

**GIS REGISTRY**  
**Cover Sheet**

May, 2009  
(RR 5367)

**Source Property Information**

**BRRTS #:** 02-46-550405  
**ACTIVITY NAME:** Cedarburg Platco (Former Drycleaner)  
**PROPERTY ADDRESS:** W62 N585-587 Washington Avenue  
**MUNICIPALITY:** Cedarburg  
**PARCEL ID #:** 13-107-04-15-000

**CLOSURE DATE:** Jan 5, 2010  
**FID #:** 246006860  
**DATCP #:**  
**COMM #:**

**\*WTM COORDINATES:**

X: 683190 Y: 315728

*\* 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")*
- Soil Contamination > \*RCL or \*\*SSRCL (232)
  - Contamination in ROW
  - Off-Source Contamination  
*(note: for list of off-source properties see "Impacted Off-Source Property")*

**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 or economic development corporation)*

**Monitoring Wells:**

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

- Yes
- No
- N/A

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



BRRTS #: 02-46-550405

ACTIVITY NAME: Cedarburg Platco (Former Drycleaner)

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

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

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

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

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

- 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 #:**                      **Title:**

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

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

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

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

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

- 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 #:                      Title:**

**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).

BRRTS #: 02-46-550405

ACTIVITY NAME: Cedarburg Platco (Former Drycleaner)

## NOTIFICATIONS

### Source Property

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

### Off-Source Property

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

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

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

**Number of "Off-Source" Letters: 2**

- 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:**

## Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

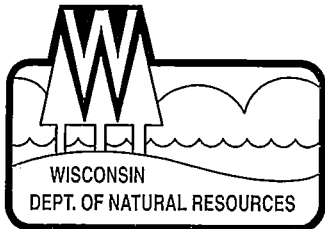
This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). The closure of a case means that the Department has determined that no further response is required 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 #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="W62 N579 Washington Ave"/>	<input type="text" value="13-107-0416-001"/>	<input type="text" value="683212"/>	<input type="text" value="315728"/>
<input type="text" value="B"/>	<input type="text" value="W62 N589 Washington Ave"/>	<input type="text" value="13-107-0414-000"/>	<input type="text" value="683204"/>	<input type="text" value="315750"/>
<input type="text" value="C"/>	<input type="text" value="W62 N583 Washington Ave"/>	<input type="text" value="13-107-0415-001"/>	<input type="text" value="683222"/>	<input type="text" value="315733"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212-3128  
FAX 414-263-8606  
Telephone 414-263-8500  
TTY Access via relay - 711

January 5, 2010

Ms. Sue Plater  
7077 Glenco Drive  
Cedarburg, WI 53012

**SUBJECT:** Final Case Closure with Continuing Obligations  
Cedarburg Platco site, W62 N585-587 Washington Ave., Cedarburg, WI  
**WDNR BRRTS Activity #: 02-46-550405 FID#246006860**

Dear Ms. Plater:

The Wisconsin Department of Natural Resources (Department) has reviewed a request for closure of the above-referenced case. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. Based on the correspondence and data provided, it appears that this case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time, however, you and future property owners must comply with certain continuing obligations as explained in this letter.

### GIS Registry

This site will be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- 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

This letter and information that was submitted with your closure request application will be included on the GIS Registry. 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>. 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 <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

### 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 you and any subsequent property owners must adhere. You must pass on the information about these continuing obligations to the next property owner or owners. If

these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter are met.

#### Cover or Barrier

Residual soil contamination remains at locations as indicated on the attached soil quality map. Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement, brick and landscaped areas that currently exist in the locations shown on the Barrier Maintenance Plan map shall be maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent 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. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if 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 statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

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

#### Prohibited Activities

The following activities are prohibited on any portion of the property where pavement, brick or other barrier is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) 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.

#### Vapor Migration

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

#### Post-Closure Notification Requirements

In accordance with ss. 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, changed conditions requiring prior notification include, but are not limited to:

Ms. Sue Plater  
January 5, 2010  
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- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil

Please send written notification in accordance with the above requirement to the attention of the Remediation and Redevelopment program's Environmental Program Associate, Victoria Stovall, at the letterhead address.

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 Nancy Ryan at (414) 263-8533.

Sincerely,



Frances M. Koonce, Sub-Team Supervisor  
Southeast Region Remediation & Redevelopment Program

Attachments

cc: SER case file  
Stephen Meer, Sigma Environmental Services, Inc., 1300 W. Canal St., Milwaukee, WI  
Mr. James Pape, Washington House Inn, W62 N573 Washington Ave., Cedarburg, WI  
Mr. James H. Castle, W62 N583 Washington Ave., Cedarburg, WI



**BARRIER MAINTENANCE PLAN  
OCTOBER 2009  
PROPERTIES LOCATED AT:  
W62 N579, W62, N583, W62 N585-587, & W62 N589 WASHINGTON AVENUE  
CEDARBURG, WISCONSIN**

**FID#246006860  
BRRTS# 02-46-550405**

**Legal Description:** See attached Exhibit A for legal description of each property.

**Parcel ID Number:** W62 N579:13-107-04-16-001  
W62 N583: 13-107-04-15-001  
W62 N585-587: 13-107-04-15-000  
W62 N589: 13-107-04-14-000

**Introduction:** This document is the Maintenance Plan for a barrier at the above referenced property in accordance with the requirements of Ch. NR 724.13(2), Wis. Admin. Code. The maintenance activities relate to the existing asphalt pavement, brick and landscaped areas at the site occupying the area over the contaminated soil on-site.

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

- The case file in the DNR Southeast regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites):  
<http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do>
- GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrmaps.wisconsin.gov/imf/imfApplyTheme.jsp?index=1>; and
- The DNR project manager for Ozaukee County.

**Description of Contamination:** Soil contaminated by chlorinated volatile organic compounds is located at a depth of 0 to 4 feet beneath the asphalt pavement located in the parking lot area to the north and west of the buildings located at W62 N579, W62 N583, and W62 N585-587 Washington Avenue, Cedarburg, Wisconsin. The extent of the soil contamination is shown on the attached Figure 1.

**Description of the Barrier to be Maintained:** The Barrier consists of asphalt pavement, brick pavement, and landscaped topsoil areas. The Barrier is located as shown on the attached Figure 1.

**Cover Barrier Purpose:** The asphalt, brick, and landscaped barriers over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These barriers also act as a partial infiltration barrier to minimize future soil to groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current future use of the property, the barrier should function as intended unless disturbed.

**Annual Inspection:** The asphalt, brick, and landscaped barrier overlying the contaminated soil and as depicted in Figure 1 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 to or exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed and where infiltration from the surface will not be effectively minimized will be documented. A log of the inspections and any repairs will be maintained by the property owner 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 and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources ("WDNR") representatives upon their request.

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

In the event the barrier materials 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 asphalt pavement, brick and landscaped areas, 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.

**Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap:** The following activities are prohibited on any portion of the property where pavement, brick, or landscaped areas are to be maintained as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

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

Contact Information  
October 2009

Site Owner and Operator: W62 N585-587 Washington Avenue  
Ms. Sue Plater  
7077 Glencoe Drive  
Cedarburg, WI 53012  
Phone: (262) 377-8359

Signature: \_\_\_\_\_

Property Owner: W62 N579 & W62 N589 Washington Avenue  
Washington House Inn Associates  
W62 N573 Washington Avenue  
Cedarburg, WI 53012  
Phone: (262) 375-3550

W62 N583 Washington Avenue  
James H. Castle  
W62 N583 Washington Avenue  
Cedarburg, WI 53012  
Phone: (262) 375-2221

Consultant: Stephen Meer, P.E.  
Sigma Environmental Services, Inc.  
1300 W. Canal Street  
Milwaukee, WI 53233  
Phone: (414) 643-4200

WDNR: Ms. Nancy Ryan  
Wisconsin Department of Natural Resources  
Bureau of Remediation and Redevelopment  
2300 N. Dr. Martin Luther King Jr. Drive  
Milwaukee, WI 53212  
Phone: (414) 263-8500

## EXHIBIT A

Legal Description for W62 N579 Washington Avenue, Cedarburg, Wisconsin: Lot 1 of Certified Survey Map No. 1831, recorded February 11, 1987 in Volume 14 of Certified Survey Maps, on pages 119 and 120, as Document No. 384432, being a part of Lots 15 and 16, in Block 4, Hilgen, Schroeder and Others Plat of the Village of Cedarburg, all of Lot 10 and part of Lot 9, in Block 10, Assessor's Plat of the City of Cedarburg, in the Southeast  $\frac{1}{4}$  of Section 27, Township 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin.

