

GIS REGISTRY INFORMATION

SITE NAME:	SPEED QUEEN			
BRRTS #:	02-20-001613	FID # (if appropriate):		
COMMERCE # (if appropriate):				
CLOSURE DATE:	02/03/2005			
STREET ADDRESS:	SHEPARD STREET			
CITY:	RIPON			
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X=	613987	Y= 375801	
CONTAMINATED MEDIA:	Groundwater <input type="checkbox"/>	Soil <input checked="" type="checkbox"/>	Both <input type="checkbox"/>	
OFF-SOURCE GW CONTAMINATION >ES:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
IF YES, STREET ADDRESS 1:	_____			
GPS COORDINATES (meters in WTM91 projection):	X=		Y=	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
IF YES, STREET ADDRESS 1:	_____			
GPS COORDINATES (meters in WTM91 projection):	X=		Y=	
CONTAMINATION IN RIGHT OF WAY:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
DOCUMENTS NEEDED:				
Closure Letter, and any conditional closure letter issued				X
Copy of most recent deed, including legal description, for all affected properties				X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties				X
County Parcel ID number, if used for county, for all affected properties				X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.				X
Detailed Site Map(s) for all affected properties , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.				X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)				NA
Tables of Latest Soil Analytical Results (no shading or cross-hatching)				X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.				NA
GW: Table of water level elevations, with sampling dates, and free product noted if present				NA
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)				NA
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour				X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)				NA
RP certified statement that legal descriptions are complete and accurate				X
Copies of off-source notification letters (if applicable)				NA
Letter informing ROW owner of residual contamination (if applicable) (public, highway or railroad ROW)				NA
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure				X



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Ron Kazmierczak, Regional Director

Oshkosh Service Center
625 E. County Road Y, Suite 700
Oshkosh, WI 54901-9731
Telephone 920-424-3050
FAX 920-424-4404

February 3, 2005

Jeff Wagner
Alliance Laundry Systems
PO Box 990
Ripon, WI 54971-990

SUBJECT: Final Case Closure for the Alliance Laundry (oil release in triangle area) at
Shepard Street, Ripon, Wisconsin.
WDNR BRRTS #: 02-20-001613

Dear Mr. Wagner:

On November 1, 1999, the Northeast Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On December 11, 2004, you were notified via email that the Closure Committee had granted conditional closure to this case.

On January 28, 2005 the Department received the soil deed restriction which was the final correspondence the Department needed to close the site. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted, will be included on the registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

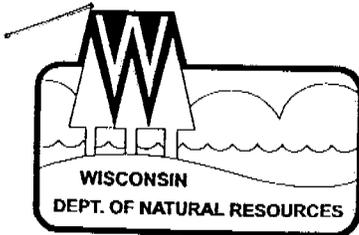
Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 920-303-5447.

Sincerely,

Jennie Easterly
Hydrogeologist
Remediation & Redevelopment Program

Cc: OSH file
Chris Macek – GZA via email – cmacek@gza.com



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5800
FAX 920-492-5913
TDD 920-492-5912

November 11, 1999

Ms. Theresa Weeks
Alliance Laundry Systems, LLC
Shepard Street
P.O. Box 990
Ripon, WI 54971-0990

SUBJECT: Deed Restriction for Speed Queen, Shepard Street, Ripon
WDNR BRRTS # 02-20-001613

Dear Ms. Weeks:

On November 3, 1999, the Bureau for Remediation and Redevelopment's Northeast Region Closure Committee met to discuss the above referenced site. The committee has agreed to close this site pending the completion and filing of a deed restriction. This deed restriction will state that inaccessible soil contamination may remain at this site and that additional remedial action is not feasible at this time. The document would be placed in the file with the deed running with the property.

Only when the deed restriction has been finalized and filed with Fond du Lac County and proof of filing the deed restriction are received by the Department, can this site be closed. To expedite the completion of the deed restriction and closure process, the Department requests that you submit the following:

- a complete, legible and unabbreviated legal description of the property
- a copy of the most recent deed for your property
- available maps, such as a survey map, showing the property boundaries, building outlines and soil boring/sample locations

If you do not have these documents they can be obtained from the Fond du Lac County Register of Deeds. Once this information is received, the Department will send you a draft copy of the deed restriction containing language regarding the remaining petroleum contamination.

