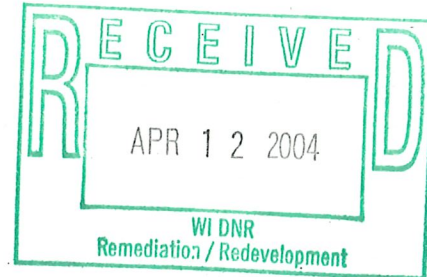


DALE M. EATON
MARY M. PROHASKA
G. PERRY ANDERSON*
*OF COUNSEL

March 22, 2004



Loren A. Brumberg
Waste Management Specialist
Department of Natural Resources
1300 W. Clairemont Avenue
Eau Claire, WI 54702-4001

**Re: James R. Silverwood, 1808 Stewart Avenue, Wausau, WI
Voluntary Party Exemption Application**

Dear Mr. Brumberg:

This follows up our conversation of Monday, March 15, 2004.

As we discussed, Charles A. Ghidorzi had previously submitted a Voluntary Party Exemption Application, along with a VPLE Environmental Insurance Application, pertaining to parcels located at 1806 through 1808 Stewart Avenue, Wausau Wisconsin, the former Wausau Dry Cleaners site. Their application was being prepared by the remediation company, REI, and included all additional requisite attachments and supporting documentation.

As we also discussed, we wish to merely include James R. Silverwood as a named "voluntary party" as part of the same application process. Charles A. Ghidorzi and his agent, REI, will continue to do all affirmative steps relative to ultimately obtaining a certificate of completion, inclusive of the payment of any requisite Environmental Insurance Fee, and related expenses. However, from our conversation, it is our understanding that by Mr. Silverwood's forwarding of a Voluntary Party Exemption Application, along with the \$250 filing fee, that the original application could be amended to include Mr. Silverwood as a named voluntary party. Sale of the parcel occurred, with Mr. Silverwood transferring ownership to Mr. Ghidorzi, on March 22, 2004. Accordingly, he is identified as a former owner given the recent closing.

Should you have questions or concerns regarding the validity of the application as submitted, for the intention postured, we asked that you kindly contact undersigned immediately.

Loren A. Brumberg
March 17, 2004
Page 2

Thank you for your anticipated cooperation.

Sincerely,

EATON & PROHASKA, LLP



Dale M. Eaton

DME:mjl
Enclosure

c (w/encl): Jim Silverwood
Matt Yde
Ray DeLong(REI)

Notice: Use this application to apply for the voluntary party liability exemption under s. 292.15, Wis. Stats. Refer to the attached instructions when completing this form. This form is authorized by ss. 227.11(2)(b) and 292.15, Wis. Stats. Participation in the voluntary party liability exemption process is voluntary. However, this form is required by ch. NR 750, Wis. Adm. Code, for persons requesting approval to participate in the program. Personally identifiable information that is submitted to the DNR will become a public record and may be used by the DNR in the administration and enforcement of the hazardous substance spill program in addition to the liability exemption program. If additional information is required, DNR staff may contact the applicant or return incomplete applications.

Property Information (1)

Property Marien P. Doser Residence			Address 1814 Stewart Avenue		
City Wausau	State WI	ZIP Code 54401	County Marathon	Property Size (in acres) 0.46	
Public Land Survey Coordinates					
Township 29 North	Range 7	E/ W E	Section 27	1/4 NE SE NW SW SW 1/4	1/4 NE SE NW SW SE 1/4

Applicant Information (2) Voluntary Party

Organization /Firm/Person 1800 Stewart Avenue, LLC.			Title Owner		
Last Name Ghidorzi	First Charles	MI A	Telephone Number (including Area Code) (715) 845-7282		
Street Address 2100 Stewart Avenue Suite 300			Fax Number (including Area Code) (715) 845-8896		
City Wausau	State WI	ZIP Code 54401	E-Mail Address chuckg@CAGhidorzi.com		

Ownership Information (3)

Applicant Relationship to Property (check one)

Current Potential / Future Purchase Owner Other: _____

Regulatory Identification (4) Include ID Numbers (if known)

<input type="checkbox"/> DNR FID	_____	<input type="checkbox"/> USEPA ID
<input checked="" type="checkbox"/> Environmental Repair (ERP)	02-10-185113 02-37-000054	<input type="checkbox"/> Hazardous Substance Spill
<input type="checkbox"/> Leaking Underground Storage Tank (LUST)	_____	<input type="checkbox"/> Brownfield Env'l. Asmt. Pilot
<input type="checkbox"/> Solid Waste	_____	<input type="checkbox"/> Municipal Negotiation & Cost Recovery
<input type="checkbox"/> Hazardous Waste	_____	<input type="checkbox"/> Superfund Remedial (NPL)
<input type="checkbox"/> Wastewater-surface water (WPDES)	_____	<input type="checkbox"/> Abandoned Containers
<input type="checkbox"/> Wastewater-groundwater (WPDES)	_____	<input type="checkbox"/> Superfund Site Evaluation (CERCLA)
<input type="checkbox"/> DCOM PECFA Claim Number	_____	<input type="checkbox"/> Municipal Grants Program
<input type="checkbox"/> DATCP Agricultural Contamination	_____	<input type="checkbox"/> Contaminated Sediments
<input type="checkbox"/> Other	_____	

For Office Use

Date Received 1-13-04	Application Fee Received <input checked="" type="checkbox"/>	Deposit Received <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Approval to Proceed PMN REFC
BRRTs Activity Number 02-37-000054	BRRTs Activity Name Wausau Cleaners		<input type="checkbox"/> Denied (explain) (603)
FID 737048180	Region WCR		<input type="checkbox"/> Withdrawn (explain) (610)
Comments "House Property"			Reviewed By <u>L. Brumberg</u> Date <u>04/08/04</u>
			Project Manager <u>List Gutknecht</u>

Voluntary Party Exemption Application

Form 4400-178 (R 7/00)

Page 2 of 4

Environmental Consultant Representing Applicant (5)

Organization / Firm REI			Title Principal
Last Name deLong	First Ray	MI M	Telephone Number (including Area Code) (715) 675-9784
Street Address 4080 North 20th Avenue			Fax Number (including Area Code) (715) 675-4060
City Wausau	State WI	ZIP Code 54401	E-Mail Address rdelong@REIengineering.com

Attorney Representing Applicant (if Applicable) (6)

Organization / Strasser and Yde, S.C.			Title Attorney
Last Name Yde	First Matthew	MI E	Telephone Number (including Area Code) (715) 845-7800
Street Address 505 S. 24th Avenue			Fax Number (including Area Code) (715) 845-7805
City Wausau Dry Cleaners	State WI	ZIP Code 54401	E-Mail Address

Past Land Uses (7)

- | | |
|--|---|
| <input type="checkbox"/> Service station | <input type="checkbox"/> Manufacturing |
| <input type="checkbox"/> Agricultural co-op | <input checked="" type="checkbox"/> Dry cleaner |
| <input type="checkbox"/> Salvage Yard | <input type="checkbox"/> Bulk plant |
| <input type="checkbox"/> Pipeline | <input type="checkbox"/> Tannery |
| <input type="checkbox"/> Coal gas manufacturer | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Electroplate | <input type="checkbox"/> Landfill |
| <input type="checkbox"/> Other: _____ | |

Known or Suspected Sources/ Wastes (8)

- | | |
|---|--|
| <input type="checkbox"/> Foundry sand | <input type="checkbox"/> Underground pipeline or tank |
| <input checked="" type="checkbox"/> Surface spills | <input type="checkbox"/> Above ground pipeline or tank |
| <input type="checkbox"/> Routine industrial operation | <input type="checkbox"/> Contaminated building |
| <input type="checkbox"/> Pipeline | <input type="checkbox"/> Industrial accident |
| <input type="checkbox"/> Coal gas manufacturer | <input type="checkbox"/> Lagoons |
| <input type="checkbox"/> Electroplate | <input type="checkbox"/> Fly ash |
| <input type="checkbox"/> Other: _____ | |

Regulatory Criteria (9)

Has contamination been detected at the property?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If contamination was detected, has it been reported to the state?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> NO Agency notified <u>WDNR</u> Date: <u>10/12/1984</u>
Does it include petroleum from a leaking underground storage tank (LUST)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are you using the Petroleum Environmental Cleanup Fund (PECFA) to pay for any portion of the remedial actions?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> Undecided
Does it include non-LUST petroleum or non-petroleum contamination?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there an enforcement order currently in effect at this property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No Issuing agency _____ Date: _____

Attachments and Certification (10)

- I have attached
- 1) a list of past environmental work;
 - 2) a check or money order for \$250 application fee made payable to the Wisconsin DNR;
 - 3) a public survey map showing location of property;
 - 4) a detailed map that clearly indicates the property boundaries; and
 - 5) a copy of the property deed.


I certify that I have read and am familiar with the information on this form and that the information is true, accurate and complete to the best of my knowledge.

I hereby request assistance from DNR in reviewing the environmental response actions that have been or will be taken to obtain protection of limited liability, as provided in s. 292.15, Wis. Stats.

I recognize that to obtain this limited liability exemption that the environmental response actions taken will need to comply with the applicable provisions of the NR 700 rule series, and will require a Phase I and 11 environmental assessment to be conducted for the property.

I recognize that I will be responsible for paying fees to DNR for assistance provided to me as provided under ch. NR 750, Wis. Adm. Code.

Withhold personal identifiers collected on this form from disclosure on any list of 10 or more individuals that the DNR is requested to provide to another person. [s. 23.45(2) and (3), Wis. Stats.]. Effective date: November 1, 2000.

Applicant's Name (Type or Print) GARY JAROSZ	Title CFO
Signature 	Date Signed 1/13/04

Line-by-Line VPLE Application Instructions

Section 1: Property Information - Fill in the information requested for the property for which you are seeking a Liability Exemption. Property name usually refers to the name of the last business that operated at the property. Provide the size of the property or estimate it as accurately as possible. The public land survey coordinates of the property should be provided.

Section 2: Applicant Information- Voluntary Party - Provide contact information about the applicant. The applicant is the person or organization seeking Department review and approval of the response actions that will be taken to receive the liability exemption under s.292.15, Stats. Once the application has been processed by the DNR, the applicant will be considered the Voluntary Party for this property. The Voluntary Party is responsible for payment of any fees to the DNR. Unless the DNR is notified to the contrary, all bills and correspondence as part of the VPLE process will be sent to the Voluntary Party. If more than one party is applying for the VPLE for the same property, each party must submit a separate application form and \$250 fee.

Section 3: Ownership Information - Answer the question regarding the relationship of the Applicant to the property.

Section 4: Regulatory Identification - Provide readily available regulatory identification. Check any regulatory program(s) involved with the property in the past and provide the corresponding ID number, if known. For superfund property evaluation (CERCLIS), superfund remedial (NPL), and hazardous waste properties, write the USEPA ID in the corresponding space (only one USEPA ID should apply). For hazardous waste properties and solid waste properties, write the license number for the facility in the space next to the program, and provide additional license number if applicable, under "Other" or on a separate sheet.

Section 5: Environmental Consultant - Please provide contact information about the applicant's environmental consultant.

Section 6: Legal Counsel - Provide contact information about the Voluntary Party's attorney, if applicable.

Section 7: Past Land Uses - Indicate any activities or operations that took place on the property in the past, if known (check as many as apply). Include additional land uses not listed in the space provided, if relevant.

Section 8: Known or Suspected Sources - Indicate any known or suspected sources of contamination at the property if known (check as many as apply). Include sources not listed in the space provided.

Section 9- Regulatory Criteria - If contamination is present or was present in the past, indicate whether it was reported to the state. Indicate which agency (e.g. DNR, emergency government) the contamination was reported to and when the report was made to that agency. Indicate whether the contamination is: 1) petroleum from a leaking underground storage tank (LUST) system or 2) not petroleum, or petroleum from a non-LUST system. Indicate whether you are planning on using the Petroleum Environmental Cleanup Fund (PECFA) to pay for the cleanup of some or all of the property. If you do not know whether you will be using PECFA, select "Undecided". Indicate if an enforcement order is currently in effect for the property or if one has been issued in the past, as well as the issuing agency (e.g. DNR, DATCP, DILHR) and the date of the order. Note that an order is a formal legal document that is distinct from a simple letter notifying a party of its legal responsibility to clean up a property.

Section 10: Attachments and Certification - Attach: 1) a list of all technical reports documenting past and planned environmental work at the property including the date and title of the report and the consultant who prepared it; 2) the application fee in the form of a check or money order payable to the Department of Natural Resources for \$250; 3) a copy of a clearly identified public survey map for the property (e.g. the property shown on a portion of the relevant USGS topographic map; plat maps may be used for rural properties); 4) a detailed map that clearly indicates the property boundary of the property for which you are seeking the liability exemption (e.g. a certified survey map, subdivision plat map, or other type of map); and 5) a copy of the deed that includes a legal property description for the property for which you are seeking the liability exemption. Read and sign the certification. If an agent signs, submit a description and evidence of the legal relationship between the agent and the applicant.

General Voluntary Party Liability Exemption Application Instructions

Use this application to apply for the Voluntary Party Liability Exemption (VPLE) under s. 292.15, Wis. Stats. In order to receive this liability exemption, applicants must conduct an environmental investigation of the entire property must be conducted and any hazardous substances on the property must be cleaned up. Environmental work performed under the program is subject to department review and approval. Applicants will be responsible for paying fees to cover the cost of department review. The liability exemption is effective upon completion of the cleanup, if the voluntary party complies with all of the statutory requirements of ss. 292.15 and 292.1 1, Stats.

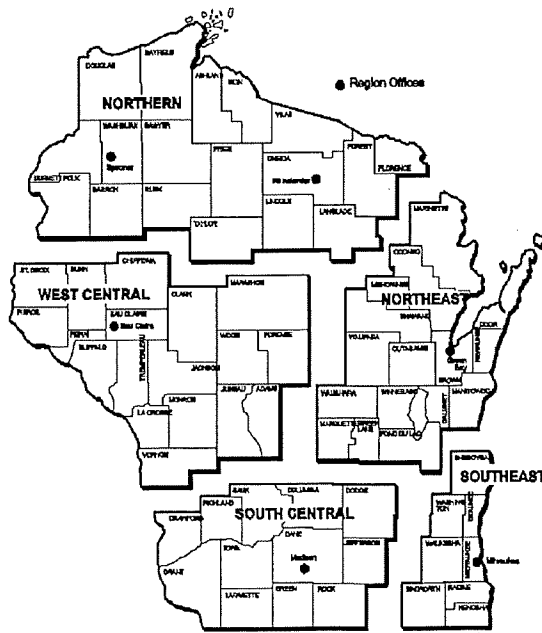
Type or clearly print your answers to all questions. Line-by-line instructions are provided above. If you cannot answer a requested item, leave it blank. Submit the completed application and a \$250 application fee payable to the Department of Natural Resources. Submit a separate application and fee for each property being considered for an exemption. A property is defined as a single parcel of land whose entire legal description is found on one deed and which has been conveyed as an undivided parcel in the past. If you are planning on investigating and remediating adjacent properties, you must submit one application and a \$250 fee for each legally defined piece of property. You may, however, submit technical reports for more than one property together, if the properties are part of the same project. If you are planning on changing the property boundaries, contact the Department to discuss how to submit applications for your project.

Fact sheet #2, "Voluntary Party Remediation and Exemption from Liability" (Publication number RR-506) describes the VPLE process and associated fees. For more information please contact the regional contact listed below, visit our web site at www.dnr.state.wi.us/org/aw/rr, or call our Remediation and Redevelopment Information Line, (800) 367-6076 (in-state long distance) or (608) 264-6020 (Madison area or out-of-state). Please mail this completed application form with the \$250 application fee to the appropriate local DNR regional office (see map).

NORTHERN REGION
Remediation and Redevelopment Prog.
Department of Natural Resources
107 Sutliff Avenue
Rhineland, WI 54501
Phone: (715)365-8943

NORTHEAST REGION
Remediation and Redevelopment Prog.
Department of Natural Resources
1298 Lombardi Avenue
Green Bay WI 54303
Phone: (920)492-5798

SOUTH CENTRAL REGION
Remediation and Redevelopment Prog.
Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, WI 53711
Phone: (608) 275-3303



SOUTHEAST REGION
Remediation and Redevelopment Prog.
Department of Natural Resources
2300 North Martin Luther King Drive
Milwaukee, WI 53212
Phone: (414) 263-8688

WEST CENTRAL REGION
Remediation and Redevelopment Prog.
Department of Natural Resources
1300 Clairemont Ave.
Eau Claire, WI 54702
Phone: (715) 839-3770

ENVIRONMENTAL SITE ASSESSMENT REPORT

FORMER WAUSAU CLEANERS PROPERTY 1806-1808 STEWART AVENUE WAUSAU, WI 54401 BRRTS #02-10-185113

REI #2551

1.0 INTRODUCTION

1.1 Purpose of Report

REI has been retained by Mr. James Silverwood, the Responsible Party and current owner of the former Wausau Cleaners property, to prepare an Environmental Site Assessment for the former Wausau Cleaners property located in Wausau, Wisconsin. The site is located at 1806-1808 Stewart Avenue, Wausau, Wisconsin. The legal description of the property is the SW 1/4 of the SE 1/4, Section 27, Township 29 North, Range 7 East, in the City of Wausau, Marathon County, Wisconsin (Figure 1).

The former Wausau Cleaners property has been the focus of an investigation into chlorinated solvent contamination, specifically tetrachloroethylene (PCE) from that site. This report summarizes the results of previous investigations and details REI investigation activities to date.

1.2 Site History/Background Information/Previous Investigations

All historical information has been obtained from regulatory file review unless specific source information is noted. Mrs. Lisa Gutknecht of the Wisconsin Department of Natural Resources (WDNR) is the regulatory Project Manager for the site investigation. The case file can be reviewed at the Wausau Wisconsin WDNR office.

Previous land use for the 1806-1808 Stewart Avenue property included West Hill Floral and Gazdecki's greenhouse and nursery dating back to 1936. Lakewood Sporting Goods was located at the property from 1974 to 1981 and Wausau Cleaners operated a dry cleaning and laundry

facility at 1808 Stewart Avenue from 1981 to 1984. In 1984 the business was sold and operated only as a laundry facility by Camelot Cleaners. Appendix A presents the results of the City of Wausau tax records property search for the immediate area. Appendix A also contains aerial photographs with images scaled to the immediate investigation area and large enough to include the location of the Rib River, the nearest surface water receptor.

On October 12, 1984 Camelot Cleaners initiated the investigation into the PCE release at the site. The manager for Camelot Cleaners notified the WDNR that the former owner had been dumping dry cleaning waste out the back door of the business for years. In December 1984 a soil sample was collected from the site and reported a detectable concentration of PCE. However, there is no supporting information documenting the actual detectable concentration, location, or depth of the impacted soil sample.

It had been determined that during the period of ownership by Wausau Cleaners approximately 10 to 15 gallons a month of waste PCE was disposed on the subject property along with an unknown amount of waste sludge and filter residue. All wastes were dumped on the ground behind the facility in an area with no known containment or fencing.

In 1985 Twin City Testing (TCT), Wausau, Wisconsin was contracted by the Drach Law Firm, Wausau, Wisconsin to install a soil boring in the back portion of the property where it was reported that a pile of lint existed. It was determined that the lint pile could have been potentially impacted with PCE. Two soil samples were collected for laboratory analysis at depths of 8 and 13 feet below land surface. The soil boring was converted into a monitoring well (TCT MW1) and a groundwater sample was collected and analyzed.