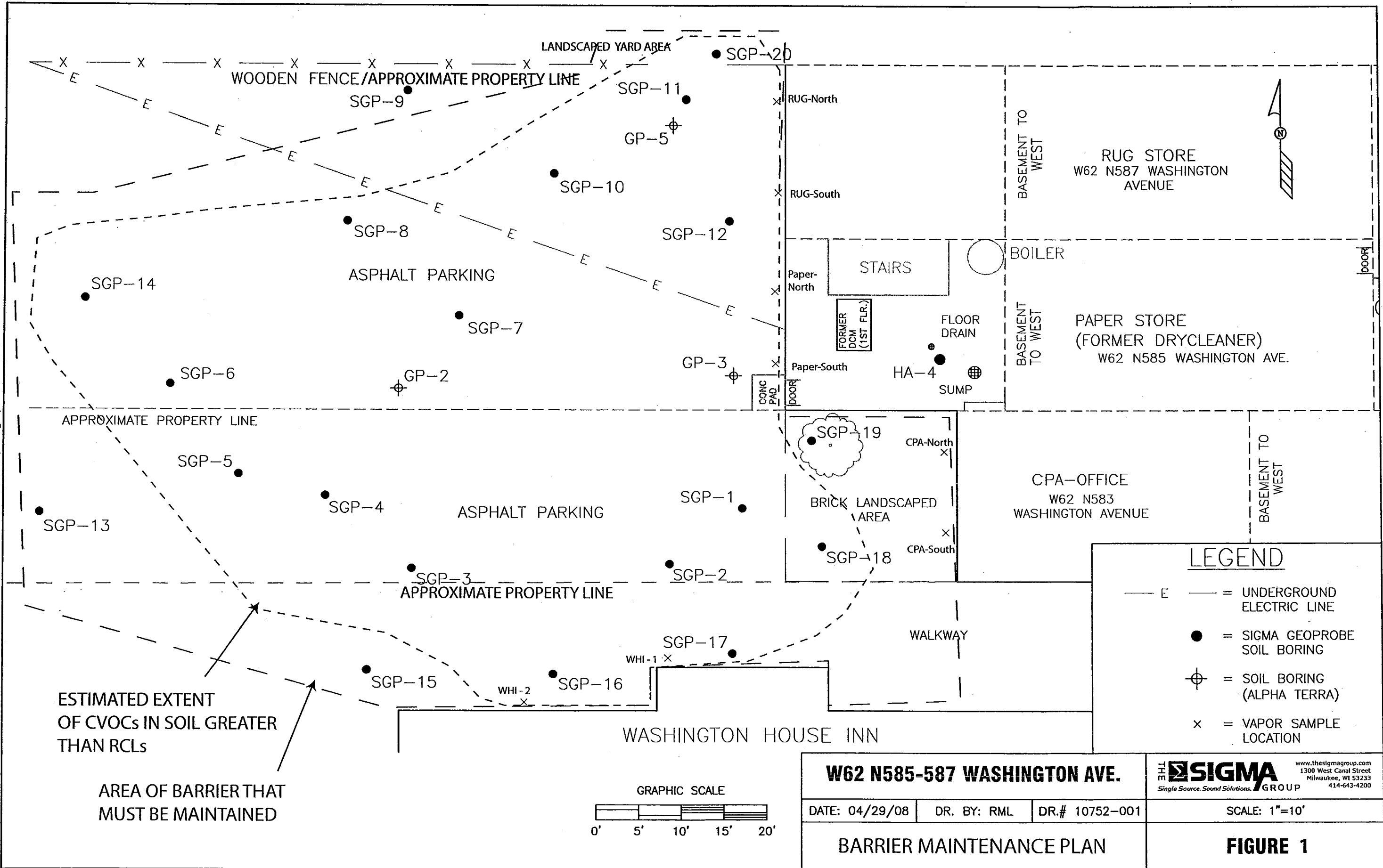
Legal Description for W62 N583 Washington Avenue, Cedarburg, Wisconsin: Lot 2 of Certified Survey Map No. 1831, recorded February 11, 1987 in Volume 14 of Certified Survey Maps, on pages 119 and 120, as Document No. 384432, being a part of Lots 15 and 16, in Block 4, Hilgen, Schroeder and Others Plat of the Village of Cedarburg, all of Lot 10 and part of Lot 9, in Block 10, Assessor's Plat of the City of Cedarburg, in the Southeast  $\frac{1}{4}$  of Section 27, Township 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin.

Legal Description for W62 N585-587 Washington Avenue, Cedarburg, Wisconsin: Lot 3 of Certified Survey Map No. 1831, recorded February 11, 1987 in Volume 14 of Certified Survey Maps, on pages 119 and 120, as Document No. 384432, being a part of Lots 15 and 16, in Block 4, Hilgen, Schroeder and Others Plat of the Village of Cedarburg, all of Lot 10 and part of Lot 9, in Block 10, Assessor's Plat of the City of Cedarburg, in the Southeast  $\frac{1}{4}$  of Section 27, Township 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin.

Legal Description for W62 N589 Washington Avenue, Cedarburg, Wisconsin: Lot Fourteen (14) in Block Four (4) of the Original Plat of the City of Cedarburg, County of Ozaukee, State of Wisconsin.

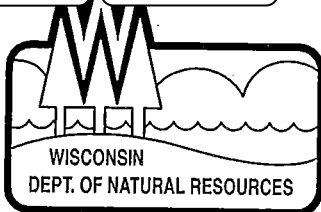


K:\SUSAN PLATER\CAD\10752-002.dwg, FIG 2. SPMP, 3/24/2009 11:50:29 AM, Ledger, 1:1



OFF-SOURCE  
A  
PROPERTY

OFF-SOURCE  
B  
PROPERTY



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212-3128  
FAX 414-263-8606  
Telephone 414-263-8500  
TTY Access via relay - 711

January 5, 2010

Mr. James Pape  
Washington House Inn Associates  
W62 N573 Washington Avenue  
Cedarburg, WI 53012

SUBJECT: Continuing Obligations and Property Owner Requirements for W62 N579 and W62 N589 Washington Avenue, Cedarburg, WI  
Parcel Identification Number: 13-107-04-16-001 and 13-107-04-14-000  
Final Case Closure for Cedarburg Platco site, W62 N585-587 Washington Avenue, Cedarburg, WI  
WDNR BRRTS Activity #: 02-46-550405 FID#246006860

Dear Mr. Pape:

The purpose of this letter is to notify you that certain continuing obligations apply to the property at W62 N579 and W62 N589 Washington Avenue, Cedarburg, WI (referred to in this letter as the "Property") due to contamination remaining on the Property. The continuing obligations are part of the cleanup and case closure approved for the above-referenced case, located at W62 N585-587 Washington Avenue, Cedarburg. (The case is referenced by the location of the source property, i.e. the property where the original discharge occurred, prior to contamination migrating to the Property.) The continuing obligations that apply to the Property are stated as conditions in the attached closure approval letter, and are consistent with s. 292.12, Wis. Stats., and ch. NR 700, Wis. Adm. Code, rule series. They are meant to limit exposure to any remaining environmental contamination at the Property. These continuing obligations will also apply to future owners of the Property, until the conditions no longer exist at the Property.

It is common for properties with approved cleanups to have continuing obligations as part of cleanup/closure approvals. Information on continuing obligations on properties is shown on the Internet at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. How to find further information about the closure and residual contamination for this site can be located at <http://dnr.wi.gov/org/aw/rr/clean.htm>.

The Department reviewed and approved the case closure request regarding the chlorinated volatile organic compounds contamination in soil at this site, based on the information submitted by Stephen Meer, Sigma Environmental Services. As required by state law, you received notification about the requested closure from the person conducting the cleanup. No further investigation or cleanup is required at this time. However, the closure decision is conditioned on the long-term compliance with certain continuing obligations, as described below.

### Continuing Obligations Applicable to Your Property

A number of continuing obligations are described in the enclosed case closure letter to Sue Plater, dated January 5, 2010. The following continuing obligations apply to your Property.

Mr. James Pape  
January 5, 2010  
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- Proper management of any excavated contaminated soil
- Maintenance of cover or barrier over contaminated soil in accordance with the maintenance plan, including maintenance of inspection log on site
- Unless prior written approval has been obtained from the Department, the following activities are prohibited: 1) removal of the existing barrier on your property; 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 on the barrier
- The potential for vapor migration should be evaluated if future redevelopment in the area of contamination is planned. (Vapor migration is the movement of vapors originating from volatile chemicals in the soil or groundwater, into buildings or other areas where people may become exposed by breathing air contaminated by the vapors.)

GIS Registry – Well Construction Approval Needed

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

Property Owner Responsibilities

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

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

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

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



Mr. James Pape

January 5, 2010

Page 3

When maintenance of a continuing obligation is required, the Property owner is responsible for inspections, repairs, or replacements as needed. Such actions should be documented by the Property owner and the records kept accessible for the Department to review for as long as the Department directs.

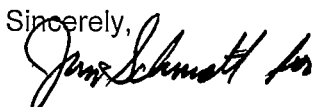
You and any subsequent Property owners are responsible for notifying the Department, and obtaining approval, before making any changes to the property that would affect the obligations applied to the Property. Please send written notification in accordance with the above requirements to the attention of the Remediation and Redevelopment program's Environmental Program Associate, Victoria Stovall, at the letterhead address.

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

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

The Department appreciates your cooperation. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Nancy Ryan at (414) 263-8533.

Sincerely,

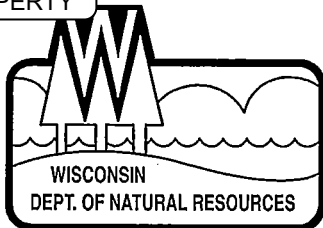


Frances M. Koonce, Sub-Team Supervisor  
Southeast Region Remediation & Redevelopment Program

Attachments

cc: SER site file  
Ms. Sue Plater  
Mr. Stephen Meer, Sigma Environmental Services

Enclosure: RR 819 – Continuing Obligations Fact Sheet



**State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES**

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212-3128  
FAX 414-263-8606  
Telephone 414-263-8500  
TTY Access via relay - 711

January 5, 2010

Mr. James H. Castle  
W62 N583 Washington Avenue  
Cedarburg, WI 53012

SUBJECT: Continuing Obligations and Property Owner Requirements for W62 N583  
Washington Avenue, Cedarburg, WI  
Parcel Identification Number: 13-107-04-15-001  
Final Case Closure for Cedarburg Platco site, W62 N585-587 Washington Avenue,  
Cedarburg, WI  
WDNR BRRTS Activity #: 02-46-550405 FID#246006860

Dear Mr. Castle:

The purpose of this letter is to notify you that certain continuing obligations apply to the property at W62-N583 Washington Avenue, Cedarburg (referred to in this letter as the "Property") due to contamination remaining on the Property. The continuing obligations are part of the cleanup and case closure approved for the above-referenced case, located at W62 N585-587 Washington Avenue, Cedarburg. (The case is referenced by the location of the source property, i.e. the property where the original discharge occurred, prior to contamination migrating to the Property.) The continuing obligations that apply to the Property are stated as conditions in the attached closure approval letter, and are consistent with s. 292.12, Wis. Stats., and ch. NR 700, Wis. Adm. Code, rule series. They are meant to limit exposure to any remaining environmental contamination at the Property. These continuing obligations will also apply to future owners of the Property, until the conditions no longer exist at the Property.

