

GIS REGISTRY INFORMATION

SITE NAME: G & C AUTO SALES

BRRTS #: 02-45-208569

CLOSURE DATE: 03/26/2003

STREET ADDRESS: 1308 W. WISCONSIN AVENUE

CITY: APPLETON

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 645585 Y= 423441

OFF-SOURCE CONTAMINATION (>ES): Yes No

SOIL CONTAMINATION >GENERIC OR SITE-SPECIFIC RCL: Yes No

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter issued	X
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties	
County Parcel ID number, if used for county, for all affected properties	X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or site-specific residual contaminant levels.	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.	
GW: Table of water level elevations, with sampling dates, and free product noted if present	X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	X
SOIL: Latest horizontal extent of contamination exceeding generic or site-specific RCLs, with one contour.	

Geologic cross-sections, *if required for SI.* (8.5x14' if paper copy)

RP certified statement that legal descriptions are complete and accurate

Copies of off-source notification letters (if applicable)

Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)

Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure.*

X



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Ronald W. Kazmierczak, Regional Director

Oshkosh Service Center
625 East County Road Y, STE 700
Oshkosh, Wisconsin 54901-9731
TELEPHONE 920-424-3050
FAX 920-424-4404

March 26, 2003

Art Dumke
2337 Jackson Street
Oshkosh, WI 54901

SUBJECT: Final Case Closure with Condition Met for G & C Auto,
1308 W. Wisconsin Ave., Appleton, WI
WDNR BRRTS # 02-45-208569

Dear Mr. Dumke:

On March 11, 2003 your site as described above was reviewed for closure by the Department of Natural Resources. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On March 13, 2003, you were notified that conditional closure was granted to this case.

On March 26, 2003, the Department received the abandonment forms for temporary wells, TW-1 through TW-5 and you have therefore complied with the condition of closure. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

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

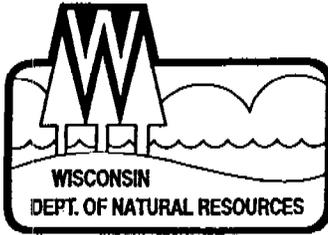
If you have any questions regarding this letter, please contact me at (920) 424-7887.

Sincerely,

Jennifer Tobias
Hydrogeologist
Bureau for Remediation & Redevelopment

Cc: Karl Roovers, DNR
CC (electronically): Dave Fries, OMNI





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Ronald W. Kazmierczak, Regional Director

Oshkosh Service Center
625 East County Road Y, STE 700
Oshkosh, Wisconsin 54901-9731
TELEPHONE 920-424-3050
FAX 920-424-4404

March 13, 2003

Andrew Dumke
2337 Jackson Street
Oshkosh, WI 54901

SUBJECT: Conditional Case Closure for G & C Auto,
1308 W. Wisconsin Ave., Appleton, WI
WDNR BRRTS # 02-45-208569

Dear Mr. Dumke:

On March 3, 2003, your request for closure of the case described above was reviewed by the Northeast Regional Closure Committee (Committee). The 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 Committee has determined that the chlorinated contamination on the site from the former catch basin 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 condition is satisfied:

MONITORING WELL ABANDONMENT

The temporary monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to the address listed on the letterhead to my attention on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw/ or provided by the Department of Natural Resources. Once the above condition has been satisfied your case will be closed. Failure to complete the condition for closure may result in a requirement for continued monitoring.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

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.

If you have any questions regarding this letter, please contact me at (920) 424-7887.

