

GIS REGISTRY

Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

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

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
 Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

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

Contamination in ROW

Off-Source Contamination

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

Land Use Controls:

Soil: maintain industrial zoning (220)

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

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

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

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government or economic
development corporation)*

Monitoring wells properly abandoned? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

BRRTS #: 02-71-551380

ACTIVITY NAME: Sew Cleaners

MAPS (continued)

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

Figure #: **Title:**

Figure #: **Title:**

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

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

Figure #: **Title:**

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

Figure #: **Title:**

Figure #: **Title:**

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

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

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

Table #: 1 Title: Laboratory Analytical Results-Soil

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

Table #: Title:

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

Table #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

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

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

- Not Applicable**

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

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

Figure #: **Title:**

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

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

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

BRRTS #: 02-71-551380

ACTIVITY NAME: Sew Cleaners

NOTIFICATIONS

Source Property

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

Off-Source Property

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

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

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

Number of "Off-Source" Letters:

- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
- Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

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

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



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Ronald W. Kazmierczak, Regional Director

Oshkosh Service Center
625 East County Road Y
Suite 700
Oshkosh, Wisconsin 54901-9731
Telephone 920-424-3050
FAX 920-424-4404
TTY Access via relay - 711

November 6, 2008

LINDA OTTO
SEW CLEANERS
2100 W 9TH AVENUE
OSHKOSH WI 54956

SUBJECT: FINAL Closure with Cap Maintenance
Sew Cleaners, 2100 W. 9th Avenue, Oshkosh
WDNR BRRTS ID # 02-71-551380

Dear Ms. Otto:

On November 4, 2008 the Northeast Region (NER) Closure Committee reviewed your request for closure of the case described above. The Northeast Region (NER) 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 NER Closure Committee has determined that the chlorinated solvent contamination on the site from the former dry cleaning machine appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code.

MONITORING WELL ABANDONMENT

The temporary monitoring wells at the site have been properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. The Department has received documentation of well abandonment on Form 3300-005.

GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed, specifically the SSRCL exceedance of Tetrachloroethene located at GP-3 from 0'-2' depth.
- Pavement, building or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry

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

COVER OR BARRIER

Pursuant to s. 292.12(2)(a), Wis. Stats., the **pavement and building foundation** that currently exists in the location shown on the attached map shall be maintained in compliance with **the attached maintenance plan** in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. The attached maintenance plan and inspection log are to be kept up-to-date and on-site, and the inspection log need only be submitted to the Department upon request.

If soil under or around the former dry cleaning machine is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you or the current property owner and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Prohibited Activities

The following activities are prohibited on any portion of the property where pavement and the building foundation is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

As mentioned earlier, your site will be then be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the

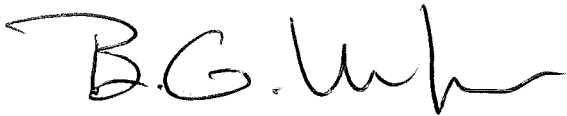
GIS Registry web page, visit the RR Sites Map page at:
<http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Note that the detection of 0.53 ug/L Chloromethane in temporary well GP-3 has been determined to be a lab contaminant. Therefore it is not considered an exceedance of the Preventative Action Limit stated in NR 140 Wis. Admin. Code.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, 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.

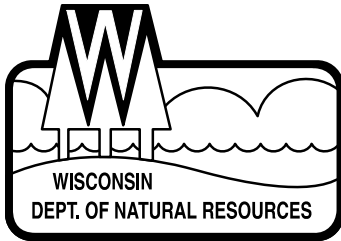
We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact Kathy Sylvester at (920) 424-0399.

Sincerely,

A handwritten signature in black ink, appearing to read "B.G. Urben". The signature is fluid and cursive, with a long horizontal stroke at the end.

