

## Source Property Information

**BRRTS #:**  (No Dashes)

**ACTIVITY NAME:**

**PROPERTY ADDRESS:**

**MUNICIPALITY:**

**PARCEL ID #:**

**CLOSURE DATE:**

**FID #:**

**DATCP #:**

**PECFA#:**

**\*WTM COORDINATES:**

X:  Y:

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

**WTM COORDINATES REPRESENT:**

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

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

### Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

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)*

### Continuing Obligations:

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)*

**Note:** Comments will not print out.

### Monitoring Wells:

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

- Yes    No    N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

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

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

BRRTS #:	02-20-552125	(No Dashes)	PARCEL ID #:	RIP-16-14-16-16-020-11
ACTIVITY NAME:	Schures Laundry & Dry Cleaning		WTM COORDINATES:	X: 614035 Y: 376080

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

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

**SOURCE LEGAL DOCUMENTS**

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.  
**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).  
**Figure #: 1A**                      **Title: Certified Survey Map**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

- Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
**Note:** Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.  
**Figure #: 1**                      **Title: Site Location And Local Topography**
  - 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 #: 10**                      **Title: Cap & Vapor Mitigation Layout**
  - 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 #: 5**                      **Title: Soil Chemistry Results**

BRRTS #: 02-20-552125

ACTIVITY NAME: Schures Laundry & Dry Cleaning

**MAPS (continued)**

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

**Figure #:**                      **Title:**

**Figure #:**                      **Title:**

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

*Note: This is intended to show the total area of contaminated groundwater.*

**Figure #: 6**                      **Title: Groundwater Chemistry Results Sept 22, 2011**

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

**Figure #: 7**                      **Title: Groundwater Elevations Sept 22, 2011**

**Figure #: 8, 9**                      **Title: Mobil Site Water Table Map June 1, 2007, Mobile Site Potentiometric Flow June 1, 2007**

**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 #: 2**                      **Title: Soil Chemistry 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 #: 3**                      **Title: Groundwater Analytical Results**

**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 #: 1**                      **Title: Groundwater Elevation Data**

**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 #: 02-20-552125

ACTIVITY NAME: Schures Laundry & Dry Cleaning

**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: 2**

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

**Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

**Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

**Figure #: Title:**

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

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

## Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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.

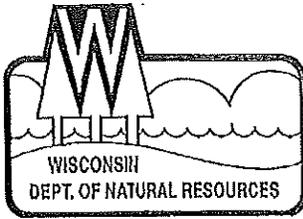
**NOTICE: Completion of this form is mandatory** for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are 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 #:

02-20-552125

ACTIVITY NAME: Schures Laundry & Dry Cleaning

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
A	440 Vermont St, Ripon, WI 54971	RIP-16-14-16-16-020-12	614029	376106
B	434 E Oshkosh St, Ripon, WI 54971	RIP-16-14-16-16-020-08	614024	376103
C				
D				
E				
F				
G				
H				
I				



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor  
Cathy Stepp, Secretary  
Bruce Urben, Regional Air & Waste Leader

Plymouth Service Center  
1155 Pilgrim Rd  
Plymouth, Wisconsin 53073  
Phone (920) 892-8756  
Fax (920) 892-8638

November 2, 2012

Schure's Laundry & Dry Cleaning  
Attn: Geraldine Schure  
PO Box 161  
Ripon, WI 54971

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations  
Schure's Laundry and Dry Cleaning Facility  
454 E. Oshkosh Street, Ripon, WI BRRTS #: 02-20-552125

Dear Mrs. Schure:

The Department of Natural Resources (DNR) considers the Schure's Laundry and Dry cleaning Facility closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attached maintenance plan to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Northeast Region (NER) Closure Committee for closure on October 3, 2012. 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 October 3, 2012, and documentation that the conditions in that letter (monitoring well abandonments) were met on October 30, 2012.

This former drycleaner site had soil, groundwater and indoor air contaminated with chlorinated VOCs. Responses included removal of the dry cleaning machine, monitored natural attenuation and installation of vapor mitigation systems on-site

Final Case Closure with Continuing Obligations  
Schure's Laundry and Dry Cleaning Facility  
454 E. Oshkosh Street, Ripon, WI BRRTS #: 02-20-552125  
November 2, 2012, 2012

and off-site at Idjit's Dog Grooming. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

#### Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the DNR must approve any changes to this barrier.
- A vapor mitigation system must be operated and maintained, and inspections must be documented.

#### GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf> or at the web address listed below for the GIS Registry.

Final Case Closure with Continuing Obligations  
Schure's Laundry and Dry Cleaning Facility  
454 E. Oshkosh Street, Ripon, WI BRRTS #: 02-20-552125  
November 2, 2012, 2012

All site information is also on file at the Northeast Region – Oshkosh office, at 625 E County Road Y, Suite 700, Oshkosh Wisconsin. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2>.

#### Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where insert the applicable barrier: pavement, a building foundation, a soil cover, an engineered cover or other barrier, a vapor mitigation system or barrier is required, as shown on the **attached map – Figure 10 Cap & Vapor Mitigation Layout**, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings;
- changing the construction of a building that has either a passive or active vapor mitigation system in place.

#### Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you, and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the

Final Case Closure with Continuing Obligations  
Schure's Laundry and Dry Cleaning Facility  
454 E. Oshkosh Street, Ripon, WI BRRTS #: 02-20-552125  
November 2, 2012, 2012

DNR may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present both on this contaminated property and off this contaminated property, as shown on the **attached map – Figure 6A “Monitoring Well Locations”**. Affected property owners were notified of the presence of groundwater contamination. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

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

Soil contamination remains north, northwest and west of the former drycleaning machine as indicated on the **attached map- Figure 5 “Soil Chemistry Results”**. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats.)

The building and lawn cover that exists in the location shown on the **attached map – Figure 10 Cap & Vapor Mitigation Layout**, shall be maintained in compliance with the **attached maintenance plan – Barrier Maintenance Plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

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Schure's Laundry and Dry Cleaning Facility  
454 E. Oshkosh Street, Ripon, WI BRRTS #: 02-20-552125  
November 2, 2012, 2012

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. Before using the property for such purposes, you must notify the DNR to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The **attached maintenance plan and inspection log** are to be kept up-to-date and with the property records. Submit the inspection log to the DNR only upon request.

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

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

Soil vapor beneath the building contains chlorinated VOCs at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building on the property. The vapor mitigation system, installed in October 2011, must be operated, maintained and inspected in accordance with the attached maintenance plan. System components must be repaired or replaced immediately upon discovery of a malfunction. Annual inspections and any system repairs must be documented in the inspection log. The inspection log shall be kept up-to-date and with the property records. Submit the inspection log to the DNR only upon request.

Soil vapor beneath the building is at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building where residential exposures would apply, such as single or multiple family residences, a school, day care, senior center, hospital or other similar residential exposure settings.

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Schure's Laundry and Dry Cleaning Facility  
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November 2, 2012, 2012

Therefore, if changes in property use or occupancy to a residential exposure setting are planned, the property owner must notify the DNR and evaluate the concentrations of contaminants that remain in the soil vapor beneath the building. Additional response actions may be necessary.

Chapter NR 140, Wis. Adm. Code Exemption

Recent groundwater monitoring data at this site indicates that for benzene at MW12, contaminant levels exceed the NR 140 preventive action limit (PAL) but are below the enforcement standard (ES). The DNR may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28 (2) (b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application. [Note: at this site the point of standards application is all points where groundwater is monitored.]
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the DNR believes that these criteria have been or will be met. The benzene is not related to the chlorinated VOC release on the property and is a single point of benzene detection at the edge of the property. It is likely that a small amount of gasoline from lawn mowing operations may have caused this benzene level. Therefore, pursuant to s. NR 140.28, Wis. Adm. Code, an exemption to the PAL is granted for benzene at MW12. Please keep this letter, because it serves as your exemption.

The following DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, was included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

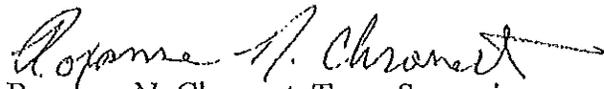
Final Case Closure with Continuing Obligations  
Schure's Laundry and Dry Cleaning Facility  
454 E. Oshkosh Street, Ripon, WI BRRTS #: 02-20-552125  
November 2, 2012, 2012

Please send written notifications in accordance with the above requirements to Regional RR Program Office for the location, to the attention of Elizabeth Victor – Hydrogeologist at Northeast Region – Oshkosh office, at 625 E County Road Y, Suite 700, Oshkosh Wisconsin.

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

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Christine Lilek at 920-892-8756, extension 3025.

Sincerely,

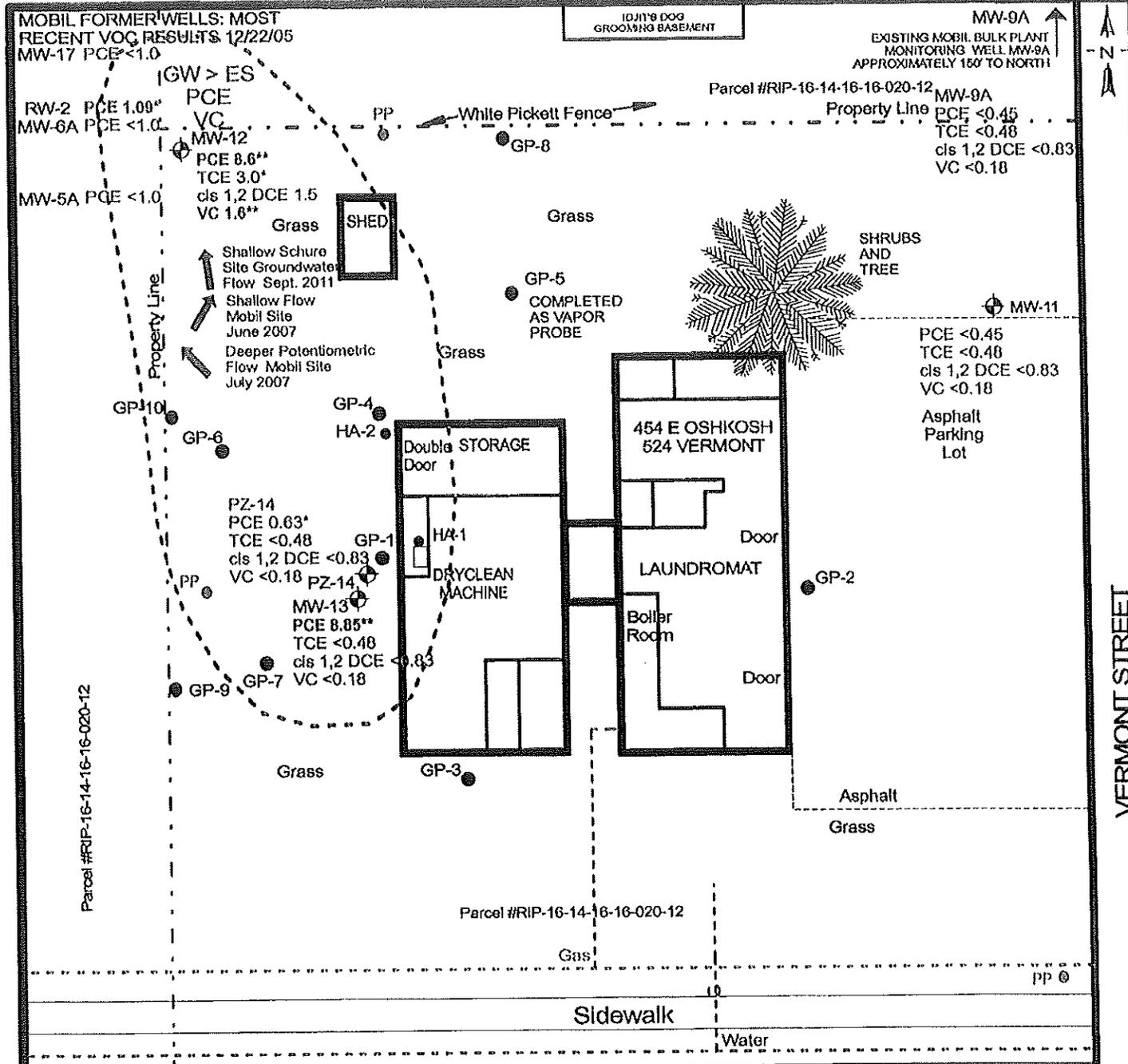


Roxanne N. Chronert, Team Supervisor  
NER Remediation & Redevelopment Program

Attachments:

- "Monitoring Well Locations" – Figure 6A
- "Soil Chemistry Results" – Figure 5
- Cap & Vapor Mitigation Layout – Figure 10
- Barrier maintenance plan
- Maintenance plan
- Vapor mitigation maintenance plan
- RR 819

cc: Ken Ebbott/ATI (via email)  
Bill Phelps, DG/5  
Case Files



### LEGEND

- HA-2 ● HAND AUGER BORING
- GP-7 ● GEOPROBE BORING
- MW-101 ⊕ NR141 MONITORING WELL
- VP-1 ▲ VAPOR PROBE

Groundwater Chemistry 9/22/11 (ug/l)

PCE 0.63\*  
 TCE <0.48  
 cls 1,2 DCE <0.83  
 VC <0.18

\* Exceeds Preventative Action Limit  
 Exceeds NR140 Enforcement Standard

Note: MW-13 Average of duplicate samples

SCALE = 1"=20'

**E OSHKOSH STREET**

MOBIL BULK PLANT MONITORING WELL MW-10 and MW-10A APPROXIMATELY 150' TO SOUTHEAST

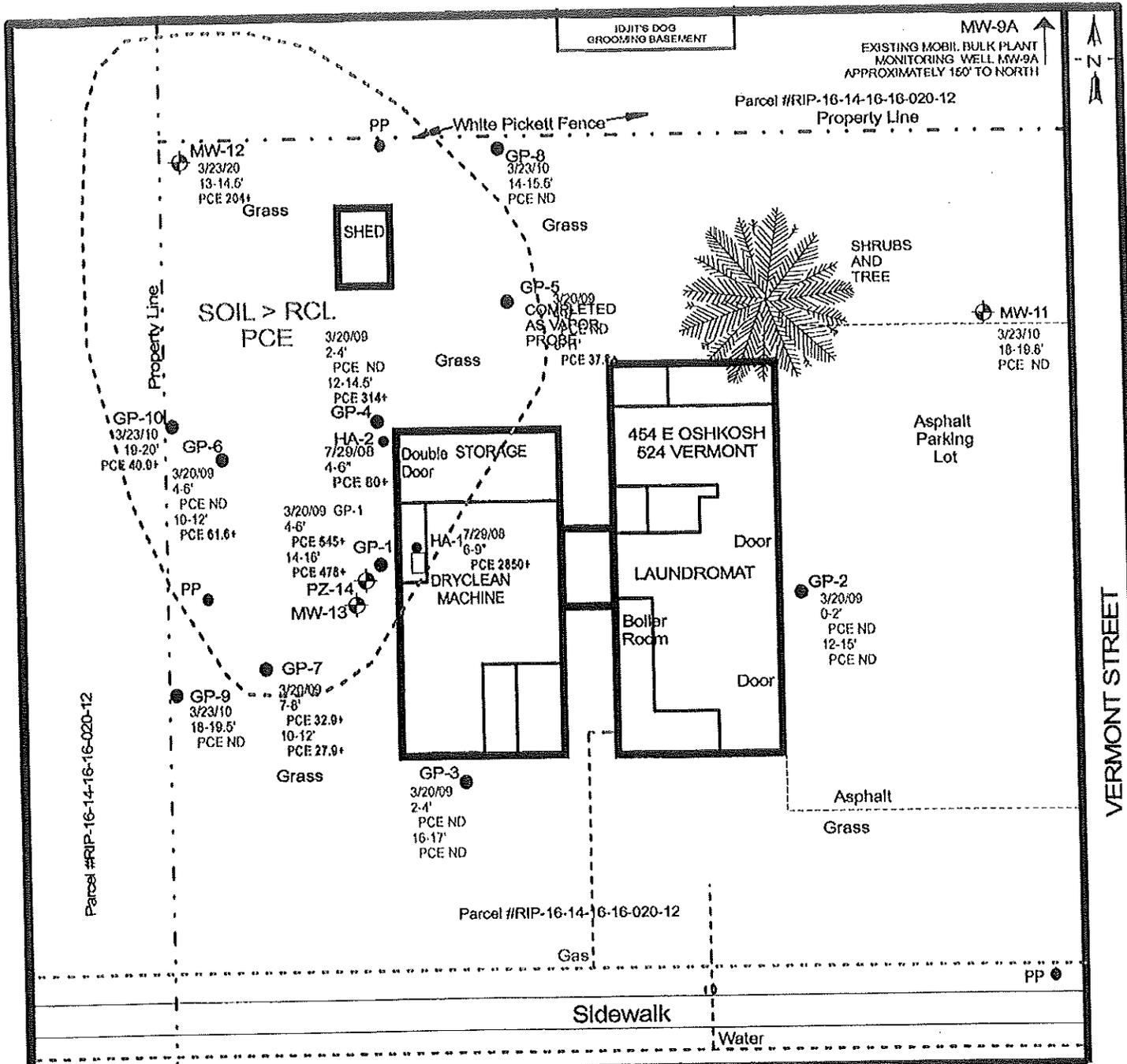
MW-10  
 PCE <0.45  
 TCE 1.4\*  
 cls 1,2 DCE <0.83  
 VC <0.18

