

GIS REGISTRY
Cover Sheet

August 2011
(RR-5367)

Source Property Information

CLOSURE DATE:

BRRTS #:
ACTIVITY NAME:
PROPERTY ADDRESS:
MUNICIPALITY:
PARCEL ID #:

FID #:

DATCP #:

PECFA#:

***WTM COORDINATES:**

WTM COORDINATES REPRESENT:

X: Y:

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

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

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" form)*

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

Land Use Controls:

N/A (Not Applicable)

Cover or Barrier (222)

Soil: maintain industrial zoning (220)

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

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

Vapor Mitigation (226)

Structural Impediment (224)

Maintain Liability Exemption (230)

Site Specific Condition (228)

*(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 #: 02-41-552190 (No Dashes) PARCEL ID #: 236-9990 & 2400185-001

ACTIVITY NAME: Hoffman Valet Cleaners

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 Layout & Sample Locations**
 - 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: Remaining In-Place Soil Chemistry**

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ACTIVITY NAME: Hoffman Valet 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 #: 4 **Title: Groundwater Chemistry January 10, 2012**

- 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 #: 5 **Title: Groundwater Elevation January 10, 2012**

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 Chemistry 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 Analytical Results**

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

Table #: 3 **Title: Groundwater Elevation Data**

IMPROPERLY ABANDONED MONITORING WELLS

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

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

- Not Applicable**

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

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

Figure #: **Title:**

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

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

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

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ACTIVITY NAME: Hoffman Valet Cleaners

NOTIFICATIONS

Source Property

Not Applicable

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

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

Off-Source Property

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

Not Applicable

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

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

Number of "Off-Source" Letters: 1

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: None

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

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BRRTS #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
A	<input type="text" value="4443 North Oakland Avenue Shorewood, WI"/>	<input type="text" value="236-9991-000"/>	<input type="text" value="691905"/>	<input type="text" value="293708"/>
B	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
C	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
D	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
F	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
H	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
I	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



February 11, 2013

Mr. Ralph Hoffman
2010 Woodbury Lane
Glendale, WI 53209

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

Subject: Final Case Closure with Continuing Obligations for Hoffman Valet Cleaners, 4433
North Oakland Avenue Shorewood, WI

FID: 241340880
BRRTS: 02-41-552190

Dear Mr. Hoffman:

The Wisconsin Department of Natural Resources ("the Department") considers the Hoffman Valet Cleaners 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 and any attached maintenance plan to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under Ch. NR 726, Wisconsin Administrative Code. The Southeast Regional Closure Committee reviewed the request for closure on August 7, 2012. The Southeast Regional Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the Department on January 4, 2013, and documentation that the conditions in that letter were met was received on January 7, 2013. A 30-day waiting period for the adjacent property owner to respond to the addition of their property on the Department's GIS Registry for affected property owners ended on February 6, 2013.

This drycleaner site had soil and groundwater contaminated with tetrachloroethene (PCE). The current operator removed the indoor wet dry cleaning equipment and the facility is used as a drop-off/pick-up point. Estimated contaminated soil left in-place underneath the building is 111 cubic yards; north of the building outside the back door is 44 cubic yards. Monitored natural attenuation accounted for the groundwater contamination. Vapor analysis for subslab and indoor air indicated no Wisconsin Department of Natural Resources and Wisconsin Department of Health and Family Services exceedances for nonindustrial sites. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

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

- Groundwater contamination is present above Ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the DNR must approve any changes to this barrier.
- If a structural impediment that obstructed a complete site investigation or cleanup is removed or modified, additional environmental work must be completed.

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 also on file at the Southeast Regional DNR Office, located at 2300 Dr. M. L. King Drive Milwaukee, Wisconsin. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where the pavement and building foundation is required, as shown on the **attached map Figure 6, unless prior written approval has been obtained from the DNR:**

- Removal of the existing barrier;
- Replacement with another barrier;
- Excavating or grading of the land surface;
- Filling on covered or paved areas;
- Plowing for agricultural cultivation;
- Construction or placement of a building or other structure;
- Changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

Closure Conditions

Residual Groundwater Contamination (Ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present both on this contaminated property and off this contaminated property, as shown on the **attached map Figure 4**. Affected property owners were notified of the presence of groundwater contamination. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

Residual Soil Contamination (Ch. NR 718, chs. 500 to 536, Wis. Adm. Code or Ch. 289, Wis. Stats.)

Soil contamination remains under the building foundation at HP-1, GP-2, and HP-2, and north of the double doors at GP-3 and MW-9, as indicated 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 need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats.)

The pavement and building foundation that exists in the location shown on the **attached map Figure 6**, shall be maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in Ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. In this case, the building is also considered a structural impediment, and additional investigation and response requirements apply as described in the section titled Structural Impediments.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. Before using the property for such purposes, you must notify the DNR to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

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

Structural Impediments (s. 292.12 (2) (b), Wis. Stats.)

The building foundation as shown on the **attached map Figure 6**, made complete investigation and/or remediation of the soil contamination on this property impracticable. If the structural impediment is to

Hoffman Valet Cleaners
4433 North Oakland Avenue
Shorewood, WI
FID: 241340880
BRRTS: 02-41-552190

be removed, the property owner shall notify the DNR before removal and conduct an investigation of the degree and extent of tetrachloroethene (PCE) contamination below the structural impediment. If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules.

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

Please send written notifications in accordance with the above requirements to the Southeast Regional RR Program Office, to the attention of the Environmental Program Assistant.

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 Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact John J. Hnat at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Environmental Program Assistant Vicky Stovall (414-263-8688) at the above address.

Sincerely,



Pamela A. Mylotta
Southeast Region
Remediation and Redevelopment Team Supervisor

Enclosure: Cap Maintenance Plan July 6, 2012, with attachments
Continuing Obligations for Environmental Protection, PUB-RR-819, August 2012

C: Kendrick Ebbott, Alpha Terra Science
WDNR SER Files

CAP MAINTENANCE PLAN

July 6, 2012

Property Located at:

4433 N. Oakland Avenue, Shorewood, WI 53211

WDNR BRRTS #s: 02-41-552190

Legal Description Parcel 1: That part of the North East One-quarter (1/4) of Section Four (4), in Township Seven (7) North, Range Twenty-two (22) East, bounded and described as follows: Commencing at the South East corner of the North East 1/4 Section 4-7-22, in the Village of Shorewood; thence South 89° 58' West along the South line of said 1/4 Section 40 feet to the place of beginning of land to be described; thence North 0° 5' East and parallel to the East line of said 1/4 Section 42.03 feet; thence South 89° 58' West 133.25 feet; thence South 9° 12' West 42.58 feet to the South line of said 1/4 Section; thence North 89° 58' East 140 feet to the place of beginning.

Parcel 2: Lots One (1) and Two (2), in Block One (1) in the Revised and Consolidated Plat of Shorewood Gardens Subdivision, of a part of the North Thirty (30) acres of the South East One-quarter (1/4) of Section Four (4), in Township Seven (7) North, Range Twenty-two (22) East, in the Village of Shorewood, County of Milwaukee, State of Wisconsin.

Parcel ID #: 236-9990 & 240-0185-001

Village of Shorewood, Milwaukee County, Wisconsin

Introduction

This document is the Maintenance Plan for a pavement and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code.

The maintenance activities relate to the existing building and paved surfaces over the contaminated soil and groundwater plume on-site (Figure 1 and Figure 3).

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

- The case file in the DNR Southeast Region Service Center office
- BRRTS on the Web (DNR's internet-based data base of contaminated sites at <http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do>)

- GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrmaps.wisconsin.gov/imf/imfApplyTheme.jsp?index=1> and
- The DNR Project Manager for this site in Milwaukee County, currently Mr. John Hnat at (414) 263-8644

Description of Contamination

Soil contaminated by tetrachloroethene is located beneath the building floor and a small area immediately outside the building northeast corner at the 4433 N. Oakland Avenue former dry cleaning facility. The soil contamination is present at a depth of approximately 0.5 to 16 feet below grade and extends below the water table surface (Figure 3, Table 1). Contaminated soil was not detected in tests across the rest of the property, nor on the property to the north.

Groundwater contaminated by tetrachloroethene is located at the water table surface at a depth of approximately 4.5 to 11 feet below grade. Groundwater contamination extends to the north to the property line, but no contamination was present on the neighboring property to the north. The extent of contaminated groundwater is displayed on Figure 4.

Description of the Cover System to be Maintained

The locations of the concrete surfaces to be maintained in accordance with this Maintenance Plan are identified on Figure 6, and include the concrete floor of the building at 4433 N. Oakland Avenue and the concrete pad immediately north of the building northeast corner.

These barriers over contaminated soil serve as a partial infiltration barrier to minimize additional soil-to-groundwater contaminant migration that could further violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. The impervious cover over the contaminated soil also serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspections

The concrete surfaces overlying contaminated soil and groundwater as depicted on Figure 6 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks, erosion channels, and other potential problems that may allow additional direct contact or infiltration of precipitation through the underlying contaminated material. The inspections will be performed by the property owner to evaluate any damage due to settling, exposure to the weather, wear from traffic, increasing age, or 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 A, 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 shall be kept on-site and presented to the Wisconsin Department of Natural Resources (“WDNR”) upon request, unless otherwise directed in the case closure letter.

Maintenance Activities

If problems are noted during the annual inspections of the cap or at any other time during the year, repairs will be scheduled as soon as practical. Repairs to the cap may 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 potential for 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 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, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where pavement 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.

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

Current as of July 6, 2012

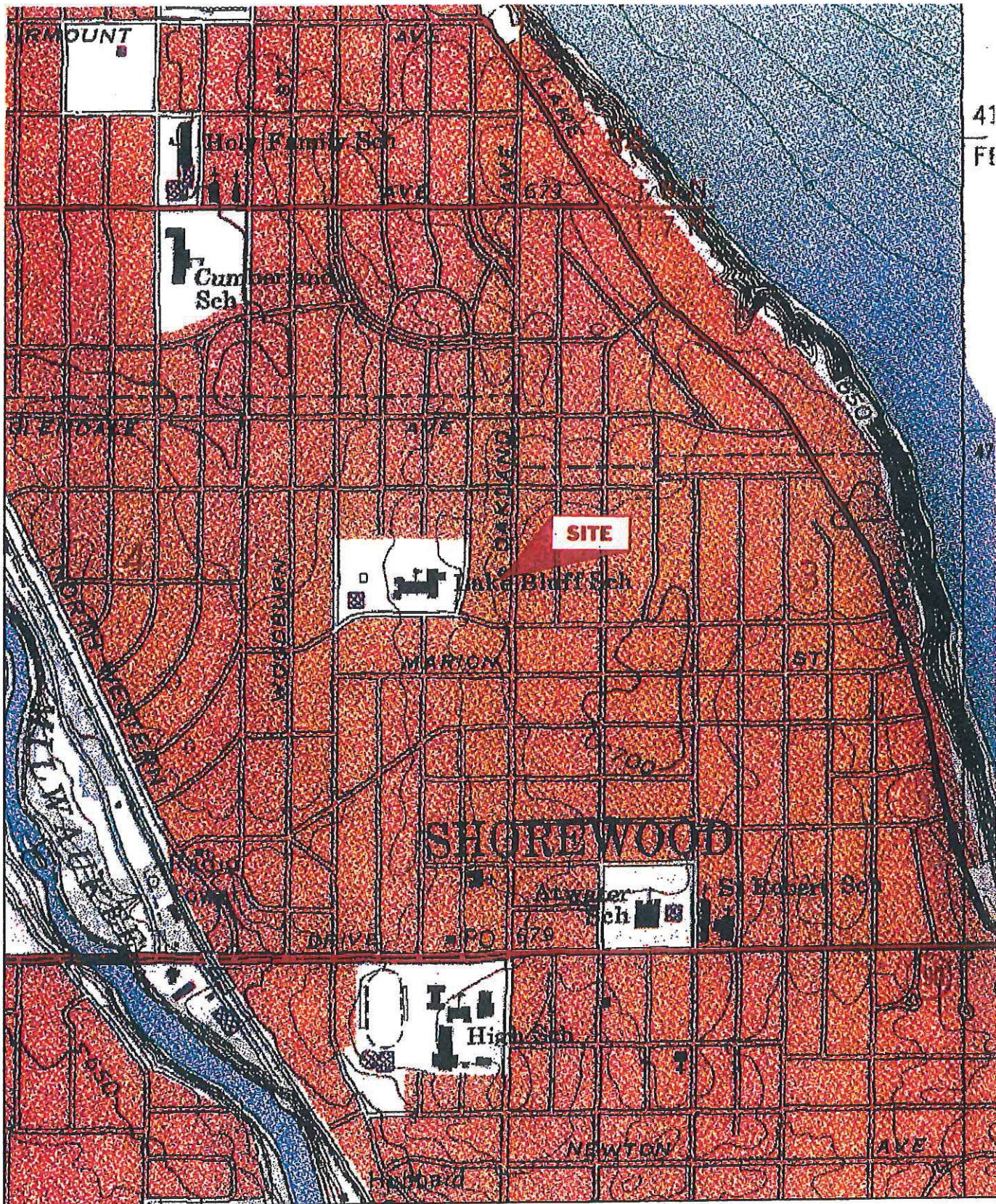
Site Owner: Ralph & Harleene Hoffman Living Trust
2010 Woodbury Lane
Glendale, WI 53209
(414) 581-2777

