

GIS REGISTRY INFORMATION

SITE NAME: VOGUE CLEANERS
BRRTS #: 02-28-350/53 FID # (if appropriate):
COMMERCE # (if appropriate):
CLOSURE DATE: 4/26/05
STREET ADDRESS: 412 EAST MAIN STREET
CITY: WATERTOWN
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 623971 Y= 30359

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: 410 EAST MAIN

GPS COORDINATES (meters in WTM91 projection): X= 623964 Y= 30359

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): Yes No

IF YES, STREET ADDRESS 1:

GPS COORDINATES (meters in WTM91 projection): X= Y=

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter issued
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
- County Parcel ID number, if used for county, for all affected properties
- 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.
- 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.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)
- 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.
- GW: Table of water level elevations, with sampling dates, and free product noted if present
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)
- SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour
- Geologic cross-sections, if required for SI. (8.5x14" if paper copy)
- RP certified statement that legal descriptions are complete and accurate
- Copies of off-source notification letters (if applicable)
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)
- Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Ruthe E. Badger, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TTY Access via relay - 711

April 26, 2005

File Ref 02-28-350153
Jefferson County

Mr George Oestriech
Vogue Cleaners
412 East Main Street
Watertown, WI 53094

Subject: Final Site Closure: Vogue Cleaners

Dear Mr. Oestriech:

On April 26, 2005, 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 September 30, 2004, you were notified that the Closure Committee had denied closure to this case.

On April 1, 2005 the Department received correspondence indicating that you have complied with the conditions of closure. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

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 registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry due to groundwater contamination exceeding ch. NR 140 standards at the time of closure, and you intend to construct or reconstruct a well, you will need Department approval. Department approval is required before construction or reconstruction of a well on a property listed on the GIS Registry, in accordance with s. NR 812.09(4)(w). 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 at the web address listed above.

Please be aware that this 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 the environment.

Sincerely

Michael Schmoller
Hydrogeologist

cc: Anthony Miller, Gannett Fleming, 8025 Excelsior Drive, Madison, WI 53717

1119764

DO NOT PUBLISH
STATE BAR OF WISCONSIN FORM 3 - 1998
QUIT CLAIM DEED

000228

Document Number

This Deed, made between George F. Oestreich a/k/a
George F. Oestreich, Jr., and
Karen M. Oestreich,
Husband and Wife

Grantor, and George F. Oestreich and Karen M. Oestreich as Trustees of
the George F. and Karen M. Oestreich Revocable Trust under date of
May 9, 2003

Grantee.
Grantor, quit claims to Grantee the following described real estate in
JEFFERSON County, State of Wisconsin:

RECEIVED FOR RECORD
at 10:00 o'clock A M

MAY 12 2003

George L. Neuberger, Jr.
Registrar of Deeds
Jefferson County, WI

Recording Area
Name and Return Address
Atty. George L. Neuberger, Jr.
136 Hospital Drive
Watertown, WI 53098-3338

LEGAL DESCRIPTION ON REVERSE SIDE OF THIS DEED.

EXEMPT# 110

J291-5208-0001
Parcel Identification Number (PIN)
This is not homestead property.
(X) (is not)

THIS DEED IS EXECUTED TO TRANSFER THE GRANTORS' REAL PROPERTY TO THEIR REVOCABLE TRUST.

Together with all appurtenant rights, title and interests.

Dated this 9 day of May, 2003.

George F. Oestreich
• George F. Oestreich
Karen M. Oestreich
• Karen M. Oestreich

AUTHENTICATION

Signature(s) George F. Oestreich and Karen M.

Oestreich
authenticated this 9 day of May, 2003
George L. Neuberger, Jr.
* George L. Neuberger, Jr.

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY
GEORGE L. NEUBERGER, JR.

Attorney at Law

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

ACKNOWLEDGMENT
STATE OF WISCONSIN)

County) ss.
Personally came before me this _____ day of _____, _____ the above named

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

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

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

QUIT CLAIM DEED

STATE BAR OF WISCONSIN
FORM No. 3 - 1998

INFORMATION PROFESSIONALS COMPANY POND DU LAC, WI 800-655-2021

DOCUMENT NO.

