State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1027 W. Saint Paul Avenue
Milwaukee WI 53233

Tony Evers, Governor
Adam N. Payne, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

September 13, 2023

WVA
Attn: Jeffery Erickson
PO Box 900
Burlington WI 53105

Subject: Cap Maintenance Inspection - Repair/Replacement Required
Village Clean, 180 S. Pine St., Burlington, WI
BRRTS #02-52-472623 FID #252202170

On August 21, 2023, the Wisconsin Department of Natural Resources (DNR) conducted a Continuing Obligations audit of the subject site at 180 S. Pine St., in Burlington, WI. The site had previously undergone a contamination clean-up under the ownership of NAI MLG Commercial and was granted closure by the DNR on September 14, 2015 with residual soil contamination remaining beneath and around the drycleaning portion of the building. A copy of the DNR's closure letter is attached for your reference. A barrier cap was identified as a continuing obligation to mitigate the risk for direct contact with the contaminated soil that could pose a threat to human health if exposed, and to protect groundwater from infiltration. All documents related to the site cleanup are available on the DNR's BRRTS on the Web database at https://apps.dnr.wi.gov/botw/. Search using BRRTS #02-52-471623 for this site.

A cap maintenance plan was required for the site after closure to ensure that the barrier cap would be maintained, and to notify future owners of the cap requirement. A copy of the Village Clean Maintenance Plan, dated May 20, 2015, is attached as part of the DNR's closure letter. At this site, the barrier cap consists of the building foundation, concrete pavement, and asphalt alley way and parking lot. The maintenance plan states that the cap will be inspected annually to determine whether the cap needs to be repaired due to the presence of cracks, upheavals, etc. If the cap is in disrepair, then it is the property owner's responsibility to repair the cap to maintain its integrity and impervious nature. Records of the annual inspection and any repairs are to be logged into the form that was included with the final closure letter and kept onsite or with the current property owner for review by the DNR when requested.

Based on conditions noted during the DNR's August 21, 2023 inspection, the asphalt cap at your property needs repairs or replacement to be in compliance with the site closure criteria. The asphalt cap consists of the alleyway east of the building and parking area west of the building. The DNR's inspection noted fatigue cracks and moderate to severe potholes in the asphalt that must be repaired, if possible, or replaced. The inspection report with photographs is attached for your review.

You are required to complete the needed asphalt repair/replacement within one year of the date of this letter. Within one month, **by October 13, 2023**, provide a written response with an expected timeline to repair or replace the asphalt pavement. When completed, we will need to perform a follow-up inspection of the cap to confirm compliance with the closure criteria. Let me know when the repairs have been completed to set-up another inspection date and time.

The DNR recommends that you document your annual inspections and any maintenance or repair activities on the DNR's Continuing Obligations Inspection and Maintenance Log (Form 4400-305). The form allows you to fill in the date and actions completed and save it to your computer to keep a log of

actions completed during the year. Form 4400-305 can be downloaded from the DNR's website as a digital document for use at https://dnr.wi.gov/files/PDF/forms/4400/4400-305.pdf. The Maintenance Plan and inspection record must be passed on to the new owner if property ownership changes.

Please contact me if you have any questions at (262) 612 - 9127, or hera.hulsey@wisconsin.gov. Thank you for your attention to this matter.

Sincerely,

Hera Hulsey
Hydrogeologist
Remediation and Redevelopment Program

Attachments: Final Case Closure with Continuing Obligations letter, September 14, 2015
Remediation & Redevelopment Continuing Obligation Review, Form 4400-232, w/ photos

State of Wisconsin
Department of Natural Resources
P.O. Box 7921, Madison, WI 53707-7921

GIS REGISTRY (Cover Sheet)
Form 4400-280 (R 6/13)

Source Property Information

CLOSURE DATE: 09/14/2015

BRRTS #: 02-52-472623

FID #: 252202170

ACTIVITY NAME: Village Clean

DATCP #:

PROPERTY ADDRESS: 180 S Pine St (aka 224 S Pine St)

PECFA#:

MUNICIPALITY: Burlington

PARCEL ID #: 206031932402880

***WTM COORDINATES:**

X: 661665 Y: 246155

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

WTM COORDINATES REPRESENT:

- (•) Approximate Center Of Contaminant Source
- ( ) Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

- [x] Groundwater Contamination > ES *(236)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

  *(**note:** for list of off-source properties see "Impacted Off-Source Property Information, Form 4400-246")*

- [x] 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)*

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

- [ ] Structural Impediment *(224)*
- [ ] Site Specific Condition *(228)*
- [x] Cover or Barrier *(222)*
  - [ ] Direct Contact
  - [x] Soil to GW Pathway
- [x] Vapor Mitigation *(226)*
- [ ] Maintain Liability Exemption *(230)*

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

Monitoring Wells:

MW3-LOST; Annual Inspection Log Required submittal to the DNR.

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

( ) Yes (•) No ( ) N/A

** Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

State of Wisconsin
Department of Natural Resources
http://dnr.wi.gov

GIS Registry Checklist

Form 4400-245 (R 4/08)

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

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

BRRTS #: 02-52-472623 PARCEL ID #: 03-19-32-402-880

ACTIVITY NAME: Case Summary/Case Closure WTM COORDINATES: X: 66166 Y: 246155

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

☑ **Closure Letter**

☑ **Maintenance Plan** (*if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.*)

☐ **Conditional Closure Letter**

☐ **Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

☒ **Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

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

Figure #: 9 **Title: Site Survey**

☒ **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

☒ **Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: *Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*

Figure #: 1A, 1B **Title: Site Location**

☒ **Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

Figure #: 2A, 2B, **Title: Site Plan**

☒ **Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL)as determined under s. NR 720.09, 720.11 and 720.19.

Figure #: 3 **Title: Area of Soil Impact**

BRRTS #: 02-52-472623 ACTIVITY NAME: Case Summary/Case Closure

MAPS (continued)

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

Figure #: 5 **Title: Geologic Cross Section**

Figure #: **Title:**

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

Figure #: 4 **Title: Groundwater Impact Area**

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

Figure #: 6 **Title: Potentiometric Surface Map**

☒ Other: Figure 8, Soil Vapor results Summary

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

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

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

Table #: 1, 1A **Title: Soil Results,** Soil RCLs

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

Table #: 2, 2A **Title: Groundwater Results,** groundwater Standards

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

Table #: 4 **Title: Summary of Groundwater Well Data** Other: Table 9. Summary of soil gas analytical results 3/21/07 Table 1A. Summary of soil gas results 1/29/07 and table 1b

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.
Note: *If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.*

Not Applicable

☒ **Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.
Note: *If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.*

Figure #: 3 **Title:** Monitoring Well Locations

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

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

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

BRRTS #: 02-52-472623 ACTIVITY NAME: Case Summary/Case Closure

NOTIFICATIONS

Source Property

- ☐ **Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- ☐ **Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

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

- ☐ **Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
  Note: *Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.*

  Number of "Off-Source" Letters:
- ☐ **Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- ☐ **Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies).** This does not apply to right-of-ways.
  Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- ☐ **Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

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

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee WI 53212-3128

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

September 14, 2015

Marjorie Horvat
NAI MLG Commercial
757 N. Broadway St., Suite 700
Milwaukee, WI 53202

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Village Clean site, 224 S. Pine St. (parcel address 180 S. Pine St.), Burlington, WI
DNR BRRTS Activity #: 02-52-472623 FID# 252202170

Dear Ms. Horvat:

The Department of Natural Resources (DNR) considers the Village Clean dry cleaner case closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property 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, rents or leases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under chs. NR 726 and 727, Wis. Adm. Code. The DNR Southeast Region project manager reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases.

Soil and groundwater at this property has been contaminated with perchloroethylene (PCE), a chlorinated volatile organic compound associated with dry cleaning operations. The Village Clean dry cleaner is currently an active facility within a strip mall located on a parcel identified as 180 S. Pine St., Burlington, WI. A sub-slab vapor mitigation system has been installed as a remedial response to address soil and groundwater contamination located below the building floor and outside the dry cleaner store beneath asphalt pavement. 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 at or above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- One or more monitoring wells were not located and must be properly filled and sealed if found.
- Pavement/building floor must be maintained over contaminated soil and the DNR must be notified and approve any changes to this barrier.
- A sub-slab vapor mitigation system must be operated and maintained, and inspections must be documented.
- Site-specific vapor exposure assumptions were used, based on commercial or industrial use. Current land or property use must be maintained to be protective. If changes to the current property use or land use are planned, an assessment must be made of whether the closure will be protective of the proposed use.

- Remaining soil contamination could result in vapor intrusion if future construction activities occur. Future construction includes expansion or partial removal of current buildings as well as construction of new buildings. Vapor control technologies will be required for occupied buildings, unless the property owner assesses the potential for vapor intrusion, and the DNR agrees that vapor control technologies are not needed.

The DNR fact sheet, "Continuing Obligations for Environmental Protection," RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may be obtained at http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf.

GIS Registry
This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at http://dnr.wi.gov/topic/Brownfields/clean.html, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the Geographic Information System (GIS) Registry layer, at the same web address.

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.

All site information is also on file at the Southeast Region DNR office, at 2300 N. Dr. Martin Luther King, Jr. Dr., Milwaukee. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a Portable Document Format (PDF) in BRRTS on the Web.

Prohibited Activities
Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where pavement, a building foundation or a vapor mitigation system barrier is required, as shown on the **attached map** Figure 7, Area of Engineered Controls, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier or cover;
- replacement with another barrier or cover;
- 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 a 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 plan 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 and inspection reports in accordance with the following requirements to:

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
2300 N. Dr. Martin Luther King, Jr. Dr.
Milwaukee, WI 53212

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** Figure 4, Area 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 as indicated on the **attached map** Figure 3, Area of Soil Contamination. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. 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 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.

Monitoring Wells that could not be Properly Filled and Sealed (ch. NR 141, Wis. Adm. Code)
Monitoring well MW-3 located on the property as shown on the **attached map** Figure 3, Monitoring Well Locations, could not be properly filled and sealed because it was missing due to being paved over, covered or removed during site development activities. Your consultant made a reasonable effort to locate the well and to determine whether it was properly filled and sealed, but was unsuccessful. You may be held liable for any problems associated with the monitoring well if it creates a conduit for contaminants to enter groundwater. If the groundwater monitoring well is found, the then current owner of the property on which the well is located is required to notify the DNR, to properly fill and seal the well and to submit the required documentation to the DNR.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code)
The building floor and asphalt pavement that exists in the locations shown on the **attached map** Figure 7, Area of Engineered Controls, shall be maintained in compliance with the **attached maintenance plan,** Village Clean Sub-Slab Mitigation System and Barrier 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 building floor must also be maintained in order to prevent or limit vapor intrusion into the building.

The cover approved for this closure was designed to be protective for a commercial or industrial use setting. Before using the property for residential purposes, you must notify the DNR at least 45 days before taking an action, to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. Before removing or replacing the cover, you must notify the DNR at least 45 days before taking an action. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation. A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. In addition, a cover or barrier for multi-family residential housing use may not be appropriate for use at a single family residence.

The **attached maintenance plan and inspection log (DNR form 4400-305)** are to be kept up-to-date and on-site. Inspections shall be conducted annually, in accordance with the attached maintenance plan. Submit the inspection log to the DNR annually, starting one year after the date of this letter.

Vapor Mitigation or Evaluation (s. 292.12 (2), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)
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.

Vapor Mitigation System: Soil vapor beneath the building contains chlorinated volatile organic compounds 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 February 2011, must be operated, maintained and inspected in accordance with the **attached** maintenance plan, Village Clean Sub-Slab Mitigation System and Barrier Maintenance Plan. System components must be repaired or replaced immediately upon discovery of a malfunction. Monthly inspections of the pressure gauge and annual inspection of all SSDS components must be conducted in accordance with the attached maintenance plan. Inspections and any system repairs must be documented in the inspection log (DNR form 4400-305). The inspection log shall be kept up-to-date and on-site. Submit the inspection log to the DNR annually, starting one year after the date of this letter.

If a decision is made to no longer use the vapor mitigation system, or to make a change to the vapor mitigation system, the property owner must notify the DNR at least 45 days before shutting the vapor mitigation system off or before making any other change to the system, and evaluate whether conditions are protective of public health and safety. Additional response actions may be necessary.

The integrity of the floor within the dry cleaner space as shown on the **attached map,** Figure 7, Area of Engineered Controls, must be maintained in compliance with the maintenance plan. This will help ensure proper functioning of the vapor mitigation system, limiting vapor intrusion to indoor air spaces.

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.

Commercial/Industrial Use: Soil vapor beneath the building was measured at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building. Case closure is based on the following site-specific exposure assumptions: the vapor mitigation system was designed and installed to be protective of industrial or commercial use. Indoor air testing would be required to verify it is protective for residential use. Therefore, use of this property is restricted to industrial or commercial uses. If changes in property or land use to residential are planned, the property owner must notify the DNR at least 45 days before changing the use, and evaluate whether the closure is protective for the proposed use. Additional response actions may be necessary.

Future Concern: Chlorinated volatile organic compounds remain in soil below the asphalt drive, as shown on the **attached map** Figure 3, Area of Soil Contamination, at levels that may be of concern for vapor intrusion in the

future, depending on construction and occupancy of a building. Therefore, before a building is constructed and/or an existing building is modified in the area of the asphalt drive, the property owner must notify the DNR at least 45 days before the change. Vapor control technologies are required for construction of occupied buildings unless the property owner assesses the vapor pathway and DNR agrees that vapor control technologies are not needed.

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. Stats., 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;
- PCE 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.

In Closing

Please be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- 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,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats., or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR appreciates the efforts that have been taken to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Nancy Ryan at (414) 263-8533 or at nancy.ryan@wisconsin.gov.

Sincerely,

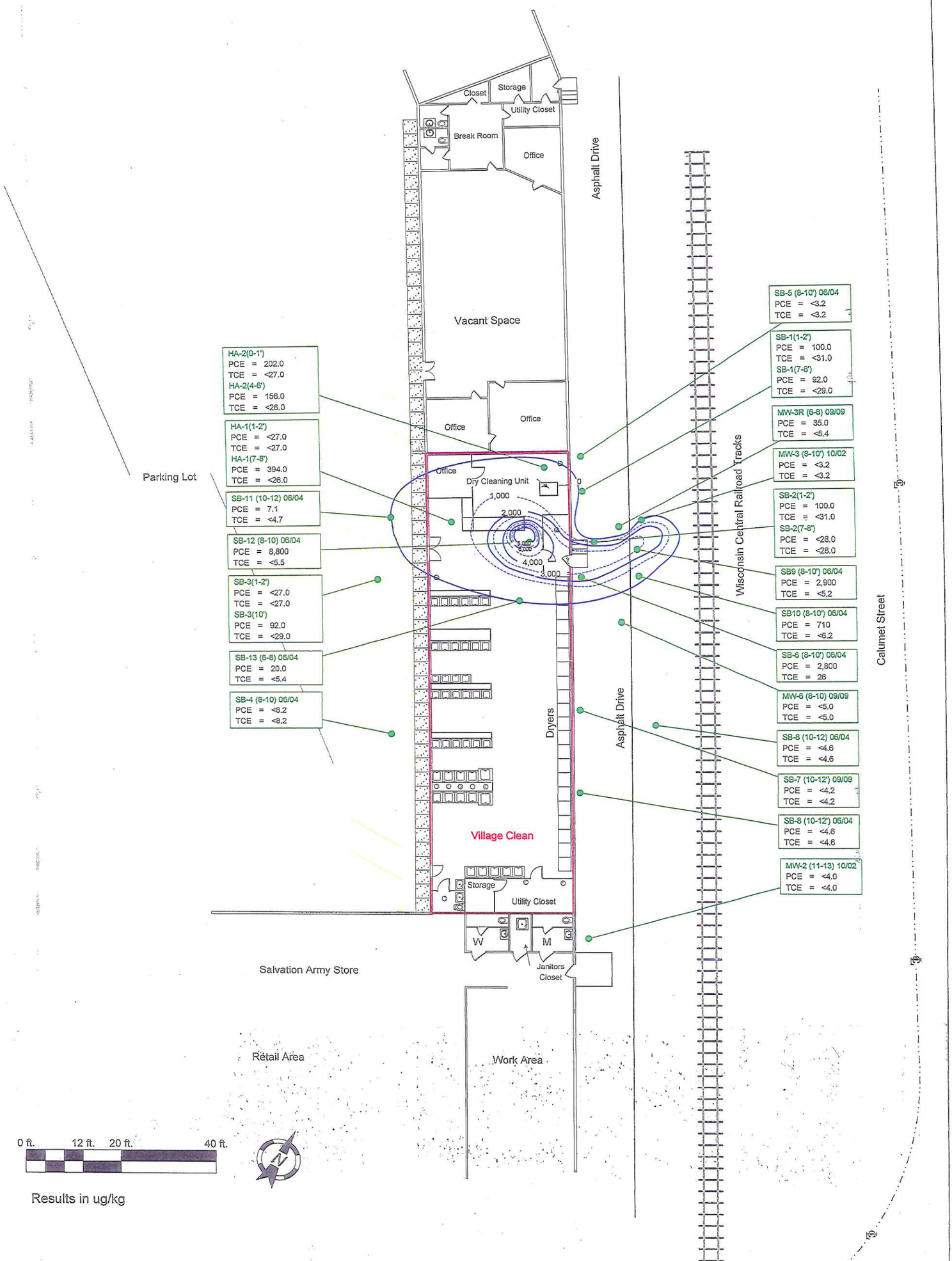
Pamela A. Mylotta
Southeast Team Supervisor
Remediation & Redevelopment Program

Attachments:

- Figure 4, Area of Groundwater Contamination
- Figure 3, Area of Soil Contamination

- Figure 3, Monitoring Well Locations
- Figure 7, Area of Engineered Controls
- Village Clean Sub-Slab Mitigation System and Barrier Maintenance Plan
- Inspection log, DNR Form 4400-305

cc: Jerry Vosler, Village Dry Cleaning
Thomas Campbell, Partner Engineering and Science, Inc. - electronic copy