Bruce G. Urben
Remediation & Redevelopment Program supervisor

cc: Case File – OSH
Richard Gabert, Gabert & Rusch Properties, 1290 Osborn Ave, Oshkosh WI 54902
Bjorn Lysne, AECOM/STS, 558 North Main Street, Oshkosh, WI 54901 (email)
Michelle Williams, Reinhart Boerner Van Deuren (email)
Joe LeRoy, Stannard Dry Cleaners, 653 N. Main St, Oshkosh, WI 54901



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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November 6, 2008

LINDA OTTO
SEW CLEANERS
2100 W 9TH AVENUE
OSHKOSH WI 54956

SUBJECT: ADDENDUM to FINAL Closure with Cap Maintenance
Sew Cleaners, 2100 W. 9th Avenue, Oshkosh
WDNR BRRTS ID # 02-71-551380

Dear Ms. Otto:

On November 4, 2008 the Northeast Region (NER) Closure Committee reviewed your request for closure of the case described above. This letter documents your NR 140 PAL Exemption which I accidentally left out of your original closure letter.

Chapter NR 140, Wis. Adm. Code Exemption

Recent groundwater monitoring data at this site indicates exceedances of the NR 140 preventive action limit (PAL) for Tetrachloroethene (PCE) at GP-2 and GP-3 at 1.97 and 3.4 micrograms/liter respectively, but compliance with the NR 140 enforcement standard. The Department 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:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application.
4. 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 Department believes that the above criteria have been or will be met. The dry cleaning machine has been removed and no longer poses a source for potential releases. Therefore, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, an exemption to the PAL is granted for Tetrachloroethene (PCE) at GP-2 and GP-3 at 1.97 and 3.4 micrograms/liter respectively. This letter serves as your exemption.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 424-0399.

Sincerely,

A handwritten signature in cursive script that reads "Kathleen M. Sylvester".

Kathleen M. Sylvester, Hydrogeologist
Remediation & Redevelopment Program

cc: Case File – OSH

Richard Gabert, Gabert & Rusch Properties, 1290 Osborn Ave, Oshkosh WI 54902

Bjorn Lysne, AECOM/STS, 558 North Main Street, Oshkosh, WI 54901 (email)

Michelle Williams, Reinhart Boerner Van Deuren (email)

Joe LeRoy, Stannard Dry Cleaners, 653 N. Main St, Oshkosh, WI 54901

PAVEMENT COVER AND BUILDING BARRIER MAINTENANCE PLAN

October 29, 2008

Property Located at:
2100 West 9th Avenue
Oshkosh, Wisconsin

WDNR BRRTS #02-71-551380

LEGAL DESCRIPTION – Attached, TAX # 906-1466

Introduction

This document is the Maintenance Plan for a pavement cover and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code (WAC). The maintenance activities relate to the existing (slab on grade) building and other paved surfaces occupying the area over the contaminated groundwater plume or soil on-site. The contaminated soil is impacted by tetrachloroethene. The location of the paved surfaces and building to be maintained in accordance with this Maintenance Plan, as well as the impacted soil are identified in the attached map (Exhibit A).

Cover and Building Barrier Purpose

The paved surfaces and the building foundation over the contaminated soil serve as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, WAC. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

