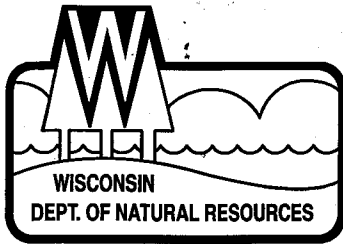


GIS REGISTRY INFORMATION

SITE NAME:	STANNARD DRY CLEANERS		
BRRTS #:	02-71-250398	FID # (if appropriate):	
COMMERCE # (if appropriate):			
CLOSURE DATE:	08/10/2004		
STREET ADDRESS:	653 MAIN STREET		
CITY:	OSHKOSH		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X=	637150	Y= 395540
CONTAMINATED MEDIA:	Groundwater <input type="checkbox"/>	Soil <input type="checkbox"/>	Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
IF YES, STREET ADDRESS 1:	_____		
GPS COORDINATES (meters in WTM91 projection):	X=	_____	Y= _____
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
IF YES, STREET ADDRESS 1:	_____		
GPS COORDINATES (meters in WTM91 projection):	X=	_____	Y= _____
CONTAMINATION IN RIGHT OF WAY:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
DOCUMENTS NEEDED:			
Closure Letter, and any conditional closure letter issued			X
Copy of most recent deed, including legal description, for all affected properties			X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties			NA
County Parcel ID number, if used for county, for all affected properties			X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.			X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.			X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)			X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)			X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.			X
GW: Table of water level elevations, with sampling dates, and free product noted if present			X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)			X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour			X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)			X
RP certified statement that legal descriptions are complete and accurate			X
Copies of off-source notification letters (if applicable)			NA
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)			NA
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure			X



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Ronald W. Kazmierczak, Regional Director

Oshkosh Service Center
625 E. CTY Y, Suite 700
Oshkosh, Wisconsin 54901-9731
Telephone 920-424-3050
FAX 920-424-4404
TTY Access via relay - 711

August 10, 2004

Mr. Joe LeRoy
Stannard Cleaners
653 Main Street
Oshkosh, WI 54901

SUBJECT: Final Closure of
Stannard Dry Cleaners, 653 Main Street, Oshkosh
WDNR BRRTS ID #02-71-250398

Dear Mr. LeRoy:

On March 10, 2004, your request for closure of the case described above was reviewed by the Northeast Region (NER) Closure Committee. The NER Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. On June 16, 2004 you were notified that the Closure Committee had granted conditional closure to this case.

On August 10, 2004 the Department received correspondence indicating that you have complied with the conditions of closure. Your site has been closed using natural attenuation and a cap restriction was filed with the Winnebago County Register of Deeds. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>. If your property is listed on the GIS Registry due to groundwater contamination exceeding ch. NR 140 standards at the time of closure, and you intend to construct or reconstruct a well, you will need Department approval. Department approval is required before construction or reconstruction of a well on a property listed on the GIS Registry, in accordance with s. NR 812.09(4)(w). To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line

at the web address listed above.

Please be aware that this 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 the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 424-0399.

We appreciate your efforts to restore the environment at this site. It has been a pleasure to work with you on this project, if you have any questions, please feel free to contact me at (920) 424-0399.

Sincerely,



Kathleen M. Sylvester
Hydrogeologist
Remediation & Redevelopment Program

cc: Case File – OSH
Bruce Urben – NER (e-copy) Robin Schmidt – RR/3 (e-copy)
Jeff Soellner – CF/8 (e-copy)
Ken Ebbott, Alpha Terra Science, Inc., 1237 S. Pilgrim Road, Plymouth, WI 53073 (e-copy)

ATTACHMENT B: Required Site Information and GIS Registry Information, Stannard Cleaners Site, Oshkosh, WI, BRRTS # 02-71-250398

Item 1: Deed – see attached

Item 2: Certified Survey or relevant section of recorded plat map

Lots 46, 47, 18, and 19, Block 51, HENNIG'S PLAT OF LOT 2, City of Oshkosh, Winnebago County, Wisconsin – see attached.

Item 3: Parcel ID Number and GPS Data

The Parcel Identification Number for the site is 07-0079-0000.

The GPS coordinates, per WTM91 projection from the already established GIS registry information for the petroleum release on this same site, are:

X = 637150 Y = 395540

Item 4: Site Location Map – see attached Figure 1 and Figure 7.

The municipal water supply is provided to all properties near the site. The municipal supply is Lake Winnebago. There are no known municipal or potable wells within 1,200 feet of the site.

Item 5: Contaminated Properties Map – see attached Figure 7

Item 6: Table of most recent results – see attached Tables 1 and 2.

Item 7: Isoconcentration Map or Map of Horizontal Extent of Contamination - Figures 2, 3, 4

Item 8: Water Level Elevation Measurements – Table 3

Item 9: Groundwater Flow Map – Figure 5 and 6

Item 10: Soil Sample Results– Figures 2 and 3

Item 11: Geologic Cross Section – Figure 8



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
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625 E. CTY Y, Suite 700
Oshkosh, Wisconsin 54901-9731
Telephone 920-424-3050
FAX 920-424-4404
TTY Access via relay - 711

June 16, 2004

Mr. Joe LeRoy
Stannard Cleaners
653 Main Street
Oshkosh, WI 54901

SUBJECT: Conditional Closure of
Stannard Dry Cleaners, 653 Main Street, Oshkosh
WDNR BRRTS ID #02-71-250398

Dear Mr. LeRoy:

On March 17, 2004, your request for closure of the case described above was reviewed by the Northeast Region (NER) Closure Committee. The NER 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 chlorinated solvents contamination on the site from the former tank 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:

GROUNDWATER CONTAMINATION & CAP RESTRICTION

Enclosed is the finalized deed restriction for filing with the Winnebago County Register of Deeds office. Please submit a copy of the date stamped filed copy once you have had it filed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>.

I will complete the GIS Registry information and then send you a final closure letter. 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) 424-0399.

Sincerely,

Kathleen M. Sylvester
Hydrogeologist
Remediation & Redevelopment Program

cc: Case File – OSH
Bruce Urben – NER
Ken Ebbott, Alpha Terra Science, Inc., 1237 S. Pilgrim Road, Plymouth, WI 53073

Robin Schmidt – RR/3
Jeff Soellner – CF/8

areas and areas with impervious surfaces; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or impervious surface.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this _____ day of _____, 2004.

Signature: _____

Printed Name: _____

Subscribed and sworn to before me
this _____ day of _____, 2004.

Notary Public, State of _____

My commission _____

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by Alpha Terra Science Inc.

MAINTENANCE PLAN FOR EXISTING CAP

**Stannard Cleaners
653 N. Main Street
Oshkosh, WI 54901
BRRTS # 02-71-250398
May 4, 2004**

Purpose

The WDNR has required that the responsible party at the above-referenced site maintain an impermeable cap. The cap is necessary to prevent the migration of precipitation through residual contaminated soil in an effort to minimize further contamination of groundwater.

Existing Cap Location and Materials

The existing impermeable cap covering the residual contamination at the site measures approximately 60 feet north/south by 75 feet east/west and is shown on Figure A. The cap consists of an asphalt parking lot except for the northeastern corner, where an estimated 30 feet square portion of the existing concrete block building covers remaining contamination. The cap does not include the sidewalk or Division Street.

The portion under the building is inferred based on the direction of groundwater flow and source areas of contamination. There is no soil or groundwater chemistry information from beneath the building that documents contamination is indeed present in this area. If the building is ever removed, testing should be performed to evaluate the need for continued capping of this portion of the site.

Existing Cap Maintenance Plan

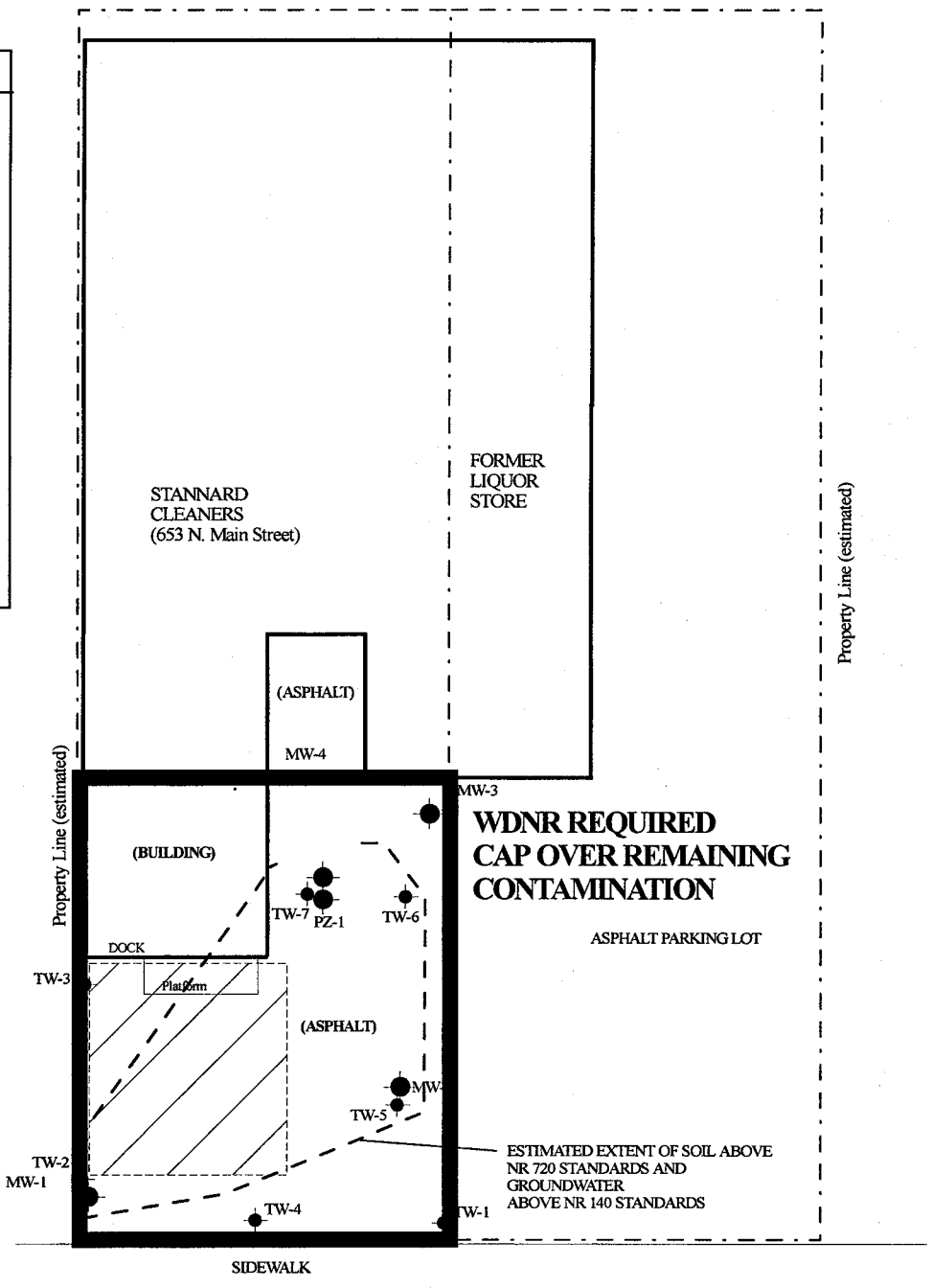
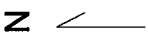
The existing cap will require maintenance. Annual inspection of the integrity of the cap will be performed by the responsible party (likely the property owner), and notes maintained on the attached inspection form. The inspection form will be retained on site and be readily available for review if requested.

