

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
William R. Selbig, Regional Director

Oshkosh Service Center
905 Bay Shore Drive
P.O. Box 2565
Oshkosh, Wisconsin 54903
Telephone 920-424-3050
FAX 920-424-4404

June 15, 1998

Mark Bergcon
STS Consultants, Ltd.
1035 Kepler Dr.
Green Bay, WI 54311

SUBJECT: Acknowledgment of Receipt/ Northern Auto, Oshkosh
BRRTS # 03-71-1293

Dear Mark:

This letter serves as a follow up to our June 12, 1998 phone conversation. The Northern Auto Site (BRRTS # 03-71-1293) was granted closure on February 9, 1998 with the conditions of a Groundwater Use Restriction being placed on the property and abandonment of all monitoring wells and/or boreholes. The Department received the abandonment forms on April 7, 1998 and a copy of the filed Groundwater Use Restriction on June 1, 1998. This information will be added to our tracking system and the site will have closure date of June 1, 1998.

If you have any questions please feel free to call me at (920) 424-7890.

Sincerely,

Kevin D. McKnight, Hydrogeologist
Bureau for Remediation and Redevelopment
email: mcknik@mail01.dnr.state.wi.us

cc: Case File - OSH



Quality Natural Resources Management
Through Excellent Customer Service



ENERGY
CODE

TRANSFER

7

WARRANTY DEED

\$ 258.60
FEE

THIS INDENTURE, made this
25th day of August, 1992,
between:

Northern Auto Supply Co., a/k/a
Northern Auto Supply Company, a
Wisconsin corporation ("Seller")
and

DW Realty Limited Partnership, a
North Carolina limited
partnership ("Buyer").

<p>Register's Office Winnebago County, Wis. RECORDING INFORMATION Received for record this <u>9th</u> Day of <u>September</u> A.D. 19 <u>92</u> <u>2:10</u> o'clock <u>PM</u> <i>Marjorie Nelson</i> REGISTER OF DEEDS</p>	<p>809561 2/11</p>
<p>RETURN TO: David J. Witthoft at Manning, Fulton, & Skinner, P.A., P. O. Box 20389, Raleigh, NC 27619-0389</p>	

WITNESSETH, that Seller, for and in consideration of the sum
of One and No/100ths Dollars (\$1.00) and other good and valuable
consideration, to it paid by the Buyer, the receipt whereof is
hereby 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 Buyer, its successors and assigns forever,
the following described real estate, situated in the County of
Winnebago, State of Wisconsin, to-wit:

(See attached Exhibit A)

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 Seller, 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 described herein
with the hereditaments and appurtenances, unto the Buyer, its
successors, and assigns FOREVER.

These premises are not homestead property.

Seller, for itself and its successors, does covenant, grant,
bargain, and agree to and with Buyer, its successors, and
assigns, that at the time of the ensembling and delivery of these
presents it is well seized of the premises described herein in
fee simple absolute, and that the same are free and clear from
all encumbrances whatever, except: municipal and zoning
ordinances, rights of way, covenants, restrictions, and easements

EXHIBIT A
Description of Property

The North Thirty (30) feet of Lot Two (2) and the South Seventy (70) feet of Lot Three (3) of Block Eighty-eight (88) in the Fourth Ward, City of Oshkosh, per Leach's Map of 1894, Winnebago County, Wisconsin.

Tax. No. 904-0162

applicable requirements are met.

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

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit can be recorded to give notice that this groundwater use restriction is no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 8th day of April, 19 98.

[When appropriate use the following clause]:

By signing this document, Frederic S. Kotcher acknowledges that [he/she] is duly authorized to sign this document on behalf of [corporation or governmental entity].

Signature: *Frederic S. Kotcher*

Printed Name: Frederic S. Kotcher

[When appropriate]: Title: Vice President, VMS Properties, Inc., (General Partner)

Subscribed and sworn to before me

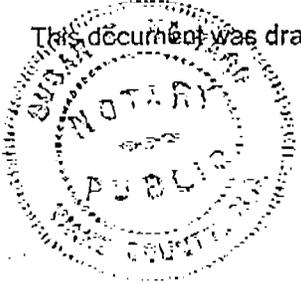
this 8th day of April, 19 98.