MW-10A  
 PCE <0.45  
 TCE <0.48  
 cls 1,2 DCE <0.83  
 VC <0.18

TITLE: GROUNDWATER CHEMISTRY RESULTS SEPT 22, 2011			
SITE: SCHURE DRYCLEANING RIPON, WI			
REV	DATE	DESCRIPTION	APP'D
		DERF SITE INVESTIGATION	

**ALPHA TERRA**  
SCIENCE

DATE: 12/22/2011	FILE CODE: Base Map.dwg
DRAWN BY: KAE	<b>FIGURE 6</b>



Parcel #RIP-16-14-16-16-020-12

Parcel #RIP-16-14-16-16-020-12  
Property Line

Parcel #RIP-16-14-16-16-020-12

VERMONT STREET

E OSHKOSH STREET

MOBIL BULK PLANT  
MONITORING WELL MW-10 and MW-10A  
APPROXIMATELY 150' TO SOUTHEAST

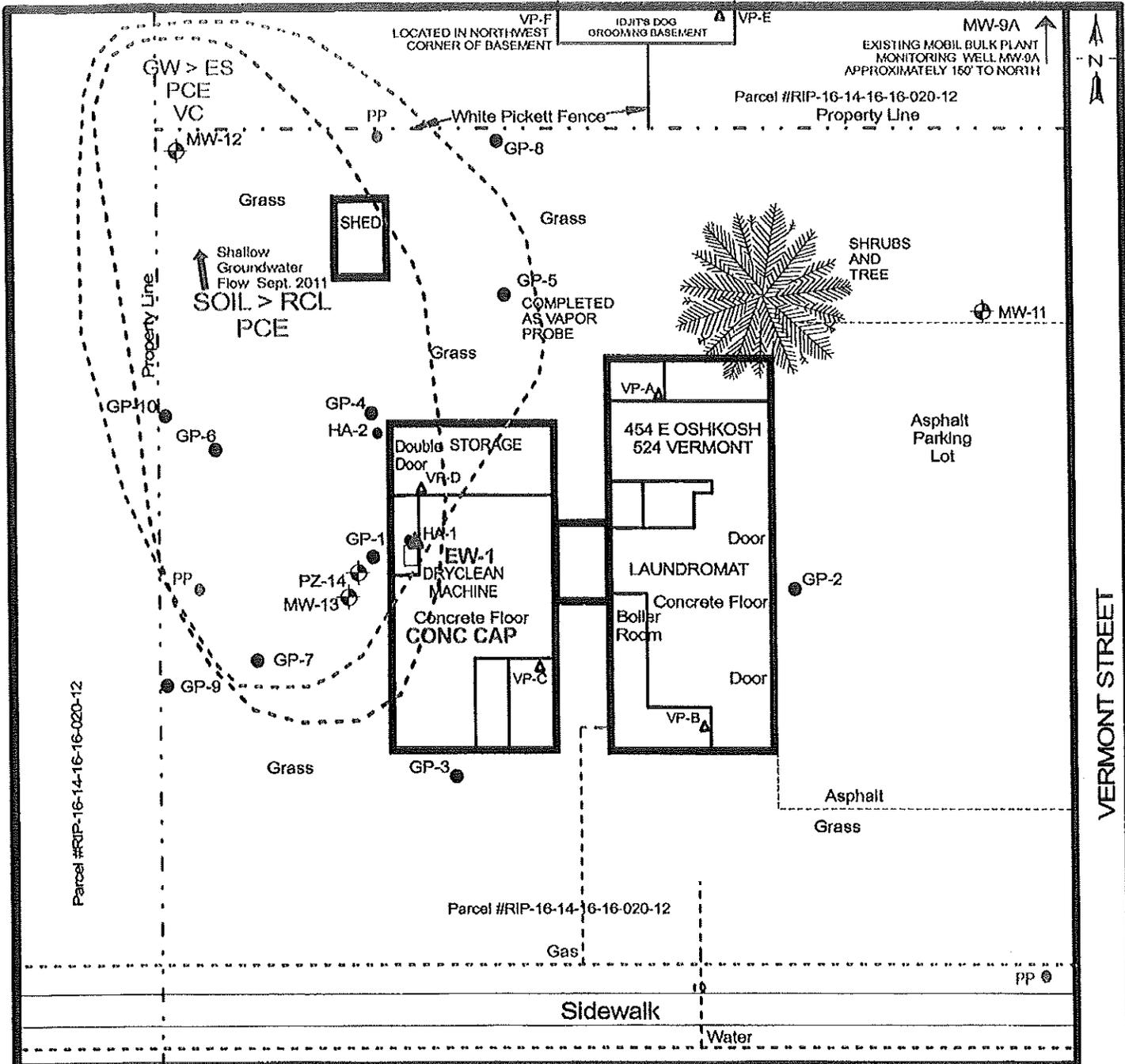
### LEGEND

- HA-2 ● HAND AUGER BORING
- GP-7 ● GEOPROBE BORING
- MW-101 ⊕ NR141 MONITORING WELL
- VP-1 ▲ VAPOR PROBE

3/20/09 Sample Date  
4-6' Soil Sample Depth  
PCE 80 Tetrachloroethene (ug/kg)  
ND No Detect

SCALE = 1"=20'

TITLE <b>SOIL CHEMISTRY RESULTS</b>				<p><b>ALPHA TERRA</b> SCIENCE</p>	
SITE <b>SCHURE DRYCLEANING RIPON, WI</b>					
REV	DATE	DESCRIPTION	APP'D	DATE	FILE CODE
		DERF SITE INVESTIGATION		12/22/2011	Base Map.dwg
				DRAWN BY	<b>FIGURE 5</b>
				KAE	



### LEGEND

- HA-2 ● HAND AUGER BORING
- GP-7 ● GEOPROBE BORING
- MW-101 ⊕ NR141 MONITORING WELL
- VP-1 ▲ VAPOR PROBE
- ▲ Vapor Mitigation Extraction Point - exhaust through roof

SCALE = 1"=20'

**E OSHKOSH STREET**

MONITORING WELL MW-10 and MW-10A  
APPROXIMATELY 150' TO SOUTHEAST

TITLE:		<b>CAP &amp; VAPOR MITIGATION LAYOUT</b>	
SITE:		<b>SCHURE DRYCLEANING RIPON, WI</b>	
REV	DATE	DESCRIPTION	APPROVED
		DERF SITE INVESTIGATION	
		DATE:	FILE CODE:
		12/2/2011	Basso Map.dwg
		DRAWN BY:	FIGURE 10
		KAE	



2011

**CAP AND  
VAPOR MITIGATION SYSTEM  
MAINTENANCE PLAN**

December 5, 2011

Property Located at:

454 E. Oshkosh St., Ripon, WI 54971

WDNR BRRTS #s: 02-20-552125

Legal Description: A part of Lot number Two (2) of the SE ¼ of Section Sixteen (16) in Township 16 North, of Range 14 East, City of Ripon, Wisconsin, described as follows:

Newton's Resurvey Lot 1 CSM # 6976-49-82, Loc in Lot 2 of E ½ SE ¼ (V574-608)  
0.347 Acres

Parcel ID #: RIP-16-14-16-16-020-11

City of Ripon, Fond du Lac County, Wisconsin

**Introduction**

This document is the Maintenance Plan for a pavement and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code.

The maintenance activities relate to the existing buildings and paved surfaces over the contaminated groundwater plume and soil on-site. It also includes requirements for inspection and continued operation of the existing subslab vapor mitigation system. The vapor mitigation system consists of a subfloor extraction point and a powered fan that withdraws air from beneath the 454 E. Oshkosh Street building.

More site-specific information about this property may be found in:

- The case file in the DNR Northeast Region Plymouth Service Center office
- BRRTS on the Web (DNR's internet-based data base of contaminated sites at <http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do>)
- GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrmaps.wisconsin.gov/imf/imfApplyTheme.jsp?index=1> and

- The DNR Project Manager for this site in Fond du Lac County, currently Ms. Chris Lilek at (920) 892-8756

### **Description of Contamination**

Soil contaminated by tetrachloroethene is located beneath the northwest building floor and surrounding area on the 454 E. Oshkosh Street former dry cleaning facility. The soil contamination is present at a depth of approximately 0.3 to 20 feet below grade and extends to the surface of the bedrock at the property boundaries to the northwest. Based on the presence of slightly contaminated soil at depths of 13 to 20 feet below grade at the property boundary, it is likely this deep soil contamination extends off-site to the properties to the north (524 Vermont Street) and west (434 E. Oshkosh Street) (Figure 5). Contaminated soil is not known to be present beneath the eastern building floor or the asphalt parking lot to the east.

Groundwater contaminated by tetrachloroethene is located at the water table surface at a depth of approximately 24 to 29 feet below grade on the 454 E. Oshkosh Street / 524 Vermont Street commercial property. Groundwater contamination also is expected to extend beneath the two adjacent properties to the north (524 Vermont Street) and west (434 E. Oshkosh Street). The extent and concentration of contaminated groundwater is displayed on Figure 6.

### **Description of the Cover and Vapor Mitigation System to be Maintained**

The locations of the paved surfaces or other impervious barriers to be maintained in accordance with this Maintenance Plan are identified on Figure 10, and include the concrete floor of the western building (454 E. Oshkosh Street) and the surrounding grass surfaces.

The grass surfaces and building over the contaminated soil serve as a partial infiltration barrier to minimize additional soil-to-groundwater contaminant migration that could further violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. The impervious cover over the contaminated soil also serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

The vapor mitigation system layout is shown on Figure 10 and consists of a 4-inch pipe that was plumbed to a vapor port beneath the 454 E. Oshkosh St. building subfloor, near the location of the former dry cleaning machine. The pipe is connected to an operating electric fan that withdraws air from the subfloor and exhausts the air directly outside through the roof. The fan serves to prevent the migration into the building of subfloor air that may contain tetrachloroethene or degradation products.

### **Annual Inspections**

The grass cover and building floor overlying the contaminated soil and groundwater plumes as depicted on Figures 5, 6, and 10 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks, erosion channels, and other potential problems that may allow additional direct contact or infiltration of precipitation through the underlying contaminated material. The inspections will be performed by the property owner to evaluate any damage due to settling, exposure to the weather, wear from traffic, increasing age, or other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit A, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log shall be kept on-site and presented to the Wisconsin Department of Natural Resources ("WDNR") upon request, unless otherwise directed in the case closure letter.

The vapor mitigation system components will also require annual inspection. The inspections will be performed by the property owner to evaluate fan operation and check for damage to the visible system components. Verification of fan operation, and any pipe or duct penetrations or leaking will be documented. If leaks are detected, or the fan is not operating, corrections will be made immediately to rectify the situation and keep the system operating properly.

A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Vapor Mitigation System Log. The log will document completed repairs. A copy of the inspection log shall be kept on-site and presented to the Wisconsin Department of Natural Resources ("WDNR") upon request, unless otherwise directed in the case closure letter.

### **Maintenance Activities**

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

In the event the paved surfaces overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

If problems are noted during the annual inspections of the vapor mitigation system or at any other time during the year, repairs will be completed as soon as possible to minimize the potential for exposure of building occupants to the subfloor vapors. If fan failure occurs, the fan must be replaced and operation of the vapor mitigation system must continue. If desired at some point in the future, the vapor mitigation system may be able to be converted to a passive vent without a powered fan. Testing to document maintenance of the indoor air quality would be necessary before permanent conversion to a passive system would be permitted.

The property owner, in order to maintain the integrity of the paved surfaces and operation of the vapor mitigation system, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

#### **Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap**

The following activities are prohibited on any portion of the property where pavement is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

#### **Amendment or Withdrawal of Maintenance Plan**

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

#### **Contact Information**

Current as of December 5, 2011

Site Owner: Schure's Laundry and Dry Cleaning  
454 E. Oshkosh Street, PO Box 161  
Ripon, WI 54971  
(920) 748-3160  
Attn: Ms. Geraldine Schure

Consultant: Alpha Terra Science  
1237 Pilgrim Road  
Plymouth, WI 53073  
(920) 892-2444  
Attn: Mr. Kendrick Ebbott

WDNR: Wisconsin Department of Natural Resources  
1155 Pilgrim Road  
Plymouth, WI 53073  
(920) 892-8756  
Attn: Ms. Chris Lilek, Hydrogeologist, RR Program

Attachments: Exhibit A: Barrier Inspection and Maintenance Log  
Exhibit B: Vapor Mitigation System Inspection and Maintenance Log  
Figure 5: Soil Chemistry Results  
Figure 6: Groundwater Chemistry Results  
Figure 10: Cap & Vapor Mitigation Layout

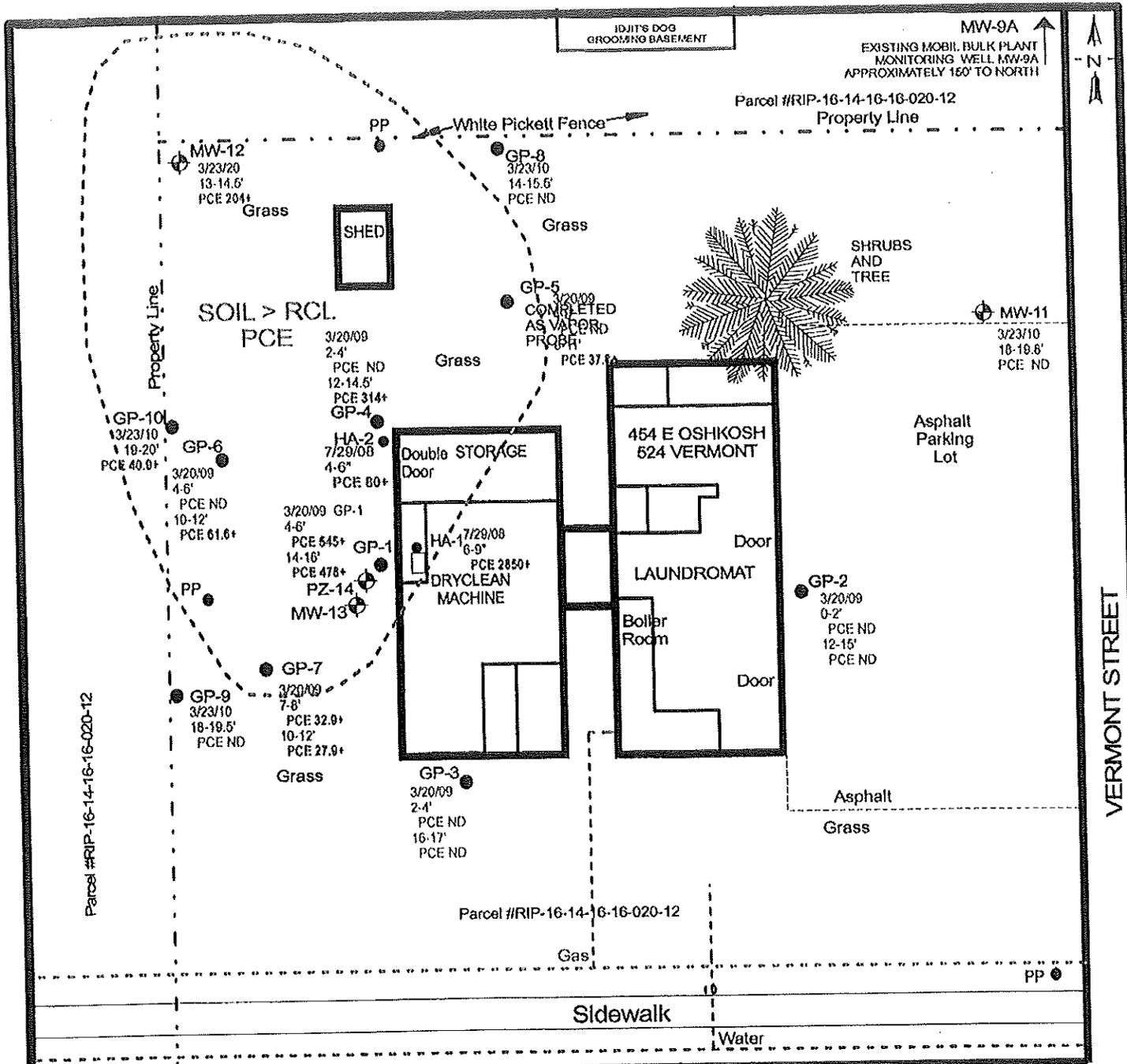




## Description of Soil Performance Cover System Used

The soil performance cover system consists of two elements, a vegetative grass barrier and the existing building structure. The use of the cover system, whether vegetative or concrete flooring beneath a building, serves two purposes. First, it eliminates the potential for direct contact with contaminated soils, protecting human health. Secondly, the cap inhibits infiltration and the potential migration pathway of contaminants from the soil into the groundwater.