If the draft is accurate and acceptable, you are to sign it and return a copy of the signed and filed restriction along with proof of filing for our records. The Department must also receive documentation of proper abandonment of any and all monitoring wells, extraction wells, sumps, piezometers and soil venting systems if you do not intend to perform long term monitoring at your site. Once all this information has been received, the case will be conditionally closed.

This deed restriction is an option that the Department can offer in order to conditionally close this site. If



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Quality Natural Resources Management
Through Excellent Customer Service

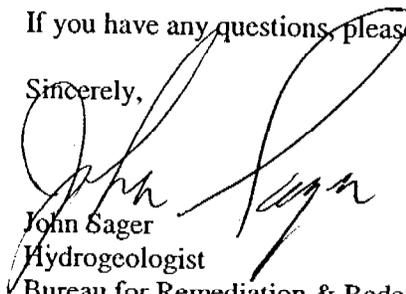


you choose not to accept this option, you will need to perform additional investigation and cleanup of the remaining contamination. Within 14 days of receipt of this notice, please submit a letter to the Department documenting your intentions.

If you have any additional relevant information concerning this matter which was not formerly provided to the Department, you should submit this information to the Department for reevaluation.

If you have any questions, please contact me at 920-424-3839.

Sincerely,

A handwritten signature in black ink, appearing to read "John Sager", written over a large, light-colored scribble or mark.

John Sager
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Mr. Christopher Macek, GZA Geoenvironmental, Inc., N4140 Duplainville Road, Pewaukee,
WI 53072

637822

RECEIVED FOR RECORD

VOL 1369 PAGE 119-141

98 MAY -6 AM 11:32

Mary A. Brickle

REGISTER OF DEEDS
FOND DU LAC COUNTY, WI

TRANSFER
\$ 55,500 00
FEE

*54 Kerkland + Ellis
200 E. Randolph Dr.
Chicago IL 60601*

WISCONSIN LIMITED WARRANTY DEED

RAYTHEON COMMERCIAL LAUNDRY LLC ("Grantor"), for One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys, with limited warranties as set forth below, to ALLIANCE LAUNDRY SYSTEMS LLC ("Grantee"), the real property legally described on Exhibit A attached hereto and made a part hereof (the "Real Property").

TO HAVE AND TO HOLD the Real Property, together with all and singular the rights, privileges, easements and appurtenances belonging thereto, unto the Grantee and its successors and assigns, forever.

AND FURTHER, Grantor covenants to Grantee that Grantor has not done, caused, suffered or permitted to be done, anything whereby the Real Property is, has or may be in any manner encumbered, altered, charged or defeated, and Grantor will warrant and defend the Grantee's title in and to the Real Property against any and all persons lawfully claiming by, through or under Grantor.

Tax Parcel Numbers: See Exhibit B attached hereto and made a part hereof.

Signed, sealed and delivered as of May 1, 1998.

RAYTHEON COMMERCIAL LAUNDRY LLC

By: [Signature]
Name: Bruce P. Rounds
Its: Vice President

ATTEST:

By: [Signature]
Its: President/Secretary

Send future tax bills to: Alliance Laundry Systems LLC
Shepherd Street
Ripon, Wisconsin 54971
Attention: Jeff Thoms

This instrument prepared by: Kirkland & Ellis
200 East Randolph Drive
Chicago, Illinois 60601
Attention: Leonard Nannarone

Upon recording, RETURN to: Kirkland & Ellis
200 East Randolph Drive
Chicago, Illinois 60601
Attention: Leonard Nannarone

State of New York)
County of New York) ss.

Before me personally appeared Bruce P. Rounds and Thomas J. Esperance, the Vice President and President/Secretary, respectively of Raytheon Commercial Laundry LLC under the laws of the aforesaid State, to me known to be the persons described in and who executed the foregoing conveyance and severally acknowledged the execution thereof to be their act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said limited liability company, if any, an the said instrument is the duly authorized act and deed of said limited liability company. Given under my hand and seal official on this 1st day of May, 1998.