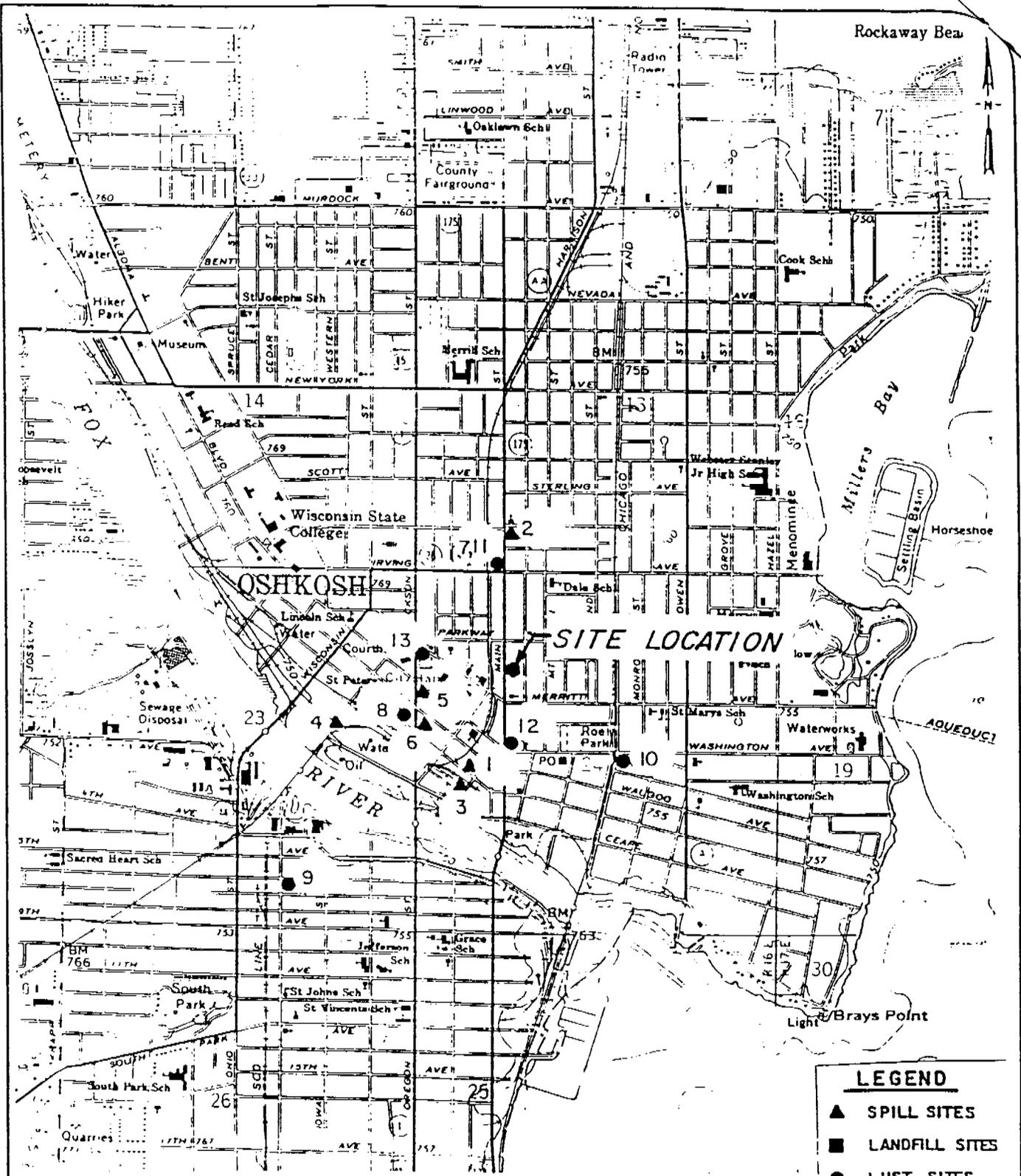
Susan E. Howard

Susan E. Howard
Notary Public, State of North Carolina

My commission 10/27/2002

This document was drafted by the Wisconsin Department of Natural Resources





MAP SOURCE: OSHKOSH, WIS. QUADRANGLE DATED 1975.