The entire area that will be capped is currently covered with concrete or grass. A map showing the areas where caps will be maintained is included in the following Cap Maintenance Plan, and includes the area of residual soil contamination. The eastern asphalt parking lot located adjacent to Vermont Street, and the eastern building concrete floor are not part of the required barrier, as residual soil contamination is not known to be present beneath these structures.



Parcel #RIP-16-14-16-16-020-12

Parcel #RIP-16-14-16-16-020-12  
Property Line

Parcel #RIP-16-14-16-16-020-12

VERMONT STREET

E OSHKOSH STREET

MOBIL BULK PLANT  
MONITORING WELL MW-10 and MW-10A  
APPROXIMATELY 150' TO SOUTHEAST

### LEGEND

- HA-2 ● HAND AUGER BORING
- GP-7 ● GEOPROBE BORING
- MW-101 ⊕ NR141 MONITORING WELL
- VP-1 ▲ VAPOR PROBE

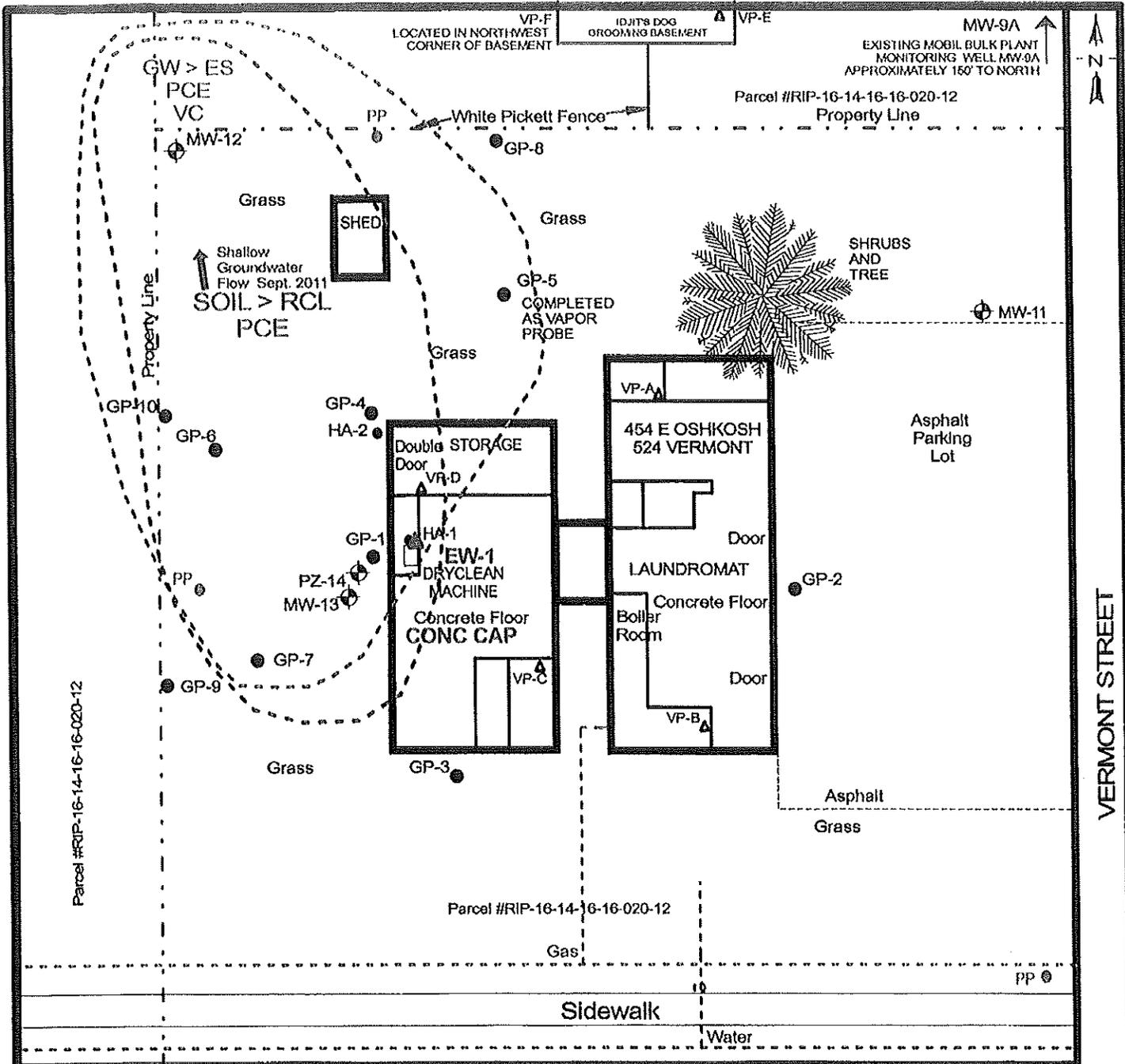
3/20/09 Sample Date  
4-6' Soil Sample Depth  
PCE 80 Tetrachloroethene (ug/kg)  
ND No Detect

SCALE = 1"=20'

TITLE		SOIL CHEMISTRY RESULTS	
SITE		SCHURE DRYCLEANING RIPON, WI	
REV	DATE	DESCRIPTION	APP'D
		DERF SITE INVESTIGATION	
DATE		12/22/2011	FILE CODE
DRAWN BY		KAE	Base Map.dwg
			FIGURE 5

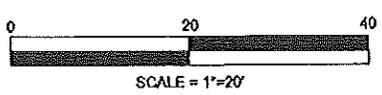






**LEGEND**

- HA-2 ● HAND AUGER BORING
- GP-7 ● GEOPROBE BORING
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- ▲ Vapor Mitigation Extraction Point - exhaust through roof



E OSHKOSH STREET

MONITORING WELL MW-10 and MW-10A APPROXIMATELY 150' TO SOUTHEAST

TITLE:		CAP & VAPOR MITIGATION LAYOUT		
SITE:		SCHURE DRYCLEANING RIPON, WI		
REV	DATE	DESCRIPTION	APPROVED	DATE: 12/2/2011 FILE CODE: Baso Map 01 DRAWN BY: KAE
		DERF SITE INVESTIGATION		FIGURE 10



SOURCE  
PROPERTY

January 7, 2013

Mr. Jack Altwies  
524 Vermont St.  
Ripon, WI 54971

**SUBJECT:** Continuing Obligations and Property Owner Requirements for 440 Vermont St., Ripon, WI  
Parcel Identification Number: RIP-16-14-16-16-020-12  
Final Case Closure for Schure's Laundry, 454 E. Oshkosh, ST, Ripon, WI  
WDNR BRRTS Activity #: 02-20-552125

Dear Mr. Altwies:

The purpose of this letter is to notify you that certain continuing obligations apply to the property at 440 Vermont St. (mailing address: 524 Vermont St.), Ripon, WI, (referred to in this letter as the "Property") due to contamination remaining on the Property. A legal description for the property is attached. The continuing obligations are part of the cleanup and case closure approved for the above referenced case, located at 454 E. Oshkosh St., Ripon, WI. (The case is referenced by the location of the source property, i.e. the property where the original discharge occurred, prior to contamination migrating to the Property.) The continuing obligations that apply to the Property are stated as conditions in the attached closure approval letter, and are consistent with s. 292.12, Wis. Stats., and ch. NR 700, Wis. Adm. Code, rule series. They are meant to limit exposure to any remaining environmental contamination at the Property. These continuing obligations will also apply to future owners of the Property, until the conditions no longer exist at the Property.

It is common for properties with approved cleanups to have continuing obligations as part of cleanup/closure approvals. Information on continuing obligations on properties is shown on the Internet at [dnrmaps.wi.gov/imf/imf.jsp?site=brrts2](http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2). How to find further information about the closure and residual contamination for this site can be located at [dnr.wi.gov/topic/Brownfields/clean.html](http://dnr.wi.gov/topic/Brownfields/clean.html).

The Department reviewed and approved the case closure request regarding the dry cleaning solvents in soil, groundwater and indoor air at this site, based on the information submitted by Alpha Terra Science. As required by state law, you received notification about the requested closure from the person conducting the cleanup. No further investigation or cleanup is required at this time. However, the closure decision is conditioned on the long-term compliance with certain continuing obligations, as described below.

#### Continuing Obligations Applicable to Your Property

A number of continuing obligations are described in the attached case closure letter to Geraldine Schure, dated November 2, 2012. However, only the following continuing obligations apply to your Property.

- 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.
- A vapor mitigation system must be operated and maintained, and inspections must be documented.

#### Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present on this Property, as shown on the attached map. You, as an affected property owner, were notified of the presence of groundwater contamination. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

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

Soil contamination remains on the Property as indicated on the attached map. If soil in the specific locations described above is excavated in the future, the Property owner at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the Property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

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

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

Soil vapor beneath the building contains chlorinated VOCs at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building on the Property. The vapor mitigation system, installed in December 2011, must be operated, maintained and inspected in accordance with the discovery of a malfunction. A copy of the Vapor Mitigation System Maintenance Plan is attached. Annual inspections and any system repairs must be documented in the inspection log. The inspection log shall be kept up-to-date and with the property records. Submit the inspection log to the DNR only upon request.

GIS Registry – Well Construction Approval Needed

Because of the residual soil and groundwater contamination and the continuing obligations, this site, which includes your Property, will be listed on the Department's internet accessible GIS Registry, at [dnrmaps.wi.gov/imf/imf.jsp?site=brrts2](http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2). If you intend to construct or reconstruct a well on the Property, you will need to get 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. A well driller can help with this form. This form can be obtained on-line at [dnr.wi.gov/topic/wells/documents/3300254.pdf](http://dnr.wi.gov/topic/wells/documents/3300254.pdf). If at some time, all these continuing obligations are fulfilled, and the remaining contamination is either removed or meets applicable standards, you may request the removal of the Property from the GIS Registry.

Property Owner Responsibilities

The owner (you and any subsequent property owner) of this Property is responsible for compliance with these continuing obligations, pursuant to s. 292.12, Wis. Stats. You are strongly encouraged to pass on the information about these continuing obligations to anyone who purchases this property from you (i.e. pass on this letter). For residential property transactions, you are required to make disclosures under Wis. Stats. s. 709.02. You may have additional obligations to notify buyers of the condition of the property and the continuing obligations set out in this letter and the closure letter.

Please be aware that failure to comply with the continuing obligations may result in enforcement action by the Department. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with referenced maintenance plans, are met.

These responsibilities are the property owner's. A property owner may enter into a legally binding agreement (such as a contract) with someone else (the person responsible for the cleanup) to take responsibility for compliance with the continuing obligations. If the person with whom any property owner has an agreement fails to adequately comply with the

appropriate continuing obligations, the Department has the authority to require the property owner to complete the necessary work.

A legal agreement between you and another party to carry out any of the continuing obligations listed in this letter does not automatically transfer to a new owner of the property. If a subsequent property owner cannot negotiate a new agreement, the responsibility for compliance with the applicable continuing obligations resides with that Property owner.

When maintenance of a continuing obligation is required, the Property owner is responsible for inspections, repairs, or replacements as needed. Such actions should be documented by the Property owner and the records kept accessible for the Department to review for as long as the Department directs.

You and any subsequent Property owners are responsible for notifying the Department, and obtaining approval, before making any changes to the property that would affect the obligations applied to the Property. Send all written notifications in accordance with the above requirements to Diane Hansen, Green Bay Service Center, 2984 Shawano Avenue, Green Bay, WI 54313-6727 to the attention of Diane Hansen, RR Environmental Program Coordinator.

The following DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection" has been included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at [dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf](http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf).

Under s. 292.13, Wis. Stats., owners of properties affected by contamination from another property are generally exempt from investigating or cleaning up a hazardous substance discharge that has migrated onto a property from another property, through the soil, groundwater or sediment pathway. However, the exemption under s. 292.13, Wis. Stats., does not exempt the property owner from the responsibility to maintain a continuing obligation placed on the property in accordance with s. 292.12, Wis. Stats. To maintain this exemption, that statute requires the current property owner and any subsequent property owners, to meet the conditions in the statute, including:

- Granting reasonable access to DNR or responsible party, or their contractors;
- Avoiding interference with response actions taken; and
- Avoiding actions that make the contamination worse (e.g., demolishing a structure and causing or worsening the discharges to the environment).

The Department appreciates your efforts. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Kathy Sylvester at (920) 424-0399.

Sincerely,



Roxanne N. Chronert, Team Supervisor  
Northeast Region Remediation & Redevelopment Program

Attachments: Legal Description  
Location Map  
Closure Letter - *excluded from this copy*  
Vapor Mitigation System Maintenance Plan  
Figure 5 Soil Chemistry Results  
Figure 6 Groundwater Chemistry Results Sept 22, 2011  
DNR Fact Sheet, RR819, "Continuing Obligations for Environmental Protection" - *excluded from this copy*

cc: Geraldine Schure - P.O. Box 161, Ripon, WI 54971  
Ken Ebbott - Alpha Terra Science (electronic copy)  
NER Case Files



January 7, 2013

OFF-SOURCE  
A  
PROPERTY

Mr. Jack Altwies  
524 Vermont St.  
Ripon, WI 54971

SUBJECT: Continuing Obligations and Property Owner Requirements for 440 Vermont St., Ripon, WI  
Parcel Identification Number: RIP-16-14-16-16-020-12  
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#### Property Owner Responsibilities

The owner (you and any subsequent property owner) of this Property is responsible for compliance with these continuing obligations, pursuant to s. 292.12, Wis. Stats. You are strongly encouraged to pass on the information about these continuing obligations to anyone who purchases this property from you (i.e. pass on this letter). For residential property transactions, you are required to make disclosures under Wis. Stats. s. 709.02. You may have additional obligations to notify buyers of the condition of the property and the continuing obligations set out in this letter and the closure letter.

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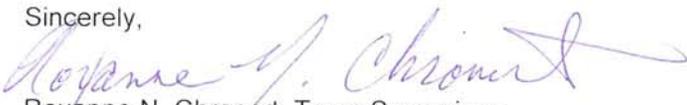
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- Avoiding interference with response actions taken; and
- Avoiding actions that make the contamination worse (e.g., demolishing a structure and causing or worsening the discharges to the environment).

The Department appreciates your efforts. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Kathy Sylvester at (920) 424-0399.

Sincerely,



Roxanne N. Chronert, Team Supervisor  
Northeast Region Remediation & Redevelopment Program

Attachments:    Legal Description  
                          Location Map  
                          Closure Letter  
                          Vapor Mitigation System Maintenance Plan  
                          Figure 5 Soil Chemistry Results  
                          Figure 6 Groundwater Chemistry Results Sept 22, 2011  
                          DNR Fact Sheet, RR819, "Continuing Obligations for Environmental Protection"

cc:            Geraldine Schure – P.O. Box 161, Ripon, WI 54971  
               Ken Ebbott – Alpha Terra Science (electronic copy)  
               NER Case Files



January 7, 2013

OFF-SOURCE  
B  
PROPERTY

Mr. Michael Krause  
W510 McConnell Rd.  
Ripon, WI 54971

SUBJECT: Continuing Obligations and Property Owner Requirements for 434 E. Oshkosh St., Ripon, WI  
Parcel Number: RIP-16-14-16-16-020-08  
Final Case Closure for Schure's Laundry, 454 E. Oshkosh, St, Ripon, WI  
WDNR BRRTS Activity #: 02-20-552125

Dear Mr. Altwies:

The purpose of this letter is to notify you that certain continuing obligations apply to the property at 434 E. Oshkosh St., Ripon, WI, (referred to in this letter as the "Property") due to contamination remaining on the Property. The continuing obligations are part of the cleanup and case closure approved for the above referenced case, located at 454 E. Oshkosh St., Ripon, WI. (The case is referenced by the location of the source property, i.e. the property where the original discharge occurred, prior to contamination migrating to the Property.) The continuing obligations that apply to the Property are stated as conditions in the attached closure approval letter, and are consistent with s. 292.12, Wis. Stats., and ch. NR 700, Wis. Adm. Code, rule series. They are meant to limit exposure to any remaining environmental contamination at the Property. These continuing obligations will also apply to future owners of the Property, until the conditions no longer exist at the Property.