[Signature]
Notary Public

My commission expires: _____

Denise M. Muratore
Notary Public, State of New York
No. 30-4519927
Qualified in Nassau County
Certificate Filed in New York County
Commission Expires Oct 31, 1998



Legal Description

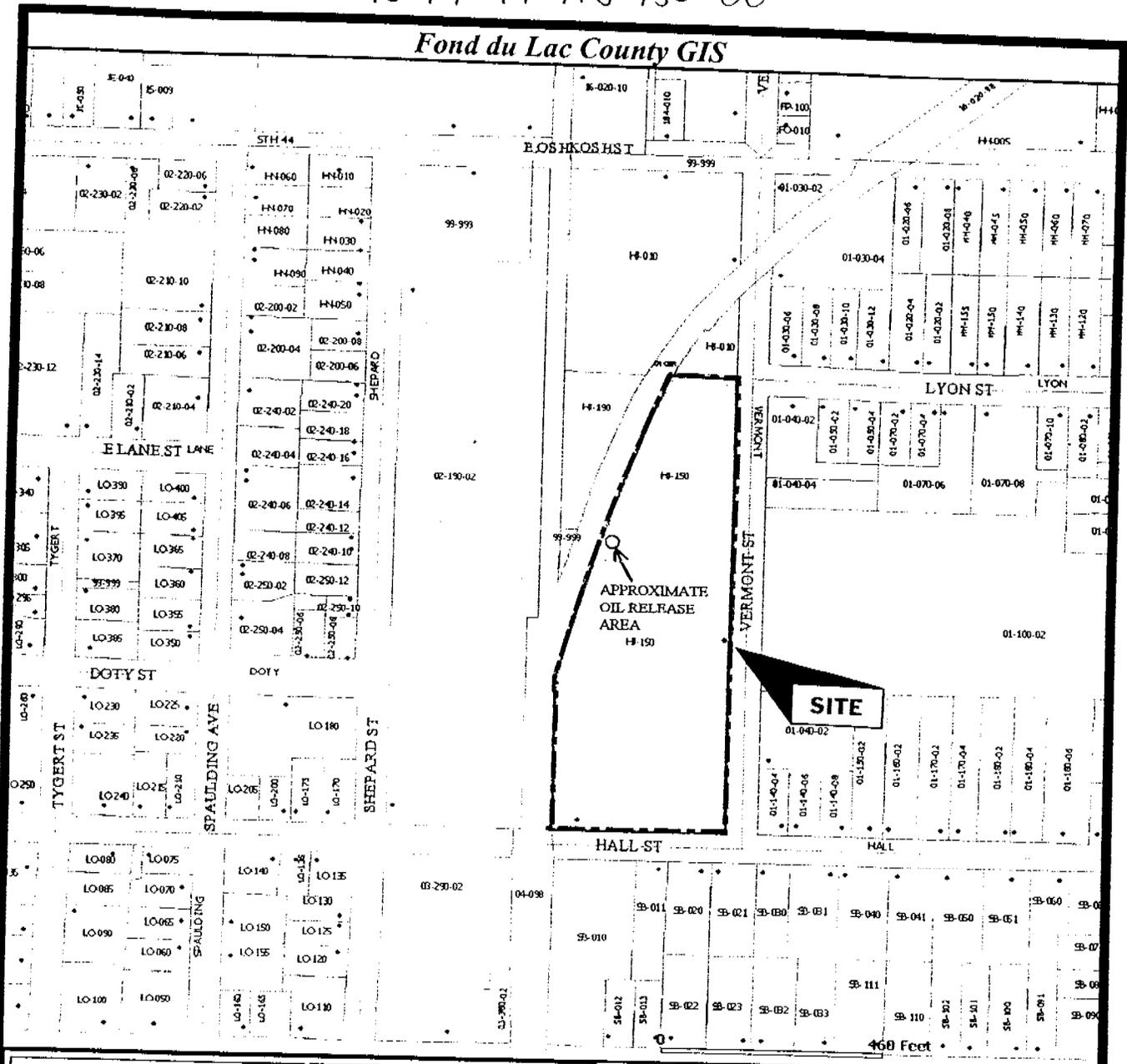
SCHEDULE A

6. Lots 15, 16, 22, 23, 24 and that portion of Lots 17, 18, 20 and 21 lying Easterly of the railroad right of way in the Northeast 1/4 of Section 21-16-14 Henton's