889857

STATE BAR OF WISCONSIN FORM 1-1988

WARRANTY DEED

VOL 807 PAGE 141

THIS SPACE RESERVED FOR RECORDING DATA

This Deed, made between JAMES MAGNAN, FLORENCE MAGNAN and JEROME T. MAGNAN from each an undivided 1/4 interest

Grantor, and HAROLD E. MAGNAN, JR. Grantee

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Jefferson County, State of Wisconsin:

STATE OF WISCONSIN } ss. Jefferson County } Received for record this 22nd day of June A. D. 1992 at 9:20 o'clock A. M. and recorded Vol. 807 of Records, Page 141 Phyllis J. ... Deputy

RETURN TO Edmond J. Vaklyes, Jr. 100 E. Sunset Drive Waukesha, WI 53186

Tax Parcel No 28-5209-00001

Out Lot Three (3) in the Second Ward of the City of Watertown, according to the survey of Out Lots made by Judson Prentice June 27, 1870 and recorded; also a right of way in and over a certain strip of land of the width of five (5) feet commencing at the south west corner of the above described premises and running north along the west side of the west line of the same a distance of eighty (80) feet; excepting and reserving out of the above described premises a right of way in and over a certain strip of land of the width of three and one-half (3 1/2) feet commencing at the southwest corner of the above described premises and running north along the east side of the west line of the same a distance of eighty (80) feet. Said right of way of the width of eight and one-half (8 1/2) feet to be used in common by the parties hereto, their heirs and assigns, and the cost of maintaining said right of way shall be borne one-half by said parties of the first part, their heirs and assigns, and one-half by the said parties of the second part, their heirs and assigns.

STATE TRANSFER Tax Paid \$63

This is not (is) homestead property.

Together with all and singular the hereditaments and appurtenances thereto belonging; And JAMES MAGNAN, FLORENCE MAGNAN and JEROME T. MAGNAN warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and recorded easements and restrictions, if any

and will warrant and defend the same.

Dated this 27 day of May, 1992

JAMES MAGNAN (SEAL) JEROME T. MAGNAN (SEAL)

FLORENCE MAGNAN (SEAL)

AUTHENTICATION

Signature(s) JEROME T. MAGNAN

Authenticated this 9 day of JUNE, 1992

EDMOND J. VAKLYES, JR.

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY Atty. Edmond J. Vaklyes, Jr. 100 E. Sunset Drive Waukesha, WI 53186

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

Jefferson County, ss.

Personally came before me this 22 day of June, 1992, the above named FLORENCE MAGNAN

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

Laurie S. ... Notary Public

My Commission is permanent, (if not, state expiration date) 8/3, 1993

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

Ron H. Greve

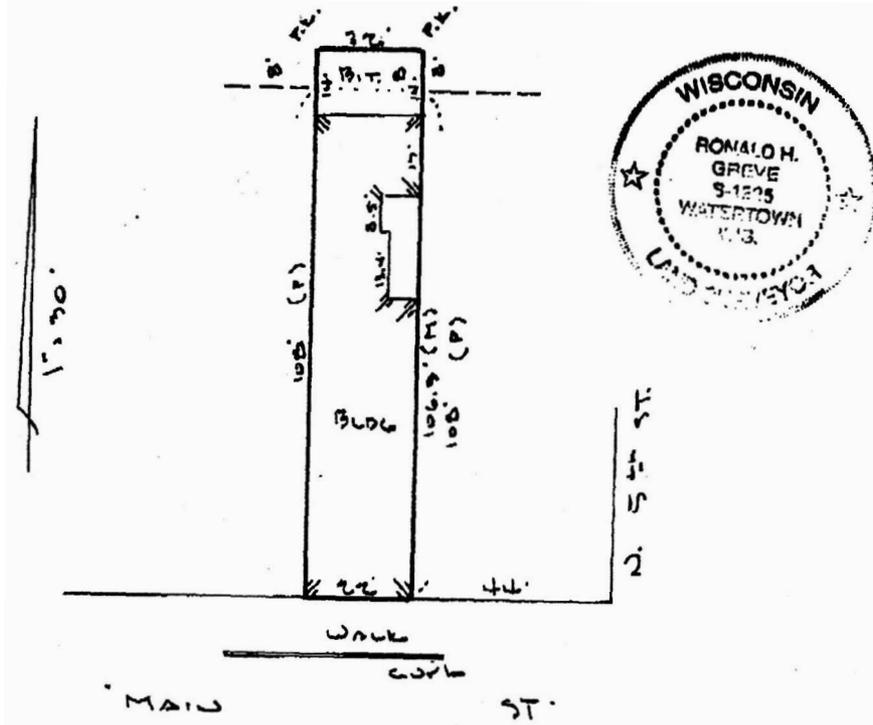
LAND SURVEYOR, INC.