It is common for properties with approved cleanups to have continuing obligations as part of cleanup/closure approvals. Information on continuing obligations on properties is shown on the Internet at [dnrmaps.wi.gov/imf/imf.jsp?site=brrts2](http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2). How to find further information about the closure and residual contamination for this site can be located at [dnr.wi.gov/topic/Brownfields/clean.html](http://dnr.wi.gov/topic/Brownfields/clean.html).

The Department reviewed and approved the case closure request regarding the dry cleaning solvents in soil, groundwater and indoor air at this site, based on the information submitted by Alpha Terra Science. As required by state law, you received notification about the requested closure from the person conducting the cleanup. No further investigation or cleanup is required at this time. However, the closure decision is conditioned on the long-term compliance with certain continuing obligations, as described below.

#### Continuing Obligations Applicable to Your Property

A number of continuing obligations are described in the attached case closure letter to Geraldine Schure, dated November 2, 2012. However, only the following continuing obligations apply to your Property.

- 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.

#### Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present on this Property, as shown on the attached map. You, as an affected property owner, were notified of the presence of groundwater contamination. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

OFF-SOURCE  
B  
PROPERTY

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

Soil contamination remains on the Property as indicated on the attached map. If soil in the specific locations described above is excavated in the future, the Property owner at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the Property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

GIS Registry – Well Construction Approval Needed

Because of the residual soil and groundwater contamination and the continuing obligations, this site, which includes your Property, will be listed on the Department's internet accessible GIS Registry, at [dnrmaps.wi.gov/imf/imf.jsp?site=brrts2](http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2). If you intend to construct or reconstruct a well on the Property, you will need to get 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. A well driller can help with this form. This form can be obtained on-line at [dnr.wi.gov/topic/wells/documents/3300254.pdf](http://dnr.wi.gov/topic/wells/documents/3300254.pdf). If at some time, all these continuing obligations are fulfilled, and the remaining contamination is either removed or meets applicable standards, you may request the removal of the Property from the GIS Registry.

Property Owner Responsibilities

The owner (you and any subsequent property owner) of this Property is responsible for compliance with these continuing obligations, pursuant to s. 292.12, Wis. Stats. You are strongly encouraged to pass on the information about these continuing obligations to anyone who purchases this property from you (i.e. pass on this letter). For residential property transactions, you are required to make disclosures under Wis. Stats. s. 709.02. You may have additional obligations to notify buyers of the condition of the property and the continuing obligations set out in this letter and the closure letter.

Please be aware that failure to comply with the continuing obligations may result in enforcement action by the Department. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with referenced maintenance plans, are met.

These responsibilities are the property owner's. A property owner may enter into a legally binding agreement (such as a contract) with someone else (the person responsible for the cleanup) to take responsibility for compliance with the continuing obligations. If the person with whom any property owner has an agreement fails to adequately comply with the appropriate continuing obligations, the Department has the authority to require the property owner to complete the necessary work.

A legal agreement between you and another party to carry out any of the continuing obligations listed in this letter does not automatically transfer to a new owner of the property. If a subsequent property owner cannot negotiate a new agreement, the responsibility for compliance with the applicable continuing obligations resides with that Property owner.

When maintenance of a continuing obligation is required, the Property owner is responsible for inspections, repairs, or replacements as needed. Such actions should be documented by the Property owner and the records kept accessible for the Department to review for as long as the Department directs.

You and any subsequent Property owners are responsible for notifying the Department, and obtaining approval, before making any changes to the property that would affect the obligations applied to the Property. Send all written notifications in accordance with the above requirements to Diane Hansen, Green Bay Service Center, 2984 Shawano Avenue, Green Bay, WI 54313-6727 to the attention of Diane Hansen, RR Environmental Program Coordinator.

The following DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection" has been included with this

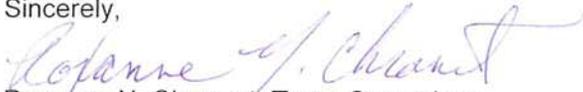
letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at [dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf](http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf).

Under s. 292.13, Wis. Stats., owners of properties affected by contamination from another property are generally exempt from investigating or cleaning up a hazardous substance discharge that has migrated onto a property from another property, through the soil, groundwater or sediment pathway. However, the exemption under s. 292.13, Wis. Stats., does not exempt the property owner from the responsibility to maintain a continuing obligation placed on the property in accordance with s. 292.12, Wis. Stats. To maintain this exemption, that statute requires the current property owner and any subsequent property owners, to meet the conditions in the statute, including:

- Granting reasonable access to DNR or responsible party, or their contractors;
- Avoiding interference with response actions taken; and
- Avoiding actions that make the contamination worse (e.g., demolishing a structure and causing or worsening the discharges to the environment).

The Department appreciates your efforts. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Kathy Sylvester at (920) 424-0399.

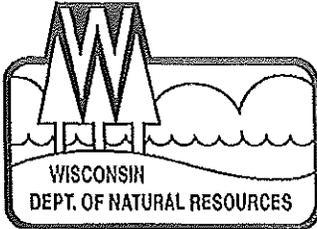
Sincerely,



Roxanne N. Chronert, Team Supervisor  
Northeast Region Remediation & Redevelopment Program

Attachments:    Location Map  
                          Closure Letter  
                          Figure 5 Soil Chemistry Results  
                          Figure 6 Groundwater Chemistry Results Sept 22, 2011  
                          DNR Fact Sheet, RR819, "Continuing Obligations for Environmental Protection"

cc:            Geraldine Schure – P.O. Box 161, Ripon, WI 54971  
                  Ken Ebbott – Alpha Terra Science (electronic copy)  
                  NER Case Files



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor  
Cathy Stepp, Secretary  
Bruce Urban, Regional Air & Waste Leader

Plymouth Service Center  
1155 Pilgrim Rd  
Plymouth, Wisconsin 53073  
Phone (920) 892-8766  
Fax (920) 892-6638

October 3, 2012

Schure's Laundry & Dry Cleaning  
Attn Geraldine Schure  
PO Box 161  
Ripon, WI 54971

**SUBJECT: Conditional Closure Decision,**  
With Requirements to Achieve Final Closure  
Schure's Laundry and Dry Cleaning Facility  
454 E. Oshkosh Street, Ripon, WI BRRTS #: 02-20-552125

Dear Mrs. Schure:

On October 3, 2012, the Northeast Regional (NER) Closure Committee reviewed your request for closure of the case described above. The NER Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the NER Closure Committee has determined that the chlorinated solvents (cVOCs) contamination on the site from the former dry cleaning machine located at the property appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

**MONITORING WELL ABANDONMENT**

The monitoring wells at the site must be properly abandoned in accordance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Christine Lilek – Plymouth DNR Service Center, 1155 Pilgrim Rd, Plymouth, WI 53073- on Form 3300-005, found at <http://dnr.wi.gov/org/water/dwg/forms/3300005.pdf> or provided by the Department of Natural Resources.

Alliance Laundry Systems, LLC (Ripon, Wisconsin) needs to sample the groundwater from MW 10, before this well can be abandoned. Please have your consultant coordinate with their consultant Jim Rabideau, Bay Environmental Strategies, Inc. at (920) 347-2236, before abandoning MW10.

When the above condition has been satisfied, please submit the appropriate documentation (for example, well abandonment forms, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed.

Conditional Closure Decision,  
With Requirements to Achieve Final Closure  
Schure's Laundry and Dry Cleaning Facility  
454 E. Oshkosh Street, Ripon, WI BRRTS #: 02-20-552125  
October 3, 2012

Page: 2 of 2

Your site will be listed on the DNR's Remediation and Redevelopment GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry.

To review the site on the GIS Registry web page, visit the RR Sites Map page at:  
<http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2> .

#### CONTINUING OBLIGATIONS AND RESPONSIBILITIES

As part of the approval of the closure of this case, you and future owners will be responsible for maintaining the following continuing obligations: building and lawn maintenance, and the vapor mitigation system at the facility. In the final closure approval, you or future owners will also be required to conduct annual inspections. Documentation of the inspection will be required to be kept with the owner's property records.

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.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 892-8756, extension 3025.

Sincerely,

*Christine F Lilek*

Christine F. Lilek, Hydrogeologist  
Remediation & Redevelopment Program

cc: Case File – PLY  
Ken Ebbott/ATI (via email)

DOCUMENT NO. 227125

VOL 574 PAGE 608

WARRANTY DEED STATE OF WISCONSIN FORM 9

THIS SPACE RESERVED FOR RECORDING DATA

THIS INDENTURE, Made by: EVERETT W. POTTER, a single man

of Fond du Lac County, Wisconsin, hereby conveys and warrants to SCHURE'S AUTO BODY SHOP, INC, a Wisconsin corporation

grantee of Fond du Lac County, Wisconsin, for the sum of Ten Dollars and other good and valuable considerations Dollars.

the following tract of land in Fond du Lac County, State of Wisconsin:

A part of Lot number Two (2) of the Southeast Quarter (SE 1/4) of Section Sixteen (16), in Township Sixteen (16) North, of Range Fourteen (14) East, City of Ripon, Wisconsin described as follows:

Commencing at a point on the North line of East Oshkosh Street lying 231 feet East of the Southwest corner of Lot 2, thence East along the said North line of Oshkosh Street, 121.98 feet, thence North and parallel to the East line of said Lot 2, 280.5 feet, thence West and parallel to the North line of Oshkosh Street 187.98 feet, thence South parallel to the West line of said Lot 2, 148.50 feet, thence East parallel to the North line of Oshkosh Street 66 feet, thence South parallel to the West line of said Lot 2, 132 feet to the place of beginning.



REVENUE STAMPS CANCELLED

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

In Witness Whereof, the said grantor... has hereunto set his hand and seal this 31 day of October, A. D., 1967.

SIGNED AND SEALED IN PRESENCE OF

Robert C. Born, Stanley R. Benkoski

Everett W. Potter (SEAL)

(SEAL)

(SEAL)

(SEAL)

State of Wisconsin, Fond du Lac County, Personally came before me, this 31 day of October, A. D., 1967, the above named Everett W. Potter, a single man

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

THIS INSTRUMENT WAS DRAFTED BY:

Robert C. Born



Notary Public, Fond du Lac County, Wis. My commission (XXXX) (is) permanent.

*Patricia Kraus*

PATRICIA KRAUS  
REGISTER OF DEEDS  
FOND DU LAC COUNTY  
Fee Amount: \$115.00



### RIPON LAND SURVEYING

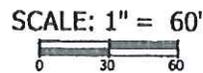
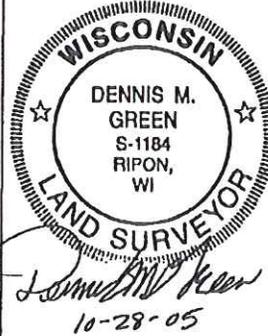
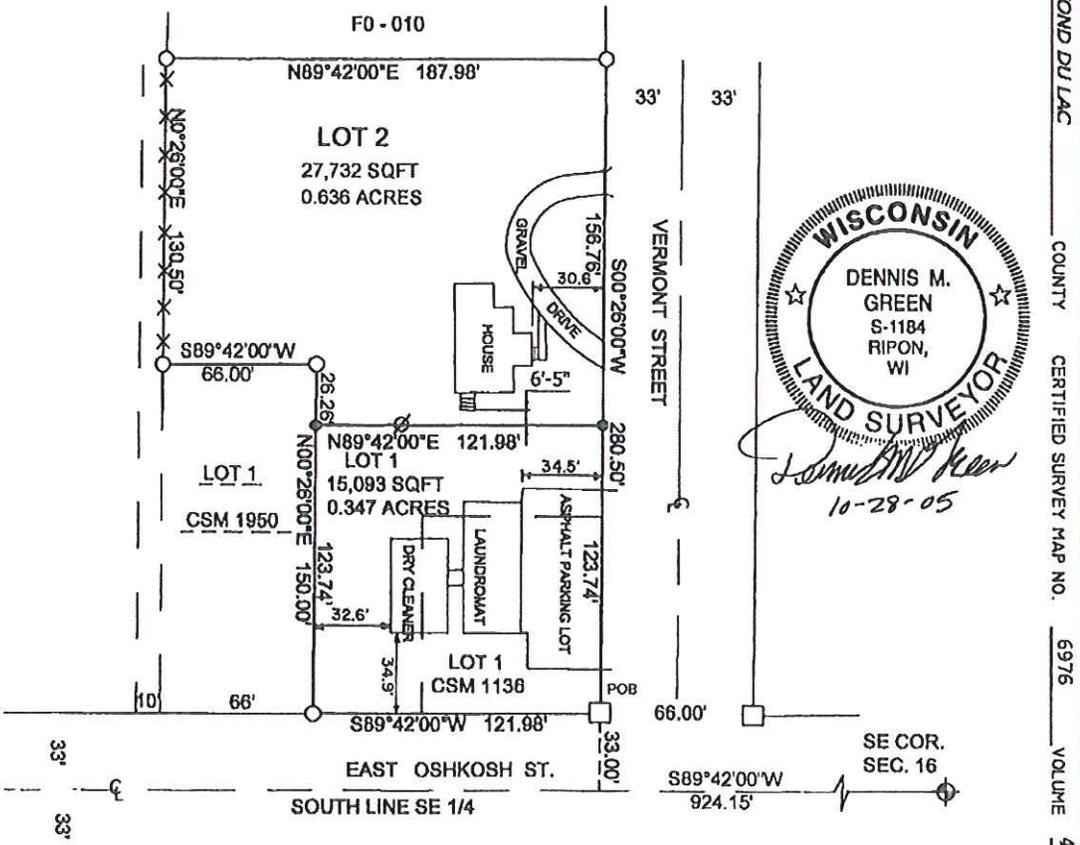
Division of D.H. Green & Associates, Inc.  
827 W. Fond du Lac St.  
P.O. Box 386  
Ripon, Wisconsin 54971  
Phone/Fax: (920) 748-9696

## CERTIFIED SURVEY MAP

OWNER: MARVIN SCHURE PRESIDENT, SCHURES, INC.  
P.O. BOX 161  
RIPON, WI 54971

VOLUME 49 CERTIFIED SURVEY MAPS  
PAGES 82 - 82A - 82B

CERTIFIED SURVEY MAP FOR MARVIN SCHURE INCLUDING CSM NUMBER 1136 AND LOCATED IN LOT 2 OF THE EAST HALF OF THE SE 1/4 OF SECTION 16, T.16N., R.14E., CITY OF RIPON, FOND DU LAC COUNTY, WISCONSIN.



- LEGEND**
- ⊕ SECTION CORNER MONUMENT
  - ⊕ ALUM. CAP FOUND
  - 2" DIA. IRON PIPE FOUND
  - 1" DIA. IRON PIPE FOUND
  - 3/4" X 24" IRON REBAR
  - 1.50 LB/FT SET
  - X FENCE
  - ⊗ POWER POLE



- RESIDENCE DISTRICT 3 SETBACKS**
- FRONT 25'
  - REAR 30'
  - SIDE 15' MULTIPLE FAMILY
  - 6' SINGLE FAMILY

BEARINGS REFERENCED TO THE SOUTH  
LINE OF CSM 1136 RECORDED AS S89°42'00"W.

FOND DU LAC COUNTY CERTIFIED SURVEY MAP NO. 6976 VOLUME 49 PAGE 82

FIGURE 1A



# RIPON LAND SURVEYING

W. Fond du Lac St.  
P.O. Box 386  
Ripon, Wisconsin 54971  
Phone (920) 748-9696

# CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP FOR MARVIN SCHURE INCLUDING CERTIFIED SURVEY MAP NUMBER 1136 AND LOCATED IN PART OF LOT 2 OF THE EAST HALF OF THE SE¼ OF SECTION 16, T.16N., R.14E., CITY OF RIPON, FOND DU LAC COUNTY, WISCONSIN.