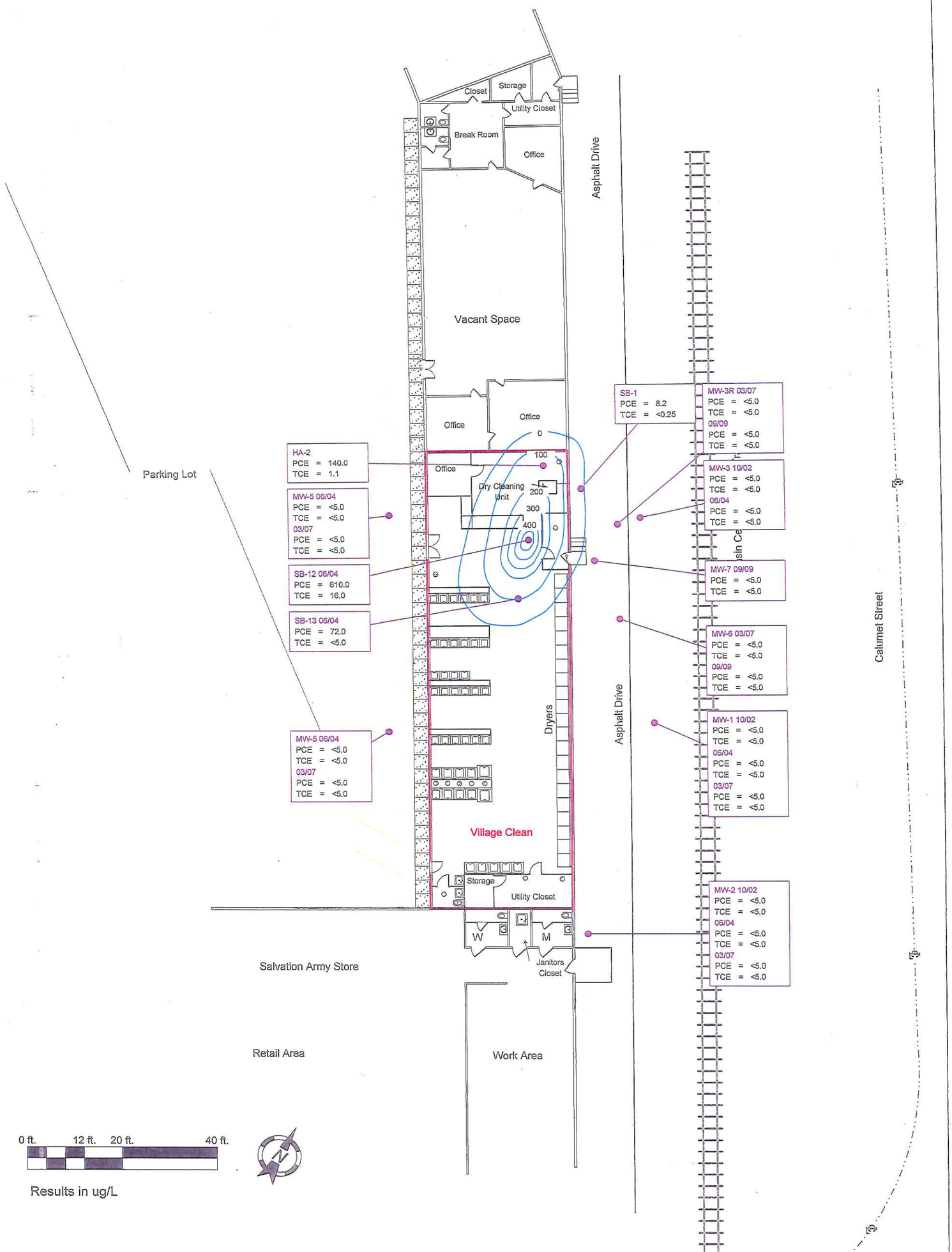
MH ENVIRONMENTAL, INC.
2016 N. Cleveland Ave. 1S
Chicago, Illinois 60614
Phone: (773) 525-0813
Fax: (773) 327-7889
E-Mail: mhenv@rcn.com

Figure 3, Area of Soil Impacts

Figure 3, Area of Soil Contamination

Site Investigation Report
Village Clean
224 South Pine Street
Burlington, Wisconsin

SIZE	FSCM NO.	DWG NO	REV 1
SCALE	1in = 20ft. 0in.	SHEET	1 OF 1



MH ENVIRONMENTAL, INC.
2016 N. Cleveland Ave. 1S
Chicago, Illinois 60614
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Fax: (773) 327-7889
E-Mail: mhenv@rcn.com

Figure 4, Area of Groundwater Contamination

Site Investigation Report
Village Clean
224 South Pine Street
Burlington, Wisconsin

SIZE	FSCM NO	DWG NO	REV 1
SCALE	1in = 20ft. 0in.	SHEET	1 OF 1

PARTNER

VILLAGE CLEAN SUB-SLAB MITIGATION SYSTEM AND BARRIER MAINTENANCE PLAN

VILLAGE CLEAN
224 South Pine Street
Burlington, Wisconsin 53105

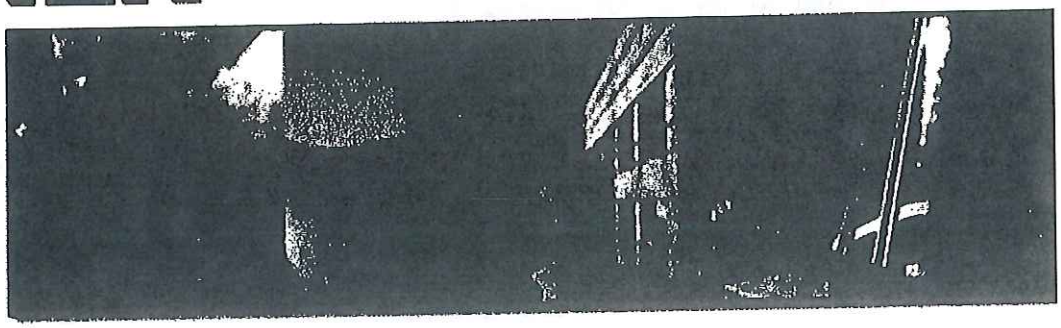
July 23, 2015
Partner Project Number 13-112775.4

Prepared For:

AKIN GUMP
1333 New Hampshire Avenue, N.W.
Washington, DC 20036

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
2300 North Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212

PARTNER



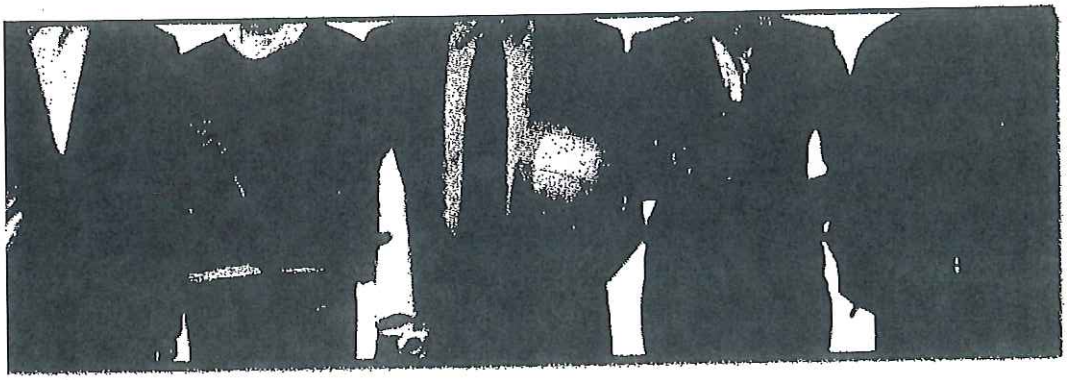
VILLAGE CLEAN MAINTENANCE PLAN

VILLAGE CLEAN
224 South Pine Street
Burlington, Wisconsin 53105

May 20, 2015
Partner Project Number 13-112775.4

Prepared For:

AKIN GUMP
1333 New Hampshire Avenue, N.W.
Washington, DC 20036
WISCONSIN DEPARTMENT OF NATURAL RESOURCES
2300 North Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212



I AGREE TO THE MAINTENANCE PLAN

JEREMY VOSLER 10/8/15

TABLE OF CONTENTS

1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has prepared this Sub-Slab Depressurization System (SSDS) and Barrier Maintenance Plan (Plan) for the Village Clean dry cleaning facility (BRRTS # 02-52-472623) located at 156-248 South Pine Street, Burlington, Wisconsin (subject property) (Figure 1 – Site Location Map) for submittal to the Wisconsin Department of Natural Resources (WDNR).

The purpose of the Plan is to describe inspections and maintenance of the SSDS installed at the subject property to prevent the migration of contaminants of concern from the soil and groundwater to indoor ambient air within the subject property. In addition, this Plan includes details on the inspection and maintenance of the concrete floor slab and asphalt drive that overlie the area of impact

1.1 Site Description

The subject property is located within the Unit 224 of the Pinecrest Shopping Center in the City of Burlington. The remaining units are currently occupied by Sentry Foods (156), Vacant (180), Family Dollar (196), Advantage Physical Therapy (204), Cousins Subs (206), Mayflower Chinese Restaurant (208), Aurora Pharmacy (210), Vacant (216), Village Clean (224), and Salvation Army (248) (Figure 2) – Site Plan). Soil and groundwater contaminated with dry cleaning solvent is present below the floor slab below the Village Clean unit and below the asphalt pavement east of the unit. Soil impacted by chlorinated volatile organic compounds (VOCs) is located at a depth of three to eight feet below ground surface (bgs) at the Village Clean facility and adjacent to the exterior of the facility to the east. Groundwater impacted by tetrachloroethylene (PCE) and trichloroethylene (TCE) is located at a depth of eight to 10 feet bgs. Sub-slab vapor concentrations of PCE and TCE exceed vapor action levels below the dry cleaner unit

2.0 SSDS SYSTEM DESCRIPTION

The SSDS, which was designed by MH Environmental and installed by Wisconsin Radon and Environmental, LLC began operating on February 25, 2011 (See Appendix A for as built diagrams of the vapor mitigation system).

The SSDS's general components consist of polyvinyl chloride (PVC) piping extending from underneath the slab floor of the Village Clean and the adjacent travel store along the outside wall of the shopping center and terminating above the roof line. An inline exhaust fan is located along the portion of the PVC pipe mounted to the outside wall of the facility and a magnehelic pressure gage is located inside the dry cleaning facility behind the dry cleaning unit. See Appendix B for photographs of the vapor mitigation system.

2.1 SSDS Design and Construction

A Fantech FR250 inline centrifugal fan manufactured by Fantech, Inc. provides the suction to the system via the risers and piping of the mitigation system (See Appendix C for the manufactures specifications).

The exhaust stack is constructed of PVC that effectively extends the point of emission to a height of approximately one foot above roof level. The exhaust stack outlet is angled and cut on the vertical to prevent precipitation from entering the exhaust stack while continuing to exhaust emissions.

A Magnehelic pressure gauge was installed on the riser to measure and confirm that negative pressure was being applied throughout the mitigation system. The pressure gauge is mounted to the riser with flexible tubing and is located on the interior wall of the Village Clean unit directly behind the dry cleaning unit. The pressure gauge will provide confirmation that negative pressure is being applied by the exhaust fan to the subsurface. The electric connections and on/off switch for the SSDS are located in a fuse box present behind the dry cleaning machine in the dry cleaning unit.

2.2 SSDS Maintenance

SSDS maintenance will be based on conditions observed during inspections. Components that may require maintenance include the exhaust fan, pressure gauges, and piping. The exhaust fan is not amenable to periodic maintenance and is relatively easy to replace. The fan will be operated until excessive noise, vibration, or significantly reduced pressure gauge readings are noted, at which point the fan will be repaired or replaced. An operational failure of the fan would be indicated by pressure gauges that will be checked during monthly and annual inspections. Replacement of cracked or otherwise damaged system piping observed during annual inspections may be required. Repair or replace system components immediately upon discovery of a malfunction. Maintenance actions must be documented in a maintenance log.

2.3 SSDS Inspections

Inspections of the pressure gauge must be conducted on a monthly basis to ensure that the SSDS is operating properly. During inspections, the owner should conduct a check of the riser pressure gauge. MH stated that upon installation and system startup the gauge read 2.5 inches of water. If upon inspection the gauge demonstrates a drop from this value to 1.8 inches of water it could be indicative of problems with the system. Upon a drop of gauge pressure the competency of the fan should be the first concern with potential plugging of the withdrawal pipes of additional concern. The most likely cause of a reading of zero is the fan is not running.

Monthly inspections must be documented in an inspection log book located at the Village Clean. The owner of the Village Clean facility will complete these inspections of the pressure gage and complete the Monthly Inspection Form provided in Attachment D.

An annual inspection of all SSDS components must be conducted to observe and document the condition of the SSDS and to record changes to the Village Clean facility and surrounding area that could affect the SSDS performance. The Annual Inspection Form presented in Appendix D should be used to document the annual inspections. The annual inspection should consist of observing and documenting the condition of SSDS components and recording the pressure gauge measurements. The pressure gauge measurements previously documented on the SSDS Inspection Form will be used for comparison during the inspection. Photographs will be taken during the inspection to document any deterioration of materials (e.g., cracks in piping, mounting damage) and other pertinent changes in the condition of the SSDS, the building structure, or other factors that could impact SSDS operation and effectiveness. The WDNR Continuing Obligations Inspection and Maintenance Log should also be completed and submitted to WDNR (Appendix E).

3.0 SURFACE COVER MAINTENANCE PLAN

3.1 Description of the Cover to be Maintained

The building consists of a concrete slab on grade structure with asphalt paved drives/parking located to the front and rear. Directly adjacent to the north of the Village Clean facility is a currently vacant unit formerly occupied by the Tripco Travel Store. The extent of the cover to be monitored is indicated in Appendix F.

Annual inspections of the Village Clean facility will include the surface cover interior to the facility and the exterior areas as indicated in Appendix F (MHEnvironmental Inc. Figure 7 – Area of Engineered Controls). The effectiveness of the SSDS is dramatically affected by the presence of floor breaches that are not quickly addressed. It is the responsibility of the owner to assure that the floor of the Village Clean and the asphalt areas located outside of the building are property maintained. In order to maintain total competency of the system, breaches in either the concrete or asphalt must be immediately repaired.

3.2 Building Slab & Asphalt Cover Purpose

The concrete slab and asphalt cover over the impacted groundwater plume and soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The cover also acts as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in Ch. NR 140, Wisconsin Administrative Code. Based on the current commercial use of the property, the barrier should function as intended unless disturbed.

3.3 Annual Inspection

The concrete slab and asphalt cover overlying the impacted groundwater plume and soil and as depicted in Appendix E will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into 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 and where infiltration from the surface will not be effectively minimized will be documented.

A log of the inspections and any repairs will be maintained by the property owner (Appendix E - Continuing Obligations Inspection and Maintenance Log). The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the maintenance plan and inspection log will be kept at the site and be available for submittal or inspection by WDNR representatives upon their request.

A copy of the inspection log must be submitted electronically to the WDNR after every inspection, at least annually.

3.4 Maintenance Activities

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

In the event the concrete slab or asphalt cover overlying the impacted groundwater and soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

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

3.5 Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover/Barrier

The following activities are prohibited on any portion of the property where asphalt pavement and a concrete building foundation is required as shown on the attached map, unless prior written approval has been obtained from the WDNR: 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; 6) construction or placement of a building or other structure; or 7) changing the construction of a building that has a vapor mitigation system in place.

If removal, replacement or other changes to a cover, or a building which is acting as a cover, are considered, the property owner will contact WDNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s. NR 727.07, Wis. Adm. Code.

4.0 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 DNR. In order to justify shutdown of the system it must be demonstrated that levels of vapors under the floor slab have been reduced below WDNR limits. In order to demonstrate compliance, collection of sub slab samples would be required. Sampling can be conducted periodically to determine system effectiveness. If concentrations of volatile organic compounds are below the respective WDNR limits continued operation of the SSDS at the Village Clean facility may not be necessary.

5.0 CONTACT INFORMATION

The following are contact names, phone numbers and email addresses for the site owner/operator, property receiver, consultant, and WDNR Bureau for Remediation and Redevelopment project manager. At the time this Plan was drafted, the property was in receivership as part of a bankruptcy proceeding. A signature from the receiver is included in this plan as the property contact. Section NR 727.07 now requires that WDNR be notified of any changes to this plan at least 45 days before making a change.

July 2015

Site Owner and Operator:

Jerry Vosler
Village Clean Dry Cleaning
224 South Pine Street
Burlington, Wisconsin 53105]
262-206-2025

Signature: _____

Property Contact (Reciever)_

Marjorie Horvat (Receiver)
NAI MLG Commercial
757 N Broadway Street, Suite 700
Milwaukee, Wisconsin 53202
262-938-4454
mah@mlgcommercial.com

Signature: Marjorie A. Horvat

Consultant:

Partner Engineering and Science, Inc.
2154 Torrance Boulevard, Suite 200
Torrance, California 90501
508-876-2660
tcampbell@partneresi.com

DNR:

Nancy D. Ryan
Wisconsin Department of Natural Resources
2300 North Dr. Martin Luther King Jr Drive
Milwaukee, Wisconsin 53212
414-263-8533
Nancy.ryan@wisconsin.gov

Signatures of Environmental Professionals

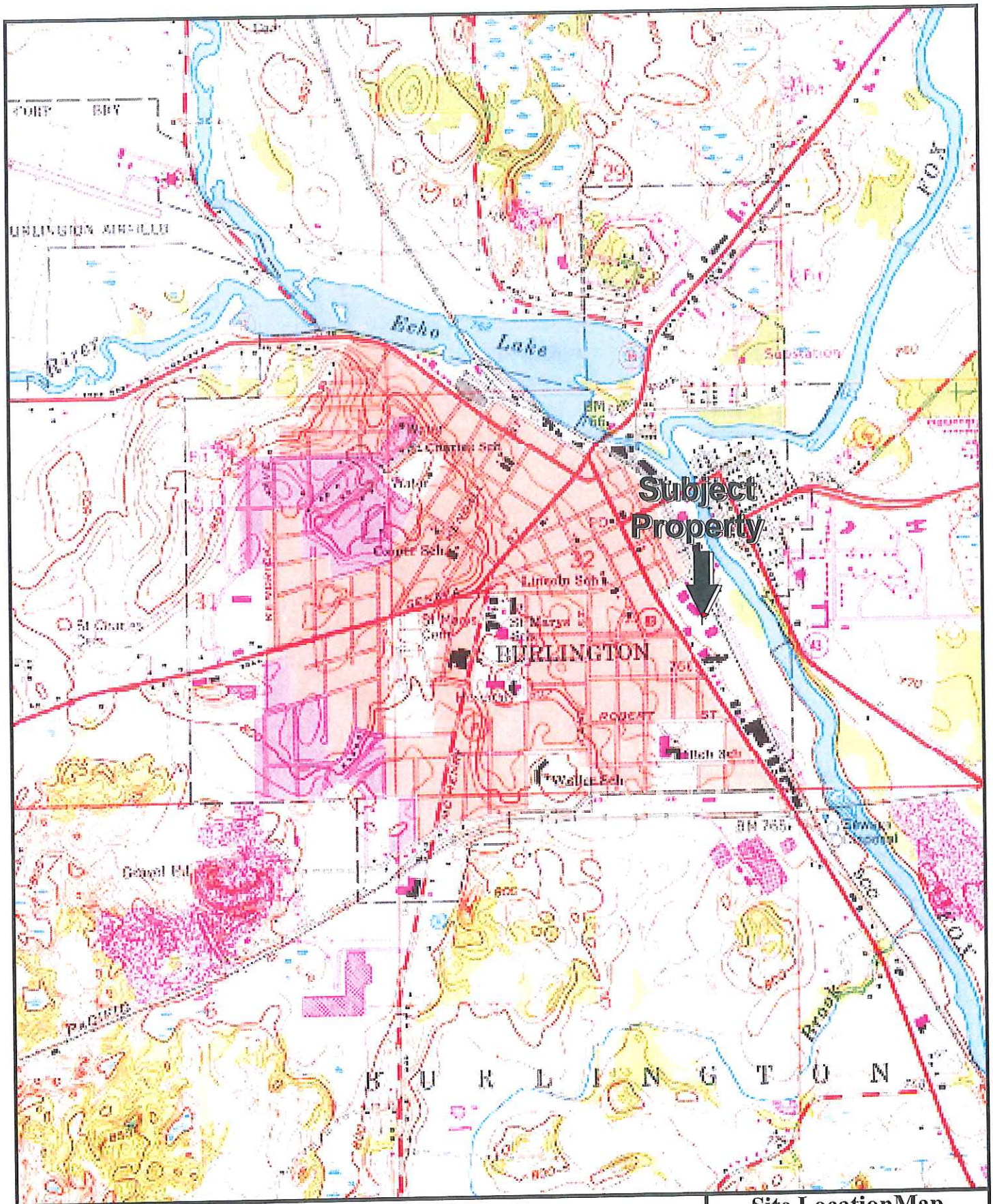
Sincerely,

Tom A. Campbell
Project Manager

Kristine M. MacWilliams
Technical Director – Subsurface Investigations

PARTNER

Figures



PARTNER
Engineering and Science, Inc.
2154 Torrance Boulevard, Suite 200
Torrance, California 90501

