The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	**0371002198**
Comm # (no dashes):	54952335316
County:	Winnebago
Region:	Commerce
Site name:	Wayne's Towing & Service
Street Address:	216 Washington St
City:	Menasha
Closure Date	2000-11-28
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the **WTM91** projection)	
Easting (X):	643531.889624187
Northing (Y):	414736.840736586
Submitted by:	Cheryl Nelson

Checklist

- ☒ Final Closure Letter
- ☒ Copy of recorded deed Instrument for any property with GW >NR140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume
- ☒ GW flow direction
- ☒ MW(s) and/or potable wells
- ☒ Latest Table of GW results

ENVIRONMENTAL & REGULATORY SERVICES
2129 Jackson Street
Oshkosh, Wisconsin 54901
(920) 424-0025
TDD #: (608) 264-8777
www.commerce.state.wi.us

Tommy G. Thompson, Governor
Brenda J. Blanchard, Secretary

Wisconsin
Department of Commerce

November 28, 2000

Wayne and Teresa Schulze
Wayne's Towing
216 Washington St.
Menasha, WI 54952

Subject: **Case Closure** – Wayne's Towing
216 Washington Street, Menasha
COMMERCE #54952-3353-16 DNR #03-71-002198

Dear Mr. and Mrs. Schulze:

I have reviewed the information submitted by your consultant to satisfy the conditions of closure set in the Conditional Closure letter dated July 6, 2000. The department has determined that all the conditions of closure have been met. **The site will now be listed as "closed"** on the Department of Commerce/Department of Natural Resources database.

Thank you for your efforts in protecting the environment of the State of Wisconsin.

If you have any questions, feel free to contact me at (920)424-0025.

Sincerely,

Thomas Verstegen
Department of Commerce
PECFA – Site Review Section

cc: PECFA File – pf\pecfa\549\54952\335316\close final.doc
Mr. Herb Berger – Fischer Environmental

Document Number

NOTICE OF CONTAMINATION TO PROPERTY

1111567

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

11-15-2000 09:55 AM

SUSAN WINNINGHOFF
REGISTER OF DEEDS

RECORDING FEE	14.00
TRANSFER FEE	
# OF PAGES	3

Recording Area

Name and Return Address

Mark Pfister
214 Washington St.
Menasha, WI. 54952

Legal Description of the Property: In re:

(as it appears on the most recent deed)

Lot One (1) according to CERTIFIED SURVEY MAP filed in Volume 1 of survey Maps on page 1035, as Document No. 578312; being a part of Lot Three (3) in the Subdivision of Parts of Lots Two and Three, in the Third Ward, City of Menasha, Winnebago County Wisconsin, per Assessor's Map (1925)

Document No. 578620 Tax parcel no. 3-565

RECEIVED
NOV 28 2000
ERS DIVISION

Parcel Identification Number (PIN)

STATE OF WISCONSIN)
) ss
COUNTY OF Winnebago)

Section 1. Mark Pfister is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Benzene contaminated groundwater above NR 140 enforcement standards exist(s) on this property.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

3

IN WITNESS WHEREOF, the owner of the property has executed this document, this 8th day of August 2000.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of _____.

Signature: Mark B Pfister

Printed Name: MARK L. B. PFISTER

Title: OWNER

Subscribed and sworn to before me
this 8th day of August 2000

Joan Snogolski
Notary Public, State of Wisconsin
My commission 9-16-01

This document was drafted by the Wisconsin Department of Commerce.

Document Number

NOTICE OF CONTAMINATION TO PROPERTY

1111566

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

11-15-2000 09:55 AM

SUSAN WINNINGHOFF
REGISTER OF DEEDS

RECORDING FEE 14.00
TRANSFER FEE
OF PAGES 3

Recording Area

Name and Return Address

Wayne A. Schulze
Teresa M. Schulze
216 Washington St.
Menasha, WI. 54952

Legal Description of the Property: In re:

(as it appears on the most recent deed)

That part of Lot Three (3) in the SUBDIVISION OF PARTS OF LOTS TWO AND THREE in the Third Ward, City of Menasha, Winnebago County, Wisconsin, per Assessor's Map (1925), described as follows, viz:- Commencing at a point on the Westerly line of Washington St. that is 65 feet southerly of (as measured along the Westerly line of said Washington Street) the Southerly line of Garfield Avenue; thence westerly, parallel with the Southerly line of said Garfield Avenue, 140 feet; thence southerly parallel with the Westerly line of said Washington Street, 107.15 feet thence easterly, parallel with the present Industrial Track of the Chicago and North Western Transport Company and 6.5 feet northerly from the Northerly

