GIS REGISTRY INFORMATION

SITE NAME:	SHOWCASE CUSTOM HOMES INC
BRRTS #:	02-71-257712 **FID #** (if appropriate):
COMMERCE # (if appropriate):	
CLOSURE DATE:	04/13/2004
STREET ADDRESS:	217-227 ALLEN AVENUE
CITY:	OSHKOSH
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X= 636882 Y= 397764
CONTAMINATED MEDIA:	Groundwater [ ] Soil [X] Both [ ]
OFF-SOURCE GW CONTAMINATION >ES:	[ ] Yes [X] No
IF YES, STREET ADDRESS 1:	
GPS COORDINATES (meters in WTM91 projection):	X= Y=
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	[ ] Yes [X] No
IF YES, STREET ADDRESS 1:	
GPS COORDINATES (meters in WTM91 projection):	X= Y=
CONTAMINATION IN RIGHT OF WAY:	[X] 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**	X
County Parcel ID number, *if used for county*, for all affected properties	X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	NA
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	X
Isoconcentration map(s), *if required for site investigation (SI)* (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. **If not available, include the latest extent of contaminant plume map.**	NA
GW: Table of water level elevations, with sampling dates, and free product noted if present	NA
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	NA
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	X
Geologic cross-sections, *if required for SI.* (8.5x14' if paper copy)	NA
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	NA
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	X
Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure*	NA

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Oshkosh Service Center
625 E. County Road Y, Suite 700
Oshkosh, WI 54901
Telephone 920-303-5424
FAX 920-424-4404
TTY 920-492-5912

April 13, 2004

Mr. Gerry Mathusek
Showcase Custom Homes
2755 Algoma Boulevard
Oshkosh, WI 54901

SUBJECT: Final Closure of
Showcase Custom Homes, 217-227 Allen Avenue, Oshkosh
WDNR BRRTS # 02-71-257712

Dear Mr. Mathusek:

On April 6, 2004 your site as described above was reviewed for closure by the Northeast Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

Based on the correspondence and data provided, it appears that your site has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The site was granted conditional closure and the City of Oshkosh has been notified of the potential for contaminated soil/waste in the right-of-way of Allen Avenue. Additionally, it should be noted that there are soil exceedances for direct contact of Lead at the following soil boring locations: 4-8, 4-6, 5-1, 6-1 and 6-2. There are also small amounts of Polycyclic Aromatic Hydrocarbons (PAHs) in soil borings 3-1, 4-8 and 2-1.

The Department considers this case closed and no further investigation, remediation or other action is required at this time. Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department recommends that current and future property owners be made aware of the potential for contaminants in the surface soils. If vegetable gardening is planned it should be done in raised beds with clean soils. If you have any questions regarding this letter, please contact me at (920) 424-0399.

Sincerely,

Kathleen M. Sylvester, Hydrogeologist
Remediation & Redevelopment Program

cc: Case File – OSH
Bob Meller, Environmental Compliance Consultants, P.O. Box 1612, Oshkosh, WI 54902 e.mailed

STATE BAR OF WISCONSIN FORM 1 - 1998

WARRANTY DEED

Document Number

1095496

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

05-25-2000 12:45 PM

SUSAN WINNINGHOFF
REGISTER OF DEEDS

RECORDING FEE 10.00
TRANSFER FEE 45.00
OF PAGES 1

This Deed, made between David W. Albrecht and Gerald W. Clark

and Showcase Custom Homes, Inc., Grantor,

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Winnebago County, State of Wisconsin (the "Property")

Lot 2 of Block 5 in FIRST ADDITION TO PLAT OF THE INTER-URBAN LAND COMPANY, in the Fifteenth Ward, City of Oshkosh, Winnebago County, Wisconsin

Recording Area

Name and Return Address

FOX VALLEY SAVINGS & LOAN
POST OFFICE BOX 2528
OSHKOSH, WI 54903

Part of 915-1648
Parcel Identification Number (PIN)

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

Together with all appurtenant rights, title and interests

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except easements and restrictions, if any

Dated this 23 day of May 2000

(SEAL)

(SEAL)

(SEAL)
David W. Albrecht

(SEAL)
Gerald W. Clark

AUTHENTICATION

Signature(s)

authenticated this day of

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

THIS INSTRUMENT WAS DRAFTED BY

Henry C. Mathewson

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

ACKNOWLEDGMENT

State of Wisconsin,
Winnebago County } ss

Personally came before me this 23 day of May 2000, the above named David W. Albrecht and Gerald W. Clark to me known to be the persons who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC STATE OF WISCONSIN

Notary Public, State of Wisconsin
My commission is permanent. (If not, state expiration date: 1-6-2002)

STATE BAR OF WISCONSIN FORM 1 - 1998
WARRANTY DEED

Document Number

1095495

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

05-25-2000 12:45 PM

SUSAN WINKINGHOFF
REGISTER OF DEEDS

RECORDING FEE 10.00
TRANSFER FEE 48.90
OF PAGES 1

This Deed, made between David W. Albrecht and Gerald W. Clark, Grantor, and Showcase Custom Homes Inc., Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Winnebago County, State of Wisconsin (the "Property")

Lot 1 of Block 5 in FIRST ADDITION TO PLAT OF THE INTER-URBAN LAND COMPANY, in the Fifteenth Ward, City of Oshkosh, Winnebago County, Wisconsin

Recording Area

Name and Return Address

FOX VALLEY SAVINGS & LOAN
POST OFFICE BOX 2528
OSHKOSH, WI 54903

Part of 915-1648
Parcel Identification Number (PIN)

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

Together with all appurtenant rights, title and interests

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except easements and restrictions, if any

Dated this 23 day of May, 2000

(SEAL)

(SEAL)

(SEAL)
David W. Albrecht

(SEAL)
Gerald W. Clark

AUTHENTICATION

Signature(s)

authenticated this day of

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

THIS INSTRUMENT WAS DRAFTED BY

Henry C. Mathewson

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

ACKNOWLEDGMENT

State of Wisconsin,
Winnebago County } ss

Personally came before me this 23 day of May 2000 the above named David W. Albrecht and Gerald W. Clark to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin
My commission is permanent. (Or, state expiration date: 1-6-2002.)

Document Number

STATE BAR OF WISCONSIN FORM 1 - 1998

WARRANTY DEED

1095497

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

05-25-2000 12:45 PM

SUSAN WINNINGHOFF
REGISTER OF DEEDS

RECORDING FEE 10.00
TRANSFER FEE 45.00
OF PAGES 1

This Deed, made between David W. Albrecht and Gerald W. Clark, Grantor, and Showcase Custom Homes, Inc., Grantee. Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Winnebago County, State of Wisconsin (the "Property")

Lot 3 of Block 5 in FIRST ADDITION TO PLAT OF THE INTER-URBAN LAND COMPANY, in the Fifteenth Ward, City of Oshkosh, Winnebago County, Wisconsin

Tax Key No.

