

GIS REGISTRY

Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*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")*

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Off-Source Contamination

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

Land Use Controls:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between residential 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 or economic
development corporation)*

Monitoring wells properly abandoned? (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 #: PARCEL ID #:

ACTIVITY NAME: WTM COORDINATES: X: Y:

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.)
- 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 #: **Title: Waupaca Co Real Estate Tax Record - Property Description**
- 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 8.5 x 14 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 Map**
 - 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 #: 2 **Title: Site Detail Map**
 - 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 #: **Title:**

BRRTS #: 02-69-550680

ACTIVITY NAME: Waupaca Motor Sales (Former)

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 #: 3 Title: Cross Section

Figure #: Title:

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

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

Figure #: Title:

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

Figure #: Title:

Figure #: Title:

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

Tables must be no larger than 8.5 x 14 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 & 3-1 Title: Summary of Soil Analytical Data, Soil Sample Analytical Results Phase 1 & 2

- 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 #: 1 Title: Summary of Groundwater Analytical Data

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

Table #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: Title:

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

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

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

BRRTS #: 02-69-550680

ACTIVITY NAME: Waupaca Motor Sales (Former)

NOTIFICATIONS

Source Property

- 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.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.
Number of "Off-Source" Letters:
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
Number of "Governmental Unit/Right-Of-Way Owner" Letters:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
2984 Shawano Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-662-5100
FAX 920-662-5413
TTY Access via relay - 711

June 19, 2008

Mr. John Spindt
Former Waupaca Motor Sales
PO Box 232
Waupaca, WI 54981

Subject: **Final Case Closure with Land Use Limitations or Conditions**
Former Waupaca Motor Sales, 1407 Royalton St., Waupaca, Wisconsin
WDNR BRRTS Activity # 02-69-550680

Dear Mr. Spindt:

On June 3, 2008, the Department of Natural Resources Regional Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On June 5, 2008, you were notified that the Closure Committee had granted conditional closure to this case. On June 19, 2008, the Department received correspondence indicating that you have complied with the requirements of closure – the well abandonment form, revised site maps, and cap maintenance plan with inspection log and site map have been received.

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

GIS Registry

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

- If a structural impediment (Maintenance Shop building) that obstructs a complete site investigation or cleanup is removed or modified, additional environmental work must be completed.
- A Cap Maintenance Plan is required for an engineered cover (Maintenance Shop building and the gravel area) that must be maintained over the contaminated soil and the state must approve any changes to this barrier.
- Remaining residual soil contamination is present at GP1, GP2R, S1 and S2.

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

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department 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 or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Structural Impediments

Structural impediments existing at the time of cleanup, the Maintenance Shop Building, made complete remediation of the soil contamination on this property impracticable. Pursuant to s. 292.12(2)(b), Wis. Stats., if the structural impediments on this property that are described above are removed, the property owner shall conduct an investigation of the degree and extent of soil contamination. If contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly remediated in accordance with applicable statutes and rules. If soil in the specific locations described above is excavated, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes 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 during excavation activities to prevent a health threat to humans.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the gravel area and the Maintenance Shop building that currently exist in the locations shown on the attached map shall be maintained in compliance with the attached "Cap and Building Barrier Maintenance Plan" dated June 2008, in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health, and to minimize the infiltration of water and prevent groundwater contamination. 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 residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes 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 during excavation activities to prevent a health threat to humans.

The attached "Cap and Building Barrier Maintenance Plan" and inspection log are to be kept up-to-date and on-site, and the inspection log need only be submitted to the Department upon request.

Prohibited Activities

The following activities are prohibited on any portion of the property where [pavement, a building foundation, soil cover, engineered cap or other barrier] 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.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Jason Moeller at 920-662-5492, or via e-mail at Jason.moeller@wisconsin.gov.

Sincerely,



Bruce Urben
NER Remediation & Redevelopment Team Supervisor

Enclosure: Cap Maintenance Plan and Map

cc: James Rabideau, Bay Environmental Strategies, 529 S Jefferson St., Green Bay WI 54301

CAP AND BUILDING BARRIER MAINTENANCE PLAN

JUNE 2008

**Property Located at:
1407 Royalton Street
Waupaca, Wisconsin**

BRRTS # 02-69-550680

LEGAL DESCRIPTION:

**SEC 29 T22N R12E COM 1RD W OF SE COR OF SWNE S To RD W10Rds N32Rds E10Rds S
TO POB & PRT NW SE DESC IN V373P538, V286P473 V373P538 V404P497**

**PARCEL #:
34 29 13 11**

Introduction

The purpose of this document is to present a Maintenance Plan for a engineered cap and building barrier at the above-referenced property, per the requirements of NR 724.13(2) of the Wisconsin Administrative Code. The maintenance activities relate to the existing impermeable surfaces, slab on grade, other paved surfaces, and gravel areas occupying the area over the contaminated soil exceeding regulatory limits on-site. The contaminated soil is impacted by diesel range organics (DRO), tetrachloroethene, and/or dibenzo(a,h)anthracene (PAH). The location of the surfaces to be maintained in accordance with this Maintenance Plan are located on Figure 3.