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

Maintenance Activities

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

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

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

Amendment or Withdrawal of Maintenance Plan

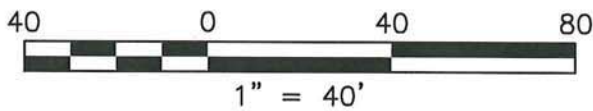
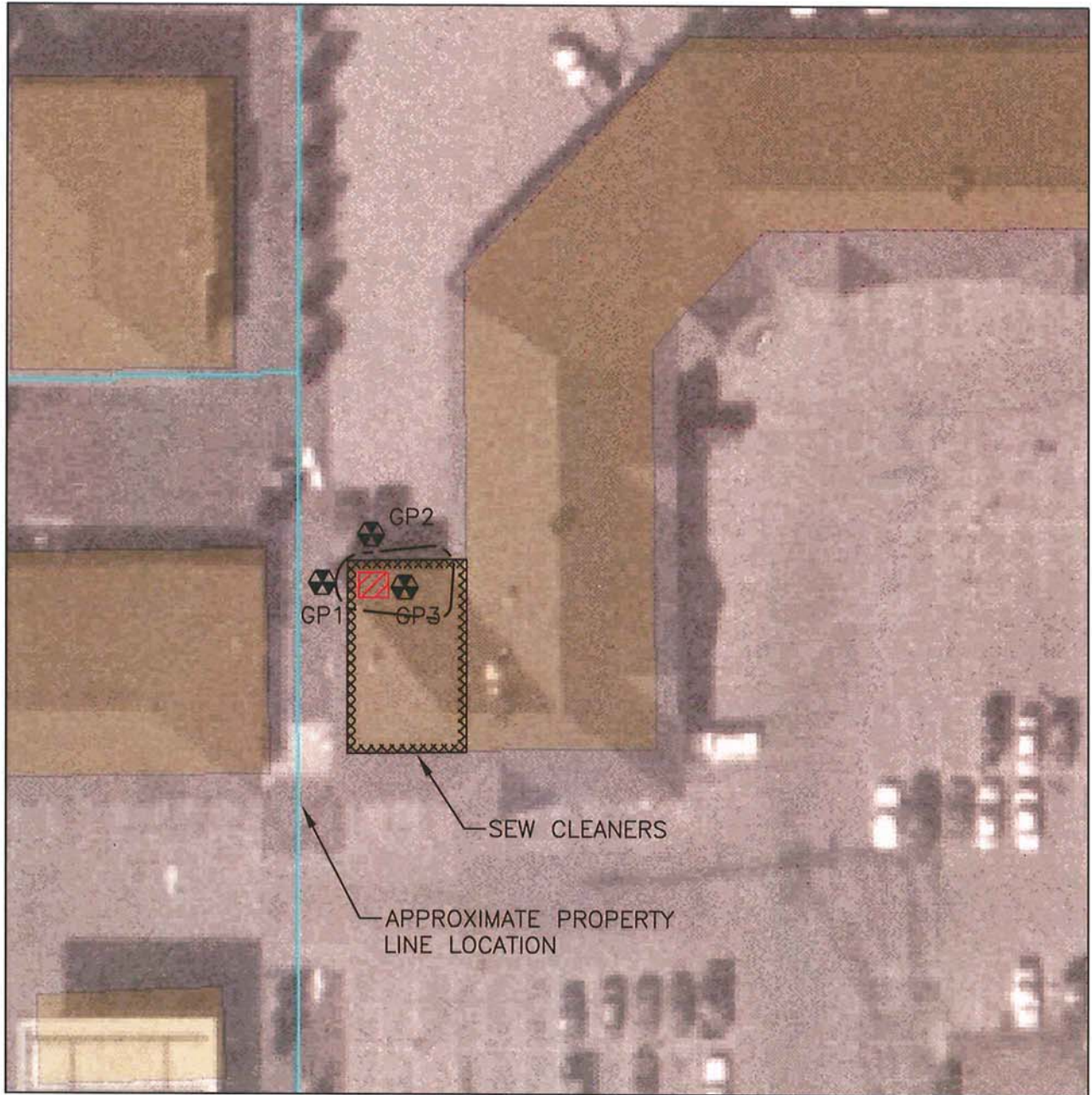
This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information
October 2008




Site Owner and Operator: Richard Gabert, Gabert & Rusch Properties
1290 Osborn Avenue, Oshkosh, Wisconsin 54902
920-232-4909

Consultant: Bjorn Lysne, AECOM
558 North Main Street, Oshkosh, Wisconsin 54901
920-236-6722

WDNR: Kathleen Sylvester
625 East County Road Y, Suite 700, Oshkosh, Wisconsin 54901
920-420-0399



LEGEND

-  APPROXIMATE LOCATION OF DRY CLEANING MACHINE
-  APPROXIMATE LOCATION OF SOIL TEST PROBE
-  ESTIMATED EXTENT OF SOIL SSRCL EXCEEDANCE

NOTE: 2003 AERIAL PHOTO AND PROPERTY INFORMATION FROM WINNEBAGO COUNTY, WISCONSIN G.I.S. WEBSITE

STS | AECOM

558 North Main Street
Oshkosh, WI 54901
920.235.0270
www.sts.aecom.com
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**SITE FEATURES MAP
SEW CLEANERS
2100 WEST 9TH AVENUE
OSHKOSH, WISCONSIN**

Drawn:	MAS 3/19/2008
Checked:	BAL 3/19/2008
Approved:	
PROJECT NUMBER	200800878
FIGURE NUMBER	2

1 3 2 1 3 6 2

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

07/23/2004 02:06PM

SUSAN WINNINGHOFF
REGISTER OF DEEDS

RECORDING FEE 0.00
TRANSFER FEE
OF PAGES 3

_____ *W/C*
Register of Deeds

PIN _____

This certified copy is being recorded to show the Wisconsin
Real Estate Transfer Tax per Wisconsin Department of Revenue.

