GIS REGISTRY
Cover Sheet

March 2010
(RR-5367)

Source Property Information

CLOSURE DATE: 6/20/2011

BRRTS #: 02-41-555210

FID #: 241907270

ACTIVITY NAME: Sun Family Dry Cleaners

DATCP #:

PROPERTY ADDRESS: 4281 South 76th Street

COMM #:

MUNICIPALITY: Greenfield

PARCEL ID #: 570-8952-003

***WTM COORDINATES:**

X: 682340 Y: 279075

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

WTM COORDINATES REPRESENT:

- (●) Approximate Center Of Contaminant Source
- ( ) Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

- [ ] Groundwater Contamination > ES *(236)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

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

- [x] Soil Contamination > *RCL or **SSRCL *(232)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

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

Land Use Controls:

- [x] N/A (*Not Applicable*)
- [ ] Soil: maintain industrial zoning *(220)*

  *(**note:** soil contamination concentrations between non-industrial and industrial levels)*
- [ ] Structural Impediment *(224)*
- [ ] Site Specific Condition *(228)*
- [ ] Cover or Barrier *(222)*

  *(**note:** maintenance plan for groundwater or direct contact)*
- [ ] Vapor Mitigation *(226)*
- [ ] Maintain Liability Exemption *(230)*

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

Monitoring Wells:

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

( ) Yes ( ) No (●) N/A

** Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

GIS Registry Checklist

Form 4400-245 (R 3/10)

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

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

BRRTS #: 02-41-555210 PARCEL ID #: 570-8952-003

ACTIVITY NAME: 4281 South 76th Street WTM COORDINATES: X: 682340 Y: 279023

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

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

SOURCE LEGAL DOCUMENTS

- [x] **Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
  Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- [x] **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map *for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map.* (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

  Figure #: NA **Title: ALTA/ACSM Land Title Survey**
- [x] **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

- [x] **Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
  Note: *Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*

  Figure #: 1 **Title: Site Location Map**
- [x] **Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

  Figure #: 1 **Title: Cross Section Location Map**
- [x] **Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL)as determined under s. NR 720.09, 720.11 and 720.19.

  Figure #: 2 **Title: Extent of Soil Impacts**

BRRTS #: 02-41-555210 ACTIVITY NAME: 4281 South 76th Street

MAPS (continued)

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

Figure #: 2 **Title: Geologic Cross Section A-A'**

Figure #: **Title:**

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

Figure #: **Title:**

☐ **Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more then 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: **Title:**

Figure #: **Title:**

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

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

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

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

Table #: **Title:**

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

Table #: **Title:**

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.
Note: *If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.*

☒ **Not Applicable**

☐ **Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.
Note: *If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.*

Figure #: **Title:**

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

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

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

BRRTS #: 02-41-555210 ACTIVITY NAME: 4281 South 76th Street

NOTIFICATIONS

Source Property

☒ **Not Applicable**

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

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

Off-Source Property

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

☒ **Not Applicable**

☐ **Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: *Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.*

Number of "Off-Source" Letters:

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

☐ **Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies).** This does not apply to right-of-ways.
Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

☐ **Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee WI 53212-3128

Scott Walker, Governor
Cathy Stepp, Secretary
John Hammen, Acting Regional Director
Telephone 414-263-8500
FAX 414-263-8606
TTY Access via relay - 711

June 20, 2011

David Israel
Learsi-Wisconsin, LLC
P.O. Box 454
Dearfield IL 60015

Subject: Final Case Closure - Sun Family Dry Cleaners
4281 South 76th Street, Greenfield, WI 53220
FID# 241907270, BRRTS# 02-41-555210

Dear Mr. Israel:

On June 3, 2011, the Wisconsin Department of Natural Resources (department) received a letter from your consultant, KPRG and Associates, Inc., in response to the department's May 19, 2011 letter requesting additional information for case closure consideration.

Based on the information provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

GIS Registry

The conditions of case closure set out below in this letter require that this site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reason is summarized below:

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

This letter and information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at: http://dnr.wi.gov/org/aw/rr/gis/index.htm. If the property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line http://dnr.wi.gov/org/water/dwg/3300254.pdf or at the web address listed above for the GIS Registry.

Residual Soil Contamination

Residual soil contamination remains in the central area of the former dry cleaner building foot print as shown as a on the enclosed map and in the information submitted to the Department of Natural Resources. If soil in the specific locations described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present

the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

The Department appreciates 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 write to me at the letterhead address or call me at (414) 263-8631.

Sincerely,

Stephen D. Mueller
Project Manager/Hydrogeologist
Bureau for Remediation & Redevelopment

Enclosure: SHA site plan titled "DNR Exhibit"

Cc: Patrick Allenstein, KRPG

S. . 2 BAR OF WISCONSIN FORM 3 – 1982
QUIT CLAIM DEED

DOCUMENT NO.

AARON ISRAEL

quit-claims to DAVID S. ISRAEL

the following described real estate in MILWAUKEE County, State of Wisconsin:

Parcel 2 of Certified Survey Map No. 3145, recorded on August 19, 1997 on Reel 1043, Images 354 to 356 inclusive, as Document No. 5135537, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 21, Town 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
S. Todd Farris
Friebert, Finerty & St. John, S.C.
Two Plaza East - Suite 1250
330 East Kilbourn Avenue
Milwaukee, WI 53202

570-8952-003
PARCEL IDENTIFICATION NUMBER

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

Dated this 26th day of February, 19 98.

(SEAL) Aaron Israel (SEAL)

(SEAL) (SEAL)

AUTHENTICATION

Signature(s)

authenticated this day of , 19

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

THIS INSTRUMENT WAS DRAFTED BY
S. Todd Farris
FRIEBERT, FINERTY & ST. JOHN, S.C.
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

State of Wisconsin, } ss.
MILWAUKEE County.

Personally came before me this 26th day of February, 19 98, the above named Aaron Israel

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

PAUL G. SHERBURNE
Notary Public, MILWAUKEE County, Wis.
My commission is permanent. (If not, state expiration date: , 19 .)

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

WISCONSIN REAL ESTATE TRANSFER RETURN
CONFIDENTIAL

DO NOT MARK IN THIS AREA–LOCATOR NO.

P E 5 0 0 1 1

For completion, see the separate *Instructions for Real Estate Transfer Return PE-500A*. Submit this original form to the Register of Deeds with document(s) to be recorded. **TYPE or PRINT clearly in black ink.** Completely fill in all appropriate ovals. ***DO NOT** leave any area blank.*

I GRANTOR

If more than TWO (2) grantors, fill in the oval at left.

1. Your Last Name or Company Name (Grantor 1): ISRAEL
2. Your First Name: AARON
3. MI
4. Social Security Number or FEIN: 082 0932 65
5. Last Name (Grantor 2):
6. First Name:
7. MI
8. Social Security Number:
9. Address (new address if the transferred property was the residence of grantor): PO BOX 2367
10. City: NORTHBROOK
11. State: IL
12. Zip Code: 60068
13. Grantor is: ● Individual ○ Partnership ○ Corporation ○ Other (specify) →

II GRANTEE

If more than TWO (2) grantees, fill in the oval at left.