WATERTOWN, WISCONSIN
53094

306 S. THIRD STREET

PHONE: 920-281-8191
FAX: 920-281-8133

PLAT OF SURVEY



-Legal Description-

A part of Outlot Two (2) as marked and designated on the recorded map or plat of the Outlots of the Second Ward of the City of Watertown described as follows: Commencing at the Southwest corner of said Outlot Two (2); thence running North on the West line of the same to the Northwest corner thereof; thence East on the North line of said Outlot Two (2), 22 feet; thence running South parallel with aforesaid West line to the South line of said Outlot; thence West on last mentioned line 22 feet to the place of beginning.

Also, all that part of the so-called Bruesch Block in the Second Ward of the City of Watertown, bounded as follows: Commencing at a point on the West line of North Fifth Street 108 feet North from the North line of Main Street; thence running West parallel with said North line of said Main Street 66 feet to the place of beginning; thence running West parallel with the North line of said Main Street a distance of 22 feet; thence running North parallel with the West line of said North Fifth Street a distance of 8 feet; thence running East and parallel with the North line of said Main Street a distance of 22 feet; thence running South and parallel with the West line of said North Fifth Street a distance of 8 feet to the place of beginning, together with a right of way in and over the following described piece of land, to-wit: Commencing at a point on the West line of said North Fifth Street 108 feet North from the North line of said Main Street; thence running West and parallel with the North line of said Main Street a distance of 66 feet; thence running North and parallel with the West line of said North Fifth Street a distance of 8 feet; thence running East and parallel with the North line of said Main Street a distance of 66 feet to a point on the West line of said North Fifth Street; thence running South on the West line of said North Fifth Street a distance of 8 feet to the place of beginning.

