

GIS REGISTRY

Cover Sheet

March, 2010
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*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)

Land Use Controls:

- 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)

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 #:

02-13-221815

PARCEL ID #:

282/0811-064-9590-4

ACTIVITY NAME:

Main Shopping Center

WTM COORDINATES: X:

582624

Y:

301287

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 #: A-2 Title: Site Location Map
- 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 #: A-3 Title: Site Plan
- 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 #: 02-13-221815

ACTIVITY NAME: Main Shopping Center

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 #: Title:

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 #: E-3 Title: Groundwater Analytical Results 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 #: E-4 Title: Water Table Map for March 25, 2010

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 #: E-1 Title: Groundwater Analytical Results Summary - VOCs

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 #: E-5 Title: Water Level Summary

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 #: 02-13-221815

ACTIVITY NAME: Main Shopping Center

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:

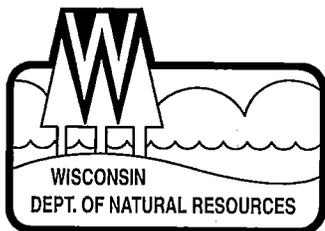
Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying any off-source property owner.

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.

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: 1



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary

101 S. Webster St.
Box 7921
Madison, Wisconsin 53707-7921
Telephone 608-266-2621
FAX 608-267-3579
TTY Access via relay - 711

November 1, 2010

File Ref: 02-13-221815
Dane County

Executive Management, Inc
PO Box 8685
Madison, WI 53708

Subject: Final Site Closure: Main Shopping Center, 980 West Main Street, Sun Prairie

Dear Sir:

On August 17, 2010, the South Central Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On August 18, 2010, you were notified that the Closure Committee had granted conditional closure to this case.

On October 19, 2010 the Department received information or documentation indicating that you have complied with the requirements for final closure. The Department considers this case closed and no further investigation or remediation is required at this time. However, you and future property owners must comply with certain continuing obligations as explained in this letter.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Groundwater contamination is present above Chapter NR 140 enforcement standards

This letter and information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If the property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. You must pass on the information about these continuing obligations to the next property owner or owners. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s.

292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code.

Residual Soil Contamination

Residual soil contamination remains on site as indicated in the information submitted to the Department of Natural Resources. If the contaminated soil is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Residual Groundwater Contamination

Groundwater impacted by chlorinated contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on this contaminated property. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact me at 608-275-3303.

Sincerely,



Michael Schmoller
Hydrogeologist

cc: Steve Sellwood, BT2, 2830 Dairy Drive, Madison, WI 53718



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary

101 S. Webster St.
Box 7921
Madison, Wisconsin 53707-7921
Telephone 608-266-2621
FAX 608-267-3579
TTY Access via relay - 711

August 18, 2010

File Ref: 02-13-221815
Dane County

Executive Management, Inc
PO Box 8685
Madison, WI 53708

Subject: Conditional Closure Approval: Main Shopping Center, 980 West Main Street, Sun Prairie

Dear Sir:

On August 17, 2010, the South Central Region Closure Committee reviewed your request for closure of the case described above. The 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, the Committee has determined that the contamination on the site appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

MONITORING WELL ABANDONMENT

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to me on Form 3300-005 found at <http://dnr.wi.gov/org/water/dwg/gw/> or provided by the Department of Natural Resources.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

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 608-275-3303.

Sincerely,

Michael Schmoller
Hydrogeologist

cc: Steve Sellwood, BT Squared Inc, 28390 Dairy Drive, Madison, WI 53718



State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Cottage Prairie General Partnership and Gordon Holdings, LLC and GAR Holding, L.L.C. and GAR Holdings II, LLC

("Grantor," whether one or more), and LSI Holdings Two, LLC, a Wisconsin limited liability company

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Dane County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See Exhibit A attached

Recording Area

Name and Return Address:
Mr. Patrick C. Anderson
LSI Development
3019 Scotland Parkway
Sun Prairie, WI 53590

282/0811-064-5502-8 and
282/0811-064-9590-4

Parcel Identification Number (PIN)
This is not homestead property.

DANE COUNTY
REGISTER OF DEEDS
DOCUMENT #
422255
08/02/2006 07:04AM
Trans. Fee: 0400.00
Exempt #:
Rec. Fee: 27.00
Pages: 9

000007

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except:
See Exhibit B attached Permitted Exceptions

COTTAGE PRAIRIE GENERAL
PARTNERSHIP

Dated July 31, 2006

Gordon A. Rice (SEAL)
Gordon A. Rice, Partner
Gregory A. Rice (SEAL)
Gregory A. Rice, Partner

AUTHENTICATION

Signature(s) of Gordon A. Rice and Gregory A. Rice
authenticated on July 31, 2006
Jesse S. Ishikawa
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

ACKNOWLEDGMENT

STATE OF Wisc)
) ss.
Dane COUNTY)

Personally came before me on July 31, 2006
the above-named Gordon A. Rice and Gregory A. Rice

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

THIS INSTRUMENT DRAFTED BY:
Jesse S. Ishikawa
Reinhart Boerner Van Deuren s.c.

* _____
Notary Public, State of _____
My commission (is permanent) (expires: _____)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
WARRANTY DEED ©2003 STATE BAR OF WISCONSIN FORM NO. 1-2003

* Type name below signatures.