Consultant: Alpha Terra Science
1237 Pilgrim Road
Plymouth, WI 53073
(920) 892-2444
Attn: Mr. Kendrick Ebbott

WDNR: Wisconsin Department of Natural Resources
2300 N. Dr. Martin Luther King Drive
Milwaukee, WI 53212
(920) 263-8644
Attn: Mr. John Hnat, Hydrogeologist, RR Program

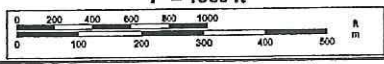
Attachments: Exhibit A: Barrier Inspection and Maintenance Log
Figure 1: Site Location and Local Topography
Figure 3: Remaining In Place Soil Chemistry
Figure 4: Groundwater Chemistry January 10, 2012
Figure 6: Cap Area
Table 1: Soil Chemistry Analytical Results
Table 2: Groundwater Analytical Results

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www.delorme.com

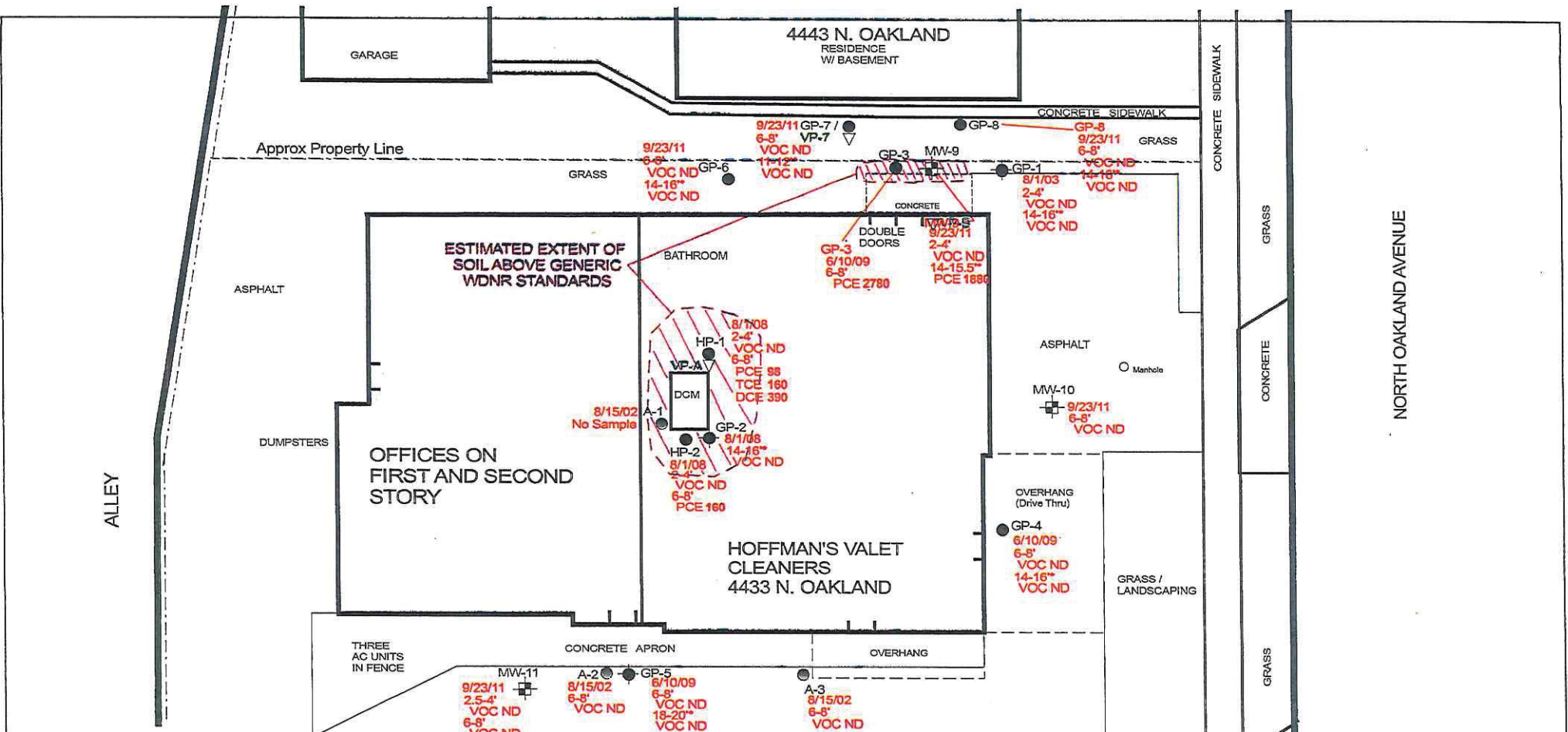
Scale 1 : 12,000
1" = 1000 ft



SOURCE: DeLorme 3-D Topoquads, 2002
from USGS 7.5' Topographic Maps



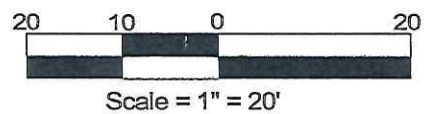
TITLE: SITE LOCATION MAP			
SITE: HOFFMAN VALET CLEANERS 4433 Oakland Ave, Shorewood, WI			
SCALE: 1:12,000	ATS PROJECT NUMBER: HVC 2009-01	DATE: 7/27/09	DWG#: ...siteloc.skf
		DRAWN BY: KAE	FIGURE 1



LEGEND

- A-3 SOIL BORING (ABANDONED) ARCADIS AUGUST 2002
- HP-1 SOIL BORING (ABANDONED)
- GP-5 SOIL BORING (ABANDONED) W/ WATER SAMPLE
- MW-11 SMALL DIAMETER WELL (EXISTING)
- VP-B VAPOR PROBE

9/23/11 Sample Date
 2-4' Sample Depth
 • SATURATED SOIL SAMPLE
 * VOC ND Total VOC's Not Detected
 PCE Tetrachloroethene (ug/kg)
 TCE Trichloroethene (ug/kg)
 DCE Cis 1,2-Dichloroethene (ug/kg)
BOLD Exceeds migration to groundwater or NR720 generic soil residual contaminant level



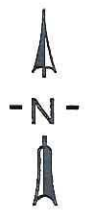
Remaining In-Place Soil Chemistry

Hoffman's Valet Cleaners - Shorewood, WI

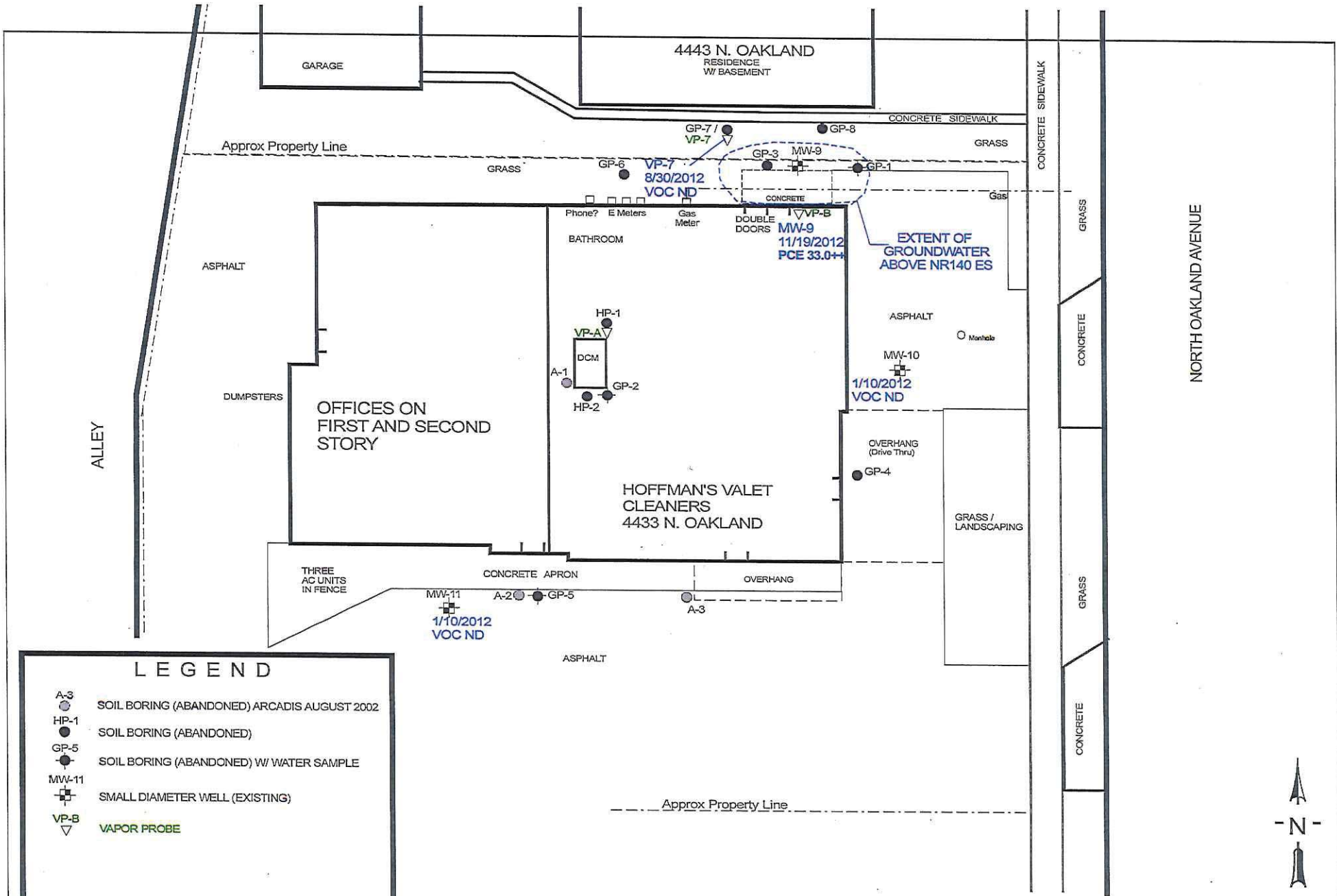
ALPHA TERRA

SCIENCE

DATE: 7/5/12 file ref: Base Map.skf
 DRAWN BY: KAF FIGURE 2



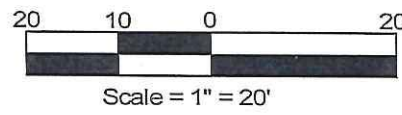
SCALE: 1"=20'



LEGEND

- A-3 SOIL BORING (ABANDONED) ARCADIS AUGUST 2002
- HP-1 SOIL BORING (ABANDONED)
- GP-5 SOIL BORING (ABANDONED) W/ WATER SAMPLE
- MW-11 SMALL DIAMETER WELL (EXISTING)
- VP-B VAPOR PROBE

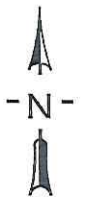
1/10/2012 Most Recent Groundwater Sample Date
 VOC ND No VOCs Detected
 PCE 5.7+ Concentration of Detected Tetrachloroethene (ug/l)
 ++ Exceeds NR140 Enforcement Standard



TITLE:	GROUNDWATER CHEMISTRY MOST RECENT RESULTS
SITE:	Hoffman's Valet Cleaners - Shorewood, WI
SCALE:	1"=20'

ALPHA TERRA
SCIENCE

DATE: 12/10/12	file ref: Base Map.skf
DRAWN BY: KAE	FIGURE 4



ALLEY

GARAGE

RESIDENCE W/ BASEMENT

CONCRETE SIDEWALK

Approx Property Line

GP-7 / VP-7

GP-8

GRASS

GRASS

GP-6

GP-3

MW-9

GP-1

CONCRETE SIDEWALK

GRASS

CONCRETE

NORTH OAKLAND AVENUE

ASPHALT

BATHROOM

CONCRETE CAP

DOUBLE DOORS

HP-1

ASPHALT

Manhole

DUMPSTERS

OFFICES ON FIRST AND SECOND STORY

A-1

DCM

GP-2

HP-2

OVERHANG (Drive Thru)

