

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

July, 2008  
(RR 5367)

**Source Property Information**

**BRRTS #:**

**ACTIVITY NAME:**

**PROPERTY ADDRESS:**

**MUNICIPALITY:**

**PARCEL ID #:**

**CLOSURE DATE:**

**FID #:**

**DATCP #:**

**COMM #:**

**\*WTM COORDINATES:**

X:  Y:

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

**WTM COORDINATES REPRESENT:**

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

**Please check as appropriate:** (BRRTS Action Code)

**Contaminated Media:**

Groundwater Contamination > ES (236)

- Contamination in ROW
- Off-Source Contamination

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

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

- Contamination in ROW
- Off-Source Contamination

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

**Land Use Controls:**

Soil: maintain industrial zoning (220)

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

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

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

Vapor Mitigation (226)

Maintain Liability Exemption (230)

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

**Monitoring wells properly abandoned? (234)**

- Yes     No     N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

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 #:	02-52-552215	(No Dashes)	PARCEL ID #:	01950000
ACTIVITY NAME:	Perfect Touch 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: Plat of Survey**
- 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 Plan**
- 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 #:**                      **Title:**



BRRTS #: 02-52-552215

ACTIVITY NAME: Perfect Touch 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 #: 5**                      **Title: Groundwater Analytical Results**

**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 #: 4**                      **Title: Groundwater Contour Map 2-8-10**

**Figure #: 3**                      **Title: Groundwater Contour Map 6-6-12**

**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 Analytical Results Summary**

**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 Summary**

**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 Summary**

**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 #: 02-52-552215

ACTIVITY NAME: Perfect Touch 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:**

**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:**





December 18, 2012

Mr. Richard Caradine  
Perfect Touch Cleaners  
1216 Douglas Ave.  
Racine, WI 53402

**KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS**

SUBJECT: Final Case Closure with Continuing Obligations  
Perfect Touch Cleaners, 1216 Douglas Ave., Racine, WI  
WDNR BRRTS Activity #: 02-52-552215  
FID #: 252129680

Dear Mr. Caradine:

The Department of Natural Resources (DNR) considers Perfect Touch Cleaners 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 Region Closure Committee reviewed the request for closure on November 13, 2012. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

The property is an operating dry cleaner that is currently using Tetrachloroethene in the dry cleaning process. The conditions of closure and continuing obligations required were based on the property being used for commercial dry cleaning 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.

Tetrachloroethene is still in use at the site. If changes in property use or land use to a residential exposure setting are planned, an assessment of the vapor pathway will be necessary.

Remaining soil contamination could result in vapor intrusion if future construction activities occur. If new building construction is planned, vapor control technologies will be required for occupied buildings, unless the property owner assesses the potential for vapor intrusion, and the DNR agrees that conditions are protective of the new use.

#### 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, at 9531 Rayne Rd., Sturtevant, WI. 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 pavement and a building foundation, is required, as shown on the **attached map, 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

Compliance with the requirements of this letter is a responsibility to which you, and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. 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 Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)



Groundwater contamination greater than enforcement standards is present on this contaminated property, as shown on the **attached map**.

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

Soil contamination remains as indicated on the **attached map**. 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.

The pavement and building that exists in the location shown on the **attached map** 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 DNR only upon request.

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

The remaining building as shown on the **attached map**, made complete investigation and/or remediation of the soil contamination on this property impracticable. If the structural impediment is to be removed, the property owner shall notify the DNR before removal and conduct an investigation of the degree and extent of 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.

Vapor Mitigation or Evaluation (s. 292.12 (2), Wis. Stats.)

Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.



The current use of the property is an operating dry cleaner, which uses Tetrachloroethene (PCE). The operation introduces these compounds into the indoor air space. Case closure is possible based on site-specific conditions, including continued use of property as a dry cleaner as well as evaluation of sub-slab soil gas did not indicate a concern at this time. Property use is restricted to non-residential settings such as the current commercial use.

PCE remains in soil and groundwater beneath the building and parking lot, as shown on the **attached map**, at levels that may be of concern for vapor intrusion in the future, depending on construction and occupancy of a building. The building is currently in use as an operating dry cleaner. Therefore, before the current building is removed and a new building is constructed, the property owner must notify the DNR. Vapor control technologies are required for construction of occupied buildings unless the property owner assesses the vapor pathway and DNR concurs that conditions at the property are protective of the new use.

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

#### Operating Dry Cleaners

In order to remain eligible for future reimbursement of cleanup costs from the Dry Cleaner Environmental Response Fund (DERF), the owner or operator of the dry cleaning facility must implement enhanced pollution prevention measures within 90 days of the date of this letter. These measures are found in Section 292.65 (5) (a) 2, Wis. Statutes, and NR 169.11 (2), Wis Adm. Code. In accordance with Section 292.65 (8) (f), Wis. Stats., the maximum amount of money that DERF can reimburse to any facility is \$500,000. The enhanced pollution prevention measures include:

- all wastes must be managed in accordance with federal and state hazardous waste rules;
- dry cleaning product or wastewater may not be discharged into any sanitary sewers, septic tanks, or any waters of the State;
- a containment structure must entirely surround and be capable of containing any spill or release of a dry cleaning product from a dry cleaning machine or other equipment;
- the floor within any containment structure must be sealed and be impervious to dry cleaning product;
- perchloroethene must be delivered to the dry cleaning facility by means of a closed, direct coupled delivery system.

In order to retain eligibility, you will need to verify that you have implemented these pollution prevention measures. Additional documentation, such as invoices and photographs of any enhanced pollution prevention measures you implement, can be used to provide verification.

Please send written notifications in accordance with the above requirements to Southeast Regional Headquarters, to the attention of R&R Environmental Program Associate, 2300 N. Dr. Martin Luther King Jr. 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 Shanna L. Laube-Anderson at 262-884-2341.

Sincerely,

A handwritten signature in cursive script that reads "Frances M. Koonce".

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

Cc: Kevin Bugle, Giles Engineering Associates, Inc., N8W22350 Johnson Dr., Suite A1, Waukesha, WI 53186

SER Racine Co file

## ENGINEERED BUILDING/PAVEMENT CAP MAINTENANCE PLAN

November 28, 2012

Property Located at:

1216 Douglas Avenue  
Racine, Wisconsin

FID No. 252129680/BRRTs No. 02-52-552215

SEE "EXHIBIT A" FOR LEGAL DESCRIPTION

TAX KEY NO. 1950

### Introduction

The purpose of this document is to present a Maintenance Plan for an engineered cap and/or barrier system at the above-referenced property per the requirements of NR 724.13(2) of the Wisconsin Administrative Code. The maintenance activities relate to the existing building, landscaped areas, and paved surfaces occupying the area over the contaminated soil on site. The soil is impacted by dry cleaning solvent (tetrachloroethene) and volatile organic compounds (VOCs). The location of the paved surfaces and buildings (caps) are to be maintained in accordance with this Maintenance Plan, as well as the impacted soil is identified on the attached map Figure 1, included as Exhibit B.

### Engineered Cap Purpose

The paved surfaces and buildings over the contaminated soil serve as a cap to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Surfaces covered with an impervious cap also restrict infiltration to minimize future soil-to-groundwater contamination migration that would violate the standards of NR 140 of the Wisconsin Administrative Code. Based on the current and future use of the property, the cap should function as intended unless disturbed.