Analytical results of the soil sampled returned non-detectable results for all compounds analyzed. The groundwater sample returned detectable results for PCE only. A PCE concentration of 680 µg/l was reported in the sample collected from the monitoring well. The current NR 140.10 Groundwater Quality Standard Enforcement Standard (ES) and Preventative Action Limit (PAL) for PCE are 5.0 µg/l and 0.5 µg/l respectively.

Following the discovery of the elevated PCE groundwater contamination in the monitoring well on the former Wausau Cleaners property the site was listed with the Wisconsin Department of Natural Resources (WDNR) as a potential contributing source to the known area wide PCE contamination. Numerous other sources have been listed as potential sources to the area wide contamination.

Prior to the discovery of the PCE groundwater contamination the area around the former Wausau Cleaners property was located in the Town of Stettin. The City of Wausau had already placed the investigation area on municipal sewer services but all houses and businesses in the area were supplied by private potable drinking water supply wells.

In May 1985 an extensive investigation was conducted by Foth & Van Dyke to determine the extent of groundwater contamination in the area of the former Wausau Cleaners property. The investigation included the installation and sampling of 12 monitoring wells and sampling of 149 potable water supply wells in addition to the 91 potable water supply wells previously sampled by the WDNR in 1984 and 1985. Results of the area wide investigation determined the area of greatest impact to be south of the former Wausau Cleaners location along Sherman Avenue between 17th and 19th Avenues. Figures from the Foth & Van Dyke report are presented in Appendix B.

The investigation also included the sampling and analysis of the sanitary sewer corridor adjacent to Stewart Avenue, immediately south of the former Wausau Cleaners property. Results of the sanitary sewer investigation reported significantly higher PCE related contamination in the sample collected "downstream" of the former Wausau Cleaners property when compared to the sample collected "upstream". Due to its proximity to the area of greatest impact, the former Wausau Cleaners property was listed as a probable contributor to the area wide contamination along with numerous other potential contributors. Foth & Van Dyke listed the additional potential contributors based on information present in 1984. The potential contributors as listed by Foth & Van Dyke for the chlorinated compound presence in the groundwater near the former Wausau Cleaners property are:

Wausau Cleaners - 1808 Stewart Avenue
M&J Sports – 1818 Stewart Avenue
Horak's Phillips 66 – 1706 Stewart Avenue
Bob Johnson Chevrolet – 200 S. 17th Avenue
Denny's Standard – 306 17th Avenue
Cross Roads Gas Station – 306 17th Avenue
Beckman's Standard Service Station – 1912 Stewart Avenue
Gene's Rental – 1805 Stewart Avenue
International Harvester – 1819 Stewart Avenue
Quality Machine – 1819 Stewart Avenue
Wausau Furniture – 1820 Stewart Avenue
Kurth Upholstery – 512 17th Avenue
Horak's Refrigeration and Air Conditioning – 300 17th Avenue
29 Super Market – 1711 Stewart Avenue
CTL Company – 1711 Stewart Avenue
Bowl-A-Dome – 1715 Stewart Avenue

By 1987 it was determined that 22 private water supply wells were impacted with PCE. Subsequently, approximately 500 residences and businesses were annexed by the City of Wausau and placed on municipal water.

The WDNR advanced two (2) soil borings on the subject property in 1989 (WDNR B-1, B-2). The locations of the soil samples were identified however; the analytical results were not included with the report. A WDNR internal correspondence cover page referenced the soil boring locations and stated that analysis was conducted on samples for VOC's though none were found.

On May 13, 1999 three soil borings (STS GP1 - GP3) were advanced by STS Consultants Ltd, Schofield, Wisconsin. The borings were located along the back of the former Wausau Cleaners building. Two soil samples and one groundwater sample were collected from each boring. PCE was reported in each of the soil samples and also in each groundwater sample.

Additional soil samples were collected adjacent to Stewart Avenue on March 20, 2000. American Engineering and Testing advanced soil borings (AET B-5-1 to B-5-7) in conjunction with the Stewart Avenue reconstruction project. A total of 12 soil samples were collected and analyzed for PCE. Depths of the samples range from 0.5 feet bls to 8.5 feet bls. Detectable concentrations of PCE were reported in all samples collected.

Three additional soil samples (Maxim S-1 to S-3) were collected on July 12, 2000. The samples were collected under the current roadbed of Stewart Avenue during reconstruction activities. Stewart Avenue was widened during the reconstruction and analysis confirms the presence of PCE contamination in the soil beneath the current Stewart Avenue roadbed.

It has been determined that delivery of the PCE for the dry cleaning operations conducted by Wausau Cleaners was at the front of the building facing Stewart Avenue. Releases to the environment may have occurred during delivery of the PCE or additional improper disposal activities may have resulted in the reported PCE impact between the former Wausau Cleaners building and Stewart Avenue.

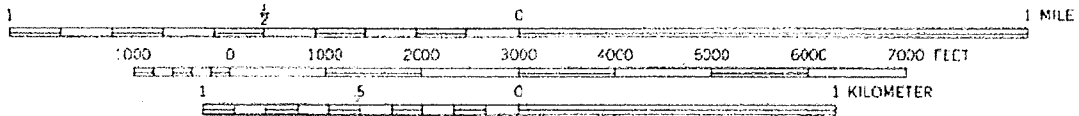
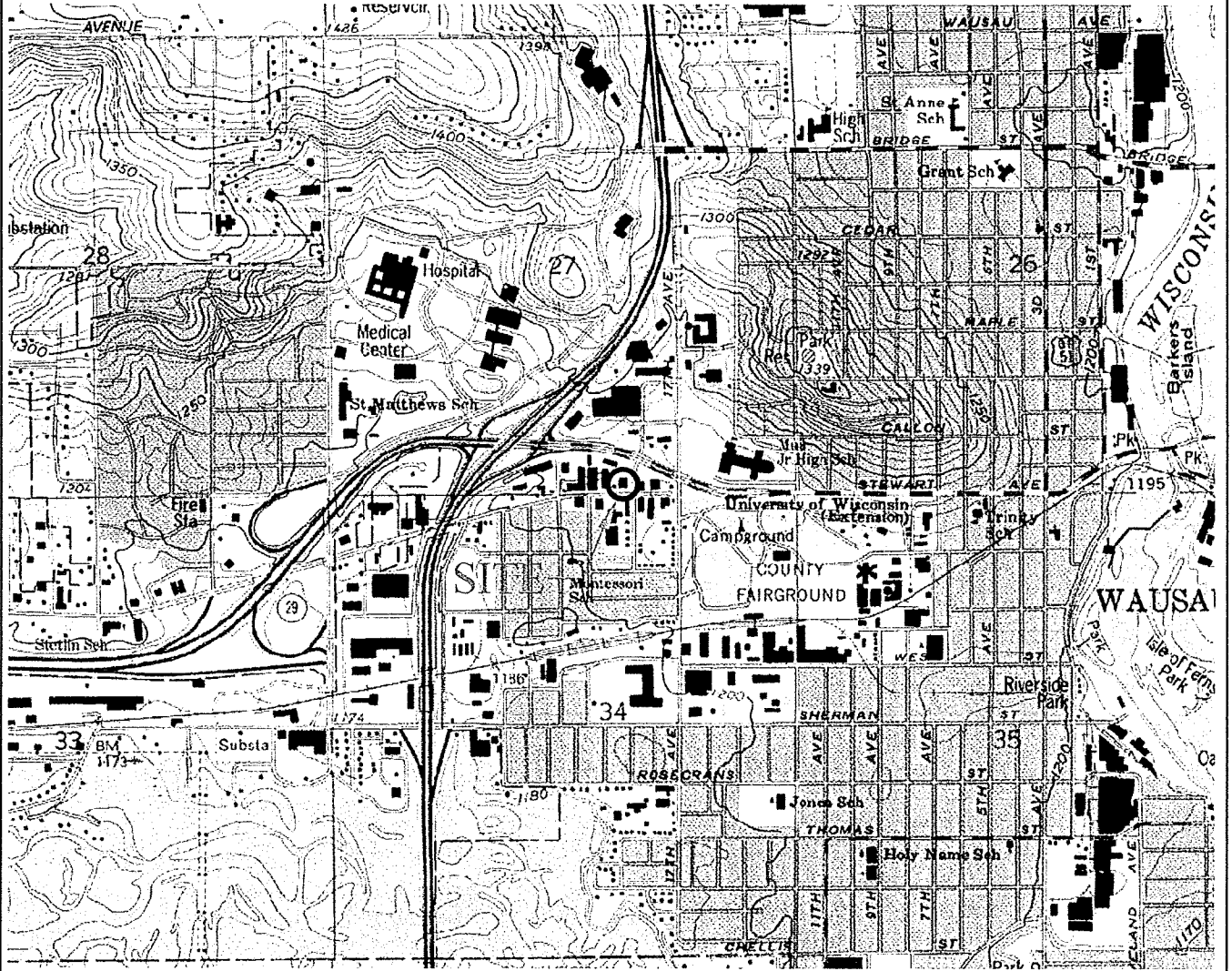
Monitoring well MW6 described in this report is actually MW3 from the M&J Sports environmental investigation conducted at 1818 Stewart Avenue. The boring log, monitoring well construction form and monitoring well development form has been provided to the WDNR in the Phase II Environmental Site Assessment Report (REI, 1994). For purposes of this report MW6, the former M&J investigation monitoring well MW3, was constructed in fine to medium brown sands from the asphalt surface to 28 feet below grade. The well was constructed per NR141 requirements and was screened from 28 feet to 18 feet.

Figure 2 presents the locations of all soil and groundwater sampling points referenced in this report. The analytical results of all previous investigation mentioned in this report will be detailed in later sections of this report.

1.3 Responsible Party/Property Operator

The responsible party and property operator for this site is as listed below:

Former Wausau Cleaners



CONTOUR INTERVAL 10 FEET
 NATIONAL GEODETIC VERTICAL DATUM OF 1929

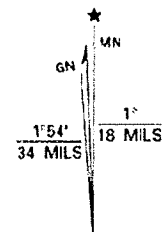


WAUSAU WEST, WIS.

NW/4 WAUSAU 15 QUADRANGLE
 44089-H6-TF-024

1993

DMA 3073 1 NW - SERIES V861



UTM GRID AND 1993 MAGNETIC NORTH
 DECLINATION AT CENTER OF SHEET

FORMER WAUSAU DRY CLEANER PROPERTY
 1806-1808 STEWART AVENUE
 WAUSAU, WISCONSIN

FIGURE 1 : SITE VICINITY MAP

PROJECT NO.	DRAWN BY:	DATE:
2551	TAW	8/27/03

DOCUMENT NO.

941554
STATE BAR OF WISCONSIN FORM 5 - 1982
PERSONAL REPRESENTATIVE'S DEED

THIS SPACE RESERVED FOR RECORDING DATA

VOL: 550 PAGE 577

REGISTER'S OFFICE
MARATHON COUNTY, WI
04-02-1991 11:38 AM

941554
18-29-1

Marlen P. Doser
Melvin A. Doser

VOLUME 550 OF MICRO
RECORDS OF PAGE 577

("Decedent")

Michael J. Sydow

REGISTER

for a valuable consideration conveys, without warranty, to
Marlen P. Doser

the following described real estate in Marathon County,
State of Wisconsin (hereinafter called the "Property"):

RETURN TO

Spilliger 8.00ch

The West 208.71 feet of the South 208.71 feet of the
Southwest quarter (SW $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$),
of Section 18, Township 29 North, Range 7 East, except
the South 2.5 rods thereof;

Tax Parcel No:

The Northeast quarter (NE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of Section 17, Township 29
North, Range 7 East;

The Southeast quarter (SE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of Section 17, Township 29
North, Range 7 East, except the South 2.5 rods thereof, and also excepting that part
described in Volume 469 of Deeds on page 242, Marathon County records;

The Northwest quarter (NW $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of Section 18, Township 29
North, Range 7 East, except that parcel described in Volume 345 of Deeds on page 629,
Marathon County records;

The Southwest quarter (SW $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of Section 18, Township 29
North, Range 7 East, except the South 208.71 feet of the West 626.13 feet, and also
except the South 2.5 rods thereof;

That part of the Southwest quarter (SW $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of Section 27,
Township 29 North, Range 7 East, described as: Commencing 30 feet North and 666.12
feet East of the Southwest corner of said forty; thence North 257 feet South 71° 30'
West to a point which is 586.12 feet East of the West line of said forty; thence South
to the North line of Highway 29; thence East 80 feet to the place of beginning.

Personal Representative by this deed does convey to Grantee all of the estate and interest in the Property which
the Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the
Personal Representative has since acquired.

Dated this 26 day of February, 1991

FEE

\$77.25 (11)
EXEMPT

(SEAL)

Marlen P. Doser (SEAL)

Marlen P. Doser

Personal Representative

Personal Representative

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

STATE OF WISCONSIN

authenticated this day of

Marathon County, ss.

Personally came before me this 26 day of
February, 1991 the above named

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats. MICHAEL J. SYDOW REGISTER OF DEEDS

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

THIS INSTRUMENT WAS DRAFTED BY
Robert D. Reid, Atty. at Law,
Wausau, WI 54402-8063

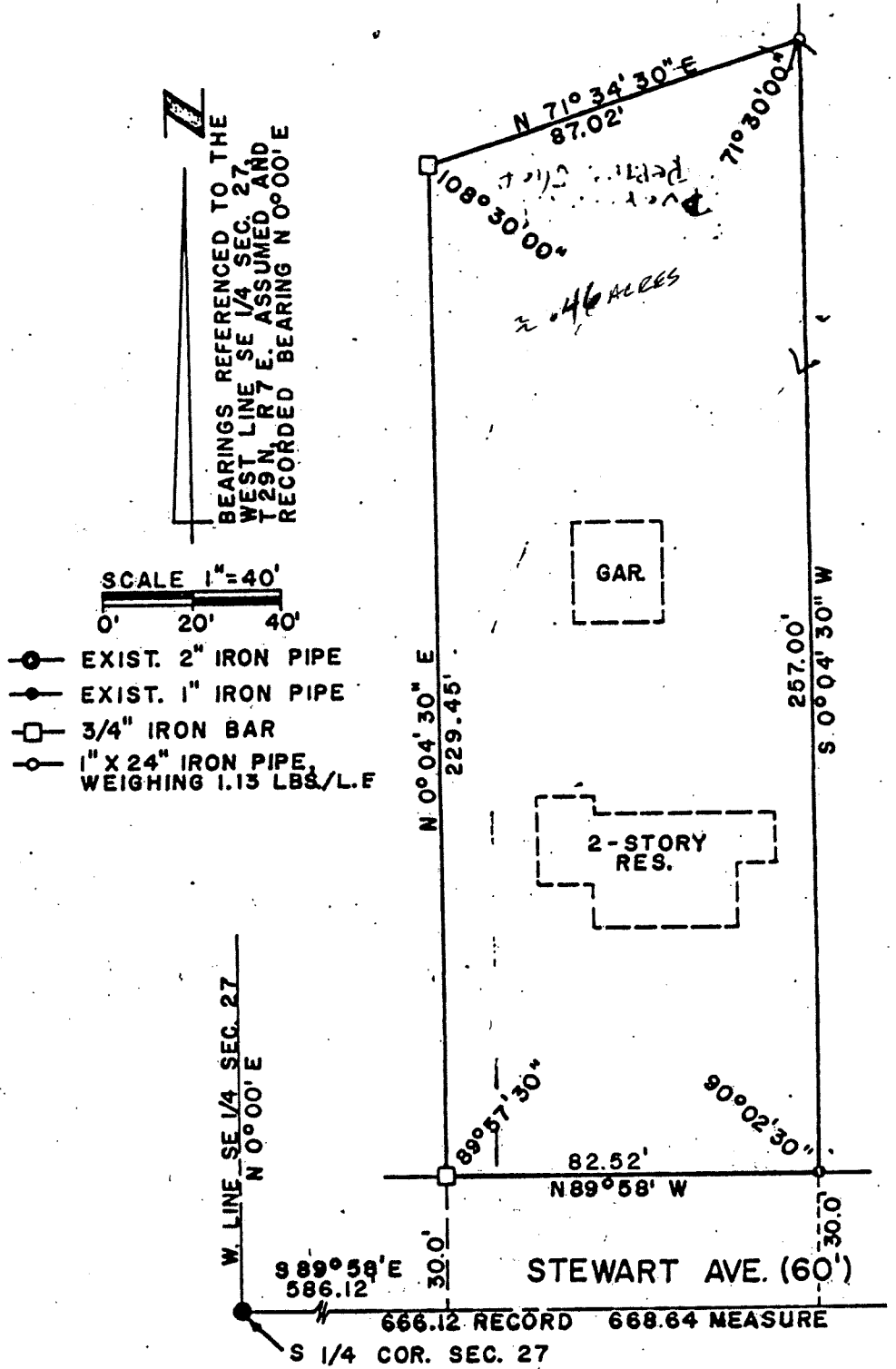
Notary Public County, Wis.
My Commission is permanent (If not, state expiration
date:, 19.....)

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

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

CERTIFIED SURVEY MAP

Part of the East 1/4 of the West 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 29 North, Range 7 East, Town of Stettin, Marathon County, Wisconsin.



B070908001

(OVER FOR DESCRIPTION)

CERTIFIED SURVEY MAP

Of Part of the East $\frac{1}{4}$ of the West $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 29 North, Range 7 East, Town of Stettin, Marathon County Wisconsin.

I, Edwin R. Abendroth, registered land surveyor, hereby certify:

That I have surveyed, divided and mapped part of the East $\frac{1}{4}$ of the West $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 29 North Range 7 East, Town of Stettin, Marathon County, Wisconsin, described as follows: That part of the East half of the West half of the Southwest quarter of the Southeast quarter (E $\frac{1}{2}$ W $\frac{1}{2}$ S.W. $\frac{1}{4}$ S.E. $\frac{1}{4}$) of Section twenty-seven (27), Township twenty-nine (29) North, of Range seven (7) East, described as follows:

Commencing at the one-quarter ($\frac{1}{4}$) section corner between Sections twenty-seven (27) and thirty-four (34), township and range aforesaid, and running thence East along the section line between said Sections twenty-seven (27) and thirty-four (34) a distance of six hundred sixty-six and twelve one-hundredths (666.12) feet, and thence North parallel with the West line of said Southwest quarter (SW $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) a distance of thirty (30) feet more or less to the North boundary line of old State Highway 29, said point being marked by a one and one-quarter (1-1/4) inch iron pipe and being the point of beginning of the parcel hereby intended to be conveyed. From said point of beginning running thence North parallel with the West line of said Southwest quarter (SW $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) a distance of two hundred fifty-seven (257) feet said point being marked by a one and one-quarter (1-1/4) inch iron pipe; thence at an angle of 71°30' in a Southwesterly direction to a point which intersects with a line running North and South parallel with and five hundred eighty-six and twelve one-hundredths (586.12) feet East of the West line of said Southwest quarter (SW $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$); thence South on a line parallel with said West line to the North boundary line of old State Highway 29 and thence East along the North line of old State Highway 29 a distance of eighty (80) feet more or less to the point of beginning.

That I have made such survey, land division and plat by the direction of Ken Schreiber.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulation of the Town of Stettin, in surveying, dividing, and mapping the same.

Dated this 12th day of January, 1973.

