

Source Property Information

CLOSURE DATE:

BRRTS #:

FID #:

ACTIVITY NAME:

DATCP #:

PROPERTY ADDRESS:

PECFA#:

MUNICIPALITY:

PARCEL ID #:

*WTM COORDINATES:

WTM COORDINATES REPRESENT:

X: Y:

Approximate Center Of Contaminant Source

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

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

Groundwater Contamination > ES (236)

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

Contamination in ROW

Contamination in ROW

Off-Source Contamination

Off-Source Contamination

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

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

Site Specific Obligations:

Soil: maintain industrial zoning (220)

Cover or Barrier (222)

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

Direct Contact

Soil to GW Pathway

Structural Impediment (224)

Vapor Mitigation (226)

Site Specific Condition (228)

Maintain Liability Exemption (230)

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

Monitoring Wells:

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

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

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

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

BRRTS #:	02-68-552128	(No Dashes)	PARCEL ID #:	PWV0903084014
ACTIVITY NAME:	OHM - PEWAUKEE		WTM COORDINATES:	X: 663519 Y: 291429

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

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

SOURCE LEGAL DOCUMENTS

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

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

- Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 **Title: Site Location Map**
 - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2 **Title: Site and Surrounding Properties Map**
 - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 3 **Title: Sample Locations and Residual Soil Contaminant Contour**

BRRTS #: 02-68-552128

ACTIVITY NAME: OHM - PEWAUKEE

MAPS (continued)

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

Figure #: 4 **Title: Geologic Cross-Section Location Map**

Figure #: 5-6 **Title: Geologic Cross-Section A-A', B-B'**

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

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

Figure #: **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 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

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

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

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

Table #: 2 **Title: Groundwater Screenings Sample Analytical Results**

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

Table #: **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 #: 02-68-552128

ACTIVITY NAME: OHM - PEWAUKEE

NOTIFICATIONS

Source Property

Not Applicable

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

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

Off-Source Property

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

Not Applicable

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

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

Number of "Off-Source" Letters:

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

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

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

Certified Survey Map: A copy of the certified survey map or the relevant section of the recorded plat map *for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map.* (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #: **Title:**

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:



May 3, 2013

Ms. Nora Pecor
1256 West Capitol, LLC
c/o Dermond Property Investment, LLC
757 North Water Street, Suite 200
Milwaukee, WI 53202

Mr. Brian Cass
W229 N2494 Highway F
Waukesha, WI 53186

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

Subject: Final Closure for One Hour Martinizing-Pewaukee
1256 Capitol Drive, Pewaukee, WI 53072
FID# 268514620 BRRTS# 02-68-552128

Dear Ms. Pecor and Mr. Cass:

The Department of Natural Resources (DNR) considers the One Hour Martinizing-Pewaukee site closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners 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 to anyone who purchases this property from you. For residential property transactions, you are required to make disclosures under s. 709.02, Wis. Stats.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The request for closure was reviewed by the DNR who reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

The One Hour Martinizing-Pewaukee site has soil impacted with chlorinated solvent contamination. The degree and extent of the soil impacts has been defined. It was determined that groundwater was not impacted. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligation

The continuing obligation for this site is summarized below. Further details on actions required are found in the section Closure Conditions.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any

continuing obligations. 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. 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/org/water/dwg/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is on file at the Southeast Region DNR office, at 141 MW Barstow Street, Room 180, Waukesha, WI 53186. This letter and information that was submitted with your closure request application will be included on the GIS Registry in a PDF attachment. 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>.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. If these requirements are not followed, the DNR 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.

Residual Soil Contamination (ch. NR 718, or ch. 289, Stats.; chs. 500 to 536, Wis. Adm. Code)
Soil contamination remains south of the building and under the foundation of the former dry cleaners as shown on the attached map (Figure 3). If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may be needed to prevent a direct contact health threat to humans.

Please send written notifications in accordance with the above requirements (with the site FID# and BRRTS# noted) to: Victoria Stovall, Wisconsin Department of Natural Resources, 2300 N. Dr. ML King Dr., Milwaukee, WI 53212. 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.

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 me in the Waukesha Service Center at (262) 574-2145.

Sincerely,



James C. Delwiche, P.G.
Hydrogeologist
Remediation & Redevelopment Program

Attachments: Figure 3 – Sample Locations and Residual Soil Contamination Contour

cc: Wayne Fassbender, LPG - Environmental Forensic Investigations
SER Case File

0011710 AUG 30 2005

State Bar of Wisconsin Form 6-2003
SPECIAL WARRANTY DEED



Document Name

3312310
REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

08-30-2005 3:50 PM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 12.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE: 5400.00
TRAN. FEE-STAT: 1600.00
PAGES: 5

THIS DEED, made between Lighthouse Pewaukee Plaza, LLC

_____ ("Grantor," whether one or more), and

1256 West Capitol LLC

_____ ("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 Waukesha County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See attached Exhibit A for Legal Description.

Recording Area

Name and Return Address
Attorney S. Todd Farris
Friebert Fmerty & St. John, S.C.
Two Plaza East
330 E. Kilbourn Avenue, Suite 1250
Milwaukee, WI 53202

TRANSFER
\$ 27,000.00
FEE

PWV 0903.084.012 and PWV 0903.084.014

Parcel Identification Number (PIN)

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

pd 19/3

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of all liens and encumbrances arising by, through, or under Grantor, except: municipal and zoning ordinances, those matters appearing on Exhibit B, the rights of tenants under the leases and general real estate taxes levied in 2005.

Dated August 24th, 2005

LIGHTHOUSE PEWAUKEE PLAZA, LLC

By: Lighthouse Pewaukee, LLC (SEAL) _____ (SEAL)

* By: Lighthouse Development Company, LLC * _____

TP: [Signature] (SEAL) _____ (SEAL)

* Thomas P. Demuth * _____

AUTHENTICATION

Signature(s) of Thomas Demuth

authenticated on August 24, 2005

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
_____ COUNTY)

* Stephanie A. Lyons
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

Personally came before me on _____,
the above-named _____
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:
Stephanie A. Lyons
Godfrey & Kahn, S.C.

* _____
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

978146_3.DOC

(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

© 2003 STATE BAR OF WISCONSIN

FORM NO. 6-2003

* Type name below signatures.

0011711 AUG 80 12

Exhibit A

Parcel A:

Parcel 1 of Certified Survey Map No. 7954, recorded on February 22, 1996 in Volume 68 of Certified Survey Maps on Pages 325 – 327, inclusive, as Document No. 2102584, being a redivision of all of Parcels 1 and 2 of Certified Survey Map No. 7789, and all of Parcels 4 and 5 of Certified Survey Map No. 7790, all located in the NE 1/4 of the SW 1/4 of Section 10, T. 7N., R. 19E., Village of Pewaukee, County of Waukesha, State of Wisconsin.

Tax Key No. PWV 0903.084.012

Parcel B:

Non-Exclusive Easements for the benefit of Parcels A and E created by Operation and Easement Agreement recorded as Document No. 2064575 as modified by Monument Sign Agreement and Easement recorded as Document No. 2361849, including Easements for ingress and egress, utilities, sign as provided for therein.

Parcel C:

Access Easement Rights and Parking for the benefit of Parcel A above created in Declaration of Cross-Easements, Covenants and Restrictions, entered into by and between Waukesha State Bank and Fleming Supermarkets, Inc., a Wisconsin corporation dated September 1, 1995 and recorded September 7, 1995, on Reel 2112, Image 437, as Document No. 2064580.

Parcel D:

Party Wall Rights for the benefit of Parcel A above set forth in Party Wall Agreement recorded as Document No. 2064579.

Parcel E:

Parcel 3 of Certified Survey Map No. 7954, recorded on February 22, 1996 in Volume 68 of Certified Survey Maps on Pages 325 – 327, inclusive, as Document No 2102584, being a redivision of all of Parcels 1 and 2 of Certified Survey Map No. 7789, and all of Parcels 4 and 5 of Certified Survey Map No. 7790, all located in the NE 1/4 of the SW 1/4 of Section 10, T. 7N., R. 19E., Village of Pewaukee, County of Waukesha, State of Wisconsin.

Tax Key No. PWV 0903.084.014

Parcel F:

Non-Exclusive Easements for the benefit of Parcel E created by Operation and Easement Agreement recorded as Document No. 2064575, including Easements for ingress and egress as provided for therein.

0011712 AUG 30 8

Exhibit B

1. Restrictions, Setback Lines, Easements and Walkway set forth on the Plat of Quail Ridge and set forth on Certified Survey Map No. 4084, recorded on October 2, 1981 in Volume 82 of Certified Survey Maps on Pages 114-115-116 as Document No. 1168550.
2. Public Sanitary and Water Easement set forth on Certified Survey Map No. 7954.
3. Declaration of Cross-Easements, Covenants and Restrictions, entered into by and between WAUKESHA STATE BANK and FLEMING SUPERMARKETS, INC., a Wisconsin corporation, dated September 1, 1995 and recorded September 7, 1995, on Reel 2112. Image 437, as Document No. 2064580.
4. Terms, conditions, provisions, assessment charges and restrictions relating to the use and maintenance of the easement described as Parcel B of the subject premises as contained in Operating Easement Agreement recorded as Document No. 2064575.
5. Easement recorded as Document No. 1503601 and Release of Easement Partial-Joint recorded as Document No. 2954098.
6. Easement granted to Wisconsin Electric Power Company and Wisconsin Bell, Inc., d/b/a Ameritech-Wisconsin recorded as Document No. 2089705.
7. Covenants, conditions and restrictions (but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons) set forth in Quit Claim Deed, recorded as Document No. 1464416.
8. Limitations imposed upon access contained in Quit Claim Deed recorded as Document No. 1464416 and as Document No. 616678 and Restriction as to access to S.T.H. 190 or Capitol Drive and to a portion of Forest Grove Drive set forth on Certified Survey Map No. 7954.
9. Utility Easement recorded as Document No. 629166.
10. Party Wall Agreement recorded as Document No. 2064579.
11. Easements contained in Document recorded as No. 616698.

0011713 AUG 0012

12. Covenants, conditions and restrictions (but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons) set forth in Use and Operation Agreement recorded as Document No. 2210566, providing for no forfeiture or reversion of title in case of violation.
13. Covenants, conditions and restrictions (but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons) set forth in Use and Operation Agreement recorded as Document No. 2210567, providing for no forfeiture or reversion of title in case of violation.
14. Monument Sign Agreement made by and between MERIDIAN PEWAUKEE LIMITED PARTNERSHIP, a Wisconsin limited partnership, and CAPITAL VENTURES, LLC, a Wisconsin limited liability company, dated December 12, 1996 and recorded December 26, 1996, as Document No. 2180793.
15. Land Covenant/Conditional Use Grant - Domino's Pizza Restaurant recorded as Document No. 3266342.
16. Easement and Occupancy Agreement and Termination of Access Agreement recorded as Document No. 3277907.
17. ~~Mortgage, according to the terms and provisions thereof, from LIGHTHOUSE PEWAUKEE PLAZA, LLC, a Wisconsin limited liability company to M&I MARSHALL & ILSLEY BANK, to secure the originally stated indebtedness of \$5,420,000.00 and any other amount payable under the terms thereof, dated June 29, 2004 and recorded on July 7, 2004, as Document No. 3182444.~~
~~Assignment Rents, given as additional security for the payment of the mortgage described above, executed by LIGHTHOUSE PEWAUKEE PLAZA, LLC, a Wisconsin limited liability company, dated June 29, 2004 and recorded as Document No. 3182445.~~
18. ~~Taxes and assessments, general or special, for the year 2004, unless a tax receipt showing full payment is presented.~~
19. ~~Right to a lien for unpaid commissions, if any, in favor of any real estate broker for the property, pursuant to Section 779.32, Wis. Stats. This exception will be removed on receipt by the Company of satisfactory affidavits of the present owner and purchaser that no such commissions are owed, or that all commissions will be paid at closing. No broker lien or notice of intent to file lien has been recorded as of the effective date of this commitment to insure.~~

0011714 AUG 00 12

20. ~~Rights of tenants in possession including any rights to tenants fixtures owned by such tenants located on the demised premises and any liens on such tenants fixtures, and all parties having a lien on or claiming by, through or under the lessee, which parties and liens are not separately shown herein.~~
21. Encroachment upon the subject premises by the gas meter and concrete pads located principally on the premises adjoining on the East.
22. Rights of utility companies to maintain the gas mains, underground electric, underground telephone and telephone pedestal set forth on the Plat of Survey prepared by HNTB under date of July 18, 2005.



