

## Source Property Information

CLOSURE DATE: 06/04/2015

**BRRTS #:** 02-05-550989  
**ACTIVITY NAME:** Plaza Cleaners (Former)  
**PROPERTY ADDRESS:** 1177 Lombardi Access Rd (1935 Marlee Ln)  
**MUNICIPALITY:** Village of Ashwaubenon  
**PARCEL ID #:** VA-46-3-B

**FID #:** 405091940

**DATCP #:**

**PECFA#:**

**\*WTM COORDINATES:**

X: 673288 Y: 449762

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

**WTM COORDINATES REPRESENT:**

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

### CONTINUING OBLIGATIONS

#### Contaminated Media for Residual Contamination:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

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

Contamination in ROW

Off-Source Contamination

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

#### Site Specific Obligations:

Soil: maintain industrial zoning (220)

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

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

Direct Contact

Soil to GW Pathway

Vapor Mitigation (226)

Maintain Liability Exemption (230)

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

#### Monitoring Wells:

Monitoring well MW-16 was lost and needs to be properly abandoned if located in the future.

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

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*



June 4, 2015

Mr. Edward Policy  
1177 Lombardi LLC  
1265 Lombardi Avenue  
Green Bay, WI 54304

**KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS**

SUBJECT: Final Case Closure with Continuing Obligations  
Plaza Cleaners (Former), 1177 Lombardi Avenue (aka 1935 Marlee Lane), Village of  
Ashwaubenon, WI  
DNR BRRTS Activity #: 02-05-550989

Dear Mr. Policy:

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

This final closure decision is based on the correspondence and data provided, and is issued under chs. NR 726 and 727, Wis. Adm. Code. The DNR Northeast Region Closure Committee reviewed the request for closure on February 2, 2015. The DNR Closure Committee reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on March 17, 2015, and documentation that the conditions in that letter were met was received on April 15, 2015.

This former drycleaner site located at the end of a strip mall had soil, groundwater and slab air contaminated with chlorinated volatile organic compounds. Following strip mall demolition, contaminated soil was excavated and groundwater was monitored. A limited amount of contaminated soil along a natural gas line remains on the property at the time of closure. The conditions of closure and continuing obligations required are based on future commercial property use.

Continuing Obligations

The continuing obligations for this site are summarized below. They are:

- Residual soil contamination exists that must be properly managed should it be excavated.
- Monitoring well MW-16 was not located and must be properly filled and sealed if found.

Further details on actions required are found in the section Closure Conditions.

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

### GIS Registry

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

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

All site information is also on file at the Northeast Regional DNR office, at 2984 Shawano Avenue, Green Bay, WI. This letter and information that was submitted with your closure request application, including any maps, can be found as a Portable Document Format (PDF) in BRRTS on the Web.

### Closure Conditions

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

Please send written notifications in accordance with the following requirements to:

Department of Natural Resources  
Attn: Remediation and Redevelopment Program Environmental Program Associate  
2984 Shawano Avenue  
Green Bay, WI 543123

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)  
Soil contamination remains adjacent to a natural gas line near soil boring locations B-1/B-3 as indicated on attached post-remedial soil sample locations Figure B.2.b ( December 2014). If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

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

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

Monitoring Wells that could not be Properly Filled and Sealed (ch. NR 141, Wis. Adm. Code)

Monitoring well MW-16, located on the former Plaza Cleaners property and shown on monitoring wells Figure B.3.d (December 2014), could not be properly filled and sealed because they were missing due to being paved over, covered or removed during site development activities. Your consultant made a reasonable effort to locate the well and to determine whether it was properly filled and sealed, but was unsuccessful. You may be held liable for any problems associated with the monitoring wells if they create a conduit for contaminants to enter groundwater. If the groundwater monitoring well is found, the then current owner of the property where the well is located is required to properly fill and seal the well and to submit the required documentation to the DNR.

Other Closure Information

Chapter NR 140, Wis. Adm. Code Exemption

Recent groundwater data at this site indicates that tetrachloroethene, at monitoring points MW-15 and MW-16, exceeds the NR 140 preventive action limit (PAL) but is below the enforcement standard (ES). The DNR may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28 (2) (b), Wis. Adm. Code, if all of the following criteria are met:

- The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
- Compliance with the PAL is either not technically or economically feasible.
- The enforcement standard for the substance will not be attained or exceeded at the point of standards application. [Note: at this site the point of standards application is all points where groundwater is monitored.]
- Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the DNR believes that these criteria have been met as a result of the source removal that was conducted. Therefore, pursuant to s. NR 140.28, Wis. Adm. Code, an exemption to the PAL is granted for tetrachloroethene at monitoring points MW-15 and MW-16. Please keep this letter, because it serves as your exemption.

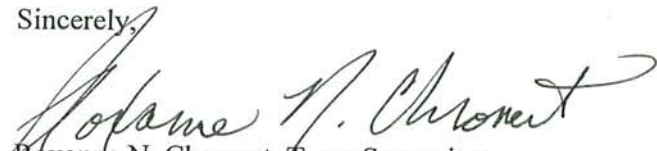
In Closing

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

- additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- the property owner does not comply with the conditions of closure, or
- the property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Robert Klauk at 920-662-5164, or at [Robert.Klauk@wisconsin.gov](mailto:Robert.Klauk@wisconsin.gov).

Sincerely,

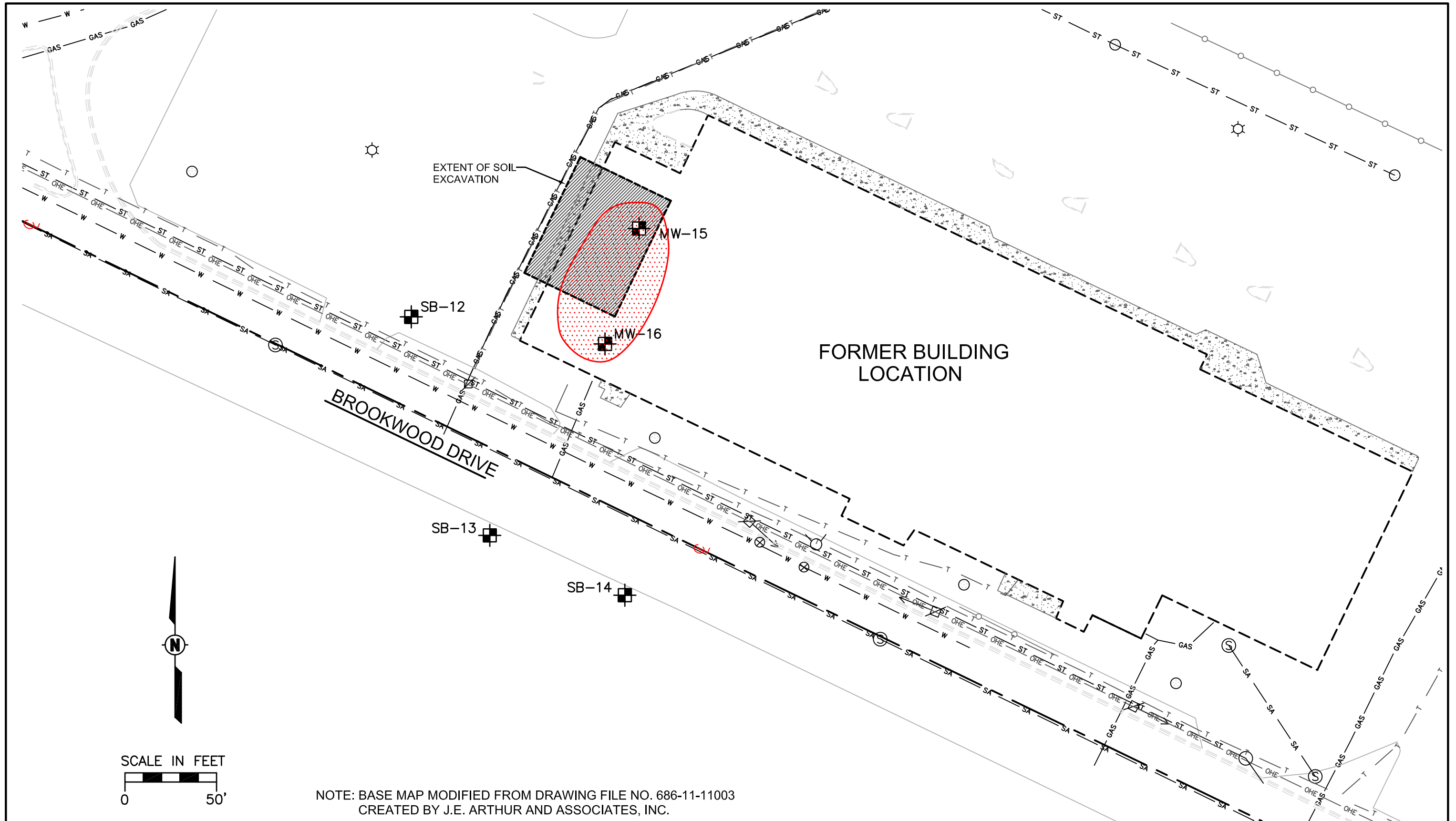


Roxanne N. Chronert, Team Supervisor  
Northeast Remediation & Redevelopment Program

Attachments:

- Figure B.3.b. Groundwater Isoconcentration
- Figure B.2.b. Post-Remedial Soil Sample Locations
- Figure B.3.d. Monitoring Well Locations

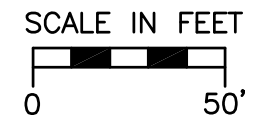
cc: Paul Killian – GEI Consultants, Inc. (electronic)  
Bill Phelps, DG/5 (electronic)



EXTENT OF SOIL EXCAVATION



FORMER BUILDING LOCATION

BROOKWOOD DRIVE



NOTE: BASE MAP MODIFIED FROM DRAWING FILE NO. 686-11-11003  
CREATED BY J.E. ARTHUR AND ASSOCIATES, INC.

**LEGEND**

-  MONITORING WELL LOCATION
-  ESTIMATED GROUNDWATER CONCENTRATIONS EXCEEDING CHAPTER NR 140, WISCONSIN ADMINISTRATION CODE, PREVENTIVE ACTION LIMIT (PAL)

Former Plaza Cleaners  
1935 Marlee Lane  
Ashwaubenon, Wisconsin  
  
1177 Lombardi, LLC

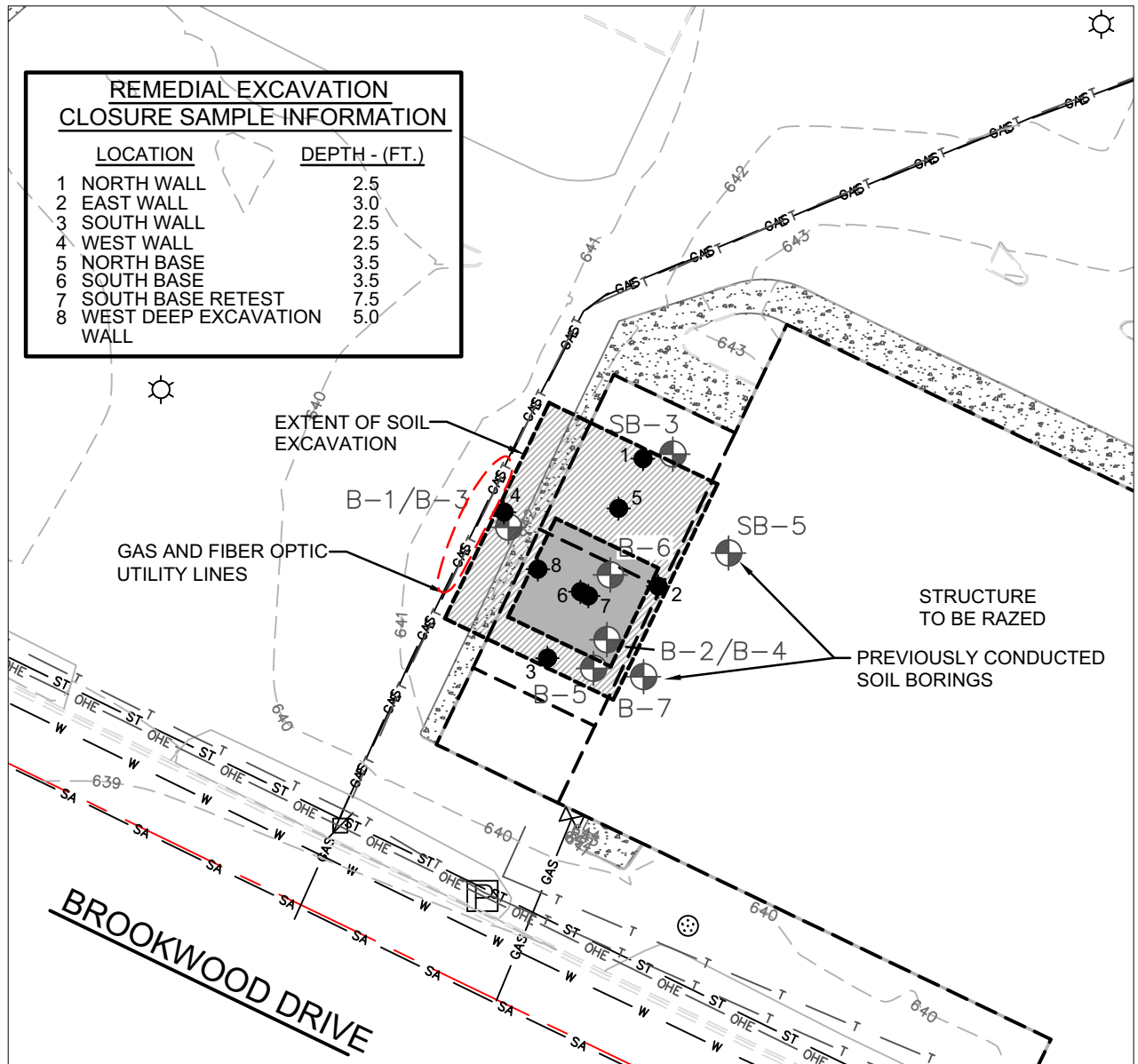


**FIGURE B.3.b.**  
**GROUNDWATER**  
**ISOCONCENTRATION**

Project 114610 December 2014 Fig. B.3.b

**REMEDIAL EXCAVATION  
CLOSURE SAMPLE INFORMATION**

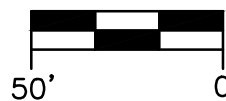
LOCATION	DEPTH - (FT.)
1 NORTH WALL	2.5
2 EAST WALL	3.0
3 SOUTH WALL	2.5
4 WEST WALL	2.5
5 NORTH BASE	3.5
6 SOUTH BASE	3.5
7 SOUTH BASE RETEST	7.5
8 WEST DEEP EXCAVATION WALL	5.0



**LEGEND:**

- PREVIOUS SOIL BORINGS
- SOIL CLOSURE DOCUMENTATION SAMPLE
- EXCAVATION AREA - 3.5' DEPTH
- EXCAVATION AREA - 7.5' DEPTH
- ESTIMATED EXTENT OF REMAINING VADOSE ZONE SOIL IMPACTS

SCALE IN FEET



Former Plaza Cleaners  
1935 Marlee Lane  
Ashwaubenon, Wisconsin

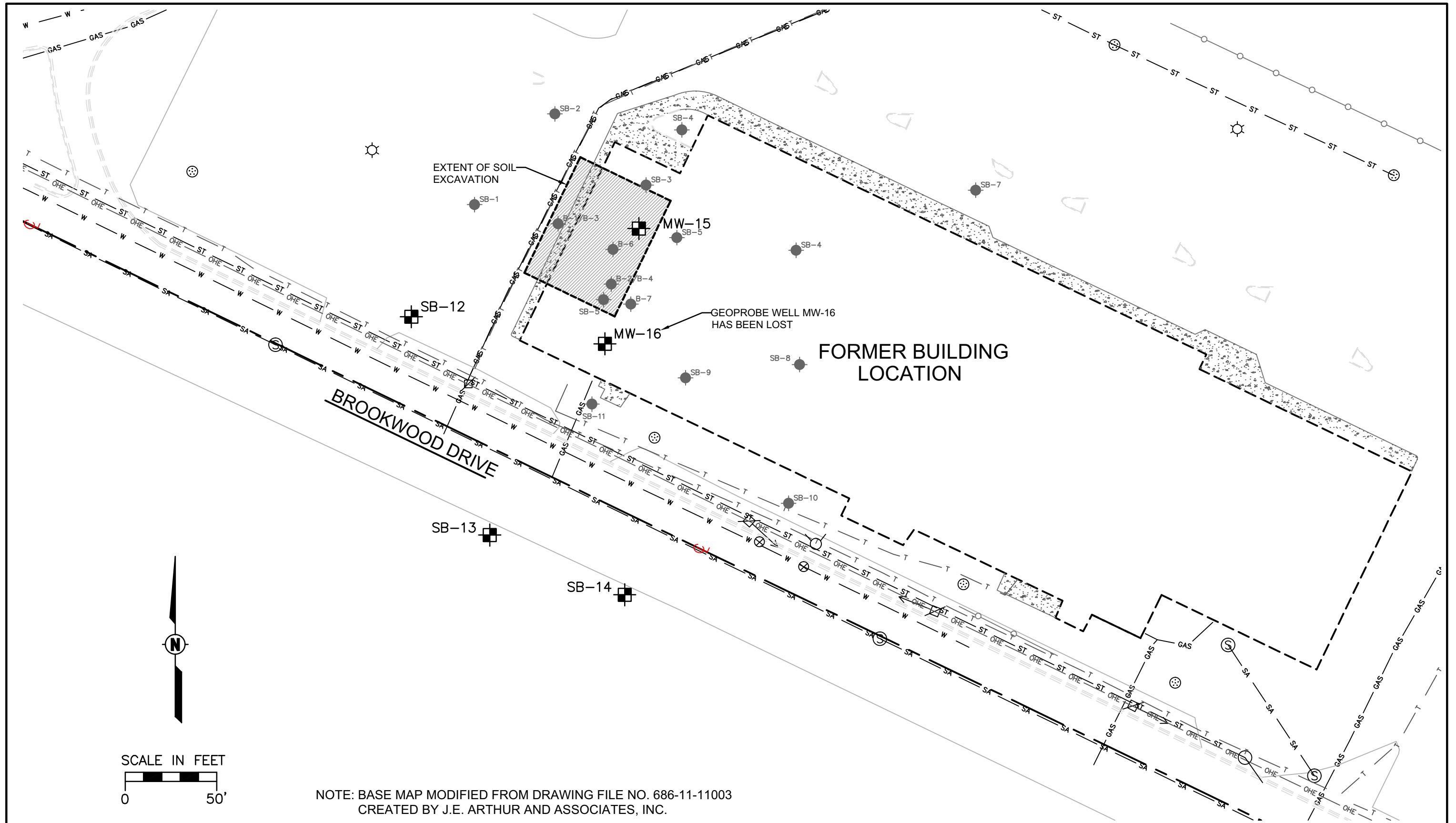
Post-Remedial Sample Locations



Project 114610



Figure B.2.b.  
Post-Remedial Soil Sample  
Locations

December 2014 Fig. B.2.b.



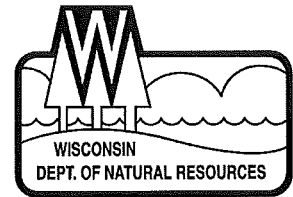
NOTE: BASE MAP MODIFIED FROM DRAWING FILE NO. 686-11-11003  
 CREATED BY J.E. ARTHUR AND ASSOCIATES, INC.