Engineered Cap Purpose

These impervious and gravel surfaces located over the contaminated soil serve as an infiltration barrier to inhibit and prevent future soil-to-groundwater contamination migration that would violate the standards of NR 140 of the Wisconsin Administrative Code. It is imperative that the barrier remain intact in order to prevent water from infiltrating through contaminated soils and contaminating the groundwater. The impervious surface also serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. **In order to function properly, the barrier must remain intact even though soil cannot be observed or encountered.** Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The impervious and pervious surfaces and buildings overlying the contaminated soil, as depicted in Figure 3, will be inspected once a year for cracks and other potential exposures to underlying soils. The inspections will be performed to evaluate damage to the floor due to exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become

or are likely to become exposed will be documented. A log of the inspections will be maintained by the current property owner and is included as Exhibit B, *Annual 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.

Maintenance Activities

If exposed soils are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Maintenance activities can 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 current property owner will take reasonable measures to prevent water from infiltrating the exposed area. And will also inform maintenance workers of the 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 will be treated, stored and disposed of by the responsible party in accordance with applicable local, state and federal law.

In the event the impervious or gravel surfaces overlying the contaminated soil are removed or replaced, the replacement barrier will be at a minimum 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 Wisconsin Department of Natural Resources (WDNR) or its successor.

The current property owner, in order to maintain the integrity of the barrier, 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.

Amendment or Withdrawal of Maintenance Plan

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

Contact Information
as of June 2008

Site Owner:

Mr. John Spindt
Former Waupaca Motor Sales
PO Box 232
Waupaca, WI 54981
(715) 258-3231

WDNR:

Jason W. Moeller
Remediation and Redevelopment Program
2984 Shawano Avenue
PO Box 10448
Green Bay, WI 54307-0448
(920) 662-5492

EXHIBIT B

ANNUAL CAP INSPECTION LOG

Former Waupaca Motor Sales, 1407 Royalton Street, Waupaca, Wisconsin
WDNR BRRTS #02-69-550680

Inspection Date	Inspector	Condition of Cap	Recommendations	Have recommendations from previous inspection been implemented?

Remit Annual Log To: Remediation and Redevelopment Program, WDNR Northeast Region, PO Box 10448, Green Bay, WI 54307

Harding Street

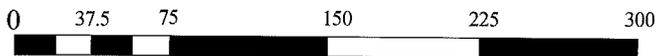
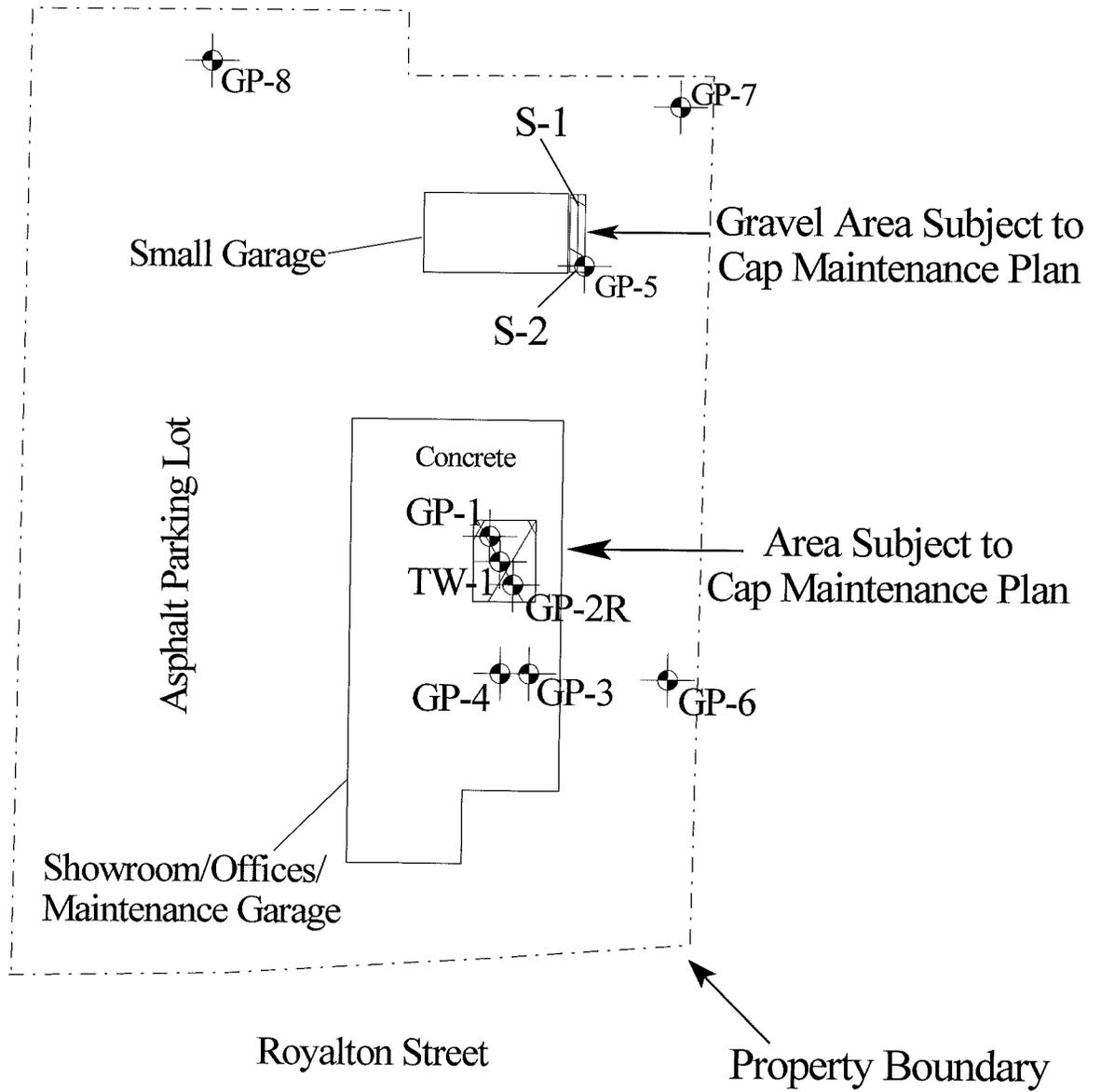
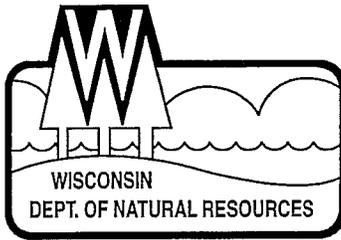