Sincerely,

Jennifer Tobias
Hydrogeologist
Bureau for Remediation & Redevelopment

Cc: Karl Roovers – DNR, EE, Green Bay

Cc (via e-mail): Dave Fries – OMNNI



12/2000

J 19094 1 01

STATE BAR OF WISCONSIN FORM 1 -- 1982
WARRANTY DEED

1216011
DOCUMENT NO.

OUTAGAMIE COUNTY
RECEIVED FOR RECORD

JAN 24 1997

AT 2 O'CLOCK P.M.
GRACE HERB
REGISTER OF DEEDS

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
Richard L. Stiles
Stiles, Kreuzscher & Reich
3415 Commerce Court
Appleton, WI 54911

pd
12.00

31-5-9539-07; 31-5-9539-09;
and 31-5-9539-13

This Deed, made between Wisconsin Avenue
Buildings, a General Partnership

_____, Grantor,
and Dumke & Associates, LLC

_____, Grantee,
Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Outagamie
County, State of Wisconsin:

See Attached Schedule A

TRANSFER
\$ 945.00
FEE

Jennifer Rec'd 3/11/03
Re: Dumke & Associates

Wisconsin St.
property

Any questions -
please call!
Tax!
Michelle

4000/19

038014

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

Together with all and singular the hereditaments and appurtenances thereun
And Grantor

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements and restrictions, recorded building and use restrictions and covenants.

and will warrant and defend the same.

Dated this 27 day of December, 1996

(SEAL)

Louis R. Horn Jr. (SEAL)
* Louis R. Horn, Jr.

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) Louis R. Horn, Jr.

authenticated this 27 day of December, 1996

Richard L. Stiles

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

ACKNOWLEDGMENT

STATE OF WISCONSIN }
County. } ss.

Personally came before me this _____ day of _____, 19____ the above named

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

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

THIS INSTRUMENT WAS DRAFTED BY
Attorney Richard L. Stiles

3415 Commerce Court, Appleton, WI 54911

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

J 19094 1 02

SCHEDULE A

PARCEL I:

All that part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section Twenty-two (22), Township Twenty-one (21) North, Range Seventeen (17) East, City of Appleton, Outagamie County, Wisconsin, described as follows: Commencing at the Southeast corner of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and running thence West along the center line of West Wisconsin Avenue 193.6 feet to the point of beginning; thence North 332.0 feet; thence West 100.0 feet; thence South 332.0 feet to the center line of West Wisconsin Avenue; thence East along the center line of West Wisconsin Avenue, 100.0 feet to the point of beginning. Less and excepting premises used for road purposes.

PARCEL II:

All that part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section Twenty-two (22), Township Twenty-one (21) North, Range Seventeen (17) East, City of Appleton, Outagamie County, Wisconsin, described as follows: Commencing at the Southeast corner of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and running thence North along the center line of Mason Street 193.0 feet to the point of beginning; thence continuing North along the center line of Mason Street 139 feet; thence West 193.6 feet; thence South 139.0 feet; thence East 193.6 feet to the point of beginning. Less and excepting premises used for road purposes.

PARCEL III:

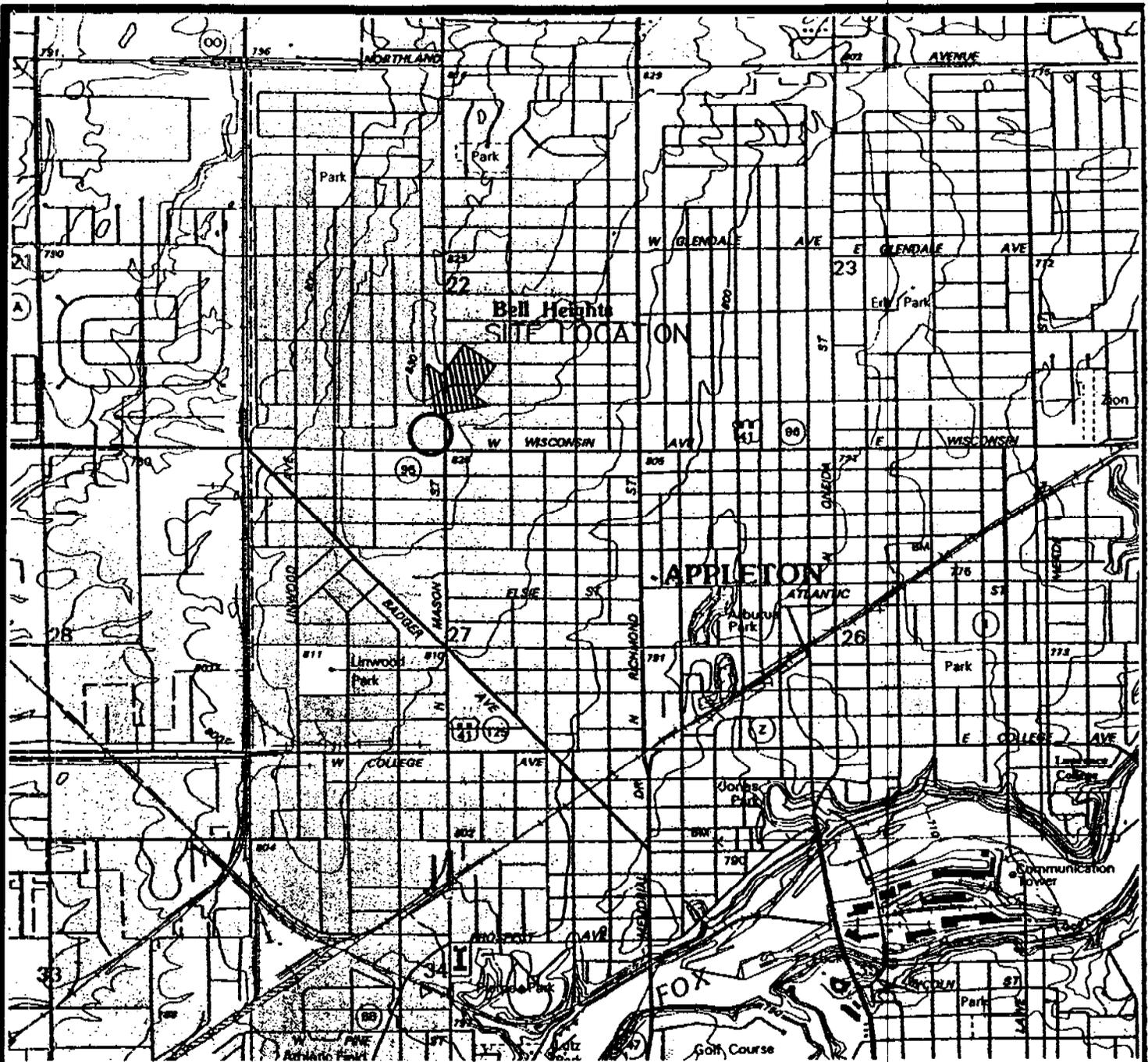
All that part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section Twenty-two (22), Township Twenty-one (21) North, Range Seventeen (17) East, City of Appleton, Outagamie County, Wisconsin, described as follows: Beginning at the Southeast corner of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and running thence West along the center line of West Wisconsin Avenue 193.6 feet; thence North 193 feet; thence East 193.6 feet to a point on the center line of Mason Street; thence South along the center line of Mason Street 193 feet to the point of beginning. Less and excepting premises used for road purposes AND less and excepting the North 10 feet thereof.

PARCEL IV:

The North 10 feet of the following described parcel:

All that part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section Twenty-two (22), Township Twenty-one (21) North, Range Seventeen (17) East, City of Appleton, Outagamie County, Wisconsin, described as follows: Beginning at the Southeast corner of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and running thence West along the center line of West Wisconsin Avenue 193.6 feet; thence North 193 feet; thence East 193.6 feet to a point on the center line of Mason Street; thence South along the center line of Mason Street 193 feet to the point of beginning. Less and excepting premises used for road purposes.

Tax Key Nos. 31-5-9539-07; 31-5-9539-09; and 31-5-9539-13



SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC MAP, APPLETON, WISCONSIN QUADRANGLE, 1992.