14. Your Last Name or Company Name (Grantee 1): ISRAEL
15. Your First Name: DAVID
16. MI
17. Social Security Number or FEIN: S. 357 469 418
18. Your Last Name (Grantee 2):
19. Your First Name:
20. MI
21. Social Security Number:
22. Address: 540 LAKE COOK ROAD SUITE 180
23. City: DEERFIELD
24. State: IL
25. Zip Code: 60015
26. Grantor/Grantee: ○ None ○ Financial ○ Partnership XX Family ○ Corp./Shareholder/Subsidiary ○ Other (specify if Family or Other) → FATHER/SON
27. Send tax bill to: ● Grantee ○ Grantor ○ Other (provide name and address below)
28. Last Name:
29. First Name:
30. Address:
31. City:
32. State:
33. Zip Code:

III ENERGY

34. Is this property subject to the Residential Rental Weatherization Standards, COMM 67? ○ Yes XX No (If No, provide exclusion code below)
35. Exclusion Code: W- W 3
36. If W-11, explain (see instructions):

IV PROPERTY TRANSFERRED

37. Indicate: XX City ○ Village ○ Township
38. Name of the City/Village/Township: GREENFIELD
39. County Name: MILWAUKEE
40. Property Street or Road Address: 4275 SOUTH 76th STREET
41. Tax Parcel Number(s) as appears on Property Tax bill (see instructions). If additional parcels, attach addendum on 8½ X 14 sheet.
    a. 1st Parcel: 570 8952 003
    b. 2nd Parcel:
42. Lot No.:
43. Block No.:
44. Plat Name:
45. Section (primary): 21
46. Town (primary): 6N
47. Range (primary): 21E
48. Legal Description Metes and Bounds must be typewritten below. If more space is needed, attach the remainder of the description to this document on an 8½ X 14 sheet.

Parcel 2 of Certified Survey Map No. 3145, recorded on August 19, 1997 on Reel 1043, Images 354 to 356, inclusive, as Document No. 5135537, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin. Tax Key No. 570-8952-003 (4275 South 76th Street)

S 1 BAR OF WISCONSIN FORM 3 – 1982
QUIT CLAIM DEED

DOCUMENT NO.

DAVID ISRAEL

quit-claims to LEARSI-WISCONSIN, L.L.C., an Illinois limited liability company

the following described real estate in Milwaukee County, State of Wisconsin:

Parcel 2 of Certified Survey Map No. 3145, recorded on August 19, 1997 on Reel 1043, Images 354 to 356, inclusive, as Document No. 5135537, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 21, Town 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

S. Todd Farris
Friebert, Finerty & St. John, S.C.
Two Plaza East-Suite 1250
330 East Kilbourn Avenue
Milwaukee, WI 53202

570-8952-003

PARCEL IDENTIFICATION NUMBER

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

Dated this 26th day of February, 19 98.

(SEAL) David Israel (SEAL)

* * David Israel

(SEAL) (SEAL)

* *

AUTHENTICATION

Signature(s) of David Israel

authenticated this 26 day of February, 19 98

S. Todd F

* S. Todd Farris

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

THIS INSTRUMENT WAS DRAFTED BY

S. Todd Farris

FRIEBERT, FINERTY & ST. JOHN, S.C.

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

ACKNOWLEDGMENT

State of Wisconsin, } ss.
County.

Personally came before me this day of February, 19 98, the above named David Israel

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 by typed or printed below their signatures.

WISCONSIN REAL ESTATE TRANSFER RETURN
CONFIDENTIAL

DO NOT MARK IN THIS AREA-LOCATOR NO.

P E 5 0 0 1 1

For completion, see the separate *Instructions for Real Estate Transfer Return PE-500A*. Submit this original form to the Register of Deeds with document(s) to be recorded. **TYPE or PRINT clearly in black ink.** Completely fill in all appropriate ovals. ***DO NOT** leave any area blank.*

I GRANTOR

If more than TWO (2) grantors, fill in the oval at left.

1. Your Last Name or Company Name (Grantor 1): I S R A E L
2. Your First Name: D A V I D
3. MI
4. Social Security Number or FEIN: S. 3 5 7 4 6 9 4 1 8
5. Last Name (Grantor 2):
6. First Name:
7. MI
8. Social Security Number:
9. Address (new address if the transferred property was the residence of grantor): 5 4 0 L A K E C O O K R O A D S U I T E 1 8 0
10. City: D E E R F I E L D
11. State: I L
12. Zip Code: 6 J 0 1 5
13. Grantor is: (●) Individual ( ) Partnership ( ) Corporation ( ) Other (specify) →

II GRANTEE

If more than TWO (2) grantees, fill in the oval at left.

14. Your Last Name or Company Name (Grantee 1): L E A R S I - W I S C O N S I N, L L C
15. Your First Name:
16. MI
17. Social Security Number or FEIN: Applied FOR
18. Your Last Name (Grantee 2):
19. Your First Name:
20. MI
21. Social Security Number:
22. Address: 5 4 0 L A K E C O O K R O A D S U I T E 1 8 0
23. City: D E E R F I E L D
24. State: I L
25. Zip Code: 6 0 0 1 5
26. Grantor/Grantee: XX None ( ) Financial ( ) Partnership ( ) Family ( ) Corp/Shareholder/Subsidiary ( ) Other (specify if Family or Other) →
27. Send tax bill to: XX Grantee ( ) Grantor ( ) Other (provide name and address below)
28. Last Name:
29. First Name:
30. Address:
31. City:
32. State:
33. Zip Code:

III ENERGY

34. Is this property subject to the Residential Rental Weatherization Standards, COMM67? ( ) Yes XX No (If No, provide exclusion code below)
35. Exclusion Code: W- W 3
36. If W-11, explain (see instructions):