\$4254.90

STATE OF WISCONSIN
COUNTY OF WINNEBAGO

I hereby certify that this document
is a full, true and correct copy of
the original recorded in the
Register of Deeds Office.

Date: 7/23/04

Register of Deeds
Stephanie Buehler
Deputy Register of Deeds

PARCEL 1

The East ½ of the West ½ of the South East 1/4 of the SOUTH EAST 1/4 of Section 21, T18N, R16E, in the Sixth Ward, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom that portion thereof acquired by Winnebago County Highway Committee and more particularly described in Award of Damages recorded in Volume 1313 on Page 160 and also excepting therefrom the North 905 feet thereof.

The above parcel is more particularly described as follows: Commencing at the Southeast corner of said Section 21, thence south 89 degrees 51 minutes 18 seconds west, along the South line of the South East 1/4 of said Section, 1012.11 feet; thence north 0 degrees 9 minutes 45 seconds east, 52.47 feet, to the place of beginning; thence north 84 degrees 36 minutes 15 seconds east, 314.22 feet; thence north 50 degrees 15 minutes 18 seconds east, 32.25 feet; thence north 0 degrees 13 minutes 13 seconds east, 1227.72 feet; thence south 89 degrees 47 minutes 20 seconds west, 338.71 feet; thence south 0 degrees 9 minutes 45 seconds west, 1276.63 feet, to the place of beginning, excepting therefrom the North 905.00 feet thereof.

PARCEL 2

That part of the South East 1/4 of the South East 1/4 of the SOUTH EAST 1/4 of Section 21, T18N, R16E, in the Sixth Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows, viz:-

Commencing at the Southeast corner of said Section; thence south 89 degrees 51 minutes 21 seconds west, 674.74 feet; thence north 0 degrees 13 minutes 13 seconds east, 154.89 feet, to the place of beginning; thence continuing north 0 degrees 13 minutes 13 seconds east, 215.86 feet; thence south 89 degrees 47 minutes 47 seconds east, 69.61 feet; thence southwesterly, along the arc of a curve to the left, 228.07 feet, having a radius of 627.96 feet and the chord of which bears south 18 degrees 5 minutes 20 seconds west, 226.82 feet, to the place of beginning.

STATEMENT OF PROPERTY LEGAL DESCRIPTION

As required by s. NR726.05(3) of the Wisconsin Administrative Code, I am providing this signed statement that to the best of my knowledge, the legal description that is attached to this statement is complete and accurate for the Sew Cleaners site located at 2100 West 9th Avenue, Oshkosh, Wisconsin.

R. Gabert owner
Signature

10-20-08
Date

Richard Gabert
(Name)

Owner
(Title)

Gabert + Ruech Properties
(Company)