It is common for properties with approved cleanups to have continuing obligations as part of cleanup/closure approvals. Information on continuing obligations on properties is shown on the Internet at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. How to find further information about the closure and residual contamination for this site can be located at <http://dnr.wi.gov/org/aw/rr/clean.htm>.

The Department reviewed and approved the case closure request regarding the chlorinated volatile organic compounds contamination in soil at this site, based on the information submitted by Stephen Meer, Sigma Environmental Services. As required by state law, you received notification about the requested closure from the person conducting the cleanup. No further investigation or cleanup is required at this time. However, the closure decision is conditioned on the long-term compliance with certain continuing obligations, as described below.

Continuing Obligations Applicable to Your Property

A number of continuing obligations are described in the attached case closure letter to Sue Plater, dated January 5, 2010. The following continuing obligations apply to your Property.

Mr. James H. Castle

January 5, 2010

Page2

- Proper management of any excavated contaminated soil
- Maintenance of cover or barrier over contaminated soil in accordance with the maintenance plan, including maintenance of inspection log on site
- Unless prior written approval has been obtained from the Department, the following activities are prohibited: 1) removal of the existing barrier on your property; 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 on the barrier
- The potential for vapor migration should be evaluated if future redevelopment in the area of contamination is planned. (Vapor migration is the movement of vapors originating from volatile chemicals in the soil or groundwater, into buildings or other areas where people may become exposed by breathing air contaminated by the vapors.)

#### GIS Registry – Well Construction Approval Needed

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

#### Property Owner Responsibilities

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

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

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

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

Mr. James H. Castle

January 5, 2010

Page 3

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You and any subsequent Property owners are responsible for notifying the Department, and obtaining approval, before making any changes to the property that would affect the obligations applied to the Property. Please send written notification in accordance with the above requirements to the attention of the Remediation and Redevelopment program's Environmental Program Associate, Victoria Stovall, at the letterhead address.

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

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

The Department appreciates your efforts. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Nancy Ryan at (414) 263-8533.

Sincerely,



Frances M. Koonce, Sub-Team Supervisor  
Southeast Region Remediation & Redevelopment Program

Attachments

cc: SER site file  
Ms. Sue Plater  
Mr. Stephen Meer, Sigma Environmental Services

Enclosure: RR 819 – Continuing Obligations Fact Sheet

3

DOCUMENT NO.

382715

STATE BAR OF WISCONSIN FORM 1-1982  
WARRANTY DEED  
VOL 575 PAGE 90

THIS SPACE RESERVED FOR RECORDING DATA

RECORDED

This Deed, made between James B. Pape, James H. Castle and Steven F. Plater

Grantor, and Steven F. Plater and Sue B. Plater, his wife

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in County, State of Wisconsin:

1987 JAN -7 AM 9:05

REGISTER OF DEEDS  
OZAUCKEE COUNTY, WI

FEE

# 77.25(a)  
EXEMPT

RETURN TO  
Levy & Levy S.C.  
P. O. Box 127  
Cedarburg, WI 53012  
13-107-04-15-000  
Tax Parcel No 13-107-04-16-001

Lot Three (3) as set forth on the attached, unrecorded Certified Survey Map marked Exhibit "A", the legal description of said map being attached hereto and marked Exhibit "B".

13-107-04-15-000  
13-050-10-09-000

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

Together with all and singular the hereditaments and appurtenances thereto belonging; And James B. Pape, James H. Castle and Steven F. Plater warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements and restrictions of record, if any, and zoning ordinances, and except taxes and assessments against said premises from and after January 1, 1986

and will warrant and defend the same.

Dated this 31st day of December, 1986.

James B. Pape (SEAL)  
James B. Pape

Steven F. Plater (SEAL)  
Steven F. Plater

James H. Castle (SEAL)  
James H. Castle

(SEAL)

AUTHENTICATION

Signature(s) \_\_\_\_\_  
authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by § 708.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY  
Donald A. Levy, Attorney At Law

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

Ozaukee County, } ss.

Personally came before me this 31st day of December, 1986, the above named James B. Pape, James H. Castle and Steven F. Plater

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

Donald A. Levy  
Notary Public

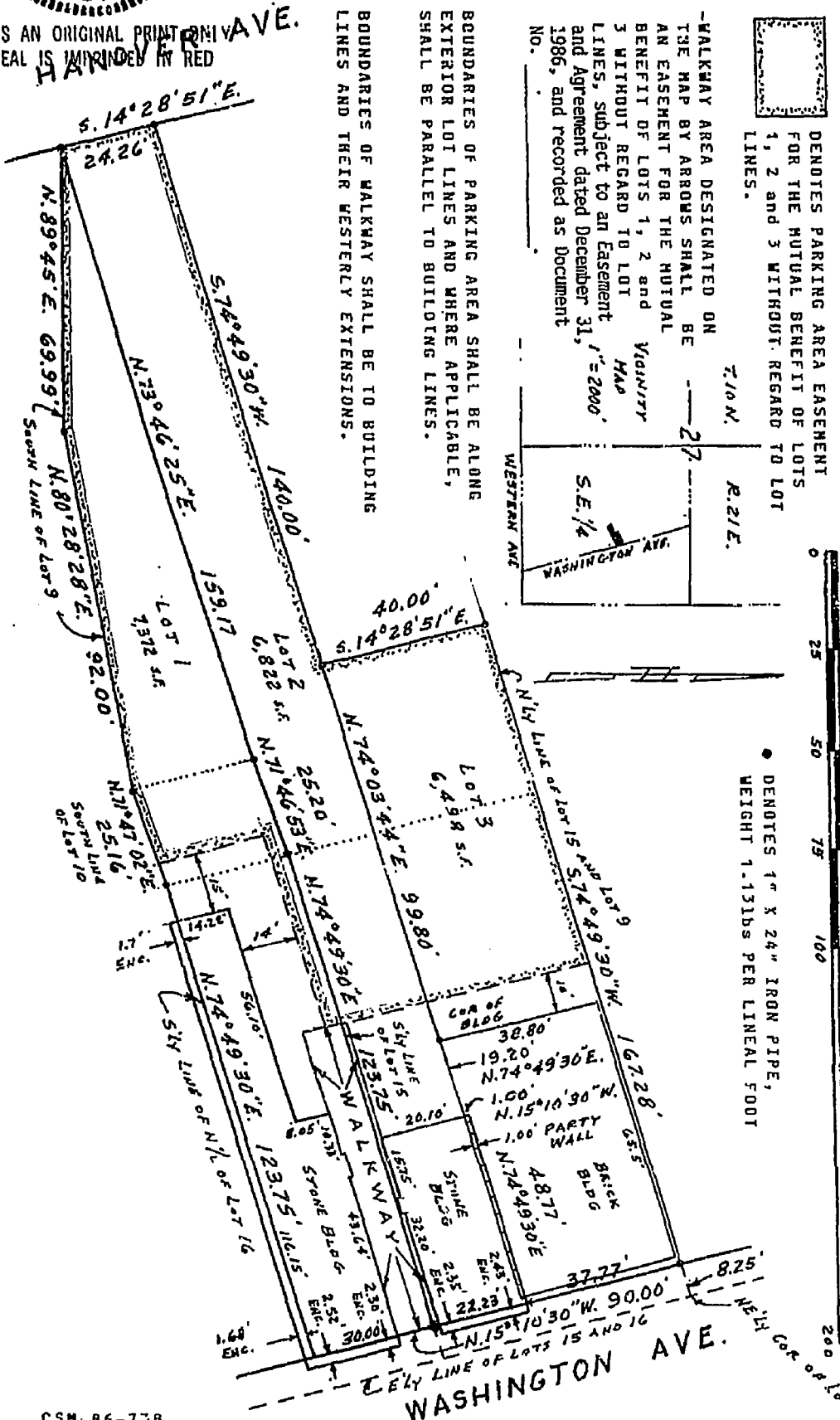
My Commission is permanent. (If not, state expiration date: \_\_\_\_\_, 19\_\_\_\_)

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



EXHIBIT "A"

THIS IS AN ORIGINAL PRINT AND IF SEAL IS IMPRINTED IN RED HANDS ARE UNBOUND



BOUNDARIES OF PARKING AREA SHALL BE ALONG EXTERIOR LOT LINES AND WHERE APPLICABLE, SHALL BE PARALLEL TO BUILDING LINES.

BOUNDARIES OF WALKWAY SHALL BE TO BUILDING LINES AND THEIR WESTERLY EXTENSIONS.

WALKWAY AREA DESIGNATED ON THE MAP BY ARROWS SHALL BE AN EASEMENT FOR THE MUTUAL BENEFIT OF LOTS 1, 2 and 3 WITHOUT REGARD TO LOT LINES, subject to an Easement and Agreement dated December 31, 1986, and recorded as Document No. \_\_\_\_\_

Denotes Parking Area Easement for the Mutual Benefit of Lots 1, 2 and 3 Without Regard to Lot Lines.