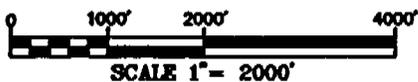


FIGURE 1
SITE LOCATION MAP

ANDREW DUMKE PROPERTY
1308 W. WISCONSIN AVENUE
APPLETON, WISCONSIN



OMNI
ASSOCIATES

ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-6900
FAX (920) 830-6100

PROJECT MANAGER:	PROJECT NO:	N1691A01
PROJECT ENGINEER:	CAD FILE NO:	N1691A1
DRAWN BY:	OLD SCALE:	
REVIEWED BY:	DATE:	2/19/01

SCALE: 1" = 30'



LEGEND:

- TW1 ● OMNI Well Location
- OB2 ◆ OMNI Soil Boring Location
- Demolished Building
- Building Face
- Back of Curb
- Badger Well Location
- Badger Geoprobe Boring Location
- Badger Soil Boring Location

**FIGURE 2
SITE DETAIL MAP**

**ANDREW DUMKE PROPERTY
1308 W. WISCONSIN AVENUE
APPLETON, WISCONSIN**



ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-8800
FAX (920) 830-8100

PROJECT MANAGER:	M1657AD
PROJECT ENGINEER:	M1697AC
DRAWN BY:	LDL SCALE: 1" = 30'
REVIEWED BY:	DATE: 2/19/00

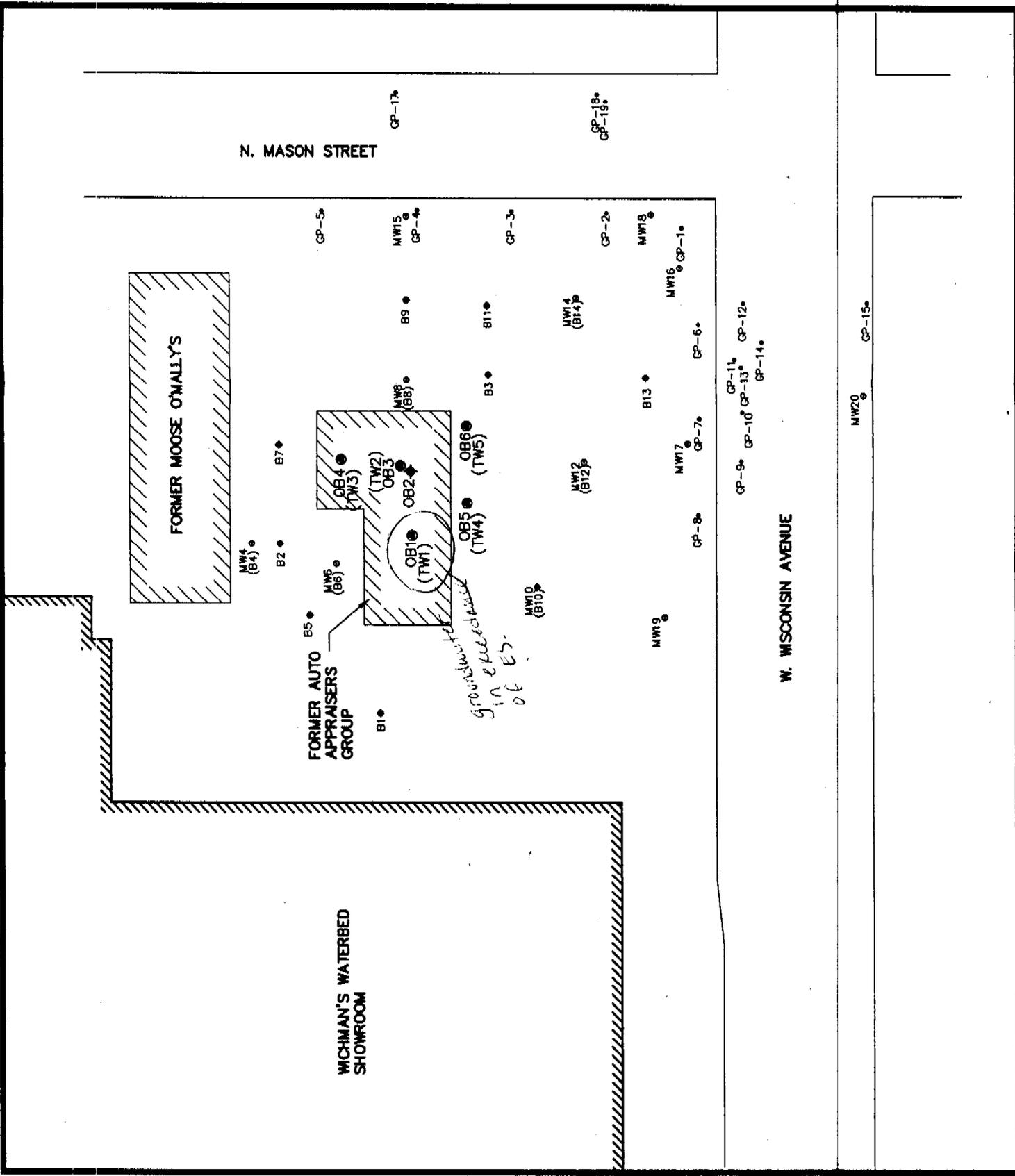


TABLE 1
SUMMARY OF LABORATORY ANALYSIS
GROUNDWATER SAMPLES - HISTORICAL

Page 1 of 2

PARAMETER (ug/L)	ES	PAL	TW1	TW2	TW3	TW4	TW5			
SAMPLE DATE	3/20/01	7/03/01	10/03/01	12/4/01	3/20/01	3/20/01	7/03/01	10/03/01	12/4/01	3/20/01
DETECTED VOCs										
BENZENE	5.0	0.5	<0.21	<0.21	<0.21	<0.21	<0.21	<0.21	<0.21	<0.21