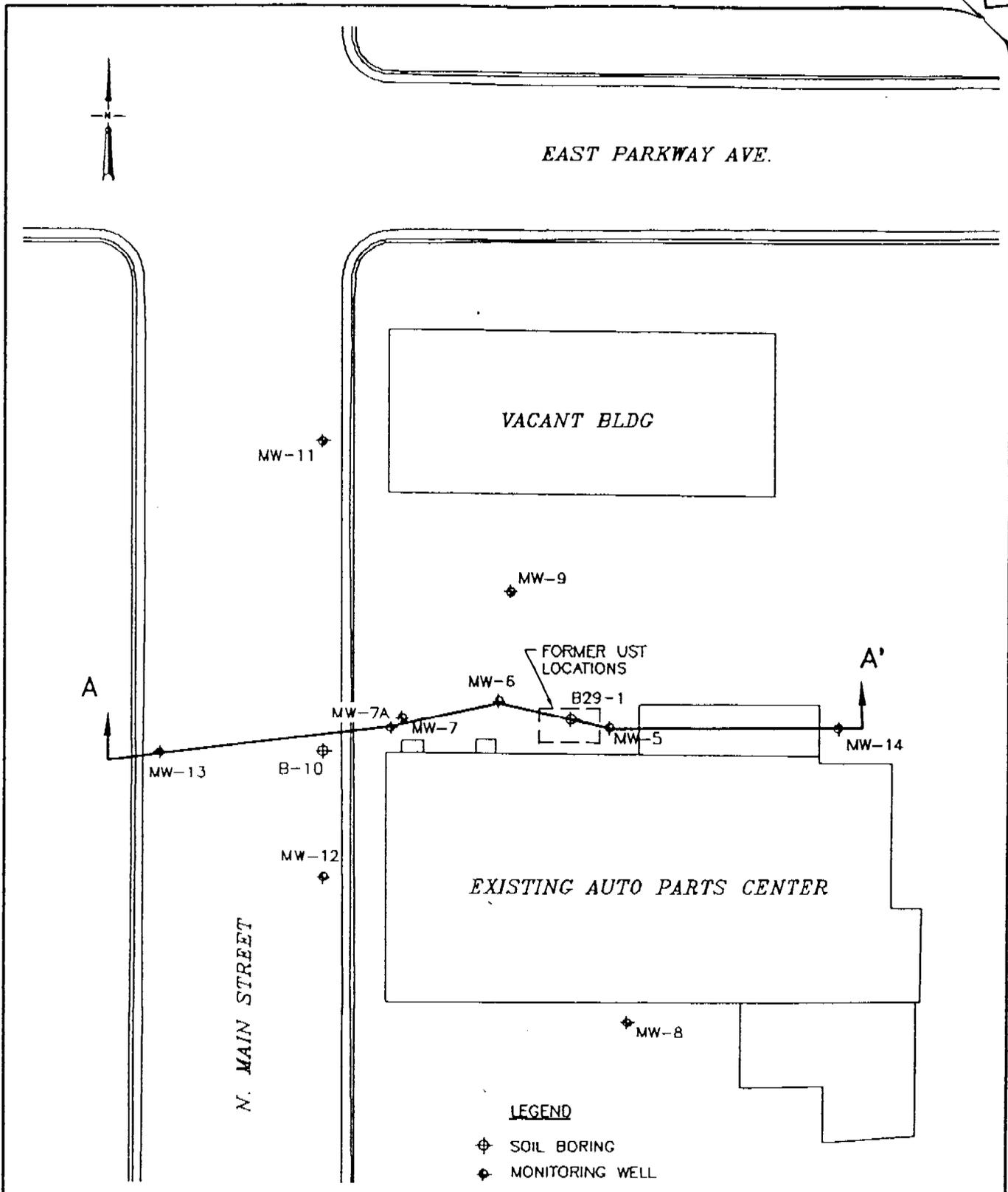
LEGEND

- ▲ SPILL SITES
- LANDFILL SITES
- LUST SITES
- SITE LOCATION



PROJECT/CLIENT
 NORTHERN AUTO #29
 558 N. MAIN ST.
 OSHKOSH, WI.
 SITE LOCATION MAP

DRAWN BY	P.D.P.	7-15-92
CHECKED BY	MYB	7-30-92
APPROVED BY	[Signature]	7-22-92
SCALE	1" = 2000'	
FIGURE NO	1	
STS DRAWING NO	19692XF	