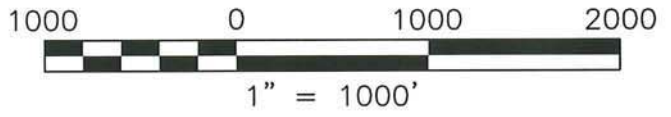
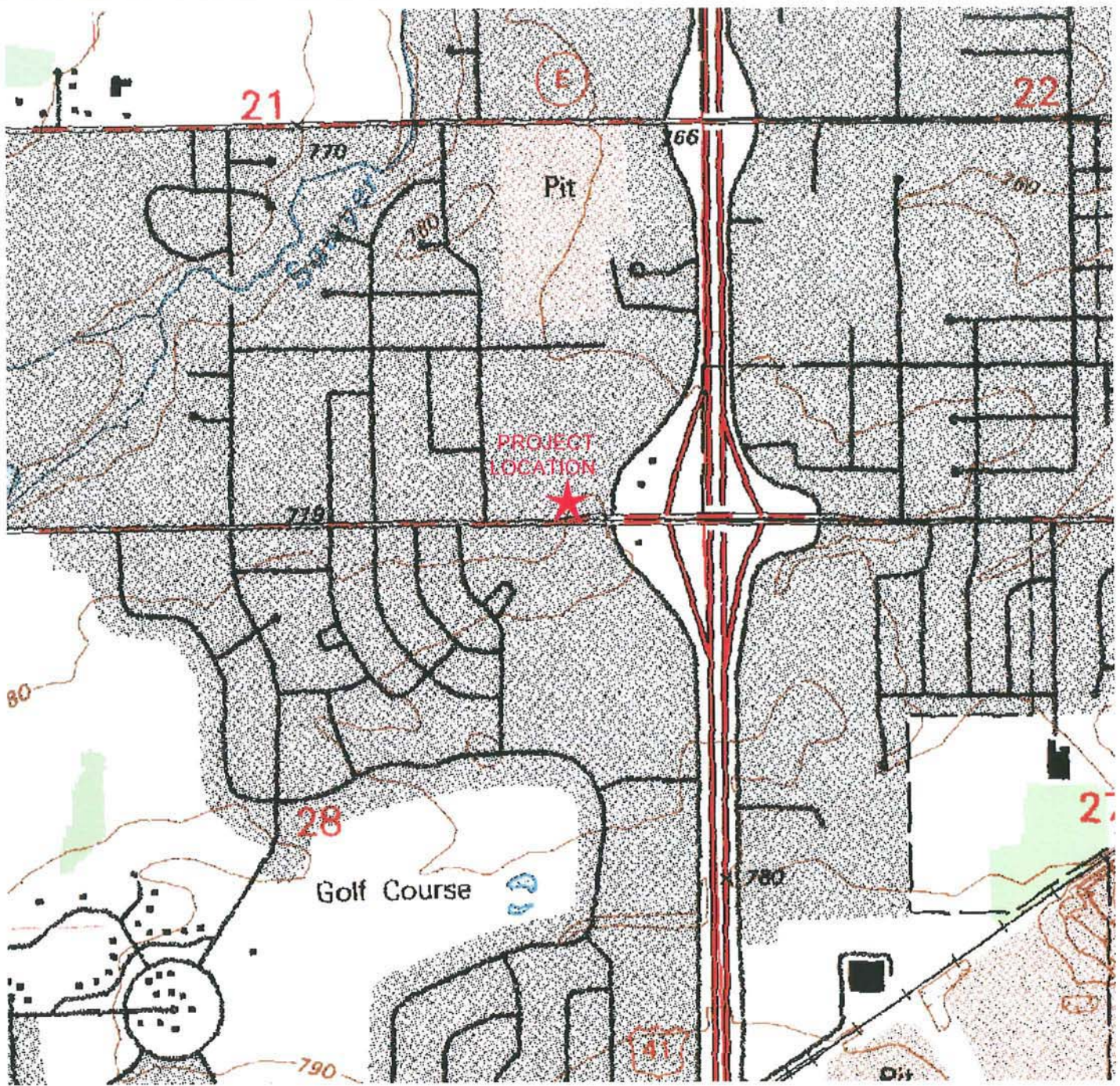
Linda Otto - manager
Sew Cleaners 10-20-08

Via a hand delivered letter dated October 16, 2008,
Richard Gabert received notification on Oct 20, 2008
that Linda Otto seeks Case Closure for 02-71-551380.
The above signature acknowledges
receipt of this letter.

Linda Otto
6-27-2010

Michelle Williams
Reinhart Boerner Van Deuren
Waukesha, WI 53188

X:\Projects\200800878\DWG\g200800878-Fig1.dwg: 4/22/2008 11:55:42 AM: SIMON, MAGGIE: STS.stb