Stock No. 26273

2102564

CERTIFIED SURVEY MAP NO. 7954

BEING A REDIVISION OF ALL OF PARCELS 1 & 2 OF C.S.M. NO. 7789, AND ALL OF PARCELS 4 & 5 OF C.S.M. NO. 7790; ALL LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 10, T.7N., R.19E., VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR

MARK A. POWERS, RLS 1701
WELCH, RAMSON & ASSOC., INC.
W.219 E. WISCONSIN AVE.
NASHOTAH, WI. 53058
(414)387-4225

SURVEY FOR

WAUKESHA STATE BANK
FLEMING SUPERMARKETS, INC.
ELLIOTT HARDWARE PROPERTIES LLC
MERIDIAN PEWAUKEE LIMITED PARTNERSHIP

LEGEND

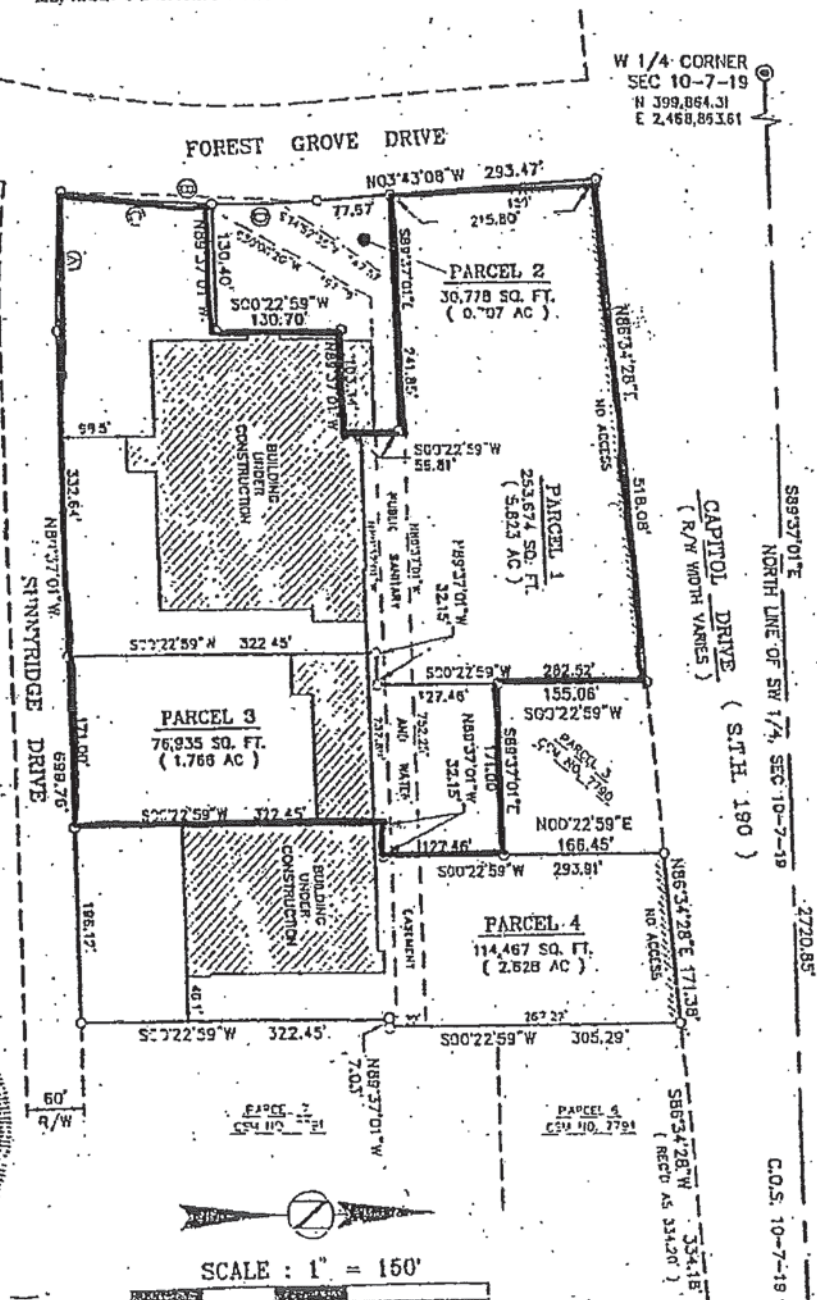
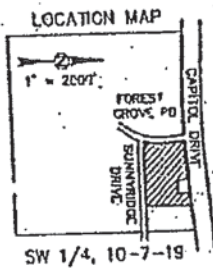
- ⊙ - CONC. MON. W/ BRASS CAP
- - 1" DIA. IRON PIPE SET, 24" LONG, WT. = 1.13 LBS./LN. FT.

CURVE A
 DELTA = 81°43'
 RADIUS = 1029.11'
 BRG = N95°31'40"W
 CHORD DIST = 143.82'
 ARC DIST = 144.04'

CURVE B
 DELTA = 13°30'42"
 RADIUS = 1138.46'
 BRG = N03°02'13"E
 CHORD DIST = 267.89'
 ARC DIST = 268.49'

CURVE C
 DELTA = 07°58'12"
 RADIUS = 1138.46'
 BRG = N03°49'28"E
 CHORD DIST = 158.74'
 ARC DIST = 158.37'

CURVE D
 DELTA = 05°32'39"
 RADIUS = 1138.46'
 BRG = N00°55'54"W
 CHORD DIST = 110.07'
 ARC DIST = 110.11'



78892
 M.C. [Signature]

THIS SURVEY MAP IS A REVISION OF A SURVEY MAP NO. 7954, DATED 10/10/19, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SURVEY MAP NO. 7954.

Stock No. 26273

CERTIFIED SURVEY MAP NO. 7954

Being a Redivision of all of Parcels 1 and 2 of CSM No. 7789, and all of
Parcels 4 and 5 of CSM No. 7790, all located in the NE 1/4 of the SW 1/4 of
Section 10, T7N, R19E, Village of Pewaukee, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE:

I, Mark A. Powers, Registered Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a redivision of all of Parcels 1 and 2 of CSM No. 7789, and all of Parcels 4 and 5 of CSM No. 7790, all located in the NE 1/4 of the SW 1/4 of Section 10, T7N, R19E Village of Pewaukee, Waukesha County, Wisconsin, more fully described as follows:

Commencing at the West 1/4 corner of said Section 10; thence S.89°-37'-01"E., along the North line of said SW 1/4, 2720.85 feet to the center of said Section 10; thence S.00°-25'-48"E., along the East line of said SW 1/4, 140.95 feet to a point on the southerly right-of-way line of Capitol Drive (S.T.H. "190"); thence S.86°-34'-28"W., along said southerly line, 334.18 feet (recorded as 334.20 feet), to the NW corner of Parcel 6 of CSM No. 7791 and the point of beginning of hereinafter described lands; thence along the West line of Parcels 6 and 7 of said CSM No. 7791 on the following described courses, thence S.00°-22'-59"W., 305.29 feet to a point; thence N.89°-37'-01"W., 7.03 feet to a point; thence S.00°-22'-59"W., 322.45 feet to the SW corner of said Parcel 7 and terminus of said West line; thence N.89°-37'-01"W., along the northerly right-of-way line of Sunnyridge Drive, 699.76 feet to a point of curvature; thence continuing along said northerly line, 144.04 feet along the arc of a curve to the right, with a radius of 1009.11 feet; whose chord bears N.85°-31'-40"W., 143.92 feet to a point on the easterly right-of-way line of Forest Grove Drive; thence along said easterly line 268.48 feet, along the arc of a curve to the left, with a radius of 1138.46 feet; whose chord bears N.03°-02'-13"E., 267.86 feet to a point of tangency; thence continuing along said easterly line, N.03°-43'-08"W., 293.47 feet to the southerly right-of-way line of Capitol Drive; thence N.86°-34'-28"E., along said southerly line, 518.08 feet to the NW corner of Parcel 3 of CSM No. 7790; thence S.00°-22'-59"W., 155.06 feet to the SW corner of said Parcel 3; thence S.89°-37'-01"E., 171.00 feet to the SE corner of said Parcel 3; thence N.00°-22'-59"E., 166.45 feet to the NE corner of said Parcel 3, said point being on the southerly right-of-way line of Capitol Drive; thence N.86°-34'-28"E., along said southerly line, 171.38 feet to the place of beginning. Said lands containing 475,854 square feet (10.924 acres).

That I have made such survey by the direction of Waukesha State Bank, Fleming Supermarkets, Inc., Elliott Hardware Properties, LLC, and Meridian Pewaukee Limited Partnership, Owners of said lands.

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

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Village of Pewaukee Subdivision Control Ordinance, in surveying, dividing and mapping the same.

Dated this 15th day of January, 1996.

Mark A. Powers
Mark A. Powers, RLS 1701

FORM 102 (05-81)
H.C. FORM 102
Stock No. 26273

CERTIFIED SURVEY MAP NO. 1954

Being a Redivision all of Parcels 1 and 2 of CSM No. 7789, and all of
Parcels 4 and 5 of CSM No. 7790, all located in the NE 1/4 of the SW 1/4 of
Section 10, T7N, R19E, Village of Pewaukee, Waukesha County, Wisconsin

VILLAGE PLAN COMMISSION APPROVAL:

This certified survey map is hereby approved by the Plan Commission of the Village of Pewaukee on
this 8th day of February, 1996

[Signature]
Chairman of Village Plan Commission

[Signature]
Secretary of Village Plan Commission

VILLAGE BOARD APPROVAL:

Resolved that this certified survey map, being a redivision of all of Parcels 1 and 2 of CSM No.
7789, and all of Parcels 4 and 5 of CSM No. 7790, all located in the NE 1/4 of the SW 1/4 of Section
10, T7N, R19E, Village of Pewaukee, Waukesha County, Wisconsin, having been approved by the Plan
Commission, is hereby approved by the Village Board of Trustees of the Village of Pewaukee on the
20th day of February, 1996.

[Signature]
Village President

ATTEST:

[Signature]
Village Clerk

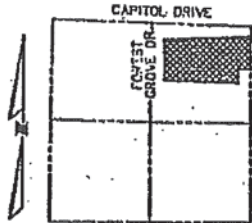
Dated this 21st day of February, 1996

REGISTRY'S OFFICE)
Waukesha Co., WI)
2102584
RECEIVED FOR RECORD THE 22nd DAY
OF February A.D., 1996 P.M.
3:44 O'CLERK P M. & RECORDED

2063235

CERTIFIED SURVEY MAP No. 7789

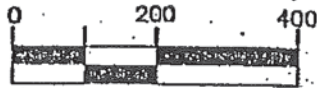
BEGING A RE-DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4211 AND LOTS 1, 2, 3, 4, 5, AND 7 OF "QUAIL RIDGE" AND UNPLATTED LANDS LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWN 7 NORTH, RANGE 19 EAST, IN THE VILLAGE OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN.



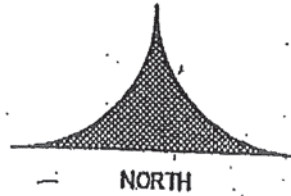
LOCATION MAP.
SW 1/4 SEC 10, T 7 N, R 19 E
SCALE: 1" = 2000'



11270 WEST PARK PLACE
PEWAUKEE, WISCONSIN
53224 414-259-1108



SCALE: 1" = 200'



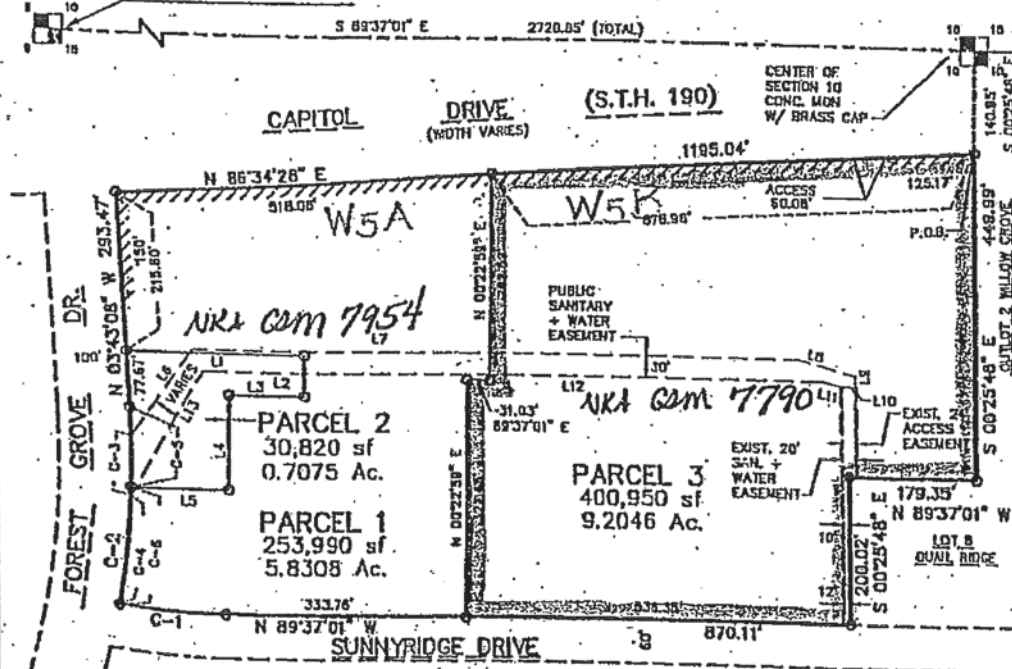
WEST 1/4 CORNER
SEC. 10-7-19
399,864.31 } GRID
2,468,863.61 }
WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE.
CONC. MON. WITH
BRASS CAP.