(con,t on other side)

703-0566

Parcel Identification Number (PIN)

STATE OF WISCONSIN)
) ss
COUNTY OF Winnebago)

RECEIVED
NOV 28 2000
ERS DIVISION

Section 1. Wayne A. Schulze / Teresa M. Schulze are the owners of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Benzene, Ethylbenzene, Toluene, Xylene, Trimethyl benzene and Naphthalene contaminated groundwater above NR 140 enforcement standards and soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist(s) on this property.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Also,

Residual petroleum contaminated soil remains on this site. Natural attenuation is the approved remedial alternative for this site. If contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be

determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 7 day of AUG, 2000.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of _____.

Signature: Teresa M Schulze

Printed Name: TERESA M SCHULZE

Title: owner

Wayne A Schulze
WAYNE A SCHULZE
owner

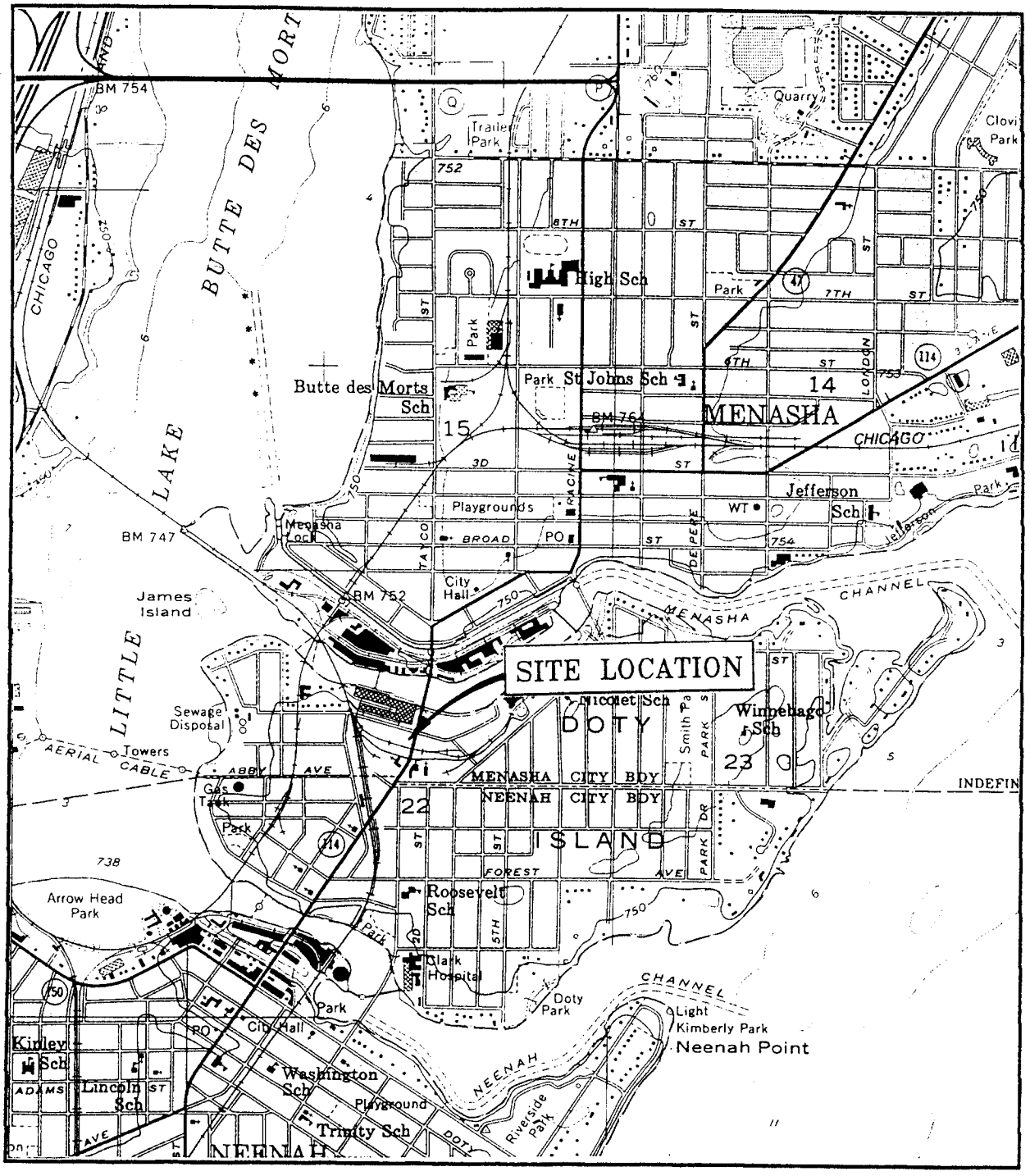
DONNA K. SANDSTROM NOTARY PUBLIC STATE OF WISCONSIN