Repairs will be promptly performed if any significant cracks or other breaches are detected that would jeopardize the ability of the cap to minimize infiltration of precipitation. Repairs may include use of sealants, fill materials, patching, resurfacing, replacement, or other methods.

MAIN STREET

LEGEND

- MW-1 ABANDONED MONITORING WELL/PIEZOMETER
- TW-1 Geoprobe Temporary Well (Abandoned)
- APPROXIMATE 1995 EXCAVATION LIMITS AND FUEL OIL / STODDARD SOLVENT UST LOCATIONS
- LIMIT OF WDNR REQUIRED CAP OVER REMAINING CONTAMINATION



DIVISION STREET
(CONCRETE)

TW-8

Title: LOCATION OF CAP		<p>ALPHA TERRA SCIENCE</p>	
Project: DERP Site Remediation			
Client: STANNARD CLEANERS, OSHKOSH, WI		Scale: 1" = 30'	Sheet: FIGURE A
		Drawn by: KAE	Date: May 4, 2004

ANNUAL INSPECTION / REPAIRS OF EXISTING CAP

Stannard Cleaners Facility
 653 N. Main Street
 Oshkosh, WI
 BRRTS # 02-71-250398

DATE: _____ Person Performing Inspection: _____

Area Inspected	Surface Cover Material	General Condition *	Photos? (Yes / No)	Comments
West of Building Loading Dock to Division Street (approx 45' x 60')	Asphalt	Excellent Good Fair Poor		
South of Building to South Property Line (Approx 30' x 30')	Asphalt	Excellent Good Fair Poor		
Western Building and Downspouts (30' x 30' – Loading Dock Extension)	Concrete Block, Concrete Floor, Roof	Excellent Good Fair Poor		
Other Areas (note location, dimensions)				
		Excellent Good Fair Poor		

RECORD OF MAINTANCE / REPAIRS

Date of Activity	Area of Maintenance / Repair	Repair Method / Completed Activity (circle all that apply or add others)	Condition After Repair	Comments
	Parking Lot West of Building OR Parking Lot South of Building Building	Seal Coating Asphalt Patch/Pothole Fill Crack Filler / Caulk Complete Resurfacing Repair Roof Repair Concrete Floor Other:	Excellent Good Fair Poor	

- * Excellent: No cracks or pitting
 Good: A few surface cracks less than 1/16" wide, no cracks that extent through material
 Fair: Several cracks less than 1/16", no cracks that extend through material
 Poor: Many cracks up to 1/8", cracks likely extend through material

NOTE: Materials classified as fair or poor must be repaired. Documentation of repair (date, method, quantity of materials used, etc.) and reinspection must be completed and a record retained for future reference.



Document Number

WARRANTY DEED

Joseph H. LeRoy, Sr., widower and sole heir of Shirley LeRoy, dec'd; Martha Wright; Joyce Cross; Mark Karrels; Susan Jungwirth (Jones); Thomas Karrels; and Lynn Parker, Grantors, conveys and warrants to Joseph H. LeRoy, Sr., Grantee, the following described real estate in Winnebago County, State of Wisconsin:

1100998

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

07-21-2000 09:29 AM

SUSAN WINNINGHOFF
REGISTER OF DEEDS

RECORDING FEE 18.00
TRANSFER FEE 165.00
OF PAGES 1

Recording Area

Name and Return Address

Attorney James J. Williamson
P.O. Box 886
Oshkosh, WI 54903-0886

mw

(Parcel Identification Number)

Lots Eighteen (18), Nineteen (19), Forty-six (46) and Forty-seven (47), Block Fifty-one (51), HENNIG'S PLAT OF LOT 2, Block Forty-three (43), Seventh Ward, City of Oshkosh, Winnebago County, Wisconsin.

This deed is given in fulfillment of that certain land contract dated July 1, 1975 and recorded in Winnebago County Registry on July 16, 1975 as Document No. 465024, the Vendor's interest of which was assigned to the Grantors on November 14, 1983 and recorded in Winnebago County Registry on November 17, 1983 at 9:30 a.m. as Document No. 601424; and the Purchaser's interest of which was assigned to the Grantee by Assignment dated March 31, 1980 which was recorded in Winnebago County Registry on April 1, 1980 at 9:34 a.m. as Document No. 547643.

This is not homestead property.

Exceptions to warranties: All easements and restrictions of record.

Dated this 14 day of July, 2000

Joseph H. LeRoy
*Joseph H. LeRoy, Sr.

Martha Wright
*Martha Wright

Susan Jungwirth (Jones)
*Susan Jungwirth (Jones)

Joyce Cross
*Joyce Cross

Mark Karrels
*Mark Karrels

Thomas Karrels
*Thomas Karrels

Lynn Parker
*Lynn Parker

AUTHENTICATION

Signature(s) Joseph H. LeRoy, Sr., Martha Wright, Susan Jungwirth (Jones),

Joyce Cross, Mark Karrels & Thomas Karrels,

authenticated this 14 day of July, 2000, & Lynn Parker

James J. Williamson
signature
James J. Williamson
type or print name

ACKNOWLEDGMENT

STATE OF WISCONSIN
WINNEBAGO COUNTY
Personally came before me this 14 day of July, 2000 the above named Joseph H. LeRoy, Sr., Martha Wright, Susan Jungwirth (Jones), Joyce Cross, Mark Karrels & Thomas Karrels, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

signature
type or print name

Notary Public Winnebago County, Wisconsin.
My commission is permanent. (If not, state expiration date: _____)

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY
Attorney James J. Williamson
P.O. Box 886, Oshkosh, WI 54903-0886

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

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

0

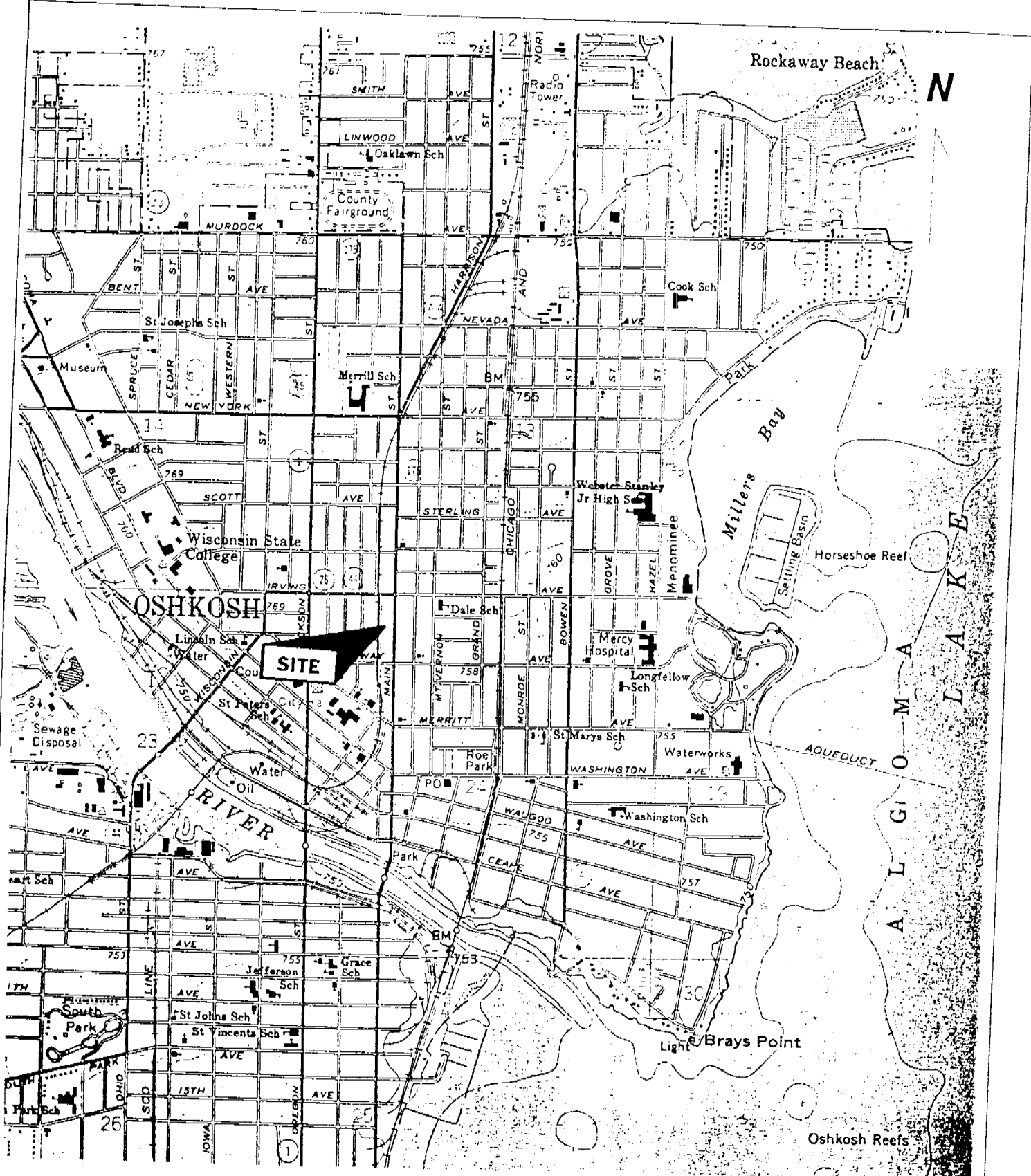
LEGAL DESCRIPTION OF SITE:

Property Address: 653 North Main Street, Oshkosh, Wisconsin 54901

Owner: Joseph H. LeRoy

Site of Stannard Launderers & Dry Cleaners

Lots 46, 47, 18 and 19, Block 51, HENNING'S PLAT OF LOT 2, City of Oshkosh, Winnebago County, Wisconsin.