GP-4

GRASS / LANDSCAPING

HOFFMAN'S VALET CLEANERS
4433 N. OAKLAND

THREE AC UNITS IN FENCE

CONCRETE APRON

OVERHANG

MW-11

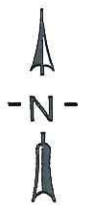
A-2

GP-5

A-3

ASPHALT

Approx Property Line

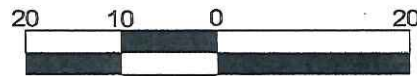


LEGEND

- A-3 SOIL BORING by ARCADIS AUGUST 2002
- HP-1 SOIL BORING
- GP-5 SOIL BORING WITH GRAB WATER SAMPLE
- MW-11 SMALL DIAMETER WELL
- VP-B VAPOR PROBE

CONCRETE CAP

AREA OF CONCRETE CAP



Scale = 1" = 20'

Cap Area

Hoffman's Valet Cleaners - Shorewood, WI



DATE: 7/5/12

file ref: Base Map.skf

DRAWN BY: KAE

FIGURE 6



January 4, 2013

Mr. Ralph Hoffman
2010 Woodbury Lane
Glendale, WI 53209

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure for Hoffman Valet Cleaners, 4433 Oakland Avenue Shorewood, WI

FID: 241340880
BRRTS: 02-41-552190

Dear Mr. Hoffman:

On August 7, 2012, the Wisconsin Department of Natural Resources ("the Department") Regional Closure Committee reviewed your request for closure of the case described above. The Regional Closure Committee determined that additional groundwater sampling was to be completed after denying case closure. On December 10, 2012, Alpha Terra submitted the results of the additional groundwater sampling. Based on the additional groundwater sampling the Department has determined that the chlorinated solvents from the vicinity of the former drycleaning machine and outdoor spillage area appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

Conditions

- The groundwater monitoring wells and any other remediation systems at the site must be properly abandoned in compliance with Ch. NR 141, Wis. Admin. Code. Documentation of well abandonment must be submitted to this office on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw within 60-days on receipt of this letter as required in s. NR 726.05(8)(a)1 and s. NR 141.25 Wisconsin Administrative Code. The Department requires the abandonment of these wells before issuing a final closure letter.
- Submittal of the revised soil and groundwater contour maps to reflect the inferred horizontal extent of the contamination on the source and adjacent properties.
- Submit a revised groundwater analytical table to reflect the additional sampling information.
- Submit a revised water elevation table.
- A copy of the letter to the "off-source" property owner affected by the contamination. The submittal must include the deed of this "off-source" property and confirmation that the letter was received by the affected property owner. This notification must include warnings that excavation of potentially contaminated soil or groundwater may pose inhalation or other direct contact hazards and will require soil and groundwater sampling and analysis, as well as proper storage, treatment, or disposal of any excavated materials, based upon the results of the analysis.

When the above conditions have been satisfied, please submit the appropriate documentation to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR's Remediation and Redevelopment GIS Registry. 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>.

Continuing Obligations and Responsibilities

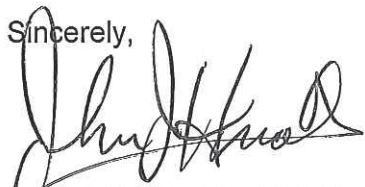
As part of the approval of the closure of this case, you will be responsible for maintaining the following continuing obligations:

- Groundwater contamination is present above Ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the DNR must approve any changes to this barrier. The Cap Maintenance Plan will require annual inspections with the documentation of the inspection to be kept onsite.
- If a structural impediment that obstructed a complete site investigation or cleanup is removed or modified, additional environmental work must be completed.
- Site-specific exposure assumptions were used. Current land or property use must be maintained to be protective. If changes to the current property use or land use are planned, an assessment must be made of whether the closure is still protective.

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 Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to me at the above address.

Sincerely,



John J. Hnat, P.G., C.P.G.
Project Manager/Hydrogeologist
Southeast Region
Remediation and Redevelopment

C: Ken Ebbott, Alpha Terra
WDNR SER Files

CAP MAINTENANCE PLAN

July 6, 2012

Property Located at:

4433 N. Oakland Avenue, Shorewood, WI 53211

WDNR BRRTS #s: 02-41-552190

Legal Description Parcel 1: That part of the North East One-quarter (1/4) of Section Four (4), in Township Seven (7) North, Range Twenty-two (22) East, bounded and described as follows: Commencing at the South East corner of the North East 1/4 Section 4-7-22, in the Village of Shorewood; thence South 89° 58' West along the South line of said 1/4 Section 40 feet to the place of beginning of land to be described; thence North 0° 5' East and parallel to the East line of said 1/4 Section 42.03 feet; thence South 89° 58' West 133.25 feet; thence South 9° 12' West 42.58 feet to the South line of said 1/4 Section; thence North 89° 58' East 140 feet to the place of beginning.

Parcel 2: Lots One (1) and Two (2), in Block One (1) in the Revised and Consolidated Plat of Shorewood Gardens Subdivision, of a part of the North Thirty (30) acres of the South East One-quarter (1/4) of Section Four (4), in Township Seven (7) North, Range Twenty-two (22) East, in the Village of Shorewood, County of Milwaukee, State of Wisconsin.

Parcel ID #: 236-9990 & 240-0185-001

Village of Shorewood, Milwaukee County, Wisconsin

Introduction

This document is the Maintenance Plan for a pavement and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code.

The maintenance activities relate to the existing building and paved surfaces over the contaminated soil and groundwater plume on-site (Figure 1 and Figure 3).

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

- The case file in the DNR Southeast Region Service Center office
- BRRTS on the Web (DNR's internet-based data base of contaminated sites at <http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do>)

- GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrm.wisconsin.gov/imf/imfApplyTheme.jsp?index=1> and
- The DNR Project Manager for this site in Milwaukee County, currently Mr. John Hnat at (414) 263-8644

Description of Contamination

Soil contaminated by tetrachloroethene is located beneath the building floor and a small area immediately outside the building northeast corner at the 4433 N. Oakland Avenue former dry cleaning facility. The soil contamination is present at a depth of approximately 0.5 to 16 feet below grade and extends below the water table surface (Figure 3, Table 1). Contaminated soil was not detected in tests across the rest of the property, nor on the property to the north.

Groundwater contaminated by tetrachloroethene is located at the water table surface at a depth of approximately 4.5 to 11 feet below grade. Groundwater contamination extends to the north to the property line, but no contamination was present on the neighboring property to the north. The extent of contaminated groundwater is displayed on Figure 4.

Description of the Cover System to be Maintained

The locations of the concrete surfaces to be maintained in accordance with this Maintenance Plan are identified on Figure 6, and include the concrete floor of the building at 4433 N. Oakland Avenue and the concrete pad immediately north of the building northeast corner.

These barriers over contaminated soil serve as a partial infiltration barrier to minimize additional soil-to-groundwater contaminant migration that could further violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. The impervious cover over the contaminated soil also serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspections

The concrete surfaces overlying contaminated soil and groundwater as depicted on Figure 6 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks, erosion channels, and other potential problems that may allow additional direct contact or infiltration of precipitation through the underlying contaminated material. The inspections will be performed by the property owner to evaluate any damage due to settling, exposure to the weather, wear from traffic, increasing age, or 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 A, 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 shall be kept on-site and presented to the Wisconsin Department of Natural Resources (“WDNR”) upon request, unless otherwise directed in the case closure letter.

Maintenance Activities

If problems are noted during the annual inspections of the cap or at any other time during the year, repairs will be scheduled as soon as practical. Repairs to the cap may 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 potential for 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 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, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where pavement 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.

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

Current as of July 6, 2012

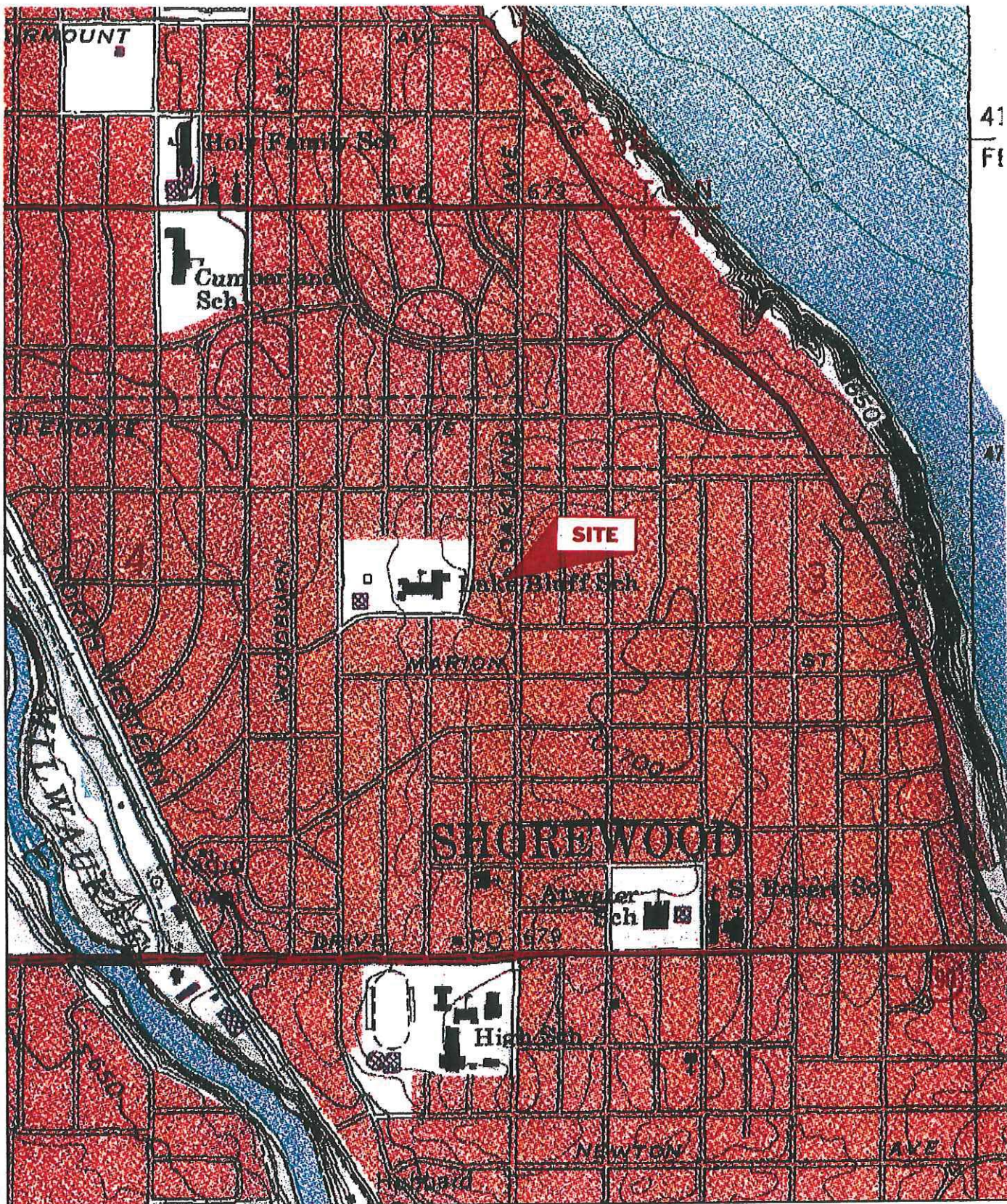
Site Owner: Ralph & Harleene Hoffman Living Trust
2010 Woodbury Lane
Glendale, WI 53209
(414) 581-2777

Consultant: Alpha Terra Science
1237 Pilgrim Road
Plymouth, WI 53073
(920) 892-2444
Attn: Mr. Kendrick Ebbott

WDNR: Wisconsin Department of Natural Resources
2300 N. Dr. Martin Luther King Drive
Milwaukee, WI 53212
(920) 263-8644
Attn: Mr. John Hnat, Hydrogeologist, RR Program

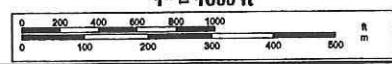
Attachments: Exhibit A: Barrier Inspection and Maintenance Log
Figure 1: Site Location and Local Topography
Figure 3: Remaining In Place Soil Chemistry
Figure 4: Groundwater Chemistry January 10, 2012
Figure 6: Cap Area
Table 1: Soil Chemistry Analytical Results
Table 2: Groundwater Analytical Results

41
Fl

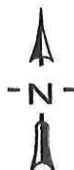


© 2002 DeLorme. 3-D TopoQuads ©. Data copyright of content owner.
www.delorme.com