Name and Return Address

FOX VALLEY SAVINGS & LOAN
POST OFFICE BOX 2528
OSHKOSH, WI 54903

Part of 915-1648
Parcel Identification Number (PIN)

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

Together with all appurtenant rights, title and interests

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except easements and restrictions, if any

Dated this 23 day of May, 2000

(SEAL) David W. Albrecht (SEAL)

(SEAL) Gerald W. Clark (SEAL)

AUTHENTICATION

Signature(s)

authenticated this day of

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

THIS INSTRUMENT WAS DRAFTED BY

Henry C. Mathewson

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

ACKNOWLEDGMENT

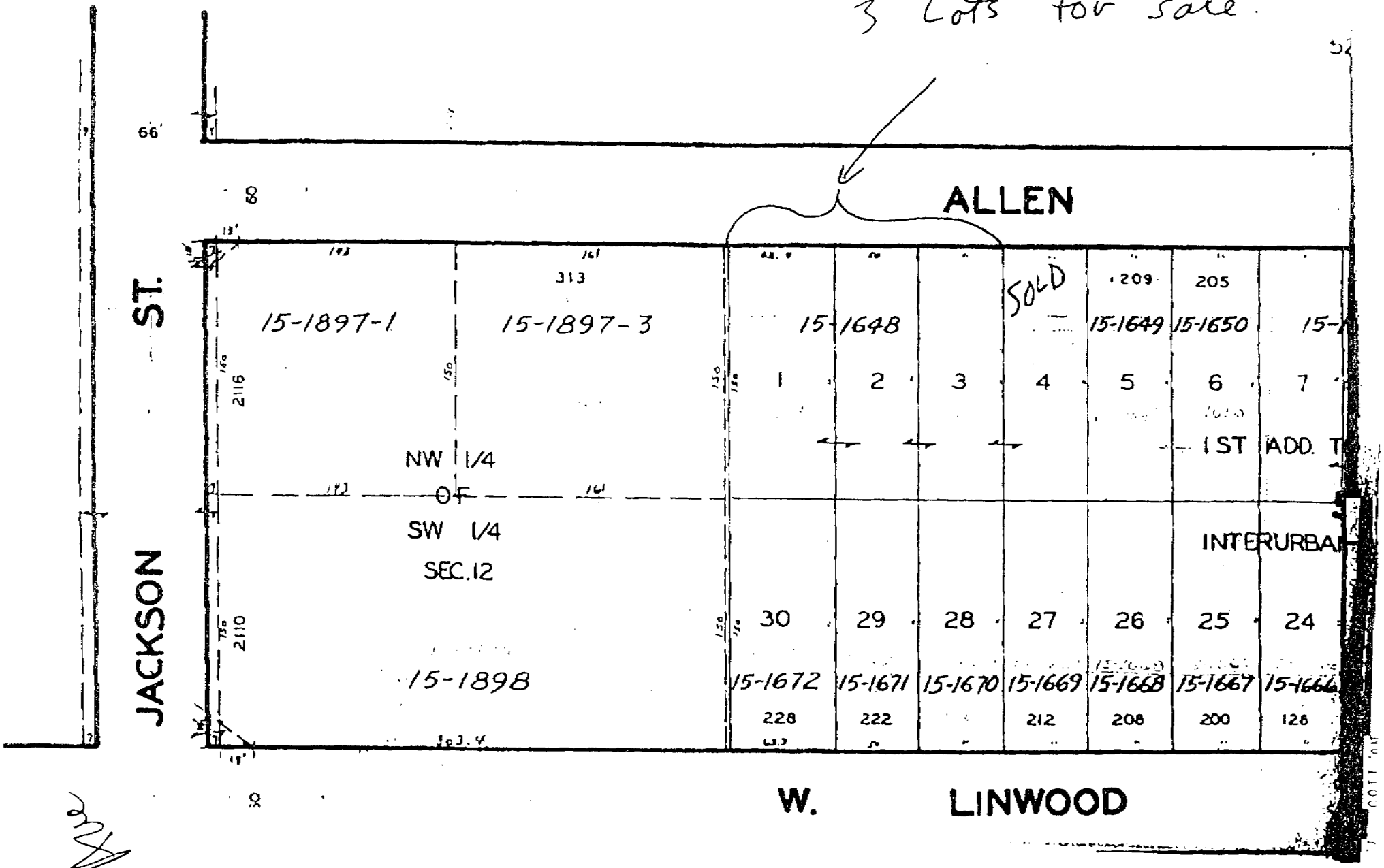
State of Wisconsin, } ss
Winnebago County

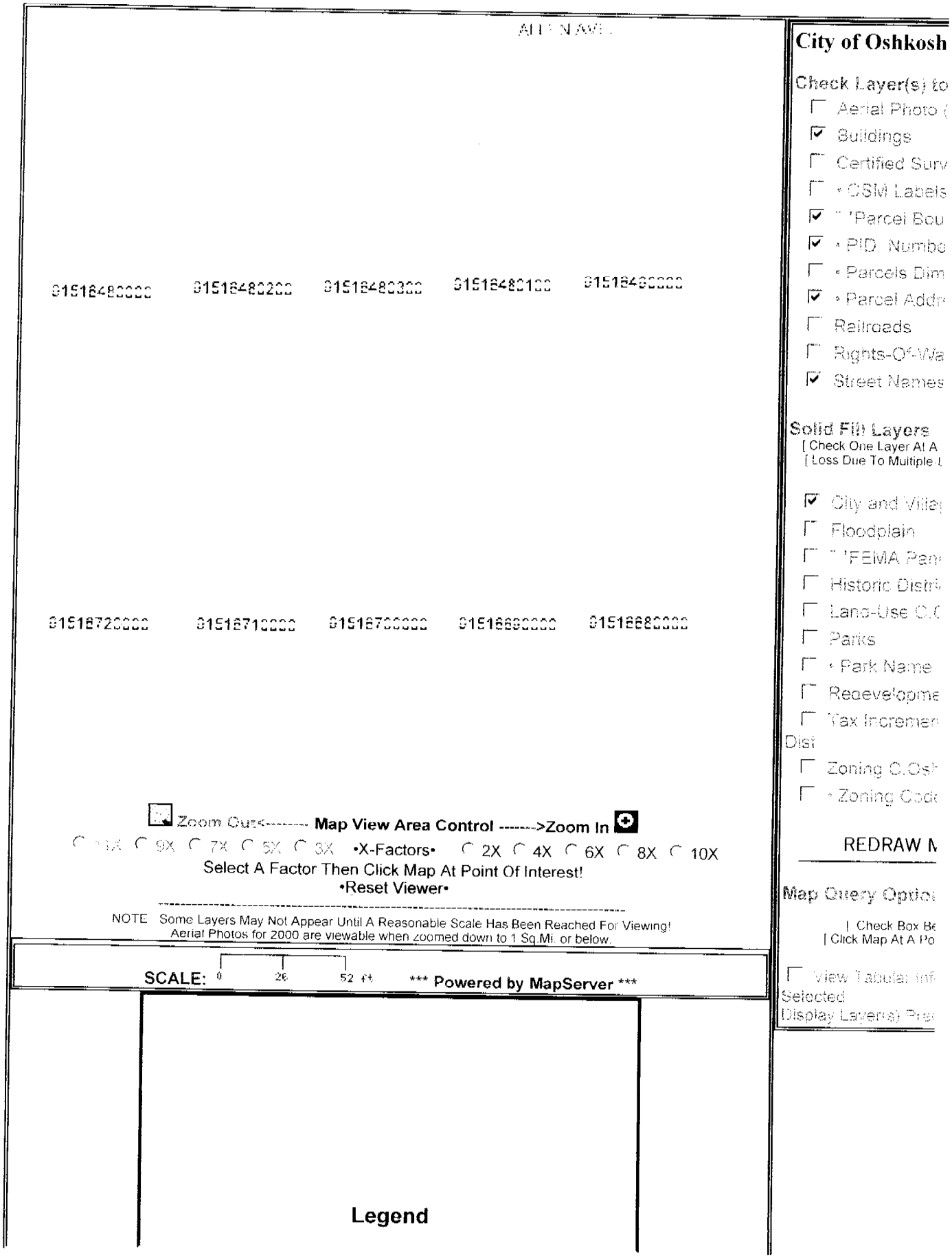
Personally came before me this 23 day of May, 2000 the above named David W. Albrecht and Gerald W. Clark to me known to be the persons who executed the foregoing instrument and acknowledge the same.

NOTARY PUBLIC

Notary Public, State of Wisconsin
My commission is permanent. (If not, expires: date 2002)

Jan - These are the 3 Lots for sale.