Edwin R. Abendroth
RLS NO. S-798

Prepared by:
WEN AYRES & ASSOCIATES
445 Merrill Avenue
Wausau, Wisconsin 54401

Prepared for:
Mr. Ken Schreiber
Security Realtors, Incorporated
2118 Grand Avenue
Wausau, Wisconsin 54401



Notice: Use this application to apply for the voluntary party liability exemption under s. 292.15, Wis. Stats. Refer to the attached instructions when completing this form. This form is authorized by ss. 227.11(2)(b) and 292.15, Wis. Stats. Participation in the voluntary party liability exemption process is voluntary. However, this form is required by ch. NR 750, Wis. Adm. Code, for persons requesting approval to participate in the program. Personally identifiable information that is submitted to the DNR will become a public record and may be used by the DNR in the administration and enforcement of the hazardous substance spill program in addition to the liability exemption program. If additional information is required, DNR staff may contact the applicant or return incomplete applications.

Property Information (1)			
Property		Address	
Former Wausau Dry Cleaners		1806-1808 Stewart Avenue	
City	State	ZIP Code	County
Wausau	WI	54401	Marathon
			Property Size (in acres)
			1.418
Public Land Survey Coordinates			
Township	Range	E/W	Section
29 North	7	E	27
		1/4 NE SE NW SW	1/4 NE SE NW SW
		SW 1/4	SE 1/4

Applicant Information (2) Voluntary Party			
Organization /Firm/Person			Title
1800 Stewart Avenue, LLC.			Owner
Last Name	First	MI	Telephone Number (including Area Code)
Ghidorzi	Charles	A	(715) 845-7282
Street Address			Fax Number (including Area Code)
2100 Stewart Avenue Suite 300			(715) 845-8896
City	State	ZIP Code	E-Mail Address
Wausau	WI	54401	chuckg@CAGhidorzi.com

Ownership Information (3)			
Applicant Relationship to Property (check one)			
<input type="checkbox"/> Current	<input checked="" type="checkbox"/> Potential / Future Purchase	<input type="checkbox"/> Owner	<input type="checkbox"/> Other: _____

Regulatory Identification (4) Include ID Numbers (if known)			
<input type="checkbox"/> DNR FID	<u>WID 113516009</u>	<input checked="" type="checkbox"/> USEPA ID	
<input checked="" type="checkbox"/> Environmental Repair (ERP)	<u>02-10-185113-37-000054</u>	<input type="checkbox"/> Hazardous Substance Spill	
<input type="checkbox"/> Leaking Underground Storage Tank (LUST)	_____	<input type="checkbox"/> Brownfield Env'l. Asmt. Pilot	
<input type="checkbox"/> Solid Waste	_____	<input type="checkbox"/> Municipal Negotiation & Cost Recovery	
<input type="checkbox"/> Hazardous Waste	_____	<input type="checkbox"/> Superfund Remedial (NPL)	
<input type="checkbox"/> Wastewater-surface water (WPDES)	_____	<input type="checkbox"/> Abandoned Containers	
<input type="checkbox"/> Wastewater-groundwater (WPDES)	_____	<input type="checkbox"/> Superfund Site Evaluation (CERCLA)	
<input type="checkbox"/> DCOM PECFA Claim Number	_____	<input type="checkbox"/> Municipal Grants Program	
<input type="checkbox"/> DATCP Agricultural Contamination	_____	<input type="checkbox"/> Contaminated Sediments	
<input type="checkbox"/> Other	_____		

For Office Use			
Date Received	Application Fee Received	Deposit Received	<input checked="" type="checkbox"/> Approval to Proceed PMN REFC <input type="checkbox"/> Denied (explain) (603) <input type="checkbox"/> Withdrawn (explain) (610)
<u>11-21-03</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
BRRts Activity Number	BRRts Activity Name		
<u>02-37-000054</u>	<u>Wausau Cleaners</u>		
FID	Region		
<u>737048180</u>	<u>WCR</u>		

Comments	Reviewed By	Date
<u>"Dry Cleaner Property"</u>	<u>L. Brumberg</u>	<u>04/08/04</u>
	Project Manager	<u>List Gutknecht</u>

Voluntary Party Exemption Application

Form 4400-178 (R 7/00)

Page 2 of 4

Environmental Consultant Representing Applicant (5)

Organization / Firm			Title
REI			Principal
Last Name	First	MI	Telephone Number (including Area Code)
deLong	Ray	M	(715) 675-9784
Street Address			Fax Number (including Area Code)
4080 North 20th Avenue			(715) 675-4060
City	State	ZIP Code	E-Mail Address
Wausau	WI	54401	rdelong@REIengineering.com

Attorney Representing Applicant (if Applicable) (6)

Organization /			Title
Strasser and Yde, S.C.			Attorney
Last Name	First	MI	Telephone Number (including Area Code)
Yde	Matthew	E	(715) 845-7800
Street Address			Fax Number (including Area Code)
505 S. 24th Avenue			(715) 845-7805
City	State	ZIP Code	E-Mail Address
Wausau Dry Cleaners	WI	54401	

Past Land Uses (7)

- | | |
|--|---|
| <input type="checkbox"/> Service station | <input type="checkbox"/> Manufacturing |
| <input type="checkbox"/> Agricultural co-op | <input checked="" type="checkbox"/> Dry cleaner |
| <input type="checkbox"/> Salvage Yard | <input type="checkbox"/> Bulk plant |
| <input type="checkbox"/> Pipeline | <input type="checkbox"/> Tannery |
| <input type="checkbox"/> Coal gas manufacturer | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Electroplate | <input type="checkbox"/> Landfill |
| <input type="checkbox"/> Other: _____ | |

Known or Suspected Sources/ Wastes (8)

- | | |
|---|--|
| <input type="checkbox"/> Foundry sand | <input type="checkbox"/> Underground pipeline or tank |
| <input checked="" type="checkbox"/> Surface spills | <input type="checkbox"/> Above ground pipeline or tank |
| <input type="checkbox"/> Routine industrial operation | <input type="checkbox"/> Contaminated building |
| <input type="checkbox"/> Pipeline | <input type="checkbox"/> Industrial accident |
| <input type="checkbox"/> Coal gas manufacturer | <input type="checkbox"/> Lagoons |
| <input type="checkbox"/> Electroplate | <input type="checkbox"/> Fly ash |
| <input type="checkbox"/> Other: _____ | |

Regulatory Criteria (9)

Has contamination been detected at the property? Yes No

If contamination was detected, has it been reported to the state? Yes NO Agency notified WDNR Date: 10/12/1984

Does it include petroleum from a leaking underground storage tank (LUST)? Yes No

Are you using the Petroleum Environmental Cleanup Fund (PECFA) to pay for any portion of the remedial actions? Yes No Undecided

Does it include non-LUST petroleum or non-petroleum contamination? Yes No

Is there an enforcement order currently in effect at this property? Yes No Issuing agency _____ Date: _____

Attachments and Certification (10)

- I have attached 1) a list of past environmental work;
- 2) a check or money order for \$250 application fee made payable to the Wisconsin DNR;
- 3) a public survey map showing location of property;
- 4) a detailed map that clearly indicates the property boundaries; and
- 5) a copy of the property deed.


I certify that I have read and am familiar with the information on this form and that the information is true, accurate and complete to the best of my knowledge.

I hereby request assistance from DNR in reviewing the environmental response actions that have been or will be taken to obtain protection of limited liability, as provided in s. 292.15, Wis. Stats.

I recognize that to obtain this limited liability exemption that the environmental response actions taken will need to comply with the applicable provisions of the NR 700 rule series, and will require a Phase I and 11 environmental assessment to be conducted for the property.

I recognize that I will be responsible for paying fees to DNR for assistance provided to me as provided under ch. NR 760, Wis. Adm. Code.

Withhold personal identifiers collected on this form from disclosure on any list of 10 or more individuals that the DNR is requested to provide to another person. [s. 23.45(2) and (3), Wis. Stats.]. Effective date: November 1, 2000.

Applicant's Name (Type or Print)		Title
Charles A. Bialonc		Owner
Signature		Date Signed
		11/14/03

Line-by-Line VPLE Application Instructions

Section 1: Property Information - Fill in the information requested for the property for which you are seeking a Liability Exemption. Property name usually refers to the name of the last business that operated at the property. Provide the size of the property or estimate it as accurately as possible. The public land survey coordinates of the property should be provided.

Section 2: Applicant Information- Voluntary Party - Provide contact information about the applicant. The applicant is the person or organization seeking Department review and approval of the response actions that will be taken to receive the liability exemption under s.292.15, Stats. Once the application has been processed by the DNR, the applicant will be considered the Voluntary Party for this property. The Voluntary Party is responsible for payment of any fees to the DNR. Unless the DNR is notified to the contrary, all bills and correspondence as part of the VPLE process will be sent to the Voluntary Party. If more than one party is applying for the VPLE for the same property, each party must submit a separate application form and \$250 fee.

Section 3: Ownership Information - Answer the question regarding the relationship of the Applicant to the property.

Section 4: Regulatory Identification - Provide readily available regulatory identification. Check any regulatory program(s) involved with the property in the past and provide the corresponding ID number, if known. For superfund property evaluation (CERCLIS), superfund remedial (NPL), and hazardous waste properties, write the USEPA ID in the corresponding space (only one USEPA ID should apply). For hazardous waste properties and solid waste properties, write the license number for the facility in the space next to the program, and provide additional license number if applicable, under "Other" or on a separate sheet.

Section 5: Environmental Consultant - Please provide contact information about the applicant's environmental consultant.

Section 6: Legal Counsel - Provide contact information about the Voluntary Party's attorney, if applicable.

Section 7: Past Land Uses - Indicate any activities or operations that took place on the property in the past, if known (check as many as apply). Include additional land uses not listed in the space provided, if relevant.

Section 8: Known or Suspected Sources - Indicate any known or suspected sources of contamination at the property if known (check as many as apply). Include sources not listed in the space provided.

Section 9- Regulatory Criteria - If contamination is present or was present in the past, indicate whether it was reported to the state. Indicate which agency (e.g. DNR, emergency government) the contamination was reported to and when the report was made to that agency. Indicate whether the contamination is: 1) petroleum from a leaking underground storage tank (LUST) system or 2) not petroleum, or petroleum from a non-LUST system. Indicate whether you are planning on using the Petroleum Environmental Cleanup Fund (PECFA) to pay for the cleanup of some or all of the property. If you do not know whether you will be using PECFA, select "Undecided". Indicate if an enforcement order is currently in effect for the property or if one has been issued in the past, as well as the issuing agency (e.g. DNR, DATCP, DILHR) and the date of the order. Note that an order is a formal legal document that is distinct from a simple letter notifying a party of its legal responsibility to clean up a property.

Section 10: Attachments and Certification - Attach: 1) a list of all technical reports documenting past and planned environmental work at the property including the date and title of the report and the consultant who prepared it; 2) the application fee in the form of a check or money order payable to the Department of Natural Resources for \$250; 3) a copy of a clearly identified public survey map for the property (e.g. the property shown on a portion of the relevant USGS topographic map; plat maps may be used for rural properties); 4) a detailed map that clearly indicates the property boundary of the property for which you are seeking the liability exemption (e.g. a certified survey map, subdivision plat map, or other type of map); and 5) a copy of the deed that includes a legal property description for the property for which you are seeking the liability exemption. Read and sign the certification. If an agent signs, submit a description and evidence of the legal relationship between the agent and the applicant.

General Voluntary Party Liability Exemption Application Instructions

Use this application to apply for the Voluntary Party Liability Exemption (VPLE) under s. 292.15, Wis. Stats. In order to receive this liability exemption, applicants must conduct an environmental investigation of the entire property must be conducted and any hazardous substances on the property must be cleaned up. Environmental work performed under the program is subject to department review and approval. Applicants will be responsible for paying fees to cover the cost of department review. The liability exemption is effective upon completion of the cleanup, if the voluntary party complies with all of the statutory requirements of ss. 292.15 and 292.1 1, Stats.

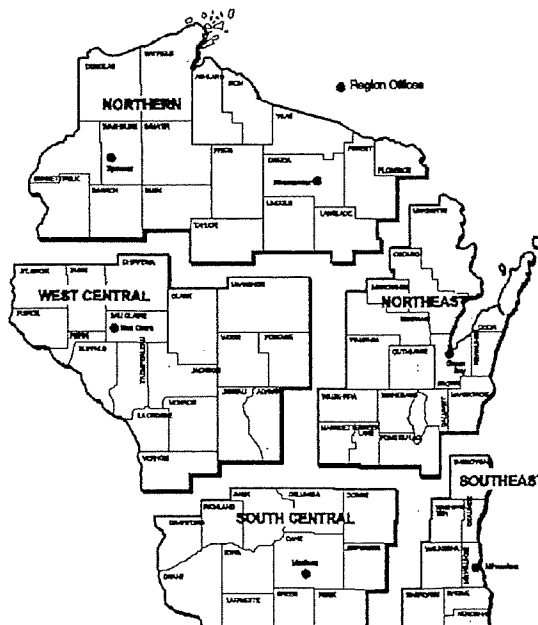
Type or clearly print your answers to all questions. Line-by-line instructions are provided above. If you cannot answer a requested item, leave it blank. Submit the completed application and a \$250 application fee payable to the Department of Natural Resources. Submit a separate application and fee for each property being considered for an exemption. A property is defined as a single parcel of land whose entire legal description is found on one deed and which has been conveyed as an undivided parcel in the past. If you are planning on investigating and remediating adjacent properties, you must submit one application and a \$250 fee for each legally defined piece of property. You may, however, submit technical reports for more than one property together, if the properties are part of the same project. If you are planning on changing the property boundaries, contact the Department to discuss how to submit applications for your project.

Fact sheet #2, "Voluntary Party Remediation and Exemption from Liability" (Publication number RR-506) describes the VPLE process and associated fees. For more information please contact the regional contact listed below, visit our web site at www.dnr.state.wi.us/org/aw/rr, or call our Remediation and Redevelopment Information Line, (800) 367-6076 (in-state long distance) or (608) 264-6020 (Madison area or out-of-state). Please mail this completed application form with the \$250 application fee to the appropriate local DNR regional office (see map).

NORTHERN REGION
 Remediation and Redevelopment Prog.
 Department of Natural Resources
 107 Sutliff Avenue
 Rhinelander, WI 54501
 Phone: (715)365-8943

NORTHEAST REGION
 Remediation and Redevelopment Prog.
 Department of Natural Resources
 1298 Lombardi Avenue
 Green Bay WI 54303
 Phone: (920)492-5798

SOUTH CENTRAL REGION
 Remediation and Redevelopment Prog.
 Department of Natural Resources
 3911 Fish Hatchery Road
 Fitchburg, WI 53711
 Phone: (608) 275-3303



SOUTHEAST REGION
 Remediation and Redevelopment Prog.
 Department of Natural Resources
 2300 North Martin Luther King Drive
 Milwaukee, WI 53212
 Phone: (414) 263-8688

WEST CENTRAL REGION
 Remediation and Redevelopment Prog.
 Department of Natural Resources
 1300 Clairemont Ave.
 Eau Claire, WI 54702
 Phone: (715) 839-3770

12/24/74 11:16

By This Deed, Melvin A. Doser and Marien Doser, his wife, as joint tenants, and each in his or her own right,

Grantor conveys and warrants to Melvin A. Doser and Marien Doser, as tenants in common,

for a valuable consideration, and One Dollar (\$1.00)

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

RETURN TO

Tax Key # This is NOT homestead property.

The West Half (W $\frac{1}{2}$) of the East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-seven (27), Township Twenty-nine (29) North of Range Seven (7) East, containing ten (10) acres of land, more or less, together with a greenhouse and equipment and buildings thereon situated.

NOTE: This transaction is exempt from Wisconsin real estate transfer fee under Sec. 77.25(8) of the Wisconsin Statutes.

FEB 22 1975 EXEMPT

Exception to warranties: Subject to covenants, conditions, restrictions, reservations and easements of record.

Executed at Wausau, Wisconsin this 23 day of December, 1974.

SIGNED AND SEALED IN PRESENCE OF Neil M. Conway Shirley Brooks

Melvin A. Doser (SEAL) Marien Doser (SEAL)

Signatures of

authenticated this day of 19

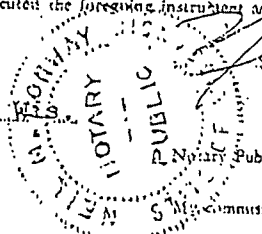
Title: Member State Bar of Wisconsin or Other Party Authorized under Sec. 706.06 viz.

STATE OF WISCONSIN Marathon County

Personally came before me, this 23 day of December, 1974, the above named Melvin A. Doser and Marien Doser, his wife,

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

THIS INSTRUMENT WAS DRAFTED BY Edward S. Meyer, Attorney at Law, Wausau, Wis.



Neil M. Conway Marathon County, Wis.

The use of witnesses is optional.

permanent RECORD DEC 26 1974 11:16 AM

781275 87-2-97

DOCUMENT NO.

781275

334 PAGE 1168

STATE BAR OF WISCONSIN — FORM 11
LAND CONTRACT — Individual and
Corporate
THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE }
Marathon County, WI } 88

Contract, by and between Melvin Doser a/k/a Melvin A.
Doser, a/k/a M. A. Doser and Marien Doser, his wife
whether one or more) and James R. Silverwood

'81 AUG 3 AM 9 56

Volume 334 of MICRO-
RECORDS on page 1168-1169

Vendor sells and agrees to convey to Purchaser, upon the prompt and full per-
formance of this contract by Purchaser, the following property, together with the
rents, profits, fixtures and other appurtenant interests (all called the "Property"),
in Marathon County, State of Wisconsin:

REGISTER

RETURN TO
JUNEAU, JOHNSTON, DRACH & MINDER
114 Grand Ave., P.O. Box 1412
Wausau, WI 54401

Tax Key No.

Parcel one (1) of Certified Survey Map recorded in the office of the Register of
Deeds for Marathon County, Wisconsin, in Volume 1 of Certified Survey Maps on
page 202; being a part of the West one-half (W 1/2) of the East one-half (E 1/2)
of the Southwest quarter (SW 1/4) of the Southeast quarter (SE 1/4) of Section
twenty-seven (27), Township Twenty-nine (29) North, Range seven (7) East; subject
to all easements of record.

This Land Contract is subject to the terms and conditions of a Party Wall Agreement
and Cross-Easement Agreement of even date herewith.

FEE

77.22(2)
EXEMPT

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

Purchaser agrees to purchase the Property, and to pay to Vendor at Wausau, Wisconsin,
the sum of \$ 150,000.00 in the following manner: \$20,000.00
at the execution of this Contract, and the balance of \$130,000.00 together with interest from date
hereof on such portions as remain from time to time unpaid, at the rate of eleven (11%) per cent per annum,
until paid in full, as follows:

Purchaser shall make two hundred and forty (240) monthly payments of One Thousand Three
Hundred Forty-One and 84/100 (\$1,341.84) Dollars each, said monthly payments to be made
on or before the 1st day of each month, commencing on September 1, 1981.

Prepayment. There shall be no prepayment during the first five (5) years of this contract.
If prepayment is made in the period commencing with the sixth year of the contract and
ending with the tenth year of the contract, and said prepayment is for the entire out-
standing balance at that time, said prepayment shall be allowed, but it shall be accom-
panied with an additional \$3,000 which shall be a reinvestment charge to be borne by*

~~Purchaser, under this contract, agrees to pay monthly to Vendor payments sufficient to cover all taxes, special assessments, fire and required insurance premiums. Vendor agrees to provide to Purchaser all necessary documents for recording of this contract and to provide to Purchaser all necessary documents for recording of this contract and to provide to Purchaser all necessary documents for recording of this contract.~~

Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal.