IV PROPERTY TRANSFERRED

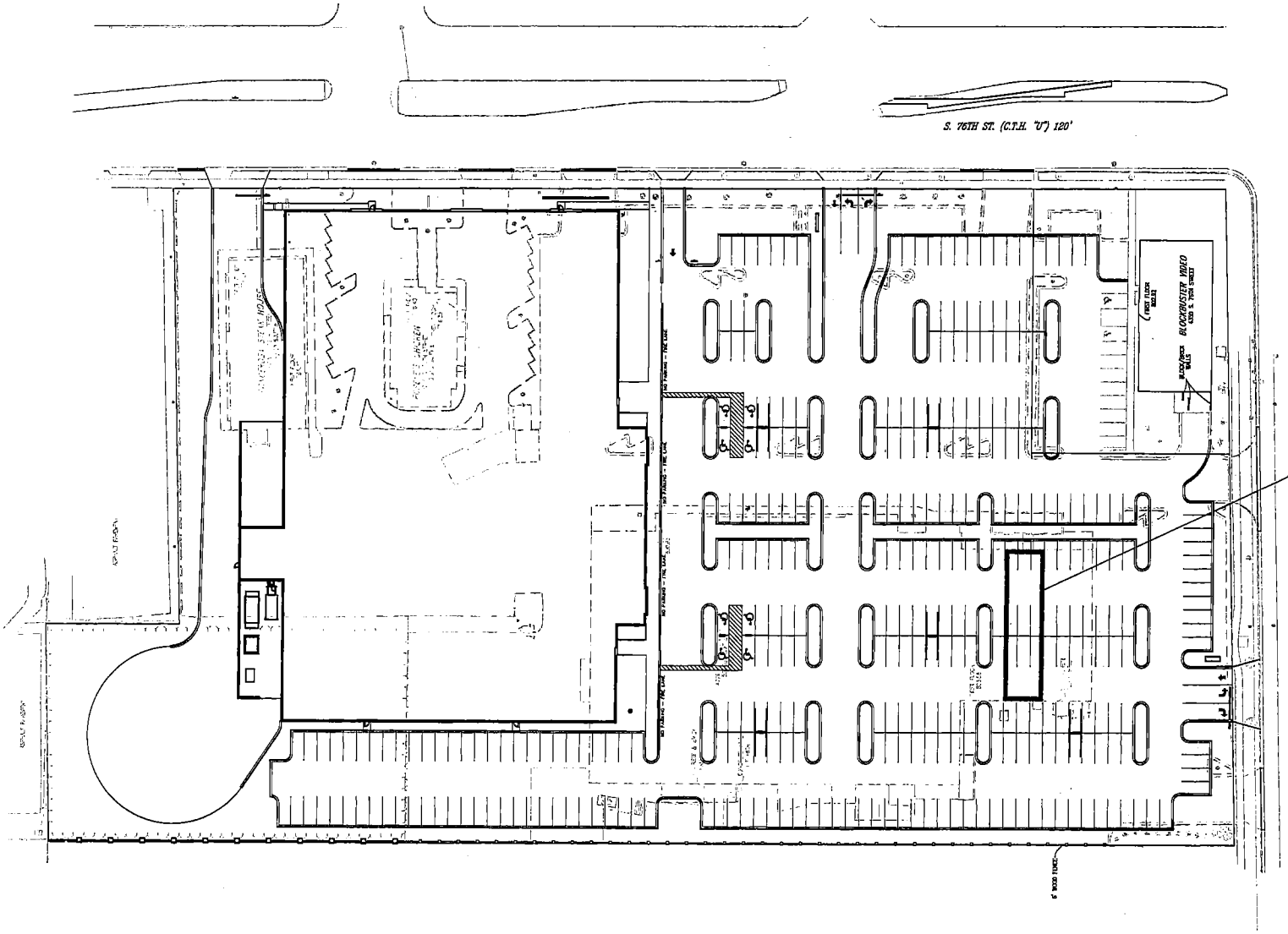
37. Indicate: XX City ( ) Village ( ) Township
38. Name of the City/Village/Township: G R E E N F I E L D
39. County Name: M I L W A U K E E
40. Property Street or Road Address: 4 2 7 5 S O U T H 7 6 T H S T R E E T
41. Tax Parcel Number(s) as appears on Property Tax bill (see instructions)
    a. 1st Parcel: 5 7 0 8 9 5 2 0 0 3
    b. 2nd Parcel:
    If additional parcels, attach addendum on 8½ X 14 sheet.
42. Lot No.:
43. Block No.:
44. Plat Name:
45. Section (primary): 2 1
46. Town (primary): 6 N
47. Range (primary): 2 1 E
48. Legal Description Metes and Bounds must be typewritten below. If more space is needed, attach the remainder of the description to this document on an 8½ X 14 sheet.

Parcel 2 of Certified Survey Map No. 3145, recorded on August 19, 1997 on Reel 1043, Images 354 to 356, inclusive, as Document No. 5135537, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin. Tax Key No. 570-8952-003 (4275 South 76th Street).

LEGEND

EXISTING CONTOUR LINE		
PROPOSED CONTOUR LINE		
PROPOSED SPOT GRADE		
DIRECTION OF PROPOSED DRAINAGE		
EROSION MAT		
SILT FENCE		
INLET PROTECTION		
PROPOSED WATER TEE		
PROPOSED WATER VALVE		
PROPOSED HYDRANT		
PROPOSED SANITARY MANHOLE		
PROPOSED STORM MANHOLE		
PROPOSED STORM INLET		
		= EX. SANITARY MANHOLE
		= EX. STORM MANHOLE
		= EX. STORM CATCH BASIN
		= EX. WATER VALVE
		= EX. FIRE HYDRANT
		= POWER POLE
		= DOWN GUY
		= GAS VALVE
		= GAS METER
		= ELECTRICAL PEDESTAL
		= TELEPHONE PEDESTAL
		= CABLE TV PEDESTAL
		= LIGHT
		= PRIVATE LIGHT POLE
		= SIGN
		= TREE
		= CONCRETE FILLED GUARD POST
	( )	= RECORDED AS
	OE	= OVERHEAD ELECTRICAL
	OT	= OVERHEAD TELEPHONE
	OC	= OVERHEAD CABLE TV
	OTC	= OVERHEAD TELEPHONE & CABLE TV
	OET	= OVERHEAD ELECTRICAL & TELEPHONE
	OETC	= OVERHEAD ELECTRICAL, TELEPHONE & CABLE TV
	FO	= UNDERGROUND FIBER OPTIC
	UE	= UNDERGROUND ELECTRICAL
	UT	= UNDERGROUND TELEPHONE
	UC	= UNDERGROUND CABLE TV
	UTC	= UNDERGROUND TELEPHONE & CABLE TV
	UET	= UNDERGROUND ELECTRICAL & TELEPHONE
	UETC	= UNDERGROUND ELECTRICAL, TELEPHONE & CABLE TV

GRAPHIC SCALE 1" = 30'



Location of former Sun's Family Dry Cleaners

SHA
Schroeder & Hale Architects

PICK 'N SAVE #....
1749 SOUTH 76TH STREET
GREENFIELD, WI 53219

DEVELOPED BY:
ROUNDYS SUPERMARKETS, INC.
875 E. Wisconsin Avenue
Milwaukee, WI 53202

ROUNDY'S

DP Engineering, Inc.
Civil Engineers
615A N. LYNNDALE DRIVE APPLETON, WISCONSIN 54914

INFORMATION ON THIS DRAWING TAKES PRESEDENCE OVER THE SPECIFICATIONS MANUAL IF THE DOCUMENTS HAVE CONFLICTING INFORMATION.