RBVD/163796

200383

DANE COUNTY DANE COUNTY DANE COUNTY DANE COUNTY DANE COUNTY

EXHIBIT A
TO
WARRANTY DEED

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Legal Description

PARCEL I: Part of the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 8 North, Range 11 East, in the City of Sun Prairie, Dane County, Wisconsin, including Lots 1 and 2, plus part of Lots 3 and 34, of the Plat of Emerald Terrace, in the City of Sun Prairie, more particularly described as follows: Commencing at the South 1/4 corner of said Section 6; thence South 00° 16' 00" East, 1.58 feet; thence North 86° 06' 00" East, 148.07 feet; thence South 07° 54' 00" East, 294.77 feet; thence North 67° 44' 30" East, 15.91 feet; thence North 67° 10' 30" East, 874.97 feet to the Southwest corner of the aforementioned Lot 34 and a point on the North right-of-way line of W. Main Street; thence continue North 67° 10' 30" East along said North right-of-way, 257.00 feet to a point which is 98.0 feet Southwesterly of the Southeast corner of the aforementioned Lot 34 and the point of beginning of this description; thence North 22° 36' 10" West, 422.76 feet to a point on the South right-of-way line of Buena Vista Drive which is 9.7 feet Northeast of the Northwest corner of the aforementioned Lot 3; thence along the South right-of-way line of Buena Vista Drive on the arc of a 347.00 foot radius curve to the left whose long chord bears North 51° 42' 15" East, 98.01 feet; thence continue along said South right-of-way line North 43° 45' 50" East, 45.86 feet; thence continue along said South right-of-way line of the arc of 267.00 foot radius curve to the right whose long chord bears North 61° 05' 50" East, 159.01 feet; thence continue along said South right-of-way line, North 78° 22' 40" East, 12.79 feet; thence South 22° 32' 40" East, a portion of which line is along the East face of an existing building, 482.79 feet to a point on the North right-of-way line of West Main Street; thence South 67° 25' 05" West along said North right-of-way line, 306.38 feet to the point of beginning of this description.

Together with a 16-foot Easement for an overhead electric transmission line. The centerline of said 16-foot Easement being described as follows: Commencing at the Northeast corner of the above described PARCEL I; thence South 78° 22' 40" West, along the South right-of-way line of Buena Vista Drive, 12.79 feet; thence continue along said South right-of-way line on the arc of a 267.00 foot radius curve to the left whose long chord bears South 78° 10' West, 1.99 feet to the point of beginning of said centerline; thence South 25° 19' East, 486.14 feet to a point on the North right-of-way line of W. Main Street and the point of ending of said centerline. Said point of ending being North 67° 25' 05" East, 9.00 feet from the Southeast corner of said PARCEL I.

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PARCEL II: Part of the Southeast 1/4 of the Southeast 1/4 of Section 6, Township 8 North, Range 11 East, in the City of Sun Prairie, Dane County, Wisconsin, more particularly described as follows: Commencing at the South 1/4 corner of said Section 6; thence South 00° 16' 00" East, 1.58 feet; thence North 86° 06' 00" East, 148.07 feet; thence South 07° 54' 00" East, 294.77 feet; thence North 67° 44' 30" East, 15.91 feet; thence North 67° 10' 30" East, 874.97 feet to the Southwest corner of Lot 34, Plat of Emerald Terrace and a point on the North right-of-way line of W. Main Street; thence continue North 67° 10' 30" East, along said North right-of-way line, 257.00 feet to a point which is 98.00 feet Southwesterly of the Southeast corner of the aforementioned Lot 34; thence North 67° 25' 05" East, along said North right-of-way line, 677.22 feet to the point of beginning of this description; thence North 22° 23' 10" West, a portion of which line is along the West face of a building, 240.86 feet to a point on the South line of the public alley; thence North 67° 24' 50" East, along the South line of said alley, 624.14 feet to its intersection with a Southerly projection of the East right-of-way line of Audley Drive; thence South 00° 39' 05" West, along said Southerly projection, 262.12 feet to its intersection with the North right-of-way line of W. Main Street; thence South 67° 25' 05" West, along said North right-of-way line, 521.45 feet to the point of beginning of this description.

*Subject of Closure
Request and GIS Registry*

PARCEL III: Non-Exclusive Easements for the benefit of above mentioned PARCELS I and II, as created by Agreement for Easements and Protective Covenants by and between Madison Real Estate Investment Fund and Conrads, Inc., dated October 24, 1985 and recorded in the Office of the Register of Deeds for Dane County, Wisconsin on October 25, 1985, in Volume 7424 of Records, Page 17, as Document No. 1906451.

EXCEPTING from all of above mentioned PARCELS I and II the following:

Part of the Southeast 1/4 of the Southeast 1/4 and Part of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 8 North, Range 11 East, City of Sun Prairie, Dane County, Wisconsin, including part of Lot 1, Emerald Terrace, City of Sun Prairie, more fully described as follows: Commencing at the South 1/4 corner of said Section 6; thence South 00° 16' East, 1.58 feet; thence North 86° 06' East, 148.07 feet; thence South 07° 54' East, 294.77 feet; thence North 67° 44' 30" East, 15.91 feet; thence North 67° 10' 30" East, 874.97 feet to the Southwest corner of Lot 34, Emerald Terrace and a point on the North right-of-way line of W. Main Street; thence continue North 67° 10' 30" East, along said North right-of-way line, 257.00 feet to a point which is 98.0 feet Southwesterly of the Southeast corner of the aforementioned Lot 34; thence North 67° 25' 05" East, along said North right-of-way line, 226.38 feet to the point of beginning of this exception; thence North 22° 32' 40" West, 125.00 feet; thence North 67° 25' 05" East, 20.00 feet; thence

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North 22° 32' 40" West, a portion of which line is along a party wall between existing buildings, 365.11 feet to a point on the South right-of-way line of Buena Vista Drive; thence along said right-of-way line on the arc of a 267.00 foot radius curve to the right whose long chord bears North 73° 17' 50" East, 47.69 feet; thence continue along said right-of-way line, North 78° 22' 40" East, 12.79 feet; thence South 22° 32' 40" East, a portion of which line is along a party wall between existing buildings, 482.79 feet to a point on the North right-of-way line of W. Main Street; thence South 67° 25' 05" West, along said right-of-way line, 80.00 feet to the point of beginning of this description.