FOND DU LAC COUNTY CERTIFIED SURVEY MAP NO. 6976 VOLUME 49 PAGE 82A

### SURVEYOR'S CERTIFICATE

I, Dennis M. Green, Registered Land Surveyor in the State of Wisconsin, hereby certify that by the order of Marvin Schure, I have surveyed, divided, monumented and mapped lands including Certified Survey Map Number 1136 and located in part of Lot 2 of the East Half of the SE¼ of Section 16, T.16N., R.14E., City of Ripon, Fond du Lac County, Wisconsin being more particularly described as follows:

Commencing at the SE corner of said Section 16; thence S89°-42'-00"W along the centerline of Oshkosh St. being the South line of the SE¼ of said Section 16, 924.15 feet; thence N00°-26'-00"E, 33.00 feet to the SE corner of Certified Survey Map Number 1136 being the Point of Beginning; thence S89°-42'-00"W along the North line of Oshkosh St., 121.98 feet; thence N00°-26'-00"E along the East line of Certified Survey Map Number 1950, 150.00 feet; thence S89°-42'-00"W along the North line of Certified Survey Map Number 1950, 66.00 feet; thence N00°-26'-00"E, 130.50 feet; thence N89°-42'-00"E, 187.98 feet; thence S00°-26'-00"W along the West line of Vermont St., 280.50 feet to the Point of Beginning. Said parcel contains 42,825 square feet or 0.983 acres. All bearings referenced to the South line of Certified Survey Map Number 1136 recorded as S89°-42'-00"W.

I further certify that the within survey is a correct representation of the boundaries surveyed, divided, monumented and mapped and that I have fully complies with the provisions of Chapter 236.34 of the Wisconsin Statutes and that this survey is correct to the best of my knowledge and belief.

RIPON LAND SURVEYING  
Ripon, Wisconsin

Dennis M. Green, R.L.S. 1184  
Dated this 28<sup>th</sup> day of October, 2005



### RIPON PLANNING COMMISSION CERTIFICATE

Approved this 16<sup>th</sup> day of November, 2005. City of Ripon Planning Commission:

By:   
Chairman City Administrator



# RIPON LAND SURVEYING

W. Fond du Lac St.  
P.O. Box 386  
Ripon, Wisconsin 54971  
Phone (920) 748-9696

# CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP FOR MARVIN SCHURE INCLUDING CERTIFIED SURVEY MAP NUMBER 1136 AND LOCATED IN PART OF LOT 2 OF THE EAST HALF OF THE SE¼ OF SECTION 16, T.16N., R.14E., CITY OF RIPON, FOND DU LAC COUNTY, WISCONSIN.

FOND DU LAC COUNTY CERTIFIED SURVEY MAP NO. 6976 VOLUME 49 PAGE 82B

### OWNER'S CERTIFICATE

I, hereby certify that I have caused the land as described in the foregoing certificate of Dennis M. Green, surveyor, to be surveyed, divided and mapped as represented by this Certified Survey Map.

I further certify that this survey is required by Section 236.10 or 236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1) City of Ripon

WITNESS the hand and seal of Marvin Schure this 3rd day of November, 2005.

In presence of: Schuris Inc. Marvin Schure  
Marvin Schure, Owner

STATE OF WISCONSIN) SS  
FOND DU LAC COUNTY)

Personally came before me this 3rd day of November, 2005, the above named Marvin Schure to me known to be the person who executed the foregoing instrument and acknowledged the same.

Patricia A. Green  
Wisconsin Notary Public  
My commission expires 04/26/09



**Legal Description of Property**

Parcel #: **RIP-16-14-16-16-020-11**

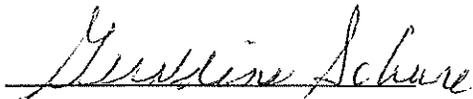
Address: **454 Oshkosh Street**

**Legal Description: A part of Lot number Two (2) of the E ½ of the SE ¼ (V574-608) of Section Sixteen (16) in Township 16 North, of Range 14 East, City of Ripon, Fond du Lac County, Wisconsin, described as follows:**

**Newton's Resurvey Lot 1 CSM # 6976, as recorded in Volume 49 of Certified Survey Maps on Pages 82, 82A & 82B, as Document No. 860850, Measuring 0.347 Acres**

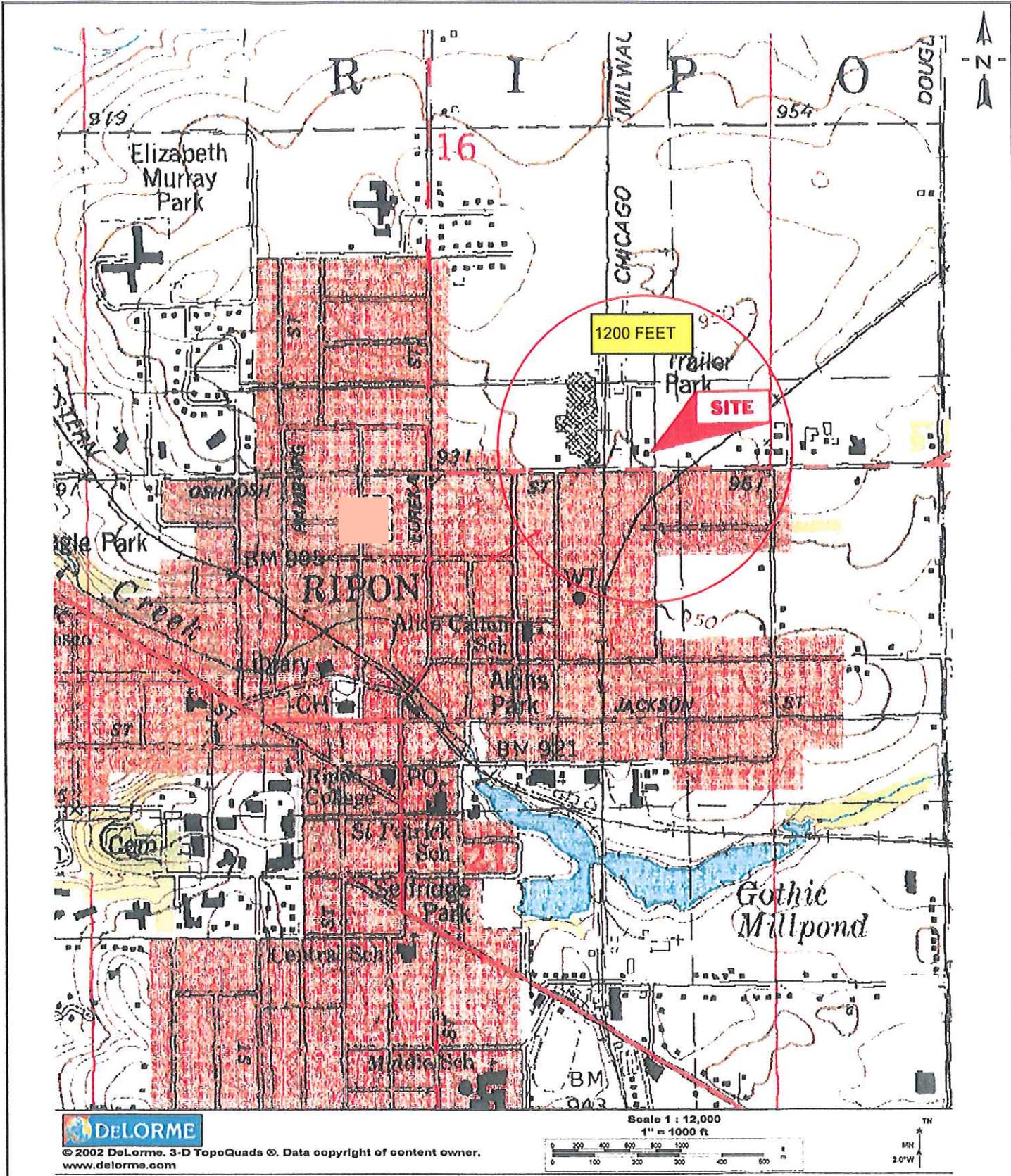
December 6, 2011

As a representative for the responsible party for the soil and groundwater contamination at the Schure's Laundry & Dry Cleaning Facility, I believe that the attached legal description describes the property that is within, or partially within, the contaminated site boundary.

A handwritten signature in cursive script, reading "Geraldine Schure", written over a horizontal line.

Ms. Geraldine Schure

Schure's Laundry & Dry Cleaning

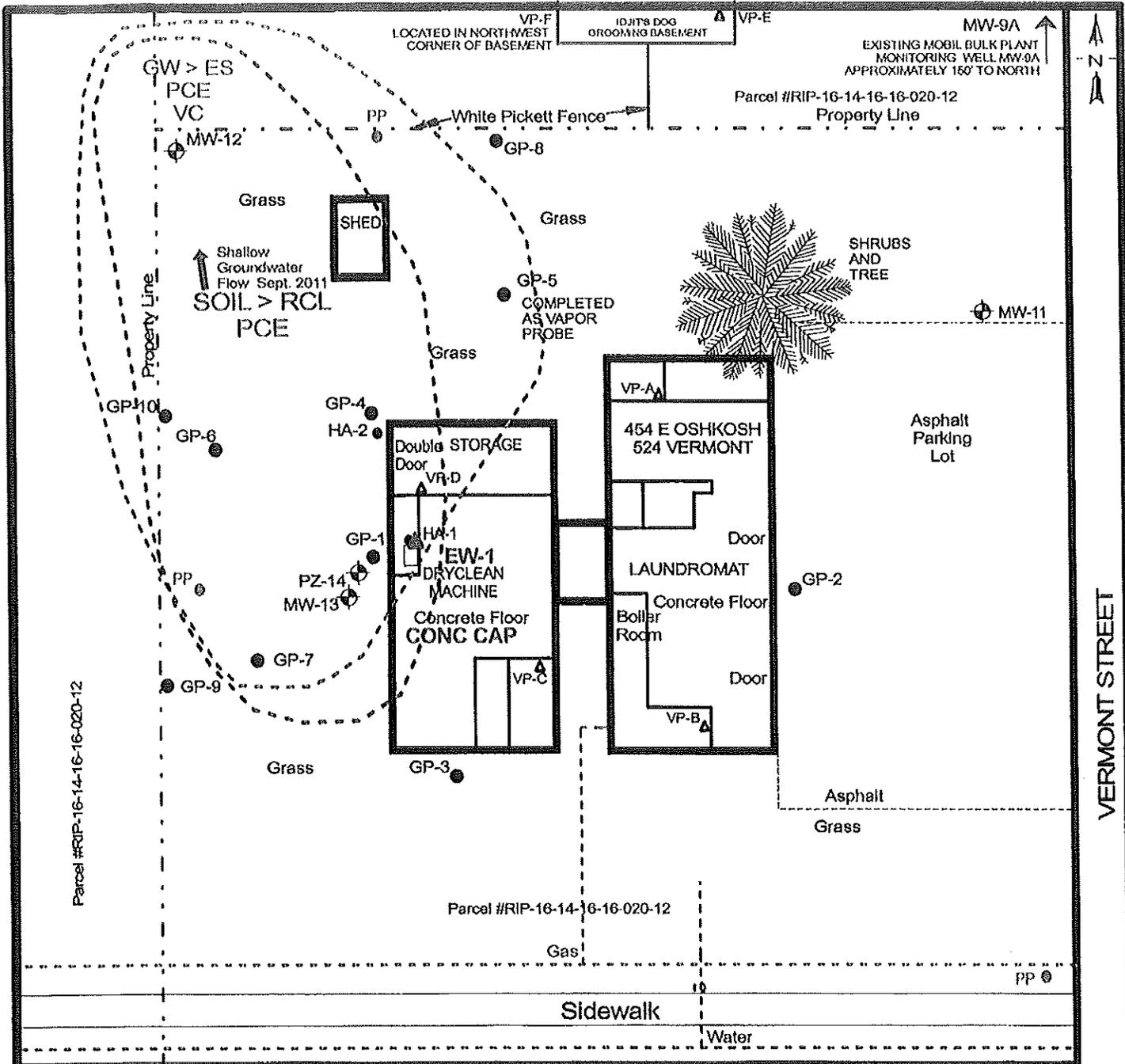


BASE MAP DeLorme 3-D TopoQuads, 2002, from USGS 75' Quad

SITE LOCATION AND LOCAL TOPOGRAPHY		
Schures Laundry and Dry Cleaning, Ripon, WI		
DATE	DESCRIPTION	APPROV
SCALE: 1" = 1000'		

**ALPHA TERRA**  
 SCIENCE

DATE: 9/29/08      DWG #: s1a location.sif  
 APPROVED: KAE      **FIGURE 1**



### LEGEND

- HA-2 ● HAND AUGER BORING
- GP-7 ● GEOPROBE BORING
- MW-101 ⊕ NR141 MONITORING WELL
- VP-1 ▲ VAPOR PROBE
- ▲ Vapor Mitigation Extraction Point  
- exhaust through roof

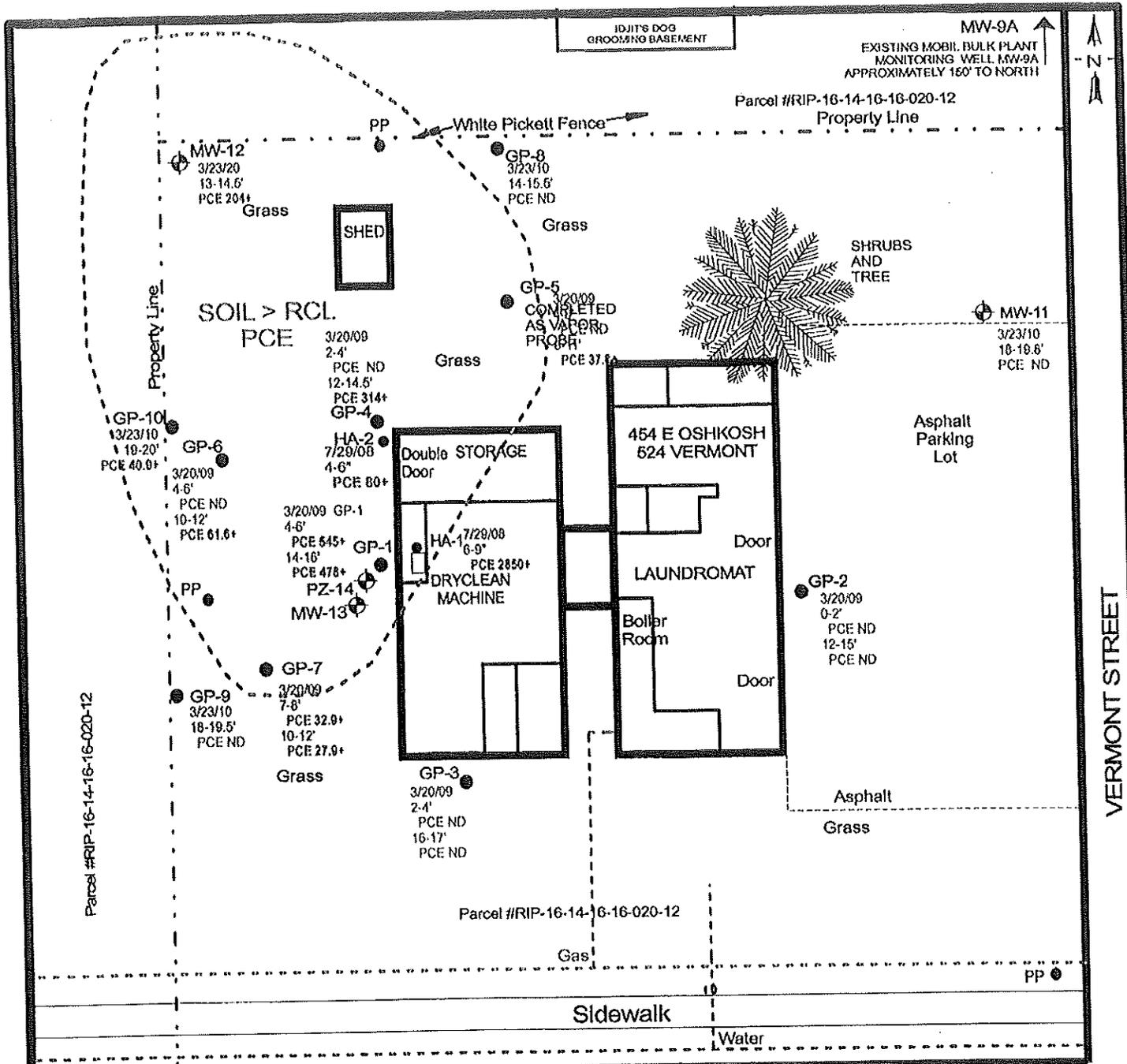
SCALE = 1"=20'