Figure:	Figure 3 Cap Maintenance Plan Map	
Site Location:	Former Waupaca Motor Sales, Inc. 1407 Royalton Street Wauapca, Wisconsin	
Source:	Obtained from Waupaca Cty GIS Website	Client: Mr. John Spindt
		Date: April 2008
		Scale: See Scale
		Drawn By: EED



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
2984 Shawano Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-662-5100
FAX 920-662-5413
TTY Access via relay - 711

June 5, 2008

Mr. John Spindt
Former Waupaca Motor Sales
PO Box 232
Waupaca, WI 54981

Subject: Conditional Case Closure Decision, With Requirements to Achieve Final Closure
Former Waupaca Motor Sales, 1407 Royalton St., Waupaca, Wisconsin
WDNR BRRTS Activity # 02-69-550680

Dear Mr. Spindt:

On June 3, 2008, the Department of Natural Resources Regional Closure Committee reviewed your request for closure of the case described above. The Regional 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 your closure request, the Regional Closure Committee has determined that the soil contamination on the site 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:

The monitoring well (TW-1) at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Jason Moeller on Form 3300-005 found at <http://dnr.wi.gov/org/water/dwg/gw/> or provided by the Department of Natural Resources.

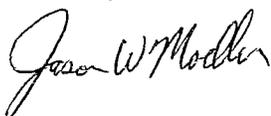
A Cap Maintenance Plan is needed for closure. The existing surface cover must be maintained over the remaining contaminated soil at GP1, GP2, S1 and S2. Also, new site maps (Non-Air Photos) are needed for the GIS Registry.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment form, Cap Maintenance Plan, maps, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. 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 GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at:
<http://dnr.wi.gov/org/aw/rr/gis/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.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 920-662-5492, or via e-mail at Jason.moeller@wisconsin.gov. Thank you for your cooperation.

Sincerely,



Jason W. Moeller
NER Spills Coordinator - Hydrogeologist
Remediation and Redevelopment Program

cc: James Rabideau, Bay Environmental Strategies, 529 S Jefferson St., Green Bay WI 54301

WARRANTY DEED
STATE OF WISCONSIN - FORM 2

DOCUMENT NO.

This indenture, Made this ___ day of ___, A.D., 2008, between Waupaca Motor Sales, Inc.

Waupaca Motor Sales, Inc., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Waupaca, Wisconsin, party of the first part, and Timothy J. Neuville, LLC

part Y of the second part. Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar and other valuable consideration

to it paid by the said part Y of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, alien, convey and confirm unto the said part Y of the second part, its heirs and assigns forever, the following described real estate, situated in the County of Waupaca State of Wisconsin, to-wit:

A part of the South 1/2 of the Northeast 1/4 and the North 1/2 of the Southeast 1/4 of Section 29, Township 22 North, Range 12 East, City of Waupaca, Waupaca County, Wisconsin, bounded by a line commencing at a point in the center of the highway 8 rods and 13 links South of the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 29, running thence East 10 rods in the center of the highway, thence North 32 rods, thence West 21 rods, thence South 32 rods to the center of the highway, thence East in the center of the highway 11 rods to the place of beginning.

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To have and to hold the said premises as above described with the hereditaments and appurtenances, unto the said part Y of the second part, and to its heirs and assigns FOREVER.

And the said Waupaca Motor Sales, Inc. party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said part Y of the second part, its heirs and assigns, that at the time of the ensembling and delivery of these presents it is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, subject to easements, covenants and restrictions of record,

and that the above bargained premises in the quiet and peaceable possession of the said part Y of the second part, its heirs, and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT and DEFEND.

In Witness Whereof, the said Waupaca Motor Sales, Inc. party of the first part, has caused these presents to be signed by Eric P. Spindt its President, and countersigned by John R. Spindt its Secretary, at Waupaca Wisconsin, and its corporate seal to be hereunto affixed this ___ day of ___, A.D., 2008.

SIGNED AND SEALED IN PRESENCE OF

Waupaca Motor Sales, Inc.

Corporate Name

President

Eric P. Spindt

COUNTERSIGNED:

Secretary

John R. Spindt

State of Wisconsin,

ss.