BASE MAP : USGS 7.5' TOPOGRAPHIC MAP, OSHKOSH QUADRANGLE, REVISED 1975

Title: **SITE LOCATION AND LOCAL TOPOGRAPHY**

Project: **DERP Site Investigation**

Client: **STANNARD CLEANERS, OSHKOSH, WI**



SCALE: **1 : 24,000**
DRAWN BY: **KAE**

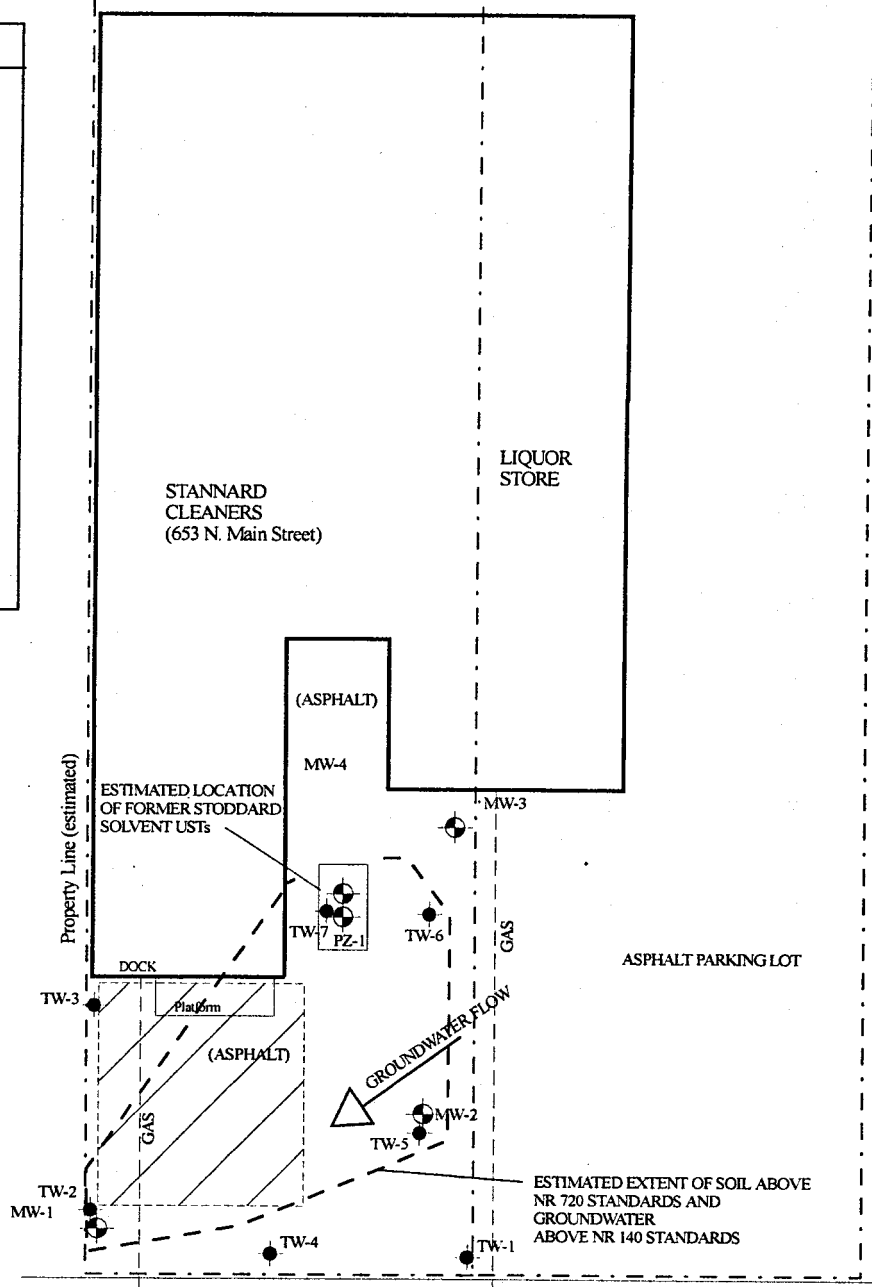
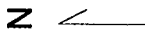
DWG NO: **FIGURE 1**
DATE: **May 18, 2001**

MAIN STREET

FIBER OPTIC LINE UNDER SIDEWALK

LEGEND

- MW-1 EXISTING MONITORING WELL/PIEZOMETER
- TW-1 Geoprobe Temporary Well (Abandoned)
- ⊕ Temporary Well
- TW-8 Well
- APPROXIMATE 1995 EXCAVATION LIMITS AND FUEL OIL / STODDARD SOLVENT UST LOCATIONS



HYD
PP

MH

MH

GAS

CB

WATER MAIN

36" STORM SEWER (Approx 16' Depth)

TELEPHONE

10" SAN SEWER (Approx 7' Depth)

DIVISION STREET

DIVISION STREET

GAS

CB

SIDEWALK

⊕ TW-8

Title:	SITE LAYOUT
Project:	DERP Site Evaluation
Client:	STANNARD CLEANERS, OSHKOSH, WI

ALPHA TERRA
SCIENCE

Scale:	1" = 30'	Sheet:	FIGURE 7
Drawn by:	KAE	Date:	Jan 26, 2004

TABLE 2

GROUNDWATER ANALYTICAL RESULTS - SELECT VOCs

Stannard Cleaners, Oshkosh, WI

Sample ID	Location	Sample Date	DRO (mg/l)	DETECTED COMPOUNDS																						
				Benzene (ug/l)	Ethyl benzene (ug/l)	Toluene (ug/l)	Xylenes (ug/l)	MTBE (ug/l)	TMB (ug/l)	1,2 DCB (ug/l)	Isopropyl benzene (ug/l)	p-Isopropyl toluene (ug/l)	n-Propyl benzene (ug/l)	PCE (ug/l)	TCE (ug/l)	VC (ug/l)	n Butyl benzene (ug/l)	sec Butyl benzene (ug/l)	tert Butyl benzene (ug/l)	Naphthalene (ug/l)	1,1 DCA (ug/l)	1,2 DCA (ug/l)	11 DCE (ug/l)	cis 1,2 DCE (ug/l)	trans 1,2 DCE (ug/l)	1,2 Dichloro propane (ug/l)
	NR 140.10 PAL		NS	0.5	140	200	1000	12	96	60	NS	NS	NS	0.5	0.5	0.02	NS	NS	NS	8	85	0.5	85.0	7.0	20.0	0.5
	NR 140.10 ES		NS	5	700	1000	10,000	60	480	600	NS	NS	NS	5	5	0.2	NS	NS	NS	40	850	5	850	70	100	5
TW-8	W of Division Street	10/10/03	NA	<0.25	<0.50	<0.25	<0.50	<0.50	<0.50	<0.25	<0.25	<0.25	<0.50	<0.50	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.50	<0.50	<0.50	<0.50	<0.50
TW-8	Street	12/17/03	NA	<0.20	<0.50	<0.20	<0.50	<0.50	<0.40	<0.20	<0.20	<0.20	<0.50	<0.50	<0.20	<0.20	<0.20	<0.25	<0.20	<0.25	<0.25	<0.50	<0.50	<0.50	<0.50	<0.50
MW-1	NW Corner	12/17/03	NA	<0.20	<0.50	<0.20	<0.50	<0.50	<0.40	<0.20	<0.20	<0.20	<0.50	<0.50	1.0	1.1	<0.20	<0.25	<0.20	<0.25	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
MW-1	NW Corner	10/10/03	NA	0.39	<0.50	<0.25	<0.50	<0.50	<0.50	<0.25	0.28	<0.25	<0.50	<0.50	1.1	1.6	<0.25	0.46	<0.25	<0.25	<0.50	<0.50	<0.50	0.61	<0.50	<0.50
MW-1	NW Corner	4/2/03	NA	7.0	<0.50	1.7	2.6	<0.50	<0.50	<0.25	0.36	<0.25	<0.50	<0.50	<0.25	2.4	<0.25	<0.25	<0.25	<0.25	1.1	<0.50	<0.50	<0.50	<0.50	1.1
MW-1	NW Corner	1/15/03	NA	0.74	<0.50	<0.10	<0.50	<0.50	<0.20	<0.25	<0.25	<0.25	<0.50	<0.50	<0.25	2.9	<0.10	<0.10	<0.25	<0.25	<0.50	<0.50	<0.50	<0.50	<0.50	
MW-1	NW Corner	11/19/02	NA	0.22	<0.25	<0.10	<0.25	<0.25	<0.1	<0.25	<0.25	<0.25	<0.25	<0.25	0.71	2.7	<0.25	<0.25	<0.25	<0.25	<0.50	<0.50	<0.50	<0.50	<0.50	
MW-1	NW Corner	7/17/02	NA	0.34	<0.25	<0.10	<0.25	<0.25	0.67	<0.25	<0.25	<0.25	<0.25	<0.25	0.85	1.7	<0.25	<0.25	<0.25	0.49	<0.25	<0.25	<0.25	0.67	<0.25	
MW-1	NW Corner	4/24/02	NA	5.0	<0.25	0.20**	<0.25	<0.25	<0.20	<0.25	<0.25	<0.25	<0.25	<0.25	0.49**	3.8	<0.25	<0.25	<0.25	1.0	0.26**	<0.25	<0.25	<0.25	0.44**	
MW-1	NW Corner	1/24/02	NA	<0.10	<0.25	<0.10	<0.25	<0.25	<0.20	<0.25	<0.25	<0.25	<0.25	<0.25	1.2	1.2	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	0.38**	<0.25	<0.25	
MW-1	NW Corner	11/1/01	NA	0.21**	<0.16	<0.13	<0.21	<0.29	<0.14	<0.17	<0.13	<0.21	<0.14	<0.13	0.71	1.6	<0.14	<0.14	<0.11	<0.29	<0.23	<0.20	<0.16	0.47**	0.25**	
MW-1	NW Corner	7/27/01	0.120	0.39**	<0.16	<0.13	<0.21	<0.29	<0.14	<0.17	<0.13	<0.21	<0.14	0.14	1.2	1.7	<0.14	<0.14	<0.11	<0.29	<0.23	<0.20	0.21**	0.79	0.33**	
TMW-2	NW Corner	9/25/00***	NA	<0.39	<0.4	<0.37	<0.64	<0.47	0.71**	<0.44	<0.38	<0.44	<0.42	ND	3.4	<0.87	<0.43	<0.48	<0.44	<0.53	ND	ND	ND	0.6**	<0.43	0.58**
TMW-2	NW Corner	9/15/99***	NA	<0.32	<0.34	<0.35	<0.98	<0.31	<0.99	<0.29	<0.34	<0.31	<0.3	ND	<0.48	<0.15	<0.23	<0.34	<0.33	<0.88	ND	ND	ND	<0.32	<0.38	<0.38
TMW-2	NW Corner	6/22/99***	NA	0.45	<0.34	<0.35	<0.98	<0.31	<0.99	<0.29	<0.34	<0.31	<0.3	ND	<0.48	<0.15	<0.23	<0.34	<0.33	<0.88	ND	ND	ND	<0.32	<0.38	<0.38
MW-2	SW	12/17/03	NA	0.50	<0.50	<0.20	<0.50	<0.50	<0.40	<0.20	<0.20	<0.20	<0.50	<0.50	<0.20	0.76	<0.20	0.47	<0.20	<0.25	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
MW-2	SW	10/10/03	NA	0.56	<0.50	<0.25	<0.50	1.2	1.8	<0.25	<0.25	<0.25	<0.50	<0.50	<0.25	0.70	<0.25	1.8	<0.25	<0.25	<0.50	<0.50	<0.50	<0.50	<0.50	
MW-2	SW	4/2/03	NA	<0.25	<0.50	<0.25	<0.50	<0.50	<0.50	<0.25	<0.25	<0.25	<0.50	<0.50	<0.25	<0.50	<0.25	0.25	<0.25	<0.25	<0.50	<0.50	<0.50	<0.50	<0.50	
MW-2	SW	1/15/03	NA	0.28	<0.50	<0.10	<0.50	<0.50	<0.20	<0.25	<0.25	<0.25	<0.50	<0.50	<0.25	<0.50	<0.10	1.8	<0.25	<0.25	<0.50	<0.50	<0.50	<0.50	<0.50	
MW-2	SW	11/19/02	NA	0.36	<0.25	<0.10	<0.25	1.7	<0.1	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	0.38	<0.25	4.0	0.46	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	
MW-2	SW	7/17/02	NA	0.49	<0.25	<0.10	<0.25	2.6	<0.20	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	0.33	<0.25	2.8	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	
MW-2	SW	4/24/02	NA	0.45	<0.25	<0.10	<0.25	1.4	<0.20	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	0.81**	<0.25	0.92	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	
MW-2	SW	1/24/02	NA	0.35	<0.25	<0.10	<0.25	<0.25	<0.20	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	0.80	<0.25	1.2	<0.25	0.32*	<0.25	<0.25	<0.25	<0.25	<0.25	
MW-2	SW	11/1/01	NA	0.50**	<0.16	<0.13	<0.21	1.4	<0.14	<0.17	<0.13	<0.21	<0.14	<0.13	0.14	0.80	<0.14	0.70	0.19**	<0.29	<0.23	<0.20	<0.16	0.49**	<0.22	
MW-2	SW	7/27/01	0.240	0.24**	<0.16	<0.13	<0.21	1.7	<0.14	<0.17	<0.13	<0.21	<0.14	<0.13	0.14	0.37**	<0.14	<0.14	<0.11	<0.29	<0.23	<0.20	<0.16	<0.24	<0.22	
TMW-5	SW	9/15/99	NA	0.58**	<0.34	<0.35	<0.98	2.9	<0.99	<0.29	13.0	7.1	25.0	ND	<0.48	<0.15	19.0	40.0	10.0	7.0	ND	ND	ND	<0.32	<0.38	<0.38
TMW-5	SW	6/22/99	NA	0.65**	<0.34	2.70	<0.98	5.1	75	<0.29	23.0	12.0	50.0	ND	<0.48	<0.15	130.0	59.0	<0.33	9.3	ND	ND	ND	<0.32	<0.38	<0.38
TMW-1	SW Corner	9/15/99	NA	<0.32	<0.34	<0.35	<0.98	<0.31	<0.99	<0.29	<0.34	<0.31	<0.3	ND	<0.48	<0.15	<0.23	<0.34	ND	<0.88	ND	ND	ND	<0.32	<0.38	<0.38
TMW-1	SW Corner	6/22/99	NA	<0.32	<0.34	<0.35	<0.98	<0.31	<0.99	<0.29	<0.34	<0.31	<0.3	ND	<0.48	<0.15	<0.23	<0.34	ND	<0.88	ND	ND	ND	<0.32	<0.38	<0.38