In the event of any prepayment, this contract shall not be treated as in default with respect to payment so long
as the unpaid balance of principal, and interest (and in such case accruing interest from month to month shall be treated
as unpaid principal) is less than the amount that said indebtedness would have been had the monthly payments been
made as first specified above; provided that monthly payments shall be continued in the event of credit of any proceeds
of insurance or condemnation, the condemned premises being thereafter excluded herefrom.

Purchaser states that Purchaser is satisfied with the title as shown by the title evidence submitted to Purchaser
for examination except: None.

Purchaser agrees to pay the cost of future title evidence. If title evidence is in the form of an abstract, it shall
be retained by Vendor until the full purchase price is paid.

Purchaser shall be entitled to take possession of the Property no later than the date of closing.
*Cross Out One (TO BE USED IN NON-CONSUMER ACT TRANSACTIONS)

Vol 550 PAGE 577

941554
18-29-91

REGISTER'S OFFICE
MARATHON COUNTY, WI
04-02-1991 11:33 AM

Marien P. Doser
Melvin A. Doser
as Personal Representative of the estate of

VOLUME 550 OF MICRO

RECORDS ON PAGE 577

Michael J. Sydnor

for a valuable consideration conveys, without warranty, to
Marien P. Doser

REGISTER

the following described real estate in Marathon County,
State of Wisconsin (hereinafter called the "Property"):

RETURN TO
Billiger 8.0009

The West 208.71 feet of the South 208.71 feet of the
Southwest quarter (SW $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$),
of Section 18, Township 29 North, Range 7 East, except
the South 2.5 rods thereof;

Tax Parcel No:

The Northeast quarter (NE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of Section 17, Township 29
North, Range 7 East;

The Southeast quarter (SE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of Section 17, Township 29
North, Range 7 East, except the South 2.5 rods thereof, and also excepting that part
described in Volume 469 of Deeds on page 242, Marathon County records;

The Northwest quarter (NW $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of Section 18, Township 29
North, Range 7 East, except that parcel described in Volume 345 of Deeds on page 629,
Marathon County records;

The Southwest quarter (SW $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of Section 18, Township 29
North, Range 7 East, except the South 208.71 feet of the West 626.13 feet, and also
except the South 2.5 rods thereof;

That part of the Southwest quarter (SW $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of Section 27,
Township 29 North, Range 7 East, described as: Commencing 30 feet North and 666.12
feet East of the Southwest corner of said forty; thence North 257 feet South 71° 30'
West to a point which is 586.12 feet East of the West line of said forty; thence South
to the North line of Highway 29; thence East 80 feet to the place of beginning.

Personal Representative by this deed does convey to Grantee all of the estate and interest in the Property which
the Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the
Personal Representative has since acquired.

Dated this 26 day of February, 1991

FEE

77.25 (11)
EXEMPT

(SEAL)

Marien P. Doser (SEAL)
Marien P. Doser

Personal Representative

Personal Representative

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

STATE OF WISCONSIN

authenticated this day of

Marathon County, ss.

Personally came before me this 26 day of
February, 1991, the above named

REC'D FOR RECORDS
11:38 AM

APR 2 1991

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not
authorized by § 706.06, Wis. Stats. REGISTER OF DEEDS

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

Marien P. Doser

THIS INSTRUMENT WAS DRAFTED BY:
Robert D. Reid, Atty. at Law,

Wausau, WI 54402-8063

Robert D. Reid
Rebecca D. Reid

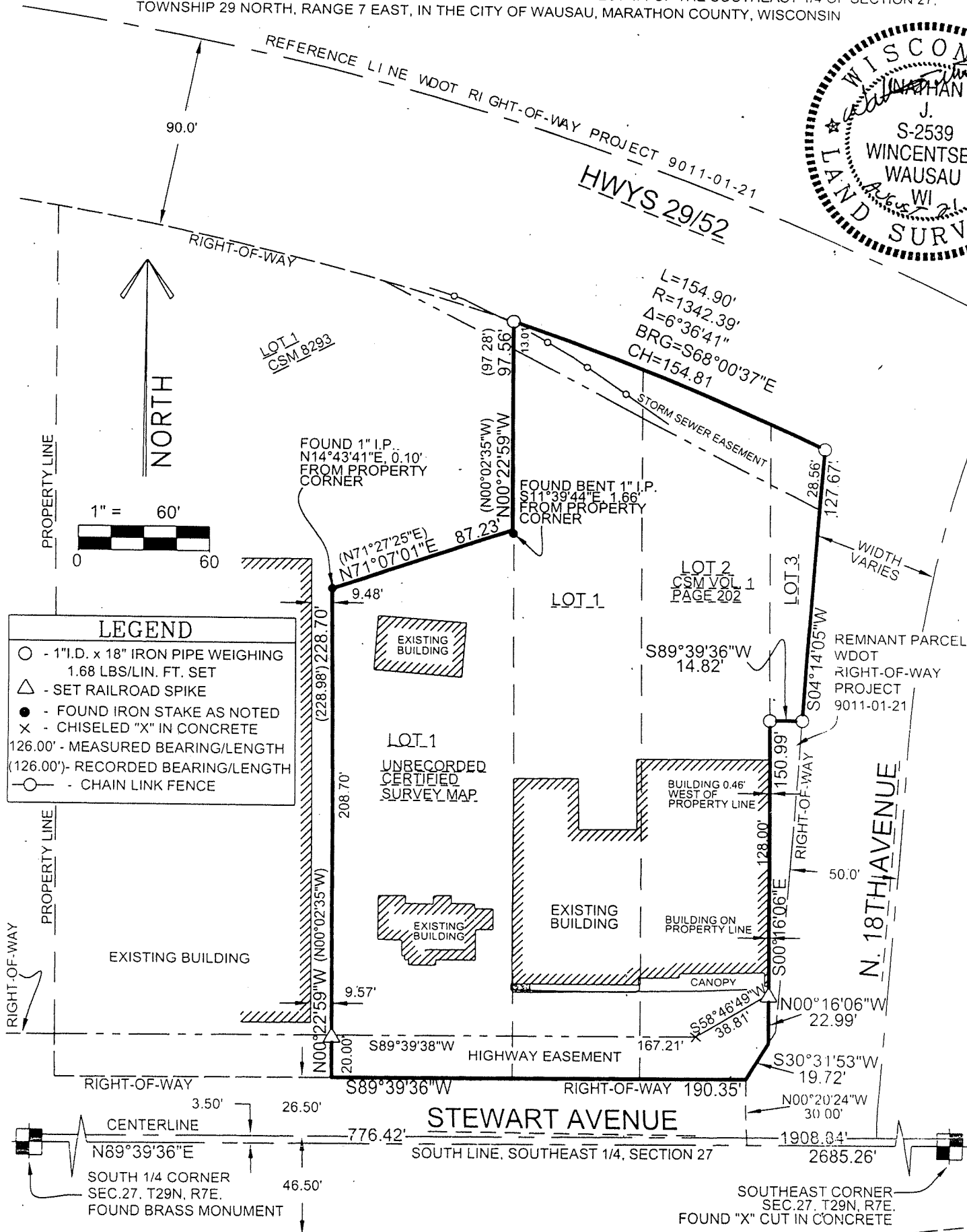
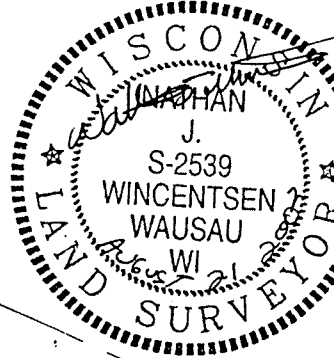
Notary Public Marathon County, Wis.
My Commission is permanent (if not, state expiration
date, 19.....)

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

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

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
MARATHON COUNTY PLAT OF SURVEY

OF LOTS 1, 2, AND PART OF LOT 3 OF MARATHON COUNTY CERTIFIED SURVEY MAP NUMBER 202, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS AN PAGE 202, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 7 EAST, IN THE CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN



LEGEND	
○	- 1" I.D. x 18" IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
△	- SET RAILROAD SPIKE
●	- FOUND IRON STAKE AS NOTED
x	- CHISELED "X" IN CONCRETE
126.00'	- MEASURED BEARING/LENGTH
(126.00)'	- RECORDED BEARING/LENGTH
○—○	- CHAIN LINK FENCE

SURVEYOR'S CERTIFICATE
I, Nathan J. Wincentsen, Registered Land Surveyor S-2539, do hereby certify to the best of my knowledge and belief that I have surveyed and mapped the above described parcel of land in the direction of C.A. Ghidorzi Construction, AGENT of said parcel and that said map is an accurate and correct representation of the exterior boundaries of said parcel.

Dated this 21st day of AUGUST 2002

Nathan J. Wincentsen
REI
Nathan J. Wincentsen (agent)
WI R.L.S. S-2539

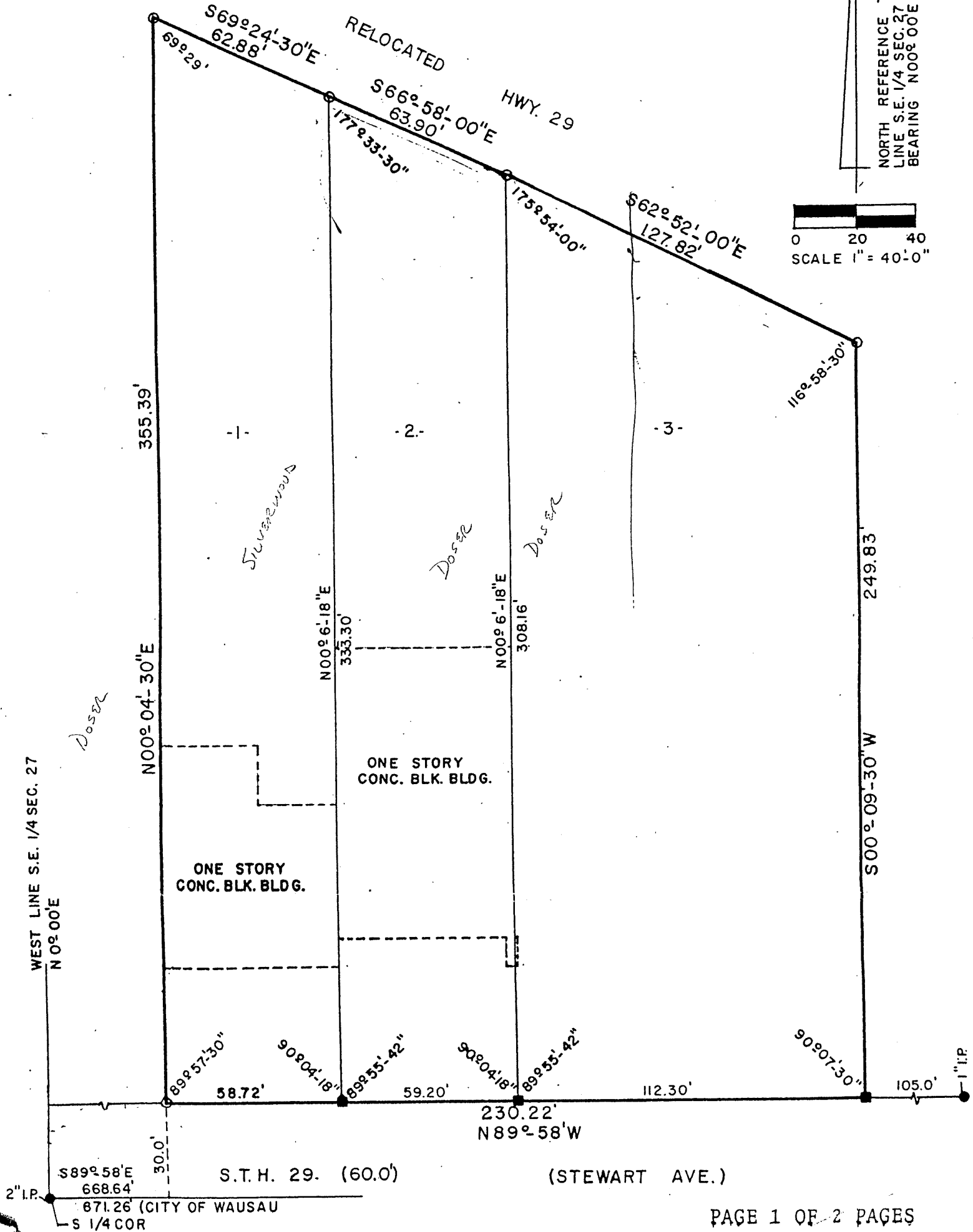
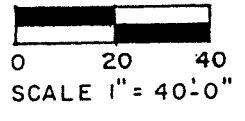
CERTIFIED SURVEY MAP

Part of the West 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 29 North, Range 7 East, Town of Stettin, Marathon County, Wisconsin.

LEGEND

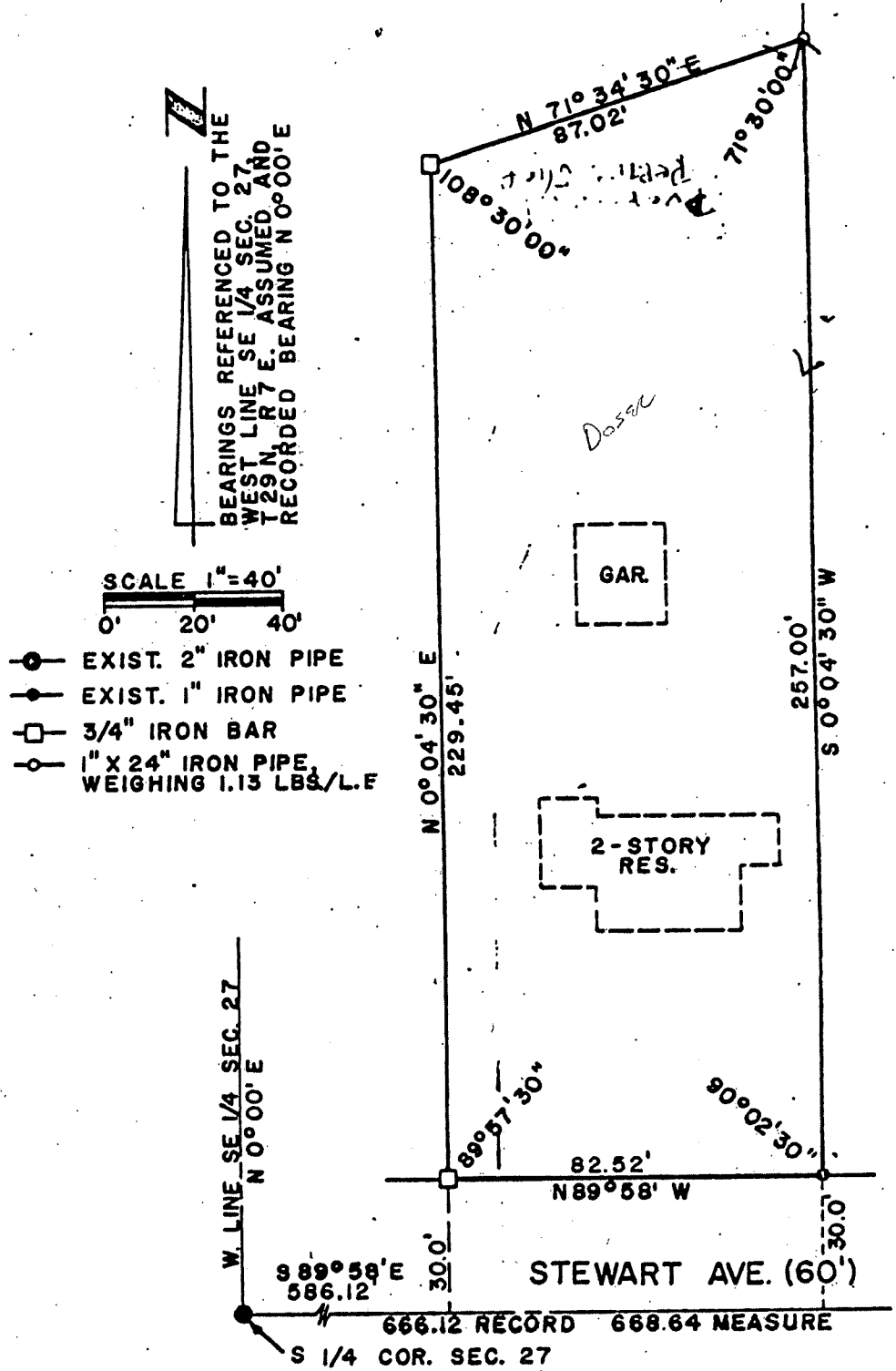
- 3/4"x18" IRON BAR
- EXISTING MONUMENTS
- 1"x30" IRON PIPE WEIGH. 113 LBS./LIN.FT.

N
 NORTH REFERENCE TO THE WEST
 LINE S.E. 1/4 SEC. 27 ASSUMED
 BEARING N00°00'E



CERTIFIED SURVEY MAP

Part of the East 1/4 of the West 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 29 North, Range 7 East, Town of Stettin, Marathon County, Wisconsin.