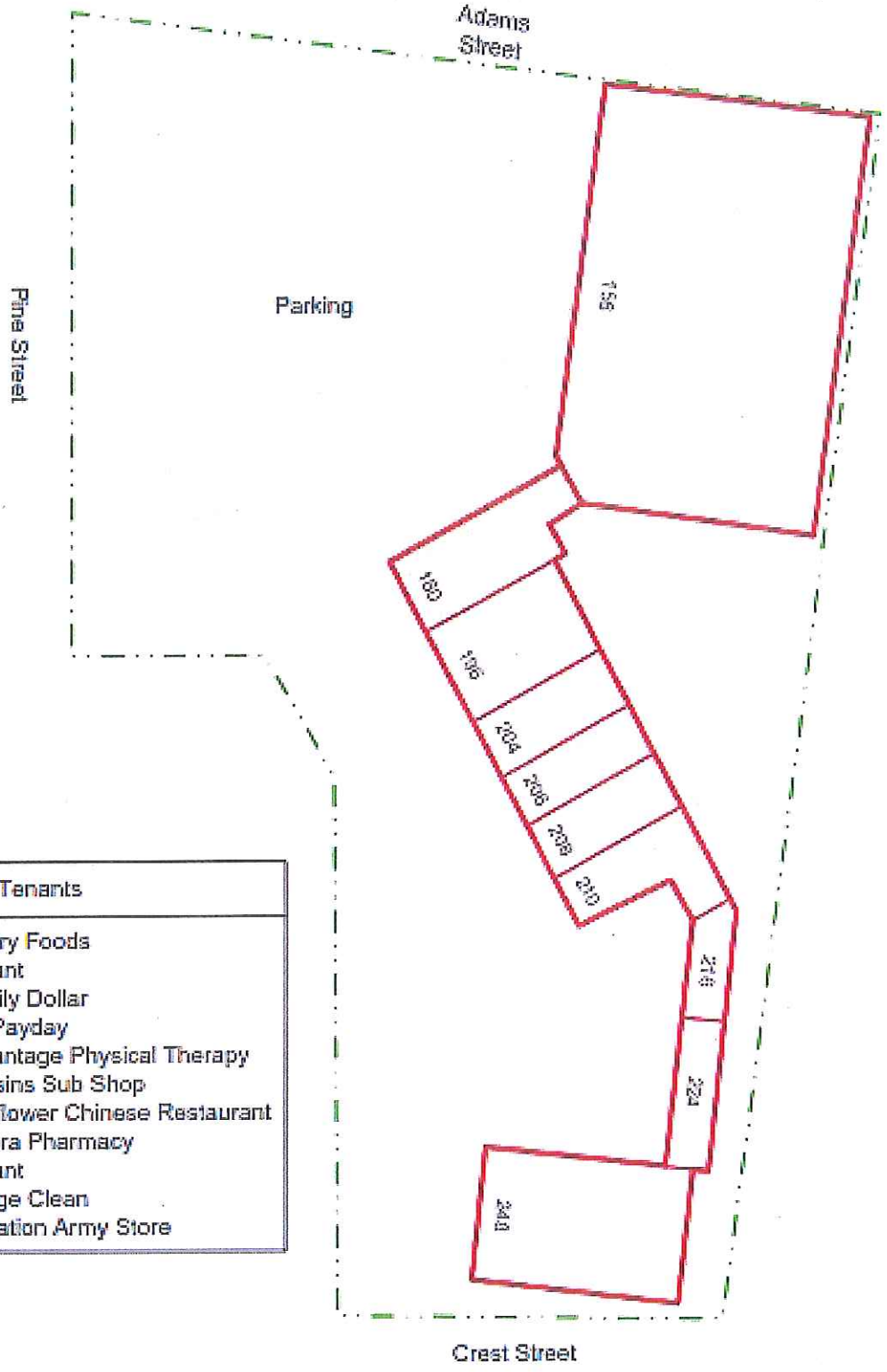
Project Number: 13-112775.4

USGS *Burlington, WI* Quadrangle
Version: 1960 Current as of: 1987

Site LocationMap

Figure	Prepared By	Date
1	D. Mayer	January 2015

156-248 South Pine Street
Burlington, Wisconsin 53105



Tenants
156 S. Pine = Sentry Foods
180 S. Pine = Vacant
196 S. Pine = Family Dollar
198 S. Pine = US Payday
204 S. Pine = Advantage Physical Therapy
206 S. Pine = Cousins Sub Shop
208 S. Pine = Mayflower Chinese Restaurant
210 S. Pine = Aurora Pharmacy
216 S. Pine = Vacant
224 S. Pine = Village Clean
248 S. Pine = Salvation Army Store

PARTNER
Engineering and Science, Inc.
2154 Torrance Boulevard, Suite 200
Torrance, California 90501

Project Number: 13-112775.4

Legend

Subject Site

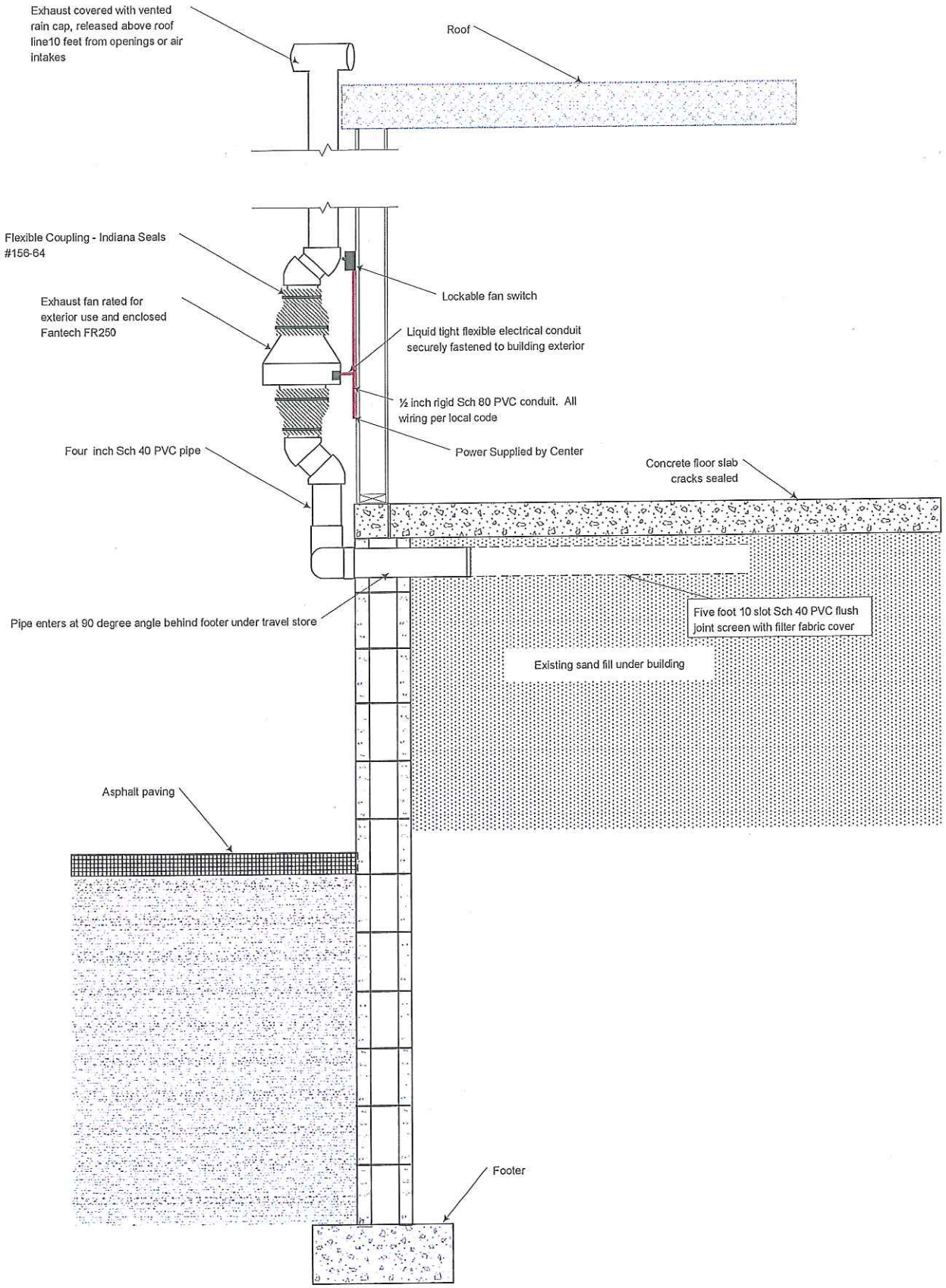
N

Site Plan

Figure	Prepared By	Date
3	T. Campbell	May 2015

156-248 South Pine Street
Burlington, Wisconsin 53105

Appendix A – MH Environmental As Built Figures – Vapor Mitigation System

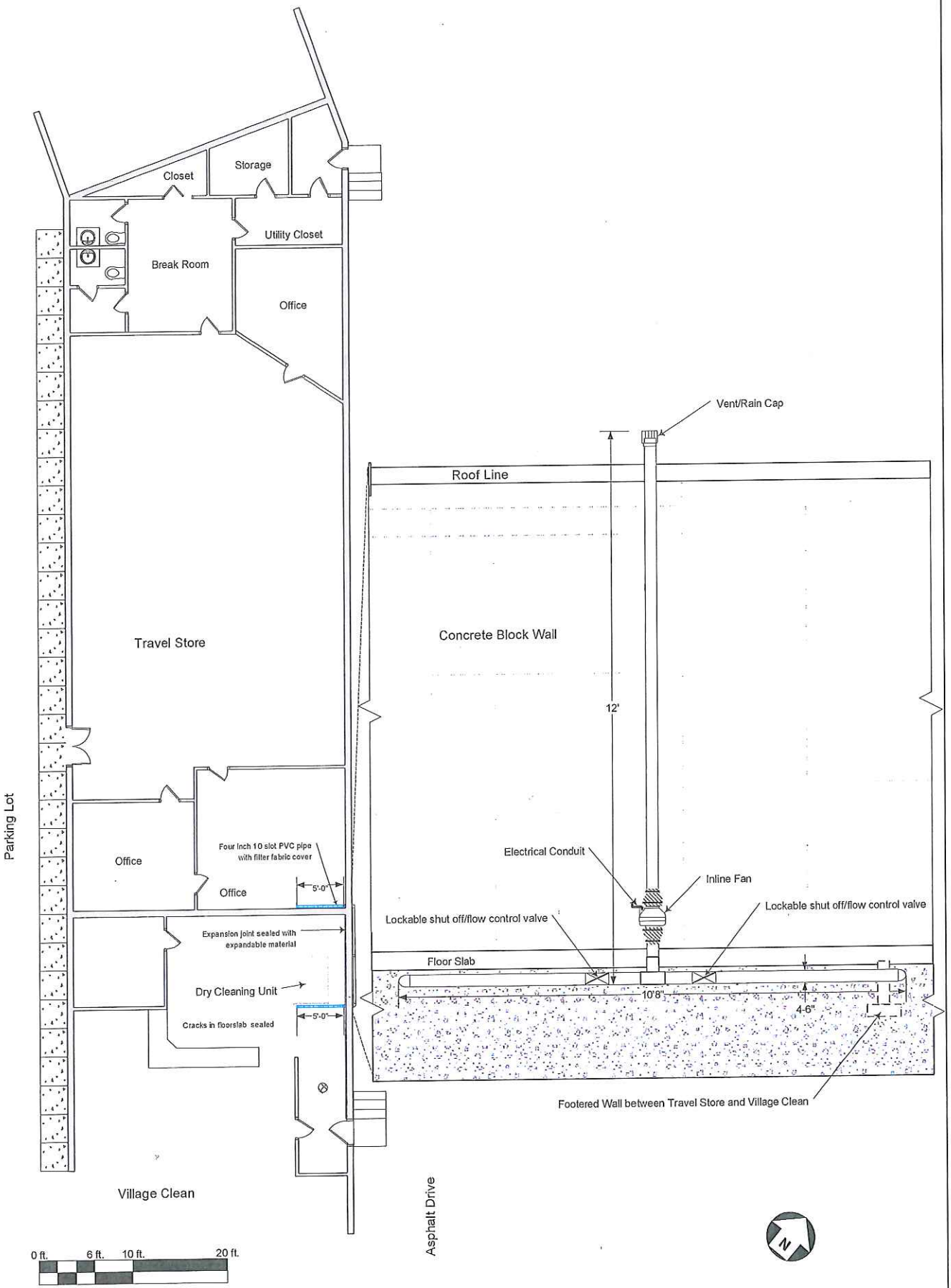


MHE NVIRONMENTAL, INC.
2016 N. Cleveland Ave. 1S
Chicago, Illinois 60614
Phone: (773) 525-0813
Mobil: (312) 371-7889
E-Mail: mhenv@rcn.com

As Built Vapor Mitigation System

Village Clean
224 South Pine Street
Burlington, Wisconsin

SIZE	FSCM NO	DWG NO 2	REV 1



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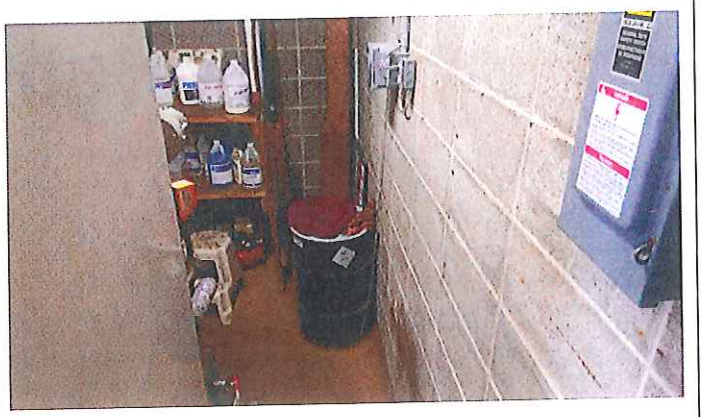
Phone: (773) 525-0813
Mobil: (312) 371-7889
E-Mail: mhenv@rcn.com

As Built Vapor Mitigation System

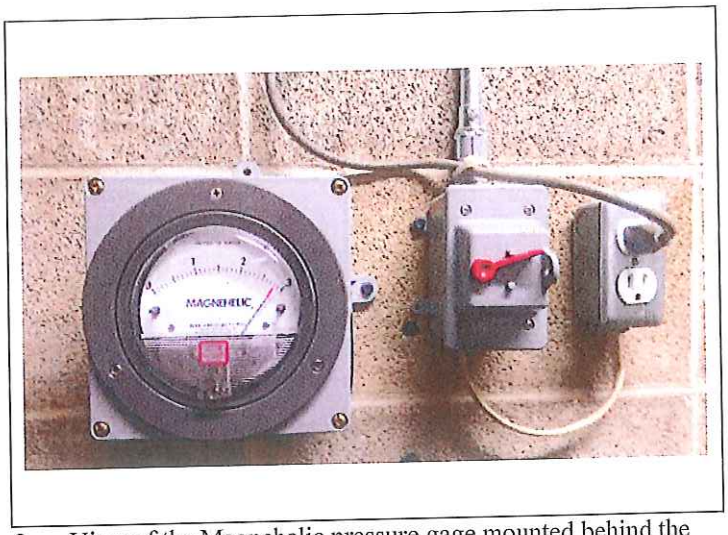
Village Clean
224 South Pine Street
Burlington, Wisconsin

SIZE	FSCM NO	DWG NO 1	REV 1

Appendix B –Vapor Mitigation System Photographs



1. View of the interior wall of the Village Clean facility directly behind the dry cleaning machine.



2. View of the Magnehelic pressure gage mounted behind the dry cleaning machine. The pressure gage is reading 2.5 inches of water.

3. View of the interior concrete floor of the Village Clean facility behind the dry cleaning machine.…

4. View of the PVC piping mounted on the exterior wall of the Village Clean facility. …

Appendix C – Fantech, Inc FR250 inline centrifugal fan specifications

FR Series

Inline Centrifugal Fans

Description

A centrifugal type exhaust/supply fan specifically designed for moderate size ventilation applications. The fan can be mounted in any angle at any point along the duct work and straight-through air flow design allows easy installation. By using FC type mounting clamps fan can easily be removed from duct work for service. Fans are constructed in accordance with standard dimensions for spiral duct eliminating the need for transition pieces. Fan motors are capable of operating in air stream temperatures up to 140 °F. Motor bearings are permanently sealed, self lubricating ball type. All fans are 100% speed controllable through a decrease in the voltage by using a solid state or transformer type control. All FR Series fans are backed by Fantech's Five Year Warranty.

Guide Specifications for Model FR Inline Duct Fans

Supply, exhaust or return air inline fans shall be of the centrifugal, direct driven type.

Construction

Housing

- Fan housing shall be constructed of UV resistant ABS-PC blend thermo plastic.
- Fan shall be supplied with an integral external electrical terminal box with pre-wired terminal strip connections.
- Capacitor shall be provided and shall be located within the fan electrical terminal box for easy access.

Motor

- Motorized impeller shall be an external rotor type, class B insulation, totally enclosed PSC Type for maximum efficiency.
- Motor shall be a permanently sealed self lubricating ball bearing type.
- Motor shall be equipped with automatic reset thermal overload protection.
- Motor shall be acceptable for continuous duty.
- Sufficient service factor shall be provided to ensure long maintenance free operation over maximum load conditions.

Wheel

- Fan wheel shall be of the backward inclined centrifugal type with a well designed inlet venturi for maximum performance.
- Motorized impeller shall be both statically and dynamically balanced as one integral unit to provide for vibration free performance.

Performance

- Fan air flow performance shall be certified by HVI and licensed to bear the HVI Tested/Certified Performance Logo.

Code Approval

- Fan shall be tested and approved by UL and CSA (or equal) for safety.

FR Series shall be manufactured under the authority of Fantech, Inc., Lenexa, KS.

Appendix D – Monthly and Annual SSDS Inspection Checklist

Monthly Sub-Slab Depressurization Sytem Log

Month	Meter Reading (inches of water)	Comments
January		
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		

Annual Sub-Slab Depressurization System Inspection Form

Date: _____ Time: _____

Address: _____

Manometer/Pressure Gauge Reading _____

PART 1 - DOCUMENTATION OF CONDITION OF SYSTEM COMPONENTS

Exterior pipe free of cracks?	Y	N	NA
Interior pipe free of cracks?	Y	N	NA
Fan running appropriately? (no excess vibration or noise)	Y	N	NA
Caulk on floor penetrations in good condition?	Y	N	NA
System supports in good condition and pipes are securely fastened	Y	N	NA
Pressure gauge in good condition?	Y	N	NA
Significant floor cracking or new openings in the floor?	Y	N	NA
Significantly different manometer/pressure gauge readings from prior inspection?	Y	N	NA
All PFE test locations effectively capped/plugged?	Y	N	NA

PART 2 - DOCUMENTATION OF STRUCTURAL CHANGES

Any Significant changes to the building's HVAC System?	Y	N	NA
Any new vents or openings in the roof/walls, less than 10' away from the stack (and <2' below it)?	Y	N	NA
Any changes to the use of any chimneys/vents that could result in re-entrainment?	Y	N	NA
Any new buildings near the mitigated building close enough that stack gasses could contaminate their indoor air?	Y	N	NA
Has there been a change in building occupant? If so discuss below.	Y	N	NA
Is the facility next to the Village Clean occupied? If so discuss below.	Y	N	NA

PART 3 - OTHER OBSERVATIONS/COMMENTS (ALL SIGNIFICANT CHANGES MUST BE ADDRESSED)

_____

_____

_____

_____

_____

Inspected by: _____

(Signature) (Printed Name)

Appendix E – Continuing Obligations Inspection and Maintenance Log

State of Wisconsin
Department of Natural Resources
dnr.wi.gov

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. 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.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at http://dnr.wi.gov/botw/SetUpBasicSearchForm.do, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name	BRRTS No.

