



January 7, 2016

Linda Deckard
Airway Properties LLC
16361 East Radcliff Place, #A
Aurora, Colorado 80015

Daniel and Shelly Goeman
1931 Gateway Drive
Watertown, Wisconsin 53094

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Neitzel Property, 1931 Gateway Drive, Watertown, Wisconsin
DNR BRRTS Activity Number: 03-28-558921 PECFA Number: 53094-8727-31-A

Dear Ms. Deckard and Mr. and Ms. Goeman:

The Wisconsin Department of Natural Resources (DNR) considers Neitzel Property closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you. For residential property transactions, you may be required to make disclosures under s. 709.02, Wis. Stats. Certain continuing obligations also apply to affected property owners or rights-of-way holders. These are identified within each continuing obligation.

This final closure decision is based on the correspondence and data provided, and is issued under chs. NR 726 and 727, Wis. Adm. Code. The South Central Region (SCR) Closure Committee reviewed the request for closure on August 6, 2015. The 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 DNR on November 16, 2015, and documentation that the conditions in that letter were met was received on December 10, 2015.

This site is a residential property occupied by a single story residence with a basement, and an attached two stall garage. Historically the site was agricultural farmland that was developed to residential property. A former 550-gallon gasoline underground storage tank was located along the north side of the garage near the property boundary. The underground storage tank was utilized to fuel company vehicles in the Neitzel Family real estate business. The surrounding property is residential and agricultural. Remediation at the site consisted of soil exaction and natural attenuation. The conditions of closure and continuing obligations required were based on the property being used for residential 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.
- If a structural impediment that obstructed a complete site investigation and/or cleanup is removed or modified, additional environmental work must be completed.

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

Geographic Information System (GIS) Registry

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

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

All site information is also on file at the South Central Regional DNR office, at 3911 Fish Hatchery Road, Fitchburg, Wisconsin. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a Portable Document Format (PDF) file in BRRTS on the Web.

Closure Conditions

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

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

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397

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**, Groundwater Isoconcentration, B.3.b., July 22, 2015. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval. Affected property owners were notified of the presence of groundwater contamination. This continuing obligation also applies to the owners of 1929 Gateway Street, Watertown, Wisconsin.

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

Soil contamination remains in the area of the dispensers and the USTs as indicated on the **attached map**, Soil Contamination, B.2.a., July 22, 2015. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval. This continuing obligation also applies to the owners of 1929 Gateway Drive, Watertown, Wisconsin.

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

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

Structural Impediments (s. 292.12 (2) (b), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code) The remaining building as shown on the **attached map**, Soil Contamination, B.2.a., July 22, 2015, 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 at least 45 days before removal, and conduct an investigation of the degree and extent of petroleum 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.

General Wastewater Permits for Construction Related Dewatering Activities

The DNR's Water Quality Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits, or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://dnr.wi.gov/topic/wastewater/GeneralPermits.html>. If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for Discharge of Contaminated Groundwater from Remedial Action Operations may be needed. If water collecting in a pit/trench that requires dewatering is expected to be free of pollutants other than suspended solids and oil and grease, a general permit for Pit/Trench Dewatering may be needed.

PECFA Reimbursement

Section 101.143, Wis. Stats., requires that Petroleum Environmental Cleanup Fund Award (PECFA) claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the DNR Project Manager to determine the method for salvaging the equipment.

Per Wisconsin Act 55 (2015 State budget), a claim for PECFA reimbursement must be submitted within 180 days of incurring costs (i.e., completing a task). If your final PECFA claim is not submitted within 180 days of incurring the costs, the costs will not be eligible for PECFA reimbursement.

In Closing

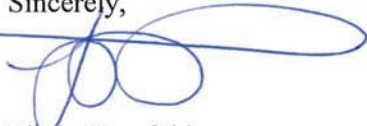
Please be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,

- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats, or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

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 Jon Heberer at 608 275-3220, or at Jon.Heberer@wisconsin.gov.

Sincerely,



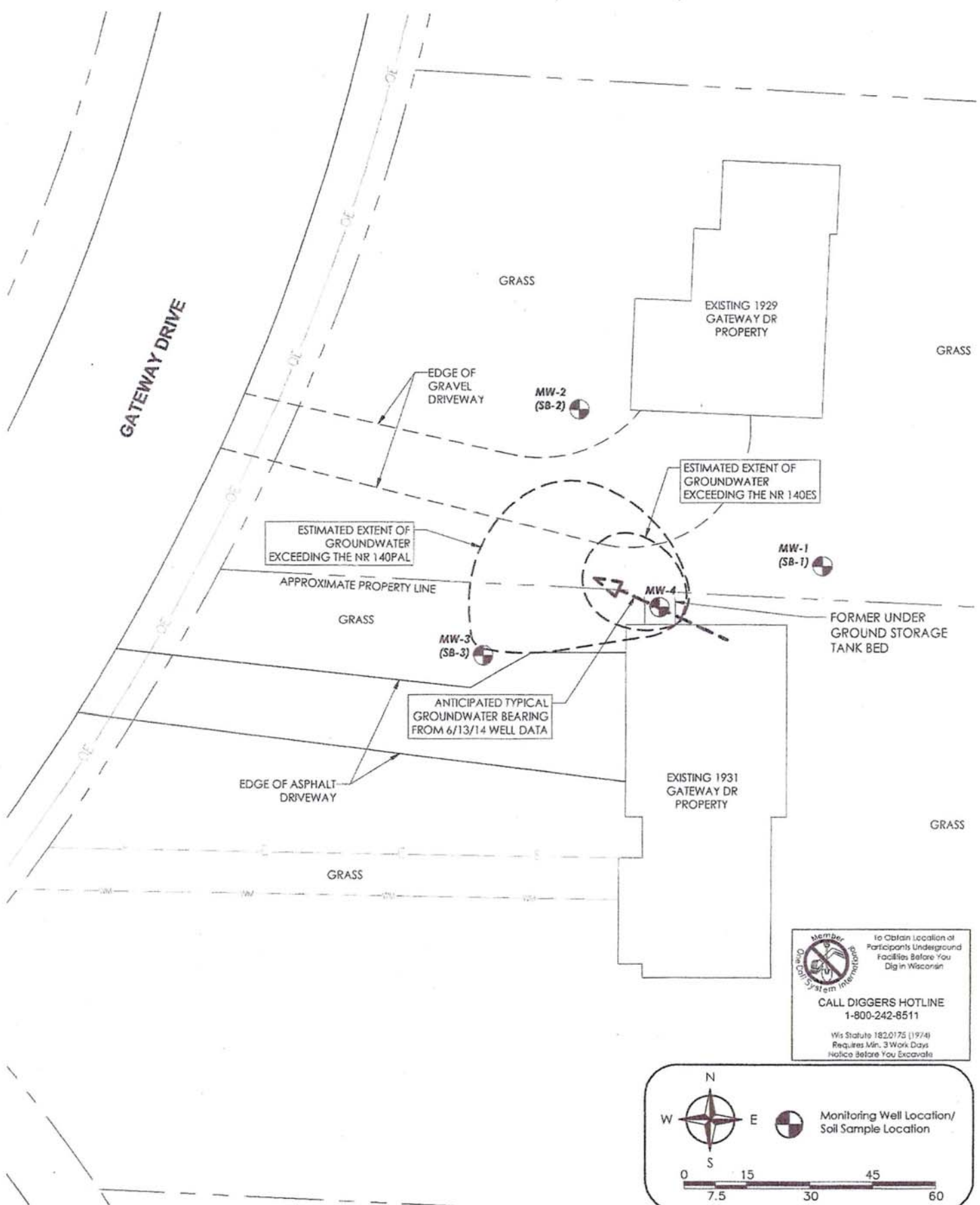
Linda Hanefeld
Region Team Supervisor
Remediation and Redevelopment Program

Attachments:

- Groundwater Isoconcentration, Figure B.3.b. July 22, 2015
- Soil Contamination, Figure B.2.a. July 22, 2015

cc: Brian Youngwirth, General Engineering Company

G:\Current Files L-Q\Neitzel Realty Agency 2-0512-125\CAD 2-0512-125 (base 2-0512-125.dwg), 8/12/2015 3:50:29 PM, 1:1

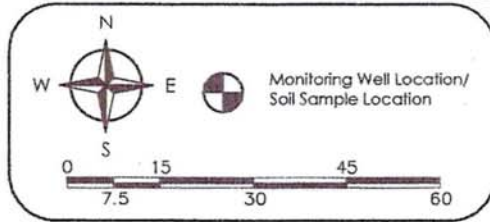


Member
Wisconsin
Utility System
Interchange

To Obtain Location of
Participants Underground
Facilities Before You
Dig in Wisconsin

CALL DIGGERS HOTLINE
1-800-242-8511

Wis Statute 182.0175 (1974)
Requires Min. 3 Work Days
Notice before You Excavate



| REVISIONS | NO. | BY | DATE |
|-------------------------------|-----|-----|------------|
| Flow | 1 | ALL | 10.2014 |
| Added Extent of Contamination | 2 | SRR | 07/22/2015 |
| | | | |
| | | | |
| | | | |
| | | | |

General Engineering Company

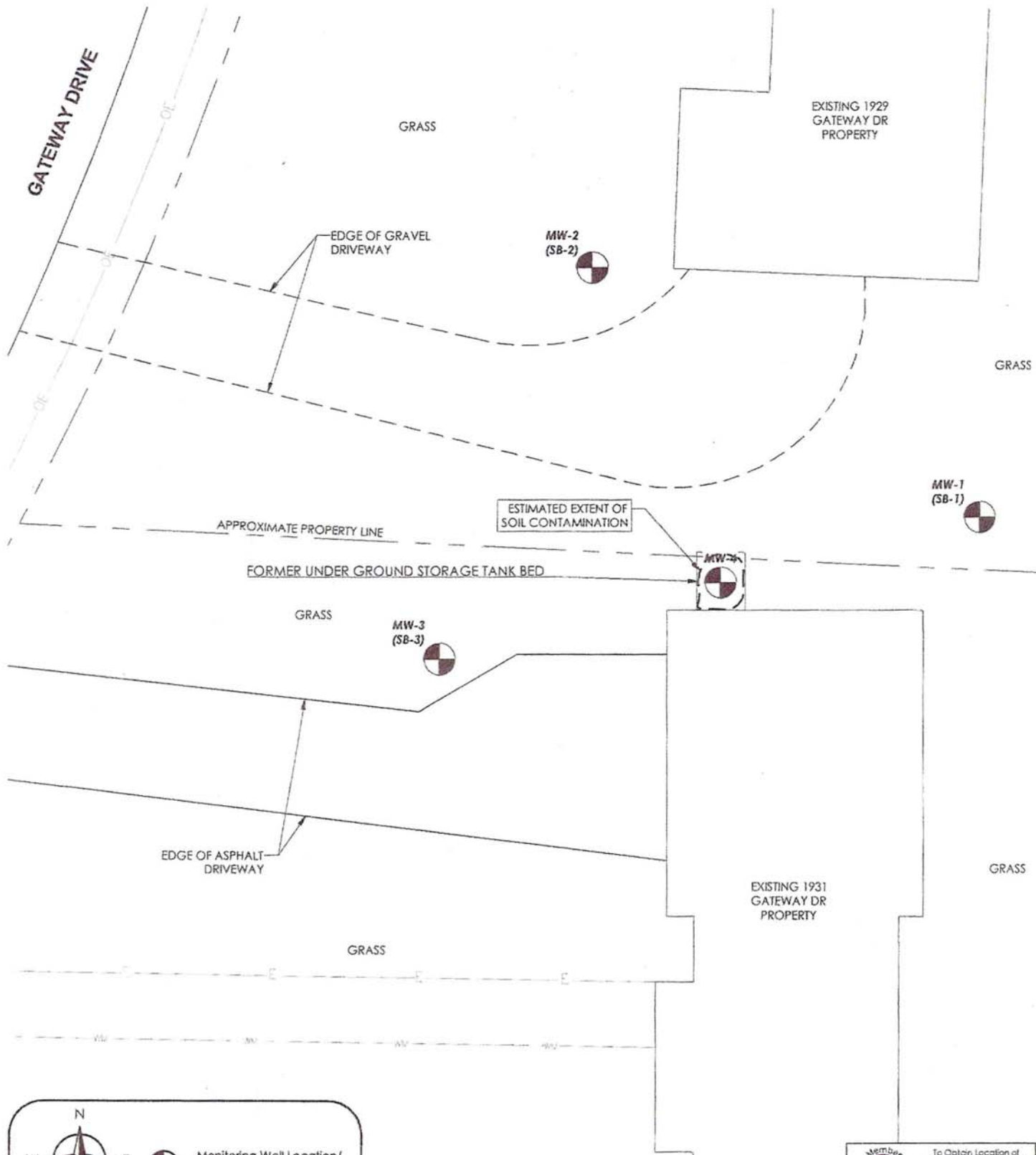
P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
808-742-2169 (Office) • 608-742-2592 (Fax)
www.generalengineering.net

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**GROUND WATER
ISO-CONCENTRATION
Neitzel Realty Property
1931 Gateway Drive
City of Watertown
Jefferson County, WI**

GEC

DRAWN BY: AAT
REVIEWED BY:
ISSUE DATE: 08.2013
GEC FILE NO.: 2-0512-125
SHEET NO.
B.3.b



NO POST-REMEDIAL SOIL CONTAMINATION REMAINS ON-SITE

Member
City of Watertown
Soil System International

To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin
CALL DIGGERS HOTLINE
1-800-242-8511

Wis Statute 182.0175 (1974)
Requires min. 3 Work Days
Notice Before You Excavate

| REVISIONS | NO. | BY | DATE |
|-------------------------------|-----|-----|------------|
| Added Extent of Contamination | 1 | SRR | 07/22/2015 |
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General Engineering Company

P.O. Box 340 • 516 Silver Lake Dr. • Portage, WI 53901
608-742-2169 (Office) • 608-742-2592 (Fax)
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SOIL CONTAMINATION

Netzel Realty Property
1931 Gateway Drive
City of Watertown
Jefferson County, WI

GEC

DRAWN BY: ATT
REVIEWED BY:
ISSUE DATE: 08.2013
GEC FILE NO.: 2-0512-125
SHEET NO.:
B.2.a

SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN

Notice: Pursuant to ch. 292, Wis. Stats., and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. DNR will consider your request administratively complete when the form and all sections are completed, all attachments are included, and the applicable fees required under ch. NR 749, Wis. Adm. Code, are included, and sent to the proper destinations. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records Law (ss. 19.31 - 19.39, Wis. Stats.). Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided.

| Site Information | | | |
|---|--|-------------|-------------------|
| BRRTS No. 03-28-558921 | VPLE No. | | |
| Parcel ID No. 291-0815-1634-001 | | | |
| FID No. | WTM Coordinates | | |
| | X 623342 | Y 298948 | |
| BRRTS Activity (Site) Name Neitzel Property | WTM Coordinates Represent: <input checked="" type="checkbox"/> Source Area <input type="checkbox"/> Parcel Center | | |
| Site Address 1931 Gateway Drive Acres Ready For Use | City Watertown | State WI | ZIP Code 53094 |
| 1.24 | | | |

| | | | |
|---|-------------------------------|-------------|-------------------|
| Responsible Party (RP) Name Linda Deckard (Managing Member Airway Prop.) | | | |
| Company Name Airway Properties, LLC | | | |
| Mailing Address P.O. Box 460655 | City Aurora | State CO | ZIP Code 80046 |
| Phone Number (720) 934-8700 | Email lmdeck@earthlink.net | | |

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

| | | | |
|--|--|-------------|-------------------|
| Environmental Consultant Name Lynn Bradley | | | |
| Consulting Firm General Engineering Company | | | |
| Mailing Address 916 Silver Lake Drive | City Portage | State WI | ZIP Code 53901 |
| Phone Number (608) 742-2169 | Email lbradley@generalengineering.net | | |

Fees and Mailing of Closure Request

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

| | |
|--|--|
| <input checked="" type="checkbox"/> \$1,050 Closure Fee | <input type="checkbox"/> \$300 Database Fee for Soil |
| <input checked="" type="checkbox"/> \$350 Database Fee for Groundwater or Monitoring Wells (Not Abandoned) | Total Amount of Payment \$ <u>\$1,400.00</u> |
| | <input type="checkbox"/> Resubmittal, Fees Previously Paid |
- Send one paper copy and one e-copy on compact disk of the entire closure package to the Regional Project Manager assigned to your site. Submit as *unbound, separate documents* in the order and with the titles prescribed by this form. For electronic document submittal requirements, see <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

Site Summary

If any portion of the Site Summary Section is not relevant to the case closure request, you must fully explain the reasons why in the relevant section of the form. All information submitted shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected.

1. General Site Information and Site History

- A. Site Location: Describe the physical location of the site, both generally and specific to its immediate surroundings.

The subject site is located at 1931 Gateway Drive in the City of Watertown, Jefferson County, Wisconsin. The subject property consists of an approximate 1.2 acre property, tax parcel 2914-0815-1634-001. The property is situated within the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 8 North, Range 15 East, of Jefferson County, Wisconsin. The property is located within a rural residential/agricultural area of Watertown.

The Subject Site is currently occupied by a single story residence with a basement, and an attached two stall garage north of the residence. The residence is located on the north-central portion of the property. A former 550-gallon gasoline underground storage tank was present just north of the garage, on the northern property boundary. The ground surface surrounding the structure is primarily grass to the north, east and south, and a concrete driveway and grass to the west.

- B. Prior and current site usage: Specifically describe the current and historic occupancy and types of use.

Historically the site was either agricultural farmland or was occupied by a residential structure. The underground storage tank was formerly utilized to fuel company vehicles utilized in the Neitzel Family real estate business. The responsible party is Ms. Linda Deckard, a managing member of Airway Properties, LLC. The property is currently owned by Daniel and Shelly Goeman.

The residence to the north is owned by Mr. Clark Neitzel. A gravel driveway and a small strip of grass separates the two structures.

- C. Current zoning (e.g., industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).

Based on the enclosed (Attachment G) Zoning Map, dated 2/2010, the subject site and surrounding properties immediately to the south, north, and east are zoned SR-4 Single Family Residential. The surrounding property to the west is zoned Commercial.

- D. Describe how and when site contamination was discovered.

On May 24, 2012, one (1) 550-gallon gasoline UST was removed from the property by Schaper Excavating and petroleum. The tank was located just north of the garage on the northern property boundary. General Engineering Company performed an Underground Storage Tank Site Assessment at the time of removal. Obvious contamination was present beneath the tank at a depth of about 5.5 feet. At the time of the removal, approximately 8.67 tons of petroleum affected soils were removed from the excavation (beneath the tank from 5.5 feet to 10 feet) and transported to Veolia Environmental Services in Delavan, Wisconsin. Site Assessment samples were collected from beneath the tank and from the south sidewall, near the garage foundation. Soil samples were submitted for laboratory analysis for the presence of Petroleum Volatile Organic Compounds (PVOC) and naphthalene and Gasoline Range Organics (GRO).

The bottom sample collected at a depth of about 10 feet (within groundwater) contained several PVOCs and naphthalene at concentrations exceeding each compound's respective NR 720 C RCL or soil to groundwater RCL. The sample collected from the south sidewall at a depth of 6 feet did not contain PVOCs or naphthalene with the exception of toluene at a level of 35.3J micrograms per kilogram. The WDNR was notified of a release On June 12, 2012. There also did not appear to be soil contamination present above the water table beyond the excavation limits to the north, east, and west based on visual/olfactory observations and PID results at the time of the tank removal.

- E. Describe the type(s) and source(s) or suspected source(s) of contamination.

Obvious pitting and rusting was observed on the bottom of the underground storage tank. The tank was removed, and obvious petroleum odors (unleaded gasoline) were encountered beneath the UST.

- F. Other relevant site description information (or enter Not Applicable).

Not Applicable

- G. List BRRTS activity/site name and number for BRRTS activities at this source property, including closed cases.

Neitzel Property
1931 Gateway Drive
Watertown, Wisconsin
BRRTS 03-28-558921

- H. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property.
None

2. General Site Conditions

A. Soil/Geology

- i. Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.
The soils at the boring locations generally consisted of 6 inches of grass topsoil fill underlain by 6 inches of black to brown silty loam. These soils were underlain by approximately 2 feet of black to dark brown silty clay loam underlain by approximately 2 feet of dark brown sandy loam with trace gravel to dark brown clay loam. This soil was underlain by brown sandy loam with gravel to the termination depth of the boring. Groundwater was encountered at a depth of approximately 9 feet below the ground surface.
- ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
The former tank excavation, located directly north of the garage, was backfilled with "clean" imported fill, consisting of primarily brown sandy loam. The former tank bed is approximately 10 feet long by 10 feet wide and approximately 10 feet deep.
- iii. Describe the depth to bedrock, bedrock type, competency and whether or not it was encountered during the investigation.
Bedrock was not encountered during the investigation. Based on the geology of Jefferson County, bedrock is typically located within the upper 50 feet in the area of the subject site. Bedrock typically consists of Middle Ordovician aged dolomite.
- iv. Describe the nature and locations of current surface cover(s) across the site (e.g., natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).
The immediate area of the former UST is grass covered. A garage, which is understood to have a crawl space is located immediately south of the former tank area followed by the residence, which has a basement. A concrete driveway extends from the western end of the garage to Gateway Drive. The remainder of the property is grass/tree covered land. The northern adjoining property is covered by a gravel driveway toward the southern end of the property that extends westward to Gateway Drive. The eastern end of the driveway is followed by a residence/garage. The remainder of that property is covered by grass/trees.