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

OF PART OF LOTS 15 AND 16, IN BLOCK 4, HIGGEN, SCHROEDER AND OTHERS PLAT OF THE VILLAGE OF CEDARBURG, ALL OF LOT 16 AND PART OF LOT 9, IN BLOCK 10, ASSESSOR'S PLAT OF THE CITY OF CEDARBURG, IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 21 EAST, IN THE CITY OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

EXHIBIT "B"

Sheet 2 of 2  
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

of part of Lots 15 and 16, in Block 4, HILGEN, SCHROEDER AND OTHERS PLAT OF THE VILLAGE OF CEDARBURG, all of Lot 10 and part of Lot 9, in Block 10, Assessor's Plat of the City of Cedarburg, in the Southeast 1/4 of Section 27, Township 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

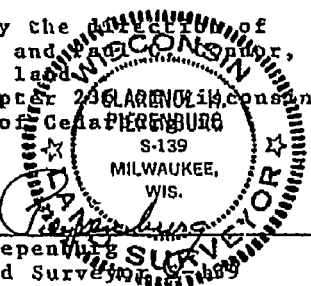
I, Clarence H. Piepenburg, registered land surveyor, do hereby certify: That I have surveyed, mapped and divided that part of Lots 15 and 16, in Block 4, HILGEN, SCHROEDER AND OTHERS PLAT OF THE VILLAGE OF CEDARBURG, all of Lot 10 and part of Lot 9, in Block 10, Assessor's Plat of the City of Cedarburg, in the Southeast 1/4 of Section 27, Township 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the northeasterly corner of said Lot 15; thence S.74° 49'30"W. along the northerly line of said Lot 15, 8.25 feet to a point in the westerly line of Washington Avenue (66.00 feet wide). said point being the point of beginning of the land to be described; thence continuing S.74° 49'30"W. along the northerly line of said Lot 15 and said Lot 9, 167.28 feet; thence S.14°28'51"E. 40.00 feet; thence S.74°49'30"W. 140.00 feet to a point in the easterly line of Hanover Avenue; thence S.14°28'51"E. along the easterly line of said Hanover Avenue 24.26 feet to a point in the south line of said Lot 9; thence N.89°45'E. along the south line of said Lot 9, 69.99 feet; thence N.80°28'28"E. along the south line of said Lot 9, 92.00 feet; thence N.71°47'02"E. 25.16 feet along the south line of said Lot 10 to the south-westerly corner of the north 1/2 of said Lot 16; thence N.74°49'30"E. along the southerly line of the north 1/2 of said Lot 16, 123.75 feet to a point in the westerly line of said Washington Avenue; thence N.15°10'30"W. along the westerly line of said Washington Avenue, being parallel to and 8.25 feet distant from the easterly line of said Lots 15 and 16, 90.00 feet to the point of beginning, containing 0.475 acres of land.

That I have made such survey, map and division by the authority of Nancy A. Block, Mary Louise Johnson, James R. Hackhey and \_\_\_\_\_ D/B/A Cedarburg Investment Properties, owners of said land.

That I have fully complied with provisions of Chapter \_\_\_\_\_ Statutes and the subdivision regulations of the City of Cedarburg in surveying, dividing and mapping the same.

Dated this 29th day of December, 1986.



*Clarence H. Piepenburg*  
Clarence H. Piepenburg  
Registered Land Surveyor

OWNERS' CERTIFICATE

We, as owners, hereby certify that we caused the land described in the foregoing certificate of Clarence H. Piepenburg, surveyor, to be surveyed, divided and mapped as represented on this map.

WITNESS the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

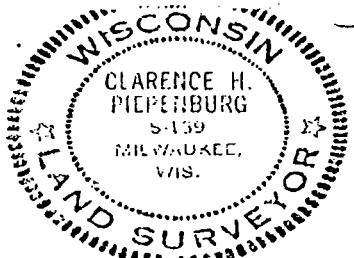
In the presence of:

_____	WITNESS	_____
_____	WITNESS	Nancy A. Block
_____	WITNESS	_____
_____	WITNESS	Mary Louise Johnson
_____	WITNESS	_____
_____	WITNESS	James R. Hackhey
_____	WITNESS	_____
_____	WITNESS	Paul C. Connor

PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of the City of Cedarburg this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Secretary, Planning Commission



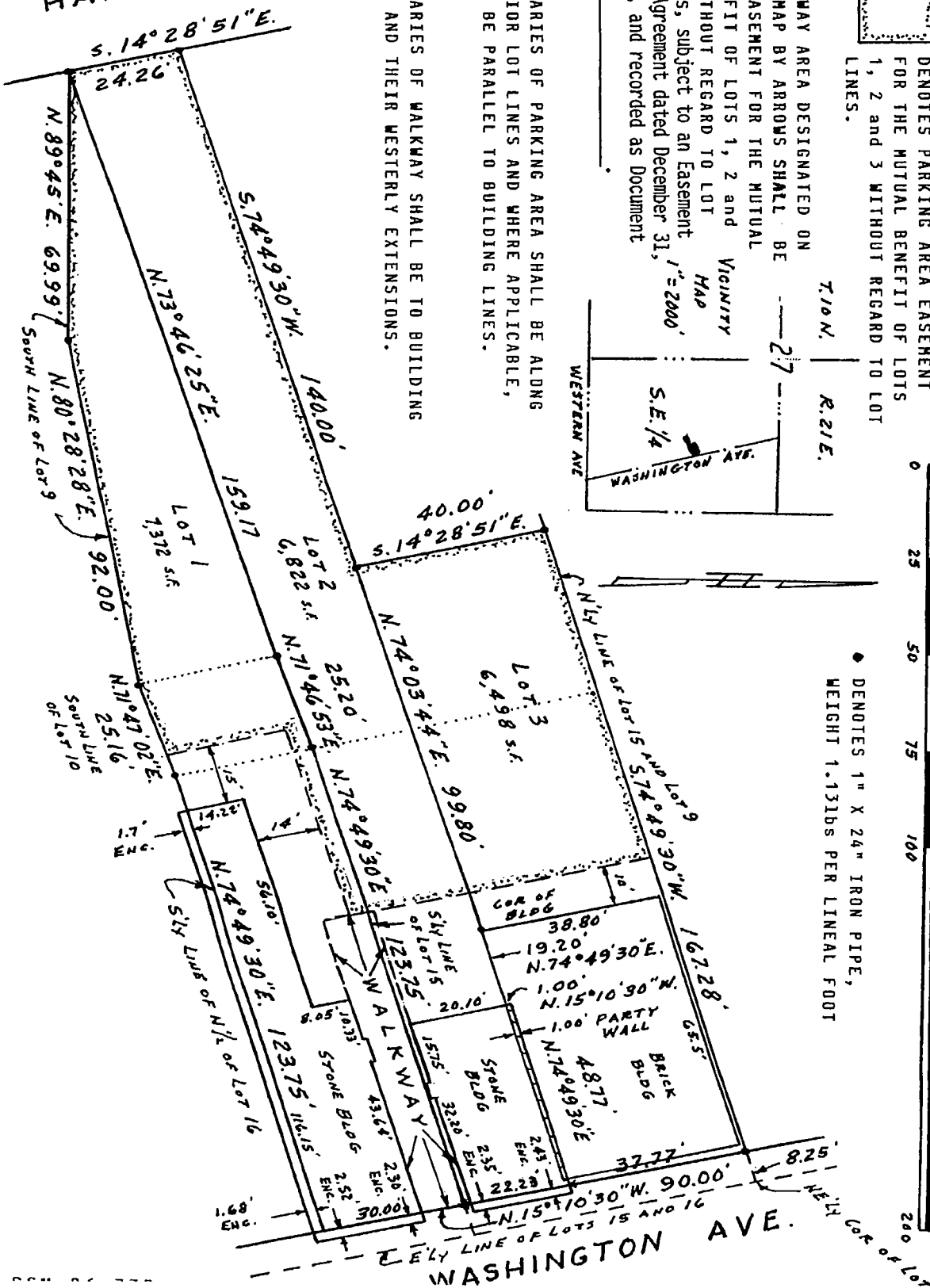
384432

1831

VOL. 14 PAGE 110

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IF SEAL IS IMPAIRED BY RED

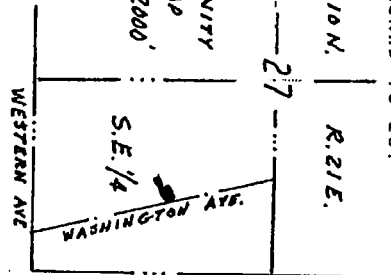
HANOVER AVE.



BOUNDARIES OF PARKING AREA SHALL BE ALONG EXTERIOR LOT LINES AND WHERE APPLICABLE, SHALL BE PARALLEL TO BUILDING LINES.

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DENOTES PARKING AREA EASEMENT FOR THE MUTUAL BENEFIT OF LOTS 1, 2 and 3 WITHOUT REGARD TO LOT LINES.



DENOTES 1" X 24" IRON PIPE, WEIGHT 1.13lbs PER LINEAL FOOT

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

of part of Lots 15 and 16, in Block 4, HIGGEN, SCHROEDER AND OTHERS PLAT OF THE VILLAGE OF CEDARBURG, all of Lot 10 and part of Lot 9, in Block 10, Assessor's Plat of the City of Cedarburg, in the Southeast 1/4 of Section 27, Township 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin.



Sheet 2 of 2

CERTIFIED SURVEY MAP NO. 1831

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SURVEYOR'S CERTIFICATE

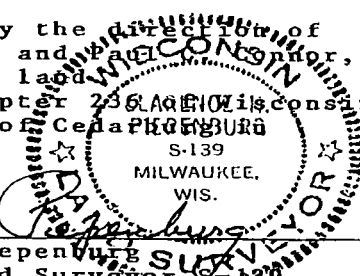
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That I have made such survey, map and division by the direction of Nancy A. Block, Mary Louise Johnson, James R. Hackhey and Paul C. Connor, D/B/A Cedarburg Investment Properties, owners of said land.

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

Dated this 29th day of December, 1986.



Clarence H. Piepenburg
Registered Land Surveyor

OWNERS' CERTIFICATE

We, as owners, hereby certify that we caused the land described in the foregoing certificate of Clarence H. Piepenburg, surveyor, to be surveyed, divided and mapped as represented on this map.

WITNESS the hand and seal of said owners this 26th day of December, 1986.

In the presence of:

All Signatures witnessed by
Harold D. Block

WITNESS
WITNESS
WITNESS
WITNESS

Nancy A. Block
Mary Louise Johnson
James R. Hackhey
Paul C. Connor

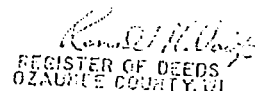
PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of the City of Cedarburg this 2nd day of February, 1987.