Addition to the City of Ripon together with that portion of vacated Lyon Street lying Easterly of the East line of the Railroad right of way and Westerly of the West line of Vermont Street and being between said lots and Certified Survey Map No. 2337.

Tax Parcel Number - 16-14-99-HJ-150-00

16-14-99-HJ-150-00

Fond du Lac County GIS



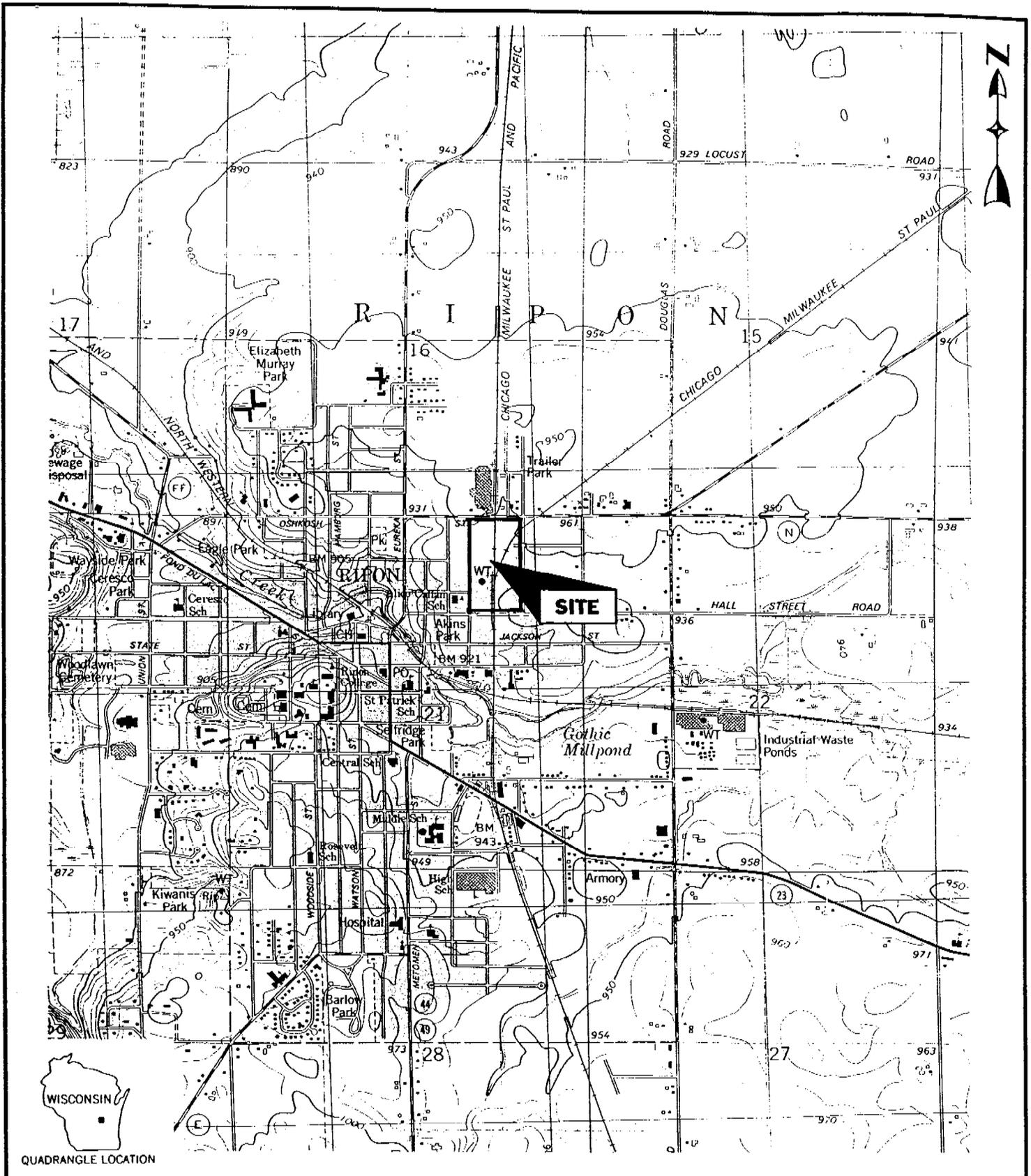
Fond du Lac County
 160 South Macy
 Fond du Lac, WI 54935
 Phone: (920) 929-3135