Tax Parcel No's. 282/0811-064-5502-8 (PARCEL I) and 282/0811-064-9590-4 (PARCEL II)

DANE COUNTY DANE COUNTY DANE COUNTY

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10. Affidavit of Notice
Recorded: March 2, 2004, as Document No. 3878952.
11. The following matters revealed by Plat of Survey by Badger Surveying and Mapping Service, R.L.S. dated March 4, 1999.
 - Rights of providers in utilities lying outside of recorded easements
12. Rights of tenants under those unrecorded leases listed on Schedule A of that certain unrecorded Assignment or Leases, Rents and Contracts delivered this date by Grantor to Grantee

DANE COUNTY DANE COUNTY DANE COUNTY DANE COUNTY DANE COUNTY

May 10, 2010

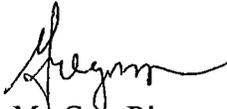
To: Wisconsin Department of Natural Resources

Subject: Statement that all Legal Descriptions for Properties within the
Contaminated Site Boundaries have been Included
Main Shopping Center
980 West Main Street, Sun Prairie, Wisconsin
BRRTS #02-13-221815

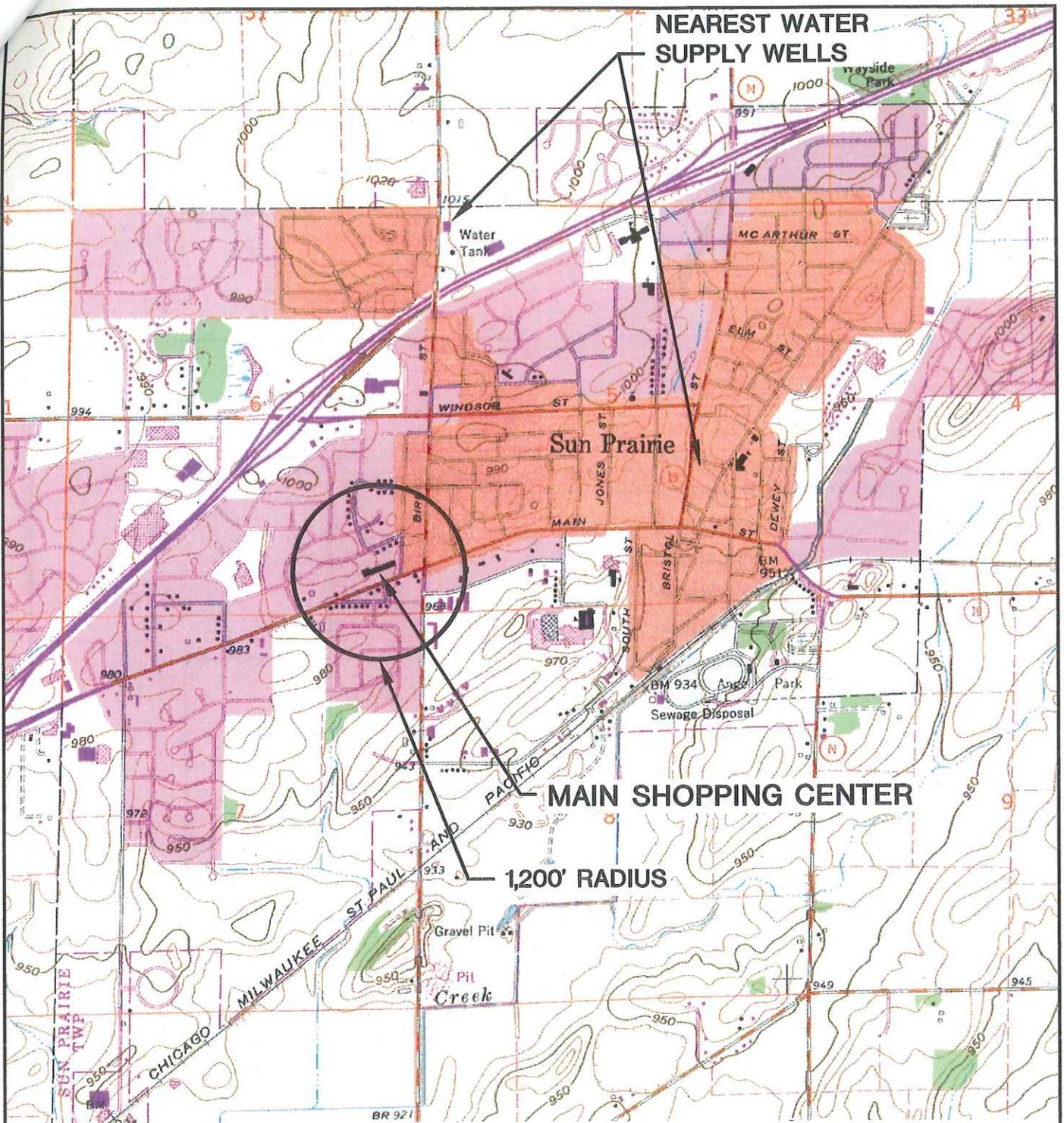
To Whom it May Concern:

To the best of my knowledge, I believe that with the submittal of the included property information, the legal descriptions for all of the properties within, or partially within the contaminated site's boundaries have been submitted with the case closure request.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Rice", written in a cursive style.

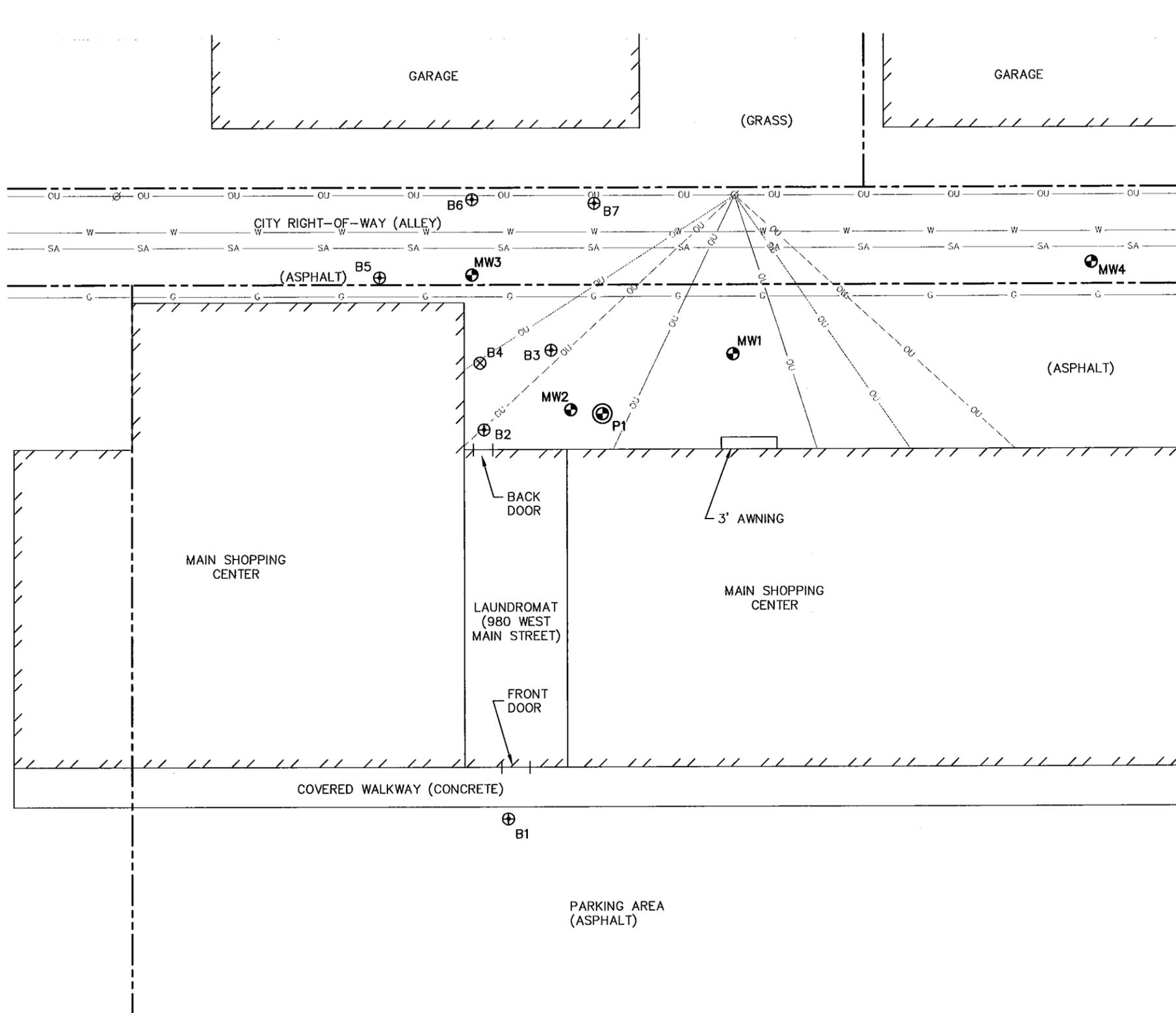
Mr. Greg Rice



SUN PRAIRIE QUADRANGLE
 WISCONSIN- DANE CO.
 7.5 MINUTE SERIES (TOPOGRAPHIC)
 NW/4 SUN PRAIRIE 15' QUADRANGLE
 1982
 SCALE: 1" = 2,000'



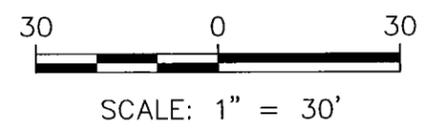
CLIENT	 EXECUTIVE MANAGEMENT, INC. 2901 INTERNATIONAL LANE, SUITE 100 MADISON, WI 53704 EXECUTIVE MANAGEMENT, INC. PHONE: (608) 242-5566		SITE	MAIN SHOPPING CENTER 980 WEST MAIN STREET SUN PRAIRIE, WISCONSIN		SITE LOCATION MAP
	PROJECT NO.	2568		DRAWN BY:	KP	
DRAWN:	05/22/03	CHECKED BY:	SMS	FIGURE A-2		
REVISED:	06/14/10	APPROVED BY:	JMS 6-15-10			



LEGEND

	APPROXIMATE PROPERTY LINE
	UTILITY POLE
	GAS UTILITY
	OVERHEAD UTILITY
	SANITARY SEWER
	WATER UTILITY
	GEOPROBE BORING
	HAND AUGER BORING
	MONITORING WELL
	PIEZOMETER

- NOTES:
1. SHOPPING CENTER DIMENSIONS ARE APPROXIMATE.
 2. ALL UTILITIES ARE NOT SHOWN. UTILITY LOCATIONS ARE APPROXIMATE.



PROJECT NO.	2568	DRAWN BY:	KP
DRAWN:	07/29/04	CHECKED BY:	SMS
REVISED:	06/03/10	APPROVED BY:	SMS 06/04/10

BT SQUARED
 2830 DAIRY DRIVE MADISON, WI 53718-6751
 PHONE: (608) 224-2830

eni
 EXECUTIVE MANAGEMENT, INC.
 2901 INTERNATIONAL LANE, SUITE 100
 MADISON, WI 53704
 PHONE: (608) 242-5566

SITE
 MAIN SHOPPING CENTER
 980 WEST MAIN STREET
 SUN PRAIRIE, WISCONSIN

FIGURE
 SITE PLAN
 A-3

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DATE	DCE	PCE	TCE
04/30/99	<0.25	3.2	<0.25
05/07/99	<0.25	7.2	<0.25
02/27/04	<0.40	12.4	<0.50
03/29/04	<0.40	15.1	<0.50
03/25/10	<0.50	5.6	<0.20

DATE	DCE	PCE	TCE
02/27/04	<0.40	<0.45	<0.50
03/29/04	<0.40	<0.45	<0.50
03/25/10	<0.50	2.2	<0.20

DATE	DCE	PCE	TCE
04/30/99	0.72	48	0.85
05/07/99	0.61	51	0.87
02/27/04	<0.40	22.5	<0.50
03/29/04	<0.40	21.9	<0.50
03/25/10	<0.50	31	<0.20

DATE	DCE	PCE	TCE
04/07/99	<0.25	69	<0.25

DATE	DCE	PCE	TCE
04/30/99	<0.50	100	<0.50
05/07/99	<0.25	120	<0.25
02/27/04	<0.40	40.0	<0.50
03/29/04	<2.00	50.3	<2.50
03/25/10	<0.50	51	<0.20

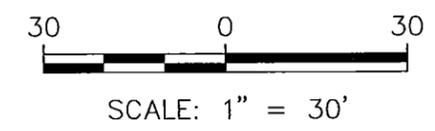
DATE	DCE	PCE	TCE
02/27/04	<0.40	<0.45	<0.50
03/29/04	<0.40	<0.45	<0.50
03/25/10	<0.50	<0.50	<0.20

APPROXIMATE EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING THE NR 140 ENFORCEMENT STANDARD



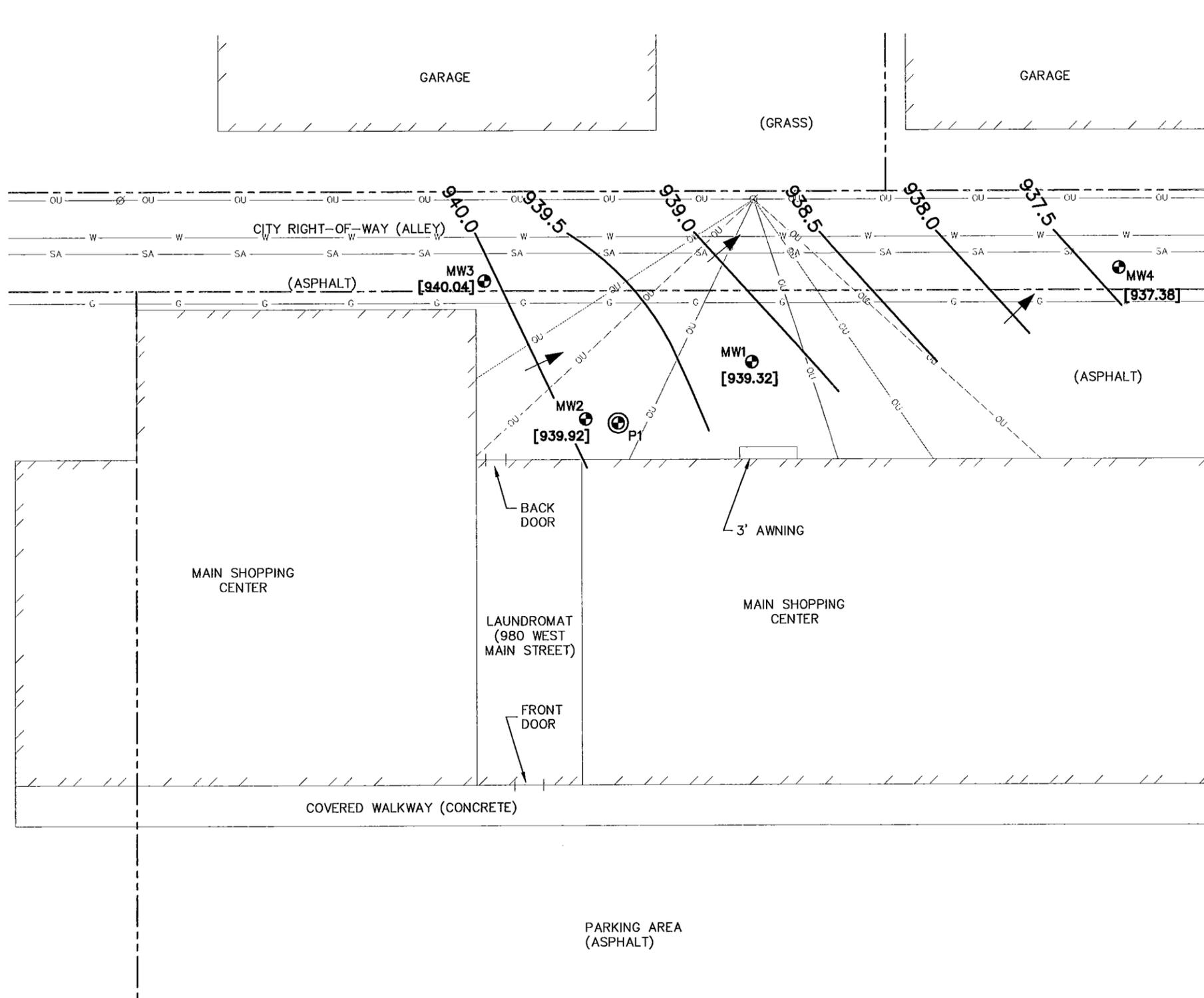
- LEGEND
- APPROXIMATE PROPERTY LINE
 - UTILITY POLE
 - GAS UTILITY
 - GU OVERHEAD UTILITY
 - SA SANITARY SEWER
 - W WATER UTILITY
 - ⊕ GEOPROBE BORING
 - ⊗ HAND AUGER BORING
 - ⊙ MONITORING WELL
 - ⊕ (with circle) PIEZOMETER
 - DCE cis-1,2-DICHLOROETHENE (μg/l)
 - PCE TETRACHLOROETHENE (μg/l)
 - TCE TRICHLOROETHENE (μg/l)

- NOTES:
- SHOPPING CENTER DIMENSIONS ARE APPROXIMATE.
 - ALL UTILITIES ARE NOT SHOWN. UTILITY LOCATIONS ARE APPROXIMATE.
 - BOLD VALUES EXCEED NR 140 GROUNDWATER ENFORCEMENT STANDARDS.



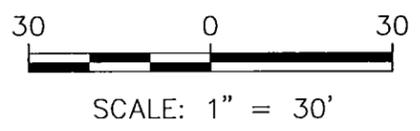
PROJECT NO. 2568	DRAWN BY: KP	 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	 EXECUTIVE MANAGEMENT, INC. 2901 INTERNATIONAL LANE, SUITE 100 MADISON, WI 53704 PHONE: (608) 242-5566	MAIN SHOPPING CENTER 980 WEST MAIN STREET SUN PRAIRIE, WISCONSIN	GROUNDWATER ANALYTICAL RESULTS MAP	FIGURE
DRAWN: 07/29/04	CHECKED BY: SMS					E-3
REVISED: 06/03/10	APPROVED BY: SMS 06/04/10					

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- LEGEND**
- APPROXIMATE PROPERTY LINE
 - UTILITY POLE
 - G GAS UTILITY
 - OU OVERHEAD UTILITY
 - SA SANITARY SEWER
 - W WATER UTILITY
 - ⊕ MONITORING WELL
 - ⊕ PIEZOMETER
 - [939.32] WATER TABLE ELEVATION MEASURED ON 03/25/10 (FEET, MSL)
 - WATER TABLE CONTOUR
 - ➔ APPROXIMATE GROUNDWATER FLOW DIRECTION

- NOTES:**
1. SHOPPING CENTER DIMENSIONS ARE APPROXIMATE.
 2. ALL UTILITIES ARE NOT SHOWN. UTILITY LOCATIONS ARE APPROXIMATE.



PROJECT NO. 2568	DRAWN BY: KP	 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	CLIENT EXECUTIVE MANAGEMENT, INC. 2901 INTERNATIONAL LANE, SUITE 100 MADISON, WI 53704 PHONE: (608) 242-5566	SITE MAIN SHOPPING CENTER 980 WEST MAIN STREET SUN PRAIRIE, WISCONSIN	WATER TABLE MAP FOR MARCH 25, 2010	FIGURE
DRAWN: 04/22/10	CHECKED BY: SMS					E-4
REVISED: 06/03/10	APPROVED BY: SMS 06/04/10					

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Table E-1
Groundwater Analytical Results Summary - VOCs
Main Shopping Center / BT Squared Project #2568
(Results in µg/l)

Well	Date	Lab Notes	cis-1,2-Dichloroethene	Tetrachloroethene	Trichloroethene	Other Volatile Organic Compounds (VOCs)
B2 GW (Geoprobe Sample)	4/7/1999	--	<0.25	<u>69</u>	<0.25	Toluene 0.5
						Trimethylbenzenes 0.36
						Xylenes 0.54
MW1	4/30/1999	--	<0.50	<u>100</u>	<0.50	ND
	5/7/1999	--	<0.25	<u>120</u>	<0.25	ND
	2/27/2004	(1)	<0.4	<u>40.0</u>	<0.5	ND
	02/27/2004 (Dup)	(1)	<0.4	<u>42.1</u>	<0.5	ND
	3/29/2004	(2)	<2.00	<u>50.3</u>	<2.50	ND
	03/29/2004 (Dup)	(3)	<2.00	<u>47.4</u> S1L, S2L	<2.50	ND
	3/25/2010	--	<0.50	<u>51</u>	<0.20	Chloromethane <u>0.75</u> J2
MW2	4/30/1999	--	0.72	<u>48</u>	<u>0.85</u>	ND
	5/7/1999	--	0.61	<u>51</u>	<u>0.87</u>	ND
	2/27/2004	(1)	<0.4	<u>22.5</u>	<0.5	ND
	3/29/2004	(2)	<0.4	<u>21.9</u>	<0.5	ND
	3/25/2010	--	<0.50	<u>31</u>	<0.20	1,1,2-Trichloroethane 0.25 J2
MW3	4/30/1999	--	<0.25	<u>3.2</u>	<0.25	ND
	5/7/1999	--	<0.25	<u>7.2</u>	<0.25	ND
	2/27/2004	(1)	<0.4	<u>12.4</u>	<0.5	ND
	3/29/2004	(2)	<0.4	<u>15.1</u>	<0.5	ND
	3/25/2010	--	<0.50	<u>5.6</u>	<0.20	ND
MW4	2/27/2004	(1)	<0.4	<0.45	<0.5	ND
	3/29/2004	(2)	<0.4	<0.45	<0.5	ND
	3/25/2010	--	<0.50	<u>2.2</u>	<0.20	ND
P1	2/27/2004	(1)	<0.4	<0.45	<0.5	Benzene 0.466 J
						Ethylbenzene 0.664 J
	3/29/2004	(2)	<0.4	<0.45	<0.5	Ethylbenzene 0.544 J Toluene 0.669 J
	3/25/2010	--	<0.50	<0.50	<0.20	ND
Field Blank	4/7/1999	--	<0.25	<0.25	<0.25	ND
	4/30/1999	--	<0.25	<0.25	<0.25	ND
	5/7/1999	--	<0.25	<0.25	<0.25	ND

Table E-1
Groundwater Analytical Results Summary - VOCs
Main Shopping Center / BT Squared Project #2568
(Results in µg/l)

Well	Date	Lab Notes	cis-1,2-Dichloroethene	Tetrachloroethene	Trichloroethene	Other Volatile Organic Compounds (VOCs)
Trip Blank	4/7/1999	--	<0.25	<0.25	<0.25	Methylene chloride <u>3.3</u> L
	4/30/1999	--	<0.25	<0.25	<0.25	ND
	5/7/1999	--	<0.25	<0.25	<0.25	Methylene chloride <u>1.3</u> L
	2/27/2004	(4)	<0.4	<0.45	<0.5	ND
	3/29/2004	(2)	<0.4	<0.45	<0.5	ND
	3/25/2010	--	<0.50	<0.50	<0.20	ND
NR 140 Enforcement Standards (ES)			70	5	5	Toluene 1,000 Trimethylbenzenes 480 Xylenes 10,000 Methylene chloride 5 Benzene 5 Ethylbenzene 700 Chloromethane 3 1,1,2-Trichloroethane 5
NR 140 Preventive Action Limits (PAL)			7	0.5	0.5	Toluene 200 Trimethylbenzene 96 Xylenes 1,000 Methylene chloride 0.5 Benzene 0.5 Ethylbenzene 140 Chloromethane 0.3 1,1,2-Trichloroethane 0.5

ABBREVIATIONS:

µg/l = micrograms per liter

ND = Not Detected

(Dup) = Duplicate

NOTES:

NR 140 ESs - Wisconsin Administrative Code (WAC), Chapter NR 140.10 Table 1 - Public Health Groundwater Quality Standards.

NR 140 PALs - WAC, Chapter NR 140.10 Table 1 - Public Health Groundwater Quality Standards.

Bold+underlined values meet or exceed NR 140 enforcement standards.

Italic+underlined values meet or exceed NR 140 preventive action limits.

LABORATORY NOTES/QUALIFIERS:

J = Estimated concentration below laboratory quantitation level.

J2 = Results reported between the Method Detection Limit (MDL) and Limit of Quantitation (LOQ) are less certain than results at or above the

L = Common lab solvent and contaminant.

S1L = Sample matrix spike recovery was low. Sample result may be biased low.

S2L = Sample matrix spike duplicate recovery was low. Sample result may be biased low.

(1) Chloromethane and dichlorodifluoromethane analyses - Check standard for this analyte exhibited a low bias. Sample results may also be biased low.

(2) 2,2-Dichloropropane analysis - Check standard for this analyte exhibited a high bias. Sample results may also be biased high.

(3) Dibromochloropropane, 2,2-dichloropropane, and 1,1,2,2-tetrachloroethane analyses - Sample matrix spike recovery was high. Sample result may be biased high. Chloromethane, 2,2-dichloropropane, hexachlorobutadiene, and 1,1,2,2-tetrachloroethane analyses - Sample matrix spike duplicate recovery was high. Sample result may be biased high. 2,2-Dichloropropane analysis - Check standard for this analyte exhibited a high bias. Sample results may also be biased high.

(4) Dichlorodifluoromethane, 2,2-dichloropropane, and vinyl chloride analyses - Check standard for this analyte exhibited a low bias. Sample results may also be biased low.