Waupaca County.

Personally came before me, this ___ day of ___, A.D., 2008, Eric P. Spindt, President, and John R. Spindt, Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

THIS INSTRUMENT WAS DRAFTED BY

Attorney Steven D. Shambeau Waupaca, WI 54981

NOTARY SEAL

Steven D. Shambeau

Notary Public, Waupaca County, Wis. My commission expires (is) permanent.

(Section 59.61 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary. Section 59.613 similarly requires that the name of the person who, drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)

Waupaca County Real Estate Tax Record

Parcel #: 34 29 13 11

4/24/2008

More Information

LOCATION INFORMATION

Owner Name Owner name information is only available online to subscribed users or by calling the Waupaca County Treasurer Office at 715.258.6220

Parcel Number 34 29 13 11

Municipality CITY OF WAUPACA

Property Address ROYALTON ST,1407

Mailing Address

City, State, Zip

ASSESSMENT INFORMATION

	2007	2006
Land Value	\$194,500	\$194,500
Improve Value	\$758,300	\$758,300
Total Value	\$952,800	\$952,800
Fair Market Value	\$1,027,000	\$970,000
Fair Market Ratio	\$0.9277500	\$0.9277500

PROPERTY DESCRIPTION (As of last tax bill issued)

Legal Description SEC29 T22N R12E COM 1RD W OF SE COR OF SWNE S TO RD W10RDS N32RDS E10RDS S TO POB & PRT NW SE DESC IN V373P538 | V286P473 V373P538 V404P 497

REAL ESTATE TAX INFORMATION

Net General Tax	\$23,911.47	\$22,541.84
Total Spec Assess		
Total Spec Taxes		
Total Net Taxes	\$23,911.47	\$22,541.84

ASSESSMENTS - Based on: 2008

	Acres	Land	Improve
2. Mercantile	3.890	194,500	758,300
Totals	3.890	\$194,500	\$758,300

Principal Paid	\$23,911.47	\$22,541.84
Interest Paid		

Principal Due
Interest Due
Special Fees

Total Due	\$0.00	\$0.00
Lottery Credit	\$0.00	\$0.00

TAXING DISTRICT INFORMATION

School District 6195 - WAUPACA

Vocational District 1200 - FOX VALLEY TECH. COLLEGE

INSTALLMENTS

	1st	2nd
	\$11,955.74	\$11,955.73

REAL ESTATE TAX PAYMENTS

Tax Year	Date	Principal	Interest	Lottery Credit	Fees	Receipt
2007	12/28/2007	\$23,911.47				
2006	7/13/2007	\$11,270.92				147790
2006	1/30/2007	\$11,270.92				143927
2005	7/11/2006	\$11,469.18				137248
2005	1/25/2006	\$11,469.18				133136
2004	7/15/2005	\$9,330.89				
2004	1/28/2005	\$9,330.89				
2003	7/14/2004	\$8,578.50				
2003	1/23/2004	\$8,578.50				
2002	1/28/2003	\$8,404.73				
2002	7/28/2003	\$8,404.72				107087
2001	7/9/2002	\$8,262.85				95835
2001	1/30/2002	\$8,262.85				
2000	7/24/2001	\$8,359.37				88057
2000	1/12/2001	\$8,359.37				
1999	7/27/2000	\$8,722.98				
1999	1/27/2000	\$8,722.99				
1998	7/27/1999	\$7,026.19				
1998	1/31/1999			\$49.77		
1998	1/29/1999	\$6,976.43				

COMPARATIVE SALES

Date	Document	Amount	Deed	Size	Split	Related
------	----------	--------	------	------	-------	---------

"I, Mr. John Spindt, believe that a legal description has been attached to the GIS Registry packet for the property that is within, or partially within, the boundary of Waupaca Motors Site located at 1407 Royalton Street, Waupaca, Wisconsin."