Legend

- Parcel Boundary
- Public Land Survey
- Rivers & Streams
- Town Roads
- Major Roads
- Lakes
- Parcels
- Right-Of-Way
- Improvements

DISCLAIMER : The information displayed on this map was acquired from the Fond du Lac County GIS Web site (www.co.fond-du-lac.wi.us). This map is only a representation, it is not intended for legal survey or related uses. Fond du Lac County assumes no liability for the use or misuse of this information.

AERIAL PHOTOS : Aerial photography is date-sensitive. Features that exist presently in the County may not be present in the photos.



QUADRANGLE LOCATION

<p>SITE LOCATION MAP</p>	<p>SCALE IN FEET 0 2000</p>	<p>DRAWN BY: CJM REVIEWED BY: DATE: 12/98</p>	<p>FILE NO. 150350.10</p>
<p>ALLIANCE LAUNDRY SYSTEMS, LLC SHEPARD STREET RIPON, WISCONSIN</p>	<p>CONTOUR INTERVAL 10 FEET SOURCE: USGS RIPON, WI QUADRANGLE TOPOGRAPHIC MAP</p> <p>© 2001 GZA GeoEnvironmental, Inc.</p>	<p>GZA GeoEnvironmental, Inc. 11400 DeFleinville Road • Fremont, Wisconsin • 53075 Phone (414) 981-8888 • Fax (414) 981-8879</p>	<p>FIGURE NO. 1</p>

TABLE 1
OIL RELEASE AREA SOIL ANALYTICAL RESULTS
Alliance Laundry Systems
Ripon, Wisconsin

Parameter	Units	SS-1	SS-2	SS-3	SE	SE	SE	C	N
		1.3'	1.75'	1.3'	5'	8'	11'	1.5'	1.5'
TPH	mg/kg	81,000	28,000	22,000					
DRO	mg/kg				5,980	1,620	3,310	34.4	154
PCBs	µg/g	<5.0	<5.0	<5	NA	NA	NA	NA	NA
Benzene	µg/kg	<5.0	<5.0	<5.0	<2.2	<1.9	<2.6	<2.8	<1.7
Ethylbenzene	µg/kg	9.4	<5.0	<5.0	<4.4	<3.7	<5.2	<5.6	<3.3
Methyl tert butyl ether	µg/kg	<5.0	<5.0	<5.0	<8.7	<7.4	<10.4	<12.0	<6.6
Toluene	µg/kg	12	<5.0	<5.0	<8.7	<7.4	<10.4	<12.0	<6.6
1,2,4-Trimethylbenzene	µg/kg	16	<5.0	<5.0	4.9	<3.7	<5.2	<5.6	<3.3
1,3,5-Trimethylbenzene	µg/kg	5.3	<5.0	<5.0	<4.4	<3.7	<5.2	<5.6	<3.3
Total Xylenes	µg/kg	44	<15.0	<15.0	12.7	<7.4	<10.4	<11.2	<6.6

Notes:

1. Soil samples "SS-" were collected by Eder & Associates on January 16, 1995, and remaining soil samples were collected on June 5, 1995.
2. Concentrations are reported in concentrations of micrograms per kilogram (µg/kg) or milligrams per kilogram (mg/kg), as indicated.
3. TPH = total petroleum hydrocarbons; DRO = diesel range organics; PCBs = polychlorinated biphenyls.
4. NA = sample not analyzed for that parameter; ND = not detected above laboratory detection limits.



