



October 12, 2015

VIA HAND DELIVERY

RR Program Assistant at DNR
Department of Natural Resources
2300 North Martin Luther King Dr.
Milwaukee, WI 53212

RE: VPLE Application – 3921-3941 N. Main Street, Racine, Wisconsin ✓

RE: VPLE Application – 3936 N. Bay Drive, Racine, Wisconsin

Dear RR Program Assistant:

Enclosed is the application of the Ehrlich Family Limited Partnership, dated October 8, 2015, for the Voluntary Party Liability Exemption program. Two applications are being submitted today, each under separate cover. The two addresses are 3921-3941 N. Main Street, Racine, Wisconsin, and 3936 N. Bay Drive, Racine, Wisconsin.

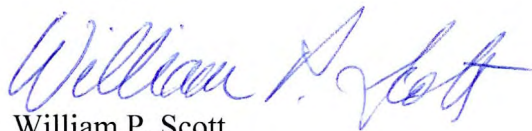
Enclosed with each application is a copy of our check number 047933 in the amount of \$500.00 for the application fee -- the original check is enclosed with the VPLE Application for 3921-3941 N. Main Street.

Also enclosed with each application is one unbound paper Phase I ESA Report, and one copy of the report on CD Rom.

Upon acceptance to the VPLE Program, we will provide the required deposit.

All questions should be directed to the undersigned.

Sincerely,


William P. Scott

WPS/sv

Enclosures

cc: Nancy Ryan
James C. Small

GONZALEZ SAGGIO & HARLAN LLP
Attorneys at Law

www.gshllp.com

00045341.1

Affiliated with Gonzalez, Saggio & Harlan, L.L.C

Milwaukee
111 East Wisconsin | Aver
Suite 1000
Milwaukee, WI 53202
Tel (414) 277-8500
Fax (414) 277-8521

Atlanta GA
Boston MA
Chicago, IL
Cleveland, OH
Indianapolis, IN
Los Angeles, CA
Miami, FL
Nashville, TN
New York, NY
Pasadena CA

Phoenix AZ
Washington, D.C.
Wayne, NJ
West Des Moines, IA

Notice: Pursuant to s. 292.15, Wis. Stats., and s. NR 750.05, Wis. Adm. Code, this form is required by the Department of Natural Resources (DNR) to be submitted when requesting approval to participate in the voluntary party liability exemption (VPLE). Failure to complete this application in its entirety may delay its review and/or may result in denial. Participation in this program is voluntary. If completing this form, refer to the instructions beginning on page 4. 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.).

Section 1: Property Information

BRRTS No (if known)
 02-52-547631

Tax Parcel #
 04690001

FID No (if known) 252010000		Property Name Former Express Cleaners	
Address 3921-3941 N. Main St.		City Racine	State ZIP Code WI 53402
County Racine	Municipality Name <input checked="" type="radio"/> City <input type="radio"/> Town <input type="radio"/> Village Racine	Property is composed of: <input checked="" type="radio"/> Single Tax Parcel <input type="radio"/> Multiple Tax Parcels	Property Size 0.77 Acres

Section 2: Applicant Information (Voluntary Party)

Organization / Firm / Person Ehrlich Family Limited Partnership			Title
Last Name	First	MI	Phone Number (include area code)
Address P.O. Box 081007			Fax Number (include area code)
City Racine	State WI	ZIP Code 53408-1007	Email

Section 3: Ownership Information

Applicant Relationship to Property (select one):
 Current Owner Potential/Future Purchaser Previous Owner Other:

Section 4: Regulatory Identification (include ID numbers if known)

DNR FID 252010000	USEPA ID
Environmental Repair (ERP)	Hazardous Substance Spill
Leaking Ungd. Storage Tank (LUST)	Brownfield Env'l. Asmt. Pilot
Solid Waste	Municipal Negotiation & Cost Recovery
Hazardous Waste	Superfund Remedial (NPL)
Wastewater-surface water (WPDES)	Abandoned Containers
Wastewater-groundwater (WPDES)	Superfund Site Evaluation (CERCLA)
DCOM PECFA Claim Number	Municipal Grants Program
DATCP Agricultural Contamination	Contaminated Sediments

Other:

Leave Blank -- DNR Use Only			
Date Received 12/1/15	<input checked="" type="checkbox"/> Application Fee Received <input type="checkbox"/> Deposit Received	<input checked="" type="checkbox"/> Approval to Proceed PMN <u>RMMD</u>	
BRRTS Activity Number 02-52-576325	BRRTS Activity Name Express Cleaners (FMR)	<input type="checkbox"/> Denied (explain) (603)	
FID 252010000	Region SER	<input type="checkbox"/> Withdrawn (explain) (810)	
Comments		Reviewed By David Hanson	Date 12/1/15
		Project Manager Nancy Ryan	

Voluntary Party Liability Exemption Application
Form 4400-178 (R 11/14)

Section 5 Environmental Consultant Representing Applicant

Organization / Firm / Person RJN Environmental Services			Title	
Last Name Nauta	First Robert	MI J	Phone Number (include area code) (608) 576-3001	
Address 4631 County Road A			Fax Number (include area code)	
City Oregon	State WI	ZIP Code 53575	Email rjnesllc@charter.net	

Section 6: Attorney Representing Applicant (if applicable)

Organization / Firm / Person Gonzalez Saggio & Harlan, LLP			Title	
Last Name Scott	First William	MI P	Phone Number (include area code) (414) 755-8144	
Address 111 E. Wisconsin Avenue, Suite 1000			Fax Number (include area code) (414) 277-8521	
City Milwaukee	State Wi	ZIP Code 53202	Email bill_scott@gshllp.com	

Section 7: Past Land Uses and Known or Suspected Contamination Sources (check all that apply)

<input type="checkbox"/> Service station	<input type="checkbox"/> Coal gas manufacturer	<input type="checkbox"/> Contaminated building
<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Electroplater	<input type="checkbox"/> Industrial accident
<input type="checkbox"/> Agricultural co-op	<input type="checkbox"/> Landfill	<input type="checkbox"/> Lagoons
<input checked="" type="checkbox"/> Dry Cleaner	<input type="checkbox"/> Foundry sand	<input type="checkbox"/> Fly ash
<input type="checkbox"/> Salvage yard	<input type="checkbox"/> Underground pipeline or tank	<input type="checkbox"/> Unknown
<input type="checkbox"/> Bulk plant	<input type="checkbox"/> Surface spills	<input checked="" type="checkbox"/> Other convenience store, tanning salon and real estate office
<input type="checkbox"/> Pipeline	<input type="checkbox"/> Above ground pipeline or tank	
<input type="checkbox"/> Tannery	<input type="checkbox"/> Routine industrial operations	

Section 8: Solid Waste

Does the property contain a solid waste site or facility as defined in s. 289.01(35), Wis. Stats.?
 Yes No Name: _____ License number: _____

If 'Yes', does the site currently have an active or passive system in place for leachate, groundwater or gas treatment, collection or monitoring?
 Yes No Describe system: _____

Section 9: Site Eligibility. If any boxes are checked "Yes", the site is not eligible for VPLE; see instructions for more.

Does the property contain a solid waste facility or site that meets definition of an approved facility under 289.01(3), Wis. Stats.? Yes No

Does the property contain a hazardous waste treatment, storage or disposal facility that first began operation after the voluntary party acquired the property? Yes No

Does the property contain a licensed hazardous waste treatment, storage or disposal facility operated on the property before the date on which the voluntary party acquired the property, and that is operated after the date on which the voluntary party acquired the property? Yes No

Does the property contain a hazardous waste disposal facility that has been issued a license under s. 144.441 (2), 1995 Wis. Stats., or s. 289.41 (1m), Wis. Stats., or rules promulgated under those sections, for a period of long-term care following closure of the facility? Yes No

Voluntary Party Liability Exemption Application
Form 4400-178 (R 11/14)

Section 10: Regulatory Criteria

Has contamination been detected at the property?

Yes No

If yes, has it been reported to the state?

Yes No

Agent notified: DNR

Date 05/30/2006

Does it include petroleum from a leaking underground storage tank (LUST)?

Yes No

Are you using the Petroleum Environmental Cleanup Fund (PECFA) to pay for any portion of the remedial actions?

Yes No Undecided

Is there a state or federal enforcement order currently in effect at this property?