Inspections are required to be conducted (see closure approval letter):

- ◯ annually
- ◯ semi-annually
- ◯ other – specify _____

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			◯ Y ◯ N	◯ Y ◯ N

Ad
Ro

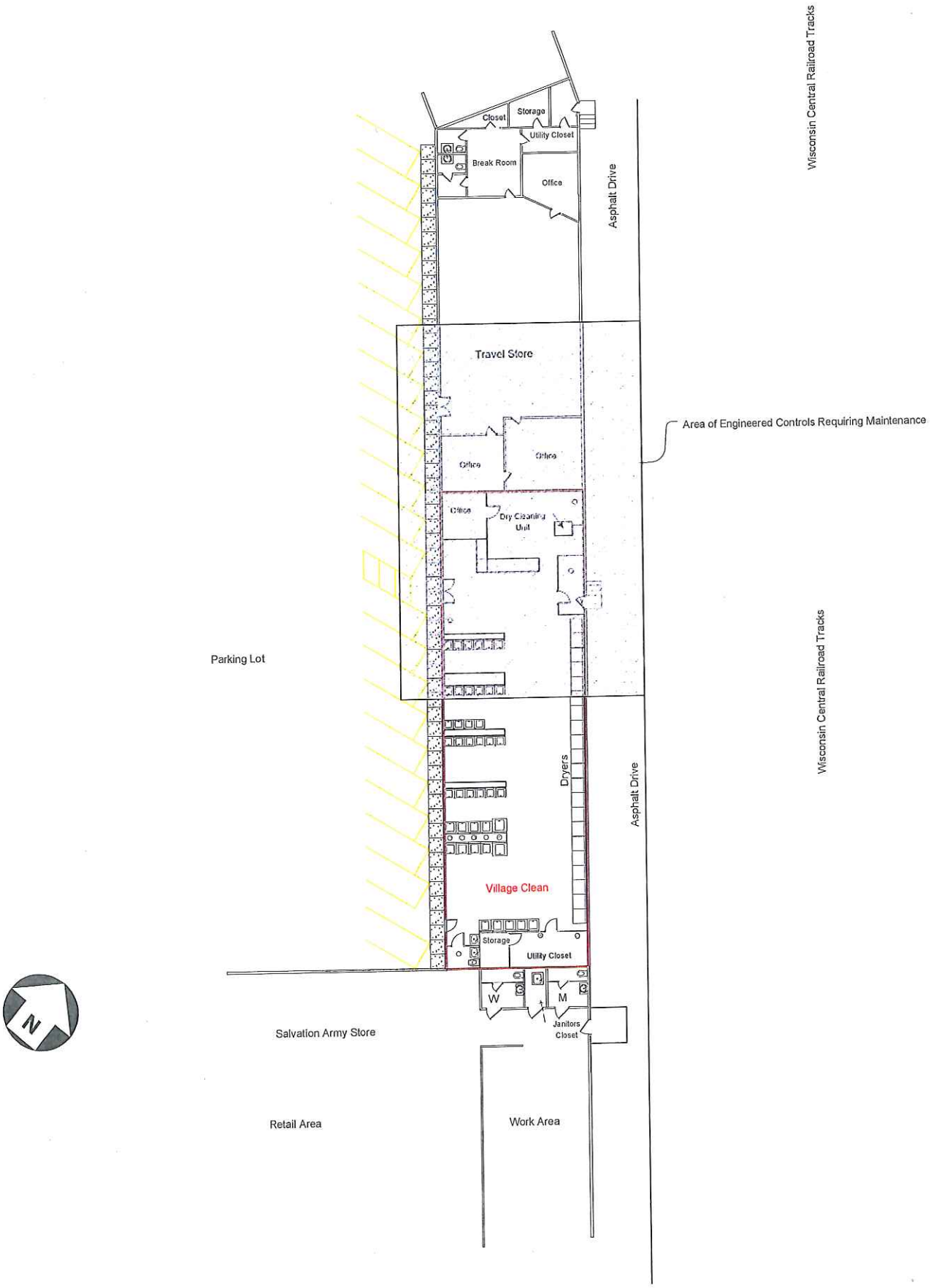
{Click to Add/Edit Image} Date added: X

Title:

{Click to Add/Edit Image} Date added: X

Title:

Add Image



MH ENVIRONMENTAL, INC.
2016 N. Cleveland Ave. 1S
Chicago, Illinois 60614
Phone: (773) 525-0813
Fax: (773) 327-7889
E-Mail: mhenv@rcn.com

Figure 7, Area of Engineered Controls

Site Investigation Report
Village Clean
224 South Pine Street
Burlington, Wisconsin

Appendix F – MH Environmental Figure 7 - Area of Engineered Controls

DOC # 2135993
Recorded
JUNE 14, 2007 AT 03:19PM

DOCUMENT NO.

SPECIAL WARRANTY DEED

JAMES A LADWIG
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: $19.00
Transfer Fee: $31,500.00

THIS DEED, made between **PINECREST ASSOCIATES, LLC, an Illinois limited liability company,** of 6677 N. Lincoln Avenue, Suite 210, Lincolnwood, Illinois 60712 ("Grantor"), and **S. PINE STREET HOLDINGS, LLC, a Delaware limited liability company,** of 333 West Wacker Drive, Suite 1600, Chicago, Illinois 60606 ("Grantee").

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Racine County, State of Wisconsin ("Property"):

See attached **Exhibit A** for legal description.

Subject only to the Permitted Exceptions described in **Exhibit B**.

Name and Return Address:
Mr. Greg Smith
Lillig & Thorsness, Ltd.
1900 Spring Road, Suite 1400
Oak Brook, Illinois 60523

19-

PIN: 51-206-03-19-32-402-880; 51-206-03-19-32-402-860

This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances arising by, through or under Grantor, except for the Permitted Exceptions set forth on Exhibit B attached hereto.

Common Address: 156-248 South Pine Street, Burlington, Wisconsin

Dated this 8th day of June, 2007.

SIGNATURES ON FOLLOWING PAGE

GRANTOR:

PINECREST ASSOCIATES, LLC, an Illinois limited liability company

By: _____
Jerald I. Much, Manager

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COOK COUNTY)

Personally came before me this 31 day of May, 2007, the above named Jerald I. Much, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Signature: _____
Print Name: ~~JERALD I. MUCH~~ Carol E Razkowic
Notary Public: State of Illinois, County of Cook
My Commission expires: 4-2-09

OFFICIAL SEAL
CAROL E RAZKOWIC
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/02/09

THIS INSTRUMENT WAS DRAFTED BY:

Michael B. Viner, Esq.
Much Shelist
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606
312-521-2000

EXHIBIT A

LEGAL DESCRIPTION

PINECREST SHOPPING CENTER

PARCEL I:

That part of Lots 2, 3 and 6, Block 71, all of Block 70, and a part of vacated Dodge Street, all in the Original Plat of Burlington in the Northeast ¼ of Section 32 and a part of the Southeast ¼ of Section 32, Township 3 North, Range 19 East, bounded as follows: Begin at the Northeast corner of Block 1, Perkin's Park, according to the recorded plat thereof; run thence North 57 Degrees 17' 00" East 75.00 feet to the Easterly line of South Pine Street; thence North 32 Degrees 43' 00" West along the Easterly line of Pine Street, 198.70 feet to the place of beginning of land hereinafter described; thence continue North 32 Degrees 43' 00" West along the Easterly line of Pine Street, 438.40 feet; thence North 65 Degrees 06' 46" East along the Southerly line of Adams Street, 322.00 feet to the most Westerly corner of Block 71 of the Original Plat of Burlington; thence continue North 65 degrees 06' 46" East along the Southerly line of Adams Street, 54.18 feet; thence South 24 Degrees 50' 13" East 251.83 feet; thence North 65 Degrees 06' 46" East parallel with the Southerly line of Adams Street, 57.47 feet; thence South 25 Degrees 01' 18" East 78.31 feet; thence South 60 Degrees 05' East 57.45 feet; thence North 65 Degrees 06' 46" East, parallel with the Southerly line of Adams Street, 95.50 feet and to the Westerly line of Soo Line Railroad Right-of-Way; thence South 25 Degrees 01' 18" East along the Westerly line of said Right-of-Way, 446.96 feet to a point of the Northerly line of a public street; thence South 57 Degrees 17' 00" West along the Northerly line of said street 263.78 feet; thence North 32 Degrees 43' West 368.09 feet; thence North 62 Degrees 43' West 100.00 feet; thence South 57 Degrees 17' West 132.00 feet to the place of beginning. Said land being in the City of Burlington, County of Racine and State of Wisconsin.

PARCEL II:

Part of Block 71, Original Plat of Burlington, according to the recorded plat thereof and more particularly described as follows: Begin at the Northeast corner of said Block 71; run thence South 65 Degrees 04' West along the South line of Adams Street, 27.00 feet to the place of beginning of parcel of land thereinafter described; thence continue South 65 Degrees 04' West along the South line of Adams Street to a point that is North 65 Degrees 04' East 54.18 feet from the Northwest corner of Block 71; thence South 24 Degrees 49' East 142.35 feet to the South line of the Northeast ¼ of Section 32 (said line also being the South line of Block 71); thence Easterly along the South line of Block 71 to a point that is 27.00 feet from the east line of Block 71 as measured normal thereto; thence North-Westerly parallel with the East line of Block 71 to the place of beginning.

ALSO part of the Southeast ¼ of Section 32, Township 3 North, Range 19 east, described as follows: Begin at the Northwest corner of Block 71, Original Plat of Burlington; run thence North 65 Degrees 04' East along the South line of Adams Street, 54.18 feet; thence South 24 Degrees 49' East 142.35 feet to the place of beginning of parcel of land thereinafter described; thence continue South 24 Degrees 49' East, 109.28 feet; thence North 65 Degrees 04' East, 57.39

feet; thence South 25 Degrees 01' East, 78.21 feet; thence South 60 Degrees 05' East 57.45 feet; thence North 65 Degrees 04' East 95.46 feet and to the West line of the Soo Line Railroad Right-of-Way; thence Northwesterly and along said Right-of-Way to the North line of the Southeast ¼ of Section 32; thence Westerly along the North line of the Southeast ¼ of Section 32 to the place of beginning.

Excepting lands conveyed by Quit Claim Deed to the City of Burlington January 8, 2003 and recorded on February 14, 2003 as Document No. 1882287.

All of said land being in the City of Burlington, County of Racine and State of Wisconsin.

FURTHER DESCRIBED AS:

Being a part of Lots 2, 3 and 6, Block 71, all of block 70 and a part of the vacated Dodge Street, in the original Plat of Burlington, located in the SE ¼ and SW ¼ of the NE ¼ and the NE ¼ and NW ¼ of the SE ¼ of Section 32, Township 3 North, Range 19 East, City of Burlington, County of Racine, State of Wisconsin, more particularly bounded and described as follows:

Commencing at the NE corner of Block 71 of the original Plat of Burlington, said point also being on the southerly right-of-way line of Adams Street; thence S. 65 Degrees 04' 00" West, along the Southerly Right-of-Way of said Adams Street, 27.00 feet to the westerly Right-of-Way of the Soo Line Railroad and the point of beginning of the hereinafter described lands; thence along said Westerly Right-of-Way of the Soo Line Railroad on the following described courses, South 24 Degrees 46' 00" East, 224.71 feet; thence South 89 Degrees 56' 22" East, 2.01 feet; thence South 25 Degrees 06' 59" east, 597.95 feet to the Northerly Right-of-way of Crest Street; thence South 57 Degrees 08' 18" West along said Northerly Right-of-Way of Crest Street, 263.22 feet; thence North 32 Degrees 51' 42" West 368.10 feet; thence North 62 Degrees 51' 42" West 100.00 feet; thence South 57 Degrees 08' 18" West, 132.00 feet to the Easterly Right-of-Way of South Pine Street; thence North 32 Degrees 51' 42" West, along said Easterly Right-of-Way of South Pine Street, 352.60 feet; thence 128.19 feet along the arc of a curve to the right, with a radius of 75.00 feet and whose chord bears North 16 Degrees 06' 09" east, 113.14 feet to the Southerly Right-of-Way of Adams Street; thence North 65 Degrees 04' 00" East, along said Southerly Right-of-Way of Adams Street, 474.96 feet to the point of beginning.

All of said land being in the City of Burlington, County of Racine and State of Wisconsin.

Tax Parcel No. 51-206-03-19-32-402-860

EXHIBIT B

PERMITTED EXCEPTIONS

1. Special Taxes or Assessments, if any, payable with the taxes levied or to be levied for the year 2007, and subsequent years.

2. General taxes due for the year 2007, and thereafter. Tax No. 51-206-03-19-32-402-880 and 51-206-03-19-32-402-860.

3. Right of tenants, as tenants only with no options to purchaser or rights of first refusal to purchase under unrecorded leases.

4. Utility easement and grant by Thomas F. Seay to City of Burlington dated April 22, 1976 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on May 27, 1976 in Volume 1318 of Records, Page 523, Document No. 977083. (Affects Parcel I)

5. Utility easement to Ameritech Wisconsin dated August 27, 2001 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on November 11, 2001 in Volume 3290 of Records, Page 743, Document No. 1798831.

6. Easement to City of Burlington dated February 14, 2002 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on March 26, 2002 in Volume 3397 of Records, Page 839, Document No. 1823133.

7. Memorandum of Lease dated February 14, 2001 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on November 1, 2001 in Volume 3283 of Records, Page 280, Document No. 1797358.

8. Short Form Lease by and between Pinecrest Associates, LLC and Family Dollar Stores of Wisconsin, Inc. dated July 25, 2002 and recorded August 25, 2002 as Document No. 1926672

9. The following encroachments as raised by Yaggy Colby Associates Survey dated April 26, 2007 and known as Job No. 13299a: a) encroachment of curb and retaining wall onto the M & I Bank property to the west; and b) encroachment of parking stripes and spaces into crest street right of way.

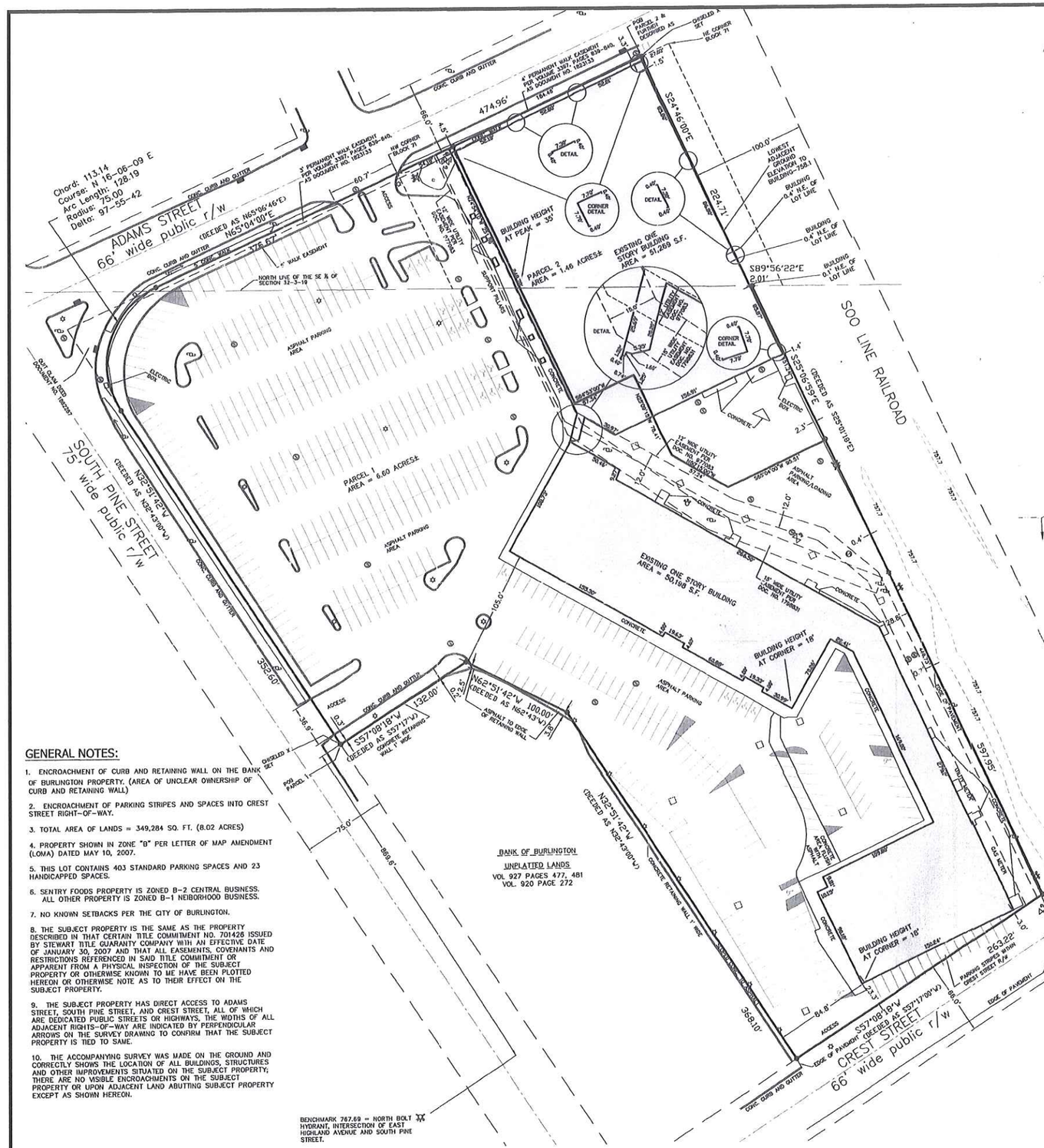
ALTA/ACSM LAND TITLE SURVEY

BEING A PART OF THE NE. 1/4 AND SE. 1/4 OF SECTION 32, T.3N., R.19E.,
CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN

SURVEYOR:
KEITH A. KINDRED, RLS 2082
YAGGY COLBY ASSOCIATES
PO BOX 180500
DELAFIELD, WI 53018
(262) 646-6855

SURVEY FOR:
COLUMN FINANCIAL, INC., IT'S SUCCESSORS AND/OR ASSIGNS
PINECREST ASSOCIATES, LLC. AN ILLINOIS COMPANY
STEWART TITLE GUARANTY COMPANY
S. PINE STREET HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

YAGGY COLBY ASSOCIATES
ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
P.O. BOX 180500
DELAFIELD, WISCONSIN 53018
262-646-6855
FAX 262-646-6864
EMAIL: INFO@YAGGY.COM



LEGEND

- ○ – 1" DIA. IRON PIPE FOUND
- ● – 1" DIA. IRON PIPE 18" LONG, 1.13lb/ft SET
- ⊕ – R.R. SPIKE SET.
- Ⓜ – MANHOLE
- – STORM INLET
- – HYDRANT
- – WATER VALVE
- – HANDICAP PARKING
- – UTILITY BOX
- – CURB STOP
- – LIGHT PONE
- – EXISTING 757.7 CONTOUR
- – UTILITY POLE
- – UTILITY POLE W/GUY WIRE
- – "AS" ZONE BOUNDARY PER OVERLAY OF FEMA PANEL NO. 550348. ACCURACY OF LINE ±20'

N
W E
S

SCALE: 1" = 50'
0 25 50 100

LEGAL DESCRIPTION:

(PER STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 701426 Amended. SCHEDULE A)

PARCEL I:
That part of Lots 2, 3 and 6, Block 71, all of Block 70, and a part of vacated Dodge Street, all in the Original Plat of Burlington in the Northeast 1/4 of Section 32 and a part of the Southeast 1/4 of Section 32, Township 3 North, Range 19 East, bounded as follows: Begin at the Northeast corner of Block 1, Perkin's Park, according to the recorded plat thereof; run thence North 57° 17'00" East 75.00 feet to the Easterly line of South Pine Street; thence North 32° 43'00" West along the Easterly line of Pine Street, 198.70 feet to the place of beginning of land hereinafter described; thence continue North 32° 43'00" West along the Easterly line of Pine Street, 438.40 feet; thence North 65° 06'46" East along the Southerly line of Adams Street, 322.00 feet to the most Westerly corner of Block 71 of the Original Plat of Burlington; thence continue North 65° 06'46" East along the Southerly line of Adams Street, 54.18 feet; thence South 24° 50'13" East 251.83 feet; thence North 65° 06'46" East parallel with the Southerly line of Adams Street, 57.47 feet; thence South 25° 01'18" East 78.31 feet; thence South 60° 05' East 57.45 feet; thence North 65° 06'46" East, parallel with the Southerly line of Adams Street, 95.50 feet and to the Westerly line of the Soo Line Railroad Right-of-way; thence South 25° 01'18" East along the Westerly line of said right-of-way, 446.96 feet to a point of the Northerly line of a public street; thence South 57° 17'00" West along the Northerly line of said street 263.78 feet; thence North 32° 43' West 368.09 feet; thence North 62° 43' West 100.00 feet; thence South 57° 17' West 132.00 feet to the place of beginning. Said land being in the City of Burlington, County of Racine and State of Wisconsin.

