

GIS REGISTRY INFORMATION

SITE NAME:	DMS AUTO PARTS			
BRRTS #:	03-71-246470	FID # (if appropriate):		
COMMERCE # (if appropriate):	54901-2340-22			
CLOSURE DATE:	02/16/2005			
STREET ADDRESS:	322 E. MURDOCK AVENUE			
CITY:	OSHKOSH			
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X=	637536	Y= 397318	
CONTAMINATED MEDIA:	Groundwater <input type="checkbox"/>	Soil <input checked="" type="checkbox"/>	Both <input type="checkbox"/>	
OFF-SOURCE GW CONTAMINATION >ES:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
IF YES, STREET ADDRESS 1:	_____			
GPS COORDINATES (meters in WTM91 projection):	X=		Y=	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
IF YES, STREET ADDRESS 1:	_____			
GPS COORDINATES (meters in WTM91 projection):	X=		Y=	
CONTAMINATION IN RIGHT OF WAY:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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)				X
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)				NA
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure				NA



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
Jim Doyle, Governor
Mary P. Burke, Secretary

February 16, 2005

Muriel M Metzler
435 Olson Ave
Oshkosh, WI 54901

RE: **Final Closure**

Commerce # 54901-2340-22 **WDNR BRRTS # 03-71-246470**
DMS Auto Parts, 322 E Murdock Ave, Oshkosh

Dear Mrs. Metzler:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

A small amount of residual contamination remains in the former tank area. If residual contamination is encountered in the future, it will be considered a solid waste and must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0025.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Verstegen".

Thomas Verstegen
Department of Commerce
PECFA - Site Review Section

cc: Kathy Daniels, 2705 Harrison St, Oshkosh WI 54901
→ Case File



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

Scott McCallum, Governor
Brenda J. Blanchard, Secretary

August 22, 2001

Mr. Leo Metzler
1821 Harrison Street
Oshkosh, WI 54901

Subject: **Conditional Case Closure – DMS Auto Parts**
322 Murdock Avenue, Oshkosh
COMMERCE #54901-2340-22 DNR #03-71-246470

One 550-gallon gasoline UST

Dear Mr. Metzler:

The above referenced site was reviewed for closure by Wisconsin Department of Commerce PECFA Site Review staff in response to the August 2, 2001 closure request prepared by your consultant, Midwest Engineering Services. It is understood that there is residual soil contamination present in the area of the former underground storage tank. Using the standards established in NR 700 series, the Department has determined that this site does not pose a significant threat to the environment and human health. Natural attenuation is the approved remedy for the residual contamination, therefore no further investigation or remedial action is necessary.

The following items are necessary to satisfy the conditions of closure:

1. A notification must be placed on the property deed addressing residual soil impacts. Enclosed is an example of a "Notice of Contamination to Property" for your use. If you wish to modify the language, submit a copy to this office for approval prior to filing. For case closure we will need a copy of the deed notification that contains the County Register of Deeds' recording information.
2. All monitoring well abandonment forms associated with the DMS site.

IMPORTANT: Before this case can be officially listed as "closed" on the Wisconsin Department of Commerce/Natural Resources computer database, you or your consultant must submit the requested information.

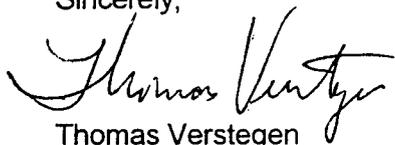
If, in the future, site conditions indicate that any contamination that remains poses a threat, the need for further remediation would be determined and required if necessary. If subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Conditional Closure
DMS Auto Parts - 54901-2340-22
322 Murdock Avenue, Oshkosh

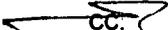
It is important to realize that if the land use conditions change in the future and any contaminated soil is disturbed, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

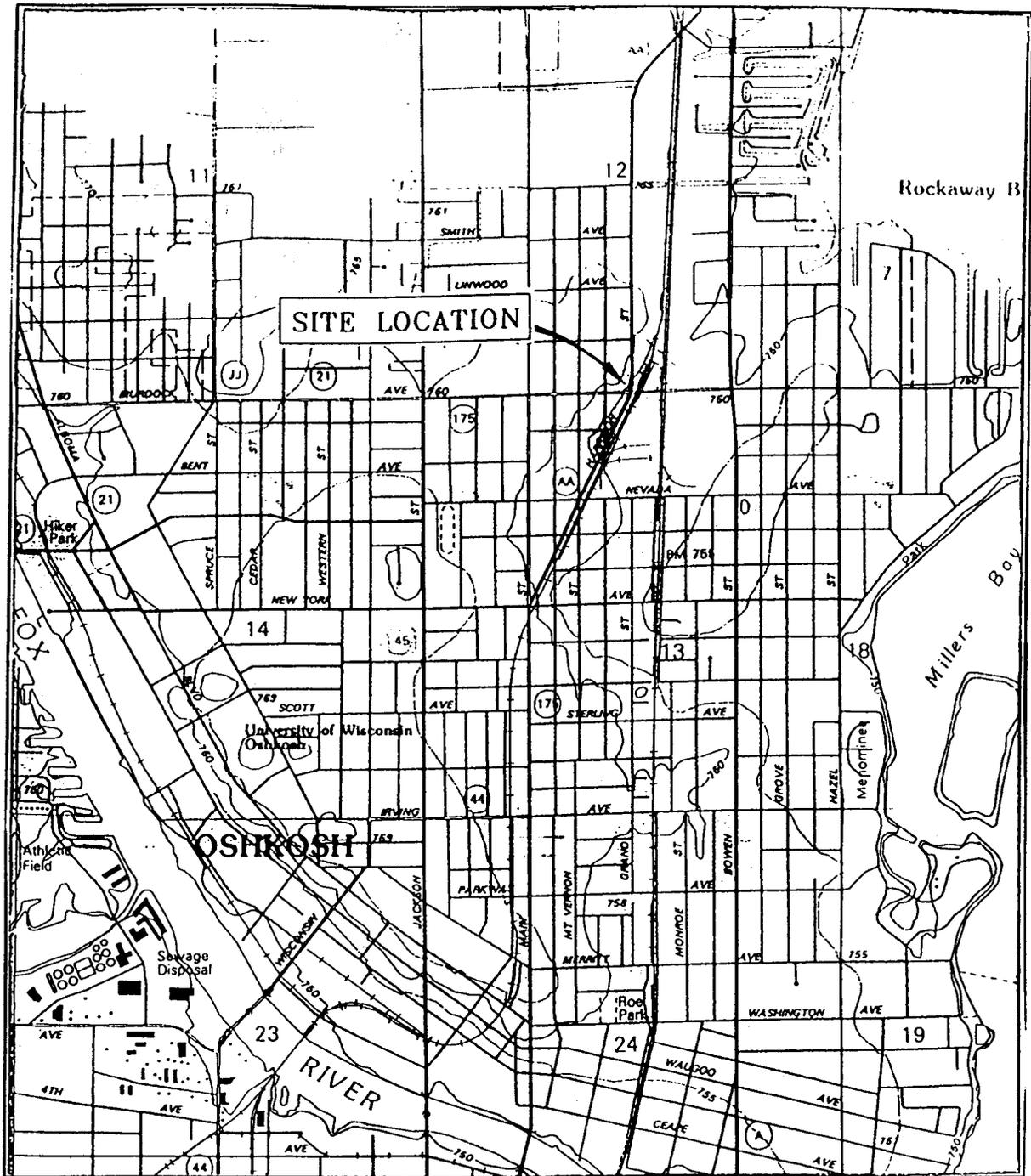
Thank you for your efforts to protect the environmental resources in your area. If you have any questions, please contact me at (920)424-0025.

Sincerely,



Thomas Verstegen
Department of Commerce
PECFA-Site Review Section

cc:  PECFA File - pf\pecfa\549\54901\234022\close-conditional.doc
Mr. Jeff Fischer - MES



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



SCALE: 1:24,000

FIGURE 1: SITE LOCATION MAP

MES
 MIDWEST ENGINEERING SERVICES

104 W. JACKSON ST.,
 RIPON, WI 54971
 TEL: (920) 745-2200
 FAX: (920) 745-2222

12-11040-2
 DATE: 7/2/01
 ID: CLOSURE/FIG1

DMS AUTO PARTS
 OSHKOSH, WISCONSIN
 CLOSURE REQUEST



Document Number

STATE BAR OF WISCONSIN FORM 3 - 1999

QUIT CLAIM DEED

1200904

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

09-20-2002 11:07 AM

SUSAN WINNINGHOFF
REGISTER OF DEEDS

RECORDING FEE 11.00
TRANSFER FEE #16
OF PAGES 1

This Deed, made between Leo M. Metzler and Muriel M. Metzler,
husband and wife

Grantor, and Leo M. Metzler and Muriel M. Metzler as Trustees of the
Leo M. and Muriel M. Metzler Trust dated April 26, 2002

Grantee.
Grantor quit claims to Grantee the following described real estate in
Winnebago County, State of Wisconsin (if more space is
needed, please attach addendum):

Lots 12, 13 and 14, of Block "A", in HILTON AND GRUENEWALD'S ADDITION
in the Tenth Ward, City of Oshkosh, and now in the Fifteenth Ward of said City.

Recording Area

Name and Return Address
Attorney Joseph N. Bauer
P.O. Box 1338
Oshkosh, WI 54903-1338

Escrow

15-0312

Parcel Identification Number (PIN)

This is not homestead property.
(X) (is not)

Together with all appurtenant rights, title and interests.

Dated this 26th day of April 2002

Leo M Metzler
* LEO M. METZLER

Muriel M. Metzler
* MURIEL M. METZLER

AUTHENTICATION

Signature(s) Leo M. Metzler and Muriel M. Metzler

authenticated this 26th day of April 2002

Joseph N. Bauer
* JOSEPH N. BAUER

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

THIS INSTRUMENT WAS DRAFTED BY
Yakes, Bauer, Kindt & Phillips, S.C.
Attorney Joseph N. Bauer

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Winnebago County)

Personally came before me this _____ day of
the above named

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

* _____
Notary Public, State of
My Commission is permanent. (If not, state expiration date: _____)

* Names of persons signing in any capacity must be typed or printed below their signature.

Oshkosh City Assessor's Office

Home General Info Exit

Assessment Records

Oshkosh Tax Map

Configure Map
Select Parcel

Yes

View Area

County

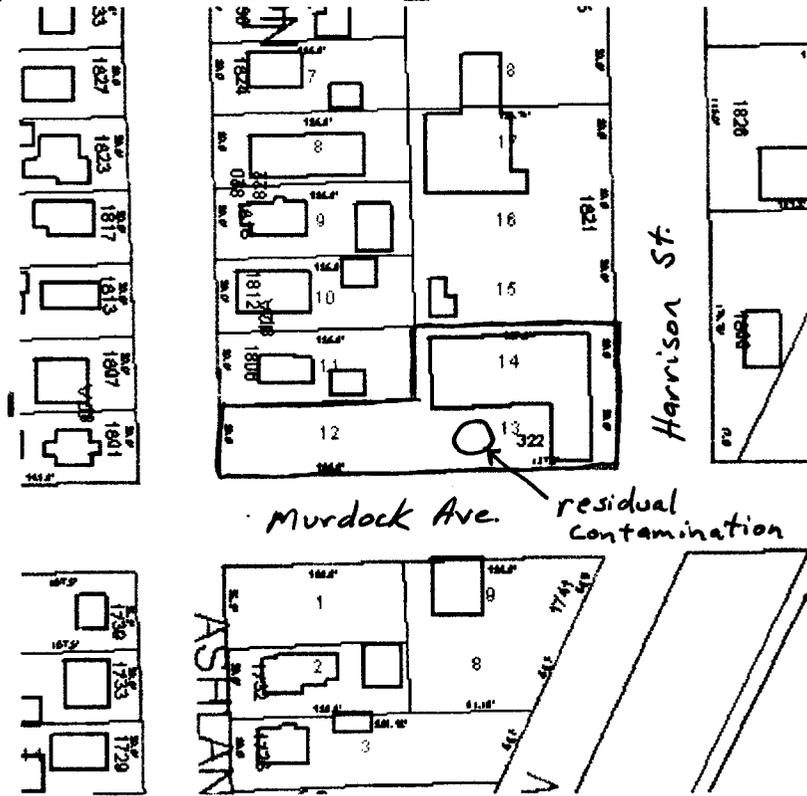
1 Mile

1/2 Mile

1/4 Mile

500 Feet

Select setting then click on map.



Search Manage

Current Record

15031200

Add to

Your Search List

3 of 14

View Search

Refine Search

New Search

Portfolio Manager

Key Map

Current View
 Selected Parcel
 Click on Key Map to move View Area

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TABLE 1
UST PIT SOIL SAMPLE RESULTS
DMS AUTO PARTS
OSHKOSH, WISCONSIN

Date Collected	Location	GRO Results (mg/kg)	PID Reading (ppm)
06/24/1997	South End of Tank - 5.5'	NA	466
06/24/1997	South End of Tank - 8.0'	NA	417
06/24/1997	North End of Tank - 5.5'	1100	474
06/24/1997	Dispenser Line	NA	0
06/24/1997	Beneath Dispenser	NA	0

TABLE 2¹
MES - SOIL ANALYTICAL RESULTS
DMS AUTO PARTS
OSHKOSH WISCONSIN

Sample ID	B-3		B-4		B-5	NR 720 RCL
	Sample Interval	5-7	10-12	5-7	10-12	
Collection Date	12/22/1997		12/22/1997		8/12/98	
<i>GASOLINE RANGE ORGANICS (GRO), DIESEL RANGE ORGANICS (DRO) (mg/kg)</i>						
GRO	<4.0	<4.0	<4.1	<3.8	<2.7	250
DRO	<2.8	<2.8	<2.8	<2.7	<3.7	250
<i>Petroleum Volatile Organic Compounds (PVOC) (ug/kg)</i>						
Benzene	<25	<25	<25	<25	<25	5.5
Ethylbenzene	<25	<25	<25	<25	<25	2900
Methyl-tert-butyl-ether	<25	<25	<25	<25	<25	NE
Toluene	<25	<25	<25	<25	<25	1500
1,2,4-Trimethylbenzene	<25	<25	<25	<25	<25	NE
1,3,5-Trimethylbenzene	<25	<25	<25	<25	<25	NE
Xylenes, -m, -p	<25	<25	<25	<25	<25	4100
Xylenes, -o	<25	<25	<25	<25	<25	

¹ See Figure 2 for boring locations

NE = NR 720 Residual Contaminant Level (RCL) not established

Shaded results indicate concentrations above the NR 720 RCL

Q = Analyte detected above laboratory method detection limit but below limit of practical quantification

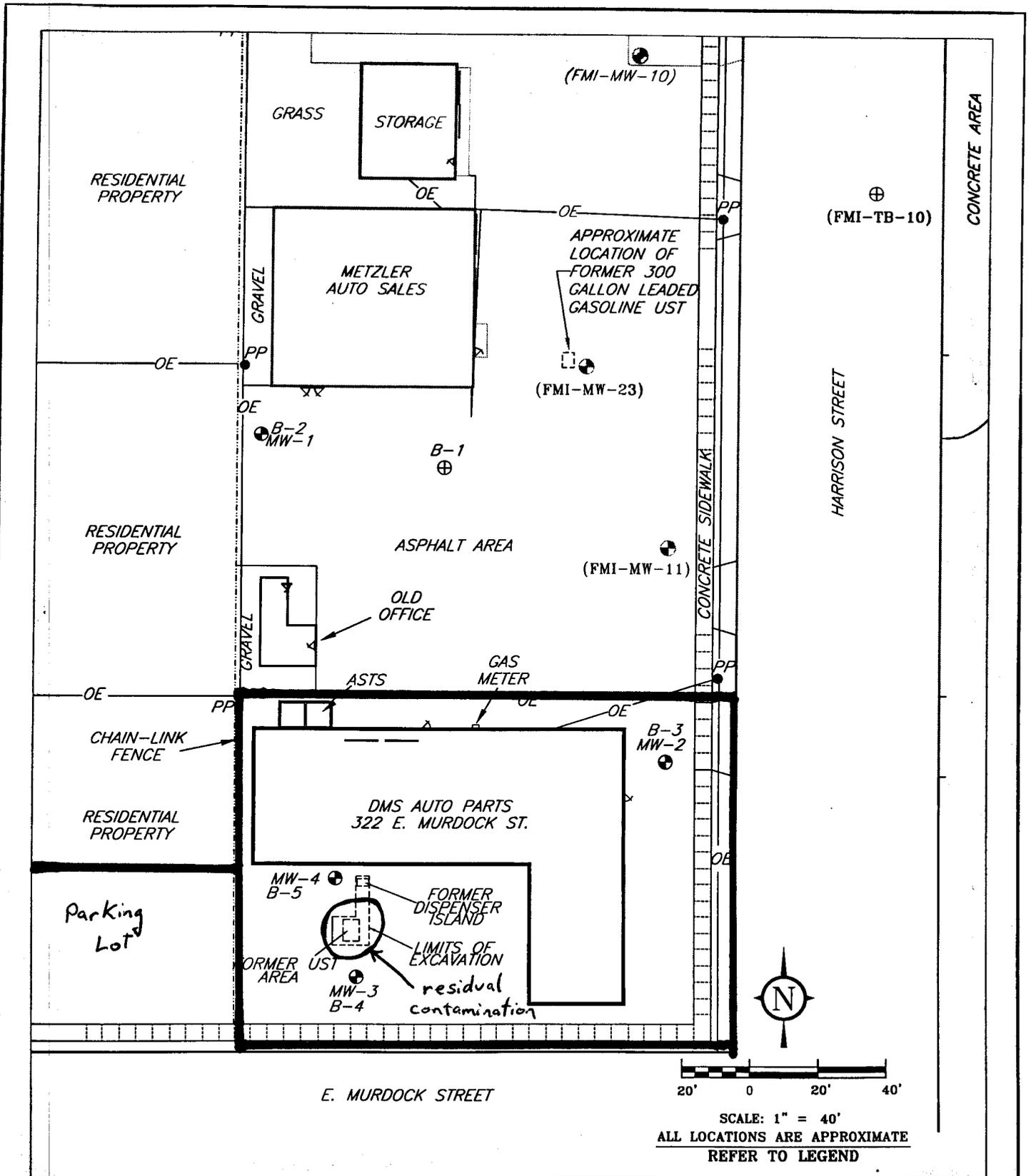


FIGURE 2: SITE PLAN, SOIL BORING AND MONITORING WELL LOCATIONS

MES

104 W. JACKSON ST.,
RIPON, WI.
TEL: (920) 745-2200
FAX: (920) 745-2222

MIDWEST ENGINEERING SERVICES

12-11040-2

DRAWN BY: MD/KP
DATE: 7/2/01

REVIEWED BY:
APPROVED BY:

ID#: CLOSURE/PLOT

DMS AUTO PARTS
OSHKOSH, WISCONSIN
CLOSURE REQUEST

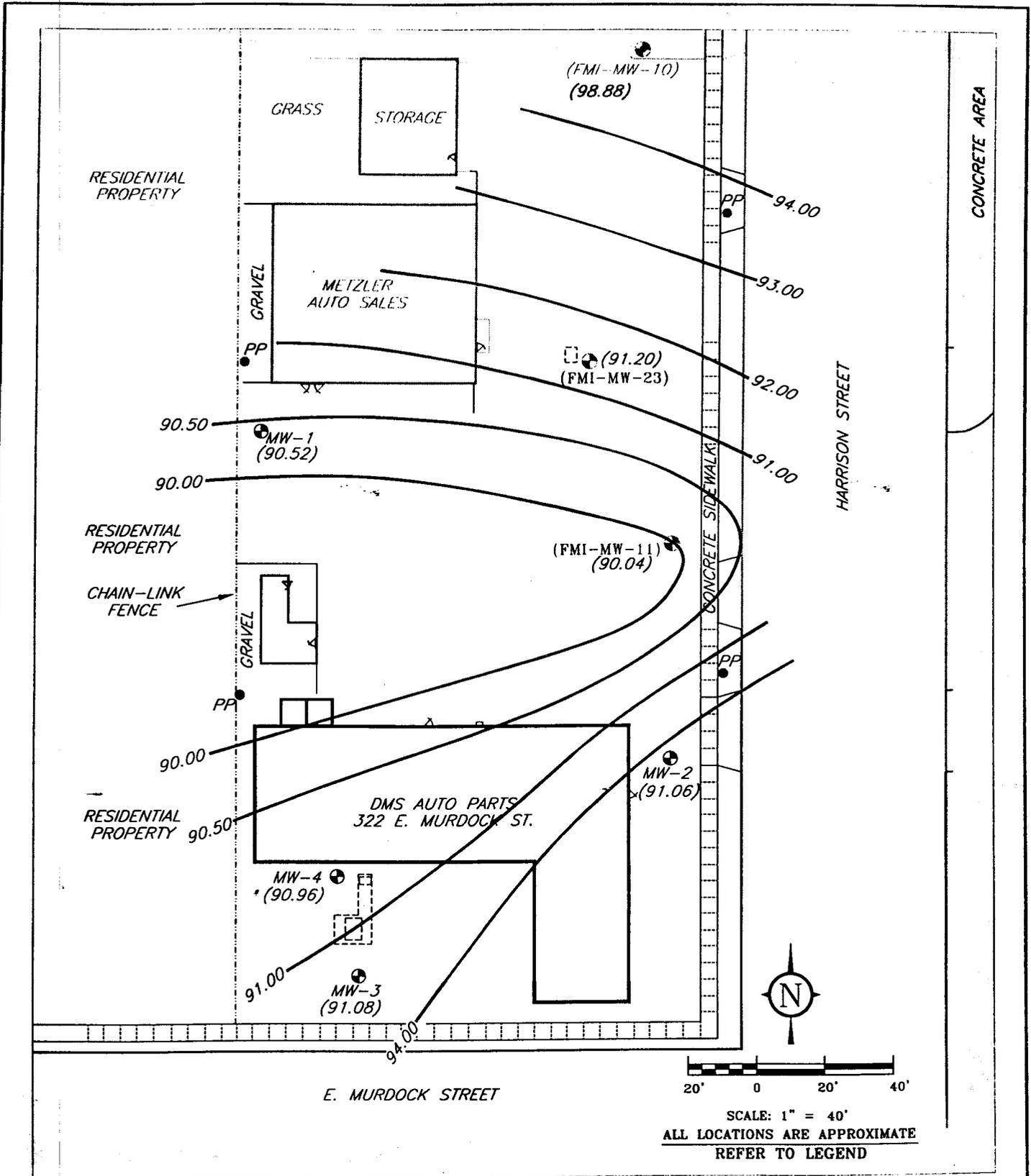


FIGURE 4: GROUNDWATER CONTOURS AND FLOW DIRECTION ON AUGUST 21, 1998

MES MIDWEST ENGINEERING SERVICES	104 W. JACKSON ST., RIPON, WI. TEL: (920) 745-2200 FAX: (920) 745-2222	12-11040-2	DMS AUTO PARTS OSKOSH, WISCONSIN CLOSURE REQUEST
		DRAWN BY: MD/KP DATE: 7/2/01	REVIEWED BY: APPROVED BY:
		ID#: CLOSURE/PLOT	

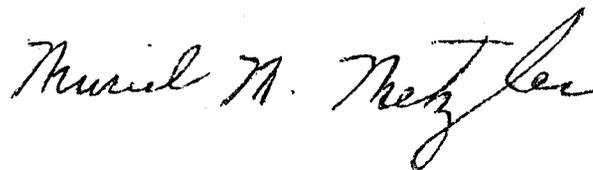
Muriel M. Metzler
435 Olson Ave.
Oshkosh, WI 54901

October 27, 2004

To Whom It May Concern:

I, Muriel M. Metzler, state that the attached legal description of said property, 322 E. Murdock Ave., Oshkosh, Wisconsin, is correct and accurate.

Muriel M. Metzler

A handwritten signature in cursive script that reads "Muriel M. Metzler". The signature is written in dark ink and is positioned below the printed name.