TABLE 2
GROUNDWATER ANALYTICAL RESULTS - NATURAL ATTENUATION PARAMETERS
 Stannard Cleaners, Oshkosh, WI

Sample ID	Sample Date	COMPOUNDS												
		Dissolved Oxygen (field)	Spec. ORP (eV)	Spec. Cond. (ms)	pH	Temp (C)	Alkalinity (mg/l)	Dissolved Iron (ug/l)	Dissolved Manganese (ug/l)	Sulfate (mg/l)	Nitrate plus Nitrite (mg/l)	Methane (ug/l)	Ethane (ug/l)	Ethene (ug/l)
		(mg/l)												
NR 140.12 Preventive Action Limit		NS	NS	NS	NS	NS	NS	150	25	125	2	NS	NS	NS
NR 140.12 Enforcement Standard		NS	NS	NS	NS	NS	NS	300	50	250	10	NS	NS	NS
MW-1	12/17/03	1.10	40.6	2.048	6.74	14.46	900	1000	260	140	<0.024	<12	<24	<19
MW-1	4/2/03	0.10	-5.4	1.837	7.02	9.20	880	43	140	36	0.035	4000	<26	<26
MW-1	1/15/03	0.15	21.2	1.949	6.83	12.75	NA	NA	NA	NA	NA	NA	NA	NA
MW-1	7/17/02	0.67	-25	3.2	7.24	13.5	870	130	410	130	0.056	400	NA	NA
MW-1	11/1/01	0.84	NA	NA	NA	NA	870	190	430	170	<0.075	65	NA	NA
MW-1	7/19/01	2.82	NA	NA	NA	NA	810	9.8	430	170	<0.075	50	NA	NA
MW-2	12/17/03	1.67	101.3	1.679	6.58	14.01	740	480	320	48	<0.024	54	<24	<19
MW-2	4/2/03	0.18	11.2	1.487	6.78	8.58	740	<42	270	42	<0.024	220	<26	<26
MW-2	1/15/03	0.24	52.9	1.506	6.87	13.14	NA	NA	NA	NA	NA	NA	NA	NA
MW-2	7/17/02	1.32	49	3.5	7.23	16.2	710	<42.0	700	51	0.11	880	NA	NA
MW-2	11/1/01	1.38	NA	NA	NA	NA	760	49	440	65	<0.075	310	NA	NA
MW-2	7/19/01	0.31	NA	NA	NA	NA	780	88	420	65	<0.075	55	NA	NA
MW-3	12/17/03	1.82	84.3	1.113	6.57	13.55	470	<42	240	20	<0.024	430	<24	<19
MW-3	4/2/03	0.08	88.5	1.095	6.85	9.47	480	<42	160	16	0.078	1200	<26	<26
MW-3	1/15/03	0.52	171.4	1.136	6.82	12.97	NA	NA	NA	NA	NA	NA	NA	NA
MW-3	11/1/01	0.89	NA	NA	NA	NA	500	9.0	380	16	1.5	530	NA	NA
MW-3	7/19/01	0.28	NA	NA	NA	NA	500	6.6	280	23	2.6	7.5	NA	NA
MW-4	12/17/03	0.63	-49.7	1.729	6.67	13.89	630	6000	210	49	0.039	6100	<24	<19
MW-4	4/2/03	0.11	-40.0	3.023	6.82	8.85	530	3100	220	270	0.033	3000	<26	<26
MW-4	1/15/03	0.46	-149.6	1.940	6.82	12.50	NA	NA	NA	NA	NA	NA	NA	NA
MW-4	7/17/02	0.70	-75	10.4	7.08	17.7	510	130	650	74	<0.024	12000	NA	NA
MW-4	11/1/01	1.10	NA	NA	NA	NA	680	1100	640	29	<0.075	5500	NA	NA
MW-4	7/19/01	0.23	NA	NA	NA	NA	690	30	770	69	<0.075	820	NA	NA
PZ-1	12/17/03	1.59	146.4	1.447	7.18	15.34	620	<42	43	160	0.038	<12	<24	<19
PZ-1	4/2/03	1.55	106.4	1.470	7.28	12.51	660	<42	31	150	<0.024	<26	<26	<26
PZ-1	1/15/03	3.21	189.3	1.492	7.30	14.65	NA	NA	NA	NA	NA	NA	NA	NA
PZ-1	11/1/01	4.83	NA	NA	NA	NA	600	15	170	130	<0.075	23	NA	NA
PZ-1	7/19/01	0.33	NA	NA	NA	NA	540	8.0	130	120	1.2	1.0	NA	NA
TW-8	12/17/03	4.73	156.1	0.808	7.17	9.94	240	<42	77	57	0.30	<12	<24	<19

Notes: Xylenes reported as total of m-, o-, p-xylenes
 TMB reported as total of 1,2,4- and 1,3,5-trimethylbenzene
 NS = No standard established
 Bold and Boxed value indicates exceedance of NR 140.10 Enforcement Standard
 Bold value exceeds NR 140 PAL
 *: Public Welfare Standard from Table 2, NR 140.12

TABLE I
SOIL SAMPLE ANALYTICAL RESULTS
GRO, DRO, VOC & Lead

Stannard Dry Cleaners
653 North Main Street
Oshkosh, WI

Sample ID	TMW1 8'-9'	TMW2 10'-12'	TMW3 4'-8'	TMW3 8'-12'	TMW4 4'-8'	TMW5 8'-10'	TMW6 4'-8'	TMW7 4'-8'	TMW7 8'-12'	RCL
Sample Date	5/18/99	5/18/99	5/18/99	5/18/99	5/18/99	5/18/99	5/18/99	5/18/99	5/18/99	
Parameter (mg/kg)										
GRO	<10	360	210	<10	190	28	1,100	850	450	250
DRO	<10	<10	26	<10	34	<10	720	420	140	250
Ethylbenzene	<0.025	1.90	0.76	0.06	0.50	0.071	8.90	4.50	2.80	2.9
Xylenes	<0.075	0.96	0.84	<0.075	0.33	0.035	6.80	4.10	2.77	4.1
Trimethylbenzenes	<0.05	3.70	3.30	0.031	2	0.41	14.70	41	19.20	---
Naphthalene	<0.025	0.18	0.12	<0.025	0.10	0.031	1	0.81	0.39	0.7*
1,2-Dichlorobenzene	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.073	0.037	---
Isopropylbenzene	<0.025	<0.025	0.27	<0.025	<0.025	<0.025	3.10	<0.025	<0.025	---
sec-Butylbenzene	<0.025	2.20	0.83	<0.025	1.10	0.29	9.30	7.60	5.00	---
n-Butylbenzene	0.027	6.30	3.10	<0.025	8.80	0.60	15	42	55	---
p-Isopropyltoluene	<0.025	0.46	0.36	<0.025	<0.025	<0.025	4.40	2.90	1.90	---
n-Propylbenzene	<0.025	3.50	1.70	<0.025	1.20	0.52	6.50	19	10	---
Lead	8.4'	7'	12'	10'	33	9.4'	10'	42	19'	50
KEY:	bgs = Below Ground Surface GRO = Gasoline Range Organics						RCL = Residual Contaminant Level			
	shaded = Concentration Above Residual Contaminant Level						* = Suggested RCL			
	DRO = Diesel Range Organics						J = detected between LOD & LOQ			
	mg/kg = Milligrams per Kilogram (parts per million)						--- = RCL Not Established			

TABLE 1
SOIL ANALYTICAL RESULTS - PAH PARAMETERS
STANNARD DRY CLEANERS, OSHKOSH, WI

Sample ID	Depth (feet)	Depth to Water (feet)	DRO (mg/kg)	ANALYTICAL PARAMETERS																	
				Acenaphthene (ug/kg)	Acenaphthylene (ug/kg)	Anthracene (ug/kg)	Benzo(a)anthracene (ug/kg)	Benzo(a)pyrene (ug/kg)	Benzo(b)fluoranthene (ug/kg)	Benzo(k)fluoranthene (ug/kg)	Benzo(ghi)perylene (ug/kg)	Chrysene (ug/kg)	Dibenzo(a,h)anthracene (ug/kg)	Fluoranthene (ug/kg)	Fluorene (ug/kg)	Indeno(1,2,3-cd)pyrene (ug/kg)	i-methyl naphthalene (ug/kg)	2-methyl naphthalene (ug/kg)	Naphthalene (ug/kg)	Phenanthrene (ug/kg)	Pyrene (ug/kg)
MW-1	6.2 - 7	8.5 to 11.5	600	93	<4.9	<2.4	7.0 **	11	<2.2	11	<4	12	<3.2	17	8.4 **	<3.5	510	480	310	24	19
MW-2	3.5 - 5	6.5 to 9	540	37	<0.97	2.0	2.2	<0.48	<0.43	1.9	<0.79	<0.66	<0.63	12	1.9 **	<0.69	<0.42	<0.61	80	5.3	6.8
MW-3	5 - 7	6.3 to 8.6	20	1.2 **	<0.97	<0.49	<0.67	<0.48	<0.43	<0.52	<0.79	<0.66	<0.63	2.7	<0.59	<0.69	<0.42	3.1	<0.39	<0.81	<0.57
MW-3	10.3 - 11	6.3 to 8.6	<5.6	<0.54	<0.97	<0.49	<0.67	<0.48	<0.43	<0.52	<0.79	<0.66	<0.63	<0.63	<0.59	<0.69	<0.42	<0.61	<0.39	<0.81	<0.57
MW-4	3 - 5	6.3 to 8.6	800	300	<20	<9.7	<13	42	<8.6	24 **	<16	<13	<13	90	33 **	<14	2,100	1,000	2,300	180	<11
PZ-1	15 - 16.5	7.5 to 9.5	<5.6	<0.54	<0.97	<0.49	<0.67	<0.48	<0.43	<0.52	<0.79	<0.66	<0.63	<0.63	<0.59	<0.69	<0.42	<0.61	<0.39	<0.81	<0.57
GENERIC CLEANUP LEVEL			250																		
Groundwater Pathway				38,000	700	3,000,000	17,000	48,000	360,000	870,000	6,800,000	37,000	38,000	500,000	100,000	680,000	23,000	20,000	400	1,800	8,700,000
Direct Contact - Industrial				60,000,000	360,000	300,000,000	3,900	390	3,900	39,000	39,000	390,000	390	40,000,000	40,000,000	3,900	70,000,000	40,000,000	110,000	390,000	30,000,000
Notes:				Generic Cleanup Levels from Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAH) Interim Guidance, WDNR Publication RR-519-97, April 1997 (corrected)																	
				BOLD indicates exceedance of Generic Clean-up Level																	
				** : Concentration present between Limit of Detection and Limit of Quantification																	

Table 1. Laboratory Analytical Results of Soil Samples Collected on 8/17/95 and NR 720 Soil Cleanup Standards.