PARCEL II:
Part of Block 71, Original Plat of Burlington, according to the recorded plat thereof and more particularly described as follows: Begin at the Northeast corner of said Block 71; run thence South 65° 04' West along the South line of Adams Street, 27.00 feet to the place of beginning of parcel of land hereinafter described; thence continue South 65° 04' West along the South line of Adams Street to a point that is North 65° 04' East 54.18 feet from the Northwest corner of Block 71; thence South 24° 49' East 142.35 feet to the South line of the Northeast 1/4 of Section 32 (said line also being the South line of Block 71); thence Easterly along the South line of Block 71 to a point that is 27.00 feet from the East line of Block 71 as measured normal thereto; thence North-Westerly parallel with the East line of Block 71 to the place of beginning.
ALSO part of the Southeast 1/4 of Section 32, Township 3 North, Range 19 East, described as follows: Begin at the Northwest corner of Block 71, Original Plat of Burlington; run thence North 65° 04' East along the South line of Adams Street, 54.18 feet; thence South 24° 49' East 142.35 feet to the place of beginning of parcel of land hereinafter described; thence continue South 24° 49' East, 109.28 feet; thence North 65° 04' East, 57.39 feet; thence South 25° 01' East, 78.21 feet; thence South 60° 05' East 57.45 feet; thence North 65° 04' East 95.46 feet and to the West line of the Soo Line Railroad Right-of-way; thence Northwesterly and along said Right-of-way to the North line of the Southeast 1/4 of Section 32; thence Westerly along the North line of the Southeast 1/4 of Section 32 to the place of beginning.

Excepting lands conveyed by Quit Claim Deed to the City of Burlington January 8, 2003 and recorded on February 14, 2003 as Document No. 1882287.

All of said land being in the City of Burlington, County of Racine and State of Wisconsin.

FURTHER DESCRIBED AS:
Being a part of Lots 2, 3 and 6, Block 71, all of Block 70 and a part of the vacated Dodge Street, in the original Plat of Burlington, located in the SE 1/4 and SW 1/4 of the NE 1/4 and the NE 1/4 and NW 1/4 of the SE 1/4 of Section 32, Township 3 North, Range 19 East, City of Burlington, County of Racine, State of Wisconsin, more particularly bounded and described as follows:

Commencing at the NE corner of Block 71 of the original Plat of Burlington, said point also being on the southerly right-of-way line of Adams Street; thence S.65°-04'-00"W., along the southerly right-of-way of said Adams Street, 27.00 feet to the westerly right-of-way of the Soo Line Rail Road and the point of beginning of the hereinafter described lands; thence, along said westerly right-of-way of the Soo Line Railroad on the following described courses, S.24°-46'-00"E., 224.71 feet; thence S.89°-56'-22"E., 2.01 feet; thence S.25°-06'-59"E., 597.95 feet to the northerly right-of-way of Crest Street; thence S.57°-08'-18"W., along said northerly right-of-way of Crest Street, 263.22 feet; thence N.32°-51'-42"W., 368.10 feet; thence N.62°-51'-42"W., 100.00 feet; thence S.57°-08'-18"W., 132.00 feet to the easterly right-of-way of South Pine Street; thence N.32°-51'-42"W., along said easterly right-of-way of South Pine Street, 352.60 feet; thence 128.19 feet along the arc of a curve to the right, with a radius of 75.00 feet and whose chord bears N.16°-06'-09"E., 113.14 feet to the southerly right-of-way of Adams Street; thence N.65°-04'-00"E., along said southerly right-of-way of Adams Street, 474.96 feet to the point of beginning. Said lands contain 349,284 square feet (8.02 acres).

EXCEPTIONS:

(PER STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 701426 Amended. SCHEDULE B-I)

3. Utility Easement to the City Burlington dated april 22, 1976 and recorded in the office of the register of deeds for Racine County, Wisconsin on May 27, 1976 in volume 1318 of records, page 523, document no. 977083.

4. Utility Easement granted to Ameritech Wisconsin dated August 27, 2001 and recorded in the office of the register of deeds for Racine County, Wisconsin on November 11, 2001 in volume 3290 of records, page 743, document no. 1798831.

5. Easement to City of Burlington dated February 14.2002 and recorded in the office of the register of deeds for Racine County, Wisconsin on March 26, 2002 in volume 3397 of records, page 839, document no. 1823133.

To: COLUMN FINANCIAL, INC., IT'S SUCCESSORS AND/OR ASSIGNS
PINECREST ASSOCIATES, LLC. AN ILLINOIS COMPANY
STEWART TITLE GUARANTY COMPANY
S. PINE STREET HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

DATED THIS 26 DAY OF April, 2007

KEITH A. KINDRED, RLS 2082

WISCONSIN KEITH A. KINDRED S-2082 HARTLAND, WI LAND SURVEYOR

REVISED APRIL 4, 2007 TO INCLUDE : TABLE A ITEMS 1, 9, 13 AND 14. AND FLOOD ELEVATION DATA.

REVISED APRIL 20, 2007 TO INCLUDE : TABLE A ITEMS 7(a), 7(b)(1),7(c) AND NOTE 8, 9.

REVISED APRIL 24, 2007 TO INCLUDE : GRAPHIC LINE INDICATING ZONE "A5"

REVISED MAY 7, 2007 TO INCLUDE : GENERAL NOTE # 10

REVISED MAY 31, 2007 TO INCLUDE : REVISION OF NOTE 4 AND THE REMOVAL OF FEMA ZONE "A5" FROM PROPERTY

GENERAL NOTES:

1. ENCROACHMENT OF CURB AND RETAINING WALL ON THE BANK OF BURLINGTON PROPERTY. (AREA OF UNCLEAR OWNERSHIP OF CURB AND RETAINING WALL)

2. ENCROACHMENT OF PARKING STRIPES AND SPACES INTO CREST STREET RIGHT-OF-WAY.

3. TOTAL AREA OF LANDS = 349,284 SQ. FT. (8.02 ACRES)

4. PROPERTY SHOWN IN ZONE "B" PER LETTER OF MAP AMENDMENT (LOMA) DATED MAY 10, 2007.

5. THIS LOT CONTAINS 403 STANDARD PARKING SPACES AND 23 HANDICAPPED SPACES.

6. SENTRY FOODS PROPERTY IS ZONED B-2 CENTRAL BUSINESS. ALL OTHER PROPERTY IS ZONED B-1 NEIBORHOOD BUSINESS.

7. NO KNOWN SETBACKS PER THE CITY OF BURLINGTON.

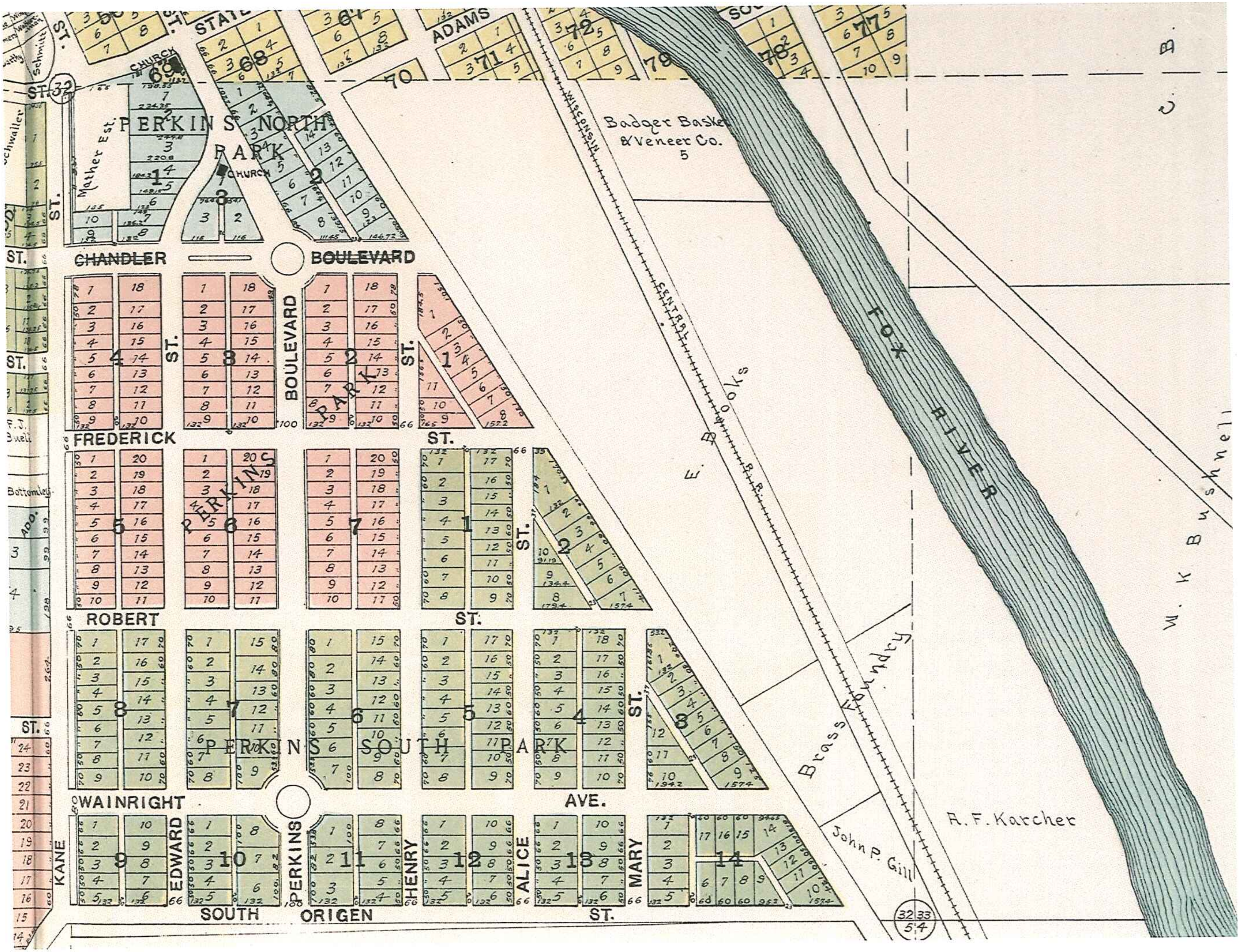
8. THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT NO. 701426 ISSUED BY STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JANUARY 30, 2007 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTE AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

9. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO ADAMS STREET, SOUTH PINE STREET, AND CREST STREET, ALL OF WHICH ARE DEDICATED PUBLIC STREETS OR HIGHWAYS, THE WIDTHS OF ALL ADJACENT RIGHTS-OF-WAY ARE INDICATED BY PERPENDICULAR ARROWS ON THE SURVEY DRAWING TO CONFIRM THAT THE SUBJECT PROPERTY IS TIED TO SAME.

10. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.

PROJECT #13299a

THIS INSTRUMENT DRAFTED BY PETER TUFTEE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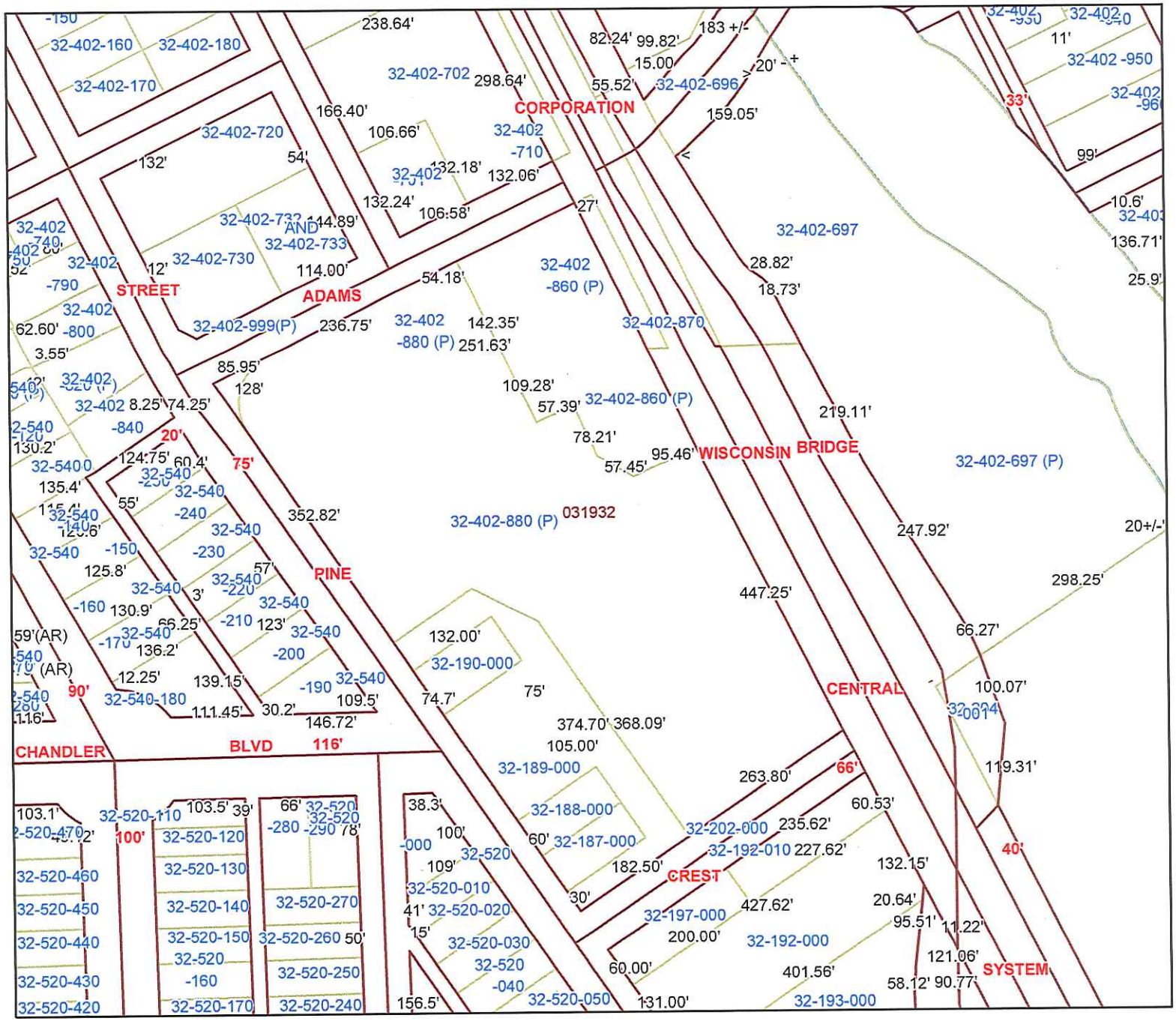
PERKINS PARK
PERKINS SOUTH PARK
STATE
ADAMS
CHURCH
Mather Est.
CHANDLER
BOULEVARD
FREDERICK
ST.
ROBERT
WAINRIGHT
AVE.
KANE
EDWARD
PERKINS
HENRY
ALICE
MARY
SOUTH
ORIGEN
Badger Basket & Veneer Co.
WISCONSIN CENTRAL R.R.
E. D. Brooks
Brass Foundry
John P. Gill
FOX RIVER
A. F. Karcher
W. K. Bushnell
F. J. Buell
Bottomley
Schwaller
Schmitt
C. B.



Racine County

CORAGIS

Project

N

W E

S

Disclaimer: The information and depictions herein have been produced using data available through photogrametric means by Racine County. The information and depictions herein are for informational purposes and Racine County specifically disclaims accuracy in this production and specifically admonishes and advises that any and all depiction, measurements, distances depicted herein and as to which specific or precise accuracy is required should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means.

Ryan, Nancy D - DNR

From: Campbell, Thomas <TCampbell@partneresi.com>
Sent: Friday, July 17, 2015 9:04 AM
To: Ryan, Nancy D - DNR
Subject: Village Clean Legal Description - Receiver verification
Attachments: ORDER APPOINTING RECEIVER (EXECUTED BY JUDGE PTACEK) (00647686x7A794).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Nancy,
To satisfy one of your requirements from your review of the Village Clean Maintenance Plan, please see below the email from the Village Clean receiver verifying the legal description and attachment.
Let me know if you have any questions.
Regards,

Tom A. Campbell
Project Manager

PARTNER ENGINEERING AND SCIENCE, INC.
495 Old Connecticut Path #320, Framingham, MA 01701
C: 508-975-3022 | O: 508-876-2660 | F: 617-765-7250

From: Marjorie A. Horvat [mailto:mah@mlgcommercial.com]
Sent: Tuesday, July 14, 2015 12:32 PM
To: Campbell, Thomas
Cc: Gell, Summer; Herrera, Rachel
Subject: Re: 13-112775.4 Phase II - Pinecrest Shopping Center, Burlington, WI - Final

Tom,

I am attaching the original order when my predecessor was appointed the Court Receiver for Pinecrest. You will see that the legal description contained therein matches the legal description that you sent to me. To the best of my knowledge, there has been no change to the dimensions of this property.