Responsible Party

5/5/08
Date

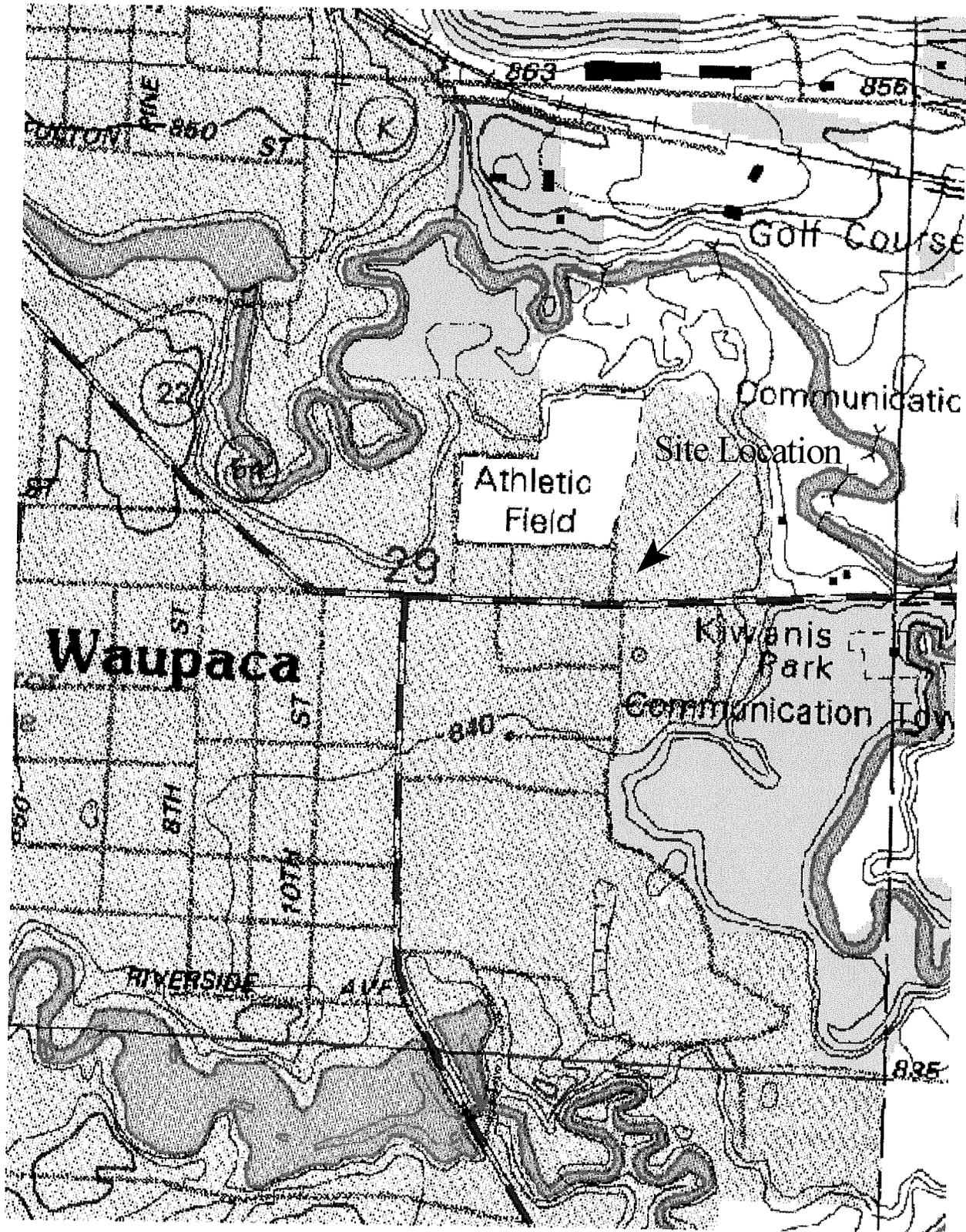
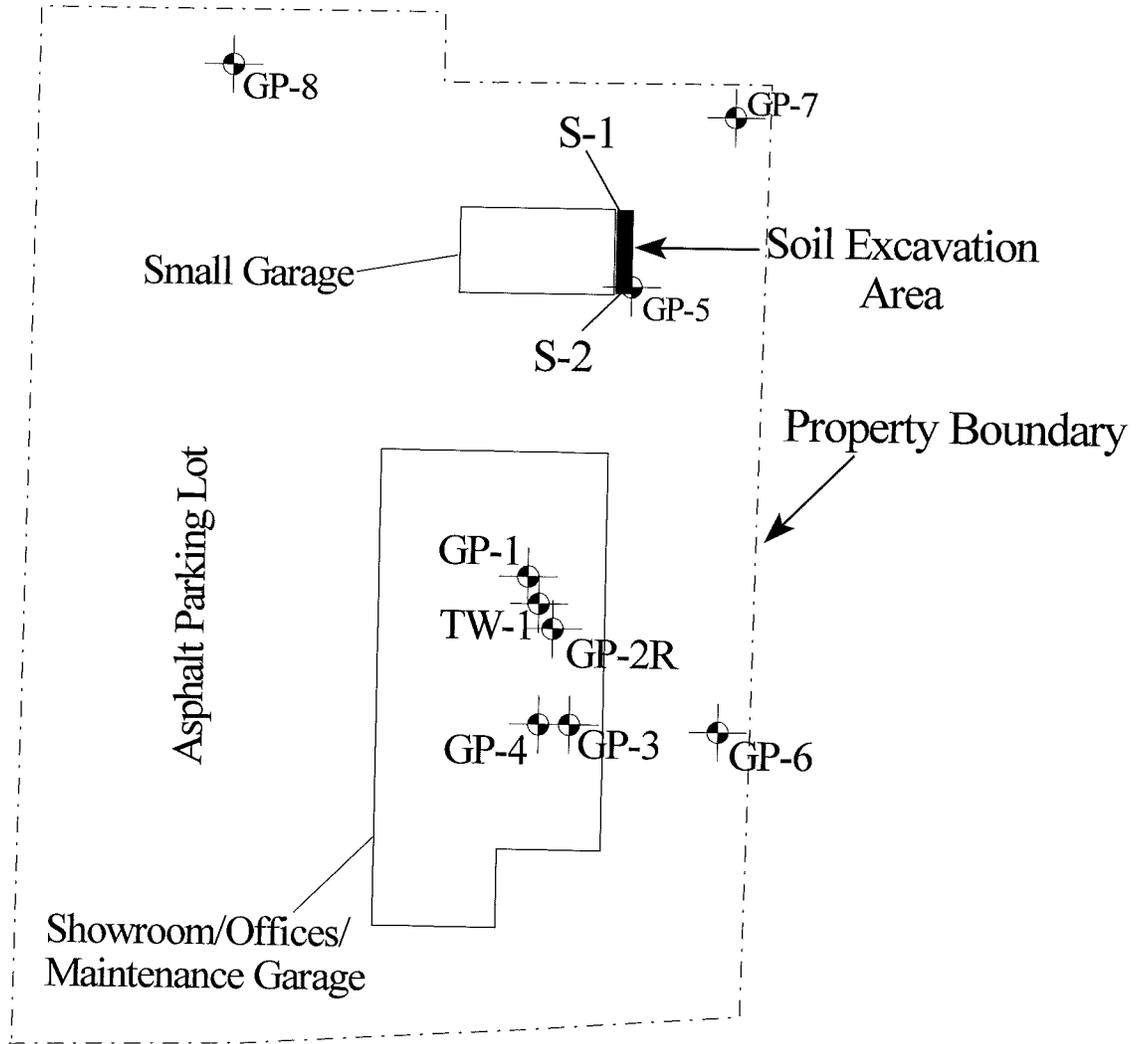


