

# GIS REGISTRY

## Cover Sheet

March, 2010  
(RR 5367)

### Source Property Information

BRRTS #:

02-20-546625

ACTIVITY NAME:

Georgetown Cleaners

PROPERTY ADDRESS:

192 N Main St (formerly 180 N Main St)

MUNICIPALITY:

Fond Du Lac

PARCEL ID #:

FDL-15-17-10-13-662

CLOSURE DATE: Jul 29, 2011

FID #:

420006620

DATCP #:

COMM #:

#### \*WTM COORDINATES:

X: 644932

Y: 369041

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

#### WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

### Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property" form)*

Soil Contamination > \*RCL or \*\*SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property" form)*

### Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

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

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for  
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

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

### Monitoring Wells:

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

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

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

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

BRRTS #:  PARCEL ID #:   
ACTIVITY NAME:  WTM COORDINATES: X:  Y:

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

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

**SOURCE LEGAL DOCUMENTS**

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.  
**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).  
**Figure #:**                      **Title: Fond Du Lac County Certified Survey Map #**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
**Note:** Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.  
**Figure #: 1**                      **Title: Site Location Map**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 2**                      **Title: Site Diagram**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 2**                      **Title: Soil GIS Map**

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ACTIVITY NAME: Georgetown Cleaners

**MAPS (continued)**

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

**Figure #: 4**                      **Title: Cross Section A-A'**

**Figure #: 5**                      **Title: Cross Section B-B'**

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

**Note:** This is intended to show the total area of contaminated groundwater.

**Figure #: 7**                      **Title: GIS Ground Water Map**

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

**Figure #: 9**                      **Title: Groundwater Contour Map (10/05/2011)**

**Figure #: 10**                      **Title: Piezometric Surface Map (10/05/2011)**

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

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

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

**Table #: 1**                      **Title: Soil Analytical Results**

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

**Table #: 3**                      **Title: Groundwater Analytical Results**

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

**Table #: 3**                      **Title: Groundwater Field Observations and Geochemical Indicators**

**IMPROPERLY ABANDONED MONITORING WELLS**

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

**Note:** If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

**Note:** If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

**Figure #:**                      **Title:**

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

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

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

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ACTIVITY NAME: Georgetown Cleaners

## NOTIFICATIONS

### Source Property

Not Applicable

**Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

**Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

### Off-Source Property

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

Not Applicable

**Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

**Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

**Number of "Off-Source" Letters:**

**Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.

**Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

**Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

**Number of "Governmental Unit/Right-Of-Way Owner" Letters: 1**



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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Scott Walker, Governor  
Cathy Stepp, Secretary  
Bruce Urban, Regional Air & Waste Leader

Plymouth Service Center  
1155 Pilgrim Rd  
Plymouth, Wisconsin 53073  
Phone (920) 892-8756  
Fax (920) 892-6638

July 29, 2011

Brian Cummings  
MRED CUMMINGS  
W228 N745 Westmound Dr  
Waukesha, WI 53186

Subject: Final Case Closure with Continuing Obligations  
Former Georgetown Cleaners Redevelopment Site,  
180 N. Main Street, Fond du Lac, Wisconsin  
**WDNR BRRTS #02-20-546625**

Dear Mr. Cummings:

Regarding the closure request for Former Georgetown Cleaners Redevelopment Site, the Department of Natural Resources (Department) considers this site closed and no further investigation or remediation is required at this time. This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code.

The Former Georgetown Cleaners and the adjacent former Manowske Welding are on the same Deed and are both enrolled in the Voluntary Party Liability Exemption Process (VPLE). You will receive a Certificate of Completion for the Deeded Property in a couple of weeks after all closure actions are completed.

On May 25, 2011, the NER Closure Committee reviewed the Closure Request regarding the petroleum and chlorinated solvent contamination from the Former Georgetown Cleaners. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the Department on June 1, 2011, and documentation was received on July 22, 2011, that the conditions in that letter were met.

This site was most recently used as a dry cleaner facility. Soil and groundwater has been contaminated with chlorinated solvents and petroleum. The contaminated soil on the property and in East Main Street was excavated to the extent practicable. Pavement, phytoremediation trenches, and landscaping completed the remedial action at the site. Via an April 16, 2010 memo, the Department of Health Service stated that no vapor mitigation system is needed. However as part of the new retail building construction, a vapor venting system was voluntarily installed and is being maintained by Walgreens now located on the former Manowske and former Georgetown Cleaners properties. Utility plugs were installed along East Main Street however plug maintenance is also not required as a continuing obligation, because the plugs are the responsibility of the City of Fond du Lac Public Works Department as stated in the Government Right Of Way notification letter dated March 31, 2011. Some contamination of the soil and groundwater remains, and is addressed by the conditions of closure in this letter. Petroleum contamination exists on the former Georgetown Cleaners and the former Manowske welding sites at monitoring well locations MW-7, MW-7D, MW-8, and MW-8A from an off-site source known as Mobile Gas Mart (COMM #54935346075).

The final closure decision was based on the property being used for retail stores and customer parking. This use affected the type of cleanup employed, and the type of continuing obligations required.

While the Department considers this case closed, you and future property owners must comply with the continuing obligations as explained in this letter. Please provide a copy of this letter and any attached maps and maintenance plan to anyone who purchases this property from you.

### **Continuing Obligations and GIS Registry**

The continuing obligations for this site are summarized below:

- Groundwater contamination is present above ch. NR140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier.
- Closure is based on specific exposure conditions being maintained. If changes in property use or land use are planned, the Department must be notified, and an assessment must be made of whether the closure is still protective. Additional investigation and/or remedial action may be necessary.

This site will be listed on the Remediation and Redevelopment Program's internet accessible GIS Registry, to provide notice of residual contamination and of any continuing obligations. If the property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information, impervious cover (parking lot) maintenance plan, is also on file, at the DNR's Oshkosh Service Center, 625 E County Rd Y STE 700, Oshkosh, WI 54901-9731. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry, in a PDF attachment. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

### **Prohibited Activities**

Certain activities are prohibited due to a condition of closure which requires maintenance of a barrier intended to limit or prevent contact with or exposure to contamination remaining at the site. Department notification is required before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where parking lot pavement is required as shown on the **attached map (Figure 11 Cover Maintenance)**, **unless prior written approval has been obtained from the Department:** 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure, 7) changing the use of the property so that the tenancy or occupancy of the property would be by certain land uses, such as single or multiple-family residences, a day care, senior center, hospital or for a similar sensitive population.

Upon Department approval to replace the existing barrier, the replacement barrier must be one of similar permeability, or must be protective of the revised use of the property, until contaminant levels no longer exceed the applicable standards.

### Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. You must pass on both the information about these continuing obligations and the maintenance plan to the next property owner or owners. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter including compliance with **attached maintenance plans** are met.

#### Residual Groundwater Contamination

Groundwater impacted by tetrachloroethene, trichloroethene, cis-1, 2-dichloroethene, vinyl chloride contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present both on this contaminated property and in the roadway along North Main Street, as shown on the **attached map (Figure 7 GIS GW Map)**. The City of Fond du Lac – Public Works Office has also been notified of the presence of groundwater contamination. Department approval prior to well construction or reconstruction is required for all sites with residual contamination on the GIS Registry.

#### Residual Soil Contamination

Residual soil contamination remains at the southeast corner of the parking lot and on the edge of the western side of North Main Street as indicated on the **attached map (Figure 2 Soil GIS Map)** and in the information submitted to the Department.

If soil, in the specific locations described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats. and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

#### Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement, building or other impervious cover that exists in the location shown on the **attached map (Figure 11 Cover Maintenance)** shall be maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

The **attached maintenance plan and inspection log** are to be kept up-to-date and on-site. Only upon request would it be necessary to submit the inspection log to the Department.

### **When to Notify the Department about Property Use or Conditions of Closure**

In accordance with ss. 292.12 and 292.13, Wis. Stats., you must notify the Department before making any changes to the property that affect or relate to the conditions of closure in this letter. For this case, changed conditions requiring prior notification are:

- Disturbance, construction on, change or removal in whole or part of the pavement that must be maintained over contaminated soil.
- Changes in land use or property use.

Please send written notifications in accordance with the above requirements to Plymouth Service Center, 1155 Pilgrim Rd, Plymouth, WI 53073, to the attention of Christine Lilek, Hydrogeologist.

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

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Christine Lilek at (920) 892-8756, extension 3025.

Sincerely,



Jennifer Borski, Acting Team Supervisor  
Northeast Region Remediation & Redevelopment Program

**Attachments:**

- remaining soil contamination map - Figure 2 Soil GIS Map
- remaining groundwater contamination map - Figure 7 GIS GW Map
- extent of cap map - Figure 11 Cover Maintenance
- maintenance plan
- PUB- RR 819

cc: NER Case File - Plymouth  
Andrew Mott – [Andrew.mott@aecom.com](mailto:Andrew.mott@aecom.com)  
Don Gallo – [dgallo@reinhardt.com](mailto:dgallo@reinhardt.com),  
Michelle Williams – [mwilliams@reinhardt.com](mailto:mwilliams@reinhardt.com)  
Cathy Burrow – CF/2  
Jessica Coda - RR/5



"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

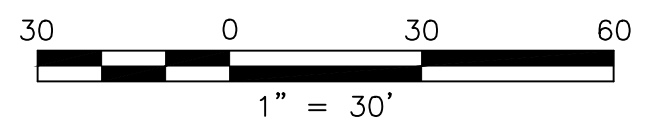
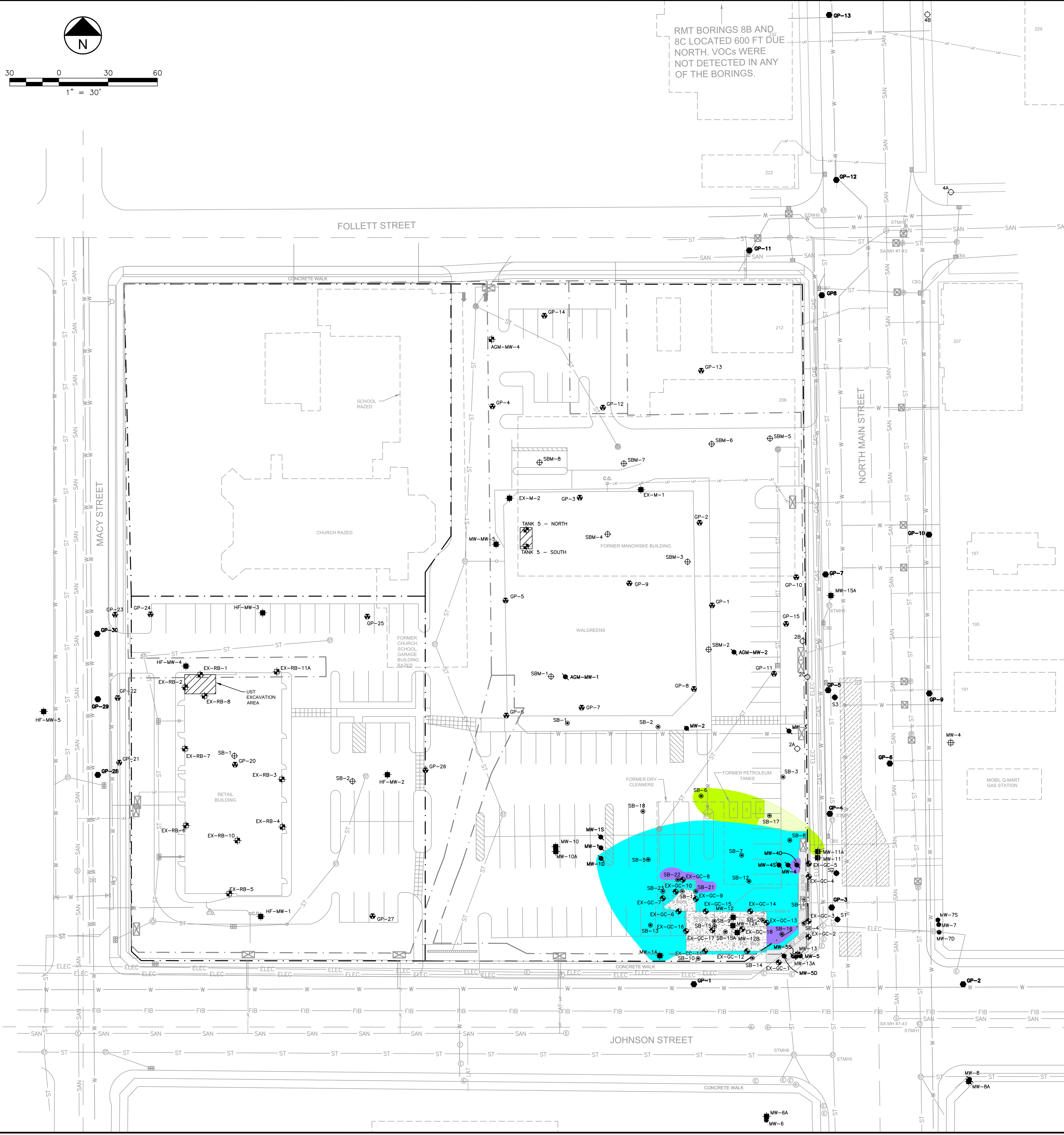
CLOSURE SAMPLE LOCATION EXCEEDANCES AT TIME OF CLOSURE			
GEORGETOWN CLEANERS 02-20-548625			
SAMPLE ID	CHLORINATED - DC	CHLORINATED - GW	PETROLEUM - GW PROTECTION
TANK-4-MIDDLE		PCE, TCE	
MW-1D		PCE	
MW-4D	PCE	Cl <sub>2</sub> , PCE, TCE	
MW-11A	PCE	Cl <sub>2</sub> , PCE, TCE	BENZENE
MW-14		PCE	
SB-7		Cl <sub>2</sub> , PCE, TCE	
SB-8		PCE	
SB-12		Cl <sub>2</sub> , PCE	
SB-16	PCE, VC	Cl <sub>2</sub> , PCE, TCE	
SB-21	PCE, TCE	Cl <sub>2</sub> , PCE, TCE	
SB-22	PCE	PCE	
SB-23		PCE	
EX-GC-6		PCE, TCE	
EX-GC-7		Cl <sub>2</sub> , PCE, TCE	
EX-GC-8		Cl <sub>2</sub> , PCE, TCE	
EX-GC-9		Cl <sub>2</sub> , PCE, TCE	
EX-GC-10		Cl <sub>2</sub> , PCE, TCE	
EX-GC-11		Cl <sub>2</sub> , PCE, TCE	
EX-GC-12		PCE	
EX-GC-13		Cl <sub>2</sub> , PCE, TCE	
EX-GC-14		Cl <sub>2</sub> , PCE, TCE	
EX-GC-15		Cl <sub>2</sub> , PCE, TCE	
EX-GC-16		PCE	
TANK-1 S			1, 3, 5-TMB & XYLENE
TANK-2 S			ASSUME NOT ANALYZED
TANK-3 S			ASSUME NOT ANALYZED
SB-6			NAPHTHALENE

- LEGEND**
- PROPERTY BOUNDARY
  - FORMER PROPERTY BOUNDARY
  - RAZED BUILDINGS
  - SERV --- EXISTING WATER SERVICE
  - GAS --- EXISTING UNDERGROUND GAS
  - ST --- EXISTING STORM SEWER
  - SAN --- EXISTING SANITARY SEWER
  - FIB --- EXISTING UNDERGROUND FIBER OPTIC LINE
  - PHYTOREMEDIATION TRENCH
  - 5' BGS --- EXTENT OF EXCAVATION AND DEPTH BELOW GROUND SURFACE
  - MW-1D ● ARCADIS MONITORING WELL
  - MW-1D ● ARCADIS ABANDONED MONITORING WELL
  - SB-2 ● ARCADIS GEORGETOWN CLEANERS SOIL BORING
  - MW-13 ● AECOM MONITORING WELL LOCATION
  - MW-11A ● AECOM PIEZOMETRIC WELL
  - GP-1 ● AECOM HYDRAULIC SOIL PROBE LOCATION
  - GP-7 ● ARCADIS GEOPROBE LOCATION
  - EX-GC-12 ● ARCADIS SOIL EXCAVATION SIDEWALL/BASE SAMPLE
  - APPROXIMATE 2009 WATER MAIN EXCAVATION LIMITS
  - SBM-1 ● ARCADIS HOLY FAMILY AND MANOWSKIE SOIL BORING
  - EX-RB-10 ● ARCADIS SOIL SAMPLE LOCATION
  - MW-4 ● QUICK MART MONITORING WELL
  - EXISTING SAN. MANHOLE
  - EXISTING STRM. MANHOLE
  - EXISTING TRAFFIC MANHOLE
  - FORMER GASOLINE UNDERGROUND STORAGE TANK
  - S1 STRAND SAMPLING LOCATIONS
  - 2A RMT SOIL BORING LOCATIONS
  - ⊗ UTILITY TRENCH PLUG
  - ⊗ RMT UTILITY TRENCH PLUG\*

\* PLUG AND EXCAVATION AREAS REFERENCED FROM RMT'S EMAIL DATED 03/17/2011.

**DIRECT CONTACT**      **BOTH**      **LUST TANK REMNANTS**      **POTENTIAL LEVELS**      **GW PROTECTION**

RMT BORINGS 8B AND 8C LOCATED 600 FT DUE NORTH. VOCs WERE NOT DETECTED IN ANY OF THE BORINGS.