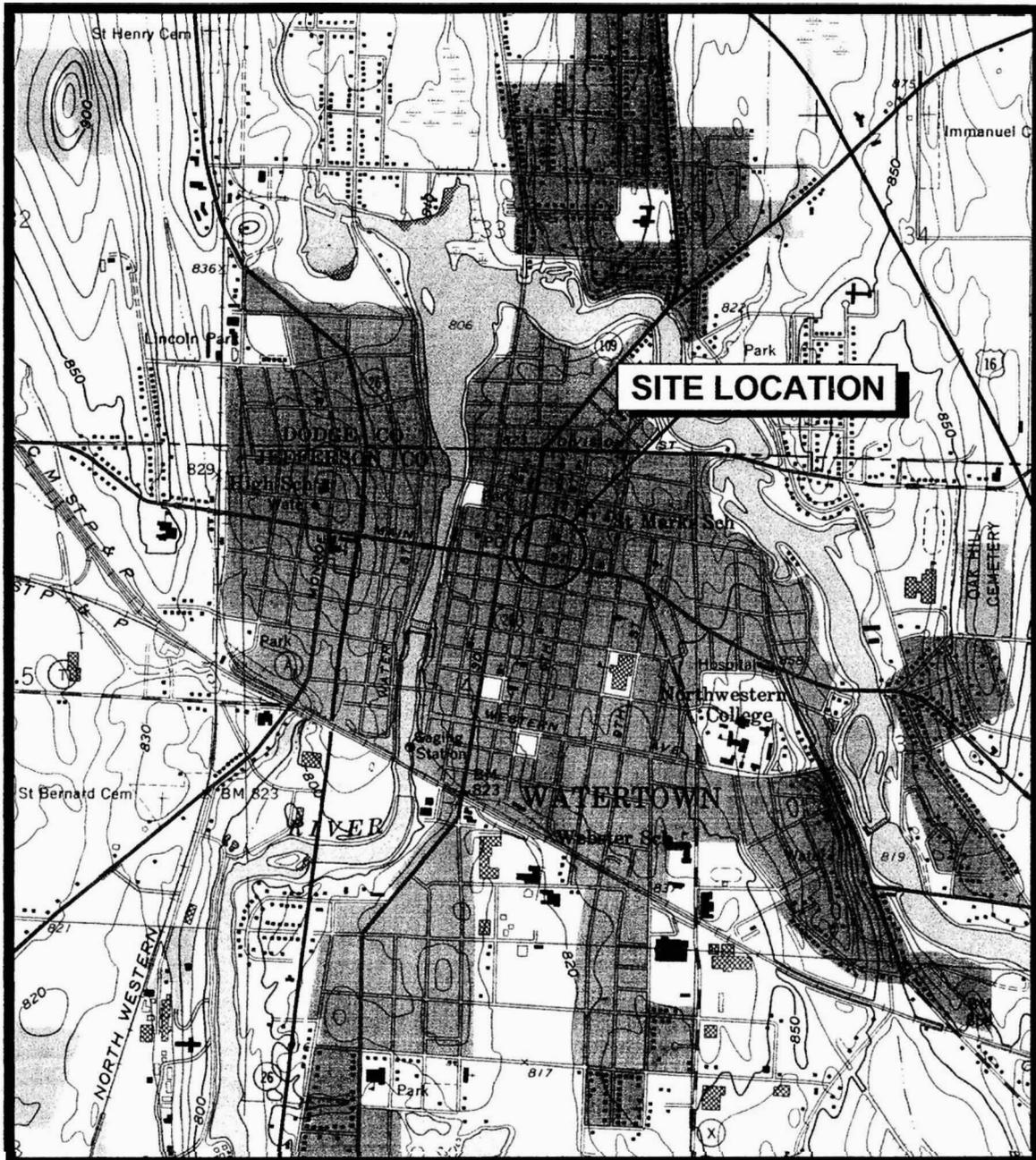
STATE OF WISCONSIN }
COUNTY OF JEFFERSON } SS.

I HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

DATED THIS 5 DAY OF MAY YEAR 02 Ronald H. Greve
SURVEYOR

JOB NO. 141



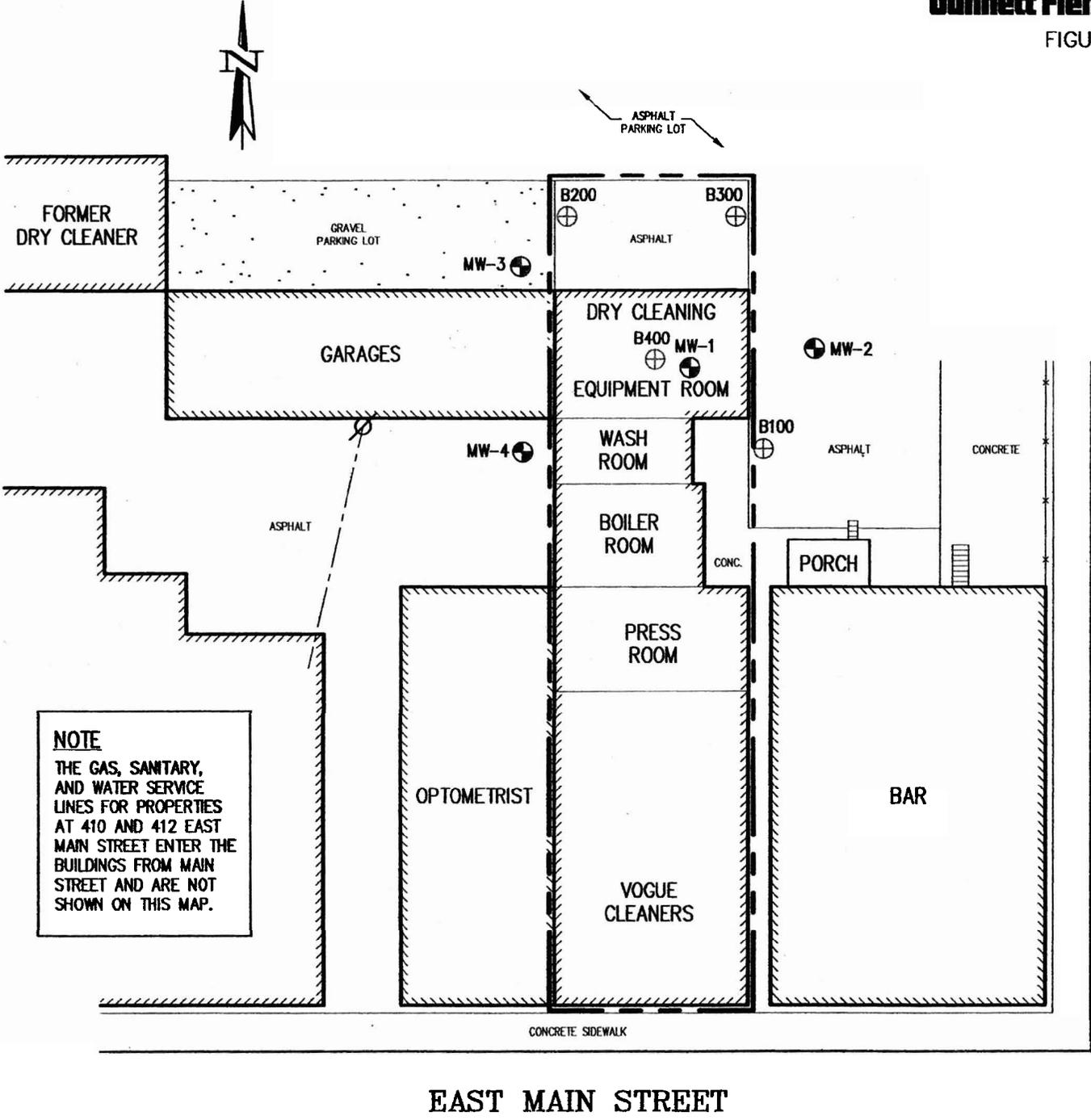
SCALE: 1 INCH = 2000 FEET
CONTOUR INTERVAL = 10 FEET