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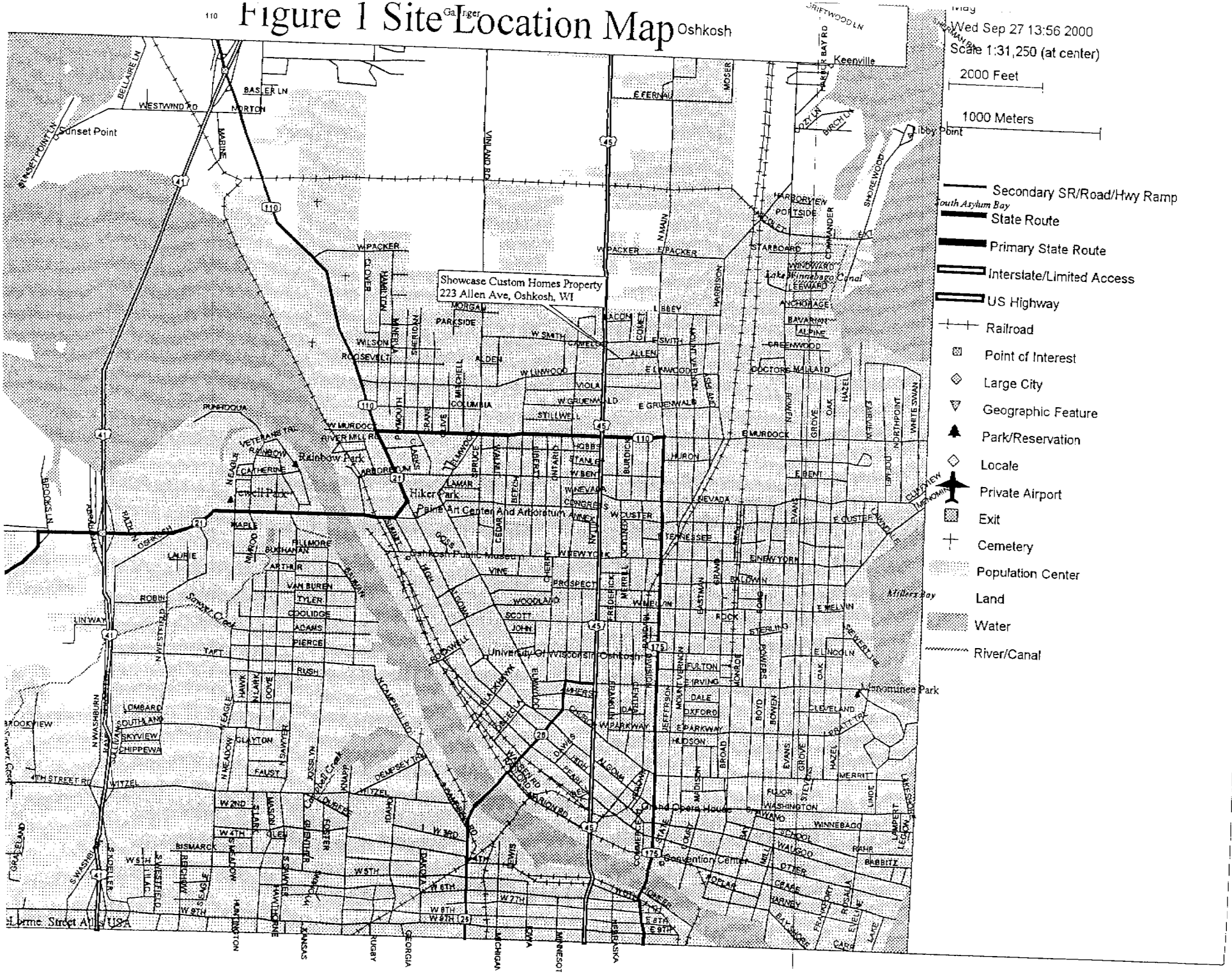
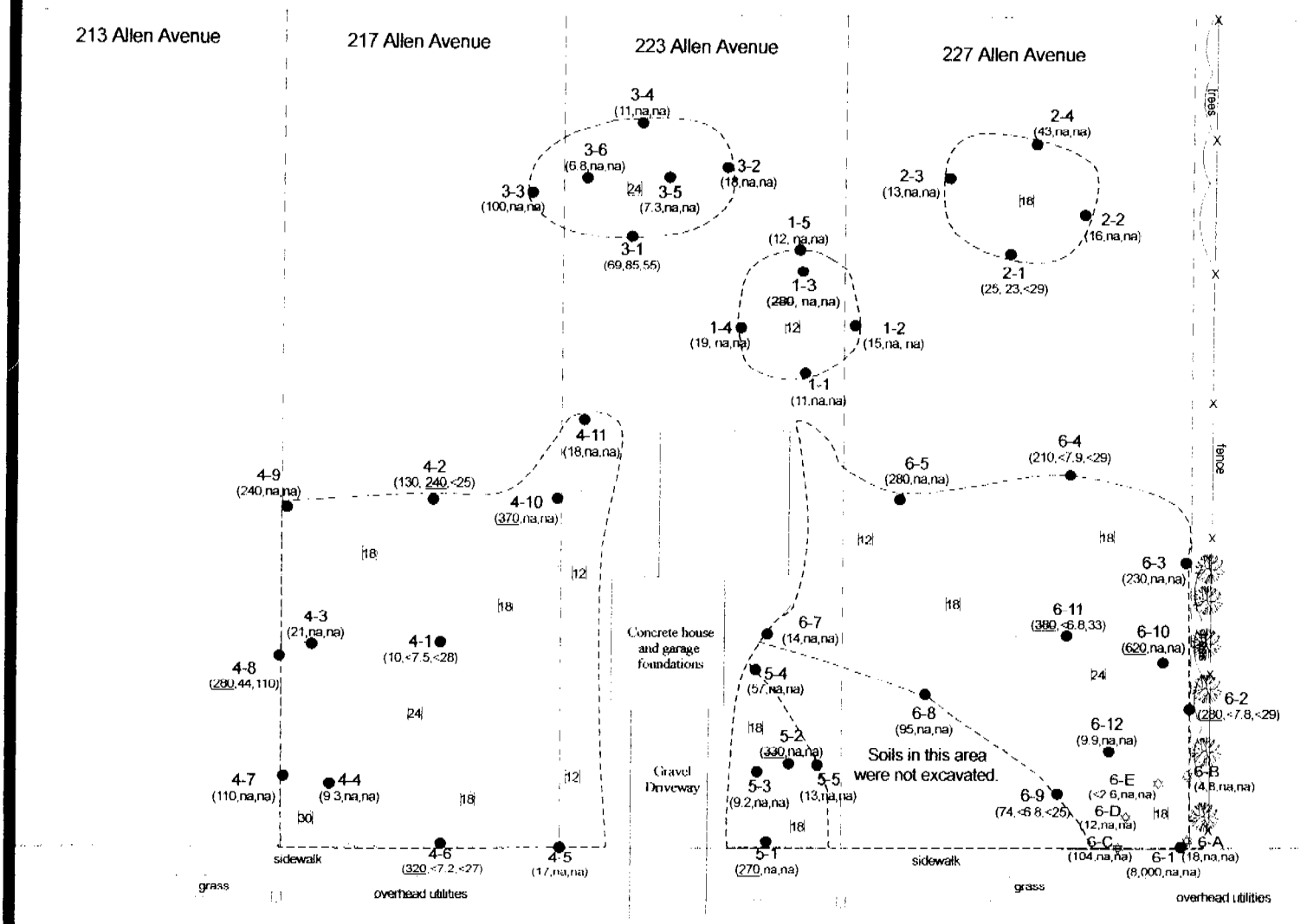
Select A Factor Then Click Map At Point Of Interest!
•Reset Viewer•
NOTE Some Layers May Not Appear Until A Reasonable Scale Has Been Reached For Viewing!
Aerial Photos for 2000 are viewable when zoomed down to 1 Sq.Mi. or below.
SCALE: 0 26 52 ft
*** Powered by MapServer ***
Legend

Figure 1 Site Location Map





LEGEND

- ● 6-11 Soil Sample Location taken on May 29, 2003
- ☼ 6-A Soil Sample Location taken on March 4, 2004

(##,##,##) Concentration of Lead (mg/kg), Benzo[a] Pyrene (ug/kg), and PCB (ug/kg)

Underlined value indicates soils with SSRCL exceedences that remain in place

~~Lined out~~ values indicate soils with SSRCL exceedences that were removed

na indicates paramater not analyzed.