Figure:	Figure 1 Site Location Map	
Site Location:	Former Waupaca Motor Sales, Inc. 1407 Royalton Street Waupaca, Wisconsin	
Source:	Obtained from Topozone.com Waupaca Quad	Date: June 2008
		Scale: See Scale
		Drawn By: EED

Harding Street



Royalton Street

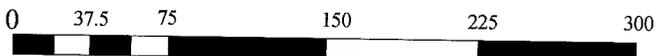


Figure:	Figure 2 Site Detail Map	 Client: Mr. John Spindt
Site Location:	Former Waupaca Motor Sales, Inc. 1407 Royalton Street Waupaca, Wisconsin	
Source:	Obtained from Waupaca Cty GIS Website	Date: April 2008
		Scale: See Scale
		Drawn By: EED

Distance Across Site

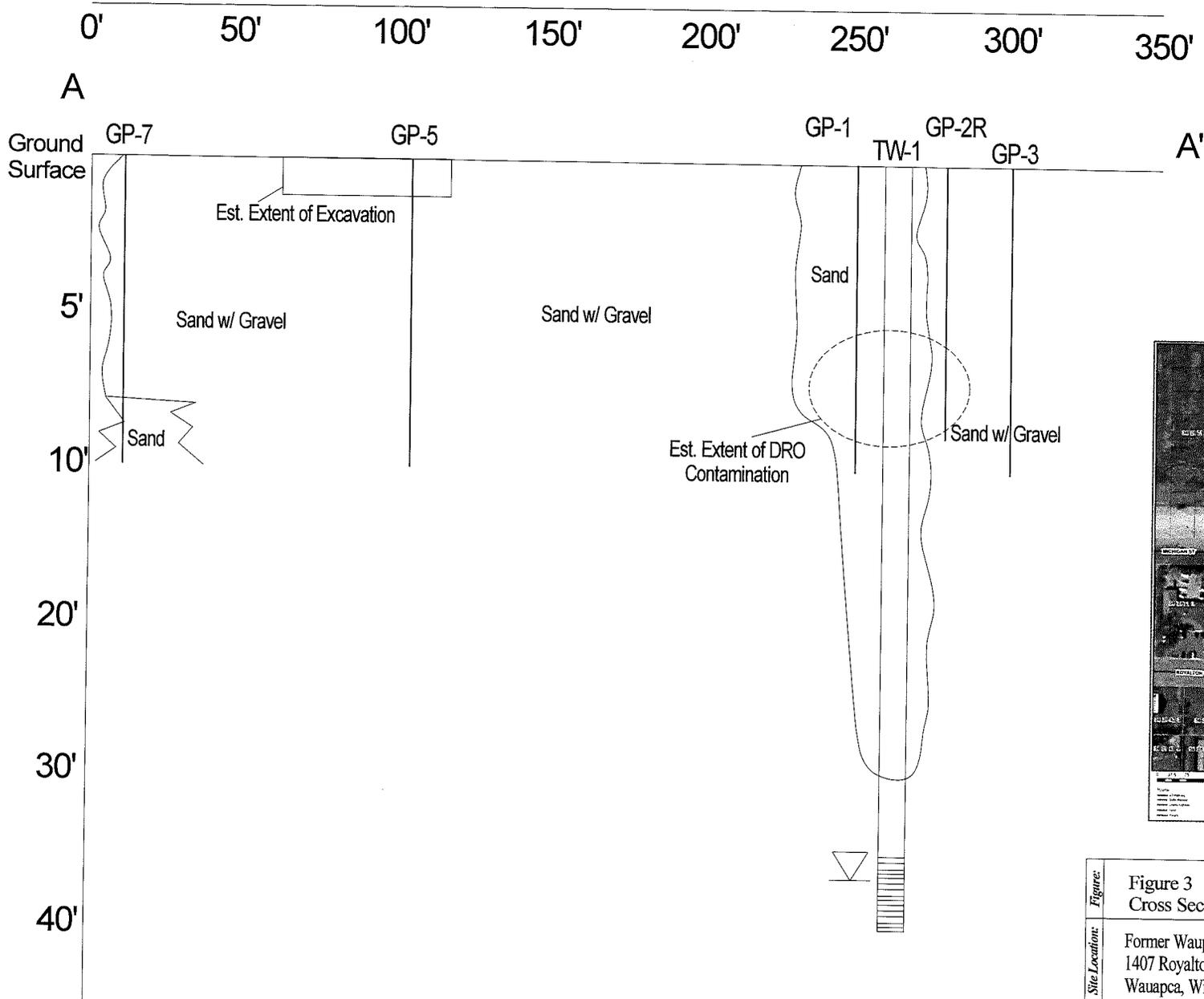


Figure:	Figure 3 Cross Section Map	
Site Location:	Former Waupaca Motor Sales, Inc. 1407 Royalton Street Wauapca, Wisconsin	
Source:	Obtained from Waupaca Cty GIS Website	Date: April 2008
		Scale: See Scale
		Drawn By: EED

**Table 2: Summary of Soil Analytical Data
 Waupaca Motor Sales, 1407 East Royalton Street
 Waupaca, Wisconsin**

Sample	Date	DRO (mg/kg)	PAH ug/kg																		
			Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenzo(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	Methyl-1-Naphthalene	Methyl-2-Naphthalene	Naphthalene	Phenanthrene	Pyrene	
S-1	4/8/2008	<0.35	<1.6	<1.8	<1.9	4.3	6.1	5.8	5.2	6.5	6.6	18.3	11	<1.7	3.8	<1.4	<1.5	<1.2	2.8	8.7	
S-2	4/8/2008	0.4	<1.6	<1.8	<1.9	4.7	5.2	5	4.3	5.5	6.9	18	13.1	<1.8	3	<1.4	<1.5	<1.2	5.8	9.8	
NR 746 Table 1 Values																					
NR 746 Table 2 Values																					2700
PAH Guidance Table 1			38000	700	3000000	17000	48000	360000	6800000	870000	37000	38000	500000	100000	680000	23000	20000	400	1800	8700000	
PAH Guidance Direct Contact			900000	18000	5000000	88	8.8	88	1800	880	8800	8.8	600000	600000	88	1100000	600000	20000	18000	500000	

NR 746 Table 1 - Contaminant exceeding ch. NR 746 Table 1 values for indicators of residual petroleum product in soil pores
 NR 746 Table 2 - Contaminant exceeding ch. NR 746 Table 2 for protection of human health from direct contact with contaminated soil (top 4 feet)
 PAH Direct Contact - PAH Guidance Direct Contact (non-industrial)