Subscribed and sworn to before me this 7 day of AUG, 2000

Donna K Sandstrom
Notary Public, State of WISCONSIN
My commission 3-31-2002

This document was drafted by the Wisconsin Department of Commerce.

gauge of said Track, 140 feet, to the Westerly line of said Washington Street; thence northerly, along the Westerly line of said Washington Street, 105.1 feet, to the place of beginning.



NEENAH QUADRANGLE
U.S.G.S. 7.5 MINUTE SERIES
(TOPOGRAPHIC) WINNEBAGO COUNTY
WISCONSIN

N

SCALE: 1:24,000

FIGURE 1: SITE LOCATION MAP

Fischer Environmental Consulting, LLC P.O. BOX 127, KAUKAUNA, WI 54130 TEL (920) 766-2069 ■ FAX (920) 759-2669	395007.002 DATE: 3/2/98 ID#: 395007.002\WT-PLOT	WAYNE'S TOWING MENASHA, WISCONSIN SITE INVESTIGATION

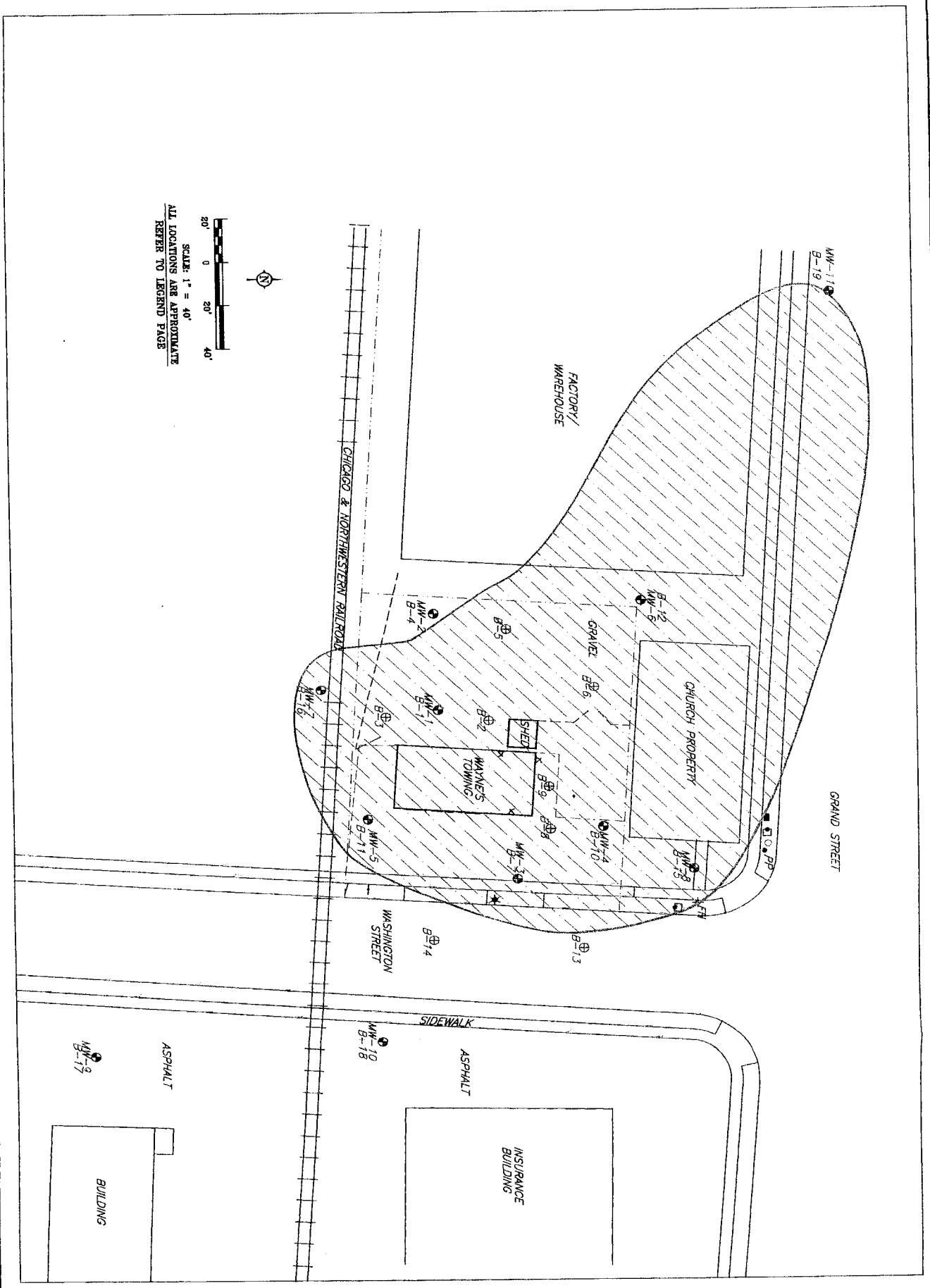


FIGURE 10: ESTIMATED LIMITS OF PETROLEUM AFFECTED GROUND WATER

Fischer Environmental Consulting, LLC P.O. BOX 127, KAUKAUNA, WI 54130 TEL. (920) 766-0369 # FAX (920) 759-2649	395007.002		WAYNE'S TOWING MENASHA, WISCONSIN SITE INVESTIGATION
	DRAWN BY: SRL/MD/KP	REVIEWED BY: JF	
	DATE: 3/2/98	APPROVED BY: CM	
	ID#: PLOT-2		