L:\work\Projects\60139927\000\_CAD\001\_Drawings\Sheets\soil\_gis\_map.dwg: 6/30/2011 1:54:16 PM: KOCH, LARRY



**Issued**

Rev	Date	Description

Designed: BAL 11/30/2009  
 Drawn: REO 11/30/2009  
 Checked: AGM 2/11/2010  
 Approved:

PROJECT NUMBER  
**60139927**

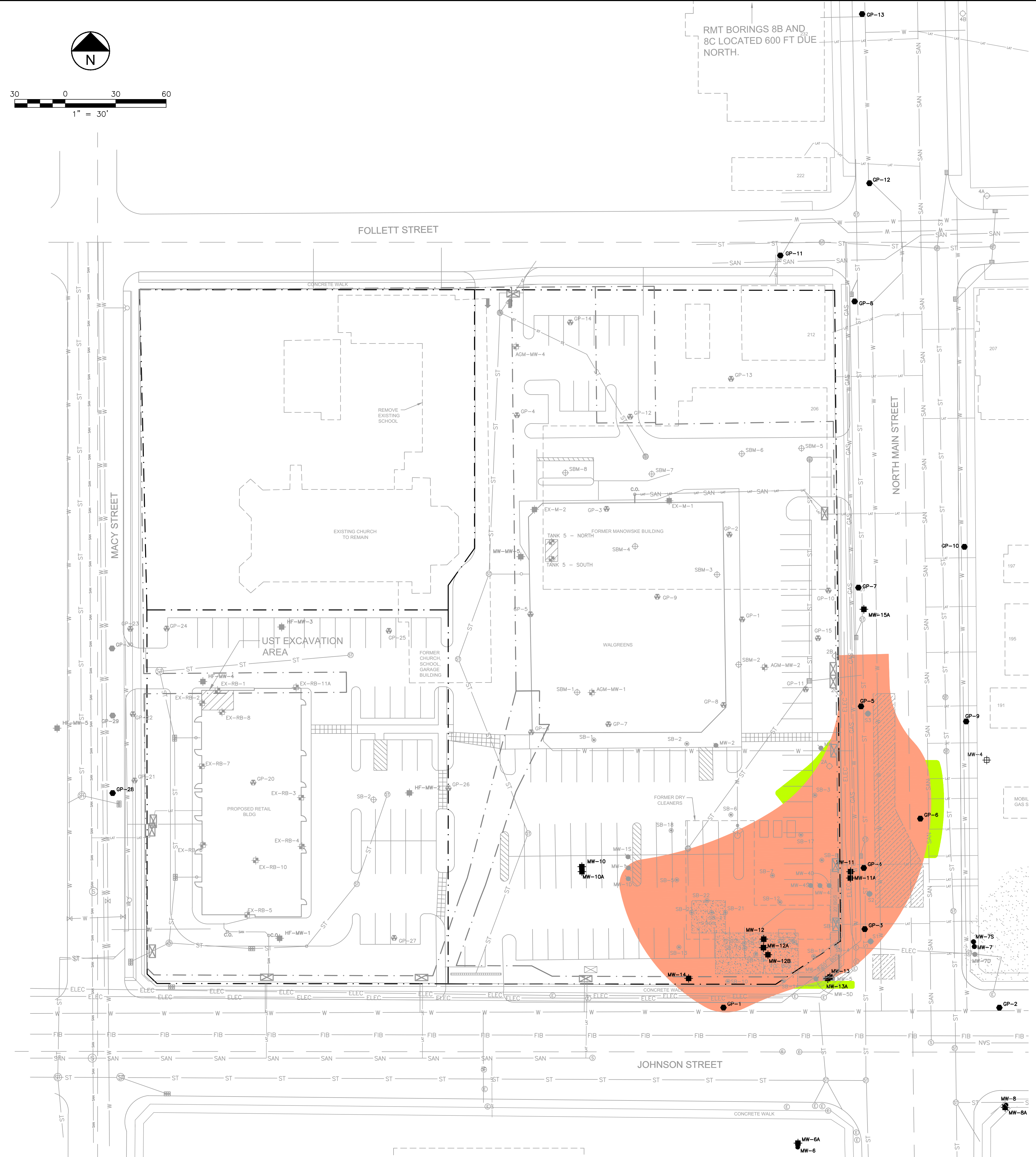
SHEET REFERENCE NUMBER

**Figure 7**

CLOSURE SAMPLE LOCATION EXCEEDANCES AT TIME OF CLOSURE		
GEORGETOWN CLEANERS 02-20-548625		
WELL	EX EXCEEDANCE	PAL EXCEEDANCE
MW-4	PCE	
MW-5	PCE	
MW-5S	PCE, TCE	
MW-11	PCE, TCE, Cis 1, 2 DICHLOROETHENE, VC	
MW-11A	PCE, TCE, Cis 1, 2 DICHLOROETHENE, VC	
MW-12	PCE, TCE, Cis 1, 2 DICHLOROETHENE, VC	
MW-12A	PCE	TCE, VC
MW-12B	VC	PCE
MW-13A	VC	Cis 1, 2 DICHLOROETHENE
MW-14	VC	
SB-3	VC	PCE, TCE
SB-13	VC	Cis 1, 2 DICHLOROETHENE
SB-20	PCE, TCE, Cis 1, 2 DICHLOROETHENE, VC	
GP-1	VC	
GP-3	PCE, TCE, Cis 1, 2 DICHLOROETHENE	
GP-4	PCE, TCE, Cis 1, 2 DICHLOROETHENE, VC	
GP-5	PCE, TCE, Cis 1, 2 DICHLOROETHENE	
GP-6	Cis 1, 2 DICHLOROETHENE, VC	TCE, VC
		* 1, 1, 2 TRICHLOROETHANE, 1, 1 DICHLOROETHENE, 1, 2 DICHLOROETHENE, Cis 1, 2 DICHLOROETHENE

**LEGEND**

- PROPERTY BOUNDARY
- FORMER PROPERTY BOUNDARY
- RAZED BUILDINGS
- SERV --- EXISTING WATER SERVICE
- GAS --- EXISTING UNDERGROUND GAS
- ST --- EXISTING STORM SEWER
- SAN --- EXISTING SANITARY SEWER
- FIB --- EXISTING UNDERGROUND FIBER OPTIC LINE
- [Hatched Box] PHYTOREMEDIATION TRENCH
- [Hatched Box] EXTENT OF EXCAVATION AND DEPTH BELOW GROUND SURFACE
- [Hatched Box] APPROXIMATE 2009 WATER MAIN EXCAVATION LIMITS
- [Orange Area] APPROXIMATE EXTENT OF ES EXCEEDANCE
- [Green Area] APPROXIMATE EXTENT OF PAL EXCEEDANCE
- S1 ● STRAND SAMPLING LOCATIONS
- 2A ○ RMT SOIL BORING LOCATION
- MW-1D ● ARCADIS MONITORING WELL
- MW-1D ○ ARCADIS ABANDONED MONITORING WELL
- SB-2 ● ARCADIS GEORGETOWN CLEANERS SOIL BORING
- MW-13 ● AECOM MONITORING WELL LOCATION
- MW-11A ● AECOM PIEZOMETRIC WELL
- GP-1 ● AECOM HYDRAULIC SOIL PROBE LOCATION
- GP-7 ● ARCADIS GEOPROBE LOCATION
- SBM-1 ● ARCADIS HOLY FAMILY AND MANOWSKIE SOIL BORING
- AGM-MW-2 ● ARCADIS SOIL SAMPLE LOCATION
- MW-4 ● QUICK MART MONITORING WELL
- EXISTING SAN. MANHOLE
- EXISTING STRM. MANHOLE
- EXISTING TRAFFIC MANHOLE
- UNDERGROUND STORAGE TANK
- ⊠ UTILITY TRENCH PLUG
- [Orange Area] ES EXCEEDANCE
- [Green Area] PAL EXCEEDANCE



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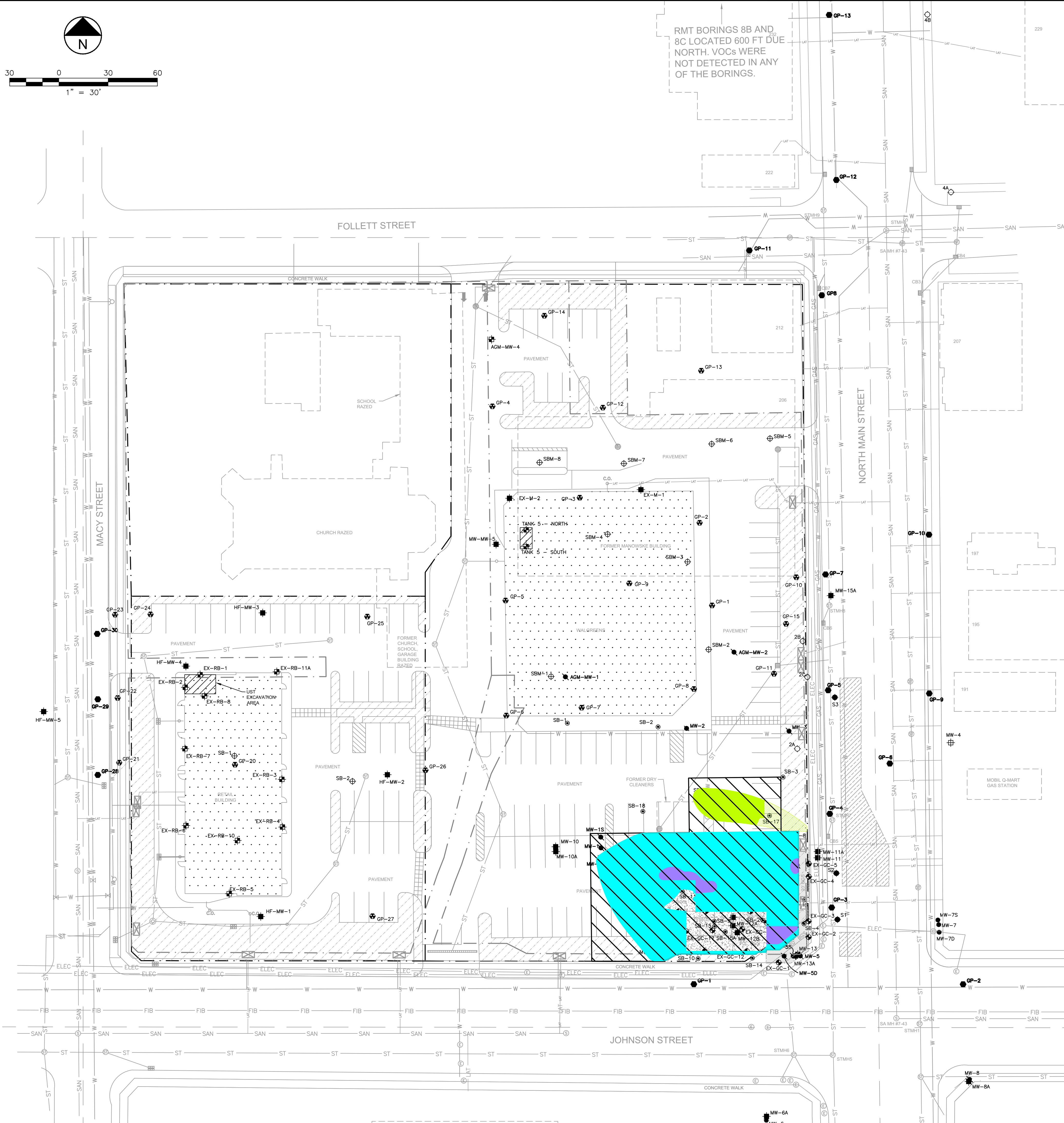


"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

CLOSURE SAMPLE LOCATION EXCEEDANCES AT TIME OF CLOSURE			
GEORGETOWN CLEANERS 02-20-546625			
SAMPLE ID	CHLORINATED - DC	CHLORINATED - GW	PETROLEUM - GW PROTECTION
TANK-4-MIDDLE		PCE, TCE	
MW-1D		PCE	
MW-4D	PCE	Cis, PCE, TCE	
MW-11A	PCE	Cis, PCE, TCE	BENZENE
MW-14		PCE	
SB-7		Cis, PCE, TCE	
SB-8		PCE	
SB-12		Cis, PCE	
SB-16	PCE, VC	Cis, PCE, TCE	
SB-21	PCE, TCE	Cis, PCE, TCE	
SB-22	PCE	PCE	
SB-23		PCE	
EX-GC-6		PCE, TCE	
EX-GC-7		Cis, PCE, TCE	
EX-GC-8		Cis, PCE, TCE	
EX-GC-9		Cis, PCE, TCE	
EX-GC-10		Cis, PCE, TCE	
EX-GC-11		Cis, PCE, TCE	
EX-GC-12		PCE	
EX-GC-13		Cis, PCE, TCE	
EX-GC-14		Cis, PCE, TCE	
EX-GC-15		Cis, PCE, TCE	
EX-GC-16		PCE	
TANK-1 S			1, 3, 5-TMB & XYLENE
TANK-2 S			ASSUME NOT ANALYZED
TANK-3 S			ASSUME NOT ANALYZED
SB-6			NAPHTHALENE

**LEGEND**

- PROPERTY BOUNDARY
- FORMER PROPERTY BOUNDARY
- RAZED BUILDINGS
- SERV --- EXISTING WATER SERVICE
- GAS --- EXISTING UNDERGROUND GAS
- ST --- EXISTING STORM SEWER
- SAN --- EXISTING SANITARY SEWER
- FIB --- EXISTING UNDERGROUND FIBER OPTIC LINE
- PHYTOREMEDIATION TRENCH
- EXTENT OF EXCAVATION AND DEPTH BELOW GROUND SURFACE
- MW-1D ● ARCADIS MONITORING WELL
- MW-1D ● ARCADIS ABANDONED MONITORING WELL
- SB-2 ● ARCADIS GEORGETOWN CLEANERS SOIL BORING
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- SBM-1 ● ARCADIS HOLY FAMILY AND MANOWSKIE SOIL BORING
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- S1 STRAND SAMPLING LOCATIONS
- 2A RMT SOIL BORING LOCATIONS
- UTILITY TRENCH PLUG
- BUILDING
- GREENSPACE (LANDSCAPE CAP)
- DIRECT CONTACT
- GW PATH RCL
- BOTH
- LUST TANK REMNANTS
- POTENTIAL LEVELS
- GW PROTECTION
- COVER MAINTANCE AREA



RMT BORINGS 8B AND 8C LOCATED 600 FT DUE NORTH. VOCs WERE NOT DETECTED IN ANY OF THE BORINGS.

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## PAVEMENT AND LANDSCAPE BARRIER MAINTENANCE PLAN

March 31, 2011

Property Located at:  
180 North Main Street  
Fond du Lac, Wisconsin 54935

WDNR BRRTS #02-20-546625

LEGAL DESCRIPTION – Attached

### Introduction

This document is the Maintenance Plan for a pavement and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code (WAC). The maintenance activities relate to the existing landscape areas and paved surfaces occupying the area over the solid waste soils on-site. The soil and groundwater are impacted by volatile organic compounds (VOCs), which are above State of Wisconsin standards. The location of the paved surfaces and landscape cap to be maintained in accordance with this Maintenance Plan, as well as the impacted soil and groundwater are identified in the attached Figure 2 and Figure 7. The attached Figure 11 depicts the cap area.

### Cover and Building Barrier Purpose

The paved surfaces and the landscape cap over the contaminated soil serve as a partial direct contact barrier to minimize future soil-to-human contact. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

### Annual Inspection

The paved surfaces and landscape cap overlying the contaminated soil and groundwater on the former Georgetown Cleaners property will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be sent to the Wisconsin Department of Natural Resources ("WDNR") at least annually after every inspection, unless otherwise directed in the case closure letter.