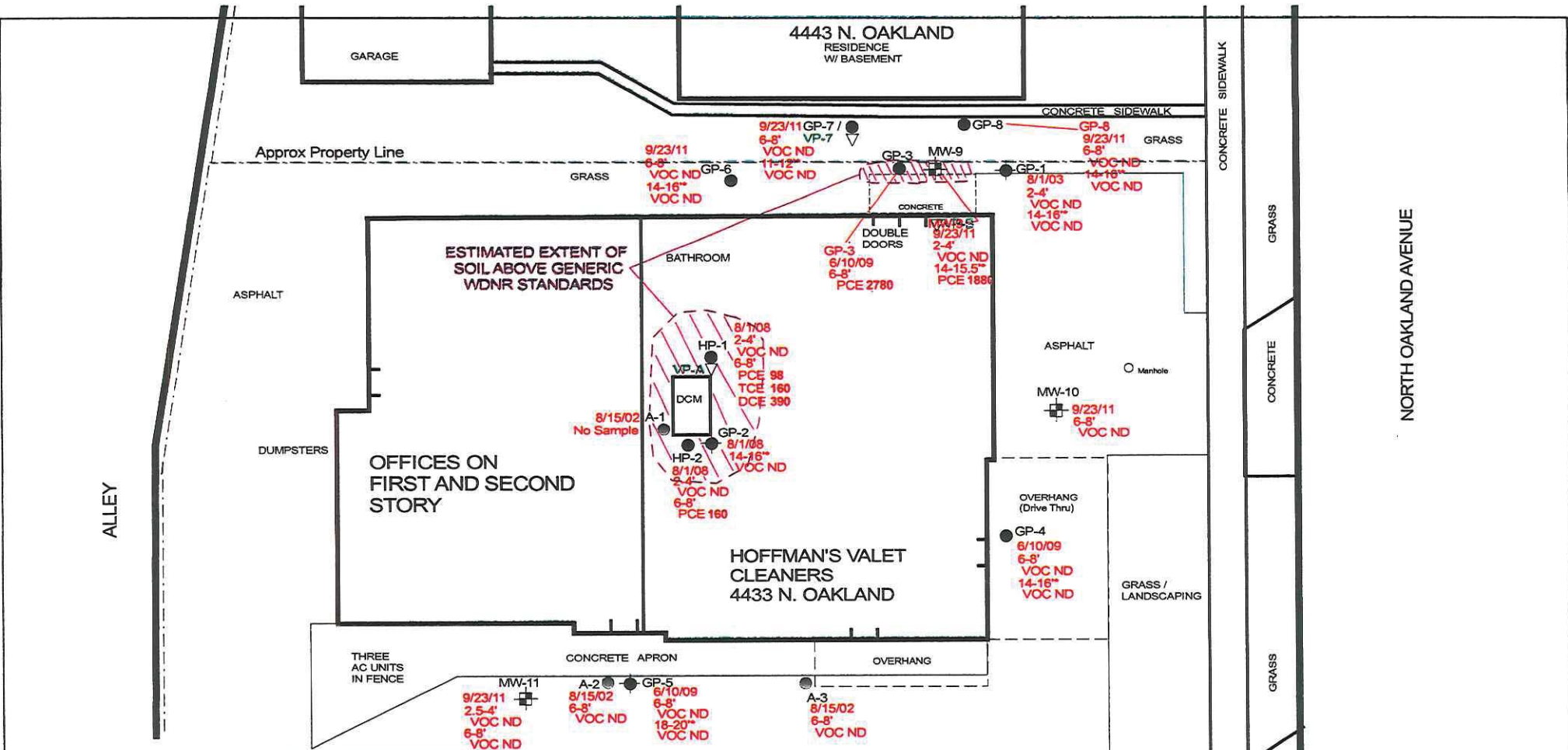
Scale 1 : 12,000
1" = 1000 ft



SOURCE: DeLorme 3-D Topoquads, 2002
from USGS 7.5' Topographic Maps

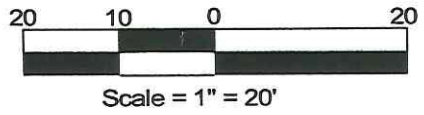


TITLE: SITE LOCATION MAP			
SITE: HOFFMAN VALET CLEANERS 4433 Oakland Ave, Shorewood, WI			
SCALE: 1:12,000	ATS PROJECT NUMBER: HVC 2009-01	DATE: 7/27/09	DWG #: ...siteloc.skf
		DRAWN BY: KAE	FIGURE 1



LEGEND

- A-3 SOIL BORING (ABANDONED) ARCADIS AUGUST 2002
 - HP-1 SOIL BORING (ABANDONED)
 - GP-5 SOIL BORING (ABANDONED) W/ WATER SAMPLE
 - MW-11 SMALL DIAMETER WELL (EXISTING)
 - VP-8 VAPOR PROBE
- 9/23/11 Sample Date
 2-4' Sample Depth
 • SATURATED SOIL SAMPLE
 VOC ND Total VOC's Not Detected
 PCE Tetrachloroethene (ug/kg)
 TCE Trichloroethene (ug/kg)
 DCE Cis 1,2-Dichloroethene (ug/kg)
BOLD Exceeds migration to groundwater or NR720 generic soil residual contaminant level

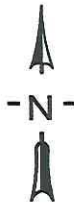


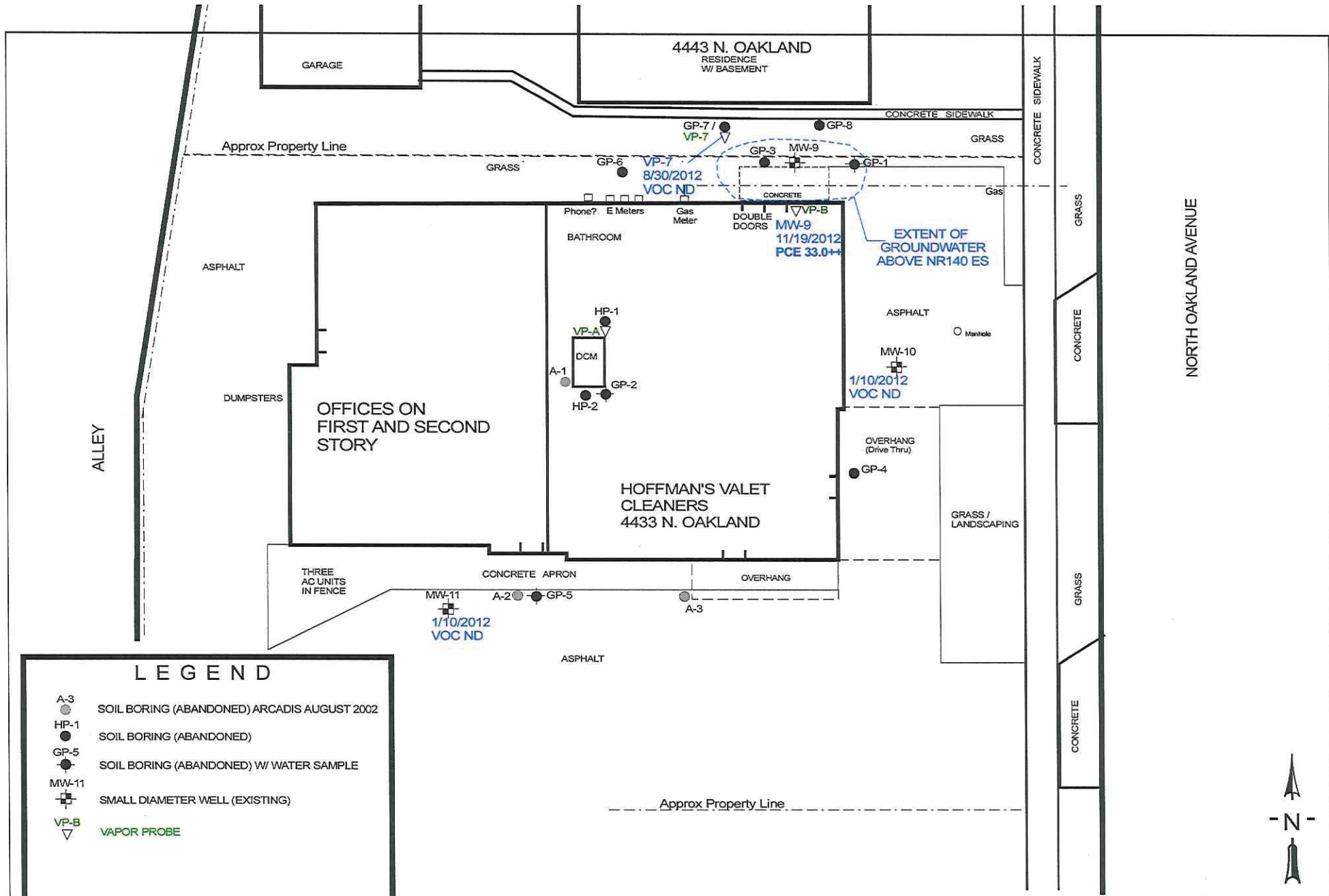
Remaining In-Place Soil Chemistry

Hoffman's Valet Cleaners - Shorewood, WI

ALPHA TERRA
SCIENCE

DATE: 7/5/12	file ref: Base Map.skf
DRAWN BY: KAE	
FIGURE 3	

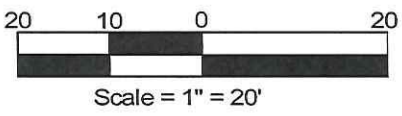




LEGEND

- A-3 SOIL BORING (ABANDONED) ARCADIS AUGUST 2002
- HP-1 SOIL BORING (ABANDONED)
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- MW-11 SMALL DIAMETER WELL (EXISTING)
- ▽ VP-B VAPOR PROBE

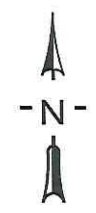
1/10/2012 Most Recent Groundwater Sample Date
 VOC ND No VOCs Detected
 PCE 5.7++ Concentration of Detected Tetrachloroethene (ug/l)
 ++ Exceeds NR140 Enforcement Standard

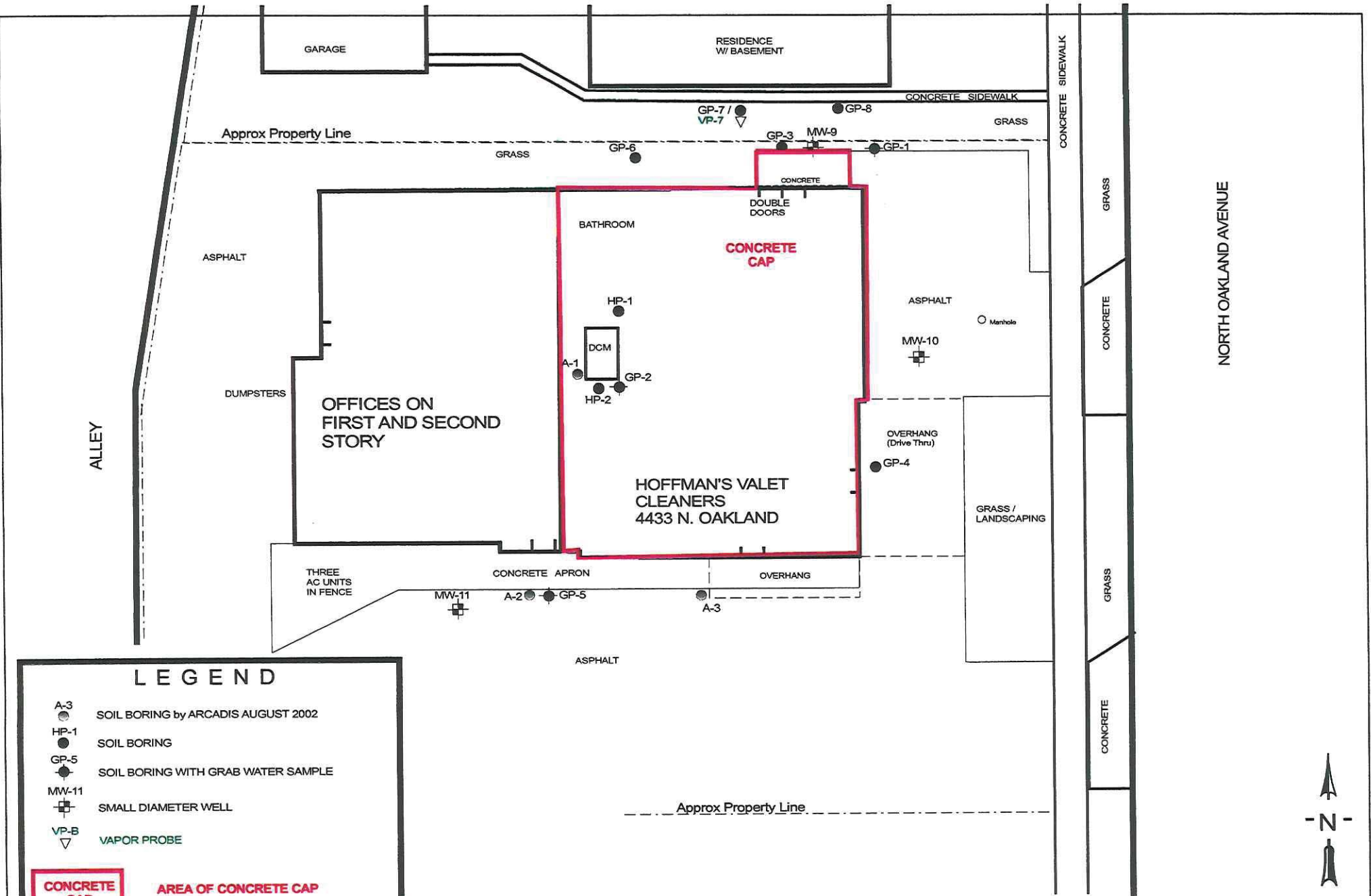


TITLE:	GROUNDWATER CHEMISTRY MOST RECENT RESULTS
SITE:	Hoffman's Valet Cleaners - Shorewood, WI
SCALE:	1"=20'