Russell A. Dimick
Secretary, Planning Commission

RECORDED

1987 FEB 11 AM 8:45

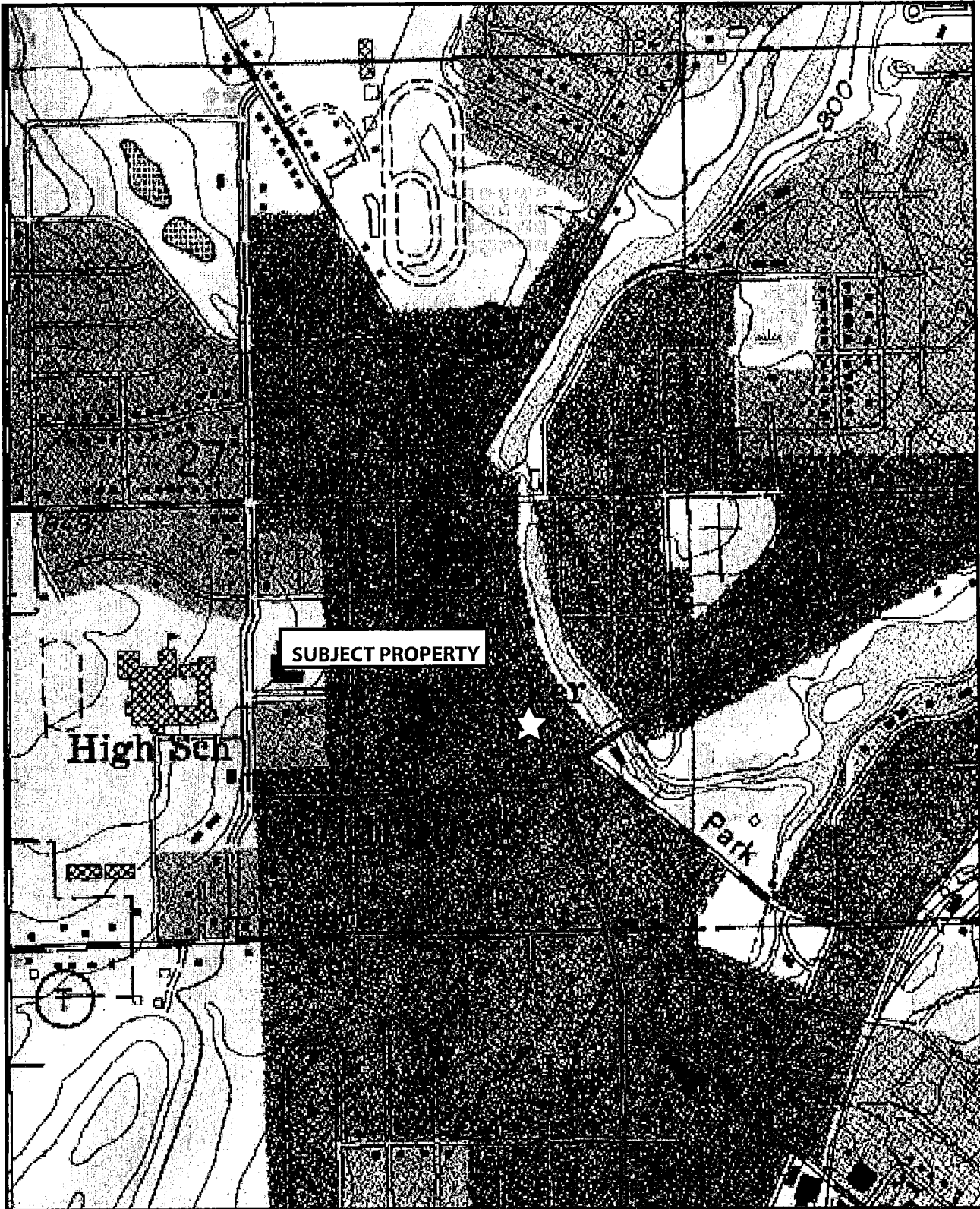


**STATEMENT BY RESPONSIBLE PARTY**

Ms. Sue Plater, the responsible party for the Cedarburg Platco property located at W62 N585-587 Washington Avenue, Cedarburg, Wisconsin, states that the legal description for each property within the contaminated site boundaries for case file reference 02-46-550405 is attached.

Sue Plater  
Signature of Responsible Party

11/5/09  
Date



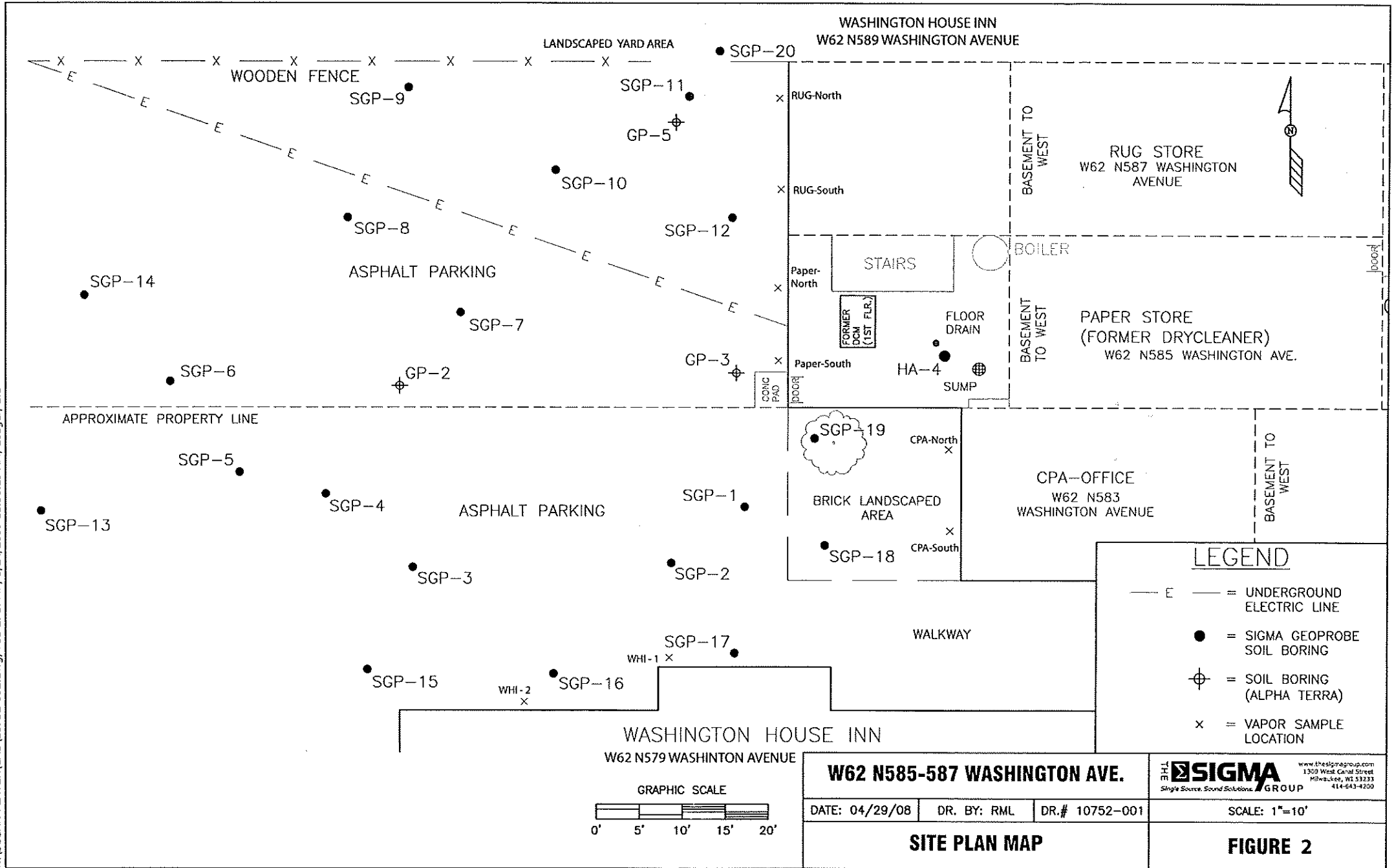
**Site/Client:** Cedarburg Platco  
**Address:** W62 N585-587 Washington Avenue  
Cedarburg, WI 53012  
**Project:** #10752

**FIGURE 1**  
SITE LOCATION MAP

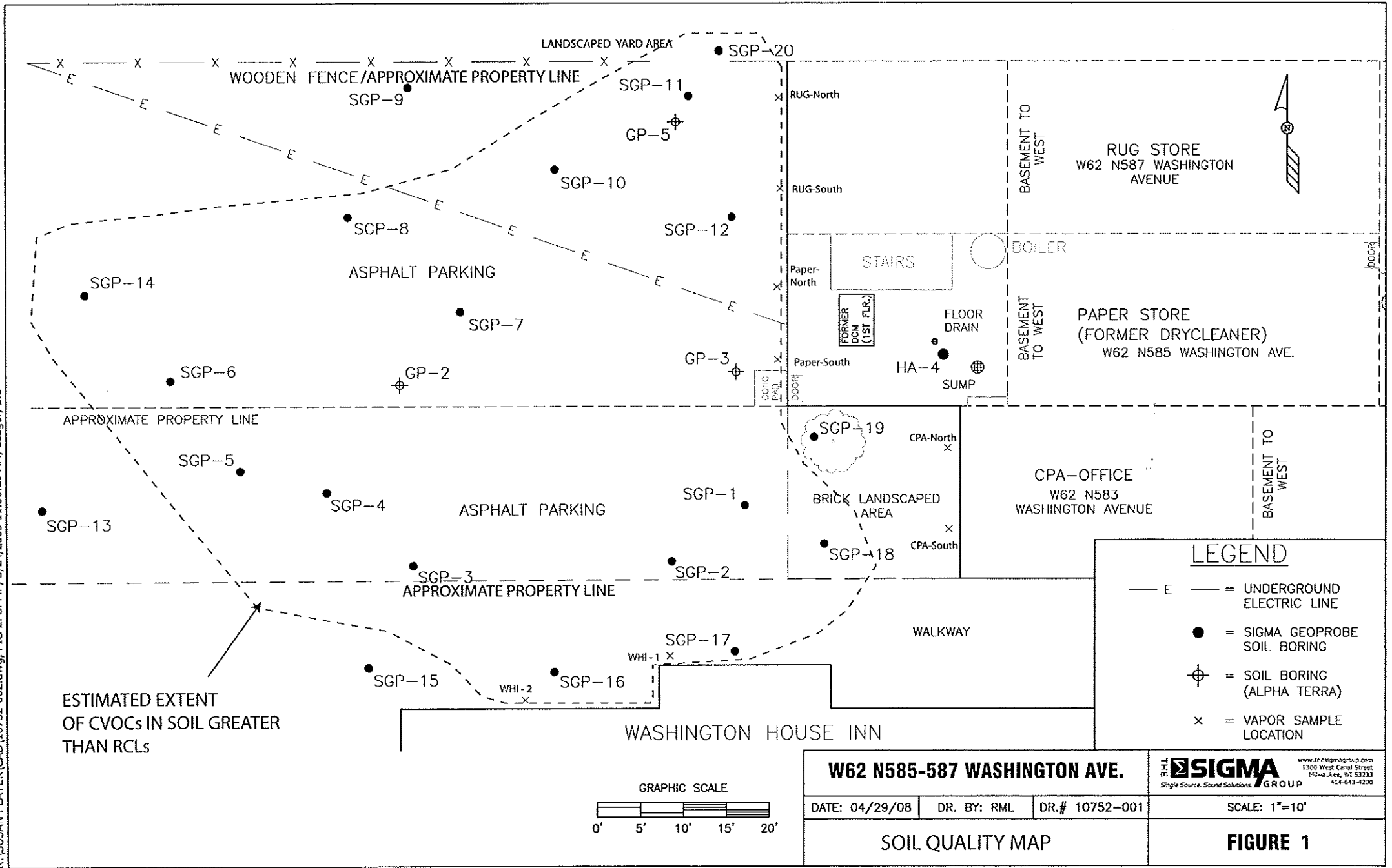
THE **SIGMA** GROUP  
Single Source. Sound Solutions.