Alliance Laundry Systems LLC
Shepard Street, P.O. Box 990
Ripon, WI 54971-0990
Tel 920.748.3121
Fax 920.748.4429
www.comlaundry.com

GZA
Attn: Chris Macek
N4140 Duplainville RD.
Pewaukee WI 53072

To the best of my knowledge the legal descriptions on the enclosed property deeds are complete and accurate.

A handwritten signature in black ink, appearing to read 'Todd Uebersetzig', written in a cursive style.

Todd Uebersetzig
EH&S Manager

contamination. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly remediated in accordance with applicable statutes and rules. If currently inaccessible soil beneath the Triangle Area and the structural impediments on the property are excavated in the future, the soil must be sampled and analyzed, may be considered solid or hazardous waste if residual contamination remains and must be stored, treated and disposed in compliance with applicable statutes and rules.

The Triangle Area and the area underneath the nearby buildings of the Property described above may not be used or developed for a residential, commercial, agricultural or other non-industrial use, unless (at the time that the non-industrial use is proposed) an investigation is conducted, to determine the degree and extent of the above described contamination that remains on the property, and remedial action is taken as necessary to meet all applicable non-industrial soil cleanup standards. If soil that remains on the property in the location or locations described above is excavated in the future, it will have to be sampled and analyzed, may be considered solid or hazardous waste if residual contamination remains, and must be stored, treated and disposed in compliance with applicable statutes and rules.

The walls of the adjacent buildings which form the Triangle Area, along with the building foundations and floors that existed on the above-described property on the date that this restriction was signed, form a barrier that must be maintained in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to health or the environment. The walls forming the Triangle Area shall be maintained on the above-described property in the location shown on the attached map (Exhibit A) to restrict access, and drainage off of and away from the Triangle Areas shall be maintained.

In addition, the following activities are prohibited on any portion of the Triangle Area, referenced on the attached Exhibits A and B, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on capped areas and areas with impervious surfaces or Paved Surfaces; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the Paved Surface.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, Jeffrey E. Thoms asserts that he or she is duly authorized to sign this document on behalf of Alliance Laundry Systems LLC.