B. Groundwater

- i. Discuss depth to groundwater and piezometric elevations. Describe and explain depth variations, including high and low water table elevation and whether free product affects measurement of water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.
Depth to groundwater at the site has ranged from 2.71 feet below top of casing (TOC) at MW-1 on May 8, 2013 (EL. 97.76) to 11.75 feet below TOC at MW-2 on August 21, 2012 (EL. 88.46). The high and low water table depth at each well appears to vary from about 5 to 7 feet, which could be associated with periods of excessive precipitation. The water table at the time of the drilling appeared to be present within natural sandy loam.
- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.
The groundwater flow direction during each sampling round has been toward the northwest. An evaluation of deeper groundwater flow does not appear necessary and was not performed. Bedrock was not encountered during the investigation activities and no evaluation of fracture was performed or necessary.
- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.
The extent of contamination has been defined and the detected concentrations appear to be stable. Therefore, hydraulic conductivity, flow rate, and permeability calculations do not appear to be necessary and were not performed.
- iv. Identify and describe locations/distance of potable and/or municipal wells within 1200 feet of the site. Include general summary of well construction (geology, depth of casing, depth of screened or open interval).
The property is serviced with potable water by the by the City of Watertown. Watertown utilizes four (4) municipal wells, all of which are located at least 2 miles north/northwest of the subject site.

3. Site Investigation Summary

A. General

- i. Provide a brief summary of the site investigation history. Reference previous submittals by name and date. Describe site investigation activities undertaken since the last submittal for this project and attach the appropriate documentation in Attachment C, if not previously provided.
Subsequent to the UST assessment, on July 27, 2012, four soil borings were advanced by Midwest Engineering Services

under the direction of General Engineering Company. SB-1 was advanced on the northern adjoining property to the northeast of the northeast corner of the garage on the subject property; SB-2/MW-2 was advanced on the northern adjoining property to the west of the southwest corner of the residence on the adjoining property; SB-3/MW-3 was advanced on the subject site to the west of the northwest corner of the garage; and MW-4 was blind drilled within the former tank bed just north of the residence on the subject property, near the northern property boundary. The borings were advanced to depths of approximately 16 feet and converted to monitoring wells, designated MW-1 to MW-4. The monitoring wells were properly developed by General Engineering on August 4, 2012.

Continuous soil samples were collected from SB-1, SB-2, and SB-3, and field screened utilizing a Photoionization Detector. Soil samples were not collected from SB-4, which was installed within the former UST excavation. PID readings were detected in the soil samples collected from SB-3 (located west of the northwest corner of the garage) between 0 and 27 instrument units. No PID readings were detected in SB-1 and SB-2. Select soil samples were submitted for laboratory analysis of gasoline range organics (GRO), petroleum volatile organic compounds (PVOC), and naphthalene.

Soil samples collected from SB-1 to SB-3 did not contain detectable levels of PVOCs, naphthalene, or GRO with the exception of GRO detected at a level of 4.3 mg/kg at B-3.

Groundwater samples were collected from the monitoring wells on August 21, 2012, May 8, 2013, June 13, 2014, and September 30, 2014. The samples were submitted for laboratory analysis for the presence of VOCs during the initial sampling round and PVOCs and naphthalene during subsequent rounds.

Groundwater samples collected from MW-4 have contained several PVOCs and/or naphthalene at levels above each compound's respective NR 140 ES during each sampling round. The samples collected from MW-3 have also contained a few compounds (benzene, ethylbenzene, and naphthalene) at levels exceeding each compound's respective NR 140 PAL during the initial and most recent sampling rounds.

- ii. Identify whether contamination extends beyond the source property boundary, and if so describe the media affected (e.g., soil, groundwater, vapors and/or sediment, etc.), and the vertical and horizontal extent of impacts.

Based on the location of MW-4 near the northern property line, the presence of several PVOCs at levels exceeding their respective NR 140 ES with the samples collected from MW-4, and the groundwater flow direction being to the northwest, it appears that groundwater contamination is present on the northern adjoining property.

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

There were no structural impediments to the completion of the site investigation activities and no remedial activities were performed for this case with the exception of the limited soil removal during the tank removal activities; however the garage portion of the building on the subject property would be considered to be a structural impediment to the performance of any additional remedial excavation activities, which do not appear to be necessary.

B. Soil

- i. Describe degree and extent of soil contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways.

Affected soils were present beneath the former UST from depths of about 5.5 feet to the approximate depth of groundwater at 9 to 10 feet below grade. The affected soils beneath the tank were removed to a depth of 10 feet. The soil sample collected from beneath the UST at a depth of about 10 feet contained ethylbenzene (27,800 ug/kg), methyl-tert-butyl-ether (789J ug/kg), naphthalene (9,950 ug/kg), 1,2,4 trimethylbenzene (53,300 ug/kg), 1,3,5 trimethylbenzene (17,800 ug/kg), and xylenes (115,300 ug/kg). The detected concentrations exceeded each compound's respective NR 720 C RCL or soil to groundwater RCL, where established. It should be noted that the sample collected from the south sidewall (toward the garage on the subject property) at a depth of 6 feet (below the high groundwater level) did not contain PVOCs or GRO with the exception of toluene at a level of 35.3 ug/kg, well below its respective NR 720 soil to groundwater RCL of 1107 ug/kg.

The soils samples collected from soil borings B-1 to B-3 did not contain PVOCs or naphthalene. Based on the test results and visual/ olfactory observations at the time of the tank removal, it appears that the affected soils were confined to the area beneath the former tank (which were removed and landfill disposed), and that the contaminants extended to groundwater and were transported to the northwest.

- ii. Describe the concentration(s) and types of soil contaminants found in the upper four feet of the soil column. Based on visual and olfactory observations at the time of the tank removal and the soil samples collected during the tank removal and during performance of the soil borings, it does not appear that the upper four feet of the soil column has been impacted by this release.

- iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site. This includes a soil performance standard established in accordance with s. NR 720.08, a Residual Contaminant Level (RCL) established in accordance with s. NR 720.10 that is protective of groundwater quality, or an RCL established in accordance with s. NR 720.12 that is protective of human health from direct contact with contaminated soil. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/information in Attachment C.

The NR 720 Non-Industrial C RCLs, Direct Contact RCLs, and soil to groundwater RCLs within the WDNRs RCL spreadsheet were utilized to establish the cleanup standards for this site.

C. Groundwater

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

The groundwater samples collected from MW-4 (within the former tank area) have contained PVOCs and naphthalene levels exceeding each compound's respective NR 140 ES during each sampling round. The samples collected from MW-3 (west of the former tank area) have also contained a few PVOCs/naphthalene levels exceeding each compound's respective NR 140 PAL. The samples collected from MW-1 and MW-2 have not contained PVOCs or naphthalene during any of the sampling rounds. It does not appear that any water supply wells have been impacted by this release. In addition, it does not appear likely that affected groundwater is contact with basement foundation since it is located approximately 30 feet beyond the garage to the south (groundwater flow is toward the northwest).

- ii. Describe the presence of free product at the site, including the thickness, depth, and locations. Identify the depth and location of the smear zone.

Free product was not encountered during the investigative activities.

D. Vapor

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

The soil sample collected from the south sidewall of the tank removal excavation (toward the garage on the subject property) at a depth of about 6 feet did not contain PVOCs or naphthalene with the exception of a low level of toluene at a concentration well below its respective standards. In addition, the basement associated with the residence is located at least 30 feet south of the former tank area beyond the garage. Based on the depth of the groundwater contamination, groundwater contaminant concentrations, and groundwater flow direction toward the northwest, it does not appear that vapor sampling within the residence or beneath the garage slab is necessary.

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

No vapor sampling has been performed.

E. Surface Water and Sediment

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

No surface water and/or sediment was present on the subject property or northern adjoining property. Therefore, no assessment of surface water or sediment was performed.

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

Not Applicable

4. Remedial Actions Implemented and Residual Levels at Closure

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

No remedial actions have performed for this release with the exception of the excavation and landfill disposal of 8.67 tons of affected soil removed from beneath the tank to a depth of about 10 feet.

- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.

No immediate or interim actions were necessary or performed.

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

No remedial actions have been performed for this release with the exception of 8.67 tons of petroleum affected soil removed

from beneath the former tank from a depth of about 5.5 feet to about 10 feet. The excavation of the affected soil was about 7 feet long by 6 feet wide.

- D. Describe the alternatives considered during the Green and Sustainable Remediation evaluation in accordance with NR 722.09 and any practices implemented as a result of the evaluation.
Not Applicable
- E. Describe the nature, degree and extent of residual contamination that will remain at the source property or on other affected properties after case closure.
The affected soil beneath the former UST was removed and properly disposed. There was no indication of affected soil above the high groundwater table at the time of the tank removal. Therefore, affected soil will remain below the groundwater table within the area of the former tank with levels of PVOCs/naphthalene that exceed their respective C RCLs or soil to groundwater RCLs. Petroleum affected groundwater with levels of PVOCs and naphthalene exceeding their respective NR 140 ES will remain within the area of the former tank bed and beyond it (adjoining property to the north) to the northwest.
- F. Describe the residual soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds RCLs established under s. NR 720.12, Wis. Adm. Code, for protection of human health from direct contact.
There is no known residual contamination present within four feet of the ground surface.
- G. Describe the residual soil contamination that is above the observed low water table that attains or exceeds the soil standard(s) for the groundwater pathway.
Based on visual and olfactory observations at the time of tank site assessment and the soil sample collected from beneath the UST at a depth of about 10 feet, it appears that soil contamination with concentrations exceeding the soil to groundwater standards is present beneath the area of the former UST from at a depth of about 10 feet (low water table is about 9 feet below grade).
- H. Describe how the residual contamination will be addressed, including but not limited to details concerning: covers, engineering controls or other barrier features; use of natural attenuation of groundwater; and vapor mitigation systems or measures.
The remaining soil contamination is present within an isolated area beneath the former UST, below the groundwater table, at about 10 feet and "clean" backfill was placed within the former tank excavation. There does not appear to be any impacted soils within the upper four feet. The tank system has been removed and further degradation of site soils is not likely and the remaining soils below groundwater do not appear to present an immediate risk to human health or the environment. Additionally, the four groundwater sampling rounds performed at MW-4 (within the source area) between 2012 and 2014 have indicated stable or decreasing contaminant concentrations during that time. Therefore, it appears that natural attenuation of the groundwater is occurring and since the primary source of the contaminants (tank system) has been removed, further degradation of groundwater is also unlikely.
- I. If using natural attenuation as a groundwater remedy, describe how the data collected supports the conclusion that natural attenuation is effective in reducing contaminant mass and concentration (e.g., stable or receding groundwater plume).
Groundwater analytical results from the samples collected from MW-4 (within the former tank area) indicated the presence of several PVOCs and naphthalene at levels exceeding each compound's respective NR 140 ES. However, the levels appear to be stable or decreasing. Specifically, ethylbenzene has been detected at levels of 1,790 ug/l, 1,250 ug/l, 1,180 ug/l, and 1,980 ug/l, respectively during the four sampling rounds performed. Additionally, toluene has been detected at levels of 16,500 ug/l, 2,170 ug/l, 2,330 ug/l, and 4,000 ug/l and 1,2,4 trimethylbenzene has been detected at levels of 1,550 ug/l, 1,760 ug/l, 1,280 ug/l, and 1,260 ug/l, respectively, during the four sampling rounds performed. In addition, low levels of petroleum compounds detected within the groundwater samples collected from MW-3 have also indicated a stable or decreasing trend of the contaminant plume. Therefore, it appears that natural attenuation will be an effective groundwater remedy.
- J. Identify how all exposure pathways (soil, groundwater, vapor) were removed and/or adequately addressed by immediate, interim and/or remedial action(s).
No immediate, interim, and/or remedial actions were performed for this investigation and none appear to be warranted at the present time.
- K. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.
None
- L. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.
An enforcement standard exemption is necessary at MW-4 due to the presence of ethylbenzene, toluene, 1,2,4-trimethylbenzene, and naphthalene at levels exceeding the NR 140 ES. A PAL exemption is necessary at MW-4 due to the presence of 1,3,5-trimethylbenzene and total xylenes levels exceeding the NR 140 PAL. A PAL exemption is also necessary at MW-3 due to the presence of benzene and naphthalene levels exceeding the NR 140 PAL.

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

Not applicable

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

Not applicable

5. Continuing Obligations: Situations where sites, including all affected properties and rights-of-way (ROWs), are included on the DNR's GIS Registry. In certain situations, maintenance plans are also required, and must be included in Attachment D.

Directions: For each of the 3 property types below, check all situations that apply to this closure request.

(NOTE: Monitoring wells to be transferred to another site are addressed in Attachment E.)

| This situation applies to the following property or Right of Way (ROW): | | | Case Closure Situation - Continuing Obligation Inclusion on the GIS Registry is Required (ii. - xiv.) | Maintenance Plan Required | |
|---|-------------------------------------|-------------------------------------|---|---|---------------|
| Property Type: | | | | | |
| Source Property | Affected Property (Off-Source) | ROW | | | |
| i. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None of the following situations apply to this case closure request. | NA |
| ii. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Residual groundwater contamination exceeds ch. NR 140 ESs. | NA |
| iii. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Residual soil contamination exceeds ch. NR 720 RCLs. | NA |
| iv. | | | | Monitoring Wells Remain: | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | • Not Abandoned (filled and sealed) | NA |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | • Continued Monitoring (requested or required) | Yes |
| v. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cover/Barrier/Engineered Cover or Control for (soil) direct contact pathways (includes vapor barriers) | Yes |
| vi. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cover/Barrier/Engineered Cover or Control for (soil) groundwater infiltration pathway | Yes |
| vii. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Structural Impediment: impedes completion of investigation or remedial action (not as a performance standard cover) | NA |
| viii. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Residual soil contamination meets NR 720 industrial soil RCLs, land use is classified as industrial | NA |
| ix. | <input type="checkbox"/> | <input type="checkbox"/> | NA | Vapor Mitigation System (VMS) required due to exceedances of vapor risk screening levels or other health based concern | Yes |
| x. | <input type="checkbox"/> | <input type="checkbox"/> | NA | Vapor: Dewatering System needed for VMS to work effectively | Yes |
| xi. | <input type="checkbox"/> | <input type="checkbox"/> | NA | Vapor: Compounds of Concern in use: full vapor assessment could not be completed | NA |
| xii. | <input type="checkbox"/> | <input type="checkbox"/> | NA | Vapor: Commercial/industrial exposure assumptions used. | NA |
| xiii. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vapor: Residual volatile contamination poses future risk of vapor intrusion | NA |
| xiv. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Site-specific situation: (e. g., fencing, methane monitoring, other) (discuss with project manager before submitting the closure request) | Site specific |

6. Underground Storage Tanks

A. Were any tanks, piping or other associated tank system components removed as part of the investigation or remedial action? Yes No

B. Do any upgraded tanks meeting the requirements of ch. ATCP 93, Wis. Adm. Code, exist on the property? Yes No

C. If the answer to question 6.B. is yes, is the leak detection system currently being monitored? Yes No

General Instructions

All information shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected. For each attachment (A-G), provide a Table of Contents page, listing all 'applicable' and 'not applicable' items by Closure Form titles (e.g., A.1. Groundwater Analytical Table, A.2. Soil Analytical Results Table, etc.). If any item is 'not applicable' to the case closure request, you must fully explain the reasons why.

Data Tables (Attachment A)

Directions for Data Tables:

- Use **bold** and italics font for information of importance on tables and figures. Use **bold** font for ch. NR 140, Wis. Adm. Code ES attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, PAL attainments or exceedances.
- Use **bold** font to identify individual ch. NR 720 Wis. Adm. Code RCL exceedances. Tables should also include the corresponding groundwater pathway and direct contact pathway RCLs for comparison purposes. Cumulative hazard index and cumulative cancer risk exceedances should also be tabulated and identified on Tables A.2 and A.3.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e., do not just list as no detect (ND)).
- Include the units on data tables.
- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15(3)(c), Wis. Adm. Code, in the format required in s. NR 716.15(4)(e), Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Soil Analytical Results Table, etc.).
- For required documents, each table (e.g., A.1., A.2., etc.) should be a separate Portable Document Format (PDF).

A. Data Tables

- Groundwater Analytical Table(s):** Table(s) showing the analytical results and collection dates for all groundwater sampling points (e.g., monitoring wells, temporary wells, sumps, extraction wells, potable wells) for which samples have been collected.
- Soil Analytical Results Table(s):** Table(s) showing all soil analytical results and collection dates. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated).
- Residual Soil Contamination Table(s):** Table(s) showing the analytical results of only the residual soil contamination at the time of closure. This table shall be a subset of table A.2 and should include only the soil sample locations that exceed an RCL. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated). Table A.3 is optional only if a total of fewer than 15 soil samples have been collected at the site.
- Vapor Analytical Table(s):** Table(s) showing type(s) of samples, sample collection methods, analytical method, sample results, date of sample collection, time period for sample collection, method and results of leak detection, and date, method and results of communication testing.
- Other Media of Concern (e.g., sediment or surface water):** Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, and time period for sample collection.
- Water Level Elevations:** Table(s) showing all water level elevation measurements and dates from all monitoring wells. If present, free product should be noted on the table.
- Other:** This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables pertaining to engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

Maps, Figures and Photos (Attachment B)

Directions for Maps, Figures and Photos:

- Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11 x 17 inches, in a PDF readable by the Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.
- Prepare visual aids, including maps, plans, drawings, fence diagrams, tables and photographs according to the applicable portions of ss. NR 716.15(4), 726.09(2) and 726.11(3), (5) and (6), Wis. Adm. Code.
- Include all sample locations.
- Contour lines should be clearly labeled and defined.
- Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc.).
- For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.) should be a separate PDF.
- Maps, figures and photos should be dated to reflect the most recent revision.

B.1. Location Maps

- Location Map:** A map outlining all properties within the contaminated site boundaries on a United States Geological Survey (U.S.G.S.) topographic map or plat map in sufficient detail to permit easy location of all affected and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the area of contamination.
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for all affected properties, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination attaining or exceeding a ch. NR 140 ES, and/or in relation to the boundaries of soil contamination attaining or exceeding a RCL. Provide parcel identification numbers for all affected properties.
- RR Sites Map:** From RR Sites Map ([http://dnrmaps.wi.gov/sl/?Viewer=RR Sites](http://dnrmaps.wi.gov/sl/?Viewer=RR%20Sites)) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

B.2. Soil Figures

- B.2.a. **Soil Contamination:** Figure(s) showing the location of **all** identified unsaturated soil contamination. Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720.Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedances (0-4 foot depth).
- B.2.b. **Residual Soil Contamination:** Figure(s) showing only the locations of soil samples where unsaturated soil contamination remains at the time of closure (locations represented in Table A.3). Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720 Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedance (0-4 foot depth).

B.3. Groundwater Figures

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

B.4. Vapor Maps and Other Media

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

- B.5. Structural Impediment Photos:** One or more photographs documenting the structural impediment feature(s) which precluded a complete site investigation or remediation at the time of the closure request. The photographs should document the area that could not be investigated or remediated due to a structural impediment. The structural impediment should be indicated on Figures B.2.a and B.2.b.

Documentation of Remedial Action (Attachment C)**Directions for Documentation of Remedial Action:**

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc.).
- If the documentation requested below has already been submitted to the DNR, please note the title and date of the report for that particular document requested.
 - C.1. **Site investigation documentation**, that has not otherwise been submitted with the Site Investigation Report.
 - C.2. **Investigative waste disposal** documentation.
 - C.3. Provide a **description of the methodology** used along with all supporting documentation if the RCLs are different than those contained in the Department's RCL Spreadsheet available at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html>.
 - C.4. **Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.
 - C.5. **Decommissioning of Remedial Systems.** Include plans to properly abandon any systems or equipment.
 - C.6. **Other.** Include any other relevant documentation not otherwise noted above (This section may remain blank).

Maintenance Plan(s) and Photographs (Attachment D)**Directions for Maintenance Plans and Photographs:**

Attach a maintenance plan for each affected property (source property, each off-source affected property) with continuing obligations requiring future maintenance (e.g., direct contact, groundwater protection, vapor intrusion). See Site Summary section 5 for all affected property(s) requiring a maintenance plan. Maintenance plan guidance and/or templates for: 1) Cover/barrier systems; 2) Vapor intrusion; and 3) Monitoring wells, can be found at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html#tabx3>

- D.1. Descriptions of maintenance action(s) required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required:**
- Provide brief descriptions of the type, depth and location of residual contamination.

- Provide a description of the system/cover/barrier/monitoring well(s) to be maintained.
 - Provide a description of the maintenance actions required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
 - Provide contact information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.
- D.2. **Location map(s) which show(s):** (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) all property boundaries.
- D.3. **Photographs** for site or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system, include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features shall be visible and discernible. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.
- D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter. The inspection and maintenance log is found at: <http://dnr.wi.gov/files/PDF/forms/4400/4400-305.pdf>.