ALPHA TERRA
SCIENCE

DATE: 12/10/12	file ref: Base Map.skf
DRAWN BY: KAE	FIGURE 4

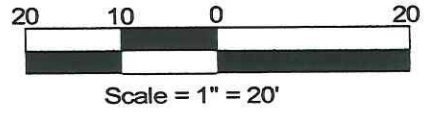




LEGEND


- A-3 SOIL BORING by ARCADIS AUGUST 2002
- HP-1 SOIL BORING
- GP-5 SOIL BORING WITH GRAB WATER SAMPLE
- MW-11 SMALL DIAMETER WELL
- VP-B VAPOR PROBE

CONCRETE CAP **AREA OF CONCRETE CAP**



Cap Area

Hoffman's Valet Cleaners - Shorewood, WI


ALPHA TERRA
 SCIENCE

DATE: 7/5/12	file ref: Base Map.skf
DRAWN BY: KAE	FIGURE 6

SCALE: 1"=20'



000039252

7868374

Document Number

WARRANTY DEED

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 9:15 AM

02-01-2000

REEL _____ IMAGE _____

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 10.00

This Deed, made between Ralph L. Hoffman and Harleene S. Hoffman, his wife, Grantor, and RALPH L. HOFFMAN and HARLEENE HOFFMAN, Trustees or their successors in trust, under the RALPH AND HARLEENE HOFFMAN LIVING TRUST, dated January 27, 2000, Grantee.

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:

PARCEL 1: That part of the North East One-quarter (1/4) of Section Four (4), in Township Seven (7) North, Range Twenty-two (22) East, bounded and described as follows: Commencing at the South East corner of the North East 1/4 Section 4-7-22, in the Village of Shorewood; thence South 89° 58' West along the South line of said 1/4 Section 40 feet to the place of beginning of land to be described; thence North 0° 5' East and parallel to the East line of said 1/4 Section 42.03 feet; thence South 89° 58' West 133.25 feet; thence South 9° 12' West 42.58 feet to the South line of said 1/4 Section; thence North 89° 58' East 140 feet to the place of beginning.

PARCEL 2: Lots One (1) and Two (2), in Block One (1) in the Revised and Consolidated Plat of Shorewood Gardens Subdivision, of a part of the North Thirty (30) acres of the South East One-quarter (1/4) of Section Four (4), in Township Seven (7) North, Range Twenty-two (22) East, in the Village of Shorewood, County of Milwaukee, State of Wisconsin.

Recording Area
Name and Return Address

Mark J. Rogers
Angermeler & Rogers
312 East Wisconsin Avenue
Suite 210
Milwaukee, WI 53202

Parcel No. 1: 236-9990

Parcel No. 2: 240-0185
(Parcel Identification Number)

FEE
77.25 (16)
EXEMPT

This is not homestead property.

Together with all and singular hereditaments and appurtenances thereunto belonging;

And Grantors warrant that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities serving the property, and all building and use restrictions, and all other easements, restrictions, and covenants of record, and will warrant and defend the same.

Dated this 27th day of January, 2000.

Ralph L. Hoff

*Ralph L. Hoffman

Harleene S. Hoffman

*Harleene S. Hoffman

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

authenticated this _____ day of _____

signature _____

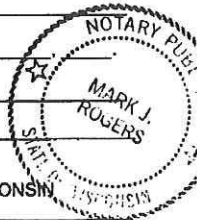
type or print name _____

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY
Mark J. Rogers, Angermeler & Rogers
312 E. Wisconsin Ave., Milwaukee, WI 53202

STATE OF WISCONSIN
MILWAUKEE COUNTY
Personally came before me this 27th day of January, 2000,
the above named Ralph L. Hoffman and Harleene S.
Hoffman to me known to be the persons who executed the
foregoing instrument and acknowledge the same.



Mark J. Rogers

signature
type or print name Mark J. Rogers

Notary Public Milwaukee County, Wisconsin.
My commission is permanent.

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

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

Milwaukee County Land Information Parcel Report

TAXKEY: 2400185001

Report generated 7/30/2012 3:51:05 PM

Parcel Information
2A



Parcel location within Milwaukee County



Selected parcel highlighted

Parcel Information

TAXKEY: 2400185001

Record Date: 12/31/2010

Owner(s): RALPH & HARLEENE S HOFFMAN LIVING TRUST

Address: 4433 N OAKLAND AV

Municipality: Shorewood

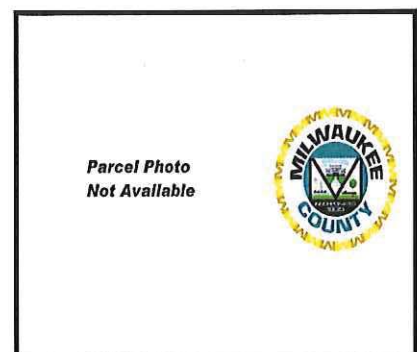
Acres: 0.00

Assessed Value: \$960,000

Parcel Description: COMMERCIAL

Zoning Description:

Legal Description: REVISED & CONSOLIDATED PLAT OF SHOREWOOD GARDENS SUBD SE 1/4 4-7-22 LOTS 1 & 2 BLK 1 & LANDS IN NE1/4 SECTION 4-7-22 DESC AS COM INTERS...

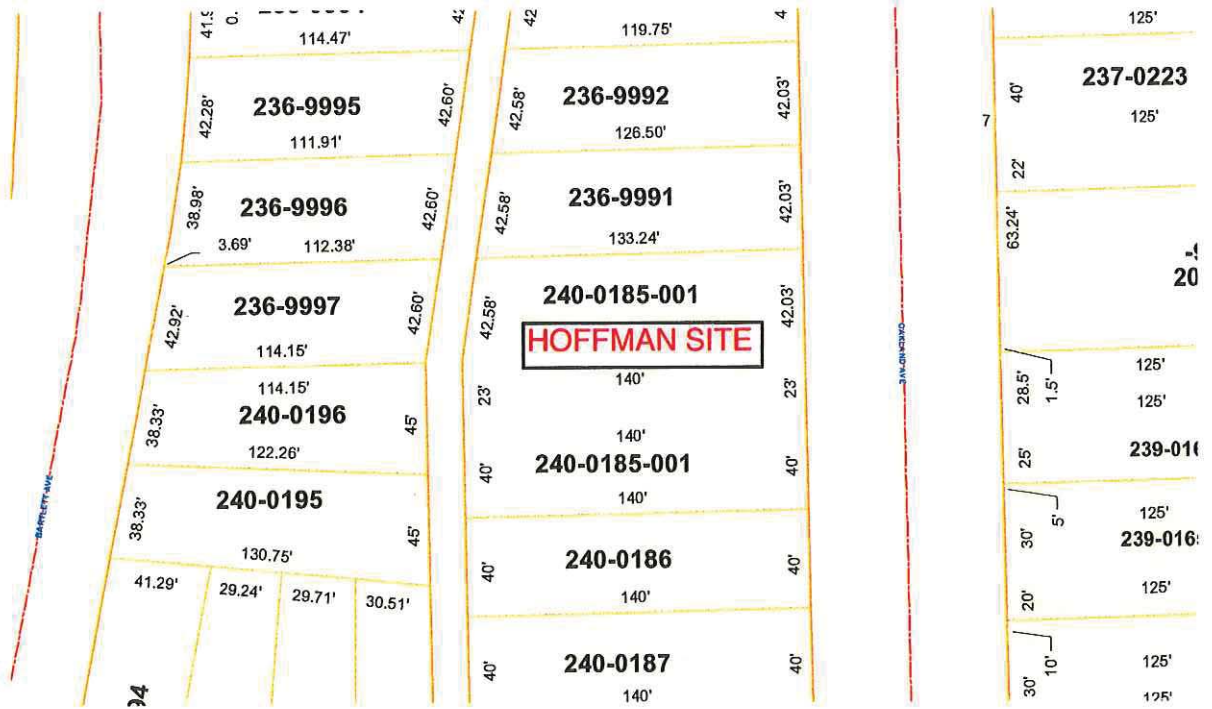


Parcel photo

Parcel DATA MAP 2

Parcel Data

Tax Key: 240-0185-001
 Owner: RALPH & HARLEENE S HOFFMAN LIVING TRUST
 Owner Address: 14000 N 94TH ST UNIT 3092
 SCOTTSDALE AZ 85260
 Property Address: 4433-39 N Oakland Ave
 Landuse: Commercial
 Zoning: B-2



Legal Description of Property**Parcel #'s: 236-9990 and 240-0185-001****Address: 4433 North Oakland Avenue**

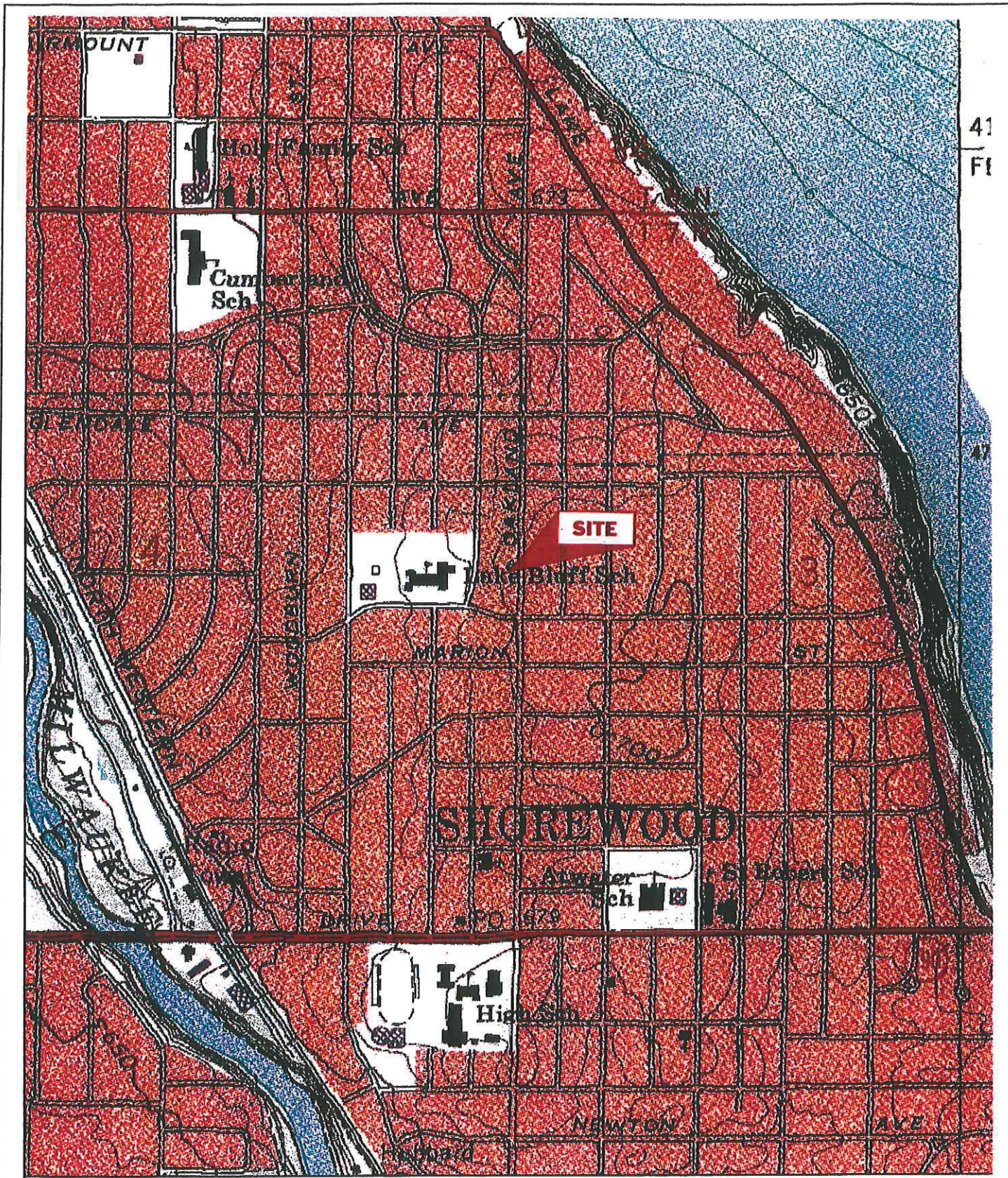
As a responsible party and property owner for the soil and groundwater contamination at the Hoffman Valet Cleaners site at 4433 N. Oakland Avenue, Shorewood, Wisconsin, I believe that the legal description provided below describes the correct contaminated property.