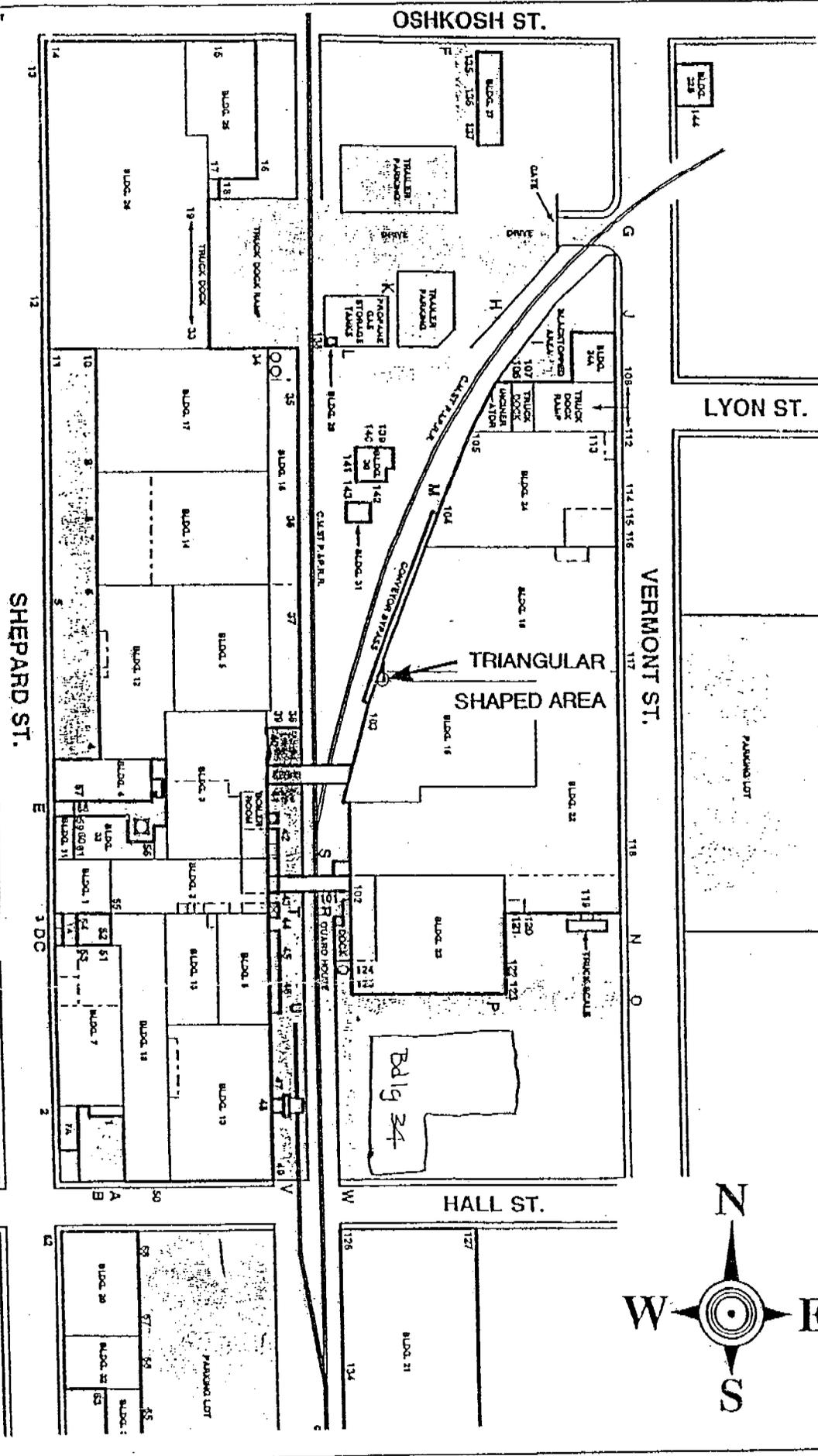
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 19 day of August 2004.

Signature: Jeffrey E. Thoms
Printed Name: Jeffrey E. Thoms
Title: Treasurer & Assistant Secretary

Subscribed and sworn to before me
this 19th day of August 2004.

James C. Bonacci
Notary Public, State of Wisconsin
My commission 4/1/07

This document was drafted by the Wisconsin Department of Natural Resources.