Monitoring Well Information (Attachment E)

Directions for Monitoring Well Information:

For all wells that will remain in use, be transferred to another party, or that could not be located; attach monitoring well construction and development forms (DNR Form 4400-113 A and B: http://dnr.wi.gov/topic/groundwater/documents/forms/4400_113_1_2.pdf)

Select One:

- No monitoring wells were installed as part of this response action.
- All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site

Select One or More:

- Not all monitoring wells can be located, despite good faith efforts. Attachment E must include a description of efforts made to locate the wells.
- One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason (s) the well(s) will remain in use. When one or more monitoring wells will remain in use this is considered a continuing obligation and a maintenance plan will be required and must be included in Attachment D.
- One or more monitoring wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address and email for the new owner(s). Provide documentation from the party accepting future responsibility for monitoring well(s).

Source Legal Documents (Attachment F)

Directions for Source Legal Documents:

Label documents with the specific closure form titles (e.g., F.1. Deed, F.2. Certified Survey Map, etc.). Include all of the following documents, in the order listed:

- F.1. **Deed:** The most recent deed with legal description clearly listed.
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.
- F.2. **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- F.3. **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- F.4. **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties. This section applies to the source property only. Signed statements for Other Affected Properties should be included in Attachment G.

Notifications to Owners of Affected Properties (Attachment G)

Directions for Notifications to Owners of Affected Properties:

Complete the table on the following page for sites which require notification to owners of affected properties pursuant to ch. 292, Wis. Stats. and ch. NR 725 and 726, Wis. Adm. Code. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31- 19.39, Wis. Stats.]. The DNR's "Guidance on Case Closure and the Requirements for Managing Continuing Obligations" (PUB-RR-606) lists specific notification requirements <http://dnr.wi.gov/files/PDF/pubs/rr/RR606.pdf>.

State law requires that the responsible party provide a 30-day, written advance notification to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned. Use form 4400-286, Notification of Continuing Obligations and Residual Contamination, at <http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf>

Include a copy of each notification sent and accompanying proof of delivery, i.e., return receipt or signature confirmation. (These items will not be placed on the GIS Registry.)

Include the following documents for each property, keeping each property's documents grouped together and labeled with the letter G and the corresponding ID number from the table on the following page. (Source Property documents should only be included in Attachment F):

- **Deed:** The most recent deed with legal descriptions clearly listed for all affected properties.
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. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

Signatures and Findings for Closure Determination

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

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

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

Engineering Certification

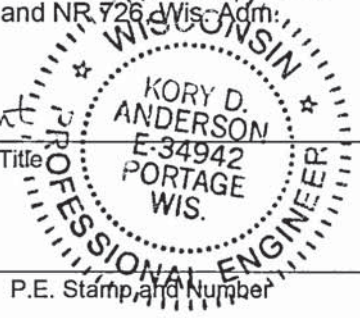
I, Kory D. Anderson hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this case closure request has been prepared by me or prepared under my supervision in accordance with the Rules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

Kory D. Anderson

Printed Name

Vice President

Title



Kory D. Anderson

Signature

8/25/15

Date

P.E. Stamp and Number

Hydrogeologist Certification

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

Printed Name

Title

Signature

Date

ATTACHMENT A
DATA TABLES

A.1. GROUNDWATER ANALYTICAL TABLE

SEE ATTACHED

A.1.
GROUNDWATER ANALYTICAL TABLE
NEITZEL PROPERTY
WATERTOWN, JEFFERSON COUNTY, WISCONSIN

| Monitoring Well | NR 140 | | MW-1 | | | | MW-2 | | | | MW-3 | | | | MW-4 | | | |
|---|--------|------|-----------|----------|-----------|-----------|-----------|----------|-----------|-----------|----------------|----------|-----------|-------------|-----------|----------|-----------|-----------|
| | ES | PAL | 8/21/2012 | 5/8/2013 | 6/13/2014 | 9/30/2014 | 8/21/2012 | 5/8/2013 | 6/13/2014 | 9/30/2014 | 8/21/2012 | 5/8/2013 | 6/13/2014 | 9/30/2014 | 8/21/2012 | 5/8/2013 | 6/13/2014 | 9/30/2014 |
| PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/L) | | | | | | | | | | | | | | | | | | |
| Benzene | 5 | 0.5 | <0.41 | <0.39 | <0.27 | <0.24 | <0.41 | <0.39 | <0.27 | 0.25J | <i>2.6J</i> | <0.39 | <0.27 | <i>1.38</i> | 132 | <9.7 | <27 | <4.8 |
| Ethylbenzene | 700 | 140 | <0.54 | <0.41 | <0.82 | <0.55 | <0.54 | <0.41 | <0.82 | 1.0J | <i>400</i> | 61.9 | 2.83 | 32 | 1790 | 1250 | 1180 | 1980 |
| Methyl tert-butyl ether | 60 | 12 | <0.61 | <0.38 | <0.37 | <0.23 | <0.81 | <0.38 | <0.37 | <0.23 | <i><2.4</i> | 3.1 | <0.37 | <0.23 | <61.0 | 12.0J | <37 | <4.6 |
| Toluene | 1000 | 200 | <0.67 | <0.42 | <0.8 | <0.69 | <0.67 | <0.42 | <0.8 | <0.69 | 292 | 2.8 | <0.8 | 23.6 | 16500 | 2170 | 2330 | 4000 |
| 1,2,4-Trimethylbenzene | 480 | 96 | <0.97 | <0.43 | <0.83 | <2.2 | <0.97 | <0.43 | <0.83 | <2.2 | 34 | 26.9 | <0.83 | <2.2 | 1550 | 1760 | 1280 | 1260 |
| 1,3,5-Trimethylbenzene | | | <0.83 | <0.40 | <0.86 | <1.4 | <0.83 | <0.40 | <0.86 | <1.4 | 34.5 | 30.4 | <0.86 | 5.2 | 414 | 542 | 390 | 340 |
| Xylenes, -m, -p | 10000 | 1000 | <2.63 | <1.25 | <2.41 | <1.32 | <2.63 | <1.25 | <2.41 | <1.32 | 508 | 51.9 | <2.41 | 13.3 | 10810 | 5220 | 5120 | 8240 |
| Xylenes, -o | | | | | | | | | | | | | | | | | | |
| OTHER DETECTED VOLATILE ORGANIC COMPOUNDS (VOC) (µg/L) | | | | | | | | | | | | | | | | | | |
| Isopropylbenzene | NE | NE | <0.59 | NA | NA | NA | <0.59 | NA | NA | NA | 6.7 | NA | NA | NA | <59.0 | NA | NA | NA |
| Naphthalene | 100 | 10 | <0.89 | <0.40 | <1.2 | <1.7 | <0.89 | <0.40 | <1.2 | <1.7 | <i>33.8</i> | 3.6 | 2.18J | <i>18.9</i> | 319J | 419 | 295J | 460 |
| n-Propylbenzene | NE | NE | <0.81 | NA | NA | NA | <0.81 | NA | NA | NA | 13.5 | NA | NA | NA | 119 | NA | NA | NA |

ES = Enforcement Standard

PAL = Preventive Action Limit

µg/L = micrograms per liter

NA = Parameter not analyzed

NE = NR 140 ES not established

J= Analyte detected above laboratory limit of detection but below limit of quantitation.

Bold indicates analytical results above NR 140 ES

Italic indicates analytical results above NR 140 PAL

A.2.SOIL ANALYTICAL RESULTS TABLE

SEE ATTACHED

A.2.
SOIL ANALYTICAL RESULTS TABLE (TANK REMOVAL/SOIL BORINGS)
NEITZEL PROPERTY
WATERTOWN, JEFFERSON COUNTY, WISCONSIN

| Sample No. | NC RCL | C RCL | Not-To-Exceed Direct Contact RCL | Soil to Groundwater RCL | Beneath UST | South Sidewall | SB-1 | SB-2 | SB-3 |
|---|------------|--------|----------------------------------|-------------------------|-------------|----------------|-----------|-----------|-----------|
| | | | | | 05/24/12 | 05/24/12 | 07/27/12 | 07/27/12 | 07/27/12 |
| Sampling Date | | | | | 10 (S) | 6 (U) | 8-10' (S) | 8-10' (S) | 9-10' (S) |
| Sample Depth (feet) | | | | | | | | | |
| GASOLINE RANGE ORGANICS (GRO), DIESEL RANGE ORGANICS (DRO) (mg/kg) | | | | | | | | | |
| GRO | NE | NE | NE | NE | 1060 | <2.8 | <2.8 | <2.7 | 4.3 |
| PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/kg) | | | | | | | | | |
| Benzene | 111,000 | 1,490 | 1,490 | 5.1 | <312 | <25 | <25 | <25 | <25 |
| Ethylbenzene | 4,200,000 | 7,470 | 7,470 | 1,570 | 27800 | <25 | <25 | <25 | <25 |
| Methyl tert-butyl ether | 23,800,000 | 59,400 | 59,400 | 27 | 789J | <25 | <25 | <25 | <25 |
| Naphthalene | 188,000 | 5,150 | 5,150 | 658.0 | 9950 | <25 | <25 | <25 | <25 |
| Toluene | 5,300,000 | NE | 818,000 | 1,107.0 | 49200 | 35.3J | <25 | <25 | <25 |
| 1,2,4-Trimethylbenzene | 89,800 | NE | 89,800 | 1,382 | 53300 | <25.0 | <25 | <25 | <25 |
| 1,3,5-Trimethylbenzene | 782,000 | NE | 182,000 | 1382 | 17800 | <25.0 | <25 | <25 | <25 |
| Xylenes, -m, -p | 890,000 | NE | 258,000 | 3940 | 115300 | <75.0 | <75 | <75 | <75 |
| Xylenes, -o | | | | | | | | | |

mg/kg = milligrams per kilogram

µg/kg = micrograms per kilogram

RCL = Residual Contaminant Level

SSL = Soil Screening Level

DCL = Direct Contact Level

U=Unsaturated S=Saturated

NA = Parameter not analyzed

NE = NR 720 RCL not established

J= Analyte detected above laboratory limit of detection but below limit of quantitation.

Bold indicates analytical results exceed NR 720 RCL

A.3. RESIDUAL SOIL CONTAMINATION TABLE

NOT INCLUDED – LESS THAN 15 SOIL SAMPLES

A.4. VAPOR ANALYTICAL TABLE

VAPOR TESTING WAS NOT PERFORMED DURING THIS INVESTIGATION.

A.5.OTHER MEDIA OF CONCERN

NOT APPLICABLE – NO OTHER MEDIA OF CONCERN

A.6.WATER LEVEL ELEVATIONS

SEE ATTACHED TABLE

A.6.
WATER LEVEL ELEVATION
NEITZEL PROPERTY
WATERTOWN, JEFFERSON COUNTY, WISCONSIN

| Monitoring Well Number | Top of Well Casing Elevation | Date Measured | Depth to Water (Ft.) | Groundwater Elevation (Ft.) |
|------------------------|------------------------------|---------------|----------------------|-----------------------------|
| MW-1 | 100.47 | 8/21/2012 | 9.94 | 90.53 |
| | | 5/8/2013 | 2.71 | 97.76 |
| | | 6/13/2014 | 4.05 | 96.42 |
| | | 9/30/2014 | 8.36 | 92.11 |
| MW-2 | 100.21 | 8/21/2012 | 11.75 | 88.46 |
| | | 5/8/2013 | 6.67 | 93.54 |
| | | 6/13/2014 | 7.80 | 92.41 |
| | | 9/30/2014 | 10.85 | 89.36 |
| MW-3 | 100.00 | 8/21/2012 | 10.58 | 89.42 |
| | | 5/8/2013 | 5.26 | 94.74 |
| | | 6/13/2014 | 6.40 | 93.60 |
| | | 9/30/2014 | 9.66 | 90.34 |
| MW-4 | 98.33 | 8/21/2012 | 9.11 | 89.22 |
| | | 5/8/2013 | 2.86 | 95.47 |
| | | 6/13/2014 | 3.90 | 94.43 |
| | | 9/30/2014 | 8.20 | 90.13 |

ft = feet

NR=Not recorded

Elevations in feet in reference to benchmark with an assumed elevation of 100 feet.

A.7.OTHER

NOT APPLICABLE

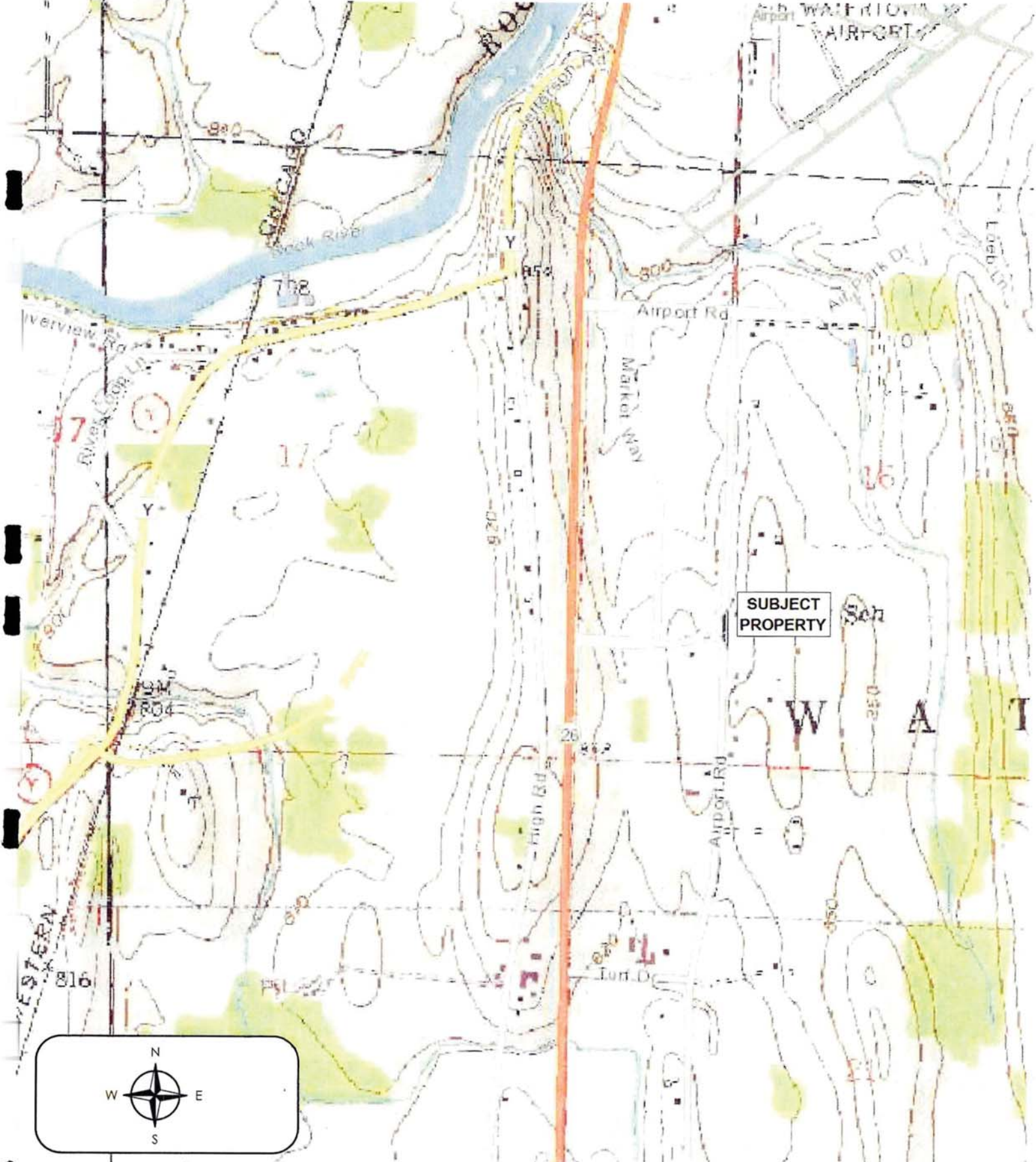
ATTACHMENT B
MAPS, FIGURES AND PHOTOS

B.1. LOCATION MAPS

SEE ATTACHMENTS

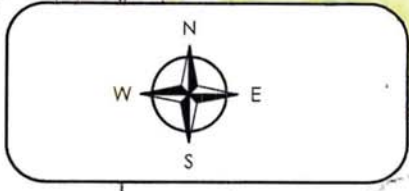
B.1.a. LOCATION MAP

SEE ATTACHED



SUBJECT PROPERTY

W A T



| REVISIONS | NO. | BY | DATE |
|-----------|-----|----|------|
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LOCATION MAP
 Neitzel Property

1931 Gateway Drive
 City of Watertown
 Jefferson County, WI

GEC

DRAWN BY: AAT
 DATE: 08.2013
 GEC FILE NO. 2-0512-125
 SHEET NO.
B.1.a.



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LOCATION MAP
 Neitzel Property

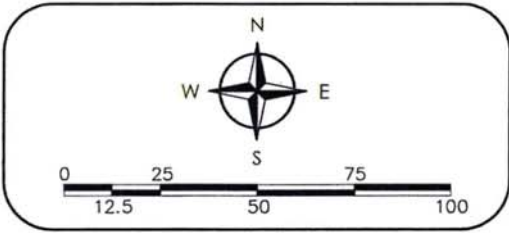
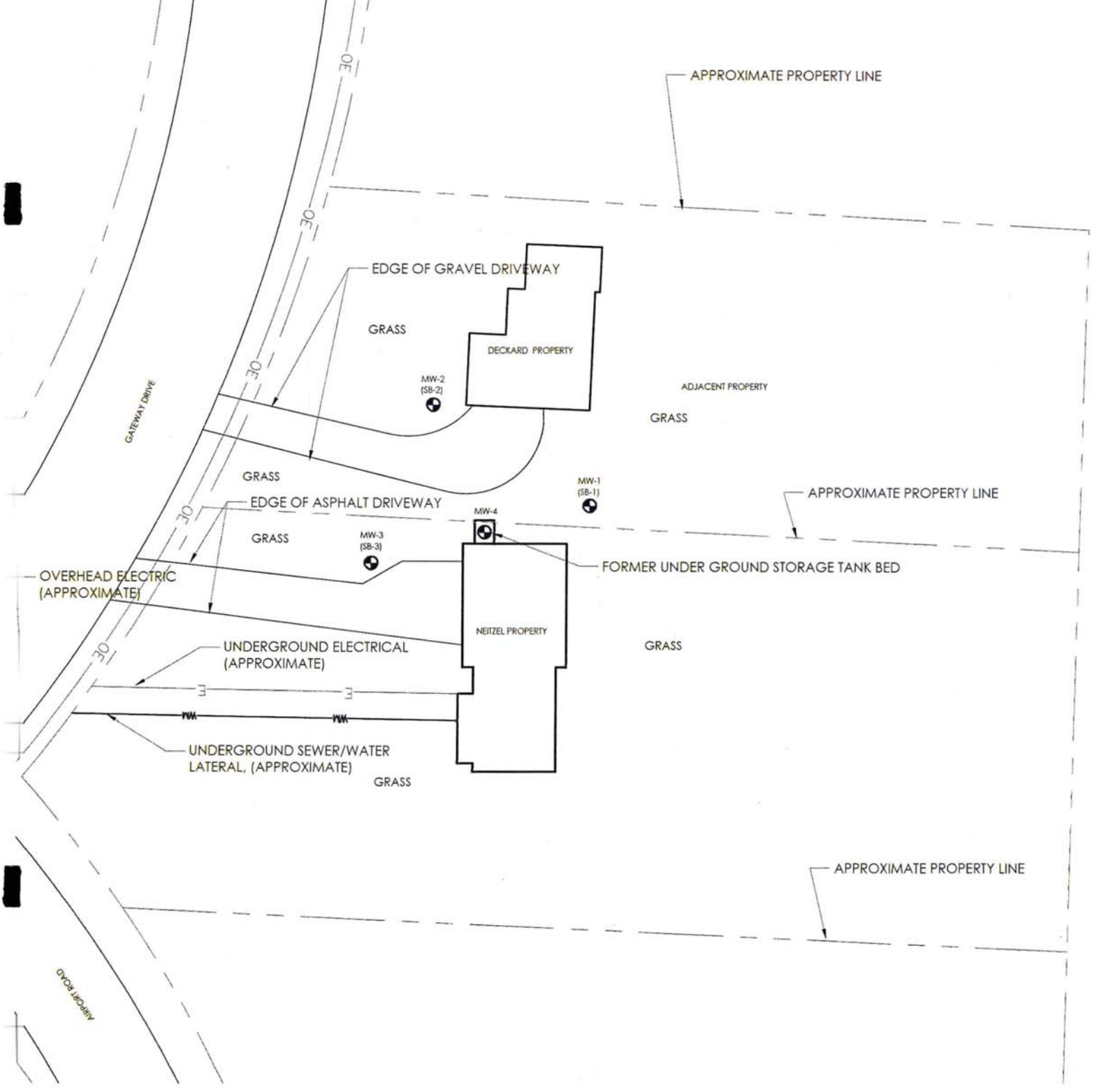
1931 Gateway Drive
 City of Watertown
 Jefferson County, WI



DRAWN BY AAT
 DATE 08.2013
 GEC FILE NO. 2-0512-125
 SHEET NO.
B.1.a.

B.1.b. DETAILED SITE MAP

SEE ATTACHED



| REVISIONS | NO. | BY | DATE |
|-----------|-----|----|------|
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DETAILED SITE MAP
Neitzel Realty Property

1931 Gateway Drive
City of Watertown
Jefferson County, WI

GEC

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 DATE: 08.2013
 GEC FILE NO. 2-0512-125
 SHEET NO.
B.1.b.