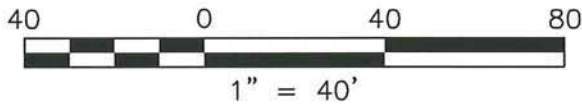
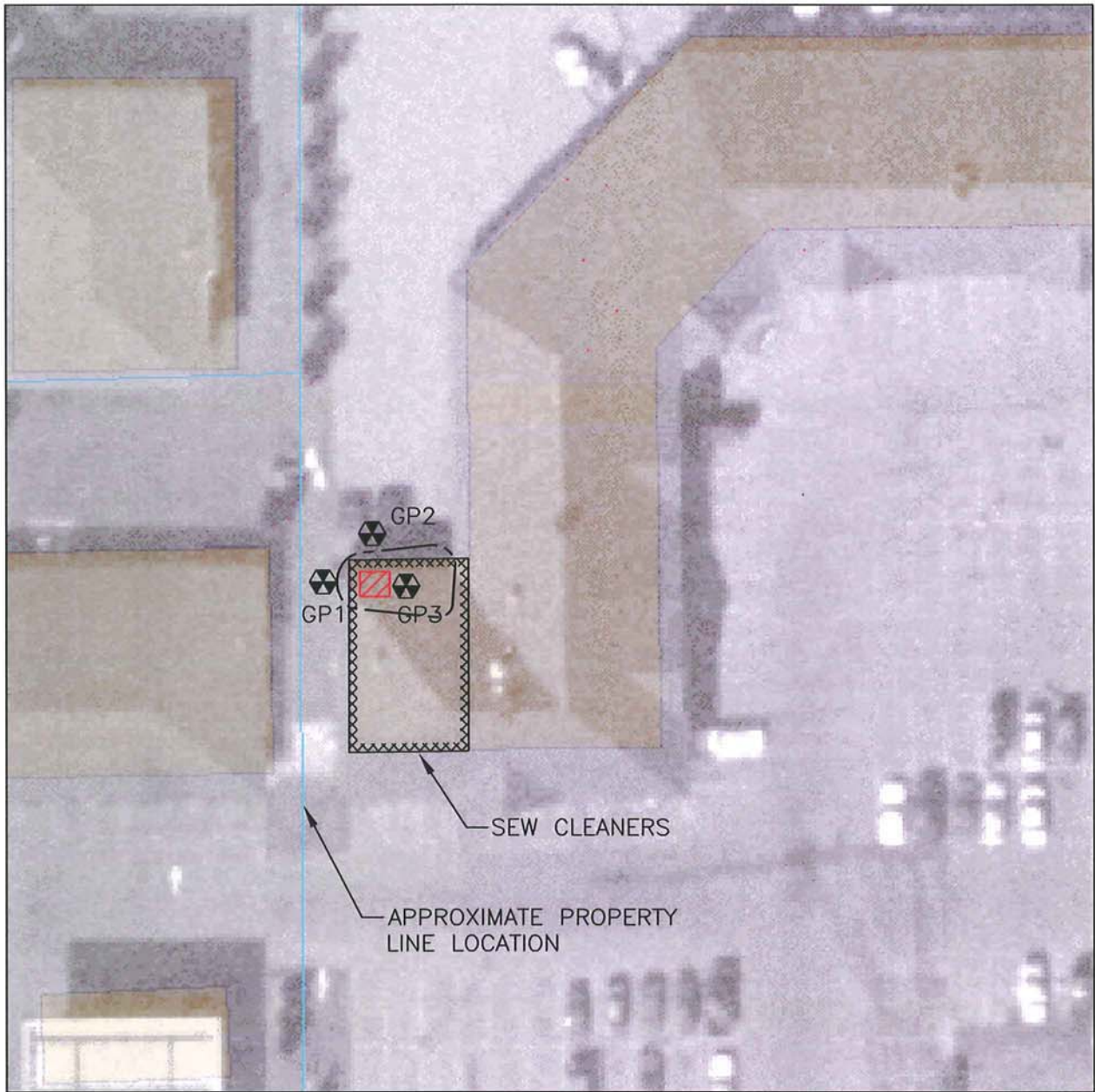


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**SITE LOCATION MAP
 SEW CLEANERS
 2100 WEST 9TH AVENUE
 OSHKOSH, WISCONSIN**

Drawn :	MAS 3/19/2008
Checked:	BAL 3/19/2008
Approved:	
PROJECT NUMBER	200800878
FIGURE NUMBER	1