Yes No

Section 11: Attachments and Certification

All listed attachments are required for an application to be complete:

- a list of past environmental work.
- a non-refundable check for \$250 application fee made payable to the Wisconsin DNR
- a clear map showing location of property
- a detailed map that clearly indicates the property boundaries
- a copy of the property deed

I certify that I have read and am familiar with the information on this application and that the information is true, accurate and complete to the best of my knowledge.

I hereby request assistance from DNR in reviewing the environmental response actions that have been or will be taken to obtain protection of limited liability, as provided in s. 292.15, Wis. Stats.

I recognize that to obtain this limited liability exemption that the environmental response actions taken will need to comply with the applicable provisions of ch. NR 700, Wis. Adm. Code, and will require a Phase I and II environmental assessment to be conducted for the property. I recognize that I will be responsible for paying fees to DNR for assistance provided to me as provided under ch. NR 750, Wis. Adm. Code.

Applicant Name (Type or Print)

Title

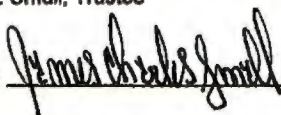
Ehrlich Family Limited Partnership

Organization / Firm / Person

Phydele G. Ehrlich Irrevocable Trust

James C. Small, Trustee

Signature



Date Signed

10-8-15

List of Past Environmental Work

VPLE Application – 3921-3941 North Main Street, Racine, Wis.

Date	Code	Name	Comments
8/2/2007	37	SI Report Received (w/o Fee)	
5/16/2008	37	SI Report Received (w/o Fee)	
10/29/2008	37	SI Report Received (w/o Fee)	
6/11/2009	37	SI Report Received (w/o Fee)	
5/2/2011			Additional Investigation Activities Report
7/ /2015			Phase I Environmental Site Assessment
8/9/2015	99	Miscellaneous	Received Interim Report of Soil Pilot Test
10/8/2015		Miscellaneous	Received Final Report of Soil Pilot Test