PARCEL 2 LINE DATA

LINE	BEARING	DISTANCE
L1	S 89°37'01" E	242.97'
L2	S 00°22'59" W	55.86'
L3	N 89°37'01" W	103.00'
L4	S 00°22'59" W	129.00'
L5	N 89°37'01" W	131.87'

UTILITY EASEMENT LINE DATA

LINE	BEARING	DISTANCE
L6	N 34°32'35" E	147.57'
L7	S 89°32'01" E	838.78'
L8	S 79°24'30" E	84.58'
L9	S 00°25'48" E	15.34'
L10	S 89°34'12" W	20.00'
L11	N 79°24'30" W	25.99'
L12	N 89°37'01" W	861.43'
L13	S 30°10'20" W	197.79'



QUAIL RIDGE SUBDIVISION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	1009.11	144.04	72.14	143.92	N 85°31'40" W	08°10'43"
C-2	1138.46	268.46	134.86	267.86	N 03°02'13" E	13°30'42"
C-3	1138.46	80.34	40.19	80.32	N 00°18'07" E	04°02'35"
C-4	1138.46	149.08	74.64	148.97	N 06°02'29" E	07°30'09"
C-5	1138.46	108.46	54.27	108.42	N 00°59'23" W	05°27'30"
C-6	1138.46	160.02	80.14	159.89	N 05°45'58" E	08°03'12"

NOTES: **C-2 1138.46' 268.50' 134.87' 267.86' S 03°02'15" W 13°30'46" (REG. AS)

PROJECT CONVERSION FACTOR: GRID COORDINATES
+ 0.99990398 = GROUND COORDINATES

o INDICATES 1" X 24" IRON PIPE SET
WEIGHING 1.13 LBS. PER LINEAL FOOT.

ALL BEARINGS ARE REFERENCED TO GRID
NORTH OF THE WISCONSIN STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE, THE
NORTH LINE OF THE SW 1/4 OF SECTION

OWNER:
QUAIL RIDGE LIMITED PARTNERSHIP
1285 SUNNYRIDGE DRIVE

23250

CERTIFIED SURVEY MAP NO. 7789

Being a redivision of Lot 1 of Certified Survey Map No. 4211 and Lots 1, 2, 3, 4, 5, and 7 of "Quail Ridge" and unplatted lands located in the Northeast 1/4 of the Southwest 1/4 of Section 10, Town 7 North, Range 19 East, in the Village of Pewaukee, County of Waukesha, State of Wisconsin.

SURVEYOR'S CERTIFICATE:

State of Wisconsin)
County of Waukesha) SS

Quail Ridge

27713

I, RICHARD K. WAGNER, Registered Land Surveyor, do hereby certify: That I have surveyed, divided and mapped a redivision of Lot 1 of Certified Survey Map No. 4211 and Lots 1, 2, 3, 4, 5, and 7 of "Quail Ridge" and unplatted lands located in the Northeast 1/4 of the Southwest 1/4 of Section 10, Town 7 North, Range 19 East, in the Village of Pewaukee, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of said Section 10; thence South 89°37'01" East along the North line of the Southwest 1/4 of said Section 10, 2720.85 feet to the center of said Section 10; thence South 00°25'48" East and along the East line of the Southwest 1/4 of said Section 10, 140.95 feet to the point of beginning of the following description:

Continuing thence South 00°25'48" East and along said East line, 449.99 feet to the Northeast corner of Lot 6 of "Quail Ridge"; thence North 89°37'01" West and along the North line of said Lot 6, 179.35 feet to the Northwest corner of said Lot 6; thence South 00°25'48" East and along the West line of said Lot 6, 200.02 feet to the North line of Sunnyridge Drive; thence North 89°37'01" West and along said North line, 870.11 feet to a point of curve; thence Westerly, 144.04 feet along the North line of said Sunnyridge Drive and the arc of said curve to the right whose radius is 1009.11 feet and whose chord bears North 85°31'40" West, 143.92 feet to the East line of Forest Grove Drive; thence Northerly, 268.48 feet along the East line of said Forest Grove Drive and the arc of a curve to the left whose radius is 1138.46 feet and whose chord bears North 03°02'13" East, 267.86 feet to a point of tangency; thence North 03°43'08" West and along the East line of said Forest Grove Drive, 293.47 feet to the South line of Capitol Drive (STH 190); thence North 86°34'28" East and along said South line, 1,195.04 feet to the point of beginning.

Containing 685,761 square feet (15.7429 acres) of land, more or less.

That I have made such survey, land division and map by the direction of Quail Ridge Limited Partnership, owner of said land.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Village of Pewaukee Subdivision Control Ordinance in surveying, dividing and mapping the same.

Dated this 26th day of July, 1995



Richard K. Wagner
Richard K. Wagner, R.L.S.
Registered Land Surveyor S-1666

A: W5B: P 9 NC 1/4 S 10 17 10

CERTIFIED SURVEY MAP NO. 7789

Being a redivision of Lot 1 of Certified Survey Map No. 4211 and Lots 1, 2, 3, 4, 5 and 7 of "Quail Ridge" and unplatted lands located in the Northeast 1/4 of the Southwest 1/4 of Section 10, Town 7 North, Range 19 East, in the Village of Pewaukee, County of Waukesha, State of Wisconsin.

OWNER'S CERTIFICATE:

Quail Ridge Limited Partnership, a Wisconsin Limited Partnership, as owner, does hereby certify that they caused the land described in the foregoing affidavit of Richard K. Wagner, to be surveyed, divided, and mapped as represented on this map, in accordance with the provisions of chapter 236 of the Wisconsin Statutes and the Village of Pewaukee Subdivision Control Ordinance.

In Witness whereof, the said Quail Ridge Limited Partnership, has caused these presents to be signed by WESTBURG & ASSOCIATES, INC. its GENERAL PARTNER and countersigned by JAMES F. BURG its GENERAL PARTNER at PEWAUKEE WISCONSIN, this 27 day of JULY, 1995.

Quail Ridge Limited Partnership
WESTBURG & ASSOCIATES, INC.
JAMES F. BURG, PRESIDENT
COLLEEN R. HORNER, SECRETARY

JAMES F. BURG
JAMES F. BURG

State of WISCONSIN)
)SS
WAUKESHA County)

Personally came before me this 27th day of July, 1995, the above named JAMES F. BURG and COLLEEN R. HORNER of the above named Quail Ridge Limited Partnership, to me known to be such THE INDIVIDUAL GEN. PARTNER and THE STATED OFFICERS * of said Limited Partnership, and acknowledged that they executed the foregoing instrument as such representatives.

* OF WESTBURG & ASSOCIATES, INC.,
THE CORPORATE GENERAL PARTNER

Richard H. Maynard
Notary Public, Waukesha County,
My Commission Expires: March 28, 1999

DATED THIS 25TH DAY OF JULY, 1995.



CERTIFIED SURVEY MAP NO. 7789

Being a redivision of Lot 1 of Certified Survey Map No. 4211 and Lots 1, 2, 3, 4, 5, and 7 of "Quail Ridge" and unplatted lands located in the Northeast 1/4 of the Southwest 1/4 of Section 10, Town 7 North, Range 19 East, in the Village of Pewaukee, County of Waukesha, State of Wisconsin.

VILLAGE PLAN COMMISSION APPROVAL:

This certified survey map is hereby approved by the Plan Commission of the Village of Pewaukee on this 10TH day of August, 1995.



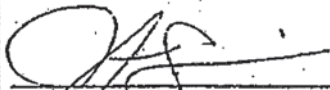
Chairman of Village Plan Commission



Secretary of Village Plan Commission

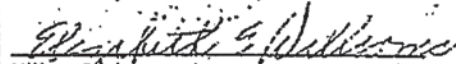
VILLAGE BOARD APPROVAL:

Resolved that this certified survey map, being a redivision of Lot 1 of Certified Survey Map No. 4211 and Lots 1, 2, 3, 4, 5 and 7 of "Quail Ridge" and unplatted lands located in the Northeast 1/4 of the Southwest 1/4 of Section 10, Town 7 North, Range 19 East, in the Village of Pewaukee, County of Waukesha, State of Wisconsin, having been approved by the Plan Commission, is hereby approved by the Village Board of Trustees of the Village of Pewaukee on this 15th day of August, 1995.



Village President

ATTEST:



Village Clerk

REGISTER'S OFFICE
168
Waukesha Co., WI

2063235

RECEIVED FOR RECORD FILE 31 DAY

OF August A.D. 1995 AT

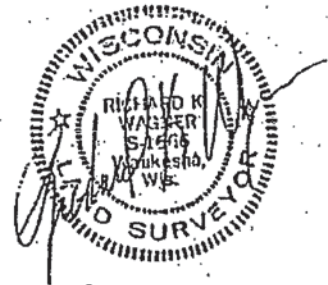
11:27 O'CLOCK A.M. & RECORDED

IN Vol 67 of CSM ON pg. 52-55



REGISTER

By Hail E. Benjamin Deputy



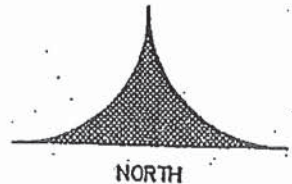
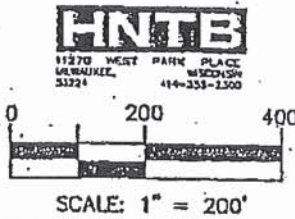
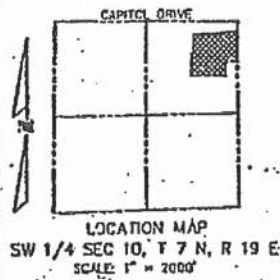
DATED THIS 26TH DAY OF JULY, 1995.

THIS INSTRUMENT WAS DRAFTED BY RICHARD K. WAGNER, S-1666
JOB NO. 23783-A

SHEET 4 OF 4

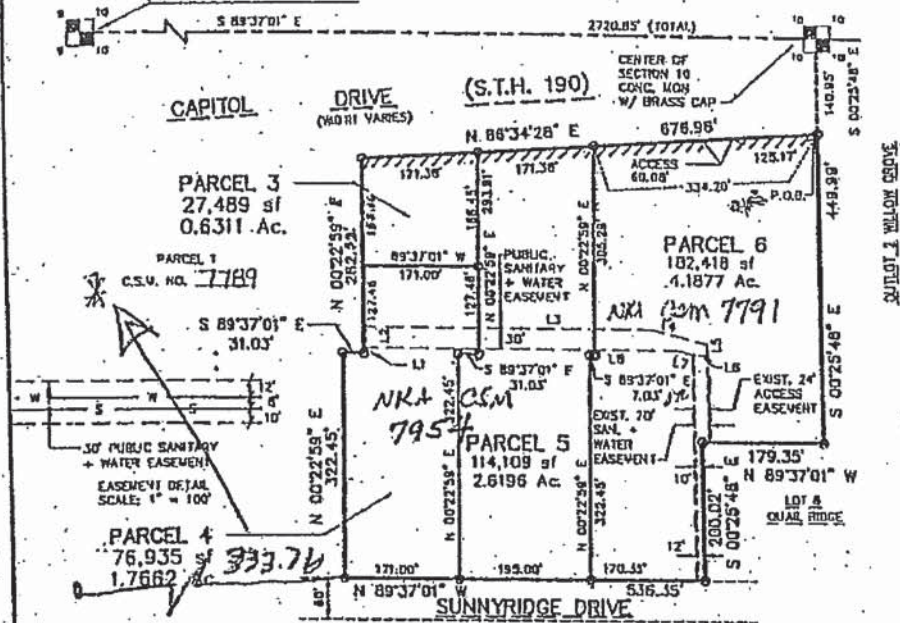
2063237

CERTIFIED SURVEY MAP No. 7790
BEING A RE-DIVISION OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 7789
LOCATED IN THE NORTH-EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10,
TOWN 7 NORTH, RANGE 19 EAST, IN THE VILLAGE OF PEWAUKEE,
COUNTY OF WAUKESHA, STATE OF WISCONSIN.



WEST 1/4 CORNER.
SEC. 10-7-19
399,864.31
2,468,863.61 GRID
WISCONSIN STATE
PLANE COORDINATE
SYSTEM; SOUTH ZONE.
CONC. MON. WITH
BRASS CAP.

LINE	BEARING	DISTANCE
L1	N 00°22'59" E	8.00'
L2	N 00°22'59" E	30.00'
L3	S 89°37'01" E	428.53'
L4	S 75°24'30" E	81.56'
L5	S 00°25'49" E	15.34'
L6	S 89°14'12" W	70.00'
L7	N 75°24'30" W	23.99'
L8	N 89°37'01" W	485.53'



NOTES:
PROJECT CONVERSION FACTOR: GRID COORDINATES
= 0.999990398 = GROUND COORDINATES
o INDICATES 1" X 24" IRON PIPE SET
WEIGHING 1.13 LBS. PER LINEAL FOOT.
ALL BEARINGS ARE REFERENCED TO GRID
NORTH OF THE WISCONSIN STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE. THE
NORTH LINE OF THE SW 1/4 OF SECTION
10-7-19 WAS USED AS N 89°37'01" W.