B.1.c. RR SITES MAP

SEE ATTACHED



B.1.c. RR SITE MAP



Legend

- Open Site (ongoing cleanup)
- Closed Site (completed cleanup)
- Groundwater Contamination
- Soil Contamination
- ✕ Groundwater and Soil Contamination
- Contamination From Another Property
- ⬇ Dryclean Environmental Response Fund (DERF)
- ⬇ Green Space Grant (2004-2009)
- ⬆ Ready for Reuse
- ⬆ Site Assessment Grant (2001-2009)
- ⬆ State Funded Response
- ⬆ Sustainable Urban Development Zone (SUDZ)
- ⬆ General Liability Clarification Letters
- ⬆ Superfund NPL
- ⬆ Voluntary Party Liability Exemption
- Rivers and Streams
- Open Water
- Cities
- Villages



NAD_1983_HARN_Wisconsin_TM

© Latitude Geographics Group Ltd.

1: 15,840



DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/org/legal/>

Note: Not all sites are mapped.

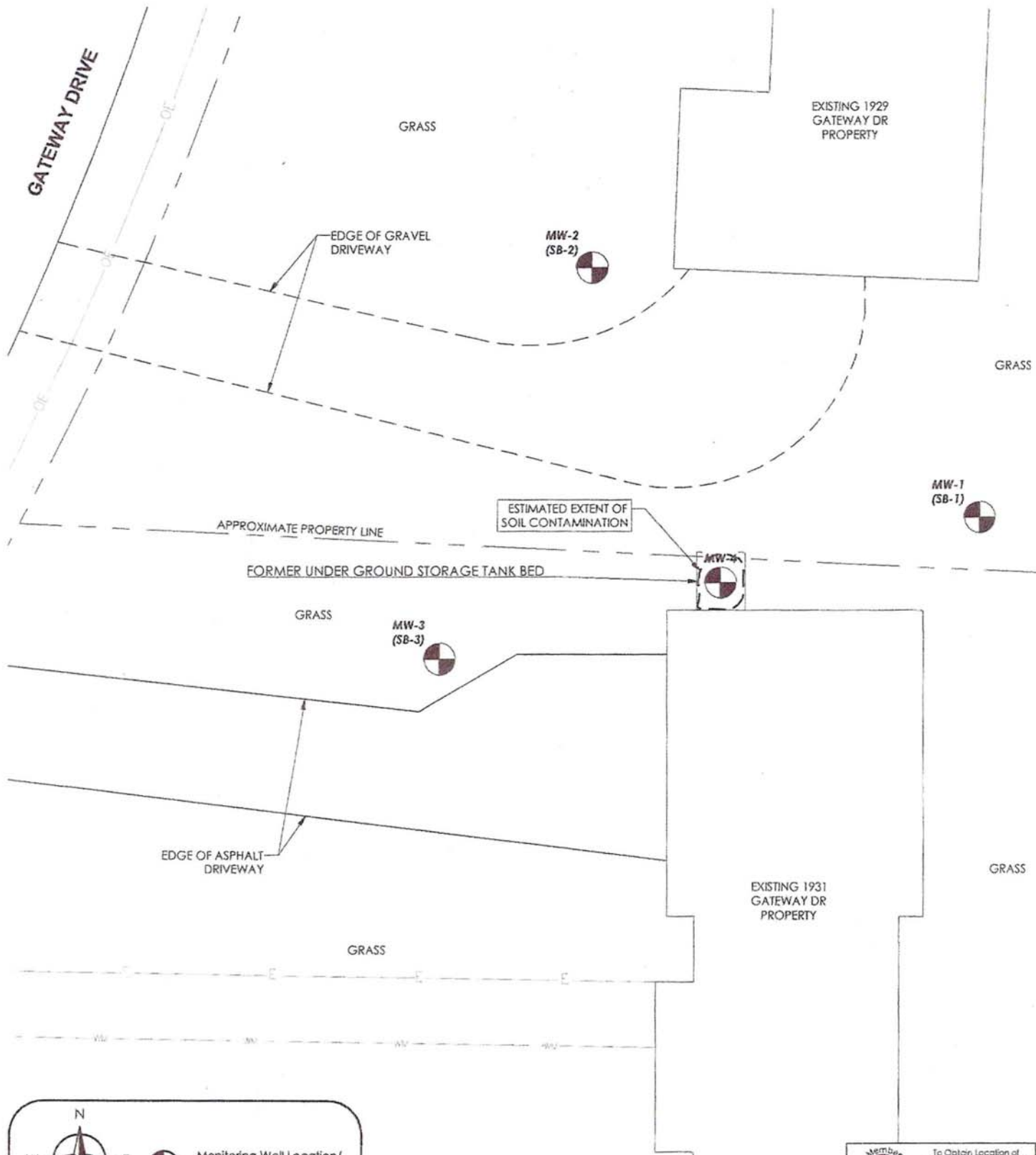
Notes

B.2. SOIL FIGURES

SEE ATTACHED

B.2.a.SOIL CONTAMINATION

SEE ATTACHED



A north arrow pointing up, with 'N' at the top, 'S' at the bottom, 'E' on the right, and 'W' on the left. Below it is a scale bar with markings at 0, 5, 10, 20, 30, and 40. To the right of the north arrow is a legend: a circle with a crosshair and the text 'Monitoring Well Location/ Soil Sample Location'.

NO POST-REMEDIAL SOIL CONTAMINATION REMAINS ON-SITE

The logo for the City of Watertown is a circular seal with 'City of Watertown' and 'Central System Interiors' around the perimeter. To the right is a notice: 'To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin CALL DIGGERS HOTLINE 1-800-242-8511. Wis Statute 182.0175 (1974) Requires min. 3 Work Days Notice Before You Excavate'.

| REVISIONS | NO. | BY | DATE |
|-------------------------------|-----|-----|------------|
| Added Extent of Contamination | 1 | SRR | 07/22/2015 |
| | | | |
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| | | | |

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SOIL CONTAMINATION

Netzel Realty Property
 1931 Gateway Drive
 City of Watertown
 Jefferson County, WI

GEC

DRAWN BY: ATT
 REVIEWED BY:
 ISSUE DATE: 08.2013
 GEC FILE NO.: 2-0512-125
 SHEET NO.: **B.2.a**

B.2.b. RESIDUAL SOIL CONTAMINATION

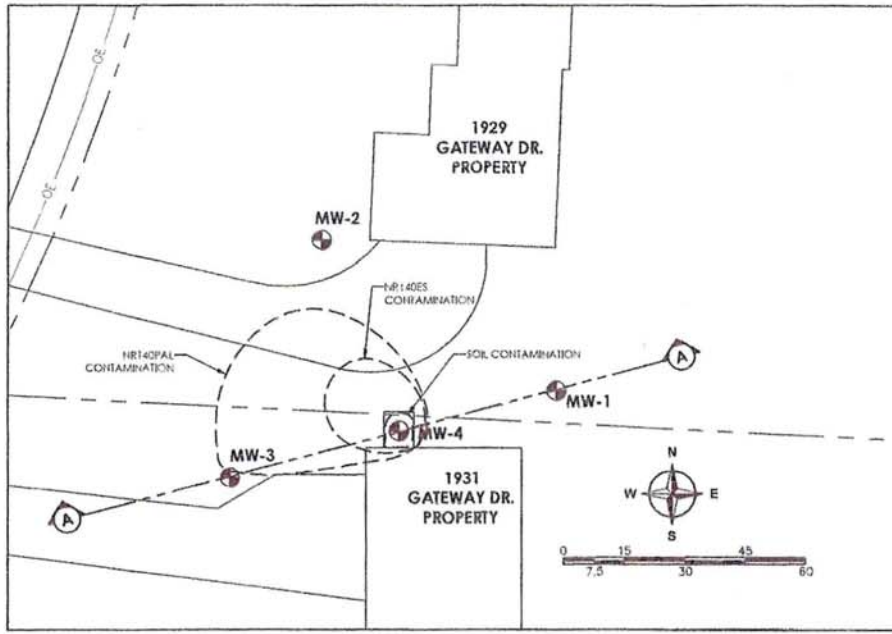
SOIL CONTAMINATION BENEATH THE FORMER UST WAS REMOVED DURING THE TANK REMOVAL ACTIVITIES. THE REMAINING CONTAMINATION APPEARS TO BE BELOW GROUNDWATER.

B.3. GROUNDWATER FIGURES

SEE ATTACHMENTS

B.3.a. GEOLOGIC CROSS SECTION FIGURE (2)

SEE ATTACHED




 In Order Location of
 Fork Signs throughout
 In the Area The
 Sign is Absent
CALL DIGGERS HOTLINE
 1-800-242-6511
 W. State 187575 (1174)
 Toluca Ave. 3 West Day
 Hilar Below You Legends

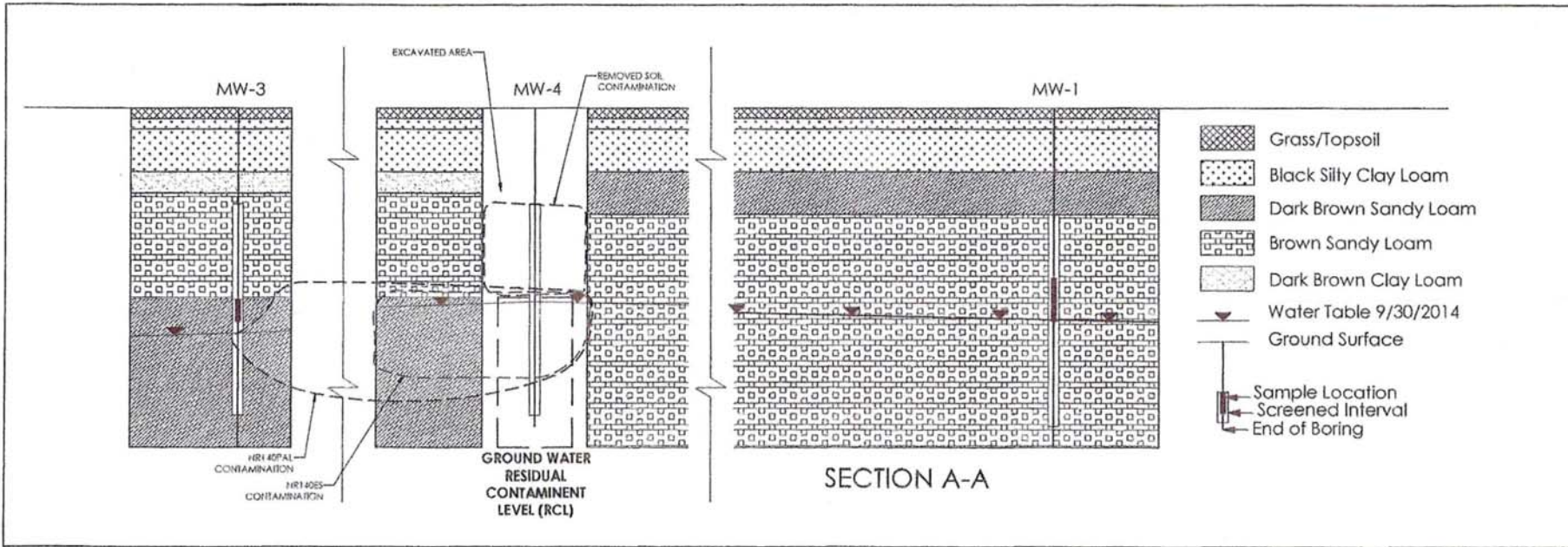


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GEOLOGIC CROSS SECTION FIGURE

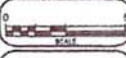
Section A-A
 Neitzel Realty Property
 1931 Gateway Drive
 City of Waterford
 Jefferson County, WI



| REVISED | NO. | DATE |
|---------|-----|---------|
| None | 1 | 03/2014 |

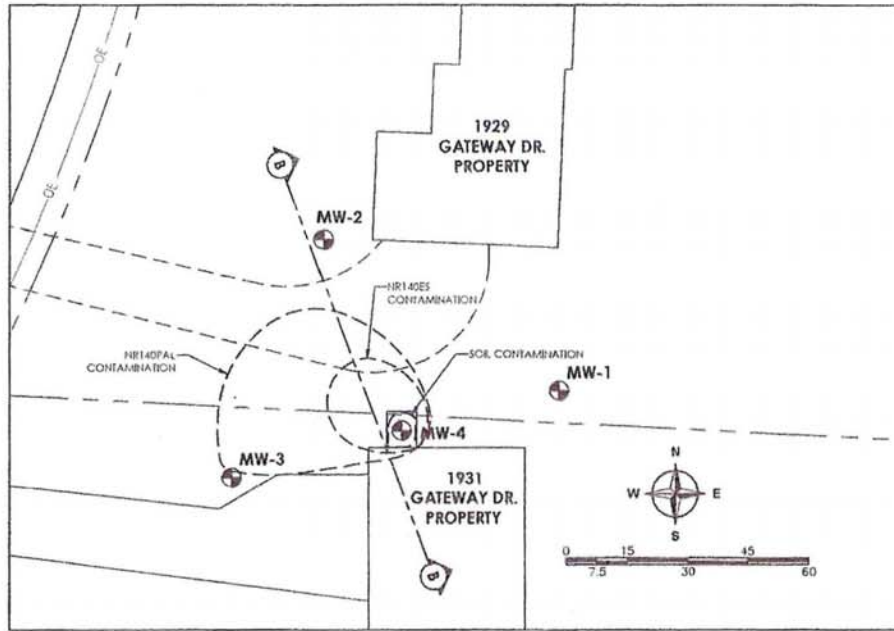
| BY | DATE |
|-----|---------|
| ALL | 03/2014 |

| REVISIONS | NO. | DATE |
|-----------|-----|---------|
| None | 1 | 03/2014 |



| | |
|--------------|-----------|
| DRAWN BY | ATT |
| REVIEWED BY | |
| ISSUE DATE | 08/2013 |
| DEC FILE NO. | 2-0012120 |
| SHEET NO. | |

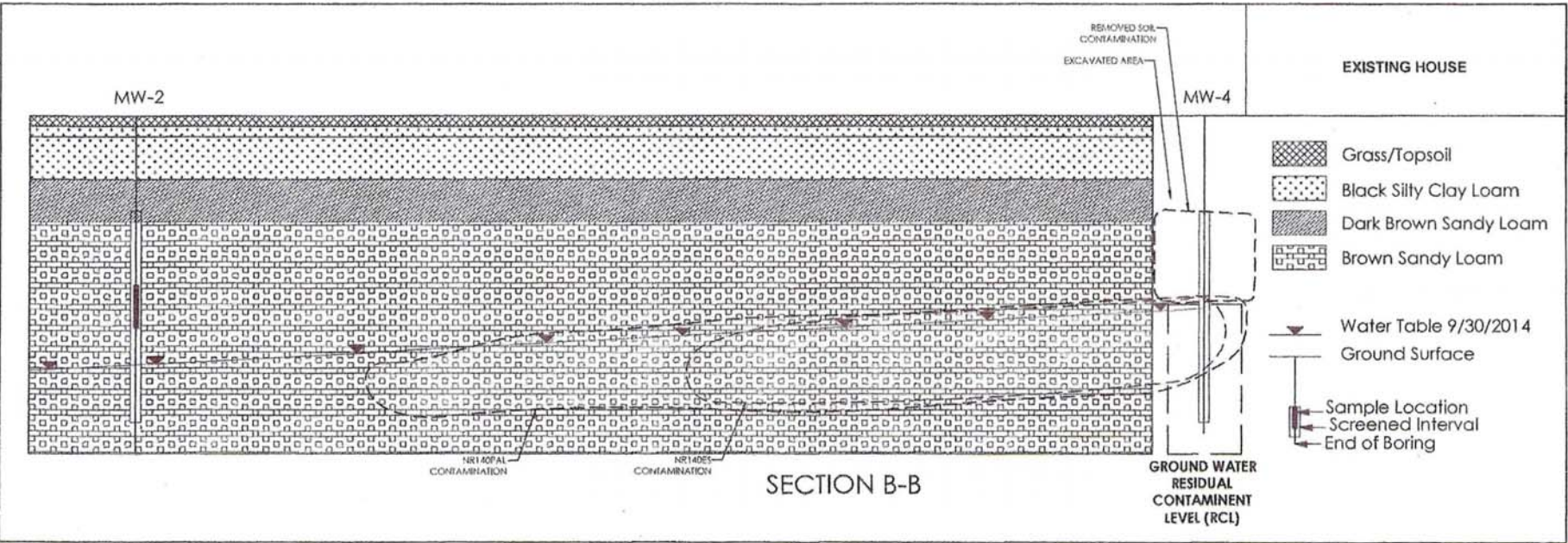
B.3.a (A-A)




 In Order to Obtain a License or
 For More Information
 Call DIGGERS HOTLINE
 1-800-242-8511
 Wisconsin DNR (DNR)
 P.O. Box 2000, Madison, WI 53702
 Regular Hours: 9:00 AM - 4:00 PM
 Hours Before You Excavate


General Engineering Company
 P.O. Box 343 • 818 Start Line Dr. • Potosi, WI 53090
 608.742.2100 (Cell) • 608.742.2352 (Fax)
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The Wisconsin Department of Natural Resources is not responsible for the accuracy of the information provided in this document.

GEOLOGIC CROSS SECTION FIGURE
 Section B-B
 Neitzel Realty Property
 1931 Gateway Drive
 City of Watertown
 Jefferson County, WI



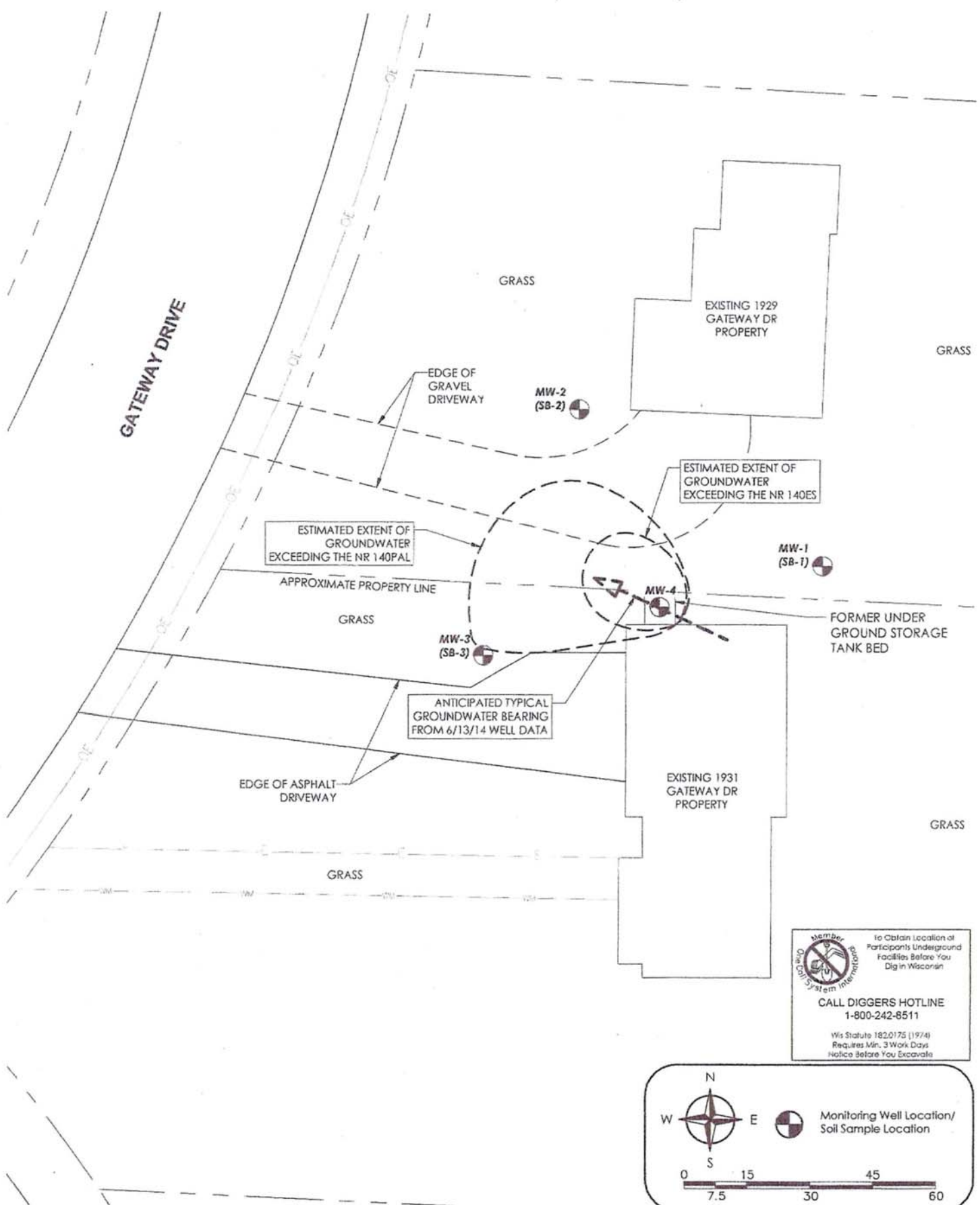
| NO | DATE | BY | REVISIONS |
|----|-------------|----|-----------------------|
| 1 | JUL 10 2014 | | Water Table |
| 2 | | | NR1405 Contamination |
| 3 | | | NR1405P Contamination |

| | |
|--------------------|------------|
| DRAWN BY | ATT |
| REVIEWED BY | |
| ISSUE DATE | 08/20/14 |
| GEC FILE NO. | 2-5615-128 |
| SHEET NO. | |
| B.3.a (B-B) | |