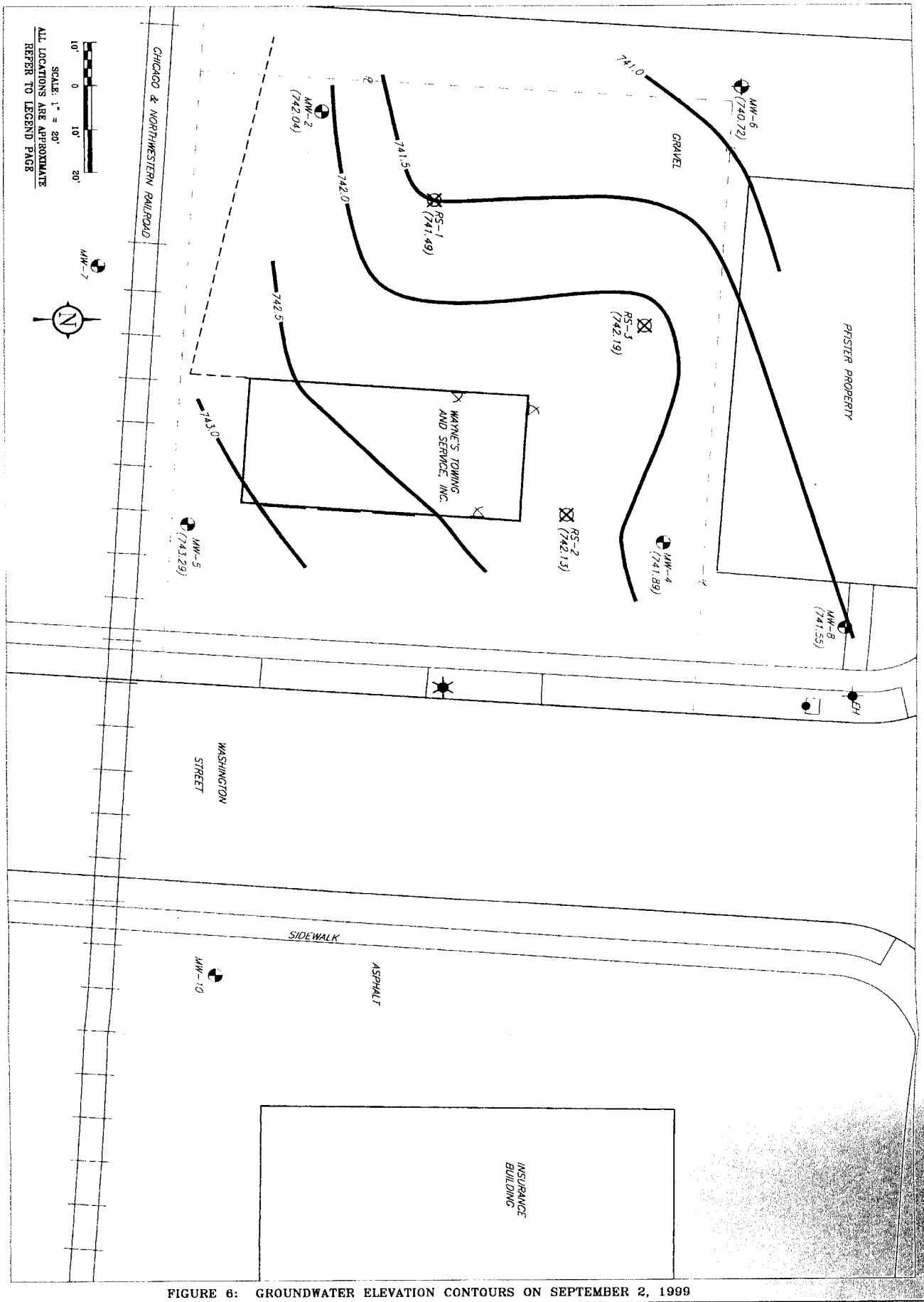


FIGURE 6: GROUNDWATER ELEVATION CONTOURS ON SEPTEMBER 2, 1999

FISCHER	RIPON KAUKAUNA GREEN BAY	395007.003 DRAWN BY: DATE: 11/8/99 JOB#: 395007.003 REVIEWED BY: APPROVED BY:	WAYNE'S TOWING AND SERVICE, INC. MENASHA, WISCONSIN REMEDIAL ACTION DOCUMENTATION REPORT

TABLE 1
WAYNE'S TOWING AND SERVICE, INC.
MENASHA, WISCONSIN
GROUNDWATER RNA ANALYTICAL RESULTS
FISCHER PROJECT No. 395007.003

Monitoring Well		MW-2	MW-4		MW-5		MW-6		MW-7	MW-8	
Sampling Date		9/2/99	5/19/99	9/2/99	5/19/99	9/2/99	5/19/99	9/2/99	5/19/99	5/19/99	9/2/99
Parameters	*Units*										
Iron, dissolved	µg/L	320	2700	2300	<47	1400	92Q	77 Q	<47	290	290
Manganese, dissolved	µg/L	300	1000	750	15	170	390	320	10	82	48
Alkalinity	mg/L	390	510	1000	420	480	520	510	370	460	460
Nitrate + Nitrite Nitrogen	mg/L	0.33 A	<0.017	0.13 A	1.9	0.13 A	<0.017	0.11 A	2.9	0.22	0.069A
Sulfate	mg/L	66	140	63	130	70	270	280	75	98	93
Methane	µg/L	<50	4600	1200	<0.9	470	2100	910	7.9	2400	880