OWNER:
QUAILRIDGE LIMITED PARTNERSHIP
1285 SUNNYRIDGE DRIVE
PEWAUKEE, WI



DATED THIS 26th DAY OF JULY, 1995.

2063237

127831\2378\CS6.DWG

CERTIFIED SURVEY MAP NO. 7790

Being a redivision of Parcel 3 of Certified Survey Map No. 7789 located in the Northeast 1/4 of the Southwest 1/4 of Section 10, Town 7 North, Range 19 East, in the Village of Pewaukee, County of Waukesha, State of Wisconsin.

SURVEYOR'S CERTIFICATE:

State of Wisconsin)
) SS
County of Waukesha)

I, RICHARD K. WAGNER, Registered Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Parcel 3 of Certified Survey Map No. 7789 located in the Northeast 1/4 of the Southwest 1/4 of Section 10, Town 7 North, Range 19 East, in the Village of Pewaukee, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of said Section 10; thence South 89°37'01" East along the North line of the Southwest 1/4 of said Section 10, 2720.85 feet to the center of said Section 10; thence South 00°25'48" East and along the East line of the Southwest 1/4 of said Section 10, 140.95 feet to the point of beginning of the following description:

Continuing thence South 00°25'48" East and along said East line, 449.99 feet to the Northeast corner of Lot 6 of "Quail Ridge"; thence North 89°37'01" West and along the North line of said Lot 6, 179.35 feet to the Northwest corner of said Lot 6; thence South 00°25'48" East and along the West line of said Lot 6, 200.02 feet to the North line of Sunnyridge Drive; thence North 89°37'01" West and along said North line, 536.35 feet; thence North 00°22'59" East, 322.45 feet; thence South 89°37'01" East, 31.03 feet; thence North 00°22'59" East, 282.52 feet to the South line of Capitol Drive (STH 190); thence North 86°34'28" East and along said South line, 676.96 feet to the point of beginning.

Containing 400,951 square feet (9.2046 acres) of land, more or less.

That I have made such survey, land division and map by the direction of Quail Ridge Limited Partnership, owner of said land.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Village of Pewaukee Subdivision Control Ordinance in surveying, dividing and mapping the same.

Dated this 26th day of July, 1995



Richard K. Wagner
Richard K. Wagner, R.L.S.
Registered Land Surveyor, S-1666

CERTIFIED SURVEY MAP NO. 7790

Being a redivision of Parcel 3 of Certified Survey Map No. 7189
located in the Northeast 1/4 of the Southwest 1/4 of
Section 10, Town 7 North, Range 19 East,
in the Village of Pewaukee, County of Waukesha, State of Wisconsin.

OWNER'S CERTIFICATE:

Quail Ridge Limited Partnership, a Wisconsin Limited Partnership, as owner, does hereby certify that they caused the land described in the foregoing affidavit of Richard K. Wagner, to be surveyed, divided, and mapped as represented on this map, in accordance with the provisions of chapter 236 of the Wisconsin Statutes and the Village of Pewaukee Subdivision Control Ordinance.

In Witness whereof, the said Quail Ridge Limited Partnership, has caused these presents to be signed by WESTBURG 3 ASSOCIATES, INC. its GENERAL PARTNER, and countersigned by JAMES F. BURG, its GENERAL PARTNER, at PEWAUKEE, WISCONSIN, this 27 day of JULY, 1995.

Quail Ridge Limited Partnership
WESTBURG 3 ASSOCIATES, INC.
JAMES F. BURG
COLLEEN R. HORNER, SECRETARY

JAMES F. BURG

State of WISCONSIN)
) SS
WAUKESHA County)

Personally came before me this 27th day of July, 1995, the above named JAMES F. BURG and COLLEEN R. HORNER of the above named Quail Ridge Limited Partnership, to me known to be such THE INDIVIDUAL GEN. PARTNER and THE STATED OFFICERS * of said Limited Partnership, and acknowledged that they executed the foregoing instrument as such representatives. * OF WESTBURG 3 ASSOCIATES, INC. THE CORPORATE GENERAL PARTNER

Richard H. Briggman
Notary Public, Waukesha County,
My Commission Expires: March 28, 1999

DATED THIS 26TH DAY OF JULY, 1995.



CERTIFIED SURVEY MAP NO. 7790

Being a redivision of Parcel 3 of Certified Survey Map No. 7789
located in the Northeast 1/4 of the Southwest 1/4 of
Section 10, Town 7 North, Range 19 East,
in the Village of Pewaukee, County of Waukesha, State of Wisconsin.

VILLAGE PLAN COMMISSION APPROVAL:

This certified survey map is hereby approved by the Plan Commission of the Village of Pewaukee on this
10th day of August, 1995.

[Signature]
Chairman of Village Plan Commission

[Signature]
Secretary of Village Plan Commission

VILLAGE BOARD APPROVAL:

Resolved that this certified survey map, being a redivision of Parcel 3 of Certified Survey Map No. 7789
located in the Northeast 1/4 of the Southwest 1/4 of Section 10, Town 7 North, Range 19 East, in the Village of
Pewaukee, County of Waukesha, State of Wisconsin, having been approved by the Plan Commission, is hereby approved
by the Village Board of Trustees of the Village of Pewaukee on this 15th day of August, 1995.

[Signature]
Village President

ATTEST:

[Signature]
Village Clerk

REGISTRAR'S OFFICE

Waukesha Co., WI

2063237

RECEIVED FOR RECORDING 31 DAY

of August A.D. 1995 AT

11:37 O'CLOCK A.M. & RECORDED

IN Vol 67 of CSM ON pg 56-59

Michael J. Hasslinger

By [Signature] REGISTER DEPUTY



DATED THIS 26TH DAY OF JULY, 1995.

THIS INSTRUMENT WAS DRAFTED BY RICHARD K. WAGNER, S-1666
JOB NO. 23783-B

SHEET 4 OF 4

CERTIFIED SURVEY MAP NO. 7790

Being a redivision of Parcel 3 of Certified Survey Map No. 7789
located in the Northeast 1/4 of the Southwest 1/4 of
Section 10, Town 7 North, Range 19 East,
in the Village of Pewaukee, County of Waukesha, State of Wisconsin.

SURVEYOR'S CERTIFICATE:

State of Wisconsin)
) SS
County of Waukesha)

#2015230

I, RICHARD K. WAGNER, Registered Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Parcel 3 of Certified Survey Map No. 7789 located in the Northeast 1/4 of the Southwest 1/4 of Section 10, Town 7 North, Range 19 East, in the Village of Pewaukee, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of said Section 10; thence South 89°37'01" East along the North line of the Southwest 1/4 of said Section 10, 2720.85 feet to the center of said Section 10; thence South 00°25'48" East and along the East line of the Southwest 1/4 of said Section 10, 140.95 feet to the point of beginning of the following description:

Continuing thence South 00°25'48" East and along said East line, 449.99 feet to the Northeast corner of Lot 6 of "Quail Ridge"; thence North 89°37'01" West and along the North line of said Lot 6, 179.35 feet to the Northwest corner of said Lot 6; thence South 00°25'48" East and along the West line of said Lot 6, 200.02 feet to the North line of Sunnyridge Drive; thence North 89°37'01" West and along said North line, 536.35 feet; thence North 00°22'59" East, 322.45 feet; thence South 89°37'01" East, 31.03 feet; thence North 00°22'59" East, 282.52 feet to the South line of Capitol Drive (STH 190); thence North 86°34'28" East and along said South line, 676.96 feet to the point of beginning.

Containing 400,951 square feet (9.2046 acres) of land, more or less.

That I have made such survey, land division and map by the direction of Quail Ridge Limited Partnership, owner of said land.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Village of Pewaukee Subdivision Control Ordinance in surveying, dividing and mapping the same.

Dated this 26th day of July, 1995



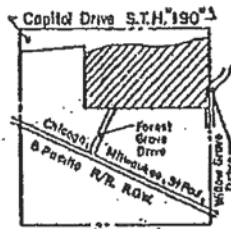
Richard K. Wagner
Richard K. Wagner, R.L.S.
Registered Land Surveyor, S-1666

1980
13

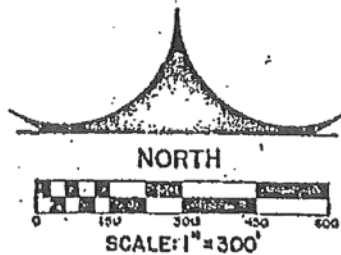
1168550

CERTIFIED SURVEY MAP NO. 4084

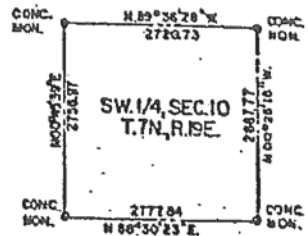
BEING A PART OF THE
SW. 1/4, SEC. 10, T. 7 N., R. 19 E.,
VILLAGE OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



LOCATION MAP



SCALE: 1" = 300'



CONTROL SURVEY
(MICHAEL J. LOSIK & ASSOC., INC.)

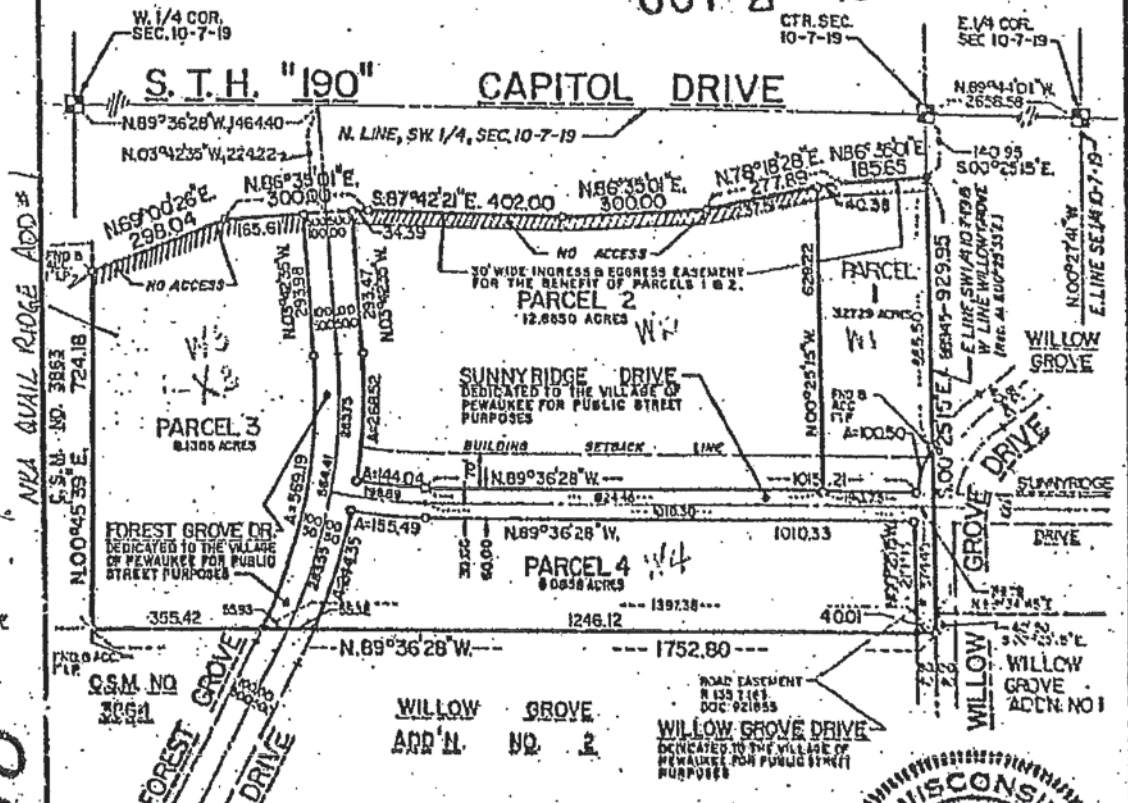
⊙ - DENOTES FOUND AND ACCEPTED 2" IRON PIPE
○ - DENOTES SET 1" x 24" IRON PIPE WEIGHING 1.13 LBS PER LINEAL FOOT WITH A YELLOW PLASTIC INSERT STAMPED R.L.S. 1065.

MICHAEL J. LOSIK & ASSOC. INC.
ELM GROVE, WISCONSIN

PROFESSIONAL ENGINEERS - LAND SURVEYORS

REFERENTIAL MERIDIAN - ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 10 T. 7 N., R. 19 E., ASSUMED TO BEAR NORTH 00° 25' 15" WEST.