LEGEND

- ⊕ SOIL BORING
- ◆ MONITORING WELL



STS Consultants Ltd.
Consulting Engineers

PROJECT/CLIENT

SOIL BORING/MONITORING WELL
LOCATION DIAGRAM
NORTHERN AUTO STORE #29
558 N. MAIN STREET
OSHKOSH, WISCONSIN

DRAWN BY	D.J.M.	4-26-95
CHECKED BY	P.J.M.	4-26-95
APPROVED BY	MAB	5-4-95
SCALE	FIGURE NO.	
1" = 30'	2	
STS DRAWING NO.		
19692XF		

EAST PARKWAY AVE.



(757.07)
MW-11

VACANT BLDG

(760.52)
MW-9

(758.58)

(760.31)
MW-6

(761.06)

(762.11)

MW-13

B-10

MW-7A MW-7

MW-5

MW-14

MW-12
(757.76)

EXISTING AUTO PARTS CENTER

N. MAIN STREET

758.0

759.0

760.0

MW-8

(761.09)

762.0

761.0

LEGEND

- ⊕ SOIL BORING
- ◆ MONITORING WELL

(761.09) GROUNDWATER ELEVATION (7-10-97)

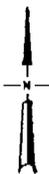


STS Consultants Ltd.
Consulting Engineers

PROJECT/CLIENT

GROUNDWATER CONTOUR MAP (7-10-97)
NORTHERN AUTO STORES #29
558 N. MAIN STREET
OSHKOSH, WISCONSIN

DRAWN BY	D.J.M.	7-23-97
CHECKED BY	P.J.M.	7-23-97
APPROVED BY		
SCALE	FIGURE NO.	
1" = 30'	1	
STS DRAWING NO.	19692XF	



EAST PARKWAY AVE

VACANT BLDC

MW-11

APPROXIMATE EXTENT OF GROUNDWATER PAL EXCEEDANCES

MW-9

FORMER USE LOCATIONS

B29-1

MW-6

MW-7

MW-7A

B-10

MW-5

MW-14

MW-13

MW-12

EXISTING AUTO PARTS CENTER

N. MAIN STREET

MW-8

LEGEND



SOIL BORING



MONITORING WELL



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PROJECT/CLIENT

APPROXIMATE EXTENT OF IMPACTED GROUNDWATER
NORTHERN AUTO STORES #29
558 N. MAIN STREET
OSHKOSH, WISCONSIN

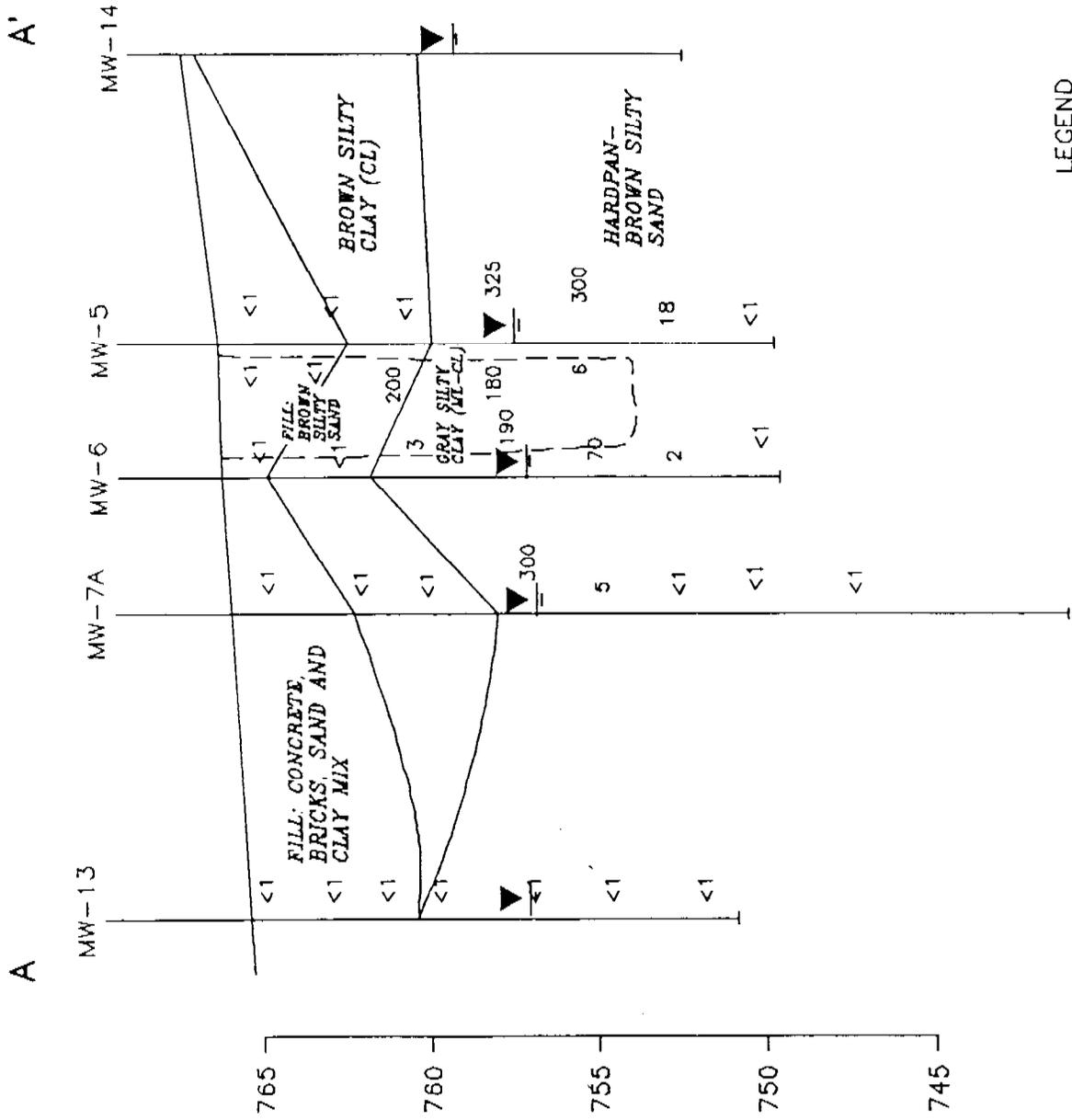
DRAWN BY	D.J.M.	4-28-95
CHECKED BY	P.J.M.	4-28-95
APPROVED BY		