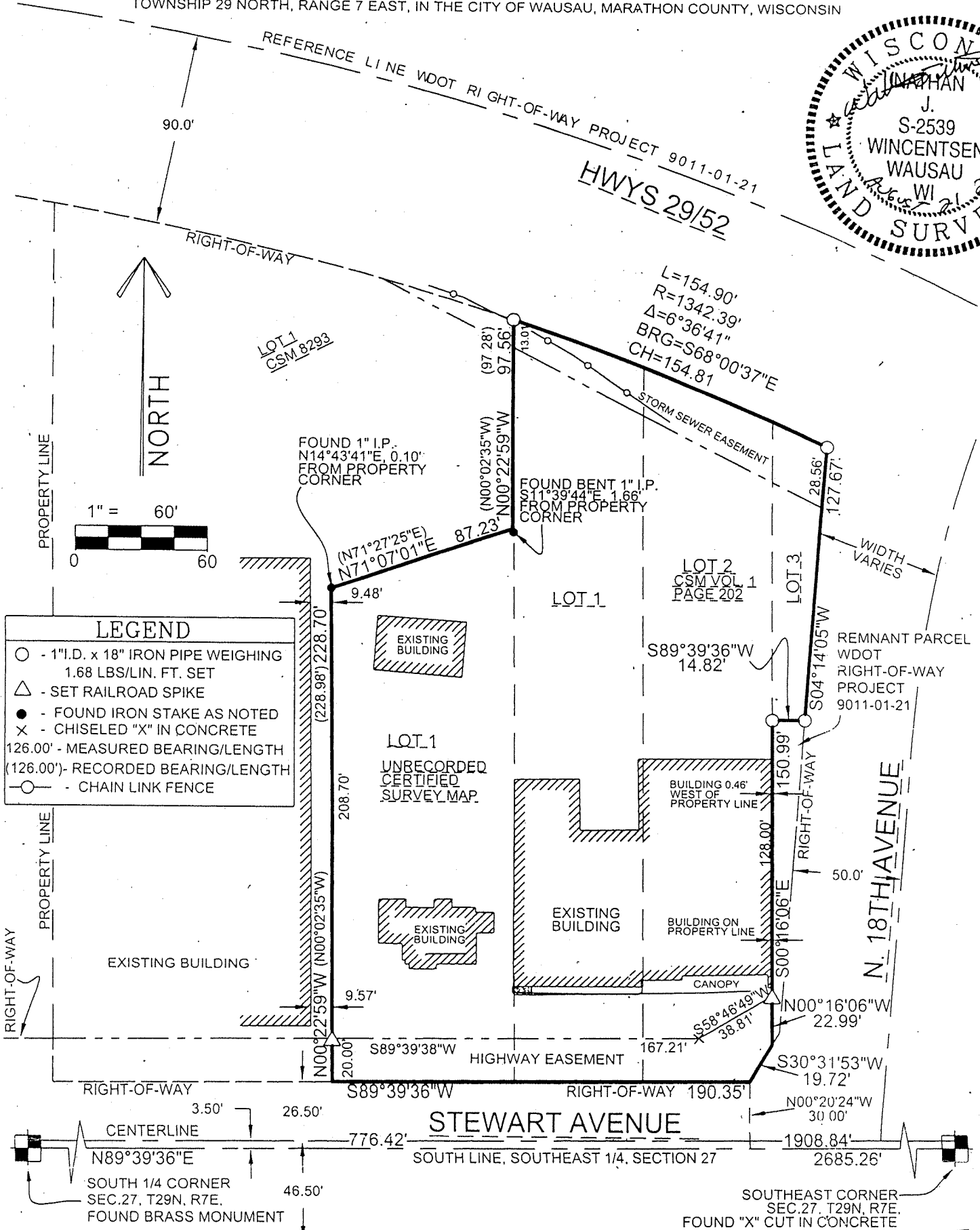
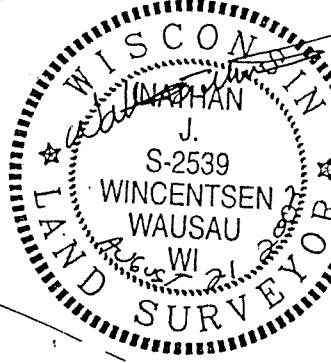


B070908001

(OVER FOR DESCRIPTION)

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
MARATHON COUNTY PLAT OF SURVEY

OF LOTS 1, 2, AND PART OF LOT 3 OF MARATHON COUNTY CERTIFIED SURVEY MAP NUMBER 202, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS AN PAGE 202, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 7 EAST, IN THE CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN



SURVEYOR'S CERTIFICATE

I, Nathan J. Wincentzen, Registered Land Surveyor S-2539, do hereby certify to the best of my knowledge and belief that I have surveyed and mapped the above described parcel of land at the direction of C.A. Ghidorzi Construction, AGENT of said parcel and that said map is an accurate and correct representation of the exterior boundaries of said parcel.

Dated this 21st day of AUGUST 2002

Nathan J. Wincentzen

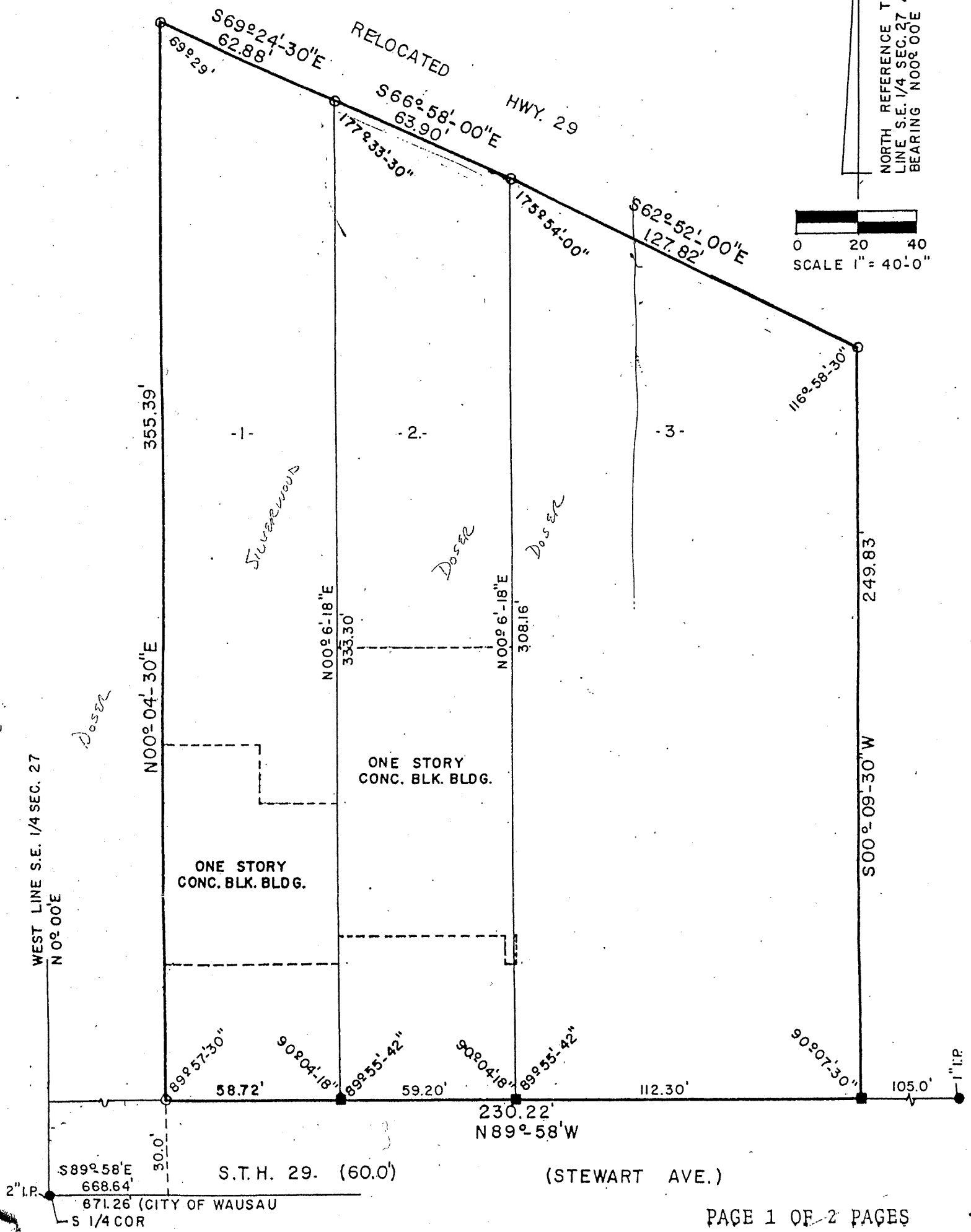
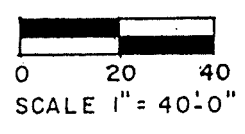
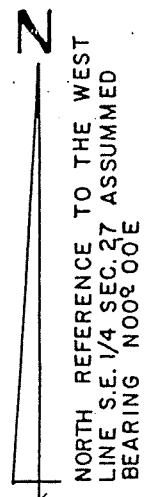
REI
Nathan J. Wincentzen (agent)
WI R.L.S. S-2539

CERTIFIED SURVEY MAP

Part of the West 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 29 North, Range 7 East, Town of Stettin, Marathon County, Wisconsin.

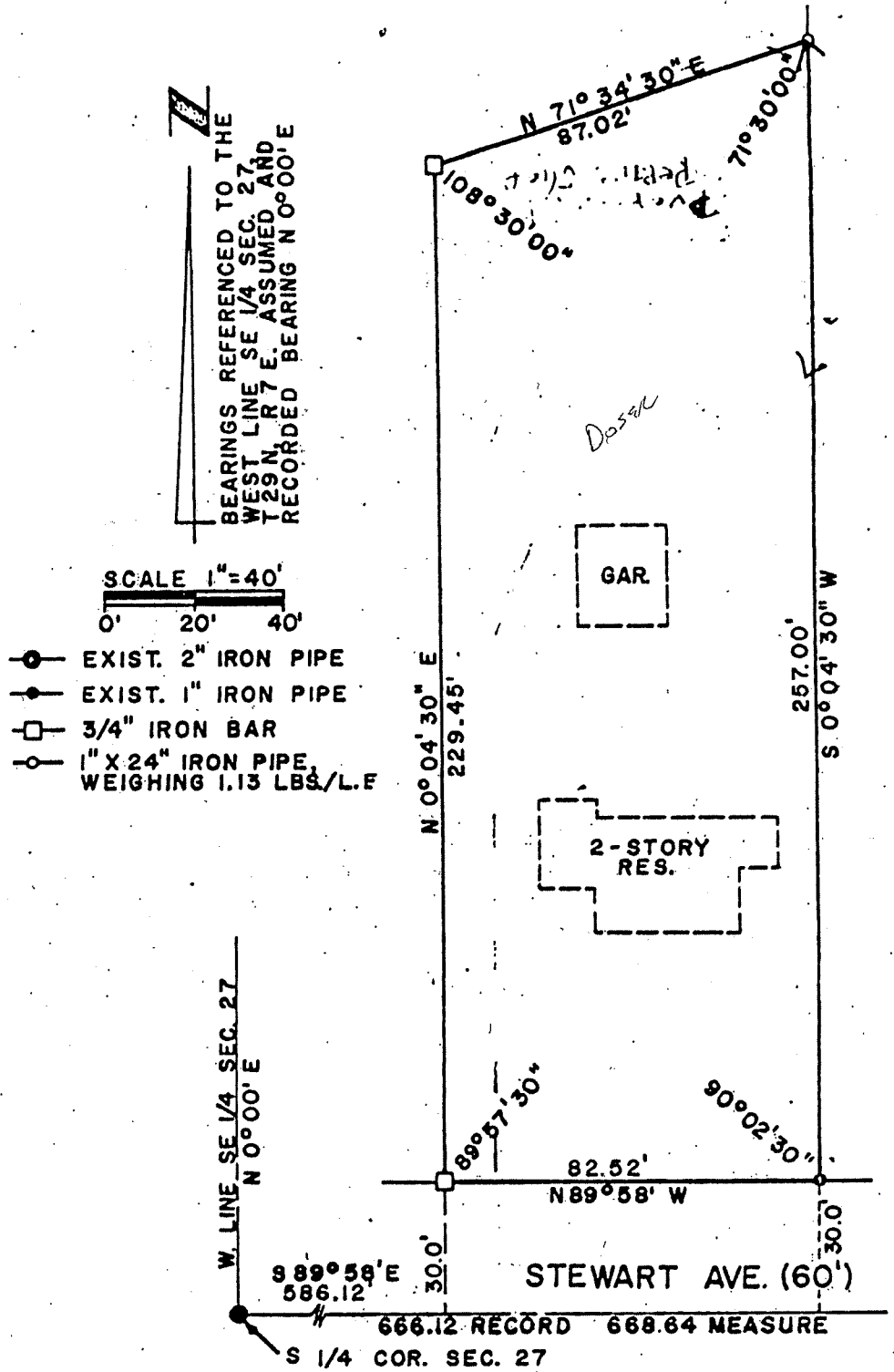
LEGEND

- 3/4"x18" IRON BAR
- EXISTING MONUMENTS
- 1"x30" IRON PIPE WEIGH. 113 LBS./LIN.FT.



CERTIFIED SURVEY MAP

Part of the East 1/4 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 29 North, Range 7 East, Town of Stettin, Marathon County, Wisconsin.

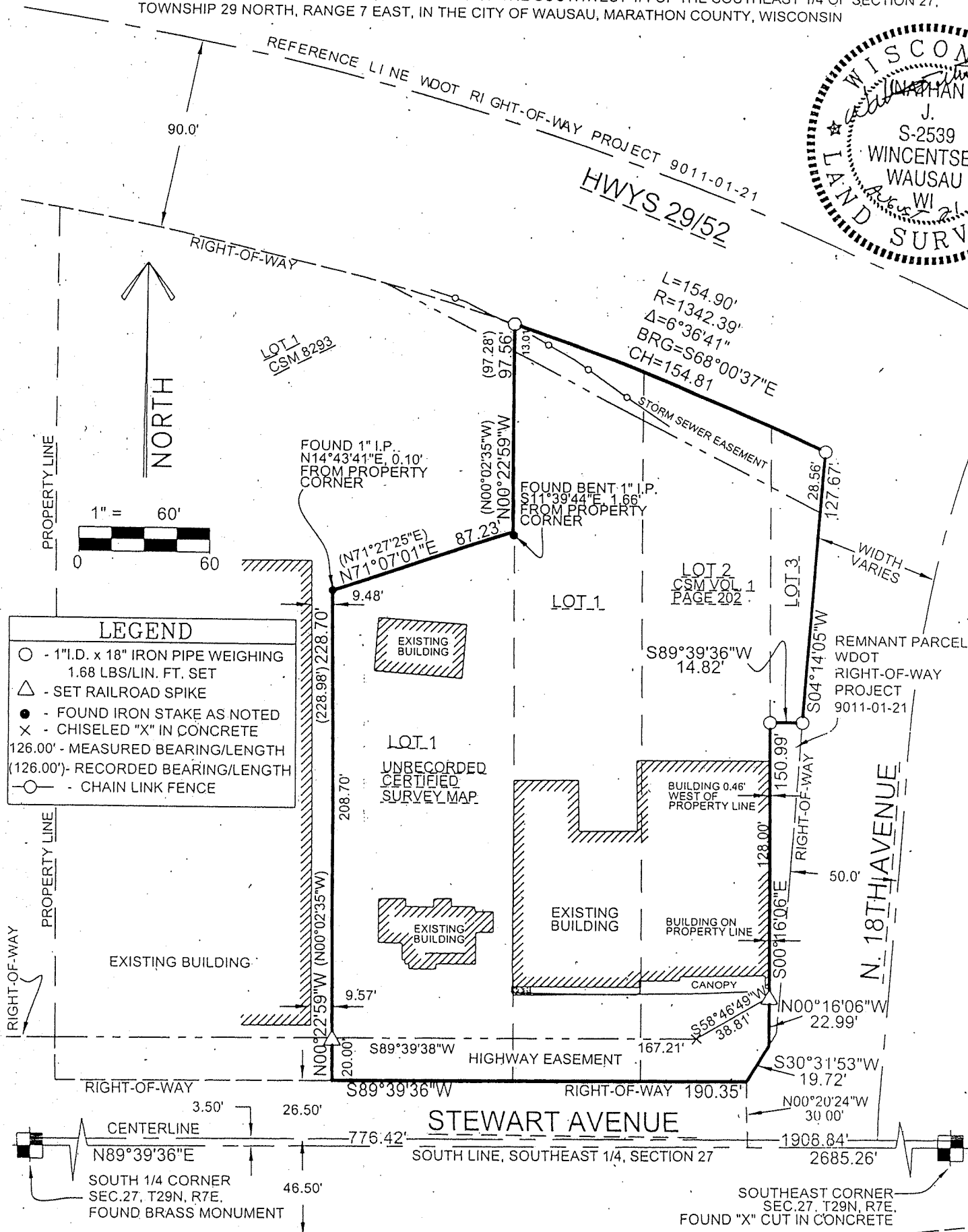


B070908001

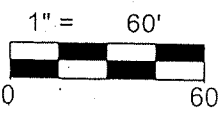
(OVER FOR DESCRIPTION)

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
MARATHON COUNTY PLAT OF SURVEY

OF LOTS 1, 2, AND PART OF LOT 3 OF MARATHON COUNTY CERTIFIED SURVEY MAP NUMBER 202, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS AN PAGE 202, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 7 EAST, IN THE CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN



LEGEND	
○	- 1" I.D. x 18" IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
△	- SET RAILROAD SPIKE
●	- FOUND IRON STAKE AS NOTED
X	- CHISELED "X" IN CONCRETE
126.00'	- MEASURED BEARING/LENGTH
(126.00)'	- RECORDED BEARING/LENGTH
○	- CHAIN LINK FENCE



SURVEYOR'S CERTIFICATE

I, Nathan J. Wincentsen, Registered Land Surveyor S-2539, do hereby certify to the best of my knowledge and belief that I have surveyed and mapped the above described parcel of land at the direction of C.A. Ghidorzi Construction, AGENT of said parcel and that said map is an accurate and correct representation of the exterior boundaries of said parcel.

Dated this 21st day of AUGUST 2002

Nathan J. Wincentsen

REI
Nathan J. Wincentsen (agent)
WI R.L.S. S-2539

Notice: Use this application to apply for the voluntary party liability exemption under s. 292.15, Wis. Stats. Refer to the attached instructions when completing this form. This form is authorized by ss. 227.11(2)(b) and 292.15, Wis. Stats. Participation in the voluntary party liability exemption process is voluntary. However, this form is required by ch. NR 750, Wis. Adm. Code, for persons requesting approval to participate in the program. Personally identifiable information that is submitted to the DNR will become a public record and may be used by the DNR in the administration and enforcement of the hazardous substance spill program in addition to the liability exemption program. If additional information is required, DNR staff may contact the applicant or return incomplete applications.