7.5 MIN TOPOGRAPHIC MAP
WATERTOWN, WISCONSIN
1959
PHOTOREVISED 1971



LOCATION MAP

VOGUE CLEANERS
412 EAST MAIN STREET
WATERTOWN, WISCONSIN

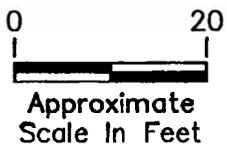


NORTH 5th STREET

EAST MAIN STREET

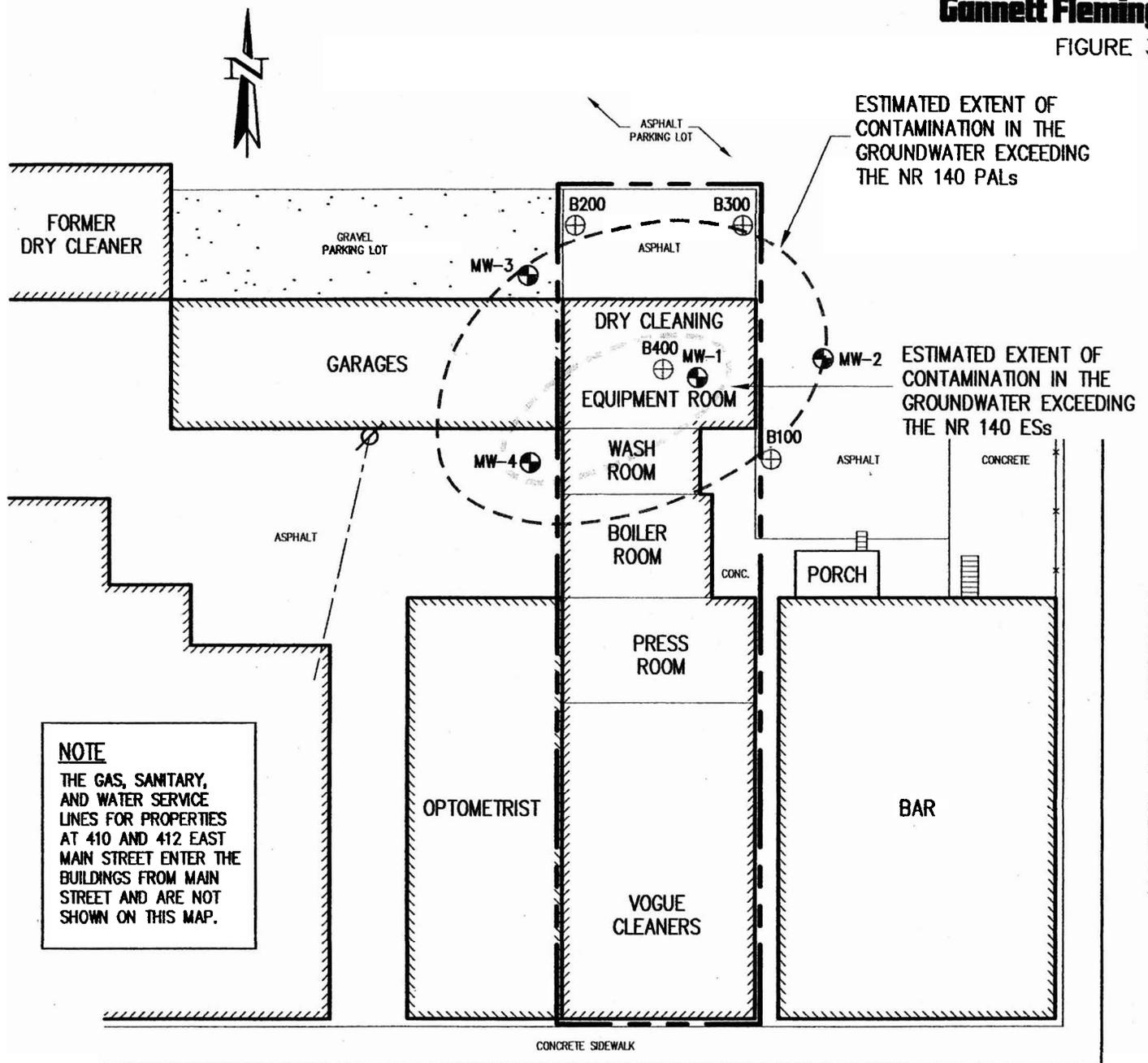
LEGEND

- ⊕ GANNETT FLEMING WELL LOCATION (10/02)
- ⊕ NORTHERN ENVIRONMENTAL BOREHOLE LOCATION
- ⊘ TELEPHONE POLE
- — — — — OVERHEAD UTILITIES
- * — * — FENCE
- - - - - PROPERTY LINE



SITE PLAN
VOGUE CLEANERS
412 EAST MAIN STREET
WATERTOWN, WISCONSIN

080704 40584WA



NOTE
 THE GAS, SANITARY, AND WATER SERVICE LINES FOR PROPERTIES AT 410 AND 412 EAST MAIN STREET ENTER THE BUILDINGS FROM MAIN STREET AND ARE NOT SHOWN ON THIS MAP.