SEC-BUTYLBENZENE	-	-	<0.21	<0.21	0.51"J"	<0.48	0.68"J"	<0.21	<0.21	<0.48
N-BUTYLBENZENE	-	-	<0.13	<0.13	2	1"J"	2.1	<0.13	<0.13	<0.43
CIS-1,2-DICHLOROETHENE	70	7	81	2.1	0.57"J"	<0.37	<0.37	<0.21	<0.21	<0.37
ETHYLBENZENE	700	140	<0.4	<0.22	0.46"J"	<0.4	<0.4	<0.22	<0.22	<0.4
ISOPROPYLBENZENE	-	-	<0.38	<0.19	<0.38	<0.38	<0.38	<0.19	<0.19	<0.38
NAPHTHALENE	40	8	<0.53	<0.69	1.3"J"	0.67"J"	2.5	<0.69	<0.69	<0.53
N-PROPYLBENZENE	-	-	<0.42	<0.18	0.81"J"	0.49"J"	0.79"J"	<0.18	<0.18	<0.42
TETRACHLOROETHENE	5	0.5	180	47	16	5.7	<0.34	1.8	0.5"J"	<0.34
TOLUENE	1,000	200	<0.37	<0.41	<0.41	0.49"J"	<0.37	<0.37	<0.41	<0.37
TRICHLOROETHENE	5	0.5	17	2.5	0.34"J"	<0.24	<0.46	<0.46	<0.24	<0.46
1,2,4-TRIMETHYLBENZENE	480	96	<0.4	<0.26	<0.26	3.4	1.5	4.9	<0.26	<0.4
1,3,5-TRIMETHYLBENZENE			<0.63	<0.34	<0.34	1.1"J"	<0.63	1.1"J"	<0.34	<0.63
XYLENES	10,000	1,000	<1.43	<0.69	4.1"J"	0.69"J"	3.1"J"	<0.69	<0.69	<1.43

ES = enforcement standard
 PAL = preventive action limit
 6.9 = sample concentration detected above the preventive action limit
 72 = sample concentration detected above the enforcement standard
 "J" = Analyte detected between the method of detection and the method of quantification

No remaining soil contamination by catch basin. 