- - - - - - Extent of excavation

Extent of area excavated to depth shown

|#| The excavation depths in inches

Note 1: Samples shown at excavation limits were collected collected from the excavation wall and not the base, but this is difficult to portray at this scale.

Note 2: Soils were not excavated up to the concrete foundation on 223 Allen Avenue as the nearest soils were previously excavated and replaced during initial site activities early in the project.

N

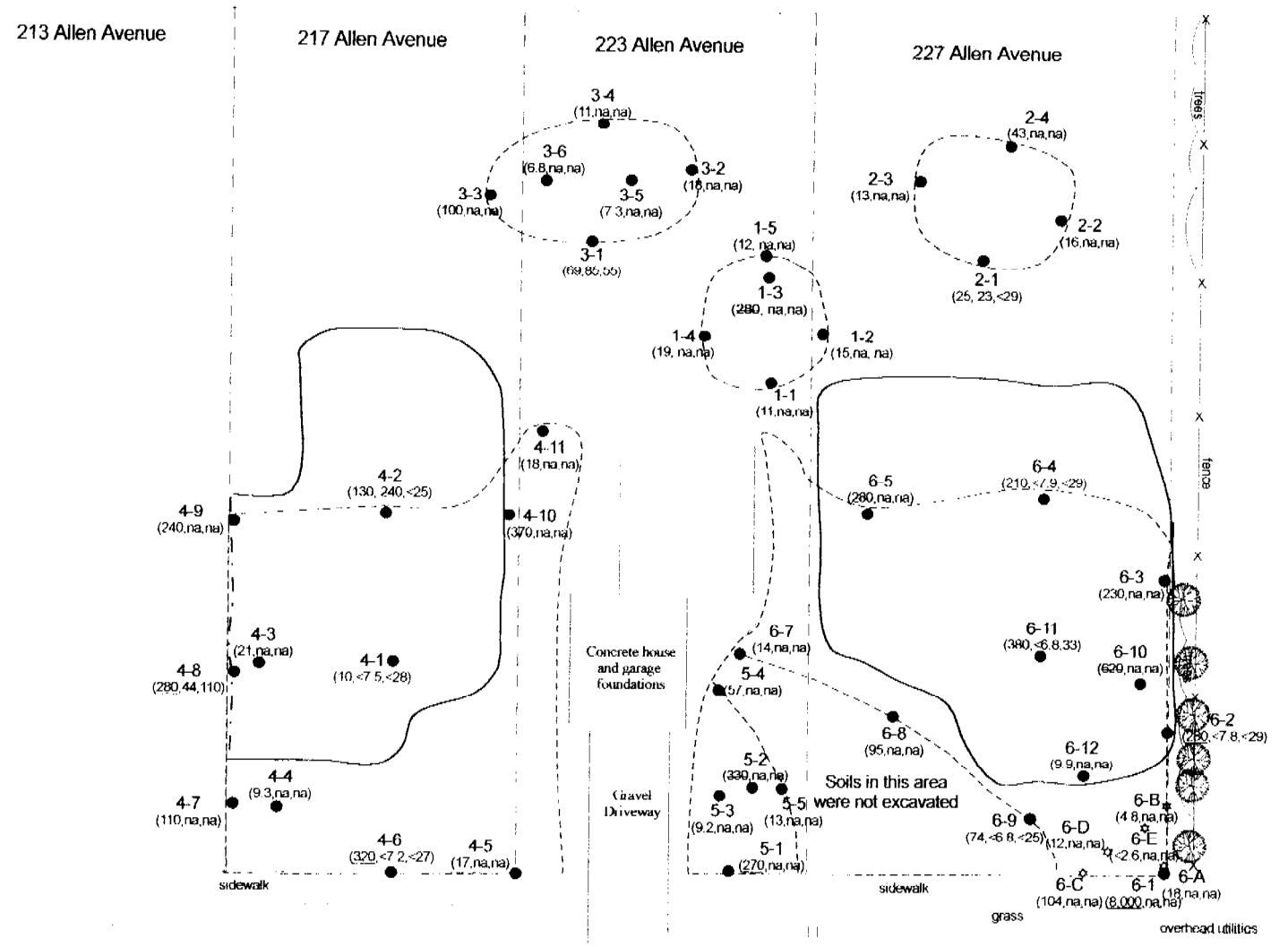
0 15 30 60 feet

Showcase Custom Homes

FIGURE 2
Post Excavation
Soil Sample Results

Drawn by	Reviewed By	Date
PAS	RJM	March 2004

ENVIRONMENTAL COMPLIANCE CONSULTANTS, INC



Allen Avenue

LEGEND

- ● 6-11 Soil Sample Location taken on May 29, 2003
- ☼ 6-A Soil Sample Location taken on March 4, 2004

(##,##,##) Concentration of Lead (mg/kg), Benzo[a] Pyrene (ug/kg), and PCB (ug/kg)
Underlined value indicates soils with SSRCL exceedences that remain in place
~~Lined out~~ values indicate soils with SSRCL exceedences that were removed
na indicates paramater not analyzed.

Extent of remedial excavation to remove near surface soils

Approximate limit of excavations for the construction building foundations. (depth of excavation 11 feet)

N

0 15 30 60 feet

Note:
In accordance with the soil remediation workplan, all soils up to four feet in depth that were excavated from the foundation areas for 217 and 227 Allen Avenue (including soils from locations near samples 4-2, 6-5, 6-11, and 6-10) were placed in one stockpile, while deeper soils from both excavations were placed in a separate stockpile. The shallower soils were used as the first backfill material for the foundations, and were placed at depths greater than four feet below current grade and then capped by the soils excavated from deeper depths.

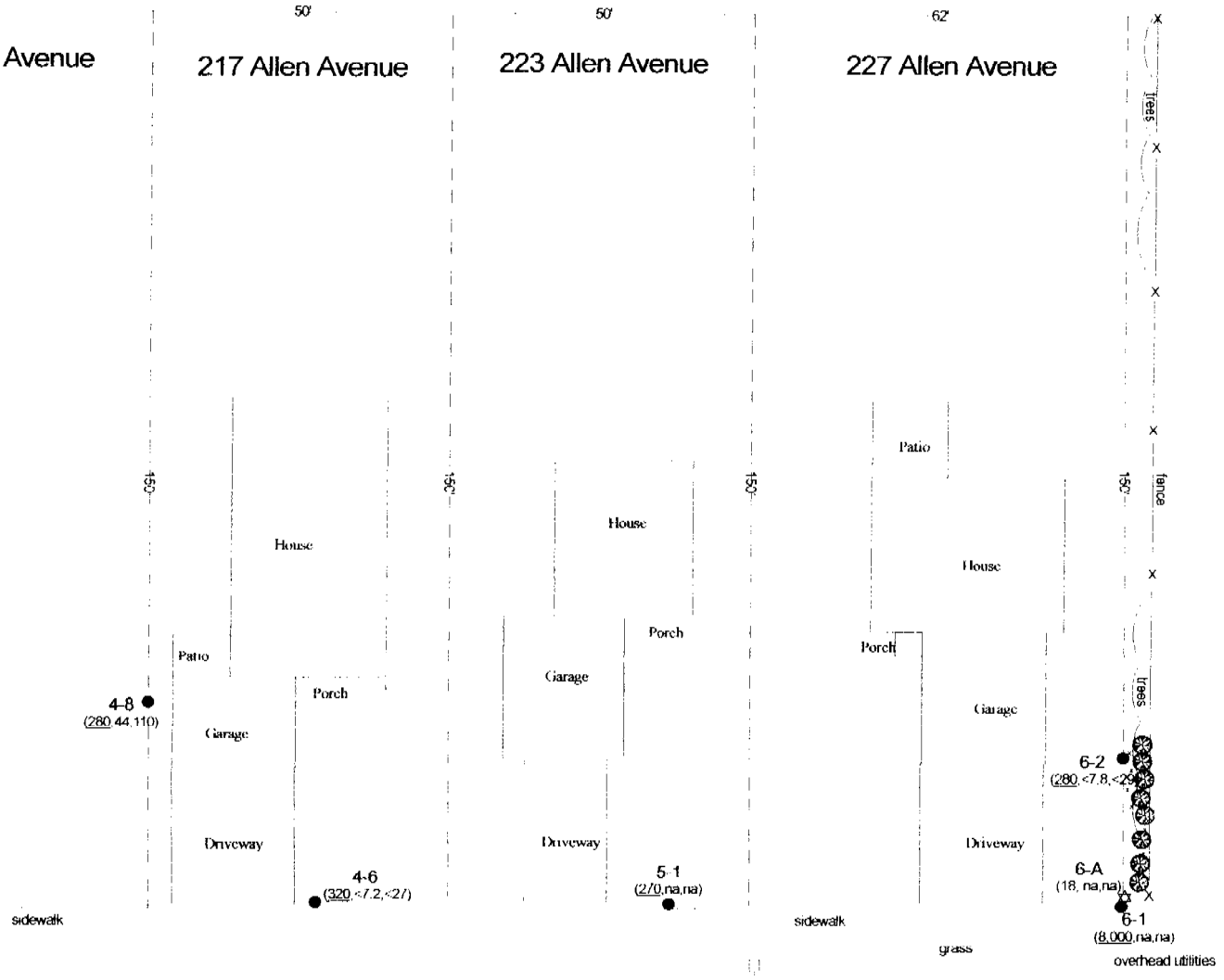
Soils were not excavated up to the concrete foundation on 223 Allen Ave., as the nearest soils were previously excavated and replaced during initial site activities early in the project.