Legal Description Parcel 1: That part of the North East One-quarter (1/4) of Section Four (4), in Township Seven (7) North, Range Twenty-two (22) East, bounded and described as follows: Commencing at the South East corner of the North East 1/4 Section 4-7-22, in the Village of Shorewood; thence South 89° 58' West along the South line of said 1/4 Section 40 feet to the place of beginning of land to be described; thence North 0° 5' East and parallel to the East line of said 1/4 Section 42.03 feet; thence South 89° 58' West 133.25 feet; thence South 9° 12' West 42.58 feet to the South line of said 1/4 Section; thence North 89° 58' East 140 feet to the place of beginning.

Parcel 2: Lots One (1) and Two (2), in Block One (1) in the Revised and Consolidated Plat of Shorewood Gardens Subdivision, of a part of the North Thirty (30) acres of the South East One-quarter (1/4) of Section Four (4), in Township Seven (7) North, Range Twenty-two (22) East, in the Village of Shorewood, County of Milwaukee, State of Wisconsin.



Ralph L. Hoffman
Hoffman Valet Cleaners

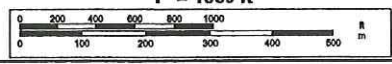


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Ft



© 2002 DeLorme. 3-D TopoQuads®. Data copyright of content owner.
www.delorme.com

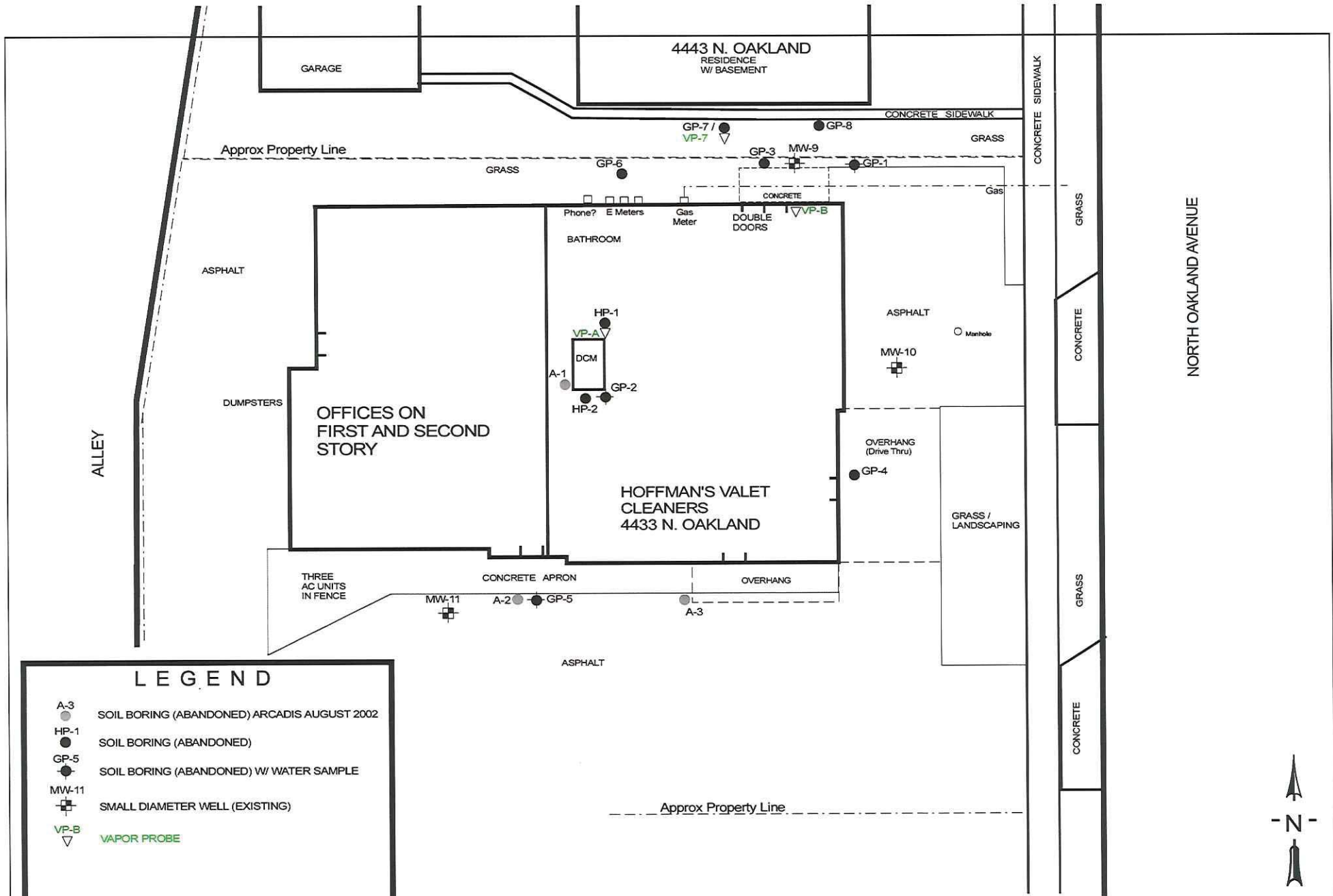
Scale 1 : 12,000
1" = 1000 ft



SOURCE: DeLorme 3-D Topoquads, 2002
from USGS 7.5' Topographic Maps

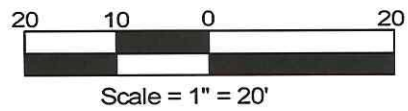


TITLE: SITE LOCATION MAP			
SITE: HOFFMAN VALET CLEANERS 4433 Oakland Ave, Shorewood, WI			
DATE: 7/27/09	DWG #: ...siteloc.skf	DRAWN BY: KAE FIGURE 1	
SCALE: 1:12,000	ATS PROJECT NUMBER: HVC 2009-01		

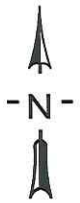


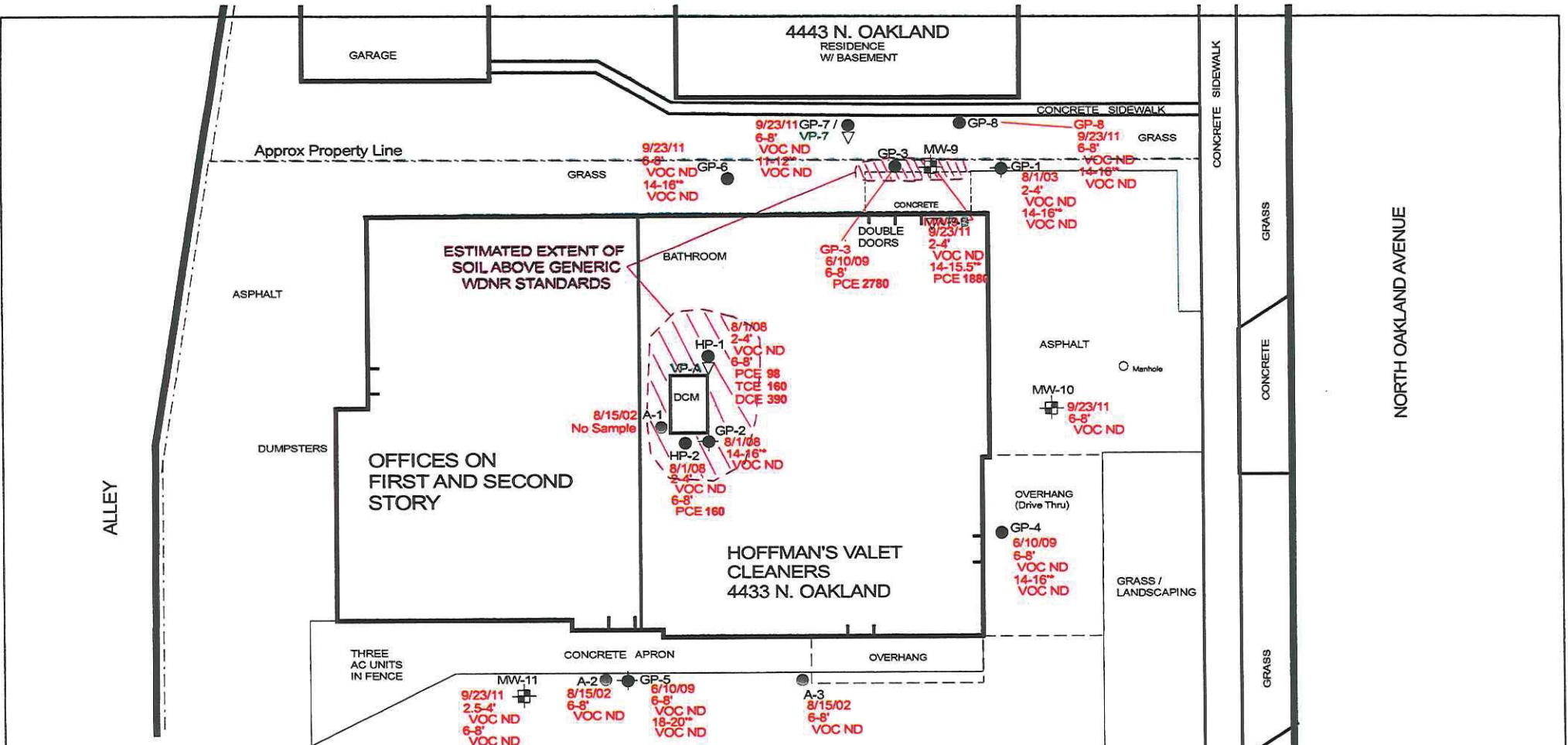
LEGEND

- A-3 SOIL BORING (ABANDONED) ARCADIS AUGUST 2002
- HP-1 SOIL BORING (ABANDONED)
- GP-5 SOIL BORING (ABANDONED) W/ WATER SAMPLE
- MW-11 SMALL DIAMETER WELL (EXISTING)
- VP-B VAPOR PROBE



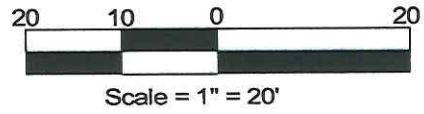
Site Layout & Sample Locations		ALPHA TERRA SCIENCE	
Hoffman's Valet Cleaners - Shorewood, WI		DATE: 7/5/12	file ref: Base Map.skf
SCALE: 1"=20'		DRAWN BY: KAE	FIGURE 2