mg/L = milligrams per liter

µg/L = micrograms per liter

Q - Indicates compound detected at concentrations below the limit of Quantitation.

A - Analyte (0.033) is detected in the method blank

TABLE 1 (Continued)
WAYNE'S TOWING AND SERVICE, INC.
MENASHA, WISCONSIN
GROUNDWATER RNA ANALYTICAL RESULTS
FISCHER PROJECT No. 395007.003

Monitoring Well		MW-11		RS-1		RS-2		RS-3	
Sampling Date		5/19/99	9/2/99	5/19/99	9/2/99	5/19/99	9/2/99	5/19/99	9/2/99
Parameters	***Units***								
Iron, dissolved	µg/L	<47	120	7600	6600	5600	10000	6200	12000
Manganese, dissolved	µg/L	60	67	500	770	1600	2700	1600	1400
Alkalinity	mg/L	420	430	420	500	500	540	390	500
Nitrate + Nitrite Nitrogen	mg/L	0.068	0.087 A	0.068	0.15 A	0	0.11 A	0.061	0.11 A
Sulfate	mg/L	120	130	1100	880	2100	2700	3100	4200
Methane	µg/L	160	63	500	640	130	660	<0.9	32

mg/L = milligrams per liter

µg/L = micrograms per liter

Q - Indicates compound detected at concentrations below the limit of Quantitation.