Marjorie A. Horvat
Court Appointed Receiver

From: Campbell, Thomas <TCampbell@partneresi.com>
Sent: Monday, July 13, 2015 3:48 PM
To: Marjorie A. Horvat
Cc: Gell, Summer; Herrera, Rachel
Subject: FW: 13-112775.4 Phase II - Pinecrest Shopping Center, Burlington, WI - Final

Hello,

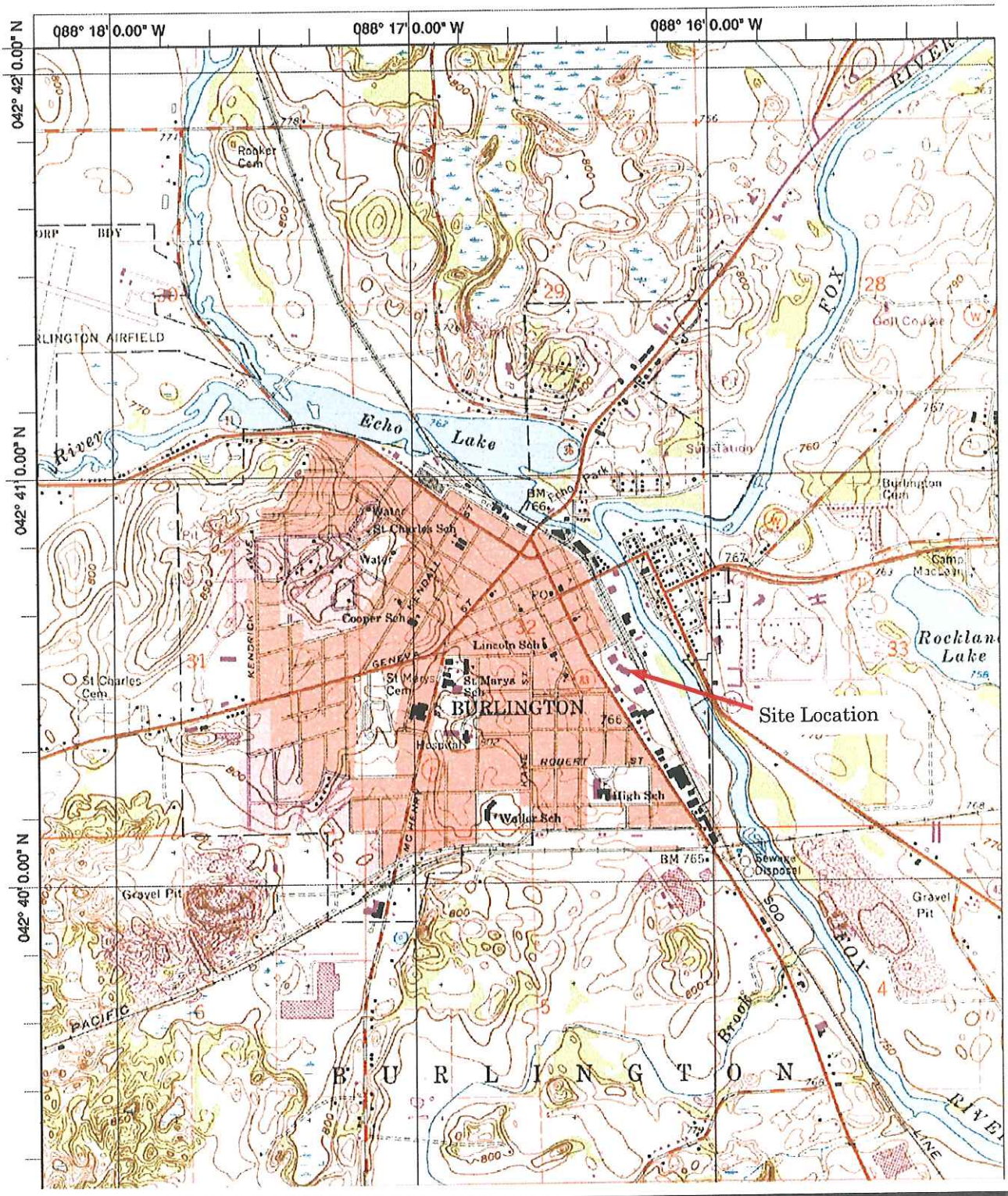
I have another request from the WDNR for the Village Clean Maintenance Plan, a request for a signed statement from the responsible party stating that the legal description of the property accurately describes the location of the dry cleaning facility. I attached the legal description that was submitted to the state by the previous consultant. Can you confirm if it is still current?

Is this statement something I can obtain from you?

Thanks,

Tom A. Campbell
Project Manager

PARTNER ENGINEERING AND SCIENCE, INC.
495 Old Connecticut Path #320, Framingham, MA 01701
C: 508-975-3022 | O: 508-876-2660 | F: 617-765-7250



MH ENVIRONMENTAL, INC.

2016 North Cleveland Avenue 1S
Chicago, Illinois 60614
Phone: (773) 525-0813
Fax: (773) 327-7889
Email: mhenv@rcn.com

Figure 1A, Site Location Map

Site Investigation Report/Case Closure Request
Village Clean
224 South Pine Street
Burlington, Wisconsin

12/23/08	From USGS 7.5 Min Topographic Map Burlington, Wisconsin, 1993	

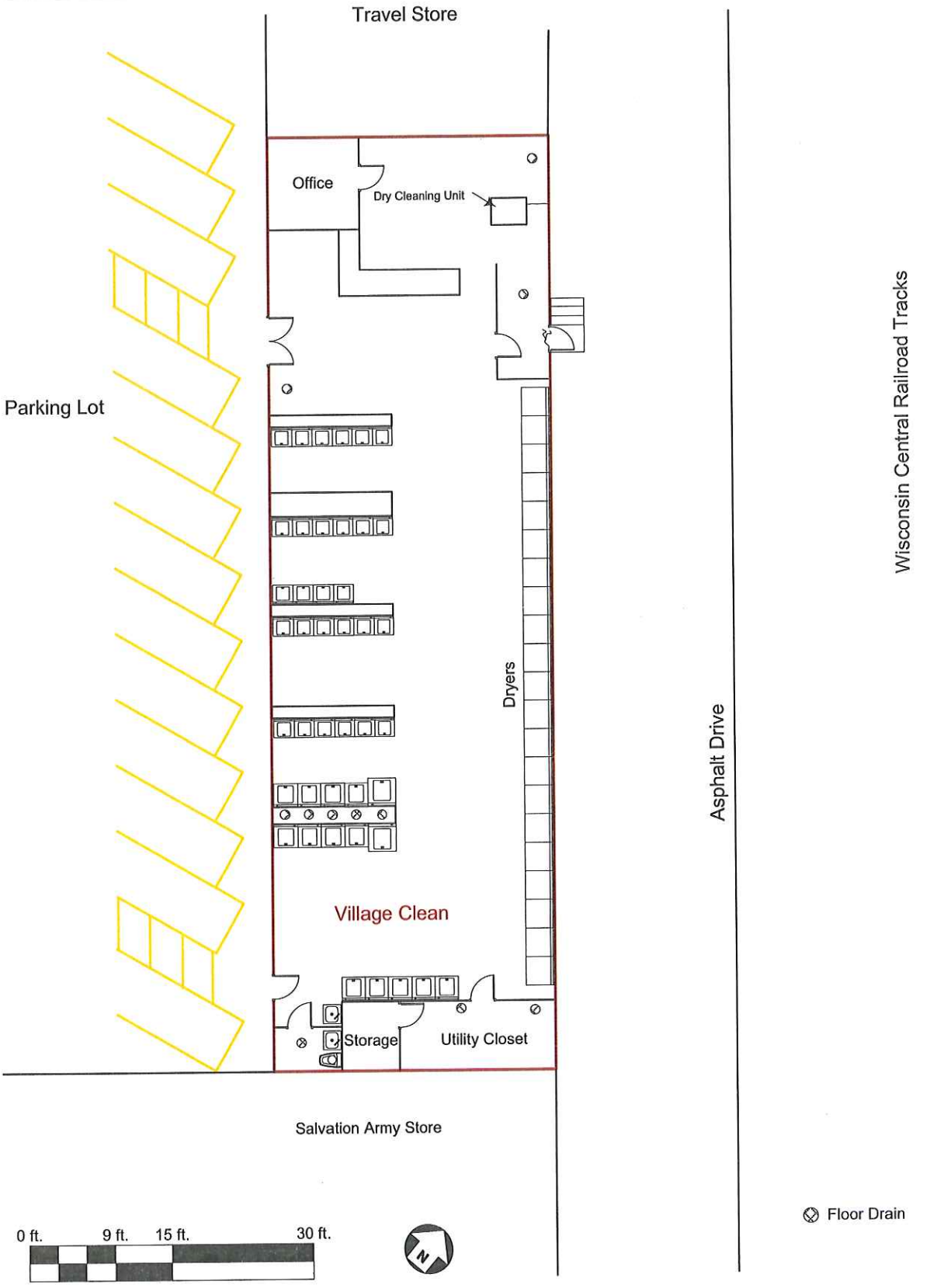
MH ENVIRONMENTAL, INC.

2016 NORTH CLEVELAND AVENUE 1S
CHICAGO, ILLINOIS 60614
PHONE: (773) 525-0813
FAX: (773) 327-7889
EMAIL: mhenv@rcn.com

Figure 1B, Site Location Map

Site Investigation Report/Case Closure Request
Village Clean
224 South Pine Street
Burlington, Wisconsin

12/23/08	From USGS 7.5 Min Topographic Map Burlington, Wisconsin, 1993	



MHENVIRONMENTAL, INC.
2016 N. Cleveland Ave. 1S
Chicago, Illinois 60614
Phone: (773) 525-0813
Fax: (773) 327-7889
E-Mail: mhenv@rcn.com

Figure 2A, Site Plan

Site Investigation Report/Case Closure Request
Village Clean
224 South Pine Street
Burlington, Wisconsin

SIZE	FSCM NO	DWG NO	REV 1
SCALE	1 : 180	SHEET	1 OF 1

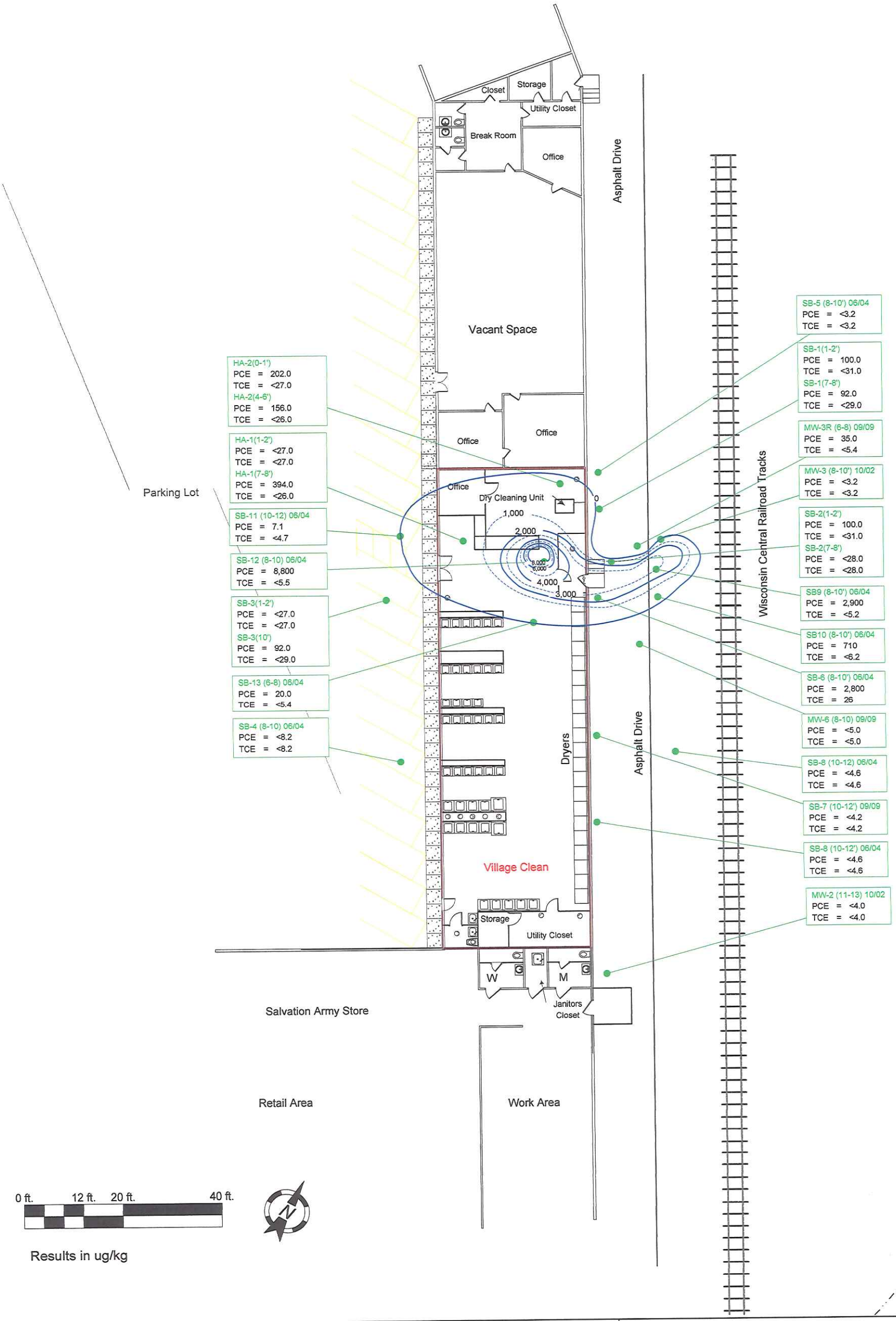


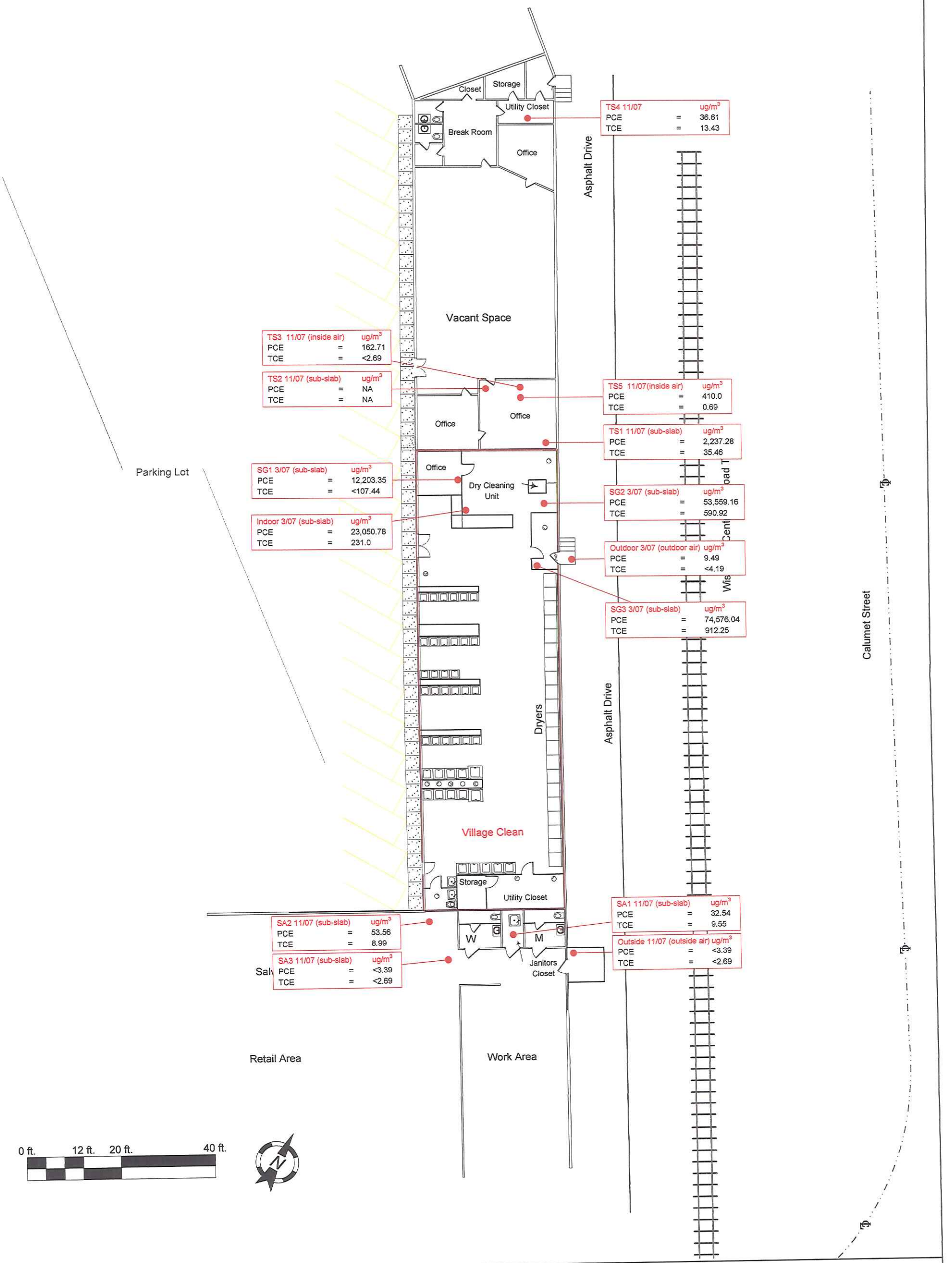
Figure 5. Area of Soil Impacts

MH ENVIRONMENTAL, INC.
2016 N. Cleveland Ave. 1S
Chicago, Illinois 60614
Phone: (773) 525-0813
Fax: (773) 327-7889
E-Mail: mhenv@rcn.com

Figure 3, Area of Soil Contamination

Site Investigation Report
Village Clean
224 South Pine Street
Burlington, Wisconsin

SIZE	FSCM NO	DWG NO	REV 1
SCALE	1in = 20ft. 0in.	SHEET	1 OF 1



MH ENVIRONMENTAL, INC.

2016 N. Cleveland Ave. 1S
Chicago, Illinois 60614
Phone: (773) 525-0813
Fax: (773) 327-7889
E-Mail: mhenv@rcn.com

Figure 8, Soil Vapor Results Summary

Site Investigation Report
Village Clean
224 South Pine Street
Burlington, Wisconsin

SIZE	FSCM NO	DWG NO	REV 1
SCALE	1in = 20ft. 0in.	SHEET	1 OF 1

TABLES

Table 1
Soil Results
Village Clean
Burlington, Wisconsin
WDNR BRRTS # 02-52-472623, FID# 252202170
(ug/kg)