Showcase Custom Homes

FIGURE 3
Excavations for Building Foundations
217 and 223 Allen Avenue

Drawn by	Reviewed By	Date
PAS	RJM	Feb 2004

ENVIRONMENTAL COMPLIANCE CONSULTANTS, INC



Allen Avenue

N

0 15 30 60 feet

LEGEND

- ● 6-11 Soil Sample Location taken on May 29, 2003
- ✡ 6-A Soil Sample Location taken on March 4, 2004

(##,##,##) Concentration of Lead (mg/kg), Benzo[a] Pyrene (ug/kg), and PCB (ug/kg)
Underlined value indicates SSRCL exceedences that remain in place
na indicates paramater not analyzed.

NOTE: The dimensions and the layouts of the homes on this figure are based on pre-construction site information provided by Showcase Custom Homes and may not represent actual site layouts.

Sample 6-A was collected in approximately the same location as S-1 and is portrayed on the map even though it does not have a total lead SSRCL exceedance, to suggest that the S-1 sample result is questionable.

Showcase Custom Homes

FIGURE 4
Residual SSRCL Exceedances at Property Lines

Drawn by	Reviewed By	Date
PAS	RJM	Feb 2004

ENVIRONMENTAL COMPLIANCE CONSULTANTS, INC

Table 1

Soil Anlaytical Data
Showcase Homes
Oshkosh, WI

Feature	Depth (inches)	Lead	Polyaromatic Hydrocarbons (PAH)																	
		Lead (mg/kg)	1-Methylnaphthalene	2-Methylnaphthalene	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	Naphthalene	Phenanthrene	Pyrene
1-1	6	11	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
1-2	6	15	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
1-3	6	**280**	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
1-4	6	19	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
1-5	6	12	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
2-1	12	25	<9.3	<13	<15	<24	<15	21	23	28	<16	22	25	<9.6	45	<8.0	<15	<10	23	37
2-2	12	16	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
2-3	12	13	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
2-4	12	43	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
3-1	16	69	<9.4	17	<15	<24	<15	63	65	97	67	68	75	13	140	<8.1	54	17	59	110
3-2	16	18	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
3-3	16	130	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
3-4	16	11	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
3-5	24	7.3	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
3-6	24	6.6	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
4-1	24	10	<6.8	<9.4	<14	<22	<14	<7.5	<7.5	<8.1	<15	<11	<8.6	<9.2	<13	<7.5	<14	<9.4	<10	<16
4-2	12	130	12	21	27	31	160	270	**240**	210	140	180	230	39	640	75	130	36	540	450
4-3	16	21	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
4-4	30	9.3	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
4-5	6	17	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
4-6	12	**320**	<8.5	<9.1	<13	<22	<13	<7.2	<7.2	<7.9	14	<11	<8.3	<8.9	<9.7	<7.2	<13	<9.1	<9.7	<16
4-7	6	110	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
4-8	12	**280**	<7.8	16	<12	<20	<12	34	44	53	33	35	42	8.9	91	<6.7	27	10	43	63
4-9	12	240	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
4-10	12	**370**	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
4-11	12	16	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
5-1	12	**270**	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
5-2	12	**330**	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
5-3	16	9.2	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
5-4	12	57	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
5-5	12	13	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
6-1	12	**8000**	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
6-2	12	**280**	<9.1	<9.7	<14	<23	<14	<7.8	<7.8	<8.4	<16	<12	9.8	<9.6	17	<7.6	<14	<9.7	<10	<17
6-3	12	230	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
6-4	12	210	<9.2	<9.9	<15	<24	<15	<7.9	<7.9	<8.6	<16	<12	<9.1	<9.8	<11	<7.9	<15	<9.9	<11	<17
6-5	12	**280**	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
6-7	12	14	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
6-8	12	95	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
6-9	12	74	<8.5	<8.6	<13	<21	<13	<6.8	<6.8	<7.4	<14	<10	<7.9	<8.4	14	<6.6	<13	<8.6	<9.1	<15
6-10	18	**620**	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
6-11	24	**380**	<9.1	<9.7	<14	<23	<14	<7.6	<7.6	<8.4	<16	<12	<8.9	<9.6	<10	<7.6	<14	<9.7	<10	<17
6-12	18	9.9	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
stockpile	NA	7.6	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
RCL		250/50	1,000,000	600,000	900,000	18,000	5,000,000	86	88.5.5	86	1,800	880	6,800	8.8	600,000	600,000	88.0	20,000	18,000	500,000

Notes: Concentrations and RCL/SSRCLs are in µg/kg (ppb) unless otherwise indicated.
o indicates sample was removed during remedial excavation
/ indicates sample was removed during excavation for foundation construction
na indicates parameter not analyzed
Bold indicates sample exceeds GRCL and SSRCL

Underlined samples exceed NR720 GRCL only.
250/50: First value is the SSRCL, the second value is the NR 720 GRCL
Sample dates noted on Figures.

Table 1

Soil Anlaytical Data
Showcase Homes
Oshkosh, WI

Field I.D.	Depth (inches)	Lead	Polyaromatic Hydrocarbons, PAH																	
		Lead (mg/kg)	1-Methylnaphthalene	2-Methylnaphthalene	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	Naphthalene	Phenanthrene	Pyrene
6-A	12	18	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
6-B	12	4.8	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
6-C	12	134	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
6-D	18	12	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
6-E	18	<2.6	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
RCL		250/50	1,000,000	600,000	900,000	18,000	5,000,000	88	88/8.8	88	1,800	880	8,800	8.8	600,000	600,000	88	20,000	18,000	500,000

Notes: Concentrations and RCL SSRCLs are in ug/kg (ppb) unless otherwise indicated.
o indicates sample was removed during remedial excavation
v indicates sample was removed during excavation for foundation construction
na indicates parameter not analyzed
Bold indicates sample exceeds GRCL and SSRCL

Underlined samples exceed NR720 GRCL only.
250/50 First value is the SSRCL, the second value is the NR 720 GRCL
Sample dates noted on Figures.