TABLE 1
SUMMARY OF LABORATORY ANALYSIS
GROUNDWATER SAMPLES - HISTORICAL

Page 2 of 2

PARAMETER (µg/L)	ES	PAL	MW4	MW6	MW8	MW10	MW12	MW14
SAMPLE DATE			10/03/01	3/13/96	7/14/00	3/13/96	7/14/00	7/14/00
BADGER PERMANENT WELLS (Most recent event)								
DETECTED VOCs								
BENZENE	5.0	0.5	<0.21	<0.5	42.8	0.52	592	3,590
SEC-BUTYLBENZENE	-	-	<0.21	<1.0	15.2	<1.0	<15	<30
N-BUTYLBENZENE	-	-	<0.13	<1.0	24.8	<1.0	<15	<30
CIS-1,2-DICHLOROETHENE		7	<0.21	<1.0	<3.0	<1.0	<15	<30
ETHYLBENZENE	700	140	<0.22	<1.0	346	<1.0	1,170	1,730
ISOPROPYLBENZENE	-	-	<0.19	<1.0	48.2	<1.0	71.5	79.4
NAPHTHALENE	40	8	<0.69	<1.0	<16	<1.0	215	264
N-PROPYLBENZENE	-	-	<0.18	<1.0	108	<1.0	175	<30
TETRACHLOROETHENE	5	0.5	<0.22	<1.0	<3.0	<1.0	<15	<30
TOLUENE	1,000	200	<0.41	<1.0	<8.0	1.9	1,890	293
TRICHLOROETHENE	5	0.5	<0.24	<1.0	<8.0	<1.0	<40	<80
1,2,4-TRIMETHYLBENZENE		96	<0.26	<1.0	147	<1.0	869	814
1,3,5-TRIMETHYLBENZENE	480		<0.34	<1.0	6.95	<1.0	188	196
XYLENES	10,000	1,000	<0.69	<3.0	79.41	<3.0	4,000	4,995

ES = enforcement standard

PAL = preventive action limit

6.9 = sample concentration detected above the preventive action limit

70 = sample concentration detected above the enforcement standard

"J" = Analyte detected between the method of detection and the method of quantification.

N1737A02
DUMKE PROPERTY

TABLE 2
HISTORICAL GROUNDWATER ELEVATIONS

Date	MW4	MW8	MW12	MW14	MW15
2/25/2002	96.49	97.13	93.84	94.50	96.40
5/28/2002	97.16	96.88	94.91	93.68	94.21
9/3/2002	96.89	95.44	94.24	93.49	93.33
11/22/2002	95.76	95.23	93.75	93.43	93.15

FA\ENVIRO\N1678A01\TABLES\WATERELEV.XLS



LEGEND:

- TW1 ● OMNI Well Location
- OB2 ◆ OMNI Soil Boring Location
- Demolished Building
- Building Face
- Back of Curb
- MW5 ● Badger Well Location
- GP-17 ● Badger Geoprobe Boring Location
- BI ● Badger Soil Boring Location
- MW4 ● 748.88 Groundwater Elevation at Well
- 748.00 — Groundwater Contour Line (-' Contour Interval)