Property Information (1)					
Property Name Former Wausau Dry Cleaners			Address 1808 Stewart Avenue		
City Wausau	State WI	ZIP Code 54401	County Marathon	Property Size (in acres) 1.418	
Public Land Survey Coordinates					
Township 29 North	Range 7	E/W E	Section 27	¼ NE SE NW SW SW 1/4	¼ NE SE NW SW SE 1/4

Applicant Information (2) Voluntary Party					
Organization / Firm / Person			Title Former Owner		
Last Name Silverwood	First James	MI R	Telephone Number (including Area Code) (708) 447-8535		
Street Address 60 Longcommon Road			Fax Number (including Area Code)		
City Riverside	State IL	ZIP Code 60546	E-Mail Address		

Ownership Information (3)	
Applicant Relationship to Property (check one)	
<input type="checkbox"/> Current Owner	<input type="checkbox"/> Potential / Future Purchase
<input type="checkbox"/> Previous Owner	<input checked="" type="checkbox"/> Other: <u>Former Owner</u>

Regulatory Identification (4) Include ID Numbers (if known)	
<input type="checkbox"/> DNR FID	_____
<input checked="" type="checkbox"/> Environmental Repair (ERP)	<u>02-10-185113</u>
<input type="checkbox"/> Leaking Underground Storage Tank (LUST)	_____
<input type="checkbox"/> Solid Waste	_____
<input type="checkbox"/> Hazardous Waste	_____
<input type="checkbox"/> Wastewater-surface water (WPDES)	_____
<input type="checkbox"/> Wastewater-groundwater (WPDES)	_____
<input type="checkbox"/> DCOM PECFA Claim Number	_____
<input type="checkbox"/> DATCP Agricultural Contaminator	_____
<input type="checkbox"/> Other:	_____
<input type="checkbox"/> USEPA ID	_____
<input type="checkbox"/> Hazardous Substance Spill	_____
<input type="checkbox"/> Brownfield Env'l. Asmt. Pilo	_____
<input type="checkbox"/> Municipal Negotiation & Cost Recover	_____
<input type="checkbox"/> Superfund Remedial (NPL)	_____
<input type="checkbox"/> Abandoned Containers	_____
<input type="checkbox"/> Superfund Site Evaluation (CERCLA)	_____
<input type="checkbox"/> Municipal Grants Program	_____
<input type="checkbox"/> Contaminated Sediment	_____

For Office Use			
Date Received <u>03/23/04</u>	Application Fee Received <input checked="" type="checkbox"/>	Deposit Received <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Approval to Proceed PMN <u>REFC</u>
BRRTs Activity Number <u>02-37-000054</u>	BRRTs Activity Name <u>06-37-524374</u>		<input type="checkbox"/> Denied (explain) (603)
FID <u>737048180</u>	Region <u>WCR</u>		<input type="checkbox"/> Withdrawn (explain) (610)
Comments <u>Second Voluntary Party</u>		Reviewed By <u>L. Brumberg</u>	Date <u>04/08/04</u>
		Project Manager <u>Lisa Gutknecht</u>	

Voluntary Party Exemption Application

Form 4400-178 (R 7/00)

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Environmental Consultant Representing Applicant (5)

Organization / Firm REI			Title Principal
Last Name DeLong	First Ray	MI M	Telephone Number (including Area Code) (715) 675-9784
Street Address 4080 North 20th Avenue			Fax Number (including Area Code) (715) 675-4060
City Wausau	State WI	ZIP Code 54401	E-Mail Address rdelong@REIengineering.com

Attorney Representing Applicant (If Applicable) (6)

Organization / Firm Eaton & Frohaska, LLP			Title Attorney
Last Name Eaton	First Dale	MI M.	Telephone Number (including Area Code) (715) 843-6700
Street Address 513 Grant Street			Fax Number (including Area Code) (715) 843-6775
City Wausau	State WI	ZIP Code 54403	E-Mail Address attorneys@wausaulaw.com

Past Land Uses (7)

- | | |
|---|---|
| <input type="checkbox"/> Service station | <input type="checkbox"/> Manufacturing |
| <input type="checkbox"/> Agricultural co-op | <input checked="" type="checkbox"/> Dry cleaner |
| <input type="checkbox"/> Salvage yard | <input type="checkbox"/> Bulk plant |
| <input type="checkbox"/> Pipeline | <input type="checkbox"/> Tannery |
| <input type="checkbox"/> Coal gas manufacture | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Electroplater | <input type="checkbox"/> Landfill |
| <input type="checkbox"/> Other: _____ | |

Known or Suspected Sources / Wastes (8)

- | | |
|---|--|
| <input type="checkbox"/> Foundry sand | <input type="checkbox"/> Underground pipeline or tank |
| <input checked="" type="checkbox"/> Surface spills | <input type="checkbox"/> Above ground pipeline or tank |
| <input type="checkbox"/> Routine industrial operation | <input type="checkbox"/> Contaminated building |
| <input type="checkbox"/> Pipeline | <input type="checkbox"/> Industrial accident |
| <input type="checkbox"/> Coal gas manufacture | <input type="checkbox"/> Lagoons |
| <input type="checkbox"/> Electroplater | <input type="checkbox"/> Fly ash |
| <input type="checkbox"/> Other: _____ | |

Regulatory Criteria (9)

- Has contamination been detected at the property? Yes No
- If contamination was detected, has it been reported to the state? Yes No Agency notified: WDNR Date: 10/12/1984
- Does it include petroleum from a leaking underground storage tank (LUST)? Yes No
- Are you using the Petroleum Environmental Cleanup Fund (PECFA) to pay for any portion of the remedial actions? Yes No Undecided
- Does it include non-LUST petroleum or non-petroleum contamination? Yes No
- Is there an enforcement order currently in effect at this property? Yes No Issuing agency: _____ Date: _____

Voluntary Party Exemption Application

Form 4400-178 (R 7/00)

Page 3 of 4

Attachments and Certification (10)

- I have attached:
- 1) a list of past environmental work;
 - 2) a check or money order for \$250 application fee made payable to the Wisconsin DNR;
 - 3) a public survey map showing location of property;
 - 4) a detailed map that clearly indicates the property boundaries; and
 - 5) a copy of the property deed.

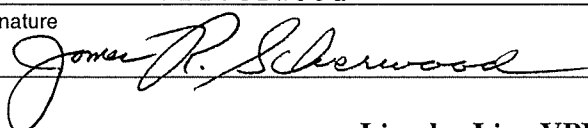
I certify that I have read and am familiar with the information on this form and that the information is true, accurate and complete to the best of my knowledge.

I hereby request assistance from DNR in reviewing the environmental response actions that have been or will be taken to obtain protection of limited liability, as provided in s. 292.15, Wis. Stats.

I recognize that to obtain this limited liability exemption that the environmental response actions taken will need to comply with the applicable provisions of the NR 700 rule series, and will require a Phase I and II environmental assessment to be conducted for the property.

I recognize that I will be responsible for paying fees to DNR for assistance provided to me as provided under ch. NR 750, Wis. Adm. Code.

Withhold personal identifiers collected on this form from disclosure on any list of 10 or more individuals that the DNR is requested to provide to another person. [s. 23.45(2) and (3), Wis. Stats.]. Effective date: November 1, 2000.

Applicant's Name (Type or Print) James R. Silverwood	Title Former Owner
Signature 	Date Signed 3/22/04

Line-by-Line VPLE Application Instructions

Section 1: Property Information - Fill in the information requested for the property for which you are seeking a Liability Exemption. Property name usually refers to the name of the last business that operated at the property. Provide the size of the property or estimate it as accurately as possible. The public land survey coordinates of the property should be provided.

Section 2: Applicant Information- Voluntary Party - Provide contact information about the applicant. The applicant is the person or organization seeking Department review and approval of the response actions that will be taken to receive the liability exemption under s.292.15, Stats. Once the application has been processed by the DNR, the applicant will be considered the Voluntary Party for this property. The Voluntary Party is responsible for payment of any fees to the DNR. Unless the DNR is notified to the contrary, all bills and correspondence as part of the VPLE process will be sent to the Voluntary Party. If more than one party is applying for the VPLE for the same property, each party must submit a separate application form and \$250 fee.

Section 3: Ownership Information - Answer the question regarding the relationship of the Applicant to the property.

Section 4: Regulatory Identification - Provide readily available regulatory identification. Check any regulatory program(s) involved with the property in the past and provide the corresponding ID number, if known. For superfund property evaluation (CERCLIS), superfund remedial (NPL), and hazardous waste properties, write the USEPA ID in the corresponding space (only one USEPA ID should apply). For hazardous waste properties and solid waste properties, write the license number for the facility in the space next to the program, and provide additional license number if applicable, under "Other" or on a separate sheet.

Section 5: Environmental Consultant - Please provide contact information about the applicant's environmental consultant.

Section 6: Legal Counsel - Provide contact information about the Voluntary Party's attorney, if applicable.

Section 7: Past Land Uses - Indicate any activities or operations that took place on the property in the past, if known (check as many as apply). Include additional land uses not listed in the space provided, if relevant.

Section 8: Known or Suspected Sources - Indicate any known or suspected sources of contamination at the property if known (check as many as apply). Include sources not listed in the space provided.

Section 9: Regulatory Criteria - If contamination is present or was present in the past, indicate whether it was reported to the state. Indicate which agency (e.g. DNR, emergency government) the contamination was reported to and when the report was made to that agency. Indicate whether the contamination is: 1) petroleum from a leaking underground storage tank (LUST) system or 2) not petroleum, or petroleum from a non-LUST system. Indicate whether you are planning on using the Petroleum Environmental Cleanup Fund (PECFA) to pay for the cleanup of some or all of the property. If you do not know whether you will be using PECFA, select "Undecided". Indicate if an enforcement order is currently in effect for the property or if one has been issued in the past, as well as the issuing agency (e.g. DNR, DATCP, DILHR) and the date of the order. Note that an order is a formal legal document that is distinct from a simple letter notifying a party of its legal responsibility to clean up a property.

Section 10: Attachments and Certification - Attach: 1) a list of all technical reports documenting past and planned environmental work at the property including the date and title of the report and the consultant who prepared it; 2) the application fee in the form of a check or money order payable to the Department of Natural Resources for \$250; 3) a copy of a clearly identified public survey map for the property (e.g. the property shown on a portion of the relevant USGS topographic map; plat maps may be used for rural properties); 4) a detailed map that clearly indicates the property boundary of the property for which you are seeking the liability exemption (e.g. a certified survey map, subdivision plat map, or other type of map); and 5) a copy of the deed that includes a legal property description for the property for which you are seeking the liability exemption. Read and sign the certification. If an agent signs, submit a description and evidence of the legal relationship between the agent and the applicant.

General Voluntary Party Liability Exemption Application Instructions

Use this application to apply for the Voluntary Party Liability Exemption (VPLE) under s. 292.15, Wis. Stats. In order to receive this liability exemption, applicants must conduct an environmental investigation of the entire property must be conducted and any hazardous substances on the property must be cleaned up. Environmental work performed under the program is subject to department review and approval. Applicants will be responsible for paying fees to cover the cost of department review. The liability exemption is effective upon completion of the cleanup, if the voluntary party complies with all of the statutory requirements of ss. 292.15 and 292.11, Stats.

Type or clearly print your answers to all questions. Line-by-line instructions are provided above. If you cannot answer a requested item, leave it blank. Submit the completed application and a \$250 application fee payable to the Department of Natural Resources. Submit a separate application and fee for each property being considered for an exemption. A property is defined as a single parcel of land whose entire legal description is found on one deed and which has been conveyed as an undivided parcel in the past. If you are planning on investigating and remediating adjacent properties, you must submit one application and a \$250 fee for each legally defined piece of property. You may, however, submit technical reports for more than one property together, if the properties are part of the same project. If you are planning on changing the property boundaries, contact the Department to discuss how to submit applications for your project.

Fact sheet #2, "Voluntary Party Remediation and Exemption from Liability" (Publication number RR-506) describes the VPLE process and associated fees. For more information please contact the regional contact listed below, visit our web site at www.dnr.state.wi.us/org/aw/rr, or call our Remediation and Redevelopment Information Line, (800) 367-6076 (in-state long distance) or (608) 264-6020 (Madison area or out-of-state). Please mail this completed application form with the \$250 application fee to the appropriate local DNR regional office (see map).

NORTHERN REGION

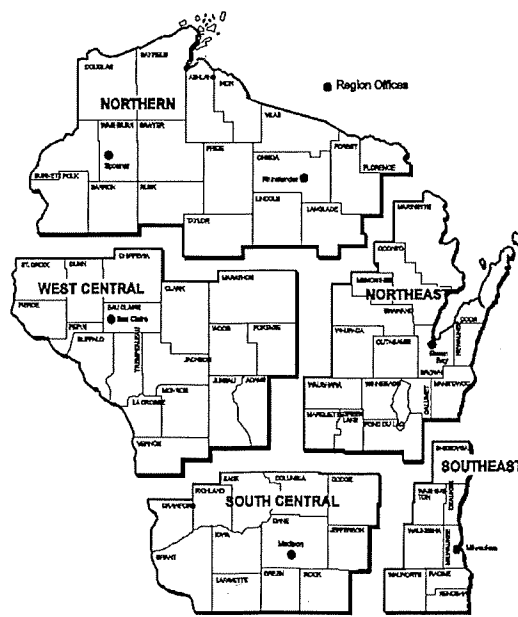
Remediation and Redevelopment Prog.
Department of Natural Resources
107 Sutliff Avenue
Rhineland, WI 54501
Phone: (715)365-8943

NORTHEAST REGION

Remediation and Redevelopment Prog.
Department of Natural Resources
1298 Lombardi Avenue
Green Bay WI 54303
Phone: (920)492-5798

SOUTH CENTRAL REGION

Remediation and Redevelopment Prog.
Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, WI 53711
Phone: (608) 275-3303



SOUTHEAST REGION

Remediation and Redevelopment Prog.
Department of Natural Resources
2300 North Martin Luther King Drive
Milwaukee, WI 53212
Phone: (414) 263-8688

WEST CENTRAL REGION

Remediation and Redevelopment Prog.
Department of Natural Resources
1300 Clairemont Ave.
Eau Claire, WI 54702
Phone: (715) 839-3770

Notice: Use this application to apply for the voluntary party liability exemption under s. 292.15, Wis. Stats. Refer to the attached instructions when completing this form. This form is authorized by ss. 227.11(2)(b) and 292.15, Wis. Stats. Participation in the voluntary party liability exemption process is voluntary. However, this form is required by ch. NR 750, Wis. Adm. Code, for persons requesting approval to participate in the program. Personally identifiable information that is submitted to the DNR will become a public record and may be used by the DNR in the administration and enforcement of the hazardous substance spill program in addition to the liability exemption program. If additional information is required, DNR staff may contact the applicant or return incomplete applications.

Property Information (1)

Property Marien P. Doser Property			Address 1802-1804 Stewart Avenue		
City Wausau	State WI	ZIP Code 54401	County Marathon	Property Size (in acres) 0.64	
Public Land Survey Coordinates					
Township 29 North	Range 7	E/W E	Section 27	1/4 NE SE NW SW SW 1/4	1/4 NE SE NW SW SE 1/4

Applicant Information (2) Voluntary Party

Organization /Firm/Person 1800 Stewart Avenue, LLC.			Title Owner		
Last Name Ghidorzi	First Charles	MI A	Telephone Number (including Area Code) (715) 845-7282		
Street Address 2100 Stewart Avenue Suite 300			Fax Number (including Area Code) (715) 845-8896		
City Wausau	State WI	ZIP Code 54401	E-Mail Address chuckg@CAGhidorzi.com		

Ownership Information (3)

Applicant Relationship to Property (check one)

Current Potential / Future Purchase Owner Other: _____

Regulatory Identification (4) Include ID Numbers (if known)

<input type="checkbox"/> DNR FID	_____	<input type="checkbox"/> USEPA ID
<input checked="" type="checkbox"/> Environmental Repair (ERP)	<u>02-10-185113-37-000054</u>	<input type="checkbox"/> Hazardous Substance Spill
<input type="checkbox"/> Leaking Underground Storage Tank (LUST)	_____	<input type="checkbox"/> Brownfield Env'l. Asmt. Pilot
<input type="checkbox"/> Solid Waste	_____	<input type="checkbox"/> Municipal Negotiation & Cost Recovery
<input type="checkbox"/> Hazardous Waste	_____	<input type="checkbox"/> Superfund Remedial (NPL)
<input type="checkbox"/> Wastewater-surface water (WPDES)	_____	<input type="checkbox"/> Abandoned Containers
<input type="checkbox"/> Wastewater-groundwater (WPDES)	_____	<input type="checkbox"/> Superfund Site Evaluation (CERCLA)
<input type="checkbox"/> DCOM PECFA Claim Number	_____	<input type="checkbox"/> Municipal Grants Program
<input type="checkbox"/> DATCP Agricultural Contamination	_____	<input type="checkbox"/> Contaminated Sediments
<input type="checkbox"/> Other	_____	

For Office Use

Date Received 1-13-04	Application Fee Received <input checked="" type="checkbox"/>	Deposit Received <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Approval to Proceed PMN REFC
BRRTs Activity Number 02-37-000054	BRRTs Activity Name Wausau Cleaners		<input type="checkbox"/> Denied (explain) (603)
FID	Region WCR		<input type="checkbox"/> Withdrawn (explain) (610)
Comments "Lots 2+3 Property"			Reviewed By L. Brumberg
			Date 04/08/04
			Project Manager Lisa Gutknecht

Voluntary Party Exemption Application

Form 4400-178 (R 7/00)

Page 2 of 4

Environmental Consultant Representing Applicant (5)

Organization / Firm REI			Title Principal
Last Name deLong	First Ray	MI M	Telephone Number (including Area Code) (715) 675-9784
Street Address 4080 North 20th Avenue			Fax Number (including Area Code) (715) 675-4060
City Wausau	State WI	ZIP Code 54401	E-Mail Address rdelong@REIengineering.com

Attorney Representing Applicant (if Applicable) (6)

Organization / Strasser and Yde, S.C.			Title Attorney
Last Name Yde	First Matthew	MI E	Telephone Number (including Area Code) (715) 845-7800
Street Address 505 S. 24th Avenue			Fax Number (including Area Code) (715) 845-7805
City Wausau Dry Cleaners	State WI	ZIP Code 54401	E-Mail Address

Past Land Uses (7)

- | | |
|--|---|
| <input type="checkbox"/> Service station | <input type="checkbox"/> Manufacturing |
| <input type="checkbox"/> Agricultural co-op | <input checked="" type="checkbox"/> Dry cleaner |
| <input type="checkbox"/> Salvage Yard | <input type="checkbox"/> Bulk plant |
| <input type="checkbox"/> Pipeline | <input type="checkbox"/> Tannery |
| <input type="checkbox"/> Coal gas manufacturer | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Electroplate | <input type="checkbox"/> Landfill |
| <input type="checkbox"/> Other: _____ | |

Known or Suspected Sources/ Wastes (8)

- | | |
|---|--|
| <input type="checkbox"/> Foundry sand | <input type="checkbox"/> Underground pipeline or tank |
| <input checked="" type="checkbox"/> Surface spills | <input type="checkbox"/> Above ground pipeline or tank |
| <input type="checkbox"/> Routine industrial operation | <input type="checkbox"/> Contaminated building |
| <input type="checkbox"/> Pipeline | <input type="checkbox"/> Industrial accident |
| <input type="checkbox"/> Coal gas manufacturer | <input type="checkbox"/> Lagoons |
| <input type="checkbox"/> Electroplate | <input type="checkbox"/> Fly ash |
| <input type="checkbox"/> Other: _____ | |

Regulatory Criteria (9)

Has contamination been detected at the property?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If contamination was detected, has it been reported to the state?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> NO Agency notified <u>WDNR</u> Date: <u>10/12/1984</u>
Does it include petroleum from a leaking underground storage tank (LUST)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are you using the Petroleum Environmental Cleanup Fund (PECFA) to pay for any portion of the remedial actions?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> Undecided
Does it include non-LUST petroleum or non-petroleum contamination?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there an enforcement order currently in effect at this property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No Issuing agency _____ Date: _____

Attachments and Certification (10)

- I have attached
- 1) a list of past environmental work;
 - 2) a check or money order for \$250 application fee made payable to the Wisconsin DNR;
 - 3) a public survey map showing location of property;
 - 4) a detailed map that clearly indicates the property boundaries; and
 - 5) a copy of the property deed.

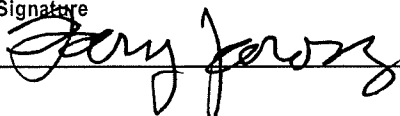
I certify that I have read and am familiar with the information on this form and that the information is true, accurate and complete to the best of my knowledge.

I hereby request assistance from DNR in reviewing the environmental response actions that have been or will be taken to obtain protection of limited liability, as provided in s. 292.15, Wis. Stats.

I recognize that to obtain this limited liability exemption that the environmental response actions taken will need to comply with the applicable provisions of the NR 700 rule series, and will require a Phase I and 11 environmental assessment to be conducted for the property.

I recognize that I will be responsible for paying fees to DNR for assistance provided to me as provided under ch. NR 750, Wis. Adm. Code.

Withhold personal identifiers collected on this form from disclosure on any list of 10 or more individuals that the DNR is requested to provide to another person. [s. 23.45(2) and (3), Wis. Stats.]. Effective date: November 1, 2000.

Applicant's Name (Type or Print) GARY JAROSZ	Title CFO
Signature 	Date Signed 1/14/03

Line-by-Line VPLE Application Instructions

Section 1: Property Information - Fill in the information requested for the property for which you are seeking a Liability Exemption. Property name usually refers to the name of the last business that operated at the property. Provide the size of the property or estimate it as accurately as possible. The public land survey coordinates of the property should be provided.