Table 2
Soil Analytic Data
Showcase Custom Homes
Oshkosh, WI

Field I.D.	Depth (inches)	Polychlorinated Biphenyls (PCB)									
		Nitrobenzene-d5	2-Fluorobiphenyl	Terphenyl-d14	Aroclor 1016	Aroclor 1221	Aroclor 1232	Aroclor 1242	Aroclor 1248	Aroclor 1254	Aroclor 1260
1-1	6	na	na	na	na	na	na	na	na	na	na
1-2	6	na	na	na	na	na	na	na	na	na	na
1-3$^{\phi}$	6	na	na	na	na	na	na	na	na	na	na
1-4	6	na	na	na	na	na	na	na	na	na	na
1-5	6	na	na	na	na	na	na	na	na	na	na
2-1	12	66	46	80	<29	<29	<29	<29	<29	<29	<29
2-2	12	na	na	na	na	na	na	na	na	na	na
2-3	12	na	na	na	na	na	na	na	na	na	na
2-4	12	na	na	na	na	na	na	na	na	na	na
3-1	18	81	57	86	<30	<30	<30	<30	<30	<30	55
3-2	18	na	na	na	na	na	na	na	na	na	na
3-3	18	na	na	na	na	na	na	na	na	na	na
3-4	18	na	na	na	na	na	na	na	na	na	na
3-5	24	na	na	na	na	na	na	na	na	na	na
3-6	24	na	na	na	na	na	na	na	na	na	na
4-1$^{\gamma}$	24	57	58	88	<28	<28	<28	<28	<28	<28	<28
4-2$^{\gamma}$	12	64	58	88	<25	<25	<25	<25	<25	<25	<25
4-3$^{\gamma}$	18	na	na	na	na	na	na	na	na	na	na
4-4	30	na	na	na	na	na	na	na	na	na	na
4-5	6	na	na	na	na	na	na	na	na	na	na
4-6	12	53	55	82	<27	<27	<27	<27	<27	<27	<27
4-7	6	na	na	na	na	na	na	na	na	na	na
4-8	12	73	52	73	<24	<24	<24	<24	<24	<24	110
4-9	12	na	na	na	na	na	na	na	na	na	na
4-10	12	na	na	na	na	na	na	na	na	na	na
4-11	12	na	na	na	na	na	na	na	na	na	na
5-1	12	na	na	na	na	na	na	na	na	na	na
5-2$^{\phi}$	12	na	na	na	na	na	na	na	na	na	na
5-3	18	na	na	na	na	na	na	na	na	na	na
5-4	12	na	na	na	na	na	na	na	na	na	na
5-5	12	na	na	na	na	na	na	na	na	na	na
6-1	12	na	na	na	na	na	na	na	na	na	na
6-2	12	67	61	82	<28	<28	<28	<28	<28	<28	<28
6-3	12	na	na	na	na	na	na	na	na	na	na
6-4$^{\gamma}$	12	75	65	87	<29	<29	<29	<29	<29	<29	<29
6-5$^{\gamma}$	12	na	na	na	na	na	na	na	na	na	na
6-7	12	na	na	na	na	na	na	na	na	na	na
6-8	12	na	na	na	na	na	na	na	na	na	na
6-9	12	79	66	97	<25	<25	<25	<25	<25	<25	<25
6-10$^{\gamma}$	18	na	na	na	na	na	na	na	na	na	na
6-11$^{\gamma}$	24	78	59	92	<29	<29	<29	<29	<29	<29	33
6-12	18	na	na	na	na	na	na	na	na	na	na
stockpile	NA	na	na	na	na	na	na	na	na	na	na

Notes:
Concentrations are in ug/kg (ppb) unless otherwise indicated.
ϕ indicates sample was removed during excavations
Bold indicates sample exceeds either suggest GRCL or SSRCL
na indicates parameter not analyzed
γ indicates sample was removed during excavation for foundation construction

Showcase Cutom Homes - Allen Avenue Environmental Investigation
Table 2
Total Lead and TCLP Lead Analytic Results

11/6-7/01, 7/3/02 Hand Auger Boring Results

From ECCI 9/13/02 Supplemental Site Investigation Report

Soil Boring #	Sample #	Depth Below Ground Surface (Inches)	Lead (mg/Kg)	Lead-TCLP (mg/L)
SB1	1	18	*53N*	<0.20
	2	27	*150*	NA
	3	33	12	NA
SB2	1	6	*130*	<0.20
	2	12	*56*	NA
	3	18	*64*	NA
SB3	1	6	45	<0.20
	2	12	17	NA
SB4	1	12	*160*	<0.20
	2	18	*89*	NA
SB5	1	13	47	<0.20
SB6	1	10	*65*	<0.20
SB7	1	10	600	0.54
	2	16	440	NA
SB8	1	11	48	<0.20
	2	16	*200*	NA
	3	24	*190*	NA
SB9	1	14	23	<0.20
	2	23	30	NA
SB10	1	11	*50*	<0.20
	2	19	*230*	0.31
SB11	1	11	26N*	<0.20
	2	18	*190*	<0.20
	3	24	42	NA
SB12	1	12	*120*	<0.20
SB13	1	11	260	<0.20
SB14	1	10	*110*	<0.20
	2	24	13	NA
SB15	1	11	370	<0.20
	2	18	250	NA
SB16	1	6	5300	0.28
	2	12	*81*	NA
	3	18	49	NA
SB17	1	11	490	**5.4**
	2	18	12	NA
SB18	1	10	*150*	<0.20
	2	16	2400	4.3
	3	18	*80*	NA
SB19	1	10	2800	**39**
	2	16	9	NA
SB20	1	10	*100*	<0.20
	2	16	*160*	NA
SB21	1	10	1600	**20**
	2	18	390	NA
SB22	1	6	3500	0.45
SB23	1	10	*120*	<0.20
	2	16	*51*	NA
SB24	1	6	570	3
	2	15	11	NA
	3	24	600	NA
SB25	1	9	750	3.1
	2	16	*54*	NA
SB26	1	9	370	<0.20
	2	16	*54*	NA
SB27	1	11	1500	0.65
	2	24	1900	NA
SB28	1	6	2300	**5.2**
	2	15	650	NA
	3	24	30	NA
NR 720 GRCL-Residential			**50 mg/kg**	**TCLP 5 mg/l**
Site Specific Residual Cleanup Level			**250 mg/kg**	

NA= Not Analyzed
All samples collected by ECCI personnel on 11/6-7-01 and 7/3/02
Samples analyzed by En Chem, Inc., Green Bay, Wisconsin
Site Specific Residual Cleanup Level Calc per NR720 and DNR Guidance Doc. 653
Bold = Exceeds TCLP
Italic = Exceeds NR 720 GRCL
Underlined = Exceeds SSRCL

NOTE: Shading Removed
GRCL, SSRCL & TCLP EXCEEDANCES Highlighted

Showcase Cutom Homes - Allen Avenue Environmental Investigation
Table 2 Continued
Total Lead and TCLP Lead Analytic Results

11/6-7/01, 7/3/02 Hand Auger Boring Results

Soil Boring #	*Sample #*	*Depth Below Ground Surface (Inches)*	*Lead (mg/Kg)*	*Lead-TCLP (mg/L)*
SB29	1	6	*140*	NA
	2	12	15	NA
	3	24	*64*	NA
SB30	1	6	4200	NA
	2	18	*160*	NA
	2	24	*66*	NA
SB31	1	6	290	NA
	2	12	36	NA
SB32	1	6	*76*	NA
SB33	1	6	*79*	NA
SB34	1	6	*150*	NA
SB35	1	12	*62*	NA
	2	24	*24*	NA
SB36	1	6	300	NA
	2	24	1300	NA
SB37	1	6	*59*	NA
SB38	1	6	*76*	NA
SB39	1	12	11	NA
SB40	1	12	*220*	NA
NR 720 Soil Standards			**50 mg/kg**	**TCLP 5 mg/l**
Site Specific Residual Cleanup Level			**250 mg/kg**	

NA= Not Analyzed
All samples collected by ECCI personnel on 11/6-7/01 and 7/3/02
Samples analyzed by En Chem, Inc., Green Bay, Wisconsin
Site Specific Residual Cleanup Level Calc. per NR720 and DNR Guidance Doc. 653
Bold = Exceeds TCLP
Italic = Exceeds NR 720 GRCL
Underlined = Exceeds SSRCL