PARAMETERS	SB-1 1-2' (EMG)	SB-1 7-8' (EMG)	SB-2 1-2' (EMG)	SB-2 7-8' (EMG)	SB-3 1-2' (EMG)	SB-3 10' (EMG)	HA-1 1-2' (EMG)	HA-1 7-8' (EMG)	HA-2 0-1' (EMG)	HA-2 4-8' (EMG)	MW-1 (12-14) (10/02)	MW-2 (11-13) (10/02)	MW-3 (8-10) (10/02)	SB-4 (6-8)	SB-5 (8-10)	SB-6 (4-6)	SB-7 (10-12)	SB-8 (10-12)	SB-9 (6-8)	SB-10 (0-2)	SB-11 (10-12)	SB-12 (8-10)	SB-13 (6-8)	MW-3 (6-8)	MW-6 (8-10)
Acetone	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<36	<40	<32	<82	<64	200	<42	<46	<52	160.0	<47	<55	<54	1300	<39
Acrolein	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<72	<80	<63	<160	<130	<160	<85	<91	<100	<120	<94	<110	<110	<110	<78
Acrylonitrile	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<72	<80	<63	<160	<130	<160	<85	<91	<100	<120	<94	<110	<110	<110	<78
Benzene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	<8.1	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	<5.4	63.0
Bromobenzene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Bromochloromethane	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Bromodichloromethane	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	<8.1	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	<5.4	<3.9
Bromoform	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	<8.1	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	<5.4	<3.9
Bromomethane	<125	<117	<125	<113	<106	<116	<110	<104	<106	<104	<7.2	<8.1	<6.3	<16.0	<6.4	<16.0	<8.5	<9.1	<10.0	<12.0	<9.4	<11.0	<11.0	<11.0	<7.8
n-Butylbenzene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
cis-Butylbenzene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
tert-Butylbenzene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2-Butanone	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<7.2	<8.1	<6.3	24.0	13.0	100.0	<8.5	12	14.0	58.0	13.0	14.0	<11.0	260.0	16.0
Carbon Disulfide	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<7.2	<8.1	<6.3	<16.0	<13.0	<16.0	<8.5	<9.1	<10.0	<12.0	<9.4	<11.0	<11.0	<11.0	<7.8
Carbon tetrachloride	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	<8.1	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	<5.4	<3.9
Chlorobenzene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	<8.1	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	<5.4	<3.9
Chloroethane	<44.0	<41.0	<44.0	<40.0	<37.0	<41.0	<38.0	<36.0	<37.0	<36.0	<7.2	<8.1	<6.3	<16.0	<13.0	<16.0	<8.5	<9.1	<10.0	<12.0	<9.4	<11.0	<11.0	<11.0	<7.8
Chloroform	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	<8.1	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	<5.4	<3.9
Chloromethane	<62.0	<58.0	<62.0	<57.0	<53.0	<58.0	<55.0	<52.0	<53.0	<52.0	<7.2	<8.1	<6.3	<16.0	<13.0	<16.0	<8.5	<9.1	<10.0	<12.0	<9.4	<11.0	<11.0	<11.0	<7.8
2-Chlorotoluene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4-Chlorotoluene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dibromochloromethane	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,1-Dichloroethane	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	<8.1	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	<5.4	<3.9
1,2-Dibromo-3-	<62.0	<58.0	<62.0	<57.0	<53.0	<58.0	<55.0	<52.0	<53.0	<52.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichloroethane	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	<8.1	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	<5.4	<3.9
Dibromomethane	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichlorobenzene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,3-Dichlorobenzene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,4-Dichlorobenzene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dichlorodifluoromethane	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	<8.1	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	<5.4	<3.9
1,1-Dichloroethene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	38	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	8.7	<3.9
cis-1,2-Dichloroethene	<31.0	<29.0	150.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	<8.1	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	<5.4	<3.9
trans-1,2-Dichloroethene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	<8.1	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	<5.4	<3.9
1,2-Dichloropropane	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,3-Dichloropropane	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2,2-Dichloropropane	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2,2-Dichloropropane	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,1-Dichloropropene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
cis-1,3-Dichloropropene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	<8.1	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	<5.4	<3.9
trans-1,3-Dichloropropene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	<8.1	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	<5.4	<3.9
Di-Isopropyl ether	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Ethylbenzene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	<8.1	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	<5.4	<3.9
Hexachlorobutadiene	<44.0	<41.0	<44.0	<40.0	<37.0	<41.0	<38.0	<36.0	<37.0	<36.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Isopropylbenzene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
p-Isopropyltoluene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2-Hexanone	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<3.6	<4.0	<3.2	<8.2	<6.4	<8.1	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	<5.4	<3.9
4-Methyl-2-Pentanone	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<3.6	<4.0	<3.2	<8.2	<6.4	<8.1	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	<5.4	<3.9
Methyl-t-Butyl Ether	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<7.2	<8.1	<6.3	<16.0	<13.0	<16.0	<8.5	<9.1	<10.0	<12.0	<9.4	<11.0	<11.0	<11.0	<7.8
Methylene Chloride	<62.0	<58.0	<62.0	<57.0	<27.0	<58.0	96.0	83.0	62.0	<52.0	<7.2	<8.1	<6.3	<16.0	<13.0	<16.0	<8.5	<9.1	<10.0	<12.0	<9.4	<11.0	<11.0	<11.0	<7.8
Naphthalene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
n-Propylbenzene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Styrene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	<8.1	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	<5.4	<3.9
1,1,1,2-Tetrachloroethane	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	<8.1	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	<5.4	<3.9
1,1,2,2-Tetrachloroethane	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	2800	<4.2	<4.6	2900	710	7.1	8800	20.0	35.0	<3.9
Tetrachloroethene	100.0	92.0	100.0	<28.0	<27.0	92.0	<27.0	394.0	202.0	156.0	<3.6	<4.0	<3.2	17.0	<6.4	10.0	6.1	7.4	11.0	7.2	12.0	7.0	12.0	10.0	48.0
Toluene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2,3-Trichlorobenzene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2,4-Trichlorobenzene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,1,1-Trichloroethane	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	<8.1	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	<5.4	<3.9
1,1,2-Trichloroethane	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	<8.1	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	<5.4	<3.9
Trichloroethene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	26	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	<5.4	<3.9
Trichlorofluoromethane	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<7.2	<8.1	<6.3	<16.0	<13.0	<16.0	<8.5	<9.1	<10.0	<12.0	<9.4	<11.0	<11.0	<11.0	<7.8
1,2,3-Trichloropropane	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2,4-Trimethylbenzene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,3,5-Trimethylbenzene	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Vinyl Acetate	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<7.2	<8.1	<6.3	<16.0	<13.0	<16.0	<8.5	<9.1	<10.0	<12.0	<9.4	<11.0	<11.0	<11.0	<7.8
Vinyl Chloride	<31.0	<29.0	<31.0	<28.0	<27.0	<29.0	<27.0	<26.0	<27.0	<26.0	<3.6	<4.0	<3.2	<8.2	<6.4	<8.1	<4.2	<4.6	<5.2	<6.2	<4.7	<5.5	<5.4	14	<7.8
m,p-Xylene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<3.6	<4.0	<3.2	10.0	<6.4	<8.1	4.3	5.6	<5.2	<6.2	7.8	<5.5	6.8	<5.4	7.7
o-Xylene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<3.6	<4.0	<3.2	10.0	<6.4	<8.1	4.3	7.9	<5.2	<6.2	11.0	5.8	9.6	<5.4	7.7
Total Xylenes	<44.0	<41.0	<44.0	<41.0	<37.0	<41.0	<38.0	<36.0	<37.0	<36.0	<3.6	<4.0	<3.2	10.0	<6.4	<8.1	4.3	7.9	<5.2	<6.2	11.0	5.8	9.6	<5.4	7.7

BOLD = Detected above Reporting Limit and/or Method Detection Limit
Bold and Highlighted = Exceeds applicable standards

Table 1A: Soil RCLs
Village Clean Site
180-224 South Pine Street
Burlington, Wisconsin 53105
Partner Project Number 13-112775.5
August 2015

Chemical of Concern	Not to Exceed DC	Soil to GW
	mg/kg	
Acetone	100000	3.6766
Benzene	7.41	0.0051
2-butanone	28400	1.6661
Chloromethane	720	0.0155
cis-1,2-dichloroethene	2040	0.0412
Ethylbenzene	37	1.57
Methylene chloride	1070	0.0026
Tetrachloroethene	153	0.0045
Toluene	818	1.1072
Trichloroethene	8.81	0.0036
Vinyl chloride	2.03	0.0001
m,p-xylene	388	3.94
Total xylenes	388	3.94

Notes:
mg/kg = milligrams per kilogram

RCL = Industrial Soil Residual Contaminant Levels (January 2015)

DC = direct contact

NS = no standard

Table 2
Groundwater Results
Village Clean
Burlington, Wisconsin
WDNR BRRTS # 02-52-472623, FID# 252202170
(ug/L)

PARAMETER	HA-2 (EMG)	SB-1 (EMG)	MW-1 (10/02)	MW-2 (10/02)	MW-3 (10/02)	MW1 (6/04)	MW2 (6/04)	MW3 (6/04)	MW4 (6/04)	MW5 (6/04)	SB12 (6/04)	SB13 (6/04)	MW-1 (3/07)	MW-2 (3/07)	MW-3 (3/07)	MW-4 (3/07)	MW-5 (3/07)	MW-6 (3/07)	MW3 (9/09)	MW6 9/09)	MW7 (9/09)
Acetone	NA	NA	<50	<50	<50	<50	<50	NA	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50
Acrolein	NA	NA	<100	<100	<100	<100	<100	NA	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100
Acrylonitrile	NA	NA	<100	<100	<100	<100	<100	NA	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100
Benzene	**0.99**	0.36	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Bromodichloromethane	<0.25	<0.25	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Bromoform	<0.25	<0.25	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Bromomethane	<0.25	0.29	<10.0	<10.0	<10.0	<10.0	<10.0	NA	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0
2-Butanone	NA	NA	<10.0	<10.0	<10.0	<10.0	<10.0	NA	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0
Carbon Disulfide	NA	NA	<10.0	<10.0	<10.0	<10.0	<10.0	NA	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0
Carbon tetrachloride	<0.25	<0.25	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Chlorobenzene	<0.25	<0.25	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Chloroethane	<0.25	<0.25	<10.0	<10.0	<10.0	<10.0	<10.0	NA	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0
Chloroform	0.66	<0.25	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Chloromethane	**1.2**	0.62	<10.0	<10.0	<10.0	<10.0	<10.0	NA	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0
Dibromochloromethane	<0.25	<0.25	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
1,1-Dichloroethane	<0.25	<0.25	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
1,2-Dichloroethane	<0.25	<0.25	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
1,1-Dichloroethene	<0.25	<0.25	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
cis-1,2-Dichloroethene	**0.71**	**0.28**	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	**5.9**	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
trans-1,2-Dichloroethene	<0.25	<0.25	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
1,2-Dichloropropane	<0.25	<0.25	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
cis-1,3-Dichloropropane	<0.25	<0.25	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
trans-1,3-Dichloropropane	<0.25	<0.25	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Ethylbenzene	**0.46**	**0.28**	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
2-Hexanone	NA	NA	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
4-Methyl-2-Pentanone	NA	NA	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Methyl-t-Butyl Ether	<0.25	<0.25	<10.0	<10.0	<10.0	<10.0	<10.0	NA	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0
Methylene Chloride	**0.86**	**0.46**	<10.0	<10.0	<10.0	<10.0	<10.0	NA	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0
Styrene	<0.25	<0.25	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
1,1,1,2-Tetrachloroethane	<0.25	<0.25	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
1,1,2,2-Tetrachloroethane	<0.25	<0.25	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Tetrachloroethene	140.0	8.2	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	610	72	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Toluene	**2.1**	**0.96**	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
1,1,1-Trichloroethene	<0.25	<0.25	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
1,1,2-Trichloroethane	<0.25	<0.25	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Trichloroethene	**1.1**	<0.25	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	15	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Trichlorofluoromethane	<0.25	<0.25	<10.0	<10.0	<10.0	<10.0	<10.0	NA	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0
Vinyl Acetate	NA	NA	<10.0	<10.0	<10.0	<10.0	<10.0	NA	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0
Vinyl Chloride	<0.25	<0.25	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
m,p-Xylene	NA	NA	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
o-Xylene	NA	NA	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Total Xylenes	**1.4**	**0.94**	<5.0	<5.0	<5.0	<5.0	<5.0	NA	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0

BOLD = Detected above Reporting Limit and/or Method Detection Limit
Yellow Highlight = Exceeds Preventative Action Standard
Red Highlight = Exceeds Enforcement Standard

Table 2A: Groundwater Standards
Village Clean Site
180-224 South Pine Street
Burlington, Wisconsin 53105
Partner Project Number 13-112775.5
August 2015

Chemical of Concern	ES	PAL
	µg/l	
Acetone	9000	1,800
Benzene	5	0.5
2-butanone	4000	800
Chloromethane	30	3
cis-1,2-dichloroethene	70	7
Ethylbenzene	700	140
Methylene chloride	5	0.5
Tetrachloroethene	5	0.5
Toluene	800	160
Trichloroethene	5	0.5
Vinyl chloride	0.2	0.02
m,p-xylene	2000	400
Total xylenes	2000	400

Notes:

WDNR = Wisconsin Department of Natural Resources
Wisconsin Administrative Code Public Health Related Groundwater Standards (ch. NR 140) (July 2015)
PAL = Preventive Action Limit
ES = Enforcement Standard
µg/l = micrograms per liter
NS = no standard

Table 4
Summary of Groundwater Well Data
MHEnvironmental Site Investigation
Village Clean
224 South Pine Street
Burlington, Wisconsin

Summary of Groundwater Well Data 10/7/02

ELEVATION	MW-1	MW-2	MW-3
Top of Riser Elevation	95.31	97.61	94.815
Depth to Water	5.39	6.49	5.04
Groundwater Elevation	89.92	91.12	89.775

Summary of Groundwater Well Data 6/29/04

ELEVATION	MW-1	MW-2	MW-3	MW-4	MW-5	SB12	SB13
Top of Riser Elevation	95.31	97.61	94.815	101.15	101.18	101.94	101.94
Depth to Water	4.92	5.47	NA	5.21	5.27	6.08	6.12
Groundwater Elevation	90.39	92.14	NA	95.94	95.91	95.86	95.82

Summary of Groundwater Well Data 2/23/07

ELEVATION	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6
Top of Riser Elevation	95.31	97.61	94.54	101.15	101.18	94.95
Depth to Water	6.41	4.91	5.71	8.13	8.21	6.21
Groundwater Elevation	88.9	92.7	88.96	93.02	92.97	88.74

Summary of Groundwater Well Data 9/1/09

ELEVATION	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6	MW-7
Top of Riser Elevation	95.31	97.61	94.54	101.15	101.18	94.95	94.87
Depth to Water	6.96	5.71	6.06	9.03	9.11	6.71	7.15
Groundwater Elevation	88.35	91.9	88.48	92.12	92.07	88.24	87.72

Survey datum of 100 feet was established from top of gas meter located at rear of building.

TABLE 9
Summary of Soil Gas Analytical Results 3/21/07
Phase II Site Assessment
Village Clean
224 South Pine Street
Burlington, Wisconsin

(In part per billion per volume [ppbv])

PARAMETER	Indoor	Outdoor	GP1	GP2	GP3
cis-1,2-Dichloroethene	<19	<0.78	<6.7	32	<33
Tetrachloroethene	3400	1.4	1800	7900	11000
Tetrahydrofuran	22	<0.78	<6.7	<23	<33
Trichloroethene	43	<0.78	20	110	170

TABLE 1a
Summary of Soil Gas Analytical Results 11/29/07
Phase II Site Assessment
Village Clean
224 South Pine Street
Burlington, Wisconsin

(In part per billion per volume [ppbv])

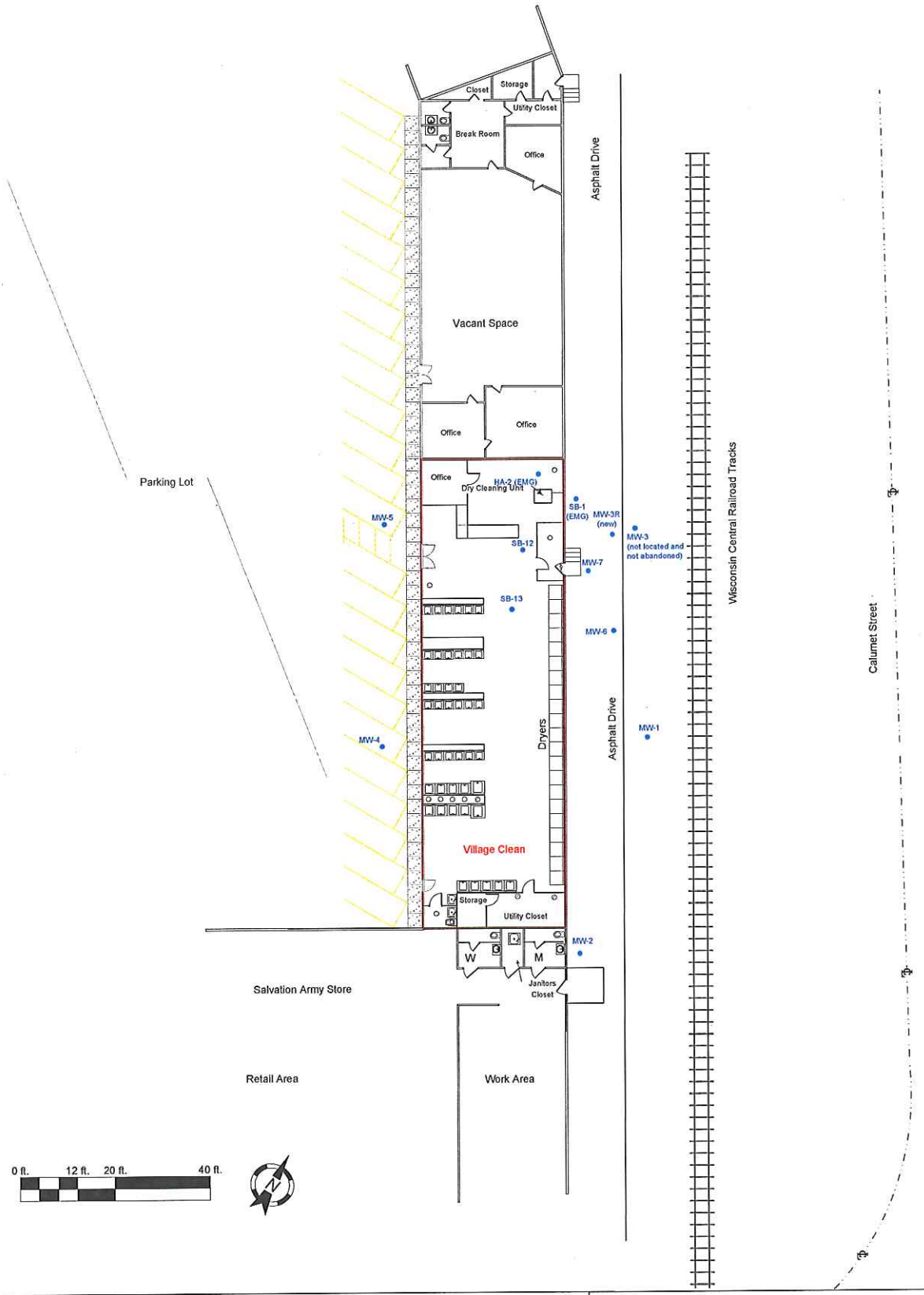
PARAMETER	TS1	TS2	TS3 (Inside)	TS4	SA1	SA2	SA3 (Inside)	OS
1,2,4-Trimethylbenzene	2.8	NA	4.7	<0.50	4.0	5.5	<0.50	<0.50
1,3,5-Trimethylbenzene	0.90	NA	1.5	<0.50	1.3	1.6	<0.50	<0.50
2-Propanol	<2.0	NA	<2.0	<2.0	160.0	<2.0	95.0	<2.0
4-Ethyltoluene	1.1	NA	1.8	<0.50	1.7	2.2	<0.50	<0.50
Acetone	<2.0	NA	<2.0	6.2	69.0	<2.0	7.2	3.8
Chloroform	<0.50	NA	<0.50	<0.50	2.2	14.0	<0.50	<0.50
Ethyl Acetate	5.9	NA	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Ethylbenzene	1.5	NA	2.0	<0.50	2.0	2.0	<0.50	<0.50
Heptane	0.69	NA	<0.50	<0.50	0.55	<0.50	<0.50	<0.50
Hexane	2.9	NA	8.6	<0.50	<0.50	<0.50	1.9	0.74
m,p-Xylene	7.2	NA	9.7	<1.0	9.6	9.8	<1.0	<1.0
Methylene Chloride	<4.0	NA	32.0	<4.0	<4.0	<4.0	<4.0	<4.0
o-Xylene	2.2	NA	3.1	<0.50	2.9	2.8	<0.50	<0.50
Tetrachloroethene	330.0	NA	24.0	5.4	4.8	7.9	<0.50	<0.50
Tetrahydrofuran	<0.50	NA	<0.50	<0.50	0.64	<0.50	<0.50	<0.50
Toluene	1.4	NA	1.4	<0.50	1.3	0.98	0.59	<0.50
Trichloroethene	6.6	NA	<0.50	2.5	<0.50	<0.50	<0.50	<0.50
Thrichlorofluoromethane	<0.50	NA	<0.50	<0.50	1.7	1.6	0.93	<0.50
Vinyl Acetate	<2.0	NA	<2.0	<2.0	3.9	<2.0	<2.0	<2.0

TABLE 1b
Summary of Soil Gas Analytical Results 11/29/07
Phase II Site Assessment
Village Clean
224 South Pine Street
Burlington, Wisconsin

(In micrograms per cubic meter [ug/m^3])

PARAMETER	TS1	TS2	TS3 (Inside)	TS4	SA1	SA2	SA3 (Inside)	OS
1,2,4-Trimethylbenzene	14.485	NA	24.315	<2.6	20.693	28.454	<2.6	<26
1,3,5-Trimethylbenzene	4.656	NA	7.760	<2.6	6.725	8.277	<2.6	<2.6
2-Propanol	NA	NA	NA	NA	NA	NA	NA	NA
4-Ethyltoluene	NA	NA	NA	NA	NA	NA	NA	NA
Acetone	<5.0	NA	<5.0	15.498	172.48	<5.0	17.998	9.499
Chloroform	<2.6	NA	<0.50	<0.50	2.2	14.0	<0.50	<0.50
Ethyl Acetate	23.377	NA	<1.9	<1.9	<1.9	<1.9	<1.9	<1.9
Ethylbenzene	6.854	NA	9.139	<2.3	9.139	9.139	<2.3	<2.3
Heptane	NA	NA	NA	NA	NA	NA	NA	NA
Hexane	10.757	NA	31.899	<0.50	<0.50	<0.50	7.047	2.745
m,p-Xylene	32.901	NA	44.324	<4.6	43.867	44.781	<4.6	<4.6
Methylene Chloride	<8.7	NA	69.538	<8.7	<8.7	<8.7	<8.7	<8.7
o-Xylene	10.053	NA	14.166	<2.3	13.252	12.795	<2.3	<2.3
Tetrachloroethene	2,355.30	NA	171.29	38.541	35.259	56.384	<3.6	<3.6
Tetrahydrofuran	NA	NA	NA	NA	NA	NA	NA	NA
Toluene	5.551	NA	5.551	<2.0	5.115	3.886	2.340	<2.0
Trichloroethene	37.323	NA	<2.9	14.137	<2.9	<2.9	<2.9	<2.9
Thrichlorofluoromethane	<3.0	NA	<3.0	<3.0	10.050	9.459	5.498	<3.0
Vinyl Acetate	<7.4	NA	<7.4	<7.4	14.451	<7.4	<7.4	<7.4

MONITORING WELL
NOT ABANDONED



MHENVIRONMENTAL, INC.