**LEGEND**

-  MONITORING WELL LOCATION (ALL WELLS WITH THE EXCEPTION OF MW-16, WERE ABANDONED FOLLOWING SITE CLOSURE. MW-16 HAS BEEN LOST.)
-  PREVIOUS TEMPORARY MONITORING WELL EXCAVATED DURING BUILDING AND PAVEMENT REMOVAL.

Former Plaza Cleaners 1935 Marlee Lane Ashwaubenon, Wisconsin		<b>MONITORING WELLS</b>
1177 Lombardi, LLC	Project 114610	





March 17, 2015

Mr. Edward Policy  
1177 Lombardi LLC  
1265 Lombardi Avenue  
Green Bay, WI 54304

Subject: Conditional Closure Decision,  
With Requirements to Achieve Final Closure  
Plaza Cleaners (former) , 1935 Marlee Lane, Green Bay, WI  
DNR BRRTS Activity # 02-05-550989

Dear Mr. Policy:

On February 2, 2015, the Department of Natural Resources (Department) Northeast Region Closure Committee (Closure Committee) reviewed your request for closure of the case described above. The Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Closure Committee has determined that the chlorinated solvent contamination on the site from the former Plaza Cleaners 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 ch. NR 726, Wis. Adm. Code and will be closed if the following conditions are satisfied.

### CONDITIONS

#### Monitoring Well Abandonment

The 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 Robert Klauk on Form 3300-005, found at <http://dnr.wi.gov/topic/groundwater/forms.html>.

#### 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 the applicable 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.

Documentation: When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment Program's GIS Registry. Information that was submitted with your closure request application will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web). The site may be viewed on the Remediation and Redevelopment Sites Map (RRSM), on the GIS Registry layer. To review the site on BRRTS on the Web, or to view the GIS Registry web page, see <http://dnr.wi.gov/topic/Brownfields/rasm.html>.

### CONTINUING OBLIGATIONS

As part of the approval of the closure of this case, you will be responsible for maintaining the following continuing obligations:

- If access is attained in the future, contaminated soil remaining in place near a gas line and fiber optic utility must be properly disposed of if removed.
- If lost monitoring well MW-16 is located in the future, proper abandonment must be conducted.

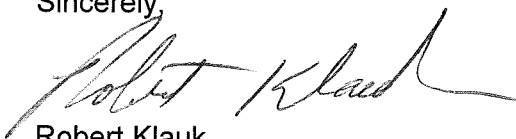
### IN CLOSING

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

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats, or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 920-662-5164, or by email at [Robert.Klauk@wisconsin.gov](mailto:Robert.Klauk@wisconsin.gov).

Sincerely,



Robert Klauk  
Hydrogeologist  
Remediation & Redevelopment Program

cc: Paul Killian – GEI Consultants, Inc.

**SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN**

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

**Site Information**

BRRTS No. 02-05-550989	Parcel ID No. VA-46-3-B		
BRRTS Activity (Site) Name Plaza Cleaners (Former)	WTM Coordinates		
Street Address 1177 Lombardi Access Road (1935 Marlee Lane)	X 673288.1	Y 449762.2	
Responsible Party (RP) Name Contact Person: Edward Policy Company Name 1177 Lombardi LLC	City Ashwaubenon	State WI	ZIP Code 54304
Street Address 1265 Lombardi Avenue	City Green Bay	State WI	ZIP Code 54304
Phone Number	Email		

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

Environmental Consultant Name Paul J. Killian, P.E. Consulting Firm GEI Consultants, Inc.	City Green Bay	State WI	ZIP Code 54311
Street Address 3159 Voyager Drive	Email pkillian@geiconsultants.com		
Phone Number (920) 455-8200			
Acres Ready For Use 5.22	Voluntary Party Liability Exemption Site? <input type="radio"/> Yes <input checked="" type="radio"/> No		

**Fees and Mailing of Closure Request**

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

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

- \$1,050 Closure Fee
- \$300 Database Fee for Soil
- \$350 Database Fee for Groundwater or Other Condition (MW Not Abandoned)

Total Amount of Payment \$ \$1,700.00

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

**Site Summary**

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

**1. General Site Information and Site History**

- A. **Site Location:** Describe the physical location of the site, both generally and specific to its immediate surroundings.  
The former Plaza Cleaners property is located at 1935 Marlee Lane, south of the Lombardi Avenue access road in Ashwaubenon, Wisconsin. The Plaza Cleaners retail space, now a vacant lot following demolition in Fall 2011, was located in the west 2500-square-foot area of an approximately 70,000-square-foot commercial and retail strip mall. Neighboring retail space, now also vacant, was most recently occupied by a hair salon to the south and a tanning service to the north. The retail space east of the former Plaza Cleaners site was once occupied by Big Lots (also demolished in 2011). A small area in the east portion of the retail space is currently occupied by the St. Vincent de Paul Resale Shop and was not razed as part of the demolition.  
  
The site is located in a commercial district south of Lombardi Avenue, west of Lambeau Field. This commercial strip is bordered to the north and south by residential developments. The former Plaza Cleaners site is less than 150 feet from residential properties.
- B. **Prior and current site usage:** Specifically describe the current and historic occupancy and types of use.  
The strip mall was initially constructed in 1974 with several building renovations since then. Historical occupants of the retail spaces included Kohl's Food, Osco Drug, Athlete's Foot, Famous Footwear, and Blockbuster Video. Plaza Cleaners occupied the retail space near the northwest corner of the building from approximately 1982 to 2004, operating as a dry-cleaning business. Hazardous substances consistent with the dry-cleaning industry were reportedly used on site and hazardous wastes were generated and disposed by the dry-cleaning business.
- C. Describe how and when site contamination was discovered.  
Results of an initial Phase II subsurface assessment indicated elevated concentrations of trichloroethylene (TCE) in soil and groundwater samples collected from each of two soil borings, one advanced outside the west end of the Plaza Cleaners (B-1), and a second boring advanced inside the cleaners near the east wall of the retail space (B-2). The Phase II was completed in October/November 2007.
- D. Describe the type(s) and source(s) or suspected source(s) of contamination.  
Results of the site investigation indicates that the property was impacted with chlorinated hydrocarbons most likely a result of the historical use of tetrachloroethylene by the dry cleaning operations.
- E. Other relevant site description information (or enter Not Applicable).  
Not Applicable
- F. List BRRTS activity site name and number for all other BRRTS activities at this property, including closed cases.  
Plaza Cleaners (Former), 02-05-550989
- G. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to this site, and those impacted by contamination from this site.  
There are no BRRTS cases adjacent to this site and no off-site properties impacted by this case.
- H. **Current zoning** (e.g. industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).  
Parcel and surrounding properties are zoned 3B-Community Business; parcels across Brookwood Dr. to the south are zoned 2R-Two-Family Residential (source:Village of Ashwaubenon Official Zoning Map, updated April 25, 2014)

**2. General Site Conditions**

- A. Soil/Geology
  - i. Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.  
The primary soil series mapped at the site by The United States Department of Agriculture Soil Conservation Service Publication, Soil Survey of Brown County, Wisconsin, June 1974, is defined as "Fill Land".  
  
Soil borings completed on the property encountered possible fill material to a depth of approximately 3 to over 6 feet below grade. Underlying the fill material was an organic layer, likely former topsoil was encountered in several of the borings. Natural silt and silty clay deposits were encountered below the organic layer to the termination depth of about 10 to 12 feet in all of the borings, with the exception of Borings SB-1 and SB-2. Borings SB-1 and SB-2, located west of the Plaza Cleaners retail space, encountered a silty sand or sandy silt material at a depth of about 10.5 feet to the termination depth (12.0 feet) of the boring.

Save...

- ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.  
Silty clays and silt fill material was encountered across the site to depths of approximately 3 to over 6 feet below grade.
- iii. Depth to bedrock, bedrock type, and whether or not it was encountered during the investigation.  
Previously submitted environmental assessment reports indicate the site is located in an area of glacial lake deposits that overlie Ordovician bedrock. The thickness of the glacial lake deposits over bedrock may approach 100 feet before encountering bedrock. Bedrock was not encountered during investigation activities.
- iv. Describe the nature and locations of current surface cover(s) across the site (e.g. natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).  
The site is currently a vacant gravel parking lot in the former building and soil remediation area. Some asphalt pavement still exists in the western and northern portions of the Parcel.

**B. Groundwater**

- i. **Discuss depth to groundwater and piezometric elevations.** Describe and explain depth variations, and whether free product affects measurement or water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.  
Groundwater was typically encountered at a depth of 5 to 6 feet from the ground surface. Based on water levels recorded in groundwater monitoring wells installed at, and adjacent to, the Plaza Cleaners site, local groundwater flow direction was previously determined to be generally south from the site. Regional groundwater flow direction is reportedly easterly toward the Fox River.
- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.  
Local groundwater flow direction was previously determined to be generally south from the site. Regional groundwater flow direction is reportedly easterly toward the Fox River. Local groundwater flow direction to the south may be influenced by surface topography and utility trenches within the Brookwood Drive right-of-way.
- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.  
Subsurface assessment activities indicated that the chlorinated hydrocarbons likely did not migrate off-site. Based on the characteristic low permeability native clays and a significant amount of clays in the upper fill layer, it was determined that soil source removal would be the most cost effective remedial option. Permeability tests were not necessary as post-remedial water sampling indicated chlorinated hydrocarbon concentrations were reduced to below Wis. Adm. Code Chapter NR 140 enforcement standards (NR 140 ES), indicating that the aggressive soil removal option was effective in restoring the subsurface environment.
- iv. Identify and describe locations/distance of potable and/or municipal Wells within 1200 feet of the site.  
There are no potable or municipal wells within 1200 feet of the site. The surrounding area is serviced by municipal water from Lake Michigan. The closest municipal (back-up) well is City of Green Bay Well No. 8, located approximately 3000-feet northwest of the site.

**3. Site Investigation Summary**

**A. General**

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

A Phase I Environmental Site Assessment (ESA) was completed in September 2007, on three contiguous parcels totaling approximately 6.9 acres of land. The strip mall buildings, including the Plaza Cleaners site, were part of an 2007 Phase I ESA conducted by others. The 2007 Phase I ESA identified the former dry cleaning operation as a recognized environmental condition (REC) and Phase II soil and groundwater sampling was subsequently completed in October/November 2007. Results of this initial Phase II subsurface assessment indicated elevated concentrations of trichloroethylene (TCE) in soil and groundwater samples collected from each of two soil borings, one advanced outside the west end of the Plaza Cleaners (B-1), and a second boring advanced inside the cleaners near the east wall of the retail space (B-2).

Subsurface conditions of the former Plaza Cleaners site were investigated in 2008 under an EPA Hazardous Substance Brownfield Assessment Grant awarded to the Community Development Authority of the Village of Ashwaubenon. Chemicals of concern primarily consist of chlorinated hydrocarbons characteristic of the dry-cleaning industry. Results of the 2008 assessment indicated elevated concentrations of both tetrachloroethylene (PCE) and trichloroethylene (TCE) present in the soil below the retail space at concentrations exceeding 1,200 micrograms per kilogram (ug/kg). Concentrations of PCE reported in a groundwater sample collected from below the floor slab exceeded 1,700 micrograms per liter (ug/l).

Sub-slab vapor sampling conducted as part of the AECOM July 23, 2010, "Results of Environmental Site Assessment"

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report consisted of collecting vapor samples from below the floor slab at three locations along the west end of the retail space. Concentrations of PCE and TCE were elevated in the vapor sample obtained from below the location of the retail space north of the former Plaza Cleaners.

Although the most significant subsurface impacts were below the floor slab of the former dry-cleaning business, it was also found that impacted soil and groundwater extended below the adjacent retail spaces north, south and west of the Plaza Cleaners site.

On behalf of the property owner, 1177 Lombardi, LLC, GEI Consultants (GEI) prepared a Remedial Action Plan which was submitted for review and approval by the Wisconsin Department of Natural Resources (WDNR) in September 2011. Proposed corrective action consisted of excavation and off-site disposal of chlorinated impacted soil located below and adjacent to the west side of the map. Soil remediation was to be conducted concurrent with demolition of the west portion of the structure.

In October and November 2011, approximately 629 tons of soil was excavated and landfilled. Soil analytical results from the soil samples collected from the remedial excavation perimeter and base indicated all concentrations were below direct-contact RCLs. Based on soil excavation sampling results, it appears chlorinated-impacted soil was removed to the extent practicable.

Groundwater monitoring wells which remained in place following excavation and demolition activities were limited to Monitoring Wells SB-13 and SB-14, located south of Brookwood Avenue, and Monitoring Well SB-12, located in the southwest corner of the remediation area within the limits of the retail parking area. Based on groundwater elevations previously reported, these three monitoring wells are located downgradient of the environmental release. Soil remedial activities and groundwater results were summarized in GEI's July 25, 2012, report "Soil Remediation Documentation and Groundwater Monitoring Results".

In a proposal dated December 11, 2012, GEI identified additional services required for closure of the case based on discussion with Mr. Robert Klauk, Wisconsin Department of Natural Resources (WDNR) which included:

- Installation of two additional groundwater monitoring wells, one at the source location (MW-15) and one immediately downgradient of the source area (MW-16).
- Two groundwater sampling events would be collected at least 90 days apart from the two wells.
- GEI will prepare a formal closure request.
- Monitoring well abandonment documentation would be provided to the WDNR upon closure.

Groundwater Monitoring Wells MW-15 and MW-16 were installed in December 2012 and the first round of sampling was conducted by GEI on December 19, 2012. Groundwater concentrations for PCE in the source area were reduced from 1700 micrograms per liter (ug/l) to 0.89 ug/l following soil removal. However, in MW-16 immediately downgradient from the excavation area, groundwater concentrations for PCE and TCE were 107 ug/l and 9.5 ug/l. Both MW-16 concentrations were above their respective Wisconsin Administrative Code Chapter NR 140 enforcement standard (NR 140 ES) of 5 ug/l.

Based on the results of showing concentrations of chlorinated solvents above their recommend NR 140 ESs, GEI recommended incorporation of the three existing (and historically non-impacted above regulatory standards) downgradient wells into the second round of groundwater sampling. In addition, we recommended re-surveying the monitoring wells to determine groundwater flow direction to confirm the existing well network sufficiently defines the water quality of the source area and downgradient of the source. On December 7, 2013, following discussions with GEI regarding the sampling results and closure pathway for the former Plaza Cleaners case, Wisconsin Department of Natural Resources (WDNR) Case Manager Robert Klauk indicated that the site will need groundwater sampling results from the vicinity of temp well SB-11 and down gradient from the plume. At least two rounds depending on laboratory results. Mr. Klauk also indicated need to investigate vapor migration in the utility corridors or state why it is not an issue.

Following this discussion, two additional sampling rounds were scheduled. No NR 140 ES exceedances were recorded in MW-15 or MW-16 during the first sampling round conducted April 24, 2013. However, MW-16 was lost prior to the second sampling event during parking lot grading activities. MW-16 was replaced with MW-16A on May 30, 2014. An additional sampling event was conducted on Wells MW-15 and MW-16A on June 2, 2014.

Concentrations remain below NR 140 ES standards downgradient of the remediation area and upgradient from the utility corridor for successive sampling rounds. Based on this, it is reasonable to conclude that the investigation of vapor migration will not be necessary and we will request case closure from the WDNR.

- ii. Identify whether contamination extends beyond the source property boundary, describe the off-site media (e.g., soil, groundwater, etc.) impacted, and the vertical and horizontal extent of off-site impacts.  
Off-site downgradient groundwater Monitoring Wells SB-13 and SB-14 and on-site Monitoring Well SB-12 were historically not impacted and soil impacts were excavated to the extent practicable. Based on this, it is reasonable to conclude that the contamination did not extend beyond the property boundary.

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

There are no structural impediments following building and foundation removal. Chlorinated hydrocarbon impacted soil was removed to the extent practicable following building demolition.

**B. Soil**

- i. Describe degree and extent of **soil contamination** at and from this site. Relate this to known or suspected sources and known or potential receptors/migration pathways.  
Chlorinated hydrocarbon impacted soil was removed to the extent practicable following building demolition. This consisted of excavating and landfilling 628.98 tons of soil from the area associated with previous dry cleaning activities.
- ii. Describe the level and types of **soil contaminants** found in the upper four feet of the soil column.  
Following soil remediation activities, a trace of tetrachloroethene was detected to be remaining in place above the method detection limit but below the limit of quantitation within the upper 4 feet of the west sidewall of the remedial excavation with a tetrachloroethene concentration of 66.9 micrograms per kilogram (parts per billion).
- iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site. This includes a soil performance standard established in accordance with s. NR 720.08, a Residual Contaminant Level (RCL) established in accordance with s. NR 720.10 that is protective of groundwater quality, or an RCL established in accordance with s. NR 720.12 that is protective of human health from direct contact with contaminated soil. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/information in Attachment C.

Soil cleanup objectives were established based on the following:

- Controlling the risk of direct contact with the soil, including inhalation (direct-contact)
- Maintaining the quality of groundwater which comes in contact with the soil (groundwater-protective).

Risk-based soil cleanup objectives depend on several factors including soil characteristics, chemical characteristics and human health exposure conditions such as frequency and duration. The U.S. EPA has developed a Regional Screening Level (RSL) calculation tool which determines ingestion, inhalation, and dermal direct-contact levels. The calculation tool then combines them into a single level that will be less than the least of the individual-pathway levels.

To determine direct-contact RCL's, a list of reference RCL's for both the non-industrial and industrial land use classifications were calculated based on the following:

- 1.) Land-use-specific standard exposure assumptions,
- 2.) Chemical-specific physical and toxicity factors,
- 3.) Site-specific soil-property factors,
- 4.) A target cancer risk (TCR) of  $1 \times 10^{-6}$  (1:1million) or a non-cancer target hazard quotient (THQ) of 1 – whichever will provide the lowest concentration, and
- 5.) For volatile contaminants, the soil saturation concentration.

When a site has only a single contaminant, then the reference RCL can be used as the direct-contact RCL for the site. However, in accordance with s. NR 720.11(3) and s. NR 720.19(5), when multiple contaminants are present further evaluation is necessary to ensure that the cumulative cancer risk does not exceed  $1 \times 10^{-5}$  and the total hazard index does not exceed 1.

The calculation of groundwater-protective RCL's is a separate determination from direct-contact RCL's. The soil cleanup objective for a specific chemical of concern is the lowest concentration of either the direct-contact (including vapor inhalation) RCL or the groundwater-protective RCL.

A summary of the RCL calculations for chemicals of concern are summarized in Appendix C. As indicated in Appendix C, the following RCLs were determined:

- PCE:
  - o Direct-contact RCL = 600 ug/kg
  - o Groundwater-protective RCL = 2.3 ug/kg
- TCE:
  - o Direct-contact RCL = 2800 ug/kg
  - o Groundwater-protective RCL = 1.8 ug/kg

Proposed soil excavation was expected to meet direct-contact RCLs; however, meeting the groundwater-protective RCLs may not be practical. Soil samples were collected from the base and sidewalls of the excavation, above the

apparent water table, and analyzed for chlorinated VOCs. As stated in the September 2011, Remedial Action Plan, "If chlorinated concentrations exceed groundwater-protection RCLs, actual groundwater quality data will be used to determine whether soil treatment is adequate and environmental closure is warranted".