POST EXCAVATION FLOOR SAMPLES - 1995

<u>Parameter</u>	<u>Base-North 12' (1)</u>	<u>Base-South 12'(1)</u>	<u>NR 720 Cleanup Standard(1) Residual Contaminant Level</u>
Ethylbenzene	23	<5.0	2900
Isopropylbenzene	26	<5.0	nl
n-Propylbenzene	18	<5.0	nl
1,2,4-Trimethylbenzene	130	<5.0	nl
1,3,5-Trimethylbenzene	53	<5.0	nl
Xylenes, total	95	<15	4100
Diesel Range Organics(2)	5.5	5.8	100

(1) Unless otherwise stated, reported in ug/kg micrograms per kilogram or parts per billion (ppb).
 (2) Reported in mg/kg milligrams per kilogram or parts per million (ppm).

nl - Not listed, residual contaminant levels not provided in NR720 for these compounds.

MAIN STREET

LEGEND

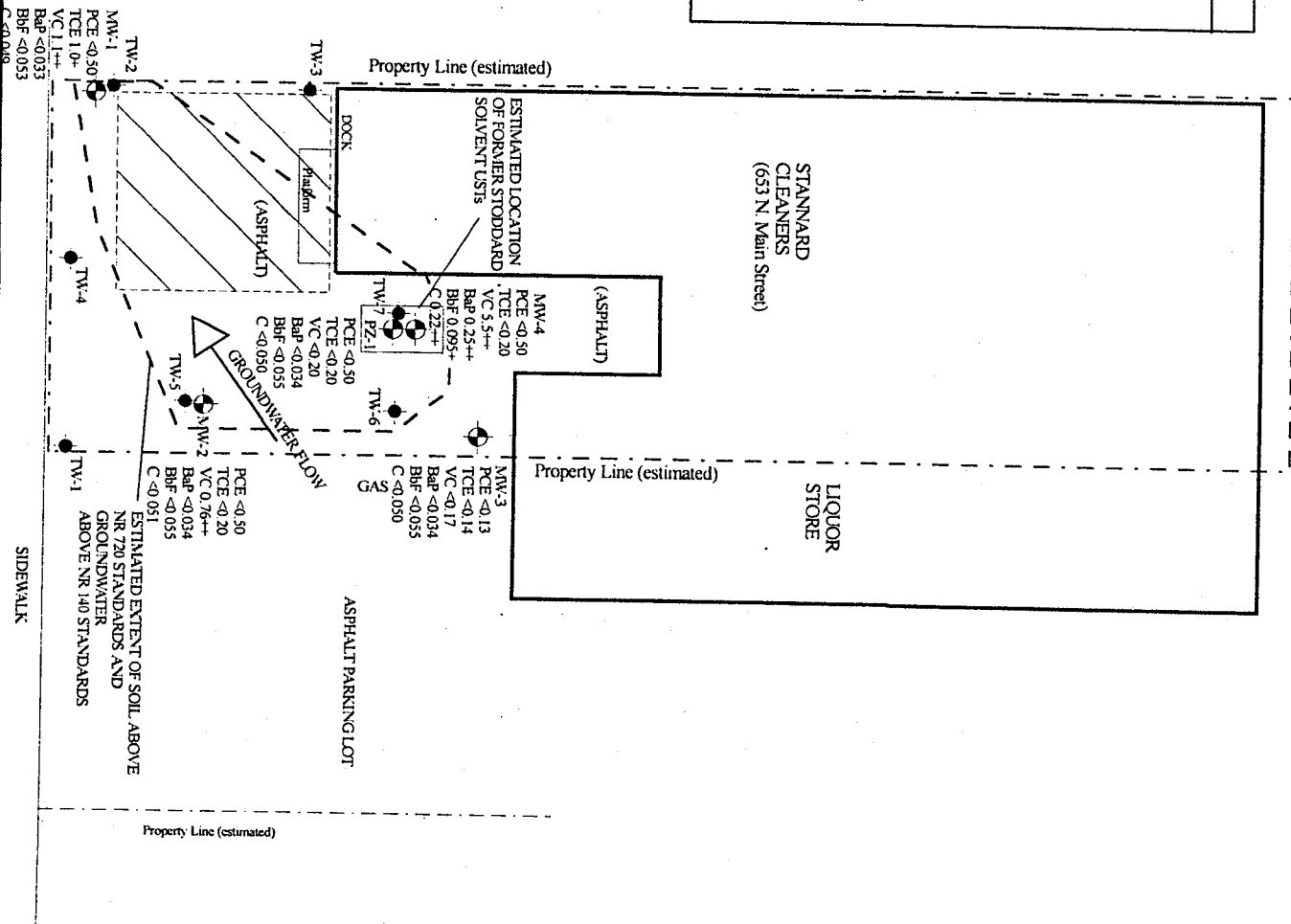
- MW-1 EXISTING MONITORING WELL/Piezometer
- TW-1 Geoprobe Temporary Well (Abandoned)
- TW-8 Temporary Well
- APPROXIMATE 1995 EXCAVATION LIMITS AND FUEL OIL/STODDARD SOLVENT LST LOCATIONS

- PCE <0.50 Tetrachloroethene
- TCE <0.20 Trichloroethene
- VC 5.5+ Vinyl Chloride
- BaP 0.25+ Benzox(a)pyrene
- BbF 0.095+ Benzox(b)fluoranthene
- C 0.22+ Chrysenes

ALL UNITS UG/L
RESULTS FOR BaP, BbF and C OBTAINED APRIL 2003 (Most Recent Data)

- + Exceeds NRI 40 Preventive Action Limit
- ++ Exceeds NRI 140 Enforcement Standard

N



- TW-8
- PCE <0.50
- TCE <0.20
- VC <0.20
- BaP NA
- BbF NA
- C NA

GROUNDWATER CHEMISTRY DECEMBER 17, 2003

DERP Site Evaluation

STANNARD CLEANERS, OSHKOSH, WI

ALPHA TERRA
SCIENCE

FIGURE 4

1" = 30'
KAE
Jan 26, 2004

TABLE 3

**SURVEY (October 8,
2003) AND WATER
ELEVATION DATA
Stannard Cleaners
Oshkosh, WI**

OBJECT	LOCATION	Instrument	Datum	Eyepiece	Object	Stickup	Total Well	July 19, 2001			July 27, 2001			Nov 2, 2001			April 24, 2002		
								DEPTH TO WATER	DEPTH TO WATER	WATER ELEV	DEPTH TO WATER	DEPTH TO WATER	WATER ELEV	DEPTH TO WATER	DEPTH TO WATER	WATER ELEV	DEPTH TO WATER	DEPTH TO WATER	WATER ELEV
		Reading	Elevation	Elevation	Elevation *	(feet)	Depth	Feet below PVC	Feet below grade	Feet MSL	Feet below PVC	Feet below grade	Feet MSL	Feet below PVC	Feet below grade	Feet MSL	Feet below PVC	Feet below grade	Feet MSL
		(feet)	(feet)	(feet)	(feet)		(feet brl)												
STATION ONE : Center parking lot, between wells																			
Manhole Lip	Street Surface	6.30	763.00	769.30	763.00														
	E side Division St 47' N of MW-1		Assumed																
Fire Hydrant,		3.24		769.30	766.06	2.66													
N of Site, E																			
Side Division	Top nut																		
	Ground	5.90		769.30	763.40														
	N Flange Shoulder	3.75		769.30	765.55														
	W Flange Shoulder	3.65		769.30	765.65														
MW-1	PVC Lip	5.51		769.30	763.79	-0.18	13.03	9.63	9.81	754.16	9.30	9.48	754.49	9.42	9.60	754.37	8.20	8.38	755.59
	Ground	5.33		769.30	763.97														
MW-2	PVC Lip	5.36		769.30	763.94	-0.17	12.94	7.63	7.80	756.31	7.55	7.72	756.39	7.82	7.99	756.12	6.51	6.68	757.43
	Ground	5.19		769.30	764.11														
MW-3	PVC Lip	5.14		769.30	764.16	-0.23	13.05	7.05	7.28	757.11	7.00	7.23	757.16	7.17	7.40	756.99	6.06	6.29	758.10
	Ground	4.91		769.30	764.39														
MW-4	PVC Lip	5.38		769.30	763.92	-0.34	12.85	7.17	7.51	756.75	7.11	7.45	756.81	7.33	7.67	756.59	6.12	6.46	757.80
	Ground	5.04		769.30	764.26														
PZ-5	PVC Lip	5.26		769.30	764.04	-0.19	25.05	8.26	8.45	755.78	8.19	8.38	755.85	8.32	8.51	755.72	7.44	7.63	756.60
	Ground	5.07		769.30	764.23														
TW-8	PVC Lip	6.09		769.30	763.21	-0.22	14.20												
	Ground	5.87		769.30	763.43		soft												
Temp Wells on Liquor Store Property to South: INSTALLED DEC 2003																			
TW-1	PVC Lip	5.38	763.94	769.41	764.03	0.00	8.90												
TW-2	PVC Lip	5.25	(mw-2)	769.41	764.16	-0.05	11.10												
TW-3	PVC Lip	4.82		769.41	764.59	-0.01	11.34												
TW-4	PVC Lip	5.03		769.41	764.38	-0.06	9.91												

* NOTE : Elevation of manhole lip on Division Street Assumed - not tied to USGS or City Datum