NO.	DATE	BY	DESCRIPTION
△			
△			
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△			
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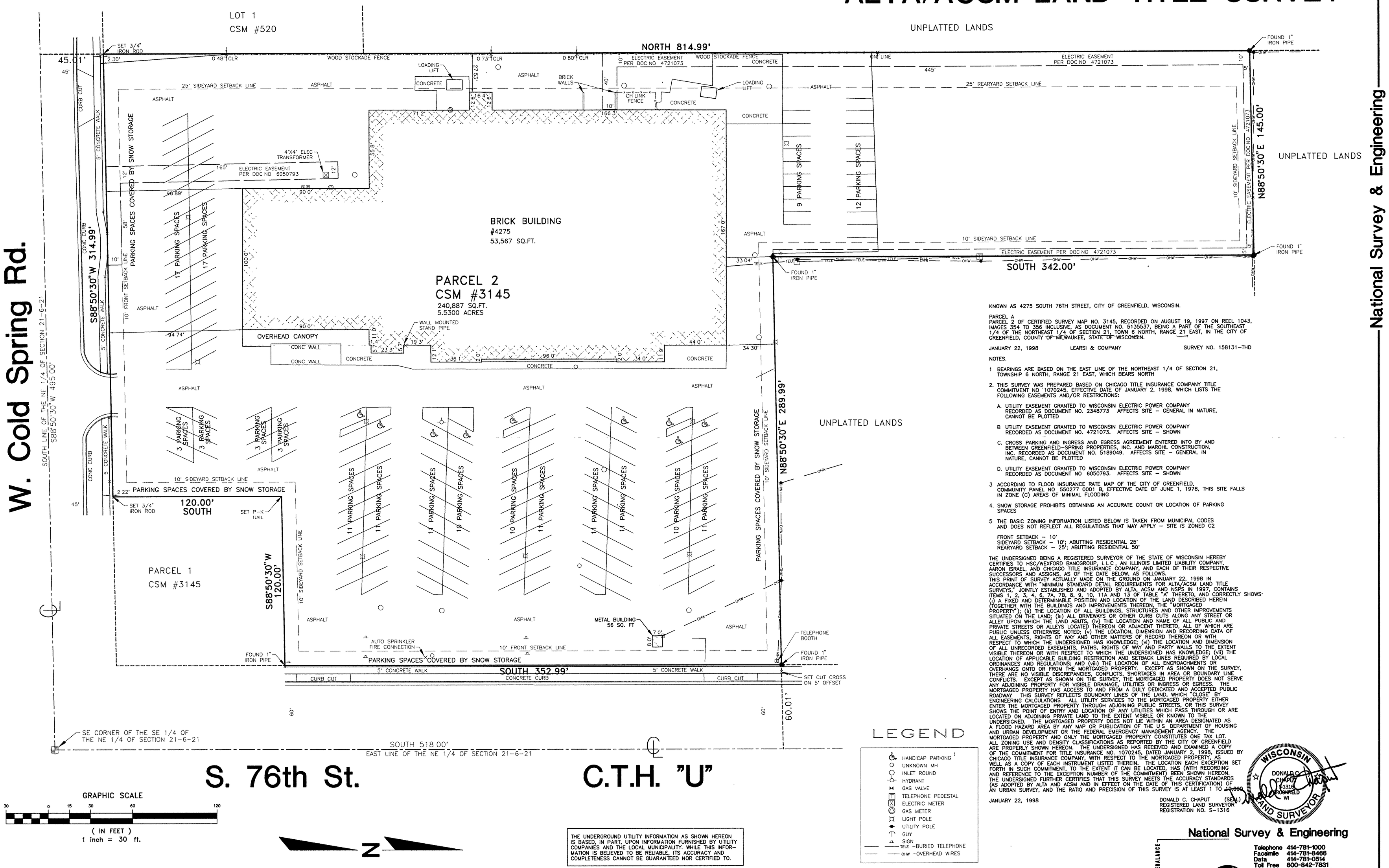
△			
△			

DNR EXHIBIT

SCALE:	1"=30'	SHEET:
PROJECT #:	10014	
DRWN BY: MHB	CHKD BY: PMP	
BLDG. SUBMITTAL:		

ALTA/ACSM LAND TITLE SURVEY



KNOWN AS 4275 SOUTH 76TH STREET, CITY OF GREENFIELD, WISCONSIN.

PARCEL A
PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3145, RECORDED ON AUGUST 19, 1997 ON REEL 1043, IMAGES 354 TO 356 INCLUSIVE, AS DOCUMENT NO. 5135537, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF GREENFIELD, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

JANUARY 22, 1998 LEARSI & COMPANY SURVEY NO. 158131-THD

NOTES.

1 BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 21 EAST, WHICH BEARS NORTH

2. THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO 1070245, EFFECTIVE DATE OF JANUARY 2, 1998, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:

A. UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY RECORDED AS DOCUMENT NO. 2348773 AFFECTS SITE – GENERAL IN NATURE, CANNOT BE PLOTTED

B UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY RECORDED AS DOCUMENT NO. 4721073. AFFECTS SITE – SHOWN

C. CROSS PARKING AND INGRESS AND EGRESS AGREEMENT ENTERED INTO BY AND BETWEEN GREENFIELD–SPRING PROPERTIES, INC. AND MARDHL CONSTRUCTION, INC. RECORDED AS DOCUMENT NO. 5189049. AFFECTS SITE – GENERAL IN NATURE, CANNOT BE PLOTTED

D. UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY RECORDED AS DOCUMENT NO 6050793. AFFECTS SITE – SHOWN

3 ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF GREENFIELD, COMMUNITY PANEL NO 550277 0001 B, EFFECTIVE DATE OF JUNE 1, 1978, THIS SITE FALLS IN ZONE (C) AREAS OF MINIMAL FLOODING

4. SNOW STORAGE PROHIBITS OBTAINING AN ACCURATE COUNT OR LOCATION OF PARKING SPACES

5 THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY – SITE IS ZONED C2

FRONT SETBACK – 10'
SIDEYARD SETBACK – 10'; ABUTTING RESIDENTIAL 25'
REARYARD SETBACK – 25'; ABUTTING RESIDENTIAL 50'

THE UNDERSIGNED BEING A REGISTERED SURVEYOR OF THE STATE OF WISCONSIN HEREBY CERTIFIES TO HSC/WEXFORD BANCGROUP, L.L.C. AN ILLINOIS LIMITED LIABILITY COMPANY, AARON ISRAEL, AND CHICAGO TITLE INSURANCE COMPANY, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS OF THE DATE BELOW, AS FOLLOWS.
THIS PRINT OF SURVEY ACTUALLY MADE ON THE GROUND ON JANUARY 22, 1998 IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, CONTAINS ITEMS 1, 2, 3, 4, 6, 7A, 7B, 8, 9, 10, 11A AND 13 OF TABLE "A" THERETO, AND CORRECTLY SHOWS: (i) A FIXED AND DETERMINABLE POSITION AND LOCATION OF THE LAND DESCRIBED HEREIN (TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, THE "MORTGAGED PROPERTY"); (ii) THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE LAND; (iii) ALL DRIVEWAYS OR OTHER CURB CUTS ALONG ANY STREET OR ALLEY UPON WHICH THE LAND ABUTS, (iv) THE LOCATION AND NAME OF ALL PUBLIC AND PRIVATE STREETS OR ALLEYS LOCATED THEREON OR ADJACENT THERETO, ALL OF WHICH ARE PUBLIC UNLESS OTHERWISE NOTED; (v) THE LOCATION, DIMENSION AND RECORDING DATA OF ALL EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD THEREON OR WITH RESPECT TO WHICH THE UNDERSIGNED HAS KNOWLEDGE; (vi) THE LOCATION AND DIMENSION OF ALL UNRECORDED EASEMENTS, PATHS, RIGHTS OF WAY AND PARTY WALLS TO THE EXTENT VISIBLE THEREON OR WITH RESPECT TO WHICH THE UNDERSIGNED HAS KNOWLEDGE; (vii) THE LOCATION OF APPLICABLE BUILDING RESTRICTION AND SETBACK LINES REQUIRED BY LOCAL ORDINANCES AND REGULATIONS; AND (viii) THE LOCATION OF ALL ENCROACHMENTS OR OVERHANGS ONTO OR FROM THE MORTGAGED PROPERTY. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS. EXCEPT AS SHOWN ON THE SURVEY, THE MORTGAGED PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR VISIBLE DRAINAGE, UTILITIES OR INGRESS OR EGRESS. THE MORTGAGED PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC ROADWAY THIS SURVEY REFLECTS BOUNDARY LINES OF THE LAND, WHICH "CLOSE" BY ENGINEERING CALCULATIONS ALL UTILITY SERVICES TO THE MORTGAGED PROPERTY EITHER ENTER THE MORTGAGED PROPERTY THROUGH ADJOINING PUBLIC STREETS, OR THIS SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND TO THE EXTENT VISIBLE OR KNOWN TO THE UNDERSIGNED. THE MORTGAGED PROPERTY DOES NOT LIE WITHIN AN AREA DESIGNATED AS A FLOOD HAZARD AREA BY ANY MAP OR PUBLICATION OF THE U S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE MORTGAGED PROPERTY AND ONLY THE MORTGAGED PROPERTY CONSTITUTES ONE TAX LOT. ALL ZONING USE AND DENSITY CLASSIFICATIONS AS REPORTED BY THE CITY OF GREENFIELD ARE PROPERLY SHOWN HEREON. THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF THE COMMITMENT FOR TITLE INSURANCE NO. 1070245, DATED JANUARY 2, 1998, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, WITH RESPECT TO THE MORTGAGED PROPERTY, AS WELL AS A COPY OF EACH INSTRUMENT LISTED THEREIN. THE LOCATION EACH EXCEPTION SET FORTH IN SUCH COMMITMENT, TO THE EXTENT IT CAN BE LOCATED, HAS (WITH RECORDING AND REFERENCE TO THE EXCEPTION NUMBER OF THE COMMITMENT) BEEN SHOWN HEREON. THE UNDERSIGNED FURTHER CERTIFIES THAT THIS SURVEY MEETS THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY, AND THE RATIO AND PRECISION OF THIS SURVEY IS AT LEAST 1 TO 10,000.