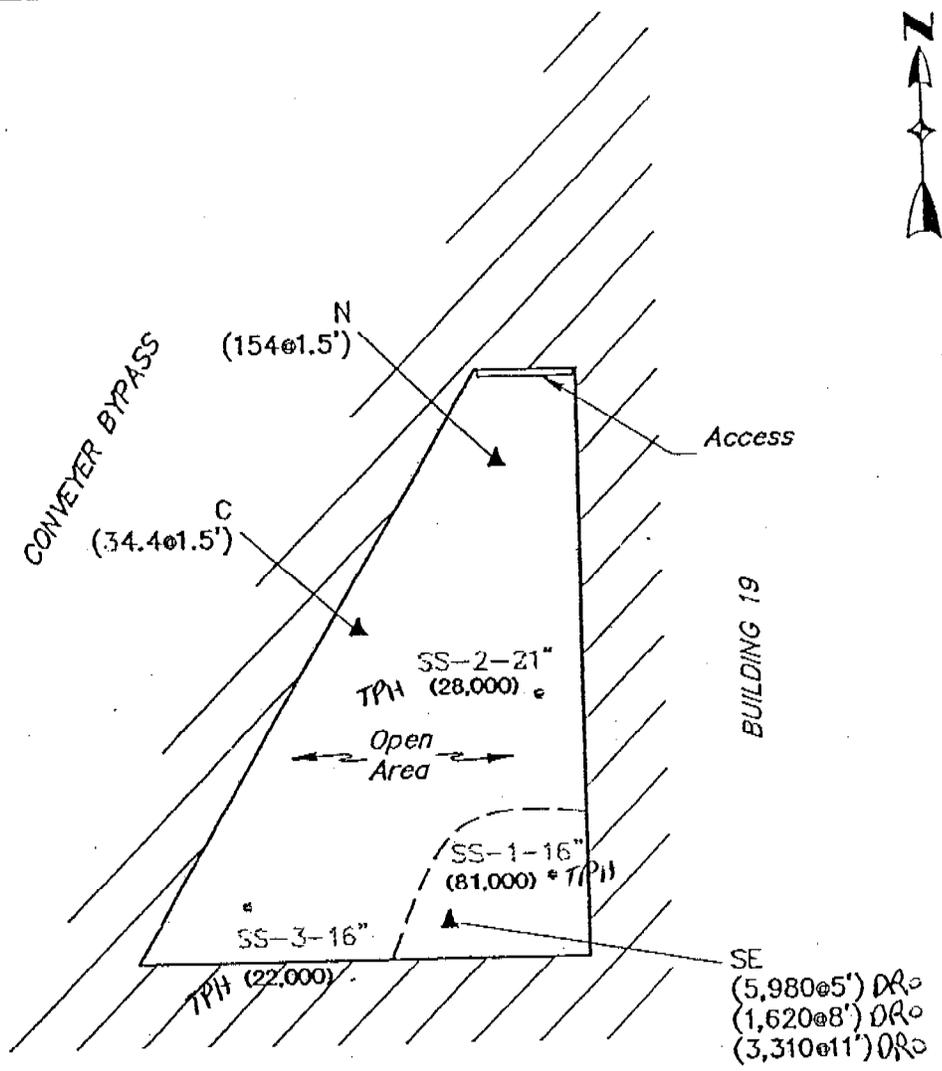
DRAWN BY: CJM
 REVIEWED BY:
 DATE: 12/98
 FILENAME: F:\DWG\CJM\BORDER
 GZA
 GeoEnvironmental, Inc.
 21100 Parkside Blvd. • Princeton, Wisconsin 53151
 Phone: (608) 881-8000 • Fax: (608) 881-8778

SCALE IN FEET
 0 200 400
 APPROXIMATE
 © 1998 GZA GeoEnvironmental, Inc.

SITE LAYOUT
ALLIANCE LAUNDRY SYSTEMS, LLC.
RIPON, WISCONSIN

FILE NO.
 150350.00
 FIGURE NO.
 2

NOTES:
 1) SITE MAP PROVIDED BY ALLIANCE LAUNDRY SYSTEMS, LLC.



LEGEND

BUILDING 15

- Soil Sample Location (1/16/95)
- ▲ Soil Sample Location (6/5/95)

(154 @ 1.5') Diesel Range Organics Concentration In mg/kg @ 1.5 Feet Below Grade

--- Extent Of Hand Dug Excavation 5 Feet Deep (6/1/95)

NOTES:

- 1) SITE MAP PROVIDED BY EDER & ASSOCIATES.
- 2) SOIL SAMPLES COLLECTED BY EDER & ASSOCIATES. IN JANUARY AND JUNE 1995.
- 3) 1/16/95 SAMPLES ANALYZED FOR TOTAL PETROLEUM HYDROCARBONS BY NET, INC. OF WATERTOWN, WISCONSIN USING EPA ANALYTICAL METHOD 8015 MODIFIED.
- 4) 6/5/95 SAMPLES ANALYZED FOR DIESEL RANGE ORGANICS BY ENMROSCAN OF ROTHSCHILD, WISCONSIN USING THE WISCONSIN MODIFIED ANALYTICAL METHOD.

SOIL SAMPLE LOCATIONS ALLIANCE LAUNDRY SYSTEMS RIPON, WISCONSIN	SCALE IN FEET APPROXIMATE	DRAWN BY: CJM REVIEWED BY: DATE: 12/98 FILENAME: H:\DWG\15035001	FILE NO. 150350.00
	© 1998 CZA GeoEnvironmental, Inc.	GZA GeoEnvironmental, Inc. 4160 DePietroville Road • Pewaukee, Wisconsin • 53072 Phone (414) 681-2662 • Fax (414) 681-8278	FIGURE NO. 3