Section 2: Applicant Information- Voluntary Party - Provide contact information about the applicant. The applicant is the person or organization seeking Department review and approval of the response actions that will be taken to receive the liability exemption under s.292.15, Stats. Once the application has been processed by the DNR, the applicant will be considered the Voluntary Party for this property. The Voluntary Party is responsible for payment of any fees to the DNR. Unless the DNR is notified to the contrary, all bills and correspondence as part of the VPLE process will be sent to the Voluntary Party. If more than one party is applying for the VPLE for the same property, each party must submit a separate application form and \$250 fee.

Section 3: Ownership Information - Answer the question regarding the relationship of the Applicant to the property.

Section 4: Regulatory Identification - Provide readily available regulatory identification. Check any regulatory program(s) involved with the property in the past and provide the corresponding ID number, if known. For superfund property evaluation (CERCLIS), superfund remedial (NPL), and hazardous waste properties, write the USEPA ID in the corresponding space (only one USEPA ID should apply). For hazardous waste properties and solid waste properties, write the license number for the facility in the space next to the program, and provide additional license number if applicable, under "Other" or on a separate sheet.

Section 5: Environmental Consultant - Please provide contact information about the applicant's environmental consultant.

Section 6: Legal Counsel - Provide contact information about the Voluntary Party's attorney, if applicable.

Section 7: Past Land Uses - Indicate any activities or operations that took place on the property in the past, if known (check as many as apply). Include additional land uses not listed in the space provided, if relevant.

Section 8: Known or Suspected Sources - Indicate any known or suspected sources of contamination at the property if known (check as many as apply). Include sources not listed in the space provided.

Section 9- Regulatory Criteria - If contamination is present or was present in the past, indicate whether it was reported to the state. Indicate which agency (e.g. DNR, emergency government) the contamination was reported to and when the report was made, to that agency. Indicate whether the contamination is: 1) petroleum from a leaking underground storage tank (LUST) system or 2) not petroleum, or petroleum from a non-LUST system. Indicate whether you are planning on using the Petroleum Environmental Cleanup Fund (PECFA) to pay for the cleanup of some or all of the property. If you do not know whether you will be using PECFA, select "Undecided". Indicate if an enforcement order is currently in effect for the property or if one has been issued in the past, as well as the issuing agency (e.g. DNR, DATCP, DILHR) and the date of the order. Note that an order is a formal legal document that is distinct from a simple letter notifying a party of its legal responsibility to clean up a property.

Section 10: Attachments and Certification - Attach: 1) a list of all technical reports documenting past and planned environmental work at the property including the date and title of the report and the consultant who prepared it; 2) the application fee in the form of a check or money order payable to the Department of Natural Resources for \$250; 3) a copy of a clearly identified public survey map for the property (e.g. the property shown on a portion of the relevant USGS topographic map; plat maps may be used for rural properties); 4) a detailed map that clearly indicates the property boundary of the property for which you are seeking the liability exemption (e.g. a certified survey map, subdivision plat map, or other type of map); and 5) a copy of the deed that includes a legal property description for the property for which you are seeking the liability exemption. Read and sign the certification. If an agent signs, submit a description and evidence of the legal relationship between the agent and the applicant.

General Voluntary Party Liability Exemption Application Instructions

Use this application to apply for the Voluntary Party Liability Exemption (VPLE) under s. 292.15, Wis. Stats. In order to receive this liability exemption, applicants must conduct an environmental investigation of the entire property must be conducted and any hazardous substances on the property must be cleaned up. Environmental work performed under the program is subject to department review and approval. Applicants will be responsible for paying fees to cover the cost of department review. The liability exemption is effective upon completion of the cleanup, if the voluntary party complies with all of the statutory requirements of ss. 292.15 and 292.1 1, Stats.

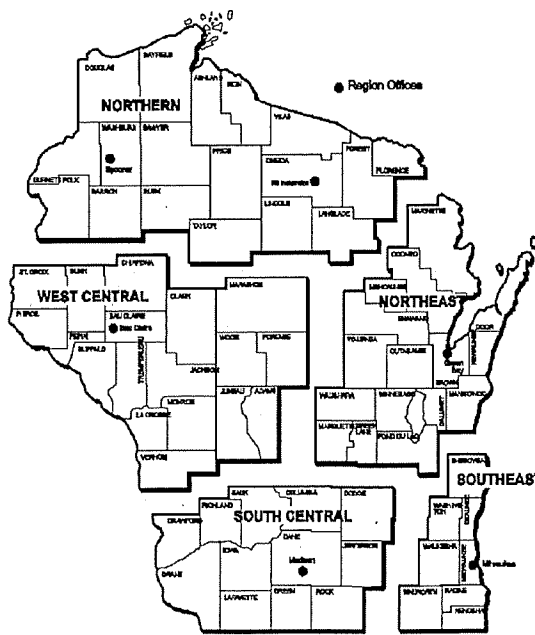
Type or clearly print your answers to all questions. Line-by-line instructions are provided above. If you cannot answer a requested item, leave it blank. Submit the completed application and a \$250 application fee payable to the Department of Natural Resources. Submit a separate application and fee for each property being considered for an exemption. A property is defined as a single parcel of land whose entire legal description is found on one deed and which has been conveyed as an undivided parcel in the past. If you are planning on investigating and remediating adjacent properties, you must submit one application and a \$250 fee for each legally defined piece of property. You may, however, submit technical reports for more than one property together, if the properties are part of the same project. If you are planning on changing the property boundaries, contact the Department to discuss how to submit applications for your project.

Fact sheet #2, "Voluntary Party Rernediation and Exemption from Liability" (Publication number RR-506) describes the VPLE process and associated fees. For more information please contact the regional contact listed below, visit our web site at www.dnr.state.wi.us/org/aw/rr, or call our Rernediation and Redevelopment Information Line, (800) 367-6076 (in-state long distance) or (608) 264-6020 (Madison area or out-of-state). Please mail this completed application form with the \$250 application fee to the appropriate local DNR regional office (see map).

NORTHERN REGION
 Remediation and Redevelopment Prog.
 Department of Natural Resources
 107 Sutliff Avenue
 Rhinelander, WI 54501
 Phone: (715)365-8943

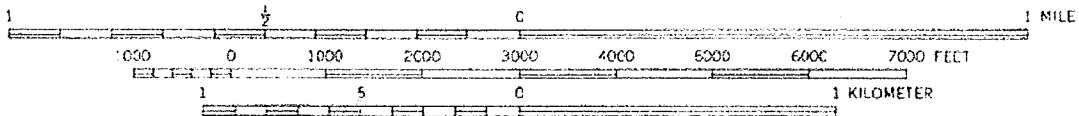
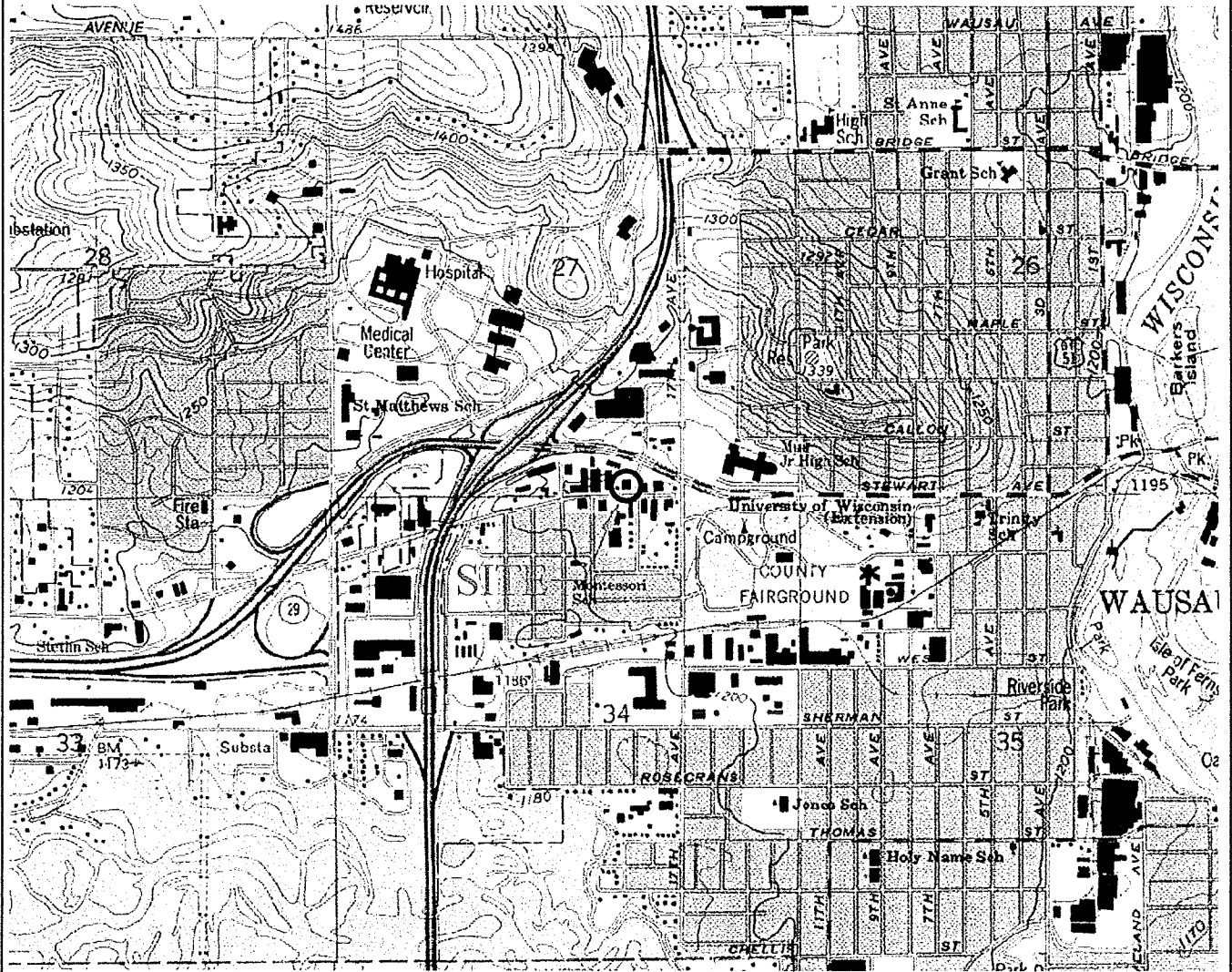
NORTHEAST REGION
 Remediation and Redevelopment Prog.
 Department of Natural Resources
 1298 Lombardi Avenue
 Green Bay WI 54303
 Phone: (920)492-5798

SOUTH CENTRAL REGION
 Remediation and Redevelopment Prog.
 Department of Natural Resources
 3911 Fish Hatchery Road
 Fitchburg, WI 53711
 Phone: (608) 275-3303



SOUTHEAST REGION
 Remediation and Redevelopment Prog.
 Department of Natural Resources
 2300 North Martin Luther King Drive
 Milwaukee, WI 53212
 Phone: (414) 263-8688

WEST CENTRAL REGION
 Remediation and Redevelopment Prog.
 Department of Natural Resources
 1300 Clairemont Ave.
 Eau Claire, WI 54702
 Phone: (715) 839-3770



CONTOUR INTERVAL 10 FEET
 NATIONAL GEODETIC VERTICAL DATUM OF 1929

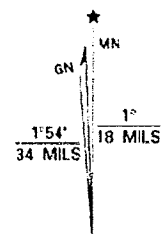


WAUSAU WEST, WIS.

NW/4 WAUSAU 15' QUADRANGLE
 44089-H6-TF-024

1993

DMA 3073 1 NW - SERIES V861



UTM GRID AND 1993 MAGNETIC NORTH
 DECLINATION AT CENTER OF SHEET

FORMER WAUSAU DRY CLEANER PROPERTY
 1806-1808 STEWART AVENUE
 WAUSAU, WISCONSIN

FIGURE 1 : SITE VICINITY MAP

PROJECT NO.	DRAWN BY:	DATE:
2551	TAW	8/27/03

By This Deed, Melvin A. Doser and Marien Doser,
his wife, as joint tenants, and each in his or
her own right,

Grantor conveys and warrants to Melvin A. Doser and Marien
Doser, as tenants in common,

GrantorS...
for a valuable consideration and One Dollar (\$1.00)

the following described real estate in Marathon County
State of Wisconsin

RETURN TO

Tax Key #
This is NOE homestead property

The West Half (W $\frac{1}{2}$) of the East Half (E $\frac{1}{2}$) of the Southwest Quarter
(SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-seven (27),
Township Twenty-nine (29) North of Range Seven (7) East, containing
ten (10) acres of land, more or less, together with a greenhouse
and equipment and buildings thereon situated.

NOTE: This transaction is exempt from Wisconsin real estate transfer
fee under Sec. 77.25(8) of the Wisconsin Statutes.

FEE
\$ 77.25(8)
EXF

Except as warranties Subject to covenants, conditions, restrictions,
reservations and easements of record.

Executed at Wausau, Wisconsin on 23 December 1974.

SIGNED AND SEALED IN THE PRESENCE OF

Neil M. Conway
Neil M. Conway

Melvin A. Doser (SEAL)
Melvin A. Doser

Marien Doser (SEAL)
Marien Doser

Shirley Brooks
Shirley Brooks

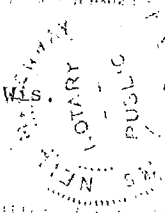
Witnesses

authentic in form

STATE OF WISCONSIN
Marathon County on 23 December 1974
Present and appearing this day the above named Melvin A. Doser and Marien Doser, his wife,

THIS INSTRUMENT WAS DRAFTED BY
Edward S. Meyer,
Attorney at Law, Wausau, Wis.

Neil M. Conway
Neil M. Conway
Marathon



permanent RECORD FOR RECORDS
DEC 24 1974

11:16 AM
ROBERT G. BERNETZKY
Register of Deeds

STATE OF WISCONSIN MARATHON 950629 COUNTY, CIRCUIT COURT IN PROBATE
VOL. 563 PAGE 870

IN THE MATTER OF THE JOINT TENANCY OF
MELVIN A. DOSER

CIRCUIT COURT
MARATHON COUNTY, WIS.
FILED
AUG 21 1991
PROBATE COURT

INFORMAL ADMINISTRATION:
STATEMENT OF TERMINATION
OF JOINT TENANCY

File No. 90 PR 242

TO THE PROBATE REGISTRAR OF MARATHON COUNTY:

Marien P. Doser, being sworn, states that:
Melvin A. Doser, whose address was
6700 Highway U, Wausau, WI 54401, died domiciled in
Marathon County, Wisconsin, on September 26, 1990, having an interest as

Joint Tenant in the following described property:
Property located at 1804 Stewart Avenue, Wausau, WI 54401, described as follows:
Lot 2 of Certified Survey Map, Volume 1, Page 202, being part of the Southwest quarter
(SW $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of Section 27, Township 29 North, Range 7 East.

FEE
#77.25 (11)
EXEMPT

State of Wisconsin
County of Marathon
This document is a full true and correct
copy of the original on file and of record in
my office and has been compared
by me
Attest: Aug 21 1991
Janet Hovley
Register in Probate

The surviving Joint Tenant is Marien P. Doser
This statement is based on Section 865.20(1)(2) of the Wisconsin Statutes.
This statement is true to the best of my knowledge, information and belief.

SWORN TO BEFORE ME THIS 16
day of August, 1991

Marien P. Doser
Personal Representative
Marien P. Doser
6700 Highway U
Wausau, WI 54401
Post Office Address

Robert D. Reid
Notary Public, Wisconsin
My Commission is Permanent.

ENVIRONMENTAL SITE ASSESSMENT REPORT

FORMER WAUSAU CLEANERS PROPERTY 1806-1808 STEWART AVENUE WAUSAU, WI 54401 BRRTS #02-10-185113

REI #2551

1.0 INTRODUCTION

1.1 Purpose of Report

REI has been retained by Mr. James Silverwood, the Responsible Party and current owner of the former Wausau Cleaners property, to prepare an Environmental Site Assessment for the former Wausau Cleaners property located in Wausau, Wisconsin. The site is located at 1806-1806 Stewart Avenue, Wausau, Wisconsin. The legal description of the property is the SW 1/4 of the SE 1/4, Section 27, Township 29 North, Range 7 East, in the City of Wausau, Marathon County, Wisconsin (Figure 1).

The former Wausau Cleaners property has been the focus of an investigation into chlorinated solvent contamination, specifically tetrachloroethylene (PCE) from that site. This report summarizes the results of previous investigations and details REI investigation activities to date.

1.2 Site History/Background Information/Previous Investigations

All historical information has been obtained from regulatory file review unless specific source information is noted. Mrs. Lisa Gutknecht of the Wisconsin Department of Natural Resources (WDNR) is the regulatory Project Manager for the site investigation. The case file can be reviewed at the Wausau Wisconsin WDNR office.

Previous land use for the 1806-1808 Stewart Avenue property included West Hill Floral and Gazdecki's greenhouse and nursery dating back to 1936. Lakewood Sporting Goods was located at the property from 1974 to 1981 and Wausau Cleaners operated a dry cleaning and laundry

facility at 1808 Stewart Avenue from 1981 to 1984. In 1984 the business was sold and operated only as a laundry facility by Camelot Cleaners. Appendix A presents the results of the City of Wausau tax records property search for the immediate area. Appendix A also contains aerial photographs with images scaled to the immediate investigation area and large enough to include the location of the Rib River, the nearest surface water receptor.

On October 12, 1984 Camelot Cleaners initiated the investigation into the PCE release at the site. The manager for Camelot Cleaners notified the WDNR that the former owner had been dumping dry cleaning waste out the back door of the business for years. In December 1984 a soil sample was collected from the site and reported a detectable concentration of PCE. However, there is no supporting information documenting the actual detectable concentration, location, or depth of the impacted soil sample.

It had been determined that during the period of ownership by Wausau Cleaners approximately 10 to 15 gallons a month of waste PCE was disposed on the subject property along with an unknown amount of waste sludge and filter residue. All wastes were dumped on the ground behind the facility in an area with no known containment or fencing.

In 1985 Twin City Testing (TCT), Wausau, Wisconsin was contracted by the Drach Law Firm, Wausau, Wisconsin to install a soil boring in the back portion of the property where it was reported that a pile of lint existed. It was determined that the lint pile could have been potentially impacted with PCE. Two soil samples were collected for laboratory analysis at depths of 8 and 13 feet below land surface. The soil boring was converted into a monitoring well (TCT MW1) and a groundwater sample was collected and analyzed. ==

Analytical results of the soil sampled returned non-detectable results for all compounds analyzed. The groundwater sample returned detectable results for PCE only. A PCE concentration of 680 µg/l was reported in the sample collected from the monitoring well. The current NR 140.10 Groundwater Quality Standard Enforcement Standard (ES) and Preventative Action Limit (PAL) for PCE are 5.0 µg/l and 0.5 µg/l respectively.

Following the discovery of the elevated PCE groundwater contamination in the monitoring well on the former Wausau Cleaners property the site was listed with the Wisconsin Department of Natural Resources (WDNR) as a potential contributing source to the known area wide PCE contamination. Numerous other sources have been listed as potential sources to the area wide contamination.

Prior to the discovery of the PCE groundwater contamination the area around the former Wausau Cleaners property was located in the Town of Stettin. The City of Wausau had already placed the investigation area on municipal sewer services but all houses and businesses in the area were supplied by private potable drinking water supply wells.