**E OSHKOSH STREET**

MOBIL BULK PLANT  
MONITORING WELL MW-10 and MW-10A  
APPROXIMATELY 150' TO SOUTHEAST

TITLE:		<b>CAP &amp; VAPOR MITIGATION LAYOUT</b>	
SITE:		<b>SCHURE DRYCLEANING RIPON, WI</b>	
REV	DATE	DESCRIPTION	APPROVED
		DERF SITE INVESTIGATION	
		DATE:	FILE CODE:
		12/2/2011	Basso Map.dwg
		DRAWN BY:	FIGURE 10
		KAE	





Parcel #RIP-16-14-16-16-020-12

Parcel #RIP-16-14-16-16-020-12  
Property Line

Parcel #RIP-16-14-16-16-020-12

VERMONT STREET

E OSHKOSH STREET

MOBIL BULK PLANT  
MONITORING WELL MW-10 and MW-10A  
APPROXIMATELY 150' TO SOUTHEAST

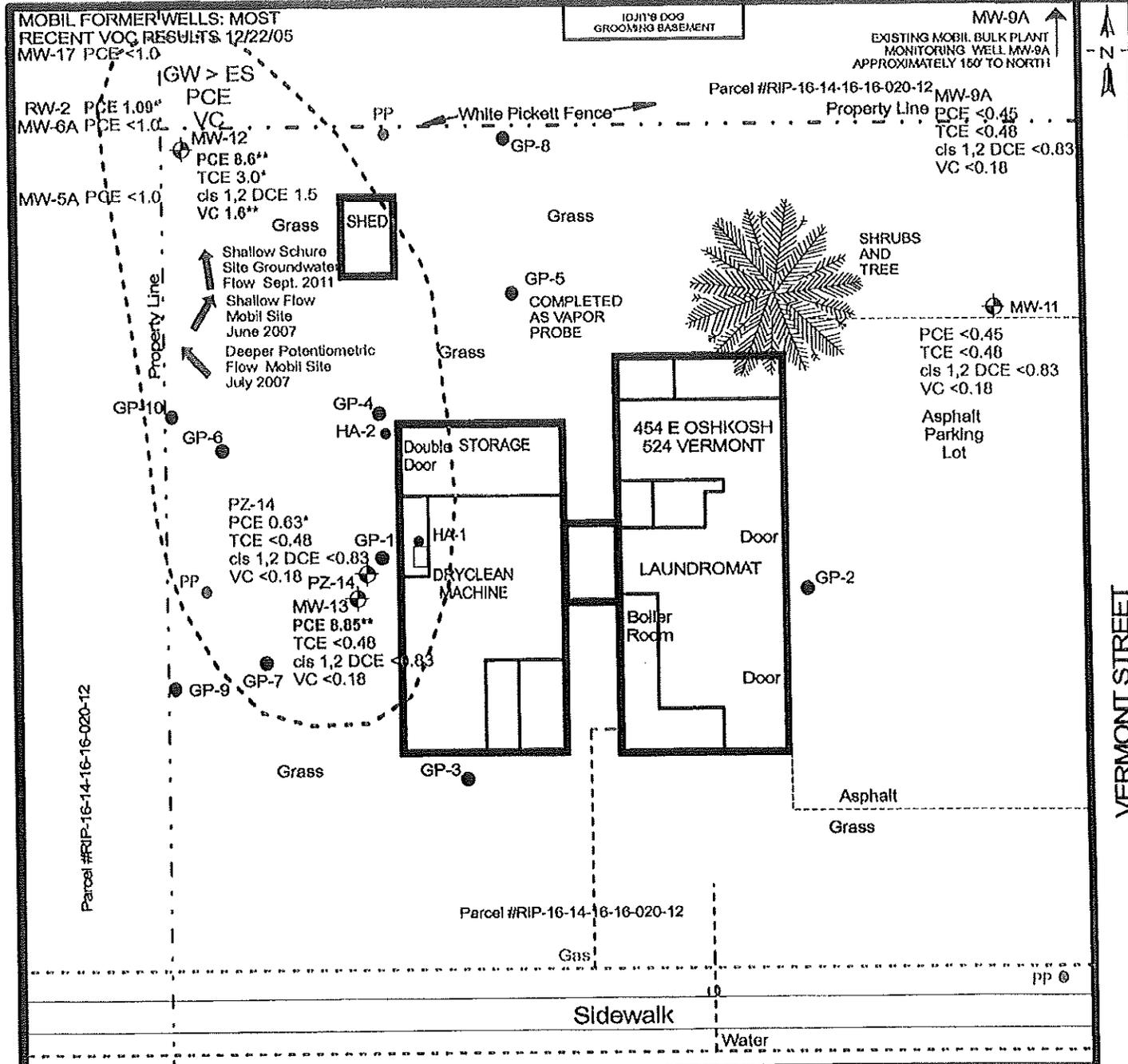
### LEGEND

- HA-2 ● HAND AUGER BORING
- GP-7 ● GEOPROBE BORING
- MW-101 ⊕ NR141 MONITORING WELL
- VP-1 ▲ VAPOR PROBE

3/20/09 Sample Date  
4-6' Soil Sample Depth  
PCE 80 Tetrachloroethene (ug/kg)  
ND No Detect

SCALE = 1"=20'

<b>TITLE</b> SOIL CHEMISTRY RESULTS				<p><b>ALPHA TERRA</b> SCIENCE</p>	
<b>SITE</b> SCHURE DRYCLEANING RIPON, WI					
<b>REV</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>APP'D</b>	<b>DATE</b> 12/22/2011	<b>FILE CODE</b> Base Map.dwg
		DERF SITE INVESTIGATION		DRAWN BY KAE	<b>FIGURE 5</b>



**E OSHKOSH STREET**

**MONITORING WELL MW-10 and MW-10A**  
 APPROXIMATELY 150' TO SOUTHEAST

MW-10  
 PCE <0.45  
 TCE 1.4\*  
 cls 1,2 DCE <0.83  
 VC <0.18

MW-10A  
 PCE <0.45  
 TCE <0.48  
 cls 1,2 DCE <0.83  
 VC <0.18

TITLE		GROUNDWATER CHEMISTRY RESULTS SEPT 22, 2011	
SITE		SCHURE DRYCLEANING RIPON, WI	
REV	DATE	DESCRIPTION	APP'D
		DERF SITE INVESTIGATION	

**ALPHA TERRA SCIENCE**

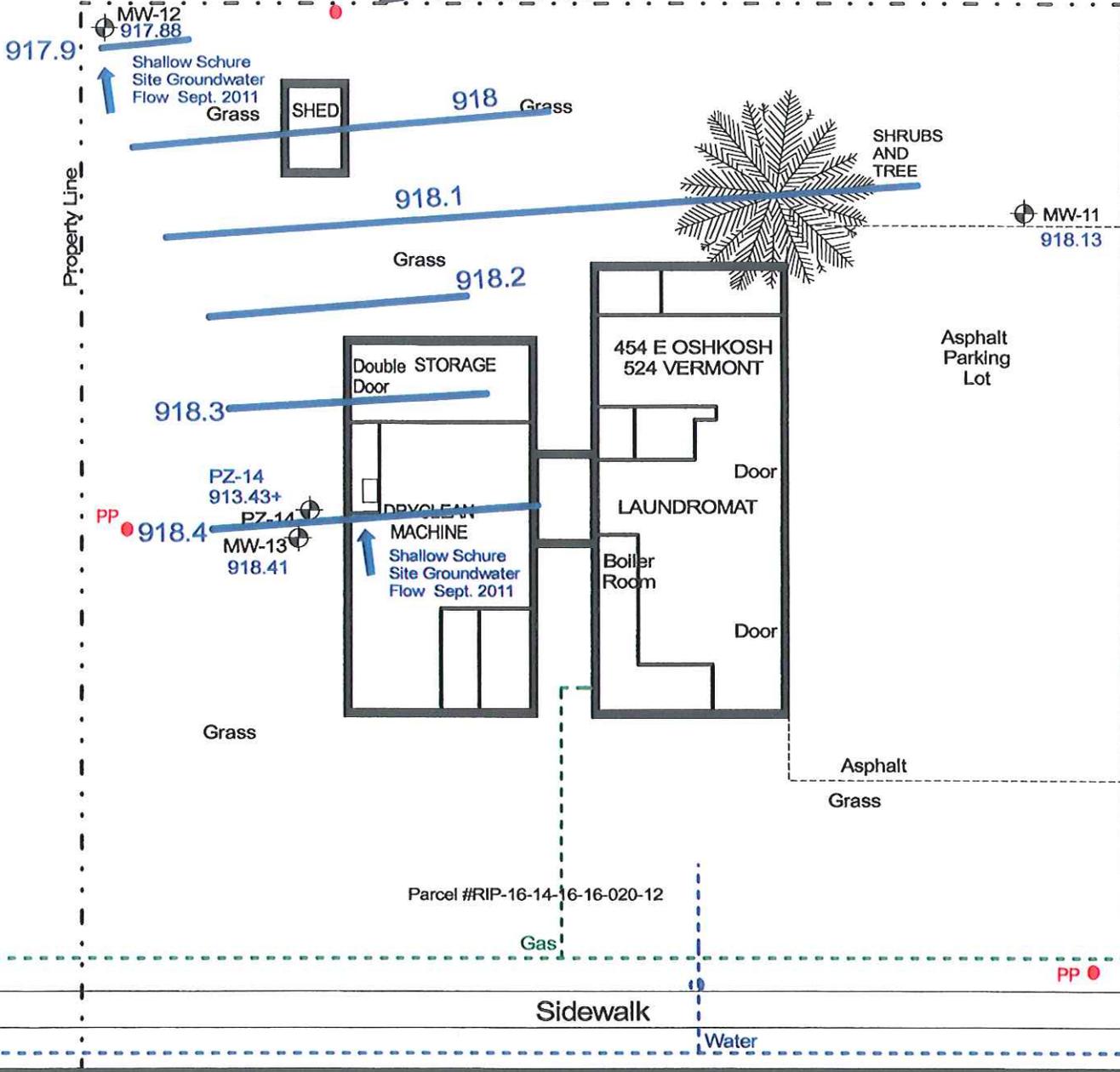
DATE: 12/22/2011  
 FILE CODE: Base Map.dwg

DRAWN BY: KAE  
**FIGURE 6**

IDJIT'S DOG GROOMING BASEMENT

MW-9A  
EXISTING MOBIL BULK PLANT  
MONITORING WELL MW-9A  
APPROXIMATELY 150' TO NORTH  
906.91+

Parcel #RIP-16-14-16-16-020-12  
Property Line

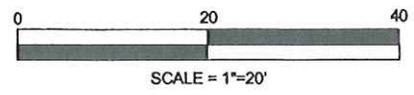


Parcel #RIP-16-14-16-16-020-12

**LEGEND**

- HA-2 ● HAND AUGER BORING
- GP-7 ● GEOPROBE BORING
- MW-101 ⊕ NR141 MONITORING WELL
- VP-1 ▲ VAPOR PROBE

918.16 Groundwater Elevation  
 \*\* elevation not used in contouring  
 918.16+ Well completed in deeper bedrock



E OSHKOSH STREET

MOBIL BULK PLANT  
MONITORING WELL MW-10 and MW-10A  
APPROXIMATELY 150' TO SOUTHEAST

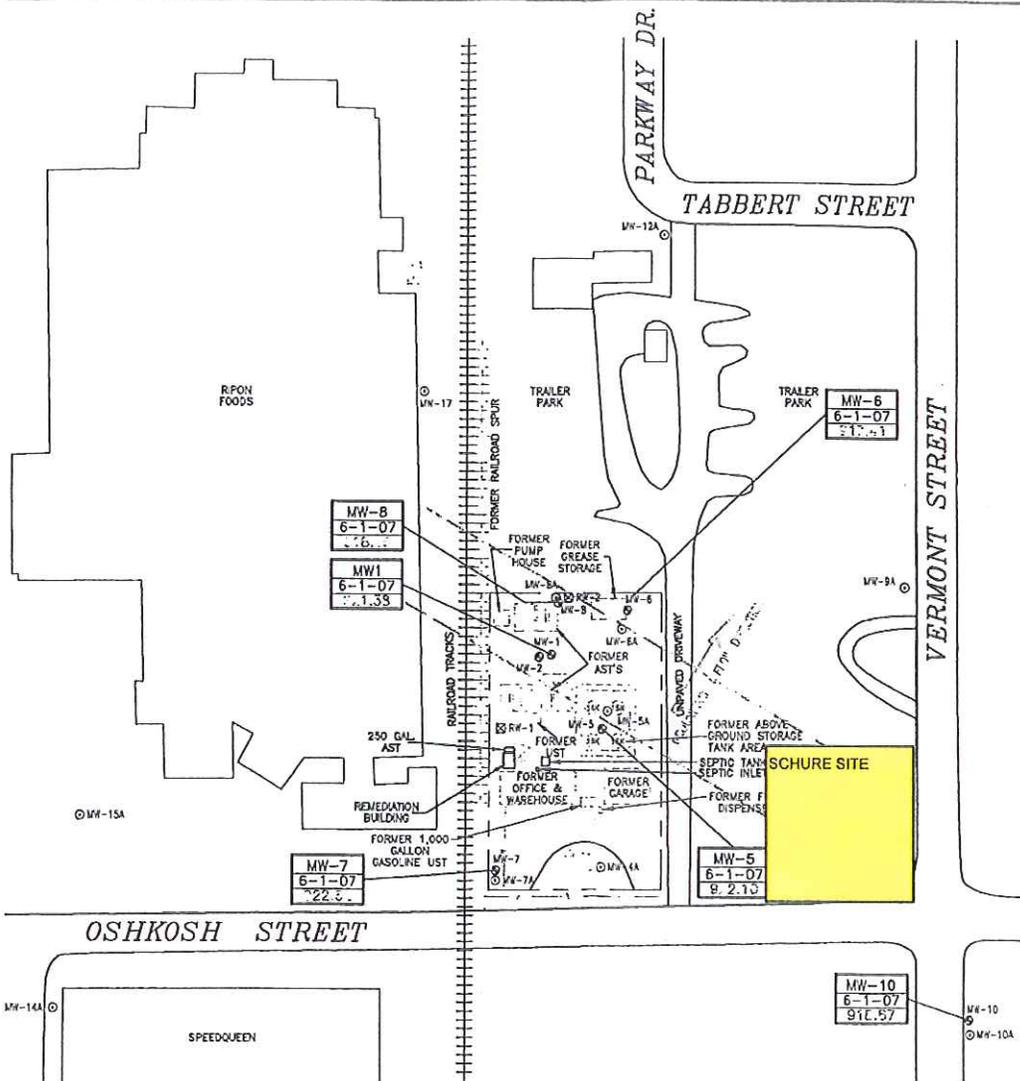
MW-10 918.16\*\* MW-10A 917.92+

TITLE		GROUNDWATER ELEVATIONS SEPT 22, 2011	
SITE		SCHURE DRYCLEANING RIPON, WI	
REV	DATE	DESCRIPTION	APPROV'D
		DERF SITE INVESTIGATION	

**ALPHA TERRA**  
SCIENCE

DATE: 12/2/2011  
FILE CODE: Base Map.skf

DRAWN BY: KAE  
**FIGURE 7**



**LEGEND**

- FORMER AST
  - MONITORING WELL
  - ⊗ ABANDONED/DESTROYED MONITORING WELL
  - ⊗ RECOVERY WELL
  - PIEZOMETER LOCATION
  - ⊗ ABANDONED/DESTROYED PIEZOMETER LOCATION
  - UNDERGROUND WATER LINE
- |        |                                       |
|--------|---------------------------------------|
| MW-1   | MONITORING WELL NUMBER                |
| 6-1-07 | GROUNDWATER SAMPLING & GAUGING DATE   |
| 22.3   | RELATIVE GROUNDWATER ELEVATION (feet) |
- GROUNDWATER CONTOUR (feet)

DRAFTED BY: E.V. (N.J.)	Mobil Site Water Table Map June 1, 2007
CHECKED BY:	EXXONMOBIL OIL CORPORATION FORMER MOBIL BULK FACILITY #46488 428 EAST OSHKOSH STREET RIPON, WISCONSIN
REVIEWED BY:	Groundwater & Environmental Services, Inc. 1050 CORPORATE BOULEVARD, SUITE C, AURORA, IL 60505
NORTH 	SCALE IN FEET (APPROXIMATE) 
	DATE: 6-19-07
	FIGURE: 8