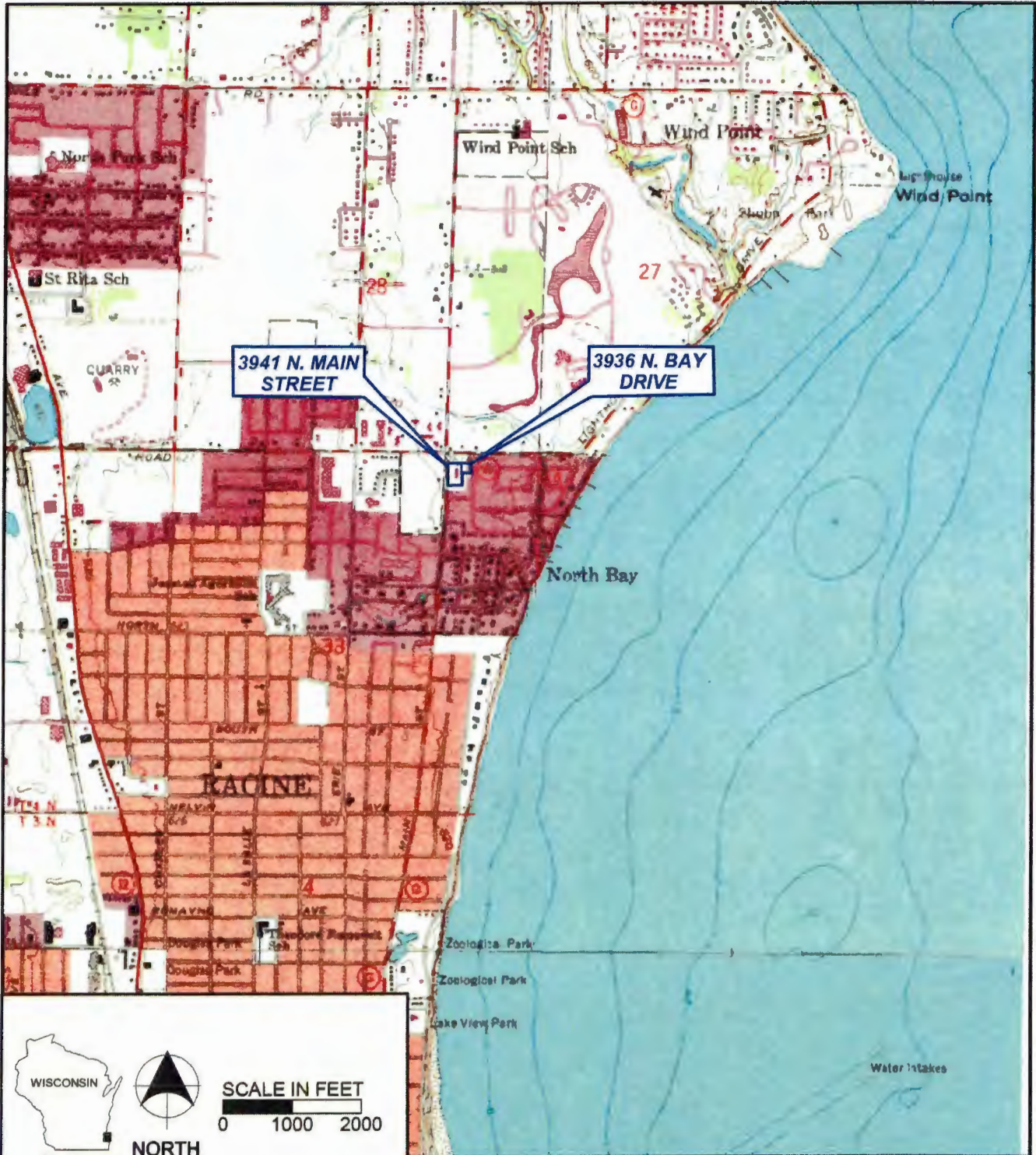
Racine County CORAGIS Project



1 inch = 150 feet

Printed 10/16/2015

Disclaimer: The information and depictions herein have been produced using data available through photogrametric means by Racine County. The information and depictions herein are for informational purposes and Racine County specifically disclaims accuracy in this production and specifically admonishes and advises that any and all depiction, measurements, distances depicted herein and as to which specific or precise accuracy is required should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means.



MAP SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE, RACINE NORTH, WISCONSIN, 1971.



R/N Environmental Services, LLC

Surface Water Studies
Groundwater Studies
Site Investigations

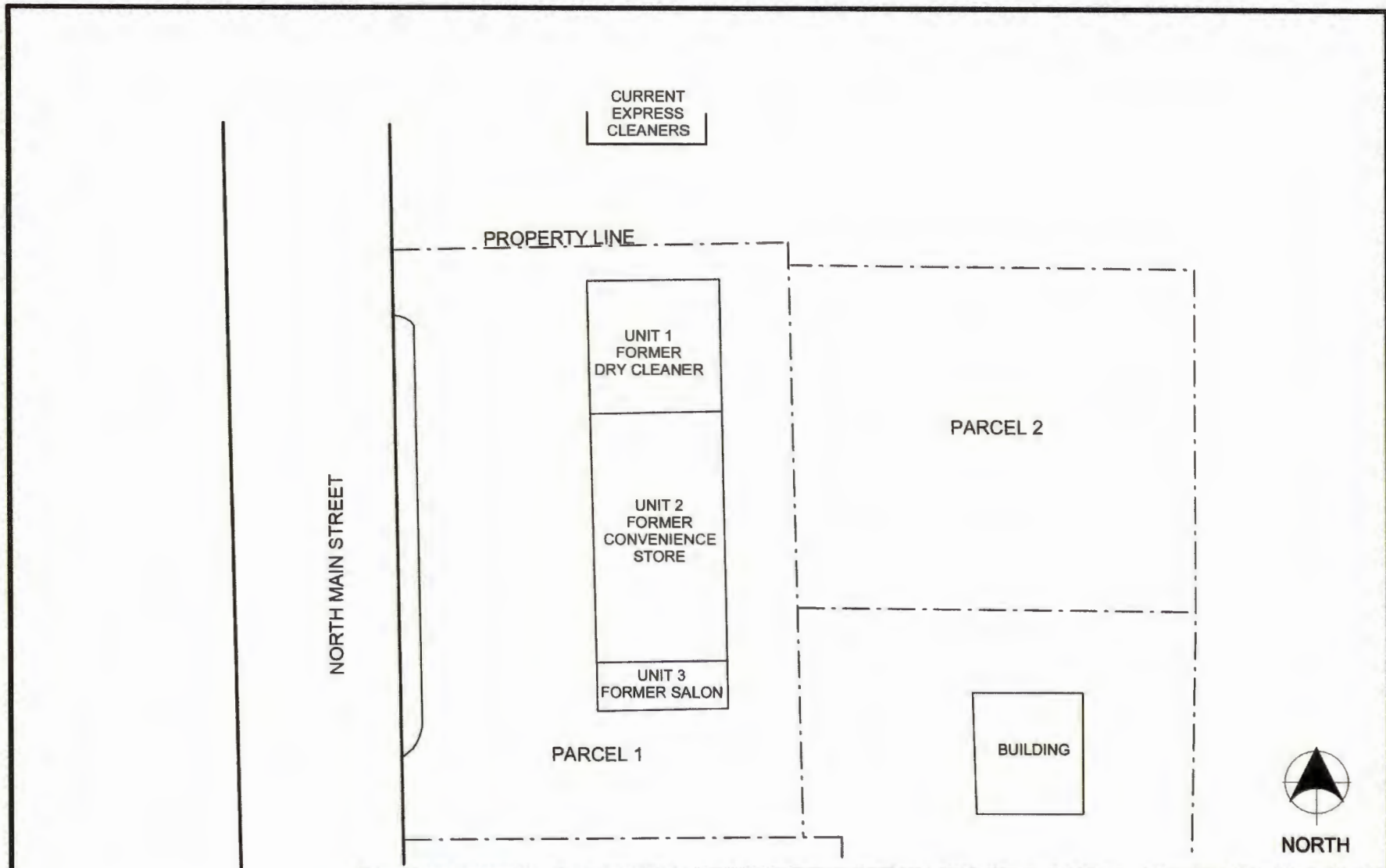
4631 COUNTY ROAD A, OREGON, WISCONSIN 53575 (608) 576-3001