OCT 2 1981



1168550

CURVE DATA:									
No.	Cv.	Radius	Chord	Chord Bearing	No.	Cv.	Radius	Chord	Chord Bearing
1	W	1730.46	1620.09	N 11° 58' 32" E	2	N	1009.11	143.92	N 86° 51' 47" W
2	W	1118.46	864.41	N 11° 10' 01" E	3	W	316.27	159.07	N 14° 08' 37" E
3	E	"	285.74	N 03° 49' 08" E	4	E	103.11	100.08	N 19° 36' 17" E
4	E	"	283.55	N 18° 51' 35" E	5	W	108.91	188.35	N 86° 21' 02" E
5	E	1138.46	566.92	N 10° 42' 28" E	6	W	100.08	100.08	N 19° 36' 17" E
6	E	"	267.90	N 03° 02' 50" E	7	E	"	60.20	N 05° 02' 25" E
7	E	"	60.07	N 11° 18' 57" E	8	E	"	60.20	N 05° 02' 25" E
8	E	"	243.89	N 18° 58' 35" E					

WISCONSIN
MICHAEL J. LOSIK
S.L.S.
REGISTERED LAND SURVEYOR
DATED THIS 25th DAY OF OCTOBER 1981

CERTIFIED SURVEY MAP NO. _____
 Being a part of the
 S.W. 1/4, Sec. 10, T 7N., R. 19E.
 Village of Pewaukee
 Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE
 State of Wisconsin) ss
 County of Waukesha)

I, MICHAEL J. LOSIK, registered land surveyor, do hereby certify:
 That I have surveyed, divided and mapped a part of the Southwest 1/4 of Section 10, Town 7 North, Range 19 East, in the Village of Pewaukee, Waukesha County, Wisconsin, being more particularly bounded and described as follows:
 Commencing at the Northeast Corner of the Southeast 1/4 of said Section 10; thence North 89° 44' 01" West and along the North line of said Southeast 1/4 Section, 2658.58 feet to the Northwest corner of said Southeast 1/4 Section, said point also being the Northeast corner of the Southwest 1/4 of said Section 10; thence South 00° 25' 15" East and along the East line of said Southwest 1/4 Section, 140.95 feet to a point in the South right-of-way line of Capitol Drive (S.T.H. 190), said point also being at the Northwest corner of "Willow Grove", a subdivision of record, and the point of beginning of the lands hereinafter described;
 Continuing thence South 00° 25' 15" East and along the East line of said Southwest 1/4 Section and the West line of said "Willow Grove", 889.45 feet to the Southwest corner of said "Willow Grove", said point being in the North line of "Willow Grove Add'n No. 2", a subdivision of record, and in the centerline of Willow Grove Drive; continuing thence South 00° 25' 15" East and along the East line of said Southwest 1/4 section and the said North line of "Willow Grove Add'n No. 2" and the centerline of Willow Grove Drive, 40.50 feet to a point; thence North 89° 36' 28" West and along the North line of said "Willow Grove Add'n No. 2", 1397.38 feet to the Northwest corner of said "Willow Grove Add'n No. 2", said point also being in the West line of Forest Grove Drive and at the Northeast corner of Certified Survey Map No. 3864; continuing thence North 89° 36' 28" West and along the North line of said Certified Survey Map No. 3864, 355.42 feet to a Southeast corner of Parcel 1 of Certified Survey Map No. 3863; thence North 00° 45' 39" East and along the East line of said Parcel 1, 724.18 feet to a point in the South right-of-way line of said Capitol Drive (S.T.H. "190"); thence North 69° 00' 26" East and along the said South right-of-way line of Capitol Drive, 298.04 feet to a point; thence North 86° 35' 01" East and along the said South right-of-way line of Capitol Drive 300.00 feet to a point; thence South 87° 42' 21" East and along the said South right-of-way line of Capitol Drive, 402.00 feet to a point; thence North 86° 35' 01" East and along the said South right-of-way line of Capitol Drive, 300.00 feet to a point; thence North 78° 18' 28" East and along the said South right-of-way line of Capitol Drive, 277.89 feet to a point; thence North 86° 35' 01" East and along the said South right-of-way line of Capitol Drive, 185.65 feet to the place of beginning of this description.
 Excepting therefrom those parts heretofore dedicated for public street purposes.
 That I made such survey, land division and map under the direction of James J. Behlman and Phyllis E. Behlman, his wife, owners of said land.
 That such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.
 That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 18 of the Village of Pewaukee Municipal Code in surveying, dividing and mapping the same.

W1: W2: W3: W4: X9: R 100' 11" 11" 11" 11"

Dated this 7th day of AUGUST, 19 81



Michael J. Losik

Michael J. Losik, P.E., L.S.,
 Registered Land Surveyor, S - 1065

784-7999 →

CERTIFIED SURVEY MAP NO. _____
Being a part of the
S.W. 1/4, Sec. 10, T. 7N., R. 19E.
Village of Pewaukee
Waukesha County, Wisconsin

OWNERS' CERTIFICATE OF DEDICATION

As owners, we hereby certify that we have caused the land described above to be surveyed, divided, mapped and dedicated as represented on this map, in accordance with the requirements of Chapter 18 of the Village of Pewaukee Municipal Code, and Chapter 236 of the Wisconsin Statutes.

WITNESS the hand and seal of said owner this 10th day of Sept., 19 81.

In the presence of:

Robert E. Williams Jr.
Witness

James J. Behlman
James J. Behlman
17035 Beverly Drive
Brookfield, WI. 53005

Robert E. Williams Jr.
Witness

Phyllis E. Behlman
Phyllis E. Behlman, his wife

State of Wisconsin) ss
Waukesha County

Personally came before me this 10th day of Sept., 19 81, the above-named James J. Behlman and Phyllis E. Behlman, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.



Valerie Spellman
Notary Public, Waukesha County, WI.
My Commission Expires: 8-28-83

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Pewaukee on this 15th day of September, 19 81.



Michael J. Losik
DATED THIS 25th DAY OF AUGUST, 1981

Alfred Klumpp
Village President
Elizabeth E. Williams
Village Clerk

REGISTER'S OFFICE) ss No. 1168550
Waukesha Co. Wis.)

RECEIVED FOR RECORD THE 2nd DAY
October, A.D., 1981 AT 2:04
O'CLOCK P.M. & RECORDED IN 101
BY EBM MON 100

pd
400

198/13
WJG
R



198/11

1187743

CERTIFIED SURVEY MAP NO. 4211

Page 1 of 3

Being a redivision of Parcel 1 of Certified Survey Map No. 4084, Doc. No. 1168550
Part of the NE 1/4 of the SW 1/4 of Section 10, T7N, R19E
VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

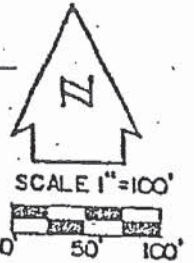
LEGEND: o Iron pipe 24" x 1" dia.
1.13 + lbs. per lin.ft.

REFERENCE MERIDIAN:

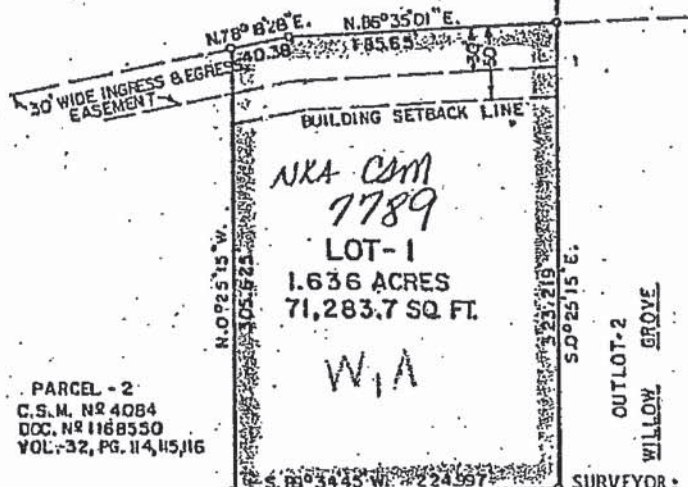
The east line of the SW 1/4 of Section 10 is used as the Reference Meridian and has a bearing of South 0°25'15" East (assumed).

S.T.H. "190"
CAPITOL DRIVE

NE COR. SW 1/4
SEC. 10-7-19



LOCATION MAP
SW 1/4, SEC. 10-7-19
SCALE 1" = 2640'



PARCEL - 2
C.S.M. N# 4084
DOC. N# 1168550
VOL. 32, PG. 114, 115, 116



SURVEYOR:

John W. Jahnke
JAHNKE & JAHNKE ASSOCIATES INC.
711 W. Moreland Blvd.
Waukesha, Wisconsin 53186

OWNER:

Sunnyridge Development, Partnership
& THRESHOLD DESIGN
1390 Capitol Drive
Pewaukee, Wisconsin 53072

John W. Jahnke
JOHN W. JAHNKE - Reg. No. S-917
Dated June 10, 1982.
Revised July 6, 1982.

JUL 27 1982

1187743

OWNERS: SUNNYRIDGE DEVELOPMENT, PARTNERSHIP

159



CERTIFIED SURVEY MAP NO.

Being a redivision of Parcel 1 of Certified Survey Map No. 4084, Doc. No. 1168550 Part of the NE 1/4 of the SW 1/4 of Section 10, T7N, R19E VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John W. Jahnke, registered land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Parcel 1 as recorded in Volume 32 of Certified Survey Maps on Pages 114, 115, and 116 as Document No. 1168550 and Map No. 4084, Register of Deeds Office for Waukesha County, being a part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 10, Town 7 North, Range 19 East, Village of Pewaukee, Waukesha County, Wisconsin.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Village of Pewaukee in surveying, dividing and mapping the same.

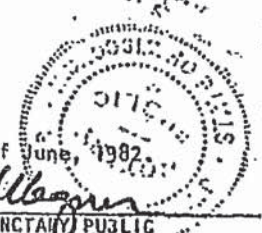
Signature of John W. Jahnke, JOHN W. JAHNKE - Wis. Reg. No. S-917 Revised this 6th day of July, 1982.



STATE OF WISCONSIN) COUNTY OF WAUKESHA) ss.

The above certificate subscribed and sworn to me this 10th day of June, 1982. My commission expires September 22, 1982.

Signature of Jerome G. Wegner, JEROME G. WEGNER - NOTARY PUBLIC



OWNERS' CERTIFICATE:

As owners of SUNNYRIDGE DEVELOPMENT, PARTNERSHIP, we hereby certify that we caused the land described on this map to be surveyed, divided and mapped as represented on this map.

SUNNYRIDGE DEVELOPMENT, PARTNERSHIP Robert E. Williams Jr. ROBERT E. WILLIAMS, JR. Larry J. Spellman LARRY J. SPELLMAN Kenneth L. Svendsen KENNETH L. SVENDSEN

STATE OF WISCONSIN) COUNTY OF WAUKESHA) ss.

Personally came before me this 15 day of June, 1982, the above named ROBERT E. WILLIAMS, LARRY J. SPELLMAN and KENNETH L. SVENDSEN, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires 8-28-83. Signature of Larry J. Spellman, NOTARY PUBLIC



Handwritten vertical text: A.W.B. 127-15-300

CERTIFIED SURVEY MAP NO. _____
Being a redivision of Parcel 1 of Certified
Survey Map No. 4084, Doc. No. 1168550
Part of the NE 1/4 of the SW 1/4 of Section 10, T7N, R19E
VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, Village of Pewaukee, this 8th day of JULY, 1982.

Alfred K. Hansen
ALFRED K. HANSEN - CHAIRMAN

VILLAGE BOARD APPROVAL:

Approved by the Village Board, Village of Pewaukee, this 20th day of July, 1982.

Alfred K. Hansen
ALFRED K. HANSEN - PRESIDENT
Elizabeth E. Williams
ELIZABETH E. WILLIAMS - CLERK



John W. Jahnke
JOHN W. JAHNKE - Wis. Reg. No. S-917
Revised this 8th day of July, 1982.