#### C. Groundwater

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

Following the removal of approximately 629 tons of soil, groundwater impacts have been reduced to a NR 140 PAL exceedance in two wells in an approximate 50-foot by 50-foot area near the location of the former dry cleaning machine. No other regulatory exceedances were detected in groundwater during the two most recent sampling events.

- ii. Describe the presence of free product at the site, including the thickness, depth, and locations.  
No free product was present at this site.

#### D. Vapor

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

Sub-slab vapor samples were obtained from three locations beneath the floor slab of the retail spaces adjacent to the former Plaza Cleaners. As indicated in the July 23, 2010, report "Results of Environmental Site Assessment" by AECOM, results of sub-slab vapor monitoring indicated the potential for human health risk existed in the retail space adjacent to the former Plaza Cleaner site prior to site demolition and soil removal.

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

Action levels used were the WDNR Draft and EPA Regional Screening Levels for residential and industrial air based on 1 E -06 cancer risk and 0.1 attenuation factor. Prior to soil remediation, the industrial RSL was exceeded for tetrachloroethene in a sub slab sample by an order of magnitude. Indoor air samples were not collected as the building was scheduled to be raised and soil removed.

#### E. Surface Water and Sediment

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

The impacted area was below the ground surface in the vicinity of the building structure and paved parking area and has not been in contact with surface water and/or sediment.

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

No surface water and/or sediment action levels were assessed.

### 4. Remedial Actions Implemented and Residual Levels at Closure

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

On October 24, 2011, Ostrenga Excavating (Ostrenga), Green Bay, Wisconsin, was contracted to conduct remedial excavation activities, backfilling, transportation, and disposal of impacted soil as part of their demolition contract. The initial excavation was conducted in a 45- by 70-foot area to a depth of 3.5-feet below the previous grade. Excavation was limited to the west by underground utilities (natural gas and fiber optic lines).

Based on soil sampling results, Ostrenga was directed to excavate additional soil in the former dry cleaning machine area. On November 3, 2011, Ostrenga removed an additional six loads of soil. A 25- by 25-foot area was excavated to a depth of 7.5-feet beneath the former drycleaner machine area. GEI collected soil documentation samples from the base and west sidewall of the additional remedial area.

Contaminated soil excavated during the October 24 and November 3, 2011, remedial activities were hauled by Ostrenga to Veolia's Hickory Meadows Landfill in Hilbert, Wisconsin, for disposal. A total of 628.98 tons of soil were removed.

Remedial activities were documented in the GEI's submittal "Soil Remediation Documentation and Groundwater Monitoring Report" dated July 25, 2012.

- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.  
No immediate or interim actions were taken at this site.



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

The only active remediation taken at this site was soil excavation and disposal. The remedial excavation was conducted beneath the former dry cleaning machine area. The excavation was 55-feet by 70-feet to a depth of 3.5-feet with a 25-foot square excavated directly below the former dry cleaning machine to a depth of 7.5-feet below ground surface.

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

A small amount of impacted soil remained in place near a gas line and fiber optic utility on the west wall of the remedial excavation with a PCE concentration of 66.9 ug/kg (well below the direct contact RCL of 1,310 ug/kg, but above the groundwater pathway RCL of 2.3 ug/kg). A post-remedial soil sample at the 7.5-foot depth interval directly below the dry cleaning machine (and below the water table) indicate some residual contamination remained in place which would be evaluated through groundwater quality analysis. Post soil remediation groundwater sampling has shown the effectiveness of source removal on groundwater quality with no NR 140 enforcement standard exceedances in the last two groundwater sampling rounds.

- E. Describe the remaining soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds Residual Contaminant Levels established under s. NR 720. 12 , the ch. NR720, Wis. Adm. Code, for protection of human health from direct contact.

There are no remaining residual soil impacts above RCLs protective of human health through direct contact.

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

A small amount of soil was not removed near the gas and fiber optic lines near the western edge of the remedial excavation. Soil sampling indicated a PCE concentration of 66.9 ug/kg at that location. However, it is the opinion of GEI that the small volume near the utility does not pose an unacceptable risk to groundwater quality.

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

Soil has been excavated to the extent practicable. Natural attenuation and excavation of the soil within the upper portion of the water table has brought groundwater concentration below NR 140 enforcement standards.

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

Following soil excavation/remediation, groundwater concentrations for PCE have been reduced by 3 orders of magnitude in MW-16 to below NR 140 ESs for two rounds.

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

Impacted soil was removed to the extent practicable. Impacted soil above direct contact pathway RCLs was removed. A small amount of residual soil above groundwater pathway RCLs remains in place and could not be removed due to the proximity to gas and fiber optic utility line(s) .

- J. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain. No remediation system hardware was installed at this site.

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

We are submitting this case for closure with an NR 140 PAL exemption for monitoring points MW-15 and MW-16. Groundwater PCE concentrations in MW-15 and MW-16 exceeded the NR 140 PAL of 0.5 ug/L with concentrations of 1.9 ug/L and 0.85 ug/L.

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

The industrial RSL was exceeded for tetrachloroethene in a sub slab sample by an order of magnitude. Indoor air samples were not collected as the building was scheduled to be raised. Impacted soil below the slab was removed to the extent practicable.

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

There is no surface water or sediment contamination at this site.

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

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

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

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

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

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

**7. Underground Storage Tanks**

- A. Were any tanks, piping or other associated tank system components removed as part of the investigation or remedial action?  Yes  No
- B. Do any upgraded tanks meeting the requirements of ch. SPS 310, Wis. Adm. Code, exist on the property?  Yes  No
- C. If the answer to question 7b is yes, is the leak detection system currently being monitored?  Yes  No

**Data Tables (Attachment A)**

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

**General directions for Data Tables:**

- Use bold and italics font on information of importance on tables and figures. Use **bold font** for ch. NR 140, Wis. Adm. Code, groundwater enforcement standard (ES) attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, groundwater preventive action limit (PAL) standard attainments or exceedances.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e. do not just list as no detect (ND)).
- Include the units on data tables.
- Summaries of all data must include information collected by previous consultants.

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- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15 (3)(c), Wis. Adm. Code, in the format required in s. NR 716.15(4)(e), Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Pre-remedial Soil Analytical Table, etc).
- For required documents, each table (e.g., A.1., A.2., etc.,) should be a separate PDF.

**A. Data Tables**

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

**Maps and Figures (Attachment B)**

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

**General Directions for all Maps and Figures:**

- If any map or figure is not relevant to the case closure request, you must fully explain the reason(s) why and attach that explanation (properly labeled with the map/ figure title) in Attachment B.
- Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11x17 inches, in a portable document format (pdf) readable by the Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.
- Prepare visual aids, including maps, plans, drawings, fence diagrams, tables and photographs according to the applicable portions of ss. NR 716.15(4), 726.09(2) and 726.11(3), (5) and (6), Wis Adm. Code.
- Do not use shading or highlights on any of the analytical tables.
- Include all sample locations.
- Contour lines should be clearly labeled and defined.
- Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc).
- For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.,) should be a separate PDF.

**B.1. Location Maps**

- B.1.a. **Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all impacted and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the area of contamination.
- B.1.b. **Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for on-site and applicable off-site properties, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code.
- B.1.c. **RR Site Map:** From RR Sites Map (<http://dnrmaps.wi.gov/sl/?Viewer=RR Sites>) attach a map depicting the source

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property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

**B.2. Soil Figures**

- B.2.a. **Pre-remedial Soil Contamination:** Figure(s) showing the sample location of all pre-remedial, unsaturated contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeded a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code.
- B.2.b. **Post-remedial Soil Contamination :** Figure(s) showing the sample location of all post-remedial, unsaturated contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.
- B.2.c. **Pre/Post Remaining Soil Contamination:** Figure(s) showing the only location of all pre and post remedial residual soil sample location(s) where unsaturated contaminated soil remains after remediation and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.

**B.3. Groundwater Figures**

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

**B.4. Vapor Maps and Other Media**

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

**Documentation of Remedial Action (Attachment C)**

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

**General Directions:**

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc).
- If the documentation requested below is "not applicable" to the site-specific circumstances, include a brief explanation to support that conclusion.
- If the documentation requested below has already been submitted to the Department, please note the title and date of the report for that particular document requested.

- C.1. **Site investigation documentation**, that has not otherwise been previously submitted.
- C.2. **Investigative waste** disposal documentation.

Save...

- C.3. **Provide a description of the methodology used along with all supporting documentation if the Residual Contaminant Levels are different than those contained in the Department's RCL Spreadsheet available at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html>.**
- C.4. **Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.
- C.5. **Decommissioning of Remedial Systems.** Include plans to properly abandon any systems or equipment upon receiving conditional closure.
- C.6. **Photos.** For sites or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system. Include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features should be visible and discernible. Photographs must be labeled with the site name, the features shown, location and the date on which the photograph was taken.
- C.7. **Other.** Include any other relevant documentation not otherwise noted above. (This section may remain blank)

**Maintenance Plan(s) and Photographs (Attachment D)**

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

When one or more "maintenance plans" are required for a site closure, include in each maintenance plan all required information listed below, and attach the plan(s) in Attachment D. The following "model" maintenance plans can be located at: (1) Maintenance plan for an engineering control or cover: <http://dnr.wi.gov/topic/Brownfields/documents/maintenance-plan.pdf>; and (2) Maintenance plan for vapor intrusion: [http://dnr.wi.gov/topic/Brownfields/documents/appendix5\\_606.pdf](http://dnr.wi.gov/topic/Brownfields/documents/appendix5_606.pdf).

- D.1. **Location map(s)** which show(s): (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) and all property boundaries.
- D.2. **Brief descriptions** of the type, depth and location of residual contamination.
- D.3. **Description of maintenance action(s)** required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
- D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter.
- D.5. **Contact information**, including the name, address and phone number of the individual or facility who will be conducting the maintenance.
- D.6. Photographs
  - D.6.a. For site or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system, include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features shall be visible and discernible.
  - D.6.b. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.

**Monitoring Well Information (Attachment E)**

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

**General Directions:**

Attach monitoring well construction and development forms (DNR FORM 4400-113 A and B: [http://dnr.wi.gov/topic/groundwater/documents/forms/4400\\_113\\_1\\_2.pdf](http://dnr.wi.gov/topic/groundwater/documents/forms/4400_113_1_2.pdf)) for all wells that will remain in-use, be transferred to another party or that could not be located. A figure of these wells should be included in Attachment B.3.d.

**Select One:**

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

Save...

**Notifications to Owners of Impacted Properties (Attachment F)**

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

**General Directions:**

- State law requires that the responsible party provide a 30-day, written advance notice (i.e., a letter) to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned.
- Use of Form 4400-286, Notification of Residual Contamination and Continuing Obligations, is required under ch. NR 725 for notifying property owners and right-of-way holders about residual contamination affecting their properties, and of continuing obligations which may be imposed. This form can be downloaded at <http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf>.

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

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

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

- FORM 4400-246;
- Copy of each letter sent, 30 days or more prior to requesting closure; and
- Proof of receipt for each letter.
- For this site closure, 0 (number) property (ies) has/have been impacted, the owners have been notified, and copies of the letters and receipts are included in Attachment F.

**Source Legal Documents (Attachment G)**

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

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

- G.1. Deeds - Source Property and Other Impacted Properties:** The most recent deed with legal descriptions clearly labeled for (1) the **Source Property** (where the contamination originated) and (2) all **off-source** (off-site) properties where letters were required to be sent per the ch. NR 700, Wis. Adm. Code, rule series (e.g., off-site cover maintenance required, lost monitoring well, off-site cover property impacts to groundwater exceeding the ch. NR 140, Wis. Adm. Code).  
*Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- G.2. Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (Lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
- G.3. Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- G.4. Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

Save...

Signatures and Findings for Closure Determination

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

Check the correct box for this case closure request, and have either a professional engineer or a hydrogeologist, as defined in ch. NR 712, Wis. Adm. Code, sign this document.

[X] A response action(s) for this site addresses groundwater contamination (including natural attenuation remedies).

[X] The response action(s) for this site addresses media other than groundwater.

Engineering Certification

I, Paul Killian hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this case closure request has been prepared by me or prepared under my supervision in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

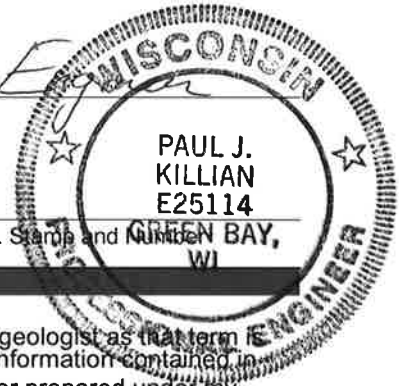
Paul Killian Printed Name

Senior Project Engineer Title

[Signature] Signature

1/16/2015 Date

P.E. Stamp and Number



Hydrogeologist Certification

I hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this case closure request is correct and the document was prepared by me or prepared by me or prepared under my supervision and, in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Printed Name

Title

Signature

Date

## Attachment A - Data Tables

**A.1. Groundwater Analytical Table**

**A.2. Pre-remedial Soil Analytical Table**

**A.3. Post-remedial Soil Analytical Table**

**A.4. Pre and Post Remaining Soil Contamination**

(There is no Table A.4. -

Remaining soil contamination is shown on Table A.3 as contaminated soil was removed to the extent practicable.

Remaining soil impacts are located below the water table or near utilities.)

**A.5. Vapor Analytical Table**

**A.6. Other Media of Concern**

(There is no Table A.6. -

No sediments or surface water came in contact with on-site subsurface contaminants)

**A.7. Water Level Elevations**

**A.8. Other**

(There is no Table A.8. -

This section is not applicable as there are no engineered systems, soil has been removed to the extent practicable, and groundwater concentrations are below enforcement standards.)



**Table A.1**  
**Groundwater Analytical Table**  
**Former Plaza Cleaners**  
**Green Bay, Wisconsin**

Analyte		cis 1,2-Dichloro-	1,1-Dichloro-	Ethyl-	Bromedichloro-	Methylene	Naphthalene	Tetrachloro-	Trichloro-	Trans-1,2-Dichloro-	1,1,1-Trichloro-	Trimethyl-			
Location	Sample Date	Benzene ug/L	ethene ug/L	ethene ug/L	benzene ug/L	methane ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	benzenes ug/L	Xylenes ug/L		
SB-12	24-Apr-13	<0.24	<0.38	<0.3	<0.55	<0.37	<0.5	<1.7	<0.33	<0.33	<0.69	<0.35	<0.33	<3.6	<1.32
SB-13	24-Apr-13	<0.24	<0.38	<0.3	<0.55	<0.37	<0.5	<1.7	<0.33	<0.33	<0.69	<0.35	<0.33	<3.6	<1.32
SB-14	24-Apr-13	<0.24	<0.38	<0.3	<0.55	<0.37	<0.5	<1.7	<0.33	<0.33	<0.69	<0.35	<0.33	<3.6	<1.5
MW-15	19-Dec-12	<0.41	0.96J	<0.57	<0.54	<0.56	<0.43	<0.89	0.89J	<0.48	<0.67	<0.89	<0.90	<1.80	<2.63
MW-15	24-Apr-13	<0.24	<0.38	<0.3	<0.55	<0.37	<0.5	<1.7	1.04J	<0.33	<0.69	<0.35	<0.33	<3.6	<1.32
MW-15	2-Jun-14	<0.50	<0.26	<0.41	<0.50	<0.50	<0.23	<2.5	1.9	<0.33	<0.50	<0.24	<0.50	<1.0	<1.5
MW-16	19-Dec-12	<1.0	13.4	<1.4	<1.4	<1.4	<1.1	<2.2	107	9.5	<1.7	<2.2	<2.2	<4.6	<6.6
MW-16	24-Apr-13	<0.24	0.46J	<0.3	<0.55	<0.37	<0.5	<1.7	0.61J	<0.33	<0.69	<0.35	<0.33	<3.6	<1.32
MW-16	2-Jun-14	<0.50	1.4	<0.41	<0.50	<0.50	<0.23	<2.5	0.85J	<0.33	<0.50	<0.24	<0.50	<1.0	<1.5
NR 140 ES		5	70	850	700	0.6	5	100	5	5	800	100	200	480	2000
NR 140 PAL		0.5	7	85	140	0.06	0.5	10	0.5	0.5	160	20	40	96	400

Notes:

µg/L = micrograms per liter

J = Reported result is less than the practical quantitation limit

120 Wisconsin Administrative Code Chapter NR 140 Enforcement Standard (ES) Exceedance

140 Wisconsin Administrative Code Chapter NR 140 Preventive Action Limit (PAL) Exceedance

**Table A.2**  
**Pre-remedial Soil Analytical Table**  
**Former Plaza Cleaners**  
**1935 Marlee Lane, Brown**  
**County, Wisconsin**

Sample Location	B-1	B-2	B-3		B-4		B-5		B-6		B-7		SB-1	SB-2	SB-3	SB-5	Wisconsin Regulatory Standards	
	Sample No.	NA	NA	PC-B3-S01	PC-B3-S02	PC-B4-S01	PC-B4-S02	PC-B5-S01	PC-B5-S02	PC-B6-S01	PC-B6-S02	PC-B7-S01	PC-B7-S02	PC-SB1-01	PC-SB2-01	PC-SB3-01A	PC-SB5-01	NR 720 RCL <sup>1, 2, 3</sup>
Sample Date	10/23/07	10/23/07	6/25/08	6/25/08	6/25/08	6/25/08	6/25/08	6/25/08	6/25/08	6/25/08	6/25/08	6/25/08	7/29/08	7/29/08	7/28/08	7/28/08	Groundwater Pathway	Direct Contact
Sample Depth (ft)	5.0-7.0	5.0-7.0	1.0-4.0	5.0-6.5	0.5-3.5	5.0-6.0	0.5-3.5	4.0-5.5	1.5-2.5	5.0-8.0	0.5-4.0	4.0-6.5	0.7-3.0	0.7-3.0	2.5-4.0	2.5-3.5	Non-Industrial	
			PVOC (and detected VOC) Concentration (ug/kg)															
1,2,4-Trimethylbenzene	--	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL/NC	NL/NC
1,3,5-Trimethylbenzene	--	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL/NC	NL/NC
Benzene	--	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	5.5	NC
cis 1,2-Dichloroethene	<25	41 (Q)	<25	<25	<25	88.2	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	27	156,000
Ethylbenzene	--	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	2,900	NC
Methyl tert-butyl ether	--	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NL/NC	NL/NC
Naphthalene	--	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	400	20,000
Tetrachloroethene	<25	<25	715	<25	<25	<25	<25	<25	1,220	<25	<25	<25	<25	<25	<25	<25	4.1	1,230
Toluene	--	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	1,500	NC
trans 1,2-Dichloroethene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	98	313,000
Trichloroethene	40 (Q)	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	3.7	160
Vinyl Chloride	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	1.3	42.6
Xylenes, total	--	--	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<25	<25	<25	<25	4,100	NC

(ug/kg) = micrograms per kilogram; < = not detected above method detection limit; RCL = Residual Contaminant Level; NL = Not listed; -- = Not assessed; NC = Not calculated

<sup>1</sup> NR 720 RCL = Chapter NR 720, Wisconsin Administrative Code, Generic Residual Contaminant Level

<sup>2</sup> RCLS not listed in NR 720 were calculated using EPA Soil Screening Level Website and WDNR guidance in PUB-RR-682.