**EHRlich FAMILY LIMITED PARTNERSHIP
FORMER EXPRESS CLEANERS
RACINE, WISCONSIN
SITE LOCATION**

FIGURE

1

DRAWN BY	PROJ. No.	DATE	FILE
RN	10-203	06 APR 15	SITE LOC



SCALE IN FEET
 0 25 50



RJN Environmental Services, LLC

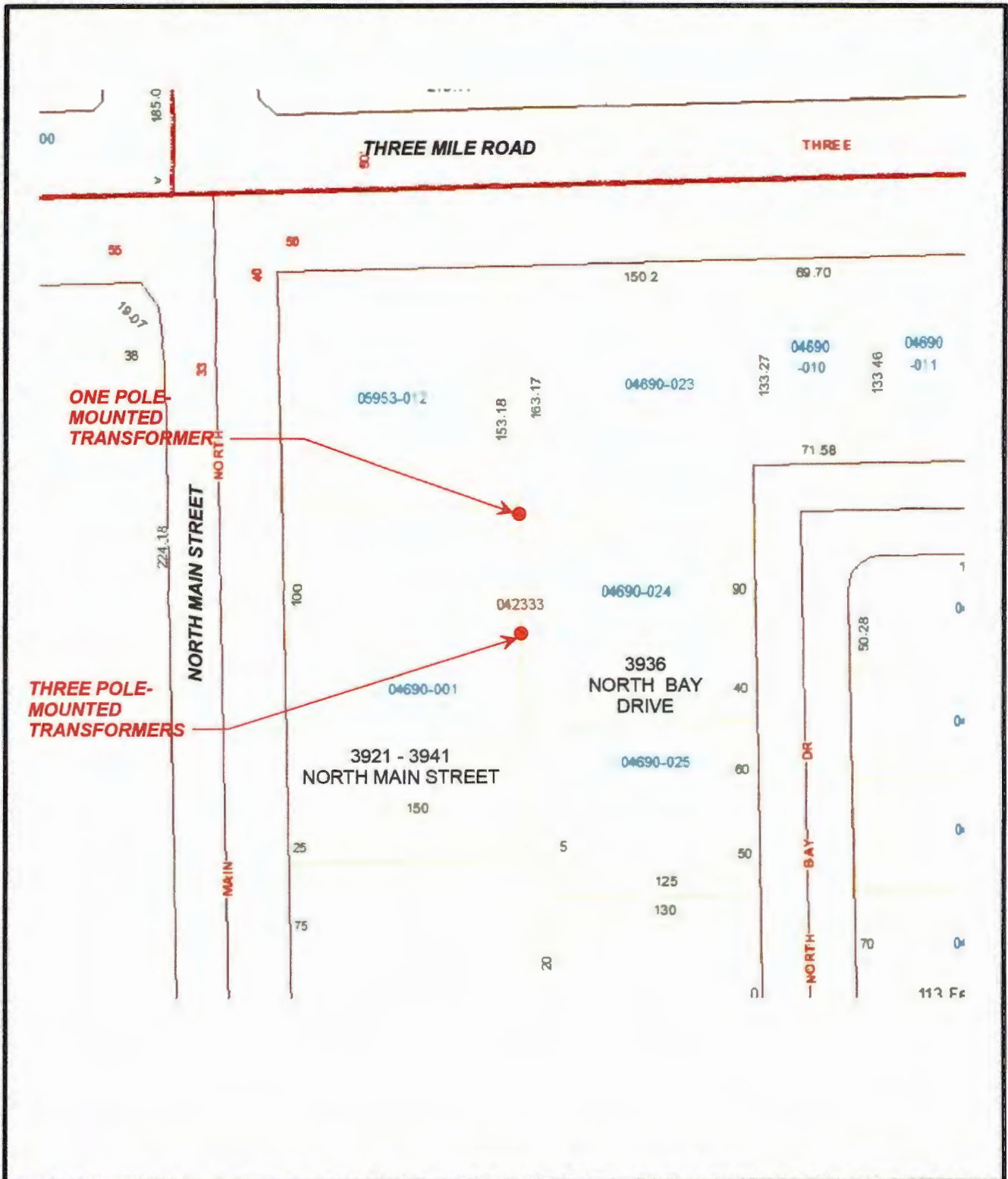
Surface Water Studies
 Groundwater Studies
 Site Investigations