LEGEND

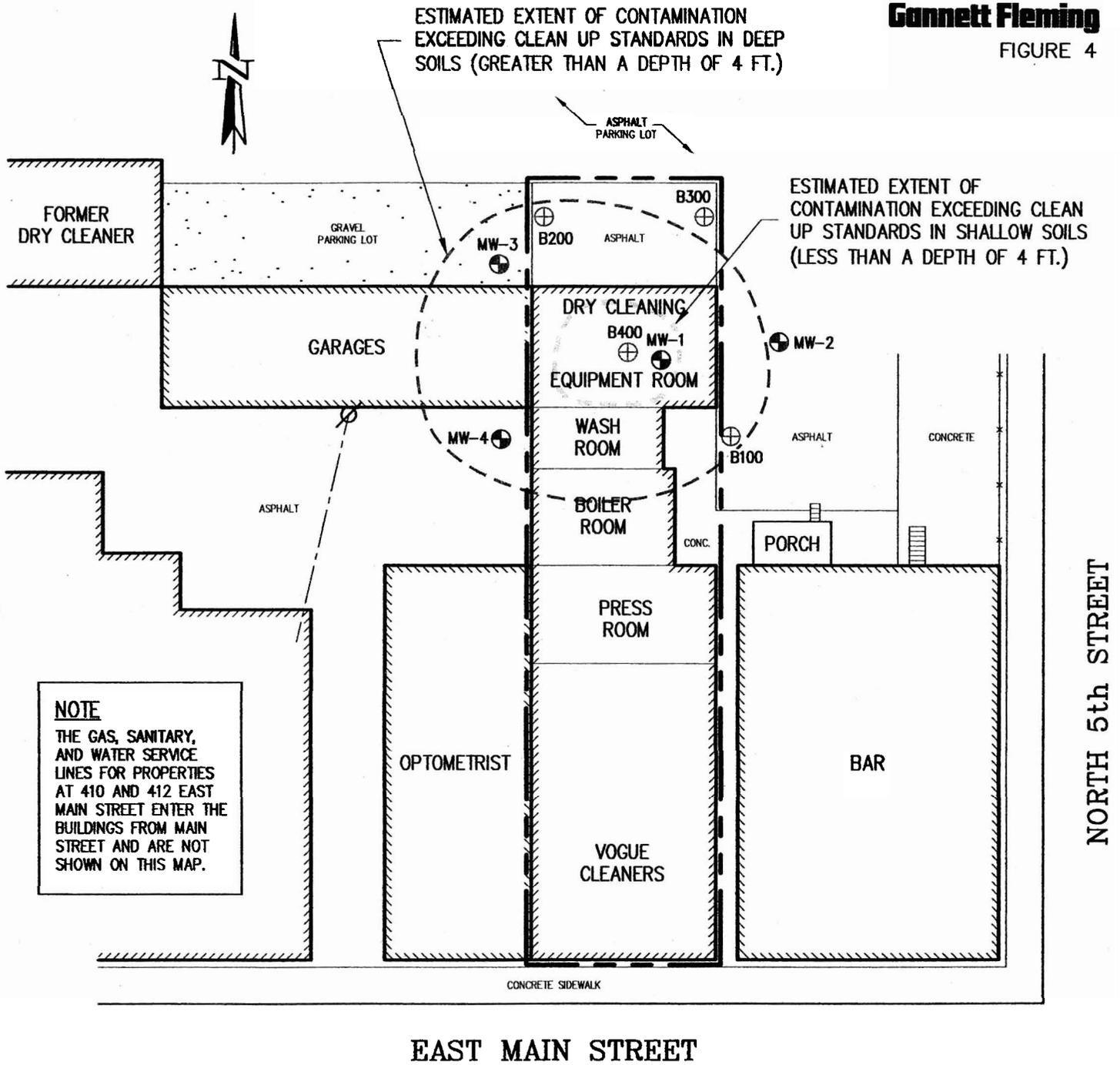
- ⊕ GANNETT FLEMING WELL LOCATION (10/02)
- ⊕ NORTHERN ENVIRONMENTAL BOREHOLE LOCATION (6/02)
- ∅ TELEPHONE POLE
- OVERHEAD UTILITIES
- *—*—* FENCE
- PROPERTY LINE