1187743
REGISTER'S OFFICE) SS
No. _____
Waukesha Co., Wis.
RECEIVED FOR RECORD THE 27th DAY
July A.D. 1982 AT 8:35
O'CLOCK P.M. & RECORDED IN Vol 33
OF C 8 m ON pp. 157-160-161
Michael J. Newburg
REGISTER

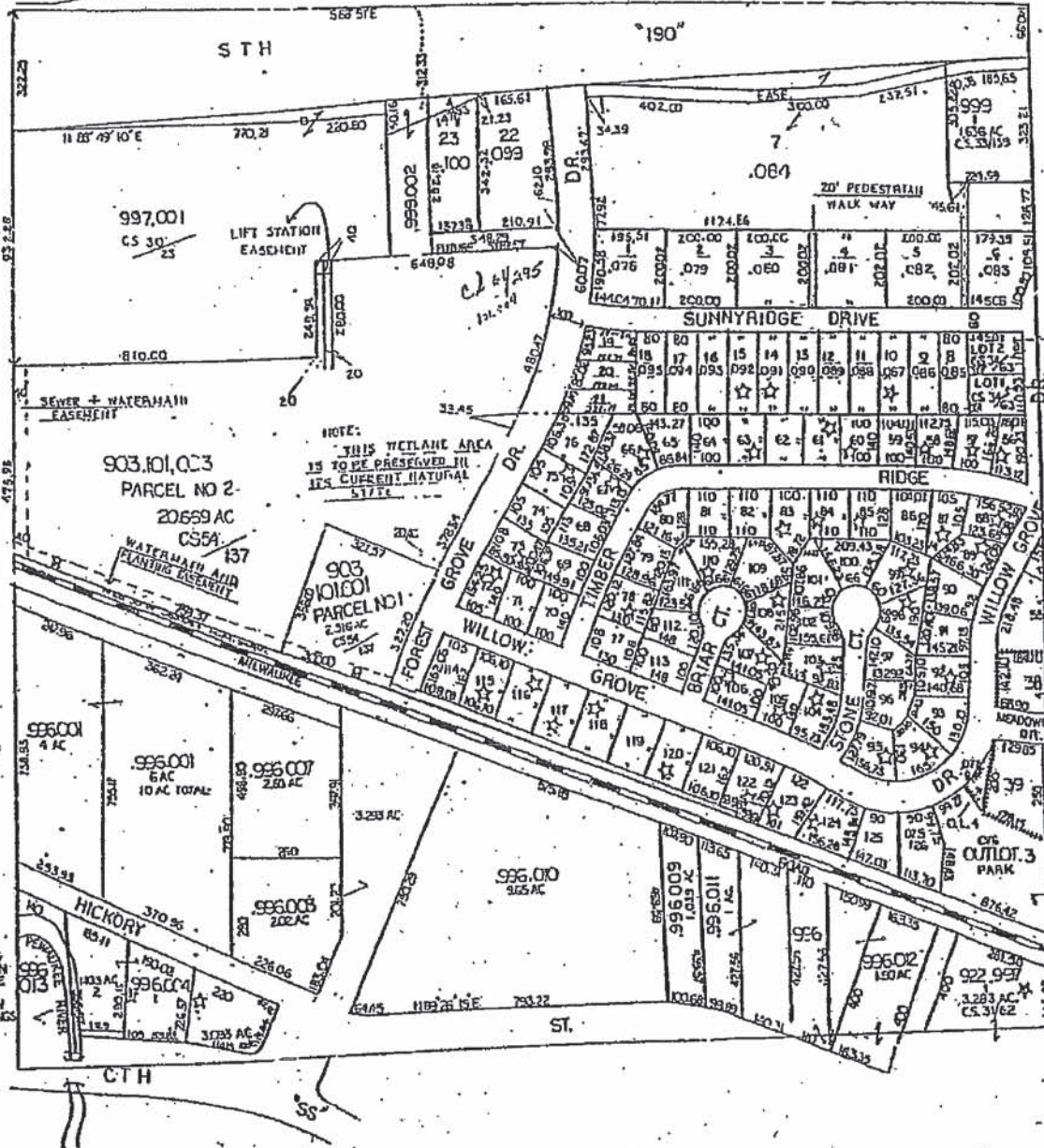
pk
8:00
By: Deby M. Handberg
County
11

OWNERS: SUNNYRIDGE DEVELOPMENT, PARTNERSHIP

SW 1/4 SEC 10 T7N R19E

VILLAGE OF FEWLAKEE SECTION LINE

SCALE 1" = 200'



QUAIL RIDGE
903-078 —
903-100

493
ROSEBUD CONDOMINIUM

WILLOW GROVE CONDOMINIUM
WILLOW GROVE
ADD. No. 2
903.001-077
(OUTLINE FILED)

SURV FILED *

903.997-996

TOWN-REDI
1-800-345-7334

SCALE 1" = 200' OF AN INCH

PROPERTIES
HAVE 8 MIN
DIFFERENCE
FROM REAL
SURVEY ON
NUS BEARINGS

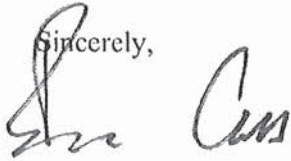
December 27, 2012

Re: Responsible Party Signed Statement
Former One Hour Martinizing – Pewaukee
BRRTS# 02-68-552128

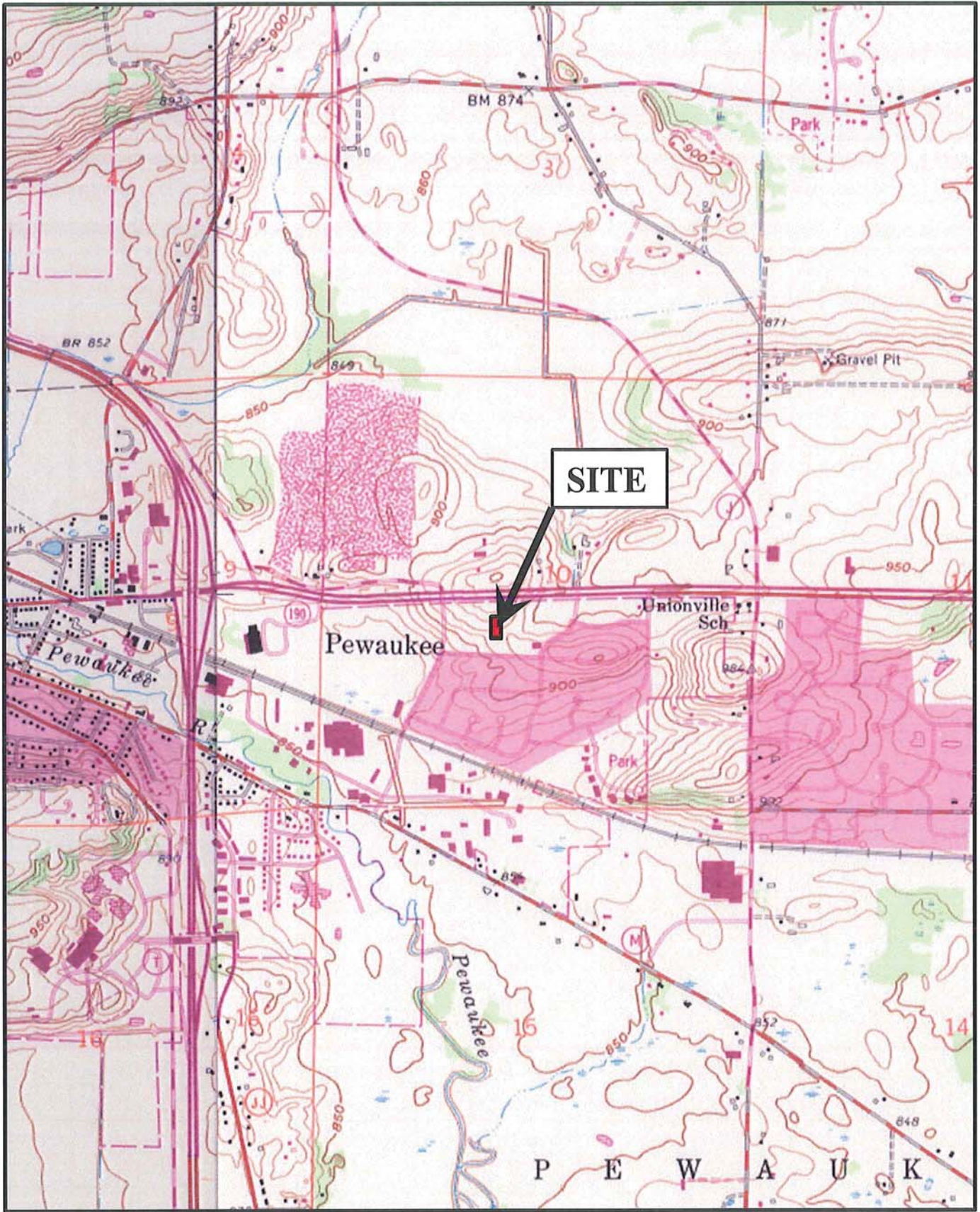
To Whom It May Concern:

I believe that the attached legal description accurately describes the correct contaminated property.


Sincerely,

A handwritten signature in black ink, appearing to read "Brian Cass". The signature is written in a cursive style with a large initial "B" and "C".

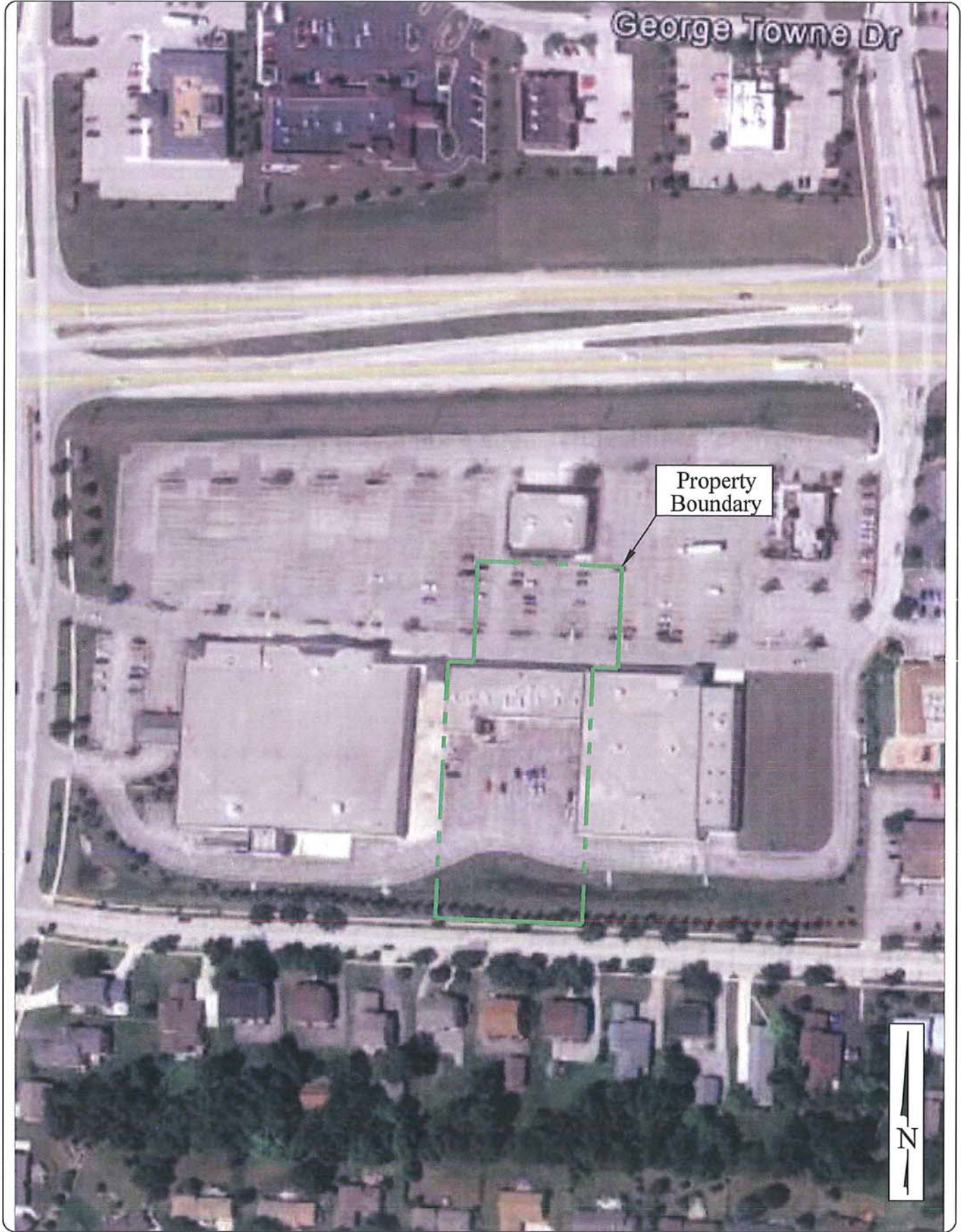
Brian Cass
OHM Holdings



Source: USGS Waukesha, Wisconsin 7.5 minute quadrangle

No.	Date	Revision	Approved	 <small>ENVIRONMENTAL FORENSIC INVESTIGATIONS, INC. 802 N Capitol Ave., Ste 210 • Indianapolis, IN 46204 Enviro@forensics.com</small>		Date:	11/9/12	SITE LOCATION MAP One Hour Martinizing 1256 Capitol Drive Pewaukee, Wisconsin		Figure
						Designed:	MDM			1
						Drawn:	MDM			Project
						Checked:	JB			6144
						DWG File:	60886-10			

K:\Drawings\6144 Pewaukee-OHM\Drawing\60886-10.dwg



No.	Date	Revision	Approved

ENVIROforensics
 ENVIRONMENTAL FORENSIC INVESTIGATIONS, INC.
 602 N Capitol Ave, Ste 210 • Indianapolis, IN 46204
 EnviroForensics.com