4631 COUNTY ROAD A OREGON, WISCONSIN 53575 (608) 576-3001

EHRlich FAMILY LIMITED PARTNERSHIP
 FORMER EXPRESS CLEANERS
 RACINE, WISCONSIN
 PROPERTY BOUNDARIES

FIGURE
2

DRAWN BY	PROJ. No.	DATE	FILE
RN	10-105	25 JUN 15	PROPERTY



RJN Environmental Services, LLC

Surface Water Studies
Groundwater Studies
Site Investigations

4631 COUNTY ROAD A, OREGON, WISCONSIN 53575 (608) 576-3001

**EHRlich FAMILY LIMITED PARTNERSHIP
FORMER EXPRESS CLEANERS
RACINE, WISCONSIN
ELECTRICAL TRANSFORMERS**

**FIGURE
3**

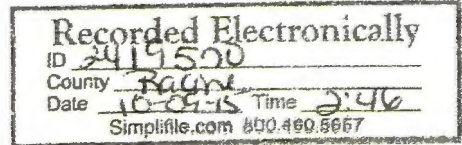
DRAWN BY	PROJ. No.	DATE	FILE
RN	10-105	19 JUN 15	TRANSFORMERS

State Bar of Wisconsin Form 00-2011
CORRECTION INSTRUMENT

Under Wis. Stat. § 706.085

Document Number

Document Name



Undersigned hereby states that a certain document ("conveyance") titled as Warranty Deed, and executed between KINGSTON W. EHRLICH and PHYDELE G. EHRLICH, husband and wife, Grantor, and EHRLICH FAMILY LIMITED PARTNERSHIP, Grantee, was recorded in Racine County, Wisconsin, on August 6, 1998, in volume 2796, page 957, as Document No. 1639822, and contained the following error:

The legal description in the conveyance included Lot 8, 9 and part of Lot 7, Block 3, Greater North Bay Addition No. 2 that had been previously conveyed under Document Nos. 937598 and 923973.

Undersigned makes this Correction Instrument for the purpose of correcting the conveyance as follows:

See attached Exhibit A for the correct legal description:

Name and Return Address

William P. Scott, Esq.
Gonzalez Saggio & Harlan, LLP
111 East Wisconsin Avenue, Suite 1000
Milwaukee, WI 53202

The basis for undersigned's personal knowledge is (check one):

- Undersigned is the Grantor/Grantee of the property described in the conveyance.
 Undersigned is the drafter of the conveyance that is subject of the Correction Instrument.
 Undersigned is the settlement agent in the transaction that is subject of the Correction Instrument.
 Other (Explain):

A copy of the conveyance (in part or whole) ___ is x is not attached to this Correction Instrument (if a copy of the conveyance is not attached, attach the legal description).