> DE DCI

**TABLE 2 SOIL CHEMISTRY ANALYTICAL RESULTS**  
**SELECT VOC PARAMETERS**  
 Schure's Laundry & Dry Cleaning, 454 Oshkosh Street, Ripon, WI

Sample ID	Depth feet	PID Reading (su)	PETROLEUM COMPOUNDS (PVOCs)					DRYCLEANING SOLVENTS AND DEGRADATION PRODUCTS				
			Benzene (ug/kg)	Ethyl benzene (ug/kg)	Toluene (ug/kg)	Xylenes (ug/kg)	Naphthalene (ug/kg)	PCE (ug/kg)	TCE (ug/kg)	cis-1,2 DCE (ug/kg)	trans-1,2 DCE (ug/kg)	Vinyl Chloride (ug/kg)
<b>INITIAL DISCOVERY BORINGS: JULY 29, 2008</b>												
Under Floor	0.5-0.75	NA	<25	<25	<25	<50	101	<b>2,850</b>	<25	<25	<25	<25
Rear Door	0.3 - 0.5	NA	<25	<25	<25	<50	105	<b>80</b>	<25	<25	<25	<25
Methanol Blank	NA	NA	<25	<25	<25	<50	<25	<25	<25	<25	<25	<25
<b>GEOPROBE BORINGS: March 20, 2009</b>												
GP-1	4 - 6'	0.0	<25	<25	<25	<50	<25	<b>545</b>	<25	<25	<25	<25
GP-1	14 - 16'	0.0	<25	<25	<25	<50	<25	<b>478</b>	<25	<25	<25	<25
GP-2	0 - 2'	0.0	<25	<25	<25	<50	<25	<25	<25	<25	<25	<25
GP-2	12 - 15'	0.0	<25	<25	<25	<50	<25	<25	<25	<25	<25	<25
GP-3	2 - 4'	0.0	<25	<25	<25	<50	<25	<25	<25	<25	<25	<25
GP-3	16 - 17'	0.0	<25	<25	<25	<50	<25	<25	<25	<25	<25	<25
GP-4	2 - 4'	0.0	<25	<25	<25	<50	<25	<25	<25	<25	<25	<25
GP-4	12 - 14.5'	0.0	<25	<25	<25	<50	<25	<b>314</b>	<25	<25	<25	<25
GP-5	4 - 8'	0.0	<25	<25	<25	<50	<25	<25	<25	<25	<25	<25
GP-5	8 - 11'	0.0	<25	<25	<25	<50	<25	<b>37.8</b>	<25	<25	<25	<25
GP-6	4 - 6'	0.0	<25	<25	<25	<50	<25	<25	<25	<25	<25	<25
GP-6	10 - 12'	0.0	<25	<25	<25	<50	<25	<b>61.6</b>	<25	<25	<25	<25
GP-7	7 - 8'	0.0	<25	<25	<25	<50	<25	<b>32.9</b>	<25	<25	<25	<25
GP-7	10 - 12'	0.0	<25	<25	<25	<50	<25	<b>27.9</b>	<25	<25	<25	<25
Methanol Blank	NA	NA	<25	<25	<25	<50	<25	<25	<25	<25	<25	<25
<b>GEOPROBE BORINGS: March 23 2010</b>												
GP-8	14-15.5	0.0	<25	<25	<25	<50	<25	<25	<25	<25	<25	<25
GP-9	18-19.5	0.0	<25	<25	<25	<50	<25	<25	<25	<25	<25	<25
GP-10	19-20	0.0	<25	<25	<25	<50	<25	<b>40.9</b>	<25	<25	<25	<25
MW-11	18-19.8	0.0	<25	<25	<25	<50	<25	<25	<25	<25	<25	<25
MW-12	13-14.5	0.0	<25	<25	<25	<50	<25	<b>204</b>	<25	<25	<25	<25
Methanol Blank	NA	NA	<25	<25	<25	<50	<25	<25	<25	<25	<25	<25
<b>WDNR PUBL 682 GENERIC AND CALCULATED SOIL RESIDUAL CONTAMINANT LEVELS</b>												
Industrial Inhalation WDNR RR-682			NS	NS	NS	NS	110,000	<b>33,000</b>	14,000	1,300,000	3,200,000	870
Industrial Ingestion WDNR RR-682			NS	NS	NS	NS	110,000	<b>55,000</b>	260,000	NS	NS	2,040
Non-Industrial Inhalation WDNR RR-682			NS	NS	NS	NS	20,000	<b>1,900</b>	850	NS	NS	52
Non-Industrial Ingestion WDNR RR-682			NS	NS	NS	NS	20,000	<b>1,230</b>	5,810	156,000	313,000	45.6
Generic Migration to Groundwater RR-682			NS	NS	NS	NS	400	<b>4.1</b>	3.7	27	98	0.13

**Notes:** Xylenes reported as total of m-,  
 NS = No standard established  
 NA = Not analyzed for parameter  
**BOLD** and **BOXED** indicates exceedance of direct contact soil residual contaminant level.  
**BOLD** indicates exceedance of migration to groundwater or NR720 generic soil residual contaminant level  
 Standards for Naphthalene from WDNR Guidance for PAHs, 1997

**TABLE 3 GROUNDWATER ANALYTICAL RESULTS**  
**SELECTED VOC PARAMETERS**  
 Schure's Laundry & Dry Cleaning, 454 Oshkosh Street, Ripon, WI

Sample ID	Location	Screen (ft below grade)	Sample Date	PETROLEUM VOCs						DRYCLEANING SOLVENT AND DEGRADATION PRODUCTS					Other Detected Compounds
				Benzene (ug/l)	Ethyl benzene (ug/l)	Toluene (ug/l)	Xylenes (ug/l)	Naphth alene (ug/l)	Sum of TMB (ug/l)	PCE (ug/l)	TCE (ug/l)	cis 1,2 DCE (ug/l)	trans 1,2 DCE (ug/l)	VC (ug/l)	
NR 140.10 PAL				0.5	140	160	400	10	96	0.5	0.5	7	20	0.02	
NR 140.10 ES				5	700	800	2,000	100	480	5	5	70	100	0.2	
MW-9A	Down gradient Off-Site to NE	44 - 54	4/20/2009	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<0.45	<0.48	<0.83	<0.89	<0.18	
MW-9A			9/22/2011	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<0.45	<0.48	<0.83	<0.89	<0.18	
MW-10	Up gradient Off-Site to SE	25 - 35	6/4/2010	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<0.45	<0.48	<0.83	<0.89	<0.18	
MW-10			11/29/2010	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<0.45	0.70	<0.83	<0.89	<0.18	
MW-10			3/28/2011	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<0.45	<0.48	<0.83	<0.89	<0.18	
MW-10			9/22/2011	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<0.45	1.4	<0.83	<0.89	<0.18	
MW-10A	Up gradient Off-Site to SE	42 - 52	9/22/2011	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<0.45	<0.48	<0.83	<0.89	<0.18	
MW-11	Side Gradient On-Site to ENE	25 - 35	6/4/2010	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<0.45	<0.48	<0.83	<0.89	<0.18	
MW-11			11/29/2010	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<0.45	<0.48	<0.83	<0.89	<0.18	
MW-11			3/28/2011	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<0.45	0.79J	<0.83	<0.89	<0.18	
MW-11 DUP			3/28/2011	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<0.45	0.74J	<0.83	<0.89	<0.18	
MW-11			9/22/2011	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<0.45	<0.48	<0.83	<0.89	<0.18	
MW-12	Down gradient On-Site to NW	25 - 35	6/4/2010	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	2.2	0.61	1.0	<0.89	2.2	
MW-12			11/29/2010	1.1	<0.54	<0.67	<2.63	<0.89	<1.8	3.7	0.73	1.0	<0.89	3.4	
MW-12			3/28/2011	5.5	2.3	0.76J	2.0	<0.89	7.7	3.8	.69J	<0.83	<0.89	3.4	Sec Butylbenzene 3.2; Isopropylbenzene 1.0; n-Propylbenzene 1.2.
MW-12			9/22/2011	0.75J	0.76J	<0.67	<2.63	<0.89	21.7	8.6	3.0	1.5	<0.89	1.6	n-Butylbenzene 5.9; sec Butylbenzene 2.3J; Isopropylbenzene 0.88J; p-Isopropyltoluene 1.3; n-Propylbenzene 2.6

**TABLE 3 GROUNDWATER ANALYTICAL RESULTS**  
**SELECTED VOC PARAMETERS**  
 Schure's Laundry & Dry Cleaning, 454 Oshkosh Street, Ripon, WI

Sample ID	Location	Screen (ft below grade)	Sample Date	PETROLEUM VOCs						DRYCLEANING SOLVENT AND DEGRADATION PRODUCTS					Other Detected Compounds
				Benzene (ug/l)	Ethyl benzene (ug/l)	Toluene (ug/l)	Xylenes (ug/l)	Naphth alene (ug/l)	Sum of TMB (ug/l)	PCE (ug/l)	TCE (ug/l)	cis 1,2 DCE (ug/l)	trans 1,2 DCE (ug/l)	VC (ug/l)	
NR 140.10 PAL				<b>0.5</b>	140	160	400	10	96	<b>0.5</b>	<b>0.5</b>	7	20	<b>0.02</b>	
NR 140.10 ES				<b>5</b>	700	800	2,000	100	480	<b>5</b>	<b>5</b>	70	100	<b>0.2</b>	
MW-13	Source Area On-Site	25 - 35	6/4/2010	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<b>4.3</b>	<0.48	<0.83	<0.89	<0.18	
MW-13			11/29/2010	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<b>5.6</b>	<0.48	<0.83	<0.89	<0.18	
MW-13			3/28/2011	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<b>9.3</b>	<0.48	<0.83	<0.89	<0.18	
MW-13			9/22/2011	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<b>9.2</b>	<0.48	<0.83	<0.89	<0.18	
MW-13 Dup			9/22/2011	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<b>8.5</b>	<0.48	<0.83	<0.89	<0.18	
PZ-14	Source Area On-Site	50 - 55	6/4/2010	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<0.45	<0.48	<0.83	<0.89	<0.18	
PZ-14			11/29/2010	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<b>0.86</b>	<0.48	<0.83	<0.89	<0.18	
PZ-14			3/28/2011	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<0.45	<0.48	<0.83	<0.89	<0.18	
PZ-14			9/22/2011	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<b>0.63J</b>	<0.48	<0.83	<0.89	<0.18	
Trip Blank			6/4/2010	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<0.45	<0.48	<0.83	<0.89	<0.18	
Trip Blank			3/28/2011	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<0.45	<0.48	<0.83	<0.89	<0.18	
Trip Blank			9/22/2011	<0.41	<0.54	<0.67	<2.63	<0.89	<1.8	<0.45	<0.48	<0.83	<0.89	<0.18	1,4-Dichlorobenzene 1.3

Notes:

J: Result Between Lab Detection and Quantification Limits

PCE = Tetrachloroethene VC = Vinyl Chloride

TCE = Trichloroethene DCE = Dichloroethene

Xylenes reported as total of m-, o-, p-xylenes

TMB is sum of 1,2,4- and 1,3,5-trimethylbenzene

NA= Not analyzed for parameter

**BOLD** exceeds NR 140 Preventive Action Limit (PAL)

**BOLD and Boxed** exceeds NR 140.10 Enforcement Standard (ES)

**TABLE 1**  
**GROUNDWATER ELEVATION DATA**  
 Schure's Laundry & Dry Cleaning, 454 Oshkosh Street, Ripon, WI

Well Identification	MW-9A	MW-10	MW-10A	
Top of Casing Elevation (ft MSL)	946.17	945.10	945.56	
Total Depth (ft below TOC)	53.70	34.42	51.36	
Screened Interval (ft bgs)	44 - 54	25 - 35	42 - 52	
Well Identification	MW-11	MW-12	MW-13	PZ-14
Top of Casing Elevation (ft MSL)	945.16	946.11	946.37	946.18
Total Depth (ft below TOC)	34.21	34.25	34.35	54.40
Screened Interval (ft bgs)	25 - 35	25 - 35	25 - 35	50 - 55

NOTE: All Wells are Flush Mounted

Sample Date	MW-9A		MW-10		MW-10A	
	Depth to Water (ft below PVC Lip)	Groundwater Elev. (ft msl)	Depth to Water (ft below PVC Lip)	Groundwater Elev. (ft msl)	Depth to Water (ft below PVC Lip)	Groundwater Elev. (ft msl.)
6/4/2010	39.27	906.90	26.07	919.03	26.72	918.84
11/29/2010	39.37	906.80	27.15	917.95	27.78	917.78
3/28/2011	28.65	917.52	23.81	921.29	24.19	921.37
9/22/2011	39.26	906.91	26.94	918.16	27.64	917.92

Sample Date	MW-11		MW-12		MW-13	
	Depth to Water (ft below PVC Lip)	Groundwater Elev. (ft msl)	Depth to Water (ft below PVC Lip)	Groundwater Elev. (ft msl)	Depth to Water (ft below PVC Lip)	Groundwater Elev. (ft msl.)
6/1/2010	30.60	914.56	28.73	917.38	27.51	918.86
6/4/2010	30.46	914.70	28.66	917.45	27.57	918.80
11/29/2010	27.24	917.92	28.95	917.16	28.07	918.30
3/28/2011	24.44	920.72	25.10	921.01	25.03	921.34
9/22/2011	27.03	918.13	28.23	917.88	27.96	918.41

Sample Date	PZ-14	
	Depth to Water (ft below PVC Lip)	Groundwater Elev. (ft msl)
6/1/2010	34.56	911.62
6/4/2010	41.36	904.82
11/29/2010	32.94	913.24
3/28/2011	26.14	920.04
9/22/2011	32.75	913.43

**TABLE 4 VAPOR ANALYTICAL RESULTS**  
**DETECTED VOC PARAMETERS**  
 Schure's Laundry & Dry Cleaning, 454 Oshkosh Street, Ripon, WI

Sample ID	Sample Date	Sample Location	Sample Details	Tetrachloroethene			Trichloroethene			cis-1,2 Dichloroethane			Vinyl Chloride		
				ppbv	ug/m <sup>3</sup>	CF*	ppbv	ug/m <sup>3</sup>	CF*	ppbv	ug/m <sup>3</sup>	CF*	ppbv	ug/m <sup>3</sup>	CF*

COMPARE TO NON-RESIDENTIAL STANDARDS

SOIL GAS VAPOR PROBE															
GP-5	4/20/2009	18' N of Schure West Bldg	Screen 6-11'	86.0	613	7.13	<0.32	<1.86	5.8	<0.32	<1.3618	4.2558	<0.32	<0.88	2.74
GP-8	3/23/2010	40' N of Schure West Bldg	Boring to 15'	119	848	7.13	<7.0	<40.6	5.8	<7.0	<29.806	4.2558	<6.8	<18.63	2.74
GP-9	3/23/2010	30' W of Schure Bldg SW Corner	Boring to 19'	7.1	50.6	7.13	<0.65	<3.77	5.8	<0.65	<2.7662	4.2558	<0.64	<1.75	2.74
GP-10	3/23/2010	30' W of Schure Bldg NW Corner	Boring to 19.5'	1290	9198	7.13	7.8	45.2	5.8	<0.70	<2.9790	4.2558	<0.68	<1.86	2.74
MW-11	3/23/2010	30' E of Schure Bldg NE Corner	Boring to 19.2'	3.4	24.2	7.13	0.99	5.71	5.8	<0.65	<2.7662	4.2558	<0.64	<1.75	2.74
MW-12	3/23/2010	50' NW of Schure Bldg NW Cmr	Boring to 14'	388	2766	7.13	15.3	88.7	5.8	<13.9	<59.1556	4.2558	<13.7	<37.54	2.74
SCHURE BUILDING SUBSLAB															
VP-A	5/25/2010	North Side of East Building	Subslab Grab	---	648	---	---	<0.96	---	---	<0.70	---	---	<0.45	---
VP-B	5/25/2010	South Side of East Building	Subslab Grab	---	375	---	---	1.7J	---	---	<0.73	---	---	<0.47	---
VP-C	5/25/2010	South Side of West Building	Subslab Grab	---	<b>12000</b>	---	---	5.8	---	---	2.1	---	---	<0.45	---
VP-D	5/25/2010	North Side of West Building	Subslab Grab	---	<b>93800</b>	---	---	<306	---	---	<226	---	---	<145	---
INSTALL POWERED SUBSLAB VENTING SYSTEM OCT 2011															
WDNR / WDHS Deep Soil Gas				18000 ug/m <sup>3</sup> C			880 ug/m <sup>3</sup> C			NS			2800 ug/m <sup>3</sup> C		
WDNR / WDHS Commercial Subslab				1800 ug/m <sup>3</sup> C			88 ug/m <sup>3</sup> C			NS			280 ug/m <sup>3</sup> C		
WDNR / WDHS Commercial Indoor Air				180 ug/m <sup>3</sup> C			8.8 ug/m <sup>3</sup> C			NS			28 ug/m <sup>3</sup> C		