JANUARY 22, 1998

DONALD C. CHAPUT (SEAL)
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-1316

WISCONSIN DONALD C. CHAPUT S-1316 BROOKFIELD WI LAND SURVEYOR

LEGEND

- HANDICAP PARKING
- UNKNOWN MH
- INLET ROUND
- HYDRANT
- GAS VALVE
- TELEPHONE PEDESTAL
- ELECTRIC METER
- GAS METER
- LIGHT POLE
- UTILITY POLE
- GUY
- SIGN
- TELE –BURIED TELEPHONE
- OHW –OVERHEAD WIRES

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

National Survey & Engineering

Telephone 414-781-1000
Facsimile 414-781-8486
Data 414-781-0514
Toll Free 800-642-7831
4125 N. 124th Street
Brookfield, Wisconsin
53005-1837

EITEMALIANCE

National Survey & Engineering

6-21-21-1-0066

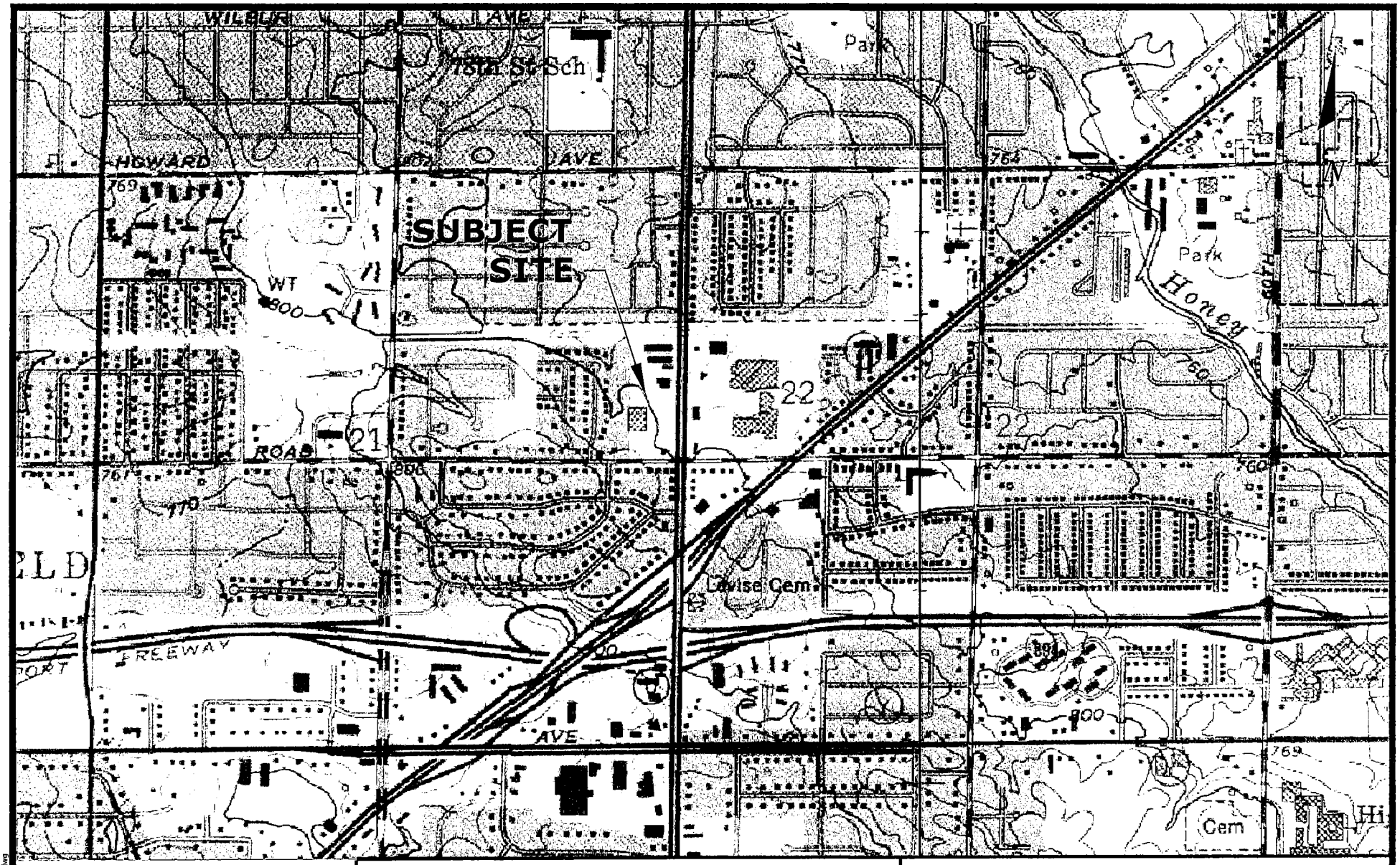
S:\158131\158131HO Mon Jan 26 15 53 54 1998 Plotted by THD

SIGNED STATEMENT BY RESPONSIBLE PARTY

I hereby certify that the legal descriptions of all properties within or partially within the site boundaries provided in this closure package are correct to the best of my knowledge.

7/1/2010

Learsi – Wisconsin, LLC Date



ENVIRONMENTAL CONSULTATION & REMEDIATION

K P R G

KPRG and Associates, Inc.