Undersigned has sent notice of the execution and recording of this Correction Instrument by 1st class mail to all parties to the transaction that was the subject of the conveyance at their last known address.

This form has been modified as follows: All of the signatures appear on the second page and the remainder of this page has intentionally been left blank.

04690001

Parcel Identification Number (PIN)

00044971.1

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
CORRECTION INSTRUMENT STATE BAR OF WISCONSIN

*Type name below signatures.

FORM NO. 00-2011

Dated 10-7-15

GRANTEE:

EHRlich FAMILY LIMITED PARTNERSHIP

By: **PHYDELE G. EHRlich IRREVOCABLE TRUST**

Its: General Partner

Signature: * James Charles Small (SEAL)
Printed Name: James C. Small
Title: Trustee

AUTHENTICATION

Signature of _____

authenticated on _____

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(if not, _____)
Authorized by Wis. Stat. §706.06)

ACKNOWLEDGEMENT

STATE OF WISCONSIN)

Racine COUNTY) ss

Personally came before me on October 7, 2015
the above-named James C. Small, Trustee of the Phydele G.
Ehrlich Irrevocable Trust, General Partner of the Ehrlich Family
Limited Partnership, to me know to be the person who executed
the foregoing instrument and acknowledged the same.

Laurie A. Landaal
* Laurie A. Landaal # 203353
Notary Public, State of Wisconsin
My Commission (is permanent)(expires: 4.1.2018)

**LAURIE A. LANDAAL
NOTARY PUBLIC
STATE OF WISCONSIN**

THIS INSTRUMENT DRAFTED BY:
Gonzalez Saggio & Harlan.LLP
William P. Scott, Esq.
Wisconsin State Bar No. 1003685

EXHIBIT A
Legal Description

All of Lots 1 and 2 and the North 25 feet of Lot 3, Block 3, Greater North Bay Addition No. 2, according to the recorded plat thereof.

Said lands being in the City of Racine, Racine County, State of Wisconsin.

WARRANTY DEED

REGISTER'S OFFICE
RACINE COUNTY, WI

DOCUMENT NO.

RECORDED

98 AUG -6 PM 3:38

MARK A. LADD
REGISTER OF DEEDS

This Deed, made between KINGSTON W. EHRLICH
and PHYDELE G. EHRLICH, husband and wife
Grantor,
and EHRLICH FAMILY LIMITED PARTNERSHIP

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

THIS SPACE RESERVED FOR RECORDING DATA
NAME AND RETURN ADDRESS
Hostak, Henzl & Bichler, S.C.
Box 520

WI REAL ESTATE
TRANSFER FEE
\$ 15M

04690001 2
(Parcel Identification Number)

All of Lots 1 and 2, the North 25 feet of Lot 3, the North 40 feet of
Lot 7, and all of Lots 8 and 9, Block 3, Greater North Bay Addition
No. 2, according to the recorded plat thereof.

Said lands being in the City of Racine, Racine County, State of
Wisconsin.

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And KINGSTON W. EHRLICH and PHYDELE G. EHRLICH

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, general taxes levied in the year of closing
and will warrant and defend the same.

Dated this twenty-fifth (25th) day of July, 1996.

Kingston W. Ehrlich (SEAL)
KINGSTON W. EHRLICH

Phydele G. Ehrlich (SEAL)
PHYDELE G. EHRLICH

AUTHENTICATION

Signature(s) KINGSTON W. EHRLICH and
PHYDELE G. EHRLICH

authenticated this 27th day of November, 1996

Stephen J. Smith
STEPHEN J. SMITH

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

THIS INSTRUMENT WAS DRAFTED BY
JAMES W. HILL

Hostak, Henzl & Bichler, S.C.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

County, } ss.
Personally came before me this _____ day of
_____, 19____ the above named

to me known to be the person _____ who executed the
foregoing instrument and acknowledge the same.

Notary Public _____ County, Wis.
My commission is permanent. (If not, state expiration date:
_____, 19____.)

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