### Annual Inspection

The cap/barrier surfaces overlying the contaminated soil will be inspected once a year for cracks, erosion, and other potential exposure pathways to underlying soil. The inspections will be performed to evaluate damage due to exposure to the weather, wear from traffic, increasing age and other factors. Areas where contaminated soil has become or are likely to become exposed will be documented. A log of the inspections will be maintained by the property owner and is included as Exhibit C, *Cap Inspection Log*. The log will include recommendations for necessary repair of any areas where underlying soil is exposed. Once repairs are completed, they will be documented in the inspection log.



### Maintenance Activities

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

In the event the cap/barrier surfaces overlying the contaminated soil are removed or replaced, the replacement cap/barrier must be equally impervious or thick, with an infiltration rate equal to or less than  $1 \times 10^{-7}$  cm/s. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the Wisconsin Department of Natural Resources ("WDNR") or its successor.

The property owner, in order to maintain the integrity of the cap/barrier 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.

### 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.

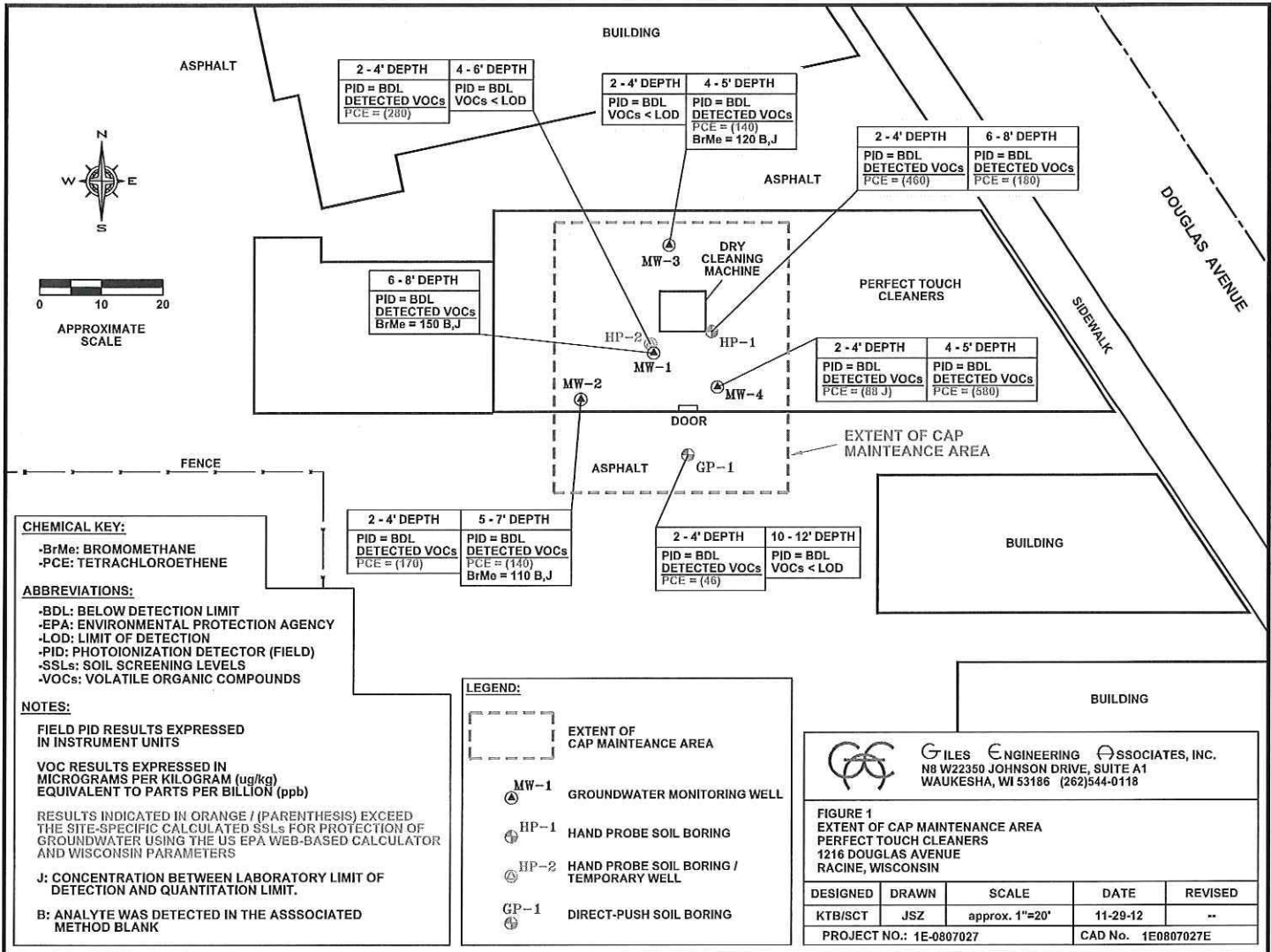
Contact Information  
(as of November 2012)

Site Owner and Operator: 1216 Douglas Avenue  
Racine, Wisconsin 53404  
262-633-2403  
Attn: Richard Caradine

Consultant: Giles Engineering Associates, Inc.  
N8 W22350 Johnson Drive, Suite A1  
Waukesha, Wisconsin 53186  
262-544-0118  
Attn: Kevin Bugel, P.G., C.P.G.

WDNR: Wisconsin Dept. of Natural Resources  
9531 Rayne Road, Suite 4  
Sturtevant WI, 53177  
262-884-2341  
Attn: Shanna Laube-Anderson