 PAH Table 1 - PAH Guidance Table 1 groundwater pathway

TABLE 3-1
SOIL SAMPLE ANALYTICAL RESULTS
PHASE 1 and 2 ENVIRONMENTAL SITE INVESTIGATION
WAUPACA MOTORS
WAUPACA, WISCONSIN

Sample ID.:	GP-1	GP-2R	GP-3	GP-4	GP-5	GP-6		
	North Abandoned Lift	South Abandoned Lift	Existing Lift	Floor Drain Grit Trap	Drum Storage Areas	Tip Top Shows UST		
Boring Location:								
Date Collected:	11/8/2007	11/8/2007	11/8/2007	11/8/2007	11/8/2007	11/8/2007		
Sample Depth (feet):	7.8 to 9	6 to 7.5	8 to 10	8 to 10	0 to 2	8 to 10		
PID (i.u.):	0.2	0.0	0.0	0.0	2.2	0.0		
Analyte	NR 720 RCL		Results					
DRO (mg/kg)	100		6,490^{D2B, D5}	7,960^{D2B, D5}	<4.75	<4.86	4,860^{D2B, D5}	<4.18
GRO (mg/kg)	100		<5.00	9.19 ^{G3, G6}	<5.00	<5.00	<5.00	<5.00
PAHs (mg/kg)	Interim Guidance RCLs		Results					
	Groundwater Pathway	Direct Contact Pathway						
Benzo(a)anthracene	17	0.088	<0.0042	<0.168	<0.0043	<0.0042	0.331	<0.0042
Benzo(a)pyrene	48	0.0088	<0.0024	<0.0944	0.0064 ^J	<0.0024	<0.0486	0.0030 ^J
Benzo(b)fluoranthene	360	0.088	<0.0022	<0.0862	<0.0022	<0.0022	0.794	<0.0022
Benzo(g,h,i)perylene	6,800	1.8	<0.0041	<0.164	0.0073 ^J	<0.0041	1.08	<0.0041
Benzo(k)fluoranthene	870	0.88	<0.0030	<0.119	0.0031 ^J	<0.0030	0.512	<0.0030
Chrysene	37	8.8	<0.0024	<0.0944	0.0062 ^J	<0.0024	0.666	<0.0024
Fluoranthene	500	600	<0.0027	<0.107	0.0215	<0.0027	1.80	0.0076 ^J
Fluorene	100	600	<0.0034	<0.135	<0.0034	<0.0034	<0.0697	<0.0034
Indeno(1,2,3-cd)pyrene	680	0.088	<0.0023	<0.0903	0.0046 ^J	<0.0023	0.919	<0.0023
Phenanthrene	1.8	18	<0.0042	<0.168	<0.0043	<0.0042	0.261 ^J	<0.0042
Pyrene	8,700	500	<0.0029	0.181 ^J	0.0109	<0.0029	1.05	0.0037 ^J
VOCs (µg/kg)	NR 720 RCL		Results					
Bromomethane	NE		92.1 ^{CSH, MB}	88.3 ^{CSH, MB}	88.3 ^{CSH, MB}	140 ^{CSH, MB}	147 ^{CSH, MB}	91.3 ^{CSH, MB}
Chloromethane	NE		35.5 ^{CSL, MB}	29.4 ^{CSL, MB}	40.2 ^{CSL, MB}	25.7 ^{CSL, MB}	31.0 ^{CSL, MB}	<21.0 ^{CSL, MB}
Tetrachloroethene	NE		52.4	128	<12.0	<12.0	<12.0	<12.0
Lead (mg/kg)	50		NA	NA	NA ^{**}	NA	9.66	NA
Cadmium (mg/kg)	8		NA	NA	NA	NA	<0.0598	NA