LEGEND

- APPROXIMATE LOCATION OF DRY CLEANING MACHINE
- APPROXIMATE LOCATION OF SOIL TEST PROBE
- ESTIMATED EXTENT OF SOIL SSRCL EXCEEDANCE

NOTE: 2003 AERIAL PHOTO AND PROPERTY INFORMATION FROM WINNEBAGO COUNTY, WISCONSIN G.I.S. WEBSITE

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**SITE FEATURES MAP
SEW CLEANERS
2100 WEST 9TH AVENUE
OSHKOSH, WISCONSIN**

Drawn:	MAS 3/19/2008
Checked:	BAL 3/19/2008
Approved:	
PROJECT NUMBER	200800878
FIGURE NUMBER	2

Table 1
Laboratory Analytical Results - Soil
Sew Cleaners
STS Project 200800878

Sample Number Depth (Feet) Date	Units	GP-1	GP-2	GP-3		NR 746 Soil Direct Contact	NR 720 Groundwater Pathway Values	NR 746 Soil Screening Levels
		4 - 6' 3/10/08	4 - 6' 3/10/08	0 - 2' 3/10/08	4 - 6' 3/19/08			
VOCs								
Benzene	ug/kg	<25	<25	<25	<20	<u>1,100</u>	<u>5.5</u>	<u>8,500</u>
Bromobenzene	ug/kg	<25	<25	<25	<34	---	---	---
Bromodichloromethane	ug/kg	<25	<25	<25	<16	---	---	---
n-Butylbenzene	ug/kg	<25	<25	<25	<35	---	---	---
sec-Butylbenzene	ug/kg	<25	<25	<25	<25	---	---	---
tert-Butylbenzene	ug/kg	<25	<25	<25	<23	---	---	---
Carbon tetrachloride	ug/kg	<25	<25	<25	<21	---	---	---
Chlorobenzene	ug/kg	<25	<25	<25	<16	---	---	---
Chlorodibromomethane	ug/kg	NA	NA	NA	NA	---	---	---
Chloroethane	ug/kg	<25	<25	<25	<23	---	---	---
Chloroform	ug/kg	<25	<25	<25	<50	---	---	---
Chloromethane	ug/kg	<25	<25	<25	<43	---	---	---
2-Chlorotoluene	ug/kg	<25	<25	<25	<31	---	---	---
4-Chlorotoluene	ug/kg	<25	<25	<25	<24	---	---	---
1,2-Dibromo-3-chloropropane	ug/kg	<25	<25	<25	<37	---	---	---
1,2-Dibromoethane	ug/kg	<25	<25	<25	<21	---	---	---
1,2-Dichlorobenzene	ug/kg	<25	<25	<25	<32	---	---	---
1,3-Dichlorobenzene	ug/kg	<25	<25	<25	<41	---	---	---
1,4-Dichlorobenzene	ug/kg	<25	<25	<25	<42	---	---	---
Dichlorodifluoromethane	ug/kg	<25	<25	<25	<33	---	---	---
1,1-Dichloroethane	ug/kg	<25	<25	<25	<22	---	---	---
1,2-Dichloroethane	ug/kg	<25	<25	<25	<24	<u>540</u>	<u>4.9</u>	<u>600</u>
1,1-Dichloroethene	ug/kg	<25	<25	<25	<27	---	---	---
cis-1,2-Dichloroethene	ug/kg	<25	<25	<25	<24	---	---	---
trans-1,2-Dichloroethene	ug/kg	<25	<25	<25	<29	---	---	---
1,2-Dichloropropane	ug/kg	<25	<25	<25	<19	---	---	---
1,3-Dichloropropane	ug/kg	<25	<25	<25	<15	---	---	---
2,2-Dichloropropane	ug/kg	<25	<25	<25	<115	---	---	---
Di-isopropyl ether	ug/kg	<25	<25	<25	<15	---	---	---
Ethylbenzene	ug/kg	<25	<25	<25	<16	---	<u>2,900</u>	<u>4,600</u>
Hexachlorobutadiene	ug/kg	<25	<25	<25	<50	---	---	---
Isopropylbenzene	ug/kg	<25	<25	<25	<30	---	---	---
p-Isopropyltoluene	ug/kg	<25	<25	<25	<30	---	---	---
Methylene chloride (A)	ug/kg	<25	<25	<25	<44	---	---	---
Methyl-tert-butyl-ether	ug/kg	<25	<25	<25	<23	---	---	---
Naphthalene	ug/kg	<25	<25	<25	<117	---	---	<u>2700</u>
n-Propylbenzene	ug/kg	<25	<25	<25	<29	---	---	---
1,1,2,2-Tetrachloroethane	ug/kg	<25	<25	<25	<25	---	---	---
Tetrachloroethene	ug/kg	<25	<25	149	<18	---	---	---
Toluene	ug/kg	<25	<25	<25	<23	---	<u>1,500</u>	<u>38,000</u>
1,2,3-Trichlorobenzene	ug/kg	<25	<25	<25	<87	---	---	---
1,2,4-Trichlorobenzene	ug/kg	<25	<25	<25	<53	---	---	---
1,1,1-Trichloroethane	ug/kg	<25	<25	<25	<27	---	---	---
1,1,2-Trichloroethane	ug/kg	<25	<25	<25	<30	---	---	---
Trichloroethene	ug/kg	<25	<25	<25	<20	---	---	---
Trichlorofluoromethane	ug/kg	<25	<25	<25	<16	---	---	---
Total-Trimethylbenzene	ug/kg	<50	<50	<50	<44	---	---	<u>94,000</u>
Vinyl chloride	ug/kg	<25	<25	<25	<17	---	---	---
Total Xylene	ug/kg	<75	<75	<75	<48	---	<u>4,100</u>	<u>42,000</u>