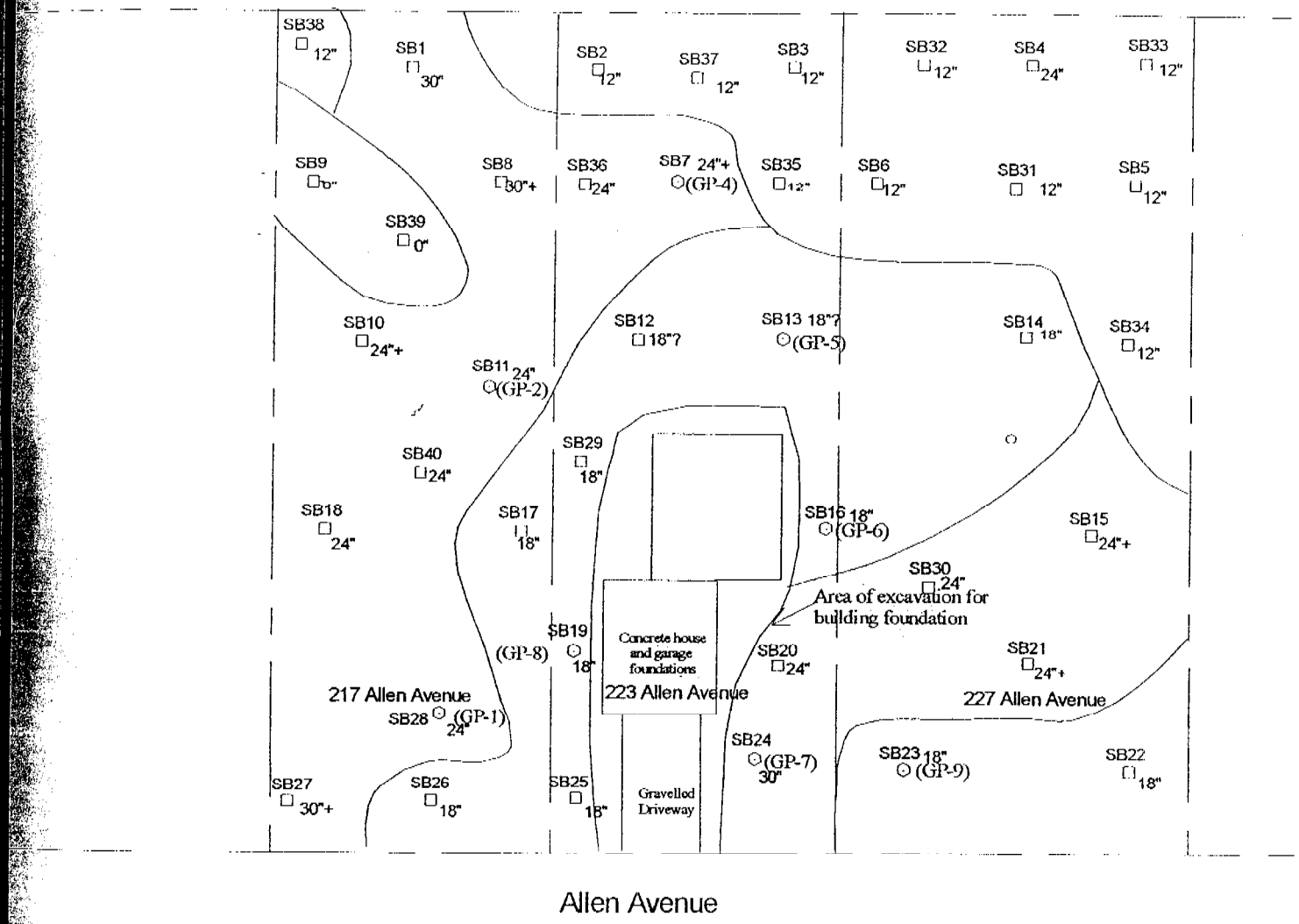
Showcase Alien Avenue
Table 3
PVOC/PAH Soil Sampling Results
August, 2002

Analyte	SB-7	SB-28	SB-28	SB-30	SB-30	SB-31	SB-39	Suggested PAH GRCLs (ppb)	SSRCL (ppb)
Sample Depth (ft)	0.5	0.5	2	0.5	2	0.5	0.5		
Benzene	<25	<25	<25	32	<25	<25	<25		
Ethylbenzene	<25	36	<25	27	<25	<25	<25		
MTBE	<25	<25	<25	<25	<25	<25	<25		
Toluene	<25	78	<25	64	<25	<25	<25		
Ttl Trimethylbenzene	<25	114	<25	75	<25	<25	<25		
Ttl Xylenes	<25	159	<25	114	<25	<25	<25		
Acenaphthene	<32	<17	<20	<18	<19	<19	<18	900,000.00	
Acenaphthylene	<24	19	<15	26	<14	<14	<14	18,000.00	
Anthracene	36	26	<15	43	<14	14	<13	5,000,000.00	
Benzo(a)anthracene	130	97	<17	150	<16	61	<15	88.00	
Benzo(a)pyrene	**150**	**150**	**17**	**220**	<14	**73**	**40**	8.80	88
Benzo(b)fluoranthene	180	120	18	190	<13	83	18	88.00	
Benzo(g,h,i)perylene	160	120	20	190	21	63	48	1,800.00	
Benzo(k)fluoranthene	130	150	18	200	<15	65	<14	880.00	
Chrysene	170	99	20	250	<16	78	24	8,800.00	
Dibenzo(a,h)anthracene	<21	<11	<14	**14**	<13	**18**	<12	8.80	88
Fluoranthene	190	160	30	170	<12	93	16	60,000.00	
Fluorene	<24	<13	<15	<14	<14	<14	<14	600,000.00	
Indeno(1,2,3-cd)pyrene	140	20	21	33	<13	53	20	88.00	
1-Methylnaphthalene	31	75	<17	89	<16	17	<16	1,100,000.00	
2-Methylnaphthalene	80	240	23	260	<14	25	28	600,000.00	
Naphthalene	65	150	0	220	<20	<19	<19	20,000.00	
Phenanthrene	130	130	16	180	<13	65	15	18,000.00	
Pyrene	230	170	38	20	<14	120	22	500,000.00	

From ECCI 9/13/02 Supplemental Site Investigation Report

Samples collected by ECCI personnel on 8/12 and 8/15/02
All samples are in parts per billion (ppb)
All samples were analyzed by En Chem Inc., Green Bay, Wisconsin.
SSRCL = Site Specific Residual Contaminant Level = Calculated per NR 720

← NOTE: PPM ERROR in SIR Corrected



Note: Lines have been drawn to differentiate areas of the three properties with varying depths of lead impacts to soil, based on the NR 720 GRCL of 50 ppm in a residential area.

From ECCI
9/13/02
Supplemental
SITE Investigation
Report

○ GP-1 = Spring 2001 Probes

○ Backhoe Pit - Summer 2000

□ Soil Sampling Locations
Soil Borings 1-19 completed on 11-6-01
Soil Borings 20-28 completed on 11-7-01
Soil Borings 29-40 completed on 7-3-02