<sup>3</sup> Value reported is lowest concentration calculated for the direct contact pathway (ingestion or inhalation)

(Q) = Concentration between the limit of detection and the limit of quantification

PVOC = Petroleum Volatile Organic Compounds, VOC = Volatile Organic Compounds

NR 720 RCL (Direct Contact Non-Industrial) Exceedance Identified by (bold): **100**

NR 720 RCL (Groundwater Pathway) Exceedance Identified by (italic): *100*

**Table A.3  
Post-remedial Soil Analytical Table  
Former Plaza Cleaners Property  
Ashwaubenon, Wisconsin**

Sample ID	Depth-ft	Date Collected	Comments	Analyte	cis 1,2-Dichloroethene	Tetrachloroethene	Trichloroethene	Vinyl Chloride
				Units	ug/kg	ug/kg	ug/kg	ug/kg
1. North Wall	2.5	10/26/2011			<25	<25	<25	<25
2. East Wall	3.0	10/26/2011			<25	<25	<25	<25
3. South Wall	2.5	10/26/2011			<25	<25	<25	<25
4. West Wall	2.5	10/26/2011			<25	<b>66.9J</b>	<25	<25
5. North Base	3.5	10/26/2011			<25	<25	<25	<25
6. South Base	3.5	10/26/2011	Removed		<25	<b>1310</b>	<25	<25
7. South Base	7.5	11/3/2011	Retest following additional soil removal		<25	<b>44.6J</b>	<25	<25
8. West Wall Deep Exc.	5.0	11/3/2011			<25	<25	<25	<25
Remedial Action Plan (RAP) Soil Clean-up Objectives:								
Direct Contact Residual Contaminant Level (RCL)					--	600	2800	--
Groundwater-protective RCL					--	2.3	2	--

Notes:

ug/kg = micrograms per kilogram

J = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit

**Table A.5 - Vapor Analytical Table**  
 Former Plaza Cleaners  
 1935 Marlee Lane, Brown  
 County, Wisconsin

Sample Location	V1	V2	V3	WDNR Draft and EPA Regional Screening Levels (1)	
	PC-V1- V031310	PC-V2- V031310	PC-V3- V031310	micrograms per meter <sup>3</sup>	
Sample No.					
Sample Date					
Description	3/23/10 Sub-slab	3/23/10 Sub-slab	3/23/10 Sub-slab	Residential Air	Industrial Air
<b>VOC</b>					
1,2,4-Trimethylbenzene	<1.7	<33.5	<2.0	730	3100
1,3,5-Trimethylbenzene	<1.7	<33.5	<2.2	NL	NL
Benzene	<0.44	<8.7	<0.58	31	160
cis 1,2-Dichloroethene	<0.54	<10.9	<0.73	NL	NL
Ethanol	11.2	48.1J	<1.5	NL	NL
Ethylbenzene	<0.59	<11.8	<0.79	97	490
Methylene Chloride	3.1	<9.5	0.92J	520	2600
Methyl tert-butyl ether	<0.49	<9.8	<0.66	940	4700
Naphthalene	<1.8	<36.2	<2.4	NL	NL
Tetrachloroethene	<0.94	<b>2280</b>	<1.3	41	210
Toluene	<0.52	<10.3	<0.69	520000	2200000
trans 1,2-Dichloroethene	<0.54	<10.9	<0.73	6300	26000
Trichloroethene	<0.74	60.1	<1.3	120	610
Vinyl Chloride	<0.35	<7.0	<0.47	16	280
Xylenes, total	<1.79	<35.4	<2.39	73000	310000

(ug/m<sup>3</sup>) = micrograms per cubic meter ; < = Not detected above method detection limit; NL = Not listed

VOC =Volatile Organic Compounds

Industrial Vapor Screening Level Exceedance Identified By:

**100**

Residential Vapor Screening Level Exceedance Identified By:

**100**

(1) Screening levels based on 1 E -05 cancer risk and 0.1 Attenuation Factor

**Table A.7 Water Level Elevations  
Former Plaza Cleaners  
1935 Marlee Lane  
Village of Ashwaubenon, Wisconsin**

Location	Date	Ground Surface Elevation	Depth of Well	TPVC Elevation	Water Level TPVC	Water Level Elev. (ft)
B-3	1-Jul-08	99.20	13.0	98.84	4.50	94.34
	1-Aug-08			98.84	4.83	94.01
	23-Mar-10			98.84	4.56	94.28
	7-Jul-10			98.84	4.10	94.74
B-4	1-Jul-08	100.00	12.0	100.24	6.10	94.14
	1-Aug-08			100.24	6.51	93.73
	23-Mar-10			100.24	6.30	93.94
	7-Jul-10			100.24	5.87	94.37
B-5	1-Jul-08	100.00	12.0	100.21	6.15	94.06
	1-Aug-08			100.21	6.53	93.68
	23-Mar-10			100.21	6.33	93.88
	7-Jul-10			100.21	5.95	94.26
B-6	1-Jul-08	100.00	12.0	100.21	5.82	94.39
	1-Aug-08			100.21	2.70	97.51
	23-Mar-10			100.21	6.08	94.13
	7-Jul-10			100.21	5.46	94.75
B-7	1-Jul-08	102.30	14.0	102.79	<b>8.76</b>	94.03
	1-Aug-08			102.79	<b>9.15</b>	93.64
	23-Mar-10			102.79	<b>8.86</b>	93.93
	7-Jul-10			102.79	<b>8.35</b>	94.44
SB-1	1-Jul-08	97.90	11.5	97.58	3.67	93.91
	1-Aug-08			97.58	3.72	93.86
	23-Mar-10			97.58	2.89	94.69
	7-Jul-10			97.58	2.91	94.67
SB-2	1-Jul-08	98.30	11.5	98.39	3.68	94.71
	1-Aug-08			98.39	3.95	94.44
	23-Mar-10			98.39	4.36	94.03
	7-Jul-10			98.39	3.85	94.54
SB-3	1-Jul-08	100.00	12.0	100.26	<b>5.83</b>	94.43
	1-Aug-08			100.26	<b>5.88</b>	94.38
	23-Mar-10			100.26	<b>5.94</b>	94.32
	7-Jul-10			100.26	<b>5.25</b>	95.01
SB-4	1-Jul-08	101.50	12.0	101.67	6.65	95.02
	1-Aug-08			101.67	6.70	94.97
	23-Mar-10			101.67	6.84	94.83
	7-Jul-10			101.67	5.97	95.70

Location	Date	Ground Surface Elevation	Depth of Well	TPVC Elevation	Water Level TPVC	Water Level Elev. (ft)
SB-5	1-Jul-08	102.30	14.0	102.82	8.79	94.03
	1-Aug-08			102.82	8.89	93.93
	23-Mar-10			102.82	8.86	93.96
	7-Jul-10			102.82	8.24	94.58
SB-6	1-Jul-08	102.30	14.0	102.79	8.35	94.44
	1-Aug-08			102.79	8.41	94.38
	23-Mar-10			102.79	8.75	94.04
	7-Jul-10			102.79	7.79	95.00
SB-7	1-Jul-08	101.60	14.0	101.77	DRY	--
	1-Aug-08			101.77	DRY	--
	23-Mar-10			101.77	2.52	99.25
	7-Jul-10			101.77	3.98	97.79
SB-8	1-Jul-08	102.30	11.0	102.83	8.80	94.03
	1-Aug-08			102.83	8.90	93.93
	23-Mar-10			102.83	dedicated bailer interference	
	7-Jul-10			102.83	8.45	94.38
SB-9	1-Jul-08	102.30	12.0	102.56	9.50	93.06
	1-Aug-08			102.56	9.47	93.09
	23-Mar-10			102.56	dedicated bailer interference	
	7-Jul-10			102.56	8.70	93.86
SB-10	1-Jul-08	97.60	12.0	97.30	4.14	93.16
	1-Aug-08			97.30	4.46	92.84
	23-Mar-10			97.30	dedicated bailer interference	
	7-Jul-10			97.30	3.51	93.79
SB-11	1-Jul-08	97.60	11.5	97.37	4.59	92.78
	1-Aug-08			97.37	4.80	92.57
	23-Mar-10			97.37	4.23	93.14
	7-Jul-10			97.37	3.73	93.64
SB-12	1-Jul-08	97.30	11.5	<b>96.94</b>	4.63	92.31
	1-Aug-08			<b>96.94</b>	4.74	92.20
	23-Mar-10			<b>96.94</b>	3.60	93.34
	7-Jul-10			<b>96.94</b>	4.05	92.89
SB-13	23-Mar-10	97.50	10.0	97.70	dedicated bailer interference	
	7-Jul-10			97.70	4.14	93.56
SB-14	23-Mar-10	97.00	10.00	96.77	dedicated bailer interference	
	7-Jul-10			96.77	4.45	92.32

## Attachment B - Maps and Figures

### **B.1. Location Maps**

#### **B.1.a. Location Map**

#### **B.1.b. Detailed Site Map**

#### **B.1.c. RR Site Map**

### **B.2. Soil Figures**

#### **B.2.a. Pre-remedial Soil Contamination**

#### **B.2.b. Post-remedial Soil Sample Locations**

#### **B.2.c. Pre/Post Remaining Soil Contamination**

No attachment because soil impacts were removed to the extent practicable with only a trace in one base sample below the groundwater table and a trace near a fiber optic & gas utility.

### **B.3. Groundwater Figures**

#### **B.3.a. Geologic Cross-Section**

No attachment because subsurface groundwater impacts were reduced to below enforcement standards and soil impacts were removed to the extent practicable.

#### **B.3.b. Groundwater Isoconcentration**

#### **B.3.c. Groundwater Flow Direction**

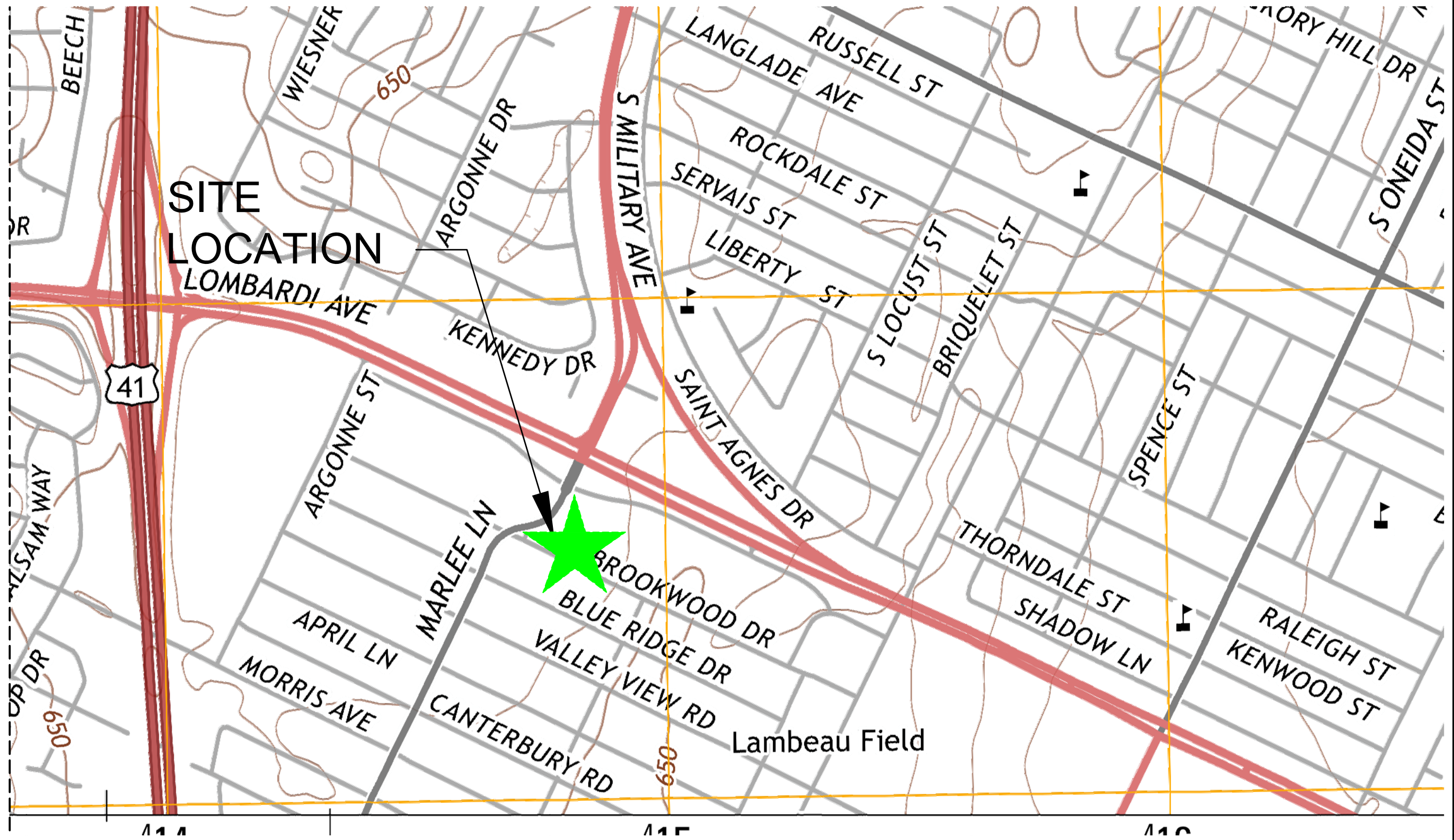
#### **B.3.d. Monitoring Wells**

### **B.4. Vapor Maps and Other Media**

#### **B.4.a. Vapor Intrusion Map**

#### **B.4.b. Other Media of Concern**

No attachment(s) as no sediment or surface water were in contact with contaminants.

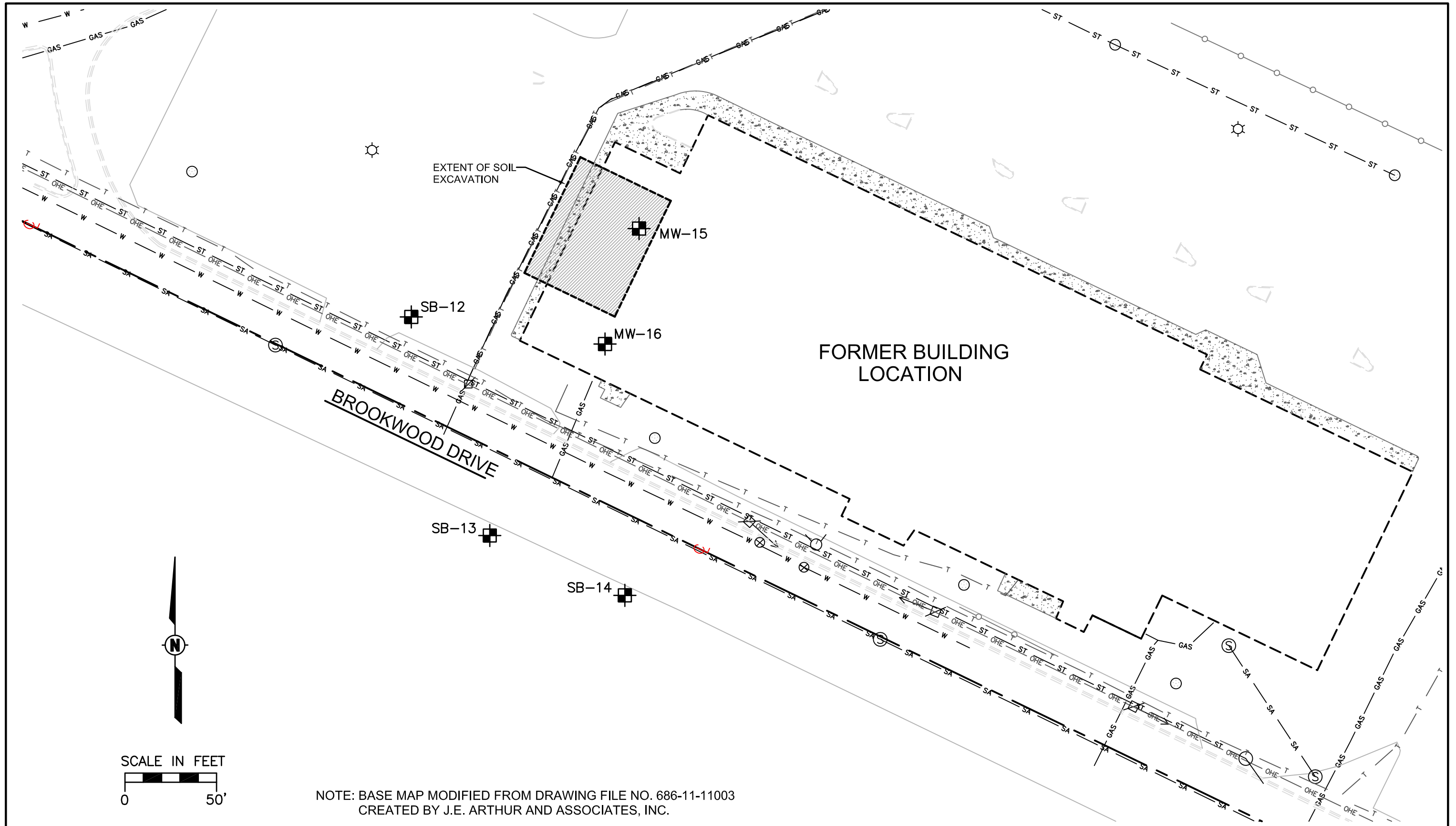


NOTE: BASE MAP MODIFIED FROM GREEN BAY, WISCONSIN  
7.5' QUADR ANGLE MAP 2013

Former Plaza Cleaners  
1935 Marlee Lane  
Ashwaubenon, Wisconsin  
1177 Lombardi, LLC



LOCATION MAP  
Project 114610 December 2014 Fig. B.1.a



NOTE: BASE MAP MODIFIED FROM DRAWING FILE NO. 686-11-11003  
 CREATED BY J.E. ARTHUR AND ASSOCIATES, INC.