SCALE	FIGURE NO.	
1" = 30'	4	
STS DRAWING NO.	19692XF	

Table 2
Summary of Groundwater
Analytical Results
Former Northern Auto
Oshkosh, Wisconsin

Date	Well ID	Benzene	Ethylbenzene	Total Xylenes	Toluene	Fluorene	Naphthalene	Benzo (a) Pyrene
1/5/93	MW-5	ND	230	2600	53		41.1	ND
2/8/95		29	328	3065	38		6.98	ND
7/20/95		11.8	108	866	ND		ND	ND
10/31/95		12.2	131	842	ND		1.43	ND
2/6/96		10.4	121	1040	ND		<0.18	ND
7/11/96		ND	108	1010	ND		30	ND
12/27/96		22	256	2286	14		64	ND
7/10/97		19	280	2400	<15	ND	7	ND
1/5/93	MW-6	ND	ND	370	ND		12.2	0.03
2/8/95		15	51	251	ND		4.38	ND
7/20/95		8.45	9.75	77.26	ND		ND	ND
10/31/95		10.7	21.2	193.0	ND		1.49	ND
2/6/96		8.87	30.3	177.46	ND		1.15	ND
7/11/96		4.6	9.6	92	1.6		4.1	ND
12/27/96		8.8	59	165	4.1		8.5	ND
7/10/97		5.6	34	14	ND	ND	1.4	ND
1/5/93	MW-7	ND	ND	58	15		ND	ND
2/8/95		ND	ND	165	3.22		0.39	ND
7/11/96		3.5	ND	245	2.4		3.1	ND
12/27/96		2.5	ND	97	1.8		6.7	ND
7/10/97		2	ND	225	3.5	ND	1.4	ND
2/8/95	MW-7A	2.54	7.44	202.01	2.3		0.295	ND
7/20/95		2.2	1.87	22	ND		ND	ND
10/31/95		4.74	2.8	15.05	ND		ND	0.412
2/6/96		1.12	6.31	48.47	ND		2.20	0.157
7/11/96		ND	ND	3.5	ND		ND	ND
12/27/96		ND	7.7	35	3		2.6	ND
7/10/97		ND	5.9	18	ND	ND	0.4	ND
1/5/93	MW-8	ND	ND	ND	14		ND	ND
2/8/95		ND	ND	ND	ND		ND	ND
7/11/96		ND	ND	ND	ND		ND	ND
12/27/96		Snow Covered						
7/10/97		ND	ND	ND	ND	ND	ND	
2/8/95	MW-9	1.86	93.3	102	ND		1.2	ND
7/20/95		2.2	35.2	16.7	ND		ND	ND
10/31/95		2.7	23.6	4.0	ND		0.424	ND
2/6/96		2.45	57.4	11.54	3.15		ND	ND
7/11/96		0.7	4.5	4.5	0.8		ND	ND
12/27/96		1.9	13	7.2	2.3		ND	ND
7/10/97		1.6	2.5	2.5	ND	2.7	0.26	0.7