14665 West Lisbon Road, Suite 2B Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478
414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593

SITE LOCATION MAP

4281 South 76th Street
Greenfield, Wisconsin

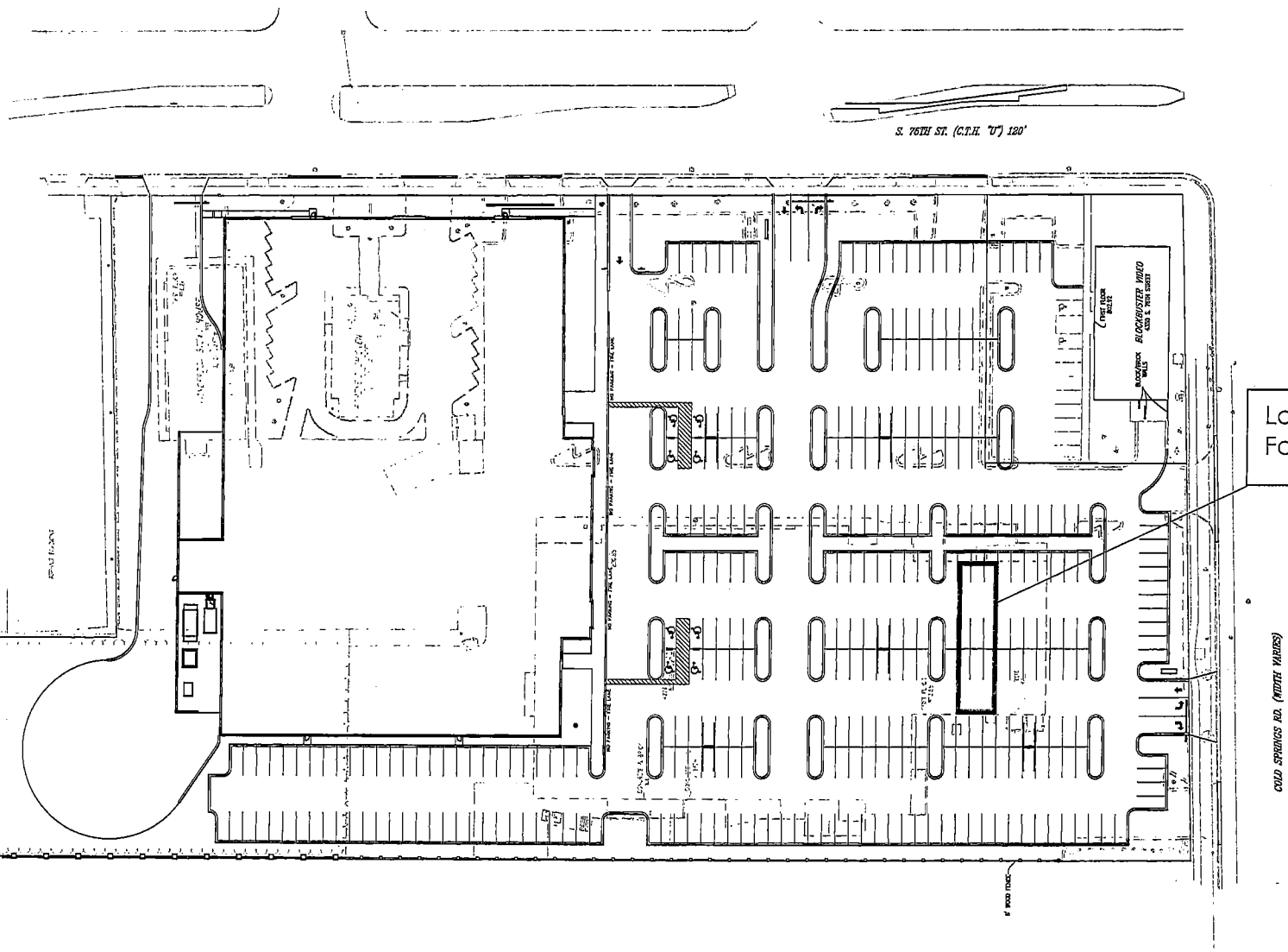
Scale: NTS	Date: June 29, 2010
KPRG Project No. 11110	FIGURE 1

W:\c-pdp\projects\Leasl Ph I and II\Site LOC.dwg

LEGEND

EXISTING CONTOUR LINE		
PROPOSED CONTOUR LINE		
PROPOSED SPOT GRADE		
DIRECTION OF PROPOSED DRAINAGE		
EROSION MAT		
SILT FENCE		
INLET PROTECTION		
PROPOSED WATER TEE		
PROPOSED WATER VALVE		
PROPOSED HYDRANT		
PROPOSED SANITARY MANHOLE		
PROPOSED STORM MANHOLE		
PROPOSED STORM INLET		
		= EX. SANITARY MANHOLE
		= EX. STORM MANHOLE
		= EX. STORM CATCH BASIN
		= EX. WATER VALVE
		= EX. FIRE HYDRANT
		= POWER POLE
		= DOWN GUY
		= GAS VALVE
		= GAS METER
		= ELECTRICAL PEDESTAL
		= TELEPHONE PEDESTAL
		= CABLE TV PEDESTAL
		= LIGHT
		= PRIVATE LIGHT POLE
		= SIGN
		= TREE
		= CONCRETE FILLED GUARD POST
	( )	= RECORDED AS
	OE	= OVERHEAD ELECTRICAL
	OT	= OVERHEAD TELEPHONE
	OC	= OVERHEAD CABLE TV
	OTC	= OVERHEAD TELEPHONE & CABLE TV
	OET	= OVERHEAD ELECTRICAL & TELEPHONE
	OETC	= OVERHEAD ELECTRICAL, TELEPHONE & CABLE TV
	FO	= UNDERGROUND FIBER OPTIC
	UE	= UNDERGROUND ELECTRICAL
	UT	= UNDERGROUND TELEPHONE
	UC	= UNDERGROUND CABLE TV
	UTC	= UNDERGROUND TELEPHONE & CABLE TV
	UET	= UNDERGROUND ELECTRICAL & TELEPHONE
	UETC	= UNDERGROUND ELECTRICAL, TELEPHONE & CABLE TV

30 15 5 0 10 20 30 60
GRAPHIC SCALE 1" = 30'



Location of former Sun's Family Dry Cleaners

SHA
Schroeder Hall Architects
811 East Chicago Street, Suite 450, Milwaukee, WI 53202
p. 414-276-1799
f. 414-276-1794
www.shaarchitects.com

PICK 'N SAVE
1749 SOUTH 76TH STREET
GREENFIELD, WI 53219

DEVELOPED BY:
ROUNDYS SUPERMARKETS, INC.
875 E. Wisconsin Avenue
Milwaukee, WI 53202
ROUNDY'S

DP Engineering, Inc.
Civil Engineers
615A N. LYNNDALE DRIVE APPLETON, WISCONSIN 54914

INFORMATION ON THIS DRAWING TAKES PRECEDENCE OVER THE SPECIFICATIONS MANUAL IF THE DOCUMENTS HAVE CONFLICTING INFORMATION.