Notes:

ug/kg - Micrograms per kilograms

35 - Concentration exceeds RCL (underlined)

--- - No Criteria Established

NA - Not Analyzed

SOURCE
PROPERTY

October 16, 2008

Mr. Richard Gabert
Tower Plaza Associates
P.O. Box 3808
Oshkosh, WI 54903-3803

Dear Mr. Gabert:

Pursuant to § 292.12(4), Wis. Stats., a Responsible Party ("RP") applying for case closure for a site that includes any property that has residual contamination and is not owned by the RP shall provide written notification of the residual contamination to the owner of that property.

I enclose a copy of the laboratory results from soil and groundwater testing and a map to show the locations of the borings from which the samples were obtained. The contaminant levels in groundwater do not exceed the Enforcement Standard but will require a Preventative Action Limit exemption pursuant to Wis. Adm. Code NR 140.24.

The contaminant levels in soil do not pose any direct contact threat and, therefore, will not require any engineered barriers such as asphalt, building or landscaping to protect human health and/or the environment. Due to the levels exceeding the residual contaminant levels for protection of groundwater, the Wisconsin Department of Natural Resources ("WDNR") may require listing the site on the GIS Registry of Closed Remediation Sites. You will be notified by the WDNR in their final closure letter whether or not your site will be listed.

The final closure letter should also state that any soils excavated in the future from an area that had residual contamination at the time of case closure shall be sampled, analyzed, handled and disposed of as a solid waste in compliance with applicable state and federal laws.

Enclosed for your review is a copy of the Deed and property description. Please verify the accuracy of the description and sign the Statement that I have

Mr. Richard Gabert
October 16, 2008
Page 2

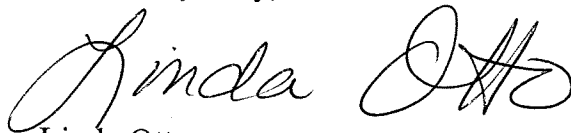
provided. I am enclosing a self-addressed stamped envelope for you to return it to my attorney. Thank you very much.

Once the WDNR makes a decision on my closure request, it will be documented in a letter. If the WDNR grants closure, you will obtain a copy of this letter from me. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites on the internet at:

<http://www.dnr.wi.gov/org/aw/rr/gis/index.htm>

Should you have any questions regarding the content of this letter, please contact my legal counsel, Donald P. Gallo, Esq., at 262-951-4555. I have also included his business card.

Yours very truly,



Linda Otto
5325 Woodland Road
Winneconne, WI 54986

Encs.

cc: Donald P. Gallo, Esq. (w/ encs.)