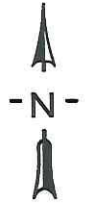


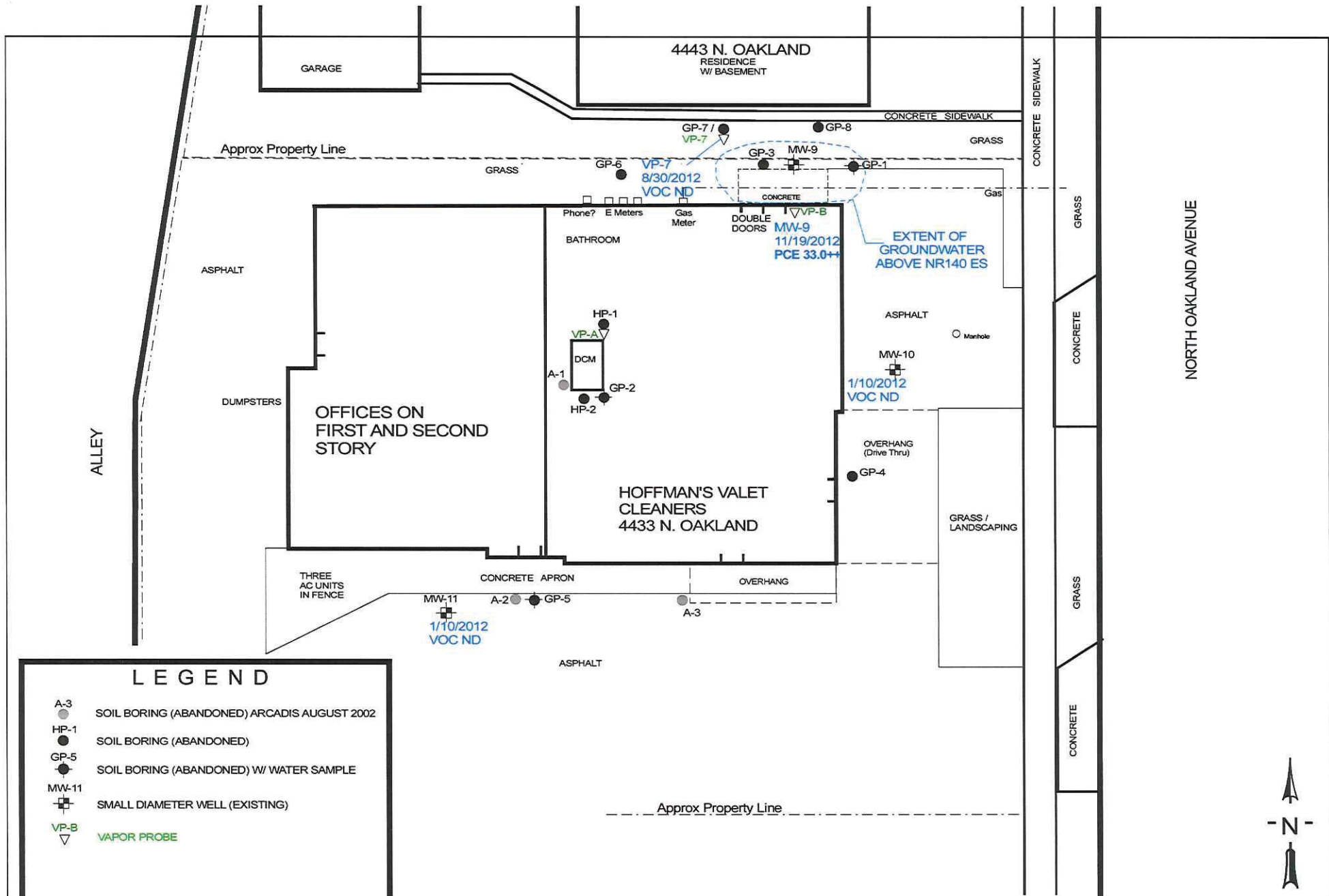
LEGEND

- A-3 SOIL BORING (ABANDONED) ARCADIS AUGUST 2002
 - HP-1 SOIL BORING (ABANDONED)
 - GP-5 SOIL BORING (ABANDONED) W/ WATER SAMPLE
 - MW-11 SMALL DIAMETER WELL (EXISTING)
 - VP-6 VAPOR PROBE
- 9/23/11 Sample Date
 2-4' Sample Depth
 * SATURATED SOIL SAMPLE
 VOC ND Total VOC's Not Detected
 PCE Tetrachloroethene (ug/kg)
 TCE Trichloroethene (ug/kg)
 DCE Cis 1,2-Dichloroethene (ug/kg)
BOLD Exceeds migration to groundwater or NR720 generic soil residual contaminant level



<h2>Remaining In-Place Soil Chemistry</h2>			
Hoffman's Valet Cleaners - Shorewood, WI		ALPHA TERRA SCIENCE	
DATE: 7/5/12	file ref: Base Map.skf		
DRAWN BY: KAE	FIGURE 3		

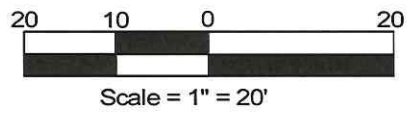




LEGEND

- A-3 SOIL BORING (ABANDONED) ARCADIS AUGUST 2002
- HP-1 SOIL BORING (ABANDONED)
- GP-5 SOIL BORING (ABANDONED) W/ WATER SAMPLE
- MW-11 SMALL DIAMETER WELL (EXISTING)
- VP-B VAPOR PROBE

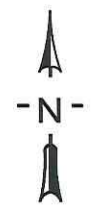
1/10/2012 Most Recent Groundwater Sample Date
 VOC ND No VOCs Detected
 PCE 5.7++ Concentration of Detected Tetrachloroethene (ug/l)
 ++ Exceeds NR140 Enforcement Standard

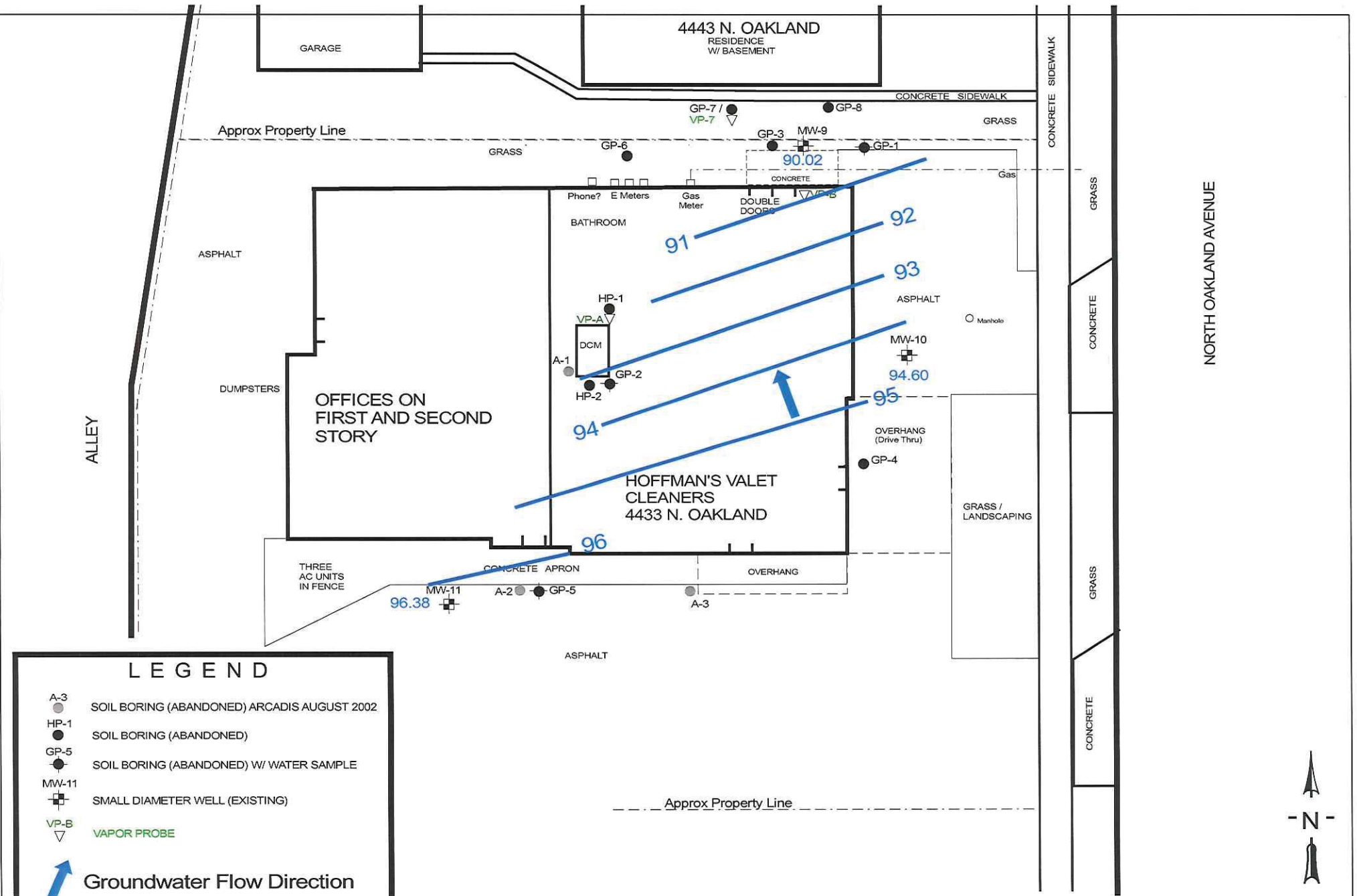


TITLE:	GROUNDWATER CHEMISTRY MOST RECENT RESULTS
SITE:	Hoffman's Valet Cleaners - Shorewood, WI
SCALE:	1"=20'

ALPHA TERRA
SCIENCE

DATE: 12/10/12 file ref: Base Map.skf
 DRAWN BY: KAE FIGURE 4

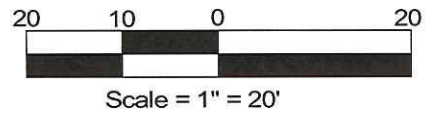




LEGEND

- A-3 SOIL BORING (ABANDONED) ARCADIS AUGUST 2002
- HP-1 SOIL BORING (ABANDONED)
- GP-5 SOIL BORING (ABANDONED) W/ WATER SAMPLE
- MW-11 SMALL DIAMETER WELL (EXISTING)
- VP-B VAPOR PROBE
- Groundwater Flow Direction

96.38 Groundwater Elevation



TITLE: Groundwater Elevation & Contour Nov 19, 2012		<p>ALPHA TERRA SCIENCE</p>	
SITE: Hoffman's Valet Cleaners - Shorewood, WI			
SCALE: 1"=20'		DRAWN BY: KAE	FIGURE 5

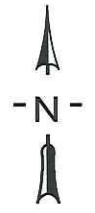


TABLE 1 SOIL CHEMISTRY ANALYTICAL RESULTS
SOIL DETECTED VOC PARAMETERS
Hoffman's Valet Cleaners, 4433 Oakland Avenue, Shorewood, WI

Sample ID	Location	Approx Depth (ft below grade)	Water to Soil? (ft below grade)	Saturated Soil?	CHLORINATED VOCs				
					PCE (ug/kg)	TCE (ug/kg)	cis-1,2 DCE (ug/kg)	trans-1,2 DCE (ug/kg)	Vinyl Chloride (ug/kg)
PROPERTY ASSESSMENT AUGUST 15, 2002									
A-1	By Dryclean Machine S	2.0	7		NO SAMPLE				
A-2	SW of Building	6-8'	7	Yes	NO DETECTIONS				
A-3	S of Building	6-8'	7	Yes	NO DETECTIONS				
INITIAL DISCOVERY BORINGS AUGUST 1, 2008									
GP-1	Near NE Door	2-4'	7	No	<29	<29	<29	<29	<29
GP-1		14-16'	7	Yes	<29	<29	<29	<29	<29
HP-1	By Dryclean Machine NE Corner	2-4'	7	No	<26	<26	<26	<26	<26
HP-1		6-8'	7	Fringe	98	160	390	ND	ND
HP-2	By Dryclean Machine SE Corner	2-4'	7	No	<28	<28	<28	<28	<28
HP-2		6-8'	7	Fringe	160	<29	<29	<29	<29
SAMPLES FROM SITE INVESTIGATION JUNE 10 2009									
GP-2	By Dryclean Machine SE Corner	14-16'	7	Yes	<25	<25	<25	<25	<25
GP-3	Near NE Door	6-8'	7	Fringe	2780	<25	<25	<25	<25
GP-4	At East Entry Door	6-8'	7	Fringe	<25	<25	<25	<25	<25
GP-4		14-16'	7	Yes	<25	<25	<25	<25	<25
GP-5	SW of Building	6-8'	7	Fringe	<25	<25	<25	<25	<25
GP-5		18-20'	7	Yes	<25	<25	<25	<25	<25
Methanol Blank					<25	<25	<25	<25	<25
Additional Investigation and monitoring well installation 9/23/2011									
GP-6	N building elect. Bxs	6-8'		No	<25.0	<25.0	<25.0	<25.0	<25.0
GP-6		14-16'		Yes	<25.0	<25.0	<25.0	<25.0	<25.0
GP-7	Off-site to N; N of Hoffman gas meter	6-8'		No	<25.0	<25.0	<25.0	<25.0	<25.0
GP-7		11-12'		Yes	<25.0	<25.0	<25.0	<25.0	<25.0
GP-8	Off-site to N; N of NE corner Hoffman Building	6-8'		No	<25.0	<25.0	<25.0	<25.0	<25.0
GP-8		14-16'		Yes	<25.0	<25.0	<25.0	<25.0	<25.0
MW-9	N building, center of double doors	2-4'		No	<25.0	<25.0	<25.0	<25.0	<25.0
MW-9		14-15.5'		Yes	1880	<25.0	<25.0	<25.0	<25.0
MW-10	N of drive-thru, w. of manhole	6-8'		No	<25.0	<25.0	<25.0	<25.0	<25.0
MW-11	W side building by chiropractor door	2.5-4'		No	<25.0	<25.0	<25.0	<25.0	<25.0
Methanol Blank					<25.0	<25.0	<25.0	<25.0	<25.0
WDNR PUBL 682 GENERIC SOIL RESIDUAL CONTAMINANT LEVELS									
Non-Industrial Inhalation of Volatiles, Maximum Permissible Soil Concentration					1900	850	NS	NS	52
Non-Industrial Soil Ingestion					1230	5810	NS	NS	NS
Industrial Inhalation of Volatiles, Maximum Permissible Soil Concentration					33,000	14,000	1,300,000	NS	870
Industrial Ingestion					55,000	260,000	156,000	NS	NS
WDNR Generic Migration of Contaminants from Soil to Groundwater					4.1	3.7	27	98	0.13