TABLE 3

SURVEY (October 8,
2003) AND WATER
ELEVATION DATA
Stannard Cleaners
Oshkosh, WI

OBJECT	LOCATION	July 17, 2002			November 19, 2002			January 15, 2003			April 2, 2003			08-Oct-03			30-Dec-03		
		DEPTH TO WATER Feet below PVC	DEPTH TO WATER Feet below grade	WATER ELEV Feet MSL	DEPTH TO WATER Feet below PVC	DEPTH TO WATER Feet below grade	WATER ELEV Feet MSL	DEPTH TO WATER Feet below PVC	DEPTH TO WATER Feet below grade	WATER ELEV Feet MSL	DEPTH TO WATER Feet below PVC	DEPTH TO WATER Feet below grade	WATER ELEV Feet MSL	DEPTH TO WATER Feet below PVC	DEPTH TO WATER Feet below grade	WATER ELEV Feet MSL	DEPTH TO WATER Feet below PVC	DEPTH TO WATER Feet below grade	WATER ELEV Feet MSL
STATION ONE : Center parking lot, between wells																			
Manhole Lip	Street Surface																		
E side Division	St 47' N of MW-1																		
Fire Hydrant,																			
N of Site, E																			
Side Division	Top nut																		
	Ground																		
	N Flange Shoulder																		
	W Flange Shoulder																		
MW-1	PVC Lip	8.65	8.83	755.14	10.03	10.21	753.76	11.20	11.38	752.59	11.03	11.21	752.76	8.52	8.70	755.27	10.33	10.51	753.46
	Ground																		
MW-2	PVC Lip	7.21	7.38	756.73	8.04	8.21	755.90	8.96	9.13	754.98	7.58	7.75	756.36	7.12	7.29	756.82	7.92	8.09	756.02
	Ground																		
MW-3	PVC Lip	6.91	7.14	757.25	7.53	7.76	756.63	8.34	8.57	755.82	6.76	6.99	757.40	6.81	7.04	757.35	7.12	7.35	757.04
	Ground																		
MW-4	PVC Lip	6.87	7.21	757.05	7.80	8.14	756.12	8.36	8.70	755.56	6.96	7.30	756.96	6.75	7.09	757.17	7.32	7.66	756.60
	Ground																		
PZ-5	PVC Lip	7.98	8.17	756.06	8.61	8.80	755.43	9.49	9.68	754.55	8.42	8.61	755.62	7.81	8.00	756.23	8.57	8.76	755.47
	Ground																		
TW-8	PVC Lip													5.51	5.73	757.70	5.91	6.13	757.30
	Ground																		
Temp Wells on Liquor Store Property to South: INSTALLED DEC 2003																			
TW-1	PVC Lip																7.56	7.56	756.47
TW-2	PVC Lip																7.50	7.55	756.66
TW-3	PVC Lip																7.06	7.07	757.53
TW-4	PVC Lip																6.07	6.13	758.31

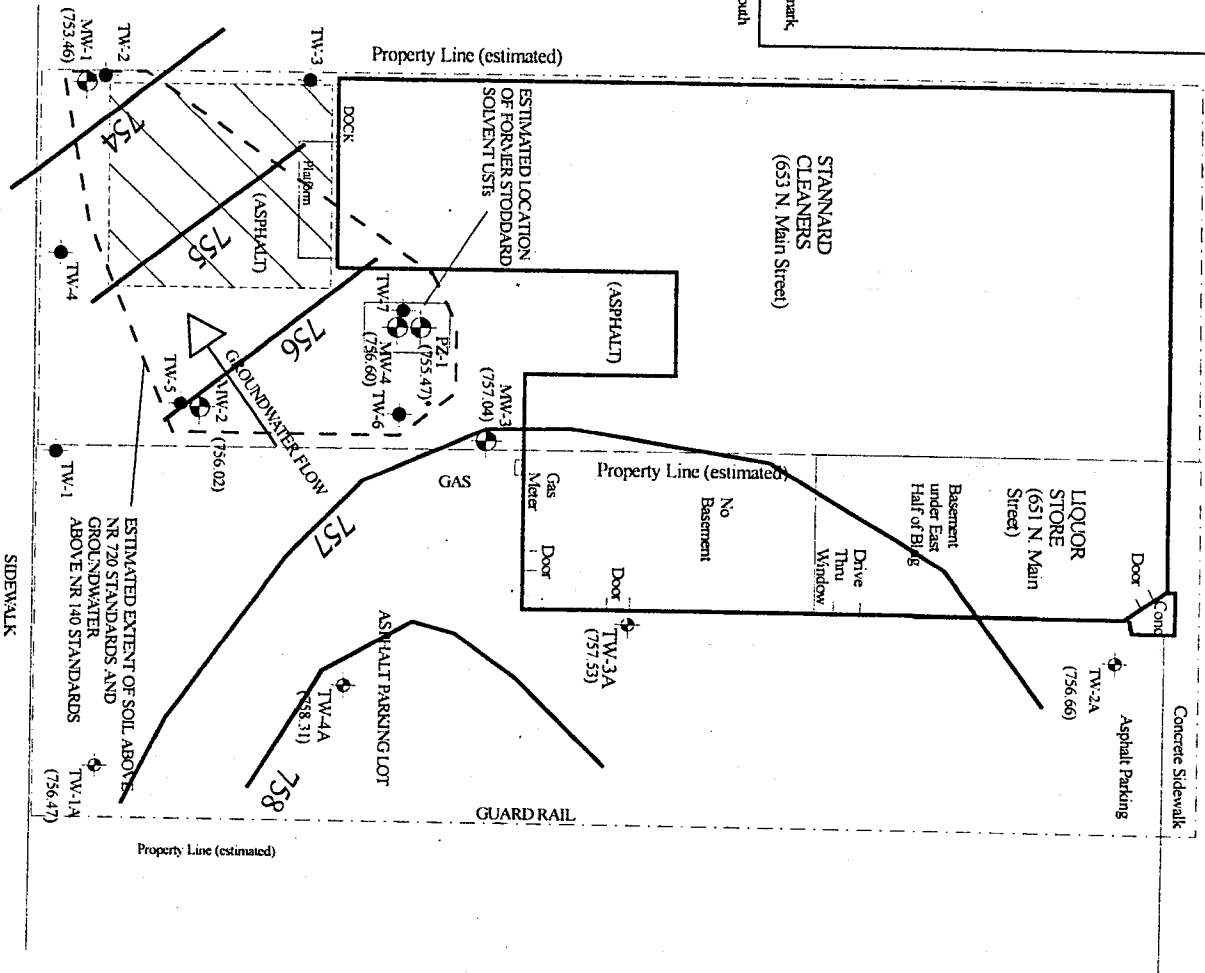
* NOTE : Elevation of manhole lip on Division Street Assumed - not tied to USGS or City Datum

LEGEND

- MW-1 EXISTING MONITORING WELL/PIEZOMETER
- TW-1 Geoprobe Temporary Well (Abandoned)
- TW-4 Existing Temporary Well
- APPROXIMATE 1995 EXCAVATION LIMITS AND FUEL OIL / STODDARD SOLVENT LIST LOCATIONS
- (757.33) GROUNDWATER ELEVATION (feet relative to local benchmark)
- ELEVATION CONTOUR
- Data not used in contouring

NOTE: Water Elevations Relative to Local Benchmark. Do NOT represent feet above mean sea level.

NOTE: Monitoring wells installed on property to south in December 2003 as part of Phase II investigation.



TW-8
(757.30)*

WATER ELEVATIONS ON STANNARD AND ADJACENT PROPERTY: DEC 30, 2003
 PHASE II INVESTIGATION 651 N Main Street Property
 STANNARD REAL ESTATE LLC, OSHKOSH, WI

ALPHA TERRA
 SCIENCE

DATE: Jan 7, 2004
 FIGURE 6
 SCALE: 1" = 30'
 DRAWN BY: KAE

STANNARD
CLEANERS
(653 N. Main Street)

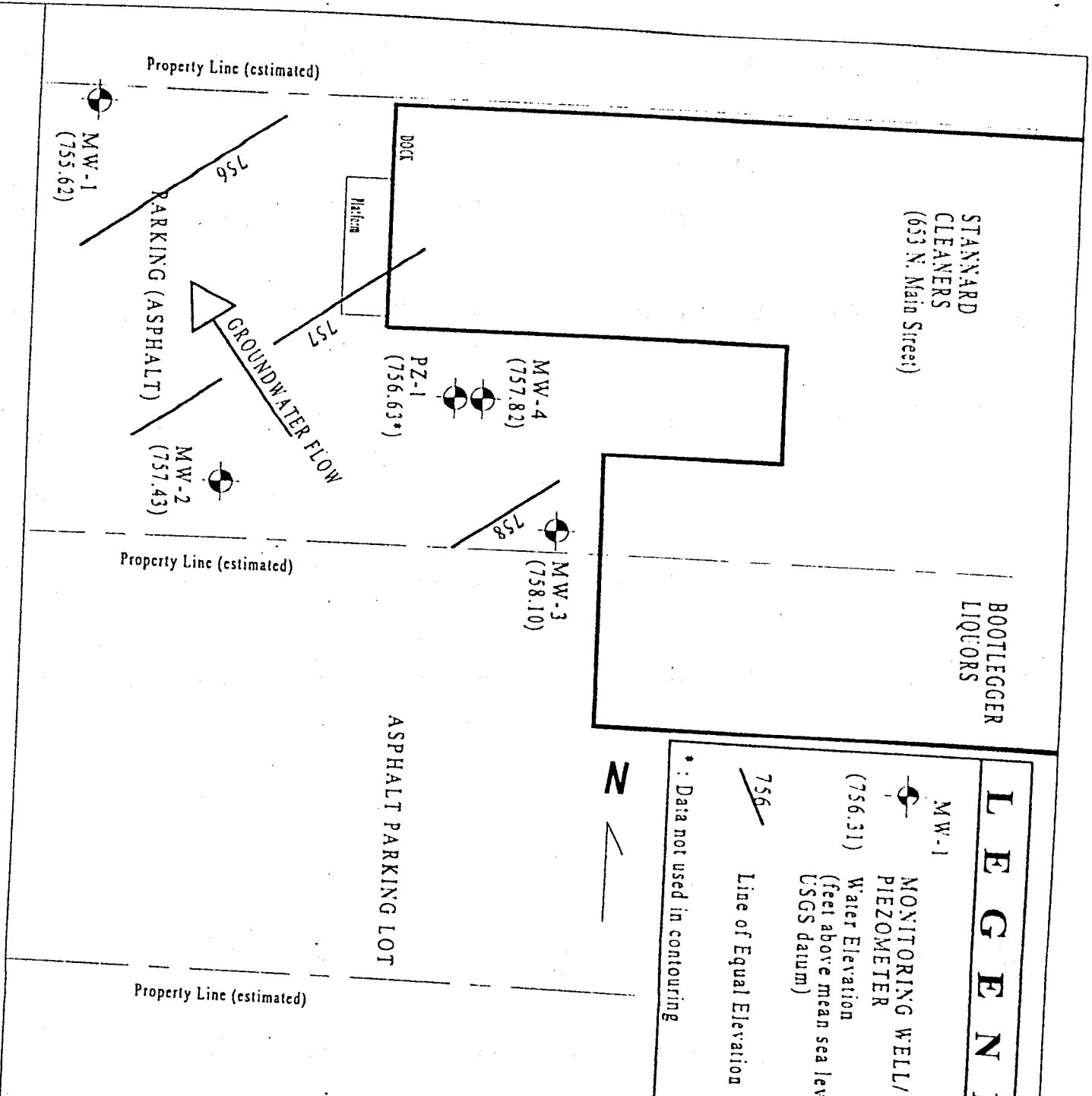
BOOTLEGGER
LIQUORS

LEGEND

MW-1
MONITORING WELL/
PIEZOMETER
(756.31)
Water Elevation
(feet above mean sea level,
USGS datum)

756
Line of Equal Elevation

* : Data not used in contouring



WATER ELEVATIONS

April 24, 2002

Project: DERP Site Evaluation

Client: STANNARD CLEANERS, OSHKOSH, WI



SCALE: 1" = 20'
DRAWN BY: [unclear]
FIGURE 5

STANNARD
CLEANERS
(653 N. Main Street)

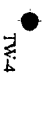
BOOTLEGGER
LIQUORS

LEGEND

NR 141 MONITORING WELL
/ PIEZOMETER



MW-1
TEMPORARY WELL
(abandoned)



TW-1
8-9'
DRO <10
GRO <10
TM/B <0.05
Naph <0.025

Soil Sample Depth and
Concentration (mg/kg = ppm)
Diesel Range Organics
Gasoline Range Organics
Trimethylbenzenes
Naphthalene