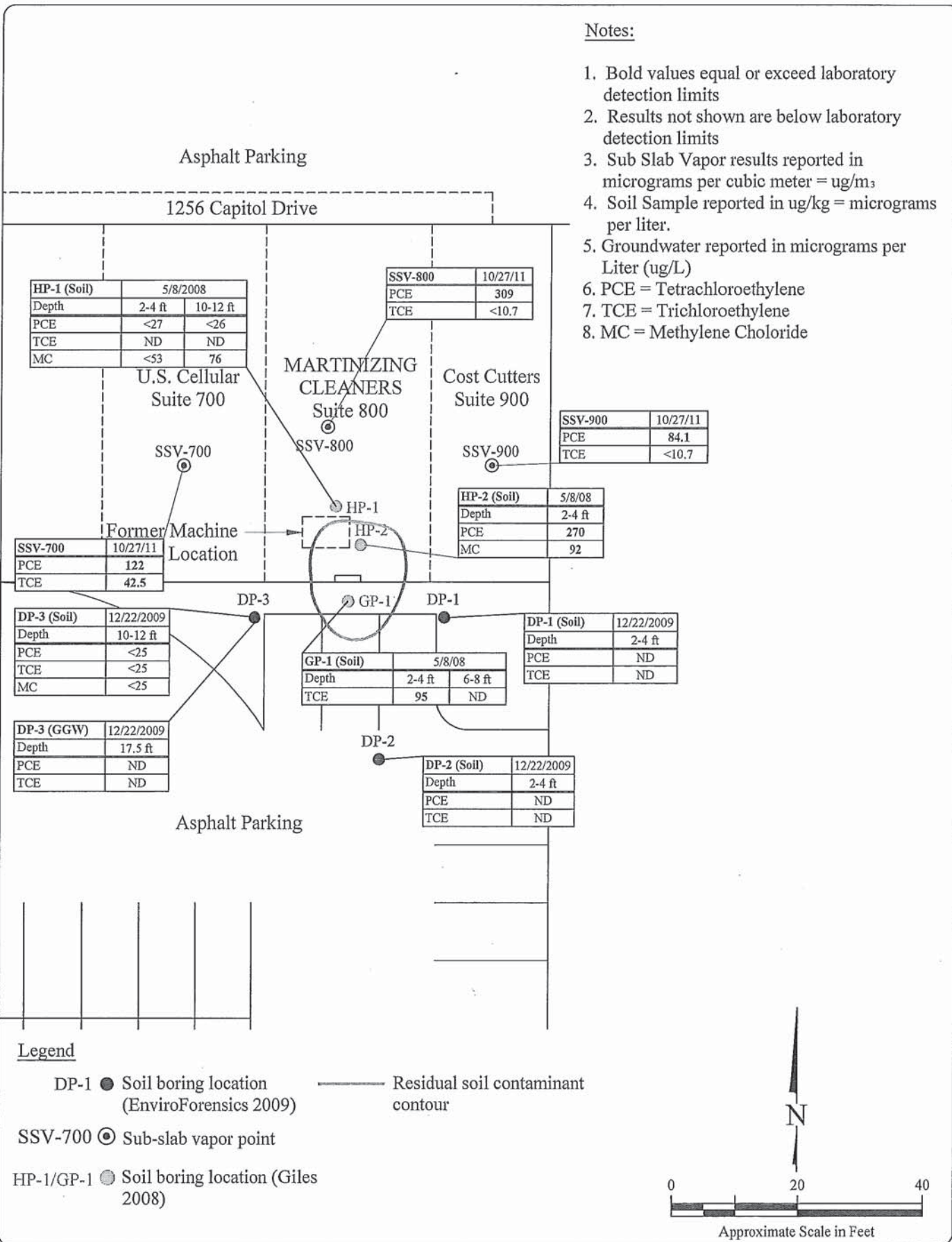
Date:	11/9/12
Designed:	MMM
Drawn:	MMM
Checked:	JB
DWG file:	60886-10

SITE AND SURROUNDING PROPERTIES MAP
 One Hour Martinizing
 1256 Capitol Drive
 Pewaukee, Wisconsin

Figure	2
Project	6144

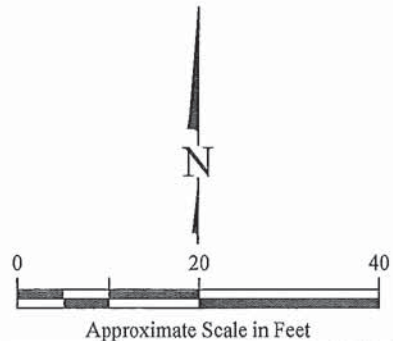
Notes:

1. Bold values equal or exceed laboratory detection limits
2. Results not shown are below laboratory detection limits
3. Sub Slab Vapor results reported in micrograms per cubic meter = ug/m₃
4. Soil Sample reported in ug/kg = micrograms per liter.
5. Groundwater reported in micrograms per Liter (ug/L)
6. PCE = Tetrachloroethylene
7. TCE = Trichloroethylene
8. MC = Methylene Chloride



Legend

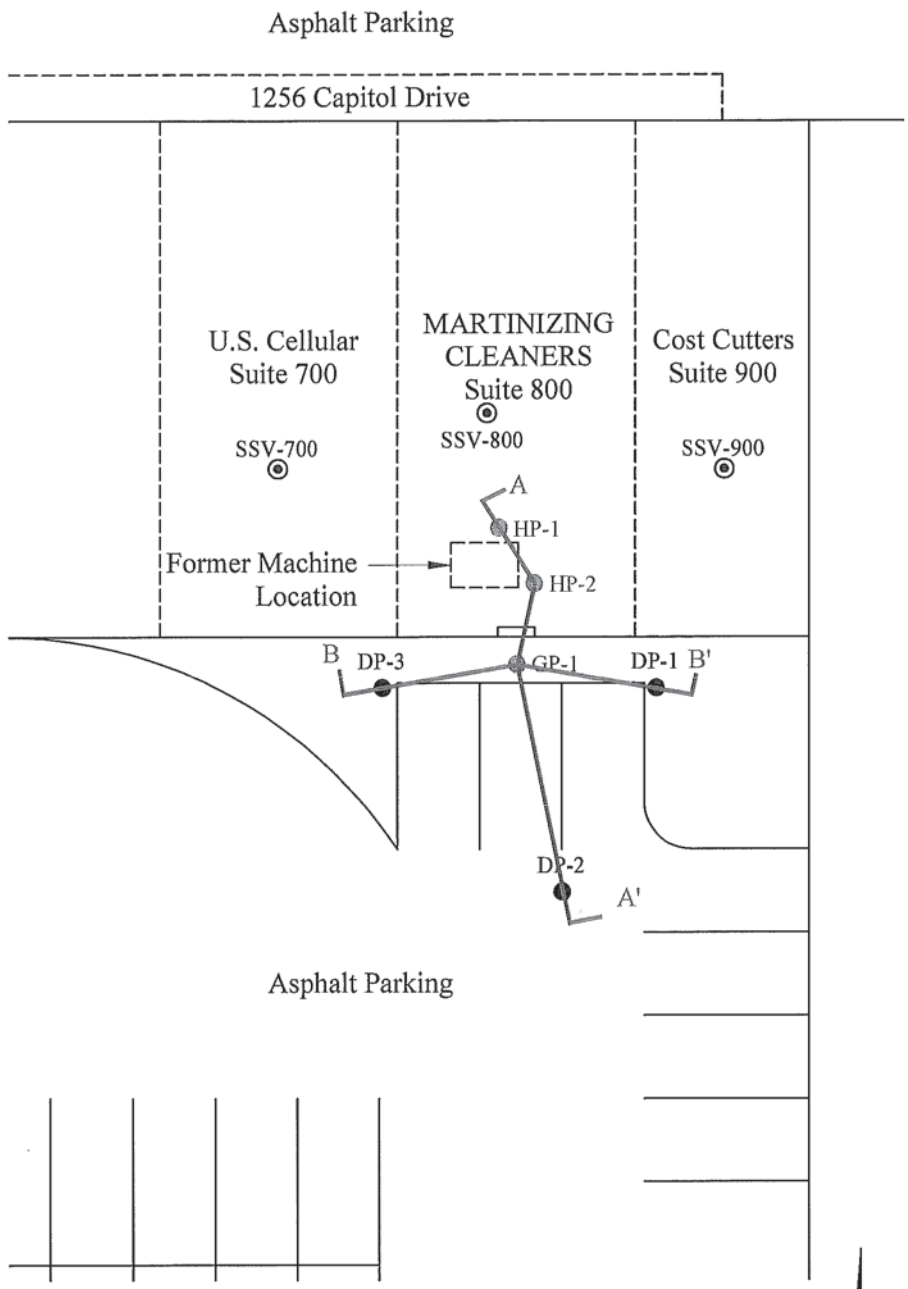
- DP-1 ● Soil boring location (EnviroForensics 2009)
- SSV-700 ⊙ Sub-slab vapor point
- HP-1/GP-1 ● Soil boring location (Giles 2008)
- Residual soil contaminant contour



No.	Date	Revision	Approved	ENVIROforensics			Date:	11/12/14	SAMPLE LOCATIONS AND RESIDUAL SOIL CONTAMINANT CONTOUR One Hour Martinizing 1256 Capitol Drive Pewaukee, Wisconsin	Figure
				ENVIRONMENTAL FORENSIC INVESTIGATIONS, INC. 602 N Capitol Ave., Ste 210 • Indianapolis, IN 46204 EnviroForensics.com			Designed:	MMM		3
							Drawn:	MMM		Project
							Checked:	JC		6144
							DWG file:	60324-10		

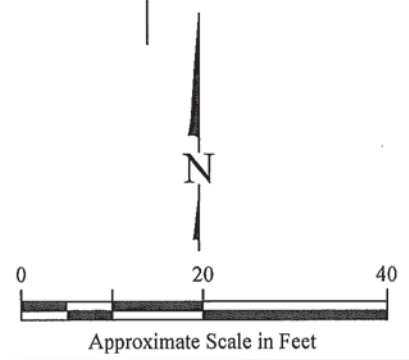
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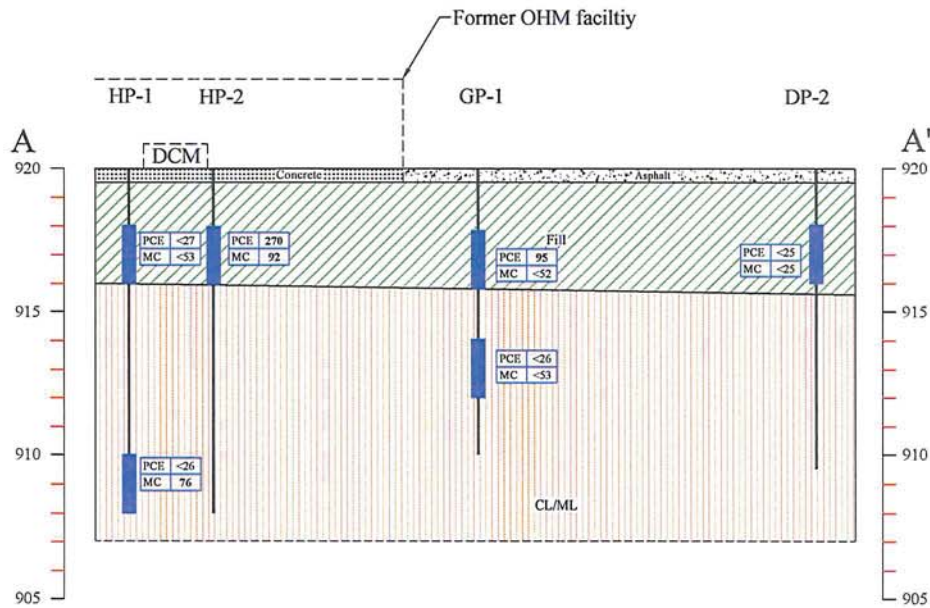


Legend

- A — A' Cross section location
- DP-1 ● Soil boring location (EnviroForensics 2009)
- HP-1/GP-1 ⊕ Soil boring location (Giles 2008)



					Date: 11/12/14 Designed: MMM Drawn: MMM Checked: JC DWG file: 60324-10	GEOLOGIC CROSS-SECTION LOCATION MAP One Hour Martinizing 1256 Capitol Drive Pewaukee, Wisconsin	Figure 4 Project 6144
No.	Date	Revision	Approved	ENVIRONMENTAL FORENSIC INVESTIGATIONS, INC. 602 N Capitol Ave., Ste 210 • Indianapolis, IN 46204 EnviroForensics.com			



Soil Residual Contaminant Levels			
Analyte	Industrial	Residential	Soil to Groundwater
PCE	153,000	30,700	4.5
MC	1,070,000	60,700	2.6

Vertical Exaggeration Approximately 5x

- Inferred
- PCE <26
MC <53 Soil sample location results in ug/kg = micrograms per kilogram
 - Fill = Brown clayey silt with sand and gravel fill base
 - CL/ML = Brown to gray clay and silt with some sand and gravel