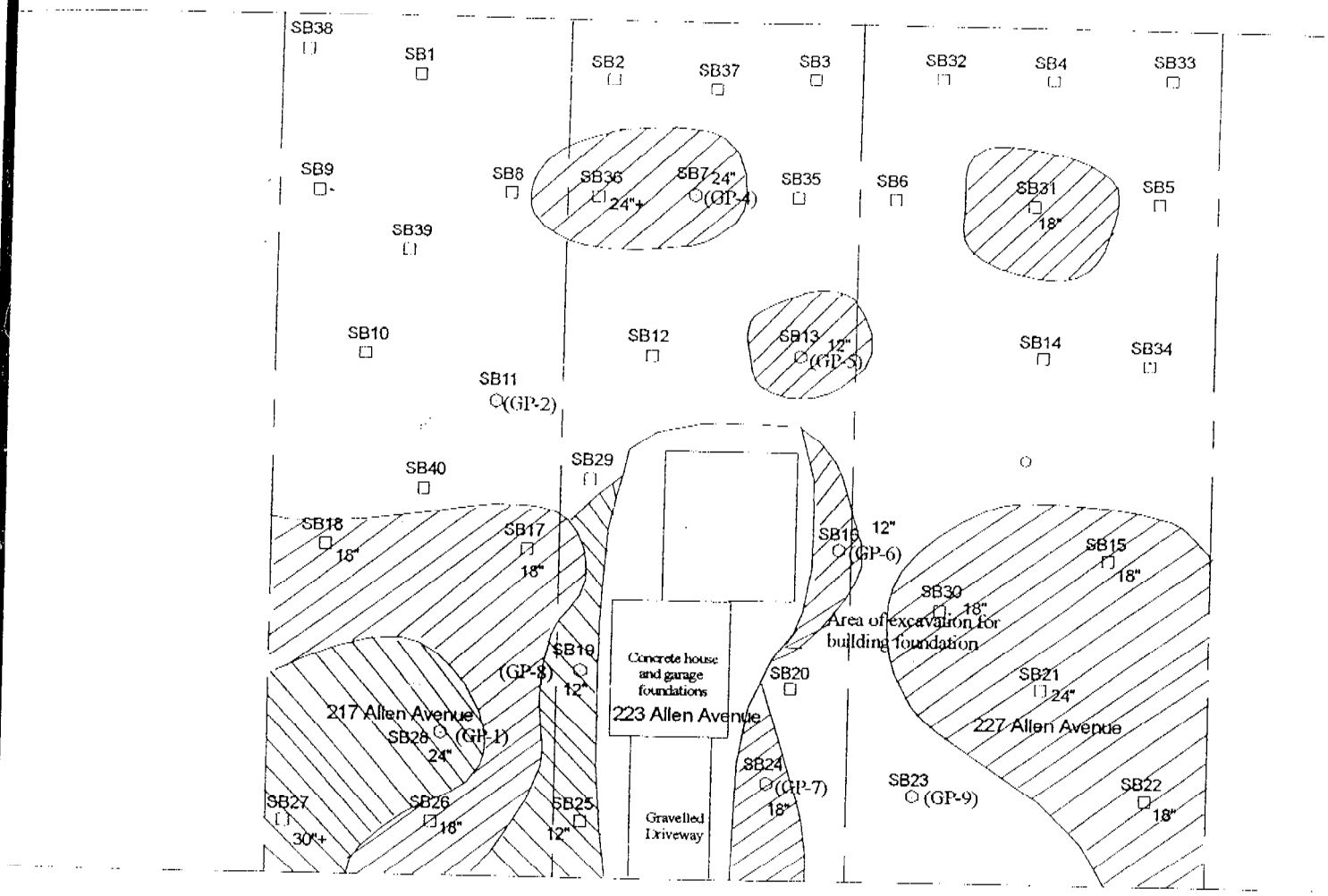
Note 1: GP-3 was not completed.
Note 2: Lots 217 and 223 are 150' deep by 50' wide.
Lot 227 is 150' deep by 62 feet wide.

Showcase Custom Homes

FIGURE 2
Vertical Extent of Lead Impacts in Soil
(NR 720 Residential GRCL)

RJMeller	Scale: 1"=30'	Date: 9/11/02

ENVIRONMENTAL COMPLIANCE CONSULTANTS, INC



Allen Avenue

Note: The hachured areas represent the estimated horizontal limits of total lead impacts based on a SSRCL of 250 ppm for a residential area. The vertical limit estimated are shown and are based on the same figure.

N

From ECCI
9/13/02
Supplemental
SITE Investigation
Report

○ GP-1 = Spring 2001 Probes

○ Backhoe Pit - Summer 2000

□ Soil Sampling Locations
Soil Borings 1-19 completed on 11-6-01
Soil Borings 20-28 completed on 11-7-01
Soil Borings 29-40 completed on 7-3-02
Note 1: GP-3 was not completed.
Note 2: Lots 217 and 223 are 150' deep by 50' wide.
Lot 227 is 150' deep by 62 feet wide.

Showcase Custom Homes

FIGURE 3
Extent of Lead Impacts in Soil
(NR 720 SSRCL for a Residential Area)

RJMeller	Scale: 1"=30'	Date: 9/11/02

ENVIRONMENTAL COMPLIANCE CONSULTANTS, INC

ENVIRONMENTAL COMPLIANCE CONSULTANTS, INC.
P.O. Box 1612 • Oshkosh, WI 54903-1612 • 920-231-5090 (Voice) • 920-231-1193 (Fax)

December 31, 2003

Director of Public Works
City of Oshkosh
215 Church Avenue
Oshkosh, WI 54901

Dear Sir:

RE: Notification of lead Impacts to Soil Within City of Oshkosh Right-of-Way Associated with Historic Site Operations 217-227 Allen Avenue, Oshkosh, and Adjacent Lots

On behalf of Gerald Mathusek, Showcase Custom Homes, owner of 217, 223, 227 Allen Avenue, Oshkosh, Wisconsin, Environmental Compliance Consultants, Inc. (ECCI) is asking the Wisconsin Department of Natural Resources (WDNR) to close out the file associated with this site. We believe that no further action is needed to address identified soil impacts at this site.

As part of the closure requirements, you must be notified of the presence of residual lead impacts to the soil in the Allen Avenue right-of-way that borders the north side of these lots. The impacted were present before our client purchased the lots, and we believe, before the sidewalks were constructed. The impacted soils are found from grade to a depth of two to three feet at the north property limit. A figure is enclosed with this letter which includes the locations and concentrations of samples collected along the north limit of these lots.

Please feel free to call me with any questions. You may also call Ms. Kathy Sylvester of the WDNR at 920-424-0399.

Sincerely:

ENVIRONMENTAL COMPLIANCE CONSULTANTS, INC.

Robert J. Meller, P.G.
Senior Project Manager & Hydrogeologist

Cc: Mr. Gerald Mathusek, Showcase Custom Homes

ENVIRONMENTAL COMPLIANCE CONSULTANTS, INC.

P.O. Box 1612 • Oshkosh, WI 54903-1612 • 920-231-5090 (Voice) • 920-231-1193 (Fax)

RECEIVED

April 8, 2004

Ms. Pamela Ulbrig, City Clerk
City of Oshkosh
215 Church Avenue
Oshkosh, WI 54901

Dear Ms. Ulbrig:

RE: Notification of Residual Lead Impacts in Soils
City of Oshkosh Right-of-Way Adjacent to 217-227 Allen Avenue, Oshkosh, WI
WDNR BRRTS#: 02-71-257712

As a condition of closure of the above-referenced Wisconsin Department of Natural Resources (WDNR) case file, our client, *Showcase Custom Homes, Inc.*, of Oshkosh, Wisconsin, is required to provide the City of Oshkosh with notification that soils with levels of lead in excess of Wisconsin Administrative Code NR 720 residual cleanup levels for lead in a residential environment may remain beneath the right-of-way bordering this property. A site map is enclosed, which depicts lead levels for soil samples collected at the south edge of the sidewalk bordering these properties.

You should contact Ms. Kathy Sylvester of the WDNR Oshkosh Service Center (920-424-0399) before undertaking any excavation in this area, as special disposal procedures may be warranted.

If you have any questions, please feel free to call me.

Sincerely:

ENVIRONMENTAL COMPLIANCE CONSULTANTS, INC.

Robert J. Meller

Robert J. Meller, P.G.
Senior Project Manager & Hydrogeologist

enc.

Cc: Mr. Gerry Mathusek, Showcase Custom Homes
WDNR Project File

To Whom It May Concern:

To the best of my knowledge, the legal descriptions relating to Showcase Custom Homes site BRRTS #02-71-257712 which include Parcel ID #91516480000, #91516480200 and #91516480300 and located at 227, 223 and 217 Allen Avenue in Oshkosh, Winnebago County, Wisconsin are complete and accurate as submitted.

Signature: _____

Gerald D. Mathusek
Showcase Custom Homes
2755 Algoma Boulevard
Oshkosh, WI 54901