A - Analyte (0.033) is detected in the method blank

TABLE 4
WAYNE'S TOWING AND SERVICE, INC.
MENASHA, WISCONSIN
POST REMEDIAL EXCAVATION GROUNDWATER SAMPLE ANALYTICAL RESULTS
FISCHER PROJECT No. 395007.003

Monitoring Well	NR 140		MW-2				MW-4				MW-5			
Sampling Date	ES	PAL	2/3/1999	05/19/99	09/02/99	12/07/99	2/3/99	05/19/99	09/02/99	12/07/99	2/3/99	05/19/99	09/02/99	12/07/99
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOCs)+ Naphthalene (µg/L)														
Lead	15	1.5	NA	<1.6	NA	NA	NA	4.5Q	NA	NA	NA	NA	NA	NA
Benzene	5	0.5	<0.26	<0.26	<0.26	<0.26	810	460	540	510	140	1.1	12	110
Ethylbenzene	700	140	<0.24	<0.24	<0.24	<0.24	2100	1500	1500	1500	3	<0.24	<0.24	1.3
Methyl tert-butyl ether	60	12	<0.22	<0.22	2.2	<0.22	13 Q	12Q	27	<8.0	6	<0.22	<0.22	0.99
Toluene	343	68.6	<0.21	<0.21	<0.21	<0.21	720	470	410	130	3.7	<0.21	<0.21	2.1
Naphthalene	40	8	<0.89	<0.89	NA	NA	230	110	140	140	<0.89	<0.89	NA	NA
1,2,4-Trimethylbenzene	480	96	<0.86	<0.86	<0.86	<0.86	1800	860	1200	1500	0.93 Q	<0.86	<0.86	<0.86
1,3,5-Trimethylbenzene			<0.54	<0.54	<0.54	<0.54	370	220	220	130	<0.54	<0.54	<0.54	<0.54
Xylenes, -m, -p	620	124	<0.97	<0.97	<0.97	<0.97	6800	4400	4200	3300	4.4	<0.97	<0.97	1.6 Q
Xylenes, -o			<0.37	<0.37	<0.37	<0.37	600	390	360	140	0.99 Q	<0.37	<0.37	<0.37

PVOC - Petroleum Volatile Organic Compounds
NE - Not Established
NA - Not Analyzed
ES - Enforcement Standard
PAL - Preventive Action Limit
µg/L - Micrograms per Liter
Shading indicates analytical results above NR 140
Q - Indicates compound detected at concentrations below the limit of Quantitation

TABLE 4 (Continued)
WAYNE'S TOWING AND SERVICE, INC.
MENASHA, WISCONSIN
POST REMEDIAL EXCAVATION GROUNDWATER SAMPLE ANALYTICAL RESULTS
FISCHER PROJECT No. 395007.003

Monitoring Well	NR 140		MW-6				MW-7		MW-8				MW-9	
Sampling Date	ES	PAL	2/3/99	5/19/99	9/2/99	12/07/99	2/3/99	5/19/99	2/3/99	5/19/99	9/2/99	12/07/99	2/3/99	5/19/99
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOCs)+ Naphthalene (µg/L)														
Lead	15	1.5	NA	12	16	16	NA	NA	NA	NA	NA	5.5	NA	NA
Benzene	5	0.5	400	120	67	120	<0.26	<0.26	110	110	47	93	6800	6500
Ethylbenzene	700	140	240	180	180	130	<0.24	<0.24	1.7	2.7	1.6	2.1	1200	1100
Methyl tert-butyl ether	60	12	6.3 Q	8.3	17	<1.6	0.24 Q	<0.22	2.4	2.2	4.5	1.1	24 Q	<22
Toluene	343	68.6	19	11	11	14	<0.21	<0.21	0.74	0.77	0.36 Q	1.4	5900	6700
Naphthalene	40	8	29	16	<3.6	9.2	<0.89	<0.89	<0.89	<0.89	NA	NA	180	240Q
1,2,4-Trimethylbenzene	480	96	770	490	600	450	<0.86	<0.86	0.94 Q	2.5Q	1.8 Q	1.1 Q	770	990
1,3,5-Trimethylbenzene			19	13	<2.2	6	<0.54	<0.54	<0.54	<0.54	0.58 Q	<0.54 Q	250	320
Xylenes, -m, -p	620	124	830	410	280	260	<0.97	<0.97	1.9 Q	3.5	1.8 Q	2.7	2800	4100
Xylenes, -o			15	12	8.8	6.5	<0.37	<0.37	<0.37	<0.37	<0.37	<0.37	1000	1600