COMPARE TO RESIDENTIAL STANDARDS

SUBSLAB BASEMENT, NEIGHBOR TO NORTH : IDJIT'S DOG GROOM															
VP-E	6/2/2010	South East corner of Basement	Subslab Grab	---	52.8	---	---	4.9	---	---	<0.70	---	---	<0.45	---
VP-F	6/2/2010	North West corner of Basement	Subslab Grab	---	32.2	---	---	<0.96	---	---	<0.70	---	---	<0.45	---
INSTALL POWERED SUBSLAB VENTING SYSTEM DEC 2011															
INDOOR AIR, NEIGHBOR TO NORTH : IDJIT'S DOG GROOM															
Upstairs	1/20/2012	Upstairs bedroom on dresser	8hr grab	---	4.6	---	---	3.1	---	---	<1.1	---	---	<0.35	---
Main Floor	1/20/2012	Living Room on bookshelf	8hr grab	---	7.0	---	---	3.0	---	---	<1.1	---	---	<0.35	---
Basement	1/20/2012	On shelf near stairs	8hr grab	---	2.7	---	---	1.7	---	---	<1.1	---	---	<0.35	---
Outside	1/20/2012	SW corner of house	8hr grab	---	1.4	---	---	2.0	---	---	<0.96	---	---	<0.31	---
WDNR / WDHS Residential Subslab				420 ug/m <sup>3</sup> C			21 ug/m <sup>3</sup> C			NS			16 ug/m <sup>3</sup> C		
WDNR / WDHS Residential Indoor Air				42 ug/m <sup>3</sup> C			2.1 ug/m <sup>3</sup> C			NS			1.6 ug/m <sup>3</sup> C		

Notes  
 \* = 50 degrees F used in conversion factor (CF) based on estimated sample temperature (March 23, 2010)  
 N = Noncarcinogen; C = Carcinogen  
**BOLD and BOXED:** Exceeds Subslab Vapor Standard  
 NS : No Standards  
 Standards from WDNR Indoor Air Vapor Action Levels for Various VOC's Quick Look Up Table based on EPA Reginal Screening Tables from Nov 2011

## Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #:

02-20-552125

ACTIVITY NAME:

Schures Laundry & Dry Cleaning

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
A	440 Vermont St, Ripon, WI 54971	RIP-16-14-16-16-020-12	614029	376106
B	434 E Oshkosh St, Ripon, WI 54971	RIP-16-14-16-16-020-08	614024	376103
C				
D				
E				
F				
G				
H				
I				

OFF-SOURCE  
A  
PROPERTY

August 9, 2012

Mr. Jack Altwies  
524 Vermont St.  
Ripon, WI 54971

**RE: Soil and Groundwater GIS Registry Requirement for Parcel # RIP-16-14-16-16-020-11,  
located at 454 E. Oshkosh Street, Ripon, WI**

Dear Mr. Altwies:

Soil and groundwater contamination that appears to have originated on the property located at the Schure's Laundry and Dry Cleaning Facility at 454 E. Oshkosh St., Ripon, WI has migrated onto the southwest corner of your property at 524 Vermont St., Ripon, WI. The levels of tetrachloroethene (PCE) contamination in soil and groundwater south of the southwest corner of your property at monitoring well MW-12 are above the state standards for soil and the state groundwater enforcement standards found in Chapter NR 140, Wisconsin Administrative Code (Figures 5 and 6). Vinyl chloride is also present in the groundwater above the NR140 ES at MW-12.

However, the environmental consultants who have investigated the soil and groundwater chemistry at this site since 2009 have informed me that the contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in Chapter NR 726, Wisconsin Administrative Code, and I will be requesting that Department of Natural Resources (DNR) accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: *Off-Site Contamination – How Does it Affect my Property?*, by accessing the following web address: <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR589.pdf>.

As you were previously notified in a letter dated December 13, 2011, vapors have also been tested and PCE and trichloroethene (TCE) have been detected in the subslab vapors and the indoor air of your residence. Attached is a table with the vapor results from your property, compared to the latest air standards, which indicate levels of PCE are acceptable both within and beneath the building, but levels of TCE are just barely above the standard for indoor air. There are other potential sources of TCE in indoor air, and based on the site conditions and the installation and required continuous operation of a subslab venting system beneath your building, further vapor evaluation is not required.

The DNR will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical

Mr. Jack Altwies

August 9, 2012

information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department that is relevant to this closure request, you should mail that information to: Ms. Chris Lilek, WDNR Plymouth Service Center, 1155 Pilgrim Road, Plymouth, WI 53073 or call her at (920) 892-8756.

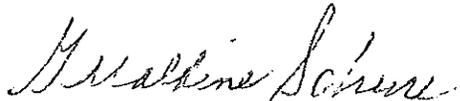
If this case is closed, all properties within the site boundaries where groundwater contamination exceeds the Chapter NR 140 groundwater enforcement standards will be listed on the Wisconsin Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where soil contamination is present, and groundwater contamination above Chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property in the vicinity of the contamination, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water Program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards. Special well construction techniques may require installation of casing below a targeted depth, or other methods.

Once DNR makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above, or by accessing the DNR GIS Registry of Closed Remediation Sites on the Internet at [www.dnr.state.wi.us/org/at/et/geo/gwur](http://www.dnr.state.wi.us/org/at/et/geo/gwur). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at (920) 748-3160, my consultant, Mr. Ken Ebbott of Alpha Terra Science at (920) 892-2444, or you may contact Ms. Chris Lilek of the DNR at (920) 892-8756.

Sincerely,



Ms. Geraldine Schure, Schure's Laundry and Dry Cleaning

Attachments: Figure 5: Soil Chemistry Results  
Figure 6: Groundwater Chemistry Results: September 22, 2011  
Table 4A: Vapor Analytical Results from 524 Vermont Street, Ripon, WI  
Legal Description of Property

Cc: Ms. Chris Lilek, DNR via e-mail  
Mr. Ken Ebbott, Alpha Terra Science via e-mail

OFF-SOURCE  
A  
PROPERTY

State Bar of Wisconsin Form 2-2003  
**WARRANTY DEED**

DOC# 892816

Recorded  
APR. 20, 2007 AT 08:24AM

Document Number

Document Name

**THIS DEED**, made between Aces J. Street and Jessica A. Street, Husband and Wife ("Grantor," whether one or more), and Jack E. Altwies ("Grantee," whether one or more).

*Patricia Kraus*

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Fond du Lac County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

PATRICIA KRAUS  
REGISTER OF DEEDS  
FOND DU LAC COUNTY  
Fee Amount: \$11.00  
Transfer Fee: \$201.00

Lot Two (2) of Certified Survey Map No. 6976, as recorded in Volume 49 of Certified Survey Maps on Pages 82, 82A & 82B, as Document No. 860850, located in Lot Two (2) of the East 1/2 of the Southeast 1/4 of Section 16, Township 16 North, of Range 14 East, City of Ripon, Fond du Lac County, Wisconsin.

Recording Area

Name and Return Address

Jack Altwies  
524 Vermont St.  
Ripon, WI 54971

4-11614

Exceptions to warranties: All easements, restrictions and exceptions of record.

RIP-16-14-16-16-020-12

Parcel Identification Number (PIN)

This is homestead property.

Dated: April 12, 2007

Dated: April 16, 2007

*Jessica A. Street*  
\_\_\_\_\_  
\* Jessica A. Street

(SEAL)

*Aces J. Street*  
\_\_\_\_\_  
\* Aces J. Street

(SEAL)

**ACKNOWLEDGMENT**

**ACKNOWLEDGMENT**

STATE OF WISCONSIN

STATE OF FLORIDA

GREEN LAKE COUNTY )  
 ) ss.  
 )

Osceola COUNTY )  
 ) ss.  
 )

Personally came before me on April 12, 2007,  
the above-named Jessica A. Street

Personally came before me on April 16, 2007,  
the above-named Aces J. Street

to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

*Alicia A. Kelma*  
\_\_\_\_\_  
\* Alicia A. Kelma

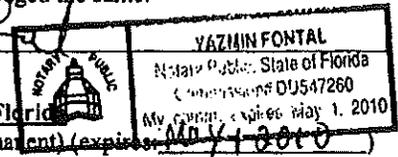
*Yazmin Fontal*  
\_\_\_\_\_  
\* Yazmin Fontal

Notary Public, State of Wisconsin

Notary Public, State of Florida

My commission (is permanent) (expires November 22, 2009)

My commission (is permanent) (expires May 1, 2010)



THIS INSTRUMENT DRAFTED BY:

Louis J. Andrew, Jr.  
Andrew Law Offices, S.C.

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 2-2003

\*Type name below signatures.

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OFF-SOURCE  
A  
PROPERTY

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"><li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li><li>Print your name and address on the reverse so that we can return the card to you.</li><li>Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>		A. Signature <input type="checkbox"/> Agent <b>X</b> <input type="checkbox"/> Addressee	
1. Article Addressed to:		B. Received by (Printed Name)	C. Date of Delivery
Mr. Jack Altwies 524 Vermont Street Ripon, WI 54971		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
2. Article Number (Transfer from service label)		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
		7011 2970 0000 7091 0772	
PS Form 3811, February 2004		Domestic Return Receipt 102595-02-M-1540	

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• Sender: Please print your name, address, and ZIP+4 in this box •

**ALPHA TERRA**  
SCIENCE

Alpha Terra Science  
1237 Pilgrim Road  
Plymouth, WI 53073-4969

OFF-SOURCE  
B  
PROPERTY

August 9, 2012

Mr. Michael Krause  
W510 McConnell Rd.  
Ripon, WI 54971

**RE: Groundwater GIS Registry Requirement for Parcel # RIP-16-14-16-16-020-11,  
located at 454 E. Oshkosh Street, Ripon, WI**

Dear Mr. Krause:

Soil and groundwater contamination that appears to have originated on the property located at the Schure's Laundry and Dry Cleaning Facility at 454 E. Oshkosh St., Ripon, WI has migrated onto the northeast corner of your property at 434 E. Oshkosh St., Ripon, WI. The levels of tetrachloroethene contamination in soil and groundwater east of your property at monitoring well MW-12 and soil borings GP-9 and GP-10 are above the state standards for soil and the state groundwater enforcement standards found in Chapter NR 140, Wisconsin Administrative Code (Figures 5 and 6). Vinyl chloride is also present in the groundwater above the NR140 ES at MW-12.

However, the environmental consultants who have investigated the soil and groundwater chemistry at this site since 2009 have informed me that the contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in Chapter NR 726, Wisconsin Administrative Code, and I will be requesting that Department of Natural Resources (DNR) accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: *Off-Site Contamination – How Does it Affect my Property?*, by accessing the following web address:  
<http://dnr.wi.gov/org/aw/rr/archives/pubs/RR589.pdf>.

The DNR will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department 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 to the Department that is relevant to this closure

Mr. Michael Krause

OFF-SOURCE  
B  
PROPERTY

August 9, 2012

request, you should mail that information to: Ms. Chris Lilek, WDNR Plymouth Service Center, 1155 Pilgrim Road, Plymouth, WI 53073 or call her at (920) 892-8756.

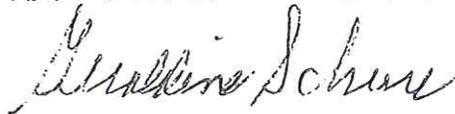
If this case is closed, all properties within the site boundaries where groundwater contamination exceeds the Chapter NR 140 groundwater enforcement standards will be listed on the Wisconsin Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where soil contamination is present, and groundwater contamination above Chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property in the vicinity of the contamination, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water Program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards. Special well construction techniques may require installation of casing below a targeted depth, or other methods.

Once DNR makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above, or by accessing the DNR GIS Registry of Closed Remediation Sites on the Internet at [www.dnr.state.wi.us/org/at/et/geo/gwur](http://www.dnr.state.wi.us/org/at/et/geo/gwur). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at (920) 748-3160, my consultant, Mr. Ken Ebbott of Alpha Terra Science at (920) 892-2444, or you may contact Ms. Chris Lilek of the DNR at (920) 892-8756.

Sincerely,



Ms. Geraldine Schure, Schure's Laundry and Dry Cleaning

Attachments: Figure 5: Soil Chemistry Results  
Figure 6: Groundwater Chemistry Results: September 22, 2011  
Legal Description of Property

Cc: Ms. Chris Lilek, DNR via e-mail  
Mr. Ken Ebbott, Alpha Terra Science via e-mail

OFF-SOURCE  
B  
PROPERTY

**Legal Description of Property**

**Parcel #: RIP-16-14-16-16-020-08**

**Address: 434 E. Oshkosh Street**

**Legal Description: S16 T16N R14E NEWTON'S RESURVEY LOT 1 CSM #1950-10-189  
LOC IN LOT 2 OF E ½ SE ¼ (V878-957 883745) .227A**

DOCUMENT NO.

WARRANTY DEED

DOC# 883745

OFF-SOURCE  
B  
PROPERTY

Recorded  
NOV. 15, 2006 AT 03:06PM

This Deed, made between Schure's Inc., f/k/a Schure's Auto Body Shop, Inc., a Wisconsin corporation

*Patricia Kraus*

Grantor,  
and Michael E. Krause

PATRICIA KRAUS  
REGISTER OF DEEDS  
FOND DU LAC COUNTY  
Fee Amount: \$11.00  
Fee Exempt 77.25-(13)

Grantee,  
Witnesseth, That the said Grantor, ~~has~~ ~~conveyed~~ ~~to~~ ~~the~~ ~~said~~ ~~Grantee,~~

THIS SPACE RESERVED FOR RECORDING DATA  
NAME AND RETURN ADDRESS

Michael E. Krause  
W510 McConnell Road  
Ripon, WI 54971

conveys to Grantee the following described real estate in Fond du Lac County, State of Wisconsin:

Part of RIP-16-14-16-16-020-06  
PARCEL IDENTIFICATION NUMBER

The North eighteen (18) feet of Lot One (1) of Certified Survey Map No. 1950, as recorded in Volume 10 of Certified Survey Maps on Pages 189, as Document No. 334563, located in Lot Two (2) of the East 1/2 of the Southeast 1/4 of Section 16, Township 16 North, of Range 14 East, City of Ripon, Fond du Lac County, Wisconsin.

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;  
And Schure's, Inc.

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements and restrictions of record; zoning, municipal and other ordinances; real estate taxes not yet due and payable

and will warrant and defend the same.

Dated this 7th day of November, 2006

(SEAL) X Marvin Schure (SEAL)  
by Marvin Schure, President

(SEAL) (SEAL)

AUTHENTICATION

ACKNOWLEDGEMENT

Signature(s) \_\_\_\_\_

STATE OF WISCONSIN

Fond du Lac County, } ss.

Personally came before me this 7th day of November, 2006 the above named

authenticated this \_\_\_\_\_ day of \_\_\_\_\_

Marvin Schure, President of Schure's Inc., f/k/a Schure's Auto Body Shop, Inc.

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

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by Section 706.06 Wis. Stats.)  
THIS INSTRUMENT WAS DRAFTED BY  
William B. McIntosh

JAY N. CLARKE  
Notary Public  
STATE OF WISCONSIN

Jay N. Clarke  
Jay N. Clarke

Notary Public Fond du Lac County, Wis.  
My Commission is permanent. (If not, state expiration date: September 5, 2010)

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

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

Furnished courtesy of:



OFF-SOURCE  
B  
PROPERTY

**SENDER: COMPLETE THIS SECTION**

- E Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- E Print your name and address on the reverse so that we can return the card to you.
- E Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Michael Krause  
W510 McConnell Road  
Ripon, WI 54971

2. Article Number

(Transfer from service label)

7011 2970 0000 7091 0987

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

Certified Mail  Express Mail

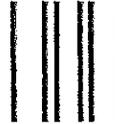
Registered  Return Receipt for Merchandise

Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

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SCIENCE

Alpha Terra Science  
1237 Pilgrim Road  
Plymouth, WI 53073-4969