Table 2
 Summary of Groundwater
 Analytical Results
 Former Northern Auto
 Oshkosh, Wisconsin

Date	Well ID	All Recoveries in µg/l						Benzo (a) Pyrene
		Benzene	Ethylbenzene	Total Xylenes	Toluene	Fluorene	Naphthalene	
2/8/95	MW-11	ND	ND	ND	ND		ND	ND
7/11/96		ND	ND	ND	ND		ND	0.4
9/5/96		NA	NA	NA	NA		NC	ND
12/27/96		ND	ND	ND	ND		ND	ND
1/22/97		NA	NA	NA	NA		ND	ND
7/10/97		ND	ND	ND	ND	ND	ND	ND
2/8/95		MW-12	2.88	ND	ND	ND		ND
7/20/95	ND		ND	ND	ND		ND	ND
10/31/95	ND		ND	ND	ND		ND	ND
7/11/96	0.8		ND	ND	ND		ND	ND
9/5/96	ND		ND	ND	ND		NA	NA
12/27/96	ND		ND	ND	0.7		ND	ND
7/10/97	ND		ND	ND	ND	ND	ND	ND
2/8/95	MW-13		ND	ND	ND	ND		ND
7/20/95		ND	ND	ND	ND		ND	ND
10/31/95		ND	ND	ND	ND		ND	ND
7/11/96		ND	ND	ND	ND		ND	ND
9/5/96		NA	NA	NA	NA		ND	ND
12/27/96		ND	ND	ND	ND	ND	ND	ND
4/4/95		MW-14	ND	ND	ND	ND		ND
7/11/96	ND		ND	ND	ND		ND	ND
12/27/96	Snow Covered							
7/10/97	ND		ND	ND	ND	ND	ND	ND
Enforcement Standard (ES)		5	700	620	343	400	40	0.2
Preventive Action Limit (PAL)		0.5	140	124	68.6	80	8	0.02
NOTES: NA : Not Analyzed ND : Analyzed but not detected ES and P.A.L. standards as of October 1996 * : Check laboratory sheet for total VOCs ** : Check laboratory sheet for total PAHs Check laboratory sheets for Method Detection Limits								



SCALE: 1" = 30' VERT.
 1" = 5' HORIZ.

LEGEND
 ▼ = GROUNDWATER ELEVATION (4-14-95)



STS Consultants Ltd.
 Consulting Engineers

PROJECT/CLIENT
 CROSS-SECTION A-A'
 NORTHERN AUTO STORE #29
 558 N. MAIN STREET
 OSHKOSH, WISCONSIN

DRAWN BY	D.J.M.	4-26-95
CHECKED BY	P.J.M.	4-26-95
APPROVED BY	MAB	5-3-95
SCALE 1" = 30'	FIGURE NO. 3	
STS DRAWING NO.		19692XF