PVOC - Petroleum Volatile Organic Compounds
NE - Not Established
NA - Not Analyzed
ES - Enforcement Standard
PAL - Preventive Action Limit
µg/L - Micrograms per Liter
Shading indicates analytical results above NR 140
Q - Indicates compound detected at concentrations below the limit of Quantitation

TABLE 4 (Continued)
WAYNE'S TOWING AND SERVICE, INC.
MENASHA, WISCONSIN
POST REMEDIAL EXCAVATION GROUNDWATER SAMPLE ANALYTICAL RESULTS
FISCHER PROJECT No. 395007.003

Monitoring Well	NR 140		MW-10		MW-11				RS-1			
Sampling Date	ES	PAL	2/3/99	5/19/99	2/3/99	5/19/99	9/2/99	12/07/99	2/3/99	5/19/99	9/2/99	12/07/99
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOCs)+ Naphthalene (µg/L)												
Lead	15	1.5	NA	NA	NA	NA	NA	6.9	NA	9.8	4.0 Q	4
Benzene	5	0.5	12	5.2	1.4	2.5	0.43 Q	<0.26	450	93	87	110
Ethylbenzene	700	140	24	9.9	0.49	0.42 Q	0.30 Q	0.60 Q	640	150	190	150
Methyl tert-butyl ether	60	12	9.6	3.8	1.6	1.5	2	1.4	14	6.0	19	<0.32
Toluene	343	68.6	2.3	0.97	<0.21	<0.21	<0.21	0.47 Q	900	9.5	6.9	2.2
Naphthalene	40	8	23	11	<0.89	<0.89	NA	NA	60	22	11	1.4
1,2,4-Trimethylbenzene	480	96	130	24	<0.86	<0.86	<0.86	<0.86	670	140	310	12
1,3,5-Trimethylbenzene			27	3.6	<0.54	<0.54	<0.54	<0.54	180	28	42	0.41 Q
Xylenes, -m, -p	620	124	60	17	<0.97	<0.97	<0.97	<0.97	2200	190	120	1.2 Q
Xylenes, -o			2.3	0.95Q	<0.37	<0.37	<0.37	<0.37	700	5.5	6.0	0.45 Q

PVOC - Petroleum Volatile Organic Compounds
NE - Not Established
NA - Not Analyzed
ES - Enforcement Standard
PAL - Preventive Action Limit
µg/L - Micrograms per Liter
Shading indicates analytical results above NR 140
Q - Indicates compound detected at concentrations below the limit of Quantitation

TABLE 4 (Continued)
WAYNE'S TOWING AND SERVICE, INC.
MENASHA, WISCONSIN
POST REMEDIAL EXCAVATION GROUNDWATER SAMPLE ANALYTICAL RESULTS
FISCHER PROJECT No. 395007.003

Monitoring Well	NR 140		RS-2			RS-3		
Sampling Date	ES	PAL	2/3/99	5/19/99	9/2/99	2/3/99	5/19/99	9/2/99
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOCs)+ Naphthalene (µg/L)								
Lead	15	1.5	NA	3.2	2.8 Q	NA	<1.6	NA
Benzene	5	0.5	140	110	160	520	0.76	3.9
Ethylbenzene	700	140	83	52	79	1400	0.32	0.42 Q
Methyl tert-butyl ether	60	12	<2.2	0.76	3.7	9.2 Q	<0.22	0.48 Q
Toluene	343	68.6	1200	20	8.7	290	0.81	0.38 Q
Naphthalene	40	8	<8.9	4.2	6.8	180	<0.89	NA
1,2,4-Trimethylbenzene	480	96	33	19	22	1500	<0.86	<0.86
1,3,5-Trimethylbenzene			15 Q	10	5.3	320	<0.54	<0.54
Xylenes, -m, -p	620	124	320	120	54	4800	<0.97	<0.97
Xylenes, -o			180	37	3.3	380	0.38	<0.37

PVOC - Petroleum Volatile Organic Compounds
NE - Not Established
NA - Not Analyzed
ES - Enforcement Standard
PAL - Preventive Action Limit
µg/L - Micrograms per Liter
Shading indicates analytical results above NR 140
Q - Indicates compound detected at concentrations below the limit of Quantitation