NO.	DATE	BY	DESCRIPTION
△			
△			
△			
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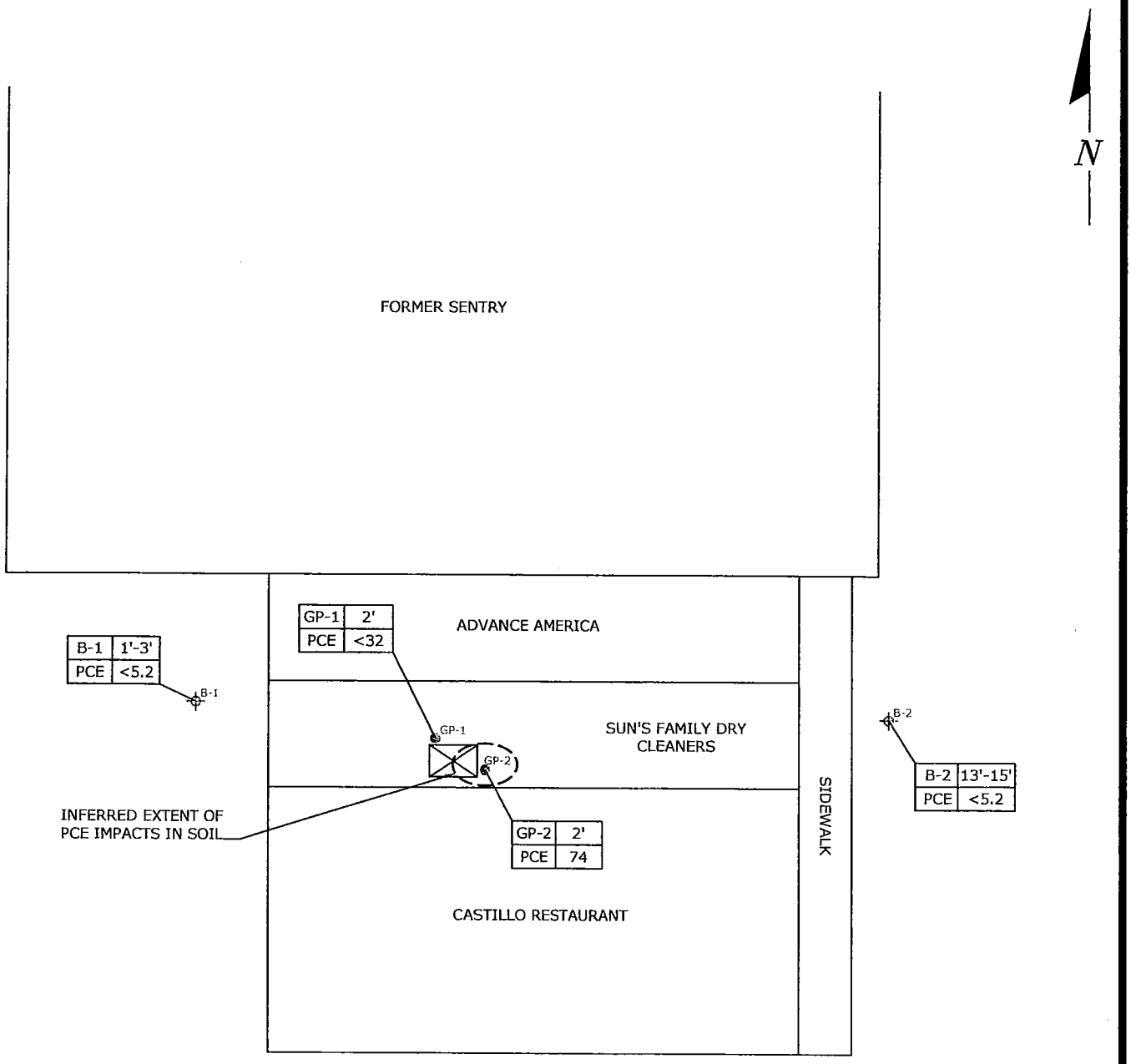
DNR EXHIBIT

SCALE:	1"=30'	SHEET:
PROJECT #:	10014	
DRWN BY: MHB	CHKD BY: PMP	
BLDG. SUBMITTAL:		



LEGEND

DRY CLEANING MACHINE

B-1 PREVIOUS INVESTIGATION SOIL BORING LOCATION

GP-1 SOIL BORING LOCATION

PCE – PERCHLOROETHENE

ALL TABLE VALUES ARE ug/kg

0 30'

APPROXIMATE SCALE

ENVIRONMENTAL CONSULTATION & REMEDIATION

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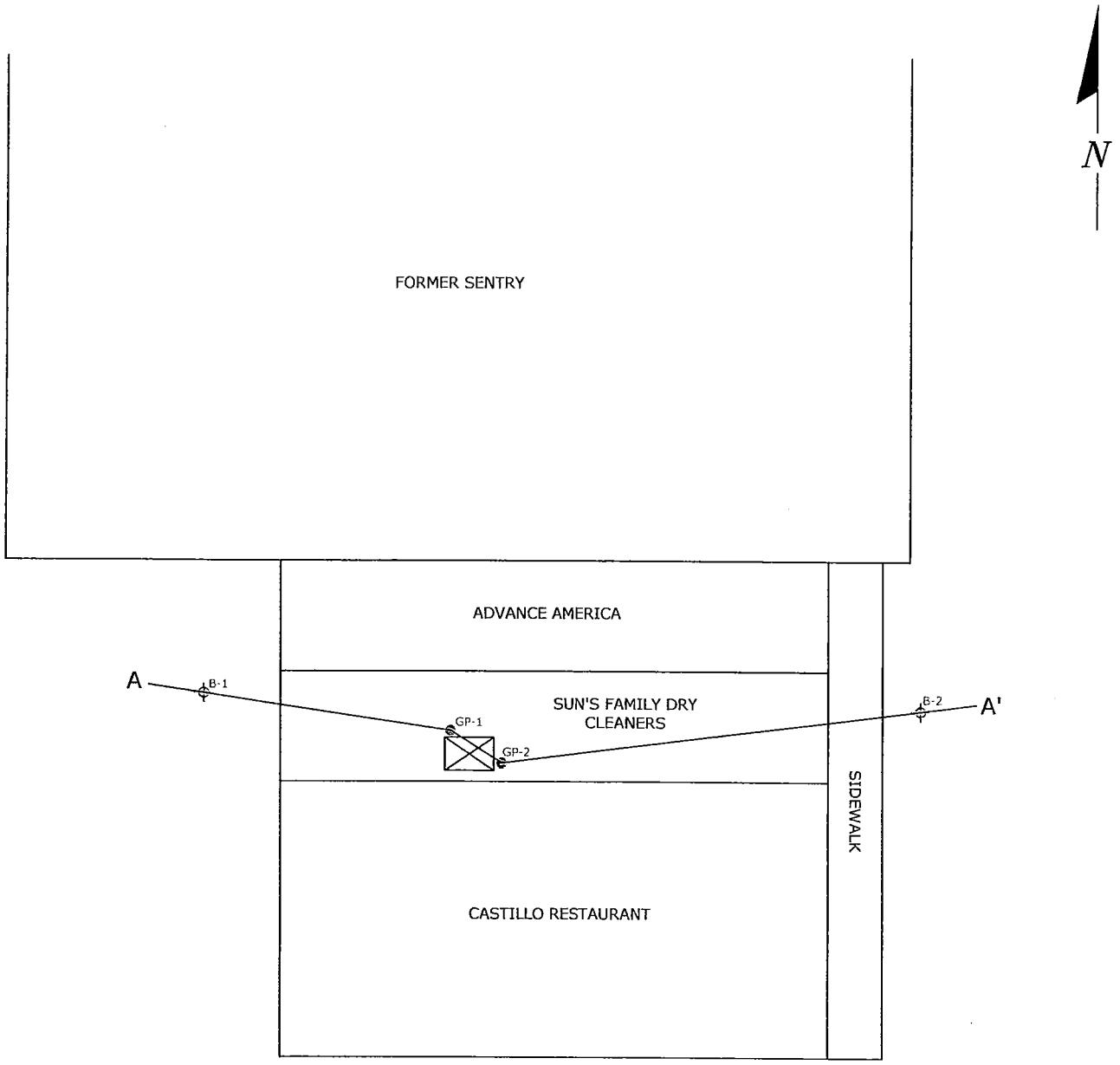
14665 West Lisbon Road, Suite 2B Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478
414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593