B.3.b. GROUNDWATER ISOCONCENTRATION

SEE ATTACHED

G:\Current Files L-Q\Neitzel Realty Agency 2-0512-125\CAD 2-0512-125 (base 2-0512-125.dwg), 8/12/2015 3:50:29 PM, 1:1

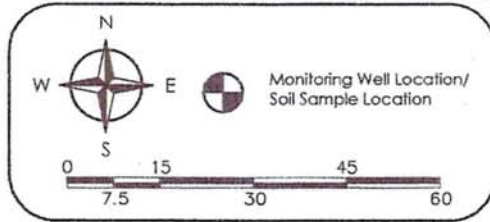


Member
Wisconsin
Utility System
Interchange

To Obtain Location of
Participants Underground
Facilities Before You
Dig in Wisconsin

CALL DIGGERS HOTLINE
1-800-242-8511

Wis Statute 182.0175 (1974)
Requires Min. 3 Work Days
Notice before You Excavate



| REVISIONS | NO. | BY | DATE |
|-------------------------------|-----|-----|------------|
| Flow | 1 | ALL | 10.2014 |
| Added Extent of Contamination | 2 | SRR | 07/22/2015 |
| | | | |
| | | | |
| | | | |
| | | | |

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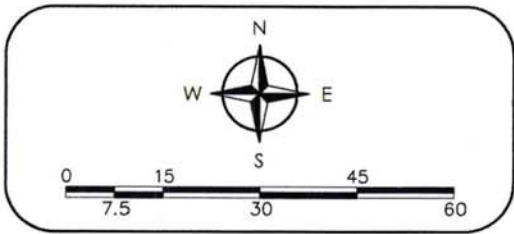
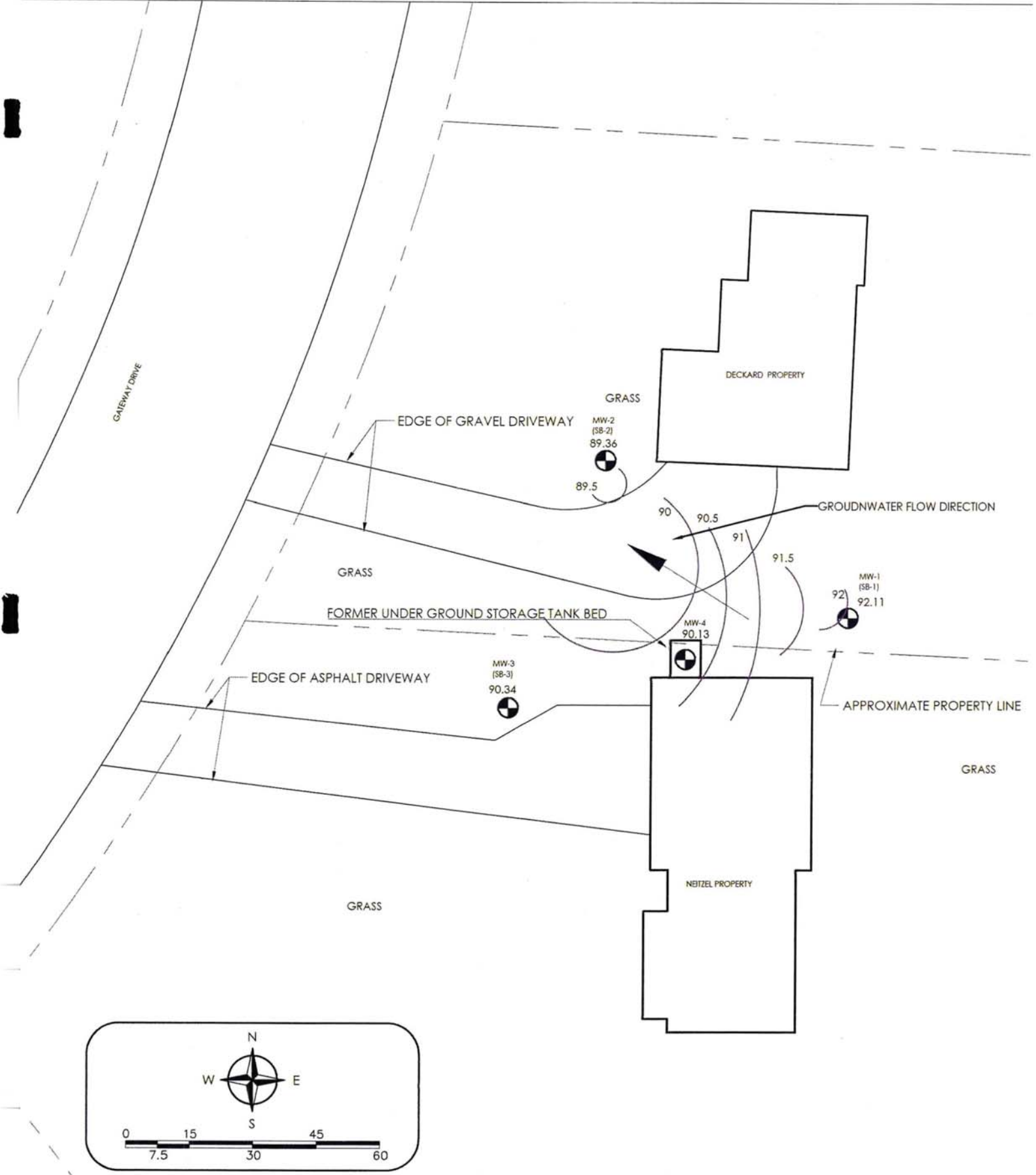
**GROUND WATER
ISO-CONCENTRATION
Neitzel Realty Property
1931 Gateway Drive
City of Watertown
Jefferson County, WI**

GEC

DRAWN BY: AAT
REVIEWED BY:
ISSUE DATE: 08.2013
GEC FILE NO.: 2-0512-125
SHEET NO.
B.3.b

B.3.c. GROUNDWATER FLOW DIRECTION (2)

SEE ATTACHED



| REVISIONS | NO. | BY | DATE |
|---------------------|-----|-----|-------|
| 9.14 SAMPLING EVENT | 1 | ALL | 10.14 |
| | | | |
| | | | |
| | | | |
| | | | |

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GROUNDWATER FLOW DIRECTION
Neitzel Realty Property
1931 Gateway Drive
 City of Watertown
 Jefferson County, WI

GEC

DRAWN BY **AAT**
 DATE **08.2013**
 GEC FILE NO. **2-0512-125**
 SHEET NO.
B.3.c.

GATEWAY DRIVE

EDGE OF GRAVEL DRIVEWAY

DECKARD PROPERTY

GRASS

MW-2
(SB-2)
92.41

GROUNDWATER FLOW DIRECTION

93

GRASS

94

FORMER UNDER GROUND STORAGE TANK BED

95

96

MW-1
(SB-1)
96.42

EDGE OF ASPHALT DRIVEWAY

MW-3
(SB-3)
93.60

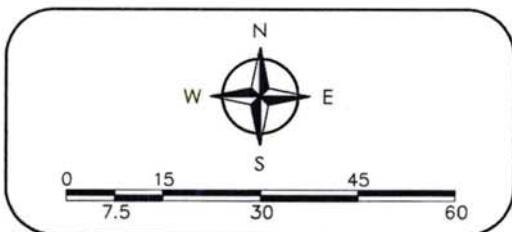
MW-4
94.43

APPROXIMATE PROPERTY LINE

GRASS

NEITZEL PROPERTY

GRASS



| REVISIONS | NO. | BY | DATE |
|---------------------|-----|-----|---------|
| 6/14 SAMPLING EVENT | 1 | ALW | 8/29/14 |
| | | | |
| | | | |
| | | | |
| | | | |

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GROUNDWATER FLOW DIRECTION

Neitzel Realty Property
1931 Gateway Drive
City of Watertown
Jefferson County, WI



DRAWN BY **AAT**
DATE **08.2013**
GEC FILE NO. **2-0512-125**
SHEET NO.

B.3.c.

B.3.d. MONITORING WELLS

SEE ATTACHED

GATEWAY DRIVE

GRASS

DECKARD PROPERTY

GRASS

EDGE OF GRAVEL DRIVEWAY

PROPOSED TO BE ABANDONED

MW-2 (SB-2)



PROPOSED TO BE ABANDONED

MW-1 (SB-1)



FORMER UNDER GROUND STORAGE TANK BED

PROPOSED TO BE ABANDONED

MW-4



GRASS

PROPOSED TO BE ABANDONED

MW-3 (SB-3)

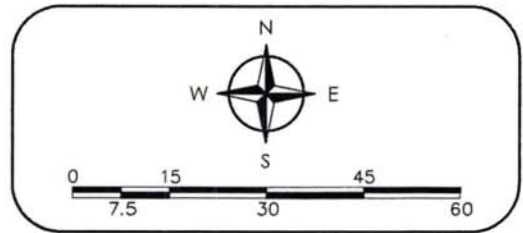


EDGE OF ASPHALT DRIVEWAY

APPROXIMATE PROPERTY LINE

GRASS

NEITZEL PROPERTY



| REVISIONS | NO. | BY | DATE |
|-----------|-----|----|------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

General Engineering Company

P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
 608-742-2169 (Office) • 608-742-2592 (Fax)
 www.generalengineering.net

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MONITORING WELL MAP
Neitzel Realty Property
1931 Gateway Drive
 City of Watertown
 Jefferson County, WI

| | |
|--------------|--------------|
| DRAWN BY | AAT |
| DATE | 08.2013 |
| GEC FILE NO. | 2-0512-125 |
| SHEET NO. | B.3.d |

B.4. VAPOR MAPS AND OTHER MEDIA

BASED ON THE SOIL AND GROUDNWATER ANALYTICAL RESULTS, A VAPOR ASSESSMENT WAS NOT NECESSARY OR PERFORMED

B.4.a. VAPOR INTRUSION MAP (NONE)

BASED ON THE SOIL AND GROUDNWATER ANALYTICAL RESULTS, A VAPOR
ASSESSMENT WAS NOT NECESSARY OR PERFORMED

B.4.b. OTHER MEDIA OF CONCERN

NO OTHER MEDIA OF CONCERN

B.4.c. OTHER

NONE

B.5. STRUCTURAL IMPEDIMENT PHOTOS

NOT APPLICABLE

ATTACHMENT C
DOCUMENTATION OF REMEDIAL ACTION

C.1. SITE INVESTIGATION DOCUMENTATION

ALL SITE INVESTIGATION DOCUMENTATION HAS BEEN PREVIOUSLY
SUBMITTED TO THE WDNR

C.2. INVESTIGATION WASTE

THERE IS NO WASTE REMAINING ON THE SITE

C.3. METHODOLOGY

THE NR 720 RCL SPREADSHEET WAS UTILIZED FOR THIS INVESTIGATION

C.4. CONSTRUCTION DOCUMENTATION

NOT APPLICABLE – THERE IS NO REMEDIATION SYSTEM

C.5. DECOMMISSIONING OF REMEDIAL SYSTEMS

NOT APPLICABLE – NO REMEDIATION SYSTEM IS ON-SITE

C.6. OTHER

NOT APPLICABLE

ATTACHMENT D
MAINTENANCE PLAN (S) AND PHOTOGRAPHS

**D.1. DESCRIPTION OF MAINTENANCE ACTION(S)
REQUIRED FOR MAXIMIZING EFFECTIVENESS OF THE
ENGINEERED CONTROL, VAPOR MITIGATION SYSTEM,
FEATURE OR OTHER ACTION FOR WHICH MAINTENANCE IS
REQUIRED**

BASED ON THE SOIL AND GROUNDWATER ANALYTICAL RESULTS, A
MAINTENANCE PLAN IS NOT REQUIRED AT THE PRESENT TIME

D.2. LOCATION MAPS

BASED ON THE SOIL AND GROUNDWATER ANALYTICAL RESULTS, A
MAINTENACNE PLAN IS NOT REQUIRED AT THE PRESENT TIME

D.3. PHOTOGRAPHS

BASED ON THE SOIL AND GROUNDWATER ANALYTICAL RESULTS, A
MAINTENACNE PLAN IS NOT REQUIRED AT THE PRESENT TIME

D.4. INSPECTION LOG

BASED ON THE SOIL AND GROUNDWATER ANALYTICAL RESULTS, A
MAINTENACNE PLAN IS NOT REQUIRED AT THE PRESENT TIME

ATTACHMENT E

MONITORING WELL INFORMATION

ALL MONITORING WELLS WILL BE PROPERLY ABANDONED SUBSEQUENT TO
CONDITIONAL CLOSURE

ATTACHMENT F
SOURCE LEGAL DOCUMENTS

F.1. DEED

SEE ATTACHED

Staci M. Hoffman

The above recording information verifies that this document has been electronically recorded and returned to the submitter.

Staci Hoffman
Total Pages 1
Fee 30.00
TT 534.00 N

STATE BAR OF WISCONSIN FORM 1 - 2000
WARRANTY DEED
FTS07517

Document Number

THIS DEED, made between **Air Way Properties, LLC**, a Wisconsin Limited Liability Company, Grantor, and **Daniel J Goeman and Shelly M Goeman, Husband and Wife**, Grantee.
Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Jefferson County, State of Wisconsin (the "Property"):

Lot 2 of Certified Survey Map No. 5369, recorded August 3, 2011 in Volume 29 of Certified Survey Maps on Page 165, as Document No. 1297254, part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 16, Town 8 North, Range 15 East, City of Watertown, Jefferson County, Wisconsin.

Recording Area
Name and Return Address:
Daniel J Goeman and Shelly M Goeman
1931 Gateway Drive
Watertown, WI 53094

Together with all appurtenant rights, title and interests.

28-291-0815-1634-001

Parcel Identification Number (PIN)

This IS NOT homestead property.

And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except 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 and general taxes levied in the year of closing and will warrant and defend the same.

Dated 10/26/12

Linda M. Deckard

* Air Way Properties, LLC, a Wisconsin Limited Liability Company, by Linda M. Deckard; managing member

*

*

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____

ACKNOWLEDGMENT

STATE OF Colorado)
Arapahoe COUNTY) ss.

Personally came before me this 26th day of October 2012 the above named Linda M. Deckard, managing member of Air Way Properties, LLC, a Wisconsin Limited Liability Company to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

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

THIS INSTRUMENT WAS DRAFTED BY
Linda M. Deckard

* *MICHELE FREENY*
Notary Public, State of COLORADO
My commission is permanent. (If not, state expiration date: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)
*Names of persons signing in any capacity must be typed or printed below their signature

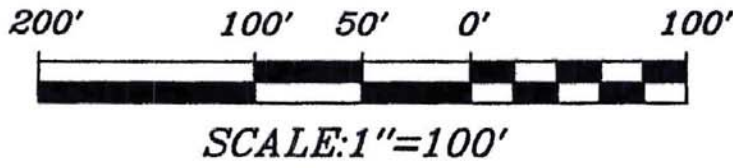
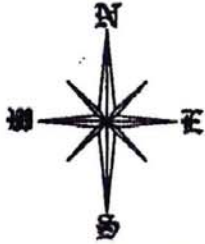
MICHELE FREENY
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES: 01/18/2013

F.2. CERTIFIED SURVEY MAP

SEE ATTACHED

CERTIFIED SURVEY MAP NO. 5369

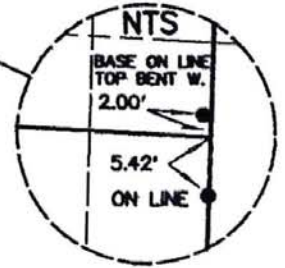
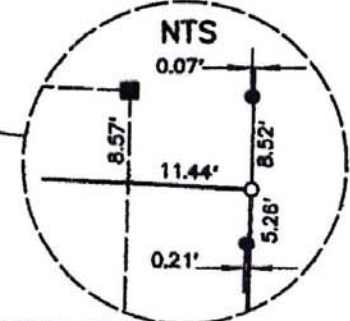
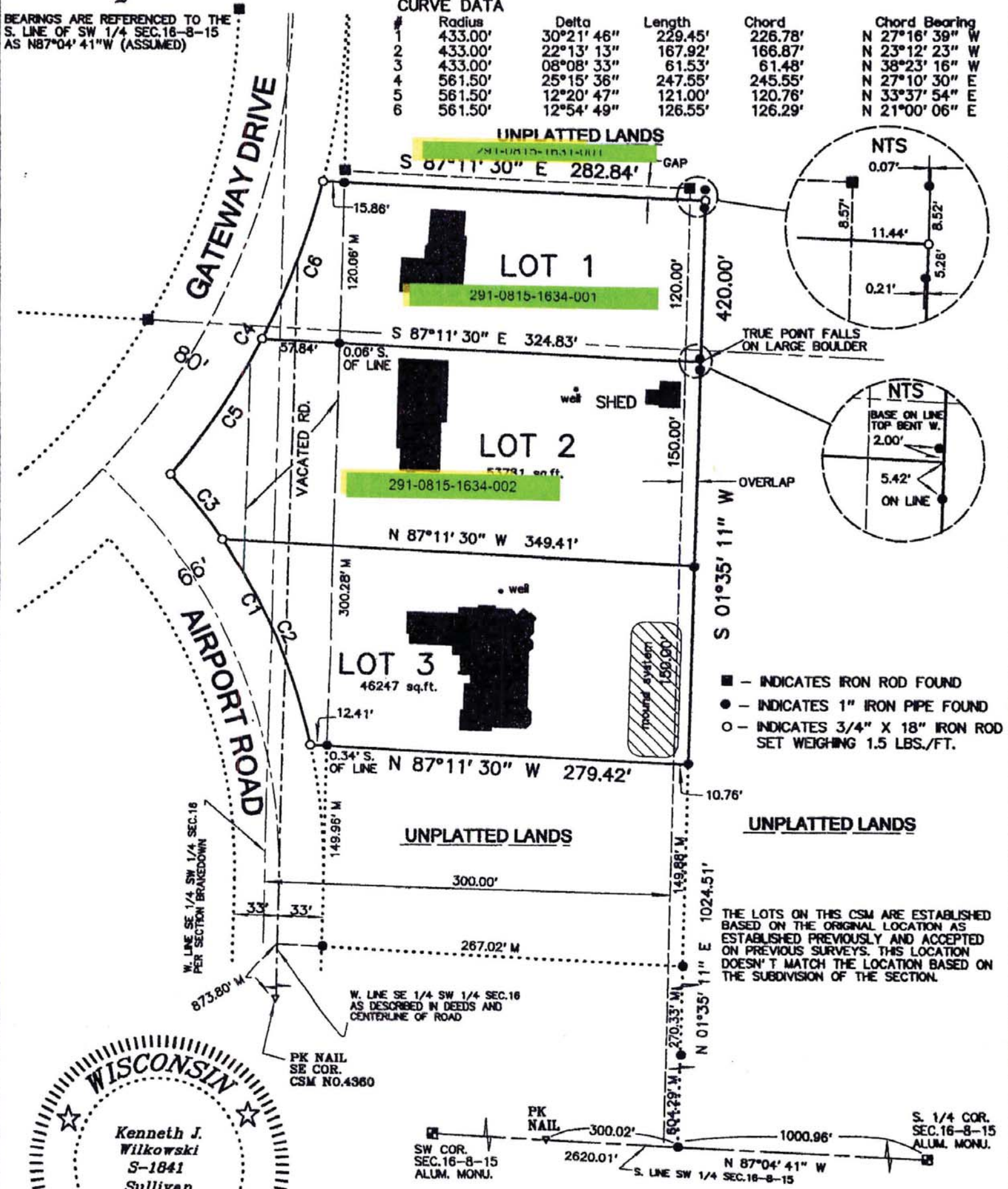
PART OF THE NW 1/4, NE 1/4, SW 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 16, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



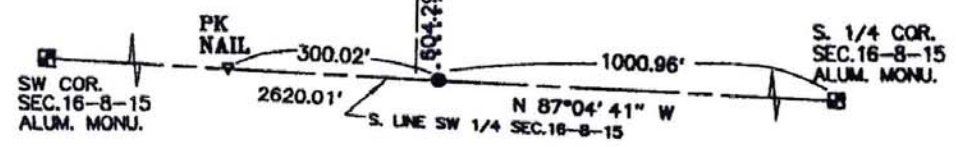
BEARINGS ARE REFERENCED TO THE S. LINE OF SW 1/4 SEC. 16-8-15 AS N87°04' 41" W (ASSUMED)

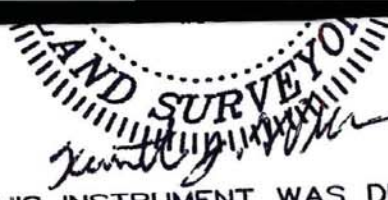
CURVE DATA

| # | Radius | Delta | Length | Chord | Chord Bearing |
|---|---------|------------|---------|---------|----------------|
| 1 | 433.00' | 30°21' 46" | 229.45' | 226.78' | N 27°16' 39" W |
| 2 | 433.00' | 22°13' 13" | 167.92' | 166.87' | N 23°12' 23" W |
| 3 | 433.00' | 08°08' 33" | 61.53' | 61.48' | N 38°23' 16" W |
| 4 | 561.50' | 25°15' 36" | 247.55' | 245.55' | N 27°10' 30" E |
| 5 | 561.50' | 12°20' 47" | 121.00' | 120.76' | N 33°37' 54" E |
| 6 | 561.50' | 12°54' 49" | 126.55' | 126.29' | N 21°00' 06" E |



- - INDICATES IRON ROD FOUND
- - INDICATES 1" IRON PIPE FOUND
- - INDICATES 3/4" X 18" IRON ROD SET WEIGHING 1.5 LBS./FT.