**LEGEND**

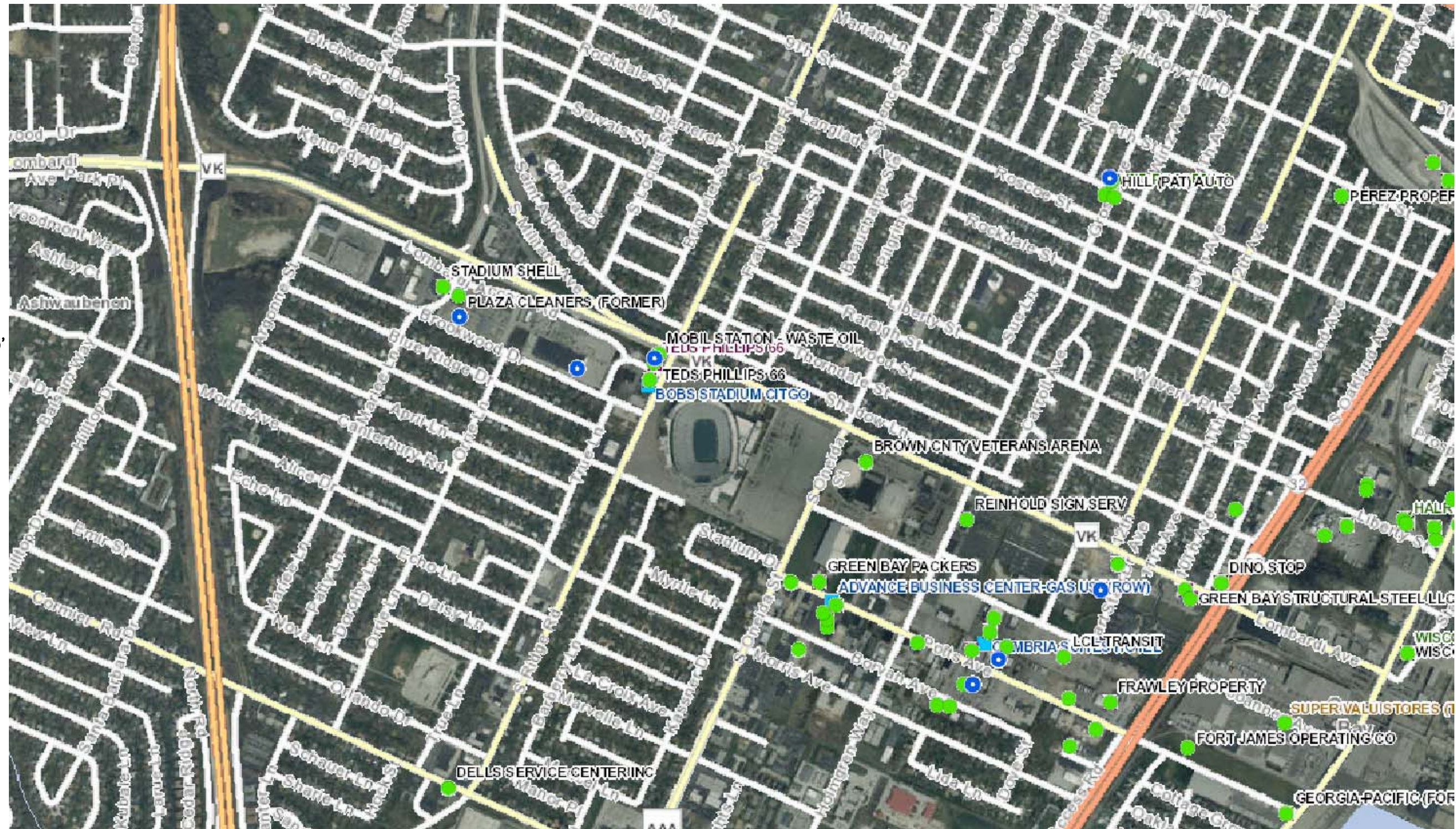
 MONITORING WELL LOCATION

Former Plaza Cleaners 1935 Marlee Lane Ashwaubenon, Wisconsin	 <b>GEI</b> Consultants	DETAILED SITE MAP	
1177 Lombardi, LLC		Project 114610	December 2014





SCALE IN FEET  
0 1000'

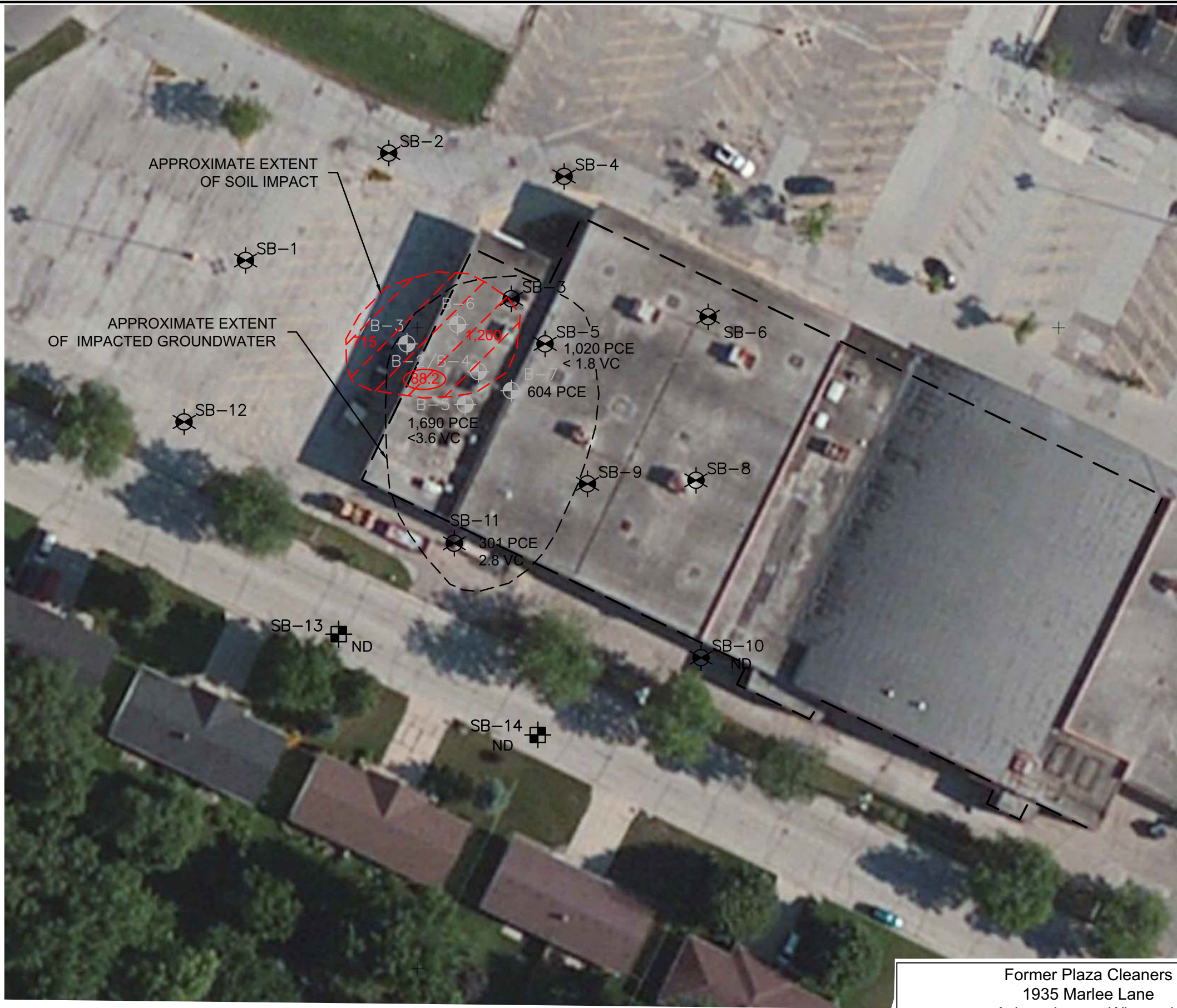


NOTE: BASE MAP MODIFIED FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES BUREAU FOR REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS).

Former Plaza Cleaners  
1935 Marlee Lane  
Ashwaubenon, Wisconsin  
1177 Lombardi, LLC



RR SITE MAP  
Project 114610 December 2014 Fig. B.1.c.



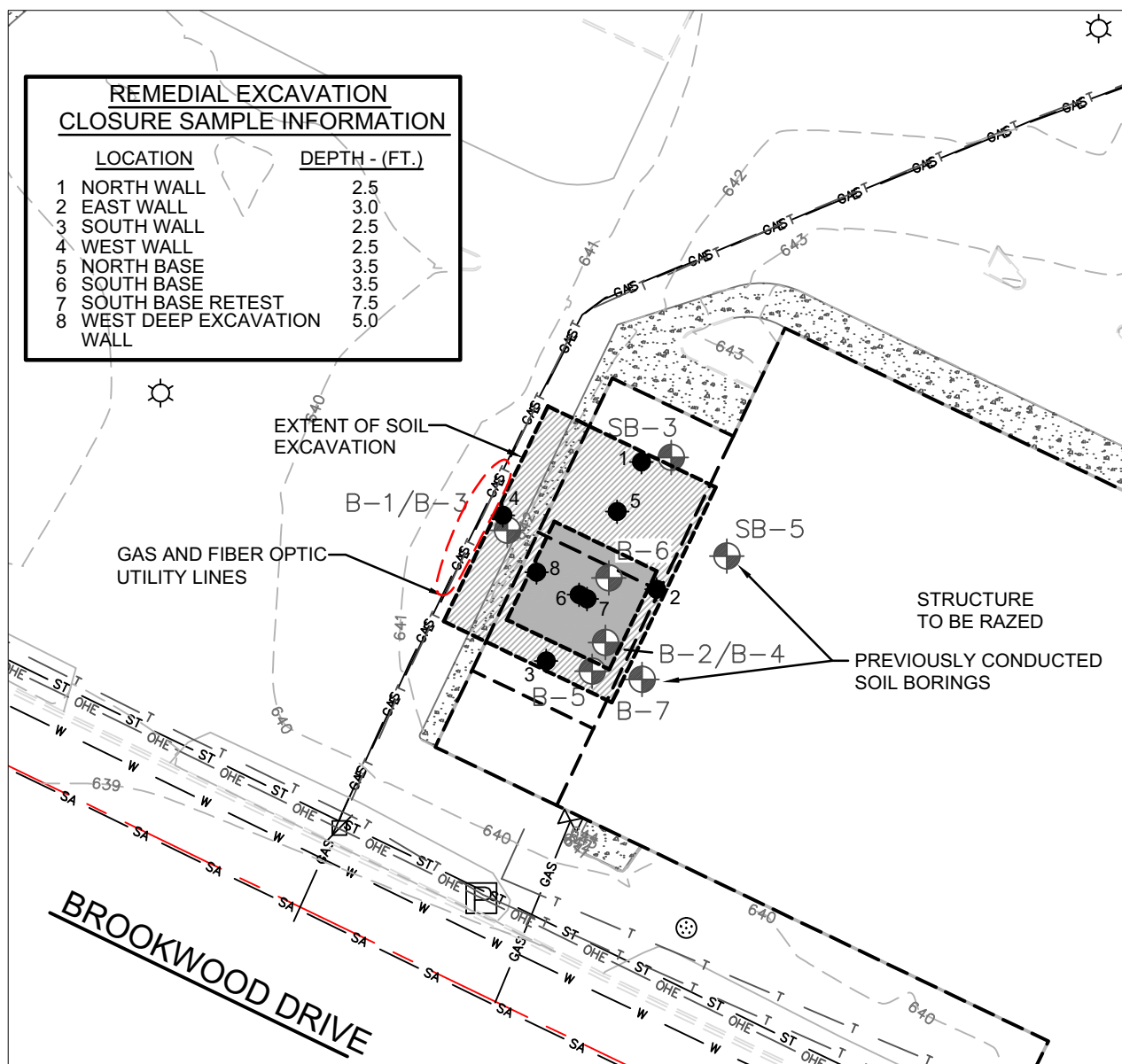
- PREVIOUS SOIL BORING/TEMPORARY WELL MAY 2008
- PREVIOUS SOIL BORING/TEMPORARY WELL JULY 2008
- SOIL BORING/ TEMPORARY WELL MARCH, 2010
- 1,020 PCE TETRACHLOROETHYLENE CONCENTRATION IN GROUNDWATER ( ug/Kg)
- <1.8 VC VINYL CHLORIDE CONCENTRATION IN GROUNDWATER (ug/L)
- ND NON DETECT (< 0.45 ug/Kg)
- 715 PCE CONCENTRATION IN SOIL SAMPLE (ug/Kg)
- 88.2 TCE CONCENTRATION IN SOIL SAMPLE (ug/Kg)

NOTE: BASE MAP MODIFIED FROM AECOM DRAWING 60139760-5 DATED 7-9-2010.

Former Plaza Cleaners 1935 Marlee Lane Ashwaubenon, Wisconsin		PRE-REMEDIAL SOIL SAMPLE LOCATIONS	
		1177 Lombardi, LLC	Project 114610 December 2014 Fig. B.2.a.

**REMEDIAL EXCAVATION  
CLOSURE SAMPLE INFORMATION**

LOCATION	DEPTH - (FT.)
1 NORTH WALL	2.5
2 EAST WALL	3.0
3 SOUTH WALL	2.5
4 WEST WALL	2.5
5 NORTH BASE	3.5
6 SOUTH BASE	3.5
7 SOUTH BASE RETEST	7.5
8 WEST DEEP EXCAVATION WALL	5.0



**LEGEND:**

- PREVIOUS SOIL BORINGS
- SOIL CLOSURE DOCUMENTATION SAMPLE
- EXCAVATION AREA - 3.5' DEPTH
- EXCAVATION AREA - 7.5' DEPTH
- ESTIMATED EXTENT OF REMAINING VADOSE ZONE SOIL IMPACTS

SCALE IN FEET



Former Plaza Cleaners  
1935 Marlee Lane  
Ashwaubenon, Wisconsin

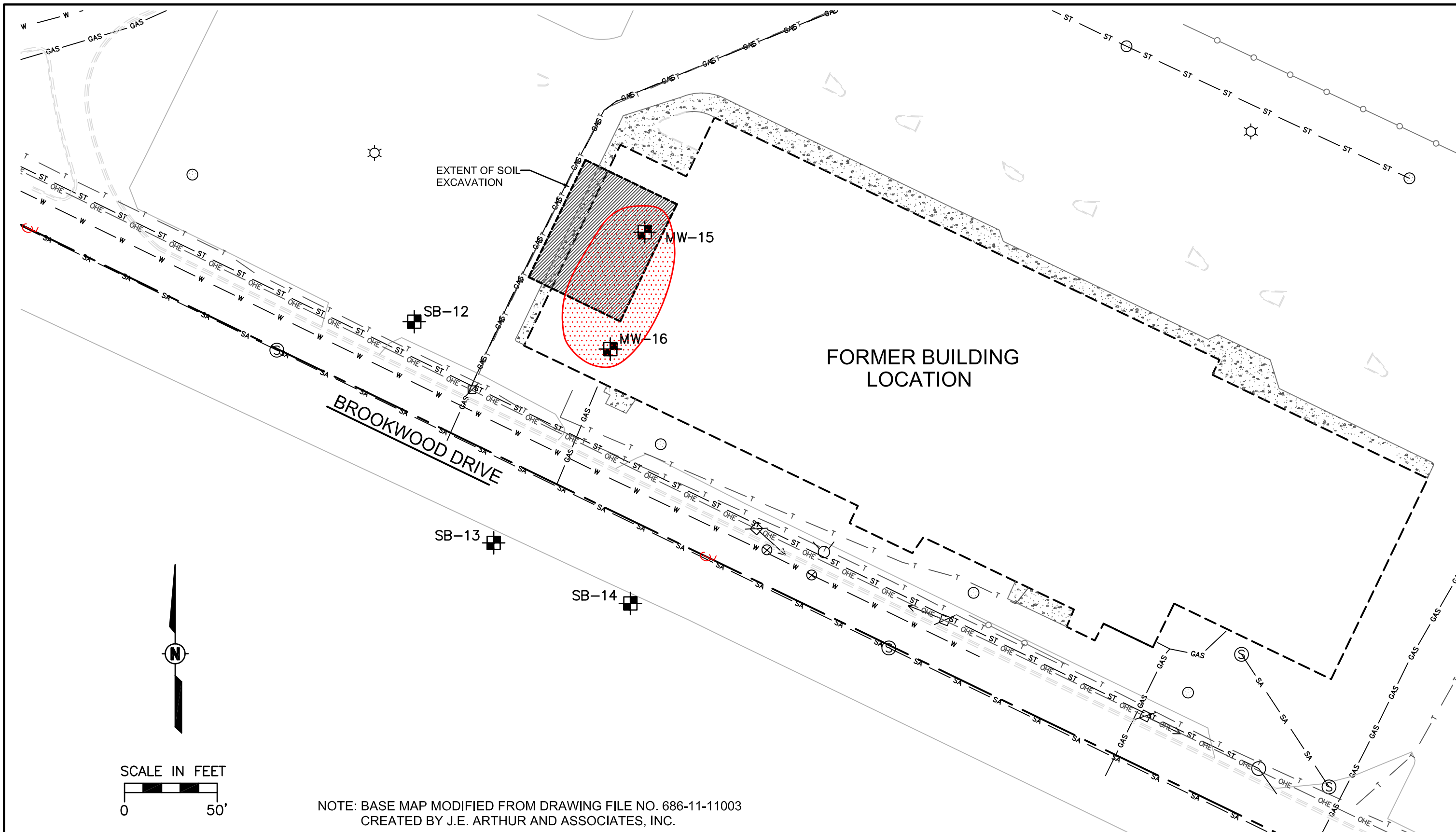
Post-Remedial Sample Locations



Project 114610

Figure B.2.b.  
Post-Remedial Soil Sample  
Locations

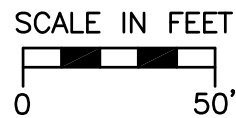
December 2014 Fig. B.2.b.



EXTENT OF SOIL EXCAVATION

FORMER BUILDING LOCATION

BROOKWOOD DRIVE



NOTE: BASE MAP MODIFIED FROM DRAWING FILE NO. 686-11-11003  
CREATED BY J.E. ARTHUR AND ASSOCIATES, INC.