++ Exceeds Generic Soil RCLs

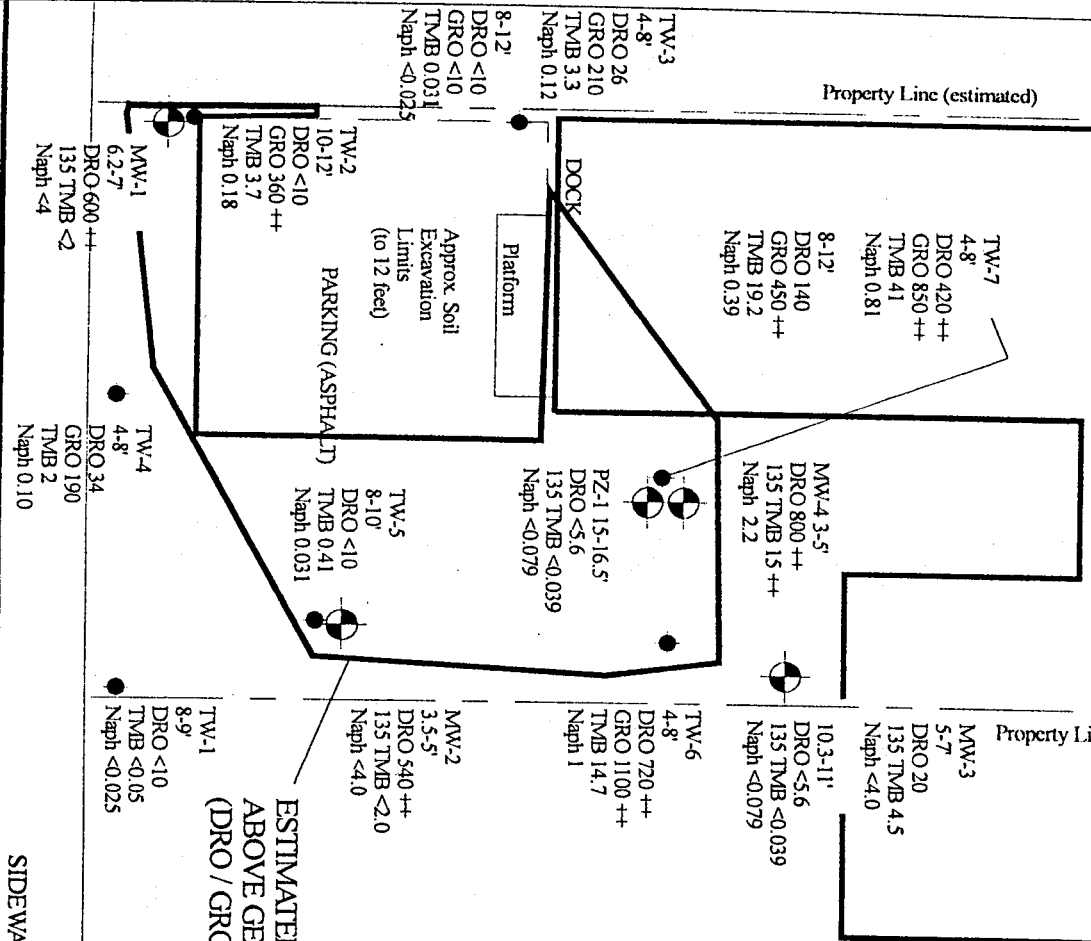
NOTE : TW data obtained May 1999;
TM/B results are sum of 124 and 135 trimethylbenzene.
MW data obtained June 2001,
results for 1,3,5 trimethylbenzene only



Property Line (estimated)

Property Line (estimated)

Property Line (estimated)



ESTIMATED EXTENT OF SOIL
ABOVE GENERIC RCLs
(DRO / GRO except TM/B at MW-4)

DIVISION STREET

SIDEWALK

SOIL CHEMISTRY RESULTS: PETROLEUM COMPOUNDS

Region: **DERP Site Investigation**

Client: **STANNARD CLEANERS, OSHKOSH, WI**



Scale: 1" = 20'

Date: Dec 5, 2001

Author: KAE

Figure: FIGURE 2

STANNARD
CLEANERS
(653 N. Main Street)

BOOTLEGGER
LIQUORS

LEGEND

NR 141 MONITORING WELL
/ PIEZOMETER

TEMPORARY WELL
(abandoned)

MW-4 3-5'
DRO 800 ++
Ace 300
B(a)P <13
B(a)P 42
Naph 2300 ++
Phen 180

Soil Sample Depth and
Concentration (ug/kg = ppb)
except Diesel Range Organics (ppm)
Acenaphthene
Benzof(a)Anthracene
Benzof(a)Pyrene
Naphthalene
Phenanthrene

++ Exceeds Generic Soil RCLs

** Concentration between Limit of Detection and Limit of Quantification
NOTE: TV data obtained May 1999, MW data obtained June 2001

Property Line (estimated)

Property Line (estimated)

Property Line (estimated)

TW-7
4-8'
DRO 420 ++
Naph 0.81

8-12'
DRO 140
Naph 0.39

MW-4 3-5'
DRO 800 ++
Ace 300
B(a)A <13
B(a)P 42
Naph 2300
Phen 180

MW-3
5-7'
DRO 20
Ace 1.2 **
B(a)A <2.2
B(a)P <0.67
Naph <0.39
Phen <0.81

10.3-11'
DRO <5.6
Ace <0.54
B(a)A <0.67
B(a)P <0.48
Naph <0.39
Phen <0.81

TW-6
4-8'
DRO 720 ++
Naph 1

ESTIMATED EXTENT OF SOIL
ABOVE GENERIC RCLs
(DRO / GRO)

ASPHALT PARKING LOT

Platform

Approx. Soil Excavation
Limits (to 12 feet)

TW-2
10-12'
DRO <10
Naph 0.18

PARKING (ASPHALT)

PZ-1 15-16.5'
DRO <5.6
Ace <1.8
B(a)A <0.67
B(a)P <0.48
Naph <0.39
Phen <0.57

TW-5
8-10'
DRO <10
Naph 0.031

MW-2
3.5-5'
DRO 540 ++
Ace <0.97
B(a)A 2.2
B(a)P <0.48
Naph 80
Phen 5.3

TW-1
8-9'
DRO <10
Naph <0.025

MW-1
6.2-7'
DRO 600 ++
Ace 93
B(a)A 7.0 **
B(a)P 11
Naph 310
Phen 24

TW-4
4-8'
DRO 34
Naph 0.10

DIVISION STREET

SIDEWALK

**SOIL CHEMISTRY
RESULTS: PAHS**

DERP Site Investigation

STANNARD CLEANERS, OSHKOSH, WI

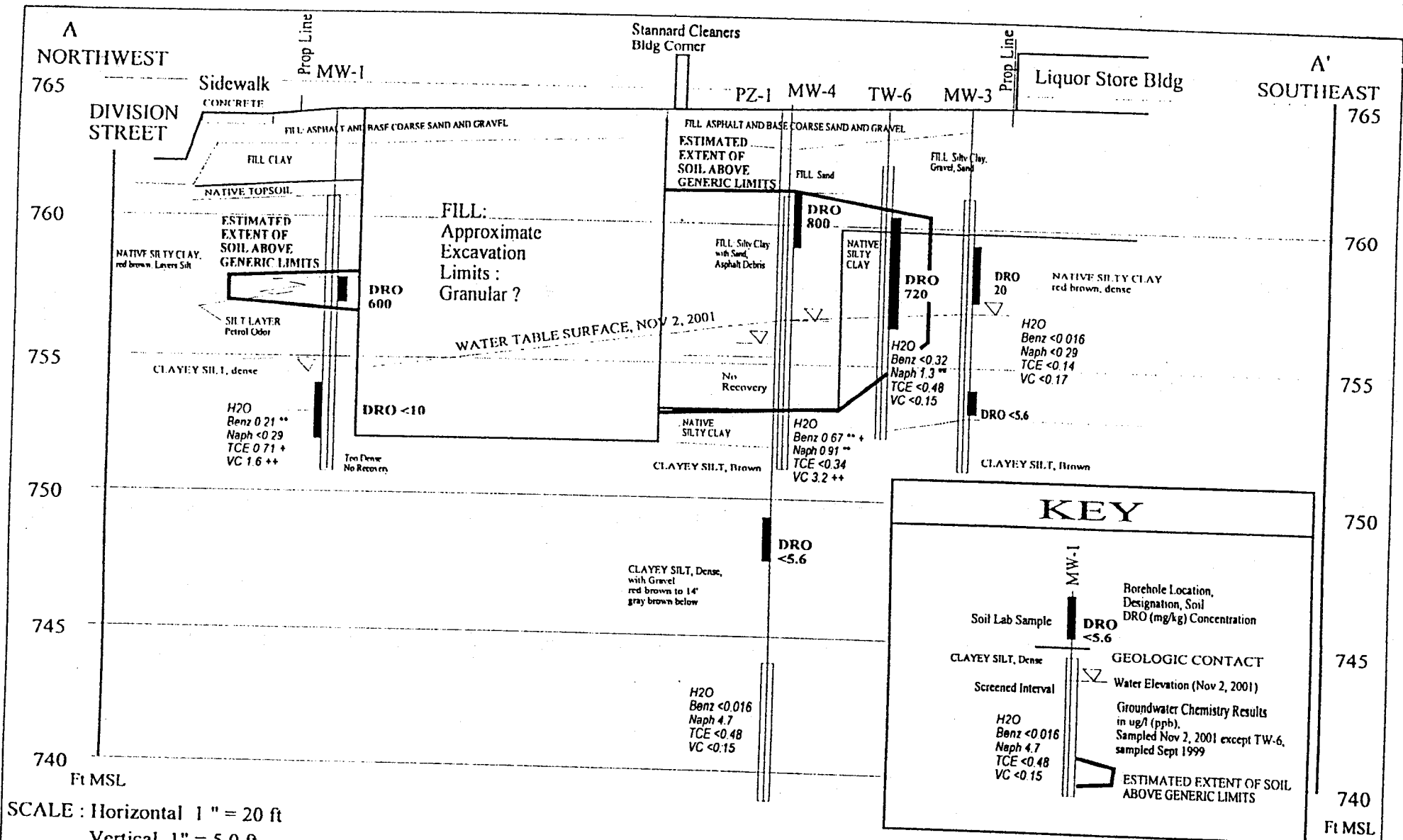
ALPHA TERRA
SCIENCE

1" = 20'

FIGURE 3

K A E

Dec 5, 2001



Title: **NORTHWEST / SOUTHEAST CROSS SECTION A-A'**

Project: **SITE INVESTIGATION / REMEDIATION**

Client: **STANNARD CLEANERS, OSHKOSH, WI**



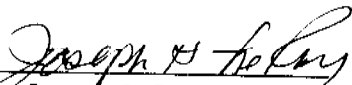
SCALE: See Figure
DRAWN BY: KAE

FIG. NO: **FIGURE 8**
DATE: Dec 7, 2001

Item 12: Statement signed by responsible party – below

I certify that the legal description referenced below is within the contaminated site boundary.

Lots 46, 47, 18, and 19, Block 51, HENNIG'S PLAT OF LOT 2, City of Oshkosh, Winnebago County,
Wisconsin


Mr. Joseph LeRoy Sr.
Property Owner

2/11/04
Date

Item 13: Copy of letters sent to affected adjacent property owners- None necessary

Item 14: Copy of written notification of contamination to party responsible for maintenance of right of way- None necessary

Document Number

DEED RESTRICTION

1322938

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

08/04/2004 10:38AM

SUSAN WINNINGHOFF
REGISTER OF DEEDS

RECORDING FEE 15.00
TRANSFER FEE
OF PAGES 3

Declaration of Restrictions

In Re: The parcels of property described as follows:
Lots Eighteen (18), Nineteen (19), Forty-six (46) and Forty-seven (47),
Block Fifty-one (51), Hennig's Plat of Lot 2, Block Forty-three (43),
Seventh Ward, City of Oshkosh, Winnebago County, Wisconsin. (also
identified as 653 Main Street, Oshkosh)

STATE OF WISCONSIN)
) ss
COUNTY OF WINNEBAGO)

WHEREAS, Joseph H. LeRoy, Sr. is the owner of the above-described
property.

WHEREAS, one or more petroleum and solvent-related discharges
have occurred on this property, and as of: July 10, 2001 in soil boring
MW-4 Naphthalene of 2200 micrograms per kilogram (ug/kg) and
1,3,5 Trimethylbenzene of 15,000 ug/kg; May 18, 1999 in soil boring
TMW6 Ethylbenzene of 8900 ug/kg and Xylenes of 6800 ug/kg and in
soil boring TMW7 Ethylbenzene of 4500 ug/kg and Xylenes of 4100
ug/kg. Groundwater exceedances exist at the following monitoring well
locations as of December 17, 2003: MW-1 with Vinyl Chloride of 1.1
micrograms per liter (ug/l); MW-2 with Benzene of 0.5 ug/l and Vinyl Chloride of 0.76 ug/l; MW-4 with
Benzene of 0.87 ug/l and Vinyl Chloride of 5.5 ug/l; also as of April 2, 2003: MW-4 with Benzo(a)pyrene of
0.25 ug/l and Chrysene of 0.22 ug/l.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions
which will make it unnecessary to conduct further soil and groundwater remediation activities on the
property at the present time.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall
be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following
limitation and restrictions:

The concrete and/or asphalt surfaces and the building foundation that existed on the above-
described property on the date that this restriction was signed form a barrier that must be
maintained in order to prevent direct contact with residual soil contamination that might
otherwise pose a threat to human health. These structures are also required in order to
minimize the infiltration of water and prevent additional groundwater contamination that would
violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code. The concrete and/or
asphalt surfaces and the building foundation shall be maintained on the above-described
property in the locations shown on the attached map, labeled "MAP 1" unless another barrier,
with an infiltration rate of 10⁻⁷ cm/sec or less, is installed and maintained in their place. The
existing structures, and any replacement barrier with an infiltration rate of 10⁻⁷ cm/sec or less,
shall be maintained on the above-described property in compliance with the "Cap Maintenance
Plan" dated May 4, 2004, that was submitted to the Wisconsin Department of Natural
Resources by the current property owner, as required by section NR 724.13(2), Wis. Adm.
Code (1999).

In addition, the following activities are prohibited on any portion of the above-described property
where an impervious cap has been placed or where impervious surfaces exist ["MAP 1"], unless
prior written approval has been obtained from the Wisconsin Department of Natural Resources
or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on capped

Recording Area

Name and Return Address

Joe LeRoy
653 N. Main
Oshkosh, WI 54901

90700790000

Parcel Identification Number (PIN)

areas and areas with impervious surfaces; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or impervious surface.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 4 day of Aug, 2004.

Signature: Joseph H. LeRoy

Printed Name: Joseph H. LeRoy

Subscribed and sworn to before me this 4th day of August, 2004.

Raymond A. Clough
Notary Public, State of Wisconsin
My commission expires 2-16-06

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by Alpha Terra Science Inc.

MAINTENANCE PLAN FOR EXISTING CAP

**Stannard Cleaners
653 N. Main Street
Oshkosh, WI 54901
BRRTS # 02-71-250398
May 4, 2004**

Purpose

The WDNR has required that the responsible party at the above-referenced site maintain an impermeable cap. The cap is necessary to prevent the migration of precipitation through residual contaminated soil in an effort to minimize further contamination of groundwater.

Existing Cap Location and Materials

The existing impermeable cap covering the residual contamination at the site measures approximately 60 feet north/south by 75 feet east/west and is shown on Figure A. The cap consists of an asphalt parking lot except for the northeastern corner, where an estimated 30 feet square portion of the existing concrete block building covers remaining contamination. The cap does not include the sidewalk or Division Street.

The portion under the building is inferred based on the direction of groundwater flow and source areas of contamination. There is no soil or groundwater chemistry information from beneath the building that documents contamination is indeed present in this area. If the building is ever removed, testing should be performed to evaluate the need for continued capping of this portion of the site.

Existing Cap Maintenance Plan

The existing cap will require maintenance. Annual inspection of the integrity of the cap will be performed by the responsible party (likely the property owner), and notes maintained on the attached inspection form. The inspection form will be retained on site and be readily available for review if requested.

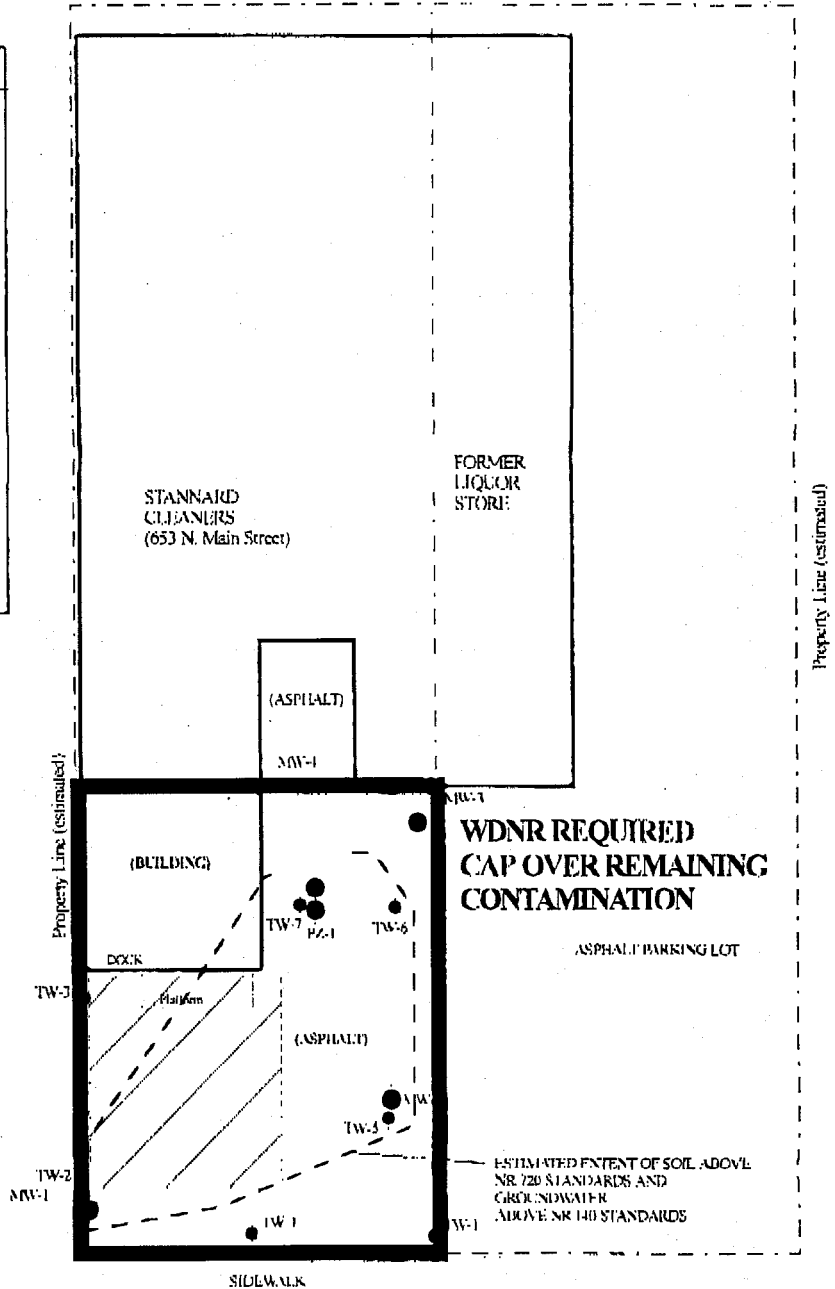
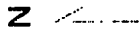
Repairs will be promptly performed if any significant cracks or other breaches are detected that would jeopardize the ability of the cap to minimize infiltration of precipitation. Repairs may include use of sealants, fill materials, patching, resurfacing, replacement, or other methods.

Map 1

MAIN STREET

LEGEND

- MW-1 ABANDONED MONITORING WELL (PIEZOMETER)
- TW-1 Geoprobe Temporary Well (Abandoned)
- APPROXIMATE 1995 EXCAVATION LIMITS AND FUEL OIL STODDARD SOLVENT LST LOCATIONS
- LIMIT OF WDNR REQUIRED CAP OVER REMAINING CONTAMINATION



DIVISION STREET
(CONCRETE)

TW-8

LOCATION OF CAP

DEBP Site Remediation

STANNARD CLEANERS, OSTI KOSKI, WI

ALPHA TERRA
SCIENCE

1" = 30' FIGURE A
KAE May 4, 2004



East side of Building looking west from Main Street – Front Entrance



North side of building looking west from Main Street



North side of building looking East from Division Street



West side of building looking East from Division Street – Part of the existing cap



Closer look of west side of building looking east from Division Street – existing cap in area of MW-1 is visible.



West side of building looking east from Division – shows existing cap in area of MW-2, MW-4, PZ-5, MW-3



Greater detail of existing cap in area of MW-2, MW-4, PZ-5, MW-3 – west side of building looking east from Division Street



Adjacent parcel – behind liquor store on southwest corner of parcel, looking east from Division Street

ANNUAL INSPECTION / REPAIRS OF EXISTING CAP

Stannard Cleaners Facility
 653 N. Main Street
 Oshkosh, WI
 BRRTS # 02-71-250398

DATE: _____ **Person Performing Inspection:** _____

Area Inspected	Surface Cover Material	General Condition *	Photos? (Yes / No)	Comments
West of Building Loading Dock to Division Street (approx 45' x 60')	Asphalt	Excellent Good Fair Poor		
South of Building to South Property Line (Approx 30' x 30')	Asphalt	Excellent Good Fair Poor		
Western Building and Downspouts (30' x 30' – Loading Dock Extension)	Concrete Block, Concrete Floor, Roof	Excellent Good Fair Poor		
Other Areas (note location, dimensions)				
		Excellent Good Fair Poor		

RECORD OF MAINTANCE / REPAIRS

Date of Activity	Area of Maintenance / Repair	Repair Method / Completed Activity (circle all that apply or add others)	Condition After Repair	Comments
	Parking Lot West of Building OR Parking Lot South of Building Building	Seal Coating Asphalt Patch/Pothole Fill Crack Filler / Caulk Complete Resurfacing Repair Roof Repair Concrete Floor Other:	Excellent Good Fair Poor	

- * Excellent: No cracks or pitting
 Good: A few surface cracks less than 1/16" wide, no cracks that extent through material
 Fair Several cracks less than 1/16", no cracks that extend through material
 Poor Many cracks up to 1/8", cracks likely extend through material

NOTE: Materials classified as fair or poor must be repaired. Documentation of repair (date, method, quantity of materials used, etc.) and reinspection must be completed and a record retained for future reference.