Notes: NS = No standard established
ND = Not Detected, Detection Limit Unknown
BOLD and **BOXED** indicates exceedance of direct contact soil residual contaminant level.
BOLD indicates exceedance of migration to groundwater or NR720 generic soil residual contaminant level

TABLE 2 GROUNDWATER ANALYTICAL RESULTS
GROUNDWATER DETECTED VOC PARAMETERS
Hoffman's Valet Cleaners, 4433 Oakland Avenue, Shorewood, WI

Sample ID	Location	Sample Date	CHLORINATED VOCS						
			PCE (ug/l)	TCE (ug/l)	cis 1,2 DCE (ug/l)	trans 1,2 DCE (ug/l)	111-TCA (ug/l)	VC (ug/l)	Chloromethane (ug/l)
	NR 140.10 PAL		0.5	0.5	7	20.0	40	0.02	3
	NR 140.10 ES		5	5	70	100	200	0.2	30
GP-1	Near NE Door	8/1/2008	5.7	ND	ND	ND	ND	ND	ND
GP-2	By Dryclean Machine SE Corner	7/6/2009	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	<0.24
GP-5	SW of Building	7/6/2009	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	<0.24
MW-9	Near NE Door	10/12/2011	28.8	<0.48	<0.83	<0.89	<0.90	<0.18	0.36J
MW-9		1/10/2012	60.7	<0.48	<0.83	<0.89	<0.90	<0.18	<0.24
MW-9 Dup.		1/10/2012	45.1	<0.48	<0.83	<0.89	<0.90	<0.18	<0.24
MW-10		10/12/2011	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.36J
MW-10		1/10/2012	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	<0.24
MW-11		10/12/2011	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.78J
MW-11		1/10/2012	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	<0.24
Trip Blank*		7/6/2009	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	<0.24
Trip Blank		10/12/2011	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	<0.24
Trip Blank		1/10/2012	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	<0.24

Notes: PCE = Tetrachloroethene TCA = Trichloroethane VC = Vinyl Chloride
TCE = Trichloroethene DCE = Dichloroethene
ND= No Detection, Detection Limit Not Available
BOLD and **Boxed** value indicates exceedance of NR 140.10 Enforcement Standard (ES)
BOLD value exceeds NR 140 Preventive Action Limit (PAL)
* Detection of 1,4-Dichlorobenzene and Toluene in Trip Blank less than 1.0 ug/l

TABLE 3
GROUNDWATER ELEVATION DATA
Hoffman Valet Cleaners, Shorewood, WI

Well Identification		MW-9	MW-10	MW-11
Top of Casing Elevation (ft MSL)		101.43	100.75	100.50
Ground Surface Elevation (ft. MSL)		101.79	100.96	100.76
Stickup (ft below grade)		-0.36	-0.21	-0.26
Screened Elevation (ft MSL)		96.23-86.23	95.65-85.65	95.4-85.4

Sample Date	MW-9			MW-10			MW-11		
	Depth to Water (ft below PVC Lip)	Depth to Water (ft below ground)	Groundwater Elev. (ft msl)	Depth to Water (ft below PVC Lip)	Depth to Water (ft below ground)	Groundwater Elev. (ft msl)	Depth to Water (ft below PVC Lip)	Depth to Water (ft below ground)	Groundwater Elev. (ft msl.)
10/12/2011	14.02	14.38	87.41	11.15	11.36	89.60	3.90	4.16	96.60
1/10/2012+	10.13	10.49	91.30	6.97	7.18	93.78	4.42	4.68	96.08

Wells Installed 9/23/2011

ft msl: feet above mean sea level

Datum: N lip manhole on Hoffman Property approximately 30 feet SE of building NE corner, near MW-10. Set to 100.00 ft.

NA: Not Analyzed

+ Water levels may be anomalous - January thaw event

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

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

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

BRRTS #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
A	<input type="text" value="4443 North Oakland Avenue Shorewood, WI"/>	<input type="text" value="236-9991-000"/>	<input type="text" value="691905"/>	<input type="text" value="293708"/>
B	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
C	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
D	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
H	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
I	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

January 7, 2013

Mr. Patrick Schroeder
ARTPROPS LLC
1900 E. Beverly Road
Shorewood, WI 53211

RE: Soil and Groundwater GIS Registry Requirement for Parcel # 256-9991-000, located at 4443 N. Oakland Avenue, Shorewood, WI

Dear Mr. Schroeder:

Soil and groundwater contamination that appears to have originated on the property located at the Hoffman's Valet Cleaners Facility at 4433 Oakland Avenue, Shorewood, WI has migrated onto the southeast corner of your property at 4443 N. Oakland Avenue, Shorewood, WI. The levels of tetrachloroethene contamination in soil and groundwater immediately south of your property at monitoring well MW-9, soil boring GP-3, and grab soil and water sample location GP-1 are above the state standards for soil and the state groundwater enforcement standards found in Chapter NR 140, Wisconsin Administrative Code (Figure 4). Results from your property at soil borings at GP-7 and GP-8, and grab water and vapor samples from GP-7 (VP-7) indicate no detectable tetrachloroethene or any other analyzed volatile organic compound (Tables 1 and 2).

However, the environmental consultants who have investigated the soil, groundwater, and vapor chemistry at this site since 2011 have informed me that the contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in Chapter NR 726, Wisconsin Administrative Code, and I will be requesting that Department of Natural Resources (DNR) accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: *Off-Site Contamination – How Does it Affect my Property?*, by accessing the following web address: <http://dnr.wi.gov/org/aw/tr/archives/pubs/RR589.pdf>.

The DNR will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department that is relevant to this closure request, you should mail that information to: Mr. John Hnat WDNR Southeast Region Project Manager /

Mr. Patrick Schroeder
ARTPROPS LLC

January 7, 2013
Page 2

Hydrogeologist, at 2300 N. Dr. Martin Luther King Jr. Drive, Milwaukee, WI 53212-3128, or call him at (414) 263-8644.

If this case is closed, all properties within the site boundaries where soil and groundwater contamination exceeds the state standards and Chapter NR 140 groundwater enforcement standards will be listed on the Wisconsin Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where soil contamination is present, and groundwater contamination above Chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property in the vicinity of the contamination, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water Program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards. Special well construction techniques may require installation of casing below a targeted depth, or other methods.

Once DNR makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above, or by accessing the DNR GIS Registry of Closed Remediation Sites on the Internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at (414) 581-2777, my consultant, Mr. Ken Ebbott of Alpha Terra Science at (920) 892-2444, or you may contact Mr. John Hnat of the DNR at (414) 263-8644.

Sincerely,



Mr. Ralph Hoffman
Hoffman Valet Cleaners

Attachments: Figure 4: Soil and Groundwater Chemistry
Table 1: Soil Chemistry Results
Table 2: Groundwater Chemistry Results
Exhibit A: Legal Description of Property

Cc: Mr. John Hnat, DNR via e-mail
Mr. Ken Ebbott, Alpha Terra Science via e-mail

Tax Key No.: 236-9991

Property Address: 4443-4443A NORTH OAKLAND AVENUE, SHOREWOOD, WI

EXHIBIT A

PART OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION FOUR (4), IN TOWNSHIP SEVEN (7) NORTH, OF RANGE TWENTY-TWO (22) EAST IN THE VILLAGE OF SHOREWOOD, COUNTY OF MILWAUKEE, STATE OF WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION FOUR (4), TOWNSHIP SEVEN (7) NORTH, OF RANGE TWENTY-TWO (22) EAST; THENCE SOUTH 89° 58' WEST ALONG THE SOUTH LINE OF SAID ¼ SECTION, 40 FEET TO A POINT; THENCE NORTH 0° 5' EAST 42.03 FEET; THENCE SOUTH 89° 58' WEST 126.50 FEET; THENCE SOUTH 9° 12' WEST 42.58 FEET; THENCE NORTH 89° 58' EAST 133.25 FEET TO THE PLACE OF BEGINNING.

STATE BAR OF WISCONSIN FORM 7-2000
TRUSTEE'S DEED
(Co-Trustees)

Document Number _____

Dale Lebowitz and Sheri Kole, not individually but, as Trustees of the Dale Lebowitz Revocable Trust under Agreement dated May 16, 1995 ("Trust") for a valuable consideration conveys without warranty to Arthropia, LLC, Grantee, the following described real estate in Milwaukee County, State of Wisconsin (if more space is needed, please attach addendum)

Property Address 4443-4443A North Oakland Avenue, Shorewood, WI

PART OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION FOUR (4), IN TOWNSHIP SEVENT (7) NORTH, OF RANGE TWENTY-TWO (22) EAST IN THE VILLAGE OF SHOREWOOD, COUNTY OF MILWAUKEE, STATE OF WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS. COMMENCING AT THE SOUTH EAST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION FOUR (4), TOWNSHIP SEVEN (7) NORTH, OF RANGE TWENTY-TWO (22) EAST; THENCE SOUTH 89 DEGREES 58' WEST ALONG THE SOUTH LINE OF SAID 1/4 SECTION, 40 FEET TO A POINT, THENCE NORTH 0 DEGREES 5' EAST 42 03 FEET; THENCE SOUTH 89 DEGREES 58' WEST 126 50 FEET, THENCE SOUTH 9 DEGREES 12' WEST 42 58 FEET; THENCE NORTH 89 DEGREES 58' EAST 133 25 FEET TO THE PLACE OF BEGINNING

SUBJECT TO. Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing and terms and conditions of DILHR weatherization stipulation recorded on 12/12/05; and all leases and tenancies.

This property is being conveyed in its AS-IS, WHERE IS condition

Date this 29 day of June, 2009

Sheri Kole

*Sheri Kole, not individually but as Co-Trustee as aforesaid and also on behalf of Dale Lebowitz as Co-Trustee of the Trust Pursuant to Delegation of Administrative Authority dated June 22, 2002
Trustee

AUTHENTICATION

Signature(s) _____ authenticated this _____ day of _____,

* _____
TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____ authorized by § 706 06, Wis Stats)

THIS INSTRUMENT WAS DRAFTED BY
Maria T Manhart Esq
Neal Gerber & Eisenberg LLP
Two N LaSalle Street
Chicago, IL 60602

Recording Area

Name and Return Address
Maria T Manhart, Esq
Neal, Gerber & Eisenberg LLP
Two North LaSalle Street, Ste 1900
Chicago, IL 60602

236-9991-000
Parcel Identification Number (PIN)

Trustee

Sheri Kole

ACKNOWLEDGMENT

STATE OF ^{New Jersey} ~~WISCONSIN~~)
______{Somerset} County) ss

Personally came before me this 29th day of June, 2009 the above named Dale Lebowitz to me known to be the person _____ who executed the foregoing instrument and acknowledged the same.

[Signature]
* Print Name
Notary Public, State NEW JERSEY
My Commission is pending (N.J.) State expiration date: _____

STATE OF NEW JERSEY
MY COMMISSION EXPIRES NOVEMBER 10, 2013
ID # 2211322

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A
PROPERTY

2

TRUSTEE'S DEED



DOC.# 09770042

Document Number

Document Title

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 07/28/2009 08:24AM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 13.00
FEE EXEMPT 77.25 #: 0
TRANSFER FEE: 726.90

Recording Area

Name and Return Address
CHICAGO TITLE INSURANCE CO.
KATHLEEN SHANAHAN
171 N. CLARK ST., MC 03ND
CHICAGO, IL 60601-3294

236-9991-000

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT-DO NOT REMOVE

This information must be completed by submitter document title, name & return address, and PIN (if required) Other information such as the granting clauses, legal description, etc may be placed on this first page of the document or may be placed on additional pages of the document Note Use of this cover page adds one page to your document and \$2.00 to the recording fee Wisconsin Statutes, 59.517 WRDA 2/96

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Alpha Terra Science
1237 Pilgrim Road
Plymouth, WI 53073-4969

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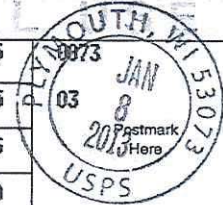
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MILWAUKEE WI 53211

2590 0873 1602 0000 0462 1102

Postage	\$	\$0.65
Certified Fee		\$2.95
Return Receipt Fee (Endorsement Required)		\$2.35
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.95



01/08/2013

Sent To
Mr. Patrick Schroeder
Street, Apt. No.,
or PO Box No. 1900 E Beverly Rd
City, State, ZIP+4
Shorewood WI 53211

PS Form 3800, August 2005

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Mr. Patrick Schroeder
ARTPROPS LLC
1900 E. Beverly Road
Shorewood, WI 53211

2. Article Number

(Transfer from service to)

7011 2970 0000 7091 0857

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

Jan 11, 2013

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail

Registered Return Receipt for Merchandise

Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes