

GIS REGISTRY INFORMATION

SITE NAME:	Boudry Property			FID #	
BRRTS #:	03-71-547730			(if appropriate):	
COMMERCE #:	54956-2957-41-A				
CLOSURE DATE:	04-23-07				
STREET ADDRESS:	241 N Park Ave				
CITY:	Neenah				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	644352	Y =	413530	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input checked="" type="checkbox"/>	Both <input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued or denial letter issued					X
Copy of any maintenance plan referenced in the final closure letter					<input type="checkbox"/>
Copy of (soil or land use) deed notice <i>if any required as a condition of closure</i>					<input type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					X
Certified survey map or relevant portion of the recorded plat map <i>(if referenced in the legal description)</i> for all affected properties					X
County Parcel ID number, <i>if used for county</i> , for all affected properties					<input type="checkbox"/>
Location Map that 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. 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. 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)					X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					X
Isoconcentration map(s), <i>if required for site investigation (SI)</i> . The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					<input type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input type="checkbox"/>
Geologic cross-sections, <i>if required for SI</i>					<input type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate					X
Copies of off-source notification letters (if applicable)					<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable) (public, highway or railroad ROW)					<input type="checkbox"/>



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

April 26, 2007

Rob Boudry
2830 Woodhaven Cir
De Pere, WI 54115

RE: **Final Closure**

Commerce # 54956-2957-41-A DNR BRRTS # 03-71-547730
Boudry Property, 241 N Park Ave, Neenah

Dear Mr. Boudry:

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 Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it 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 that reads "Tom Verstegen". The signature is written in a cursive style with a large, prominent initial "T".

Tom Verstegen
Department of Commerce
PECFA - Site Review Section

cc: Dave Fries - OMNNI Associates Inc

→ File



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

April 23, 2007

Rob Boudry
2830 Woodhaven Cir
De Pere, WI 54115

RE: **Conditional Case Closure**

Commerce # 54956-2957-41-A DNR BRRTS # 03-71-547730
Boudry Property, 241 N Park Ave, Neenah

Dear Mr. Boudry:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Omni Environmental Inc, for the site referenced above. It is understood that residual soil contamination remains on site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

- All monitoring wells must be properly abandoned. The appropriate documentation must be forwarded to the letterhead address.

This letter serves as your written notice of "no further action." Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. 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 that reads "Tom Verstegen". The signature is written in a cursive, flowing style.

Tom Verstegen
Department of Commerce
PECFA - Site Review Section

cc: Dave Fries - OMNI Environmental Inc



March 13, 2007

RECEIVED

MAR 14 2007

ERS DIVISION

Mr. Tom Verstegen
Wisconsin Department of Commerce
2129 Jackson Street
Oshkosh, WI 54901-1805

RE: Closure Request for the Boudry Property, 241 N. Park Avenue, Neenah, Wisconsin (BRRTS #03-71-547730 and COMM #54956-2957-41, WTM 644352, 413530).

Dear Mr. Verstegen:

OMNNI Associates, Inc. (OMNNI) has completed a site investigation at the Boudry property located at 241 N. Park Avenue, Neenah, Wisconsin (the Site). Based on the data collected during the investigation, we request a review of the site for closure on behalf of our client. The Case Summary and Closeout Form is included as Attachment 1 and a copy of the GIS packet that was sent to the WDNR is included as Attachment 4.)

Introduction/Background

The Site is located in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 26, T20N, R17E, City of Neenah, Winnebago County, Wisconsin. (See Figure 1 – Site Location Map, attached.) The work was performed due to the discovery of contamination during the closure assessment for a 1,000-gallon, fuel oil underground storage tank (UST) at the Site on June 28, 2006.

The UST is located under a crawl space at the residence. (See Figure 2 – Site Detail Map, attached.) Environmental Services Plus (4450 Fieldcrest Drive, Kaukauna, WI 54130) personnel noticed evidence of contamination from the tank system during an attempt to abandon the tank in place. OMNNI was called to the site to perform a closure site assessment prior to the abandonment of the tank.

A soil sample (S1) and a groundwater sample (W1) were collected from a hole in the bottom of the tank to confirm the field observations. The soil sample was not field screened with a photoionization detector (PID). The soil sample was collected from the hole in the bottom of the tank, in native material, approximately one foot below the UST, at a depth of approximately eight feet (bgs). The groundwater sample was collected from the same access point. The confirmatory soil sample was delivered to a laboratory for diesel range organics (DRO) analysis and the water sample was tested for volatile organic compound (VOC). The samples collected for laboratory analysis were transported to Synergy Environmental Lab, LLC (1990 Prospect Court, Appleton, Wisconsin, 54914).

Analytical test results from sample S1 showed a DRO level of 1,100 ppm. The groundwater sample had a naphthalene level that exceeded the preventive action limit. Based on analytical laboratory testing, the release was reported to the WDNR.

The tank will be abandoned in place due to its inaccessibility when weather permits. The closure site assessment is documented in a report prepared by OMNNI dated February 28, 2007.

Site Investigation

On June 28, 2006 a hole was drilled in the basement floor immediately adjacent to the UST. Refusal occurred at approximately 1.5 feet below the basement floor. A temporary well was placed in the hole (TW1). On August 9, 2006, OMNNI returned to the Site to coordinate an investigation. Three soil borings were performed around the UST (outside the home) with a geoprobe by Moraine Environmental (1402 7th Avenue, Grafton, WI 53024). Soil samples were collected from the borings continuously and field screened with a photoionization detector (PID). Results of field testing, showed headspace results of between 1.2 and 19.2 ppm (isobutylene equivalents). One sample from each of the soil borings was collected and delivered to Synergy Environmental Lab for analysis. The soil samples that were collected for lab analysis were chosen based on the field testing results, visual and olfactory observations, and the suspected location of the shallow water table. The three soil samples were tested for diesel range organics (DRO), petroleum volatile organic compounds (PVOCs), and polynuclear aromatic hydrocarbons (PAHs). Results of analytical testing showed none of the parameters were detected above method detection limits.

A temporary groundwater monitoring well was constructed in each of the borings. OMNNI returned to the site on August 22, 2006 to collect a groundwater sample from each of the wells. The temporary well placed in the basement of the home on June 28, 2006 (TW1) was dry. The groundwater samples collected from temporary wells TW2, TW3, and TW4 were delivered to the laboratory for PVOC and PAH analysis. Results of testing on the groundwater samples showed preventive action limit exceedances for benzo(a)pyrene, benzo(b)fluoranthene, and chrysene in temporary wells TW3 and TW4. (See Table 1 – Summary of Laboratory Analysis, Groundwater Samples, attached.)

Based on laboratory analysis results, the extent of soil contamination appears to be limited to the area immediately surrounding the underground storage tank. Groundwater has been impacted above preventive action limits immediately adjacent to the tank (W1) and in temporary wells TW3 and TW4. The investigation is documented in a report prepared by OMNNI dated September 27, 2006.

Recommendations

On behalf of our client, OMNNI recommends that the site be reviewed for closure. The case summary and closeout form and geographic information system packet for the site are attached.

Justification for Case Closure

We request a determination of closure for the site based on the following reasons:

- 1) The remaining contamination will not likely impact any potential receptor. The site screening risk criteria identified in NR746.06(2) are discussed below:

Utility Systems

Based on the investigation, the contamination found at this site does not appear to cross any utility trenches, therefore, we would not expect the utility trenches to be migration pathways for free product, which might result in dangerous vapor levels.

Potable Wells

A private water supply well does not exist at the residence located at the site. The City of Neenah is serviced by a municipal water supply.

Direct Contact with Contaminated Soil

Based on laboratory evidence, soil contamination was not observed at the site within four feet of the ground surface during the removal of the tank or during the investigation. The most likely place for soil contamination in the direct contact zone is the immediate area of the underground storage tank. This area is covered by the home.

Petroleum Product

Free product was not encountered in any of the temporary groundwater monitoring wells at the site, nor in the water sample collected from immediately beneath the tank.

Contaminant Plume Margin

Based on the investigation conducted at the site, there is no evidence that the plume is expanding.

Contamination Within Bedrock or Within One Meter of Bedrock

No contamination was found at this site within one meter of bedrock.

Discharge to Surface Water or Wetland

There is no discharge of contamination to a surface water or wetland from this site. The site is located on an island, however the contamination appears to be minimal at this site and is not expected to reach the Fox River or Lake Winnebago.

2) It would not be cost-effective to perform additional work at the site:

The contamination at this site appears to be very limited. The most heavily impacted soil is limited to the area around the former tank bed. Analytical testing performed on soil samples collected from the soil borings revealed no contamination above method detection limits. Groundwater was not impacted above enforcement standards at the site. Based on the data collected from the site, OMNNI is requesting a determination of case closure. (See Case Summary and Closeout Form, Attachment 1, and GIS Registry Packet, Attachment 4.)

The temporary wells will be properly abandoned once the site is closed.

Mr. Tom Verstegen
March 13, 2007
Page 4 of 4

If you have any questions regarding the assessment or the enclosed documentation, please contact OMNNI at (920) 735-6900.

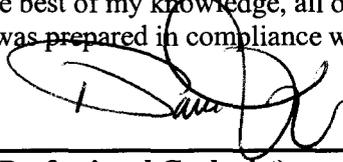
Sincerely,

OMNNI Associates, Inc.



Dave Fries, P.G., CHMM
Hydrogeologist

"I, Dave Fries, hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code."



(Professional Geologist)



Enclosures

cc: Mr. Jesse Rose, Environmental Services Plus, 4450 Fieldcrest Drive, Kaukauna, WI 54130.
Mr. Rob Boudry, 2830 Woodhaven Circle, De Pere, WI 54115.

LAKE VIEW ADDITION TO NEENAH.

Scale 100 Ft - 1 inch

I hereby certify that the foregoing is a true and correct plat of Lake View Addition to Neenah as surveyed by me July 25th 1872 according to the directions of Henry Sherry the within named proprietor, said tract of land being all of fractional lot No 3 Section 26 Township 20 North Range 17 East County of Winnebago Wisconsin and 20 acres more or less out of the North East corner of fractional lot No 12 Sec 27 Township 20 North Range 17 East bounded East by fractional lot No 3 South by the center of Wisconsin Avenue North by the line also all the fraction in the front in Section 26 Township 20 North of Range No 17 East containing 268 acres according to Government Survey. The point for future surveys is 45 ft stone set on the Northern side of Wisconsin Avenue at the South West corner of lot No 1 on Block A. Thence North 31° East to a stone set at the South West corner of lot No 1 on Block A. Thence North 31° East to the lake and in the base line. The area of the Park grounds includes to the center of the adjoining lots. The areas of the lots are calculated in square feet and from the center of adjoining streets & alleys.

Witness my hand and seal this 25th day of July 1872
 H. H. Beach County Surveyor for Winnebago County Wis

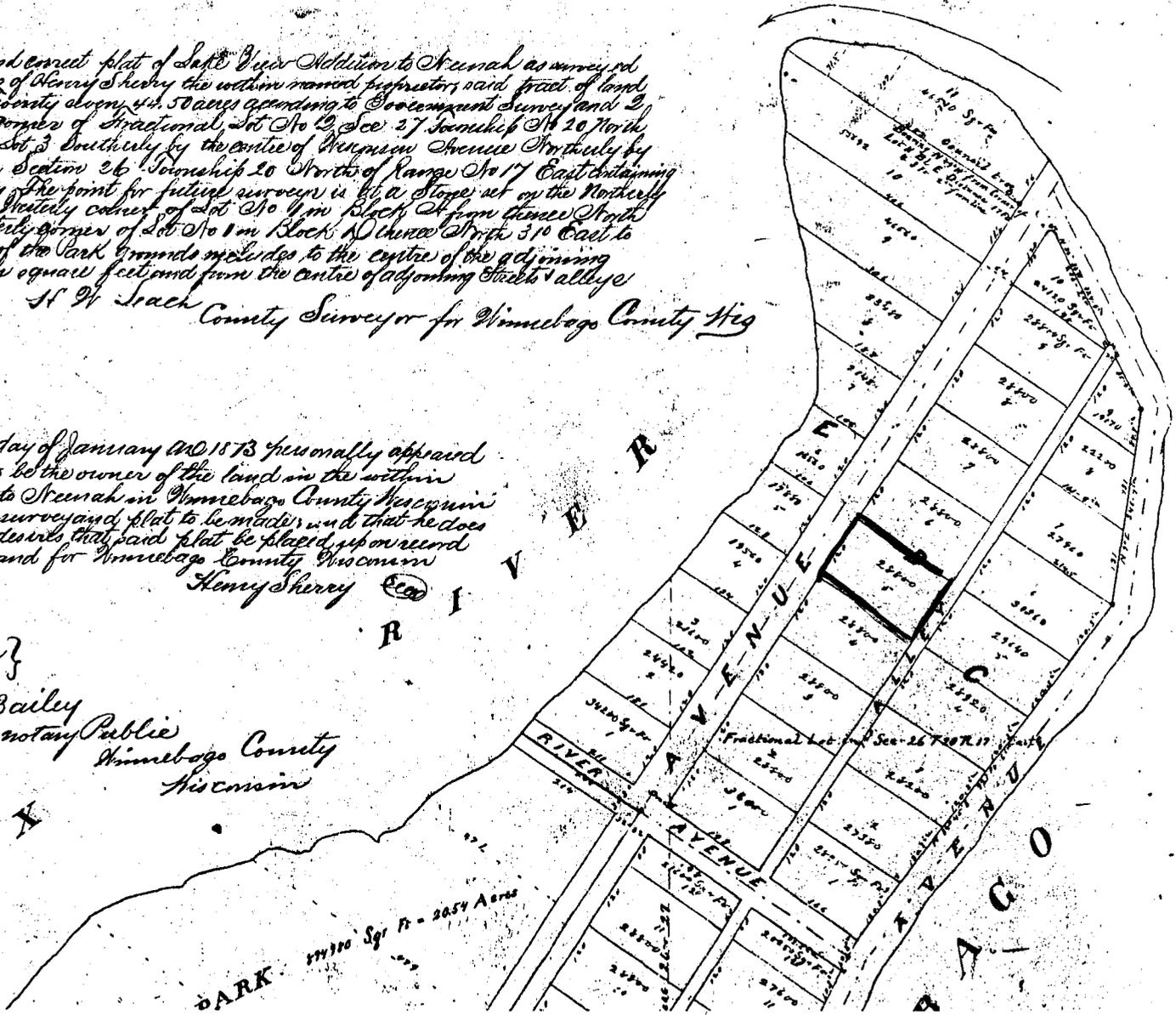
State of Wisconsin
 County of Winnebago

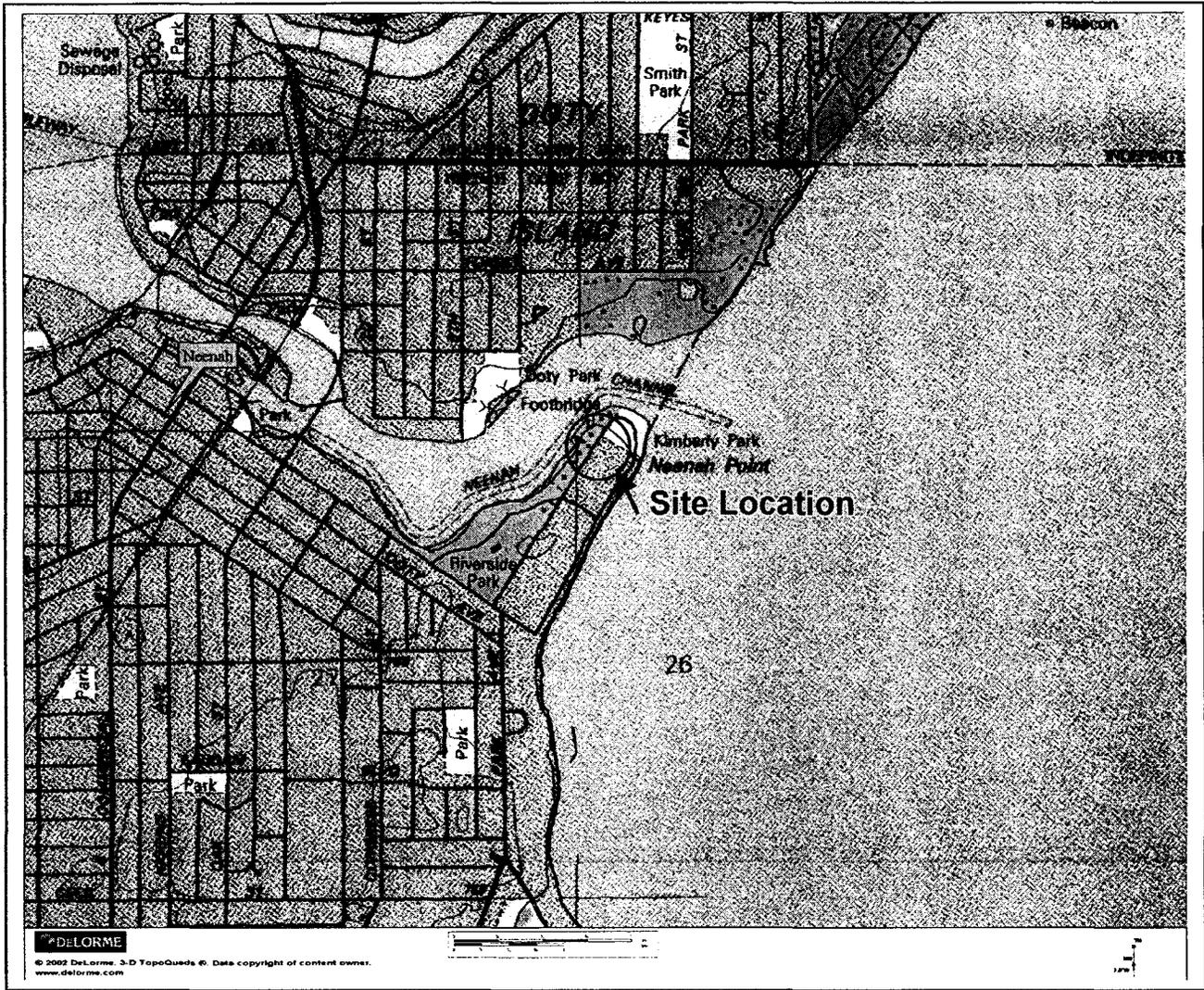
Be it known that on the 20 day of January 1873 personally appeared before me Henry Sherry to me known to be the owner of the land in the within described plat of Lake View Addition to Neenah in Winnebago County Wisconsin and acknowledged that he ordered the survey and plat to be made and that he does hereby place his signature and seal and desires that said plat be placed on record in the office of the Register of Deeds in and for Winnebago County Wisconsin in presence of

Wm Hooper
 Henry Bailey

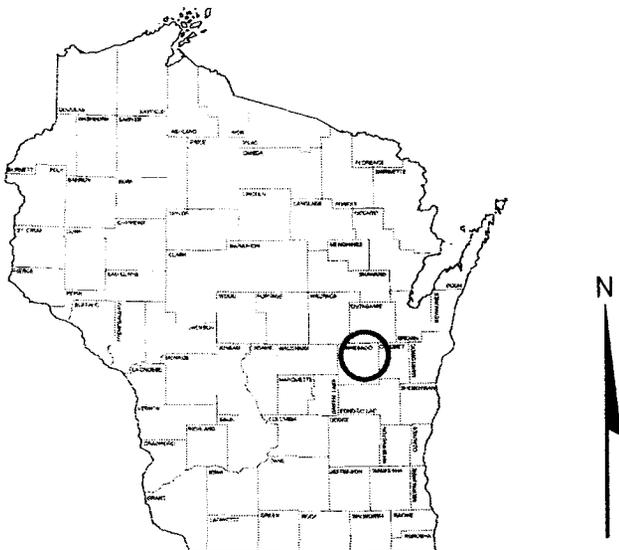
Subscribed and acknowledged before me this 20 day of January 1873

Henry Bailey
 notary Public
 Winnebago County
 Wisconsin





Source: 2000 DeLorme Topo



<p>Figure 1 Site Location Map WTM 644352, 413530</p>	
<p>Boudry Property 241 N. Park Avenue, Neenah, WI</p>	
	<p>Project Number: N1930A06</p>
	<p>Date: 8/4/06</p>
<p>One Systems Drive, Appleton, Wisconsin 54914-1654 Phone: (920) 735-6900 Fax: (920) 830-6100</p>	

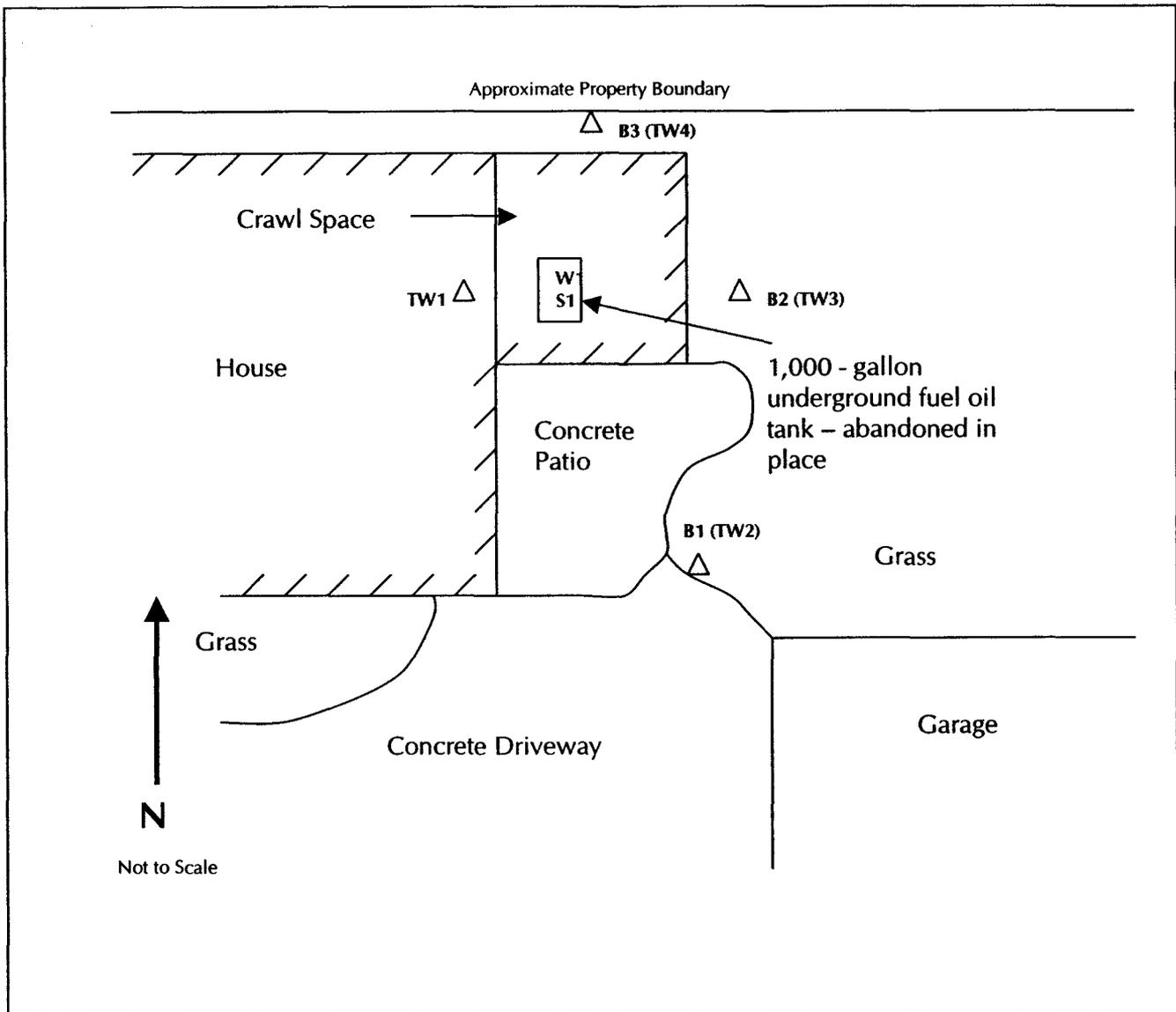


Figure 2
Site Detail Map

Boudry Property
241 N. Park Avenue, Neenah, WI



Project Number: N1930A06

Date: 9/14/06

One Systems Drive, Appleton, Wisconsin 54914-1654
Phone: (920) 735-6900 Fax: (920) 830-6100

TABLE 1
SUMMARY OF LABORATORY ANALYSIS
GROUNDWATER SAMPLES

PARAMETER (µg/L)	ES	PAL	W1	TW1	TW2	TW3	TW4
SAMPLE DATE			6/28/06	8/22/06	8/22/06	8/22/06	8/22/06
DETECTED PVOCS/VOCs (ug/L)							
BENZENE	5	0.5	0.28"J"	DRY	<0.17	<0.17	<0.17
sec-BUTYLBENZENE	-	-	1.85"J"	DRY	NA	NA	NA
ETHYLBENZENE	700	140	0.38"J"	DRY	<1	<1	<1
ISOPROPYLBENZENE	-	-	1.53"J"	DRY	NA	NA	NA
p-ISOPROPYLTOLUENE	-	-	1.49"J"	DRY	NA	NA	NA
NAPHTHALENE	40	8	22.9	DRY	NA	NA	NA
n-PROPYLBENZENE	-	-	1.03"J"	DRY	NA	NA	NA
TOLUENE	1000	200	0.59"J"	DRY	<0.78	<0.78	<0.78
1,2,4-TRIMETHYLBENZENE	480	96	7.8	DRY	<0.85	<0.85	<0.85
1,3,5-TRIMETHYLBENZENE	combined	combined	1.91"J"	DRY	<1.1	<1.1	<1.1
m&p-XYLENE	10,000	1000	1.85"J"	DRY	<2	<2	<2
o-XYLENE			5.7	DRY	<0.84	<0.84	<0.84
DETECTED PAHs (ug/L)							
ACENAPHTHYLENE	-	-	NA	DRY	<0.012	<0.057	0.024"J"
ANTHRACENE	3,000	600	NA	DRY	<0.013	<0.062	0.016"J"
BENZO(A)ANTHRACENE	-	-	NA	DRY	0.016"J"	0.088"J"	0.085
BENZO(A)PYRENE	0.2	0.02	NA	DRY	0.008"J"	0.065"J"	0.099
BENZO(B)FLUORANTHENE	0.2	0.02	NA	DRY	0.015"J"	0.099"J"	0.14
BENZO(G,H,I)PERYLENE	-	-	NA	DRY	<0.01	<0.048	0.056
BENZO(K)FLUORANTHENE	-	-	NA	DRY	<0.009	0.044"J"	0.048
CHRYSENE	0.2	0.02	NA	DRY	<0.011	0.065"J"	0.092
FLUORANTHENE	400	80	NA	DRY	0.018"J"	0.10"J"	0.13
FLUORENE	400	80	NA	DRY	0.026"J"	<0.0714	0.019"J"
INDENO(1,2,3-CD)PYRENE	-	-	NA	DRY	<0.015	<0.071	0.049
METHYL-1-NAPHTHALENE	-	-	NA	DRY	0.018"J"	<0.086	0.035"J"
METHYL-2-NAPHTHALENE	-	-	NA	DRY	0.025"J"	<0.10	0.054"J"
NAPHTHALENE	40	8	NA	DRY	0.036"J"	0.27"J"	0.054"J"
PHENANTHRENE	-	-	NA	DRY	0.038	0.15"J"	0.089
PYRENE	250	50	NA	DRY	0.016"J"	0.092"J"	0.12

"J" = detected between the limit of detection and the limit of quantification

ES = enforcement standard

PAL = preventive action limit

170 = enforcement standard exceedance

180 = preventive action limit exceedance

Synergy Environmental Lab, Inc.

1990 Prospect Ct., Appleton, WI 54914 *P 920-830-2455 * F 920-733-0631

RECEIVED

JUL 10 2006

OMNI ASSOCIATES

DAVE FRIES
OMNI ASSOCIATES INC
ONE SYSTEMS DRIVE
APPLETON WI 54914-1654

Report Date 07-Jul-06

Project Name ESP BOUDRY PROPERTY
Project # N1930A06

Invoice # E13710

Lab Code 5013710A
Sample ID S1
Sample Matrix Soil
Sample Date 6/28/2006

	Result	Units	LOD	LOQ	Dil	Method	Run Date	Analyst	Code
General									
General									
Solids Percent	85.9	%			1	5021	6/30/2006	CJR	1

	Result	Units	LOD	LOQ	Dil	Method	Run Date	Analyst	Code
Organic									
General									
Diesel Range Organics	1100	mg/kg	0.72	2.3	1	DRO95	6/29/2006	MJR	1

Lab Code 5013710B
Sample ID W1
Sample Matrix Water
Sample Date 6/28/2006

	Result	Units	LOD	LOQ	Dil	Method	Run Date	Analyst	Code
Organic									
VOC's									
Benzene	0.28 "J"	ug/l	0.17	0.53	1	8260B	7/5/2006	CJR	1
Bromobenzene	< 0.62	ug/l	0.62	2	1	8260B	7/5/2006	CJR	1
Bromodichloromethane	< 0.82	ug/l	0.82	2.6	1	8260B	7/5/2006	CJR	1
Bromoform	< 0.3	ug/l	0.3	0.97	1	8260B	7/5/2006	CJR	1
tert-Butylbenzene	< 0.6	ug/l	0.6	1.9	1	8260B	7/5/2006	CJR	1
sec-Butylbenzene	1.85 "J"	ug/l	0.76	2.4	1	8260B	7/5/2006	CJR	1
n-Butylbenzene	< 1.1	ug/l	1.1	3.5	1	8260B	7/5/2006	CJR	1
Carbon Tetrachloride	< 0.52	ug/l	0.52	1.7	1	8260B	7/5/2006	CJR	1
Chlorobenzene	< 0.56	ug/l	0.56	1.8	1	8260B	7/5/2006	CJR	1
Chloroethane	< 0.54	ug/l	0.54	1.7	1	8260B	7/5/2006	CJR	1
Chloroform	< 0.61	ug/l	0.61	1.9	1	8260B	7/5/2006	CJR	1
Chloromethane	< 0.91	ug/l	0.91	2.9	1	8260B	7/5/2006	CJR	1
2-Chlorotoluene	< 1.1	ug/l	1.1	3.4	1	8260B	7/5/2006	CJR	1
4-Chlorotoluene	< 0.62	ug/l	0.62	2	1	8260B	7/5/2006	CJR	1
1,2-Dibromo-3-chloropropane	< 2.5	ug/l	2.5	8.1	1	8260B	7/5/2006	CJR	1

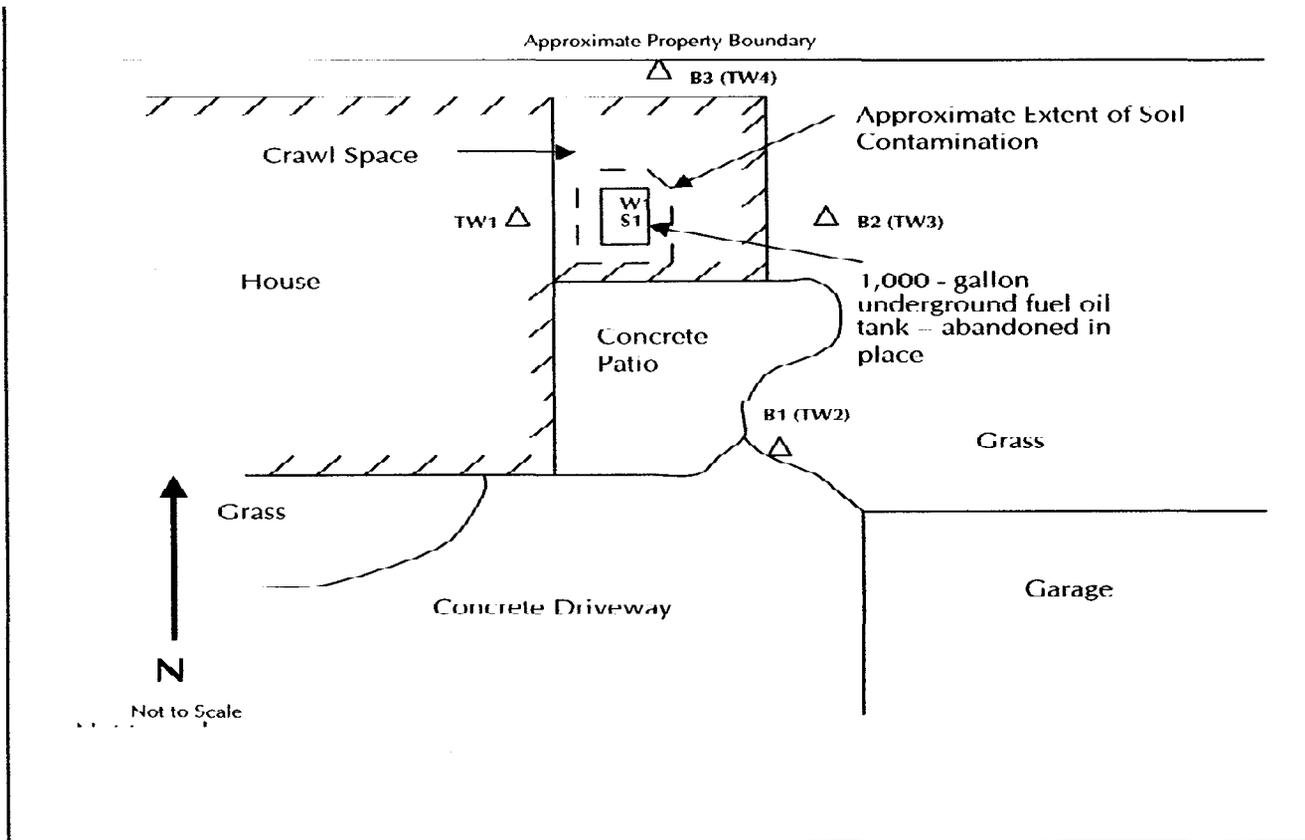


Figure 3
Soil Isoconcentration Map

Boudry Property
241 N. Park Avenue, Neenah, WI

OMNI
ASSOCIATES

Project Number: N1930A06

Date: 9/14/06

One Systems Drive, Appleton, Wisconsin 54914-1654
Phone: (920) 735-6900 Fax: (920) 830-6100

From the desk of —
ROB BOUDRY

OMNI Associates
ONE systems Drive
Appleton, WI 54914-1654

RE: Closure of site located @ 241 N. Park Ave.

I, Robert Boudry, on behalf of my mother,
Joan Boudry, believe the legal descriptions
attached to be accurate.

Sincerely,
Robert Boudry
Joan Boudry

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