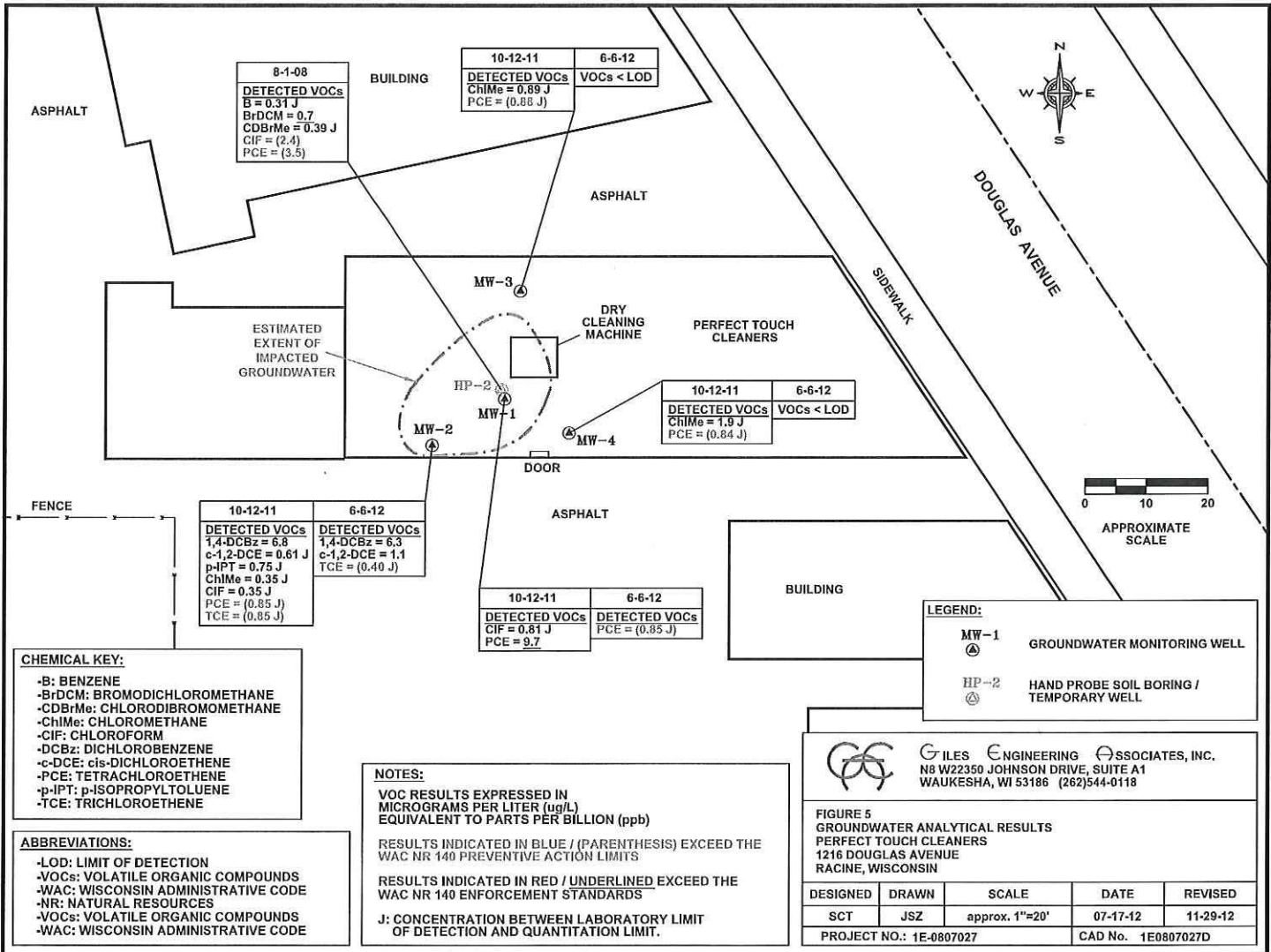
**GILES ENGINEERING ASSOCIATES, INC.**  
 N8 W22350 JOHNSON DRIVE, SUITE A1  
 WAUKESHA, WI 53186 (262)544-0118

**FIGURE 1**  
 EXTENT OF CAP MAINTENANCE AREA  
 PERFECT TOUCH CLEANERS  
 1216 DOUGLAS AVENUE  
 RACINE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB/SCT	JSZ	approx. 1"=20'	11-29-12	--
PROJECT NO.: 1E-0807027			CAD No. 1E0807027E	





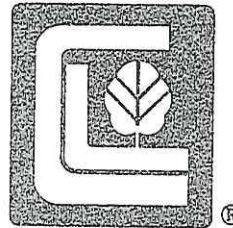




**GILES**  
ENGINEERING ASSOCIATES, INC.

COMMITMENT  
FOR  
TITLE  
INSURANCE

American Land Title Association  
1966



*Issued by*

**Commonwealth.**  
Land Title Insurance Company

*Title Insurance Since 1876*

HOME OFFICE  
EIGHT PENN CENTER  
PHILADELPHIA, PA 19103-2198

B 1004-8





SCHEDULE A

Commitment No.- LTR-8383

Effective Date of Commitment - December 21, 1990 at 8:00 A.M.

Prepared For: Heritage Realty

Inquiries Should be Directed to:  
Lighthouse Title Services, Ltd.  
222 Main Street  
Racine, WI 53403

1. Policy or Policies to be issued:	<u>Amount</u>
(a) ALTA Owners Policy - Form____1970	\$56,000.00

Proposed Insured: Richard L. Caradine and  
Vera V. Caradine, husband and wife

(b) ALTA Loan Policy 1970	\$
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Proposed Insured:

2. The Estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple.

3. Title to said estate or interest in said land is at the effective date hereof of record in:

Alfred C. Aiello and  
Eve Aiello

4. The land referred to in this Commitment is located in the County of Racine, State of Wisconsin and described as follows:

\*\*\*\*\*- SEE SCHEDULE A-1 CONTINUED -\*\*\*\*\*

PARCEL I: That part of Lot 22 in the Northwest 1/4 of Section 9, Township 3 North, Range 23 East, according to the plat thereof made in 1841, by Commissioners appointed by the United States District Court to partition said 1/4 section among the several owners thereof, which plat is now on file in the office of the Clerk of the Circuit Court for Racine County, Wisconsin, bounded as follows, to-wit: Begin at a point in the North line of Hamilton Street, 172.8 feet West of the West line of Douglas Avenue, formerly St. Clair Street; run thence North to the North line of said lot; thence West 55.0 feet; thence South to the North line of Hamilton Street; thence East along the North line of Hamilton Street 55.0 feet to the place of beginning. Said land being in the City and County of Racine, Wisconsin.

Tax No. 1986

For reference only: 800 Hamilton Street

PARCEL II: That part of the Lot 3, Block 21, Wright's Addition, a recorded plat in the City of Racine, Racine County, Wisconsin, bounded as follows: Begin at the intersection of the West line of Douglas Avenue with the South line of said Lot 3, said intersection being North 33° 27' 14" West 162.09 feet from the North line of Hamilton Street as measured along the West line of Douglas Avenue; run thence North 89° 59' 33" West 263.66 feet on the South line of said Lot 3 to a point South 89° 59' 33" East 120.00 feet from the Southwest corner of said Lot; thence North 00° 07' 58" West 41.32 feet, parallel with the West line of said Lot 3, to the North line of the South 1/2 of said Lot 3; thence south 89° 59' 09" East 14.21 feet on the North line of the South 1/2 of said Lot 3; thence North 01° 02' 16" West 0.68 feet; thence South 89° 59' 50" East 221.80 feet to the West line of Douglas Avenue; thence South 33° 27' 14" East 50.37 feet to the point of beginning.

Tax No. 1950

For reference only: 1216 Douglas Avenue





I. The following are the requirements to be complied with:

1. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest or mortgage to be insured.
3. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor or material.
5. Warranty Deed from Alfred C. Aiello and Eve Aiello to Richard L. Caradine and Vera V. Caradine, husband and wife. Said deed should either designate the subject property as non homestead, identify each unmarried grantor as single, or be joined in by each grantor's spouse.
6. Release of Mortgage from Alfred C. Aiello and Eve Aiello, his wife to First Interstate Bank of Wisconsin-Southeast n/k/a Norwest Bank for \$92,328.37 dated June 8, 1989 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on June 14, 1989 in Volume 1966 of Records, pages 521-522, as Document No. 1285155. (as to Parcel II)



II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Standard Exceptions:

- (a) Rights or claims of parties in possession not shown by the public records.
- (b) Easements, or claims of easements, not shown by the public records.
- (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
- (d) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.


3. Special Exceptions:

a) General taxes for the year 1990 and subsequent years not yet due or payable.

b) Special taxes or assessments, if any, payable with the taxes levied or to be levied for the year 1990 and subsequent years.

c) Public or private rights, if any, in such portion of the subject premises as may be used, laid out or dedicated in any manner whatsoever for street, highway or road purposes.