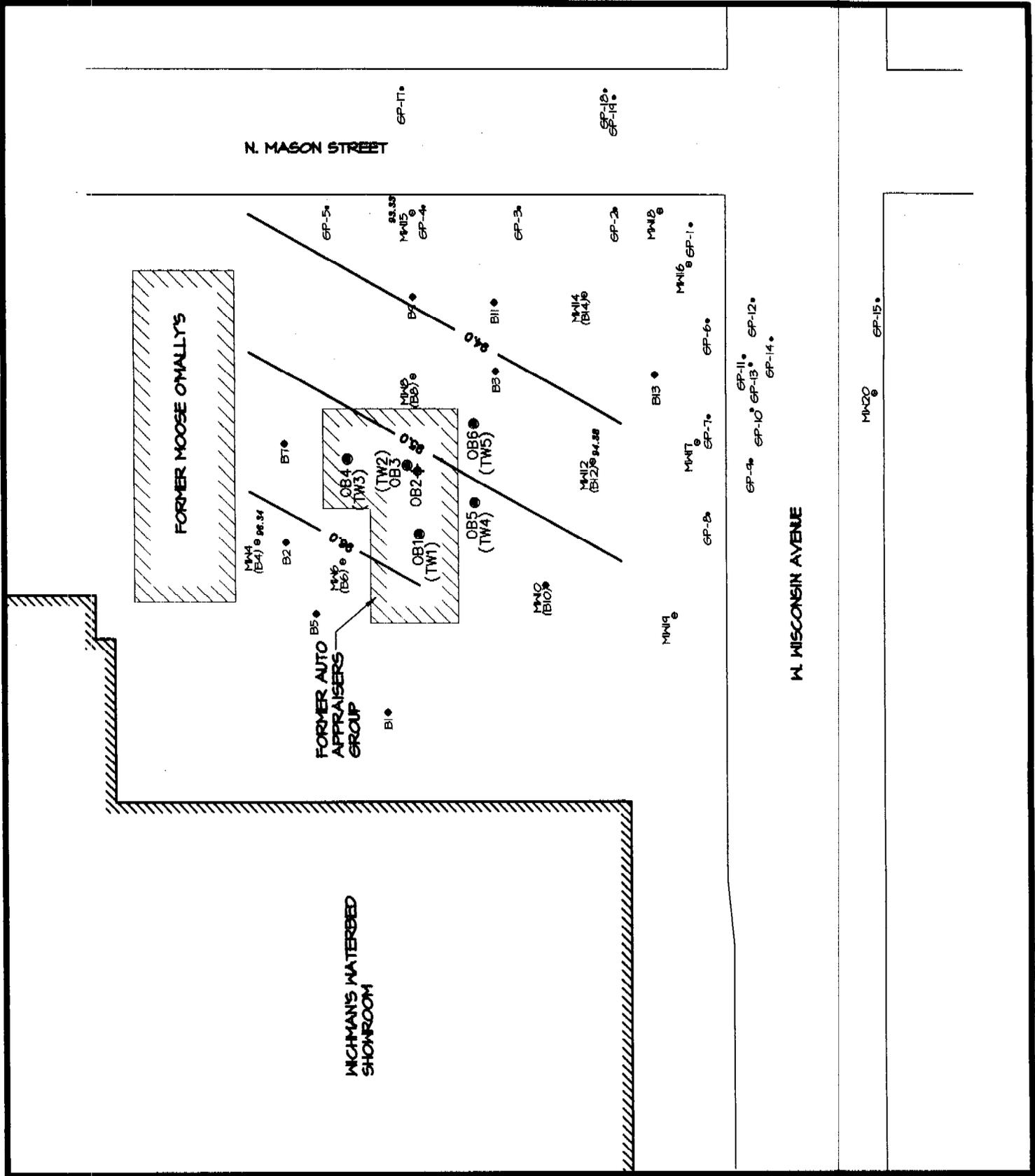
**FIGURE 3
GROUNDWATER ELEVATION
CONTOUR MAP (10/3/01)**

ANDREW DUMKE PROPERTY
1308 W. WISCONSIN AVENUE
APPLETON, WISCONSIN



ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-8900
FAX (920) 680-6100

PROJECT MANAGER:	PROJECT NO:	M1691A0
PROJECT ENGINEER:	CAD FILE NO:	M1691A2
DRAWN BY:	DLD	SCALE: 1" = 30'
REVIEWED BY:	DATE:	11/7/01





DUMKE
INSURANCE, TITLE & FINANCIAL SERVICES

DAVE,

THE ENCLOSED INFO
WAS GIVEN TO US FROM
PRISON OWNER. I BELIEVE
THE LEGAL DESCRIPTION &
PARCEL I.D.# ARE CORRECT

PLEASE!