### Maintenance Activities

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

In the event the paved surfaces and/or the building overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the paved surfaces and/or the landscape cap, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

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

Contact Information

February 2011

Site Owner and Operator: Waltrust Properties, Inc.  
104 Wilmot  
Deerfield, IL 60015

Consultant: Andrew Mott, AECOM  
558 North Main Street, Oshkosh, Wisconsin 54901  
920-236-6722

WDNR: Christine Lilek  
1155 Pilgrim Road, Plymouth, WI 53073  
920-892-8756



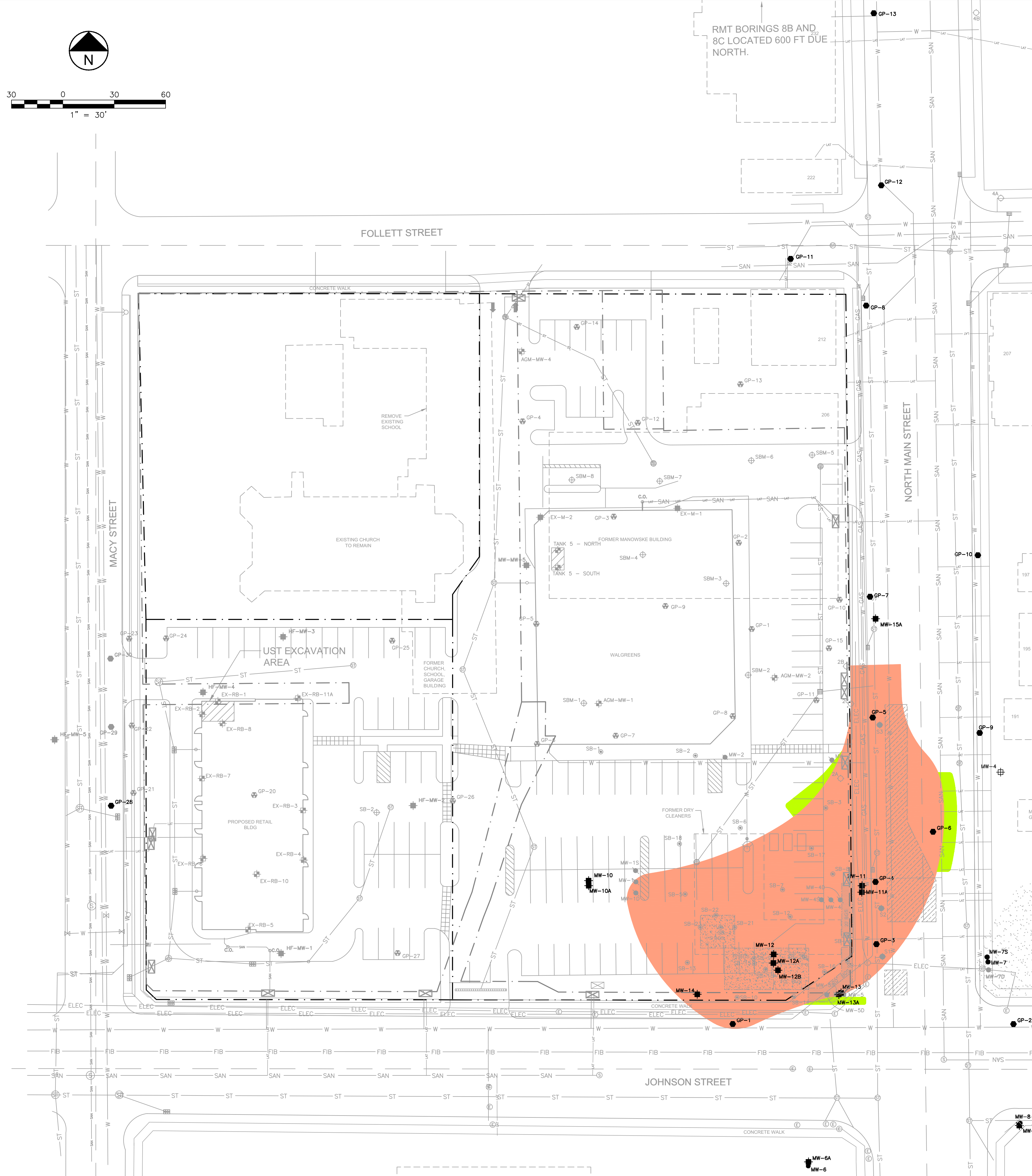




CLOSURE SAMPLE LOCATION EXCEEDANCES AT TIME OF CLOSURE		
GEORGETOWN CLEANERS 02-20-548625		
WELL	EX EXCEEDANCE	PAL EXCEEDANCE
MW-4	PCE	
MW-5	PCE	
MW-5S	PCE, TCE	
MW-11	PCE, TCE, Cis 1, 2 DICHLOROETHENE, VC	
MW-11A	PCE, TCE, Cis 1, 2 DICHLOROETHENE, VC	
MW-12	PCE, TCE, Cis 1, 2 DICHLOROETHENE, VC	
MW-12A	PCE	TCE, VC
MW-12B	VC	PCE
MW-13A	VC	Cis 1, 2 DICHLOROETHENE
MW-14	VC	
SB-3	VC	PCE, TCE
SB-13	VC	Cis 1, 2 DICHLOROETHENE
SB-20	PCE, TCE, Cis 1, 2 DICHLOROETHENE, VC	
GP-1	VC	
GP-3	PCE, TCE, Cis 1, 2 DICHLOROETHENE	
GP-4	PCE, TCE, Cis 1, 2 DICHLOROETHENE, VC	
GP-5	PCE, TCE, Cis 1, 2 DICHLOROETHENE	
GP-6	Cis 1, 2 DICHLOROETHENE, VC	TCE, VC
		* 1, 1, 2 TRICHLOROETHANE, 1, 1 DICHLOROETHENE, 1, 2 DICHLOROETHENE, Cis 1, 2 DICHLOROETHENE

**LEGEND**

- PROPERTY BOUNDARY
- - - FORMER PROPERTY BOUNDARY
- RAZED BUILDINGS
- SERV- EXISTING WATER SERVICE
- GAS- EXISTING UNDERGROUND GAS
- ST- EXISTING STORM SEWER
- SAN- EXISTING SANITARY SEWER
- FIB- EXISTING UNDERGROUND FIBER OPTIC LINE
- ▨ PHYTOREMEDIATION TRENCH
- ▨ 5' BGS EXTENT OF EXCAVATION AND DEPTH BELOW GROUND SURFACE
- ▨ APPROXIMATE 2009 WATER MAIN EXCAVATION LIMITS
- ▨ APPROXIMATE EXTENT OF ES EXCEEDANCE
- S1 ● STRAND SAMPLING LOCATIONS
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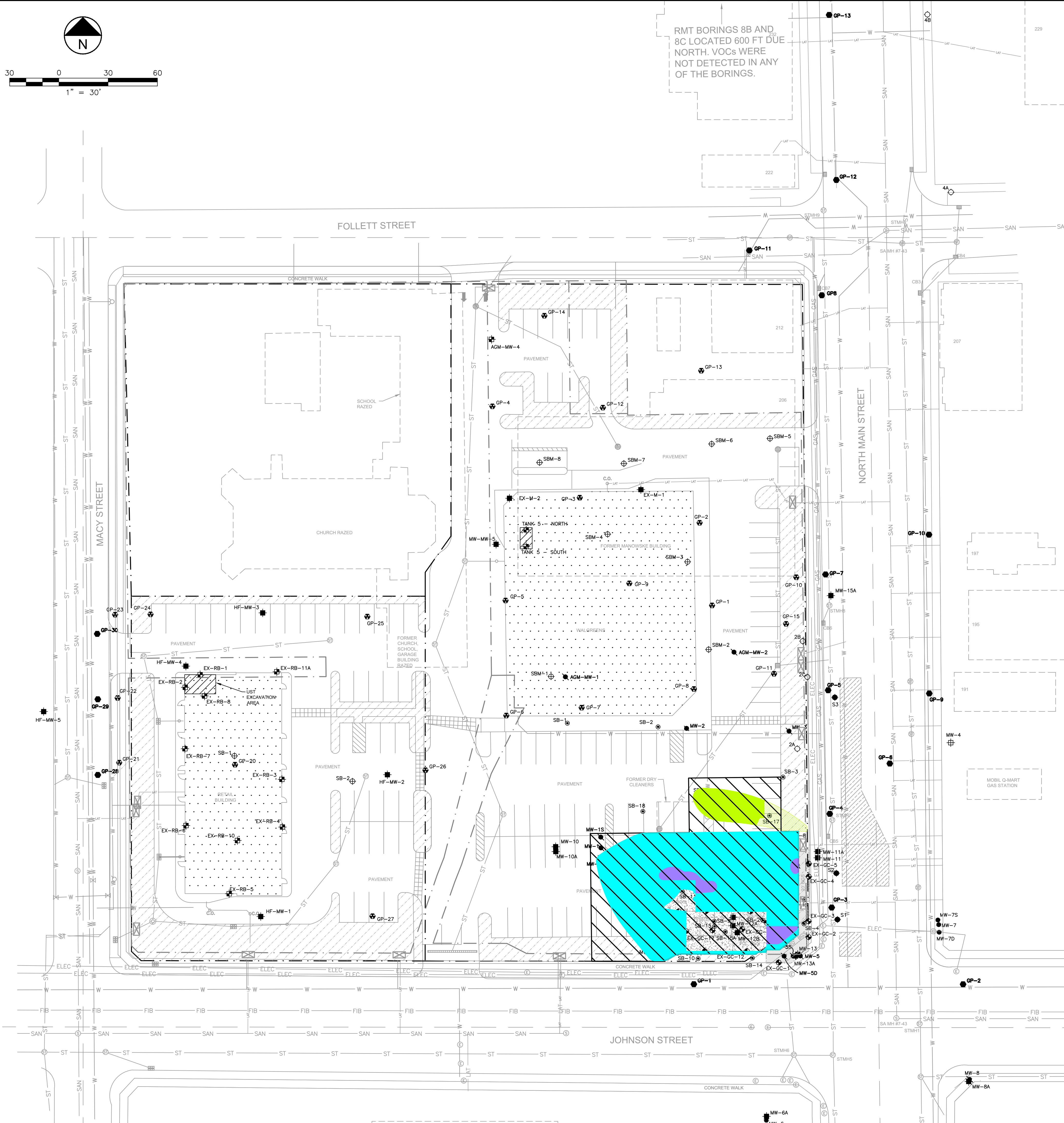


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CLOSURE SAMPLE LOCATION EXCEEDANCES AT TIME OF CLOSURE			
GEORGETOWN CLEANERS 02-20-546625			
SAMPLE ID	CHLORINATED - DC	CHLORINATED - GW	PETROLEUM - GW PROTECTION
TANK-4-MIDDLE		PCE, TCE	
MW-1D		PCE	
MW-4D	PCE	Cis, PCE, TCE	
MW-11A	PCE	Cis, PCE, TCE	BENZENE
MW-14		PCE	
SB-7		Cis, PCE, TCE	
SB-8		PCE	
SB-12		Cis, PCE	
SB-16	PCE, VC	Cis, PCE, TCE	
SB-21	PCE, TCE	Cis, PCE, TCE	
SB-22	PCE	PCE	
SB-23		PCE	
EX-GC-6		PCE, TCE	
EX-GC-7		Cis, PCE, TCE	
EX-GC-8		Cis, PCE, TCE	
EX-GC-9		Cis, PCE, TCE	
EX-GC-10		Cis, PCE, TCE	
EX-GC-11		Cis, PCE, TCE	
EX-GC-12		PCE	
EX-GC-13		Cis, PCE, TCE	
EX-GC-14		Cis, PCE, TCE	
EX-GC-15		Cis, PCE, TCE	
EX-GC-16		PCE	
TANK-1 S			1, 3, 5-TMB & XYLENE
TANK-2 S			ASSUME NOT ANALYZED
TANK-3 S			ASSUME NOT ANALYZED
SB-6			NAPHTHALENE

**LEGEND**

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- POTENTIAL LEVELS
- GW PROTECTION
- COVER MAINTANCE AREA



RMT BORINGS 8B AND 8C LOCATED 600 FT DUE NORTH. VOCs WERE NOT DETECTED IN ANY OF THE BORINGS.

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**BRRTS #:** 02-20-546625

**FID #:** 420006620

**SITE NAME:** GEORGETOWN CLEANERS

### **Associated VPLE Site**

To view the Certificate of Completion (COC) for this site click on the link below:

**BRRTS #**

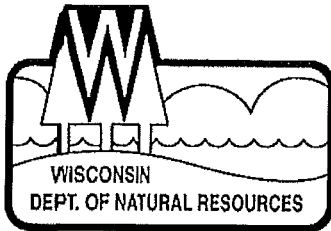
**SITE NAME**

06-20-547612

[GEORGETOWN CLEANERS \(VPLE\)](#)

06-20-547613

[MANOWSKE WELDING \(VPLE\)](#)



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor  
Cathy Stepp, Secretary  
Bruce Urban, Regional Air & Waste Leader

Plymouth Service Center  
1155 Pilgrim Rd  
Plymouth, Wisconsin 53073  
Phone (920) 892-8756  
Fax (920) 892-6638

June 1, 2011

Brian Cummings – MRED CUMMINGS  
W228 N745 Westmound Dr  
Waukesha, WI 53186

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure  
Former Georgetown Cleaners Redevelopment Site,  
180 N. Main Street, Fond du Lac, Wisconsin  
**BRRTS ERP #02-20-546625, VPLE #06-20-546625 & #06-20-547613**  
**LUST #03-20-553033**

Dear Mr. Cummings:

On May 25, 2011, the Northeast Regional Closure Committee reviewed your request for closure of the case described above. The Northeast Regional Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Northeast Regional Closure Committee has determined that the petroleum and chlorinated solvent contamination on the site from the Former Georgetown Cleaners dry cleaning solvent spills and former petroleum underground storage tanks that were located on the property appears to have been investigated and remediated to the extent practicable under site conditions.

Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

### **GIS REGISTRY MAP REVISIONS**

Soil, Groundwater, and Impervious Cover Maps should be revised to show only the remaining soil, groundwater and cover maintenance areas, with the exceedance levels displayed on the map (in table format) on pages no larger than 11" by 17" or submit the revised figures on a CD with separate PDFs . Example map revisions are enclosed with this letter. Please submit an updated CD containing any revisions to the GIS registry packet.

### **MONITORING WELL ABANDONMENT**

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

### **PURGE WATER, WASTE AND SOIL PILE REMOVAL**

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

### **FINAL CLOSURE PROCEDURES**

When the above conditions have been satisfied, please submit the appropriate documentation (for example, revised cap maintenance plan, maps, well abandonment forms, disposal receipts, GIS registry packet updates etc.) to verify that applicable conditions have been met. Your case will then be closed. The Certification of Completion (COC) can be awarded when the requirements listed below are met

### **GIS REGISTRY WEB PAGE**

Your site will be listed on the DNR's Remediation and Redevelopment GIS Registry for soils and groundwater. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

### **VLPE REQUIREMENTS FOR COC**

#### **Environmental Insurance Fee**

Because you are relying on natural attenuation to restore groundwater quality, and you want to receive a COC prior to achieving compliance with groundwater enforcement standards, you are required to pay an environmental insurance fee as required by s. 292.15(2)(ae)3m, Wis. Stats., and NR 754, Wis. Adm. Code. This insurance fee is in addition to the required VPLE application and oversight fees and is calculated on a yearly basis. The state has entered into a master insurance policy to provide security for Wisconsin when issuing a Certificate of Completion for sites relying on natural attenuation. If the site needs to be re-opened due to the failure of natural attenuation, the insurance will cover certain state cleanup and investigation costs, if those are incurred at the site. Please complete the attached VPLE Environmental Insurance Application (form 4400-224) in accordance with the instructions and submit it to our central office with the appropriate fee and all required attachments. Please do this at your earliest convenience. You may refer to Publication PUB-RR-661 (<http://dnr.wi.gov/org/aw/rr/archives/pubs/RR661.pdf>) for more information on this insurance requirement.

#### **Final Invoice**

Please note that a final Invoice for the Department VPLE review fee will be sent to you and we will need to receive the final payment prior to issuance of the COC.

Mr. Cummings, May 31, 2011  
Conditional Closure Decision, Georgetown Cleaners Redevelopment Site,  
180 N. Main Street, Fond du Lac, Wisconsin  
BRRTS # 02-20-546625, VPLE #06-20-546625 & #06-20-547613  
LUST #03-20-553033

Page: 3

### CONTINUING OBLIGATIONS AND RESPONSIBILITIES

As part of the approval of the closure of this case, you will be responsible for maintaining the following continuing obligations: impervious cover (parking lot) and inspection of the parking lot on an annual basis. The impervious cover (parking lot) maintenance plan should reference the revised GIS impervious cover map.

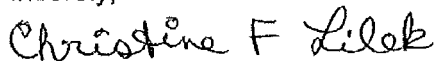
The final closure approval and the COC will state that you must conduct annual impervious cover (parking lot) inspections. Documentation of the inspection will be required to be kept on site.

We appreciate your efforts to restore the environment at this site and your involvement and completion of the VPLE process.

**Note:** The VPLE COC will include both the Georgetown Cleaners #06-20-546625 & Manoske Welding #06-20-547613 sites. In addition, all open activities connected with this project; including the conditionally closed LUST #03-20-553033 will be closed with this decision.

If you have any questions regarding this letter, please contact me at (920) 892-8756, extension 3025.

Sincerely,



Christine F Lilek  
Hydrogeologist  
Remediation & Redevelopment Program

Enclosures

Form 4400-224: Environmental Insurance Application  
GIS Map Revision Examples

- GIS Soil Map
- GIS GW Map
- GIS Impervious Cover Map

cc: NER Case File - Plymouth  
Andrew Mott – [Andrew.mott@aecom.com](mailto:Andrew.mott@aecom.com)  
Don Gallo – [dgallo@reinhardt.com](mailto:dgallo@reinhardt.com)  
Michelle Williams – [mwilliams@reinhardt.com](mailto:mwilliams@reinhardt.com)  
Cathy Burrow – CF/2  
Jessica Coda - RR/5

151M

State Bar of Wisconsin Form 6 - 2003  
**SPECIAL WARRANTY DEED**

DOC# 916830

Document Number

Document Name

Recorded  
May 16, 2008 AT 01:16PM

**THIS DEED**, made between **BRIC (Johnson/Main) Associates,  
A Wisconsin Limited Partnership**  
\_\_\_\_\_ ("Grantor," whether one or more),  
and **Waltrust Properties, Inc.**

*Patricia Kraus*

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

PATRICIA KRAUS  
REGISTER OF DEEDS  
FOND DU LAC COUNTY  
Fee Amount: \$15.00  
Transfer Fee: \$16,750.00

The legal description of the property conveyed  
hereby is set forth on Exhibit A attached hereto and  
incorporated herein by reference.

Recording Area

Name and Return Address  
Richard F. Schmidt, Esq.  
Walgreen Co.  
104 Wilmot Road, MS 1420  
Deerfield, IL 60015

FDL 15-17-10-13-662-00

Parcel Identification Number (PIN)

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

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

Dated May 14, 2008

BRIC (Johnson/Main) Associates,  
A Wisconsin Limited Partnership  
By: **BRIC (Johnson/Main), Inc.**  
Its Sole General Partner (SEAL)

(SEAL)

\*

(SEAL)

By: *[Signature]* (SEAL)  
**Brian Cummings, President**

\*

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) \_\_\_\_\_

STATE OF WISCONSIN

) ss.

authenticated on \_\_\_\_\_

WAUKESHA COUNTY

TITLE: MEMBER STATE BAR OF WISCONSIN

Personally came before me on May 14, 2008,  
the above-named **Brian Cummings**

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

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

*Thomas E. Whipp*  
\* **Thomas E. Whipp**

Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: \_\_\_\_\_)

THIS INSTRUMENT DRAFTED BY:

**Thomas E. Whipp, Esq.**

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

**SPECIAL WARRANTY DEED**

STATE BAR OF WISCONSIN

FORM No. 6-2003

\*Type name below signatures.  
c/o cks 1509 N Prospect Ave Milwaukee, WI 53202-2323  
omas Whipp

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035 www.zipform.com

Phone: (414) 224-0600

Fax: (414) 224-9359

Fond du Lac Wa

**EXHIBIT A TO SPECIAL WARRANTY DEED**

**GRANTOR:** BRIC (Johnson/Main) Associates, A Wisconsin  
Limited Partnership

**GRANTEE:** Waltrust Properties, Inc.

Legal Description

**PARCEL A:**

Lot Two (2) of CERTIFIED SURVEY MAP NO. 7110, being all of Lots Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35), Forty-eight (48), Forty-nine (49) and Fifty (50); also part of Lots Thirty (30), Thirty-one (31), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), Thirty-nine (39), Forty (40); part of North-South vacated alley lying between said Lots Thirty (30) thru Thirty-six (36) and Lots Thirty-seven (37) and Fifty (50); part of East-West vacated alley being between said Lots Thirty-seven (37) thru Forty (40) and Lots Forty-eight (48) and Fifty (50); all in Block Twenty-five (25) of the ORIGINAL PLAT OF THE CITY OF FOND DU LAC, located in the Northeast One-quarter (1/4) of the Northeast One-quarter (1/4) and in the Southeast One-quarter (1/4) of the Northeast One-quarter (1/4) in Section Ten (10), in Township Fifteen (15) North, Range Seventeen (17) East, in the City of Fond du Lac, County of Fond du Lac, State of Wisconsin, and recorded in the Office of the Register of Deeds for Fond du Lac County, Wisconsin on September 11, 2006 in Volume 51 of Certified Survey Maps at pages 15 to 15G inclusive, as Document No. 879630.

**Parcel B:**

Non-exclusive easements contained in a Reciprocal Easement Agreement with covenants, conditions and restrictions recorded on September 15, 2006 as Document No. 879907.

**EXHIBIT B TO SPECIAL WARRANTY DEED**

**GRANTOR:** BRIC (Johnson/Main) Associates, A Wisconsin Limited Partnership

**GRANTEE:** Waltrust Properties, Inc.

Exceptions to Warranties

1. The lien of general real estate taxes and special assessments for the year 2008 and thereafter.
2. Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded on September 15, 2006 as Document No. 879907.
3. Utility Easement affecting the South 7.5 feet of the premises described in Schedule A hereof as shown on the recorded plat of Certified Survey Map No. 7110.
4. Utility Easement Provision as noted on the recorded plat of Certified Survey Map No. 7110.
5. Unpaid installment on the general real estate taxes for the year 2007 in the sum of \$5,869.00, due July 31, 2008.
6. Overhead electric affecting the Northerly portion of the premises described in Schedule A hereof, as shown on an ALTA/ACSM Land Title Survey prepared by MSA Professional Services under a recorded plat of May 24, 2007, as Project No. 2350502.





PROFESSIONAL SERVICES

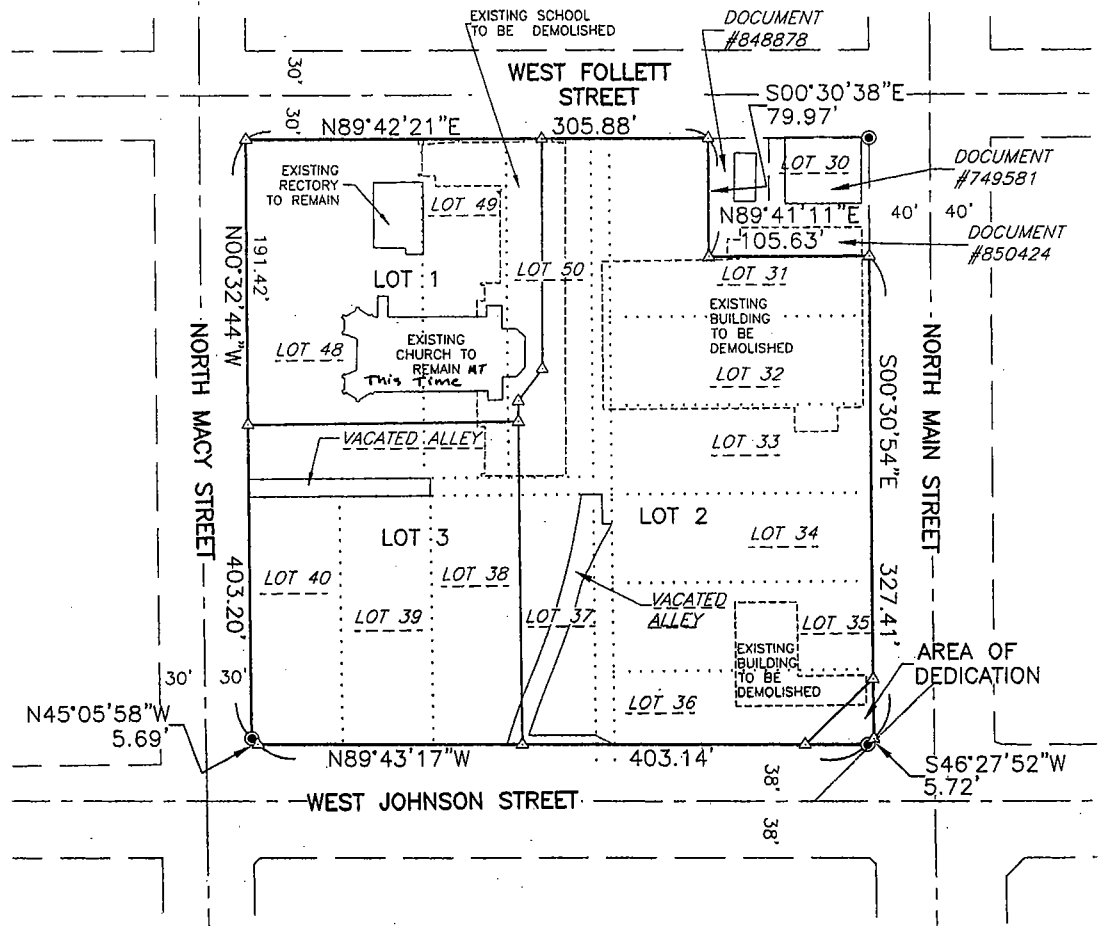
TRANSPORTATION • MUNICIPAL  
DEVELOPMENT • ENVIRONMENTAL

201 Corporate Drive Beaver Dam, WI 53916  
920-887-4242 1-800-552-6330 Fax: 920-887-4250  
© MSA PROFESSIONAL SERVICES

PROJECT #	2350502
DRAWN BY:	Anne Cook/Ali Buderer
CHECKED BY:	Michael J. Laue
FILE #	2350502\cadd\survey\8urvey\csm1.dwg
SHEET #	2 of 8

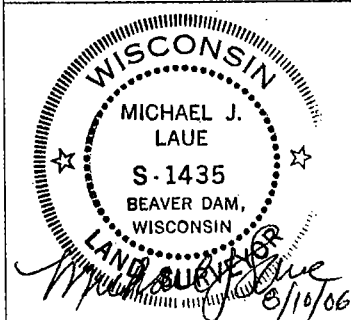
FOND DU LAC COUNTY CERTIFIED SURVEY MAP #

ALL OF LOTS 32, 33, 34, 35, 48, 49 AND 50; ALSO PART OF LOTS 30, 31, 36, 37, 38, 39, 40; PART OF NORTH-SOUTH VACATED ALLEY LYING BETWEEN SAID LOTS 30-36 AND LOT 37 AND 50; PART OF EAST-WEST VACATED ALLEY LYING BETWEEN SAID LOTS 37-40 AND LOTS 48-50; ALL IN BLOCK 25 OF THE ORIGINAL PLAT OF THE CITY OF FOND DU LAC; LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 10, TOWN 15 NORTH, RANGE 17 EAST, CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP: 7110 VOLUME: 51 PAGE: 15A

\*SURVEYOR'S SEAL\*



LEGEND

- FOUND CROSS NOTCH MONUMENTS
- △ SET 3/4" X 18" SOLID ROD - 1.50 LBS. /L.F.

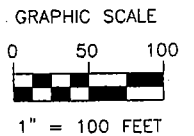



FIGURE 1

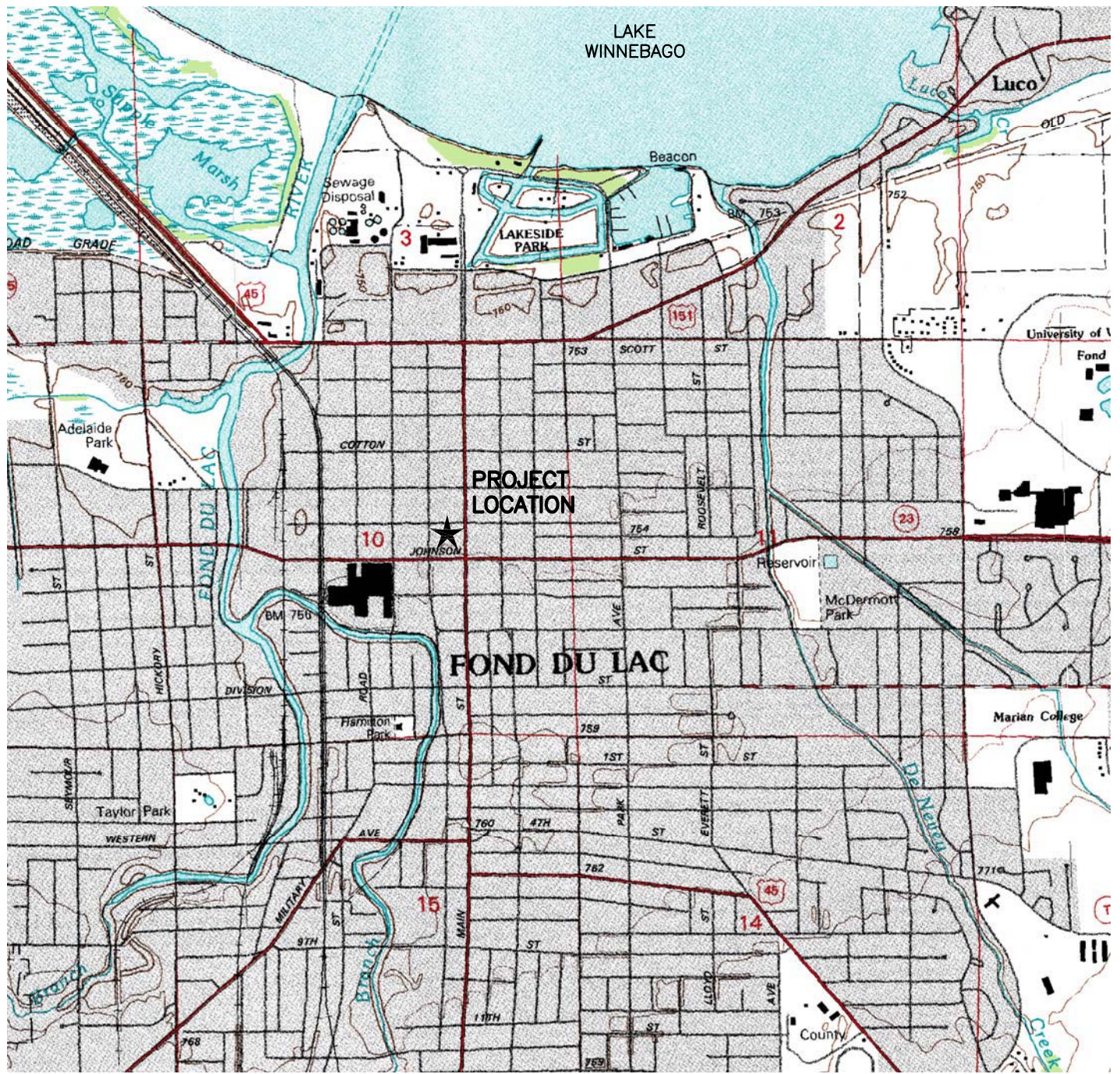
I, Brian Cummings, <sup>(signed)</sup>  believe the legal description below accurately describes correct location of the former Georgetown Cleaners property (180 North Main Street, Fond du Lac, Wisconsin).

PARCEL A

Lot 2 of Certified Survey Map No. 7100, being a part of Lots Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), Thirty-nine (39), forty (40); part of North-South vacated alley lying between said Lots Thirty (30) to Thirty-six (36) and Lots Thirty-seven to Forty (40) and Lots Forty-eight (48) to Fifty (50); all in Block Twenty-five (25) of the Original Plat of the City of Fond du Lac; located in the Northeast One-quarter (1/4) of the Northeast One-quarter (1/4), and in the Southeast One-quarter (1/4) of the Northeast One-quarter (1/4), Section Ten (10), in Township Fifteen (15) North, Range Seventeen (17) East, in the City of Fond du Lac, County of Fond du Lac, State of Wisconsin, recorded in the Office of the Register of Deeds for Fond du Lac County on September 11, 2006 in Volume 51 of Certified Survey Maps on Pages 15 to 15g inclusive, as Document No. 879630.

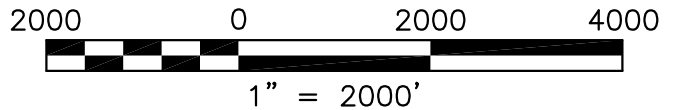


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SOURCE:

UNITED STATES DEPARTMENT OF THE INTERIOR GEOLOGICAL SURVEY FOND DU LAC QUADRANGLE, 7.5 MINUTE SERIES (TOPOGRAPHIC)



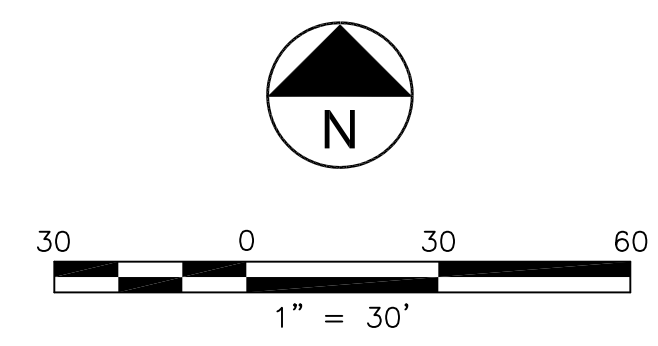
558 North Main Street  
 Oshkosh, WI 54901  
 920.235.0270  
 www.aecom.com  
 Copyright © 2010, By AECOM

**SITE LOCATION MAP**  
**FORMER GEORGETOWN CLEANERS**  
**180 NORTH MAIN STREET**  
**FOND DU LAC, WISCONSIN**

Drawn :	REO 6/21/2010
Checked:	AGM 6/21/2010
Approved:	BWC 6/21/2010
PROJECT NUMBER	60139928
FIGURE NUMBER	1

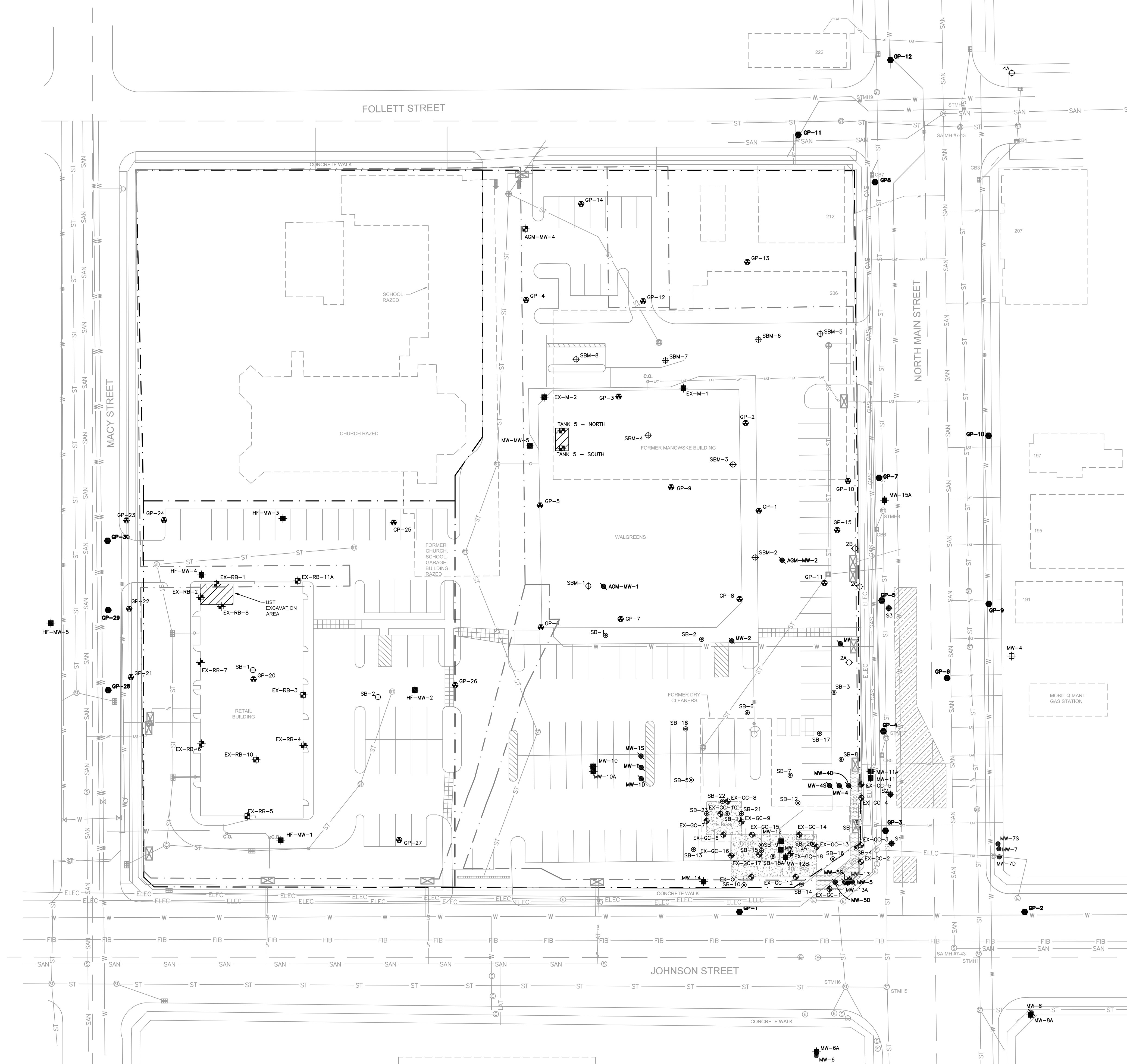


**SITE DIAGRAM**  
**GEORGETOWN CLEANERS**  
**180 NORTH MAIN STREET**  
**FOND DU LAC, WISCONSIN**



RMT BORINGS 8B AND 8C LOCATED 600 FT DUE NORTH. VOCs WERE NOT DETECTED IN ANY OF THE BORINGS.

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."



**EXISTING STORM SEWER MANHOLE INFORMATION TABLE (NORTH MAIN STREET)**

STRUCTURE NUMBER	RIM ELEV.	PIPE INFORMATION	INVERT ELEVATION
STMH1	750.76	8" S	750.76
		10" CLAY S	749.63
		10" CLAY N	749.53
STMH2	754.11	8" CONC. S	749.84
		8" CLAY E	750.21
		10" CLAY S/N	749.01
STMH3	753.58	8" SE	749.78
		10" CLAY S/N	748.95
STMH4		8" SE	748.84
		10" CLAY NE	748.72
		10" CONC NE	758.79
STMH5	754.86	12" W	750.26
		10" S/N	749.43
STMH6	754.68	12" SE	750.58
		12" E/W	750.17
STMH6	754.68	12" SE	750.58
		12" E/W	750.17
STMH7	754.46	12" CONC. SW	750.66
		10" CLAY S/N	749.23
STMH8	753.64	8" CONC. SW	749.99
		10" CLAY S/N	749.04
STMH9	752.60	8" PVC SE	748.92
		10" PVC N	748.49

**EXISTING STORM SEWER CATCH BASIN INFORMATION TABLE (NORTH MAIN STREET)**

STRUCTURE NUMBER	RIM ELEV.	PIPE INFORMATION	INVERT ELEVATION
CB1	753.73	6" PVC E	750.43
CB2	753.12	8" CONC. N	749.93
		8" CONC. W	749.82
CB3	752.04	8" CONC. W	748.84
CB4	751.74	8" CONC. SW/NW	749.04
CB5	754.24	8" CONC. NE	750.84
CB6	753.49	8" CONC. N	750.29
CB7	752.19	10" PVC NE	749.89

**EXISTING SANITARY SEWER MANHOLE INFORMATION TABLE (NORTH MAIN STREET)**

STRUCTURE NUMBER	RIM ELEV.	PIPE INFORMATION
SA MH #7-49	755.25	8" STUB E IN 745.19 (1' @0.33%)
SA MH #7-43	752.93	8" E ON 745.38
		8" SW IN 745.33
		10" S/N IN/OUT 743.76

- LEGEND**
- PROPERTY BOUNDARY
  - FORMER PROPERTY BOUNDARY
  - RAZED BUILDINGS
  - SERV --- EXISTING WATER SERVICE
  - GAS --- EXISTING UNDERGROUND GAS
  - ST --- EXISTING STORM SEWER
  - SAN --- EXISTING SANITARY SEWER
  - FIB --- EXISTING UNDERGROUND FIBER OPTIC LINE
  - PHYTOREMEDIATION TRENCH
  - 5' BGS --- EXTENT OF EXCAVATION AND DEPTH BELOW GROUND SURFACE
  - MW-1D ● ARCADIS MONITORING WELL
  - MW-1D ○ ARCADIS ABANDONED MONITORING WELL
  - SB-2 ○ ARCADIS GEORGETOWN CLEANERS SOIL BORING
  - MW-13 ■ AECOM MONITORING WELL LOCATION
  - MW-11A ■ AECOM PIEZOMETRIC WELL
  - GP-1 ● AECOM HYDRAULIC SOIL PROBE LOCATION
  - GP-7 ○ ARCADIS GEOPROBE LOCATION
  - EX-CC-12 ○ ARCADIS SOIL EXCAVATION SIDEWALL/BASE SAMPLE
  - APPROXIMATE 2009 WATER MAIN EXCAVATION LIMITS
  - SBM-1 ⊕ ARCADIS HOLY FAMILY AND MANOWSKIE SOIL BORING
  - EX-RB-10 ⊕ ARCADIS SOIL SAMPLE LOCATION
  - MW-4 ⊕ QUICK MART MONITORING WELL
  - ⊕ EXISTING SAN. MANHOLE
  - ⊕ EXISTING STRM. MANHOLE
  - ⊕ EXISTING TRAFFIC MANHOLE
  - FORMER GASOLINE UNDERGROUND STORAGE TANK
  - S1 STRAND SAMPLING LOCATIONS
  - 2A RMT SOIL BORING LOCATIONS
  - ⊗ UTILITY TRENCH PLUG

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**Issued**

Rev	Date	Description

Designed: BAL 12/22/2008  
 Drawn: REO 12/22/2008  
 Checked: AGM 12/22/2008  
 Approved:

PROJECT NUMBER  
**60139927**  
 SHEET REFERENCE NUMBER

**Figure 2**



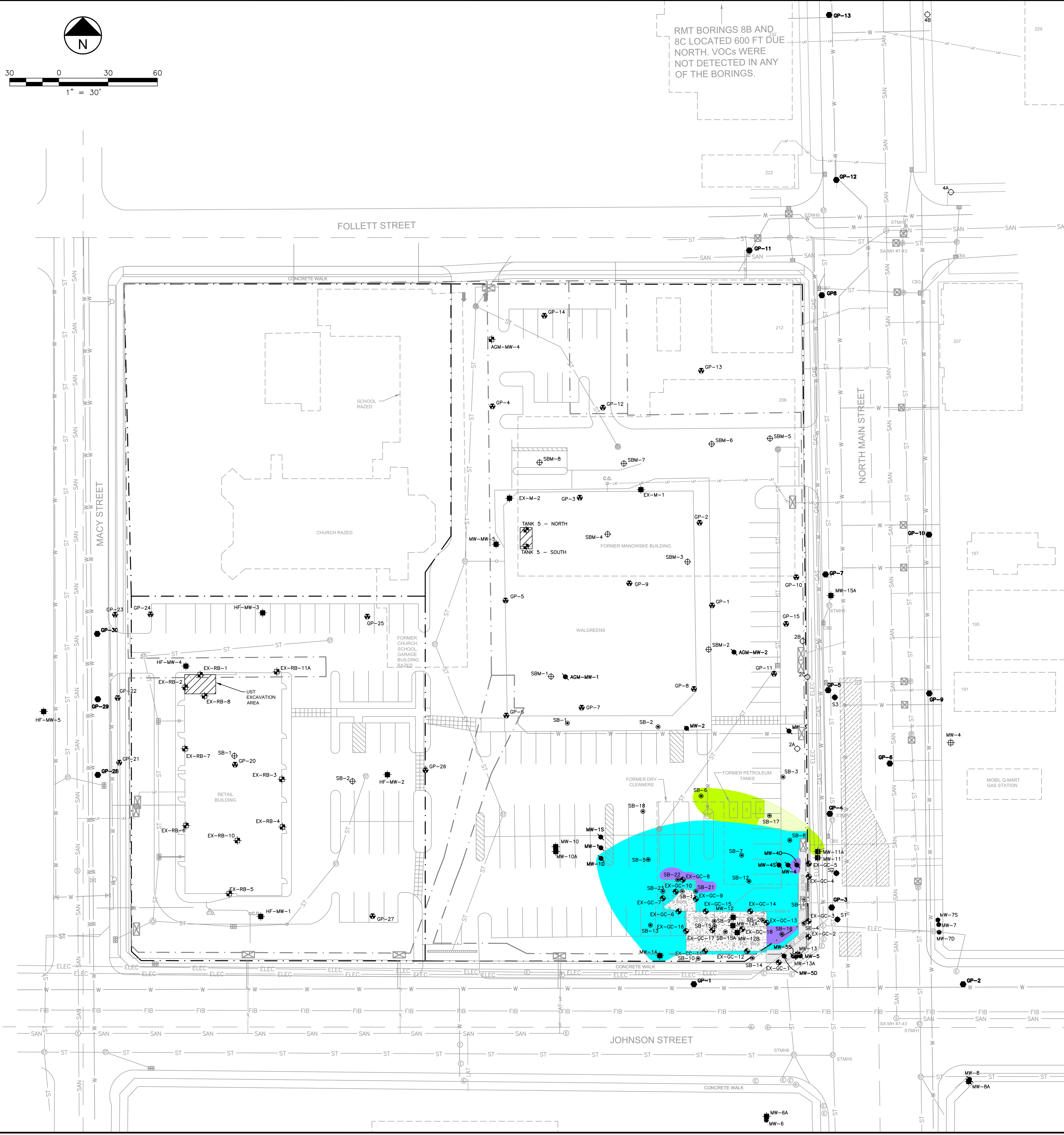
"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

CLOSURE SAMPLE LOCATION EXCEEDANCES AT TIME OF CLOSURE			
GEORGETOWN CLEANERS 02-20-548625			
SAMPLE ID	CHLORINATED - DC	CHLORINATED - GW	PETROLEUM - GW PROTECTION
TANK-4-MIDDLE		PCE, TCE	
MW-1D		PCE	
MW-4D	PCE	C8, PCE, TCE	
MW-11A	PCE	C8, PCE, TCE	BENZENE
MW-14		PCE	
SB-7		C8, PCE, TCE	
SB-8		PCE	
SB-12		C8, PCE	
SB-16	PCE, VC	C8, PCE, TCE	
SB-21	PCE, TCE	C8, PCE, TCE	
SB-22	PCE	PCE	
SB-23		PCE	
EX-GC-6		PCE, TCE	
EX-GC-7		C8, PCE, TCE	
EX-GC-8		C8, PCE, TCE	
EX-GC-9		C8, PCE, TCE	
EX-GC-10		C8, PCE, TCE	
EX-GC-11		C8, PCE, TCE	
EX-GC-12		PCE	
EX-GC-13		C8, PCE, TCE	
EX-GC-14		C8, PCE, TCE	
EX-GC-15		C8, PCE, TCE	
EX-GC-16		PCE	
TANK-1 S			1, 3, 5-TMB & XYLENE
TANK-2 S			ASSUME NOT ANALYZED
TANK-3 S			ASSUME NOT ANALYZED
SB-6			NAPHTHALENE

- LEGEND**
- PROPERTY BOUNDARY
  - FORMER PROPERTY BOUNDARY
  - RAZED BUILDINGS
  - SERV EXISTING WATER SERVICE
  - GAS EXISTING UNDERGROUND GAS
  - ST EXISTING STORM SEWER
  - SAN EXISTING SANITARY SEWER
  - FIB EXISTING UNDERGROUND FIBER OPTIC LINE
  - PHYTOREMEDIATION TRENCH
  - 5' BGS EXTENT OF EXCAVATION AND DEPTH BELOW GROUND SURFACE
  - MW-1D ARCADIS MONITORING WELL
  - MW-1D ARCADIS ABANDONED MONITORING WELL
  - SB-2 ARCADIS GEORGETOWN CLEANERS SOIL BORING
  - MW-13 AECOM MONITORING WELL LOCATION
  - MW-11A AECOM PIEZOMETRIC WELL
  - GP-1 AECOM HYDRAULIC SOIL PROBE LOCATION
  - GP-7 ARCADIS GEOPROBE LOCATION
  - EX-GC-12 ARCADIS SOIL EXCAVATION SIDEWALL/BASE SAMPLE
  - APPROXIMATE 2009 WATER MAIN EXCAVATION LIMITS
  - SBM-1 ARCADIS HOLY FAMILY AND MANOWSKA SOIL BORING
  - EX-RB-10 ARCADIS SOIL SAMPLE LOCATION
  - MW-4 QUICK MART MONITORING WELL
  - S EXISTING SAN. MANHOLE
  - ST EXISTING STRM. MANHOLE
  - E EXISTING TRAFFIC MANHOLE
  - FORMER GASOLINE UNDERGROUND STORAGE TANK
  - S1 STRAND SAMPLING LOCATIONS
  - 2A RMT SOIL BORING LOCATIONS
  - UTILITY TRENCH PLUG
  - RMT UTILITY TRENCH PLUG\*

\* PLUG AND EXCAVATION AREAS REFERENCED FROM RMT'S EMAIL DATED 03/17/2011.

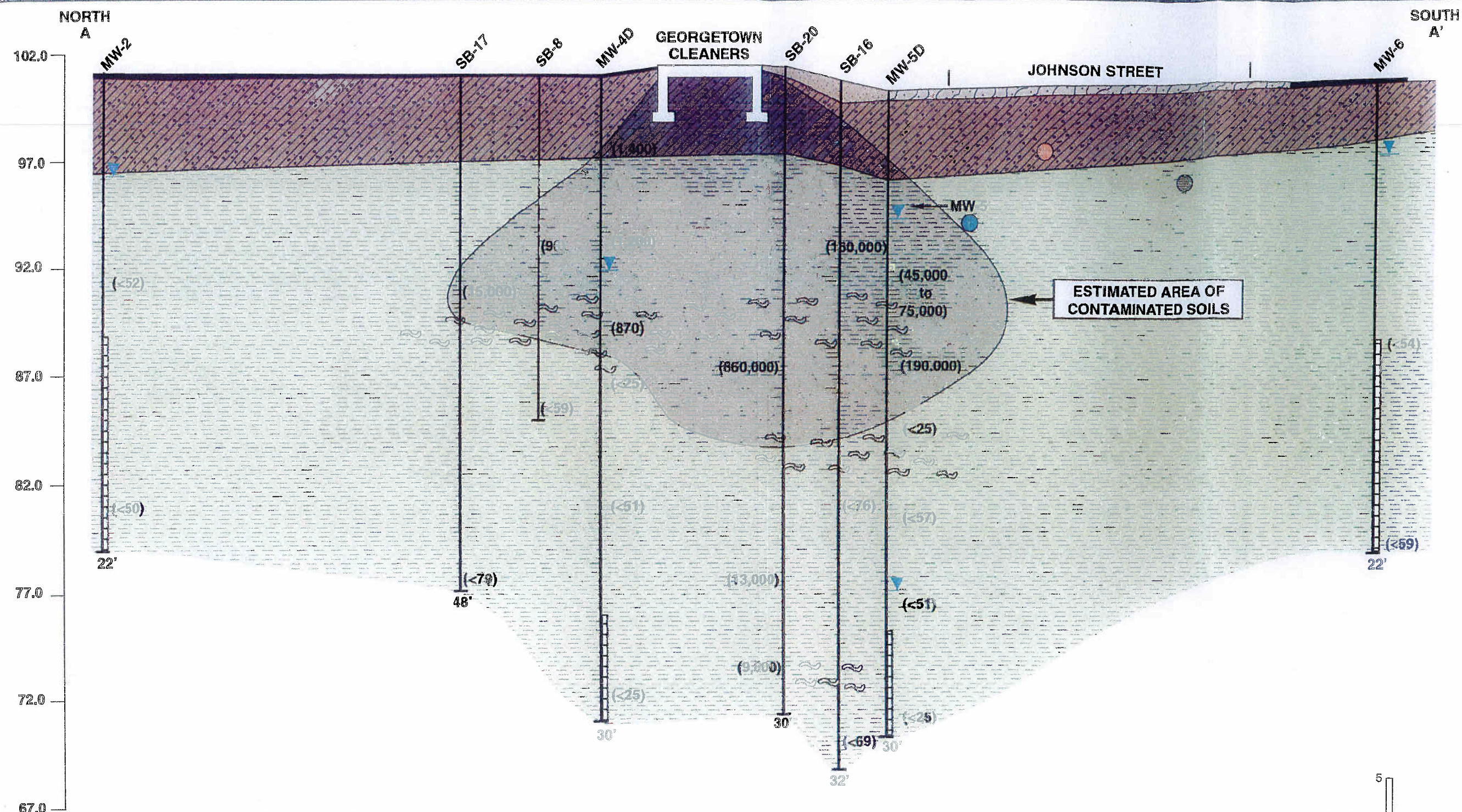
DIRECT CONTACT	BOTH	LUST TANK REMNANTS	GW PROTECTION
GW PATH RCL		POTENTIAL LEVELS	