DATED THIS 31ST DAY OF MAY, 2011.

SHEET 1 OF 3

THIS INSTRUMENT WAS DRAFTED BY KENNETH J. WILKOWSKI, S-1841

725 PALMYRA STREET
P.O. BOX 32
SULLIVAN, WI. 53178
(262)-593-5800

JOB NO. 1314

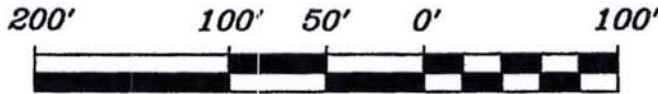
DATED THIS 31ST DAY OF MAY, 2011

SHEET 2 OF 3

THIS INSTRUMENT WAS DRAFTED BY KENNETH J. WILKOWSKI, S-1841

CERTIFIED SURVEY MAP NO. 5369

PART OF THE NW 1/4, NE 1/4, SW 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 16, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

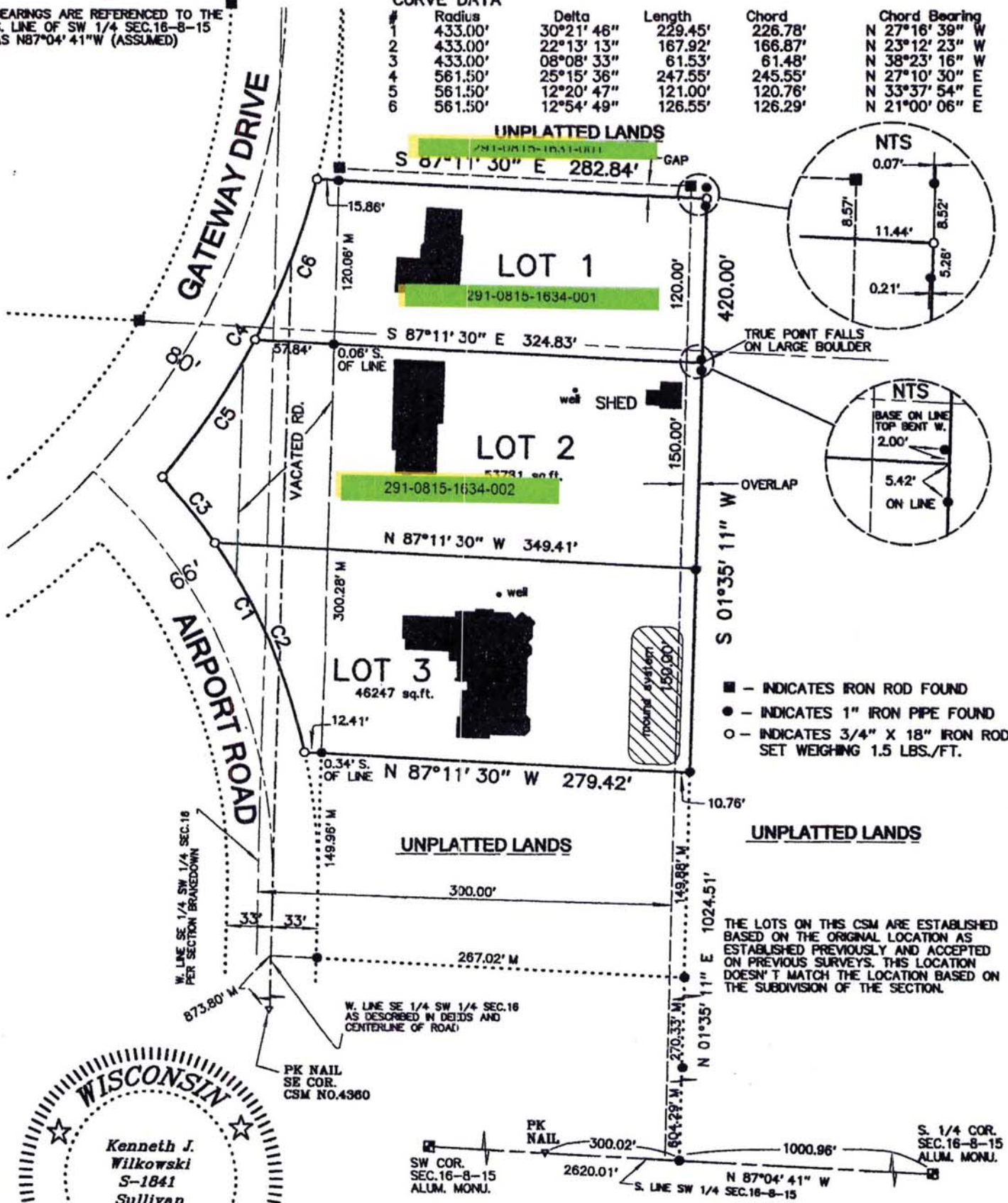


SCALE: 1"=100'

BEARINGS ARE REFERENCED TO THE S. LINE OF SW 1/4 SEC. 16-8-15 AS N87°04'41"W (ASSUMED)

CURVE DATA

| # | Radius | Delta | Length | Chord | Chord Bearing |
|---|---------|-----------|---------|---------|---------------|
| 1 | 433.00' | 30°21'46" | 229.45' | 226.78' | N 27°16'39" W |
| 2 | 433.00' | 22°13'13" | 167.92' | 166.87' | N 23°12'23" W |
| 3 | 433.00' | 08°08'33" | 61.53' | 61.48' | N 38°23'16" E |
| 4 | 561.50' | 25°15'36" | 247.55' | 245.55' | N 27°10'30" E |
| 5 | 561.50' | 12°20'47" | 121.00' | 120.76' | N 33°37'54" E |
| 6 | 561.50' | 12°54'49" | 126.55' | 126.29' | N 21°00'06" E |



- - INDICATES IRON ROD FOUND
- - INDICATES 1" IRON PIPE FOUND
- - INDICATES 3/4" X 18" IRON ROD SET WEIGHING 1.5 LBS./FT.

THE LOTS ON THIS CSM ARE ESTABLISHED BASED ON THE ORIGINAL LOCATION AS ESTABLISHED PREVIOUSLY AND ACCEPTED ON PREVIOUS SURVEYS. THIS LOCATION DOESN'T MATCH THE LOCATION BASED ON THE SUBDIVISION OF THE SECTION.



KW SURVEYING, INC.
725 PALMYRA STREET
P.O. BOX 32
SULLIVAN, WI. 53178
(262)-593-5800

DATED THIS 31ST DAY OF MAY, 2011.
SHEET 1 OF 3

1297254

Vol. 29 Page 166

CERTIFIED SURVEY MAP NO. 5369

PART OF THE NW 1/4, NE 1/4 SW 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 16, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE

I, Kenneth J. Wilkowski, Registered Land Surveyor, do hereby certify:

That I have surveyed, divided, and mapped a part of the NW 1/4, NE 1/4, SW 1/4 and SE 1/4 of the SW 1/4 of Section 16, Town 8 North, Range 15 East, City of Watertown, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the South 1/4 corner of said Section 16; Thence North 87°04'41" West along the South line of said Southwest 1/4, 1000.96 feet to a point; Thence North 01°35' 11" East, 1024.51 feet to the Point of beginning:

Thence North 87°11'30" West, 279.42 feet to a point on a curve; Thence along a curve to the left having a radius of 433.00 feet, a delta of 30°21'46", an arc length of 229.45 feet, and a chord which bears North 27°16'39" West having a chord distance of 226.78 feet to a point on a curve; Thence along a curve to the left having a radius of 561.50 feet, a delta of 25°15'36", an arc length of 247.55 feet, and a chord which bears North 27°10'30" East having a chord distance of 245.55 feet to a point on a line; Thence South 87°11'30" East a distance of 282.84 feet to a point; Thence South 01°35'11" West a distance of 420.00 feet to a point which is the POINT OF BEGINNING, and containing 136,181 square feet or 3.1263 acre(s) of land, more or less.

That I have made such survey, land division, and map by the direction of, Clark F. Neitzel and Nancy Lee. Neitzel, owners of said land.

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

That I have fully complied with the provisions of Chapter 236 of Wisconsin Statutes and the Subdivision Regulations of the City of Watertown.


Kenneth J. Wilkowski, R.L.S.



DATED THIS 31ST DAY OF MAY, 2011

SHEET 2 OF 3

THIS INSTRUMENT WAS DRAFTED BY KENNETH J. WILKOWSKI, S-1841

1297254

Vol 29 Page 167

CERTIFIED SURVEY MAP NO. 5369

PART OF THE NW 1/4, NE 1/4 SW 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 16, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

OWNERS CERTIFICATE

As owners of the lands described in the foregoing certificate of Kenneth J. Wilkowski, Registered Land Surveyor, we hereby certify that we caused the said lands to be surveyed, divided and mapped as represented on the map of said survey in accordance with the provisions of Chapter 236 of the Wisconsin Statutes.

Witness the hand and seal of said owners this 2 day of August, 2011

Clark F. Neitzel

Nancy Lee Neitzel

STATE OF WISCONSIN)
JEFFERSON COUNTY)^{SS}

Personally came before me this 2 day of August, 2011 the above named, Clark F. Neitzel and Nancy Lee Neitzel, owners known to me to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires: 3/11/2012



Toby J. Kelly, Jr.
Notary public, JEFFERSON Co., WI

CITY OF WATERTOWN APPROVAL

Approved by the City of Watertown on this 27th day of JUNE, 2011.

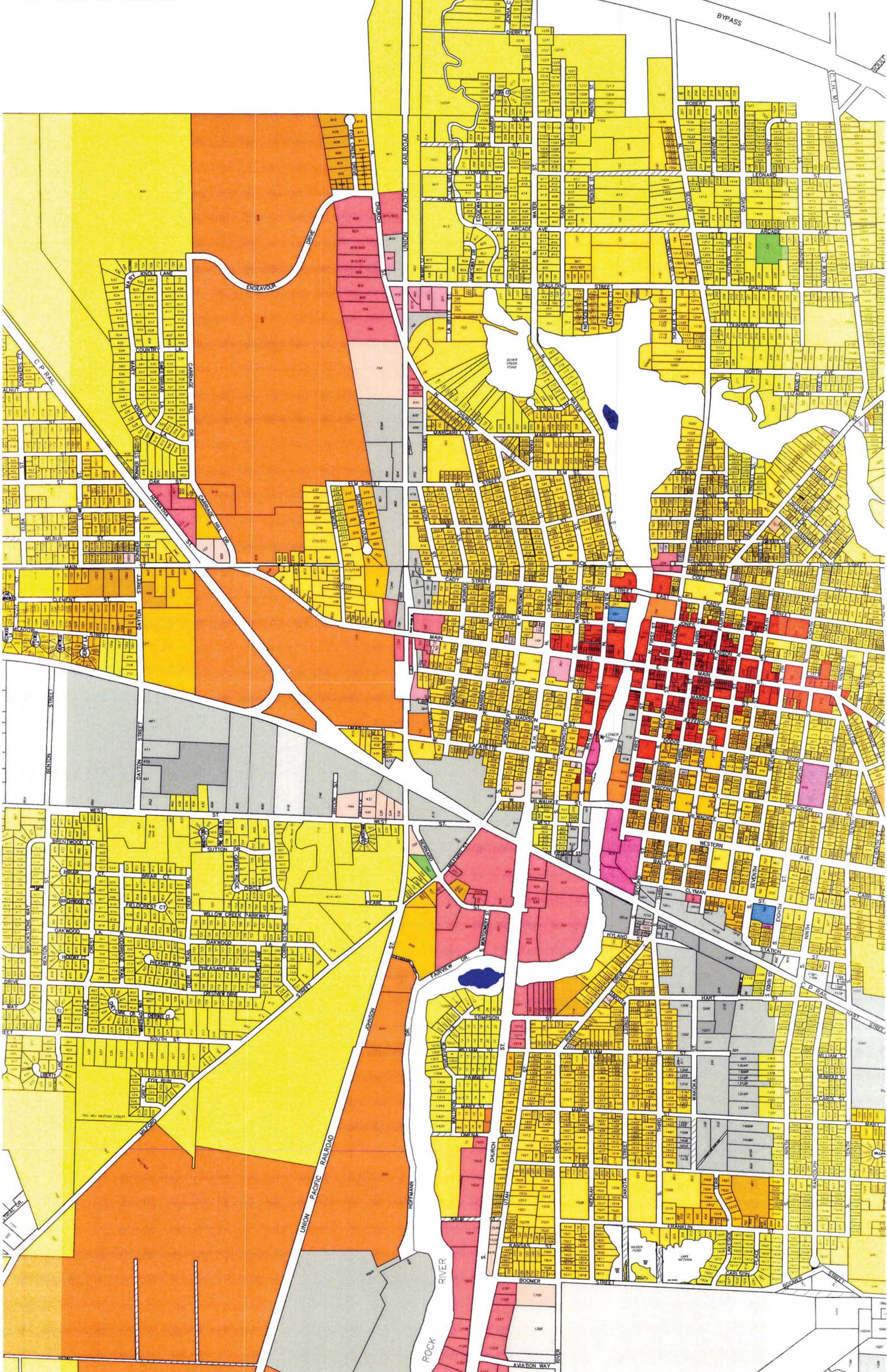
Robert K...



Received for recording this 27th day of August 2011 at 12:00 p.m. and recorded in Volume 29 of Certified Surveys of Jefferson County on pages 165-167 Doc. # 1297254 Map # 5369
Stan M. Hoggman
Register of Deeds

F.3. VERIFICATION OF ZONING

SEE ATTACHED



F.4. SIGNED STATEMENT

SEE ATTACHED

ATTACHMENTG
NOTIFICATIONS TO OWNERS OF AFFECTED PROPERTIES-
PROPERTY ID A

SEE ATTACHMENTS

AFFECTED
A
PROPERTY

SOURCE
PROPERTY

**Notification of Continuing Obligations
and Residual Contamination**

Form 4400-286 (5/15)

Page 1 of 3

Section A: Deeded Property Notification: Residual Contamination and/or Continuing Obligations

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

1931 Gateway Drive
Watertown, WI, 53094

Dear Mr. Goeman:

I am providing this letter to inform you of the location and extent of contamination remaining on your property, and of certain long-term responsibilities (continuing obligations) for which you may become responsible.

I have investigated a release of:

gasoline contamination from a former 550-gallon tank located north of the garage on 1931 Gateway Drive, Watertown, WI, 53094 that has shown that contamination remains on this source property. I have responded to the release and will be requesting that the Department of Natural Resources (DNR) grant case closure. Closure means that the DNR will not be requiring any further investigation or cleanup action to be taken. However, continuing obligations may be imposed as a condition of closure approval.

You have 30 days to comment on the attached legal description of your property and on the proposed closure request:

Please review the enclosed legal description of your property, and notify Lynn Bradley at 916 Silver Lake Drive , Portage, WI, 53901 within the next 30 days if the legal description is incorrect.

The DNR will not review my closure request for at least 30 days after the date of receipt of this letter. As an affected property owner, you have a right to contact the DNR 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 that is relevant to this closure request, or if you want to waive the 30 day comment period, you should mail that information to the DNR contact: 101 South Webster Street, Madison, WI, 53707, or at jon.heberer@wisconsin.gov.

Your Long-Term Responsibilities as a Property Owner and Occupant:

The responses included the removal of the former tank system, affected soil beneath the former tank system, and the installation of soil borings and monitoring wells to define the extent of soil and groundwater contamination.

The continuing obligations I am proposing that affect your property are listed below, under the heading **Continuing Obligations**. Under s. 292.12 (5), Wis. Stats., current and future owners and occupants of this property are responsible for complying with continuing obligations imposed as part of an approved closure.

The fact sheet "Continuing Obligations for Environmental Protection" (DNR publication RR 819) has been included with this letter, to help explain the responsibilities you may have for maintenance of a certain continuing obligation, the limits of any liability for investigation and cleanup of contamination, and how these differ. If the fact sheet is lost, you may obtain copies at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

Contract for responsibility for continuing obligation:

Before I request closure, I will need to inform the DNR as to whom will be responsible for the continuing obligation/s on your property.

If closure is granted for this case based on this submittal, the only continuing obligation you will be responsible for will be gaining prior approval from the WDNR prior to the installation of a new well or reconstructing an existing well, which appears to be unlikely since the property is serviced by municipal water.

Under s. 292.12, Wis. Stats., the responsibility for maintaining all necessary continuing obligations for your property will fall on you or any subsequent property owner, unless another person has a legally enforceable responsibility to comply with the requirements of the final closure letter. If you need more time to finalize an agreement on the responsibility for the continuing obligations on your Property, you may request additional time from the DNR contact identified in **Contact Information**.

(Note: Future property owners would need to negotiate a new agreement.)

Groundwater Contamination:

Groundwater contamination originated at the property located at 1931 Gateway Drive, Watertown, WI, 53094. The levels of ethylbenzene, toluene, 1,2,4 trimethylbenzene, and naphthalene contamination in the groundwater on your property are above the state groundwater enforcement standards found in ch. NR 140, Wis. Adm. Code.

However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation, or the breakdown of contaminants in groundwater due to naturally occurring processes, to complete the cleanup at this site will meet the case closure requirements of ch. NR 726, Wis. Adm. Code. As part of my request for case closure, I am requesting that the DNR accept natural attenuation as the final remedy for this site.

The following DNR fact sheet (RR 671, "What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater") has been included with this notification, to help explain the use of natural attenuation as a remedy. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/files/PDF/pubs/rr/RR671.pdf>.

Continuing Obligations on Your Property: As part of the cleanup, I am proposing that the following continuing obligations be used at your property, to address future exposure to residual contamination. If my closure request is approved, you will be responsible for the following continuing obligations.

To construct a new well or to reconstruct an existing well, the property owner at the time of construction or reconstruction will need to obtain prior approval from the DNR. See the paragraph **GIS Registry and Well Construction Requirements**. Typically, this results in casing off a portion of the aquifer during drilling, when needed, to protect the water supply.

Maintenance and Audits of Continuing Obligations:

If compliance with a maintenance plan is required as part of a continuing obligation, an inspection log will need to be filled out periodically, and kept available for inspection by the DNR. Submittal of the inspection log may also be required. You will also need to notify any future owners or occupants of this property of the need to maintain the continuing obligation and to document that maintenance in the inspection log. Periodic audits of these continuing obligations may be conducted by the DNR, to ensure that potential exposure to residual contamination is being addressed. The DNR provides notification before conducting site visits as part of the audit.

GIS Registry and Well Construction Requirements:

If this site is closed, all properties within the site boundaries where contamination remains, or where a continuing obligation is applied, will be listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web, at <http://dnr.wi.gov/topic/Brownfields/clean.html>. Inclusion on this database provides public notice of remaining contamination and of any continuing obligations. Documents can be viewed on this database, and include final closure letters, site maps and any applicable maintenance plans. The location of the site may also be viewed on the Remediation and Redevelopment Sites Map (RR Sites Map), on the "GIS Registry" layer, at the same internet address listed above.

DNR approval prior to well construction or reconstruction is required for all sites included in the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. Special well construction standards may be necessary to protect the well from the remaining contamination. Well drillers need to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

Site Closure:

If the DNR grants closure, you will receive a letter which defines the specific continuing obligations on your property. The status of the site (open or closed) may also be checked by searching BRRTS on the Web. You may view or download a copy of the closure letter (sent to the responsible party) from BRRTS on the Web. You may also request a copy of the closure letter from the **responsible party** or by writing to the DNR contact, at Jon Heberer, jon.heberer@wisconsin.gov, (608) 275-3220. The final closure letter will contain a description of the continuing obligation, any prohibitions on activities and will include any applicable maintenance plan.

AFFECTED
A
PROPERTY

SOURCE
PROPERTY

**Notification of Continuing Obligations
and Residual Contamination**

Form 4400-286 (5/15)

Page 3 of 3

If you have any questions regarding this notification, I can be reached at: (608) 617-7729
lbradley@generalengineering.net

Lynn Bradley

Date Signed

8/13/15

Signature of responsible party/environmental consultant for the responsible party

Attachments

Contact Information

Legal Description for each Parcel:

Factsheets:

RR 819, Continuing Obligations for Environmental Protection

RR 671, What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater

AFFECTED
A
PROPERTY

SOURCE
PROPERTY

CONTACT INFORMATION

AFFECTED
A
PROPERTY

SOURCE
PROPERTY

**Notification of Continuing Obligations
and Residual Contamination**

Form 4400-286 (5/15)

C. I. Page

The affected property is:

- the source property (the source of the hazardous substance discharge), but the property is not owned by the person who conducted the cleanup (a deeded property)
- a deeded property affected by contamination from the source property
- a right-of-way (ROW)
- a Department of Transportation (DOT) ROW

Include this completed page as an attachment with all notifications provided under sections A and B.