Created by:

Date: 5/12/1999

Last revision by: LMH

Date: 4/13/2010

Checked by: SMS

Date: 4/13/2010

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Table E-5
Water Level Summary
Main Shopping Center / BT Squared Project #2568
Sun Prairie, Wisconsin

Raw Data	Depth to Water in feet below top of well casing				
	MW1	MW2	MW3	MW4	P1
Measurement Date					
March 12, 1992	9.42	9.92	9.00	NM	NM
February 27, 2004	11.20	11.96	11.32	10.54	22.10
March 29, 2004	9.78	10.77	9.92	9.78	20.32
March 22, 2006	10.27	11.44	10.67	9.94	22.08
March 25, 2010	9.42	9.98	9.23	9.48	15.56

Well Number Top of Casing Elevation (feet amsl)	Ground Water Elevation in feet above mean sea level (amsl)				
	MW1	MW2	MW3	MW4	P1
	948.74	949.90	949.27	946.86	949.88
Measurement Date					
March 12, 1992	939.32	939.98	940.27	NM	NM
February 27, 2004	937.54	937.94	937.95	936.32	927.78
March 29, 2004	938.96	939.13	939.35	937.08	929.56
March 22, 2006	938.47	938.46	938.60	936.92	927.80
March 25, 2010	939.32	939.92	940.04	937.38	934.32

ABBREVIATIONS:

NM = not measured

NOTES:

Vertical survey elevation benchmark located at top nut of hydrant located on north side of alley (951.32 ft, msl).

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EXECUTIVE MANAGEMENT, INC.
*Commercial, Residential & Industrial Real Estate
Development, Leasing and Management*

Certified Mail
Return Receipt Requested

June 8, 2010

Mr. Patrick Anderson
LSI Holdings Two, LLC
PO Box 387
Sun Prairie, WI 53590

**SUBJECT: Notification of Soil and Groundwater Contamination on your Property
Main Shopping Center, 980 West Main Street, Sun Prairie, Wisconsin
BRRTS #02-13-221815
BT Squared Project #2568**

Dear Mr. Anderson:

The purpose of this letter is to inform you, as the current property owner, that soil and groundwater contamination from the former dry cleaner that operated at 980 West Main Street is present at the property. Tetrachloroethylene (PCE) is present in the site soil, however, PCE concentrations in soil are less than site-specific residual contaminant levels (SSRCLs) for direct contact. Soil analytical results are shown on the attached map (**Figure C-2**). Due to the presence of contamination, any soil excavated from this area of the property in the future will need to be tested and managed as a waste material.

PCE is present in the groundwater on your property at concentrations above the state groundwater enforcement standard found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and I will be requesting that the Wisconsin Department of Natural Resources (WDNR) accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation. A figure showing the extent of groundwater contamination is also attached to this letter (**Figure E-3**).

The WDNR will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the WDNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the WDNR that is relevant to this closure request, you should mail that information to: Mr. Mike Schmoller, WDNR, 3911 Fish Hatchery Road, Fitchburg, WI 53711.

LSI Holdings Two, LLC
June 8, 2010
Page 2

If this case is closed, the property will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

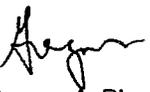
Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at <http://www.dnr.wi.gov/org/water/dwg/3300254.pdf>, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information, you may contact my environmental consultant, Stephen Sellwood of BT Squared, Inc., at 608.224.2830; 2830 Dairy Drive, Madison, WI 53718; or ssellwood@btsquared.com, or you may contact Mike Schmoller of WDNR at 608.275.3303; 3911 Fish Hatchery Road, Fitchburg, WI 53711.

Sincerely,

EXECUTIVE MANAGEMENT, INC.



Gregory A. Rice

Enclosures: Site Maps
Natural Attenuation Fact Sheet
Warranty Deed

SOURCE
PROPERTY

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.	<p>A. Signature <input checked="" type="checkbox"/> <i>Patrick C. Andersen</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Patrick C. Andersen</i> C. Date of Delivery <i>6-29-10</i></p>
<p>1. Article Addressed to:</p> <p><i>Patrick Andersen LSE Holding Two, LLC PO Box 387 Sun Prairie, WI 53590</i></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type: <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7001 1140 0001 1565 3186</p>



2830 Dairy Drive
Madison, WI 53718

p 608.224.2830
f 608.224.2839

June 8, 2010

Ms. Diane Hermann-Brown, City Clerk
City of Sun Prairie
300 E. Main Street
Sun Prairie, WI 53590

**SUBJECT: Notification of Soil and Groundwater Contamination
Within the Right-of-Way
Alley behind 980 West Main Street, Sun Prairie, Wisconsin
BT Squared Project #2568**

Dear Ms. Hermann-Brown:

On behalf of Executive Management, Inc., we are requesting case closure from the Wisconsin Department of Natural Resources for the environmental investigation of the former dry cleaning facility located at 980 West Main Street in Sun Prairie, Wisconsin. As part of our closure request, we are required to notify you of soil and groundwater contamination remaining within the city right-of-way (ROW).

Groundwater with tetrachloroethylene (PCE) concentrations exceeding the Chapter NR 140 (Wisconsin Administrative Code) enforcement standard is present in the alley behind the shopping center. The depth to groundwater in this area is approximately 10 feet below ground surface. A map showing the approximate extent of groundwater contamination is enclosed (**Figure E-3**).

PCE is also present in soil within the alley ROW; however, PCE concentrations in soil are less than site-specific residual contaminant levels for direct contact. A map showing soil analytical results is also enclosed (**Figure C-2**). Due to the presence of contamination, any soil excavated from this area of the property in the future will need to be tested and managed as a waste material.

If you have any questions or concerns please do not hesitate to call me at 608.216.7345.

Sincerely,
BT Squared, Inc.

Stephen Sellwood, PG
Senior Hydrogeologist

Enclosure: Site Maps

cc: Larry Herman, Public Works Director, City of Sun Prairie
Gregory Rice, Executive Management, Inc.

SMS/TLR/REL
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