EXTENT OF SOIL IMPACTS

4281 South 76th Street
Greenfield, Wisconsin

Scale: 1" = 30' | Date: July 15, 2010

KPRG Project No. 11110 | FIGURE 2



LEGEND

DRY CLEANING MACHINE

B-1 PREVIOUS INVESTIGATION SOIL BORING LOCATION

GP-1 SOIL BORING LOCATION

A——A' LINE OF CROSS SECTION

0 30'

APPROXIMATE SCALE

ENVIRONMENTAL CONSULTATION & REMEDIATION

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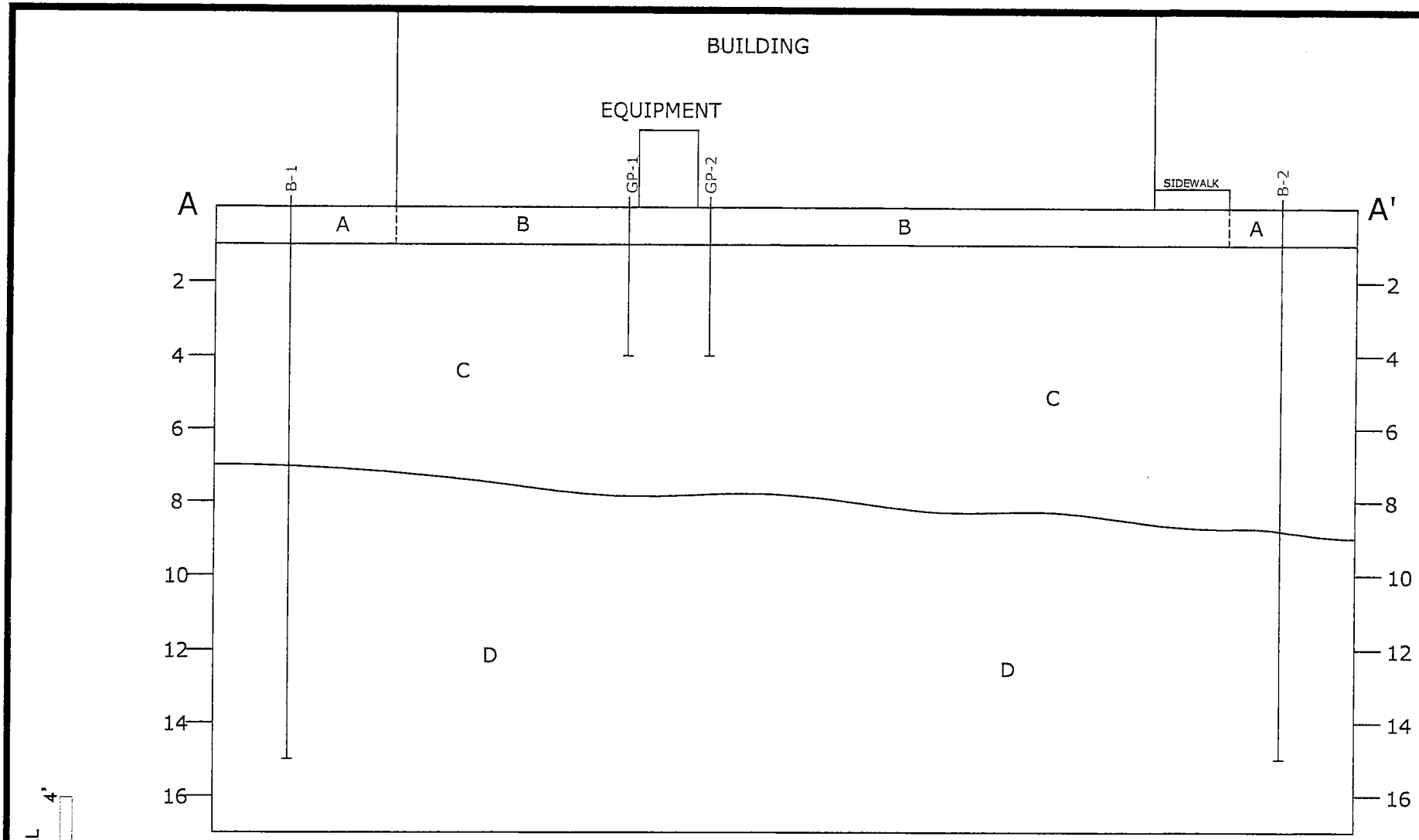
414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593

CROSS SECTION LOCATION MAP

SUN'S FAMILY DRY CLEANERS
4281 SOUTH 76th STREET, GREENFIELD, WI

Scale: 1" = 30'	Date: June 23, 2010
KPRG Project No. 11110	FIGURE 1



LEGEND

A – ASPHALT OVER GRAVEL BASE ROCK

B – CONCRETE OVER GRAVEL BASE ROCK

C – BROWN CLAY, TRACE TO SOME SILT, TRACE SAND AND GRAVEL

D – BROWN AND GRAY CLAY, MOTTLED, SILTY, TRACE SAND AND GRAVEL

ENVIRONMENTAL CONSULTATION & REMEDIATION

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414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593

GEOLOGIC CROSS SECTION A–A'

4281 SOUTH 76th STREET
GREENFIELD, WISCONSIN

Scale: SEE SCALE | Date: June 23, 2010

KPRG Project No. 11110 | FIGURE 2

Table 1. Summary of Soil Sample Analytical Results - 4281 South 76th Street, Greenfield, WI

Sample ID and Depth		SSRCLs		B-1 (1'-3')	B-2 (13'-15')	GP-1 (2')	GP-2 (2')
Parameter Date	NR 720	Ingestion	Soil-GW	12/04/97	12/04/97	04/16/10	04/16/10
Tetrachloroethene	NE	110,000	4.1	< 5.2	< 5.2	< 32	**74**

All values in ug/kg unless otherwise noted.
SSRCL - Soil Screening Residual Contaminant Level
Soil-GW - Soil-to-Groundwater

NE - Not Established
Bold - Exceeds Soil to Groundwater SSRCL
Bold - Exceeds Ingestion SSRCL

Note: carcinogenic value for ingestion is 1,230 ug/kg.