- Notes:**
1. PCE = Tetrachloroethylene
 2. DCM = Former OHM Dry Cleaning Machine
 3. MC = Methylene Chloride
 4. Samples analyzed using EPA SW-846 Method 8260

GEOLOGICAL CROSS SECTION A-A'	
One Hour Martinizing 1256 Capitol Drive Pewaukee, Wisconsin	
	Figure 5
ENVIRONMENTAL FORENSIC INVESTIGATIONS, INC. 802 N. Capitol Ave., Ste. 210 • Indianapolis, IN 46204 EnviroForensics.com	Project 6144

Date:	11/12/12
Designed:	MMM
Drawn:	MMM
Checked:	JC
DWG file:	70929-12


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
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
Soil Residual Contaminant Levels			
Analyte	Industrial	Residential	Soil to Groundwater
PCE	153,000	30,700	4.5
MC	1,070,000	60,700	2.6

Notes:


1. PCE = Tetrachloroethylene
2. MC = Methylene Chloride
3. Samples analyzed using EPA SW-846 Method 8260


 Water sample collected from low-yeilding water bearing zone at 16.0 feet

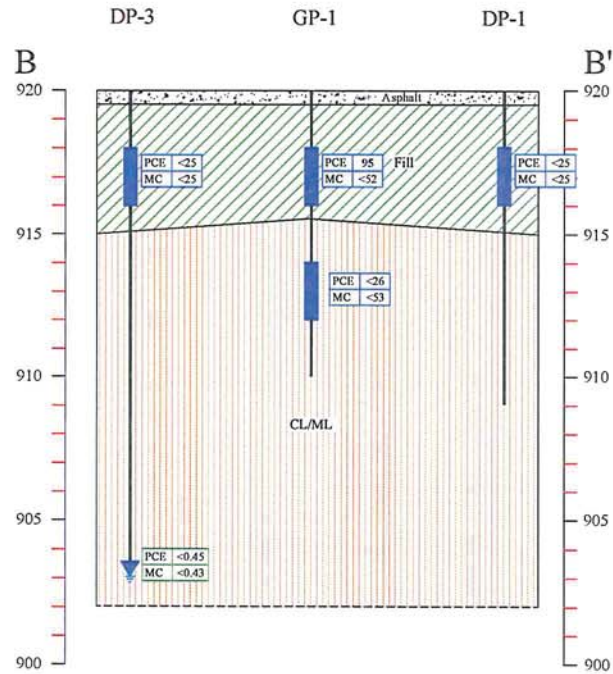
 Soil sample location results in ug/kg = micrograms per kilogram

 Groundwater location results in ug/L = micrograms per Liter

----- Inferred

 Fill = Brown clayey silt with sand and gravel fill base

 CL/ML = Brown to gray clay and silt with some sand and gravel



Vertical Exaggeration Approximately 5x

GEOLOGICAL CROSS SECTION B-B'

One Hour Martinizing
1256 Capitol Drive
Pewaukee, Wisconsin

Date:	11/12/12
Designed:	MMM
Drawn:	MMM
Checked:	JC
DWG file:	70929-12

ENVIROforensics
ENVIRONMENTAL FORENSIC INVESTIGATIONS, INC.
602 N. Capitol Ave., Ste. 210 • Indianapolis, IN 46204
EnviroForensics.com

Figure	6
Project	6144

TABLE 1
SOIL SAMPLE ANALYTICAL RESULTS

Case Closure Request
Pewaukee - Martinizing Cleaners
Pewaukee, WI

Sample Location	Soil Residual Contaminant Level - Industrial*	Soil Residual Contaminant Level - Residential*	Soil Residual Contaminant Level - Soil to Goundwater*	GP-1	GP-1	HP-1	HP-1	HP-2	DP-1	DP-2	DP-3	DUP
Sample Date				5/8/2008	5/8/2008	5/8/2008	5/8/2008	5/8/2008	12/22/2009	12/22/2009	12/22/2009	12/22/2009
Sample Depth (ft)				2-4	6-8	2-4	10-12	2-4	2-4	2-4	2-4	DP-3(2-4)
VOCs (µg/kg)												
Tetrachloroethylene	153,000	<i>30,700</i>	<i>4.5</i>	95	<26	<27	<26	270	<25	<25	<25	<25
Trichloroethylene	8,810	<i>644</i>	3.6	ND	ND	ND	ND	ND	<25	<25	<25	<25
cis-1,2-Dichloroethylene	2,040,000	<i>156,000</i>	<i>41.2</i>	ND	ND	ND	ND	ND	<25	<25	<25	<25
trans-1,2-Dichloroethylene	976,000	<i>21,100</i>	<i>58.8</i>	ND	ND	ND	ND	ND	<25	<25	<25	<25
Vinyl Chloride	2,030	<i>6.71</i>	<i>0.14</i>	ND	ND	ND	ND	ND	<25	<25	<25	<25
Methylene Chloride	1,070,000	<i>60,700</i>	<i>2.6</i>	<52	<53	<53	76	92	<25	<25	<25	<25

Notes:

* = WDNR Residual Contaminant Level (RCL) based on United States Environmental Protection Agency Region 3, 6, and 9 Regional Screening Levels for Chemical Contaminants at Superfund Sites (July 30, 2012).
http://www.epa.gov/reg3hwmd/risk/human/rb-concentration_table/index.htm

Samples analyzed using EPA SW-846 Method 8260 with Prep Method 5030B
ug/kg = micrograms per kilogram

VOCs = Volatile Organic Compounds

Bolded values are above WDNR generic Industrial Residual Contaminant Levels

Bolded and *Italicized* values are above WDNR generic Residential Residual Contaminant Levels

Italicized values are above WDNR generic Soil to Groundwater Residual Contaminant Levels

ND = Below laboratory detection limit - Laboratory detection limits unavailable



TABLE 2
GROUNDWATER SCREENING SAMPLE ANALYTICAL RESULTS

Case Closure Request
 Pewaukee - Martinizing Cleaners
 Pewaukee, WI

Dec-09

Sample Location	Public Health Enforcement Standards (ug/l)	Public Health Preventive Action Level (ug/l)	DP-3
Sample Date			12/22/2009
Sample Depth (ft)			17.5
VOCs (ug/l)			
Tetrachloroethylene	5	0.5	<0.45
Trichloroethylene	5	0.5	<0.48
cis-1,2-Dichloroethylene	70	7	<0.83
trans-1,2-Dichloroethylene	100	20	<0.89
Vinyl Chloride	0.2	0.02	<0.18
Methylene Chloride	5	0.5	<0.43

Notes:

Samples analyzed using EPA SW-846 Method 8260
 ug/l = micrograms per liter
 VOCs = Volatile Organic Compounds
 ND = Below laboratory detection limit



TABLE 3
SUB-SLAB VAPOR SAMPLE ANALYTICAL RESULTS
Case Closure Request
Pewaukee - Martinizing Cleaners
Pewaukee, WI

Sampling Identification	Sample Location	Date Sampled	Tetrachloroethylene (µg/m ³)	Trichloroethylene (µg/m ³)
6144-SSV-700	U.S. Cellular Suite 700	10/27/2011	122	42.5
6144-SSV-800	OHM Cleaners Suite 800	10/27/2011	309	< 10.7
6144-SSV-900	Cost Cutters Suite 900	10/27/2011	84.1	< 10.7
6144-SSV-DUP ¹	OHM Cleaners Suite 800	10/27/2011	135	< 10.7
Target Sub-Slab Gas Concentration (Industrial)*			1,800	88

Notes:

Units in micrograms per cubic meter = ug/m³

* = Based on U.S. E.P.A.'s Target Sub-Slab Gas Concentration Regional Screening Levels (RSLs) April 2012

Bolded values are above detection limits

¹Duplicate sample of SSV-800





December 6, 2012

Nora Pecor
1256 West Capitol, LLC
c/o Dermond Property Investment, LLC
757 North Water Street, Suite 200
Milwaukee, WI 53202

**Re: Notification of Closure
One Hour Martinizing Cleaners – Pewaukee
1256 Capitol Drive
Pewaukee, WI 53072
WI BRRTS# 02-68-552128
EnviroForensics Project: 6144**

Dear Ms. Pecor:

This letter is to inform you that Environmental Forensic Investigations, Inc., (EnviroForensics) has prepared and submitted an environmental Case Closure Request to the Wisconsin Department of Natural Resources (WDNR) on behalf of One Hour Martinizing Cleaners (OHM) Holdings, Inc. for the former OHM - Pewaukee facility located at 1256 Capitol Drive in Pewaukee, Wisconsin (Site).

A Preliminary Site Assessment (PSA) was completed at the Site in May, 2008, during which tetrachloroethylene (PCE) was detected in soil samples and reported to the WDNR. The WDNR subsequently requested that a site investigation be performed to delineate the nature and extent of impacts.

OHM has completed the required site investigation activities and delineated the nature and extent of soil impacts at 1256 Capitol Drive, Pewaukee, Wisconsin. Due to the fact that the low-levels of residual PCE impacted soils have been fully delineated at the Site and no potential exposure pathways exists, it is appropriate that site closure be pursued under NR 726 of the Wisconsin Administrative Code (WAC).

Further information regarding this closure can be ascertained by contacting the WDNR Project Manager, Jim Delwiche, at (262) 574-2145.

Docfind: \6144\71111-12.doc

Environmental Forensic Investigations, Inc.
200 South Executive Drive, Suite 101, Brookfield, WI 53005
Tel: 866.888.7911 • Fax: 262.789.6699



Per NR726 WAC requirements, please acknowledge that you understand the conditions of site closure by signing below and returning a copy to EnviroForensics.

Signature

Title

Date

Your cooperation is greatly appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Darci J. Cummings".

Darci J. Cummings, LPG
Project Manager

A handwritten signature in cursive script that reads "Wayne P. Fassbender".

Wayne Fassbender, LPG
Senior Project Manager

Cc: Brian Cass - OHM

Brian Kappen

Subject: FW: Case Closure Notification - 1256 W. Capitol Drive
Attachments: Notification of Closure Letter.pdf

From: Nora Pecor [<mailto:NoraP@Dermonds.com>]
Sent: Thursday, December 27, 2012 1:45 PM
To: Darci Cummings
Cc: Wayne Fassbender
Subject: RE: Case Closure Notification - 1256 W. Capitol Drive

Darci –

I have received the attached Notification of Closure Letter. Unfortunately, since we are in foreclosure, I cannot sign off on this document without their approval. I have requested their approval on December 11th, but have not heard back yet. We followed up on December 19th and also have not heard back yet. I will continue to keep pushing.

'Nora'

Nora Pecor
Director of Finance
Dermond Holdings LLC
norap@dermonds.com
Office: 414-272-2274
Cell: 414-333-0491
Fax: 414-289-0954

From: Darci Cummings [<mailto:dcummings@enviroforensics.com>]
Sent: Thursday, December 27, 2012 10:52 AM
To: Nora Pecor
Cc: Wayne Fassbender
Subject: RE: Case Closure Notification - 1256 W. Capitol Drive

Nora,

Were you able to get any information about a response to this notification letter? If not, could you provide an email response to my original email of Dec. 6 verifying that you received the letter? Thank you for your continued help in getting a response for submittal to WDNR!

Darci

From: Nora Pecor [<mailto:NoraP@Dermonds.com>]
Sent: Tuesday, December 11, 2012 6:29 PM
To: Darci Cummings
Subject: RE: Case Closure Notification - 1256 W. Capitol Drive

Darci – We have to get the approval of our loan company. We have submitted your documentation, and are awaiting approval.

'Nora'

Nora Pecor
Director of Finance
Dermond Holdings LLC



December 27, 2012

Mr. Jim Delwiche
Wisconsin Department of Natural Resources
Waukesha Service Center
141 NW Barstow St, Room 180
Waukesha, WI 53188

**Re: Case Closure Request
Former One Hour Martinizing
1256 Capitol Drive
Pewaukee, WI 53072
BRRTS# 02-68-552128**

Dear Mr. Delwiche:

On behalf of OHM Holdings, Environmental Forensics Investigations, Inc. (EnviroForensics) is pleased to submit this case closure request for the former One Hour Martinizing property located at 1256 Capitol Drive in Pewaukee, Wisconsin. The Closure Request/ GIS Registry package and required fees are enclosed.

A notification letter was delivered to the current source property owner as required in the notification section of the GIS Registry Checklist. A copy of the notification letter is included in the Registry documentation. EnviroForensics contacted the current property owner and confirmed that the letter was received, and followed up several times to request a signed response. However, EnviroForensics had not received a response as of the date of this letter. Email communication documenting that the letter was received by the current property owner is also included.

If you have any questions or require additional information, please feel free to contact me at 414-982-3988.

Sincerely,

A handwritten signature in cursive script, appearing to read "Wayne Fassbender".

Wayne Fassbender, PG, PMP
Senior Project Manager



Enclosures