

Source Property Information

BRRTS #: (No Dashes)

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

PECFA#:

***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" form)*

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

- Contamination in ROW
- Off-Source Contamination

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

Continuing Obligations:

- N/A (Not Applicable)
- Soil: maintain industrial zoning (220)
*(note: soil contamination concentrations
between non-industrial 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 unit or economic
development corporation was directed to
take a response action)*

Note: Comments will not print out.

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (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 #:	03-71-151709	(No Dashes)	PARCEL ID #:	90603510100		
ACTIVITY NAME:	OSHKOSH MUNICIPAL GARAGE-GAS & DIESEL USTS		WTM COORDINATES: X:	635785	Y:	394792

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.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- 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:**
- 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 11 x 17 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 and Local Topography**
 - 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 Layout with Former UST Locations**
 - 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 #: 03-71-151709

ACTIVITY NAME: OSHKOSH MUNICIPAL GARAGE-GAS & DIESEL USTS

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 #: 4 **Title: Subsurface Cross-Section A-A'**

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 Sample Location Map**

- 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 #: 5 **Title: Ground-Water Elevations**

Figure #: **Title:**

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

Tables must be no larger than 11 x 17 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 #: **Title:**

- 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 #: 5 **Title: Ground-Water Analytical Results**

- 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 #: 03-71-151709

ACTIVITY NAME: OSHKOSH MUNICIPAL GARAGE-GAS & DIESEL USTS

NOTIFICATIONS

Source Property

Not Applicable

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.

Not Applicable

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.

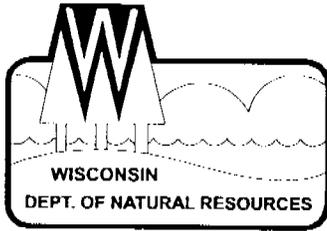
Certified Survey Map: A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #:

Title:

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

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Ronald W. Kazmierczak, Regional Director

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

October 17, 2000

Mr. John Nackers, Maintenance Supervisor
City of Oshkosh
P.O. Box 1130
Oshkosh, WI 54902-1130

SUBJECT: Receipt of documentation for conditions of Case Closure at
Oshkosh Municipal Garage, 639 Witzel Avenue, Oshkosh
WDNR BRRTS ID #03-71-151709

Dear Mr. Nackers:

On November 23, 1999, your request for closure of the case described above was reviewed by the Wisconsin Department of Natural Resources NER Region Closure Committee. This committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, it appears at this time the site has been investigated and remediated to the extent practicable under current site conditions and that the conditions of closure (filing of a groundwater use restriction & monitoring well abandonment) have been met. Your case has been closed under s. NR 726.05, Wis. Adm. Code on October 17, 2000.

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) 424-0399.

Sincerely,

Kathleen M. Sylvester, Hydrogeologist
Remediation & Redevelopment Program

cc: Case File – OSH
Joe Mentzer, Northern Environmental, 1203 Storbeck Drive, Waupun, WI 53963



Quality Natural Resources Management
Through Excellent Customer Service



to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

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 benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or 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 one or more of the restrictions set forth in this covenant is no longer required. Upon the 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, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, John Nackers asserts that he ~~she~~ is duly authorized to sign this document on behalf of the City of Oshkosh.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 2nd day of October, 2000.

Signature: John Nackers

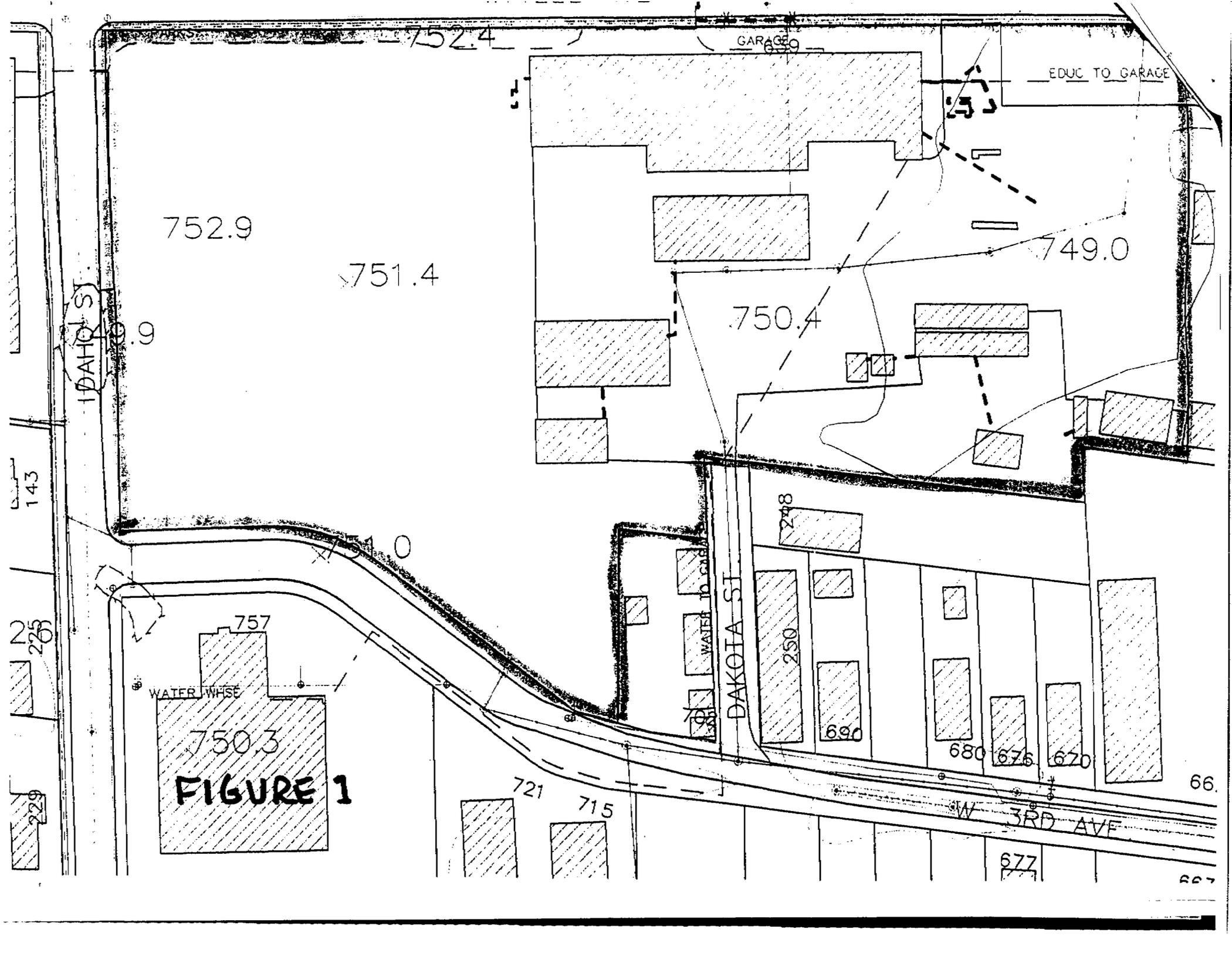
Printed Name: John Nackers

Title: Maintenance Supervisor

Subscribed and sworn to before me this 2nd day of October, 2000.

Stephanie W. Brewster
Notary Public, State of Wisconsin
My commission expires 7-01-01

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by Mr. John Nackers, City of Oshkosh.
Ms. Kathleen Sylvester



752.9

751.4

750.4

749.0

757
WATER WHSE

750.3
FIGURE 1

DAKOTA ST

W 3RD AVE

GARAGE

EDUC TO GARAGE

WATER TO CAR

143

225

229

248

250

690

680

676

670

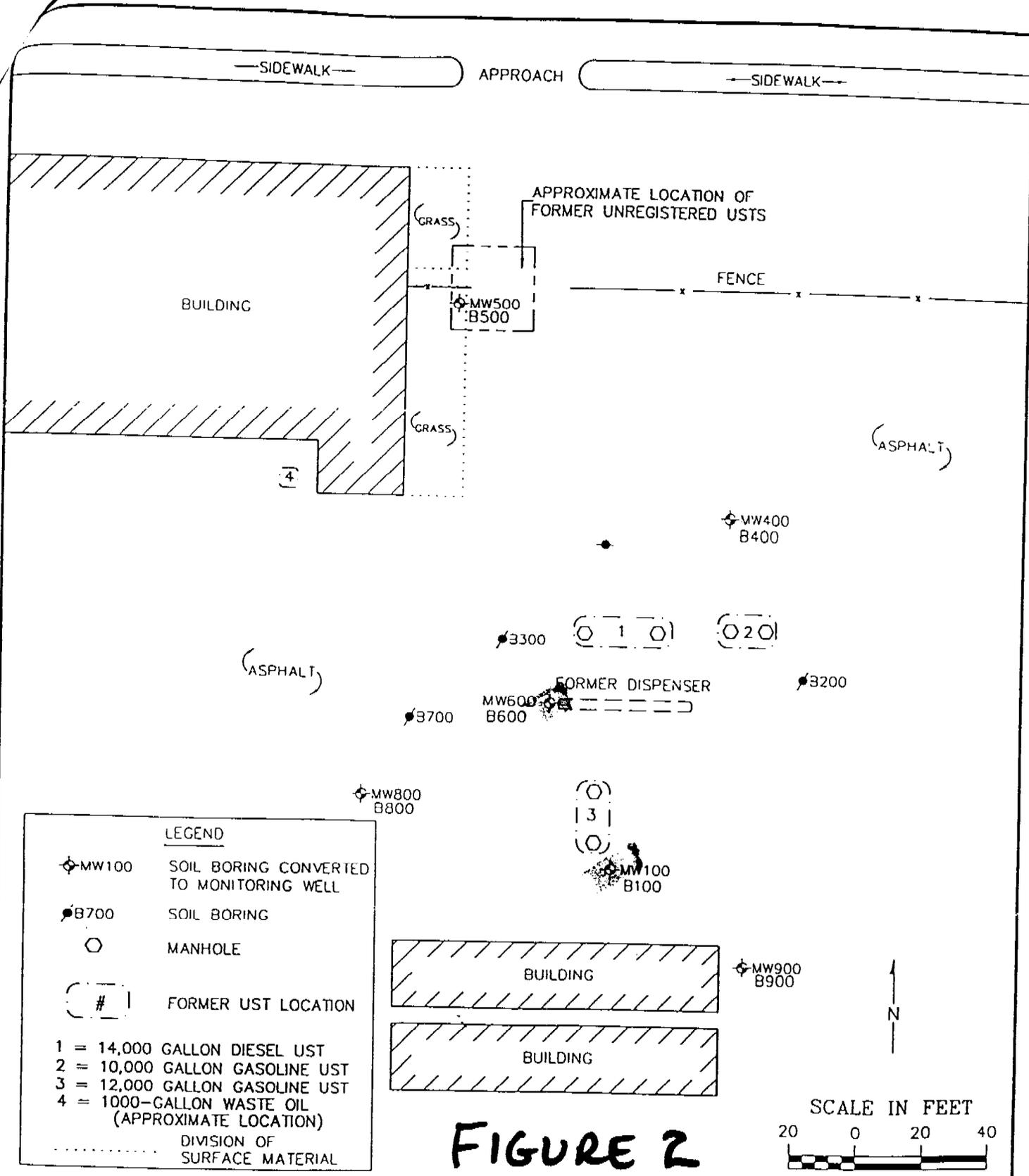
66

721

715

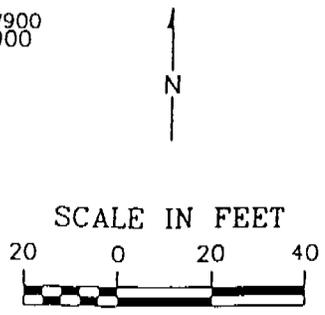
677

667



LEGEND	
◆ MW100	SOIL BORING CONVERTED TO MONITORING WELL
● B700	SOIL BORING
○	MANHOLE
○ #	FORMER UST LOCATION
1	14,000 GALLON DIESEL UST
2	10,000 GALLON GASOLINE UST
3	12,000 GALLON GASOLINE UST
4	1000-GALLON WASTE OIL (APPROXIMATE LOCATION)
---	DIVISION OF SURFACE MATERIAL

FIGURE 2



DRAWN BY: KTK | PROJECT: OSH08-1408-0183 | DATE: 3/5/1998

REV. DATE 03/16/99 | THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.

Northern Environmental SM
Hydrologists · Engineers · Geologists

FIGURE 3
PRE-REMEDIAL
SOIL BORING AND MONITORING WELL LOCATIONS
MUNICIPAL GARAGE
OSHKOSH, WISCONSIN

FOR: CITY OF OSHKOSH

*This looks like the
 what parcel
 as is now.*



DESCRIPTION:

6-351-1

 Map of SW $\frac{1}{4}$ Sec 23
 Com at SE cor of Inter of Idaho St & Witzel Ave S on E line of
 Idaho St to N line of W 3rd Ave: as now relocated per resolution
 94-93 Th Sely alg N li of Sd relocated W 3rd Ave & W 3rd
 Ave w a pt 24 ft NWly of SW cor Lot 7 Wentzels Sub N para with
 W line of said Lot 7 to ext N line Lot 7 Ely on ext N line &
 N line of Wentzels Sub to NW cor Lot 6 of Wentzels Sub N on
 ext W line Lot 6, 75 ft Ely para with N line Wentzel Sub
 303 ft to W line of Lot 6 of SW $\frac{1}{4}$ Sec 23; N to NW cor Lot 6;
 SEly on N line Lot 6 96.5 ft; N 0 $^{\circ}$ 12' E to S line of Witzel Ave
 W on S line of Witzel Ave to beg: includes that part of vacated
 Dakota St being prt of Lots 17, 101, 102, 110 & 111 & vac Dakota
 St

10/4 A

 PERMITS: See Recopy
 Elec: (2) 400 watt wall pack 560 1-29-92
 Storage tanks (2) above grnd 3-8-93
 Elec: 300 4-2-93
 Elec: 400 5-6-93
 Tank Removal 1,000 6-10-93
 (see survey file for permits)

authorized by § 706.06, Wis. Stats.)

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

THIS INSTRUMENT WAS DRAFTED BY

Warren P. Kraft
 City Attorney, Oshkosh, WI 54902-1130

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

.....
 Notary Public County, Wis.
 My Commission is permanent. (If not, state expiration
 date:, 19.....)

CITY OF OSHKOSH

quit-claims to CITY OF OSHKOSH

the following described real estate in Winnebago County, State of Wisconsin:

A part of Lots 17, 101 and 102 of the map of the SW 1/4 of Section 23, T18N, R16E and vacated West Third Street in the Sixth Ward, City of Oshkosh, Winnebago County, Wisconsin, which is bounded and described as follows:

Commencing at the intersection of the north line of West 4th Avenue with the east line of Idaho Street, thence North 00°19'53" East along the East line of Idaho Street 150.0 ft. to the point of beginning, thence continuing North 00°19'53" East 335.28 ft., thence North 89°17'43" East 114.13 ft., thence Southeasterly 112.52 ft. along the arc of a curve whose center lies to the South whose radius is 160.0 ft. and whose chord bears South 70°33'31" East 110.21 ft., thence South 50°24'45" East 222.12 ft., thence Southeasterly 11.41 ft. along the arc of a curve whose center lies to the north whose radius is 30.00 ft. and whose chord bears South 61°18'22" East 11.34 ft., thence North 72°12'31" West 121.10 ft., thence South 89°17'43" West 26.57 ft., thence South 50°24'45" East 121.57 ft., thence Southeasterly 34.24 ft. along the arc of a curve whose center lies to the North whose radius is 90.00 ft. and whose chord bears South 61°18'37" East 34.03 ft., thence North 72°12'31" West 111.92 ft., thence South 00°16'11" West 170.43 ft., thence North 81°39'45" West 278.36 ft. to the point of beginning.

THIS DEED IS INTENDED TO COMBINE PARCELS IDENTIFIED IN DOC. NO. 894833 WITH THE ADJOINING PARCEL INTO ONE LOT OF RECORD AND SHALL NOT BE SOLD SEPARATELY, AND TO CORRECT POTENTIAL VIOLATIONS OF SECTION 30-67(A)(3) OF THE OSHKOSH MUNICIPAL CODE.

Tax Exempt (3)
W-7

ENERGY
CORP.

FEE

3

EXEMPT

7

This is not homestead property.

Dated this 28th day of February, 1995

CITY OF OSHKOSH, a municipal corporation

By: William D. Frueh, City Manager

And: Donna C. Serwas, City Clerk

AUTHENTICATION

Signature(s) William D. Frueh, City Manager, and Donna C. Serwas, City Clerk, of the CITY OF OSHKOSH

authenticated this 28th day of February, 1995

Warren P. Kraft

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY Warren P. Kraft, City Attorney, Oshkosh, WI 54902-1130

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

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss. County.

Personally came before me this 28th day of February, 1995 the above named

Warren P. Kraft

Donna C. Serwas

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

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

900379
Chy 18/02

463071

This Deed, made between OSHKOSH TANNING COMPANY,
a Wisconsin corporation,

Grantor
and CITY OF OSHKOSH, a municipal corporation,

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

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

That part of Lot One Hundred Eleven (111) according to Map
OF S.W. 1/4 OF SEC. 23, in the Sixth Ward, City of Oshkosh,
per Leach's Map of 1894, described as follows, viz:-
Commencing at the West 1/2 corner of said Section Twenty-
Three (23)' thence south Eighty-eight (88) degrees Forty-
six (46) minutes east, Two Thousand One Hundred Eighty-six and Forty-six Hundredths
(2,186.46) feet; thence south Twenty-eight (28) degrees Twenty-seven (27) minutes
west, Thirty-six and Eighty-two Hundredths (36.82) feet; thence north Eighty-nine
(89) degrees Forty-eight (48) minutes west, Eighty and Ninety-six Hundredths (89.96)
feet; thence south Zero (0) degrees Twelve (12) minutes west, Fourteen and Twenty-
seven Hundredths (14.27) feet, the place of beginning; thence northwesterly, along a
curve being concave to the left with a radius of Three Hundred Forty-eight and
Ninety-seven Hundredths (348.97) feet and having a chord of Fifty-two and Seven
Hundredths (52.07) feet with a bearing of north Seventy-three (73) degrees Fifty-four
(54) minutes west; thence south Zero (0) degrees Twelve (12) minutes west, Seventy
and Eight Hundredths (70.08) feet; thence south Eighty-nine (89) degrees Forty-eight
(48) minutes east, Fifty (50) feet; thence North Zero (0) degrees Twelve (12) minutes
east, Fifty-nine and Twenty-three Hundredths (59.23) feet, to the place of beginning.

(Continued on Back)

Together with all and singular the hereditaments and appurtenances therunto belonging or in any wise appertaining:

And said Oshkosh Tanning Company

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except

and will warrant and defend the same
Oshkosh

Executed at Oshkosh this 23rd day of May, 1975

SIGNED AND SEALED IN PRESENCE OF

OSHKOSH TANNING COMPANY (SEAL)

By: Theodore Hasse (SEAL)
Theodore Hasse, President

By: Herbert J. Mueller (SEAL)
Herbert J. Mueller, Secretary

(SEAL)

Signatures of

authenticated this _____ day of _____, 19____

Title: Member State Bar of Wisconsin or Other Party

Authorized under Sec. 706.06 viz. _____

STATE OF WISCONSIN

Winnebago County, } ss.

Personally came before me, this 23rd day of May
the above named Theodore Hasse and Herbert J. Mueller

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY
JOHN W. PENCE, ATTORNEY

Sharon Lentz
Sharon Lentz



The use of witnesses is optional.

Notary Public, Winnebago County, Wis.

My commission expires (is) November 19, 1978

Names of persons signing in any capacity should be typed or printed below their signatures.

That part of Lot One Hundred Eleven (111) according to MAP OF S.W. $\frac{1}{4}$ OF SEC. 23, in the Sixth Ward, City of Oshkosh, per Leach's Map of 1894, described as follows, viz:- Commencing on the East and West Quarter Line of Section Twenty-three (23) Township Eighteen (18) North, of Range Sixteen (16) East at a point Four Hundred (400) feet west of the Center Post of said Section, said point being in the Center line of the Right of Way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence west, along said Quarter line, One Hundred Ten (110) feet; thence southerly, along a line which, if extended, would extend to a point on the North line of Lot Six (6) according to said Map of S.W. $\frac{1}{4}$ that is Forty (40) feet westerly of the Northeasterly corner of said Lot Six (6), One Hundred Six and Five-tenths (106.5) feet, the place of beginning, thence west, parallel with the South line of Witzel Avenue, Fifty (50) feet; thence south, parallel with the Westerly line of tract of land heretofore conveyed to Theodore Hasse and Thomas Wollaeger by Deed recorded in Winnebago County, Wisconsin, Registry in Volume 544 on Page 90, Three Hundred Twenty and Four-tenths (320.4) feet, more or less, to the North line of said Lot Six (6); thence easterly, along the North line of said Lot Six (6), to a point that is Forty (40) feet westerly of the Northeasterly corner thereof (said point also being on the Westerly line of tract conveyed to Theodore Hasse and Thomas Wollaeger as aforementioned); thence northerly, along the Westerly line of tract heretofore conveyed to Theodore Hasse and Thomas Wollaeger, as aforementioned to the place of beginning.

That part of Lot One Hundred Eleven (111) according to MAP OF S.W. $\frac{1}{4}$ OF SEC. 23, in the Sixth Ward, City of Oshkosh, per Leach's Map of 1894, described as follows, viz:- Commencing on the East and West Quarter line of Section Twenty-three (23) Township Eighteen (18) North, of Range Sixteen (16) East at a point Four Hundred (400) feet west of the Center Post of said Section, said point being in the Center line of Right of Way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence west, along said Quarter line, One Hundred Ten (110) feet; thence southerly to a point on the Northerly line of Lot Six (6) according to said Map of S.W. $\frac{1}{4}$, Forty (40) feet westerly of the Northeasterly corner thereof; thence easterly, along the Northerly line of Lots Six (6) and Eighteen (18) according to said Map of S.W. $\frac{1}{4}$ to the Northeasterly corner of said Lot Eighteen (18); thence northeasterly to a point in the Center line of aforementioned right of way, Three Hundred Ninety-five and Twenty-five Hundredths (395.25) feet southeasterly of the place of beginning; thence northwesterly along the Center line of said right of way, Three Hundred Ninety-five and Twenty-five Hundredths (395.25) feet, to the place of beginning, excepting therefrom the Four (4) following described tracts of land, viz:

1. That portion thereof included within the limits of Campbell Road and Witzel Avenue.
 2. A strip of land occupied by Spur Track extending west from tracks of aforementioned Railroad Company.
 3. That portion thereof heretofore conveyed to Erwin H. Bartelt by Deed recorded in said Registry in Volume 655 on Page 591.
 4. That portion thereof heretofore conveyed to City of Oshkosh by Deed recorded in said Registry in Volume 1339 on Page 335.
- Subject to rights granted by Easement recorded in said Registry in Volume 1339 on Page 356.

This deed given in fulfillment of a land contract between said parties said land contract dated December 27, 1973 at recorded in Winnebago County Registry on December 27, 1973 at 11:34 a.m. as Document No. 444926.

D

This indenture, Made this 21st day of April
A. D. 1972, between OSHKOSH TANNING COMPANY
a Corporation duly organized and existing under and by
virtue of the laws of the State of Wisconsin, located at Winnebago County
Wisconsin, party of the first part, and CITY OF OSHKOSH, a
municipal corporation,

Register's Office
Winnebago County, Wis.
Received for record this 1st
day of May..... A. D., 1972
at 8:54..... o'clock A M. and
recorded in Vol. 1339..... of
RECORDS on page 355
Wald Turnstahl
Register of Deeds

420170

part Y..... of the second part.
Witnesseth, That the said party of the first part, for and in consideration of the sum
of \$1.00 and other good and valuable considerations

RETURN TO
CITY CLERK
CITY OF OSHKOSH

Chf 24

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 con-
firmed, 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 Winnebago..... State of Wisconsin, to-wit:

Part of Lot 111 of the Map of the South West 1/4 of Section 23, Township
18 North, Range 16 East, Sixth Ward, City of Oshkosh, Winnebago County,
Wisconsin, described as follows:

Commencing at the west 1/4 corner of Section 23; thence South 88° 46'
East, 2,186.46 feet; thence South 28° 27' West, 36.82 feet to the place
of beginning; thence South 33° 53' East, 119.60 feet; thence North 51° 48'
West, 40.48 feet; thence northwesterly along a curve being concave to
the left with a radius of 348.97 feet and having a chord of 130.44 feet
with a bearing of North 62° 34' West; thence North 00° 12' East, 14.27
feet; thence South 89° 48' East, 80.96 feet 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 OSHKOSH TANNING COMPANY
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,

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 OSHKOSH TANNING COMPANY
party of the first part, has caused these presents to be signed by THEODORE HASSE
its President, and countersigned by HERBERT J. MUELLER
at City of Oshkosh, Winnebago County....., Wisconsin, and its corporate seal to be hereunto affixed, this
..... day of..... A. D. 19.....

SIGNED AND SEALED IN PRESENCE OF

OSHKOSH TANNING COMPANY
Theodore Hasse
Corporate Name
President

THEODORE HASSE

COUNTERSIGNED:
Herbert J. Mueller
HERBERT J. MUELLER Secretary

STATE OF WISCONSIN
Winnebago County, } ss.

Personally came before me, this 21st day of April, A. D., 1972,
THEODORE HASSE President, and HERBERT J. MUELLER 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 they executed the foregoing instrument as such officers as the deed of
said Corporation, by its authority.



THIS INSTRUMENT WAS DRAFTED BY
JOHN W. PENCE, ATTORNEY
Notary Public, Winnebago County, Wis.
My commission (expires) (is) November 15, 1974

This Indenture, Made this 13th day of July, A. D., 1954

between American Excelsior Corp a Corporation duly organized

and existing under and by virtue of the laws of the State of Delaware, located at Oshkosh

Wisconsin, party of the first part, and City of Oshkosh municipal

a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at

Oshkosh, Wisconsin, party of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations Dollars, to it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released and quit-claimed, and by these presents does give, grant, bargain, sell, remise, release and quit-claim unto the said party of the second part, and to its successors and assigns forever, the following described real estate, situated in the County of Winnebago, State of Wisconsin, to-wit:

All that part of Lot 111 Map of the S.W. 1/4 Section 23 described as follows: Commencing at a point on the center line of "The Milwaukee Road" tracks that is Two Hundred Ninety Four (294.0) feet Northwesterly of the West Line of Ohio Street, thence Easterly to a point on the West Line of Ohio Street that is Two Hundred Thirty Seven (237.0) feet north of its intersection with the centerline of "The Milwaukee Road" tracks, thence South along the said West line of Ohio Street a distance of Sixty (60) feet, thence West parallel with the first described line to the centerline of the said "The Milwaukee Road" tracks, thence Northwesterly along said centerline to the place of beginning, excepting therefrom such land as may be a part of the right of way of the said "The Milwaukee Road" as described in deed recorded in Vol. 186 on Page 384 of deeds, Winnebago County Registry.



To Have and to Hold the same, together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, either in possession or expectancy of, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

In Witness Whereof, the said American Excelsior Corp. party of the first part, has caused these presents to be signed by A. J. Koehneke its President and countersigned by E. H. Young its Secretary, at Chicago, Illinois, and its corporate seal to be hereunto affixed, this 13th day of July, A. D., 1954.

SIGNED AND SEALED IN PRESENCE OF

Lillian Christensen

Rosemary Tanager, State of Wisconsin, Illinois, Cook County, ss.

Personally came before me, this 13th day of July, A. D., 1954.

A. J. Koehneke, President, and E. H. Young, 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.

AMERICAN EXCELSIOR CORPORATION Corporate Name

A. J. Koehneke President

E. H. Young Secretary



Al. P. Bott Notary Public, Cook County, Wis. My Commission expires July 6, A. D., 1958.

MENT
874

This Indenture, Made this 9th day of December, A. D., 1935,
between Winnebago County by Arthur E. Hedke its County Clerk
and The City of Oshkosh part of the first part,
part of the second part.

WITNESSETH, That the said part of the first part, for and in consideration of the sum of Four Hundred Fifty Dollars,
to him in hand paid by the said part of the second part, the receipt whereof is hereby confessed and acknowledged, has given,
granted, bargained, sold, remised, released and quit-claimed, and by these presents do give, grant, bargain, sell, remise, release and quit-claim unto
the said part of the second part, and to its heirs and assigns forever, the following described real estate, situated in the County
of Winnebago, State of Wisconsin, to-wit:

City of Oshkosh - Sixth Ward. Maps of Lots
in SW 1/4 of Section 23. Lot 110.

As authorized by Report No 62 with resolution
passed by the Winnebago County Board of
Supervisors at their Annual Meeting, November
26, 1935.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto
appertaining, and all the estate, right, title, interest and claim whatsoever of the said part of the first part, either in law or equity, either in pos-
session or expectancy of, to the only proper use, benefit and behoof of the said part of the second part, its heirs and assigns forever.

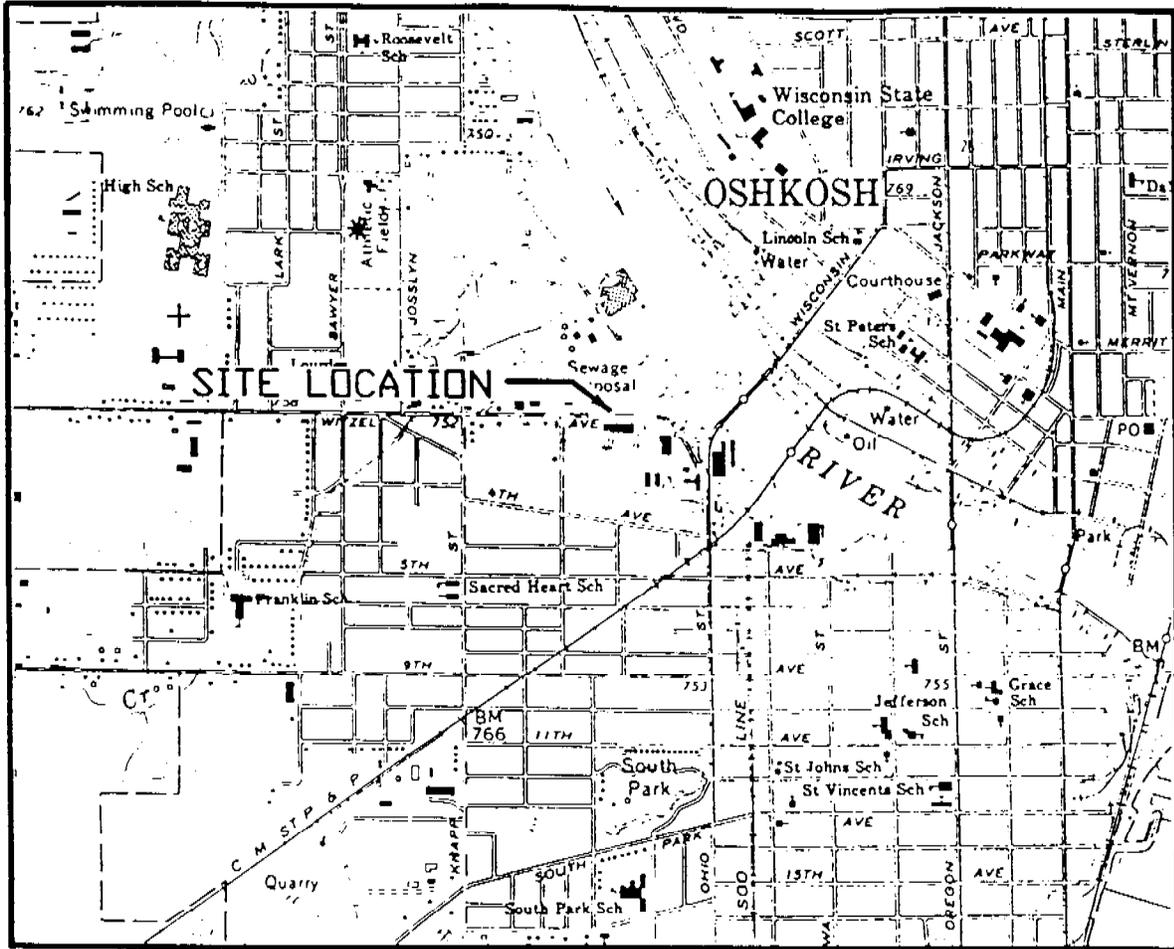
IN WITNESS WHEREOF, the said part of the first part has hereunto set his hand and seal this Ninth day of December, A. D., 1935.
(COUNTY CLERK SEAL)

Signed and Sealed in Presence of
Nell A. Hoffman
Lucile Engstrom
} (CORPORATE SEAL)
Arthur E. Hedke (SEAL)
County Clerk, Winnebago County (SEAL)
Win (SEAL)

STATE OF WISCONSIN, } ss.
Winnebago County.

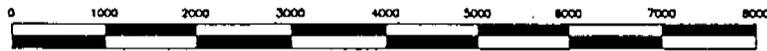
Personally came before me, this 19th day of December, A. D., 1935,
the above named Arthur E. Hedke to me known to be the County Clerk of
Winnebago County, Wisconsin
to me known to be the person who executed the foregoing instrument and acknowledged the same.

Received for record the 29th day of June, A. D., 1939.
at 1:32 o'clock P. M. Vol. Page
W. B. Young Register. (Notary Seal)
Notary Public, Winnebago County, Wis.
My commission expires Feb. 19, A. D., 1939.



SCALE IN FEET

1" = 2000'



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



BASE MAP SOURCE: USGS OSHKOSH, WISCONSIN 7.5 MINUTE TOPOGRAPHIC MAP, 1961

QUADRANGLE LOCATION

DRAWN BY: DAM PROJECT: OSH830183 DATE: 9/25/1997

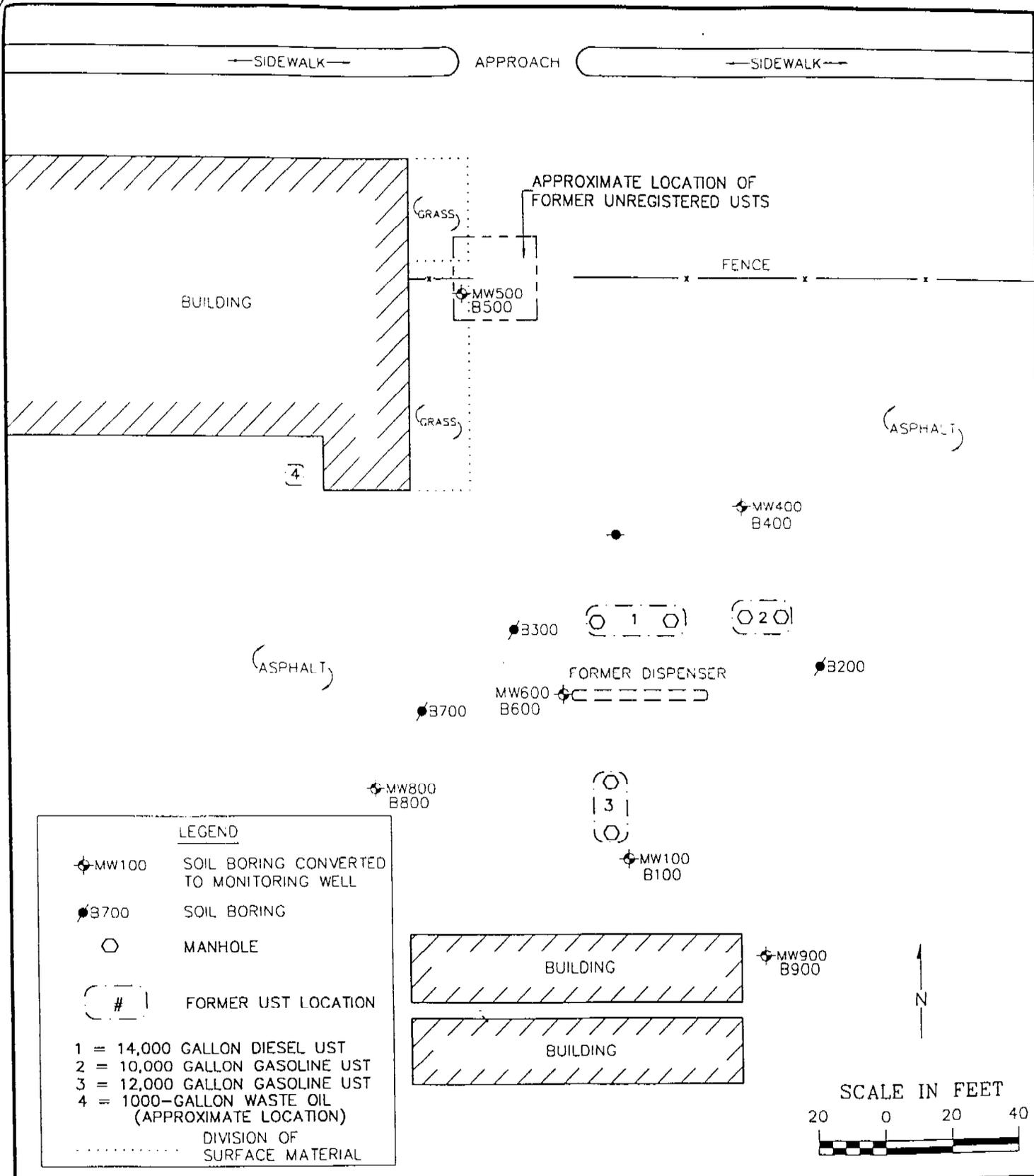
FIGURE 1

SITE LOCATION AND LOCAL TOPOGRAPHY
MUNICIPAL GARAGE
OSHKOSH, WISCONSIN

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FOR: CITY OF OSHKOSH



DRAWN BY: KTK PROJECT: OSH08-1408-0183 DATE: 3/5/1998

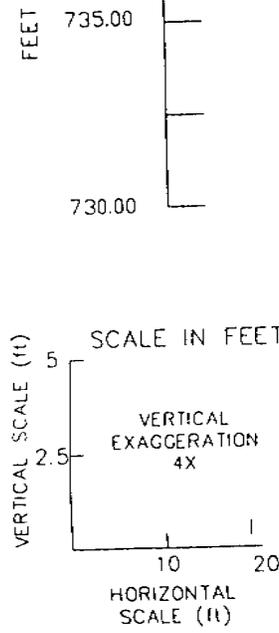
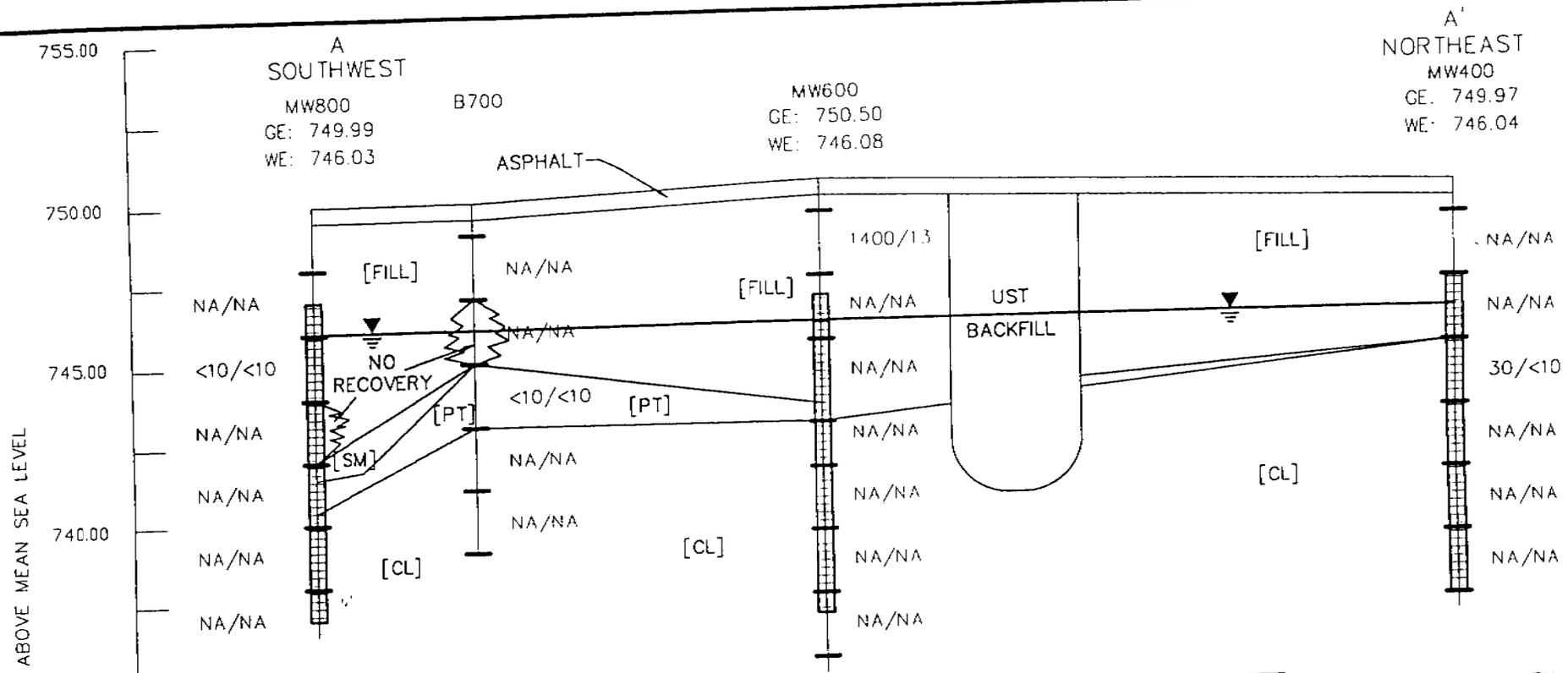
REV. DATE
03/16/99

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FIGURE 3
PRE-REMEDIAL
SOIL BORING AND MONITORING WELL LOCATIONS
MUNICIPAL GARAGE
OSHKOSH, WISCONSIN

FOR: CITY OF OSHKOSH



LEGEND

MW600
GE: 595.6
WE: 587.71

MONITORING WELL
GROUND ELEVATION
WATER ELEVATION

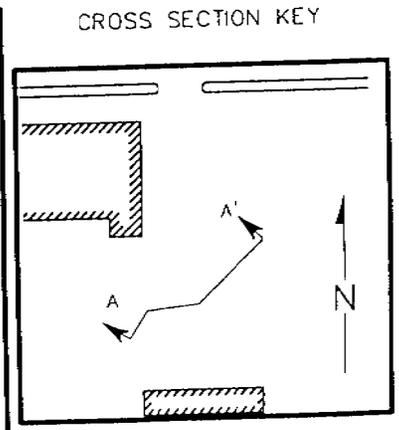
GROUND-WATER TABLE

SAMPLE INTERVALS WHERE:
DRO/GRO

[PT] PEAT
[SM] SILT SAND
[CL] SILTY CLAY

SOIL SEPARATION
SOIL TYPE

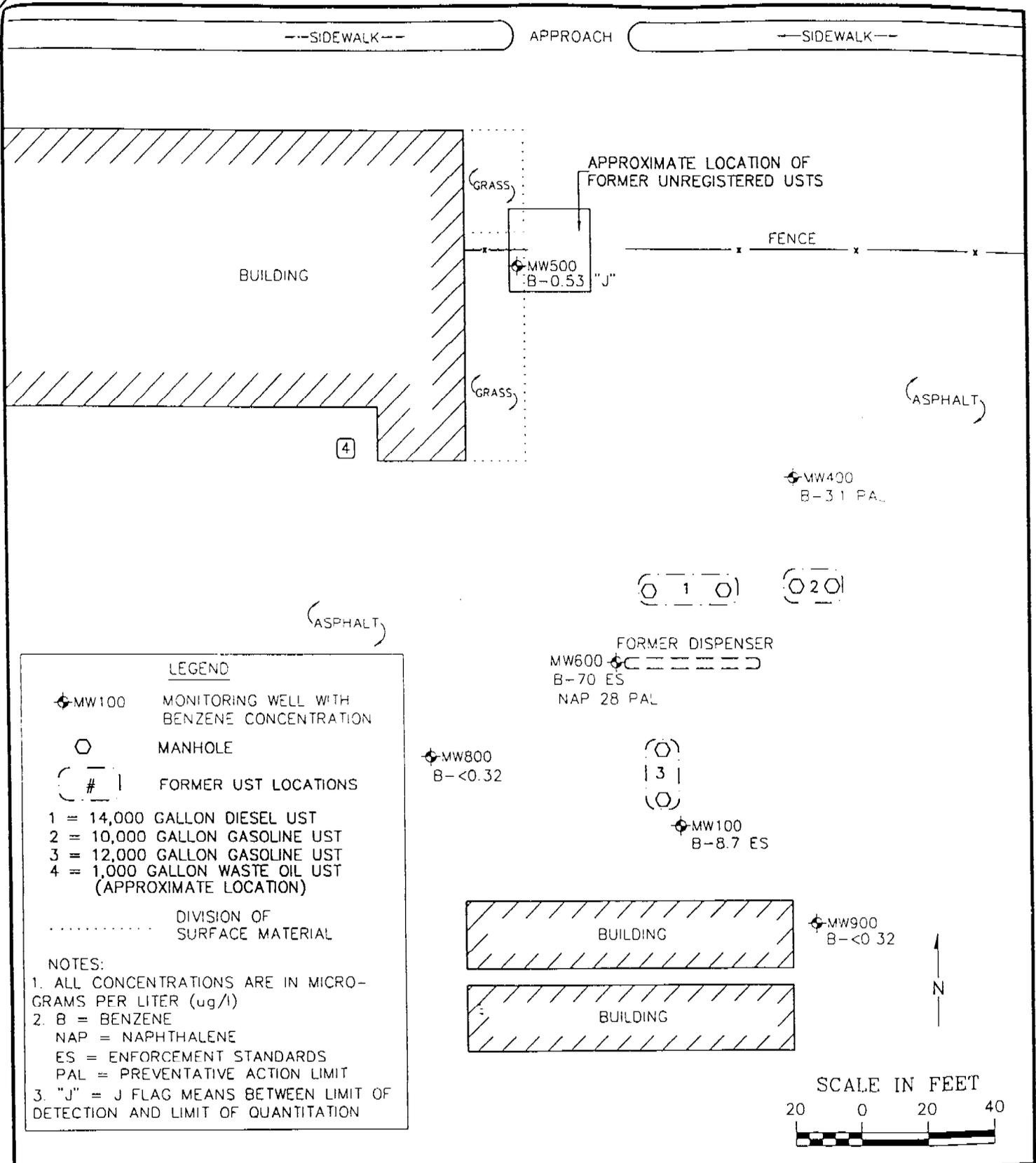
NOTES:
1. ALL ELEVATIONS REFERENCED TO FEET ABOVE MEAN SEA LEVEL
2. LOCAL BENCH MARK IS FIRE HYDRANT ON THE CORNER OF WITZEL AVE. AND CAMPBELL STREET
3. mg/kg = MILLIGRAMS PER KILOGRAM
4. UST = UNDERGROUND STORAGE TANK



DRAWN BY: DAM	PROJECT: OSH08-1408-0183	DATE: 2/5/1998
REV. DATE 03/17/99	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.	
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FIGURE 4
SUBSURFACE CROSS-SECTION A-A'
MUNICIPAL GARAGE
OSHKOSH, WISCONSIN

FOR: CITY OF OSHKOSH



LEGEND

⊕ MW100 MONITORING WELL WITH BENZENE CONCENTRATION

○ MANHOLE

⊕ # FORMER UST LOCATIONS

1 = 14,000 GALLON DIESEL UST
2 = 10,000 GALLON GASOLINE UST
3 = 12,000 GALLON GASOLINE UST
4 = 1,000 GALLON WASTE OIL UST (APPROXIMATE LOCATION)

..... DIVISION OF SURFACE MATERIAL

NOTES:

1. ALL CONCENTRATIONS ARE IN MICROGRAMS PER LITER (ug/l)

2. B = BENZENE
NAP = NAPHTHALENE
ES = ENFORCEMENT STANDARDS
PAL = PREVENTATIVE ACTION LIMIT

3. "J" = J FLAG MEANS BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTITATION

DRAWN BY: DAM PROJECT: OSH08-1408-0183 DATE: 3/5/1998

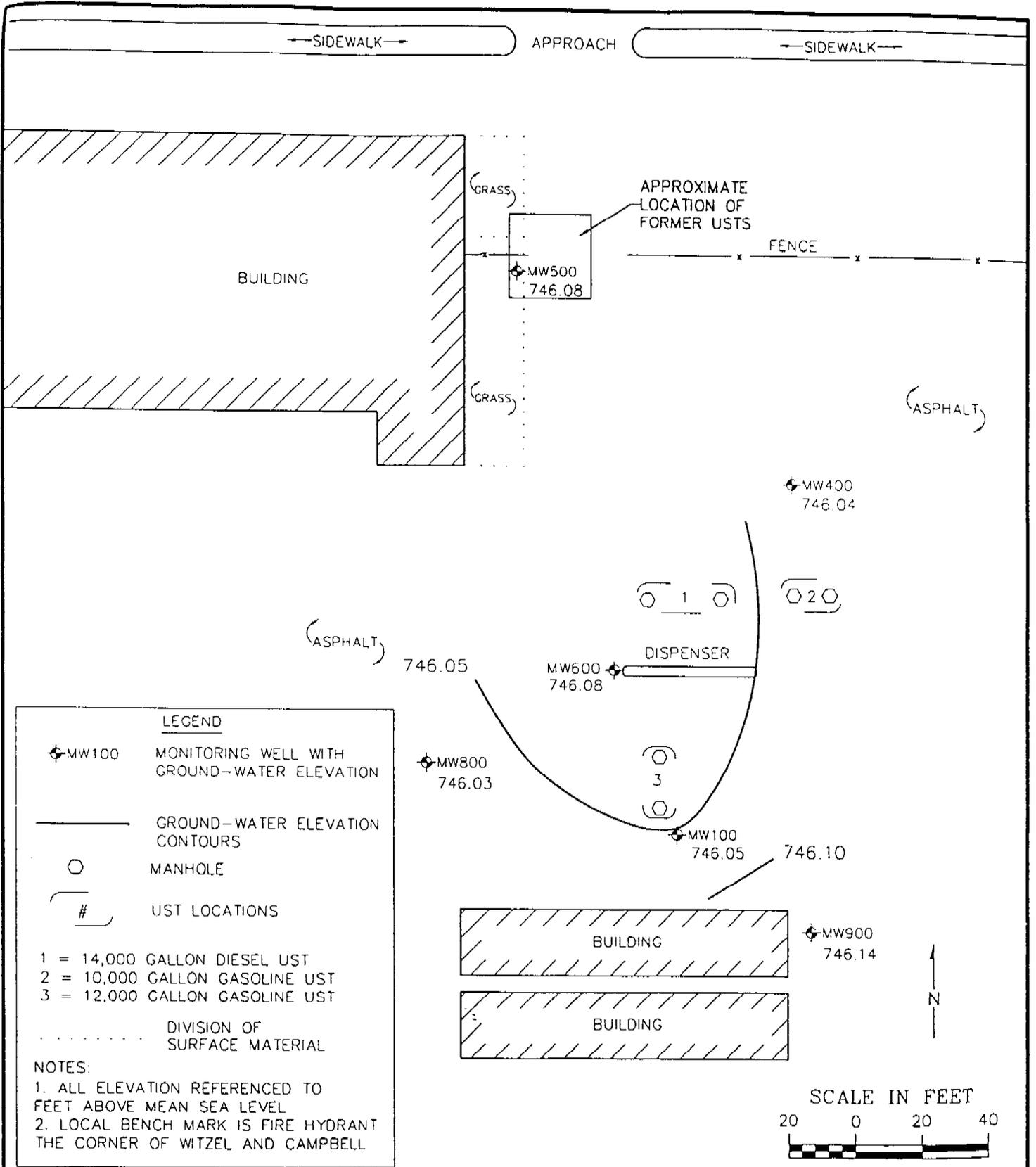
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03/17/99

05/25/99

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GROUNDWATER SAMPLE LOCATION MAP
MUNICIPAL GARAGE
OSHKOSH, WISCONSIN
FOR: CITY OF OSHKOSH



DRAWN BY: DAM PROJECT: OSH830183 DATE: 3/5/1998

REV. DATE THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.

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FIGURE 5
GROUND-WATER ELEVATIONS
FEBRUARY 5, 1998
MUNICIPAL GARAGE
OSHKOSH, WISCONSIN

FOR: CITY OF OSHKOSH

Table 5: Ground-Water Analytical Results, Municipal Garage, Oshkosh, WI

Well ID	Date Sampled	Relevant and Significant Analytical Results (µg/l)																											
		DRO	GRO	Benzene	n-Butylbenzene	sec-Butylbenzene	cis-1,2-Dichloroethene	Di-Isopropyl Ether	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	MTBE	Naphthalene	n-Propylbenzene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes	Acenaphthene	Anthracene	Benzo(B)Fluoranthene	Benzo(K)Fluoranthene	Fluoranthene	Fluorene	1-Methyl Naphthalene	2-Methyl Naphthalene	Naphthalene	Phenanthrene	Pyrene
WDNR PAL (µg/l)		NE	NE	0.5	NE	NE	7	NE	140	NE	NE	12	8	NE	68.6	NE	NE	124	NE	NE	NE	NE	NE	80	NE	NE	8	NE	NE
WDNR ES (µg/l)		NE	NE	5	NE	NE	70	NE	700	NE	NE	60	40	NE	343	NE	NE	620	NE	NE	NE	NE	NE	400	NE	NE	40	NE	NE
MW100	12/05/97	180	< 100	15	< 0.38	< 0.6	< 0.32	< 0.28	< 0.68	< 0.38	< 0.37	5.6	< 1	< 0.4	< 1.5	< 1	< 0.86	1.1	—	—	—	—	—	—	—	—	—	—	—
	11/11/98	—	—	17	—	—	—	—	5.2	—	—	1.6	—	—	13	13	5.9	35	—	—	—	—	—	—	—	—	—	—	
	01/28/99	—	—	8.7	—	—	—	—	2.2	—	—	1.7	—	—	2.5	6	2.5	10	—	—	—	—	—	—	—	—	—	—	
MW400	12/05/97	170	< 100	1.2	0.48	< 0.6	0.44	< 0.28	< 0.68	< 0.38	< 0.37	0.36 "J"	6.1	< 0.4	< 1.5	< 1	< 0.86	0.66	—	—	—	—	—	—	—	—	—	—	
	11/11/98	—	—	5.7	0.44 "J"	< 0.34	0.43 "J"	< 0.32	1.5	< 0.34	0.58 "J"	0.68 "J"	6.6	0.37 "J"	10	2	< 0.64	8.7	—	—	—	—	—	—	—	—	—	—	
	01/28/99	—	—	3.1	—	—	—	—	1 "J"	—	—	0.48 "J"	—	—	3.4	2	0.64 "J"	4.8	—	—	—	—	—	—	—	—	—	—	
MW500	12/05/97	260	< 100	1.6	0.73	< 0.6	< 0.32	< 0.28	< 0.68	< 0.38	< 0.37	0.24 "J"	< 1	< 0.4	< 1.5	< 1	< 0.86	< 1	—	—	—	—	—	—	—	—	—	—	
	11/11/98	—	—	1.94	—	—	—	—	0.37	—	—	< 0.31	—	—	< 0.35	0.38	< 0.64	< 0.98	—	—	—	—	—	—	—	—	—	—	
	01/28/99	—	—	0.53 "J"	—	—	—	—	< 0.34	—	—	< 0.31	—	—	< 0.35	0.55 "J"	< 0.64	< 1	—	—	—	—	—	—	—	—	—	—	
MW600	12/05/97	2400	470	120	18	18	0.42	< 0.28	0.75	16	3.6	1	14	22	< 1.5	5.6	< 0.86	3.1	5.4	0.46	0.26	0.088	4.3	2.2	67	46	9.5	5.4	0.54
	12/05/97*	—	—	110	16	18	0.4	< 0.28	0.84	16	3.6	0.95	15	22	< 1.5	5.8	< 0.86	3.5	—	—	—	—	—	—	—	—	—	—	
	11/11/98	—	—	66	11	15	0.43 "J"	1 "J"	1.6	14	3.6	0.69 "J"	18	19	8.9	6.8	< 0.64	8.1	—	—	—	—	—	—	—	—	—	—	
	11/11/98*	—	—	69	11	15	0.44 "J"	1.1	1.6	15	3.5	0.68 "J"	21	20	9	7.7	< 0.64	8.3	—	—	—	—	—	—	—	—	—	—	
	01/28/99	—	—	70	—	—	—	—	2.3	—	—	1.2	28	—	5.6	6	1 "J"	7.5	—	—	—	—	—	—	—	—	—	—	
	01/28/99*	—	—	71	—	—	—	—	2.1	—	—	0.84 "J"	27	—	6	7.7	< 0.64	6.2	—	—	—	—	—	—	—	—	—	—	
MW800	01/14/98	270	< 100	< 0.21	0.59	< 0.6	< 0.32	0.56	< 0.68	0.55	4.7	< 0.21	2.4 "J"	< 0.4	< 1.5	1.2	< 0.86	1.1	—	—	—	—	—	—	—	—	—	—	
	11/11/98	—	—	0.34	—	—	—	—	0.62	—	—	< 0.31	2.37	—	< 0.35	< 0.35	< 0.64	< 0.98	—	—	—	—	—	—	—	—	—	—	
	01/28/99	—	—	< 0.32	—	—	—	—	< 0.34	—	—	< 0.31	—	—	< 0.35	0.55 "J"	< 0.64	< 1	—	—	—	—	—	—	—	—	—	—	
MW900	01/14/98	< 100	120	< 0.21	2.7	1.4	< 0.32	< 0.28	< 0.68	0.78	6.7	0.41 "J"	1.7 "J"	1	2.7	10	2	1.1	—	—	—	—	—	—	—	—	—	—	
	11/11/98	—	—	< 0.32	—	—	—	—	< 0.34	—	—	< 0.31	< 0.88	—	< 0.35	0.42	< 0.64	< 0.98	—	—	—	—	—	—	—	—	—	—	
	01/28/99	—	—	< 0.32	—	—	—	—	< 0.34	—	—	< 0.31	—	—	< 0.35	0.59 "J"	< 0.64	< 1	—	—	—	—	—	—	—	—	—	—	

Note:
 GRO = Gasoline Range Organics
 DRO = Diesel Range Organics
 MTBE = Methyl-Tertiary-Butyl-Ether
 PAHs = Polynuclear Aromatic Hydrocarbons
 VOCs = Volatile Organic Compounds
 * = Duplicate sample

µg/l = micrograms per liter
 WDNR = Wisconsin Department of Natural Resources
 PAL = Preventive Action Limit
 ES = Enforcement Standard
 "J" = Analyte detected between Limit of Detection and Limit of Quantification
 — = Not analyzed
32 = WDNR Preventive Action Limit Exceeded
32 = WDNR Enforcement Standard Exceeded