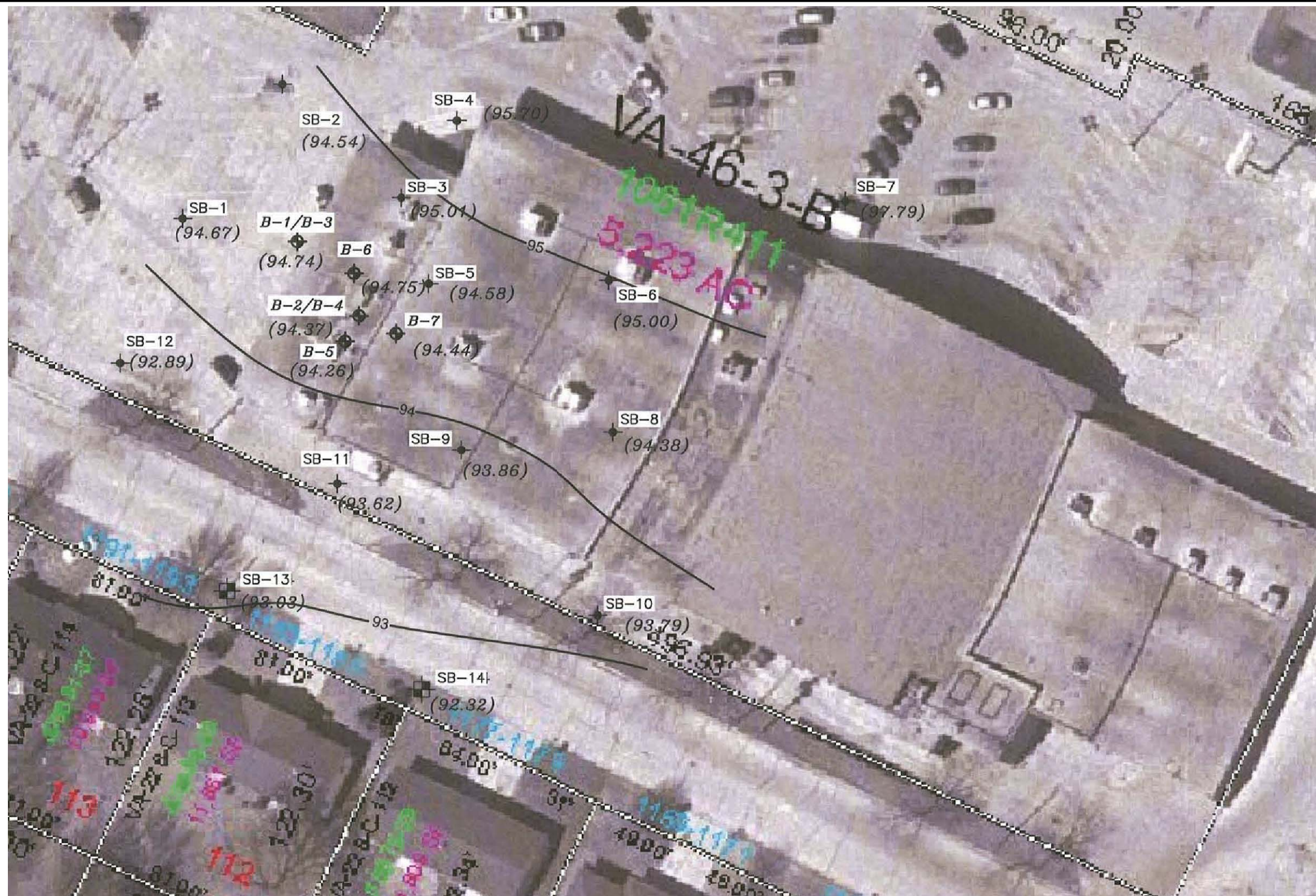
**LEGEND**

- MONITORING WELL LOCATION
- ESTIMATED GROUNDWATER CONCENTRATIONS EXCEEDING CHAPTER NR 140, WISCONSIN ADMINISTRATION CODE, PREVENTIVE ACTION LIMIT (PAL)

Former Plaza Cleaners  
1935 Marlee Lane  
Ashwaubenon, Wisconsin  
  
1177 Lombardi, LLC



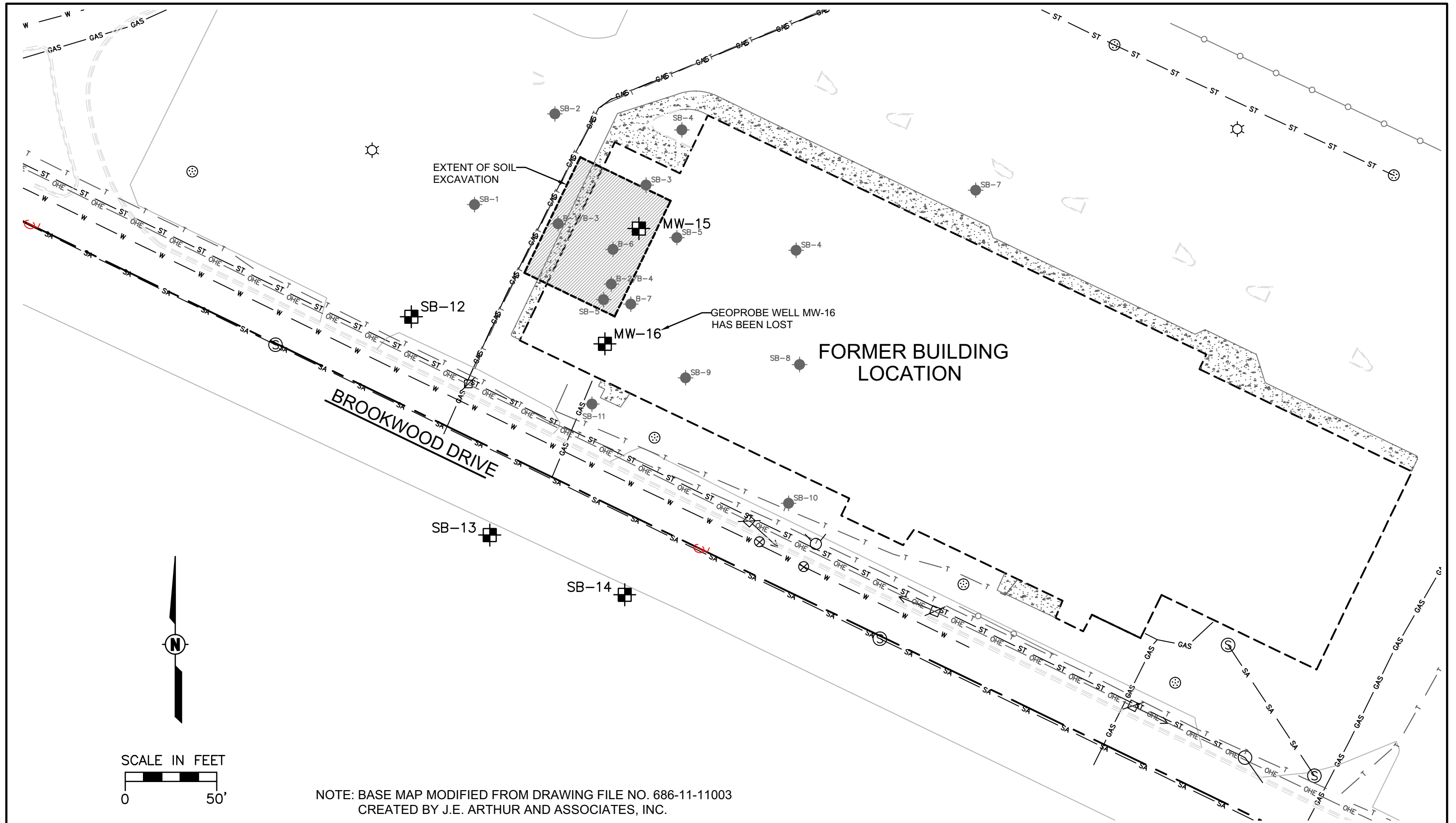
**FIGURE B.3.b.**  
**GROUNDWATER**  
**ISOCONCENTRATION**  
  
Project 114610    December 2014    Fig. B.3.b



- LEGEND**
- B-1 ◆ PREVIOUS SOIL BORING/TEMPORARY WELL MAY 2008 (SAP)
  - SB-1 ◆ PREVIOUS SOIL BORING/TEMPORARY WELL JULY 2008 (SAP)
  - SB-14 ◆ SOIL BORING (FEBRUARY 2010 SAP)
  - (92.32) GROUNDWATER ELEVATION IN MONITORING WELL (7/7/10)



NOTE: BASE MAP MODIFIED FROM AECOM DRAWING FILE NO. 60139760-4 DATED 7-9-2010.


Former Plaza Cleaners 1935 Marlee Lane Ashwaubenon, Wisconsin		GROUNDWATER FLOW DIRECTION	
		Project 114610	December 2014 Fig. B.3.c.

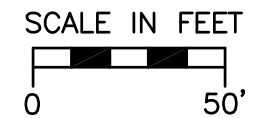
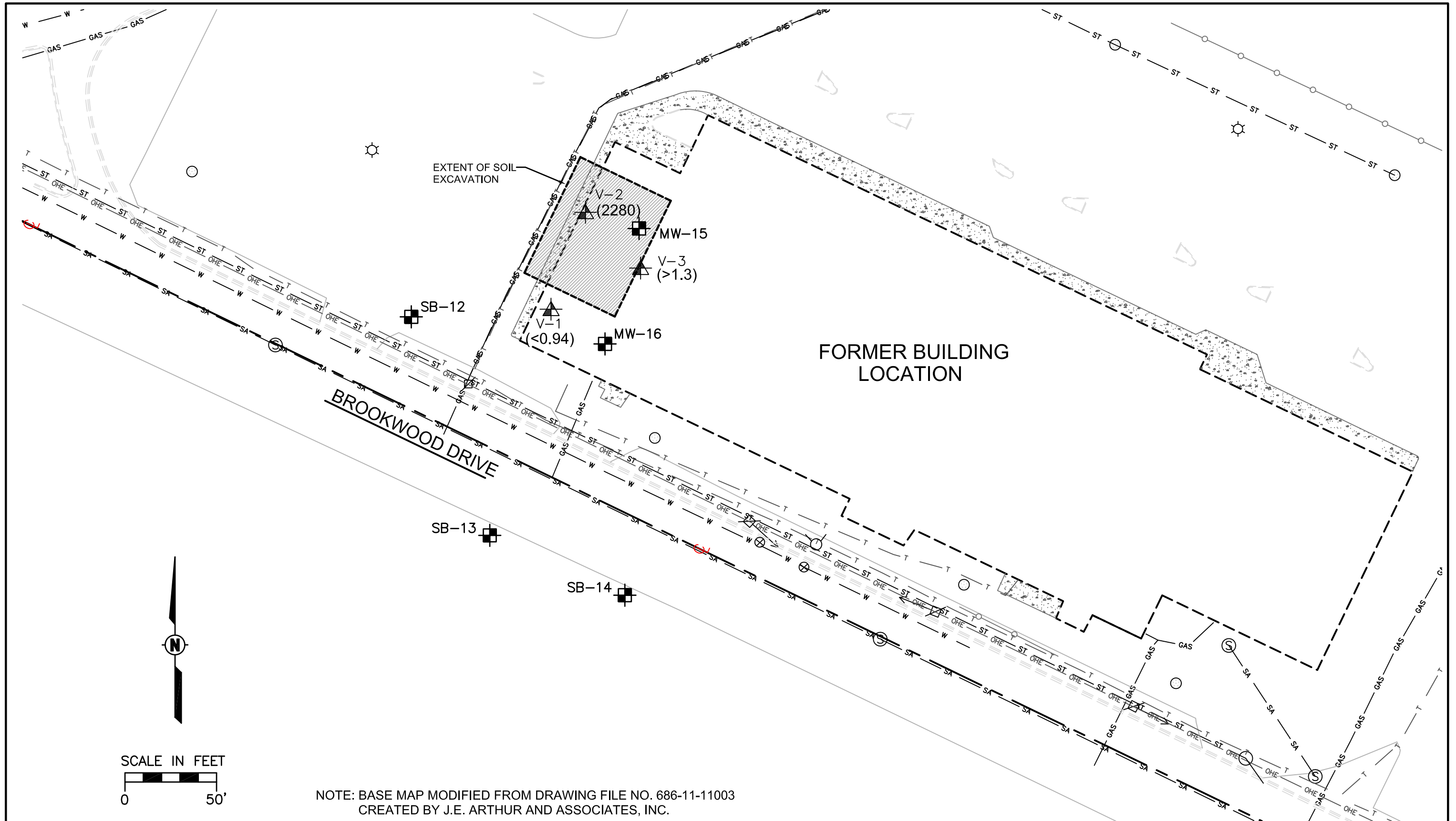


NOTE: BASE MAP MODIFIED FROM DRAWING FILE NO. 686-11-11003  
 CREATED BY J.E. ARTHUR AND ASSOCIATES, INC.

**LEGEND**



-  MONITORING WELL LOCATION (ALL WELLS WITH THE EXCEPTION OF MW-16, WERE ABANDONED FOLLOWING SITE CLOSURE. MW-16 HAS BEEN LOST.)
-  PREVIOUS TEMPORARY MONITORING WELL EXCAVATED DURING BUILDING AND PAVEMENT REMOVAL.

Former Plaza Cleaners 1935 Marlee Lane Ashwaubenon, Wisconsin		<b>MONITORING WELLS</b>
1177 Lombardi, LLC	Project 114610	December 2014 Fig. B.3.d.



NOTE: BASE MAP MODIFIED FROM DRAWING FILE NO. 686-11-11003  
CREATED BY J.E. ARTHUR AND ASSOCIATES, INC.

**LEGEND**

-  MONITORING WELL LOCATION
-  SUB-SLAB VAPOR SAMPLE LOCATION, MARCH 2010
- (2280) PRE-SOIL REMEDIATION TCE CONCENTRATION (MICROGRAMS PER CUBIC METER)

Former Plaza Cleaners 1935 Marlee Lane Ashwaubenon, Wisconsin	 <b>GEI</b> Consultants	VAPOR INTRUSION MAP (PRE-SOIL REMEDIATION)
1177 Lombardi, LLC		Project 114610

## Documentation of Remedial Action (Attachment C)

# DISCLAIMER

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

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





BRRTS No.: 02-05-550989      Activity Name: Plaza Cleaners (Former)

## Attachment D - Maintenance Plan(s) and Photographs

No attachments because there is no cover or performance standard as a condition of closure.

BRRTS No.: 02-05-550989 Activity Name: Plaza Cleaners (Former)

## Attachment E - Monitoring Well Information

### **Additional MW-16 information**

Monitoring Well MW-16 is a geoprobe installed 1-inch diameter PVC temporary monitoring well which was installed on 12/18/2012 and was possibly lost during parking lot grading activities Spring 2014. GEI searched for MW-16 by excavating the upper layer of gravel in the vicinity of the well and also by searching for the pro-top with a metal detector without finding remnants of the well.

MW-16 was replaced at the same location with a new well on 5/30/2014.

Route To: Watershed/Wastewater  Waste Management   
Remediation/Redevelopment  Other

Facility/Project Name <b>Plaza Cleaners (Former)</b>		License/Permit/Monitoring Number		Boring Number <b>MW-16</b>	
Boring Drilled By: Name of crew chief (first, last) and Firm <b>D. Bendorf Probe Technologies, Inc.</b>		Date Drilling Started <b>12/18/2012</b>		Date Drilling Completed <b>12/18/2012</b>	
WI Unique Well No.		DNR Well ID No.		Common Well Name <b>MW-16</b>	
Final Static Water Level Feet MSL		Surface Elevation Feet MSL		Borehole Diameter <b>2.0 inches</b>	
Local Grid Origin <input type="checkbox"/> (estimated: <input type="checkbox"/> ) or Boring Location <input checked="" type="checkbox"/>		State Plane <b>SE 1/4 of SE 1/4 of Section 13, T 24 N, R 20 E</b>		Local Grid Location Feet <input type="checkbox"/> N <input type="checkbox"/> E <input type="checkbox"/> S <input type="checkbox"/> W	
Facility ID		County <b>Brown</b>		County Code <b>45</b>	
				Civil Town/City/ or Village <b>Ashwaubenon</b>	

Sample Number and Type	Length Att. & Recovered (in)	Blow Counts	Depth In Feet	Soil/Rock Description And Geologic Origin For Each Major Unit	USCS	Graphic Log	Well Diagram	PID/FID	Soil Properties					RQD/ Comments
									Compressive Strength	Moisture Content	Liquid Limit	Plasticity Index	P 200	
			1 2 3 4 5 6 7 8 9 10 11 12	<b>Blind drill</b>										
				<b>End of Boring</b> Boring advanced from 0.0 to 12.0 feet by GeoProbe. Installed 1-inch diameter temporary monitoring well to 12.0 feet.										

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature *P. M. [Signature]* Firm **GEI Consultants, Inc. [Project No. 114610]** Tel: 920-455-8299 920-455-8200  
3159 Voyager Drive Green Bay, WI 54311 Fax: 920-455-8225

This form is authorized by Chapters 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats. Completion of this form is mandatory. Failure to file this form may result in forfeiture of between \$10 and \$25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on this form is not intended to be used for any other purpose. NOTE: See instructions for more information, including where the completed form should be sent.

BRRTS No.: 02-05-550989 Activity Name: Plaza Cleaners (Former)

## Attachment F - Notifications to Owners of Impacted Property

No attachments because subsurface impacts remain solely on 1177 Lombardi LLC property (Parcel ID VA-46-3-B).

## Attachment G - Source Legal Documents

**G.1. Deeds - Source Property**

**G.2. Parcel ID Map**

**G.3. Zoning Map**

**G.4. Signed Statement**

State Bar of Wisconsin Form 6-2003  
SPECIAL WARRANTY DEED

Document Number

Document Name

2346752

CATHY WILLIQUETTE  
BROWN COUNTY RECORDER  
GREEN BAY, WI

RECORDED ON  
12/31/2007 12:10:52PM

REC FEE: 31.00  
TRANS FEE: 3737.10  
EXEMPT #  
PAGES: 11

**THIS DEED**, made between **YOUNG GROUP, LLC**, a Wisconsin limited liability company, as to an undivided 1/3 interest, **DMARHA, LLC**, a Wisconsin limited liability company, as to an undivided 1/18 interest, **KASTER GROUP, LLC**, a Wisconsin limited liability company, as to an undivided 5/18 interest, **CYNTHIA L. TOMLIN**, as to an undivided 1/18 interest, **SALLY A. BRIES**, as to an undivided 1/18 interest, **THOMAS M. BRIES**, as to an undivided 1/18 interest, and **SHIRLEY E. BRIES**, as Trustee of the **BRIES REVOCABLE TRUST, DATED JANUARY 30, 2002**, as to an undivided 1/6 interest

\_\_\_\_\_  
("Grantor," whether one or more),  
And **1177 LOMBARDI, LLC**, a Wisconsin limited liability company

\_\_\_\_\_  
("Grantee," whether one or more).

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

See attached Exhibit A

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 those matters listed on the attached Exhibit B.

Dated as of November 30, 2007

Recording Area

Name and Return Address  
Katherine R. Rist  
Foley & Lardner LLP  
150 E. Gilman Street  
Madison, WI 53703

**LIBERTY TITLE**

VA-46-3

Parcel Identification Number (PIN)

This is not \_\_\_\_\_ homestead property.  
(Is) (Is not)

The undersigned Grantor executes this Special Warranty Deed with respect to a 1/3 interest in the Property

**YOUNG GROUP, LLC**

*Bonnie Young*  
By: Bonnie Young, Sole Member

(SEAL)

(SEAL)

**AUTHENTICATION**

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

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

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


THIS INSTRUMENT DRAFTED BY:

**Katherine R. Rist, Foley & Lardner LLP**

**ACKNOWLEDGMENT**

STATE OF Wisconsin )  
Dane COUNTY ) ss.

Personally came before me on November 27, 2007  
the above-named  
Bonnie Young, the Sole Member of Young Group, LLC  
to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

\*  
Notary Public, Wisconsin  
My Commission Expires: \_\_\_\_\_  
  
STATE BAR OF WISCONSIN  
FORM NO. 6-2003

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

**NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.**  
**SPECIAL WARRANTY DEED**

\* Type name below signatures.

ADDENDUM TO SPECIAL WARRANTY DEED  
EXECUTION PAGE FOR GRANTOR

The undersigned Grantor executes this Special Warranty Deed with respect to an undivided  
1/18 interest in the Property.

GRANTOR:

DMARHA, LLC

By: Nancy Marie Kaster  
Nancy Marie Kaster, Member

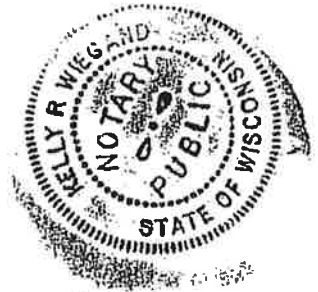
ACKNOWLEDGEMENT

STATE OF WISCONSIN )  
                                  ) ss.  
Brown County )

Personally came before me on Nov. 26, 2007,  
the above named Nancy Marie Kaster

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

Kelly R. Wiegand Kelly R. Wiegand  
Notary Public, State of Wisconsin  
My Commission is permanent. (If not, state expiration date: 7/18/2010)







ADDENDUM TO SPECIAL WARRANTY DEED  
EXECUTION PAGE FOR GRANTOR

The undersigned Grantor executes this Special Warranty Deed with respect to an undivided 5/18 interest in the Property.

GRANTOR:

KASTER GROUP, LLC

By: \_\_\_\_\_  
Richard S. Kaster

By: \_\_\_\_\_  
Nancy R. Kaster

By: Martin J. Kaster  
Martin J. Kaster

By: \_\_\_\_\_  
Nancy A. Kaster

ACKNOWLEDGEMENT

~~NEVADA~~  
STATE OF WISCONSIN )  
CLARK County ) ss.