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 APPROVED:  
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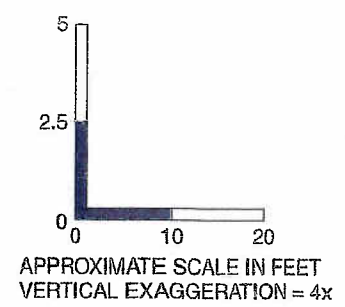
**LEGEND**

	TOPSOIL
	ASPHALT
	CONCRETE

	FILL - light brown to dark brown sandy gravel or clayey silt, black staining, loose to tarry, limited demolition debris observed, moist.
	SILTY CLAY - dark brown, yellowish or red brown, silty clay with trace sand and fine gravel (predominantly clay), cohesive, plastic, hard with depth, moist to wet.
	GRAY SILT VARVES (1 to 2 millimeters thick)

- FIBER OPTIC
- STORM SEWER
- WATER LINE
- POTENTIOMETRIC SURFACE (July 18, 2006)
- WELL/BORING LOCATION SCREENED INTERVAL

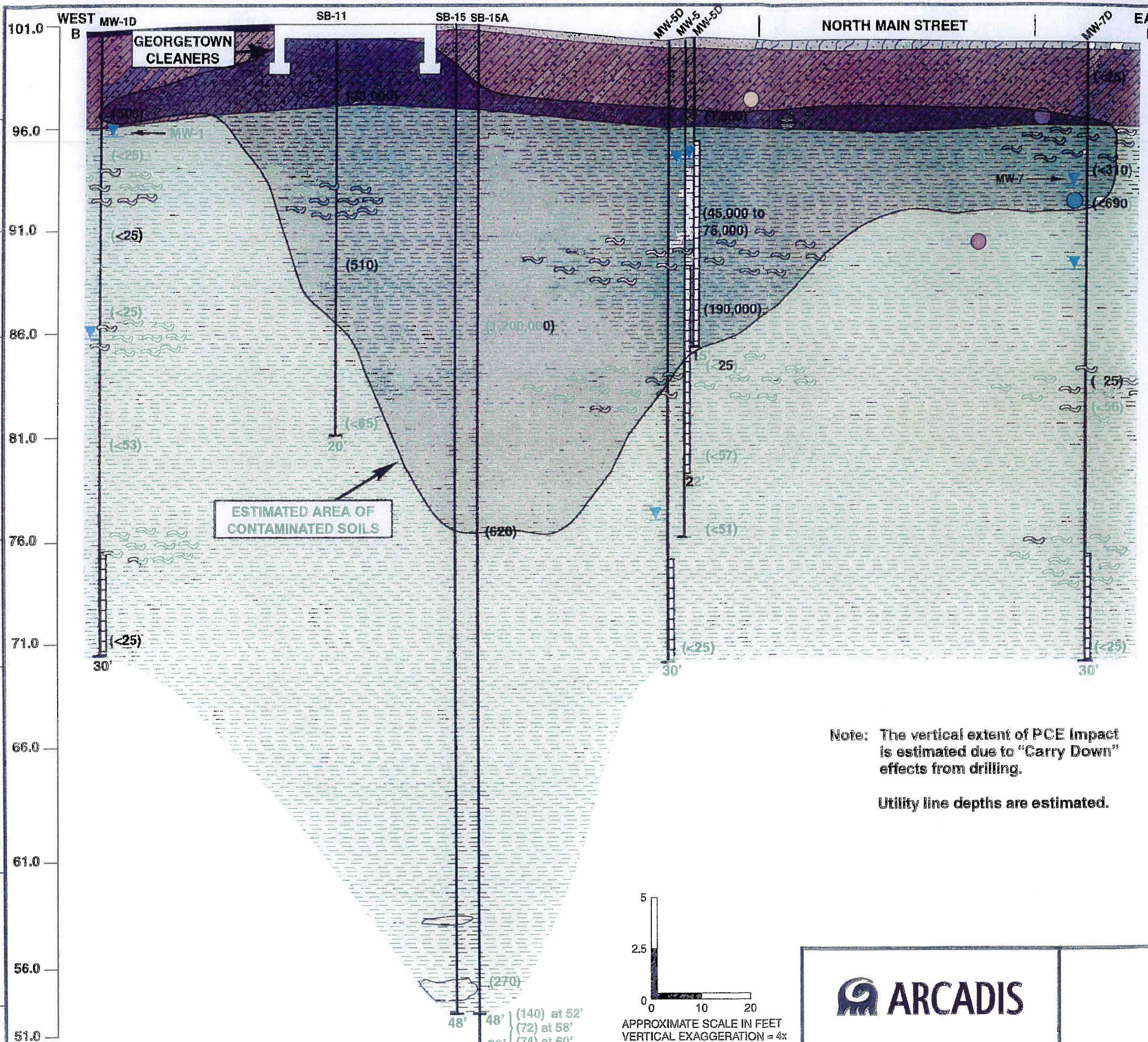
(<math>< 51</math>) TETRACHLOROETHENE SOIL CONCENTRATION (in micrograms per kilogram)  
 Note: The vertical extent of PCE Impact is estimated due to "Carry Down" effects from drilling.  
 Utility line depths are estimated.



	<b>CROSS-SECTION A-A'</b> GEORGETOWN CLEANERS 180 NORTH MAIN STREET FOND DU LAC, WISCONSIN	<b>FIGURE</b> 4
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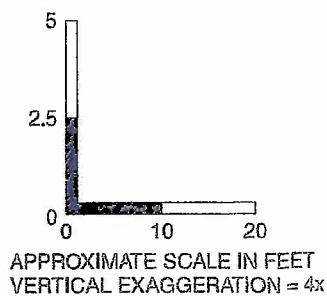
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 CHECKED: BJM  
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 PN: MREDCUMMWH138\FONDULAC  
 DWG DATE: 28NOV06



- LEGEND**
- TOPSOIL
  - ASPHALT
  - CONCRETE
  - FILL - light brown to dark brown sandy gravel or clayey silt, black staining, loose to tarry, limited demolition debris observed, moist.
  - SILTY CLAY - dark brown, yellowish or red brown, silty clay with trace sand and fine gravel (predominantly clay), cohesive, plastic, hard with depth, moist to wet.
  - SANDY CLAY - red brown to gray with trace sand and gravel, moist.
  - GRAY SILT VARVES (1 to 2 millimeters thick)
  - GAS
  - STORM SEWER
  - WATER LINE
  - SANITARY SEWER
  - POTENTIOMETRIC SURFACE (July 18, 2006)
  - WELL/BORING LOCATION SCREENED INTERVAL
  - (<51) TETRACHLOROETHENE SOIL CONCENTRATION (in micrograms per kilogram)

Note: The vertical extent of PCE impact is estimated due to "Carry Down" effects from drilling.

Utility line depths are estimated.



**CROSS-SECTION B-B'**

GEORGETOWN CLEANERS  
 180 NORTH MAIN STREET  
 FOND DU LAC, WISCONSIN

FIGURE

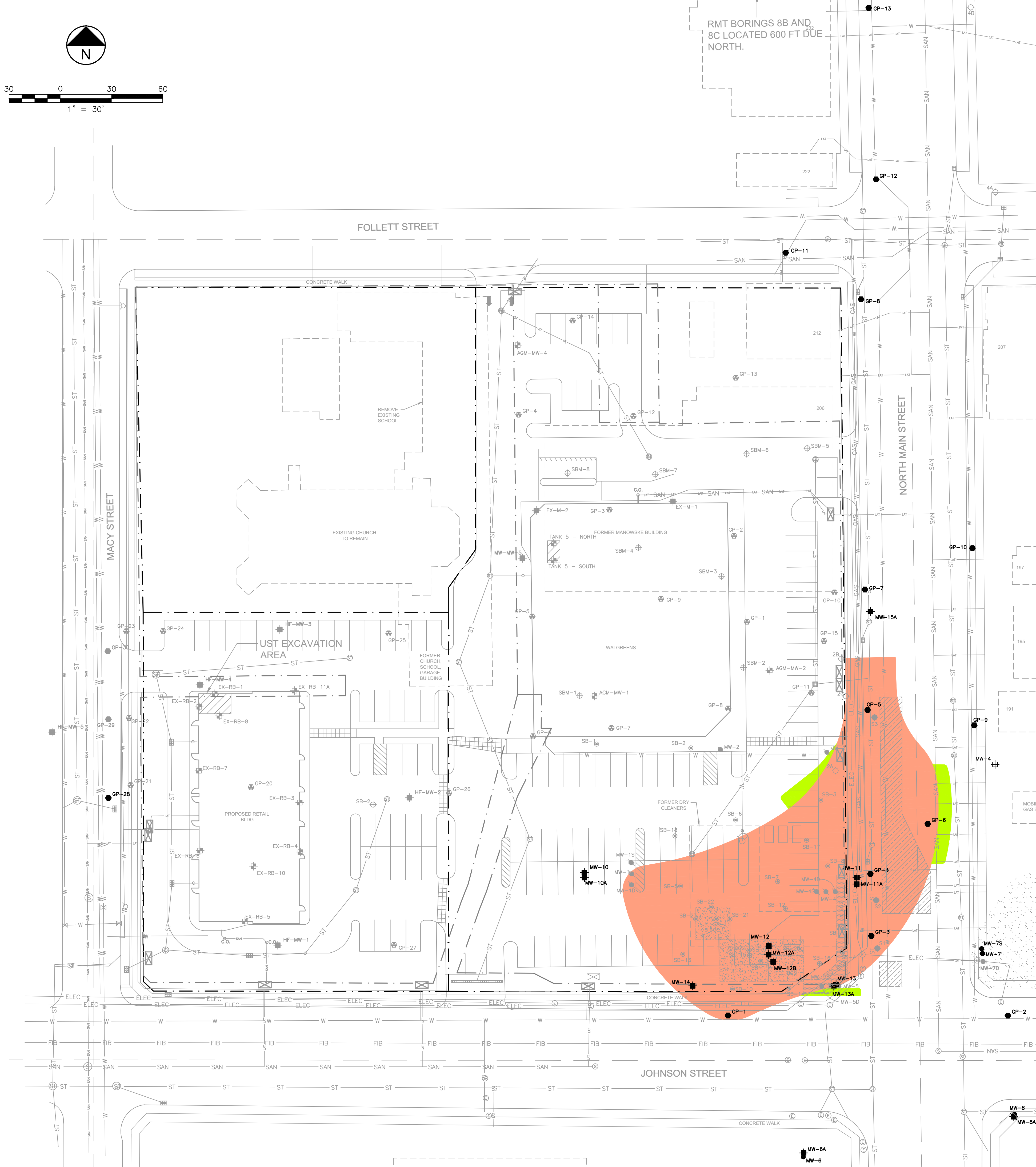
5



CLOSURE SAMPLE LOCATION EXCEEDANCES AT TIME OF CLOSURE		
GEORGETOWN CLEANERS 02-20-548625		
WELL	EX EXCEEDANCE	PAL EXCEEDANCE
MW-4	PCE	
MW-5	PCE	
MW-5S	PCE, TCE	
MW-11	PCE, TCE, Cis 1, 2 DICHLOROETHENE, VC	
MW-11A	PCE, TCE, Cis 1, 2 DICHLOROETHENE, VC	
MW-12	PCE, TCE, Cis 1, 2 DICHLOROETHENE, VC	
MW-12A	PCE	TCE, VC
MW-12B	VC	PCE
MW-13A	VC	Cis 1, 2 DICHLOROETHENE
MW-14	VC	
SB-3	VC	PCE, TCE
SB-13	VC	Cis 1, 2 DICHLOROETHENE
SB-20	PCE, TCE, Cis 1, 2 DICHLOROETHENE, VC	
GP-1	VC	
GP-3	PCE, TCE, Cis 1, 2 DICHLOROETHENE	
GP-4	PCE, TCE, Cis 1, 2 DICHLOROETHENE, VC	
GP-5	PCE, TCE, Cis 1, 2 DICHLOROETHENE	
GP-6	Cis 1, 2 DICHLOROETHENE, VC	TCE, VC
		* 1, 1, 2 TRICHLOROETHANE, 1, 1 DICHLOROETHENE, 1, 2 DICHLOROETHENE, Cis 1, 2 DICHLOROETHENE

**LEGEND**

- PROPERTY BOUNDARY
- - - FORMER PROPERTY BOUNDARY
- RAZED BUILDINGS
- SERV- EXISTING WATER SERVICE
- GAS- EXISTING UNDERGROUND GAS
- ST- EXISTING STORM SEWER
- SAN- EXISTING SANITARY SEWER
- FIB- EXISTING UNDERGROUND FIBER OPTIC LINE
- PHYTOREMEDIATION TRENCH
- 5' BGS EXTENT OF EXCAVATION AND DEPTH BELOW GROUND SURFACE
- APPROXIMATE 2009 WATER MAIN EXCAVATION LIMITS
- APPROXIMATE EXTENT OF ES EXCEEDANCE
- S1 STRAND SAMPLING LOCATIONS
- 2A RMT SOIL BORING LOCATION
- MW-1D ARCADIS MONITORING WELL
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- GP-7 ARCADIS GEOPROBE LOCATION
- SBM-1 ARCADIS HOLY FAMILY AND MANOWSKIE SOIL BORING
- AGM-MW-2 ARCADIS SOIL SAMPLE LOCATION
- MW-4 QUICK MART MONITORING WELL
- EXISTING SAN. MANHOLE
- EXISTING STRM. MANHOLE
- EXISTING TRAFFIC MANHOLE
- UNDERGROUND STORAGE TANK
- UTILITY TRENCH PLUG
- ES EXCEEDANCE
- PAL EXCEEDANCE



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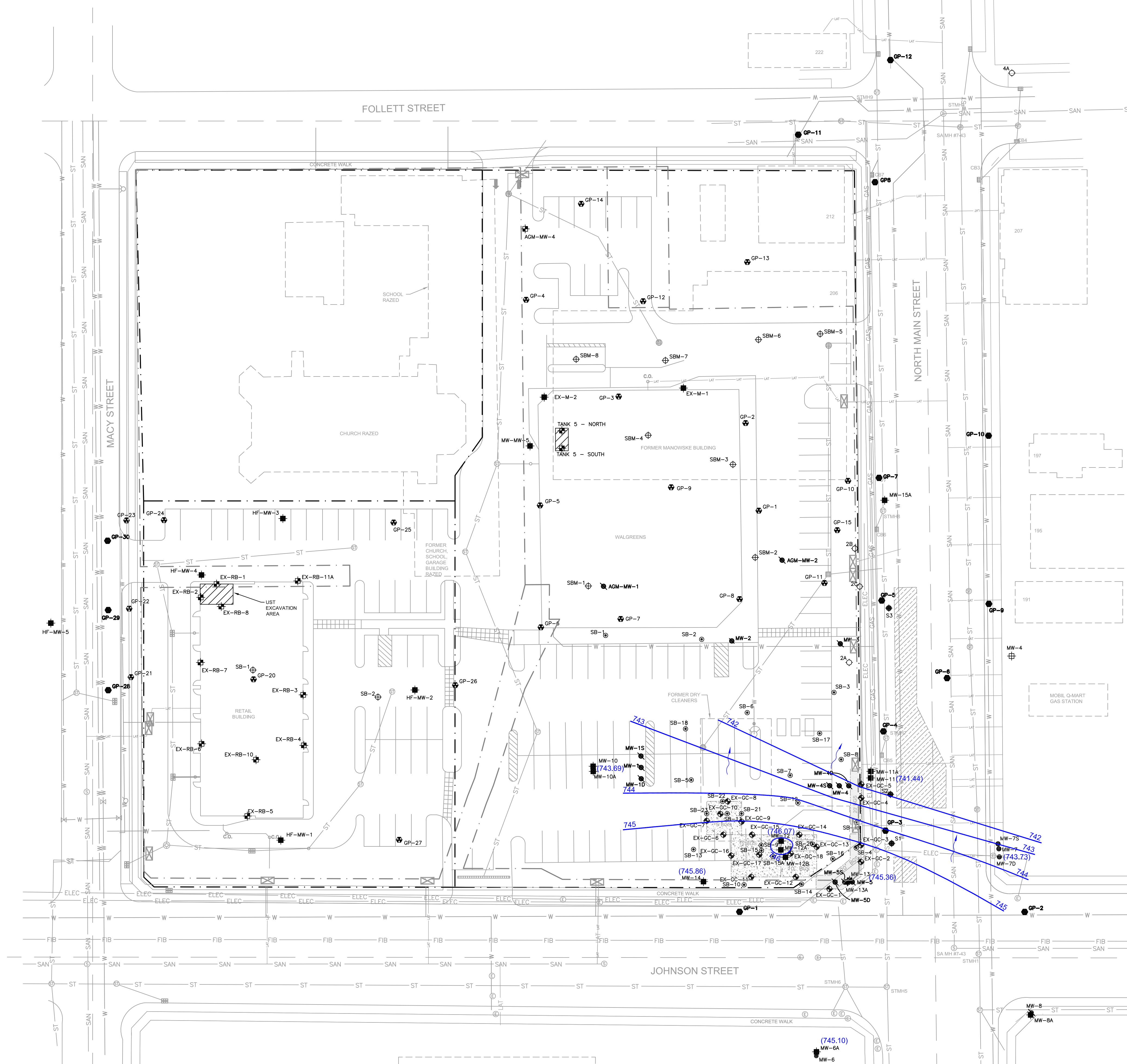
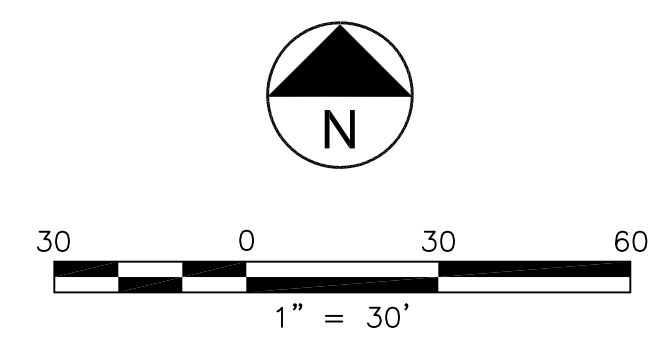
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EXISTING STORM SEWER MANHOLE INFORMATION TABLE (NORTH MAIN STREET)			
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		10" CLAY N	749.53
STMH2	754.11	8" CONC. S	749.84
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		10" CONC NE	758.79
		10" N/S	748.34
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		10" S/N	749.43
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STRUCTURE NUMBER	RIM ELEV.	PIPE INFORMATION	INVERT ELEVATION
CB1	753.73	6" PVC E	750.43
CB2	753.12	8" CONC. N	749.93
		8" CONC. W	749.82
CB3	752.04	8" CONC. NE	748.84
CB4	751.74	8" CONC. SW/NW	749.04
CB5	754.24	8" CONC. NE	750.84
CB6	753.49	8" CONC. N	750.29
CB7	752.19	10" PVC NE	749.89