Contact Information

Responsible Party: The person responsible for sending this form, and for conducting the environmental investigation and cleanup is:

Responsible Party Name Airway Properties, LLC

| | | | | |
|-------------------------------------|----------------|----------------|--|-------------------|
| Contact Person Last Name Deckard | First Linda | MI | Phone Number (include area code) (720) 934-8700 | |
| Address 16361 Radcliff Pl. #4 | | City Aurora | State CO | ZIP Code 80015 |
| E-mail <u>lmdeck@earthlink.net</u> | | | | |

Name of Party Receiving Notification:

Business Name, if applicable:

| | | | | | |
|-------------------------------|---------------------|-------------------|-------------|----------------------------------|--|
| Title Mr. | Last Name Goeman | First Daniel | MI J | Phone Number (include area code) | |
| Address 1931 Gateway Drive | | City Watertown | State WI | ZIP Code 53094 | |

Site Name and Source Property Information:

Site (Activity) Name Neitzel Property

| | | | | |
|-----------------------------------|--|-------------------|-------------|-------------------|
| Address 1931 Gateway Drive | | City Watertown | State WI | ZIP Code 53094 |
| DNR ID # (BRRTS#) 03-28-558921 | | (DATCP) ID # | | |

Contacts for Questions:

If you have any questions regarding the cleanup or about this notification, please contact the Responsible Party identified above, or contact:

Environmental Consultant:

| | | | | |
|---|---------------|-----------------|--|-------------------|
| Contact Person Last Name Bradley | First Lynn | MI | Phone Number (include area code) (608) 742-2169 | |
| Address 916 Silver Lake Drive | | City Portage | State WI | ZIP Code 53901 |
| E-mail <u>lbradley@generalengineering.net</u> | | | | |

Department Contact:


To review the Department's case file, or for questions on cleanups or closure requirements, contact:

Department of: Natural Resources (DNR)

| | | | | |
|--|--------------|-----------------|--|-------------------|
| Address 101 South Webster Street | | City Madison | State WI | ZIP Code 53707 |
| Contact Person Last Name Heberer | First Jon | MI | Phone Number (include area code) (608) 275-3220 | |
| E-mail (Firstname.Lastname@wisconsin.gov) <u>jon.heberer@wisconsin.gov</u> | | | | |

AFFECTED
A
PROPERTY

SOURCE
PROPERTY

| SENDER: COMPLETE THIS SECTION | COMPLETE THIS SECTION ON DELIVERY | | | | | | | | | | | | | | | | |
|--|---|--|---|--|---|---|--|---|--|--|--|--|---|---------------------------------------|--|--|--|
| <ul style="list-style-type: none">■ Complete items 1, 2, and 3.■ 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. | <p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>C. Date of Delivery</p> | | | | | | | | | | | | | | | | |
| <p>1. Article Addressed to:</p> <p>Dan Goeman 1931 Gateway Dr. Watertown, WI 53094</p>  <p>9590 9403 0380 5163 2867 28</p> | <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> | | | | | | | | | | | | | | | | |
| <p>Article Number (Transfer from service label)</p> <p>7015 0640 0004 9063 0421</p> | <p>3. Service Type</p> <table border="0"><tr><td><input type="checkbox"/> Adult Signature</td><td><input type="checkbox"/> Priority Mail Express®</td></tr><tr><td><input type="checkbox"/> Adult Signature Restricted Delivery</td><td><input type="checkbox"/> Registered Mail™</td></tr><tr><td><input checked="" type="checkbox"/> Certified Mail®</td><td><input type="checkbox"/> Registered Mail Restricted Delivery</td></tr><tr><td><input type="checkbox"/> Certified Mail Restricted Delivery</td><td><input checked="" type="checkbox"/> Return Receipt for Merchandise</td></tr><tr><td><input type="checkbox"/> Collect on Delivery</td><td><input type="checkbox"/> Signature Confirmation™</td></tr><tr><td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td><td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td></tr><tr><td><input type="checkbox"/> Insured Mail</td><td><input type="checkbox"/> Signature Confirmation Restricted Delivery (over \$500)</td></tr><tr><td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td><td></td></tr></table> | <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® | <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ | <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery | <input type="checkbox"/> Certified Mail Restricted Delivery | <input checked="" type="checkbox"/> Return Receipt for Merchandise | <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ | <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery | <input type="checkbox"/> Insured Mail | <input type="checkbox"/> Signature Confirmation Restricted Delivery (over \$500) | <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ | | | | | | | | | | | | | | | | |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input checked="" type="checkbox"/> Return Receipt for Merchandise | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery | | | | | | | | | | | | | | | | |
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| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | | | | | | | | | | | | | | | | | |

AFFECTED
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SOURCE
PROPERTY

LEGAL DESCRIPTION OF PARCEL

AFFECTED
A
PROPERTY

SOURCE
PROPERTY

DEED

AFFECTED
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PROPERTY

SOURCE
PROPERTY

Document # 1320117
Office of Register of Deeds
Jefferson County, WI
RECEIVED FOR RECORD
Nov 07, 2012 AT 09:17 AM

Staci Hoffman

**The above recording information
verifies that this document has been
electronically recorded and returned
to the submitter.**

Staci Hoffman
Total Pages 1
Fee 30.00
TT 534.00 N

STATE BAR OF WISCONSIN FORM 1 - 2000

Document Number

WARRANTY DEED
FTS07517

THIS DEED, made between Air Way Properties, LLC, a Wisconsin
Limited Liability Company, Grantor, and Daniel J Goeman and Shelly
M Goeman, Husband and Wife, Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following
described real estate in Jefferson County, State of Wisconsin (the
"Property"):

Lot 2 of Certified Survey Map No. 5369, recorded August 3, 2011 in
Volume 29 of Certified Survey Maps on Page 165, as Document No.
1297254, part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and
Southeast 1/4 of the Southwest 1/4 of Section 16, Town 8 North, Range
15 East, City of Watertown, Jefferson County, Wisconsin.

Recording Area

Name and Return Address:
Daniel J Goeman and Shelly M Goeman
1931 Gateway Drive
Watertown, WI 53094

Together with all appurtenant rights, title and interests.

28-291-0815-1634-001

Parcel Identification Number (PIN)

This IS NOT homestead property.

And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except 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 and general taxes levied in the year of closing and will warrant and defend the same.

Dated 10/26/12

Linda M Deckard

* Air Way Properties, LLC, a Wisconsin Limited
Liability Company, by Linda M. Deckard; managing
member

*

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

Linda M. Deckard

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

*Names of persons signing in any capacity must be typed or printed below their signature

WARRANTY DEED

STATE BAR OF WISCONSIN

ACKNOWLEDGMENT

STATE OF Colorado)
Arapahoe COUNTY) ss.

Personally came before me this 26th day of October
2012 the above named Linda M. Deckard, managing
member of Air Way Properties, LLC, a Wisconsin Limited
Liability Company to me known to be the person(s) who
executed the foregoing instrument and acknowledged the same.

* *MICHELE FREENY*

Notary Public, State of Colorado
My commission is permanent. (If not, state expiration date: _____)

MICHELE FREENY
NOTARY PUBLIC FOR No. 1-2000
STATE OF COLORADO
MY COMMISSION EXPIRES: 01/18/2013

AFFECTED
A
PROPERTY

SOURCE
PROPERTY

CERTIFIED SURVEY MAP

AFFECTED
A
PROPERTY

SOURCE
PROPERTY

1297254

Vol 29 Page 117

CERTIFIED SURVEY MAP NO. 5369

PART OF THE NW 1/4, NE 1/4 SW 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 16, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

OWNERS CERTIFICATE

As owners of the lands described in the foregoing certificate of Kenneth J. Wilkowski, Registered Land Surveyor, we hereby certify that we caused the said lands to be surveyed, divided and mapped as represented on the map of said survey in accordance with the provisions of Chapter 236 of the Wisconsin Statutes.

Witness the hand and seal of said owners this 2 day of August, 2011

Clark F. Neitzel
Clark F. Neitzel
Nancy Lee Neitzel
Nancy Lee Neitzel

STATE OF WISCONSIN)
JEFFERSON COUNTY)

Personally came before me this 2 day of August, 2011 the above named, Clark F. Neitzel and Nancy Lee Neitzel, owners known to me to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires: 3/11/2012



Toby J. Tuley
Notary public, JEFFERSON Co., WI

CITY OF WATERTOWN APPROVAL

Approved by the City of Watertown on this 27th day of JUNE, 2011.

Robert Kruger



Received for recording this 27th day of August 2011
at 12:00 p.m. and recorded in Volume 207 of Certified
Surveys of Jefferson County at pages 115-117
Doc. # 1297254
Map # 5369
Stanley W. Krogan
Register of Deeds

AFFECTED
A
PROPERTY

SOURCE
PROPERTY

1297254

Vol 29 Page 166

CERTIFIED SURVEY MAP NO. 531A

**PART OF THE NW 1/4, NE 1/4 SW 1/4 AND SE 1/4 OF THE SW 1/4 OF
SECTION 16, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN,
JEFFERSON COUNTY, WISCONSIN.**

SURVEYORS CERTIFICATE

I, Kenneth J. Wilkowski, Registered Land Surveyor, do hereby certify:

That I have surveyed, divided, and mapped a part of the NW 1/4, NE 1/4, SW 1/4 and SE 1/4 of the SW 1/4 of Section 16, Town 8 North, Range 15 East, City of Watertown, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the South 1/4 corner of said Section 16; Thence North 87°04'41" West along the South line of said Southwest 1/4, 1000.96 feet to a point; Thence North 01°35' 11" East, 1024.51 feet to the Point of beginning:

Thence North 87°11'30" West, 279.42 feet to a point on a curve; Thence along a curve to the left having a radius of 433.00 feet, a delta of 30°21'46", an arc length of 229.45 feet, and a chord which bears North 27°16'39" West having a chord distance of 226.78 feet to a point on a curve; Thence along a curve to the left having a radius of 561.50 feet, a delta of 25°15'36", an arc length of 247.55 feet, and a chord which bears North 27°10'30" East having a chord distance of 245.55 feet to a point on a line; Thence South 87°11'30" East a distance of 282.84 feet to a point; Thence South 01°35'11" West a distance of 420.00 feet to a point which is the POINT OF BEGINNING, and containing 136,181 square feet or 3.1263 acre(s) of land, more or less.

That I have made such survey, land division, and map by the direction of, Clark F. Neitzel and Nancy Lee. Neitzel, owners of said land.

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

That I have fully complied with the provisions of Chapter 236 of Wisconsin Statutes and the Subdivision Regulations of the City of Watertown.


Kenneth J. Wilkowski, R.L.S.



DATED THIS 31ST DAY OF MAY, 2011

SHEET 2 OF 3

THIS INSTRUMENT WAS DRAFTED BY KENNETH J. WILKOWSKI, S-1841

AFFECTED
A
PROPERTY

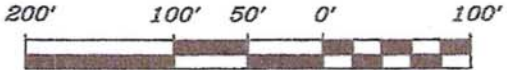
SOURCE
PROPERTY

1297254

Vol 27 Page 165

CERTIFIED SURVEY MAP NO. 5369

PART OF THE NW 1/4, NE 1/4, SW 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 16, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

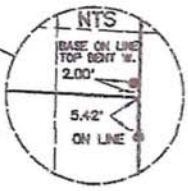
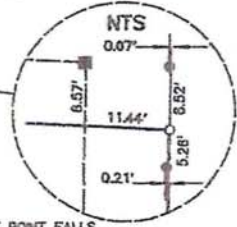
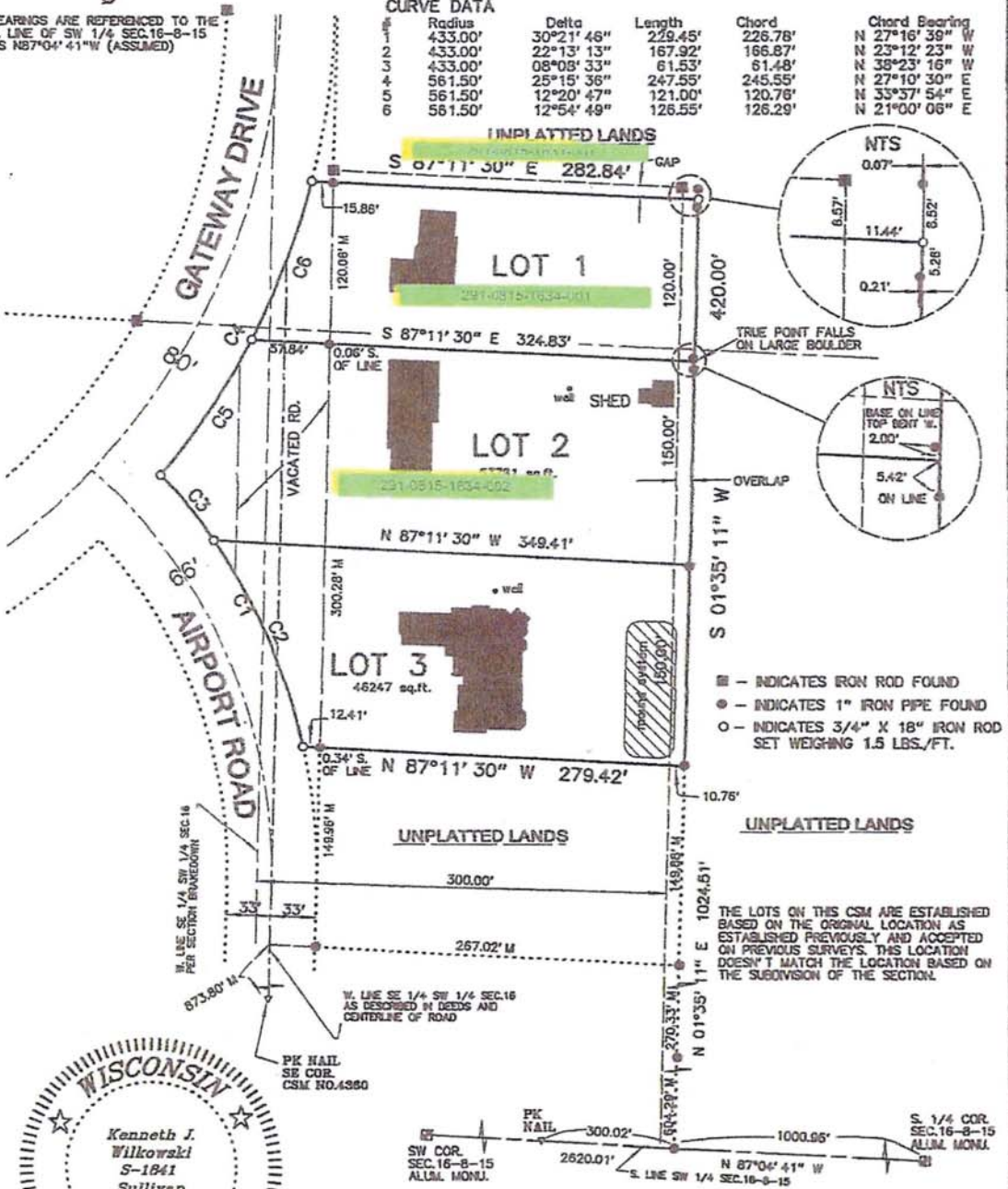


SCALE: 1"=100'

BEARINGS ARE REFERENCED TO THE S. LINE OF SW 1/4 SEC. 16-8-15 AS N87°04'41"W (ASSUMED)

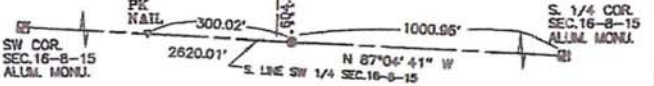
CURVE DATA

| Curve # | Radius | Delta | Length | Chord | Chord Bearing |
|---------|---------|-----------|---------|---------|---------------|
| 1 | 433.00' | 30°21'46" | 229.45' | 226.78' | N 27°16'39" W |
| 2 | 433.00' | 22°13'13" | 167.92' | 166.87' | N 23°12'23" W |
| 3 | 433.00' | 08°08'33" | 61.53' | 61.48' | N 38°23'16" W |
| 4 | 561.50' | 25°15'36" | 247.55' | 245.55' | N 27°10'30" E |
| 5 | 561.50' | 12°20'47" | 121.00' | 120.78' | N 33°37'54" E |
| 6 | 561.50' | 12°54'49" | 126.55' | 126.29' | N 21°00'06" E |



- - INDICATES IRON ROD FOUND
- - INDICATES 1" IRON PIPE FOUND
- - INDICATES 3/4" X 18" IRON ROD SET WEIGHING 1.5 LBS./FT.

THE LOTS ON THIS CSM ARE ESTABLISHED BASED ON THE ORIGINAL LOCATION AS ESTABLISHED PREVIOUSLY AND ACCEPTED ON PREVIOUS SURVEYS. THIS LOCATION DOESN'T MATCH THE LOCATION BASED ON THE SUBDIVISION OF THE SECTION.



KW SURVEYING, INC.
725 PALMYRA STREET
P.O. BOX 32
SULLIVAN, WI 53178
(262)-593-5800

DATED THIS 31ST DAY OF MAY, 2011. SHEET 1 OF 3

AFFECTED
A
PROPERTY

SOURCE
PROPERTY

VERIFICATION OF ZONING

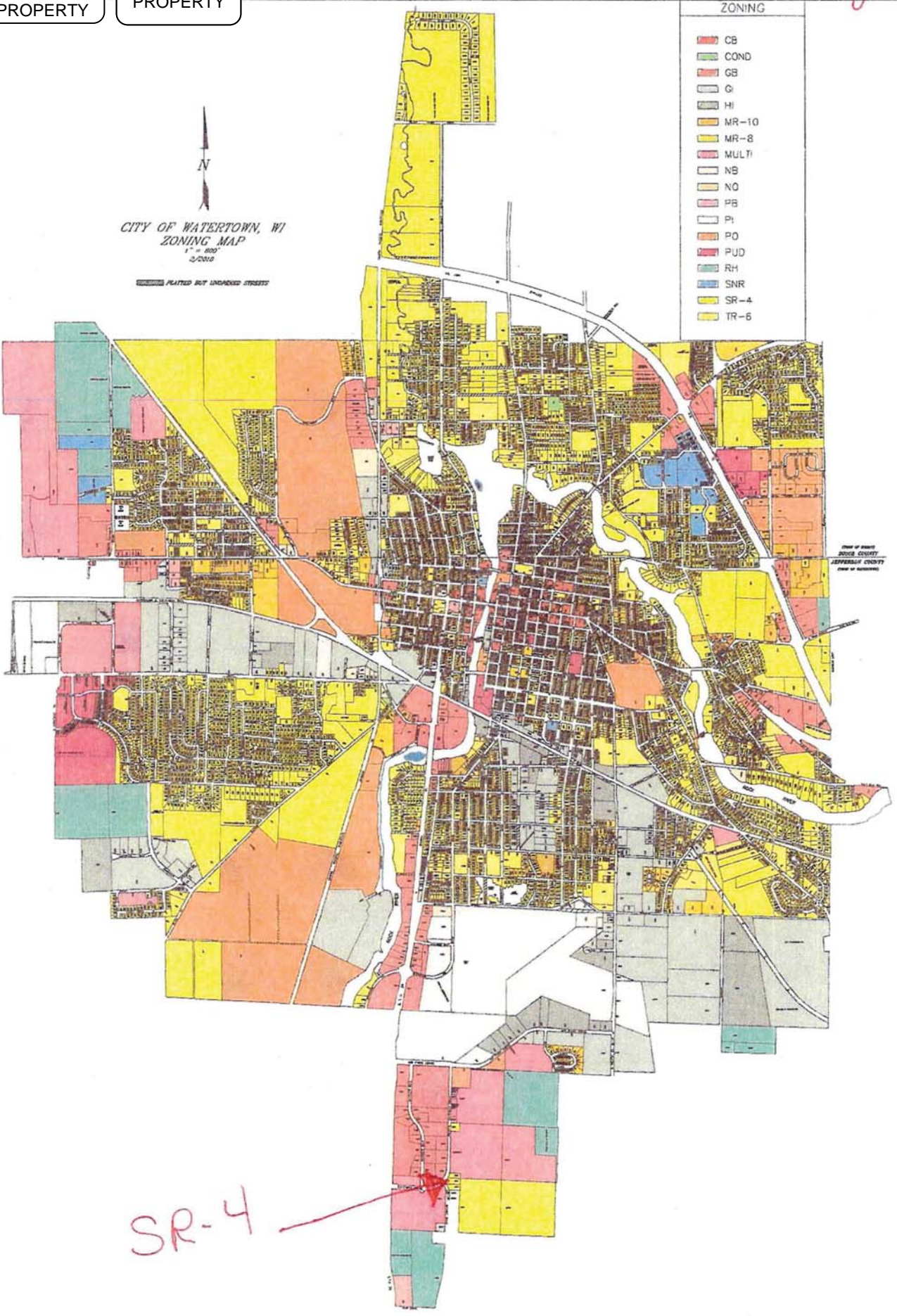
F.3 Verification of Zoning

AFFECTED
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PROPERTY

SOURCE
PROPERTY

| ZONING | |
|--------|-------|
| | CB |
| | COND |
| | GB |
| | G |
| | HI |
| | MR-10 |
| | MR-8 |
| | MULTI |
| | NB |
| | NO |
| | PB |
| | PI |
| | PO |
| | PUD |
| | RH |
| | SNR |
| | SR-4 |
| | TR-6 |

CITY OF WATERTOWN, WI
ZONING MAP
1" = 800'
2/2016



SR-4

AFFECTED
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PROPERTY

SOURCE
PROPERTY

SIGNED STATEMENT

AFFECTED
A
PROPERTY

SOURCE
PROPERTY

1931 Gateway Drive
Watertown, Wisconsin

WDNR BRRTs # 03-28-558921

In accordance with NR 726.05 paragraph (3)(a)4.g. (for groundwater contamination) and/or NR 726.05 paragraph (3)(b)4.f. (for soil contamination), the responsible party hereby affirms the following information:

To the best of my knowledge, the legal description information attached to this package for the source property (1931 Gateway Drive, Parcel ID 291-0815-1634) are accurate.