Personally came before me on 11/26, 2007,  
the above named MARTIN J. KASTER

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



\* D. Luisa Douglas D. Luisa Douglas  
Notary Public, State of Wisconsin ~~WISCONSIN~~ NEVADA  
My Commission is permanent. (If not, state expiration date: 01-27-2010)

ADDENDUM TO SPECIAL WARRANTY DEED  
EXECUTION PAGE FOR GRANTOR

The undersigned Grantor executes this Special Warranty Deed with respect to an undivided  
5/18 interest in the Property.

GRANTOR:

KASTER GROUP, LLC

By: \_\_\_\_\_  
Richard S. Kaster

By: \_\_\_\_\_  
Nancy R. Kaster

By: \_\_\_\_\_  
Martin J. Kaster

By: Nancy A. Kaster  
Nancy A. Kaster

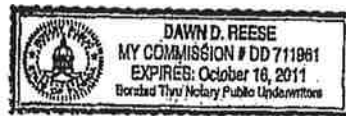
ACKNOWLEDGEMENT

STATE OF Florida )  
WISCONSIN )  
Sumter County ) ss.

Personally came before me on November 26, 2007,  
the above named Nancy A. Kaster

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

\* Dawn D. Reese Dawn D. Reese  
Notary Public, State of Wisconsin Florida  
My Commission is permanent. (If not, state expiration date: 10-16-2011)



ADDENDUM TO SPECIAL WARRANTY DEED  
EXECUTION PAGE FOR GRANTOR

The undersigned Grantor executes this Special Warranty Deed with respect to an undivided 1/18 interest in the Property.

GRANTOR:

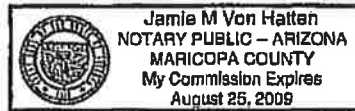
Cynthia L. Tomlin  
Cynthia L. Tomlin

ACKNOWLEDGEMENT

Arizona  
STATE OF ~~WISCONSIN~~ )  
Maricopa County ) ss.

Personally came before me on Nov 26, 2007,  
the above named Cynthia L. Tomlin

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



\* Jamie M Von Hatten Jamie M. Von Hatten  
Notary Public, State of Wisconsin Arizona  
My Commission is permanent. (If not, state expiration date: aug 25 2009)

ADDENDUM TO SPECIAL WARRANTY DEED  
EXECUTION PAGE FOR GRANTOR

The undersigned Grantor executes this Special Warranty Deed with respect to an undivided  
1/18 interest in the Property.

GRANTOR:

Sally A. Bries  
Sally A. Bries

ACKNOWLEDGEMENT

Colorado )  
STATE OF WISCONSIN )  
 ) ss.  
Boulder County )

Personally came before me on November 23rd, 2007,  
the above named Sally A. Bries

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


STEPHANIE ROSSI  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires June 1, 2011

\* ~~Stephanie Rossi~~ Stephanie Rossi  
Notary Public, State of ~~Wisconsin~~ Colorado  
My Commission is permanent. (If not, state expiration date: June 1, 2011)

ADDENDUM TO SPECIAL WARRANTY DEED  
EXECUTION PAGE FOR GRANTOR

The undersigned Grantor executes this Special Warranty Deed with respect to an undivided  
1/18 interest in the Property.

GRANTOR:

  
Thomas M. Bries

ACKNOWLEDGEMENT

STATE OF WISCONSIN )  
                                  ) ss.  
  Pane   County )

Personally came before me on 11-26-, 2007,  
the above named Thomas M. Bries

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

\* David L. Salvo David L. Salvo  
Notary Public, State of Wisconsin  
My Commission is permanent. (If not, state expiration date: 10-18-09.)



ADDENDUM TO SPECIAL WARRANTY DEED  
EXECUTION PAGE FOR GRANTOR

The undersigned Grantor executes this Special Warranty Deed with respect to an undivided  
3/18 interest in the Property.

GRANTOR:

Shirley E. Bries  
Shirley E. Bries, as Trustee of the Bries Revocable Trust

ACKNOWLEDGEMENT

STATE OF WISCONSIN    )  
                                  ) ss.  
Brown County        )

Personally came before me on Nov. 26, 2007,  
the above named Shirley E. Bries

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

Julie Willemis  
\* Julie Willemis

Notary Public, State of Wisconsin  
My Commission is permanent. (If not, state expiration date: 9-27-09.)



Exhibit A

Legal Description

Part of Lot 11, according to the recorded Plat of Morris & Bromleys Subdivision of the South one-half of Private Claim 13 and part of Private Claim 14, West Side of Fox River, in the Village of Ashwaubenon, Brown County, Wisconsin, described as follows:

Commencing at the Northwest corner of Meacham's Fourth Canterbury Heights Subdivision; thence S 64° 03' 20" East along the centerline of Brookwood Drive extended, 498.64 feet; thence N 26° 03' 10" East, 35.00 feet to a point on the northerly R/W line of Brookwood Drive; thence S 64° 03' 20" East along said R/W line, 496.93 feet; thence N 25° 47' 40" East, 491.70 feet to a point on the southerly R/W line of the Lombardi Avenue Frontage Road; thence N 63° 59' 20" West along said R/W line, 15.00 feet to the point of beginning; thence continuing N 63° 59' 20" West along said R/W 18.48 feet to the point of curvature of a 924.93 foot radius curve concave to the South; thence N 71° 40' 54" West along the chord of said curve, 247.62 feet; thence S 25° 47' 40" West, 140.00 feet; thence S 63° 59' 20" East, 96.00 feet; thence N 23° 14' 02" East 20.00 feet; thence S 64° 14' East, 168.00 feet; thence N 25° 47' 40" East, 152.00 feet to the point of beginning.



Exhibit B

Exceptions to Warranty

1. Liens or deferred charges for sewer, water mains and service pipes, not shown on the tax roll for the Property.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the Property that would be disclosed by an accurate and complete land survey of the Property.
3. Rights or claims of parties in of actual possession of any or all of the Property.
4. Easements or claims of easements not shown by the public record.
5. Any claim of adverse possession or prescriptive easement.
6. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the year 2007 and subsequent years.
7. General taxes for the year 2007 and subsequent years.
8. Memorandum of Lease recorded December 11, 2006 as Document No. 2289993.
9. Easement for Storm Sewer Purposes recorded June 28, 1974 in Volume 1078 Records, as Document No. 793861.
10. Easement recorded January 9, 1964 in Volume 646 Records, Page 422, as Document No. 610068.

2346751

CATHY WILLIQUETTE  
BROWN COUNTY RECORDER  
GREEN BAY, WI

RECORDED ON  
12/31/2007 12:10:51PM

REC FEE: 31.00  
TRANS FEE: 1720.20  
EXEMPT #  
PAGES: 11

State Bar of Wisconsin Form 6-2003  
SPECIAL WARRANTY DEED

Document Number

Document Name

THIS DEED, made between YOUNG GROUP, LLC, as to an undivided 1/3 interest, NANCY M. KASTER REVOCABLE TRUST U/A/D 10/12/1999, as to an undivided 1/18 interest, MARTIN J. KASTER, as to an undivided 1/18 interest, RICHARD S. KASTER and NANCY R. KASTER, as to an undivided 1/9 interest, NANCY A. KASTER, as to an undivided 1/9 interest, CYNTHIA L. TOMLIN, as to an undivided 1/18 interest, SALLY A. BRIES, as to an undivided 1/18 interest, THOMAS M. BRIES, as to an undivided 1/18 interest, and SHIRLEY E. BRIES, as Trustee of the BRIES REVOCABLE TRUST, DATED JANUARY 30, 2002, as to an undivided 1/6 interest

(“Grantor,” whether one or more),

And 1177 LOMBARDI, LLC, a Wisconsin limited liability company

(“Grantee,” whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Brown County, State of Wisconsin (“Property”) (if more space is needed, please attach addendum):

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 those matters listed on the attached Exhibit B.

Dated as of November 30, 2007

Recording Area

Name and Return Address  
Katherine R. Rist  
Foley & Lardner LLP  
150 E. Gilman Street  
Madison, WI 53703

LIBERTY TITLE

VA-46-3-A

Parcel Identification Number (PIN)

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

The undersigned Grantor executes this Special Warranty Deed with respect to a 1/3 interest in the Property.

YOUNG GROUP, LLC

By: Bonnie Young (SEAL)  
Bonnie Young

AUTHENTICATION

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

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

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

THIS INSTRUMENT DRAFTED BY:

Katherine R. Rist, Foley & Lardner LLP

ACKNOWLEDGMENT

STATE OF Wisconsin )  
Dane COUNTY ) ss.

Personally came before me on November 27, 2007  
the above-named

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

\* \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission Expires \_\_\_\_\_



(Signatures may be authenticated or acknowledged. Both are not necessary.)  
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.  
SPECIAL WARRANTY DEED  
STATE BAR OF WISCONSIN  
FORM NO. 6-2003

\* Type name below signatures.

ADDENDUM TO SPECIAL WARRANTY DEED  
EXECUTION PAGE FOR GRANTOR

The undersigned Grantor executes this Special Warranty Deed with respect to an undivided  
1/18 interest in the Property.

GRANTOR:

Nancy M. Kaster  
Nancy Marie Kaster, as Trustee of the Nancy M. Kaster  
Revocable Trust w/a/d 10/12/1999

ACKNOWLEDGEMENT

STATE OF WISCONSIN    )  
                                  ) ss.  
Brown County         )

Personally came before me on Nov. 26, 2007, 2007,  
the above named Nancy M. Kaster

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


Kelly R. Wiegand  
Notary Public, State of Wisconsin Kelly R. Wiegand  
My Commission is permanent. (If not, state expiration date: 7/18/2010.)

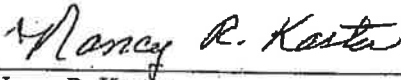


ADDENDUM TO SPECIAL WARRANTY DEED  
EXECUTION PAGE FOR GRANTOR

The undersigned Grantor executes this Special Warranty Deed with respect to an undivided 1/9 interest in the Property.

GRANTOR:

  
Richard S. Kaster

  
Nancy R. Kaster

ACKNOWLEDGEMENT

STATE OF WISCONSIN )  
Brown County ) ss.

Personally came before me on NOV 23 2007,  
the above named Richard S. & Nancy R  
Kaster

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

Stacy A. Smits  
\* Stacy A. SMITS

Notary Public, State of Wisconsin  
My Commission is permanent. (If not, state expiration date: 9/24/10.)



ADDENDUM TO SPECIAL WARRANTY DEED  
EXECUTION PAGE FOR GRANTOR

The undersigned Grantor executes this Special Warranty Deed with respect to an undivided  
1/18 interest in the Property.

GRANTOR:

Martin J. Kaster  
Martin J. Kaster

ACKNOWLEDGEMENT

~~NEVADA~~  
STATE OF WISCONSIN )  
CLARK County ) ss.

... Personally came before me on NOV. 26., 2007,  
the above named MARTIN J. KASTER

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



\* D. Luisa Douglas D. Luisa Douglas  
Notary Public, State of Wisconsin ~~NEVADA~~  
My Commission is permanent. (If not, state expiration date: 01-27-2010)



ADDENDUM TO SPECIAL WARRANTY DEED  
EXECUTION PAGE FOR GRANTOR

The undersigned Grantor executes this Special Warranty Deed with respect to an undivided  
1/18 interest in the Property.

GRANTOR:

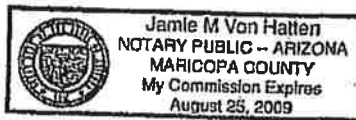
Cynthia L. Tomlin  
Cynthia L. Tomlin

ACKNOWLEDGEMENT

Arizona  
STATE OF ~~WISCONSIN~~ )  
Maricopa County ) ss.

Personally came before me on Nov 26, 2007,  
the above named Cynthia L. Tomlin.

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



\* Jamie M. Von Hatten Jamie M. Von Hatten  
Notary Public, State of ~~Wisconsin~~ Arizona  
My Commission is permanent. (If not, state expiration date Aug 25 2009)

ADDENDUM TO SPECIAL WARRANTY DEED  
EXECUTION PAGE FOR GRANTOR

The undersigned Grantor executes this Special Warranty Deed with respect to an undivided  
1/18 interest in the Property.

GRANTOR:

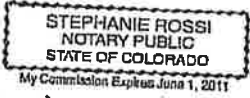
*Sally A. Bries*  
Sally A. Bries

ACKNOWLEDGEMENT

*Colorado* <sup>sc AB</sup>  
STATE OF ~~WISCONSIN~~ )  
                                          ) ss.  
*Boulder* County )

Personally came before me on *November 23rd*, 2007,  
the above named *Sally A. Bries*

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



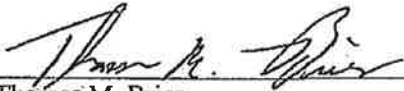
\* *Stephanie Rossi* <sup>sc AB</sup> Stephanie Rossi  
Notary Public, State of ~~Wisconsin~~ *Colorado*  
My Commission is permanent. (If not, state expiration date: *June 1, 2011*)



ADDENDUM TO SPECIAL WARRANTY DEED  
EXECUTION PAGE FOR GRANTOR

The undersigned Grantor executes this Special Warranty Deed with respect to an undivided  
1/18 interest in the Property.

GRANTOR:

  
\_\_\_\_\_  
Thomas M. Bries

ACKNOWLEDGEMENT

STATE OF WISCONSIN    )  
                                  ) ss.  
  Pau   County        )

Personally came before me on   11-26-  , 2007,  
the above named   Thomas M Bries  

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

\*   David L. Salvo   David L. Salvo  
Notary Public, State of Wisconsin  
My Commission is permanent. (If not, state expiration date:   10-18-09  )





Exhibit A

Legal Description

A part of Lot Eleven (11) of Morris and Bromley's Subdivision of the South Half (S 1/2) of Private Claim 13, in the Village of Ashwaubenon, Brown County, Wisconsin, and described as follows:

Commencing at the Northwest corner of Meacham's Fourth Canterbury Heights Subdivision; thence South  $64^{\circ}04'30''$  East along the North line of said Subdivision 313.6 feet; thence North  $26^{\circ}02'$  East 225.46 feet; thence South  $63^{\circ}58''$  East 18.43 feet to the place of beginning; thence along the arc of a curve to the left with a radius of 310 feet, the chord of which bears North  $35^{\circ}26'34''$  East, 101.36 feet; thence North  $26^{\circ}02'$  East 100.06 feet to the Southerly line of Highland Avenue as it now exists thence along the line of a curve to the left with a radius of 984.93 feet, the chord of which bears South  $69^{\circ}00'32''$  East, 150.58 feet; thence South  $26^{\circ}02'$  West 213.30 feet; thence North  $63^{\circ}58'$  West 166.57 feet to the point of beginning.

Excepting all that land of the owner located in that part of Lot 11, Morris and Bromley's Subdivision of the South 1/2 of Private Claim 13, West Side of Fox River, lying within the following described traverse: Commencing at the Northwest corner of Meacham's Fourth Canterbury Heights Subdivision; thence North  $64^{\circ}04'30''$  East along the Northerly line of said Plat, 313.60 feet; thence North  $26^{\circ}02'00''$  East, 225.46 feet; thence South  $63^{\circ}58'00''$  East, 18.43 feet to the existing right-of-way line of Marlee Lane; thence along said right-of-way line along the following traverse: 101.81 feet along a 310.00 foot radius curve to the left, the chord of which bears North  $35^{\circ}26'35''$  East, 101.35 feet; thence North  $26^{\circ}02'00''$  East, 85.06 feet to the point of beginning; thence continuing North  $26^{\circ}02'00''$  East, 15.00 feet to the existing right-of-way line of Lombardi Access Road; thence along said line 18.00 feet along a 984.93 foot radius curve to the right, the chord of which bears South  $65^{\circ}08'54''$  East, 18.00 feet, also being the beginning of the new right-of-way; thence South  $75^{\circ}31'53''$  West along said new right of way, 23.67 feet to the point of beginning, also being the end of said new right-of-way.

Exhibit B

Exceptions to Warranty

1. Liens or deferred charges for sewer, water mains and service pipes, not shown on the tax roll for the Property.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the Property that would be disclosed by an accurate and complete land survey of the Property.
3. Rights or claims of parties in of actual possession of any or all of the Property.
4. Easements or claims of easements not shown by the public record.
5. Any claim of adverse possession or prescriptive easement.
6. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the year 2007 and subsequent years.
7. General taxes for the year 2007 and subsequent years.
8. Memorandum of Lease and Amendment to Lease recorded July 9, 1996 in Jacket 27164 Records, Image 14, as Document No. 1508433.
9. Easement for Storm Sewer Purposes recorded June 28, 1974 in Volume 1078 Records, as Document No. 793861.
10. Easement recorded January 9, 1964 in Volume 646 Records, Page 422, as Document No. 610068.

2346753

CATHY WILLIQUETTE  
BROWN COUNTY RECORDER  
GREEN BAY, WI

RECORDED ON  
12/31/2007 12:10:53PM

REC FEE: 31.00  
TRANS FEE: 10308.00  
EXEMPT #  
PAGES: 11

State Bar of Wisconsin Form 6-2003  
SPECIAL WARRANTY DEED

Document Number

Document Name

THIS DEED, made between YOUNG GROUP, LLC, a Wisconsin limited liability company, as to an undivided 1/3 interest, BRIES LOMBARDI, LLC, a Wisconsin limited liability company, as to an undivided 1/3 interest, DMARHA, LLC, a Wisconsin limited liability company, as to an undivided 1/18 interest, and KASTER GROUP, LLC, a Wisconsin limited liability company, as to an undivided 5/18 interest ("Grantor," whether one or more),  
And 1177 LOMBARDI, LLC, a Wisconsin limited liability company

\_\_\_\_\_  
("Grantco," 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 Brown County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See attached Exhibit A

Recording Area

Name and Return Address  
Katherine R. Rist  
Foley & Lardner LLP  
150 E. Gilman Street  
Madison, WI 53703

**LIBERTY TITLE**

VA-46-3-B

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 those matters listed on the attached Exhibit B.

Dated as of November 30, 2007

The undersigned Grantor executes this Special Warranty Deed with respect to a 1/3 interest in the Property.

YOUNG GROUP, LLC

Bonnie Young  
By: Bonnie Young, Sole Member

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) \_\_\_\_\_  
authenticated on \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF Wisconsin )  
Dane COUNTY ) ss.

Personally came before me on November 30, 2007  
the above-named Bonnie Young, the Sole Member of Young Group, LLC  
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

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

THIS INSTRUMENT DRAFTED BY:

Katherine R. Rist, Foley & Lardner LLP

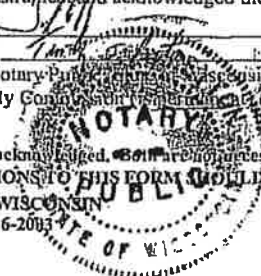
Notary Public for the State of Wisconsin  
My Commission Expires: \_\_\_\_\_

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.  
SPECIAL WARRANTY DEED STATE BAR OF WISCONSIN

FORM NO. 6-2003

\* Type name below signatures.



ADDENDUM TO SPECIAL WARRANTY DEED  
EXECUTION PAGE FOR GRANTOR

The undersigned Grantor executes this Special Warranty Deed with respect to an undivided  
1/3 interest in the Property.

GRANTOR:

BRIES LOMBARDI, LLC

By: Cynthia L. Tomlin  
Cynthia L. Tomlin

By: \_\_\_\_\_  
Sally A. Bries

By: \_\_\_\_\_  
Thomas M. Bries

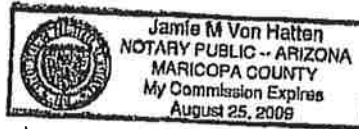
By: \_\_\_\_\_  
Shirley E. Bries, as Trustee of the Bries Revocable Trust

ACKNOWLEDGEMENT

Arizona  
STATE OF ~~WISCONSIN~~ )  
Maricopa County ) ss.