Countersigned: \_\_\_\_\_

  
Authorized Officer or Agent



Commonwealth.  
Land Title Insurance Company



 **GILES**  
**Commitment For Title Insurance** ENGINEERING ASSOCIATES, INC.

Commonwealth Land Title Insurance Company, a Pennsylvania corporation, herein called the company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate 120 days after the effective date hereof or when the policy or policies committed for shall be issued, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the company.

IN WITNESS WHEREOF, the said Company has caused its Corporate Name and Seal to be hereunto affixed; this instrument, including Commitment, Conditions and Stipulations attached, to become valid when countersigned by an Authorized Officer or Agent of the Company.



COMMONWEALTH LAND TITLE INSURANCE COMPANY

Attest:

*James J. Lynch, Jr.*  
Secretary

By *Frederick A. Sullivan*  
President

**Conditions and Stipulations**

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Conditions and Stipulations, and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.





# AMERICAN SURVEYING COMPANY, INC. LAND SURVEYORS

11931 Hwy. "K"  
FRANKSVILLE, WISCONSIN  
TEL. NO. (414) 835-4774

1285 SUNNY RIDGE  
PEWAUKEE, WISCONSIN  
TEL. NO. (414) 691-4336

## PLAT OF SURVEY

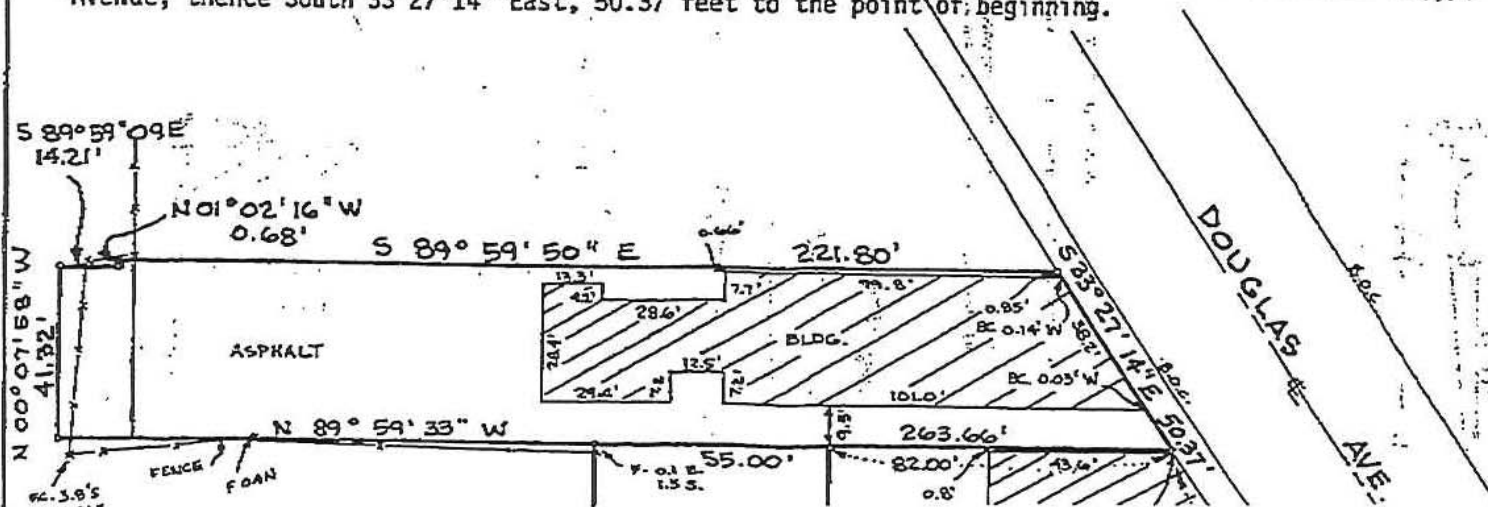
PREPARED FOR: Heritage Realty

DESCRIPTION: 800 Hamilton Street:

That part of Lot 22 in the Northwest 1/4 of Section 9, Township 3 North, Range 23 East, according to the plat thereof made in 1841, by Commissioners appointed by the United States District Court to partition said 1/4 section among the several owners thereof, which plat is now on file in the office of the Clerk of the Circuit Court for Racine County, Wisconsin, bounded as follows, to-wit: Begin at a point in the North line of Hamilton Street, 172.8 feet West of the West line of Douglas Avenue, formerly St. Clair Street; run thence North to the North line of said lot; thence West 55.0 feet; thence South to the North line of Hamilton Street; thence East along the North line of Hamilton Street 55.0 feet to the place of beginning. Said land being in the City and County of Racine, Wisconsin. (Also known as 800 Hamilton Street, Racine, Wisconsin.)

1216 Douglas Avenue:

That part of Lot 3, Block 21, Wright's Addition; a recorded plat in the City of Racine, Racine County, Wisconsin, bounded as follows: Begin at the intersection of the West line of Douglas Avenue with the South line of said Lot 3, said intersection being North 33°27'14" West 162.09 feet from the North line of Hamilton Street as measured along the West line of Douglas Avenue; run thence North 89°59'33" West, 263.66 feet on the South line of said Lot 3 to a point South 89°59'33" East 120.00 feet from the Southwest corner of said Lot; thence North 00°07'58" West, 41.32 feet, parallel with the West line of said Lot 3, to the North line of the South 1/2 of said Lot 3; thence South 89°59'09" East, 14.21 feet on the North line of the South 1/2 of said Lot 3; thence North 01°02'16" West 0.68 feet; thence South 89°59'50" East 221.80 feet to the West line of Douglas Avenue; thence South 33°27'14" East, 50.37 feet to the point of beginning.





Perfect Touch Cleaners, as the party responsible for the impacts originating at 1216 Douglas Avenue, in the City of Racine, Racine County, Wisconsin (BRRTS No. 02-52-552515), believes that the current legal description has been attached for the subject property. That legal description is:

That part of Lot 3, Block 21, Wright's Addition, a recorded plat in the City of Racine, Racine County, Wisconsin, bounded as follows: Begin at the intersection of the West line of Douglas Avenue with the South line of said Lot 3, said intersection being North 33°27'14" West 162.09 feet from the North line of Hamilton Street as measured along the West line of Douglas Avenue; run thence North 89°59'33" West, 263.66 feet on the South line of said Lot 3 to a point South 89°59'33" East 120.00 feet from the Southwest corner of said Lot; thence North 00°07'58" West, 41.32 feet, parallel with the West line of said Lot 3, to the North line of the South ½ of said Lot 3; thence South 89°59'09" East, 14.21 feet on the North line of the South ½ of said Lot 3; thence North 01°02'16" West 0.68 feet; thence South 89°59'50" East 221.80 feet to the West line of Douglas Avenue; thence South 33°27'14" East, 50.37 feet to the point of beginning.

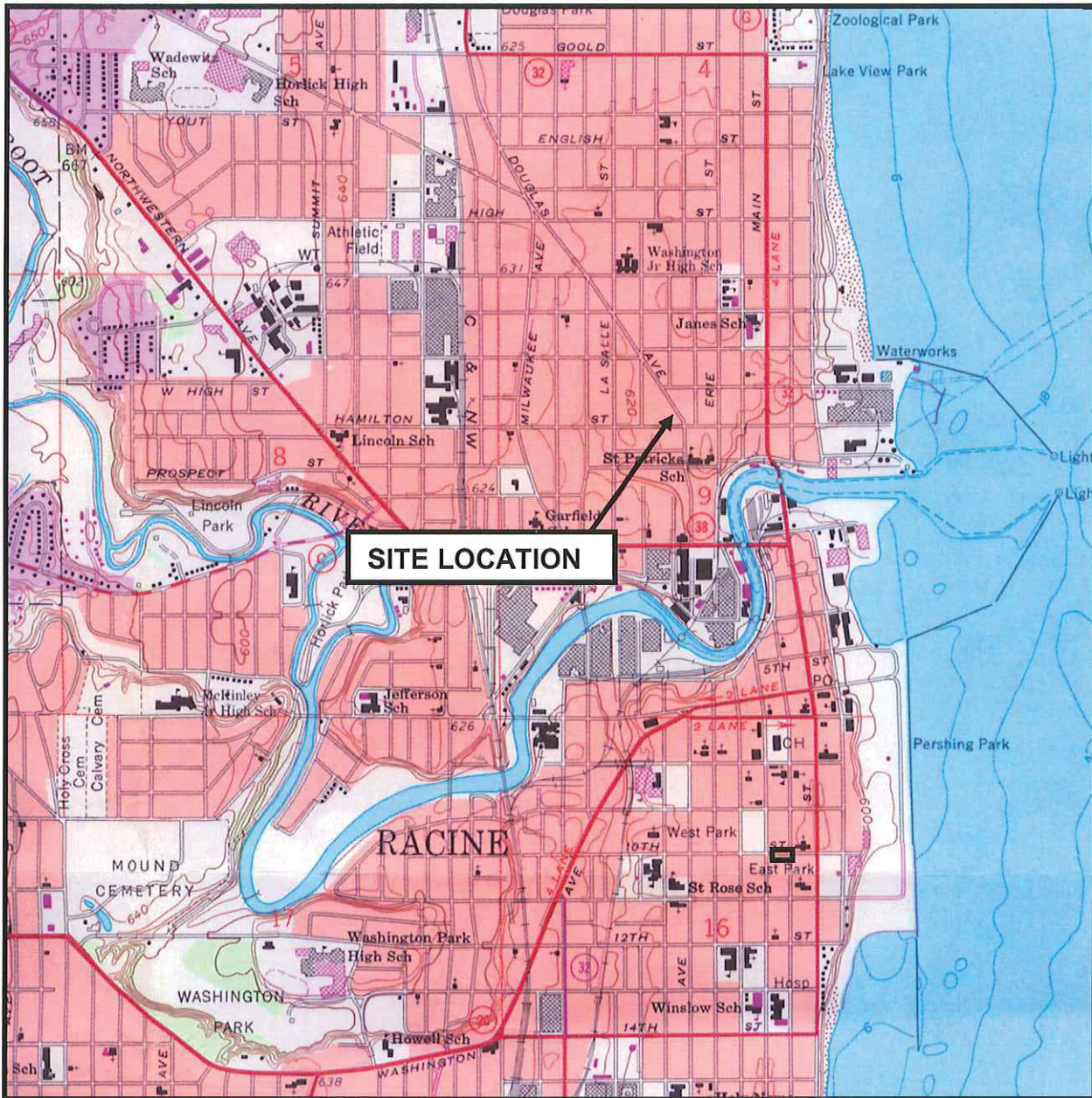
Tax Key No.: 1950

By: Richard Caradine  
(Please Print)

Title: owner

Signature: Richard Caradine

Date: 6/25/12



Source: USGS 7.5 Minute Series (Topographic) *Racine South, Wisconsin* Quadrangle Map (1958, photo-revised 1976)

Scale: 1:24,000  
 Contour Interval: 10 feet

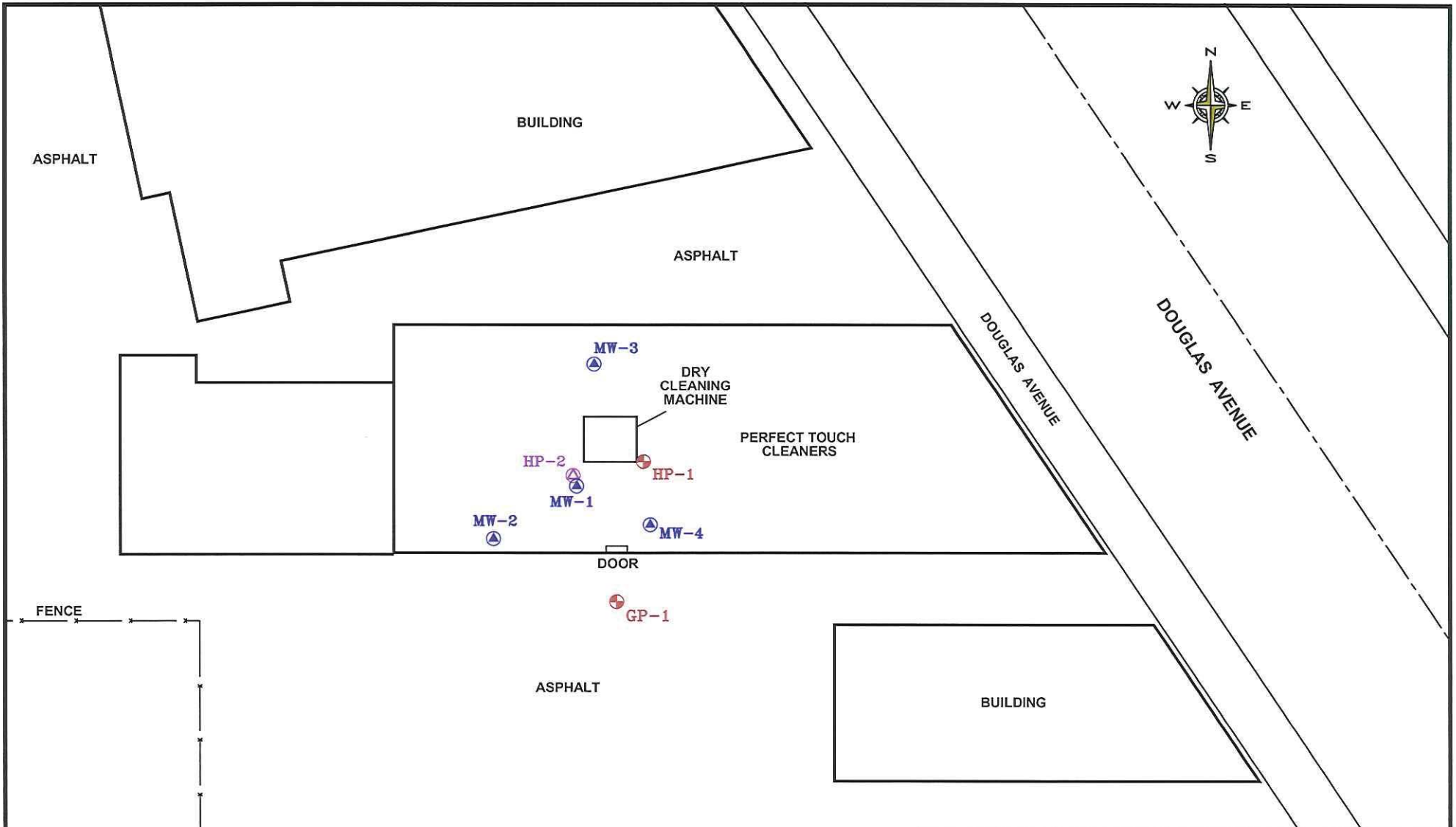


**FIGURE 1**  
**SITE LOCATION MAP**





Perfect Touch Cleaners  
 1216 Douglas Avenue  
 Racine, Wisconsin  
 Project No. 1E-0807027

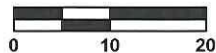
 **GILES**  
 ENGINEERING ASSOCIATES, INC.





**LEGEND:**

-  MW-1 GROUNDWATER MONITORING WELL
-  HP-1 HAND PROBE SOIL BORING
-  HP-2 HAND PROBE SOIL BORING / TEMPORARY WELL
-  GP-1 DIRECT-PUSH SOIL BORING



APPROXIMATE SCALE

**NOTES:**

- 1.) BASE MAP IS APPROXIMATE BASED ON AERIAL PHOTOGRAPHY AND FIELD OBSERVATIONS.

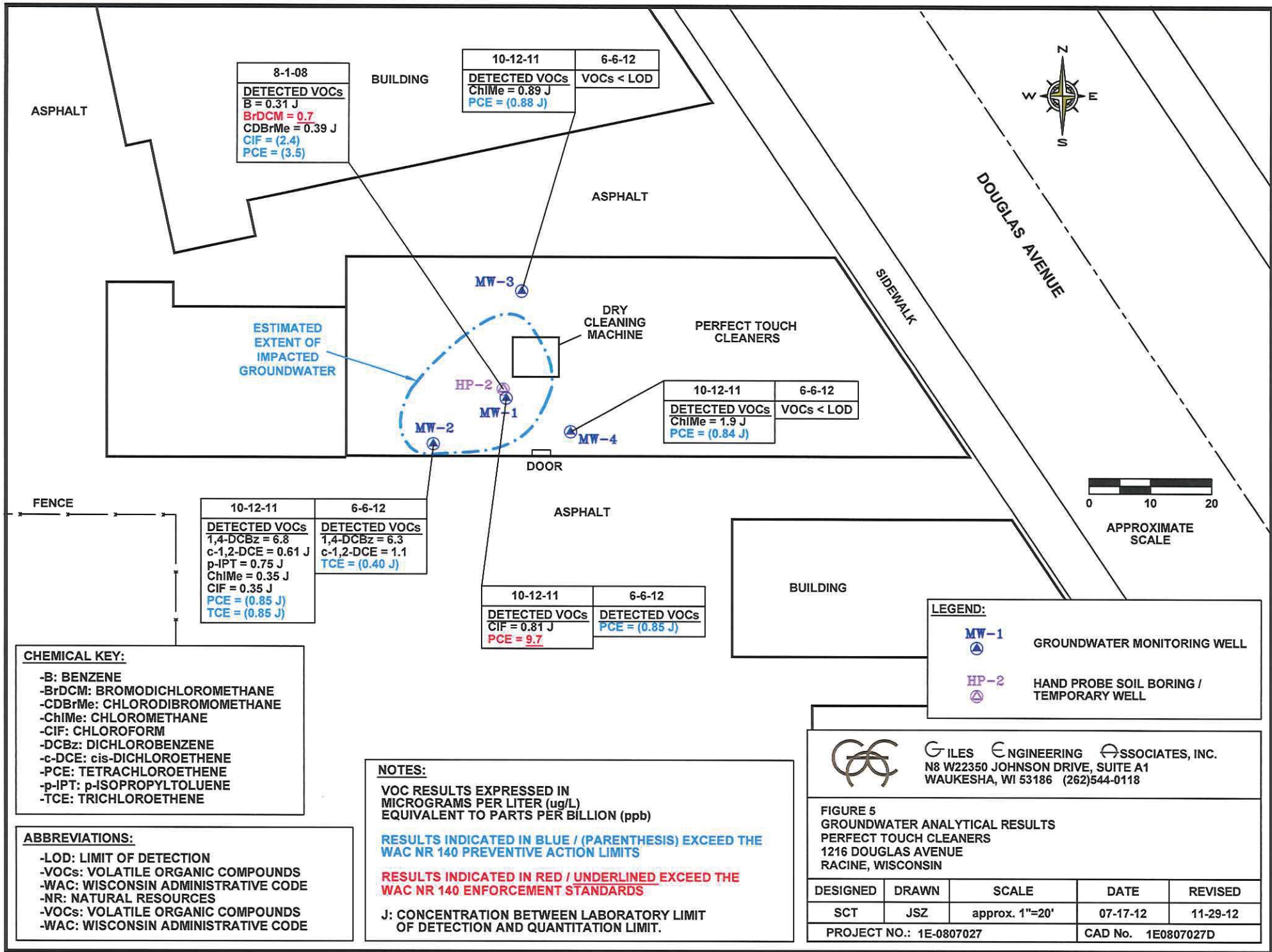


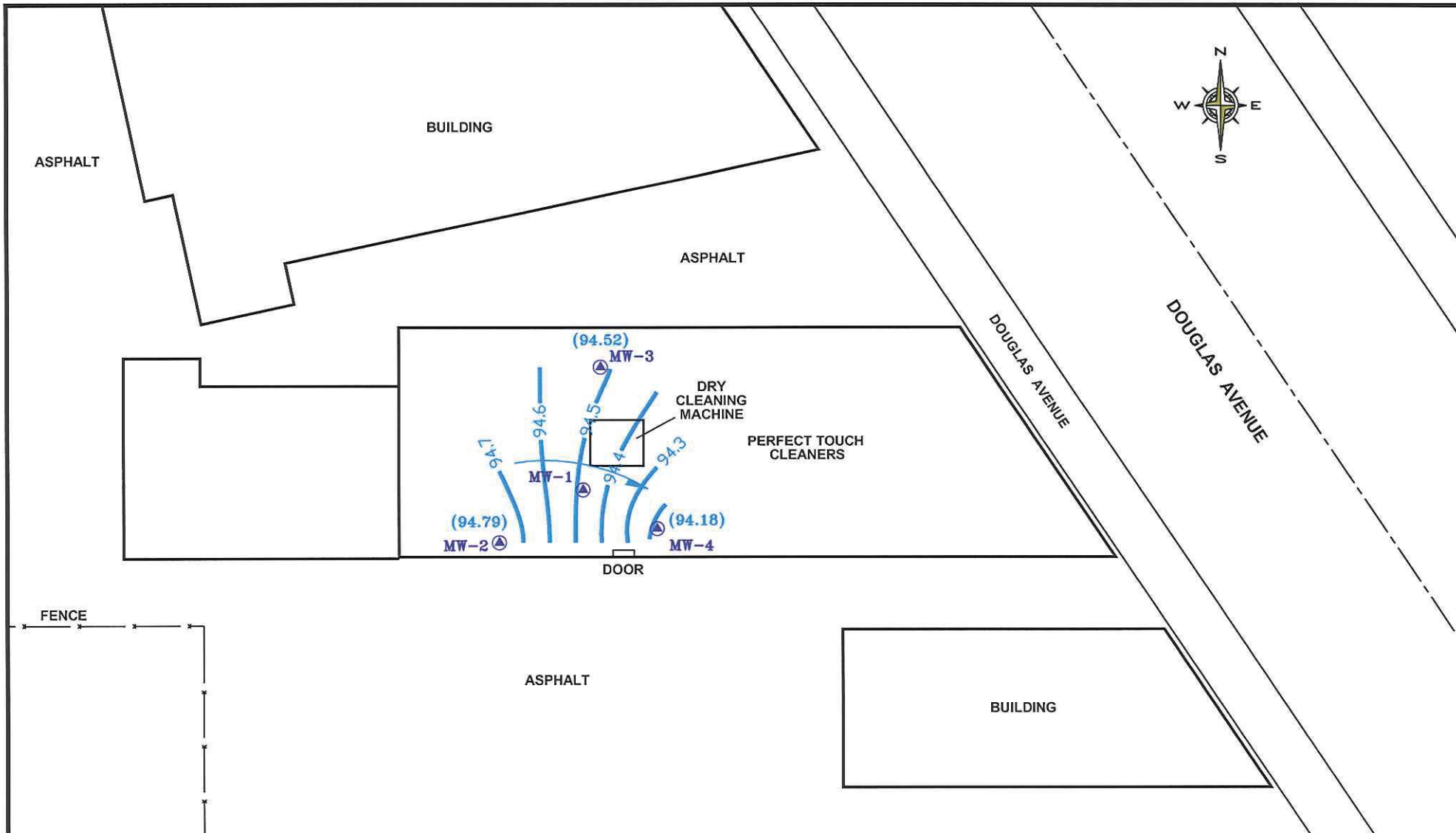
GILES ENGINEERING ASSOCIATES, INC.  
 N8 W22350 JOHNSON DRIVE, SUITE A1  
 WAUKESHA, WI 53186 (262)544-0118

FIGURE 2  
 SITE PLAN  
 PERFECT TOUCH CLEANERS  
 1216 DOUGLAS AVENUE  
 RACINE, WISCONSIN


DESIGNED	DRAWN	SCALE	DATE	REVISED
TJT/SCT	JSZ	approx. 1"=20'	08-15-08	07-17-12
PROJECT NO.: 1E-0807027			CAD No. 1E0807027A2	










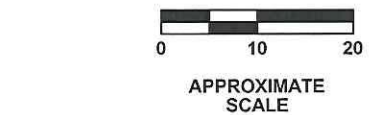
**LEGEND:**

 93.9 GROUNDWATER CONTOUR  
INTERVAL = 0.1'

 GROUNDWATER FLOW DIRECTION

 (93.84) GROUNDWATER ELEVATION  
(IN FEET REFERENCED TO  
ARBITRARY BENCHMARK)

 MW-1 GROUNDWATER MONITORING WELL

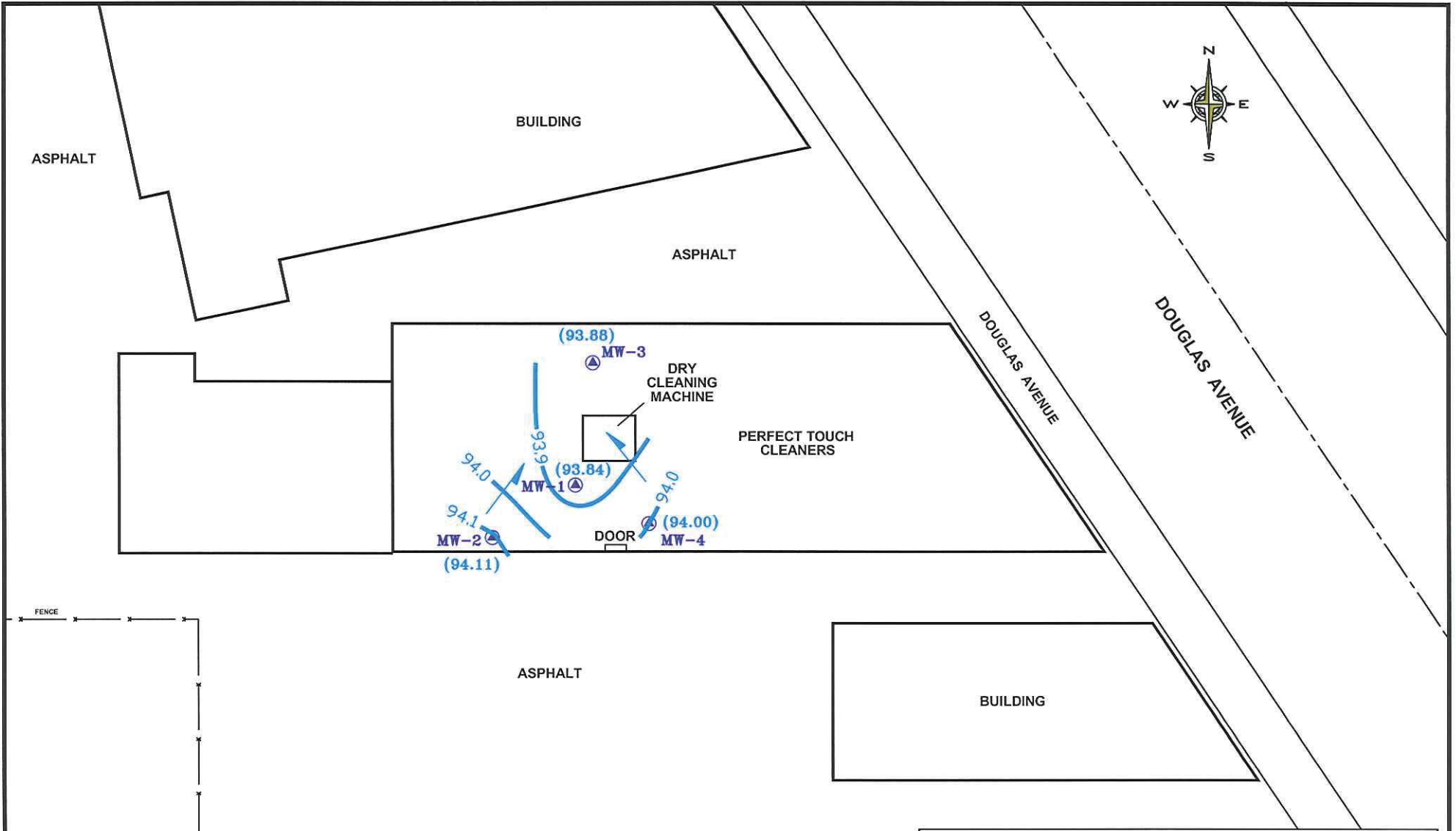


**NOTES:**  
1.) BASE MAP IS APPROXIMATE BASED ON AERIAL PHOTOGRAPHY AND FIELD OBSERVATIONS.

 GILES ENGINEERING ASSOCIATES, INC.  
N8 W22350 JOHNSON DRIVE, SUITE A1  
WAUKESHA, WI 53186 (262)544-0118

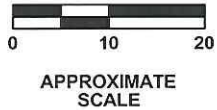
FIGURE 4  
GROUNDWATER CONTOUR MAP (2-8-10)  
PERFECT TOUCH CLEANERS  
1216 DOUGLAS AVENUE  
RACINE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB/SCT	JSZ	approx. 1"=20'	07-17-12	--
PROJECT NO.: 1E-0807027			CAD No. 1E0807027C	



**LEGEND:**

- GROUNDWATER CONTOUR  
INTERVAL = 0.1'
- GROUNDWATER FLOW DIRECTION
- GROUNDWATER ELEVATION  
(IN FEET REFERENCED TO  
ARBITRARY BENCHMARK)
- GROUNDWATER MONITORING WELL



**NOTES:**  
 1.) BASE MAP IS APPROXIMATE BASED ON AERIAL PHOTOGRAPHY  
 AND FIELD OBSERVATIONS.

GILES ENGINEERING ASSOCIATES, INC.  
 N8 W22350 JOHNSON DRIVE, SUITE A1  
 WAUKESHA, WI 53186 (262)544-0118

FIGURE 3  
 GROUNDWATER CONTOUR MAP (6-6-12)  
 PERFECT TOUCH CLEANERS  
 1216 DOUGLAS AVENUE  
 RACINE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB/SCT	JSZ	approx. 1"=20'	07-17-12	--
PROJECT NO.: 1E-0807027			CAD No. 1E0807027B	



TABLE 1  
SOIL ANALYTICAL RESULTS SUMMARY  
Perfect Touch Cleaners  
1216 Douglas Avenue  
Racine, Wisconsin  
Project No. 1E-0807027

Analyte	Sample Location													NR 720.09 RCLs	Calculated EPA SSL		WDNR Landfill Disposal Limit Contained- Out Non- Hazardous
	GP-1		HP-1		HP-2		MW-1	MW-2		MW-3		MW-4			For Groundwater Protection	For Direct Contact Pathway	
Sample Depth (feet)	2 - 4	10 - 12	2 - 4	6 - 8	2 - 4	4 - 6	6-8	2-4	5-7	2-4	4-5	2-4	4-5				
Sample Date	8/1/2008	8/1/2008	8/1/2008	8/1/2008	8/1/2008	8/1/2008	10/12/2011	10/12/2011	10/12/2011	10/12/2011	10/12/2011	10/12/2011	10/12/2011				
PID (HNU)	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL				
Detected VOCs (µg/kg)																	
PCE	(46)	<28	(460)	(180)	(280)	<28	<30	(170)	(140)	<30	(140)	(88J)	(580)	NS	4.1	1,230	33,000
Bromomethane	<120	<110	<110	<110	<110	<110	150BJ	<110B	110BJ	<120B	120BJ	<120B	<120B	NS	NS	NS	NS

**Notes:**

PID: Photoionization Detector

VOCs: Volatile Organic Compounds

µg/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)

NR: Natural Resources Chapter of the Wisconsin Administrative Code (WAC)

WDNR: Wisconsin Department of Natural Resources

BDL: Below Detection Limit

RCLs: Residual Contaminant Levels

SSL: Soil Screening Level

NS: No Established Standard

Results in red/underline exceed the NR 720 Generic RCL for protection of groundwater

Results indicated in orange/parenthesis exceed the site-specific calculated SSLs for protection of groundwater using the US EPA Web-based Calculator and Wisconsin parameters

**TABLE 2**  
**GROUNDWATER ANALYTICAL RESULTS SUMMARY**

Perfect Touch Cleaners  
1216 Douglas Avenue  
Racine, Wisconsin  
Project No. 1E-0807027

Detected Volatile Organic Compounds (VOCs) (µg/L)											
Sample Location	Sample Date	Benzene	BrDCM	1,4-DCBz	cis-1,2-DCE	p-IPT	Chloromethane	CdBrME	Chloroform	PCE	TCE
HP-2	08/01/08	0.31j	<u>0.7</u>	<0.50	<0.50	<0.20	<0.30	0.39j	(2.4)	(3.5)	<0.20
MW-1	10/12/11	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.81j	<u>9.7</u>	<0.20
	06/06/12	<0.074	<0.17	<0.15	<0.12	<0.17	<0.18	<0.32	<0.20	(0.85j)	<0.19
MW-2	10/12/11	<0.20	<0.20	6.8	0.61j	0.75j	0.35j	<0.20	0.35j	(0.85j)	(0.85j)
	06/06/12	<0.074	<0.17	6.3	1.1	<0.17	<0.18	<0.32	<0.20	<0.17	(0.40j)
MW-3	10/12/11	<0.20	<0.20	<0.20	<0.20	<0.20	0.89j	<0.20	<0.20	(0.88j)	<0.20
	06/06/12	<0.074	<0.17	<0.15	<0.12	<0.17	<0.18	<0.32	<0.20	<0.17	<0.19
MW-4	10/12/11	<0.20	<0.20	<0.20	<0.20	<0.20	1.9j	<0.20	<0.20	(0.84j)	<0.20
	06/06/12	<0.074	<0.17	<0.15	<0.12	<0.17	<0.18	<0.32	<0.20	<0.17	<0.19
NR140 ES		5.0	0.6	NS	NS	NS	NS	NS	6	5	5
NR140 PAL		0.5	0.06	NS	NS	NS	NS	NS	0.6	0.5	0.5

**Notes:**

**BrDCM:** Bromodichloromethane

**1,4-DCBz:** 1,4-Dichlorobenzene

**cis-1,2-DCE:** cis-1,2-Dichloroethene

**p-IPT:** p-Isopropyltoluene

**CdBrMe:** Chlorodibromomethane

**PCE:** Tetrachloroethene

**TCE:** Trichloroethene

**µg/L:** Micrograms per liter; equivalent to parts per billion (ppb)

**j:** Concentration was detected between the laboratory detection limit and the quantitation limit

**NS:** No Established Standard

**Results indicated in red/underline exceed the Wisconsin Administrative Code NR 140 Enforcement Standard (ES)**

**Results indicated in blue/parenthesis are above the Wisconsin Administrative Code NR 140 Preventive Action Limits (PAL)**

Table 3  
Groundwater Elevation Summary

Perfect Touch Cleaners  
1216 Douglas Avenue  
Racine, Wisconsin  
Giles Project No. 1E-0807027

Well ID	Elevation (TOC)*	Elevation Ground Surface	Well Depth	Screen Length	Groundwater Depth (TOC)	Calculated Groundwater Elevation	Change in Elevation	Feet Water in Well	Date
MW-1	99.98	101.81	14.00	10.00	5.45	94.53		8.55	10/21/2011
					6.14	93.84	-0.69	7.86	06/06/2012
MW-2	99.93	101.85	8.00	5.00	5.14	94.79		2.86	02/08/2010
					5.82	94.11	-0.68	2.18	06/06/2012
MW-3	100.00	101.56	14.00	10.00	5.48	94.52		8.52	02/08/2010
					6.12	93.88	-0.64	7.88	06/06/2012
MW-4	99.99	101.32	15.00	10.00	5.81	94.18		9.19	02/08/2010
					5.99	94.00	-0.18	9.01	06/06/2012

Notes:

TOC: Top of Casing

NW: No Well

"\*": Temporary benchmark referenced to the south door jam floor elevation.