Linda Deckard, Managing Member, Airway Properties, LLC

ATTACHMENTG
NOTIFICATIONS TO OWNERS OF AFFECTED PROPERTIES-
PROPERTY ID B

SEE ATTACHMENTS

Section A: Deeded Property Notification: Residual Contamination and/or Continuing Obligations

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

1929 Gateway Drive
Watertown, WI, 53094

Dear Mr. Neitzel:

I am providing this letter to inform you of the location and extent of contamination remaining on your property, and of certain long-term responsibilities (continuing obligations) for which you may become responsible.

I have investigated a release of:

gasoline contamination from a former 550-gallon tank located north of the garage on 1931 Gateway Drive, Watertown, WI, 53094 that has shown that contamination has migrated onto your property. I have responded to the release and will be requesting that the Department of Natural Resources (DNR) grant case closure. Closure means that the DNR will not be requiring any further investigation or cleanup action to be taken. However, continuing obligations may be imposed as a condition of closure approval.

You have 30 days to comment on the attached legal description of your property and on the proposed closure request:

Please review the enclosed legal description of your property, and notify Lynn Bradley at 916 Silver Lake Drive, Portage, WI, 53901 within the next 30 days if the legal description is incorrect.

The DNR will not review my closure request for at least 30 days after the date of receipt of this letter. As an affected property owner, you have a right to contact the DNR 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 that is relevant to this closure request, or if you want to waive the 30 day comment period, you should mail that information to the DNR contact: 101 South Webster Street, Madison, WI, 53707, or at jon.heberer@wisconsin.gov.

Your Long-Term Responsibilities as a Property Owner and Occupant:

The responses included

the removal of the former tank system, affected soil beneath the former tank system, and the installation of soil borings and monitoring wells to define the extent of soil and groundwater contamination.

The continuing obligations I am proposing that affect your property are listed below, under the heading **Continuing Obligations**. Under s. 292.12 (5), Wis. Stats., current and future owners and occupants of this property are responsible for complying with continuing obligations imposed as part of an approved closure.

The fact sheet "Continuing Obligations for Environmental Protection" (DNR publication RR 819) has been included with this letter, to help explain the responsibilities you may have for maintenance of a certain continuing obligation, the limits of any liability for investigation and cleanup of contamination, and how these differ. If the fact sheet is lost, you may obtain copies at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

Contract for responsibility for continuing obligation:

Before I request closure, I will need to inform the DNR as to whom will be responsible for the continuing obligation/s on your property.

If closure is granted for this case based on this submittal, the only continuing obligation you will be responsible for will be gaining prior approval from the WDNR prior to the installation of a new well or reconstructing an existing well, which appears to be unlikely since the property is serviced by municipal water.

Under s. 292.12, Wis. Stats., the responsibility for maintaining all necessary continuing obligations for your property will fall on you or any subsequent property owner, unless another person has a legally enforceable responsibility to comply with the requirements of the final closure letter. If you need more time to finalize an agreement on the responsibility for the continuing obligations on your Property, you may request additional time from the DNR contact identified in **Contact Information**.

(Note: Future property owners would need to negotiate a new agreement.)

Groundwater Contamination:

Groundwater contamination originated at the property located at 1931 Gateway Drive, Watertown, WI, 53094. Contaminated groundwater has migrated onto your property at:
1929 Gateway Drive

The levels of ethylbenzene, toluene, 1,2,4 trimethylbenzene, and naphthalene contamination in the groundwater on your property are above the state groundwater enforcement standards found in ch. NR 140, Wis. Adm. Code.

However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation, or the breakdown of contaminants in groundwater due to naturally occurring processes, to complete the cleanup at this site will meet the case closure requirements of ch. NR 726, Wis. Adm. Code. As part of my request for case closure, I am requesting that the DNR accept natural attenuation as the final remedy for this site.

The following DNR fact sheet (RR 671, "What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater") has been included with this notification, to help explain the use of natural attenuation as a remedy. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/files/PDF/pubs/rr/RR671.pdf>.

Continuing Obligations on Your Property: As part of the cleanup, I am proposing that the following continuing obligations be used at your property, to address future exposure to residual contamination. If my closure request is approved, you will be responsible for the following continuing obligations.

To construct a new well or to reconstruct an existing well, the property owner at the time of construction or reconstruction will need to obtain prior approval from the DNR. See the paragraph **GIS Registry and Well Construction Requirements**. Typically, this results in casing off a portion of the aquifer during drilling, when needed, to protect the water supply.

Maintenance and Audits of Continuing Obligations:

If compliance with a maintenance plan is required as part of a continuing obligation, an inspection log will need to be filled out periodically, and kept available for inspection by the DNR. Submittal of the inspection log may also be required. You will also need to notify any future owners or occupants of this property of the need to maintain the continuing obligation and to document that maintenance in the inspection log. Periodic audits of these continuing obligations may be conducted by the DNR, to ensure that potential exposure to residual contamination is being addressed. The DNR provides notification before conducting site visits as part of the audit.

GIS Registry and Well Construction Requirements:

If this site is closed, all properties within the site boundaries where contamination remains, or where a continuing obligation is applied, will be listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web, at <http://dnr.wi.gov/topic/Brownfields/clean.html>. Inclusion on this database provides public notice of remaining contamination and of any continuing obligations. Documents can be viewed on this database, and include final closure letters, site maps and any applicable maintenance plans. The location of the site may also be viewed on the Remediation and Redevelopment Sites Map (RR Sites Map), on the "GIS Registry" layer, at the same internet address listed above.

DNR approval prior to well construction or reconstruction is required for all sites included in the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. Special well construction standards may be necessary to protect the well from the remaining contamination. Well drillers need to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

Site Closure:

If the DNR grants closure, you will receive a letter which defines the specific continuing obligations on your property. The status of the site (open or closed) may also be checked by searching BRRTS on the Web. You may view or download a copy of the closure letter (sent to the responsible party) from BRRTS on the Web. You may also request a copy of the closure letter from the **responsible party** or by writing to the DNR contact, at Jon Heberer, jon.heberer@wisconsin.gov, (608) 275-3220. The final closure letter will contain a description of the continuing obligation, any prohibitions on activities and will include any applicable maintenance plan.

AFFECTED
B
PROPERTY

**Notification of Continuing Obligations
and Residual Contamination**

Form 4400-286 (5/15)

Page 3 of 3

If you have any questions regarding this notification, I can be reached at: (608) 617-7729
lbradely@generalengineering.net

Lynn Bradley

Date Signed 8/13/15

Signature of responsible party/environmental consultant for the responsible party

Attachments

Contact Information

Legal Description for each Parcel:

Factsheets:

RR 819, Continuing Obligations for Environmental Protection

RR 671, What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater

AFFECTED
B
PROPERTY

| SENDER: COMPLETE THIS SECTION | COMPLETE THIS SECTION ON DELIVERY | | | | | | | | | | | | | | | | |
|--|--|--|---|--|---|--|--|---|--|--|--|--|---|---------------------------------------|--|--|--|
| <ul style="list-style-type: none">■ Complete items 1, 2, and 3.■ 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. | <p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X <i>[Handwritten Signature]</i></p> | | | | | | | | | | | | | | | | |
| <p>1. Article Addressed to:</p> <p>Clark Neitzel 1929 Gateway Dr. Watertown, WI 53094</p> | <p>B. Receiver (Printed Name) <input checked="" type="checkbox"/> Date of Delivery</p> <p>X <i>[Handwritten Name]</i> <i>[Handwritten Date]</i></p> | | | | | | | | | | | | | | | | |
| <p>2 Article Number (Transfer from service label)</p> <p>7015 0640 0004 9063 0438</p> | <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p> <p>CLARK NEITZEL</p> <p>AUG 10 2015 USPS</p> | | | | | | | | | | | | | | | | |
| <p>9590 9403 0380 5163 2867 35</p> | <p>3. Service Type</p> <table border="0"><tr><td><input type="checkbox"/> Adult Signature</td><td><input type="checkbox"/> Priority Mail Express®</td></tr><tr><td><input type="checkbox"/> Adult Signature Restricted Delivery</td><td><input type="checkbox"/> Registered Mail™</td></tr><tr><td><input type="checkbox"/> Certified Mail®</td><td><input type="checkbox"/> Registered Mail Restricted Delivery</td></tr><tr><td><input type="checkbox"/> Certified Mail Restricted Delivery</td><td><input checked="" type="checkbox"/> Return Receipt for Merchandise</td></tr><tr><td><input type="checkbox"/> Collect on Delivery</td><td><input type="checkbox"/> Signature Confirmation™</td></tr><tr><td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td><td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td></tr><tr><td><input type="checkbox"/> Insured Mail</td><td></td></tr><tr><td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td><td></td></tr></table> | <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® | <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ | <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery | <input type="checkbox"/> Certified Mail Restricted Delivery | <input checked="" type="checkbox"/> Return Receipt for Merchandise | <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ | <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery | <input type="checkbox"/> Insured Mail | | <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |
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| <input type="checkbox"/> Insured Mail | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | | | | | | | | | | | | | | | | | |
| <p>PS Form 3811, April 2015 PSN 7530-02-000-9053</p> | <p>Domestic Return Receipt</p> | | | | | | | | | | | | | | | | |

AFFECTED
B
PROPERTY

CONTACT INFORMATION

AFFECTED
B
PROPERTY

**Notification of Continuing Obligations
and Residual Contamination**

Form 4400-286 (5/15)

C. I. Page

The affected property is:

- the source property (the source of the hazardous substance discharge), but the property is not owned by the person who conducted the cleanup (a deeded property)
- a deeded property affected by contamination from the source property
- a right-of-way (ROW)
- a Department of Transportation (DOT) ROW

Include this completed page as an attachment with all notifications provided under sections A and B.

Contact Information

Responsible Party: The person responsible for sending this form, and for conducting the environmental investigation and cleanup is:

Responsible Party Name Airway Properties, LLC

| | | | | |
|-------------------------------------|----------------|----------------|--|-------------------|
| Contact Person Last Name Deckard | First Linda | MI | Phone Number (include area code) (720) 934-8700 | |
| Address 16361 Radcliff Pl. #4 | | City Aurora | State CO | ZIP Code 80015 |
| E-mail <u>lmdeck@earthlink.net</u> | | | | |

Name of Party Receiving Notification:

Business Name, if applicable:

| | | | | | |
|-------------------------------|----------------------|-------------------|-------------|----------------------------------|--|
| Title Mr. | Last Name Neitzel | First Clark | MI F | Phone Number (include area code) | |
| Address 1929 Gateway Drive | | City Watertown | State WI | ZIP Code 53094 | |

Site Name and Source Property Information:

Site (Activity) Name Neitzel Property

| | | | | |
|-----------------------------------|--|-------------------|-------------|-------------------|
| Address 1931 Gateway Drive | | City Watertown | State WI | ZIP Code 53094 |
| DNR ID # (BRRTS#) 03-28-558921 | | (DATCP) ID # | | |

Contacts for Questions:

If you have any questions regarding the cleanup or about this notification, please contact the Responsible Party identified above, or contact:

Environmental Consultant:

| | | | | |
|---|---------------|-----------------|--|-------------------|
| Contact Person Last Name Bradley | First Lynn | MI | Phone Number (include area code) (608) 742-2169 | |
| Address 916 Silver Lake Drive | | City Portage | State WI | ZIP Code 53901 |
| E-mail <u>lbradley@generalengineering.net</u> | | | | |

Department Contact:

To review the Department's case file, or for questions on cleanups or closure requirements, contact:

Department of: Natural Resources (DNR)

| | | | | |
|--|--------------|-----------------|--|-------------------|
| Address 101 South Webster Street | | City Madison | State WI | ZIP Code 53707 |
| Contact Person Last Name Heberer | First Jon | MI | Phone Number (include area code) (608) 275-3220 | |
| E-mail (Firstname.Lastname@wisconsin.gov) <u>jon.heberer@wisconsin.gov</u> | | | | |

AFFECTED
B
PROPERTY

LEGAL DESCRIPTION OF PARCEL

AFFECTED
B
PROPERTY

DEED

AFFECTED
B
PROPERTY

1297254

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CERTIFIED SURVEY MAP NO. 5369

PART OF THE NW 1/4, NE 1/4, SW 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 16, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



200' 100' 50' 0' 100'

CERTIFIED SURVEY MAP

1297254

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CERTIFIED SURVEY MAP NO. 536A

**PART OF THE NW 1/4, NE 1/4 SW 1/4 AND SE 1/4 OF THE SW 1/4 OF
SECTION 16, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN,
JEFFERSON COUNTY, WISCONSIN.**

SURVEYORS CERTIFICATE

I, Kenneth J. Wilkowski, Registered Land Surveyor, do hereby certify:

That I have surveyed, divided, and mapped a part of the NW 1/4, NE 1/4, SW 1/4 and SE 1/4 of the SW 1/4 of Section 16, Town 8 North, Range 15 East, City of Watertown, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the South 1/4 corner of said Section 16; Thence North 87°04'41" West along the South line of said Southwest 1/4, 1000.96 feet to a point; Thence North 01°35' 11" East, 1024.51 feet to the Point of beginning:

Thence North 87°11'30" West, 279.42 feet to a point on a curve; Thence along a curve to the left having a radius of 433.00 feet, a delta of 30°21'46", an arc length of 229.45 feet, and a chord which bears North 27°16'39" West having a chord distance of 226.78 feet to a point on a curve; Thence along a curve to the left having a radius of 561.50 feet, a delta of 25°15'36", an arc length of 247.55 feet, and a chord which bears North 27°10'30" East having a chord distance of 245.55 feet to a point on a line; Thence South 87°11'30" East a distance of 282.84 feet to a point; Thence South 01°35'11" West a distance of 420.00 feet to a point which is the POINT OF BEGINNING, and containing 136,181 square feet or 3.1263 acre(s) of land, more or less.

That I have made such survey, land division, and map by the direction of, Clark F. Neitzel and Nancy Lee. Neitzel, owners of said land.

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

That I have fully complied with the provisions of Chapter 236 of Wisconsin Statutes and the Subdivision Regulations of the City of Watertown.


Kenneth J. Wilkowski, R.L.S.



AFFECTED
B
PROPERTY

1297254

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CERTIFIED SURVEY MAP NO. 5369

PART OF THE NW 1/4, NE 1/4 SW 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 16, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

OWNERS CERTIFICATE

As owners of the lands described in the foregoing certificate of Kenneth J. Wilkowski, Registered Land Surveyor, we hereby certify that we caused the said lands to be surveyed, divided and mapped as represented on the map of said survey in accordance with the provisions of Chapter 236 of the Wisconsin Statutes.

Witness the hand and seal of said owners this 2 day of August, 2011

Clark F. Neitzel

Clark F. Neitzel

Nancy Lee Neitzel

Nancy Lee Neitzel

STATE OF WISCONSIN)
JEFFERSON COUNTY)

Personally came before me this 2 day of August, 2011 the above named, Clark F. Neitzel and Nancy Lee Neitzel, owners known to me to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires: 3/11/2012

Toby Sully
Notary public, JEFFERSON Co., WI



CITY OF WATERTOWN APPROVAL

Approved by the City of Watertown on this 27th day of JUNE, 2011.

Rodney K...



Record for recording this 2nd day of August 2011 at 12:00 p.m. and recorded in Volume 201 of Certified Surveys of Jefferson County at pages 165-167 Doc. # 1297254

AFFECTED
B
PROPERTY

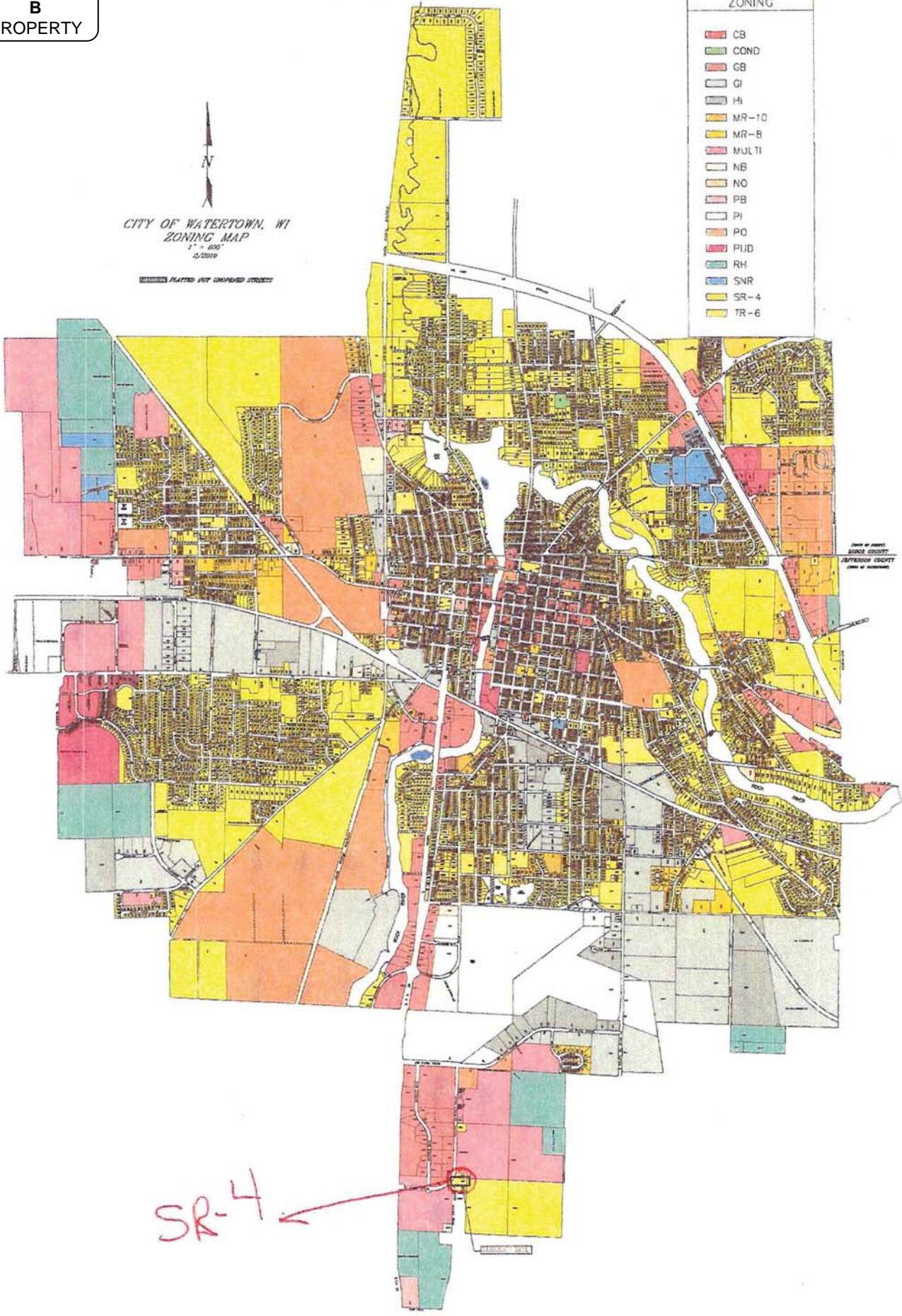
VERIFICATION OF ZONING

AFFECTED
B
PROPERTY

CITY OF WATERTOWN, WI
ZONING MAP
1" = 600'
12/2016

PLATED LOT IMPROVED STREETS

| ZONING | |
|--------|-------|
| | CB |
| | COND |
| | GB |
| | GI |
| | H |
| | MR-10 |
| | MR-8 |
| | MULTI |
| | NB |
| | NO |
| | PB |
| | PI |
| | PO |
| | PLUD |
| | RH |
| | SR-4 |
| | TR-6 |



STATE OF WISCONSIN
SUNDO COUNTY
WATERTOWN CITY

SR-4

AFFECTED
B
PROPERTY

SIGNED STATEMENT

AFFECTED
B
PROPERTY

1929 Gateway Drive
Watertown, Wisconsin

WDNR BRRTs # 03-28-558921

In accordance with NR 726.05 paragraph (3)(a)4.g. (for groundwater contamination) and/or NR 726.05 paragraph (3)(b)4.f. (for soil contamination), the responsible party hereby affirms the following information:

To the best of my knowledge, the legal description information attached to this package for the off-site affected property (1929 Gateway Drive, Parcel ID 291-0815-1631) are accurate.



Linda Deckard
Linda Deckard, Managing Member, Airway Properties, LLC