Personally came before me on Nov 06, 2007,  
the above named Cynthia L. Tomlin

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



\* Jamie M. Von Hatten Jamie M. Von Hatten  
Notary Public, State of ~~Wisconsin~~ Arizona  
My Commission is permanent. (If not, state expiration date: Aug 25 2009)

ADDENDUM TO SPECIAL WARRANTY DEED  
EXECUTION PAGE FOR GRANTOR

The undersigned Grantor executes this Special Warranty Deed with respect to an undivided 1/3 interest in the Property.

GRANTOR:

BRIES LOMBARDI, LLC

By: \_\_\_\_\_  
Cynthia L. Tomlin

By: *Sally A. Bries*  
Sally A. Bries

By: \_\_\_\_\_  
Thomas M. Bries

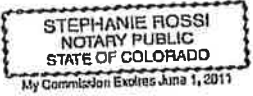
By: \_\_\_\_\_  
Shirley E. Bries, as Trustee of the Bries Revocable Trust

ACKNOWLEDGEMENT

Colorado )  
STATE OF ~~WISCONSIN~~ )  
Boulder County ) ss.

Personally came before me on November 23, 2007,  
the above named Sally A. Bries

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



\* Stephanie Rossi Stephanie Rossi  
Notary Public, State of ~~Wisconsin~~ Colorado  
My Commission is permanent. (If not, state expiration date: June 1, 2011)

ADDENDUM TO SPECIAL WARRANTY DEED  
EXECUTION PAGE FOR GRANTOR

The undersigned Grantor executes this Special Warranty Deed with respect to an undivided 1/3 interest in the Property.

GRANTOR:

BRIES LOMBARDI, LLC

By: \_\_\_\_\_  
Cynthia L. Tomlin

By: \_\_\_\_\_  
Sally A. Bries

By: Thomas M. Bries  
Thomas M. Bries

By: \_\_\_\_\_  
Shirley E. Bries, as Trustee of the Bries Revocable Trust

ACKNOWLEDGEMENT

STATE OF WISCONSIN )  
Dane County ) ss.

Personally came before me on 11-26, 2007,  
the above named Thomas M Bries

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

\* David L. Salvo David L. Salvo  
Notary Public, State of Wisconsin  
My Commission is permanent. (If not, state expiration date: 10-18-07.)





ADDENDUM TO SPECIAL WARRANTY DEED  
EXECUTION PAGE FOR GRANTOR

The undersigned Grantor executes this Special Warranty Deed with respect to an undivided 1/3 interest in the Property.

GRANTOR:

BRIES LOMBARDI, LLC

By: \_\_\_\_\_  
Cynthia L. Tomlin

By: \_\_\_\_\_  
Sally A. Bries

By: \_\_\_\_\_  
Thomas M. Bries

By: Shirley E. Bries  
Shirley E. Bries, as Trustee of the Bries Revocable Trust

ACKNOWLEDGEMENT

STATE OF WISCONSIN )  
                                  ) ss.  
Brown County )

Personally came before me on Nov. 26, 2007,  
the above named Shirley E. Bries

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

Julie Willemms  
\* Julie Willemms  
Notary Public, State of Wisconsin

My Commission is permanent. (If not, state expiration date: 9-27-09.)



ADDENDUM TO SPECIAL WARRANTY DEED  
EXECUTION PAGE FOR GRANTOR

The undersigned Grantor executes this Special Warranty Deed with respect to an undivided  
1/18 interest in the Property.

GRANTOR:

DMARHA, LLC

By: Nancy Marie Kaster  
Nancy Marie Kaster, Member

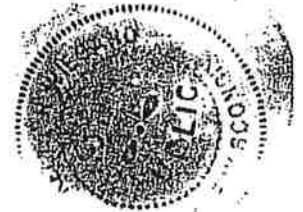
ACKNOWLEDGEMENT

STATE OF WISCONSIN )  
Brown County ) ss.

Personally came before me on Nov. 26, 2007,  
the above named Nancy Marie Kaster

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

\* Kelly R. Wiegand Kelly R. Wiegand  
Notary Public, State of Wisconsin  
My Commission is permanent. (If not, state expiration date: 7/18/2010.)



ADDENDUM TO SPECIAL WARRANTY DEED  
EXECUTION PAGE FOR GRANTOR

The undersigned Grantor executes this Special Warranty Deed with respect to an undivided  
5/18 interest in the Property.

GRANTOR:

KASTER GROUP, LLC

By: *Richard S. Kaster*  
Richard S. Kaster

By: *Nancy R. Kaster*  
Nancy R. Kaster

By: \_\_\_\_\_  
Martin J. Kaster

By: \_\_\_\_\_  
Nancy A. Kaster

ACKNOWLEDGEMENT

STATE OF WISCONSIN )  
Brown County ) ss.

Personally came before me on NW 23, 2007,  
the above named Richard S. Kaster & Nancy R. Kaster

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

*Stacy A. Smits*  
\* Stacy A. Smits

Notary Public, State of Wisconsin  
My Commission is permanent. (If not, state expiration date: 9-26-10.)



ADDENDUM TO SPECIAL WARRANTY DEED  
EXECUTION PAGE FOR GRANTOR

The undersigned Grantor executes this Special Warranty Deed with respect to an undivided  
5/18 interest in the Property.

GRANTOR:

KASTER GROUP, LLC

By: \_\_\_\_\_  
Richard S. Kaster

By: \_\_\_\_\_  
Nancy R. Kaster

By: Martin J. Kaster  
Martin J. Kaster

By: \_\_\_\_\_  
Nancy A. Kaster

ACKNOWLEDGEMENT

STATE OF ~~WISCONSIN~~ <sup>NEVADA</sup> )  
Clark County ) ss.

Personally came before me on NOV. 26., 2007,  
the above named MARTIN KASTER.

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

\* D. Luisa Douglas D. Luisa Douglas  
Notary Public, State of Wisconsin  
My Commission is permanent. (If not, state expiration date: 01-27-2010)





Exhibit A

Legal Description

Part of Lot Eleven (11), according to the recorded Plat of Morris & Bromleys Subdivision of the South 1/2 of Private Claim 13 and part of Private Claim 14, West side of Fox River, in the Village of Ashwaubenon, Brown County, Wisconsin, described as follows:

Commencing at the Northwest corner of Meacham's Fourth Canterbury Heights Subdivision; thence S 64° 03' 20" East along the centerline of Brookwood Drive extended, 498.64 feet; thence N 26° 03' 10" East, 35.00 feet to a point on the northerly R/W line of Brookwood Drive and also the point of beginning; thence S 64° 03' 20" East along said R/W line, 496.93 feet; thence N 25° 47' 40" East, 491.70 feet to a point on the Southerly R/W line of Frontage Road; thence N 63° 59' 20" West, 33.48 feet to the point of curvature of a 924.93 foot radius curve concave to the South; thence N 72° 06' 45" West along the chord of said curve, 261.41 feet; thence N 80° 14' 11" West, 91.94 feet to the point of curvature of a 984.93 foot radius curve concave to the North; thence N 76° 49' 33" West along the chord of said curve, 117.19 feet; thence S 26° 03' 10" West, 213.30 feet; thence N 63° 56' 50" West, 166.57 feet to a point on the Easterly R/W line of Marlee Lane; thence S 61° 57' 44" West, 182.21 feet along the chord of a R/W curve concave to the North, the radius of which is 310.00 feet; thence S 79° 03' 10" West along said R/W, 11.77 feet; thence S 17° 29' 11" West, 34.88 feet to a point on the northerly R/W of Brookwood Drive; thence S 64° 03' 20" East, 280.76 feet to the point of beginning.

But excluding that part of the above-described property which is described as follows:

Part of Lot 11, according to the recorded Plat of Morris & Bromleys Subdivision of the South one-half of Private Claim 13 and part of Private Claim 14, West Side of Fox River, in the Village of Ashwaubenon, Brown County, Wisconsin, described as follows:

Commencing at the Northwest corner of Meacham's Fourth Canterbury Heights Subdivision; thence S 64° 03' 20" East along the centerline of Brookwood Drive extended, 498.64 feet; thence N 26° 03' 10" East, 35.00 feet to a point on the northerly R/W line of Brookwood Drive; thence S 64° 03' 20" East along said R/W line, 496.93 feet; thence N 25° 47' 40" East, 491.70 feet to a point on the southerly R/W line of the Lombardi Avenue Frontage Road; thence N 63° 59' 20" West along said R/W line, 15.00 feet to the point of beginning; thence continuing N 63° 59' 20" West along said R/W 18.48 feet to the point of curvature of a 924.93 foot radius curve concave to the South; thence N 71° 40' 54" West along the chord of said curve, 247.62 feet; thence S 25° 47' 40" West, 140.00 feet; thence S 63° 59' 20" East, 96.00 feet; thence N 23° 14' 02" East 20.00 feet; thence S 64° 14' East, 168.00 feet; thence N 25° 47' 40" East, 152.00 feet to the point of beginning.

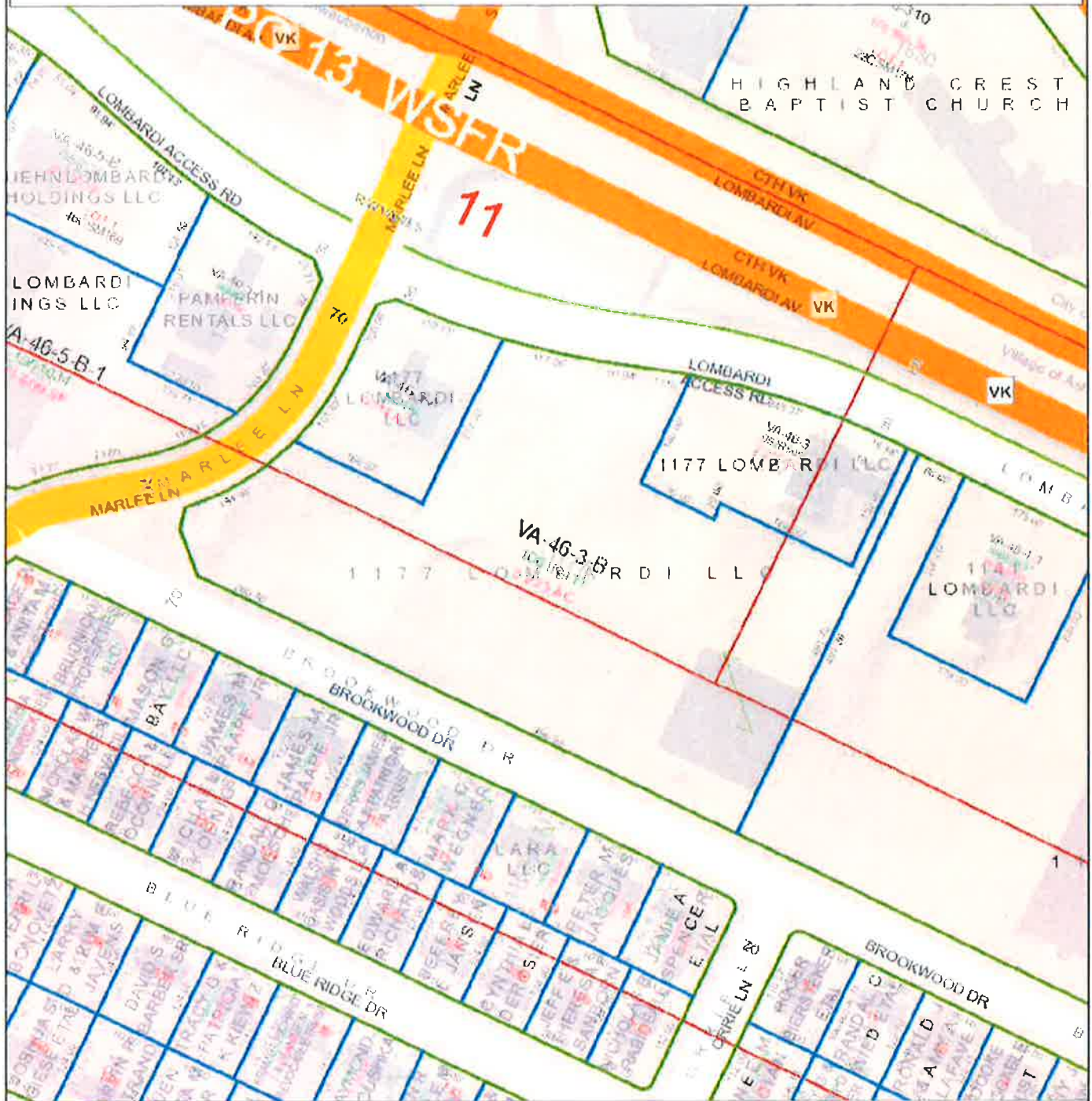
Exhibit B

Exceptions to Warranty

1. Liens or deferred charges for sewer, water mains and service pipes, not shown on the tax roll for the Property.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the Property that would be disclosed by an accurate and complete land survey of the Property.
3. Rights or claims of parties in of actual possession of any or all of the Property.
4. Easements or claims of easements not shown by the public record.
5. Any claim of adverse possession or prescriptive easement.
6. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the year 2007 and subsequent years.
7. General taxes for the year 2007 and subsequent years.
8. Memorandum of Lease recorded December 11, 2006 as Document No. 2289993.
9. Easement recorded October 17, 1968 in Volume 831 Records, Page 283, as Document No. 684928.
10. Underground Electric Distribution System Easement recorded in Volume 1069 Records, page 141, as Document No. 790122.
11. Easement for Storm Sewer Purposes recorded June 28, 1974 in Volume 1078 Records, as Document NO. 793861.
12. Easement for Street Purposes recorded June 28, 1974 in Volume 1078, Page 44, as Document 793861.
13. Easement recorded January 9, 1964 in Volume 646 Records, Page 422, as Document No. 610068.

# Figure G.4. Parcel ID Map

Parcel ID VA-46-3-B, 1177 Lombardi, LLC



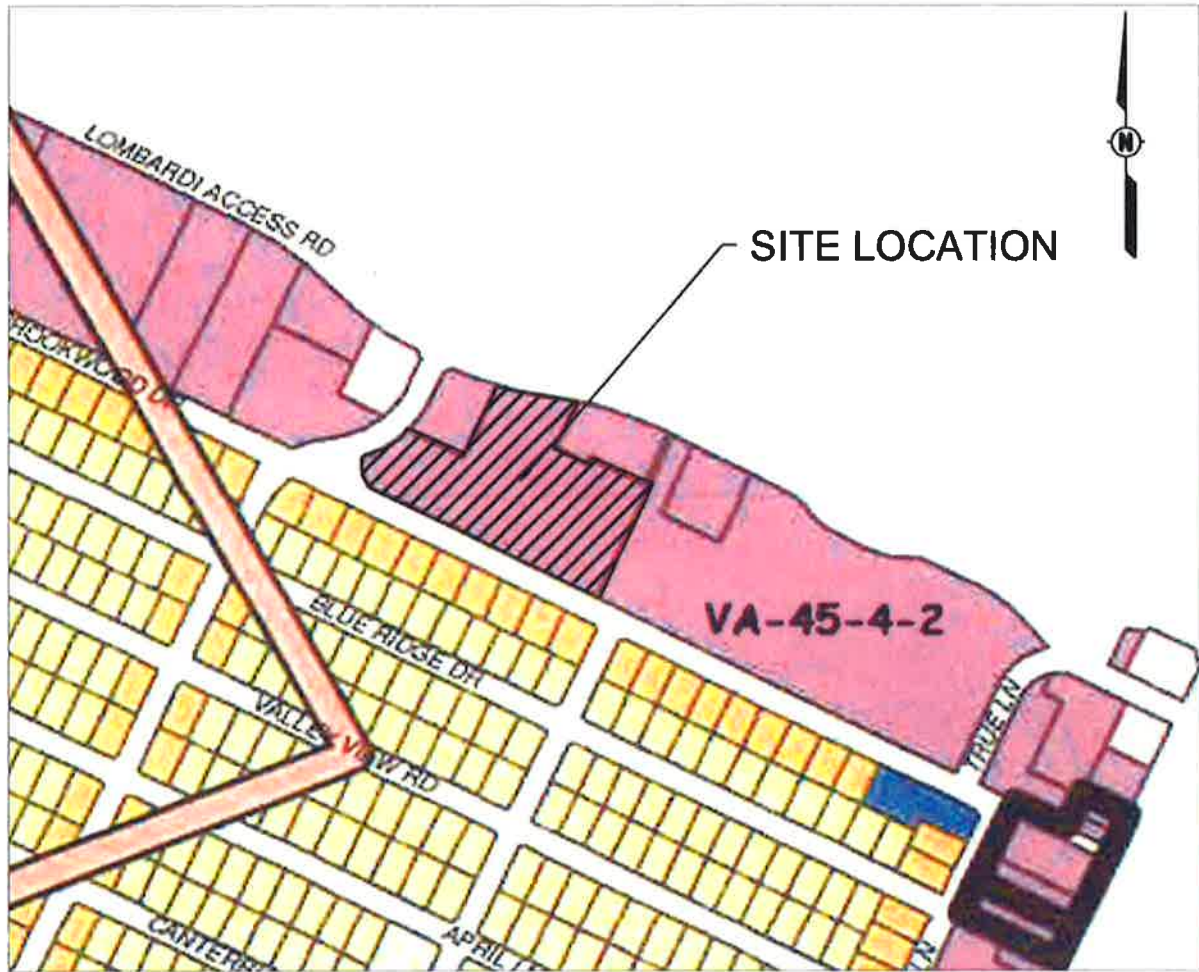
Map provided by the Brown County Planning & Land Services Department - Land Information Office (LIO)

A map key (legend) and other information about this map is available at: [maps.gis.co.brown.wi.us](http://maps.gis.co.brown.wi.us)

This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As Is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

12/31/2014  
Scale 1:1800





**Legend**

- Parcel Zoning**
- 1R-Single Family Residential
  - RE-Rural Estate
  - 2R-Two-Family Residential
  - 3R-Multi-Family Residential
  - 1B-Local Business
  - 2B-General Business
  - SB-Special Business
  - 3B-Community Business
  - LM-Light Industrial
  - HM-Heavy Industrial
  - SM-Special Industrial
  - IP-Industrial Park
  - BP-Business Park
  - SE-Sports and Entertainment
  - VC-Village Center
  - P-Public Use

MAP SOURCE: VILLAGE OF ASHWAUBENON  
OFFICIAL ZONING MAP DATED APRIL 25, 2014

Former Plaza Cleaners  
1935 Marlee Lane  
Ashwaubenon, Wisconsin



ZONING MAP

Project 114610

October 2011

Fig. G.3.

STATEMENT OF PROPERTY LEGAL DESCRIPTION

As required by s.NR726.05(3)g. of the Wisconsin Administrative Code, I am providing this signed statement that to the best of my knowledge the legal descriptions that are attached to this statement are complete and accurate for the 1177 Lombardi, LLC property Parcel # VA-46-3-B located at 1177 Lombardi Access Road et. al. in the Village of Ashwaubenon, Wisconsin.

X. Jodi L. Arndt  
(Signature)

Date 1-19-15

Jodi L. Arndt  
(Name)

Attorney for 1177 Lombardi, LLC  
(Title)

Law Firm of Conway, Olejniczak + Jerry, S.C.  
(Company)