

Modification actions taken after continuing obligations were applied.

Refer to BOTW for further information

Source Property Information

CLOSURE DATE: 09/12/2013

BRRTS #: 02-32-271770
ACTIVITY NAME: One Hour Cleaners - Jackson St
PROPERTY ADDRESS: 1817 Jackson St.
MUNICIPALITY: La Crosse, WI
PARCEL ID #: 17-30238-40

FID #: 632060990
DATCP #:
PECFA#:

*WTM COORDINATES:

WTM COORDINATES REPRESENT:

X: 421113 Y: 370574

* Coordinates are in WTM83, NAD83 (1991)

- Approximate Center Of Contaminant Source
Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

- Groundwater Contamination > ES (236)
Soil Contamination > *RCL or **SSRCL (232)
Contamination in ROW
Off-Source Contamination
(note: for list of off-source properties see "Impacted Off-Source Property Information, Form 4400-246")

Site Specific Obligations:

- Soil: maintain industrial zoning (220)
Cover or Barrier (222)
Direct Contact
Soil to GW Pathway
Vapor Mitigation (226)
Structural Impediment (224)
Site Specific Condition (228)
Maintain Liability Exemption (230)
(note: local government unit or economic development corporation was directed to take a response action)

Monitoring Wells:

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

- Yes
No
N/A

* Residual Contaminant Level
**Site Specific Residual Contaminant Level



September 12, 2013

Phyllis Miletto
3516 Crown Blvd.
La Crosse, WI 54601

Scott Suhr
ROXSCO, LLC
605 2nd Ave South, Suite 100
Onalaska, WI 54650

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
One our Cleaners – Jackson Street, 1817 Jackson St, La Crosse, WI
WDNR BRRTS Activity #: 02-32-271770

Dear Ms. Miletto and Mr. Suhr:

The Department of Natural Resources (DNR) considers the One Hour Cleaners - Jackson Street site closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The West Central Region (WCR) Closure Committee reviewed the request for closure on July 11, 2013. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on July 12, 2013, and documentation that the conditions in that letter were met was received on September 4, 2013.

This former drycleaner site has soil, groundwater and indoor air contaminated with chlorinated VOCs. Responses include soil excavation and vapor mitigation systems. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present above ch. NR 140, Wis. Adm. Code enforcement standards.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the DNR must approve any changes to this barrier.
- A vapor mitigation system must be operated and maintained, and inspections must be documented.
- Remaining soil contamination could result in vapor intrusion if future construction activities occur. Vapor control technologies will be required for occupied buildings, unless the property owner assesses the potential for vapor intrusion, and the DNR agrees that conditions are protective of the new use.

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

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is also on file at the Wisconsin Rapids Regional DNR office, at 473 Griffith Ave. This letter and information that was submitted with your closure request application, including the maintenance plan and figure(s), will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2>.

Prohibited Activities

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

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings;
- changing the construction of a building that has either a passive or active vapor mitigation system in place.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner, and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to Dave Rozeboom at 473 Griffith Ave., Wisconsin Rapids, WI 54481.

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present both on this contaminated property and off this contaminated property, as shown on the attached map (Groundwater PCE Concentration Map). Affected property owners and right-of-way holders were notified of the presence of groundwater contamination. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

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

Soil contamination remains underneath the parking lot and ROW as indicated on the attached map (Post-Remedial Soil PCE Concentration Map). If soil in the specific locations described above 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 to determine if contamination remains. 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 or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

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

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

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats.)

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

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

Vapor Mitigation or Evaluation (s. 292.12 (2), Wis. Stats.)

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

Soil vapor beneath the building contains tetrachloroethylene (PCE) at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building on the property. The vapor mitigation system, installed in October 2012, must be operated, maintained and inspected in accordance with the attached maintenance plan. System components must be repaired or replaced immediately upon discovery of a malfunction. Annual inspections and any system repairs must be documented in the inspection log. The inspection log shall be kept up-to-date and on-site. Submit the inspection log to the DNR only upon request.

The integrity of the floor must be maintained in compliance with the attached maintenance plan. This will help ensure proper functioning of the vapor mitigation system, limiting vapor intrusion to indoor air spaces.

A copy of the maintenance plan must be provided to the property owner. The property owner must notify occupants, and provide the maintenance plan to any occupant that is responsible for continued operation of the vapor mitigation system.

Operating Dry Cleaners

In order to remain eligible for future reimbursement of cleanup costs from the Dry Cleaner Environmental Response Fund (DERF), the owner or operator of the dry cleaning facility must implement enhanced pollution prevention measures within 90 days of the date of this letter. These measures are found in Section 292.65 (5) (a) 2, Wis. Statutes, and NR 169.11 (2), Wis Adm. Code. In accordance with Section 292.65 (8) (f), Wis. Stats., the maximum amount of money that DERF can reimburse to any facility is \$500,000. The enhanced pollution prevention measures include:

- all wastes must be managed in accordance with federal and state hazardous waste rules;
- dry cleaning product or wastewater may not be discharged into any sanitary sewers, septic tanks, or any waters of the State;
- a containment structure must entirely surround and be capable of containing any spill or release of a dry cleaning product from a dry cleaning machine or other equipment;
- the floor within any containment structure must be sealed and be impervious to dry cleaning product;
- perchloroethene must be delivered to the dry cleaning facility by means of a closed, direct coupled delivery system.

In order to retain eligibility, you will need to verify that you have implemented these pollution prevention measures. Additional documentation, such as invoices and photographs of any enhanced pollution prevention measures you implement, can be used to provide verification.

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

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Dave Rozeboom at (715) 421-7873.

Sincerely,

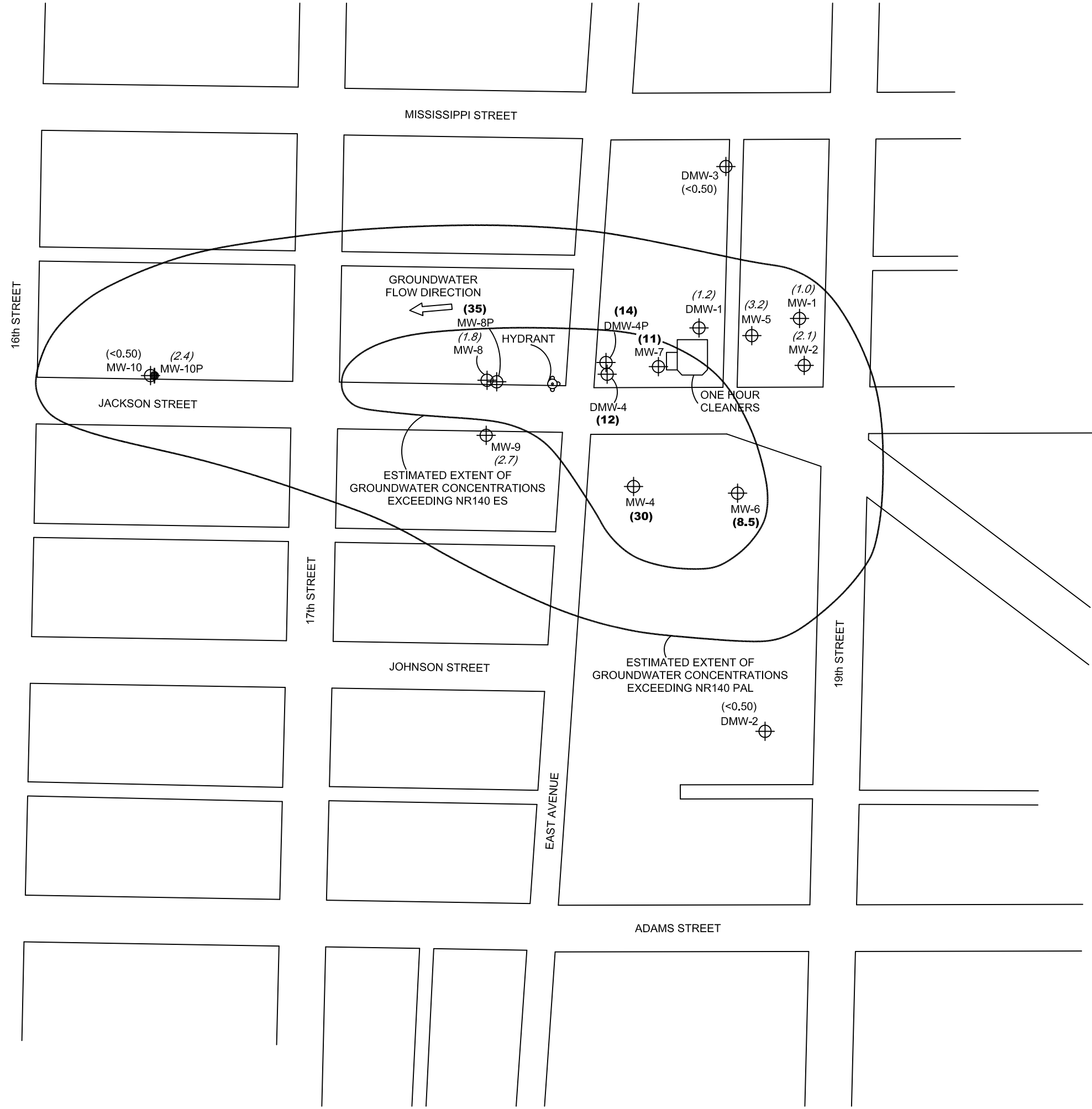


Bill Evans, Team Supervisor
West Central Region Remediation & Redevelopment Program

Attachments:

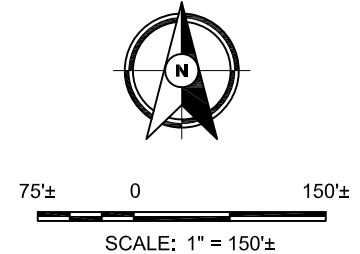
- Groundwater PCE Concentration Map
- Post Remedial Soil PCE Concentration Map
- Cap Maintenance Map [*See Attachment D for Maintenance Plan information.](#)
- Cap Maintenance Plan
- vapor mitigation maintenance plan, with photos of system and checkpoints
- RR 819

cc: Kevin Nestingen, Braun Intertec
Micheal Keil, Gateway Real Estate



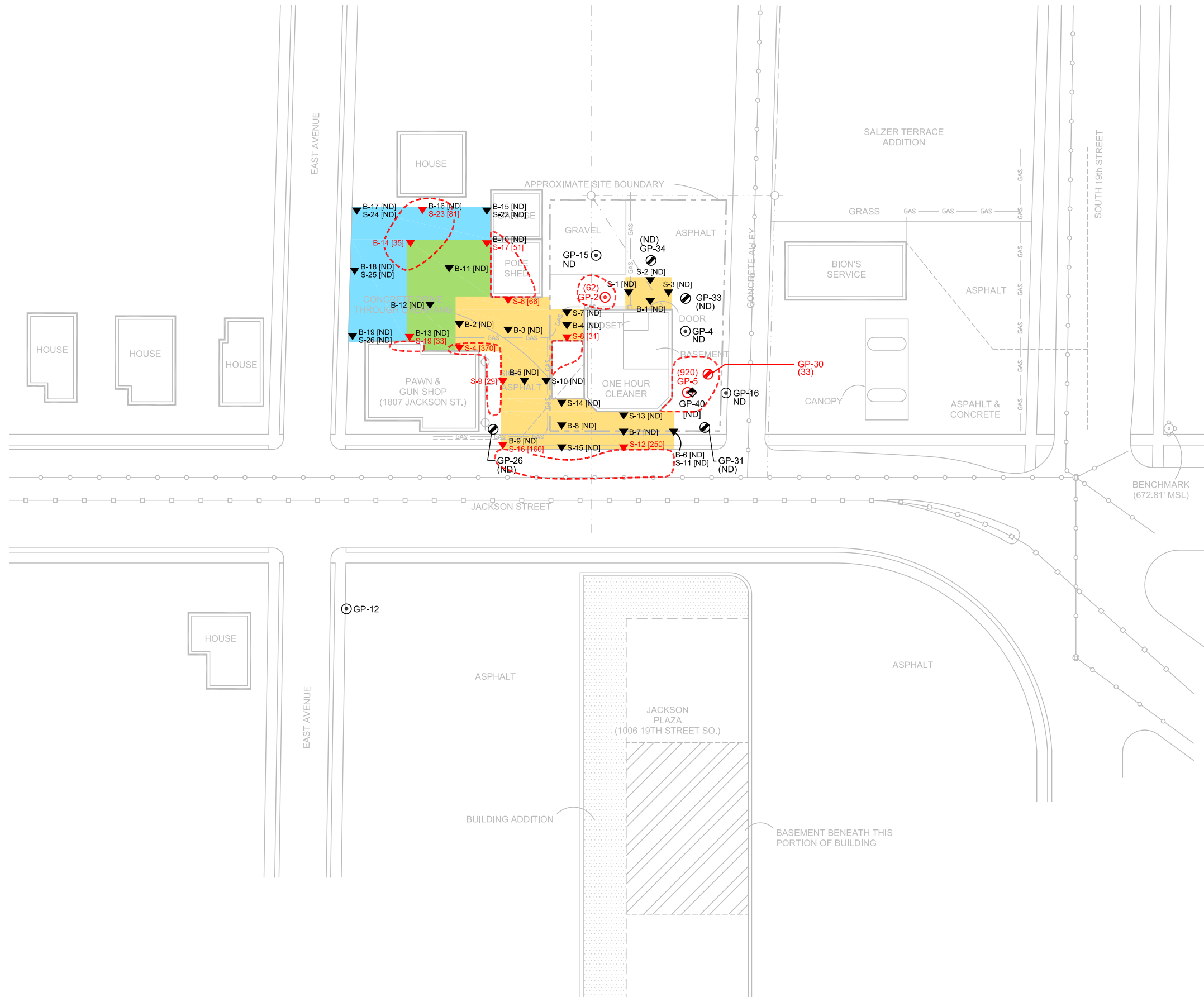
- (0.0) PCE CONCENTRATION (ug/L)
- DENOTES APPROXIMATE LOCATION OF PIEZOMETER
- DENOTES APPROXIMATE LOCATION OF MONITORING WELL

NOTES:
 - **BOLD** INDICATES PCE CONCENTRATION EXCEEDS NR 140 ES
 - *ITALICS* INDICATES PCE CONCENTRATION EXCEEDS NR 140 PAL



GROUNDWATER PCE CONCENTRATION MAP (AUGUST, 2011)
 CLOSURE REQUEST
 DORPROP, LLC / ONE HOUR CLEANER
 1817 JACKSON STREET
 LA CROSSE, WISCONSIN

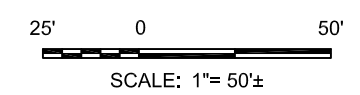
Project No:	LC0602184
Drawing No:	LC0602184A
Scale:	1" = 150'±
Drawn By:	BJB
Date Drawn:	1/17/08
Checked By:	KDN
Last Modified:	3/26/13
Sheet:	Fig:
of	B.3.b



- APPROXIMATE EXCAVATION #1 EXTENTS
- APPROXIMATE EXCAVATION #2 EXTENTS
- APPROXIMATE EXCAVATION #3 EXTENTS

- ▼ APPROXIMATE LOCATION OF EXCAVATION SAMPLES
- [xx] PCE CONCENTRATIONS IN µg/kg OF CONFIRMATION SOIL SAMPLES
- ◆ DENOTES APPROXIMATE LOCATION OF CONFIRMATION SOIL SAMPLES
- ⊙ DENOTES APPROXIMATE LOCATION OF GEOPROBE BORING (PERFORMED IN 2004)
- ⊗ DENOTES APPROXIMATE LOCATION OF GEOPROBE BORING (PERFORMED IN OCTOBER 2007)
- ESTIMATED EXTENT OF PCE SOIL CONTAMINATION EXCEEDING THE U.S. EPA GENERIC SOIL SCREENING LEVEL FOR GROUNDWATER PROTECTION

- NOTES:**
- SIDEWALL SAMPLE DEPTH = 2.5 FEET
 - BASE SAMPLE DEPTH = 5 FEET
 - OVERHEAD ELECTRIC
 - GAS LINE
 - WATER LINE
 - SANITARY SEWER
 - STORM SEWER
 - ⊙ FIRE HYDRANT
 - ⊙ UTILITY POLE



NOTE: SCALE IS APPROXIMATE

POST-REMEDIATION SOIL PCE CONCENTRATION MAP
 CLOSURE REQUEST
 DORPROP, LLC. / ONE HOUR CLEANERS
 1817 JACKSON STREET
 LACROSSE, WISCONSIN

Project No:	LC0602184
Drawing No:	LC0602184
Scale:	1" = 50'±
Drawn By:	MRG
Date Drawn:	07/14/06
Checked By:	KDN
Last Modified:	6/24/13
Sheet:	Fig:
of	B.2.b



September 12, 2013

Michael Keil
Gateway Real Estate LLC
N2039 Wedgewood Drive E
La Crosse, WI 54601

SUBJECT: Continuing Obligations and Property Owner Requirements for
1006 19th St. S, La Crosse, WI
Parcel Identification Number: 17-502420-80
Final Case Closure for One Hour Cleaners – Jackson Street,
1817 Jackson St., La Crosse, WI
WDNR BRRTS Activity #: 02-32-271770

Dear Mr. Keil:

The purpose of this letter is to notify you that certain continuing obligations apply to the property at 1006 19th St. S., La Crosse, WI (referred to in this letter as the "Property") due to contamination remaining on the Property. The continuing obligations are part of the cleanup and case closure approved for the above referenced case, located at 1817 Jackson Street. (The case is referenced by the location of the source property, i.e. the property where the original discharge occurred, prior to contamination migrating to the Property.) The continuing obligations that apply to the Property are stated as conditions in the attached closure approval letter, and are consistent with s. 292.12, Wis. Stats., and ch. NR 700, Wis. Adm. Code, rule series. They are meant to limit exposure to any remaining environmental contamination at the Property. These continuing obligations will also apply to future owners of the Property, until the conditions no longer exist at the Property.

It is common for properties with approved cleanups to have continuing obligations as part of cleanup/closure approvals. Information on continuing obligations on properties is shown on the Internet at dnrmaps.wi.gov/imf/imf.jsp?site=brrts2. How to find further information about the closure and residual contamination for this site can be located at dnr.wi.gov/topic/Brownfields/clean.html.

The Department reviewed and approved the case closure request regarding the tetrachloroethylene (PCE) contamination in soil, groundwater and vapor at this site, based on the information submitted by Braun Intertec. As required by state law, you received notification about the requested closure from the person conducting the cleanup. No further investigation or cleanup is required at this time. However, the closure decision is conditioned on the long-term compliance with certain continuing obligations, as described below.

Continuing Obligations Applicable to Your Property

A number of continuing obligations are described in the attached case closure letter to Phyllis Miletto, dated September 12, 2013. However, only the following continuing obligations apply to your Property.

- A vapor mitigation system must be operated and maintained, and inspections must be documented.

Vapor migration is the movement of vapors originating from volatile chemicals in the soil or groundwater, into buildings or other areas where people may become exposed by breathing air contaminated by the vapors.

GIS Registry – Well Construction Approval Needed

Because of the residual groundwater contamination and the continuing obligations, this site, which includes your Property, will be listed on the Department's internet accessible GIS Registry, at dnrm.wi.gov/imf/imf.jsp?site=brts2. If you intend to construct or reconstruct a well on the Property, you will need to get Department approval in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. A well driller can help with this form. This form can be obtained on-line at dnr.wi.gov/topic/wells/documents/3300254.pdf. If at some time, all these continuing obligations are fulfilled, and the remaining contamination is either removed or meets applicable standards, you may request the removal of the Property from the GIS Registry.

Property Owner Responsibilities

The owner (you and any subsequent property owner) of this Property is responsible for compliance with these continuing obligations, pursuant to s. 292.12, Wis. Stats. You are strongly encouraged to pass on the information about these continuing obligations to anyone who purchases this property from you (i.e. pass on this letter). For residential property transactions, you are required to make disclosures under Wis. Stats. s. 709.02. You may have additional obligations to notify buyers of the condition of the property and the continuing obligations set out in this letter and the closure letter.

Please be aware that failure to comply with the continuing obligations may result in enforcement action by the Department. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with referenced maintenance plans, are met.

These responsibilities are the property owner's. A property owner may enter into a legally binding agreement (such as a contract) with someone else (the person responsible for the cleanup) to take responsibility for compliance with the continuing obligations. If the person with whom any property owner has an agreement fails to adequately comply with the appropriate continuing obligations, the Department has the authority to require the property owner to complete the necessary work.

A legal agreement between you and another party to carry out any of the continuing obligations listed in this letter does not automatically transfer to a new owner of the property. If a subsequent property owner cannot negotiate a new agreement, the responsibility for compliance with the applicable continuing obligations resides with that Property owner.

When maintenance of a continuing obligation is required, the Property owner is responsible for inspections, repairs, or replacements as needed. Such actions should be documented by the Property

owner and the records kept accessible for the Department to review for as long as the Department directs. A copy of the maintenance plan for the vapor mitigation system is attached.

You and any subsequent Property owners are responsible for notifying the Department, and obtaining approval, before making any changes to the property that would affect the obligations applied to the Property. Send all written notifications in accordance with the above requirements to Dave Rozeboom at 473 Griffith Ave, Wisconsin Rapids, WI 54494.

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

Under s. 292.13, Wis. Stats., owners of properties affected by contamination from another property are generally exempt from investigating or cleaning up a hazardous substance discharge that has migrated onto a property from another property, through the soil, groundwater or sediment pathway. However, the exemption under s. 292.13, Wis. Stats., does not exempt the property owner from the responsibility to maintain a continuing obligation placed on the property in accordance with s. 292.12, Wis. Stats. To maintain this exemption, that statute requires the current property owner and any subsequent property owners, to meet the conditions in the statute, including:

- Granting reasonable access to DNR or responsible party, or their contractors;
- Avoiding interference with response actions taken; and
- Avoiding actions that make the contamination worse (e.g., demolishing a structure and causing or worsening the discharges to the environment).

The Department appreciates your efforts. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Dave Rozeboom at (715) 421-7873.

Sincerely,



Bill Evans

West Central Region Remediation & Redevelopment Team Supervisor

Attach.

Closure Letter
Maintenance Plan

cc: Phyllis Miletto
Kevin Nestingen, Braun Intertec

Enclosure: RR 819 – Continuing Obligations Fact Sheet

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



July 12, 2013

Phyllis Miletto
3516 Crown Blvd.
La Crosse, WI 54601

Subject: Conditional Closure Decision,
With Requirements to Achieve Final Closure
One Hour Cleaners – Jackson St, 1817 Jackson St, La Crosse, Wisconsin
WDNR BRRTS Activity # 02-32-271770

Dear Ms. Miletto:

On July 11, 2013, the Wisconsin Department of Natural Resources reviewed your request for closure of the case described above. The West Central Region 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 solvent contamination at the site 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 and sub-slab vapor ports at the site must be properly abandoned in accordance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to me on Form 3300-005, found at <http://dnr.wi.gov/topic/DrinkingWater/documents/forms/3300005.pdf> 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.

When the conditions above 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://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2>.

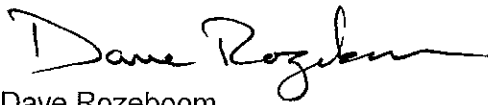
CONTINUING OBLIGATIONS AND RESPONSIBILITIES

As part of the approval of the closure of this case, the current property owner will be responsible for maintaining the following continuing obligations: 1) Maintenance of asphalt cap at the 1817 Jackson Street property; and 2) maintenance of the vapor mitigation system at the 1817 Jackson Street property. 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 (715) 421-7873.

Sincerely,



Dave Rozeboom
Hydrogeologist
Remediation & Redevelopment Program

Enclosure

cc: Kevin Nestingen, Braun
Mr. Scott Suhr, ROXSCO, LLC, 605 2nd Ave South, Suite 100, Onalaska, WI 54650

SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN

Notice: Pursuant to ch. 292, Wis. Stats., and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided. Any section of the form not relevant to the case closure request must be fully filled out or explained on a separate page and attached to the relevant section of this form. DNR will consider your request administratively complete when the form and all sections are completed, all attachments are included, and the applicable fees required under ch. NR 749, Wis. Adm. Code, are included, and sent to the proper destinations. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records Law (ss. 19.31 - 19.39, Wis. Stats.).

Site Information

BRRTS No. 02-32-271770		Parcel ID No. 17-30238-40	
BRRTS Activity (Site) Name One Hour Cleaners		WTM Coordinates X 421113 Y 370574	
Street Address 1817 Jackson Street		City La Crosse	State ZIP Code WI 54601
Responsible Party (RP) Name Phyllis Miletto			
Company Name Dorprop LLC			
Street Address 3516 Crown Boulevard		City La Crosse	State ZIP Code WI 54601
Phone Number (608) 788-1346		Email rmiletto@yahoo.com	

Check here if the RP is the owner of the source property.

Environmental Consultant Name

Kevin Nestingen

Consulting Firm

Braun Intertec Corporation

Street Address

2309 Palace Street

Phone Number

(608) 781-7277

Acres Ready For Use

0.16

Voluntary Party Liability Exemption Site? Yes No

Fees and Mailing of Closure Request

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

1. **Send a copy of page one** of this form and the applicable ch. NR 749, Wis. Adm. Code, fee(s) to the DNR regional Environmental Program Associate at <http://dnr.wi.gov/topic/Brownfields/Contact.html>. Check all fees that apply:

\$750 Closure Fee

\$200 GIS Registry Fee for Soil

\$250 GIS Registry Fee for Groundwater Lost Well(s)

Total Amount of Payment \$ \$1,200.00

2. **Send one paper copy and one e-copy on compact disk of the entire closure package** to the Regional Project Manager assigned to your site. Submit as unbound, separate documents in the order and with the titles prescribed by this form. For electronic document submittal requirements, see <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

Site Summary

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

1. General Site Information and Site History

- A. **Site Location:** Describe the physical location of the site, both generally and specific to its immediate surroundings.

The One Hour Cleaners site is located at 1817 Jackson Street in La Crosse, Wisconsin. The site is in the southwest and northwest quarters of the southwest quarter of Section 4, Township 15 North, Range 7 West, La Crosse, Wisconsin. The area surrounding the site is characterized by high-density residential and heavy commercial development. Topography in the area is relatively flat. The elevation of the site is approximately 670 feet above Mean Sea Level (MSL).

- B. **Prior and current site usage:** Specifically describe the current and historic occupancy and types of use.

A dry cleaning facility has occupied the site since the 1970s. The facility was converted to a "dry" store on March 15, 2010.

- C. Describe how and when site contamination was discovered.

A site investigation for petroleum contamination was previously conducted at Bion's Service Center, the property adjacent to the East side of the site. The Bion Service Center site investigation indicated that tetrachloroethene (PCE or PERC) was present in monitoring wells to the west, southwest, and southeast of the One Hour Cleaners.

On May 15, 2001 the Wisconsin Department of Natural Resources (WDNR) notified Dorprop, LLC, the owner of the One Hour Cleaners property, that it was responsible for investigating the extent and source of PCE contamination.

- D. Describe the type(s) and source(s) or suspected source(s) of contamination.

The dry cleaning solvent PCE was the primary contaminant of concern. PCE-impacted soil from historical dry cleaning operations was the suspected source of contamination.

- E. Other relevant site description information (or enter Not Applicable).

N/A

- F. List BRRTS activity site name and number for all other BRRTS activities at this property, including closed cases.

N/A

- G. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to this site, and those impacted by contamination from this site.

A review of public sources identified two closed LUST sites within a 1,200-foot radius of the site, which were:

- Bion's Service Center (BRRTS #03-32-001439) at 1823 Jackson Street, adjacent to the east of the site was opened in 1995 and closed in 2006.

- Speedway #2011 (Former) (BRRTS #03-32-186086) at 1914 State Road, approximately 300 feet southeast of the site was opened in 1998 and closed in 2003.

- H. **Current zoning** (e.g. industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).

Site - commercial

Neighboring properties - mixed (commercial and residential)

Current zoning was based on the 2012 Property Record obtained on the La Crosse County GIS web-site.

2. General Site Conditions

A. Soil/Geology

- i. Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.

The site is located in an area of unpitted glacial outwash associated with Wisconsinan Age glacial ice advancement partially overlain by alluvium. Soils in the area of the site consist of varying amounts of fill and organic materials near the ground surface overlying 150 to 200 feet of alluvial sand and gravel deposits (Young and Borman 1973). Alluvial sand and gravel deposits present beneath the site are typically brown, fine- to medium-grained, poorly graded sand (SP) and silty sand (SM). The sand and gravel deposits typically are present to the bedrock surface (approximately 150 to 200 feet below ground surface (bgs)).

- ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.

N/A

- iii. Depth to bedrock, bedrock type, and whether or not it was encountered during the investigation.

The uppermost bedrock unit in the vicinity of the site is the Cambrian Sandstone of the Dresbach Group, which includes the Galesville, Eau Claire and Mount Simon Sandstones (Young and Borman 1973). Igneous and metamorphic crystalline rocks of Pre-Cambrian age are present beneath the sedimentary units. Bedrock was not encountered during the investigation.

- iv. Describe the nature and locations of current surface cover(s) across the site (e.g. natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).

The site building is located on the south side of the property, with the remaining covered with asphalt.

B. Groundwater

- i. **Discuss depth to groundwater and piezometric elevations.** Describe and explain depth variations, and whether free product affects measurement or water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.

Seasonal variations in groundwater flow direction occur due to fluctuations in the relative elevations of the Mississippi River, Black River and the La Crosse River and their associated wetlands. The water table depth ranges from approximately 35 to 40 feet bgs (depending on the location within the area of the site and time of year) and is within the alluvial sand and gravel soils.

- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.

The regional groundwater flow direction is generally westward, toward the Mississippi and Black Rivers. Groundwater flow in some portions of the site may be toward the La Crosse River and associated wetlands.

- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.

The geometric mean of measured hydraulic conductivity values for the Mississippi River Valley is 52.0 feet/day (USGS, 2003). In the Site Investigation Report by Shaw Environmental dated July 8, 2004, an estimated horizontal hydraulic gradient of 0.00015 ft/ft and porosity of 0.3 was used to calculate an estimated groundwater velocity of 0.026 feet/day (Shaw, 2004)

- iv. Identify and describe locations/distance of potable and/or municipal Wells within 1200 feet of the site.

The City of La Crosse municipal well 12 is located approximately 3,600 feet southeast of the site. This municipal well is not currently being utilized by the City of La Crosse. Municipal wells 13 and 14 are located approximately 4,700 and 5,000 feet, respectively, to the north of the site.

3. Site Investigation Summary

A. General

- i. Provide a brief summary of the site investigation history. Reference previous submittals by name and date. Describe site investigation activities undertaken since the last submittal for this project and attach the appropriate documentation in Attachment C, if not previously provided.

On May 15, 2001 the WDNR notified Dorprop, LLC, that it was responsible for investigating the extent and source of PCE contamination. Dorprop, LLC contracted with Shaw Environmental, Inc. to conduct a site investigation of the One Hour Cleaners.

Shaw Environmental, Inc. completed the following:

- 2001: Six monitoring wells (MW-1, MW-2, and MW-4 through MW-7) were transferred from the Bion's Service Center site to the One Hour Cleaners site.
- 2001 – 2002: Four monitoring wells (DMW-1 through DMW-4) were installed at or in the vicinity of the site.
- January 2003: Began quarterly groundwater sampling events.
- March 2004: Completed 12 push-probe borings (GP-1 through GP-12) at the site.
- April 2004: Installed two monitoring wells (MW-8 and MW-9) and two piezometers (MW-8P and DMW-4P) near the site.
- May 2004: Completed four geoprobes (GP-13 through GP-16) at the site.
- July 2004: Submitted Site Investigation Report
- August 2004: Submitted Remedial Action Options Report
- September 2004: Submitted Remedial Action Options Report – Addendum 1

The results of the One Hour Cleaners Site Investigation conducted by Shaw indicated the following:

- PCE soil contamination, exceeding US EPA Generic Soil Screening Levels for Groundwater Protection, was present beneath the site.
- Groundwater was present at a depth of approximately 40 feet bgs and generally flowed to the west. The groundwater average linear flow velocity was estimated at 0.026 feet/day.
- PCE and bromodichloromethane contamination, exceeding WDNR NR 140 enforcement standard (ES), was present beneath the site.
- PCE concentrations in down-gradient piezometers indicated impacted groundwater had likely migrated vertically.
- There were no private wells within 100 feet of the site and no municipal wells within 1,200 feet of the site.

On June 20, 2006, after obtaining DERF eligible bids, Dorprop, LLC contracted with Braun Intertec to implement and conduct remedial action and additional site monitoring.

Braun Intertec completed the following:

- July 2006: First groundwater sampling event
- August 2006: Completed six geoprobes (GP-20 through GP-25) for groundwater analysis
- October 2006: Second groundwater sampling event
- January 2007: Third groundwater sampling event
- January 2007: Submitted post site investigation summary
- Summer 2008: Remedial excavation activities were completed to address PCE-impacted soil beneath the site and adjacent properties.
- July 28-29, 2008: Monitoring well MW-10 and piezometer MW-10P were installed down gradient of the site.
- August 2008: Began quarterly post-excavation groundwater monitoring through August 2011.
- May 12, 2009: Submitted Remedial Action Implementation Report
- April 30 & May 1, 2012: Initial vapor monitoring activities were conducted at the site building and several adjacent properties.
- July 26-27, 2012: Additional vapor monitoring activities were conducted at the Jackson Plaza Shopping Center building.
- September 28 & October 11, 2012: A sub-slab depressurization system (SSDS) was installed at the Jackson Plaza strip mall building.
- October 11, 2012: A SSDS was installed at the site building.
- August 10, 2012: the WDNR sent an e-mail correspondence requesting two indoor air samples be collected from the basement at 1807 Jackson Street, La Crosse, Wisconsin (Johnsrud property). Braun Intertec sub-contracted the indoor air sample collection and data interpretation to Michaels Engineering of La Crosse, Wisconsin.
- August 30, 2012: The report prepared by Michaels determined that "measured concentrations of the relevant dry-cleaning solvent (Perc) in the lower level of the Johnsrud property were below the Wisconsin DNR Residential Action Level. Two other organic compounds were present at concentrations that exceeded the Residential Action Level. However, the presence of the first organic compound is consistent with the historic use of cleaning solvents in the gun

shop activities of Johnsrud Enterprises, while the second organic compound is a common component of gasoline. It is our considered professional opinion that the sources of these two organic compounds are the continued presence of gun maintenance-related solvents and equipment with gasoline engines, respectively, within the property." (Michaels, 2012)
- October 12, 2012: the WDNR sent an e-mail correspondence requesting a second round of two indoor air samples be collected from the basement at 1807 Jackson Street, La Crosse, Wisconsin (Johnsrud property).
- January 18, 2013: Michaels Engineering conducted the second round of indoor air sampling at the Johnsrud property.
- February 19, 2013: The WDNR sent an e-mail correspondence stating a SSDS would not be required at this property based on the sampling results.

- ii. Identify whether contamination extends beyond the source property boundary, describe the off-site media (e.g., soil, groundwater, etc.) impacted, and the vertical and horizontal extent of off-site impacts.

Residual soil contamination remains at the site property and extends south into the Jackson Street road right-of-way (ROW), west onto the 1807 Jackson Street property and northwest onto the 921 East Avenue South property. The approximate vertical extent of residual soil contamination is in the top 6 feet of soil.

Residual groundwater contamination remains at the site property and extends west to approximately 17th Street and south across Jackson Street. The approximate vertical extent of residual groundwater contamination extends from the groundwater surface (~35 feet bgs) to 95 feet bgs.

Residual vapor impacts remain at the site property and Jackson Plaza strip mall located adjacent to the south.

- iii. Identify any structural impediments to the completion of site investigation and/or remediation and whether these impediments are on the source property or off the source property. Identify the type and location of any structural impediment (e.g., structure) that also serves as the performance standard barrier for protection of the direct contact or the groundwater pathway.

PCE-impacted soil removal did not extend south of the source property due to the Jackson Street ROW.

B. Soil

- i. Describe degree and extent of **soil contamination** at and from this site. Relate this to known or suspected sources and known or potential receptors/migration pathways.

Residual PCE-impacted soil exceeding the United States Environmental Protection Agency (U.S. EPA) Generic Soil Screening Level for Groundwater Protection (Groundwater RCL) based on the web calculator is located on the source property and extends south into the City of La Crosse ROW, west onto the 1807 Jackson Street property and northwest onto the 921 East Avenue South property. Utility trenches located on and adjacent to the site are potential pathways for contaminant migration. However, given the depth to groundwater and the highly permeable native soils, the utility trench backfill is not a likely pathway for preferential contaminant migration.

- ii. Describe the level and types of **soil contaminants** found in the upper four feet of the soil column.

Pre-remedial soil sampling results indicated PCE-impacted soil in the upper four feet at the site. The highest PCE concentration of 5,500 µg/kg was detected at boring GP-13 from 0-2.5 feet bgs.

The remedial excavation in 2008 was completed to a depth of 5 feet bgs, which removed the mass of impacted soil in the upper four feet of the soil column. Confirmatory sidewall samples collected at 2.5 feet bgs indicated several locations where residual PCE-impacted soil remained following the excavation. However, the PCE concentrations were below the U.S. EPA Generic Soil Screening Level for Ingestion (Non-Industrial Direct-Contact RCL) based on the web calculator of 1,230 µg/kg.

- iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site: for example, a Residual Contaminant Level (RCL), a Site-Specific Residual Contaminant Level (SSRCL), or a Performance Standard as determined under ss NR 720.09, 720.11 and 720.19, Wis. Adm. Code. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/information in Attachment C.

Chlorinated solvent soil standards were established using WDNR Guidance Document PUB-RR-682, Determining Residual Contaminant Levels Using the EPA Soil Screening Level Web Site. A copy of this guidance document is included in Attachment C.

C. Groundwater

- i. Describe degree and extent of groundwater contamination at or from this site. Relate this to known or suspected sources and known or potential receptors/migration pathways. Specifically address any potential or existing impacts to water supply wells or interception with building foundation drain systems.

Based on the last round of groundwater monitoring in August 2011, groundwater PCE concentrations exceeding the Wisconsin Administrative Code, Chapter NR140 enforcement standard (ES) is located on the source property and extends south across Jackson Street onto the 1006 19th Street S property (Jackson Plaza) and west for approximately one city block in the down-gradient direction.

The City of La Crosse municipal well 12 is located approximately 3,600 feet southeast of the site. This municipal well is not currently being utilized by the City of La Crosse. Municipal wells 13 and 14 are located approximately 4,700 and 5,000 feet, respectively, to the north of the site.

The water table depth ranges from approximately 35 to 40 feet bgs in the site vicinity and does not intersect building foundation drain systems.

- ii. Describe the presence of free product at the site, including the thickness, depth, and locations.

Free product was not encountered during investigation.

D. Vapor

- i. Describe how the vapor migration pathway was assessed, including locations where vapor or indoor air samples were collected. If the vapor pathway was not assessed, explain reasons why.

Initial vapor monitoring activities were conducted at the site building and several adjacent properties on April 30 and May 1, 2012. Vapor monitoring activities were completed to investigate potential vapor intrusion concerns at the site building and several adjacent properties. The work consisted of collecting three 24-hour composite indoor air samples, two soil-gas samples and two sub-slab vapor samples.

Two sub-slab vapor samples were collected beneath the site building located at 1817 Jackson Street, La Crosse, WI. The two probes were oriented east and west in the building footprint, with the eastern probe in the basement of the site building and western probe on the main floor where a building addition was constructed as slab-on-grade. Soil-gas samples were collected from the properties located at 1807 Jackson Street and 1006 19th Street S (Jackson Plaza), La Crosse, WI. Samples were collected from direct-push borings advanced to approximately 5 feet below the building's slab. Twenty-four hour composite indoor air samples were collected from the properties located at 921 East Avenue S, 1728 Jackson Street and 1729 Jackson Street, La Crosse, WI.

Based on the initial results, additional vapor monitoring activities were conducted at the Jackson Plaza Shopping Center building on July 26-27, 2012. The work consisted of collecting six sub-slab vapor samples and one 24-hour composite indoor air sample. Two probes were located in the basement, one on the northern portion, one on the southern portion, and two on the western side of the building where an addition is located.

- ii. Identify the applicable DNR action levels and the land use classification used to establish them. Describe where the DNR action levels were reached or exceeded (e.g., sub slab, indoor air or both).

The DNR action levels utilized were the residential or non-residential Vapor Action Level (VAL) based on U.S. EPA Regional Screening Level Summary Table. The land use classification was based on the 2012 Property Record obtained on the La Crosse County GIS web-site. The 1807 Jackson Street property is classified as Commercial; however, there is an apartment in the top story of this building, so residential standards were applied.

Laboratory analytical results of the two sub-slab vapor samples collected beneath the site building located at 1817 Jackson Street indicated both sub-slab sampling locations contained PCE concentrations above the non-residential sub-slab VAL.

Laboratory analytical results of the soil-gas samples collected from the properties located at 1807 Jackson Street and 1006 19th Street S (Jackson Plaza) indicated both soil-gas sampling locations contained PCE concentrations above the residential or non-residential soil-gas VAL.

Laboratory analytical results of the 24-hour composite indoor air samples collected at 921 East Avenue S, 1728 Jackson Street and 1729 Jackson Street indicated all VOC compounds below their respective residential VAL or laboratory detection limit with the exception of 1,2-DCA in the 921 East Avenue sample. In an e-mail correspondence on June 19, 2012, the WDNR stated that since there were "other potential sources within the building and the lack of 1,2-DCA in

groundwater, the Department will not require additional work at this site."

Laboratory analytical results of the sub-slab vapor samples collected at the Jackson Plaza Shopping Center building indicated PCE concentrations above the non-residential sub-slab VAL from the SS-3 through SS-6 and SS-8 sample locations. The SS-7 sample location contained a PCE concentration of 1,730 $\mu\text{g}/\text{m}^3$, which is slightly below the VAL of 1,800 $\mu\text{g}/\text{m}^3$.

The 24-hour composite indoor air samples collected from the Jackson Plaza Shopping Center basement indicated all reported VOC compounds below their respective residential VAL or laboratory detection limit.

E. Surface Water and Sediment

- i. Identify whether surface water and/or sediment was assessed and describe the impacts found. If this pathway was not assessed, explain why.

Surface water and sediment was not assessed since the nearest surface water is backwaters of the Mississippi River located approximately 1 mile west of the site.

- ii. Identify any surface water and/or sediment action levels used to assess the impacts for this pathway and how these were derived. Describe where the DNR action levels were reached or exceeded.

N/A

4. Remedial Actions Implemented and Residual Levels at Closure

- A. General: Provide a brief summary of the remedial action history. List previous remedial action report submittals by name and date. Identify remedial actions undertaken since the last submittal for this project and provide the appropriate documentation in Attachment C.

Remedial excavation activities were completed in the summer of 2008 to address PCE-impacted soil beneath the site and adjacent properties. Approximately 1,320 tons of PCE-impacted soil was excavated and transported to the La Crosse County Sanitary Landfill. Confirmatory soil sampling results indicated that PCE-impacted soil remained along the north road ROW of Jackson Street. Additionally, residual PCE-impacted soil at low concentrations remained beneath the pole shed at 1819 Jackson Street and along the south side of the residential house at 921 East Avenue South, La Crosse, Wisconsin. These residual PCE concentrations were above the US EPA soil screening level for soil to groundwater. However, the PCE concentrations were below US EPA soil screening levels for ingestion, inhalation of fugitive dust and inhalation of volatiles. All base samples collected at 5 feet bgs resulted in concentrations below laboratory detection limits or at low concentrations, indicating the excavation effectively removed PCE-impacted soil in the upper five feet. Braun Intertec submitted a Remedial Action Implementation Report dated May 12, 2009.

- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.

N/A

- C. Describe the *active* remedial actions taken at the site, including: type of remedial system(s) used for each media impacted; the size and location of any excavation or in-situ treatment; the effectiveness of the systems to address the contaminated media and substances; operational history of the systems; and summarize the performance of the active remedial actions. Provide any system performance documentation in Attachment A.7.

A remedial excavation was completed in the summer of 2008 to address PCE-impacted soil north, west and south of the One Hour Cleaners building. The excavation depth was consistent at five feet bgs. Approximately 1,320 tons of PCE-impacted soil was excavated and transported to the La Crosse County Sanitary Landfill.

- D. Provide a discussion of the nature, degree and extent of residual contamination that will remain at the site or on off-site affected properties after case closure.

Residual PCE-impacted soil exceeding the U.S. EPA Generic Soil Screening Level for Groundwater Protection (Groundwater RCL) based on the web calculator is located on the source property and extends south into the City of La Crosse right-of-way (ROW), west onto the 1807 Jackson Street property and northwest onto the 921 East Avenue South property.

Based on the last round of groundwater monitoring in August 2011, groundwater PCE concentrations exceeding the ES is located on the source property and extends south across Jackson Street onto the 1006 19th Street S property (Jackson Plaza) and west for approximately one city block in the down-gradient direction.

Vapor intrusion sampling results also indicated PCE-impacted vapors in the sub-slab and/or soil gas above applicable Wisconsin VALs on the source property and extending south across Jackson Street onto the 1006 19th Street S property (Jackson Plaza) and west onto the 1807 Jackson Street Property.

- E. Describe the remaining soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds the ch. NR720, Wis. Adm. Code, standard(s) for direct contact.

The remedial excavation in 2008 was completed to a depth of 5 feet bgs, which removed the mass of impacted soil in the upper four feet of the soil column. Confirmatory sidewall samples collected at 2.5 feet bgs indicated several locations where residual PCE-impacted soil remained following the excavation. However, the PCE concentrations were below the U.S. EPA Generic Soil Screening Level for Ingestion (Non-Industrial Direct-Contact RCL) based on the web calculator of 1,230 µg/kg.

- F. Describe the remaining soil contamination in the vadose zone that attains or exceeds the soil standard(s) for the groundwater pathway.

Excavation confirmatory soil sampling results indicated that PCE-impacted soil remained along the north road ROW of Jackson Street. Additionally, residual PCE-impacted soil at low concentrations remained beneath the pole shed at 1819 Jackson Street and along the south side of the residential house at 921 East Avenue South, La Crosse, Wisconsin. These residual PCE concentrations were above the United States Environmental Protection Agency (US EPA) soil screening level for soil to groundwater. However, the PCE concentrations were below US EPA soil screening levels for ingestion, inhalation of fugitive dust and inhalation of volatiles.

- G. Describe how the residual contamination will be addressed, including but not limited to details concerning: covers, engineering controls or other barrier features; use of natural attenuation of groundwater; and vapor mitigation systems or measures.

The areas with residual PCE soil contamination is covered with an asphalt or concrete barrier. Natural attenuation will be utilized as the long-term groundwater remedy. Residual vapor impacts beneath the site building and adjacent Jackson Plaza building were addressed by installing active SSDSs.

- H. If using natural attenuation as a groundwater remedy, describe how the data collected supports the conclusion that natural attenuation is effective in reducing contaminant mass and concentration, (e.g. stable or receding groundwater plume).

Groundwater monitoring results indicate a stable or decreasing PCE concentration trends from monitoring wells/piezometers DMW-1, DMW-4, DMW-4P, MW-1, MW-2, MW-4, MW-5, MW-6, MW-7, MW-8, MW-8P, MW-9, MW-10 and MW-10P. PCE concentrations have historically been below the laboratory detection limit from monitoring wells DMW-2 and DMW-3.

- I. Identify how all exposure pathways were removed and/or adequately addressed by immediate and/or remedial action(s) described above in paragraphs, B, C, D, E and F.

The remedial excavation activities were completed in the summer of 2008 to address PCE-impacted soil beneath the site and adjacent properties. All base samples collected at 5 feet bgs resulted in concentrations below laboratory detection limits or at low concentrations, indicating the excavation effectively removed PCE-impacted soil in the upper five feet. Additionally, the areas with residual PCE soil contamination is covered with an asphalt or concrete barrier. Residual vapor impacts beneath the site building and adjacent Jackson Plaza building were addressed by installing active SSDSs beneath each building.

- J. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.

The SSDSs will be left in place at the site building and Jackson Plaza building following closure to address residual sub-slab vapor impacts.

- K. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.

N/A

- L. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub slab, or both) describe where it was exceeded and how the pathway was addressed.

Laboratory analytical results of the two sub-slab vapor samples collected beneath the site building located at 1817 Jackson Street indicated both sub-slab sampling locations contained PCE concentrations above the non-residential sub-slab VAL.

Laboratory analytical results of the soil-gas samples collected from the properties located at 1807 Jackson Street and 1006 19th Street S (Jackson Plaza) indicated both soil-gas sampling locations contained PCE concentrations above the residential or non-residential soil-gas VAL.

Laboratory analytical results of the 24-hour composite indoor air samples collected at 921 East Avenue S, 1728 Jackson Street and 1729 Jackson Street indicated all VOC compounds below their respective residential VAL or laboratory detection limit with the exception of 1,2-DCA in the 921 East Avenue sample. In an e-mail correspondence on June 19, 2012, the WDNR stated that since there were "other potential sources within the building and the lack of 1,2-DCA in groundwater, the Department will not require additional work at this site."

Laboratory analytical results of the sub-slab vapor samples collected at the Jackson Plaza Shopping Center building indicated PCE concentrations above the non-residential sub-slab VAL from the SS-3 through SS-6 and SS-8 sample locations. The SS-7 sample location contained a PCE concentration of 1,730 $\mu\text{g}/\text{m}^3$, which is slightly below the VAL of 1,800 $\mu\text{g}/\text{m}^3$.

The 24-hour composite indoor air samples collected from the Jackson Plaza Shopping Center basement indicated all reported VOC compounds below their respective residential VAL or laboratory detection limit.

Based on the vapor intrusion sampling results, the WDNR requested installation of a SSDS at the site building, Pawn and Gun Shop located at 1807 Jackson Street and Jackson Plaza strip mall located at 1006 19th Street South. The systems were installed by Healthy Homes out of St. Paul, Minnesota. According to Healthy Homes, the system installation was completed in accordance with ASTM standard E2121-09, Standard Practice for Installing Radon Mitigation Systems in Existing Low-Rise Residential Buildings.

The SSDS at the site building was installed on October 11, 2012, and consists of one Radon Away RP265 suction fan and three three-inch diameter suction points located in the basement. One suction point was placed in the northeast corner to vent beneath the basement slab and two block wall suction points were placed to vent beneath the slab-on-grade portion of the site building.

The SSDS at the Jackson Plaza strip mall building was installed on September 28 and October 11, 2012. According to Healthy Homes, three separate systems were required to effectively vent beneath the building. System #1 is located in the southeast corner of the basement and includes two suction points manifolded to one fan. System #2 is located in the southern half of the Jackson Plaza strip mall and includes one suction point and fan. System #3 is located in the northern half of the Jackson Plaza strip mall and includes one suction point and fan. For each system, the three-inch pvc piping is routed to the roof where the fans are mounted. The fans are plugged directly into a power source and the exhaust pipes extend at least twelve inches above the building roof. Verification testing was performed following system installation to determine effectiveness of the installed systems. Post-installation testing was conducted by Healthy Homes and observed by Braun Intertec. A digital micro-manometer was used to measure pressure difference between the sub-slab and indoor air. Based on post-installation verification testing, a pressure gradient existed at the locations tested such that pressure below the slab was lower than the indoor air pressure.

U-tube monometers were applied to each system to evaluate continued function and are located above the suction drop points.

The property owner at 1807 Jackson Street requested that indoor air be performed before allowing access to install a SSDS. On August 10, 2012, the WDNR sent an e-mail correspondence requesting two indoor air samples be collected from the basement at 1807 Jackson Street, La Crosse, Wisconsin (Johnsrud property). Braun Intertec sub-contracted the indoor air sample collection and data interpretation to Michaels Engineering of La Crosse, Wisconsin. Michaels Engineering indicated all work would be performed by an experienced Certified Industrial Hygienist (CIH). The indoor air samples were collected on August 30, 2012. The report prepared by Michaels determined that "measured concentrations of the relevant dry-cleaning solvent (Perc) in the lower level of the Johnsrud property were below the Wisconsin DNR Residential Action Level. Two other organic compounds were present at concentrations that exceeded the Residential Action Level. However, the presence of the first organic compound is consistent with the historic use of cleaning solvents in the gun shop activities of Johnsrud Enterprises, while the second organic compound is a common component of gasoline. It is our considered professional opinion that the sources of these two organic compounds are the continued presence of gun maintenance-related solvents and equipment with gasoline engines, respectively, within the property." (Michaels, 2012)

On October 12, 2012, the WDNR sent an e-mail correspondence requesting a second round of two indoor air samples be collected from the basement at 1807 Jackson Street, La Crosse, Wisconsin (Johnsrud property). The sampling was conducted by Michaels Engineering on January 18, 2013. Laboratory analytical results again indicated PCE concentrations below the Wisconsin DNR Residential Action Level. The laboratory data was forwarded to the WDNR for review, who responded in an e-mail dated February 19, 2013, that a SSDS would not be required at this property based on the sampling

results.

M. Describe the surface water and/or sediment contaminant concentrations and areas after remediation. If a DNR action level was exceeded, describe where it was exceeded and how the pathway was addressed.

N/A

5. Continuing Obligations: Situations where a maintenance plan(s) and inclusion on DNR's GIS Registry are required.

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: Maintenance Plans and GIS Registry	Maintenance Plan (s) Required in Attachment D	GIS Registry Listing
	A. On-Site	B. Off-Site			
i.	<input type="checkbox"/>	<input type="checkbox"/>	Engineering Control/Barrier for Direct Contact	✓	✓
ii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Engineering Control/Barrier for Groundwater Infiltration	✓	✓
iii.	<input type="checkbox"/>	<input type="checkbox"/>	Vapor Mitigation - post closure passive system	✓	✓
iv.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vapor Mitigation - post closure active system	✓	✓
v.	<input type="checkbox"/>	<input type="checkbox"/>	None of the above scenarios apply to this case closure	NA	NA

6. Continuing Obligations: Situations where inclusion on DNR's GIS Registry is required.

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: GIS Registry Only	GIS Registry Listing
	A. On-Site	B. Off-Site		
i.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Residual soil contamination exceeds ch. NR 720 generic or site-specific RCLs	✓
ii.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sites with groundwater contamination equal to or greater than the ch. NR 140, enforcement standards (ES)	✓
iii.	<input type="checkbox"/>	<input type="checkbox"/>	Monitoring wells: lost, transferred or remaining in use	✓
iv.	<input type="checkbox"/>	<input type="checkbox"/>	Structural Impediment (not as a performance standard)	✓
v.	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination remaining at ch. NR 720 Industrial Use levels	✓
vi.	<input type="checkbox"/>	<input type="checkbox"/>	Vapor intrusion may be future, post-closure issue if building use or land use changes	✓
vii.	<input type="checkbox"/>	<input type="checkbox"/>	None of the above scenarios apply to this case closure	NA

7. Underground Storage Tanks

A. Were any tanks, piping or other associated tank system components removed as part of the investigation or remedial action? Yes No

B. Do any upgraded tanks meeting the requirements of ch. SPS 310, Wis. Adm. Code, exist on the property? Yes No

C. If the answer to question 7b is yes, is the leak detection system currently being monitored? Yes No

Data Tables (Attachment A)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General directions for Data Tables:

- Use bold and italics font on information of importance on tables and figures. Use **bold font** for ch. NR 140, Wis. Adm. Code, groundwater enforcement standard (ES) attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, groundwater preventive action limit (PAL) standard attainments or exceedances.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e. do not just list as no detect (ND)).
- Include the units on data tables.
- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15(2)(g)3, Wis. Adm. Code, in the format required in s. NR 716.15(2)(h)3, Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Pre-remedial Soil Analytical Table, etc).
- For required documents, each table (e.g., A.1., A.2., etc.) should be a separate PDF.

A. Data Tables

- A.1. **Groundwater Analytical Table(s):** Table(s) showing the analytical results and collection dates, for all groundwater sampling points e.g. monitoring wells, temporary wells, sumps, extraction wells, any potable wells and any other wells, extraction wells and any potable wells for which samples have been collected.
- A.2. **Pre-remedial Soil Analytical Table(s):** Table(s) showing the soil analytical results and collection dates - prior to conducting the interim and/or remedial action. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).
- A.3. **Post-remedial Soil Analytical Table(s):** Table(s) showing the post-remedial action soil analytical results and collection dates. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).
- A.4. **Pre and Post Remaining Soil Contamination Soil Analytical Table(s):** Table(s) showing only the pre and post remedial action soil analytical results that exceed a Residual Contaminate Level (RCL) or a Site-Specific Residual Level (SSRCL).
- A.5. **Vapor Analytical Table:** Table(s) showing type(s) of samples, sample collection methods, analytical method, sample results, date of sample collection, time period for sample collection, method and results of leak detection, and date, method and results of communication testing.
- A.6. **Other Media of Concern (e.g., sediment or surface water):** Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, time period for sample collection, method and results sampling.
- A.7. **Water Level Elevations:** Table(s) showing all water level elevation measurements and dates from all monitoring wells. If present, free product should be noted on the table.
- A.8. **Other:** This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables pertaining to engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

Maps and Figures (Attachment B)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions for all Maps and Figures:

- If any map or figure is not relevant to the case closure request, you must fully explain the reason(s) why and attach that explanation (properly labeled with the map/ figure title) in Attachment B.
- Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11x17 inches, in a portable document format (pdf) readable by the Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.
- Prepare visual aids, including maps, plans, drawings, fence diagrams, tables and photographs according to the applicable portions of ss. NR 716.15(2)(h)1 and 726.05(3)(a)4.d, Wis Adm. Code.
- Do not use shading or highlights on any of the analytical tables.
- Include all sample locations.
- Contour lines should be clearly labeled and defined.
- Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc).
- For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.) should be a separate PDF.

B.1. Location Maps

- B.1.a. **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 impacted and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the

area of contamination.

- B.1.b. **Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for on-site and applicable off-site properties, 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 ss. NR 720.09, 720.11 and 720.19, Wis. Adm. Code.
- B.1.c. **RR Site Map:** From RR Sites Map (<http://dnrm.wi.gov/imf/imf.jsp?site=brts2>) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

B.2. Soil Figures

- B.2.a. **Pre-remedial Soil Contamination:** Figure(s) showing the sample location of all pre-remedial, unsaturated contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeded a Residual Contaminant Level (RCL) or a Site-Specific Residual Contaminant Level (SSRCL) as determined under ss. NR 720.09, 720.11 and 720.19, Wis. Adm. Code.
- B.2.b. **Post-remedial Soil Contamination :** Figure(s) showing the sample location of all post-remedial, unsaturated 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 ss. NR 720.09, 720.11 and 720.19, Wis. Adm. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.
- B.2.c. **Pre/Post Remaining Soil Contamination:** Figure(s) showing the only location of all pre and post remedial residual soil sample location(s) where unsaturated contaminated soil remains after remediation 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 Level (SSRCL) as determined under ss. NR 720.09, 720.11 and 720.19, Wis. Admin. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.

B.3. Groundwater Figures

- B.3.a. **Geologic Cross-Section Figure(s):** One or more cross-section diagrams showing soil types and correlations across the site, water table and piezometric elevations, and locations and elevations of geologic rock units, if encountered. Display on one or more figures all of the following:
- Source location(s) and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
 - Source location(s) and lateral and vertical extent if groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES)
 - Surface features, including buildings and basements, and show surface elevation changes.
 - Any areas of active remediation within the cross section path, such as excavations or treatment zones.
 - Include a map displaying the cross-section location(s), if they are not displayed on the Detailed Site Map (Map B.1b)
- B.3.b. **Groundwater Isoconcentration:** Figure(s) showing the horizontal extent of the post-remedial groundwater contamination exceeding a ch. NR 140, Wis. Adm. Code, Preventive Action Limit (PAL) and/or an Enforcement Standard (ES). Indicate the date and direction of groundwater flow based on the most recent sampling data.
- B.3.c. **Groundwater Flow Direction:** Figure(s) representing groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit two groundwater flow maps showing the maximum variation in flow direction.
- B.3.d. **Monitoring Wells:** Figure(s) showing all monitoring wells, with well identification number. Clearly designate any wells that: (1) are proposed to be abandoned; (2) cannot be located; (3) are being transferred; (4) will be retained for further sampling, or (5) have been previously abandoned.

B.4. Vapor Maps and Other Media

- B.4.a. **Vapor Intrusion Map:** Map(s) showing all locations and results for samples taken to investigate the vapor intrusion pathway, in relation to remaining soil and groundwater contamination, including sub-slab, indoor air, soil vapor, ambient air, and communication testing. Show locations and footprints of affected structures and utility corridors, and/or where residual contamination poses a future risk of vapor intrusion.
- B.4.b. **Other media of concern (e.g., sediment or surface water):** Map(s) showing all sampling locations and results for other media investigation. Include the date of sample collection and identify where any standards are exceeded.
- B.4.c. **Other:** Include any other relevant maps and figures not otherwise noted above. (This section may remain blank)

Documentation of Remedial Action (Attachment C)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc).
- If the documentation requested below is "not applicable" to the site-specific circumstances, include a brief explanation to support that conclusion.
- If the documentation requested below has already been submitted to the Department, please note the title and date of the report for that particular document requested.
 - C.1. **Site investigation documentation**, that has not otherwise been previously submitted.
 - C.2. **Investigative waste** disposal documentation.
 - C.3. **NR 720.19 analysis**, assumptions and calculations for site specific RCLs (SSRCLs) , with justification, including EPA Soil Screening Level Model Calculations and results.
 - C.4. **Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.
 - C.5. **Decommissioning of Remedial Systems**. Include plans to properly abandon any systems or equipment upon receiving conditional closure.
 - C.6. **Photos**. For sites or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system. Include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features should be visible and discernible. Photographs must be labeled with the site name, the features shown, location and the date on which the photograph was taken.
 - C.7. **Other**. Include any other relevant documentation not otherwise noted above. (This section may remain blank)

Maintenance Plan(s) (Attachment D)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

When one or more "maintenance plans" are required for a site closure, include in each maintenance plan all required information in sections D.1. through D.5. below, and attach the plan(s) in Attachment D. The following "model" maintenance plans can be located at: (1) Maintenance plan for a engineering control or cover: <http://dnr.wi.gov/topic/Brownfields/documents/maintenance-plan.pdf>; and (2) Maintenance plan for vapor intrusion: http://dnr.wi.gov/topic/Brownfields/documents/appendix5_606.pdf.

- D.1. **Location map(s)** which show(s): (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) and all property boundaries.
- D.2. **Brief descriptions** of the type, depth and location of residual contamination.
- D.3. **Description of maintenance action(s)** required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
- D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter.
- D.5. **Contact information**, including the name, address and phone number of the individual or facility who will be conducting the maintenance.

Monitoring Well Information (Attachment E)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

Attach monitoring well construction and development forms (DNR FORM 4400-113 A and B: http://dnr.wi.gov/topic/groundwater/documents/forms/4400_113_1_2.pdf) for all wells that will remain in-use, be transferred to another party or that could not be located. A figure of these wells should be included in Attachment B.3.d.

Select One:

- No monitoring wells were required as part of this response action.
- All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site
- Select One or More:**
 - Not all monitoring wells can be located, despite good faith efforts. Attachment E must include description of efforts made to locate the "lost" wells.
 - One or more wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address and email for the new owner(s).
 - One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason(s) the well(s) will remain in use.

Notifications to Owners of Impacted Properties (Attachment F)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

- State law requires that the responsible party provide a 30-day, written advance notice (i.e., a letter) to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned.
- A model "template letter" for these mandatory notifications can be downloaded at: <http://dnr.wi.gov/files/PDF/pubs/rr/RR919.pdf>.

Check all that apply to the site-specific circumstances of this case closure:

	A. Impacted Source Property and Owner is not Conducting Cleanup	B. Impacted Right of Way	C. Impacted Off-Site Property Owner	Impacted Property Notification Situations: Ch. NR 726 Appendix A Letter
1.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Residual groundwater contamination exceeds Ch. NR 140 Wis. Administrative Code enforcement standards.
2.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Residual soil contamination that attains or exceeds standards is present after the remedial action is complete, and must be properly managed should it be excavated or removed.
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An engineered cover or a soil barrier (e.g. pavement) must be maintained over contaminated soil for direct contact or groundwater infiltration concerns.
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Industrial land use soil standards were used for the clean-up standard.
5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vapor mitigation system (or other specific vapor protection) must be operated and maintained.
6.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor assessment needed if use changes.
7.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural impediment.
8.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lost, transferred or open monitoring wells.
9.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not Applicable.

If any of the previous boxes in rows 1 thru 8 were checked, include the following as part of Attachment F:

- FORM 4400-246;
- Copy of each letter sent, 30 days or more prior to requesting closure; and
- Proof of receipt for each letter.
- For this site closure, 12 (number) property (ies) has/have been impacted, the owners have been notified, and copies of the letters and receipts are included in Attachment F.

Source Legal Documents (Attachment G)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

Include all of the following documents, in this order, in Attachment G:

- G.1. **Deeds - Source Property and Other Impacted Properties:** The most recent deed with legal descriptions clearly labeled for (1) the **Source Property** (where the contamination originated) and (2) all **off-source** (off-site) properties where letters were required to be sent per the ch. NR 700, Wis. Adm. Code, rule series (e.g., off-site cover maintenance required, lost monitoring well, off-site cover property impacts to groundwater exceeding the ch. NR 140, Wis. Adm. Code).
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.
- G.2. **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)).
- G.3. **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- G.4. **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

Signatures and Findings for Closure Determination

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

Check the correct signature block below for this case closure request, and have the proper environmental professional(s) sign this document, in accordance with the ch. NR 700 Wis. Adm. Code rule series. Both boxes may be checked if applicable to this case closure.

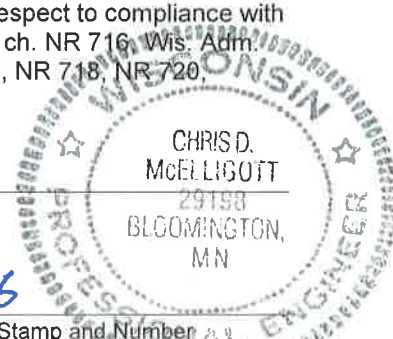
- A response action(s) for this site addresses groundwater contamination (including natural attenuation remedies). In this situation, the closure request must be prepared by, or under the supervision of, a professional engineer and a hydrogeologist, as defined in ch. NR 712, Wis. Adm. Code. Include both signatures provided below with the submittal.
- The response action(s) for this site addresses media other than groundwater. In this situation, the case closure request must be prepared by, or under the supervision of, a professional engineer, as defined in ch. NR 712, Wis. Adm. Code. The "engineering certification" language below, at a minimum, must be signed.

Engineering Certification

I Christopher D. McElligott hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this case closure request has been prepared in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. All phases of work necessary to obtain data, develop conclusions, recommendations and prepare submittals for this case closure request have been prepared by me, or their preparation has been supervised by me. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Christopher D. McElligott
Printed Name

Sr. Engineer
Title



CD McElligott
Signature

6/25/13
Date

#29198-6
P.E. Stamp and Number

Hydrogeologist Certification

I Kelton D. Barr hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. All phases of work necessary to address groundwater contamination including obtaining data, developing conclusions, recommendations and preparing submittals for this case closure request have been prepared by me, or their preparation has been supervised by me. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Kelton D. Barr
Printed Name

Principal Hydrogeologist
Title

[Signature]
Signature

6/25/13
Date

Project # LC-06-02184
 Dorprop, LLC - One Hour Cleaners
 1817 Jackson Street
 La Crosse, Wisconsin

Table A.1.1.

DMW-1 Groundwater Analytical Results
 (concentrations are in µg/L)

Date	Vinyl Chloride	Trichloroethene (TCE)	Tetrachloroethene (PCE)	Carbon Tetrachloride	Bromodichloromethane	Chlorodibromomethane	Chloroform
NR140 ES ¹	0.2	5	5	5	0.6	60	6
NR 140 PAL ²	0.02	0.5	0.5	0.5	0.06	6	0.6
1/24/2002	<2.5	<2.4	890	<2.4	<2.4	<2.2	<2.3
1/3/2003	<0.11	<0.39	86	<0.47	<0.23	<0.84	<0.45
4/9/2003	<0.18	<0.48	11	<0.49	<0.56	<0.81	<0.37
5/18/2004	<0.18	<0.48	6.9	<0.49	<0.56	<0.81	<0.37
7/20/2006	<0.20	<0.20	<i>3.1</i>	<0.50	<0.20	<0.20	<0.20
10/5/2006	<0.20	<0.20	5.8	<0.50	1.8	1.0	2.4
1/2/2007	<0.20	<0.20	9	<0.50	0.86	0.39	<i>1.3</i>
8/13/2008	<0.20	<0.20	<i>1.5</i>	<0.50	<0.20	<0.20	<0.20
11/21/2008	<0.20	<0.20	<i>2.7</i>	<0.50	<0.20	<0.20	<0.20
2/9/2009	<0.20	<0.20	<i>3.2</i>	<0.50	<0.20	<0.20	<0.20
5/6/2009	<0.20	<0.20	<i>3.7</i>	<0.50	<0.20	<0.20	<0.20
8/4/2009	<0.20	<0.20	<i>3.1</i>	<0.50	<0.20	<0.20	<0.20
11/18/2009	<0.20	<0.20	<i>2.8</i>	<0.50	<0.20	<0.20	0.35
2/2/2010	<0.20	<0.20	<i>3.4</i>	<0.80	<0.20	<0.20	<0.20
5/10/2010	<0.20	<0.20	<i>3.3</i>	<0.80	<0.20	<0.20	<0.20
8/27/2010	<0.20	<0.20	<i>0.95</i>	<0.80	<0.20	<0.20	<0.20
11/10/2010	<0.20	<0.20	<i>2.0</i>	<0.80	<0.20	<0.20	<0.20
2/21/2011	<0.20	<0.20	<i>1.9</i>	<0.80	<0.20	<0.20	<0.20
5/31/2011	<0.20	<0.20	<i>2.7</i>	<0.80	<0.20	<0.20	<0.20
8/23/2011	<0.20	<0.20	<i>1.2</i>	<0.80	<0.20	<0.20	<0.20

Notes:

Sources for Wisconsin groundwater standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

BOLD values exceed NR140 ES

values in *italics* exceed NR140 PAL

Project # LC-06-02184
Dorprop, LLC - One Hour Cleaners
1817 Jackson Street
La Crosse, Wisconsin

Table A.1.2.

DMW-2 Groundwater Analytical Results
(concentrations are in µg/L)

Date	Vinyl Chloride	Trichloroethene (TCE)	Tetrachloroethene (PCE)	Carbon Tetrachloride	Bromodichloromethane	Chlorodibromomethane	Chloromethane	Chloroform	Bromoform	Dibromomethane
NR140 ES ¹	0.2	5	5	5	0.6	60	3	6	4.4	NS
NR 140 PAL ²	0.02	0.5	0.5	0.5	0.06	6	0.3	0.6	0.44	NS
1/3/2003	<0.11	<0.39	<0.63	<0.47	<0.23	<0.84	ND	<0.45	ND	ND
4/9/2003	<0.18	<0.48	<0.45	<0.49	<0.56	<0.81	ND	<0.37	ND	ND
5/18/2004	<0.18	<0.48	<0.45	<0.49	<0.56	<0.81	ND	<0.37	ND	ND
7/20/2006	<0.20	<0.20	<0.50	<0.50	<0.20	<0.20	ND	<0.20	ND	ND
10/5/2006	<0.20	<0.20	<0.50	<0.50	<0.20	<0.20	ND	<0.20	ND	ND
1/2/2007	<0.20	<0.20	<0.50	<0.50	<0.20	<0.20	ND	<0.20	ND	ND
8/13/2008	<0.20	<0.20	<0.50	<0.50	<0.20	<0.20	ND	<0.20	ND	ND
11/21/2008	<0.20	<0.20	<0.50	<0.50	<0.20	<0.20	<i>0.48</i>	<0.20	ND	ND
2/9/2009	<0.20	<0.20	<0.50	<0.50	<0.20	<0.20	<0.30	<0.20	ND	ND
5/6/2009	<0.20	<0.20	<0.50	<0.50	<0.20	<0.20	<0.30	<0.20	ND	ND
8/4/2009	<0.20	<0.20	<0.50	<0.50	<0.20	<0.20	<0.30	<0.20	ND	ND
11/18/2009	<0.20	<0.20	<0.50	<0.50	<0.20	<0.20	<0.30	<0.20	ND	ND
2/2/2010	<0.20	<0.20	<0.50	<0.80	<0.20	<0.20	<0.30	<0.20	ND	ND
5/10/2010	<0.20	<0.20	<0.50	<0.80	<0.20	1.9	<0.30	0.21	ND	ND
8/27/2010	<0.20	<0.20	<0.50	<0.80	2.0	1.1	<0.30	3.6	ND	ND
11/10/2010	<0.20	<0.20	<0.50	<0.80	3.3	2.4	<0.30	4.6	ND	ND
2/21/2011	<0.20	<0.20	<0.50	<0.80	3.8	2.6	<0.30	5.3	0.36	0.26
5/31/2011	<0.20	<0.20	<0.50	<0.80	0.74	0.57	<0.30	<i>0.97</i>	2.4	<0.20
8/23/2011	<0.20	<0.20	<0.50	<0.80	1.4	1.2	<0.30	<i>1.7</i>	<i>0.44</i>	<0.20

Notes:

Sources for Wisconsin groundwater standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

BOLD values exceed NR140 ES
values in *italics* exceed NR140 PAL

ND - No Detection above laboratory detection limits

NS - No standard established

Project # LC-06-02184
 Dorprop, LLC - One Hour Cleaners
 1817 Jackson Street
 La Crosse, Wisconsin

Table A.1.3.

DMW-3 Groundwater Analytical Results
 (concentrations are in µg/L)

Date	Vinyl Chloride	Trichloroethene (TCE)	Tetrachloroethene (PCE)	Carbon Tetrachloride	Bromodichloromethane	Chlorodibromomethane	Chloroform	1,2,4-Trichlorobenzene	Chloromethane
NR140 ES ¹	0.2	5	5	5	0.6	60	6	70	3
NR 140 PAL ²	0.02	0.5	0.5	0.5	0.06	6	0.6	14	0.3
1/3/2003	<0.11	<0.39	<0.63	<0.47	<0.23	<0.84	<0.45	ND	ND
4/9/2003	<0.18	<0.48	<0.45	<0.49	<0.56	<0.81	<0.37	ND	ND
5/18/2004	<0.18	<0.48	<0.45	<0.49	<0.56	<0.81	<0.37	ND	ND
7/20/2006	<0.20	<0.20	<0.50	<0.50	<0.20	<0.20	<0.20	<0.20	ND
10/5/2006	<0.20	<0.20	<i>1.2</i>	<0.50	<0.20	<0.20	<0.20	0.27	ND
1/2/2007	<0.20	<0.20	<i>1.1</i>	<0.50	<0.20	<0.20	<0.20	<0.25	ND
8/13/2008	<0.20	<0.20	<0.50	<0.50	<0.20	<0.20	<0.20	<0.25	<i>0.87</i>
11/21/2008	<0.20	<0.20	<0.50	<0.50	<0.20	<0.20	<0.20	<0.25	<i>0.44</i>
2/9/2009	<0.20	<0.20	<0.50	<0.50	<0.20	<0.20	<0.20	<0.25	<0.30
5/6/2009	<0.20	<0.20	<0.50	<0.50	<0.20	<0.20	<0.20	<0.25	<0.30
8/4/2009	<0.20	<0.20	<0.50	<0.50	<0.20	<0.20	<0.20	<0.25	<0.30
11/18/2009	<0.20	<0.20	<0.50	<0.50	<0.20	<0.20	<0.20	<0.25	<0.30
2/2/2010	<0.20	<0.20	<0.50	<0.50	<0.20	<0.20	<0.20	<0.25	<0.30
5/10/2010	<0.20	<0.20	<0.50	<0.50	<0.20	<0.20	<0.20	<0.25	<0.30
8/27/2010	<0.20	<0.20	<0.50	<0.80	<0.20	<0.20	<0.20	<0.25	<0.30
11/10/2010	<0.20	<0.20	<0.50	<0.80	<0.20	<0.20	<0.20	<0.25	<0.30
2/21/2011	<0.20	<0.20	<0.50	<0.80	<0.20	<0.20	<0.20	<0.25	<0.30
5/31/2011	<0.20	<0.20	<0.50	<0.80	<0.20	<0.20	<0.20	<0.25	<0.30
8/23/2011	<0.20	<0.20	<0.50	<0.80	<0.20	<0.20	<0.20	<0.25	0.30

Notes:

Sources for Wisconsin groundwater standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

BOLD values exceed NR140 ES
 values in *italics* exceed NR140 PAL

ND - No Detection above laboratory detection limits

Project # LC-06-02184
Dorprop, LLC - One Hour Cleaners
1817 Jackson Street
La Crosse, Wisconsin

Table A.1.4.

DMW-4 Groundwater Analytical Results
(concentrations are in µg/L)

Date	Vinyl Chloride	Trichloroethene (TCE)	Tetrachloroethene (PCE)	Carbon Tetrachloride	Bromodichloromethane	Chlorodibromomethane	Chloroform	1,2-Dichloroethane
NR140 ES ¹	0.2	5	5	5	0.6	60	6	5
NR 140 PAL ²	0.02	0.5	0.5	0.5	0.06	6	0.6	0.5
1/3/2003	<0.11	<0.39	23	<0.47	<0.23	<0.84	<0.45	ND
4/9/2003	<0.18	<0.48	39	<0.49	<0.56	<0.81	<0.37	ND
5/18/2004	<3.6	<9.6	1,400	<9.8	<11	<16	<7.4	ND
7/19/2006	<0.80	<0.80	260	<2.0	<0.80	<0.80	<0.80	ND
10/5/2006	<0.80	<i>0.88</i>	400	<2.0	<0.80	<0.80	<0.80	ND
1/2/2007	<1.6	<1.6	360	<4.0	<1.6	<1.6	<1.6	ND
8/13/2008	<0.80	<0.80	310	<2.0	<0.80	<0.80	<0.80	ND
11/21/2008	<0.40	<0.40	130	<1.0	<i>0.52</i>	<0.40	<i>0.68</i>	ND
2/9/2009	<0.20	<0.20	69	<0.50	0.91	<i>0.56</i>	<i>1.4</i>	ND
5/6/2009	<0.20	<0.20	54	<0.50	1.0	<i>0.44</i>	<i>1.7</i>	<i>0.59</i>
8/5/2009	<0.20	<0.20	64	<0.50	1.3	<i>0.60</i>	<i>2.3</i>	<i>1.4</i>
11/18/2009	<0.20	<0.20	56	<0.50	1.6	<i>0.54</i>	<i>2.7</i>	<i>1.2</i>
2/2/2010	<0.20	<0.20	65	<0.80	<i>0.55</i>	<0.20	<i>1.1</i>	<0.50
5/10/2010	<0.20	<0.20	23	<0.80	<i>0.38</i>	<i>1.9</i>	<i>0.89</i>	<0.50
8/27/2010	<0.20	<0.20	18	<0.80	<0.20	<0.20	<i>0.34</i>	<0.50
11/10/2010	<0.20	<0.20	18	<0.80	<i>0.27</i>	<0.20	<i>0.58</i>	<0.50
2/22/2011	<0.20	<0.20	13	<0.80	<i>0.32</i>	<0.20	<i>0.78</i>	<0.50
5/31/2011	<0.20	<0.20	9.2	<0.80	<i>0.52</i>	<0.20	<i>1.0</i>	<0.50
8/22/2011	<0.20	<0.20	12	<0.80	<0.20	<0.20	<0.20	<0.50

Notes:

Sources for Wisconsin groundwater standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

BOLD values exceed NR140 ES

values in *italics* exceed NR140 PAL

ND - No Detection above laboratory detection limits

Project # LC-06-02184
Dorprop, LLC - One Hour Cleaners
1817 Jackson Street
La Crosse, Wisconsin

Table A.1.5.

DMW-4P Groundwater Analytical Results
(concentrations are in µg/L)

Date	Vinyl Chloride	Trichloroethene (TCE)	Tetrachloroethene (PCE)	Carbon Tetrachloride	Bromodichloromethane	Chlorodibromomethane	Chloroform	cis-1,2-Dichloroethene	1,2-Dibromoethane (EDB)	1,2-Dichloroethane
NR140 ES ¹	0.2	5	5	5	0.6	60	6	70	0.05	5
NR 140 PAL ²	0.02	0.5	0.5	0.5	0.06	6	0.6	7	0.005	0.5
5/18/2004	<7.2	<19	4,700	<20	<22	<32	<15	ND	ND	ND
7/19/2006	<0.20	<0.20	92	<0.50	<0.20	<0.20	<0.20	1.2	ND	ND
10/5/2006	<0.20	0.75	420	<0.50	<0.20	<0.20	0.22	1.4	ND	ND
1/2/2007	<4.0	<4.0	1,000	<10	<4.0	<4.0	<4.0	<10	ND	ND
8/13/2008	<0.80	<0.80	190	<2.0	3.0	1.6	3.8	<2.0	ND	ND
11/21/2008	<2.0	<2.0	430	<5.0	3.1	<2.0	3.5	<5.0	ND	ND
2/9/2009	<0.20	<0.20	53	<0.50	1.8	0.42	3.4	<0.50	ND	ND
5/6/2009	<0.20	<0.20	30	<0.50	1.5	0.38	2.6	<0.50	ND	ND
8/5/2009	<0.20	<0.20	27	<0.50	1.2	0.44	1.7	<0.50	0.24	0.70
11/18/2009	<0.20	<0.20	29	<0.50	1.5	0.39	3.1	<0.50	0.37	1.40
2/2/2010	<0.20	<0.20	23	<0.80	1.5	<0.20	3.3	<0.50	0.23	<0.50
5/10/2010	<0.20	<0.20	14	<0.80	1.4	2.0	3.6	<0.50	<0.20	<0.50
8/27/2010	<0.20	<0.20	13	<0.80	1.6	0.26	3.7	<0.50	<0.20	<0.50
11/10/2010	<0.20	<0.20	12	<0.80	1.8	0.29	3.7	<0.50	<0.20	<0.50
2/22/2011	<0.20	<0.20	9.8	<0.80	1.6	<0.20	3.8	<0.50	<0.20	<0.50
5/31/2011	<0.20	<0.20	9.3	<0.80	1.5	0.21	3.4	<0.50	<0.20	<0.50
8/22/2011	<0.20	<0.20	14	<0.80	1.4	0.27	2.8	<0.50	<0.20	<0.50

Notes:

Sources for Wisconsin groundwater standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

BOLD values exceed NR140 ES

values in *italics* exceed NR140 PAL

ND - No Detection above laboratory detection limits

Project # LC-06-02184
 Dorprop, LLC - One Hour Cleaners
 1817 Jackson Street
 La Crosse, Wisconsin

Table A.1.6.

MW-1 Groundwater Analytical Results
 (concentrations are in µg/L)

Date	Vinyl Chloride	Trichloroethene (TCE)	Tetrachloroethene (PCE)	Carbon Tetrachloride	Bromodichloromethane	Chlorodibromomethane	Chloroform	Chloromethane
NR140 ES ¹	0.2	5	5	5	0.6	60	6	3
NR 140 PAL ²	0.02	0.5	0.5	0.5	0.06	6	0.6	0.3
4/25/1996	---	---	3.2	---	---	---	---	---
3/3/1997	---	---	1.2	---	---	---	---	---
1/24/2002	<2.5	<2.4	2	<2.4	<0.24	<0.22	<0.23	ND
1/3/2003	<0.11	<0.39	2	<0.47	<0.23	<0.84	<0.45	ND
4/9/2003	<0.18	<0.48	2.1	<0.49	<0.56	<0.81	<0.37	ND
5/18/2004	<0.18	<0.48	2.2	<0.49	<0.56	<0.81	<0.37	ND
7/20/2006	<0.20	<0.20	2.1	<0.50	<0.20	<0.20	<0.20	ND
10/5/2006	<0.20	<0.20	2.4	<0.50	<0.20	<0.20	<0.20	ND
1/2/2007	<0.20	<0.20	3.2	<0.50	<0.20	<0.20	<0.20	<0.20
8/13/2008	<0.20	<0.20	1.4	<0.50	<0.20	<0.20	<0.20	1.4
11/21/2008	<0.20	<0.20	1.8	<0.50	<0.20	<0.20	<0.20	<0.30
2/9/2009	<0.20	<0.20	1.6	<0.50	<0.20	<0.20	<0.20	<0.30
5/6/2009	<0.20	<0.20	1.6	<0.50	<0.20	<0.20	<0.20	<0.30
8/4/2009	<0.20	<0.20	2.1	<0.50	<0.20	<0.20	<0.20	<0.30
11/18/2009	<0.20	<0.20	2.1	<0.50	<0.20	<0.20	<0.20	<0.30
2/2/2010	<0.20	<0.20	1.9	<0.80	<0.20	<0.20	<0.20	<0.30
5/10/2010	<0.20	<0.20	2.9	<0.80	<0.20	<0.20	<0.20	<0.30
8/27/2010	<0.20	<0.20	1.1	<0.80	<0.20	<0.20	<0.20	<0.30
11/10/2010	<0.20	<0.20	0.92	<0.80	<0.20	<0.20	<0.20	<0.30
5/31/2011	<0.20	<0.20	1.3	<0.80	<0.20	<0.20	<0.20	<0.30
8/23/2011	<0.20	<0.20	1.0	<0.80	<0.20	<0.20	<0.20	<0.30

Notes:

Sources for Wisconsin groundwater standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

BOLD values exceed NR140 ES

values in *italics* exceed NR140 PAL

ND - No Detection above laboratory detection limits

Project # LC-06-02184
Dorprop, LLC - One Hour Cleaners
1817 Jackson Street
La Crosse, Wisconsin

Table A.1.7.

MW-2 Groundwater Analytical Results
(concentrations are in µg/L)

Date	Vinyl Chloride	Trichloroethene (TCE)	Tetrachloroethene (PCE)	Carbon Tetrachloride	Bromodichloromethane	Chlorodibromomethane	Chloroform	Chloromethane
NR140 ES ¹	0.2	5	5	5	0.6	60	6	3
NR 140 PAL ²	0.02	0.5	0.5	0.5	0.06	6	0.6	0.3
4/25/1996	---	---	2.2	---	---	---	---	---
3/3/1997	---	---	3.2	---	---	---	---	---
2/26/1999	---	---	2.6	---	---	---	---	---
1/24/2002	<2.5	<2.4	2.8	<2.4	<0.24	<0.22	<0.23	ND
1/3/2003	<0.11	<0.39	2.7	<0.47	<0.23	<0.84	<0.45	ND
4/9/2003	<0.18	<0.48	2.4	<0.49	<0.56	<0.81	<0.37	ND
5/18/2004	<0.18	<0.48	3.1	<0.49	<0.56	<0.81	<0.37	ND
7/20/2006	<0.20	<0.20	2.9	<0.50	<0.20	<0.20	<0.20	ND
10/5/2006	<0.20	<0.20	3.0	<0.50	<0.20	<0.20	<0.20	ND
1/2/2007	<0.20	<0.20	4.0	<0.50	<0.20	<0.20	<0.20	ND
8/13/2008	<0.20	<0.20	3.0	<0.50	0.52	0.32	0.60	ND
11/21/2008	<0.20	<0.20	3.2	<0.50	1.5	0.96	1.9	0.34
2/9/2009	<0.20	<0.20	2.4	<0.50	1.5	0.84	1.9	<0.30
5/6/2009	<0.20	<0.20	2.2	<0.50	1.6	0.86	2.2	<0.30
8/4/2009	<0.20	<0.20	2.8	<0.50	1.2	0.67	1.3	<0.30
11/18/2009	<0.20	<0.20	2.7	<0.50	1.1	0.32	1.7	<0.30
2/2/2010	<0.20	<0.20	2.8	<0.80	0.62	<0.20	0.81	<0.30
5/10/2010	<0.20	<0.20	2.2	<0.80	1.7	1.9	3.7	<0.30
8/27/2010	<0.20	<0.20	1.9	<0.80	1.1	<0.20	2.2	<0.30
11/10/2010	<0.20	<0.20	2.0	<0.80	1.2	<0.20	2.5	<0.30
2/21/2011	<0.20	<0.20	2.3	<0.80	0.21	<0.20	0.41	<0.30
5/31/2011	<0.20	<0.20	1.9	<0.80	0.40	<0.20	0.68	<0.30
8/23/2011	<0.20	<0.20	2.1	<0.80	<0.20	<0.20	0.37	0.33

Notes:

Sources for Wisconsin groundwater standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

BOLD values exceed NR140 ES

values in *italics* exceed NR140 PAL

ND - No Detection above laboratory detection limits

Project # LC-06-02184
 Dorprop, LLC - One Hour Cleaners
 1817 Jackson Street
 La Crosse, Wisconsin

Table A.1.8.

MW-3 Groundwater Analytical Results
 (concentrations are in µg/L)

Date	Vinyl Chloride	Trichloroethene (TCE)	Tetrachloroethene (PCE)	Carbon Tetrachloride	Bromodichloromethane	Chlorodibromomethane	Chloroform
NR140 ES ¹	0.2	5	5	5	0.6	60	6
NR 140 PAL ²	0.02	0.5	0.5	0.5	0.06	6	0.6
4/25/1996	---	---	<i>5.0</i>	---	---	---	---
3/3/1997	---	---	<32	---	---	---	---
2/26/1999	---	---	<2.5	---	---	---	---

Notes:

Sources for Wisconsin groundwater standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

BOLD values exceed NR140 ES

values in *italics* exceed NR140 PAL

Project # LC-06-02184
Dorprop, LLC - One Hour Cleaners
1817 Jackson Street
La Crosse, Wisconsin

Table A.1.9.

MW-4 Groundwater Analytical Results
(concentrations are in µg/L)

Date	Vinyl Chloride	Trichloroethene (TCE)	Tetrachloroethene (PCE)	Carbon Tetrachloride	Bromodichloromethane	Chlorodibromomethane	Chloroform	cis-1,2-Dichloroethene	1,2-Dichloroethane	p-Isopropyltoluene
NR140 ES ¹	0.2	5	5	5	0.6	60	6	70	5	NS
NR 140 PAL ²	0.02	0.5	0.5	0.5	0.06	6	0.6	7	0.5	NS
2/26/1999	---	---	80	---	---	---	---	ND	ND	ND
1/24/2002	<2.5	<2.4	31	<2.4	<0.24	<0.22	<0.23	ND	ND	ND
1/3/2003	<0.11	<0.39	60	<0.47	<0.23	<0.84	<0.45	ND	ND	ND
4/9/2003	<0.18	<0.48	30	<0.49	<0.56	<0.81	<0.37	ND	ND	ND
5/18/2004	<0.36	<0.96	160	<0.98	<1.1	<1.6	<0.74	ND	ND	ND
7/19/2006	<0.80	<0.80	140	<2.0	1.8	1.8	2.3	ND	ND	ND
10/5/2006	<0.20	<0.20	71	<0.50	1.3	1.1	<i>1.4</i>	ND	ND	ND
1/2/2007	<0.20	0.30	260	<0.50	2.4	<0.20	2.3	ND	ND	ND
8/13/2008	<1.0	<1.0	340	<2.5	2.0	<1.0	2.4	ND	ND	ND
11/21/2008	<1.0	<1.0	370	<2.5	1.4	<1.0	2.6	ND	ND	ND
2/9/2009	<0.20	<i>0.65</i>	1,000	<0.50	1.2	<0.20	4.8	ND	ND	ND
5/6/2009	<0.20	<0.20	53	<0.50	0.25	<0.20	0.51	ND	ND	ND
8/4/2009	<0.20	0.32	390	<0.50	2.2	<0.20	4.4	ND	ND	ND
11/18/2009	<3.2	<3.2	1,100	<8.0	<3.2	<3.2	4.8	ND	ND	ND
2/2/2010	<1.0	<1.0	1,300	<4.0	2.0	<1.0	4.0	ND	ND	ND
5/10/2010	<0.40	0.46	97	<1.6	1.6	<0.40	4.0	ND	ND	ND
8/27/2010	<0.20	0.22	74	<0.80	2.3	<0.20	5.0	0.74	ND	ND
11/10/2010	<0.20	<0.20	56	<0.80	1.7	<0.20	3.6	<0.50	ND	ND
2/22/2011	<0.20	0.24	79	<0.80	2.2	<0.20	4.0	0.79	ND	ND
5/31/2011	<0.20	<0.20	37	<0.80	2.2	<0.20	4.2	<0.50	<i>1.5</i>	1.2
8/23/2011	<0.20	<0.20	30	<0.80	1.9	<0.20	4.1	<0.50	<i>1.1</i>	<0.20

Notes:

Sources for Wisconsin groundwater standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

BOLD values exceed NR140 ES

values in *italics* exceed NR140 PAL

ND - No Detection above laboratory detection limits

Project # LC-06-02184
 Dorprop, LLC - One Hour Cleaners
 1817 Jackson Street
 La Crosse, Wisconsin

Table A.1.10.

MW-5 Groundwater Analytical Results
 (concentrations are in µg/L)

Date	Vinyl Chloride	Trichloroethene (TCE)	Tetrachloroethene (PCE)	Carbon Tetrachloride	Bromodichloromethane	Chlorodibromomethane	Chloroform
NR140 ES ¹	0.2	5	5	5	0.6	60	6
NR 140 PAL ²	0.02	0.5	0.5	0.5	0.06	6	0.6
4/25/1996	---	---	7.6	---	---	---	---
3/3/1997	---	---	2.6	---	---	---	---
2/26/1999	---	---	4.5	---	---	---	---
1/24/2002	<2.5	<2.4	6.1	<2.4	<0.24	<0.22	<0.23
1/3/2003	<0.11	<0.39	6.4	<0.47	<0.23	<0.84	<0.45
5/18/2004	<0.18	<0.48	3.9	<0.49	<0.56	<0.81	<0.37
7/20/2006	<0.20	<0.20	6.9	<0.50	<0.20	<0.20	<0.20
10/5/2006	<0.20	<0.20	4.9	<0.50	1.2	0.69	<i>1.5</i>
1/2/2007	<0.20	<0.20	4.5	<0.50	0.68	0.38	<i>0.75</i>
8/13/2008	<0.20	<0.20	4.4	<0.50	<0.20	<0.20	<0.20
11/21/2008	<0.20	<0.20	5.4	<0.50	<0.20	<0.20	<0.20
2/9/2009	<0.20	<0.20	4.7	<0.50	<0.20	<0.20	<0.20
5/6/2009	<0.20	<0.20	3.8	<0.50	<0.20	<0.20	0.41
8/4/2009	<0.20	<0.20	4.6	<0.50	<0.20	<0.20	<0.20
11/18/2009	<0.20	<0.20	4.3	<0.50	0.90	<0.20	1.6
2/2/2010	<0.20	<0.20	4.4	<0.80	<0.20	<0.20	0.31
5/10/2010	<0.20	<0.20	4.1	<0.80	<0.20	<0.20	<0.20
8/27/2010	<0.20	<0.20	3.0	<0.80	<0.20	<0.20	<0.20
11/10/2010	<0.20	<0.20	3.7	<0.80	<0.20	<0.20	<0.20
2/21/2011	<0.20	<0.20	3.8	<0.80	<0.20	<0.20	<0.20
5/31/2011	<0.20	<0.20	2.9	<0.80	<0.20	<0.20	<0.20
8/23/2011	<0.20	<0.20	3.2	<0.80	<0.20	<0.20	<0.20

Notes:

Sources for Wisconsin groundwater standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

BOLD values exceed NR140 ES
 values in *italics* exceed NR140 PAL

Project # LC-06-02184
Dorprop, LLC - One Hour Cleaners
1817 Jackson Street
La Crosse, Wisconsin

Table A.1.11.

MW-6 Groundwater Analytical Results
(concentrations are in µg/L)

Date	Vinyl Chloride	Trichloroethene (TCE)	Tetrachloroethene (PCE)	Carbon Tetrachloride	Bromodichloromethane	Chlorodibromomethane	Chloroform	Chloromethane	Bromoform
NR140 ES ¹	0.2	5	5	5	0.6	60	6	3	4.4
NR 140 PAL ²	0.02	0.5	0.5	0.5	0.06	6	0.6	0.3	0.44
2/26/1999	---	---	540	---	---	---	---	---	---
1/24/2002	<2.5	<2.4	140	<2.4	<2.4	<2.2	<2.3	ND	NA
1/3/2003	<0.55	<1.9	750	<2.3	<1.2	<4.2	<2.2	ND	NA
4/9/2003	<0.45	<1.2	380	<1.2	<1.4	<2.0	<0.92	ND	NA
5/18/2004	<0.18	<0.48	76	<0.49	1.4	1.3	<i>1.1</i>	ND	NA
7/20/2006	<0.20	<0.20	18	<0.50	1.9	1.4	2.4	ND	0.21
10/5/2006	<0.20	<0.20	33	<0.50	1.7	1.2	<i>2.1</i>	ND	<0.20
1/2/2007	<0.20	<0.20	44	<0.50	1.4	0.99	<i>1.5</i>	ND	<0.20
8/13/2008	<0.20	<0.20	9.8	<0.50	2.5	0.75	3.7	ND	<0.20
11/21/2008	<0.20	<0.20	14	<0.50	1.9	0.39	<i>3.0</i>	<i>0.52</i>	<0.20
2/9/2009	<0.20	<0.20	13	<0.50	1.7	<0.20	<i>3.4</i>	<0.30	<0.20
5/6/2009	<0.20	<0.20	9.6	<0.50	1.4	<0.20	3.7	<0.30	<0.20
8/4/2009	<0.20	<0.20	10	<0.50	2.0	<0.20	3.2	<0.30	<0.20
11/18/2009	<0.20	<0.20	12	<0.50	2.3	<0.20	3.7	<0.30	<0.20
2/2/2010	<0.20	<0.20	13	<0.80	2.2	<0.20	2.8	<0.30	<0.20
5/10/2010	<0.20	<0.20	8.1	<0.80	2.7	<0.20	3.0	<0.30	<0.20
8/27/2010	<0.20	<0.20	6.6	<0.80	3.8	<0.20	4.7	<0.30	<0.20
11/10/2010	<0.20	<0.20	6.1	<0.80	3.9	<0.20	4.9	<0.30	<0.20
2/22/2011	<0.20	<0.20	11	<0.80	2.6	0.21	2.8	<0.30	<0.20
5/31/2011	<0.20	<0.20	<i>4.0</i>	<0.80	2.9	<0.20	4.7	<0.30	<0.20
8/23/2011	<0.20	<0.20	8.5	<0.80	1.9	0.56	2.4	<0.30	<0.20

Notes:

Sources for Wisconsin groundwater standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

BOLD values exceed NR140 ES

values in *italics* exceed NR140 PAL

NA = Not Analyzed

ND = No Detection above laboratory detection limits

Project # LC-06-02184
 Dorprop, LLC - One Hour Cleaners
 1817 Jackson Street
 La Crosse, Wisconsin

Table A.1.12.

MW-7 Groundwater Analytical Results
 (concentrations are in µg/L)

Date	Vinyl Chloride	Trichloroethene (TCE)	Tetrachloroethene (PCE)	Carbon Tetrachloride	Bromodichloromethane	Chlorodibromomethane	Chloroform	1,2-Dichloroethane
NR140 ES ¹	0.2	5	5	5	0.6	60	6	5
NR 140 PAL ²	0.02	0.5	0.5	0.5	0.06	6	0.6	0.5
2/26/1999	---	---	200	---	---	---	---	---
1/24/2002	<1.3	<1.2	120	<1.2	<1.2	<1.1	<1.2	ND
1/3/2003	<2.2	<7.8	2,200	<9.4	<4.6	<17	<9.0	ND
4/9/2003	<3.6	<9.6	2,500	<9.8	<11	<16	<7.4	ND
5/18/2004	<9.0	<24	5,200	<24	<28	<40	<18	ND
7/20/2006	<0.80	<0.80	160	<2.0	<0.80	<0.80	<0.80	ND
10/5/2006	<0.80	<0.80	350	<2.0	<0.80	<0.80	<0.80	ND
1/2/2007	<1.0	<1.0	2,700	<2.5	2.2	<1.0	2	ND
8/13/2008	<0.20	0.24	82	<0.50	1.1	0.75	1.5	ND
11/21/2008	<0.40	<0.40	100	<1.0	1.3	<0.40	2.2	ND
2/9/2009	<0.20	<0.20	16	<0.50	2.6	1.2	4.4	1.0
5/6/2009	<0.20	<0.20	68	<0.50	0.56	<0.20	1.1	2.7
8/5/2009	<0.20	<0.20	19	<0.50	1.2	0.27	2.1	0.76
11/18/2009	<0.20	<0.20	<i>1.6</i>	<0.50	1.2	0.20	1.8	<0.50
2/2/2010	<0.20	<0.20	17	<0.80	2.8	0.43	4.4	<0.50
5/10/2010	<0.20	<0.20	20	<0.80	2.2	2.0	4.2	<0.50
8/27/2010	<0.20	<0.20	18	<0.80	2.6	0.46	4.8	<0.50
11/10/2010	<0.20	<0.20	12	<0.80	3.0	0.59	4.6	<0.50
2/22/2011	<0.20	<0.20	11	<0.80	2.4	0.65	3.4	<0.50
5/31/2011	<0.20	<0.20	8.1	<0.80	1.5	0.54	2.0	<0.50
8/23/2011	<0.20	<0.20	11	<0.80	0.27	<0.20	0.39	<0.50

Notes:

Sources for Wisconsin groundwater standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

BOLD values exceed NR140 ES

values in *italics* exceed NR140 PAL

ND = No Detection above laboratory detection limits

Project # LC-06-02184
 Dorprop, LLC - One Hour Cleaners
 1817 Jackson Street
 La Crosse, Wisconsin

Table A.1.13.

MW-8 Groundwater Analytical Results
 (concentrations are in µg/L)

Date	Vinyl Chloride	Trichloroethene (TCE)	Tetrachloroethene (PCE)	Carbon Tetrachloride	Bromodichloromethane	Chlorodibromomethane	Chloroform	Chloromethane	Bromoform
NR140 ES ¹	0.2	5	5	5	0.6	60	6	3	4.4
NR 140 PAL ²	0.02	0.5	0.5	0.5	0.06	6	0.6	0.3	0.44
5/18/2004	<0.18	<0.48	3.4	<0.49	<0.56	<0.81	<0.37	ND	ND
7/19/2006	<0.20	<0.20	97	<0.50	<0.20	<0.20	<0.20	ND	ND
10/5/2006	<0.20	<0.20	11	<0.50	<0.20	<0.20	<0.20	ND	ND
1/2/2007	<0.20	<0.20	10	<0.50	<0.20	<0.20	<0.20	ND	ND
8/13/2008	<0.20	<0.20	1.7	<0.50	<0.20	<0.20	<0.20	ND	ND
11/21/2008	<0.20	<0.20	<0.50	<0.50	4.9	3.6	5.9	0.41	ND
2/9/2009	<0.20	<0.20	<0.50	<0.50	5.1	3.7	6.5	<0.30	0.94
5/6/2009	<0.20	<0.20	0.83	<0.50	5.0	3.5	6.2	<0.30	0.97
8/5/2009	<0.20	<0.20	1.1	<0.59	2.0	1.8	2.2	<0.30	0.52
11/18/2009	<0.20	<0.20	5.2	<0.50	0.45	0.38	0.65	<0.30	<0.20
2/2/2010	<0.20	<0.20	19	<0.80	0.26	<0.20	0.33	<0.30	<0.20
5/10/2010	<0.20	<0.20	14	<0.80	<0.20	<0.20	<0.20	<0.30	<0.20
8/27/2010	<0.20	<0.20	6.4	<0.80	0.24	<0.20	0.45	<0.30	<0.20
11/10/2010	<0.20	<0.20	9.7	<0.80	0.30	<0.20	0.53	<0.30	<0.20
2/21/2011	<0.20	<0.20	3.4	<0.80	<0.20	<0.20	0.22	<0.30	<0.20
5/31/2011	<0.20	<0.20	2.9	<0.80	<0.20	<0.20	<0.20	<0.30	<0.20
8/22/2011	<0.20	<0.20	1.8	<0.80	<0.20	<0.20	<0.20	<0.30	<0.20

Notes:

Sources for Wisconsin groundwater standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

BOLD values exceed NR140 ES

values in *italics* exceed NR140 PAL

ND - No Detection above laboratory detection limits

Project # LC-06-02184
Dorprop, LLC - One Hour Cleaners
1817 Jackson Street
La Crosse, Wisconsin

Table A.1.14.

MW-8P Groundwater Analytical Results
(concentrations are in µg/L)

Date	Vinyl Chloride	Trichloroethene (TCE)	Tetrachloroethene (PCE)	Carbon Tetrachloride	Bromodichloromethane	Bromoform	Chlorodibromomethane	Chloroform	1,2-Dichloroethane	1,2-Dibromoethane
NR140 ES ¹	0.2	5	5	5	0.6	44	60	6	5	0.05
NR 140 PAL ²	0.02	0.5	0.5	0.5	0.06	4.4	6	0.6	0.5	0.005
5/18/2004	<0.18	<0.48	5.3	<0.49	<0.56	ND	<0.81	<0.37	ND	ND
7/19/2006	<0.80	<0.80	1,700	<2.0	<0.80	ND	<0.80	<0.80	ND	ND
10/5/2006	<5.0	<5.0	600	<12	<5.0	ND	<5.0	<5.0	ND	ND
1/2/2007	<0.40	<0.40	120	<1.0	1.6	ND	1.5	<i>1.6</i>	ND	ND
8/13/2008	<0.20	<0.20	38	<0.50	4.2	ND	3.5	4.8	ND	ND
11/21/2008	<0.20	<0.20	<i>0.80</i>	<0.50	2.1	0.34	1.3	2.8	ND	ND
2/9/2009	<0.20	<0.20	81	<0.50	4.2	0.72	3.2	6.0	ND	ND
5/6/2009	<0.20	0.34	210	<0.50	3.2	0.38	2.1	4.0	ND	ND
8/5/2009	<0.20	0.22	170	<0.50	1.5	<0.20	0.69	2.4	ND	ND
11/18/2009	<0.80	<0.80	280	<2.0	1.4	<0.80	<0.80	3.2	ND	ND
2/2/2010	<0.20	<0.20	93	<0.80	1.4	<0.20	0.46	2.2	ND	ND
5/10/2010	<0.20	<0.20	43	<0.80	1.4	<0.20	2.1	2.9	ND	ND
8/27/2010	<0.20	<0.20	40	<0.80	1.4	<0.20	0.35	2.8	ND	ND
11/10/2010	<0.20	<0.20	47	<0.80	1.0	<0.20	0.38	<i>1.8</i>	ND	ND
2/21/2011	<0.20	<0.20	41	<0.80	0.78	<0.20	0.33	<i>1.4</i>	<i>0.61</i>	ND
5/31/2011	<0.20	<0.20	34	<0.80	0.91	<0.20	0.34	<i>1.6</i>	<i>0.85</i>	0.34
8/22/2011	<0.20	<0.20	35	<0.80	0.63	<0.20	<0.20	<i>1.2</i>	<0.50	<0.20

Notes:

Sources for Wisconsin groundwater standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

BOLD values exceed NR140 ES

values in *italics* exceed NR140 PAL

ND - No Detection above laboratory detection limits

Project # LC-06-02184
Dorprop, LLC - One Hour Cleaners
1817 Jackson Street
La Crosse, Wisconsin

Table A.1.15.

MW-9 Groundwater Analytical Results
(concentrations are in µg/L)

Date	Vinyl Chloride	Trichloroethene (TCE)	Tetrachloroethene (PCE)	Carbon Tetrachloride	Bromodichloromethane	Chlorodibromomethane	Chloroform	Chloromethane	Bromoform
NR140 ES ¹	0.2	5	5	5	0.6	60	6	3	4.4
NR 140 PAL ²	0.02	0.5	0.5	0.5	0.06	6	0.6	0.3	0.44
5/18/2004	<0.18	<0.48	2.0	<0.49	<0.56	<0.81	<0.37	ND	ND
7/19/2006	<0.20	<0.20	34	<0.50	<0.20	<0.20	<0.20	ND	ND
10/5/2006	<0.20	<0.20	27	<0.50	<0.20	<0.20	<0.20	ND	ND
1/2/2007	<0.20	<0.20	4.6	<0.50	<0.20	<0.20	<0.20	ND	ND
8/13/2008	<0.20	<0.20	10	<0.50	<0.20	<0.20	<0.20	ND	ND
11/21/2008	<0.20	<0.20	<0.50	<0.50	4.3	3.1	4.9	0.42	ND
2/9/2009	<0.20	<0.20	0.63	<0.50	3.5	2.4	5.2	<0.30	0.49
5/6/2009	<0.20	<0.20	1.2	<0.50	4.8	3.2	6.7	<0.30	0.82
8/4/2009	<0.20	<0.20	1.4	<0.50	2.7	2.1	3.4	<0.30	0.39
11/18/2009	<0.20	<0.20	5.7	<0.50	3.0	2.0	4.8	<0.30	0.32
2/2/2010	<0.20	<0.20	14	<0.80	2.0	1.3	2.8	<0.30	<0.20
5/10/2010	<0.20	<0.20	6.8	<0.80	1.5	2.6	2.2	<0.30	<0.20
8/27/2010	<0.20	<0.20	15	<0.80	0.77	0.34	1.4	<0.30	<0.20
11/10/2010	<0.20	<0.20	8.0	<0.80	0.82	0.49	0.99	<0.30	<0.20
2/21/2011	<0.20	<0.20	15	<0.80	0.78	0.43	1.0	<0.30	<0.20
5/31/2011	<0.20	<0.20	14	<0.80	0.46	0.26	0.50	<0.30	<0.20
8/23/2011	<0.20	<0.20	2.7	<0.80	3.2	2.4	4.1	0.30	0.69

Notes:

Sources for Wisconsin groundwater standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

BOLD values exceed NR140 ES

values in *italics* exceed NR140 PAL

ND - No Detection above laboratory detection limits

Project # LC-06-02184
 Dorprop, LLC - One Hour Cleaners
 1817 Jackson Street
 La Crosse, Wisconsin

Table A.1.16.

MW-10 Groundwater Analytical Results
 (concentrations are in µg/L)

Date	Vinyl Chloride	Trichloroethene (TCE)	Tetrachloroethene (PCE)	Carbon Tetrachloride	Bromodichloromethane	Chlorodibromomethane	Chloroform
NR140 ES ¹	0.2	5	5	5	0.6	60	6
NR 140 PAL ²	0.02	0.5	0.5	0.5	0.06	6	0.6
8/13/2008	<0.20	<0.20	<i>0.54</i>	<0.50	0.42	<0.20	<i>1.4</i>
11/21/2008	<0.20	<0.20	<i>0.68</i>	<0.50	<0.20	<0.20	0.26
2/9/2009	<0.20	<0.20	<i>0.61</i>	<0.50	0.27	<0.20	<i>1.7</i>
5/6/2009	<0.20	<0.20	<i>0.57</i>	<0.50	<0.20	<0.20	<i>1.1</i>
8/5/2009	<0.20	<0.20	<i>0.68</i>	<0.50	0.53	<0.20	<i>3.4</i>
11/18/2009	<0.20	<0.20	<i>0.53</i>	<0.50	0.35	<0.20	<i>2.6</i>
2/2/2010	<0.20	<0.20	<0.50	<0.80	0.29	<0.20	<i>1.9</i>
5/10/2010	<0.20	<0.20	<i>0.56</i>	<0.80	0.25	<0.20	<i>1.7</i>
8/27/2010	<0.20	<0.20	<i>0.51</i>	<0.80	<0.20	<0.20	<i>1.7</i>
11/10/2010	<0.20	<0.20	<0.50	<0.80	<0.20	<0.20	<0.20
2/21/2011	<0.20	<0.20	<0.50	<0.80	<0.20	<0.20	0.20
5/31/2011	<0.20	<0.20	<0.50	<0.80	<0.20	<0.20	0.86
8/22/2011	<0.20	<0.20	<0.50	<0.80	<0.20	<0.20	<0.20

Notes:

Sources for Wisconsin groundwater standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

BOLD values exceed NR140 ES

values in *italics* exceed NR140 PAL

Project # LC-06-02184
Dorprop, LLC - One Hour Cleaners
1817 Jackson Street
La Crosse, Wisconsin

Table A.1.17.

MW-10P Groundwater Analytical Results
(concentrations are in µg/L)

Date	Vinyl Chloride	Trichloroethene (TCE)	Tetrachloroethene (PCE)	Carbon Tetrachloride	Bromodichloromethane	Chlorodibromomethane	Chloroform	Chloromethane
NR140 ES ¹	0.2	5	5	5	0.6	60	6	3
NR 140 PAL ²	0.02	0.5	0.5	0.5	0.06	6	0.6	0.3
8/13/2008	<0.20	<0.20	<i>0.83</i>	<0.50	1.5	<0.20	5.2	ND
11/21/2008	<0.20	<0.20	<i>1.1</i>	<0.50	1.5	<0.20	4.8	<i>0.44</i>
2/9/2009	<0.20	<0.20	<i>0.97</i>	<0.50	1.2	<0.20	3.5	<0.30
5/6/2009	<0.20	<0.20	<i>1.2</i>	<0.50	0.86	<0.20	2.3	<0.30
8/5/2009	<0.20	<0.20	<i>0.96</i>	<0.50	<i>0.55</i>	<0.20	<i>1.3</i>	<0.30
11/18/2009	<0.20	<0.20	<i>1.5</i>	<0.50	<i>0.40</i>	<0.20	<i>0.68</i>	<0.30
2/2/2010	<0.20	<0.20	<i>2.2</i>	<0.80	<i>0.35</i>	<0.20	0.54	<0.30
5/10/2010	<0.20	<0.20	<i>2.6</i>	<0.80	<i>0.44</i>	<0.20	<i>0.68</i>	<0.30
8/27/2010	<0.20	<0.20	<i>2.8</i>	<0.80	<i>0.37</i>	<0.20	<i>0.75</i>	<0.30
11/10/2010	<0.20	<0.20	<i>2.7</i>	<0.80	<i>0.41</i>	<0.20	<i>0.82</i>	<0.30
2/21/2011	<0.20	<0.20	<i>2.6</i>	<0.80	<i>0.43</i>	<0.20	<i>0.97</i>	<0.30
5/31/2011	<0.20	<0.20	<i>2.5</i>	<0.80	<i>0.26</i>	<0.20	0.49	<0.30
8/22/2011	<0.20	<0.20	<i>2.4</i>	<0.80	<0.20	<0.20	0.27	<0.30

Notes:

Sources for Wisconsin groundwater standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

BOLD values exceed NR140 ES

values in *italics* exceed NR140 PAL

ND - No Detection above laboratory detection limits

Project # LC-06-02184
Dorprop, LLC - One Hour Cleaners
1817 Jackson Street
La Crosse, Wisconsin

Table A.1.18.

Discrete Direct-Push Groundwater Sampling Results
August 10, 2006
(concentrations are in µg/L)

Boring Number Depth (feet bgs)	GP-20 120	GP-21 40	GP-21 80	GP-21 120	GP-22 80	GP-22 120	GP-23 40	GP-23 80	GP-23 120	NR140 ES ¹	NR 140 PAL ²
Bromodichloromethane	<0.20	<i>0.55</i>	<0.20	<0.20	0.66	<0.20	<0.20	<0.20	<0.20	0.6	0.06
Chlorodibromomethane	<0.20	0.24	<0.20	<0.20	0.35	<0.20	<0.20	<0.20	<0.20	60	6
Chloroform	0.27	<i>1.1</i>	<i>0.92</i>	0.29	<i>1.2</i>	<0.20	<0.20	<0.20	<0.20	6	0.6
Chloromethane	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	3	0.3
Naphthalene	0.58	<0.25	0.36	0.36	<0.25	<0.25	<0.25	0.26	<0.25	40	8
Tetrachloroethene	2.4	<i>1.1</i>	<0.50	<0.50	2.5	<0.50	2.0	<i>1.9</i>	<i>0.63</i>	5	0.5
Toluene	0.52	0.29	0.52	0.60	0.20	0.72	0.30	0.45	0.45	1,000	200
1,2,4 Trimethylbenzene	0.34	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	70	14
Xylenes, Total	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	10,000	1,000

Boring Number Depth (feet bgs)	GP-24 40	GP-24 80	GP-24 120	GP-25 40	GP-25 80	GP-25 120	Duplicate (GP-22 @ 80')	Field Blank	Trip Blank	NR140 ES ¹	NR 140 PAL ²
Bromodichloromethane	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.64	<0.20	<0.20	0.6	0.06
Chlorodibromomethane	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.37	<0.20	<0.20	60	6
Chloroform	<0.20	<i>1.4</i>	<0.20	<0.20	<0.20	<0.20	<i>1.2</i>	<0.20	<0.20	6	0.6
Chloromethane	<0.20	<i>0.34</i>	<0.20	<0.20	0.25	0.29	<0.20	<0.20	<0.20	3	0.3
Naphthalene	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	40	8
Tetrachloroethene	<0.50	<0.50	<0.50	<i>4.2</i>	28	<0.50	2.5	<0.50	<0.50	5	0.5
Toluene	0.44	0.35	0.57	<0.20	0.24	0.33	0.36	<0.20	<0.20	1,000	200
1,2,4 Trimethylbenzene	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	70	14
Xylenes, Total	0.51	<0.50	0.56	<0.50	<0.50	<0.50	0.51	<0.50	<0.50	10,000	1,000

Sources for Wisconsin groundwater standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

BOLD values exceed NR140 ES

Values in *italics* exceed NR140 PAL

Table A.1.19.
GROUNDWATER ANALYTICAL DATA

Date	Vinyl Chloride	TCE	PCE	Carbon Tetrachloride	Bromodi-chloromethane	Chlorodibromomethane	Chloroform	Water Level (Feet MSL)
DMW-1	Top of Well Screen (msl): 636.38			Length of Well Screen:			10	
01/24/02	<2.5	<2.4	890	<2.4	<2.4	<2.2	<2.3	631.73
01/03/03	<0.11	<0.39	86	<0.47	<0.23	<0.84	<0.45	632.23
04/09/03	<0.18	<0.48	11	<0.49	<0.56	<0.81	<0.37	632.24
05/18/04	<0.18	<0.48	6.9	<0.49	<0.56	<0.81	<0.37	632.00
DMW-2	Top of Well Screen (msl): 634.83			Length of Well Screen:			10	
01/03/03	<0.11	<0.39	<0.63	<0.47	<0.23	<0.84	<0.45	632.27
04/09/03	<0.18	<0.48	<0.45	<0.49	<0.56	<0.81	<0.37	632.27
05/18/04	<0.18	<0.48	<0.45	<0.49	<0.56	<0.81	<0.37	631.99
DMW-3	Top of Well Screen (msl): 637.26			Length of Well Screen:			10	
01/03/03	<0.11	<0.39	<0.63	<0.47	<0.23	<0.84	<0.45	632.17
04/09/03	<0.18	<0.48	<0.45	<0.49	<0.56	<0.81	<0.37	632.18
05/18/04	<0.18	<0.48	<0.45	<0.49	<0.56	<0.81	<0.37	631.96
DMW-4	Top of Well Screen (msl): 636.18			Length of Well Screen:			10	
01/03/03	<0.11	<0.39	23	<0.47	<0.23	<0.84	<0.45	632.20
04/09/03	<0.18	<0.48	39	<0.49	<0.56	<0.81	<0.37	632.20
05/18/04	<3.6	<9.6	1,400	<9.8	<11	<16	<7.4	631.97
DMW-4P	Top of Well Screen (msl): 606.84			Length of Well Screen:			5	
05/18/04	<7.2	<19	4,700	<20	<22	<32	<15	631.96
MW-1	Top of Well Screen (msl): 631.97			Length of Well Screen:			15	
04/25/96	-	-	3.2	-	-	-	-	632.49
03/03/97	-	-	1.2	-	-	-	-	631.84
01/24/02	<2.5	<2.4	2	<2.4	<0.24	<0.22	<0.23	631.75
01/03/03	<0.11	<0.39	2	<0.47	<0.23	<0.84	<0.45	632.23
04/09/03	<0.18	<0.48	2.1	<0.49	<0.56	<0.81	<0.37	632.24
05/18/04	<0.18	<0.48	2.2	<0.49	<0.56	<0.81	<0.37	632.01
MW-2	Top of Well Screen (msl): 635.04			Length of Well Screen:			15	
04/25/96	-	-	2.2	-	-	-	-	632.50
03/03/97	-	-	3.2	-	-	-	-	631.85
02/26/99	-	-	2.6	-	-	-	-	632.15
01/24/02	<2.5	<2.4	2.8	<2.4	<0.24	<0.22	<0.23	631.78
01/03/03	<0.11	<0.39	2.7	<0.47	<0.23	<0.84	<0.45	632.25
04/09/03	<0.18	<0.48	2.4	<0.49	<0.56	<0.81	<0.37	632.26
05/18/04	<0.18	<0.48	3.1	<0.49	<0.56	<0.81	<0.37	632.03
MW-3	Top of Well Screen (msl): abandoned			Length of Well Screen:			15	
04/25/96	-	-	5.0	-	-	-	-	632.51
03/03/97	-	-	<32	-	-	-	-	631.86
02/26/99	-	-	<2.5	-	-	-	-	632.21
MW-4	Top of Well Screen (msl): 631.23			Length of Well Screen:			15	
02/26/99	-	-	80	-	-	-	-	632.09
01/24/02	<2.5	<2.4	31	<2.4	<0.24	<0.22	<0.23	631.71
01/03/03	<0.11	<0.39	60	<0.47	<0.23	<0.84	<0.45	632.21
04/09/03	<0.18	<0.48	30	<0.49	<0.56	<0.81	<0.37	632.21
05/18/04	<0.36	<0.96	160	<0.98	<1.1	<1.6	<0.74	631.96

Table A.1.19. (continued)
GROUNDWATER ANALYTICAL DATA

Date	Vinyl Chloride	TCE	PCE	Carbon Tetrachloride	Bromodi-chloromethane	Chlorodibromomethane	Chloroform	Water Level (Feet MSL)
MW-5		Top of Well Screen (msl): 632.23				Length of Well Screen:		15
04/25/96	-	-	7.6	-	-	-	-	632.49
03/03/97	-	-	2.6	-	-	-	-	631.83
02/26/99	-	-	4.5	-	-	-	-	632.12
01/24/02	<2.5	<2.4	6.1	<2.4	<0.24	<0.22	<0.23	631.74
01/03/03	<0.11	<0.39	6.4	<0.47	<0.23	<0.84	<0.45	632.25
05/18/04	<0.18	<0.48	3.9	<0.49	<0.56	<0.81	<0.37	632.01
MW-6		Top of Well Screen (msl): 631.94				Length of Well Screen:		15
02/26/99	-	-	540	-	-	-	-	632.11
01/24/02	<2.5	<2.4	140	<2.4	<2.4	<2.2	<2.3	631.74
01/03/03	<0.55	<1.9	750	<2.3	<1.2	<4.2	<2.2	632.23
04/09/03	<0.45	<1.2	380	<1.2	<1.4	<2.0	<0.92	632.25
05/18/04	<0.18	<0.48	76	<0.49	1.4	1.3	1.1	632.00
MW-7		Top of Well Screen (msl): 633.58				Length of Well Screen:		15
02/26/99	-	-	200	-	-	-	-	632.08
01/24/02	<1.3	<1.2	120	<1.2	<1.2	<1.1	<1.2	631.71
01/03/03	<2.2	<7.8	2,200	<9.4	<4.6	<17	<9.0	632.21
04/09/03	<3.6	<9.6	2,500	<9.8	<11	<16	<7.4	632.21
05/18/04	<9.0	<24	5,200	<24	<28	<40	<18	631.98
MW-8		Top of Well Screen (msl): 635.85				Length of Well Screen:		10
05/18/04	<0.18	<0.48	3.4	<0.49	<0.56	<0.81	<0.37	631.93
MW-8P		Top of Well Screen (msl): 607.23				Length of Well Screen:		5
05/18/04	<0.18	<0.48	5.3	<0.49	<0.56	<0.81	<0.37	631.93
MW-9		Top of Well Screen (msl): 636.17				Length of Well Screen:		10
05/18/04	<0.18	<0.48	2.0	<0.49	<0.56	<0.81	<0.37	632.02
GP-11, 40'		Top of Well Screen (feet bgs): 40				Length of Well Screen:		4
03/04/04	<0.90	<2.4	420	<2.4	<2.8	<4.1	<1.8	
GP-11, 60'		Top of Well Screen (feet bgs): 58				Length of Well Screen:		4
03/04/04	<1.8	<4.8	1,100	<4.9	<5.6	<8.1	<3.7	
GP-11, 80'		Top of Well Screen (feet bgs): 78				Length of Well Screen:		4
03/04/04	<0.45	<1.2	330	<1.2	<1.4	<2.0	<0.92	
GP-12, 40'		Top of Well Screen (feet bgs): 38.5				Length of Well Screen:		4
03/04/04	<0.18	<0.48	54	<0.49	<0.56	<0.81	<0.37	
GP-12, 60'		Top of Well Screen (feet bgs): 58				Length of Well Screen:		4
03/04/04	<0.18	<0.48	59	<0.49	<0.56	<0.81	<0.37	
GP-12, 80'		Top of Well Screen (feet bgs): 78				Length of Well Screen:		4
03/04/04	<0.18	<0.48	31	<0.49	<0.56	<0.81	<0.37	
NR 140 PAL	0.02	0.5	0.5	0.5	0.06	6	0.6	NA
NR 140 ES	0.2	5	5	5	0.6	60	6	NA

Notes: All results in parts per billion (ppb) unless otherwise noted.

100	Indicates sample exceeds the NR 140 preventive action limit (PAL)
100	Indicates sample exceeds the NR 140 enforcement standard (ES)

DCA - dichloroethane

MTBE - methyl t-butyl ether

MSL - mean sea level

NA - not analyzed/applicable

PCE - tetrachloroethene

TCE - trichloroethene

Reference:

This data was collected and reported by Shaw Environmental, Inc. in the Site Investigation Report dated July 8, 2004

Table A.2.1.
SOIL ANALYTICAL DATA

Sample	Date	Depth (feet bgs)	Vinyl Chloride	TCE	PCE	Carbon Tetrachloride	Benzene	Ethylbenzene	Toluene	Total Xylenes	Total TMB	Naphthalene
DMW-1	11/29/01	22-24	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
		39.5-41	<25	<25	<25	<25	<25	<25	<25	<25	<75	<50
DMW-2	12/05/02	37.5-39.5	<25	<25	<25	<25	<25	<25	<25	<50	59	47
DMW-3	12/05/02	40-42	<25	<25	<25	<25	<25	<25	<25	<50	<50	<25
DMW-4	12/05/02	37.5-39.5	<25	<25	<25	<25	<25	<25	<25	<50	<50	<25
MW-8	04/29/04	25-27	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
		40-42	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
MW-9	04/30/04	10-12	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
		40-42	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
GP-1	03/03/04	0-2.5	<25	<25	2,300	<25	<25	<25	<25	<75	<50	<25
		15-17.5	<25	<25	31	<25	<25	<25	<25	<75	<50	<25
		37.5-40	<25	<25	1,400	<25	<25	<25	<25	<75	<50	<25
GP-2	03/03/04	0-2.5	<25	<25	62	<25	<25	<25	<25	<75	<50	<25
		17.5-20	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
GP-3	03/03/04	0-2.5	<25	<25	340	<25	<25	<25	<25	<75	<50	<25
		17.5-20	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
GP-4	03/03/04	0-2.5	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
		15-17.5	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
		40-42.5	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
GP-5	03/03/04	0-2.5	<25	<25	920	<25	<25	<25	<25	<75	<50	<25
		15-17.5	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
GP-6	03/04/04	0-2.5	<25	<25	250	<25	<25	<25	<25	<75	<50	<25
		17.5-20	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
GP-7	03/03/04	0-2.5	<25	<25	610	<25	<25	<25	<25	<75	<50	<25
		25-27.5	<25	<25	39	<25	<25	<25	<25	<75	<50	<25
		40-42.5	<25	<25	540	<25	<25	<25	<25	<75	<50	<25
GP-8	03/03/04	0-2.5	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
		11-13	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
GP-9	03/03/04	0-2.5	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
		11-13	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
GP-10	03/03/04	0-2.5	<28	<28	<28	<28	<28	<28	<28	<75	<50	<28
		11-13	<25	<25	<25	<25	<25	<25	<25	<85	<56	<25
GP-13	05/14/04	0-2.5	<25	<25	5,500	<25	<25	<25	<25	<75	<50	<25
		37.5-40	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
GP-14	05/14/04	0-2.5	<25	<25	3,600	<25	<25	<25	<25	<75	<50	<25
		37.5-40	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
GP-15	05/14/04	0-2.5	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
		37.5-40	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
GP-16	05/14/04	0-2.5	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
		37.5-40	<25	<25	<25	<25	<25	<25	<25	<75	<50	<25
U.S. EPA Generic Soil Screening Level for the Inhalation of Volatiles			30	5,000	11,000	300	800	400,000	650,000	1,290,000	NS	NS
U.S. EPA Generic Soil Screening Level for Groundwater Protection (1 DAF)			0.7	3.0	3.0	3.0	2.0	700	600	29	NS	400 ^a

Notes: All results listed in parts-per-billion unless otherwise indicated

BOLD - Indicates the sample exceeds one or both of the above listed standards.

^a Suggested standard for PAH compounds in soil based on groundwater pathway and non-industrial direct contact pathway (WDNR Pub. RR-519-97)

bgs - below the ground surface

DAF - dilution attenuation factor

NS - no standard

PCE - tetrachloroethene

TCE - trichloroethene

TMB - trimethylbenzene

Reference:

This data was collected and reported by Shaw Environmental, Inc. in the Site Investigation Report dated July 8, 2004

Project # LC-06-02184
Dorprop, LLC - One Hour Cleaners
1817 Jackson Street
La Crosse, Wisconsin

Table A.2.2
Direct-Push Soil Sampling Results - October 2, 2007
(tetrachloroethene (PCE) concentrations are in µg/kg)

Sample Interval (depth in feet)	GP-26	GP-27	GP-28	GP-29	GP-30	GP-31
3' to 5'	<26	110	370	41	33	<27
7' to 9'	<26	<26	<26	<26	<26	<26
12' to 14'	<26	<26	<26	<26	<26	<26
17' to 19'	<27	<26	<27	<27	<26	<26

Sample Interval (depth in feet)	GP-32	GP-33	GP-34	GP-35	GP-36	GP-37
3' to 5'	<26	<26	<26	<26	<26	38
7' to 9'	<26	<26	<26	<26	<26	<26
12' to 14'	<26	<26	<27	<26	<26	<26
17' to 19'	<27	<26	<27	<28	<26	<27

Notes:

PCE STANDARDS

⁵ - U.S. EPA Generic Soil Screening Level for the Inhalation of Volatiles based on the web calculator = 1,900 µg/kg

⁶ - U.S. EPA Generic Soil Screening Level for Ingestion (Non-Industrial Direct-Contact RCL) based on the web calculator = 1,230 µg/kg

⁷ - U.S. EPA Generic Soil Screening Level for Groundwater Protection (Groundwater RCL) based on the web calculator = 4.1 µg/kg

BOLD values exceed Wisconsin Soil Standards or EPA Screening Level

Project # LC-06-02184
Dorprop, LLC - One Hour Cleaners
1817 Jackson Street
La Crosse, Wisconsin

Table A.2.3.
Direct-Push Soil Sampling Results - October 29, 2007
(tetrachloroethene (PCE) concentrations are in µg/kg)

Sample Interval (depth in feet)	GP-38	GP-39	GP-40	GP-41	GP-42	GP-43	GP-44
1' to 3'	100	5,100	<26	180	130	210	52
7' to 9'	<26	<26	<26	<26	<26	<26	<26

Notes:

PCE STANDARDS

⁵ - U.S. EPA Generic Soil Screening Level for the Inhalation of Volatiles based on the web calculator = 1,900 µg/kg

⁶ - U.S. EPA Generic Soil Screening Level for Ingestion (Non-Industrial Direct-Contact RCL) based on the web calculator = 1,230 µg/kg

⁷ - U.S. EPA Generic Soil Screening Level for Groundwater Protection (Groundwater RCL) based on the web calculator = 4.1 µg/kg

BOLD values exceed Wisconsin Soil Standards or EPA Screening Level

Project # LC-06-02184
 Dorprop, LLC - One Hour Cleaners
 1817 Jackson Street
 La Crosse, Wisconsin

Table A.3.
Remedial Excavation Soil Sampling Results - Sidewall and Base Samples
(tetrachloroethene (PCE) concentrations in µg/kg)

Sample Depth	S-1 7/29/2008	S-2 7/29/2008	S-3 7/29/2008	S-4 7/30/2008	S-5 7/30/2008	S-6 7/30/2008	S-7 7/30/2008	S-8 7/30/2008	(S-8) 7/30/2008	S-9 7/30/2008
2.5 ft	<26	<26	<26	370	480	66	<27	31	30	29

Sample Depth	S-10 7/30/2008	S-11 7/30/2008	S-12 7/31/2008	S-13 7/31/2008	Duplicate 2 (S-13) 7/31/2008	S-14 7/31/2008	S-15 7/31/2008	S-16 7/31/2008	S-17 8/13/2008	S-18 8/13/2008
2.5 ft	<26	<27	250	<26	<26	<26	<27	160	51	220

Sample Depth	S-19 8/13/2008	S-20 8/13/2008	S-21 8/13/2008	Duplicate (S-21) 8/13/2008	S-22 9/2/2008	S-23 9/2/2008	S-24 9/2/2008	S-25 9/2/2008	Duplicate (S-25) 9/2/2008	S-26 9/2/2008
2.5 ft	33	660	300	270	<28	81	<28	<27	<27	<27

Sample Depth	B-1 7/29/2008	B-2 7/30/2008	B-3 7/30/2008	B-4 7/30/2008	B-5 7/30/2008	B-6 7/31/2008	B-7 7/31/2008	B-8 7/31/2008	B-9 7/31/2008	B-10 8/13/2008
5 ft	<26	<27	<26	<26	<26	<26	<26	<26	<26	<27

Sample Depth	B-11 8/13/2008	B-12 8/13/2008	B-13 8/13/2008	B-14 8/13/2008	B-15 9/2/2008	B-16 9/2/2008	B-17 9/2/2008	B-18 9/2/2008	B-19
5 ft	<26	<27	<27	35	<27	<27	<26	<26	<26

Notes:

PCE STANDARDS

⁵ - U.S. EPA Generic Soil Screening Level for the Inhalation of Volatiles based on the web calculator = 1,900 µg/kg

⁶ - U.S. EPA Generic Soil Screening Level for Ingestion (Non-Industrial Direct-Contact RCL) based on the web calculator = 1,230 µg/kg

⁷ - U.S. EPA Generic Soil Screening Level for Groundwater Protection (Groundwater RCL) based on the web calculator = 4.1 µg/kg

BOLD values exceed Wisconsin Soil Standards or EPA Screening Level

Project # LC-06-02184
Dorprop, LLC - One Hour Cleaners
1817 Jackson Street
La Crosse, Wisconsin

Table A.4.
Pre and Post Remaining Soil Contamination Soil Analytical Table
(tetrachloroethene (PCE) concentrations in µg/kg)

Sample Location	S-4	S-6	S-8	S-9	S-12	S-16	S-17	S-19	S-23
Date	7/30/2008	7/30/2008	7/30/2008	7/30/2008	7/31/2008	7/31/2008	8/13/2008	8/13/2008	9/2/2008
Depth	2.5 ft	2.5 ft	2.5 ft	2.5 ft	2.5 ft	2.5 ft	2.5 ft	2.5 ft	2.5 ft
PCE Concentration	370	66	31	29	250	160	51	33	81

Sample Location	B-14	GP-30	GP-2*	GP-5*
Date	8/13/2008	10/2/2007	3/3/2004	3/3/2004
Depth	5 ft	3 - 5 ft	0 - 2.5 ft	0 - 2.5 ft
PCE Concentration	35	33	62	920

Notes:

PCE STANDARDS

U.S. EPA Generic Soil Screening Level for the Inhalation of Volatiles based on the web calculator = 1,900 µg/kg

U.S. EPA Generic Soil Screening Level for Ingestion (Non-Industrial Direct-Contact RCL) based on the web calculator = 1,230 µg/kg

U.S. EPA Generic Soil Screening Level for Groundwater Protection (Groundwater RCL) based on the web calculator = 4.1 µg/kg

BOLD values exceed Wisconsin Soil Standards or EPA Screening Level

* sample collected by Shaw Environmental, Inc.

Project # LC-06-02184
Dorprop LLC - One Hour Cleaners
1817 Jackson Street
La Crosse, Wisconsin

Table A.5.1. - Vapor Intrusion Analytical Results

Compound/Parameter	CAS No.	Sample Identifier								Residential Indoor Air VAL (α = 1)	Residential Sub-Slab VAL (α = 0.1)	Residential Shallow Soil-Gas VAL (α = 0.1)	Non-Residential Indoor Air VAL (α = 1)	Non-Residential Sub-Slab VAL (α = 0.1)	Non-Residential Shallow Soil-Gas VAL (α = 0.1)
		1728 Jackson St.	1729 Jackson St.	921 East Avenue	SG-1	SG-2	SS-1	SS-2							
		5/1/2012	5/1/2012	5/1/2012	4/30/2012	4/30/2012	4/30/2012	4/30/2012							
		Res. Indoor Air	Res. Indoor Air	Res. Indoor Air	Res. Soil-Gas	Non-Res. Soil-Gas	Non-Res. Sub-Slab	Non-Res. Sub-Slab							
Volatile Organic Compounds (ug/m³)															
1,2,4-Trimethylbenzene	95-63-6	<4.59	<4.41	<4.79	15	----	<5.13	7.71	7.3	73	73	31	310	310	
1,2-Dichloroethane	107-06-2	<1.89	<1.82	4.8	<2.13	----	<2.11	<2.01	0.94*	9.4	9.4	4.7*	47	47	
1,3,5-Trimethylbenzene	108-67-8	<2.29	<2.21	<2.40	4.96	----	<2.57	2.66	NE	NE	NE	NE	NE	NE	
1,3-Butadiene	106-99-0	<1.07	<1.03	<1.12	1.86	----	<1.20	<1.14	0.81*	8.1	8.1	4.1*	41	41	
2-Butanone (MEK)	78-93-3	<1.38	1.35	4.21	4.52	----	<1.54	3.85	5,200	52,000	52,000	22,000	220,000	220,000	
2-Hexanone	591-78-6	<1.98	<1.91	<2.07	2.36	----	<2.22	<2.11	31	310	310	130	1,300	1,300	
2-Propanol	67-63-0	1.35	<1.14	7.23	<1.34	----	<1.33	1.5	NE	NE	NE	NE	NE	NE	
4-Ethyltoluene	622-96-8	<2.29	<2.21	<2.40	4.57	----	<2.57	<2.44	NE	NE	NE	NE	NE	NE	
Acetone	67-64-1	11.1	6.86	41.4	11.8	----	2.75	13.3	32,000	320,000	320,000	140,000	1,400,000	1,400,000	
Carbon disulfide	75-15-0	<1.40	<1.35	<1.46	3.8	----	<1.56	<1.49	730	7,300	7,300	3,100	31,000	31,000	
Chloroform	67-66-3	<2.19	<2.11	<2.29	<2.48	----	<2.45	2.88	1.1*	11	11	5.3*	53	53	
Chloromethane	74-87-3	1.16	<0.926	<1.01	<1.09	----	<1.08	<1.03	94	940	940	390	3,900	3,900	
cis-1,2-Dichloroethene	156-59-2	<1.85	<1.78	<1.93	<2.09	<2.56	<2.07	<1.97	NE	NE	NE	NE	NE	NE	
Dichlorodifluoromethane	75-71-8	2.67	2.48	2.43	50.1	----	34.2	154	100	1,000	1,000	440	4,400	4,400	
Ethanol	64-17-5	45.6	10.8	537	<4.05	----	6.97	3.9	NE	NE	NE	NE	NE	NE	
Ethyl Acetate	141-78-6	<1.62	<1.56	3.22	<1.83	----	<1.81	<1.72	NE	NE	NE	NE	NE	NE	
Ethylbenzene	100-41-4	<2.03	<1.95	3.25	2.72	----	<2.27	<2.16	9.7*	97	97	49*	490	490	
m,p-Xylenes	179601-23-1	3.96	<3.75	7.04	10.6	----	<4.36	5.37	100	1,000	1,000	440	4,400	4,400	
o-Xylene	95-47-6	<2.03	<1.95	2.54	4.95	----	<2.27	2.65	100	1,000	1,000	440	4,400	4,400	
n-Hexane	110-54-3	<1.58	<1.52	<1.65	<1.79	----	<1.77	1.87	730	7,300	7,300	3,100	31,000	31,000	
Propylene	115-07-1	2.82	1.99	2.69	13.5	----	<0.898	2.73	3,100	31,000	31,000	13,000	130,000	130,000	
Tetrachloroethene	127-18-4	<3.05	<2.93	<3.18	12,200	9,070	5,010	15,500	94*	940	940	470*	4,700	4,700	
Toluene	108-88-3	7.66	<1.69	20.6	3.41	----	<1.97	1.95	5,200	52,000	52,000	22,000	220,000	220,000	
trans-1,2-Dichloroethene	156-60-5	<1.78	<1.71	<1.86	<2.01	<2.46	<1.99	<1.90	63	630	630	260	2,600	2,600	
Trichloroethene	79-01-6	<2.41	<2.32	<2.52	4.3	20.9	5.4	11.9	4.3*	43	43	30*	300	300	
Trichlorofluoromethane	75-69-4	<2.62	<2.52	3.45	3.11	----	<2.93	<2.79	730	7,300	7,300	3,100	31,000	31,000	
Vinyl chloride	75-01-4	<1.19	<1.15	<1.25	<1.35	<1.65	<1.33	<1.27	1.6*	16	16	28*	280	280	

Notes:

ug/m³ = Micrograms per cubic meter.

< = Less than the reporting limit indicated

---- = Not analyzed or calculated for this parameter

NE = Not Established

VAL = Vapor Action Level based on United States Environmental Protection Agency (EPA) Regional Screening Level Summary Table, April 2012

Screening Levels for carcinogens from the EPA table were multiplied by 10 (noted with *) to determine the Wisconsin VAL based on Guidance Document PUB-RR-800, December 2010

α = attenuation factor

BOLD indicated concentration exceeds corresponding Screening Level

Project # LC-06-02184
 Dorprop LLC - One Hour Cleaners
 1817 Jackson Street
 La Crosse, Wisconsin

Table A.5.2. - Vapor Intrusion Analytical Results

Compound/Parameter	CAS No.	Sample Identifier							Non-Residential Indoor Air VAL ($\alpha = 1$)	Non-Residential Sub-Slab VAL ($\alpha = 0.1$)
		SS-3	SS-4	SS-5	SS-6	SS-7	SS-8	Jackson Plaza Basement		
		7/26/2012	7/26/2012	7/26/2012	7/26/2012	7/26/2012	7/26/2012	7/27/2012		
		Non-Res. Sub-Slab	Non-Res. Sub-Slab	Non-Res. Sub-Slab	Non-Res. Sub-Slab	Non-Res. Sub-Slab	Non-Res. Sub-Slab	Non-Res. Indoor Air		
Volatile Organic Compounds (ug/m³)										
cis-1,2-Dichloroethene	156-59-2	<1.93	<1.98	<2.04	<1.92	<1.81	<2.04	<1.92	NE	NE
Tetrachloroethene	127-18-4	29,800	133,000	20,100	2,780	1,730	2,470	25.7	180	1,800
trans-1,2-Dichloroethene	156-60-5	<1.86	<1.91	<1.96	<1.85	<1.74	<1.97	<1.85	260	2,600
Trichloroethene	79-01-6	36	37.2	4.81	<2.50	<2.36	<2.66	<2.50	8.8	88
Vinyl chloride	75-01-4	<1.25	<1.28	<1.31	<1.24	<1.17	<1.32	<1.24	28	280

Notes:

ug/m³ = Micrograms per cubic meter.

< = Less than the reporting limit indicated

NE = Not Established

VAL = Vapor Action Level based on United States Environmental Protection Agency (EPA) Regional Screening Level Summary Table, May 2012

α = attenuation factor

BOLD indicated concentration exceeds corresponding Screening Level

Braun Intertec Corporation
 Johnsrud Enterprises
 Comparison of TO-15 Air Sampling Results
 VOCs Found in Johnsrud Samples at Levels Above 1 ppbv

Table A.5.3. - 1807 Jackson Street Indoor Air Analytical Results

Compound	CAS No.	East Storeroom (Sample -01)		Main Room, Lower Level (Sample -02)		WDNR Action Level*
		August 2012	January 2013	August 2012	January 2013	
Acetone	67-64-1	60.5	7.42	44.1	5.59	N/A
Acrolein	107-02-8	2.49	0.76	2.12	0.74	N/A
Cyclohexane	110-82-7	1.78	0.278	<0.5	0.27	N/A
1,2-Dichloroethane	107-06-2	3.93	0.64	3.87	0.8	0.23
Ethylbenzene	100-41-4	1.07	0.267	1.52	0.264	2.2
4-Ethyltoluene	622-96-8	0.6	0.273	1.3	0.269	N/A
Freon 11 (CCl3F)	75-69-4	4.79	2.04	3.96	2.16	N/A
Freon 113 (C2Cl3F3)	76-13-1	2.03	0.584	1.36	0.651	N/A
Heptane	142-82-5	3.18	0.971	2.36	0.773	N/A
Hexane	110-54-3	3.72	0.562	3.23	0.46	N/A
Methylene chloride	75-09-2	9.41	0.615	5.85	0.475	15
Methyl ethyl ketone	78-93-3	9.07	1.85	5.81	2.06	N/A
Styrene	100-42-5	0.72	ND	1.44	ND	N/A
Tetrachloroethylene	127-18-4	4.98	1.66	5.42	1.55	6.2
Toluene	108-88-3	11.7	1.68	10.8	1.57	1400
1,1,1-Trichloroethane	71-55-6	13.6	0.933	4.38	1.07	940
1,2,4-Trimethylbenzene	95-63-6	1.91	0.404	2.21	0.396	1.5
Vinyl acetate	108-05-4	1.87	0.508	1.86	0.428	N/A
m-Xylene	108-38-3	3.39	0.748	4	0.714	23
o-Xylene	95-47-6	1.42	0.294	1.66	0.293	23
p-Xylene	106-42-3	(Combined with m-xylene in lab reports)				23

NOTES:

For common synonyms of the reported compounds, please see report dated November 1, 2012.

ppbv = parts-per-billion by volume

(xx) = level was less than 1 ppbv

<xx = level less than analytical method limit of detection or limit of quantification

N/A = not applicable; none published in the WDNR 'Quick Look-Up Table'

NMF = not meaningful; numerical result is invalid

* = Action Level for residential occupancy

Tetrachloroethylene (Perc) is the dry-cleaning solvent found in the soils adjoining the Johnsrud property

Reference: **This data was collected and reported by Michaels Engineering**

Project # LC-06-02184
Dorprop, LLC - One Hour Cleaners
1817 Jackson Street
La Crosse, Wisconsin

Table A.6.
Other Media of Concern (e.g., sediment or surface water)

Note: Surface water and sediment was not assessed since the nearest surface water is backwaters of the the Mississippi River located approximately 1 mile west of the site.

Project # LC-06-02184
 Dorprop, LLC - One Hour Cleaners
 1817 Jackson Street
 La Crosse, Wisconsin

Table A.7.

Groundwater Elevation Summary (in feet)

Monitoring Point	Top of Riser Elevation (feet)	01/24/02	01/03/03	04/09/03	05/18/04	06/23/04	06/29/04	07/19/06	10/03/06	01/02/07
DMW-1	672.02	631.73	632.23	632.24	632.00	632.75	633.00	633.17	631.78	631.19
DMW-2	669.79	NI	632.27	632.27	631.99	632.75	633.01	633.20	631.93	631.21
DMW-3	671.58	NI	632.17	632.18	631.96	632.71	632.95	633.10	631.66	631.12
DMW-4	670.58	NI	632.20	632.20	631.97	632.73	632.99	633.13	631.75	631.16
DMW-4P	670.50	NI	NI	NI	631.96	632.72	632.97	633.13	631.75	631.15
MW-1	671.18	631.75	632.23	632.24	632.01	632.76	633.00	633.18	631.79	631.18
MW-2	670.67	631.78	632.25	632.26	632.03	632.78	633.01	633.23	631.83	631.20
MW-4	670.74	631.71	632.21	632.21	631.96	632.74	632.99	633.14	631.78	631.15
MW-5	672.14	631.74	632.25	632.24	632.01	632.76	633.00	633.18	631.79	631.19
MW-6	671.36	631.74	632.23	632.25	632.00	632.75	632.99	633.20	631.84	631.21
MW-7	671.21	631.71	632.21	632.21	631.98	632.73	632.98	633.15	631.77	631.18
MW-8	670.65	NI	NI	NI	631.93	632.70	632.95	633.08	631.71	631.13
MW-8P	670.64	NI	NI	NI	631.93	632.70	632.95	633.07	631.71	631.14
MW-9	670.91	NI	NI	NI	632.02	632.70	632.96	633.08	631.72	631.15
MW-10	669.98	NI	NI	NI	NI	NI	NI	NI	NI	NI
MW-10P	669.93	NI	NI	NI	NI	NI	NI	NI	NI	NI

Monitoring Point	Top of Riser Elevation (feet)	08/13/08	11/18/08	02/09/09	04/30/09	08/04/09	11/17/09	02/01/10	05/10/10	08/26/10
DMW-1	672.02	634.94	633.52	633.22	633.39	632.77	632.27	632.55	633.03	634.00
DMW-2	669.79	635.01	633.50	633.16	633.34	632.74	632.28	632.48	632.94	633.99
DMW-3	671.58	634.94	633.46	633.18	633.36	632.70	632.23	632.54	633.02	633.96
DMW-4	670.58	634.94	633.49	633.16	633.34	632.78	632.22	632.50	633.00	633.95
DMW-4P	670.50	634.94	633.48	633.15	633.34	632.70	632.20	632.49	632.99	633.94
MW-1	671.18	635.03	633.53	633.23	633.39	632.76	632.29	632.57	633.04	634.00
MW-2	670.67	635.06	633.56	633.27	633.41	632.81	632.31	632.61	633.03	634.05
MW-4	670.74	634.94	633.46	633.13	633.33	632.69	632.20	632.51	632.97	633.93
MW-5	672.14	635.02	633.52	633.22	633.40	632.75	632.28	632.56	633.03	634.00
MW-6	671.36	635.03	633.53	633.21	633.38	632.79	632.40	632.54	633.01	634.01
MW-7	671.21	634.96	633.49	633.17	633.35	632.71	632.25	632.50	633.00	633.97
MW-8	670.65	634.87	633.83	633.08	633.30	632.64	632.15	632.45	632.94	633.92
MW-8P	670.64	634.87	633.57	633.08	633.29	632.64	632.16	632.45	632.95	633.92
MW-9	670.91	634.87	633.57	633.06	633.28	632.65	632.15	632.43	632.95	633.92
MW-10	669.98	634.66	633.13	632.86	633.16	632.46	632.01	632.29	632.84	633.79
MW-10P	669.93	634.64	633.12	632.87	633.15	632.44	631.98	632.27	632.82	633.76

Monitoring Point	Top of Riser Elevation (feet)	11/10/10	02/21/11	05/31/11	08/22/11
DMW-1	672.02	635.08	634.57	635.93	635.45
DMW-2	669.79	635.02	634.47	635.85	635.40
DMW-3	671.58	635.07	634.56	635.91	635.43
DMW-4	670.58	635.05	634.50	635.94	635.41
DMW-4P	670.50	635.06	634.49	635.90	635.39
MW-1	671.18	635.09	NM	635.93	635.46
MW-2	670.67	635.09	634.59	635.94	635.52
MW-4	670.74	635.01	634.47	635.88	635.40
MW-5	672.14	635.07	634.57	635.90	635.46
MW-6	671.36	635.07	634.57	635.91	635.48
MW-7	671.21	635.06	634.50	635.91	635.42
MW-8	670.65	634.98	634.45	635.84	635.35
MW-8P	670.64	634.99	634.45	635.84	635.36
MW-9	670.91	634.98	634.43	635.84	635.40
MW-10	669.98	634.86	634.26	635.77	635.17
MW-10P	669.93	634.84	634.23	635.74	635.15

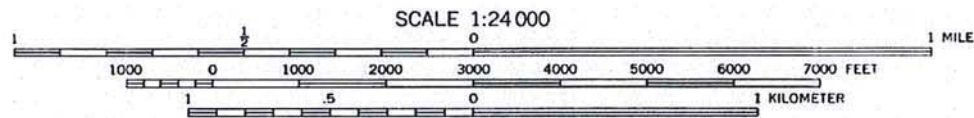
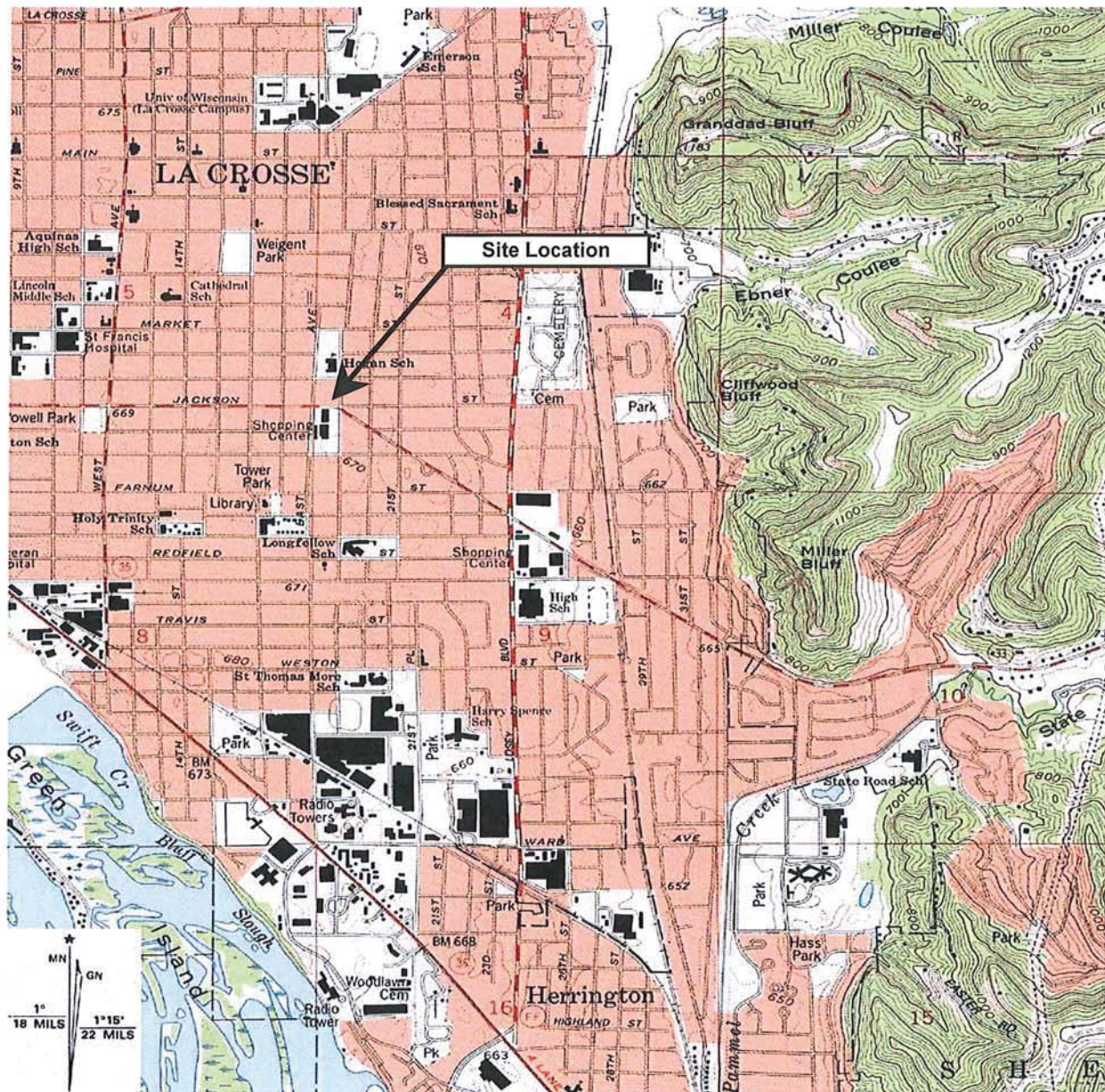
Notes:

Elevations are reported as feet above mean sea level

NI = Not Installed

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

LA CROSSE QUADRANGLE
WISCONSIN-MINNESOTA
7.5 MINUTE SERIES (TOPOGRAPHIC)



CONTOUR INTERVAL 20 FEET
DOTTED LINES REPRESENT 10-FOOT CONTOURS



BRAUNSM
INTERTEC

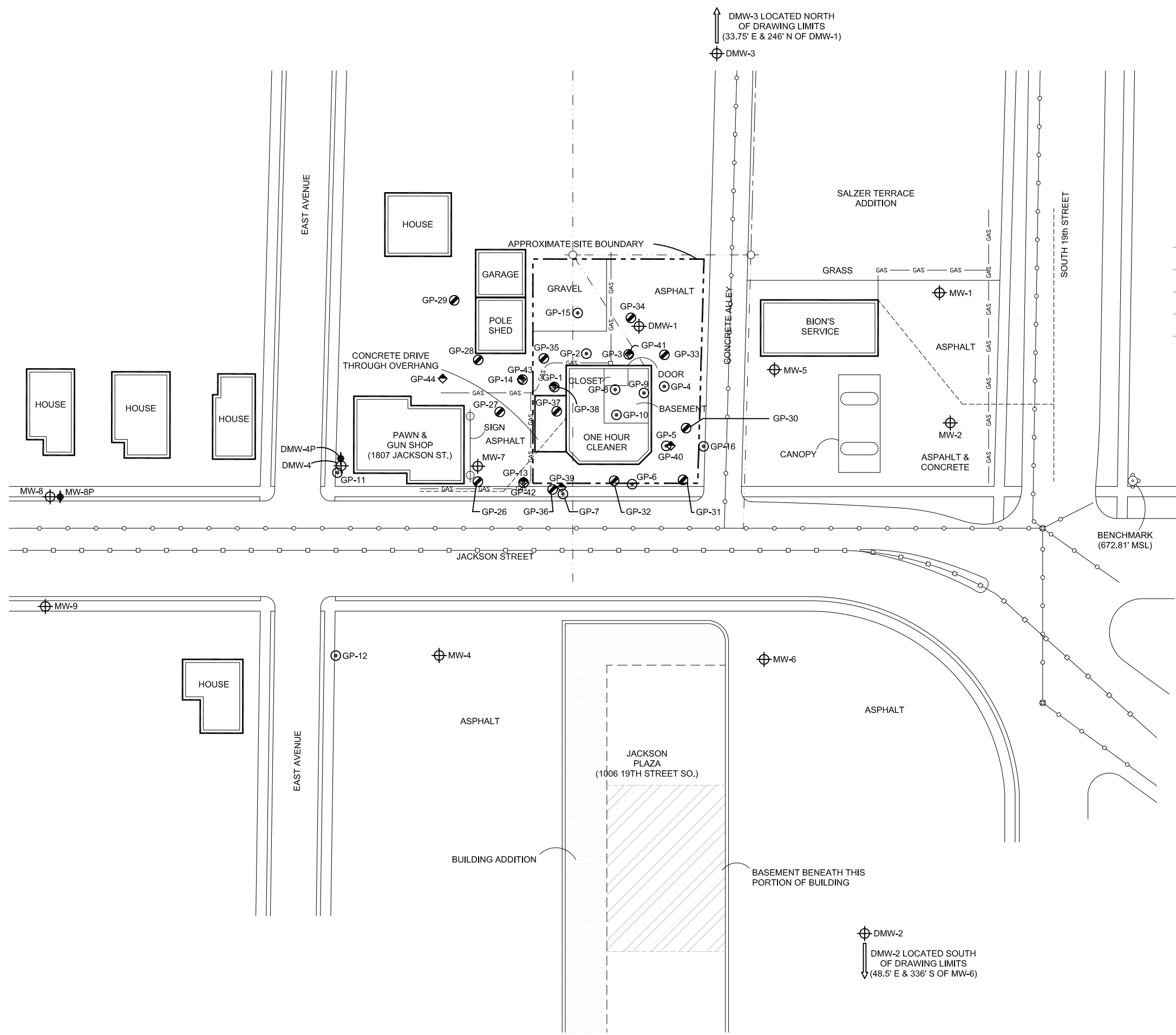
Site Location Map
One Hour Cleaners
1817 Jackson Street
La Crosse, Wisconsin

	DATE	SHEET
DRAWN BY: KLH	7/14/2006	
APP'D BY: MLG	7/14/2006	OF
JOB NO. LC-06-02184		
DWG. NO.	FIGURE NO.	
SCALE	B.1.a.	

- ◆ DENOTES APPROXIMATE LOCATION OF CONFIRMATION SOIL SAMPLES
- ⊕ DENOTES APPROXIMATE LOCATION OF MONITORING WELL
- ⦿ DENOTES APPROXIMATE LOCATION OF PIEZOMETER
- ⊙ DENOTES APPROXIMATE LOCATION OF GEOPROBE BORING (PERFORMED IN 2004)
- ⦿ DENOTES APPROXIMATE LOCATION OF GEOPROBE BORING (PERFORMED IN OCTOBER 2007)

NOTE: PCE CONCENTRATIONS IN µg/kg

- OVERHEAD ELECTRIC
- GAS — GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM SEWER
- ⦿ FIRE HYDRANT
- UTILITY POLE



F:\LC\2006\LC0602184.dwg, Site Map, 3/26/2013 3:53:30 PM

RR Site Map



Legend

- Open Sites (ongoing cleanups)
- Open Sites (ongoing cleanups) - site boundaries shown
- Closed Sites (completed cleanups)
- Closed Sites (completed cleanups) - site boundaries shown
- County Boundary
- Railroads
- County Roads (WDOT)
- County Trunk Highway
- State and U.S. Highways (WDOT)
- State Trunk Highway
- US Highway
- Interstate Highways (WDOT)
- Interstate Highway
- Local Roads (WDOT)
- Civil Towns
- 24K Open Water
- 24K Rivers and Shorelines
- Municipalities

Map created on Mar 18, 2013

Note: Not all RR Sites have been geo-located yet.



Scale: 1:1,999

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

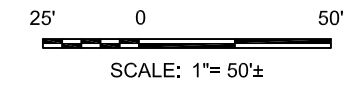
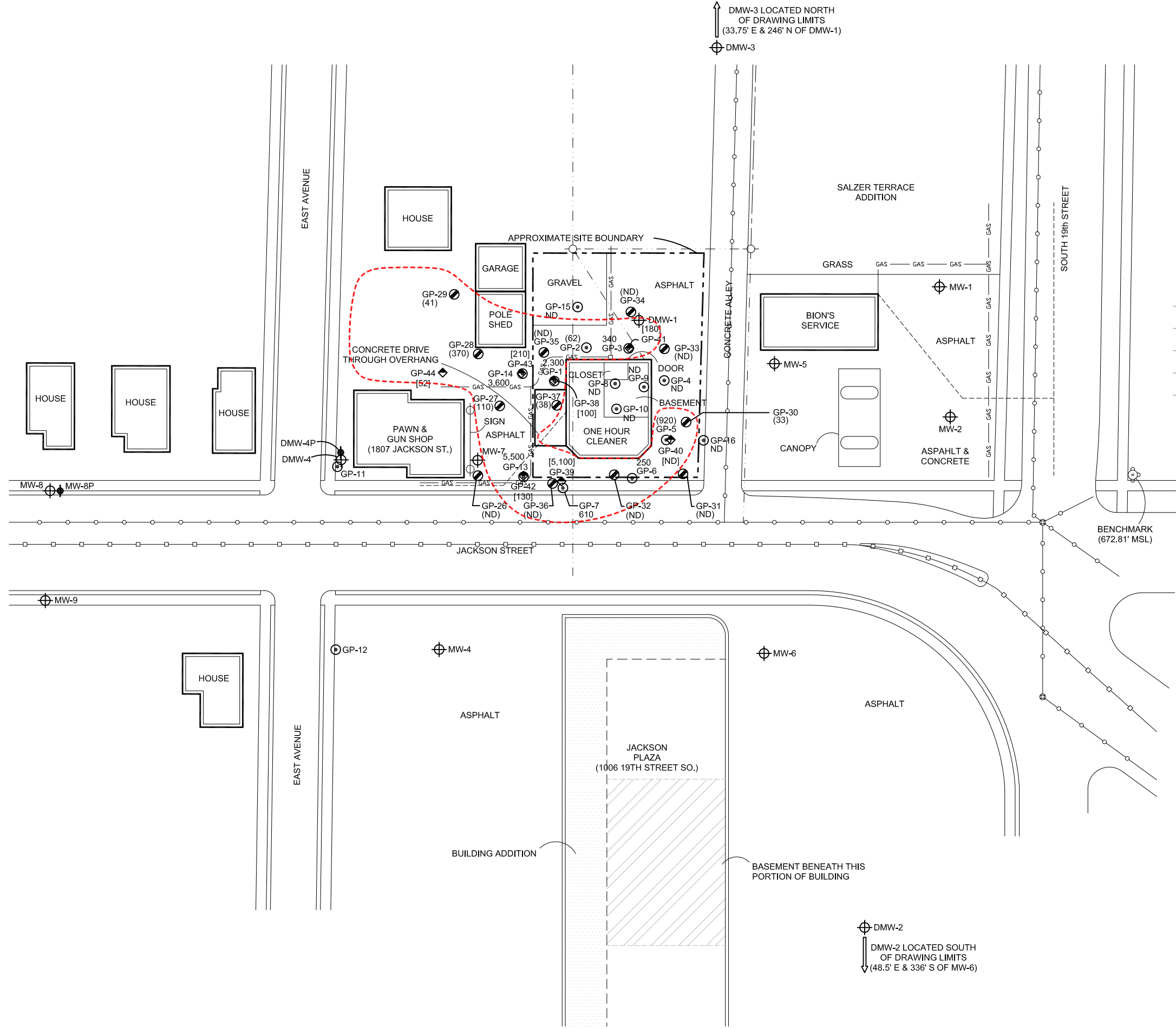
Figure B.1.c.

- ◆ DENOTES APPROXIMATE LOCATION OF CONFIRMATION SOIL SAMPLES
- ⊕ DENOTES APPROXIMATE LOCATION OF MONITORING WELL
- ⦿ DENOTES APPROXIMATE LOCATION OF PIEZOMETER
- ⊙ DENOTES APPROXIMATE LOCATION OF GEOPROBE BORING (PERFORMED IN 2004)
- ⦿ DENOTES APPROXIMATE LOCATION OF GEOPROBE BORING (PERFORMED IN OCTOBER 2007)

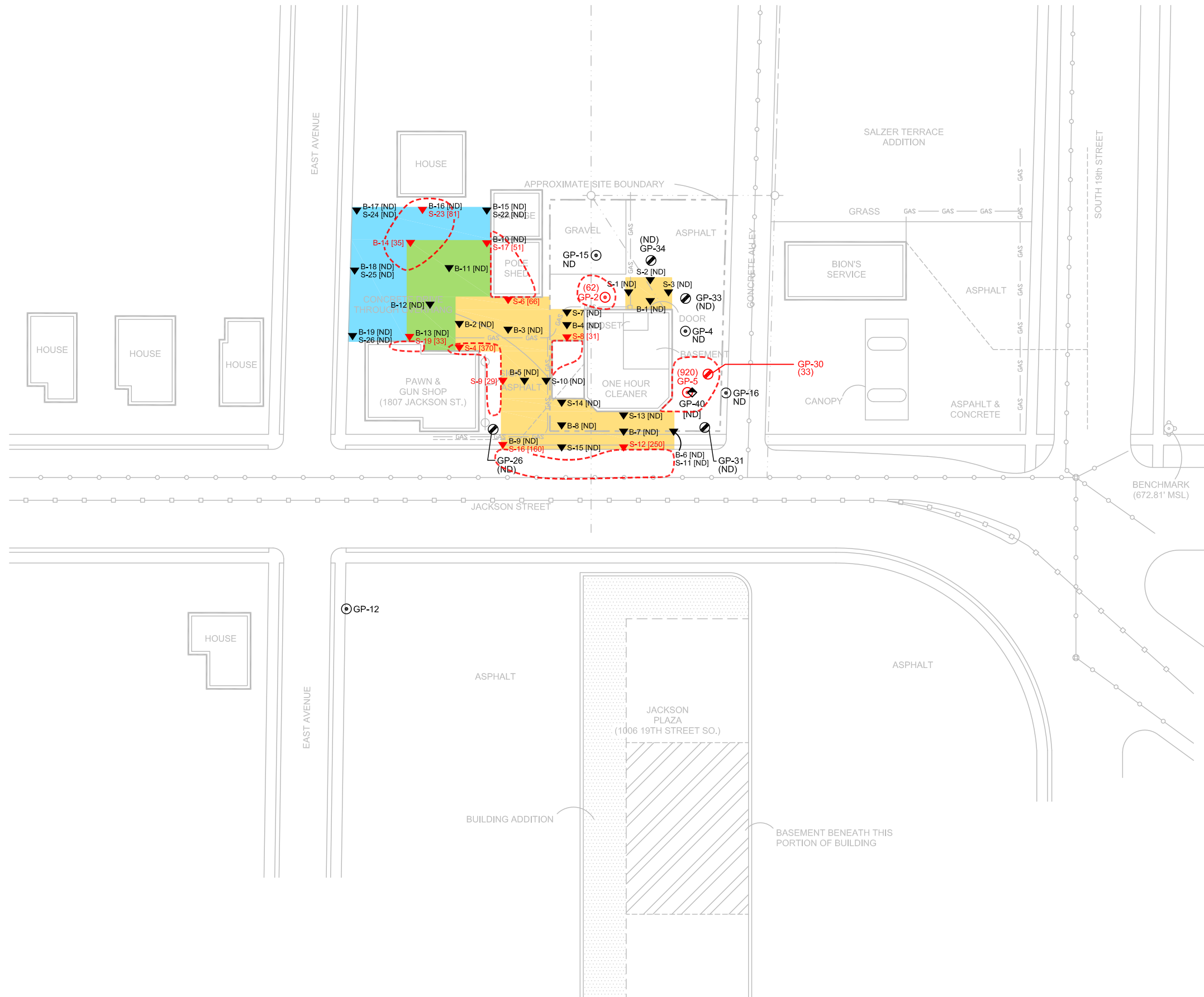
--- ESTIMATED EXTENT OF PCE SOIL CONTAMINATION EXCEEDING THE U.S. EPA GENERIC SOIL SCREENING LEVEL FOR GROUNDWATER PROTECTION

NOTE: PCE CONCENTRATIONS IN µg/kg

- OVERHEAD ELECTRIC
- GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM SEWER
- ⦿ FIRE HYDRANT
- UTILITY POLE



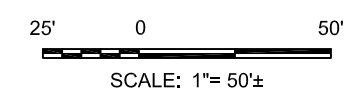
NOTE: SCALE IS APPROXIMATE



- APPROXIMATE EXCAVATION #1 EXTENTS
- APPROXIMATE EXCAVATION #2 EXTENTS
- APPROXIMATE EXCAVATION #3 EXTENTS

- ▼ APPROXIMATE LOCATION OF EXCAVATION SAMPLES
- [xx] PCE CONCENTRATIONS IN µg/kg OF CONFIRMATION SOIL SAMPLES
- ◆ DENOTES APPROXIMATE LOCATION OF CONFIRMATION SOIL SAMPLES
- ⊙ DENOTES APPROXIMATE LOCATION OF GEOPROBE BORING (PERFORMED IN 2004)
- ⊗ DENOTES APPROXIMATE LOCATION OF GEOPROBE BORING (PERFORMED IN OCTOBER 2007)
- ESTIMATED EXTENT OF PCE SOIL CONTAMINATION EXCEEDING THE U.S. EPA GENERIC SOIL SCREENING LEVEL FOR GROUNDWATER PROTECTION

- NOTES:**
- SIDEWALL SAMPLE DEPTH = 2.5 FEET
 - BASE SAMPLE DEPTH = 5 FEET
 - OVERHEAD ELECTRIC
 - GAS LINE
 - WATER LINE
 - SANITARY SEWER
 - STORM SEWER
 - ⊙ FIRE HYDRANT
 - ⊙ UTILITY POLE

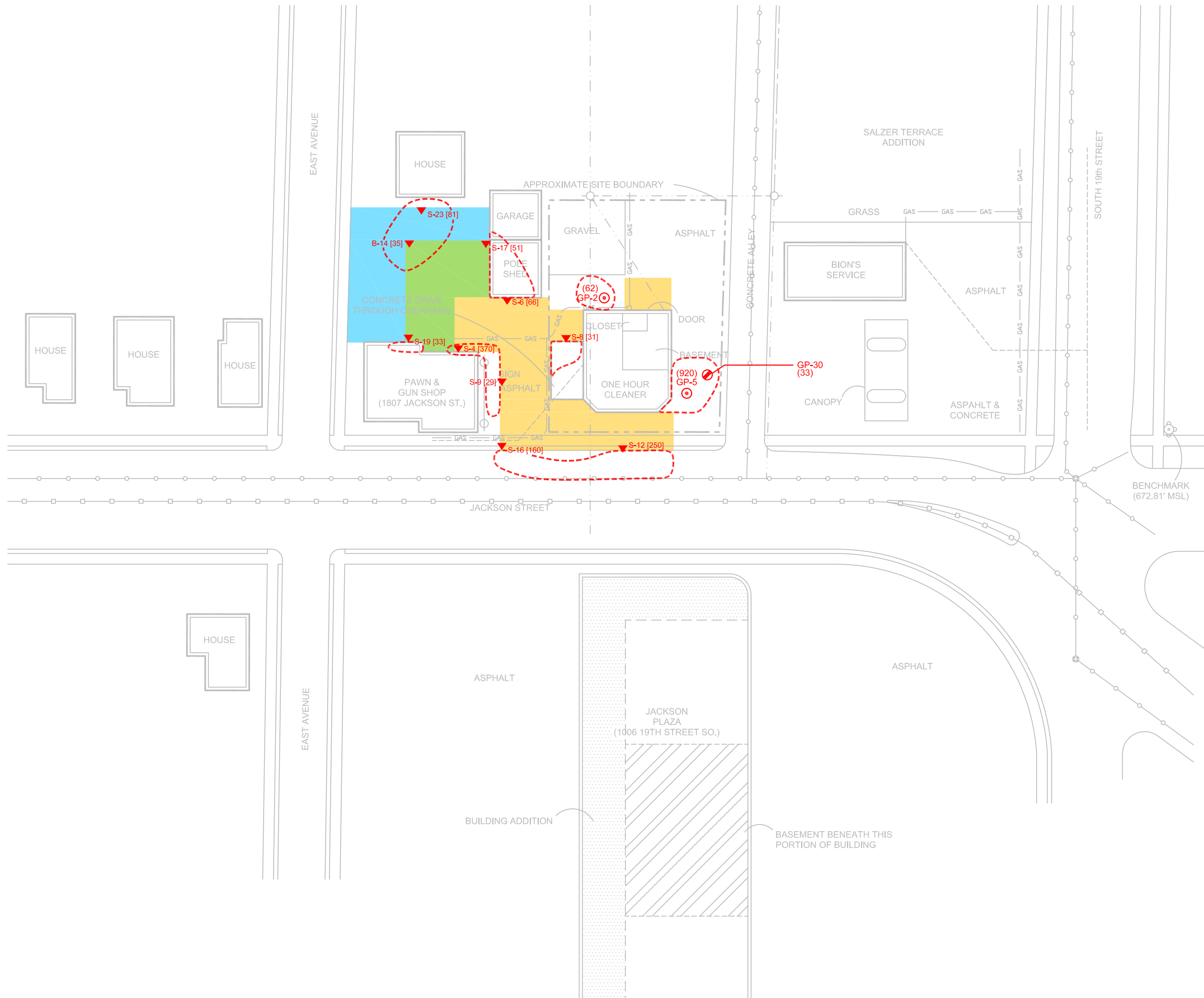


NOTE: SCALE IS APPROXIMATE

POST-REMEDIATION SOIL PCE CONCENTRATION MAP
 CLOSURE REQUEST
 DORPROP, LLC. / ONE HOUR CLEANERS
 1817 JACKSON STREET
 LACROSSE, WISCONSIN

Project No:	LC0602184
Drawing No:	LC0602184
Scale:	1" = 50'±
Drawn By:	MRG
Date Drawn:	07/14/06
Checked By:	KDN
Last Modified:	6/24/13
Sheet:	Fig:
of	B.2.b

F:\LC2006\LC0602184.dwg, REMAINING SOIL CONTAMINATION, 7/3/2013, 8:42:37 AM

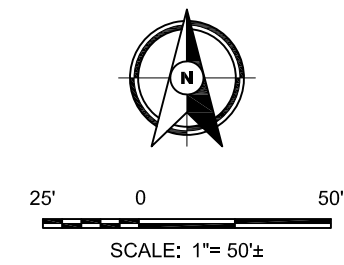


- APPROXIMATE EXCAVATION #1 EXTENTS
- APPROXIMATE EXCAVATION #2 EXTENTS
- APPROXIMATE EXCAVATION #3 EXTENTS

- APPROXIMATE LOCATION OF EXCAVATION SAMPLES
- [xx] PCE CONCENTRATIONS IN µg/kg OF CONFIRMATION SOIL SAMPLES
- DENOTES APPROXIMATE LOCATION OF GEOPROBE BORING (PERFORMED IN 2004)
- DENOTES APPROXIMATE LOCATION OF GEOPROBE BORING (PERFORMED IN OCTOBER 2007)
- ESTIMATED EXTENT OF PCE SOIL CONTAMINATION EXCEEDING THE U.S. EPA GENERIC SOIL SCREENING LEVEL FOR GROUNDWATER PROTECTION

NOTES: SIDEWALL SAMPLE DEPTH = 2.5 FEET
BASE SAMPLE DEPTH = 5 FEET

- OVERHEAD ELECTRIC
- GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM SEWER
- FIRE HYDRANT
- UTILITY POLE



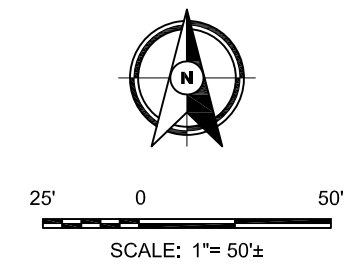
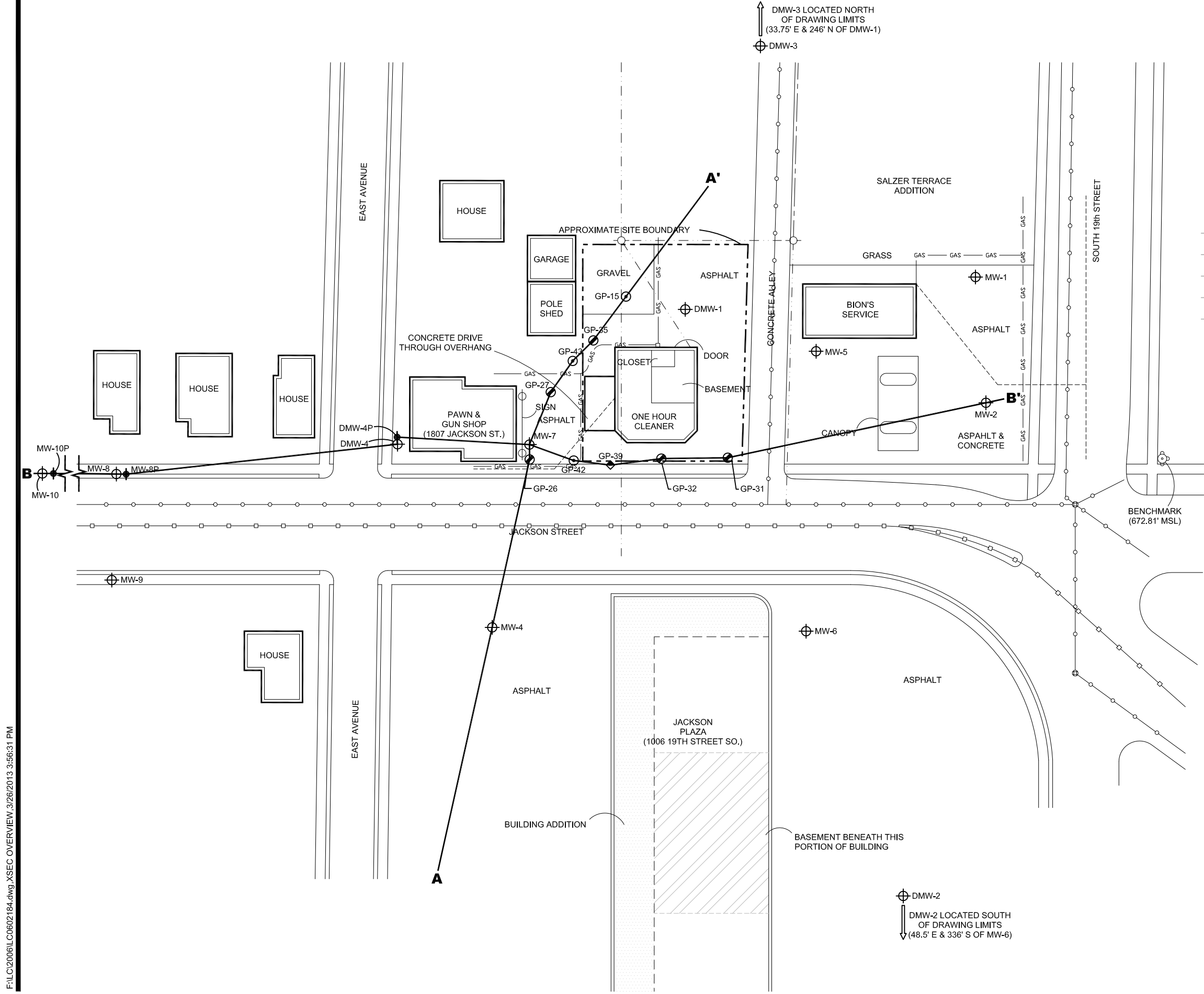
NOTE: SCALE IS APPROXIMATE

Project No:	LC0602184
Drawing No:	LC0602184
Scale:	1" = 50'±
Drawn By:	MRG
Date Drawn:	07/14/06
Checked By:	KDN
Last Modified:	6/24/13
Sheet:	Fig:
of	B.2.c

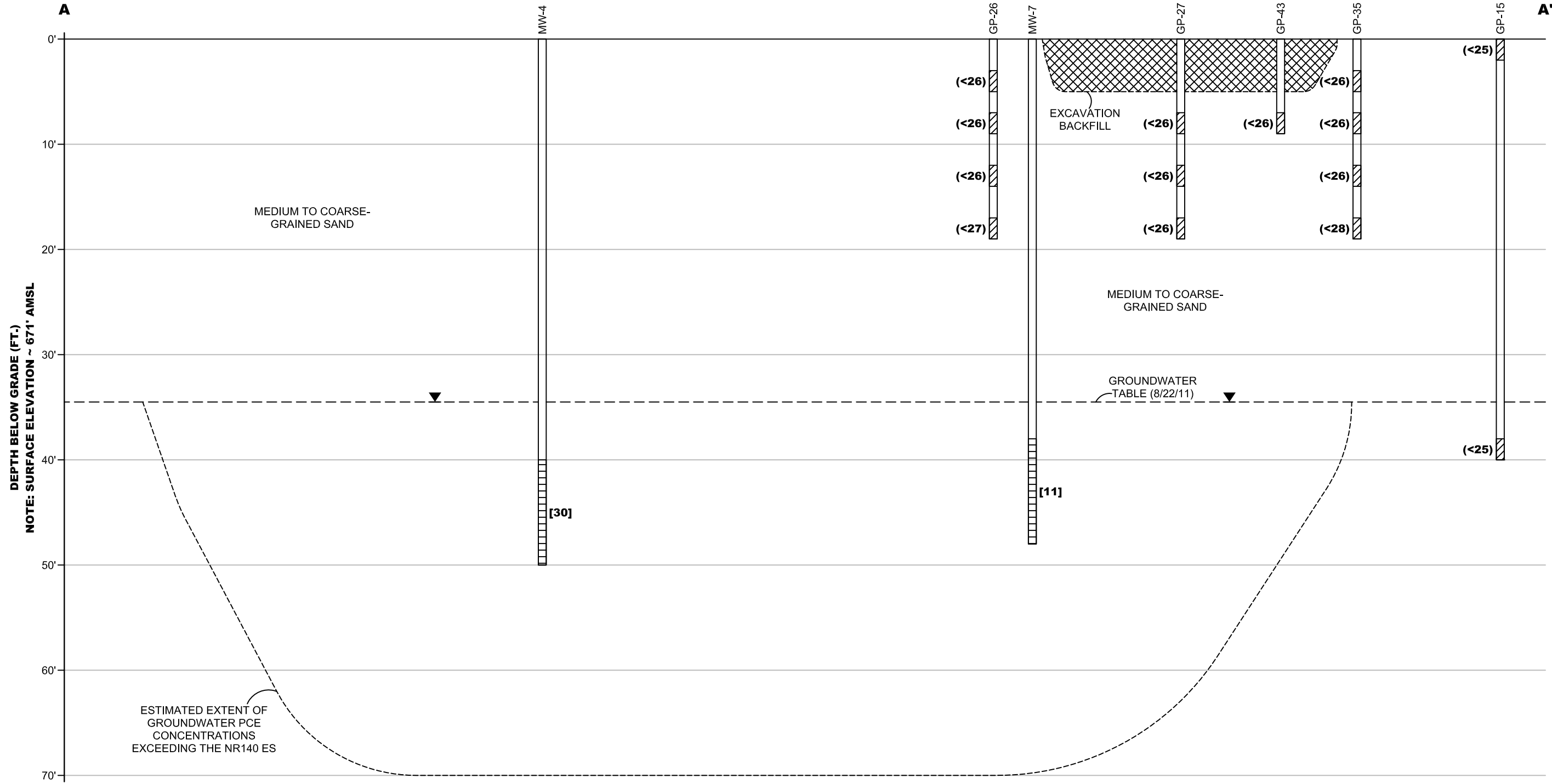
- ◆ DENOTES APPROXIMATE LOCATION OF CONFIRMATION SOIL SAMPLES
- ⊕ DENOTES APPROXIMATE LOCATION OF MONITORING WELL
- DENOTES APPROXIMATE LOCATION OF PIEZOMETER
- ⊙ DENOTES APPROXIMATE LOCATION OF GEOPROBE BORING (PERFORMED IN 2004)
- ⊙ DENOTES APPROXIMATE LOCATION OF GEOPROBE BORING (PERFORMED IN OCTOBER 2007)

NOTE: PCE CONCENTRATIONS IN µg/kg

- OVERHEAD ELECTRIC
- GAS — GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM SEWER
- ⊕ FIRE HYDRANT
- UTILITY POLE





NOTE: SCALE IS APPROXIMATE



DEPTH BELOW GRADE (FT.)
NOTE: SURFACE ELEVATION ~ 671' AMSL

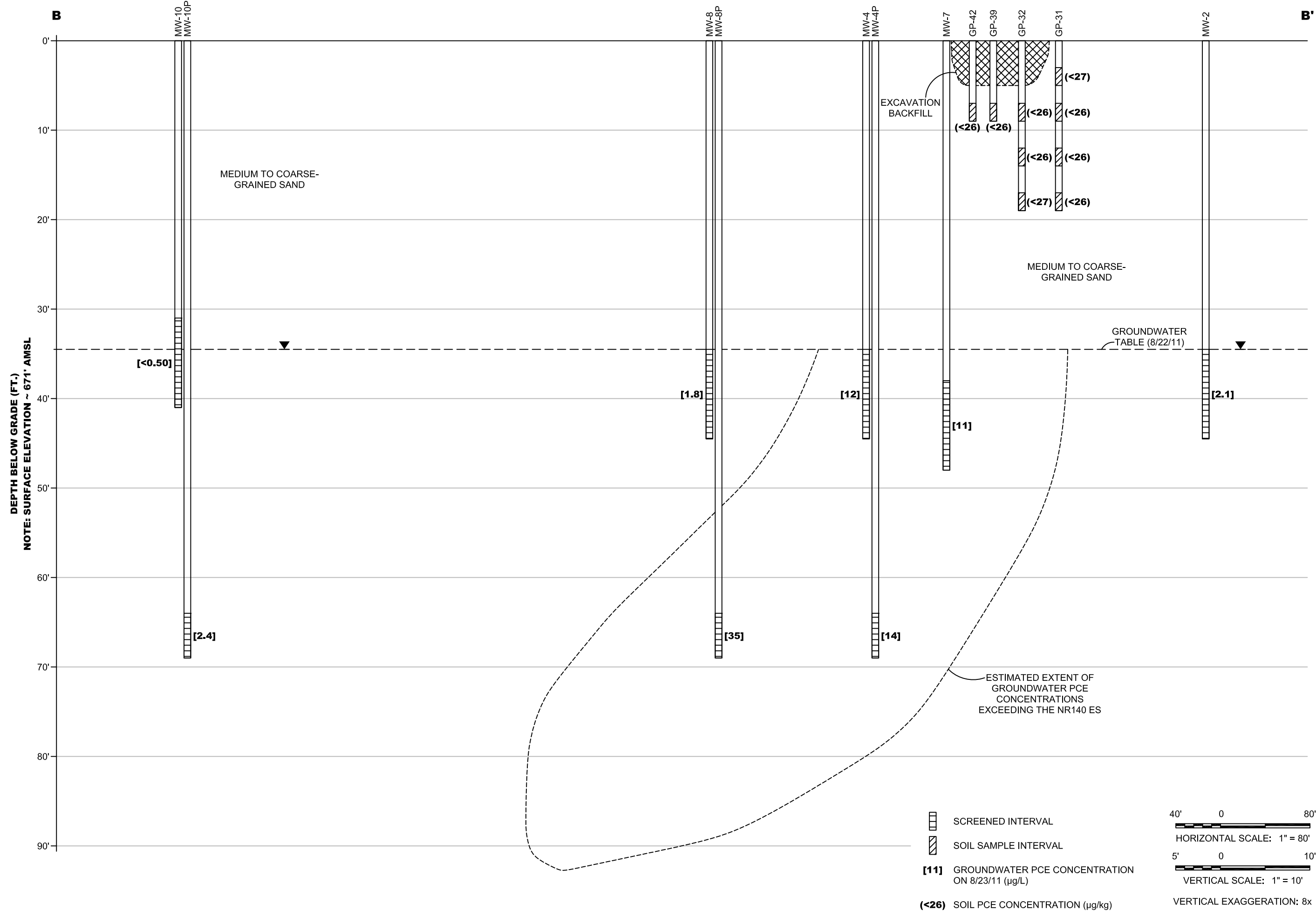
ESTIMATED EXTENT OF
GROUNDWATER PCE
CONCENTRATIONS
EXCEEDING THE NR140 ES

-  SCREENED INTERVAL
-  SOIL SAMPLE INTERVAL
- [11]** GROUNDWATER PCE CONCENTRATION
ON 8/23/11 (µg/L)
- (<26)** SOIL PCE CONCENTRATION (µg/kg)

10' 0 20'
HORIZONTAL SCALE: 1" = 20'
5' 0 10'
VERTICAL SCALE: 1" = 10'
VERTICAL EXAGGERATION: 2x

GEOLOGIC CROSS SECTION A-A'
CLOSURE REQUEST
DORPROP, LLC. / ONE HOUR CLEANERS
1817 JACKSON STREET
LACROSSE, WISCONSIN

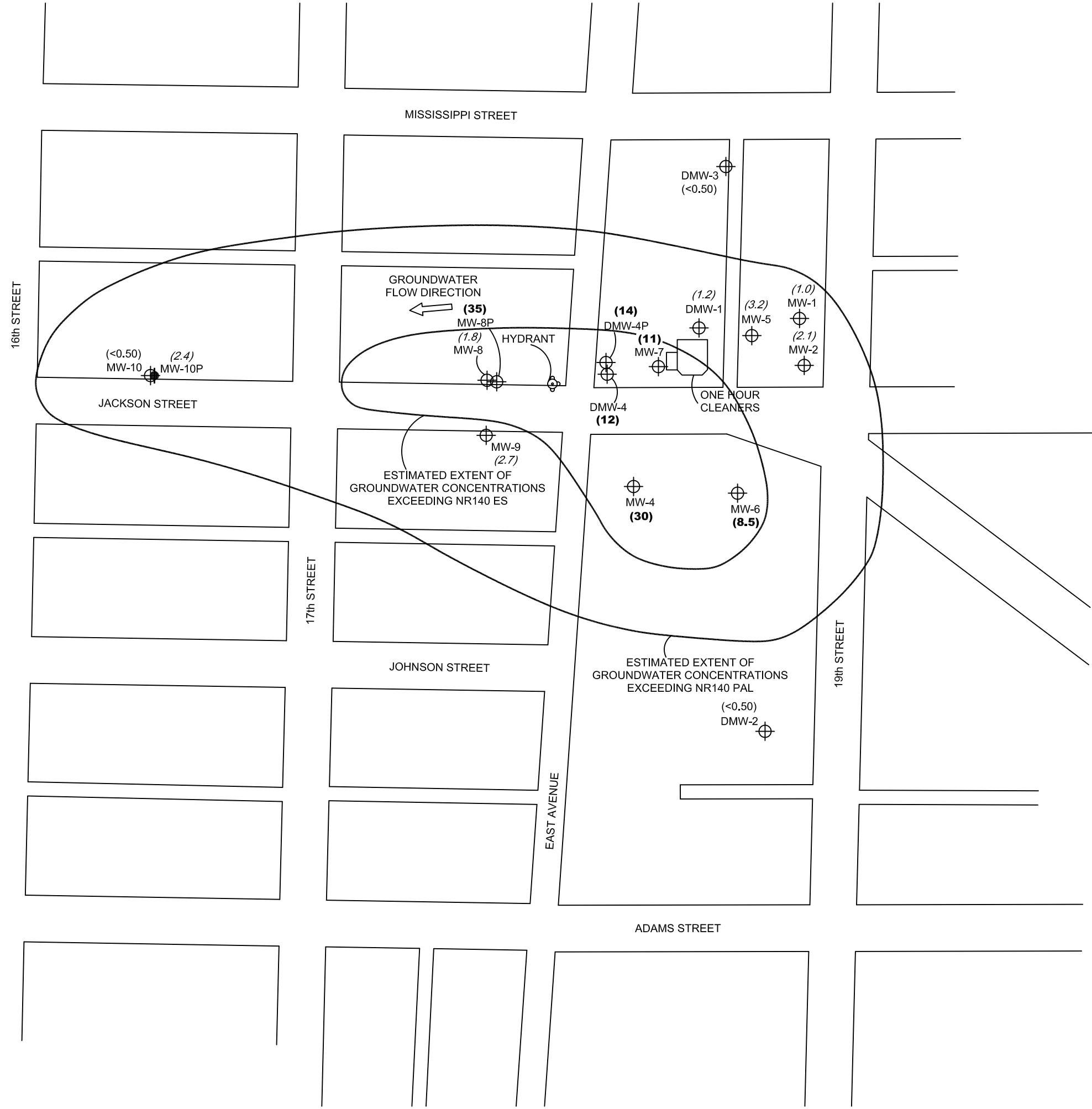
Project No:	LC0602184
Drawing No:	LC0602184B
Scale:	AS SHOWN
Drawn By:	BJB
Date Drawn:	3/26/13
Checked By:	KDN
Last Modified:	3/26/13
Sheet:	Fig:
of	B.3.a.1



GEOLOGIC CROSS SECTION B-B'
CLOSURE REQUEST
DORPROP, LLC. / ONE HOUR CLEANERS
1817 JACKSON STREET
LACROSSE, WISCONSIN

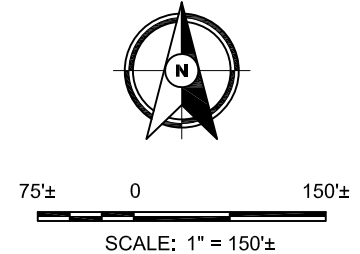
Project No:	LC0602184
Drawing No:	LC0602184B
Scale:	AS SHOWN
Drawn By:	BJB
Date Drawn:	3/26/13
Checked By:	KDN
Last Modified:	3/26/13
Sheet:	Fig:
of	B.3.a.2

F:\LC2006\LC0602184B.dwg, B-B', 3/26/2013 3:58:12 PM



- (0.0) PCE CONCENTRATION (ug/L)
- DENOTES APPROXIMATE LOCATION OF PIEZOMETER
- DENOTES APPROXIMATE LOCATION OF MONITORING WELL

NOTES:
 - **BOLD** INDICATES PCE CONCENTRATION EXCEEDS NR 140 ES
 - *ITALICS* INDICATES PCE CONCENTRATION EXCEEDS NR 140 PAL

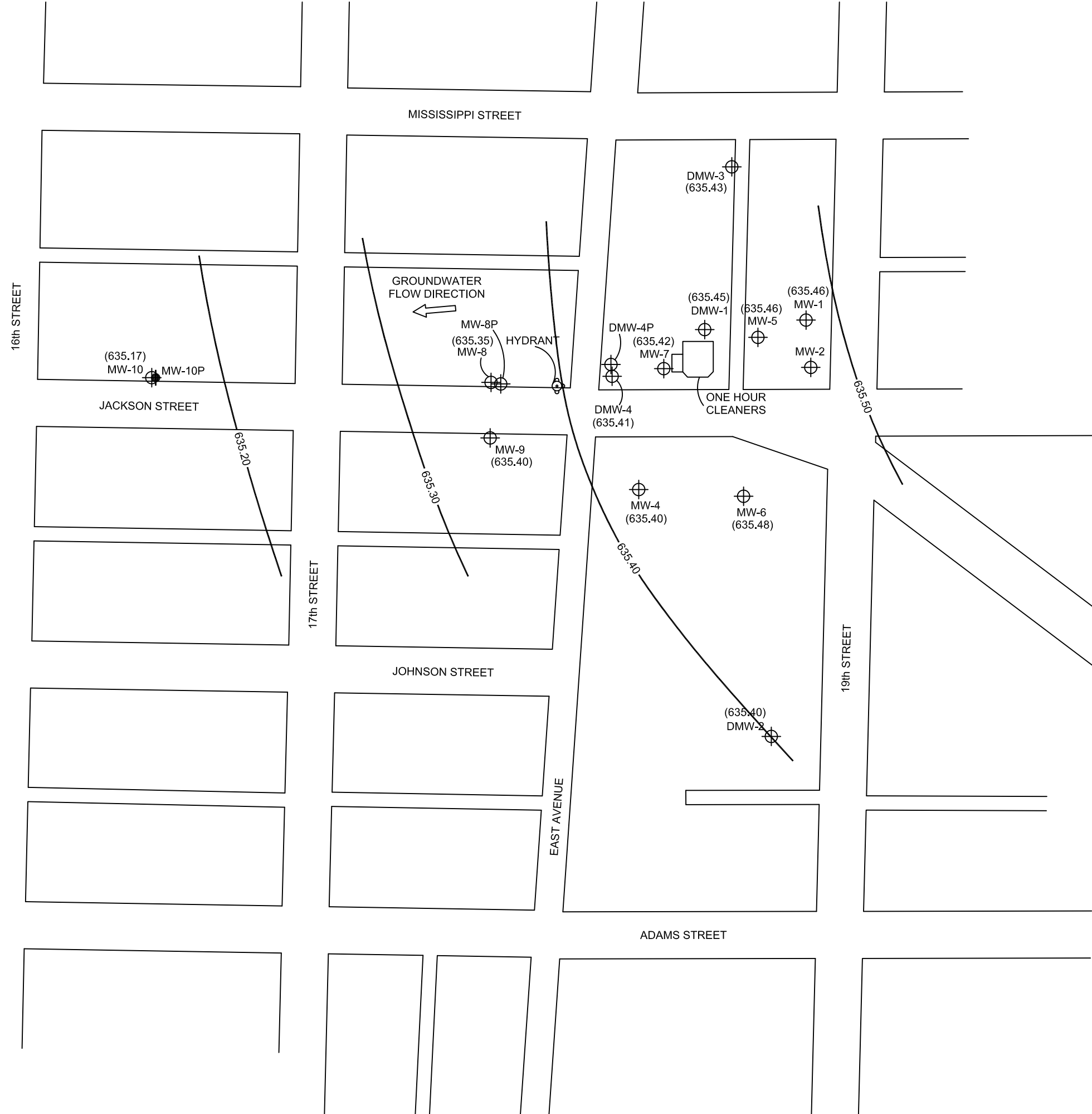


GROUNDWATER PCE CONCENTRATION MAP (AUGUST, 2011)
 CLOSURE REQUEST
 DORPROP, LLC / ONE HOUR CLEANER
 1817 JACKSON STREET
 LA CROSSE, WISCONSIN

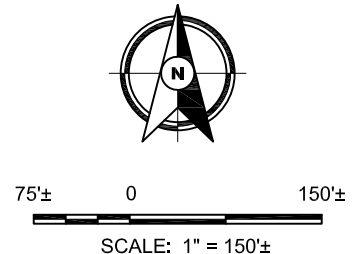
Project No:	LC0602184
Drawing No:	LC0602184A
Scale:	1" = 150'±
Drawn By:	BJB
Date Drawn:	1/17/08
Checked By:	KDN
Last Modified:	3/26/13
Sheet:	Fig:
of	B.3.b

F:\LC\2006\LC0602184A.dwg, PCE-08-2011, 3/26/2013 3:59:39 PM

F:\LC\2006\LC0602184A.dwg, GW-082211, 3/26/2013, 4:00:45 PM



- GROUNDWATER CONTOUR ELEVATION (FT.)
- (634.40) GROUNDWATER ELEVATION (FT.)
- DENOTES APPROXIMATE LOCATION OF PIEZOMETER
- ⊕ DENOTES APPROXIMATE LOCATION OF MONITORING WELL



Project No:	LC0602184
Drawing No:	LC0602184A
Scale:	1" = 150'±
Drawn By:	BJB
Date Drawn:	1/17/08
Checked By:	KDN
Last Modified:	3/26/13
Sheet:	Fig:
of	B.3.c

16th STREET

MISSISSIPPI STREET

JACKSON STREET

17th STREET

JOHNSON STREET

EAST AVENUE

ADAMS STREET

19th STREET

MW-10 MW-10P

GP-23
MW-8P
MW-8
GP-20
HYDRANT

DMW-3
DMW-4P
DMW-1
MW-5
MW-1
MW-2
MW-7
GP-22
ONE HOUR CLEANERS




MW-9

MW-4 MW-6

GP-21

GP-24

DMW-2

-  DENOTES APPROXIMATE LOCATION OF PIEZOMETER
-  DENOTES APPROXIMATE LOCATION OF MONITORING WELL
-  DENOTES APPROXIMATE LOCATION OF GEOPROBE BORING



75± 0 150±

SCALE: 1" = 150'±

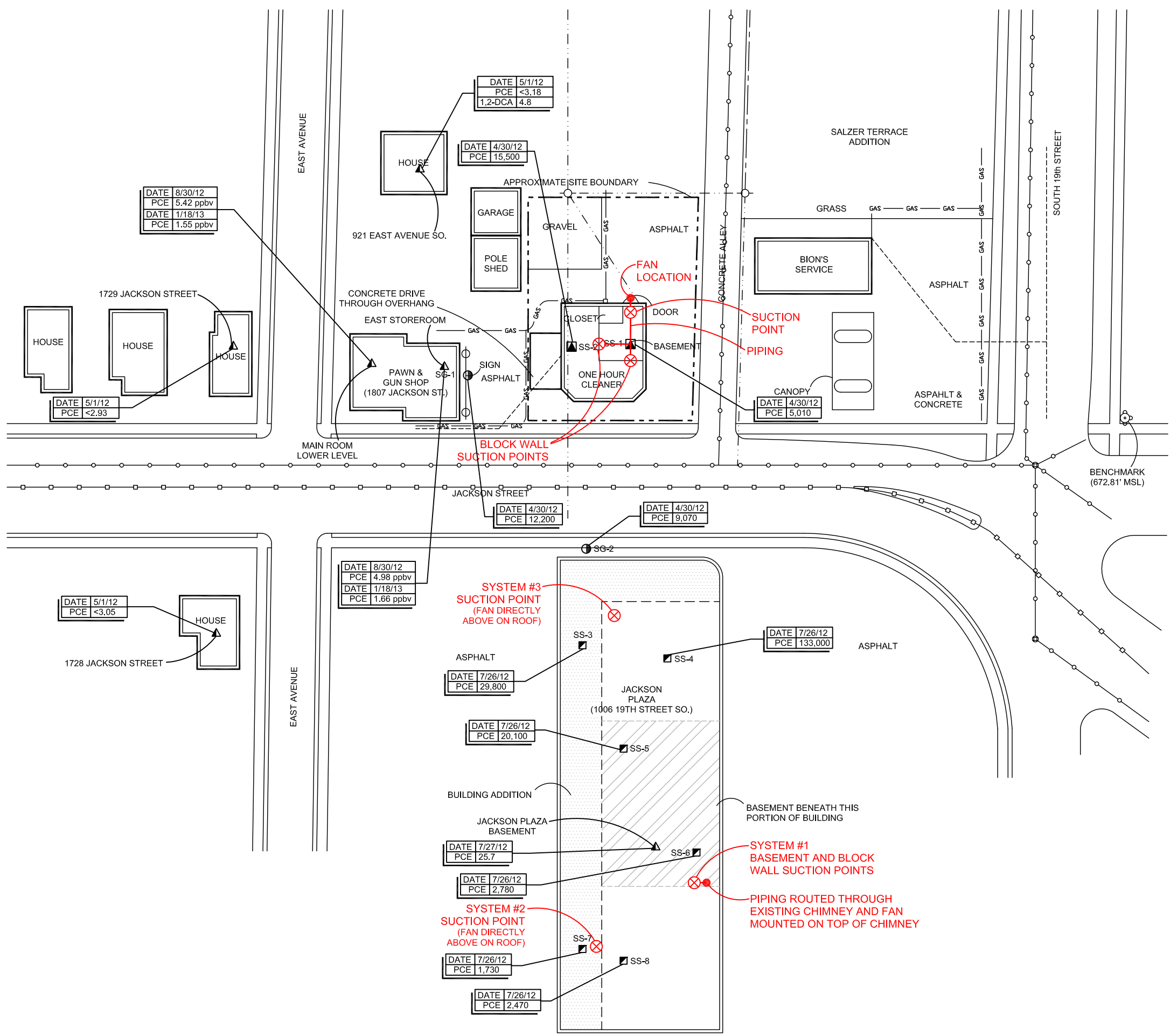
MONITORING WELL LOCATION MAP
CLOSURE REQUEST
DORPROP, LLC. / ONE HOUR CLEANERS
1817 JACKSON STREET
LA CROSSE, WISCONSIN

Project No:	LC0602184
Drawing No:	LC0602184A
Scale:	1" = 150'±
Drawn By:	BJB
Date Drawn:	1/17/08
Checked By:	KDN
Last Modified:	3/26/13
Sheet:	Fig:
of	B.3.d

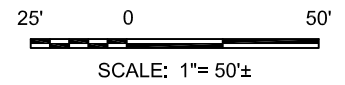
- PROPOSED SUB-SLAB VAPOR SAMPLE LOCATION
- ▲ SUB-SLAB VAPOR SAMPLE LOCATION
- SOIL GAS SAMPLE LOCATION
- ▲ INDOOR AIR SAMPLE LOCATION
- OVERHEAD ELECTRIC
- GAS — GAS LINE
- - - WATER LINE
- □ - SANITARY SEWER
- ○ - STORM SEWER
- ⊕ FIRE HYDRANT
- UTILITY POLE

NOTES: TETRACHLOROETHENE (PCE)
CONCENTRATIONS ARE IN $\mu\text{g}/\text{m}^3$
UNLESS NOTED OTHERWISE

ppbv = PARTS PER BILLION BY VOLUME



VAPOR INTRUSION MAP
 CLOSURE REQUEST
 DORPROP, LLC. / ONE HOUR CLEANERS
 1817 JACKSON STREET
 LACROSSE, WISCONSIN



NOTE: SCALE IS APPROXIMATE

Project No:	LC0602184
Drawing No:	LC0602184
Scale:	1" = 50'±
Drawn By:	MRG
Date Drawn:	07/14/06
Checked By:	KDN
Last Modified:	3/26/13
Sheet:	Fig:
of	B.4.a

B.4.b. Other Media of Concern

Surface water and sediment was not assessed since the nearest surface water is backwaters of the Mississippi River located approximately 1 mile west of the site.

Documentation of Remedial Action (Attachment C)

DISCLAIMER

Documents contained in Attachment C of the Case Closure – GIS Registry (Form 4400-202) are not included in the electronic version (GIS Registry Packet) available on RR Sites Map to limit file size.

For information on how to obtain a copy or to review the file, please contact the Remediation & Redevelopment (RR) Environmental Program Associate (EPA) at dnr.wi.gov/topic/Brownfields/Contact.html



Cap Maintenance Plan

One Hour Cleaners Site

1817 Jackson Street

La Crosse, Wisconsin

WDNR BRRTS #02-32-271770
FID # 632060990
Parcel ID #17-30238-40

Date: June 27, 2013

Introduction

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

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

- The case file in the WDNR west central regional office;
- BRRTS on the Web (WDNR's internet based database of contaminated sites):
<http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>;
- GIS Registry PDF file for further information on the nature and extent of contamination:
<http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2>; and
- The DNR project manager for La Crosse County.

Soil impacted with residual chlorinated solvents is located at a depths ranging from approximately 0 to 6 feet below ground surface (bgs) primarily around the excavation extents perimeter. Soil impacts were related to the chlorinated solvent release (tetrachloroethene, PCE, PERC) at the site. Residual impacted soil exceeding the Environmental Protection Agency (EPA) Soil Screening Level for Groundwater Protection (Groundwater Residual Contaminant Level (RCL)) is outlined on the attached Post-Remedial Soil PCE Concentration Map.

Following a remedial excavation in Fall 2008, the entire excavation area was re-paved with asphalt. An average asphalt thickness of 3 inches was placed over approximately 6 inches of aggregate base at the site. The location of the cap to be maintained in accordance with this Maintenance Plan, as well as the impacted soil location, is identified in Exhibit A.

Cap Purpose

The asphalt cap over the contaminated soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The cap will also act as

a partial infiltration barrier to minimize future soil-to-groundwater contamination migration. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The cap overlying the contaminated soil in the area identified in Exhibit A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration or other potential problems that can cause additional infiltration into and/or exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair or any areas where underlying soils are exposed and where infiltrations from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log.

Maintenance Activities

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

Prohibition of Activities and Notification of DNR Prior to Actions Affecting the Cap

The following activities are prohibited on any portion of the property where the cap is required as shown on the attached Cap Maintenance Map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of the WDNR.

Contact Information (current as of March 2013)

Responsible Party: Dorprop, LLC
Contact: Phyllis Miletto
3516 Crown Boulevard
La Crosse, WI 54601
(608) 788-1346

Site Property Owner: ROXSCO, LLC
Contact: Scott Suhr
605 2nd Avenue South, Suite 100
Onalaska, WI 54650
(608) 784-1599








Consultant: Braun Intertec Corporation
Mr. Mark Gretebeck
2309 Palace Street
La Crosse, WI 54603
(608) 781-7277
mgretebeck@braunintertec.com

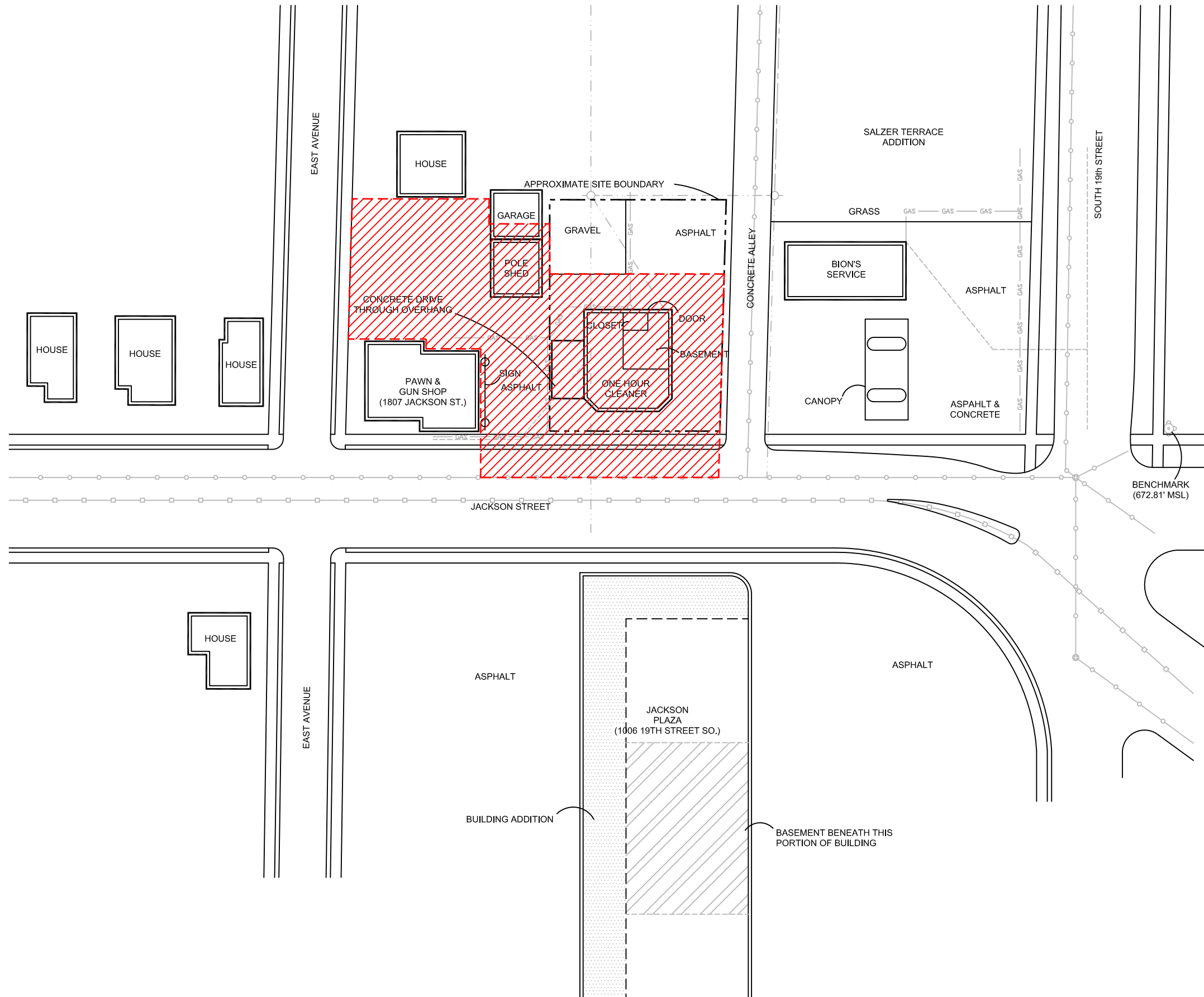
-or-

Braun Intertec Corporation
Mr. Kevin Nestingen
2309 Palace Street
La Crosse, WI 54603
(608) 781-7277
knestingen@braunintertec.com

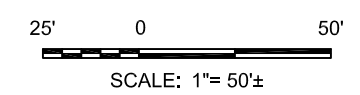
WDNR: Wisconsin Department of Natural Resources
West-Central Region Remediation and Redevelopment Program
Mr. Dave Rozeboom
473 Griffith Avenue
Wisconsin Rapids, WI 54494
(715) 421-7873
David.Rozeboom@wisconsin.gov

 CAP MAINTENANCE AREA

-  OVERHEAD ELECTRIC
-  GAS LINE
-  WATER LINE
-  SANITARY SEWER
-  STORM SEWER
-  FIRE HYDRANT
-  UTILITY POLE

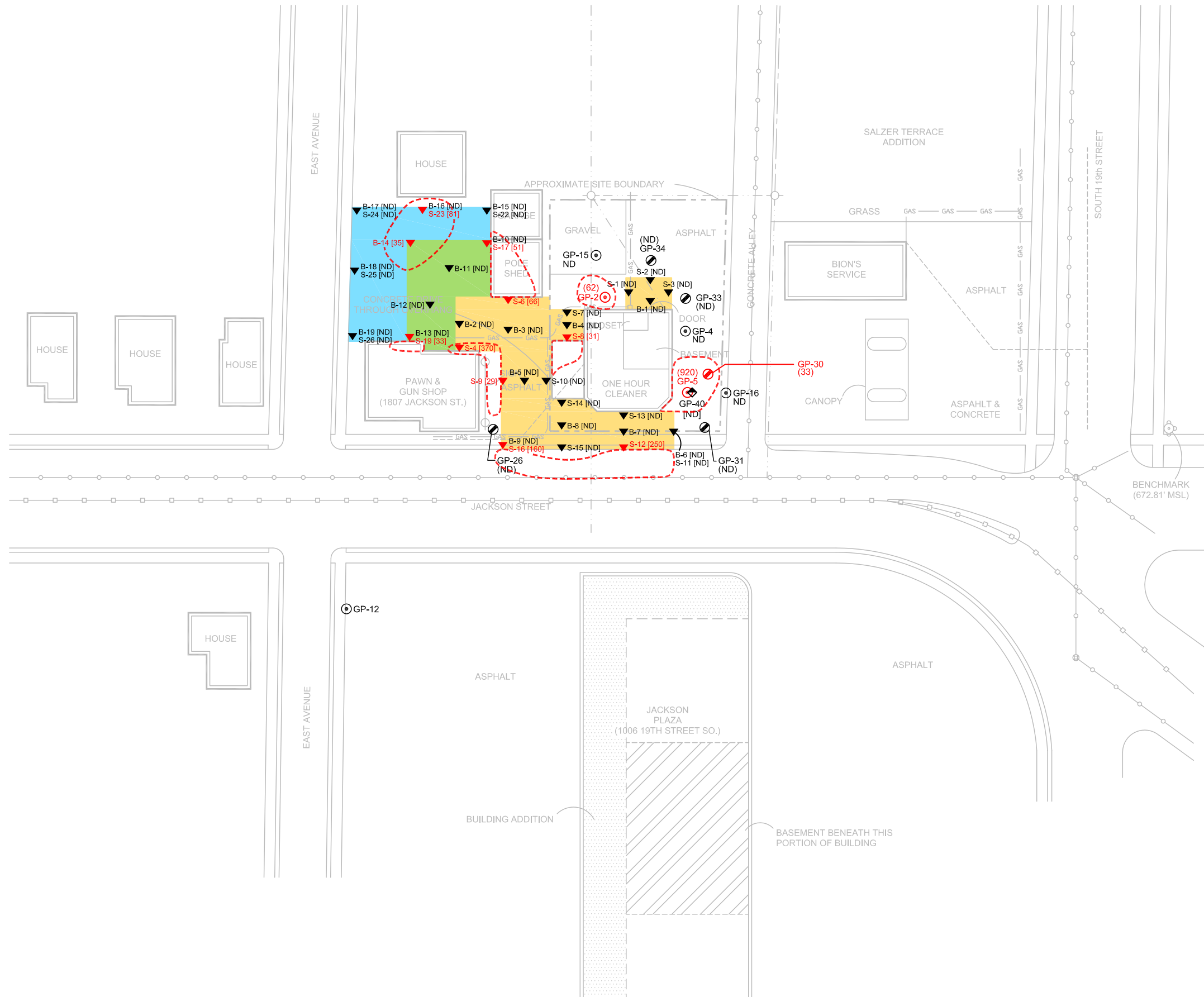


CAP MAINTENANCE MAP
DORPROP, LLC, / ONE HOUR CLEANERS
1817 JACKSON STREET
LACROSSE, WISCONSIN



NOTE: SCALE IS APPROXIMATE

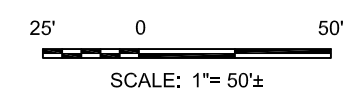
Project No:	LC0602184
Drawing No:	LC0602184
Scale:	1"= 50'±
Drawn By:	MRG
Date Drawn:	07/14/06
Checked By:	KDN
Last Modified:	6/23/13
Sheet:	Fig:
of	



- APPROXIMATE EXCAVATION #1 EXTENTS
- APPROXIMATE EXCAVATION #2 EXTENTS
- APPROXIMATE EXCAVATION #3 EXTENTS

- APPROXIMATE LOCATION OF EXCAVATION SAMPLES
- [xx] PCE CONCENTRATIONS IN µg/kg OF CONFIRMATION SOIL SAMPLES
- DENOTES APPROXIMATE LOCATION OF CONFIRMATION SOIL SAMPLES
- DENOTES APPROXIMATE LOCATION OF GEOPROBE BORING (PERFORMED IN 2004)
- DENOTES APPROXIMATE LOCATION OF GEOPROBE BORING (PERFORMED IN OCTOBER 2007)
- ESTIMATED EXTENT OF PCE SOIL CONTAMINATION EXCEEDING THE U.S. EPA GENERIC SOIL SCREENING LEVEL FOR GROUNDWATER PROTECTION

- NOTES:**
- SIDEWALL SAMPLE DEPTH = 2.5 FEET
 - BASE SAMPLE DEPTH = 5 FEET
 - OVERHEAD ELECTRIC
 - GAS LINE
 - WATER LINE
 - SANITARY SEWER
 - STORM SEWER
 - FIRE HYDRANT
 - UTILITY POLE



NOTE: SCALE IS APPROXIMATE

POST-REMEDIATION SOIL PCE CONCENTRATION MAP
 CLOSURE REQUEST
 DORPROP, LLC. / ONE HOUR CLEANERS
 1817 JACKSON STREET
 LACROSSE, WISCONSIN

Project No:	LC0602184
Drawing No:	LC0602184
Scale:	1" = 50'±
Drawn By:	MRG
Date Drawn:	07/14/06
Checked By:	KDN
Last Modified:	6/24/13
Sheet:	Fig:
of	B.2.b

Vapor Mitigation System Maintenance Plan

One Hour Cleaners Site

1817 Jackson Street

La Crosse, Wisconsin

WDNR BRRTS #02-32-271770

FID # 632060990

Parcel ID #17-30238-40

Date: June 27, 2013

System Description, Purpose and Location

This document is the Maintenance Plan for the sub-slab depressurization systems (SSDS) at the above-referenced Site. In October, 2012, a SSDS was installed to actively vent sub-slab vapors from beneath the 1817 Jackson Street dry cleaner building (Site). Sub-slab vapor impacts were related to the chlorinated solvent release (tetrachloroethene, PCE, PERC) at the site. The system suction points and fan location is show on the attached Sub-Slab Depressurization System Layout map and photographs.

System Design

The SSDS was installed by Healthy Homes of St. Paul, Minnesota. The contact for Healthy Homes is Mr. Robert Carlson, who can be reached at (952) 220-9409. According to Healthy Homes, the system installation was completed in accordance with ASTM standard E2121-09, Standard Practice for Installing Radon Mitigation Systems in Existing Low-Rise Residential Buildings.

The Site building SSDS consists of one Radon Away RP265 suction fan and three three-inch diameter suction points located in the building basement. One sub-slab suction point is located in the northeast corner of the basement and block wall suction points are located on the south and west sides of the basement. Each suction point is manifolded together with the exhaust piping routed out the north side of the building where the fan is mounted. The fan exhaust pipe was extended at least twelve inches above the building roof. An on-off switch is also located next to the fan.

A U-tube monometer was applied to the system to evaluate continued function and is located located above the suction drop point. The attached photograph shows where the level should be to indicate proper system operation. Initial monometer reading was as follows:

Site Building System = 3/4

System Maintenance

The structural integrity of the floor must be maintained and kept as impermeable as at the time of closure. Any system components requiring repair or replacement must be completed immediately upon discovery of a malfunction. Log the repair activities in the attached inspection log.

The manufacturer's specification sheet for the SSDS fan/blower is attached for reference.

Inspection

The SSDS will be inspected once a year to verify that the active system is operating properly. Inspections will include reading the monometer and identifying if repairs are required for the system. The inspection log to be completed during each event is included. This inspection log must be maintained on-site at all times. If repairs are required during 2 or more successive inspections, the Wisconsin Department of Natural Resources (WDNR) project manager, Mr. Dave Rozeboom, must be contacted at (715) 421-7873.

Notifications

Changes in land or property use or system changes are required to be reported to Mr. Rozeboom. His contact information and other pertinent contacts are included in the following section.

Contact Information (current as of June 2013)

Responsible Party: Dorprop, LLC
Contact: Phyllis Miletto
3516 Crown Boulevard
La Crosse, WI 54601
(608) 788-1346

Property Owner: ROXSCO, LLC
Contact: Scott Suhr
605 2nd Avenue South, Suite 100
Onalaska, WI 54650
(608) 784-1599

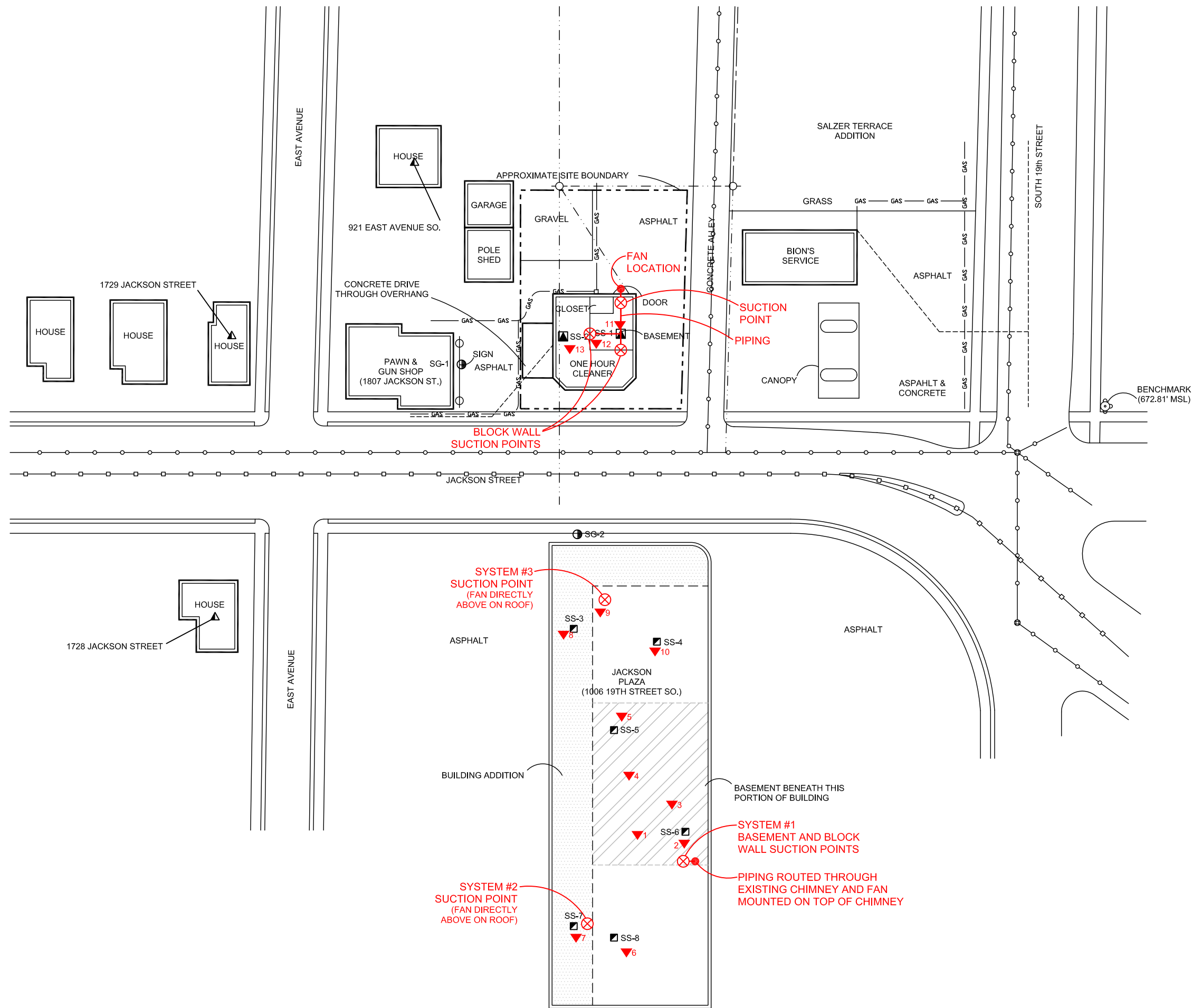
Consultant: Braun Intertec Corporation
Mr. Mark Gretebeck
2309 Palace Street
La Crosse, WI 54603
(608) 781-7277
mgretebeck@braunintertec.com

-or-

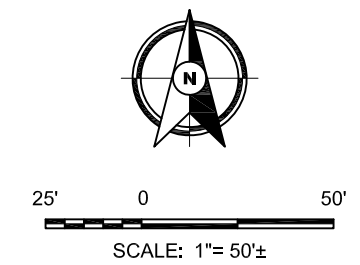
Braun Intertec Corporation
Mr. Kevin Nestingen
2309 Palace Street
La Crosse, WI 54603
(608) 781-7277
knestingen@braunintertec.com

WDNR: Wisconsin Department of Natural Resources
West-Central Region Remediation and Redevelopment Program
Mr. Dave Rozeboom
473 Griffith Avenue
Wisconsin Rapids, WI 54494
(715) 421-7873
David.Rozeboom@wisconsin.gov

SSDS Contact: Healthy Homes
Mr. Robert Carlson
674 Nebraska Avenue E
St. Paul, MN 55106
952-220-9409
healthyhomemn@hotmail.com
www.healthyhomesradon.com



- ▼ SAMPLING POINT LOCATION
- PROPOSED SUB-SLAB VAPOR SAMPLE LOCATION
- ▲ SUB-SLAB VAPOR SAMPLE LOCATION
- SOIL GAS SAMPLE LOCATION
- ▲ INDOOR AIR SAMPLE LOCATION
- OVERHEAD ELECTRIC
- GAS — GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM SEWER
- ⊕ FIRE HYDRANT
- UTILITY POLE



Project No:	LC0602184
Drawing No:	LC0602184
Scale:	1" = 50'±
Drawn By:	MRG
Date Drawn:	07/14/06
Checked By:	KDN
Last Modified:	10/22/12
Sheet:	Fig:
of	3



Photograph #: 1
Date: 10/26/2012
Direction: One Hour Cleaners (Site building) System
Subject: Sub-slab suction point in basement

LC-06-02184

BRAUN
INTERTEC



Photograph #: 2
Date: 10/26/2012
Direction: One Hour Cleaners (Site building) System
Subject: Piping to block wall suction points

LC-06-02184

BRAUN
INTERTEC



Photograph #: 3
Date: 10/26/2012
Direction: One Hour Cleaners (Site building) System
Subject: Block wall suction point

LC-06-02184

BRAUN
INTERTEC



Photograph #: 4
Date: 10/26/2012
Direction: One Hour Cleaners (Site building) System
Subject: Block wall suction point

LC-06-02184

BRAUN
INTERTEC



Photograph #: 5
Date: 10/26/2012
Direction: One Hour Cleaners (Site building) System
Subject: Exhaust piping exit through wall on main floor

LC-06-02184

BRAUN
INTERTEC



Photograph #: 6
Date: 10/26/2012
Direction: One Hour Cleaners (Site building) System
Subject: Fan mounted on north side of building

LC-06-02184

BRAUN
INTERTEC



Photograph #: 7
Date: 11/6/2012
Direction: One Hour Cleaners (Site building) System
Subject: U-tube monometer

LC-06-02184

BRAUN
INTERTEC

Vapor Mitigation System Maintenance Plan

Jackson Plaza
1006 19th Street S
La Crosse, Wisconsin

WDNR BRRTS #02-32-271770

FID # 632060990

Parcel ID #17-502420-80

Date: June 27, 2013

System Description, Purpose and Location

This document is the Maintenance Plan for the sub-slab depressurization systems (SSDS) at the above-referenced Site. In September and October, 2012, a SSDS was installed to actively vent sub-slab vapors from beneath the Jackson Plaza strip mall building. Sub-slab vapor impacts were related to the chlorinated solvent release (tetrachloroethene, PCE, PERC) at the adjacent One Hour Cleaners site located at 1817 Jackson Street. The system suction points and fan locations are show on the attached Sub-Slab Depressurization System Layout map and photographs.

System Design

The SSDS was installed by Healthy Homes of St. Paul, Minnesota. The contact for Healthy Homes is Mr. Robert Carlson, who can be reached at (952) 220-9409. According to Healthy Homes, the system installation was completed in accordance with ASTM standard E2121-09, Standard Practice for Installing Radon Mitigation Systems in Existing Low-Rise Residential Buildings.

The Jackson Plaza SSDS consists of three Radon Away RP265 suction fans and four three-inch diameter suction points located throughout the building. System #1 is located in the strip mall basement and includes two suction points manifolded to one fan. Exhaust piping was routed through the existing chimney and the fan was mounted on top of the chimney. System #2 is located in the southern portion of the strip mall building and includes one suction point. At the time of installation, this space was occupied by the A-1 Vacuum tenant. Exhaust piping was routed up through the drop ceiling and through the roof where the fan was mounted. System #3 is located in the northern portion of the strip mall building and includes one suction point. At the time of installation, this space was occupied by the Body and Sol tenant. Exhaust piping was routed up through the roof where the fan was mounted. Each fan exhaust is located either at least twelve inches above the building roof or ten feet away or two feet above air intakes. On-off switches are also located next to each fan.

U-tube monometers were applied to each individual system to evaluate continued function and are located above the suction drop points. The attached photographs show where the level should be to indicate proper system operation. Initial monometer readings are as follows:

Jackson Plaza System #1 = 1 1/2

Jackson Plaza System #2 = 2 1/4

Jackson Plaza System #3 = 2 1/8

System Maintenance

The structural integrity of the floor in each building must be maintained and kept as impermeable as at the time of closure. Any system components requiring repair or replacement must be completed immediately upon discovery of a malfunction. Log the repair activities in the attached inspection log.

The manufacturer's specification sheet for the SSDS fan/blower is attached for reference.

Inspection

The entire SSDS in each building will be inspected once a year to verify that the active system is operating properly. Inspections will include reading the monometers and identifying if repairs are required for the system. The inspection log to be completed during each event is included. This inspection log must be maintained on-site at all times. If repairs are required during 2 or more successive inspections, the Wisconsin Department of Natural Resources (WDNR) project manager, Mr. Dave Rozeboom, must be contacted at (715) 421-7873.

Notifications

Changes in land or property use or system changes are required to be reported to Mr. Rozeboom. His contact information and other pertinent contacts are included in the following section.

Contact Information (current as of June 2013)

Responsible Party: Dorprop, LLC
Contact: Phyllis Miletto
3516 Crown Boulevard
La Crosse, WI 54601
(608) 788-1346

1006 19th Street S
Property Owner: Gateway Real Estate LLC
Contact: Mike Keil
N2039 Wedgewood Drive E
La Crosse, WI 54601
(608) 386-4537

Consultant: Braun Intertec Corporation
Mr. Mark Gretebeck
2309 Palace Street
La Crosse, WI 54603
(608) 781-7277
mgretebeck@braunintertec.com

-or-

Braun Intertec Corporation
Mr. Kevin Nestingen
2309 Palace Street
La Crosse, WI 54603
(608) 781-7277
knestingen@braunintertec.com

WDNR: Wisconsin Department of Natural Resources
West-Central Region Remediation and Redevelopment Program
Mr. Dave Rozeboom
473 Griffith Avenue
Wisconsin Rapids, WI 54494
(715) 421-7873
David.Rozeboom@wisconsin.gov

SSDS Contact:

Healthy Homes

Mr. Robert Carlson

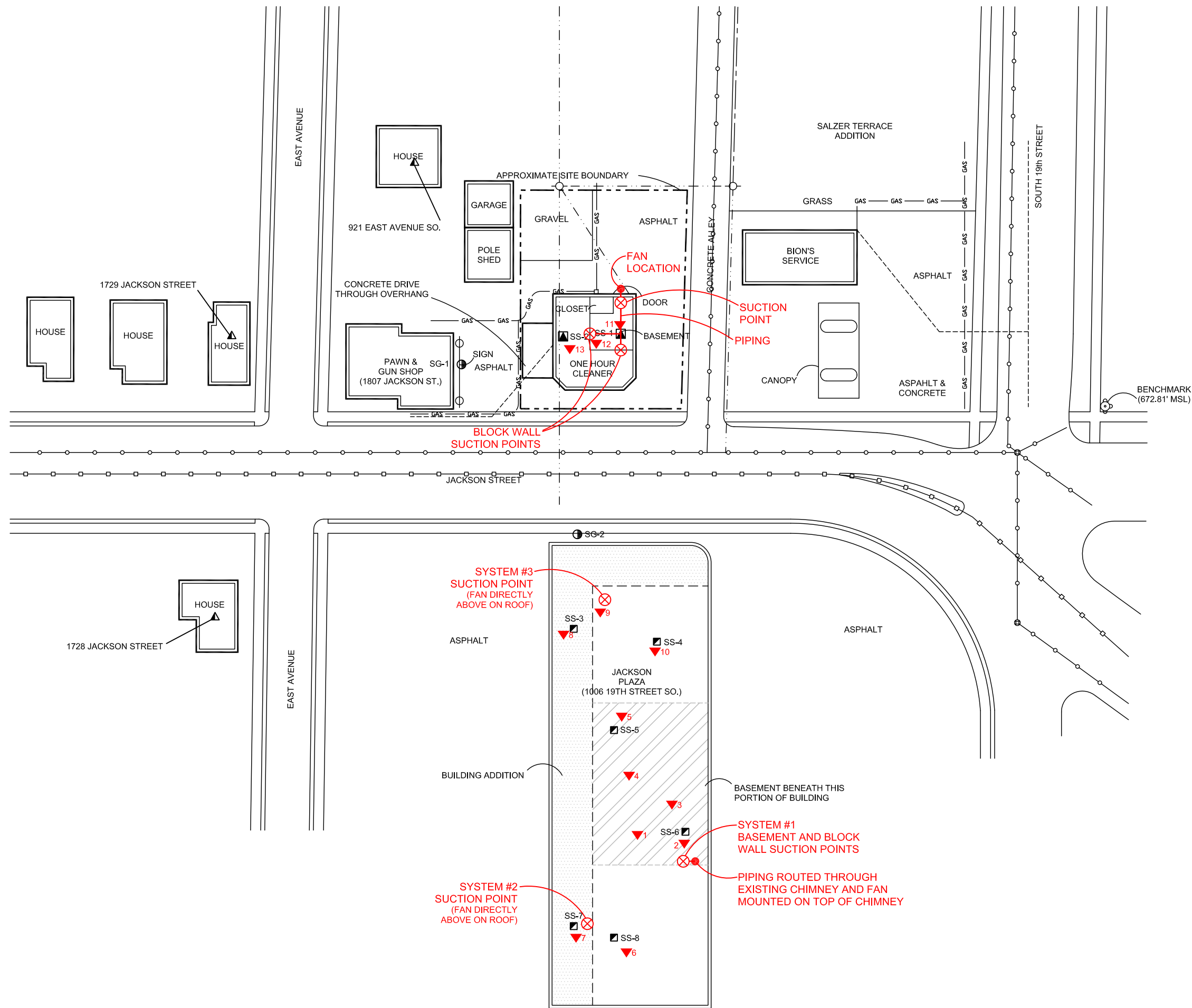
674 Nebraska Avenue E

St. Paul, MN 55106

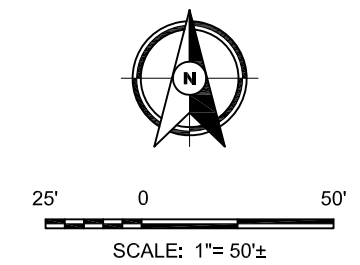
952-220-9409

healthyhomemn@hotmail.com

www.healthyhomesradon.com



- ▼ SAMPLING POINT LOCATION
- PROPOSED SUB-SLAB VAPOR SAMPLE LOCATION
- ▲ SUB-SLAB VAPOR SAMPLE LOCATION
- SOIL GAS SAMPLE LOCATION
- ▲ INDOOR AIR SAMPLE LOCATION
- OVERHEAD ELECTRIC
- GAS — GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM SEWER
- ⊕ FIRE HYDRANT
- UTILITY POLE



Project No:	LC0602184
Drawing No:	LC0602184
Scale:	1" = 50'±
Drawn By:	MRG
Date Drawn:	07/14/06
Checked By:	KDN
Last Modified:	10/22/12
Sheet:	Fig:
of	3



Photograph #: 1

Date: 9/28/2012

Direction: Jackson Plaza System #1

Subject: Sub-slab depressurization system suction point in basement

LC-06-02184

BRAUN
INTERTEC



Photograph #: 2

Date: 9/28/2012

Direction: Jackson Plaza System #1

Subject: Block wall suction point in basement

LC-06-02184

BRAUN
INTERTEC



Photograph #: 3
Date: 9/28/2012
Direction: Jackson Plaza System #1
Subject: Exhaust piping exit through existing chimney

LC-06-02184

BRAUN
INTERTEC



Photograph #: 4
Date: 9/28/2012
Direction: Jackson Plaza System #1
Subject: U-tube monometer

LC-06-02184

BRAUN
INTERTEC



Photograph #: 5
Date: 9/28/2012
Direction: Jackson Plaza System #1
Subject: Fan mounted on chimney

LC-06-02184

BRAUN
INTERTEC



Photograph #: 6
Date: 9/28/2012
Direction: Jackson Plaza System #2
Subject: System suction point in A-1 Vacuum tenant space

LC-06-02184

BRAUN
INTERTEC



Photograph #: 7
Date: 9/28/2012
Direction: Jackson Plaza System #2
Subject: Exhaust piping exit through roof

LC-06-02184

BRAUN
INTERTEC



Photograph #: 8
Date: 9/28/2012
Direction: Jackson Plaza System #2
Subject: U-tube monometer

LC-06-02184

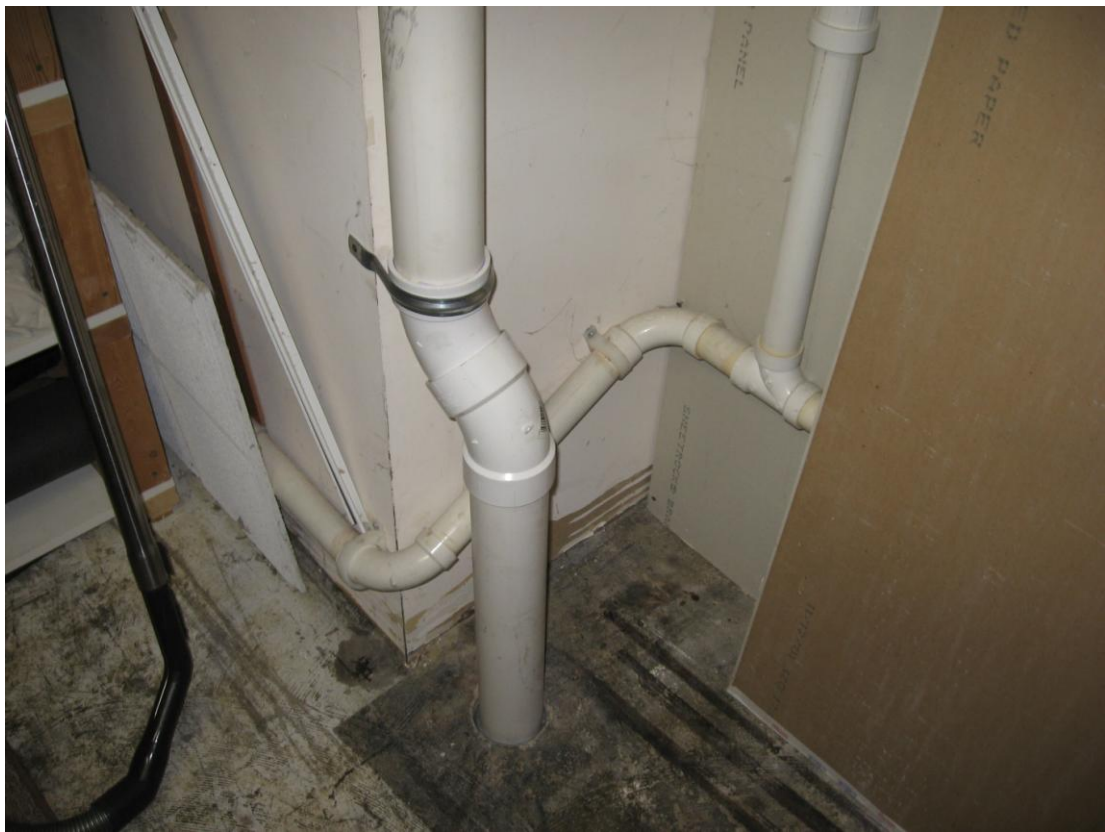
BRAUN
INTERTEC



Photograph #: 9
Date: 10/11/2012
Direction: Jackson Plaza System #2
Subject: Fan mounted on roof

LC-06-02184

BRAUN
INTERTEC



Photograph #: 10
Date: 10/11/2012
Direction: Jackson Plaza System #3
Subject: System suction point in Body and Sol tenant space

LC-06-02184

BRAUN
INTERTEC



Photograph #: 11
Date: 10/11/2012
Direction: Jackson Plaza System #3
Subject: Exhaust piping exit through roof

LC-06-02184

BRAUN
INTERTEC



Photograph #: 12
Date: 10/11/2012
Direction: Jackson Plaza System #3
Subject: U-tube monometer

LC-06-02184

BRAUN
INTERTEC



Photograph #: 13
Date: 10/26/2012
Direction: Jackson Plaza System #3
Subject: Fan mounted on roof

LC-06-02184

BRAUN
INTERTEC

Attachment E

Monitoring Well Information

All monitoring wells were located and abandoned.

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, where specific circumstances exist at the time of case closure. This form applies to situations where: (1) the party conducting the cleanup does not own the source property; (2) contamination has impacted a neighboring property to a certain degree; and (3) not all monitoring wells can/will be abandoned at the time of closure. A letter notifying these property owners is required of the responsible party if certain circumstances exist. The DNR's "Guidance on Case Closure and the Requirements for Managing Continuing Obligations" (PUB-RR-606) specifies those notification requirements. A model "Template for Notification of Residual Contamination and Continuing Obligations" (PUB-RR-919) can be downloaded at: <http://dnr.wi.gov/files/PDF/pubs/rr/RR919.pdf>. 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. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS No.	Activity Name
02-32-271770	One Hour Cleaners Jackson ST

ID	Impacted Property Address	Parcel No.	Date of Letter	WTMX	WTMY	Letter Sent To:		Reasons Letter Sent:									
						Source Property Owner is not RP	Right of Way Government or Other	Impacted Off-Site Property Owner	Groundwater Exceeds ES	Residual Soil Exceeds Standards	Cap/Engineered Control	Industrial Use Soil Standards	Vapor System in Place	Vapor Asmt Needed if use Changes	Structural Impediment	Lost, Transferred or Open Wells	
A	1817 Jackson Street, La Crosse, WI	17-30238-40	6/27/13	421113	370574	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				
B	1807 Jackson Street, La Crosse, WI	17-50241-60	3/26/13	421098	370575			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
C	1006 19th Street S, La Crosse, WI	17-50242-80	3/26/13	421128	370533			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>				
D	1728 Jackson Street, La Crosse, WI	17-40017-10	3/26/13	421068	370541			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								
E	1729 Jackson Street, La Crosse, WI	17-30225-40	3/26/13	421070	370577			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								
F	1725 Jackson Street, La Crosse, WI	17-30225-50	3/26/13	421058	370577			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								
G	1721 Jackson Street, La Crosse, WI	17-30225-30	3/26/13	421044	370577			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								
H	1717 Jackson Street, La Crosse, WI	17-30225-20	3/26/13	421028	370577			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								
I	1707 Jackson Street, La Crosse, WI	17-30225-10	3/26/13	421006	370577			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								
J	1703 Jackson Street, La Crosse, WI	17-30224-140	3/26/13	420989	370577			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								
K	921 East Avenue S, La Crosse, WI	17-50241-100	3/26/13	421099	370603			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>							

June 27, 2013

Mr. Scott Suhr
ROXSCO LLC
605 2nd Avenue S, Suite #100
Onalaska, WI 54650

Re: GIS Registration Notification Letter
1817 Jackson Street Property (PIN 17-30238-40)
Relative to the Chlorinated Solvent Release Closure at the:
Dorprop LLC Property
1817 Jackson Street
La Crosse, Wisconsin

Dear Mr. Suhr,

This letter is in regards to the investigation of a release of tetrachloroethene (PCE) at 1817 Jackson Street that has shown that contamination remains on your property. I have conducted a cleanup, and will be requesting that the Department of Natural Resources grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken.

As part of the cleanup, I am proposing that the Department of Natural Resources accept natural attenuation, cap maintenance over residual soil contamination and continued operation of the vapor mitigation system as the final remedy used at the 1817 Jackson Street property.

The Department of Natural Resources will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, you should mail that information to: Dave Rozeboom, 473 Griffith Avenue, Wisconsin Rapids, WI 54494, phone number: (715) 421-7873.

Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Before I request closure, I will need to inform the Department as to who will be responsible for the continuing obligation on your property. Under s. 292.12, Wis. Stats., the responsibility for maintaining all necessary continuing obligations for your property will fall on you or any subsequent property owner, unless another person has a legally enforceable responsibility to comply with the requirements of the final closure letter. I am currently working on a contract with Braun Intertec to perform annual cap maintenance and vapor mitigation system inspections.

Under s. 292.12(5), Wis. Stats., occupants of this property are also responsible for complying with any continuing obligations. Please notify any current and future occupants that may be affected by a continuing obligation, by supplying them with a copy of this letter.

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

Prohibited Activities: The following activities will be prohibited on any portion of the property where pavement is located, as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources. 1) removal of the existing barrier; 2) disturbing the barrier by planting trees or shrubs; 3) replacement with another barrier; 4) excavating or grading of the land surface; 5) filling on covered or paved areas; 6) plowing for agricultural cultivation; 7) construction or placement of a building or other structure, 8) changing the use or occupancy of the property to a residential setting, which may include certain uses such as single or multiple family residences, a school, day care, senior care, hospital or similar residential exposure settings, or 9) changing the construction of a building that has a passive or active vapor mitigation system in place.

If closure for this site is approved, the following are some continuing obligations for which you and any subsequent property owner will be responsible.

Groundwater contamination that appears to have originated and remains on the property located at 1817 Jackson Street that is now owned by ROXSCO LLC. The levels of chlorinated solvent contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and I will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure.

The following DNR fact sheet (RR 671 – "What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater") has been included with this letter, to help explain the use of natural attenuation as a remedy. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/files/PDF/pubs/rr/RR671.pdf>.

Residual soil contamination remains at 1817 Jackson Street. The remaining contaminants include chlorinated solvents. The following steps have been taken to address any exposure to the remaining soil contamination. A remedial excavation was conducted in 2008 to remove the mass of contaminated soil. Residual contaminated soil is covered by asphalt or concrete to prevent direct contact with the soil. The residual contaminated soil is shown on the attached Post-Remedial Soil PCE Concentration Map.

If soil in the specific locations described above is excavated, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current

and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

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

Chlorinated solvent vapors remain at your property. A vapor mitigation system was installed. You will need to operate and maintain the vapor mitigation system, in accordance with the attached maintenance plan. This may include maintenance the floor of the building. The agency will require inspections of the system and define the frequency in the closure letter. The inspection log needs to be made available to the Department of Natural Resources. Submittal of the log may also be required. You will also need to notify any future owners or occupants of this property of the need to maintain this system.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you will receive a copy of the closure letter. If you need to, you may also obtain a copy of the closure letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR Geographic Information System (GIS) Registry (via RR Sites Map) on the internet at <http://dnr.wi.gov/topic/Brownfields/clean.html>. The final closure letter will contain a description of the continuing obligation, any prohibitions on activities and will include any applicable maintenance plan. The final closure letter, any required maintenance plan and a map of the properties affected will be included as part of the site file attached on the GIS Registry.

If this case is closed, all properties within the site boundaries where groundwater contamination attains or exceeds chapter NR 140 groundwater enforcement standards, soil contamination attains or exceeds ch. NR 720 residual contaminant levels and/or a continuing obligation is required under ch. NR 726 will be listed on the publically accessible Bureau for Remediation and Redevelopment Tracking System on the Web (BOTW) to provide public notice of remaining contamination and of any continuing obligations. In addition, information will be displayed on the Remediation and Redevelopment Sites Map (RR Sites Map); a mapping application, under the GIS Registry theme. This GIS Registry is available to the general public on the Department of Natural Resources' internet web site. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code.

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 remaining 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 DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at <http://dnr.wi.gov/org/water/dwg/forms/3300254.pdf>, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information about my proposed cleanup completion and request for closure, you may contact me at 3516 Crown Boulevard, La Crosse, WI 54601, phone number: (608) 788-1346. If you need more information about cleanups and closure requirements, or to review the Department's file on my

case, you may contact Dave Rozeboom with the Department of Natural Resources at 473 Griffith Avenue, Wisconsin Rapids, WI 54494, phone number: (715) 421-7873.

Sincerely,



Phyllis Miletto

Attachments:

Legal Description of the 1817 Jackson Street Property (Parcel 17-30238-40)

Fact Sheets

RR 819 – Continuing Obligations for Environmental Protection

RR 671 – What Landowners Should Know: Information About Using Natural Attenuation
to Clean Up Contaminated Groundwater

Cap Maintenance Plan

Vapor Mitigation Maintenance Plan

Figure B.2.b. Post-Remedial Soil PCE Concentration Map

Figure B.3.b. Groundwater PCE Concentration Map

One Hour Cleaners Jackson ST
02-32-271770

RE: Impacted Off-Source Property Letters

Due to the amount of off-source letters the file size is too large to place out on the GIS Registry.

These letters are in the case file and can be reviewed by contacting the Project Manager.

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Dorprop, LLC, a Wisconsin limited liability company

_____ ("Grantor," whether one or more),
and Roxsco, LLC, a Wisconsin limited liability company

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

****SEE ATTACHED LEGAL DESCRIPTION ADDENDUM**

Recording Area

Name and Return Address

17-30238-040 & 17-30238-035

Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: easements, restrictions & highway deeds of record, municipal & zoning ordinances & agreements entered into under them, recorded plat, building & use restrictions & covenants & except lands sold, taken or used for road or highway purposes.

Dated February 18, 2013

DORPROP, LLC

Dorothy Brickl (SEAL) _____ (SEAL)

By: Dorothy Brickl, Member _____ *

_____ (SEAL) _____ (SEAL)
* _____ *

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

authenticated on _____

STATE OF WISCONSIN)

LaCrosse)

COUNTY) ss.

Personally came before me on Feb. 18, 2013,
the above-named Dorothy Brickl

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

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT DRAFTED BY:

Attorney Darla A. Krzoska
Bosshard Parke Ltd.

* _____
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 4/6 2014)

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

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

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

WARRANTY DEED

* Type name below signatures

OTHER PARCEL
OWNED BY
FORMER
PROPERTY OWNER

Parcel 5

Lots 32, 23, 24 and 25, Block 2 of D.C. Evans' Addition to the City of La Crosse and 1/2 the vacated alley to the North, La Crosse County, Wisconsin except land taken for road right of way described as follows:

Part of Lots 22 and 23 in Block 2 of D.C. Evans' Addition to the City of La Crosse, La Crosse County, Wisconsin, described as follows:

Beginning at the Southwest corner of said Lot 22; thence North 15 degrees 57' 19" West along the West line of said Lot 22, 9.74 feet, thence North 76 degrees 22' 45" East, 119.86 feet to the East line of Lot 23; thence South 15 degrees 57' 19" East, 4.88 feet to the Southeast corner of said Lot 23, thence South 74 degrees 02' 41" West along the South line of said Lots 22 and 23, 119.76 feet to the point of beginning.

1247 La Crosse Street, La Crosse, WI Parcel # 17-20139-110

Parcel 6

Lot 176 in Block 15 of Salzer Terrace and part of State Road, now vacated, being a part of the NW of the SW of Section 4, T15N, R7W, in the City of La Crosse, described as follows: Commencing at the SW corner of said Lot 175, thence North along the West line of said Lot 175 and the East right-of-way line of the Chicago, Burlington and Quincy Railroad Company 78.27 feet; thence East parallel with the North line of Jackson Street 52.9 feet to the West line of the alley in said Block 15, thence South along said West line to the South line of said Lot 176 extended east; thence West along said south line and the North line of Jackson Street to the point of beginning.

Also, the Easterly one-half of the right-of-way of the Chicago, Burlington and Quincy Railroad Company (Formerly the Green Bay and Western Railroad Company) in the Northwest Quarter of the Southwest Quarter of Section 4, T15N, R7W of the fourth Principal Meridian, that lies between the westerly prolongations of the North and South lines of, and abuts upon Lot 176, Block 15 of Salzer Terrace, an addition to the City of La Crosse, Wisconsin according to the recorded plat thereof of record in the Office of the Register of Deeds in and for said county.

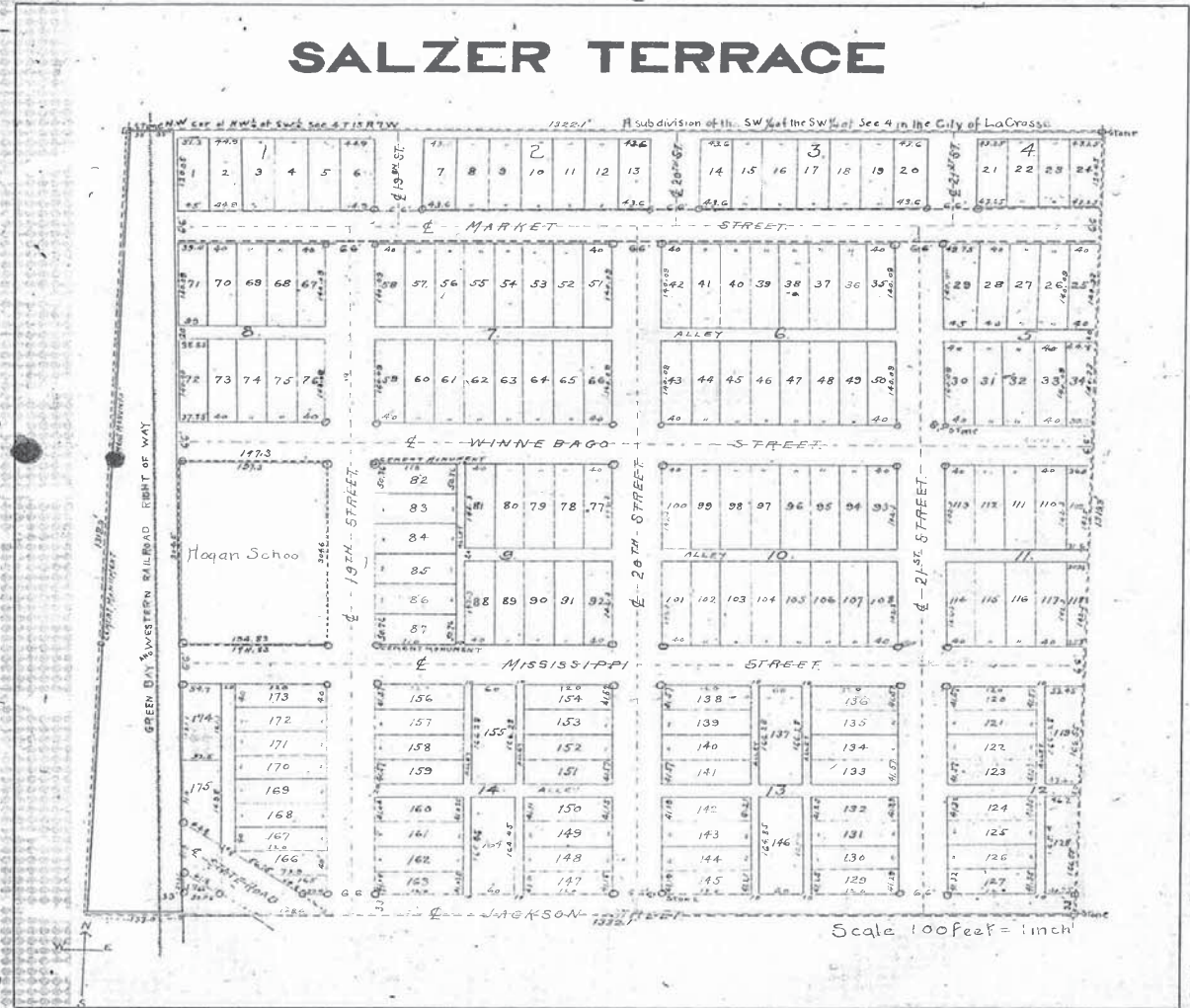
Also, Part of Lot 175 in Block 15 of Salzer Terrace Addition to the City of La Crosse, Wisconsin and part of the Northwest 1/4 of the Southwest 1/4 of Section 4, T15N, R7W, City of La Crosse, being part of the vacated State Road Coulee Road and described as follows: Commencing at the SE corner of Block 15; thence South 88 degrees 17' 54" West along the North line of Jackson Street a distance of 140.71 feet to the West line of an alley; thence North along the West line of the alley, a distance of 78.45 feet to the point of beginning, thence continuing North along the West line of the alley a distance of 30.77 feet; thence South 88 degrees 17' 54" West a distance of 52.50 feet; thence South a distance of 30.77 feet; thence North 88 degrees 17' 54" East a distance of 52.50 feet to the point of beginning. Said parcel contains 1615 square feet more or less

1817 Jackson Street, La Crosse, WI, Parcel 17-30238-040

LEGAL DESCRIPTION FOR SITE PROPERTY

SOURCE PROPERTY

SALZER TERRACE



Explanation of Representations upon face of plat 479
 Red lines and figures show outside foundations and dimensions of land
 plotted, black lines and figures show dimensions and their dimensions
 boundaries and figures of the Hoag School division and its dimensions
 Blue lines and figures show Main Bay & Western R.R. land and its division
 Orange lines and figures show Market Street and its dimensions
 Brown lines and figures show other streets and its dimensions
 Oak stakes 2" x 3/4" x 2 1/2" placed at all lot corners
 Stakes 4" x 1 1/2" x 2 1/2" placed at street corners and shown on plat by
 yellow circles
 Stone monuments placed on north side of Jackson Street and
 levelled feet west from East side of 20th street and one on North side
 of Winnebago street and tower feet west from East side of 21st street
 by 6" x 6" x 50" corner on top of Johnson's plat B & C

State of Iowa - 22
 County of Jasper - 22
 My commission expires July 6, 1915
 State of Wisconsin - 25
 County of La Crosse - 25
 My commission expires July 1st 1917
 State of Wisconsin - 25
 County of La Crosse - 25
 My commission expires July 1st 1917
 State of Wisconsin - 25
 County of La Crosse - 25
 My commission expires July 1st 1917
 State of Wisconsin - 25
 County of La Crosse - 25
 My commission expires July 1st 1917
 State of Wisconsin - 25
 County of La Crosse - 25
 My commission expires July 1st 1917
 State of Wisconsin - 25
 County of La Crosse - 25
 My commission expires July 1st 1917

Notary Public, Jasper County, Iowa
 My commission expires July 6, 1915
 State of Wisconsin - 25
 County of La Crosse - 25
 My commission expires July 1st 1917
 State of Wisconsin - 25
 County of La Crosse - 25
 My commission expires July 1st 1917
 State of Wisconsin - 25
 County of La Crosse - 25
 My commission expires July 1st 1917
 State of Wisconsin - 25
 County of La Crosse - 25
 My commission expires July 1st 1917
 State of Wisconsin - 25
 County of La Crosse - 25
 My commission expires July 1st 1917

Resolution of the common council of the city of La Crosse
 Wisconsin, that the plat of blocks in the Northwest quarter (NW) of the
 North of Range 7 West, in the City of La Crosse in La Crosse
 County, Wisconsin, to be known as Salzer Terrace, first filed and
 on the day of July, A.D. 1915, submitted to the Common Council
 of said city of La Crosse for its approval, by and the same hereby is in
 full and final approval, and the Clerk of the City of La Crosse is hereby
 authorized and directed to affix to said plat a certified copy of
 the resolution

Certificate of City Clerk
 State of Wisconsin - 25
 County of La Crosse - 25
 My commission expires July 1st 1917
 State of Wisconsin - 25
 County of La Crosse - 25
 My commission expires July 1st 1917
 State of Wisconsin - 25
 County of La Crosse - 25
 My commission expires July 1st 1917
 State of Wisconsin - 25
 County of La Crosse - 25
 My commission expires July 1st 1917

State of Wisconsin
 County of La Crosse - 25
 Office of the Register
 of Deeds

Certificate of Register of Deeds
 I, Andrew J. Thompson, Register of Deeds in and for the County of La Crosse
 Wisconsin, do hereby certify that the annexed plat of Salzer
 Terrace in the State of Wisconsin, was first filed on the 29th day of July, A.D. 1915,
 at 10:00 o'clock in the afternoon, and has been recorded in the
 Register of Deeds of the County of La Crosse, Wisconsin.

Run Date: June 24, 2013

2012 Property Record
La Crosse County, WI
City of La Crosse

Parcel ID: 17-30238-40

Deed Information:

<u>Property Description:</u>	Assessed Acreage:	0.155	<u>Volume</u>	<u>Page</u>	<u>Document</u>	<u>Recorded</u>	<u>Type</u>
1817 JACKSON ST "SITE"			1425	132	1268720	2001-02-20	Warranty Deed
**Multiple Addresses on file			0	0	1616598	2013-02-25	Warranty Deed

Sec/Twn/Rng/Qtr: 04-15-07 NW-SW
SALZER TERRACE
LOT 176 BLOCK 15 & PRT NW-SW
SEC 4-15-7 BEING THE S 78.27
FT OF THAT PRT LYG N OF N LN
JACKSON ST E OF E LN CB&Q

<u>Owner(s):</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>St</u>	<u>Zip</u>
ROXSCO LLC	Owner	605 2ND AVE S #100	ONALASKA	WI	54650

Districts:

Additional Parcel Information:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>	<u>Category</u>	<u>Description</u>
2849	LA CROSSE SCHOOL	Y	2012+	2012+ Supervisor District 7
3	Book 3	N	VOTING SUPERV ISOR	
			2012 +	2012+ Ward 19
			VOTING WARDS	
			POSTAL	LACROSSE POSTAL DISTRICT 54601
			DISTRIC T	
			Use	SERVICES

Tax Information:

Tax Year: 2012

General Tax: \$3,626.78	Total Woodlands: \$0.00	Total Due: \$3,546.70	Total Mill Rate: 0.028784072
Lottery Credit: \$0.00	First Dollar Credit: 80.08	Special Charges: \$0.00	
Total Assessed Value: \$126,000.00	Total Fair Market Value: \$127,800.00		

Assessments: Values are still subject to SS70.43 for corrections; or SS70.44 for omitted property; or SS70.47 for Certiorari appeals.

!!!!These values have not been finalized through the Local Board of Review Adjournment and are subject to change!!!!

<u>Class</u>	<u>Description</u>	<u>Acreage</u>	<u>Land</u>	<u>Improvement</u>	<u>Total</u>	<u>Last Modified</u>
G2	Commercial	0.155	\$40,600.00	\$85,400.00	\$126,000.00	2007-04-04

(for more detailed and complete information on any category, go to Land Records Information Website at <http://www.co.la-crosse.wi.us/LandRecordsPortal/Default.aspx>)

Run Date: June 24, 2013

2012 Property Record
La Crosse County, WI
City of La Crosse

Parcel ID: 17-30238-35

Deed Information:

<u>Property Description:</u>	<u>Assessed Acreage:</u>	<u>Volume</u>	<u>Page</u>	<u>Document</u>	<u>Recorded</u>	<u>Type</u>
1817 JACKSON ST	0.037	806	497	1001862	1987-11-02	Warranty Deed
**Multiple Addresses on file		1425	132	1268720	2001-02-20	Warranty Deed
Sec/Twn/Rng/Qtr: 04-15-07 NW-SW		0	0	1616598	2013-02-25	Warranty Deed
SALZER TERRACE						
LOT 175 BLOCK 15 & PRT NW-SW						
SEC 4-15-7 COM AT SE COR BLK						
15 S88D17M54SW ALG N LN						
JACKSON ST 140.71FT TO W LN						

<u>Owner(s):</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>St</u>	<u>Zip</u>
ROXSCO LLC	Owner	605 2ND AVE S #100	ONALASKA	WI	54650

Districts:

Additional Parcel Information:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>	<u>Category</u>	<u>Description</u>
2849	LA CROSSE SCHOOL	Y	2012+	2012+ Supervisor District 7
3	Book 3	N	VOTING SUPERV ISOR	
			2012 + VOTING WARDS	2012+ Ward 19
			POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
			Use	VACANT LOT

Tax Information:

Tax Year: 2012

General Tax: \$290.72	Total Woodlands: \$0.00	Total Due: \$290.72	Total Mill Rate: 0.028784072
Lottery Credit: \$0.00	First Dollar Credit: 0.00	Special Charges: \$0.00	
Total Assessed Value: \$10,100.00	Total Fair Market Value: \$10,200.00		

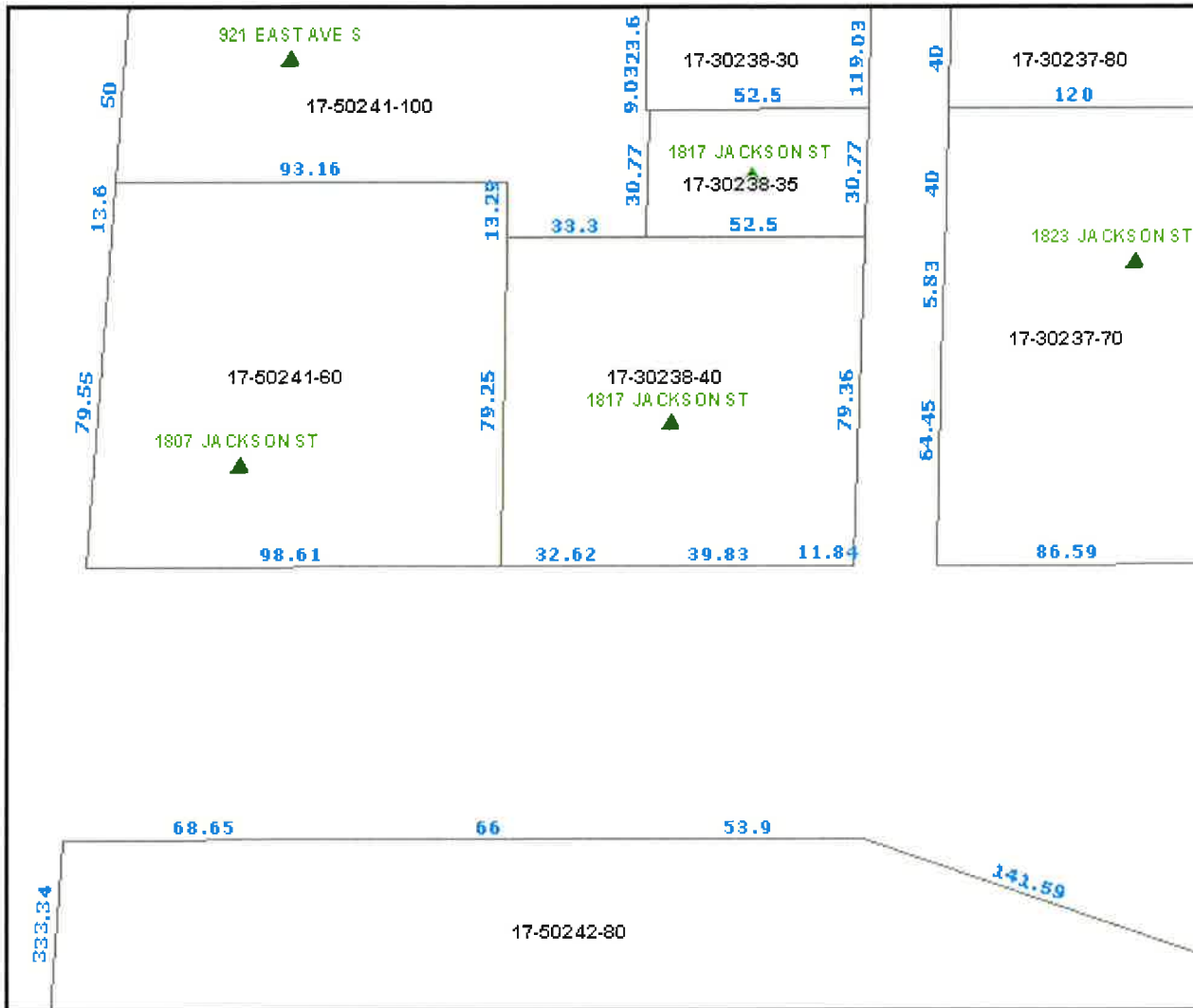
Assessments: Values are still subject to SS70.43 for corrections; or SS70.44 for omitted property; or SS70.47 for Certiorari appeals.

!!!!These values have not been finalized through the Local Board of Review Adjournment and are subject to change!!!!

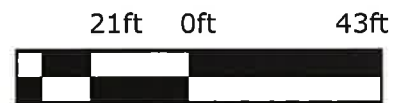
<u>Class</u>	<u>Description</u>	<u>Acreage</u>	<u>Land</u>	<u>Improvement</u>	<u>Total</u>	<u>Last Modified</u>
G2	Commercial	0.037	\$10,100.00	\$0.00	\$10,100.00	2007-04-04

(for more detailed and complete information on any category, go to Land Records Information Website at <http://www.co.la-crosse.wi.us/LandRecordsPortal/Default.aspx>)

La Crosse County GIS Map



1:525 (1"=43)



- | | | | | | |
|-------------|--|-------------------|--------------------------------|-------------------|----------------------------------|
| ▲ Addresses | Addresses(House # & Road Name Labeled) | ---Taxparcel Arcs | Arcs (Dimensions Labeled) | □ Current Parcels | Current Parcels (Tax ID Labeled) |
| ● | Unincorporated Areas | ▣ | County Limits | ▣ | Municipality Limits |
| — | Major Roads | — | Municipal, County & Town Roads | — | Rail Roads |
| □ | Current Parcel | ■ Red: | 2011 Aerial Photo | | |
| | | ■ Green: | | | |
| | | Band_1 | | | |
| | | Band_2 | | | |

Re: Geographic Information System Registry for Dorprop LLC, One Hour Cleaners Site, 1817 Jackson Street, La Crosse, Wisconsin, WDNR BRRTS # 02-32-271770

Regulatory file closure has been requested for the above referenced site. Chlorinated solvent impacted soil and groundwater exceeding United States Environmental Protection Agency soil screening levels and WDNR ch. NR 140 groundwater enforcement standards (ESs) may be still be present beneath the site. Therefore, pursuant to WDNR ch. NR 726, the required Geographic Information System (GIS) registry information must include legal descriptions and/or plat maps. Legal descriptions and/or plat maps must be included for all properties (within or partially within the site's boundaries), which have soil contamination that exceeds the RCLs and/or groundwater contamination that exceeds the ESs at the time closure is requested. Additionally, the GIS registry information must include a statement signed by the responsible party, which states that he or she believes that the legal description has been attached for each property that is within, or partially within, the contaminated site boundary. (The purpose of this requirement is that a legal description for each of the contaminated properties has been submitted. The responsible party is not required to attest to the accuracy of the attached legal descriptions.) Therefore, the following statement has been included:

I, Phyllis Miletto, representing Dorprop LLC, certify that to the best of my knowledge the legal description has been attached for each property that is within, or partially within, the contaminated site boundary for the One Hour Cleaners site.

Signature: Phyllis Miletto

Date: 3-26-13

One Hour Cleaners Jackson ST
02-32-271770

RE: Impacted Off-Source Property Deeds

Due to the amount of off-source deeds the file size is too large to place out on the GIS Registry.

These deeds are in the case file and can be reviewed by contacting the Project Manager.