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Figure 3, Monitoring Well Locations

Site Investigation Report
Village Clean
224 South Pine Street
Burlington, Wisconsin

SIZE	FSCM NO	DWG NO	REV 1
SCALE	1in = 20ft. 0in.	SHEET	1 OF 1

MONITORING WELL
NOT ABANDONED

SOIL BORING LOG

WITH MONITOR WELL INSTALLATION NOTES

MHEnvironmental, Inc
2016 North Cleveland Ave.
Chicago, Illinois 60614

PROJECT: Village Clean
BORING NO. MW-3
BORING LOCATION: Center rear (northeast) of building.
METHOD OF DRILLING: 6 3/4" Hollow Stem Augers

DATE: 10/4/02
GW ELEVATION: 89.775'
NOTES: 100' datum, top gas meter
DRILLER: CS Drilling

Sample Depth	Soil Symbols	Sample Interval	Sample Number	Sample Recovery	Boring Lithology	Natural Moisture Content %	Penitrometer Qu	OVA\PID\FID\OVM ppm	Water Level	Well Construction	Well Description	Elevation
0			1	50%	ORGANIC SOIL (OL/OH): Top soil/fill, low plasticity, stiff (frozen), low toughness, dark brown to black in color	Mois	NA	0.0			Flush Mount Cover set in concrete.	
											Concrete surface seal	
			2	50%	POORLY GRADED GRAVEL WITH SAND (GP): heterogeneous, fine silt, very loose, no plasticity, low toughness, high water content, some pebbles.	Mois	NA	0.0			Flush Joint 2" Schedule 40 PVC Riser.	
											10 Foot of 2" 10 Slot PVC Screen with Global #5 Silica Sand.	
5			3	50%		Mois	NA	0.0				90
			4	50%		Wet	NA	0.0				
			5	80%		Wet	NA	0.0				85
10			6	80%		Wet	NA	0.0				
					BEDROCK: Green Sandstone						PVC bottom plug	

Note: In order to fill and save this form electronically, it must be opened using Adobe Reader or Acrobat software. Save a copy of the file, open Adobe Reader, select File > Open and browse for the file you saved.

State of Wisconsin
Department of Natural Resources
PO Box 7921, Madison WI 53707-7921

Remediation & Redevelopment Continuing Obligation Review

Form 4400-232 (R 07/22) Page 1 of 8

BRRTS ID No. 02-52-472623

Reviewer: Hulsey

Region: SER

Review Date: 08/21/2023

Site Name: Village Clean

See RR5242 for instructions http://intranet.dnr.state.wi.us/int/aw/rr/guidance/RR5242.pdf . Steps with an * denote DNR follow up; ** denote RP/property owner follow up. If auditing a VPLE site, use the applicable LUST or ERP BRRTS number. Use the NOTES area in each section to add information not otherwise addressed.

File Review:

1. Review BRRTS, and the file if needed, to identify the File Review information:

Site Address	City	ZIP Code
224 South Pine Street	Burlington	53105

County Parcel Identification Number (PIN)	FID Number
206031932402880	252202170

Original Responsible Person

NAI MLG Commercial - Marjorie Horvat

Has the property been transferred since the continuing obligation was recorded/applied? ○ No ◉ Yes

If Yes: Current Property Owner

Robert Fait, property manager is Jeffrey Erickson

Phone Number	Email
(262) 492-8692	jeff@faitco.com

Select all continuing obligations applied (at case closure or RAP approval or letter to LGU):

Add to BRRTS	AC in BRRTS	AC	Action Code (AC) Meaning
☐	☐	51	Deed notice
☐	☐	52	Deed restriction for soil
☐	☐	730	Groundwater use restriction
☐	☐	95	Deed instrument conditions met (for audits, use if deed restriction was updated by filing a deed notice)
☐	☐	101	GIS Registry PDF modified - date DNR letter sent
☐	☐	104	Site removed from GIS Registry - date DNR letter sent
☐	☐	696	Continuing obligation required of LGU to maintain liability exemption
☐	☐	605	Green Space Grant awarded (deed restriction)
☐	☒	56	Continuing Obligation applied (use with codes 220-238)
☐	☒	46	Impacted Right-of-Way
☐	☐	220	Soil at industrial use level
☐	☒	222	Cover/engineered containment system (pavement, soil cover, etc.)
☐	☐	224	Structural impediment (buildings or other structures)
☐	☒	226	Vapor mitigation/response
☐	☐	228	Site-specific (identify in comment field)
☐	☐	230	LGU was directed to take a protective action
☐	☒	232	Residual soil contamination > RCLs/SS RCLs (use with AC 220, 222, 224)
☐	☒	234	Monitoring well needs to be abandoned
☐	☒	236	Site closed with groundwater contamination > ES
☐	☒	238	Maintenance and inspection documentation required to be submitted
☐	☐	185	Closure Compliance Review completed
☐	☐	186	Closure Compliance Review - RP follow up needed
☐	☐	187	Closure Compliance Review follow up completed
☐	☐	99	Use this code with comments, for actions not listed under AC 186 (i.e. submittal of inspection reports)

How was site selected for audit? (AC = BRRTS Action Code)

- ☒ Vapor Mitigation AC 226
- ☐ VPLE with AC 56
- ☐ Enforcement Follow-up
- ☐ Other:
- ☐ Green Space Grant AC 605
- ☒ AC 220, 222, 224, 228, or 230
- ☐ Deed Restriction AC 52 or 696 (LGU)
- ☐ Age of Remedy
- ☐ Complaint Received
- ☐ Regional Priority

Date of:

- ☒ Final Closure 09/14/2015
- ☐ Certificate of Completion
- ☐ Green Space Grant
- ☐ Remedial Action Plan Approval
- ☐ General Liability Clarification Letter
- ☐ Local Gov't Unit (LGU) Letter

Describe any site-specific requirements (AC 228) that the site owner and/or responsible party needed to address:
N/A

Is the site on BRRTS as having residual contamination and continuing obligations?
◉ Yes ○ No – *Add to BRRTS using applicable action codes (56, etc.)**

Were neighboring properties affected? ◉ Yes ○ No

If yes, are these properties listed in BRRTS with AC 66? ○ Yes ◉ No

Was a maintenance plan required at closure? ○ NA ○ No ◉ Yes – It is: ○ in the file ◉ PDF ○ missing

If no maintenance plan was required, offer the property owner the template model with inspection log, and note in the follow up section of the audit that one was provided on the audit date

Was/were the appropriate restriction(s) recorded with the Register of Deeds? ○ Yes ○ No ◉ NA

Has a restriction been amended, or been nullified by DNR? ○ No

○ Yes: Was BRRTS updated? (95) ○ Yes ○ No*

Was the CO PDF updated? ○ Yes ○ No*

Notes:
AC 46 for affected ROW on BRRTS

Site Visit:

2. **Contact the site owner for access. Provide a copy of the maintenance plan, if applicable. If the audit is being conducted for a CO which would now require a maintenance plan, provide a template version if no maintenance plan was required at closure, for the property owner's use (voluntary).**
3. **Walk the site (ideally with the owner or responsible party) to review the site conditions against the conditions documented at closure/other to verify or change answers to questions in #1. Discuss use of the maintenance plan or template.**
4. **With the site owner/RP (if possible), answer the following for DNR RR records:**

Did the site owner know about the continuing obligation(s)? ◉ Yes ○ No

Have site conditions changed since closure that would affect either a deed restriction or other restrictions or requirements associated with the site?

◉ No
○ Yes – Explain:

Examples: 1) a building has been razed and investigation and remediation occurred.
2) excavation or residential development has occurred in a restricted area.

Has a pavement (asphalt or concrete) cover, soil cover or other sort of cover, such as a building, been removed or is it in disrepair?
- ○ No/NA
- ◉ Yes – Should it be replaced or repaired? ◉ Yes** ○ No

If a performance standard was the final remedy, has it been altered?
- ◉ No
- ○ Yes – Explain:

Was the DNR notified? ○ Yes ○ No

Have local zoning changes occurred since closure?
- ◉ No/NA
- ○ Yes – Does it appear to impact the effectiveness of the restriction?
  - ○ No
  - ○ Yes – Describe:

Is soil sampling needed to determine if the final remedy has been modified such that a direct contact threat exists?
- ◉ No
- ○ Yes – Describe:

For example, an asphalt cover has been removed or is in disrepair, or a new contaminated site is present upgradient, etc.

Has additional monitoring or remediation been done since the site was closed?
- ◉ No
- ○ Yes – Describe:

Does a new threat to public health or the environment exist (e.g. new sources or exposure routes)?
- ◉ No
- ○ Yes – Does sampling need to be performed?
  - ○ No
  - ○ Yes** – Describe what should be done to address the problem, and by whom:

Is the vapor mitigation system or sub-slab depressurization system (SSDS) operating as designed? (pressure gradient being maintained)
- ◉ Yes
- ○ NA
- ○ No** – Describe any follow up needed:

Have any of the exposure assumptions used for closure changed at this site?
- ○ NA
- ◉ No
- ○ Yes – Describe any follow up needed:

Has the land use at this site changed such that a vapor intrusion pathway may now exist?
- ◉ No
- ○ Yes – Describe any follow up needed:

Has the land use changed such that there are either health or safety issues?

- (•) No
- ( ) Yes – Describe any follow up needed:

Notes:

The soil cap of asphalt needs repairs. The building floor is still intact. The property manager said that they are repaving everything outside soon. I notified them that they should request permission from the DNR to replace the cap.

COMPLIANCE AND FOLLOW-UP SUMMARY:

5. Identify compliance and any follow up needed.

Is the site in compliance with the continuing obligations/closure approval document?

- ( ) Yes
- (•) No – Describe what's not in compliance and the reasons for noncompliance:
  The asphalt cap needs repairs.

(May depend on extent of non-compliance, non-maintenance of remedy or changed ownership or conditions. If case is out of compliance, it should be prioritized by the region, for new casework or enforcement, as needed.)

Has the maintenance agreement required at closure been followed?

- (•) Yes
- ( ) NA
- ( ) No – Describe:

Was the property owner reminded to complete and document the (yearly) inspections?

- (•) Yes
- ( ) NA
- ( ) No – Why not?

Was a maintenance plan or template provided to the property owner at the site visit?

- ( ) Yes
- ( ) NA
- (•) No – If no, why not?
  Instructions on how to access the maintenance plan using BRRTS on the web was provided.

6. Are additional actions by the RP property owner warranted at the site?** *The intent is to return the site to compliance with continuing obligation. If a significant land use change has occurred, and/or further remedial action is needed, determine if the site meets the NR 726 reopening criteria.)*

- ( ) No
- (•) Yes – Summarize the actions needed to return the site to compliance and identify who is responsible:
  Asphalt cap needs repairs. The property manager informed me that repaving would happen soon as they were already planning on it.

Notes:

The VMS is operating successfully. It was recommended to replace the screen on the outlet pipe with something that is up to todays standard, and that the fan should be replaced as needed.

Add AC 186 for RP/property owner follow-up required. Use AC 99 if a reminder was provided to the property owner to complete and document inspections.

7. * Does the site require follow up by DNR?

- ○ No
- ◉ Yes:
  - ☐ contact or enforcement to return site to compliance with continuing obligation
  - ☐ updating BRRTS for the CO PDF (adding or modifying a packet)
  - ☐ reopen site (add ACs 186, 12 and 13)
  - ☒ other: Owner should request permission to repave the cap. Notify DNR w/ photographs of new cap.

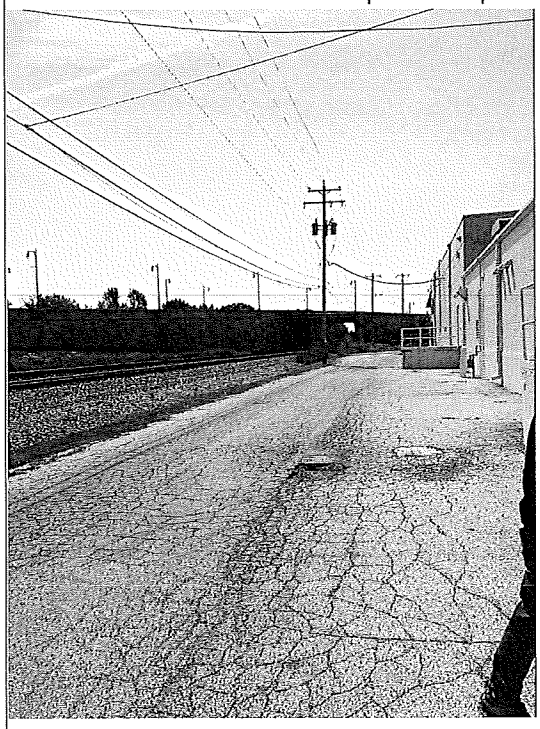
8. * Attach photographs of the site, documenting site conditions. Label the photos with the site name/BRRTS Activity number/date/view. If a follow-up letter is sent, include a copy with the audit. (audit/photos/follow-up letter)

9. * Save a copy of the audit using the following naming convention: YYYYMMDD_185_CO_Audit.pdf. For follow-up documentation use YYYYMMDD_186_Follow_Up_Needed.pdf.

10. Update applicable BRRTS action codes on the Table on page 1. Use the regional tracking sheet, and have your Regional EPA update the ACs and upload the audit PDF into BRRTS.

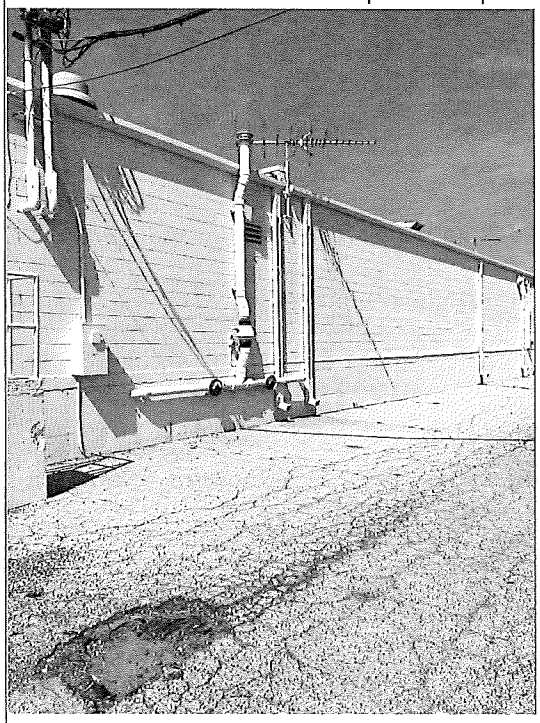
11. Notify Central Office when the audit has been completed and loaded into BRRTS.

{Click to add an image file (*.bmp, *.jpg, *.gif, *.png, *.tif) For best results, insert a photo with horizontal orientation. Crop vertical photos to a horizontal orientation, if needed.} Date added: 08/24/2023



Title: Village Clean - View of Alley Soil Cap, soil cap needs repair

{Click to add an image file (*.bmp, *.jpg, *.gif, *.png, *.tif) For best results, insert a photo with horizontal orientation. Crop vertical photos to a horizontal orientation, if needed.} Date added: 08/24/2023

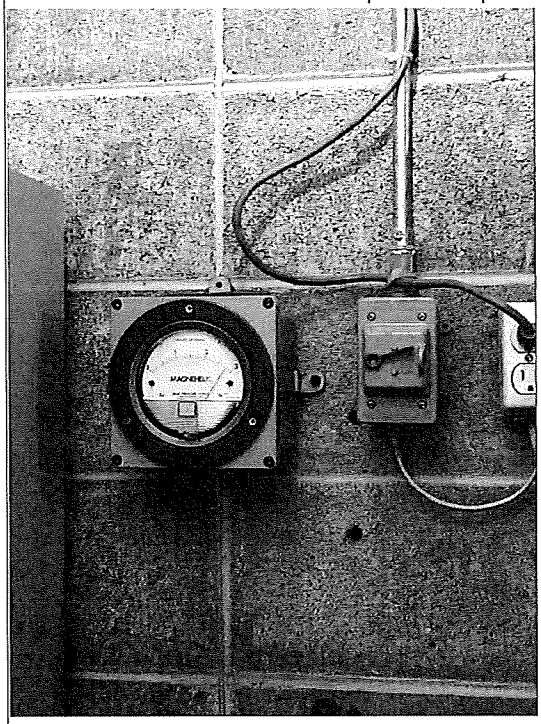


Title: Village Clean - View of VMS and Soil Cap, VMS operating successfully, soil cap needs repair

{Click to add an image file (*.bmp, *.jpg, *.gif, *.png, *.tif) For best results, insert a photo with horizontal orientation. Crop vertical photos to a horizontal orientation, if needed.} Date added: 08/24/2023

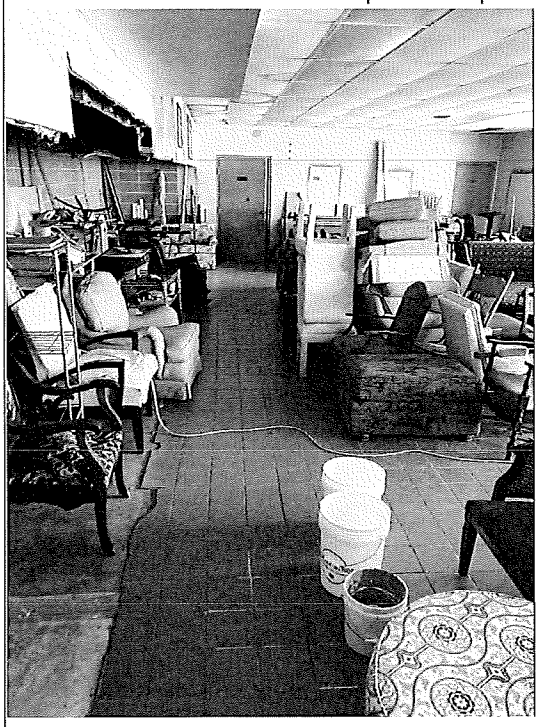
Title: Village Clean - View of Parking Lot Soil Cap, soil cap needs repair

{Click to add an image file (*.bmp, *.jpg, *.gif, *.png, *.tif) For best results, insert a photo with horizontal orientation. Crop vertical photos to a horizontal orientation, if needed.} Date added: 08/24/2023



Title: Village Clean - VMS Meter, operating successfully

{Click to add an image file (*.bmp, *.jpg, *.gif, *.png, *.tif) For best results, insert a photo with horizontal orientation. Crop vertical photos to a horizontal orientation, if needed.} Date added: 08/24/2023



Title: Village Clean - View of Indoor Soil Cap building floor slab and tiles, no repairs needed

{Click to add an image file (*.bmp, *.jpg, *.gif, *.png, *.tif) For best results, insert a photo with horizontal orientation. Crop vertical photos to a horizontal orientation, if needed.} Date added: 08/24/2023

Title: Village Clean - View of Indoor Soil Cap building floor slab, no repairs needed