www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
414-643-4200

K:\SUSAN PLATER\CAD\10752-002.dwg, FIG 2. SPMP, 3/24/2009 11:50:29 AM, Ledger, 1:1



K:\SUSAN PLATER\CAD\10752-002.dwg, FIG 2. SPMP, 3/24/2009 11:50:29 AM, Ledger, 1:1





**TABLE 1**  
**SOIL ANALYTICAL QUALITY RESULTS**  
**VOLATILE ORGANIC COMPOUNDS**  
**Cedarburg Platco**  
**W62 N585-587 Washington Avenue, Cedarburg, WI**  
**Project Reference #10752**

Soil Boring Identification:					SGP-13		SGP-14		SGP-15		SGP-16		SGP-17		SGP-18		SGP-19		SGP-20				
Sample Depth (ft):					0-2	3-6	0-2	3-6	0-2	4-6	0-2	4-6	0-2	4-6	0-2	3-4	0-2	4-6	0-2	3-5			
PID / FID					5	2	1	1	1	1	1	1	1	1	1	1	1	0	2	0			
Parameter	Unit				NR 720.19	NR 720.19	NR 720.19																
					EPA SSL	EPA SSL	EPA SSL																
					RCL	RCL	RCL																
		Generic	Table 1	Table2	GW Protection	Direct Contact Non-Ind.	Direct Contact Industrial	Collection Date															
RCL	SSL	SSL				02/20/09	02/20/09	02/20/09	02/20/09	02/20/09	02/20/09	02/20/09	02/20/09	02/20/09	02/20/09	02/20/09	02/20/09	02/20/09	02/20/09	02/20/09			
Benzene	µg/kg	5.5	8,500	1,100	NC	NC	NC	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20
cis-1,2-Dichloroethene	µg/kg	NS	NS	NS	55	1,300,000	1,300,000	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24
Ethylbenzene	µg/kg	2,900	4,600	NS	NC	8,900	20,000	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16
Naphthalene	µg/kg	NS	2,700	NS	350	68,000	470,000	<117	<117	<117	<117	<117	<117	<117	<117	<117	<117	<117	<117	<117	<117	<117	<117
Tetrachloroethene	µg/kg	NS	NS	NS	4.1	2,100	35,000	<18	<18	<b>45 J</b>	<b>24.3 J</b>	<18	<18	<b>780</b>	<18	<b>53 J</b>	<18	<18	<b>82</b>	<18	<18	<b>87</b>	<b>56 J</b>
Toluene	µg/kg	1,500	38,000	NS	NC	520,000	520,000	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23
Trichloroethene	µg/kg	NS	NS	NS	3.7	14	240	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20
1,2,4-Trimethylbenzene	µg/kg	NS	83,000	NS	NS	52,000	170,000	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20
1,3,5-Trimethylbenzene	µg/kg	NS	11,000	NS	NS	21,000	70,000	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24
Vinyl chloride	µg/kg	NS	NS	NS	0.13	56	940	<17	<17	<17	<17	<17	<17	<17	<17	<17	<17	<17	<17	<17	<17	<17	<17
Total Xylenes	µg/kg	4,100	42,000	NS	NC	270,000	420,000	<48	<48	<48	<48	<48	<48	<48	<48	<48	<48	<48	<48	<48	<48	<48	<48

Notes: Laboratory analyses performed by: Pace Analytical -- Green Bay, WI

µg/kg = micrograms per kilogram (equivalent to parts per billion)  
 NA = Not Analyzed      NS = No Standard  
 NC = Not Calculated      J' = Analyte reported between Limit of Detection and Limit of Quantitation

NR 720 RCL = Wisconsin Administrative Code, Chapter NR 720 generic Residual Contaminant Level (industrial land use RCLs for RCRA metals).  
 NR 720.19 EPA = RCLs calculated in accordance with Ch. NR 720.19 and WDNR document PUB-RR-682 using Wisconsin default values in algorithms contained in EPA's Risk Assessment Guidance web site [http://rais.ornl.gov/calc\\_start.htm](http://rais.ornl.gov/calc_start.htm) for specific chemicals. Values applicable to source areas 0.5 acres or less. For direct SSL RCL contact, ingestion and inhalation of volatiles pathways were considered and the lower soil screening level of these two pathways selected as the RCL for direct contact.

Exceedances: **BOLD** = detected compound      **BOX** = concentration exceeds standard

## Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="W62 N579 Washington Ave"/>	<input type="text" value="13-107-0416-001"/>	<input type="text" value="683212"/>	<input type="text" value="315728"/>
<input type="text" value="B"/>	<input type="text" value="W62 N589 Washington Ave"/>	<input type="text" value="13-107-0414-000"/>	<input type="text" value="683204"/>	<input type="text" value="315750"/>
<input type="text" value="C"/>	<input type="text" value="W62 N583 Washington Ave"/>	<input type="text" value="13-107-0415-001"/>	<input type="text" value="683222"/>	<input type="text" value="315733"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



**MAILED**  
10/20

October 20, 2009

Project Reference #10752

Mr. James Pape  
Washington House Inn Associates  
W62 N573 Washington Avenue  
Cedarburg, WI 53012

**Certified Mail**

**RE: Notice of Residual Impacts to Soil and Barrier Maintenance Requirements  
Properties Located at W62 N579 and W62 N89 Washington Avenue  
Cedarburg, Wisconsin**

Dear Mr. Pape:

Sigma Environmental Services, Inc. (Sigma), on behalf of Ms. Sue Plater has prepared this letter to notify you that Ms. Plater, the Responsible Party for the release associated with Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System number 02-46-550405, is requesting that the WDNR grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than maintaining the existing pavement as protection against contact with contaminated soil and as a means to limit infiltration of precipitation. Enclosed for your reference is a soil quality map showing the boring locations and the designated area of residual soil impact.

WDNR will not review the closure request submitted by Ms. Plater for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact WDNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to WDNR that is relevant to this closure request, you should mail that information to the Wisconsin Department of Natural Resources, Attention: Victoria Stovall, 2300 N. Dr. Martin Luther King Jr. Drive, Milwaukee, Wisconsin 53212 and reference the BRRTS number listed above.

If this case is closed, all properties within the site boundaries where soil contamination exceeds Ch. NR 720 Residual Contaminant Levels (RCLs) will be listed on the WDNR's geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin with soil contamination above chapter NR 720 RCLs at the time that the case was closed. This GIS Registry is available to the general public on the WDNRs' internet web site. Please review the enclosed legal descriptions, on the property deeds, of your properties and notify Sigma within the next 30 days if the legal description is incorrect.

In addition, as part of the case closure decision, the WDNR will require maintenance of the existing asphalt pavement, brick and landscaped areas the currently cover the area where contaminated soil has been identified. The existing pavement, brick and landscaped areas act as barriers to prevent direct contact with the contaminated soil and limit precipitation

OFF-SOURCE  
A  
PROPERTY

OFF-SOURCE  
B  
PROPERTY

infiltration into the contaminated soil. Therefore, as part of the case closure, the barriers will have to be maintained unless it can be demonstrated by additional future soil sampling that they are no longer required. A copy of the Barrier Maintenance Plan that will be submitted to the WDNR for approval as part of the case closure request is also attached for your review.

Once WDNR makes a decision on the closure request, it will be documented in a letter. If WDNR grants closure you may obtain a copy of this letter by writing to WDNR at the address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at [www.dnr.state.wi.us/org/at/et/geo/gwir](http://www.dnr.state.wi.us/org/at/et/geo/gwir). 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 me at (414) 643-4124.

Sincerely,  
**Sigma Environmental Services, Inc.**



Stephen Meer, P.E.  
Staff Engineer

Enclosures:

- Soil Quality Map
- Property Deeds for W62 N579 and W62 N589 Washington Avenue, Cedarburg, Wisconsin
- Draft Barrier Maintenance Plan

cc: Ms. Sue Plater

OFF-SOURCE  
A  
PROPERTY

OFF-SOURCE  
B  
PROPERTY

**SENDER: COMPLETE THIS SECTION**

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- 1 Print your name and address on the reverse so that we can return the card to you.
- 2 Attach this card to the back of the mailpiece or on the front if space permits.

1. Article Addressed to:

*James Pape  
Washington House Inn  
Associates  
w62 N573 Washington Dr.  
Cedarburg, W. 53012*

2. Article Number  
(Transfer from service label)

7008 1140 0002 4517 8385

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Susan Iding*

- Agent
- Addressee

B. Received by (Printed Name)

*Susan Iding*

C. Date of Delivery

*10/21/07*

3. Is delivery address different from item 1?  Yes

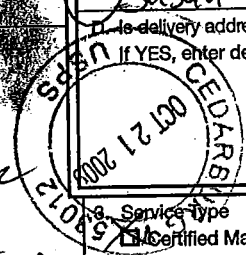
If YES, enter delivery address below:  No

4. Service Type

- Certified Mail
- Express Mail
- Registered
- Return Receipt for Merchandise
- Insured Mail
- C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes



PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

UNITED STATES POSTAL SERVICE



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

The Sigma Group  
1300 W. Canal Street  
Milwaukee, WI 53233

*10752 Plates 10/20 SM*



OFF-SOURCE  
A  
PROPERTY

OFF-SOURCE  
B  
PROPERTY

DOCUMENT NO.

503785

STATE BAR OF WISCONSIN FORM 3 - 1982  
QUIT CLAIM DEED

VOL 852 PAGE 212

THIS SPACE RESERVED FOR RECORDING DATA

RECORDED

1993 OCT 26 AM 8:30

*Ronald H. Vaigt*  
REGISTER OF DEEDS  
OZAUKEE COUNTY, WI

Washington House Inn Associates II, a Wisconsin  
Limited Partnership

quit-claims to Washington House Inn Associates, a  
Wisconsin Limited Partnership

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

TRANSFER  
780<sup>00</sup>

RETURN TO Lawrence A. Trebon  
733 N. Van Buren Street  
Milwaukee, WI 53202 \$10<sup>00</sup>

Tax Parcel No: 13-107-0416-001\*

Lot 1 of Certified Survey Map No. 1831, recorded February 11, 1987 in Volume 14 of Certified Survey Maps, on pages 119 and 120, as Document No. 384432, being a part of Lots 15 and 16, in Block 4, Hilgen, Schroeder and Others Plat of the Village of Cedarburg, all of Lot 10 and part of Lot 9, in Block 10, Assessor's Plat of the City of Cedarburg, in the Southeast 1/4 of Section 27, Township 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin.

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

Dated this as of the 31st day of August, 1993

WASHINGTON HOUSE INN ASSOCIATES II,  
A WISCONSIN LIMITED PARTNERSHIP (SEAL)

By: *James B. Pape, General Partner*  
James B. Pape, General Partner (SEAL)

AUTHENTICATION

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

authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Lawrence A. Trebon, Esq.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

MILWAUKEE County, } AS.

Personally came before me this 15th day of  
*September*, 1993 the above named  
James B. Pape

to me known to be the person \_\_\_\_\_ who executed the  
foregoing instrument and acknowledged the same.

*Sandra J. Pfister*

Notary Public \_\_\_\_\_ County, Wis.  
My Commission is permanent. (If not, state expiration  
date: *May 8*, 1994.)

7-2165

QUIT CLAIM DEED

STATE BAR OF WISCONSIN  
FORM No. 3 - 1982

Wisconsin Legal Bank Co. Inc.  
Milwaukee, Wis.

OFF-SOURCE  
A  
PROPERTY

OFF-SOURCE  
B  
PROPERTY

STATE BAR OF WISCONSIN FORM 1-1982  
WARRANTY DEED

500386

VOL 843 PAGE 139

THIS SPACE RESERVED FOR RECORDING DATA

RECORDED

1993 SEP 20 AM 8:30

*Ronald H. Vajt*  
REGISTER OF DEEDS  
OSHAUKEE COUNTY, WI

THIS DEED made between Robert A. Schroeder and John J. Schroeder and William A. Schroeder

..... ("Grantor")  
and Washington House Inn Associates, James B. Papa,  
General Partner

..... ("Grantee"),  
WITNESSETH, that the said Grantor, for valuable consideration

conveys to Grantee the following described real estate in Ozaukee  
County, State of Wisconsin:

TRANSFER  
\$ 555.<sup>00</sup>  
FEE

RETURN TO  
4602 N 573 WASHINGTON AVE  
CEDARBURG, WI 53012

\$10.<sup>00</sup>

Tax Parcel No: 13-107-04-14-000 \*

Lot Fourteen (14) in Block Four (4) of the Original Plat of the City of Cedarburg, County of Ozaukee, State of Wisconsin.

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;  
And Robert A. Schroeder and John J. Schroeder and William A. Schroeder  
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities serving the property, recorded building and use restrictions and covenants, and taxes levied in the year of closing, and will warrant and defend the same.

Dated this 27<sup>th</sup> day of August, 1993

*Robert A. Schroeder* (SEAL)  
\* Robert A. Schroeder  
*John J. Schroeder* (SEAL)  
\* John J. Schroeder

*William A. Schroeder* (SEAL)  
\* William A. Schroeder  
..... (SEAL)  
\* .....

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) .....  
.....  
authenticated this ..... day of ....., 19.....

STATE OF WISCONSIN  
Ozaukee County, ss.  
Personally came Robert A. Schroeder and John J. Schroeder and William A. Schroeder the above named  
August, 1993 day of .....

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, .....  
authorized by § 706.06, Wis. Stats.)

to me known to be the person ..... who executed the foregoing instrument and acknowledge the same.  
*Ann Hurren*  
\* ANN HURREN  
Notary Public Ozaukee County, Wis.  
My Commission is permanent. (If not, state expiration date: 3-31-94, 1994.)

THIS INSTRUMENT WAS DRAFTED BY  
Robert L. Contrucci

(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.

WARRANTY DEED

Form 80005W1 Rev. 03/04/93

7-2366

OFF-SOURCE  
C  
PROPERTY



**MAILED**  
10/20

October 20, 2009

Project Reference #10752

Mr. James H. Castle  
W62 N583 Washington Avenue  
Cedarburg, WI 53012

**Certified Mail**

**RE: Notice of Residual Impacts to Soil and Barrier Maintenance Requirements  
Property Located at W62 N583 Washington Avenue  
Cedarburg, Wisconsin**

Dear Mr. Castle:

Sigma Environmental Services, Inc. (Sigma), on behalf of Ms. Sue Plater has prepared this letter to notify you that Ms. Plater, the Responsible Party for the release associated with Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System number 02-46-550405, is requesting that the WDNR grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than maintaining the existing pavement as protection against contact with contaminated soil and as a means to limit infiltration of precipitation. Enclosed for your reference is a soil quality map showing the boring locations and the designated area of residual soil impact.

WDNR will not review the closure request submitted by Ms. Plater for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact WDNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to WDNR that is relevant to this closure request, you should mail that information to the Wisconsin Department of Natural Resources, Attention: Victoria Stovall, 2300 N. Dr. Martin Luther King Jr. Drive, Milwaukee, Wisconsin 53212 and reference the BRRTS number listed above.

If this case is closed, all properties within the site boundaries where soil contamination exceeds Ch. NR 720 Residual Contaminant Levels (RCLs) will be listed on the WDNR's geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin with soil contamination above chapter NR 720 RCLs at the time that the case was closed. This GIS Registry is available to the general public on the WDNRs' internet web site. Please review the enclosed legal description, on the property deed, of your property and notify Sigma within the next 30 days if the legal description is incorrect.

In addition, as part of the case closure decision, the WDNR will require maintenance of the existing asphalt pavement, brick and landscaped areas the currently cover the area where contaminated soil has been identified. The existing pavement, brick and landscaped areas act as barriers to prevent direct contact with the contaminated soil and limit precipitation infiltration into the contaminated soil. Therefore, as part of the case closure, the barriers

will have to be maintained unless it can be demonstrated by additional future soil sampling that they are no longer required. A copy of the Barrier Maintenance Plan that will be submitted to the WDNR for approval as part of the case closure request is also attached for your review.

Once WDNR makes a decision on the closure request, it will be documented in a letter. If WDNR grants closure you may obtain a copy of this letter by writing to WDNR at the address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at [www.dnr.state.wi.us/org/at/et/geo/gwir](http://www.dnr.state.wi.us/org/at/et/geo/gwir). 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 me at (414) 643-4124.

Sincerely,  
**Sigma Environmental Services, Inc.**



Stephen Meer, P.E.  
Staff Engineer

Enclosures:

- Soil Quality Map
- Property Deed for W62 N583 Washington Avenue, Cedarburg, Wisconsin
- Draft Barrier Maintenance Plan

cc: Ms. Sue Plater

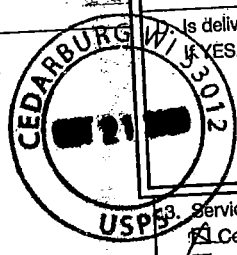
OFF-SOURCE  
C  
PROPERTY

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*James Castle*  
*W62 N583*  
*Washington Ave*  
*Cedarburg, W. 53012*



**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

Is delivery address different from item 1?  Yes  
 No  
 YES, enter delivery address below:

3. Service Type

Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
 (Transfer from service label)

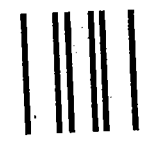
7008 1140 0002 4517 8378

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

UNITED STATES POSTAL SERVICE

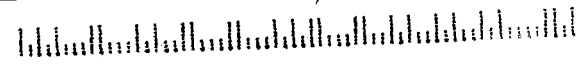


First-Class Mail  
 Postage & Fees Paid  
 USPS  
 Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

The Sigma Group  
 1300 W. Canal Street  
 Milwaukee, WI 53233

*10752 Plater 10/20/09 SM*





382719

VOL 575 PAGE 102

RECORDED

This Deed, made between James B. Pape, James H. Castle and Steven F. Plater

1987 JAN -7 AM 9:05

Grantor, and James H. Castle and Sally S. Castle, his wife

REGISTER OF DEEDS  
OZAUKEE COUNTY, WI  
FEE \$ 77.25  
EXEMPT

Witnesseth, That the said Grantor, for a valuable consideration

RETURN TO  
Levy & Levy S.C.  
P. O. Box 127  
Gedarburg, WI 53012

conveys to Grantee the following described real estate in County, State of Wisconsin:

Tax Parcel No: 13-107-04-15-000  
13-107-04-16-001

Lot Two (2) as set forth on the attached, unrecorded Certified Survey Map marked Exhibit "A", the legal description of said map being attached hereto and marked Exhibit "B".

13-050-10-09-000  
13-050-10-10-000

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

Together with all and singular the hereditaments and appurtenances thereunto belonging; And James B. Pape, James H. Castle and Steven F. Plater warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements and restrictions of record, if any, and zoning ordinances, and except taxes and assessments against said premises from and after January 1, 1986 and will warrant and defend the same.

Dated this 31st day of December, 1986

James B. Pape (SEAL) Steven F. Plater (SEAL)  
James B. Pape Steven F. Plater  
James H. Castle (SEAL) James H. Castle (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) authenticated this day of, 19

STATE OF WISCONSIN }  
Ozaukee County, } ss.  
Personally came before me this 31st day of December, 1986 the above named James B. Pape, James H. Castle and Steven F. Plater

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not authorized by § 700.03, Wis. Stats.)

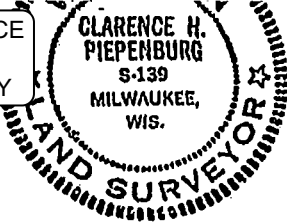
to me known to be the person who executed the foregoing instrument and acknowledge the same.  
Donald A. Levy  
Donald A. Levy

THIS INSTRUMENT WAS DRAFTED BY  
Donald A. Levy, Attorney At Law

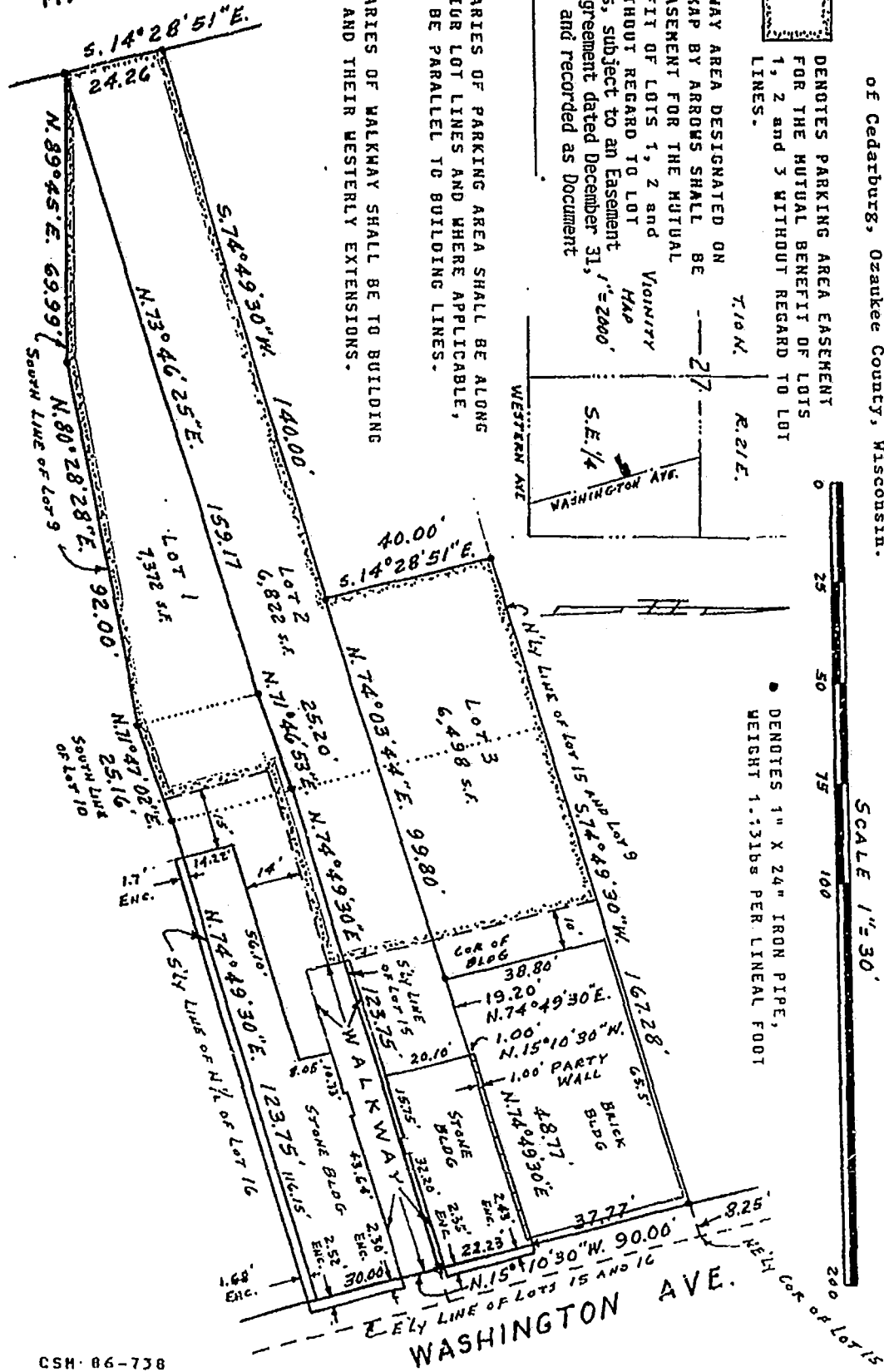
Notary Public \_\_\_\_\_ County, Wis.  
My Commission is permanent. (If not, state expiration date: \_\_\_\_\_, 19\_\_\_\_\_)

(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.



THIS IS AN ORIGINAL PRINT ONLY  
IF SEAL IS IMPROVED IN RED  
HANNING AVE.



BOUNDARIES OF PARKING AREA SHALL BE ALONG EXTERIOR LOT LINES AND WHERE APPLICABLE, SHALL BE PARALLEL TO BUILDING LINES.

BOUNDARIES OF WALKWAY SHALL BE TO BUILDING LINES AND THEIR WESTERLY EXTENSIONS.

-WALKWAY AREA DESIGNATED ON THE MAP BY ARROWS SHALL BE AN EASEMENT FOR THE MUTUAL BENEFIT OF LOTS 1, 2 and 3 WITHOUT REGARD TO LOT LINES, SUBJECT TO AN EASEMENT and Agreement dated December 31, 1986, and recorded as Document No. \_\_\_\_\_

□ DENOTES PARKING AREA EASEMENT FOR THE MUTUAL BENEFIT OF LOTS 1, 2 and 3 WITHOUT REGARD TO LOT LINES.

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
SCHROEDER AND OTHERS PLAT OF THE VILLAGE OF CEDARBURG, all of Lot 10 and part of Lot 9, in Block 10, Assessor's Plat of the City of Cedarburg, in the Southeast 1/4 of Section 27, Township 10 North, Range 21 East, in the C. Y of Cedarburg, Ozaukee County, Wisconsin.

Sheet 1 of 2

SCALE 1" = 30'

● DENOTES 1" X 24" IRON PIPE, WEIGHT 1.75 LBS PER LINEAL FOOT

Sheet 2 of 2  
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

of part of Lots 15 and 16, in Block 4, HILGEN, SCHROEDER AND OTHERS PLAT OF THE VILLAGE OF CEDARBURG, all of Lot 10 and part of Lot 9, in Block 10, Assessor's Plat of the City of Cedarburg, in the Southeast 1/4 of Section 27, Township 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin.

**SURVEYOR'S CERTIFICATE**

I, Clarence H. Piepenburg, registered land surveyor, do hereby certify: That I have surveyed, mapped and divided that part of Lots 15 and 16, in Block 4, HILGEN, SCHROEDER AND OTHERS PLAT OF THE VILLAGE OF CEDARBURG, all of Lot 10 and part of Lot 9, in Block 10, Assessor's Plat of the City of Cedarburg, in the Southeast 1/4 of Section 27, Township 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the northeasterly corner of said Lot 15; thence S.74° 49'30"W. along the northerly line of said Lot 15, 8.25 feet to a point in the westerly line of Washington Avenue (66.00 feet wide). said point being the point of beginning of the land to be described; thence continuing S.74° 49'30"W. along the northerly line of said Lot 15 and said Lot 9, 167.28 feet; thence S.14°28'51"E. 40.00 feet; thence S.74°49'30"W. 140.00 feet to a point in the easterly line of Hanover Avenue; thence S.14°28'51"E. along the easterly line of said Hanover Avenue 24.26 feet to a point in the south line of said Lot 9; thence N.89°45'E. along the south line of said Lot 9, 69.99 feet; thence N.80°28'28"E. along the south line of said Lot 9, 92.00 feet; thence N.71°47'02"E. 25.16 feet along the south line of said Lot 10 to the south-westerly corner of the north 1/4 of said Lot 16; thence N.74°49'30"E. along the southerly line of the north 1/4 of said Lot 16, 123.75 feet to a point in the westerly line of said Washington Avenue; thence N.15°10'30"W. along the westerly line of said Washington Avenue, being parallel to and 8.21 feet distant from the easterly line of said Lots 15 and 16, 90.00 feet to the point of beginning, containing 0.475 acres of land.

That I have made such survey, map and division by the authority of the State of Wisconsin, Chapter 236, Wisconsin Statutes, for Nancy A. Block, Mary Louise Johnson, James R. Hackhey and D/B/A Cedarburg Investment Properties, owners of said land.

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

Dated this 29th day of December, 1986.

*Clarence H. Piepenburg*  
Clarence H. Piepenburg  
Registered Land Surveyor  
MILWAUKEE, WIS.  
S-139  
CLARENCE H. PIEPENBURG  
MILWAUKEE, WIS.  
S-139

**OWNERS' CERTIFICATE**

We, as owners, hereby certify that we caused the land described in the foregoing certificate of Clarence H. Piepenburg, surveyor, to be surveyed, divided and mapped as represented on this map.

WITNESS the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

In the presence of:

_____	WITNESS	_____	Nancy A. Block
_____	WITNESS	_____	Mary Louise Johnson
_____	WITNESS	_____	James R. Hackhey
_____	WITNESS	_____	Paul C. Connor

**PLANNING COMMISSION APPROVAL**

Approved by the Planning Commission of the City of Cedarburg this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Secretary, Planning Commission