In May 1985 an extensive investigation was conducted by Foth & Van Dyke to determine the extent of groundwater contamination in the area of the former Wausau Cleaners property. The investigation included the installation and sampling of 12 monitoring wells and sampling of 149 potable water supply wells in addition to the 91 potable water supply wells previously sampled by the WDNR in 1984 and 1985. Results of the area wide investigation determined the area of greatest impact to be south of the former Wausau Cleaners location along Sherman Avenue between 17th and 19th Avenues. Figures from the Foth & Van Dyke report are presented in Appendix B.

The investigation also included the sampling and analysis of the sanitary sewer corridor adjacent to Stewart Avenue, immediately south of the former Wausau Cleaners property. Results of the sanitary sewer investigation reported significantly higher PCE related contamination in the sample collected "downstream" of the former Wausau Cleaners property when compared to the sample collected "upstream". Due to its proximity to the area of greatest impact, the former Wausau Cleaners property was listed as a probable contributor to the area wide contamination along with numerous other potential contributors. Foth & Van Dyke listed the additional potential contributors based on information present in 1984. The potential contributors as listed by Foth & Van Dyke for the chlorinated compound presence in the groundwater near the former Wausau Cleaners property are:

Wausau Cleaners - 1808 Stewart Avenue
M&J Sports – 1818 Stewart Avenue
Horak's Phillips 66 – 1706 Stewart Avenue
Bob Johnson Chevrolet – 200 S. 17th Avenue
Denny's Standard – 306 17th Avenue
Cross Roads Gas Station – 306 17th Avenue
Beckman's Standard Service Station – 1912 Stewart Avenue
Gene's Rental – 1805 Stewart Avenue
International Harvester – 1819 Stewart Avenue
Quality Machine – 1819 Stewart Avenue
Wausau Furniture – 1820 Stewart Avenue
Kurth Upholstery – 512 17th Avenue
Horak's Refrigeration and Air Conditioning – 300 17th Avenue
29 Super Market – 1711 Stewart Avenue
CTL Company – 1711 Stewart Avenue
Bowl-A-Dome – 1715 Stewart Avenue

By 1987 it was determined that 22 private water supply wells were impacted with PCE. Subsequently, approximately 500 residences and businesses were annexed by the City of Wausau and placed on municipal water.

The WDNR advanced two (2) soil borings on the subject property in 1989 (WDNR B-1, B-2). The locations of the soil samples were identified however; the analytical results were not included with the report. A WDNR internal correspondence cover page referenced the soil boring locations and stated that analysis was conducted on samples for VOC's though none were found.

On May 13, 1999 three soil borings (STS GP1 - GP3) were advanced by STS Consultants Ltd, Schofield, Wisconsin. The borings were located along the back of the former Wausau Cleaners building. Two soil samples and one groundwater sample were collected from each boring. PCE was reported in each of the soil samples and also in each groundwater sample.

Additional soil samples were collected adjacent to Stewart Avenue on March 20, 2000. American Engineering and Testing advanced soil borings (AET B-5-1 to B-5-7) in conjunction with the Stewart Avenue reconstruction project. A total of 12 soil samples were collected and analyzed for PCE. Depths of the samples range from 0.5 feet bls to 8.5 feet bls. Detectable concentrations of PCE were reported in all samples collected.

Three additional soil samples (Maxim S-1 to S-3) were collected on July 12, 2000. The samples were collected under the current roadbed of Stewart Avenue during reconstruction activities. Stewart Avenue was widened during the reconstruction and analysis confirms the presence of PCE contamination in the soil beneath the current Stewart Avenue roadbed.

It has been determined that delivery of the PCE for the dry cleaning operations conducted by Wausau Cleaners was at the front of the building facing Stewart Avenue. Releases to the environment may have occurred during delivery of the PCE or additional improper disposal activities may have resulted in the reported PCE impact between the former Wausau Cleaners building and Stewart Avenue.

Monitoring well MW6 described in this report is actually MW3 from the M&J Sports environmental investigation conducted at 1818 Stewart Avenue. The boring log, monitoring well construction form and monitoring well development form has been provided to the WDNR in the Phase II Environmental Site Assessment Report (REI, 1994). For purposes of this report MW6, the former M&J investigation monitoring well MW3, was constructed in fine to medium brown sands from the asphalt surface to 28 feet below grade. The well was constructed per NR141 requirements and was screened from 28 feet to 18 feet.

Figure 2 presents the locations of all soil and groundwater sampling points referenced in this report. The analytical results of all previous investigation mentioned in this report will be detailed in later sections of this report.

1.3 Responsible Party/Property Operator

The responsible party and property operator for this site is as listed below:

Former Wausau Cleaners

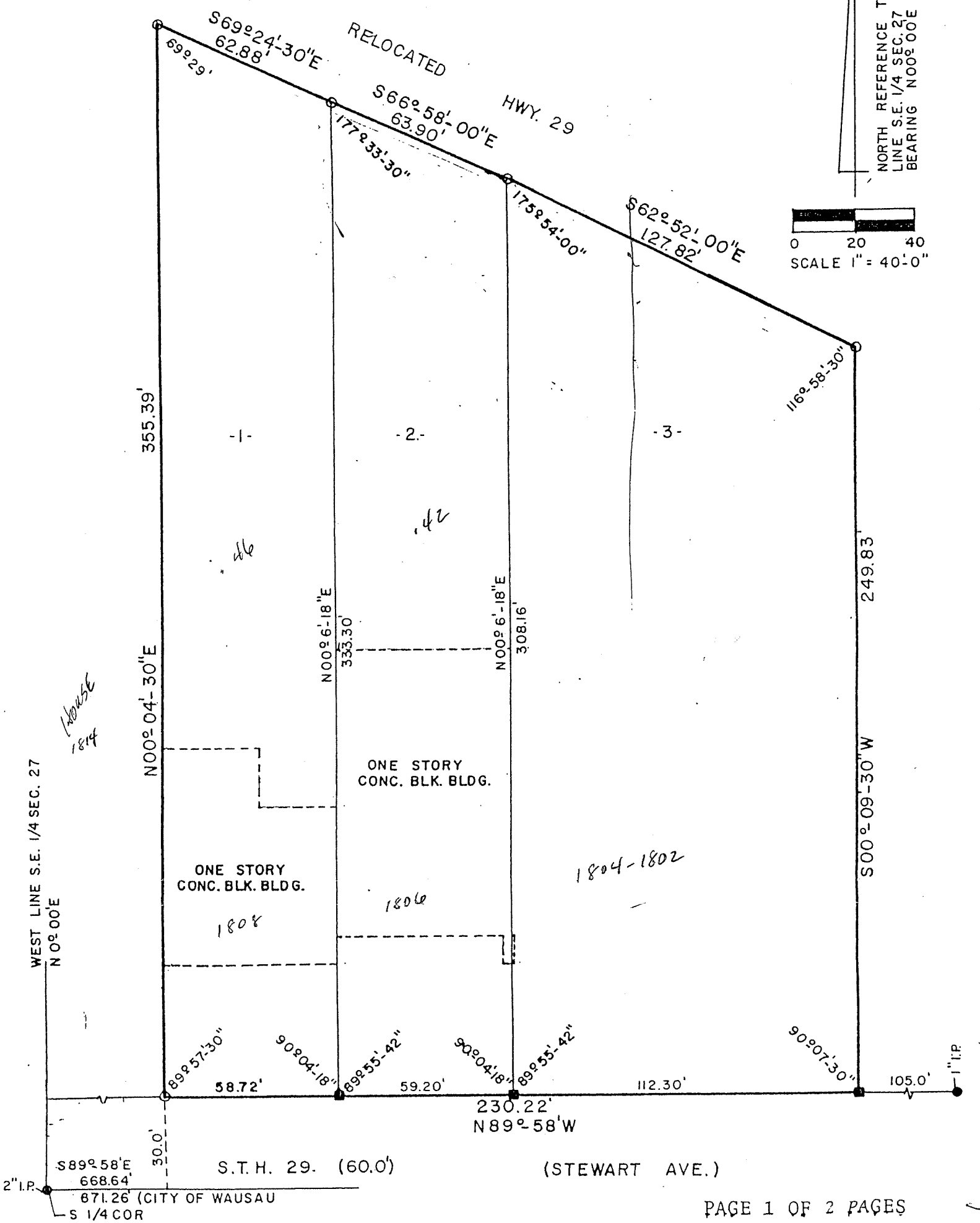
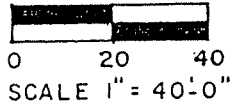
CERTIFIED SURVEY MAP

Part of the West 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 29 North, Range 7 East, Town of Stettin, Marathon County, Wisconsin.

LEGEND

- 3/4"x18" IRON BAR
- EXISTING MONUMENTS
- 1"x30" IRON PIPE WEIGH. 113 LBS./LIN.FT.

N
 NORTH REFERENCE TO THE WEST
 LINE S.E. 1/4 SEC. 27 ASSUMED
 BEARING N00°00'E



I, Edwin R. Abendroth, registered land surveyor, hereby certify:
That I have surveyed, divided and mapped part of the West 1/2 of the East 1/2 (W 1/2 of the E 1/2) of the Southwest 1/4 of the Southeast 1/4 (SW 1/4 of the SE 1/4) of Section Twenty-seven (27), Township Twenty-nine (29), Range Seven (7) East, lying north of the north right-of-way of old S. T. H. 29 and south of the south right-of-way of relocated S. T. H. 29; more particularly described as follows: Commencing at the South 1/4 corner of said Section 27; thence S89°-58'E, 668.64 feet; thence N 0°-04'-30"E, 30.0 feet to the point of beginning; thence continuing N 0°-04'-30"E, 355.39 feet; thence S69°-24'-30"E, 62.88 feet; thence S66°-58'-00"E, 63.90 feet; thence S62°-52'-00"E, 127.82 feet; thence S 0°-09'-30"W, 249.83 feet; thence N89°-58'W, 230.22 feet to the point of beginning; Town of Stettin, Marathon County, Wisconsin.

That I have made such survey, land division and plat by the direction of M. A. Doser owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Stettin, in surveying, dividing and mapping the same.

Dated this 25th day of November, 1969.

Edwin R. Abendroth
RLS No. S-798

Prepared by:
OWEN AYRES & ASSOCIATES
221 Scott Street
Wausau, Wisconsin 54401

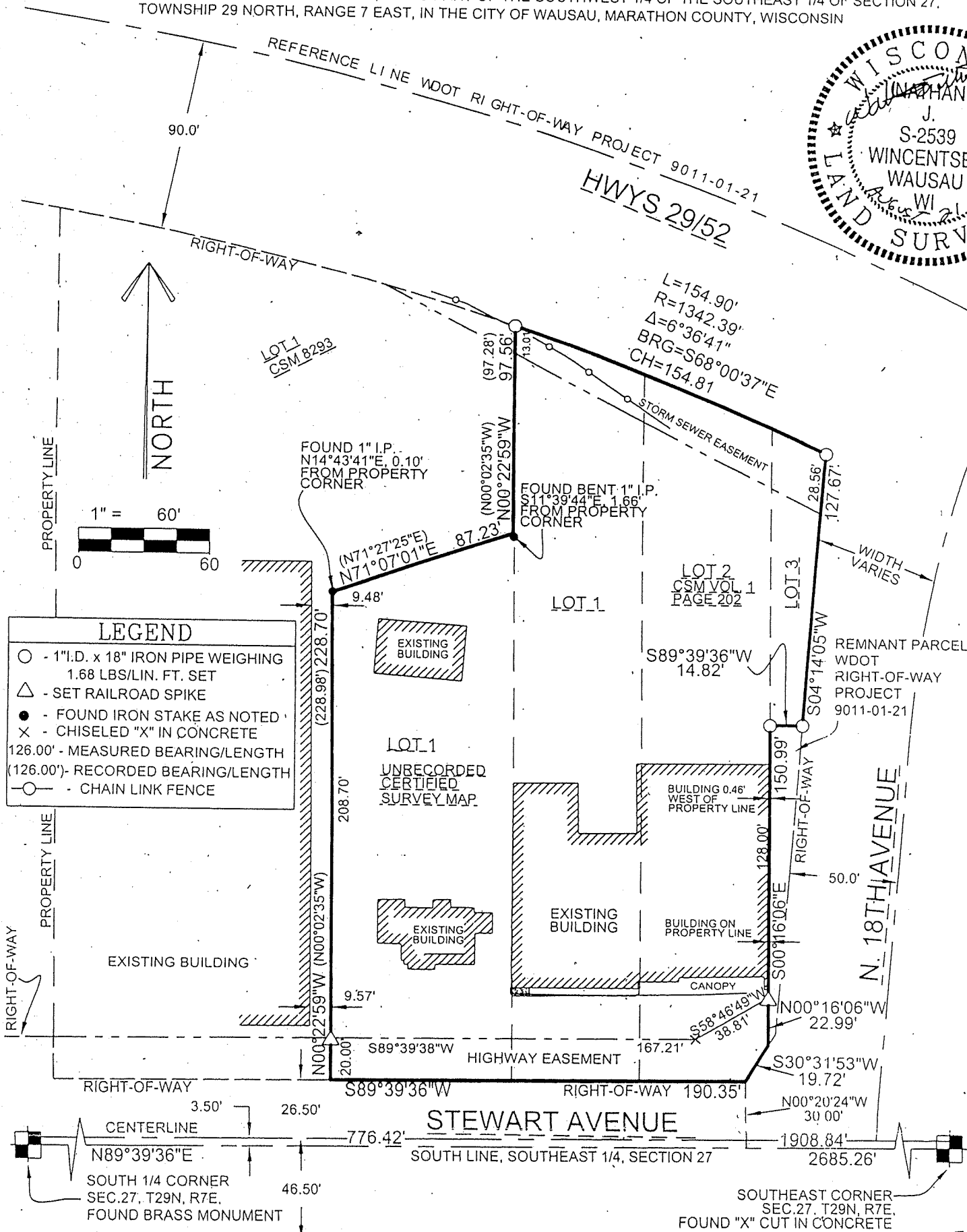
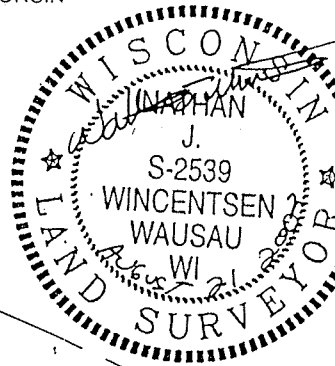
Prepared for:
M. A. DOSER
2921 Polzer Drive
Wausau, Wisconsin 54401



Vol 1, Page 202

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
MARATHON COUNTY PLAT OF SURVEY

OF LOTS 1, 2, AND PART OF LOT 3 OF MARATHON COUNTY CERTIFIED SURVEY MAP NUMBER 202, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS AN PAGE 202, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 7 EAST, IN THE CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN



SURVEYOR'S CERTIFICATE

I, Nathan J. Wincentsen, Registered Land Surveyor S-2539, do hereby certify to the best of my knowledge and belief that I have surveyed and mapped the above described parcel of land at the direction of C.A. Ghidorzi Construction, AGENT of said parcel and that said map is an accurate and correct representation of the exterior boundaries of said parcel.

Dated this 21st day of AUGUST 2002

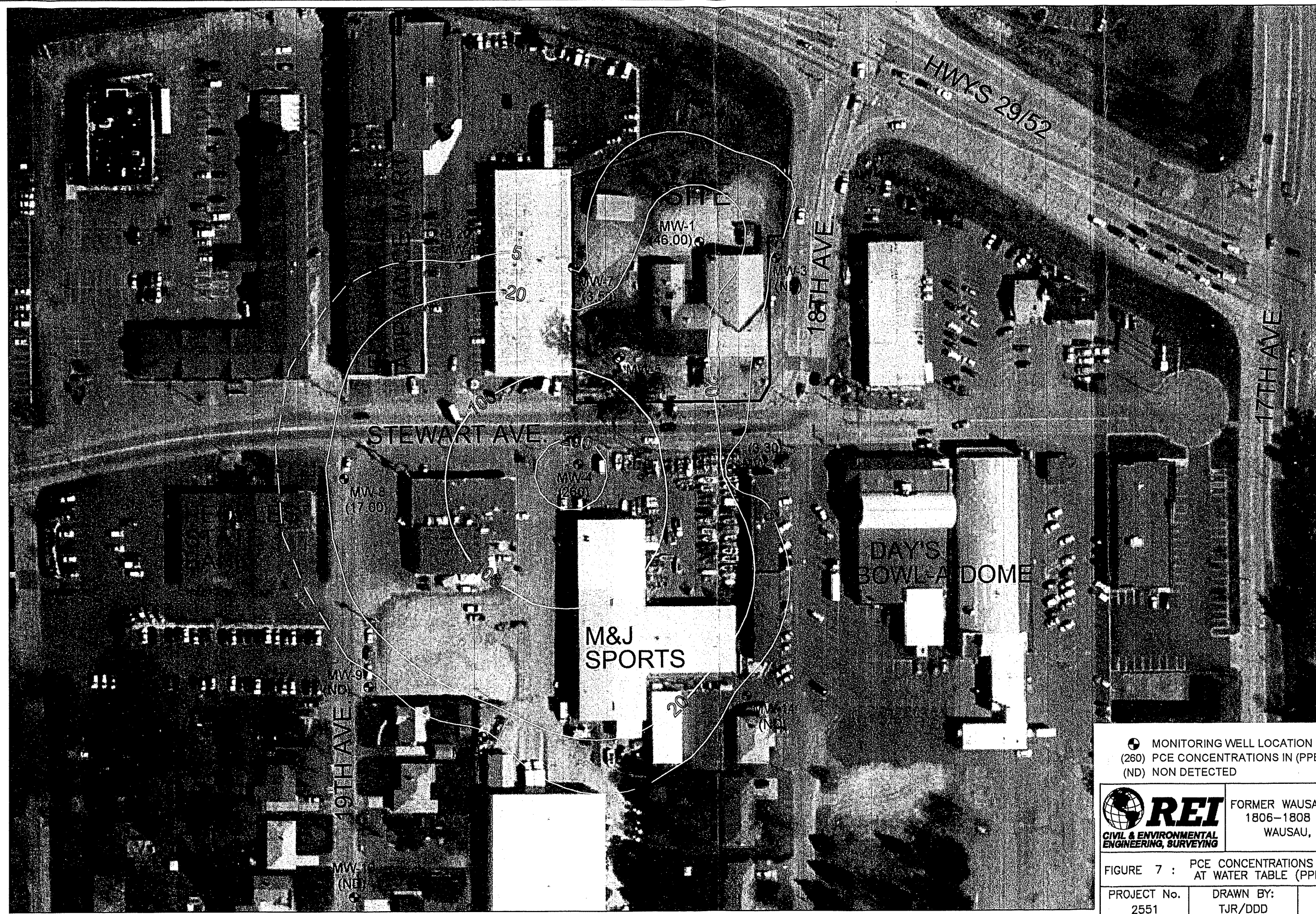
Nathan J. Wincentsen

REI

Nathan J. Wincentsen (agent)

WI R.L.S. S-2539

J:\DRAFTING\2551GHID\DWG\2551PCE_Concent.DWG



- MONITORING WELL LOCATION
- (260) PCE CONCENTRATIONS IN (PPB)
- (ND) NON DETECTED



FORMER WAUSAU DRY CLEANER
1806-1808 STEWART AVE.
WAUSAU, WISCONSIN

FIGURE 7 : PCE CONCENTRATIONS AT WATER TABLE (PPB)

PROJECT No. 2551	DRAWN BY: TJR/DDD	DATE: 8/27/03
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