EXISTING SANITARY SEWER MANHOLE INFORMATION TABLE (NORTH MAIN STREET)		
STRUCTURE NUMBER	RIM ELEV.	PIPE INFORMATION
SA MH #7-49	755.25	8" STUB E IN 745.19 (1' @0.33%)
SA MH #7-43	752.93	8" E ON 745.38
		8" SW IN 745.33
		10" S/N IN/OUT 743.76

- LEGEND**
- PROPERTY BOUNDARY
  - - - FORMER PROPERTY BOUNDARY
  - RAZED BUILDINGS
  - SERV --- EXISTING WATER SERVICE
  - GAS --- EXISTING UNDERGROUND GAS
  - ST --- EXISTING STORM SEWER
  - SAN --- EXISTING SANITARY SEWER
  - FIB --- EXISTING UNDERGROUND FIBER OPTIC LINE
  - PHYTOREMEDIATION TRENCH
  - 5' BGS --- EXTENT OF EXCAVATION AND DEPTH BELOW GROUND SURFACE
  - MW-1D ● ARCADIS MONITORING WELL
  - MW-1D ○ ARCADIS ABANDONED MONITORING WELL
  - SB-2 ○ ARCADIS GEORGETOWN CLEANERS SOIL BORING
  - MW-13 ■ AECOM MONITORING WELL LOCATION
  - MW-11 ■ AECOM PIEZOMETRIC WELL
  - GP-1 ● AECOM HYDRAULIC SOIL PROBE LOCATION
  - GP-7 ○ ARCADIS GEOPROBE LOCATION
  - EX-GC-12 ■ ARCADIS SOIL EXCAVATION SIDEWALL/BASE SAMPLE
  - APPROXIMATE 2009 WATER MAIN EXCAVATION LIMITS
  - SBM-1 ⊕ ARCADIS HOLY FAMILY AND MANOWSKO SOIL BORING
  - EX-RB-10 ⊕ ARCADIS SOIL SAMPLE LOCATION
  - MW-4 ⊕ QUICK MART MONITORING WELL
  - ⊕ EXISTING SAN. MANHOLE
  - ⊕ EXISTING STRM. MANHOLE
  - ⊕ EXISTING TRAFFIC MANHOLE
  - FORMER GASOLINE UNDERGROUND STORAGE TANK
  - S1 STRAND SAMPLING LOCATIONS
  - 2A RMT SOIL BORING LOCATIONS
  - ⊗ UTILITY TRENCH PLUG
  - 742 --- GROUNDWATER CONTOUR LINE (MSL FT)
  - (741.44) --- GROUNDWATER ELEVATION
  - GROUNDWATER FLOW DIRECTION



**GROUNDWATER CONTOUR MAP (10/05/2011)**  
**GEORGETOWN CLEANERS**  
**180 NORTH MAIN STREET**  
**FOND DU LAC, WISCONSIN**

Issued	
Rev	Date

Designed: BAL 12/22/2008  
 Drawn: REO 12/22/2008  
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 Approved: \_\_\_\_\_

PROJECT NUMBER  
**60139927**  
 SHEET REFERENCE NUMBER

**Figure 9**

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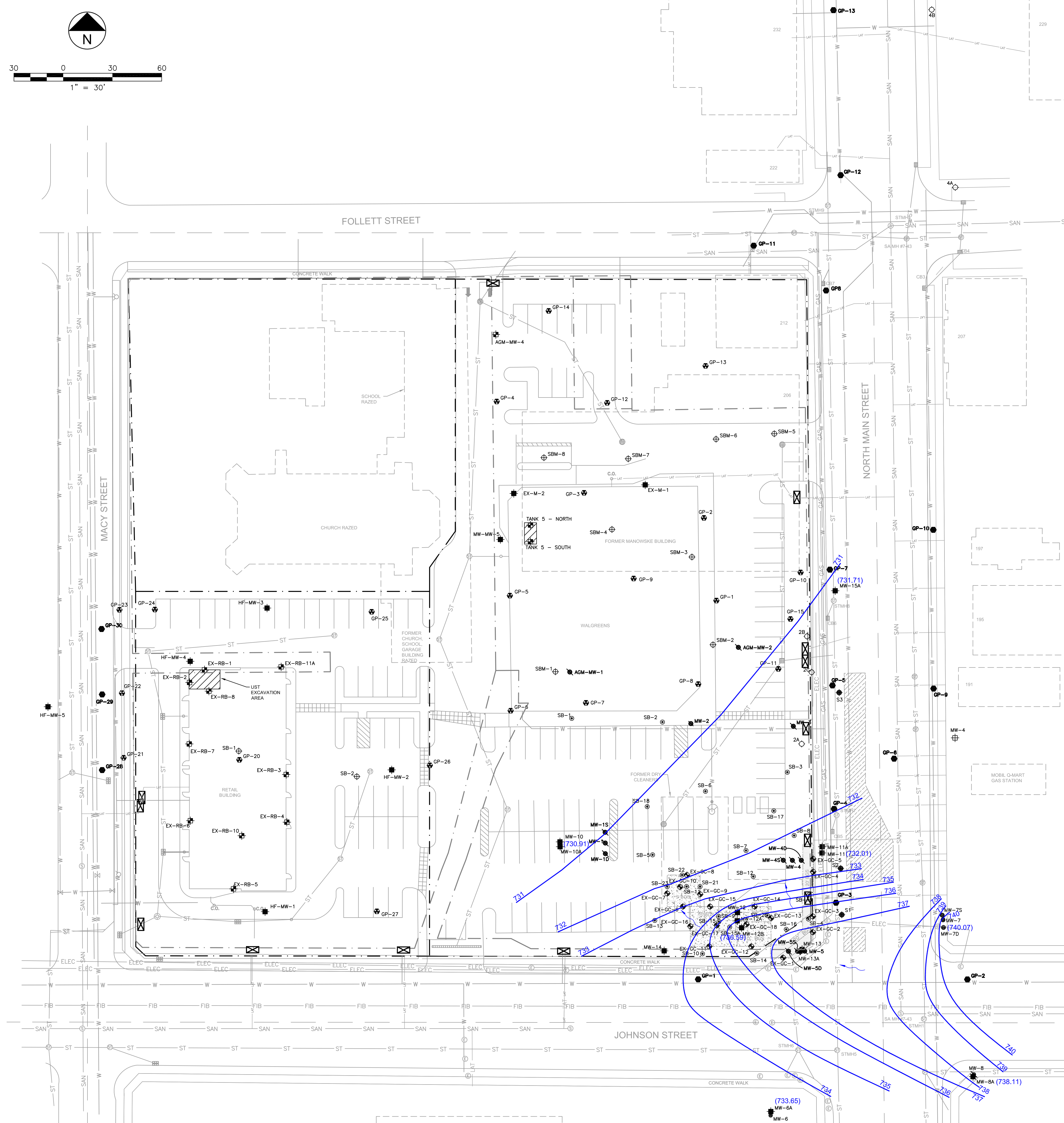
"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

EXISTING STORM SEWER MANHOLE INFORMATION TABLE (NORTH MAIN STREET)			
STRUCTURE NUMBER	RIM ELEV.	PIPE INFORMATION	INVERT ELEVATION
STMH1	750.76	8" S	750.76
		10" CLAY S	749.63
		10" CLAY N	749.53
STMH2	754.11	8" CONC. S	749.84
		8" CLAY E	750.21
		10" CLAY S/N	749.01
STMH3	753.58	8" SE	749.78
		10" CLAY S/N	748.95
STMH4		8" SE	748.84
		10" CLAY NE	748.72
		10" CONC NE	758.79
		10" N/S	748.34
STMH5	754.86	12" W	750.26
		10" S/N	749.43
STMH6	754.68	12" SE	750.58
		12" E/W	750.17
STMH6	754.68	12" SE	750.58
		12" E/W	750.17
STMH7	754.46	12" CONC. SW	750.66
		10" CLAY S/N	749.23
STMH8	753.64	8" CONC. SW	749.99
		10" CLAY S/N	749.04
STMH9	752.60	8" PVC SE	748.92
		10" PVC N	748.49

EXISTING STORM SEWER CATCH BASIN INFORMATION TABLE (NORTH MAIN STREET)			
STRUCTURE NUMBER	RIM ELEV.	PIPE INFORMATION	INVERT ELEVATION
CB1	753.73	6" PVC E	750.43
CB2	753.12	8" CONC. N	749.93
		8" CONC. W	749.82
CB3	752.04	8" CONC. NE	748.84
CB4	751.74	8" CONC. SW/NW	749.04
CB5	754.24	8" CONC. NE	750.84
CB6	753.49	8" CONC. N	750.29
CB7	752.19	10" PVC NE	749.89

EXISTING SANITARY SEWER MANHOLE INFORMATION TABLE (NORTH MAIN STREET)		
STRUCTURE NUMBER	RIM ELEV.	PIPE INFORMATION
SA MH #7-49	755.25	8" STUB E IN 745.19 (1' @0.33%)
SA MH #7-43	752.93	8" E ON 745.38
		8" SW IN 745.33
		10" S/N IN/OUT 743.76

- LEGEND**
- PROPERTY BOUNDARY
  - - - FORMER PROPERTY BOUNDARY
  - RAZED BUILDINGS
  - SERV --- EXISTING WATER SERVICE
  - GAS --- EXISTING UNDERGROUND GAS
  - ST --- EXISTING STORM SEWER
  - SAN --- EXISTING SANITARY SEWER
  - FIB --- EXISTING UNDERGROUND FIBER OPTIC LINE
  - PHYTOREMEDIATION TRENCH
  - 5' BGS EXTENT OF EXCAVATION AND DEPTH BELOW GROUND SURFACE
  - MW-1D ● ARCADIS MONITORING WELL
  - MW-1D ● ARCADIS ABANDONED MONITORING WELL
  - SB-2 ● ARCADIS GEORGETOWN CLEANERS SOIL BORING
  - MW-13 ● AECOM MONITORING WELL LOCATION
  - MW-11 ● AECOM PIEZOMETRIC WELL
  - GP-1 ● AECOM HYDRAULIC SOIL PROBE LOCATION
  - GP-7 ● ARCADIS GEOPROBE LOCATION
  - EX-GC-12 ● ARCADIS SOIL EXCAVATION SIDEWALL/BASE SAMPLE
  - APPROXIMATE 2009 WATER MAIN EXCAVATION LIMITS
  - SBM-1 ● ARCADIS HOLY FAMILY AND MANOWSKIE SOIL BORING
  - EX-RB-10 ● ARCADIS SOIL SAMPLE LOCATION
  - MW-4 ● QUICK MART MONITORING WELL
  - EXISTING SAN. MANHOLE
  - EXISTING STRM. MANHOLE
  - EXISTING TRAFFIC MANHOLE
  - FORMER GASOLINE UNDERGROUND STORAGE TANK
  - S1 STRAND SAMPLING LOCATIONS
  - 2A RMT SOIL BORING LOCATIONS
  - UTILITY TRENCH PLUG
  - 734 --- GROUNDWATER CONTOUR LINE (MSL FT)
  - (733.11) --- GROUNDWATER ELEVATION
  - GROUNDWATER FLOW DIRECTION



PIEZOMETRIC SURFACE MAP (10/05/2011)  
GEORGETOWN CLEANERS  
180 NORTH MAIN STREET  
FOND DU LAC, WISCONSIN

Issued	
Rev	Date

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Approved:

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**60139927**  
SHEET REFERENCE NUMBER

**Figure 10**

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TABLE 1  
SOIL ANALYTICAL RESULTS  
GEORGETOWN CLEANERS  
AECOM PROJECT NO. 60139927

Parameters	Generic RCLs		NR 746 Soil Screening Levels	GP-11		GP-12		GP-13	
	Direct Contact Pathway	Groundwater Pathway		4-6	10-12	2-4	10-12	6-8	10-12
	Non-Industrial			8/10/10	8/10/10	8/10/10	8/10/10	8/10/10	8/10/10
VOCs (µg/kg)									
Benzene	1,100 <sup>E</sup>	5.5 <sup>E</sup>	8,500	<35	<35	<35	<35	<35	<35
Bromobenzene	--	--	--	<55	<55	<55	<55	<55	<55
Bromochloromethane	--	--	--	NA	NA	NA	NA	NA	NA
Bromodichloromethane	--	--	--	<31	<31	<31	<31	<31	<31
Bromoform	--	--	--	<18	<18	<18	<18	<18	<18
Bromomethane	--	--	--	NA	NA	NA	NA	NA	NA
sec-Butylbenzene	--	--	--	<35	<35	<35	<35	<35	<35
tert-Butylbenzene	--	--	--	<41	<41	<41	<41	<41	<41
n-Butylbenzene	--	--	--	<46	<46	<46	<46	<46	<46
Carbon tetrachloride	--	--	--	<28	<28	<28	<28	<28	<28
Chloroform	--	--	--	<39	<39	<39	<39	<39	<39
Chlorobenzene	--	--	--	<40	<40	<40	<40	<40	<40
Chlorodibromomethane	--	--	--	NA	NA	NA	NA	NA	NA
Chloroethane	--	--	--	<80	<80	<80	<80	<80	<80
Chloromethane	--	--	--	<43	<43	<43	<43	<43	<43
2-Chlorotoluene	--	--	--	<46	<46	<46	<46	<46	<46
4-Chlorotoluene	--	--	--	<36	<36	<36	<36	<36	<36
1,2-Dibromo-3-chloropropane	--	--	--	<67	<67	<67	<67	<67	<67
1,2-Dibromoethane	--	--	--	<20	<20	<20	<20	<20	<20
Dibromomethane	--	--	--	NA	NA	NA	NA	NA	NA
1,3-Dichlorobenzene	--	--	--	<37	<37	<37	<37	<37	<37
1,4-Dichlorobenzene	--	--	--	<20	<20	<20	<20	<20	<20
1,2-Dichloroethane	--	--	--	<45	<45	<45	<45	<45	<45
1,2-Dichlorobenzene	--	--	--	<41	<41	<41	<41	<41	<41
1,1-Dichloroethene	--	--	--	<45	<45	<45	<45	<45	<45
cis-1,2-Dichloroethene	156,000	55	--	<44	<44	<44	<44	<44	<44
Dichlorodifluoromethane	--	--	--	<33	<33	<33	<33	<33	<33
trans-1,2-Dichloroethene	313,000	98	--	<43	<43	<43	<43	<43	<43
1,2-Dichloropropane	--	--	--	<38	<38	<38	<38	<38	<38
1,1-Dichloroethane	--	--	--	<45	<45	<45	<45	<45	<45
1,3-Dichloropropane	--	--	--	<33	<33	<33	<33	<33	<33
2,2-Dichloropropane	--	--	--	<87	<87	<87	<87	<87	<87
1,1-Dichloropropene	--	--	--	NA	NA	NA	NA	NA	NA
cis-1,3-Dichloropropene	--	--	--	NA	NA	NA	NA	NA	NA
trans-1,3-Dichloropropene	--	--	--	NA	NA	NA	NA	NA	NA
Diisopropyl ether	--	--	--	<31	<31	<31	<31	<31	<31
Ethylbenzene	1,560,000	2,900 <sup>E</sup>	4,600	<56	<56	<56	<56	<56	<56
Trichlorofluoromethane	--	--	--	<35	<35	<35	<35	<35	<35
Hexachlorobutadiene	--	--	--	<79	<79	<79	<79	<79	<79
n-Heptane	--	--	NA	NA	NA	NA	NA	NA	NA
n-Hexane	--	--	NA	NA	NA	NA	NA	NA	NA
Isopropylbenzene	--	--	NA	<39	<39	<39	<39	<39	<39
p-Isopropyltoluene	--	--	NA	<43	<43	<43	<43	<43	<43
Methylene chloride	--	--	--	<52	<52	<52	<52	<52	<52
Methyl-tert-butyl-ether	--	--	--	<27	<27	<27	<27	<27	<27
Naphthalene	60,000 <sup>E</sup>	400 <sup>E</sup>	2,700	<53	<53	<53	<53	<53	<53
n-Propylbenzene	--	--	--	<44	<44	<44	<44	<44	<44
Styrene	--	--	--	NA	NA	NA	NA	NA	NA
1,1,2,2-Tetrachloroethane	--	--	--	<29	<29	<29	<29	<29	<29
1,1,1,2-Tetrachloroethane	--	--	--	<29	<29	<29	<29	<29	<29
Tetrachloroethene	1,230	4.1	--	<53	<53	<53	<53	<53	<53
Toluene	1,250,000	1,500 <sup>E</sup>	38,000	<51	<51	<51	<51	<51	<51
1,2,3-Trichlorobenzene	--	--	--	<58	<58	<58	<58	<58	<58
1,2,4-Trichlorobenzene	--	--	--	<48	<48	<48	<48	<48	<48
1,1,1-Trichloroethane	--	--	--	<28	<28	<28	<28	<28	<28
1,1,2-Trichloroethane	--	--	--	<36	<36	<36	<36	<36	<36
1,2,4-Trimethylbenzene	782,000	7573	--	<73	<73	<73	<73	<73	<73
Trichloroethene	160	3.7	--	<50	<50	<50	<50	<50	<50
1,2,3-Trichloropropane	--	--	--	NA	NA	NA	NA	NA	NA
1,3,5-Trimethylbenzene	782,000	3520	--	<57	<57	<57	<57	<57	<57
Vinyl chloride	42.6	0.13	--	<33	<33	<33	<33	<33	<33
Xylenes, total	3,130,000	4,100 <sup>E</sup>	42,000	<124	<124	<124	<124	<124	<124

Notes:

VOCs = Volatile Organic Compounds

-- No Generic RCL established or not reported on historical summary tables.

NA = Not analyzed

<sup>A</sup> Parameter exceeds NR 720 Generic RCL for Non-Industrial Direct Contact.

<sup>B</sup> Parameter exceeds NR 720 Generic RCL for Industrial Direct Contact.

<sup>C</sup> Parameter exceeds NR 720 Generic RCL for Groundwater Pathway.

<sup>D</sup> Parameter exceeds NR 746 Table 1 Soil Screening Levels

<sup>E</sup> Generic RCL is established under NR 720 or NR 746

"J" - Analyte detected between the limit of detection and the limit of quantitation

Generic RCLs not included in Wisconsin Administrative Code or Guidance are calculated from the US EPA Soil Screening Level Web Page and the default values contained in Determining Residual Contaminant Levels using the EPA Soil Screening Level Web Site WDNR PUV-RR-682 on May 12, 2006  
Soil samples from SB-1 through SB-20 and MW-1 through MW-8 collected by Clayton Group Services Inc.  
Soil samples from MW-1S, MW-1D, MW-1D, MW-4S, MW-4D, MW-5S, MW-5D, MW-7S, MW-7D, SB-21 through SB-23 collected by ARCADIS





TABLE 2  
GROUNDWATER ANALYTICAL RESULTS  
GEORGETOWN CLEANERS  
AECOM PROJECT NO. 60139927

Analyte	1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	1,1,2-Trichloroethane	1,1-Dichloroethane	1,1-Dichloroethane	1,2-Dichloroethane	1,2-Dichloroethane	1,2-Dichloropropane	1,3-Dichlorobenzene	1,4-Dichlorobenzene	Acetone	Benzene	Bromodichloromethane	Bromomethane	Carbon Tetrachloride	Chloroethane	Chloroform	Chloromethane	cis-1,2-Dichloroethane	cis-trans-1,3-Dichloropropene	Dichlorodifluoromethane	Diisopropyl Ether	Ethylbenzene	Isopropylbenzene (Cumene)	Methylene Chloride	MTBE	Naphthalene	n-Butylbenzene	n-Propylbenzene	p-Isopropyltoluene	sec-tert-butylbenzene	Tetrachloroethene	Toluene	Total Trimethylbenzenes	trans-1,2-Dichloroethene	Trichloroethene	Vinyl Chloride	m.o. & p-Xylene	
ES PAL Units	200 ug/L	0.2 ug/L	5.0 ug/L	95 ug/L	7.0 ug/L	600 ug/L	5.0 ug/L	5.0 ug/L	1250 ug/L	75 ug/L	1000 ug/L	5.0 ug/L	-	10 ug/L	5.0 ug/L	400 ug/L	6.0 ug/L	3.0 ug/L	70 ug/L	0.2 ug/L	1000 ug/L	-	700 ug/L	-	5.0 ug/L	-	100 ug/L	-	-	-	5.0 ug/L	1,000 ug/L	460 ug/L	100 ug/L	5.0 ug/L	0.2 ug/L	10,000 ug/L		
MW-10	6/13/2007	<0.5	<0.75	<0.5	<0.56	<0.64	<0.35	<0.45	<0.47	<0.3	<0.33	NA	<0.47	NA	<0.46	<0.47	<0.48	<1.0	<0.68	NA	<0.46	<1.3	<0.38	<0.48	<0.69	NA	<1.8	<0.52	<0.38	<0.35	<0.7	<0.52	<0.46	<1.57	<0.95	<0.44	<0.2	<0.99	
MW-10 Dup	11/13/2007	<0.5	<0.75	<0.5	<0.56	<0.64	<0.35	<0.45	<0.47	<0.3	<0.33	NA	<0.47	NA	<0.46	<0.47	<0.48	<1.0	<0.68	NA	<0.46	<1.3	<0.38	<0.48	<0.69	NA	<1.8	<0.52	<0.38	<0.35	<0.7	<0.52	<0.46	<1.57	<0.95	<0.44	<0.2	<0.99	
MW-10A	6/13/2007	<0.5	<0.75	<0.5	<0.56	<0.64	<0.35	<0.45	<0.47	<0.3	<0.33	NA	<0.47	NA	<0.46	<0.47	<0.48	<1.0	<0.68	NA	<0.46	<1.3	<0.38	<0.48	<0.69	NA	<1.8	<0.52	<0.38	<0.35	<0.7	<0.52	<0.46	<1.57	<0.95	<0.44	<0.2	<0.99	
MW-10A Dup	12/8/2010	<0.53	<0.5	<0.47	<0.69	NA	<0.84	<0.38	<0.34	<0.79	<0.95	NA	<0.38	<0.64	NA	<0.25	<0.67	<0.32	<1.2	<0.78	NA	<0.7	<0.7	<0.55	<0.71	<0.47	<0.25	<2.4	<0.94	<0.67	<0.91	<1.14	<0.43	<0.72	<1.2	NA	<0.39	<0.19	<1.62
MW-11	6/13/2007	<0.5	<0.75	<0.5	<0.56	<0.64	<0.35	<0.45	<0.47	<0.3	<0.33	NA	<0.47	NA	<0.46	<0.47	<0.48	<1.0	256	NA	<0.46	<1.3	<0.38	<0.48	<0.69	NA	<1.8	<0.52	<0.38	<0.35	<0.7	30.7	<0.46	<1.57	10.9	24.6	28.2	<0.99	
MW-11 Dup	7/13/2009	<0.46	<0.55	<0.41	<0.44	<0.47	<0.66	<0.43	<0.26	<0.34	<0.77	NA	<0.41	<0.41	NA	<0.43	<1.5	<1.48	<0.5	567	NA	<0.45	<0.32	<0.87	<0.39	<1.5	<0.5	<1.7	<1.5	<0.33	<0.57	<0.89	69	<0.51	<2.6	16.3	40	18.6	<2.13
MW-11A	6/13/2007	<0.5	<0.75	<0.5	<0.56	<0.64	<0.35	<0.45	<0.47	<0.3	<0.33	NA	<0.47	NA	<0.46	<0.47	<0.48	<1.0	168	NA	<0.46	<1.3	<0.38	<0.48	<0.69	NA	<1.8	<0.52	<0.38	<0.35	<0.7	1.1 "J"	<0.46	<1.57	<0.95	0.49 "J"	6.7	<0.99	
MW-11A Dup	11/12/2007	<0.5	<0.75	<0.5	<0.56	<0.64	<0.35	<0.45	<0.47	<0.3	<0.33	NA	<0.47	NA	<0.46	<0.47	<0.48	<1.0	168	NA	<0.46	<1.3	<0.38	<0.48	<0.69	NA	<1.8	<0.52	<0.38	<0.35	<0.7	1.1 "J"	<0.46	<1.57	<0.95	0.49 "J"	6.7	<0.99	
MW-12	6/13/2007	<0.5	<0.75	<0.5	<0.56	<0.64	<0.35	<0.45	<0.47	<0.3	<0.33	NA	<0.47	NA	<0.46	<0.47	<0.48	<1.0	294	NA	<0.46	<1.3	<0.38	<0.48	<0.69	NA	<1.8	<0.52	<0.38	<0.35	<0.7	1.1 "J"	<0.46	<1.57	<0.95	0.49 "J"	6.7	<0.99	
MW-12 Dup	11/12/2007	<0.5	<0.75	<0.5	<0.56	<0.64	<0.35	<0.45	<0.47	<0.3	<0.33	NA	<0.47	NA	<0.46	<0.47	<0.48	<1.0	168	NA	<0.46	<1.3	<0.38	<0.48	<0.69	NA	<1.8	<0.52	<0.38	<0.35	<0.7	1.1 "J"	<0.46	<1.57	<0.95	0.49 "J"	6.7	<0.99	
MW-12A	6/13/2007	<0.5	<0.75	<0.5	<0.56	<0.64	<0.35	<0.45	<0.47	<0.3	<0.33	NA	<0.47	NA	<0.46	<0.47	<0.48	<1.0	73	NA	<0.46	<1.3	<0.38	<0.48	<0.69	NA	<1.8	<0.52	<0.38	<0.35	<0.7	3200	<0.46	<1.57	<0.95	28.1	<2.0	<0.99	
MW-12A Dup	8/12/2008	<0.28	<0.5	<0.39	<0.59	<0.5	<0.88	<0.41	<0.27	<0.67	<0.74	NA	<0.24	<0.3	NA	<0.3	<0.97	<0.47	<0.5	191	NA	<0.76	<0.37	<0.35	<0.6	<0.99	<0.7	<1.8	<0.55	<0.54	<0.77	<1.05	4.1	<0.39	<0.74	<0.61	1.14 "J"	<0.2	<1.67
MW-12B	6/13/2007	<0.5	<0.75	<0.5	<0.56	<0.64	<0.35	<0.45	<0.47	<0.3	<0.33	NA	<0.47	NA	<0.46	<0.47	<0.48	<1.0	<0.68	NA	<0.46	<1.3	<0.38	<0.48	<0.69	NA	<1.8	<0.52	<0.38	<0.35	<0.7	12.1	<0.46	<1.57	<0.95	<0.44	<0.2	<0.99	
MW-12B Dup	4/7/2008	<0.28	<0.5	<0.39	<0.59	<0.5	<0.88	<0.41	<0.27	<0.67	<0.74	NA	<0.24	<0.3	NA	<0.3	<0.97	<0.47	<0.5	174	NA	<0.76	<0.37	<0.35	<0.6	<0.99	<0.7	<1.8	<0.55	<0.54	<0.77	<1.05	3.9	<0.39	<0.74	<0.61	0.47 "J"	<0.2	<1.67

Notes:  
 5.0 ES = WDNR NR 140 Enforcement Standard established March 2000.  
 0.5 "J" - Analyte de PAL = WDNR NR 140 Preventive Action Limit established March 2000.  
 NA - Not Analyzed  
 ND - Not Detected  
 Dup = Duplicate Sample  
 2/2/2010 - Well not sampled due to ice and snow











AECOM  
558 North Main Street  
Oshkosh, Wisconsin 54901

920.235.0270 tel  
920.235.0231 fax

SOURCE  
PROPERTY

March 31, 2011

Waltrust Properties, Inc.  
c/o Attorney Julie Larson  
104 Wilmot Road  
Deerfield, IL 60015

**Subject: Soil and Groundwater Contamination Located at 180 North Main Street,  
Fond du Lac, Wisconsin 54936**

Dear Ms. Larson,

Soil and groundwater contamination has impacted the property located at 180 North Main Street, Fond du Lac, Wisconsin 54936. The legal description of your property is located on the attached deed. The levels of Volatile Organic Compounds (VOCs) contamination in the groundwater and soil on your property are above the State of Wisconsin soil Residual Contaminant Levels (RCLs) and groundwater Enforcement Standards (ESs). Environmental investigations of this site indicate that this groundwater contaminant plume is stable or receding and will naturally degrade over time. Soils with concentrations of contaminants above State RCLs are covered by a performance cap comprised of landscape barrier, building, and asphalt parking lot. Natural attenuation and performance cap at this site will meet the requirements for case closure that are found in Chapter NR 726 of the Wisconsin Administrative Code (WAC), and AECOM will be requesting that the Wisconsin Department of Natural Resources (WDNR) accept natural attenuation and the performance cap as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than reliance on natural attenuation.

Since the sources of the soil and groundwater contamination is on your property, you or any subsequent owner of your property will not be held responsible for investigation or cleanup of this soil and groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. You and subsequent owners will have some continuing obligations as outlined in the attached Cap Maintenance Plan.

The WDNR will not review our closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the WDNR to provide any technical information that you may have that indicates that closure should not be granted at this site. If you would like to submit any information to the WDNR that is relevant to this closure request, you should mail the information to: Ms. Christine Lilek, Wisconsin Department of Natural Resources, Plymouth Service Center, 1155 Pilgrim Road, Plymouth, Wisconsin 53073.

If this case is closed, properties within the site boundaries where the soil and groundwater contamination exceeds Chapter NR 140 of WAC groundwater enforcement standards and soil RCLs will be listed on the WDNR's Geographic Information System (GIS) Registry of Closed

To enhance and sustain the world's built, natural and social environments

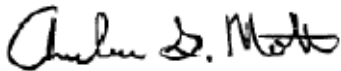
SOURCE  
PROPERTY

Remediation Sites. The information on the GIS Registry includes maps showing the location of the properties in Wisconsin where groundwater contamination above Chapter NR 140 enforcement standards and soil RCLs exceedences were found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR's internet website. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Once the WDNR makes a decision on our closure request, it will be documented in a letter. If the WDNR grants closure, you may obtain a copy of this letter by requesting a copy from AECOM, by writing to the agency address given above or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact Ms. Christine Lilek of the WDNR at (920) 892-8756.

Yours Sincerely,



Andrew G. Mott, P.G., C.P.G  
Project Scientist  
[Andrew.mott@aecom.com](mailto:Andrew.mott@aecom.com)

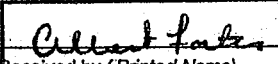
Attachments:

Legal Description and Deed  
Cap Maintenance Plan

Copy:

Brian Cummings, MRED Cummings

SOURCE  
PROPERTY


SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <b>ALBERT FOSTER</b></p> <p>C. Date of Delivery</p>	
<p>1. Article Addressed to:</p> <p>Waltrust Properties 90 Hwy. Julie Larson 104 Wilmot Rd. Deerfield, IL 60015</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No if YES, enter delivery address below:</p> <p style="text-align: center;">APR 04 2011</p>	
<p>2. Article Number (Transfer from service label)</p>		<p>7003 2260 0001 8666 2597</p>	
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>PS Form 3811, August 2001</p>		<p>Domestic Return Receipt 2ACPRI-03-P-4081</p>	

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Sent To Waltrust Properties

Street, Apt. No.,  
or PO Box No.

City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

7003 2260 0001 8666 2597





AECOM  
558 North Main Street  
Oshkosh, Wisconsin 54901

920.235.0270 tel  
920.235.0231 fax

RIGHT-OF-WAY

March 31, 2011

Mr. Richard Goding, P.E.  
City Engineer  
City of Fond du Lac  
160 South Macy Street  
Fond du Lac, Wisconsin 54936

**Subject: Notification of Potential for Residual Petroleum Impacts to Remain on City of Fond du Lac Right-of-Way Adjoining the Former Georgetown Cleaners Property, 192 North Main Street, Fond du Lac, Wisconsin  
WDNR VPLE No. 06-20-547612 – WDNR BRRTS No. 02-20-546625  
AECOM Project No. 60139927**

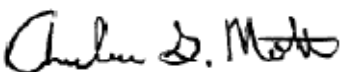
Dear Mr. Goding:

On behalf of the Responsible Party, BRIC (Johnson/Main) Associates LLC (BRIC), AECOM is has prepared this notification for the Former Georgetown Cleaners Property located at 180 North Main Street, Fond du Lac, Wisconsin. Figure 1 depicts the location of the above referenced site. This notification is being submitted in accordance with requirements in Wisconsin Administrative Code Chapter NR 726.

With this letter, the BRIC is notifying the City of Fond du Lac that there is a potential for chlorinated solvents-impacted soil and groundwater to exist within the City of Fond du Lac right-of way (ROW) for Johnson and Main Street, adjoining to the BRIC property. The attached tables are a summary of soil and groundwater concentrations. The attached figures depict the extent of soil RCL Exceedences and groundwater Enforcement Standard Exceedences.

If you have any questions or comments, please contact Mr. Andrew Mott (AECOM) in Oshkosh, Wisconsin, at (920) 235-6713. A copy of this letter will be provided the Wisconsin Department of Natural Resources.

Sincerely,

  
Andrew G. Mott, P.G., C.P.G.  
Project Hydrogeologist  
[Andrew.Mott@aecom.com](mailto:Andrew.Mott@aecom.com)

  
Albert W. Cole, Section Leader  
Senior Program Manager  
[Albert.Cole@aecom.com](mailto:Albert.Cole@aecom.com)

Attachments:

- Table 1
- Table 2
- Figure 1
- Figure 3A
- Figure 3B
- Figure 3C
- Figure 7
- Figure 8