Notes:

- RCL - Residual Contaminant Level for DRO and GRO as listed in Chapter NR 720, Wisconsin Administrative Code, and suggested generic RCLs for PAHs at non-industrial sites as listed in Table 1 of DNR's April 1997 (Corrected) Interim Guidance.
- Bold and outlined results indicate exceedence of groundwater pathway RCL.
- Bold results indicate exceedence of direct contact RCL.
- NA - Not Analyzed.
- NE - Not Established.
- ft bgs - Feet below ground surface.
- ^{MB} - Analyte observed in method blank. Sample result may be biased high.
- ^J - Estimated concentration below laboratory quantitation level.
- ^{D5} - The chromatogram contained significant peaks and a raise baseline outside the DRO window.
- ^{D2B} - The chromatogram is characteristic for a heavier petroleum product other than diesel (i.e. motor oil, hydraulic oil, etc.).
- ^{CSL} - Check standard for this analyte exhibited a low bias. Sample results may also be biased low.
- ^{CSH} - Check standard for this analyte exhibited a high bias. Sample results may also be biased high.
- ^{G6} - The chromatogram contains significant number of peaks and a raised baseline outside the GRO window.
- ^{G3} - The chromatogram is not characteristic of either gasoline or weathered gasoline. It has reportable concentration of peaks within the GRO window.

**Table 1: Summary of Groundwater Analytical Data
 Waupaca Motor Sales, 1407 East Royalton Street
 Waupaca, Wisconsin**

Sample ID	TW-1
Sample Date	2/14/2008
DRO (ug/L)	<52
VOC (ug/L)	
1,1,1,2-Tetrachloroethane	<0.92
1,1,1-Trichloroethane	<0.90
1,1,2,2-Tetrachloroethane	<0.20
1,1,2-Trichloroethane	<0.42
1,1-Dichloroethane	<0.75
1,1-Dichloroethene	<0.57
1,1-Dichloropropene	<0.75
1,2,3-Trichlorobenzene	<0.74
1,2,3-Trichloropropane	<0.99
1,2,4-Trichlorobenzene	<0.97
1,2,4-Trimethylbenzene	<0.97
1,2-Dibromo-3-chloropropane	<0.87
1,2-Dibromomethane	<0.56
1,2-Dichlorobenzene	<0.83
1,2-Dichloroethane	<0.36
1,2-Dichloropropane	<0.46
1,3,5-Trimethylbenzene	<0.83
1,3-Dichlorobenzene	<0.87
1,3-Dichloropropane	<0.61
1,4-Dichlorobenzene	<0.95
2,2-Dichloropropane	<0.62
2-Chlorotoluene	<0.85
4-Chlorotoluene	<0.74
Benzene	<0.41
Bromobenzene	<0.82
Bromochloromethane	<0.97
Bromodichloromethane	<0.56
Bromoform	<0.94
Bromomethane	<0.91
Carbon Tetrachloride	<0.49
Chlorobenzene	<0.41
Dibromochloromethane	<0.81
Chloromethane	<0.97
Chloroform	<0.37
Chloromethane	<0.24
cis-1,2-Dichloroethene	<0.83
cis-1,3-Dichloropropene	<0.19
Dibromomethane	<0.60
Dichlorodifluoromethane	<0.99
Diisopropyl Ether	<0.76
Ethylbenzene	<0.54
Trichlorofluoromethane	<0.79
Hexachlorobutadiene	<0.67
Isopropylbenzene	<0.59
<i>Methylene Chloride</i>	0.95
MTBE	<0.61
Naphthalene	<0.74
n-Butylbenzene	<0.93
n-Propylbenzene	<0.81
p-isopropyltoluene	<0.67
sec-Butylbenzene	<0.89
Styrene	<0.86
tert-Butylbenzene	<0.97
Tetrachloroethene	<0.45
Toluene	<0.67
trans-1,2 Dichloroethene	<0.89
trans-1,3-Dichloropropene	<0.19
Trichloroethane	<0.48
Vinyl chloride	<0.18
Total Xylene	<2.63

Bold text: Wis. Adm. Code ch. NR140.20 Enforcement Standard (ES)

Italic text: Wis. Adm. Code ch. NR140.10 Preventive Action Limit (PAL)

Methylene Chloride: PAL=0.5 ug/L, ES=5 ug/L; result of laboratory contamination, Trip Blank reported 1.6 ug/L