ESTIMATED EXTENT OF CONTAMINATED GROUNDWATER

VOGUE CLEANERS
 412 EAST MAIN STREET
 WATERTOWN, WISCONSIN



090704 40594WD



VOGUE CLEANERS
WATERTOWN, WISCONSIN

TABLE 6

GROUNDWATER SAMPLE RESULTS - SUMMARY OF DETECTED COMPOUNDS (ug/l)

Parameter	MW-1							MW-2		
	12/10/02	4/28/03	11/17/04	2/3/05	10/31/02	4/28/03	11/17/04	2/3/05	NR 140	NR 140 ES
Collection Date	12/10/02	4/28/03	11/17/04	2/3/05	10/31/02	4/28/03	11/17/04	2/3/05	--	--
Volatile Organic Compounds (VOCs)										
Benzene	20	8.9	<6.20	6.40	2.0	0.66 ⁽²⁾	<0.31	0.381 ⁽²⁾	0.5	5.0
sec-Butylbenzene	<3.1	<1.8	61.0	21.4	2.2	0.93 ⁽²⁾	<0.4	<0.4	NS	NS
n-Butylbenzene	21	13	255	63.5	<0.65	<0.93	<0.36	<0.36	NS	NS
Cis-1,2-Dichloroethylene	<4.0	<1.7	<8.00	<8.00	1.4 ⁽²⁾	1.0 ⁽²⁾	<0.4	<0.4	7	70
1,2-Dichloropropane	<1.9	2.9	<8.00	<8.00	<0.39	<0.46	<0.4	<0.4	0.5	5.0
Ethylbenzene	99	27	51.7	42.2	<0.53	<0.54	<0.5	<0.5	140	700
Isopropylbenzene	35	8.4	<6.20	17.5	<0.66	<0.59	<0.31	<0.31	NS	NS
p-Isopropyltoluene	17	8.9	<10.0	<10.0	<0.58	<0.67	<0.5	<0.5	NS	NS
Naphthalene	270	89	322	177	1.6 ⁽²⁾	<0.74	<0.8	<0.8	8	40
n-Propylbenzene	50	15	54.8	24.1	<0.95	<0.81	<0.3	<0.3	NS	NS
Tetrachloroethylene	<3.1	1.5 ⁽²⁾	<9.00	<9.00	<1.2	<0.45	<0.45	<0.45	0.5	5.0
Toluene	28	2.4 ⁽²⁾	<6.00	7.59	1.2 ⁽²⁾	<0.67	<0.3	<0.3	200	1,000
Trichloroethylene	25	8.8	<10.0	<10.0	1.3	<0.48	<0.5	<0.5	0.5	5.0
1,2,4-Trimethylbenzene	520	160	688	562	1.1 ⁽²⁾	<0.97	<0.4	<0.4	96 ⁽¹⁾	480 ⁽¹⁾
1,3,5-Trimethylbenzene	150	47	179	121	<0.64	<0.83	<0.31	<0.31		
Xylenes - Total	356	31.8 ⁽²⁾	225	272.1	0.79 ⁽²⁾	<2.63	<0.92	<0.92	1,000	10,000

Gannett Fleming

Table 6 Continued

Parameter	MW-1				MW-2				NR 140 PAL	NR 40 E
	12/10/02	4/28/03	11/17/04	2/3/05	10/31/02	4/28/03	11/17/04	2/3/05		
Polynuclear Aromatic Hydrocarbons (PAHs)										
Acenaphthene	4.6 ⁽²⁾	4.8 ⁽²⁾	NA	NA	0.70	0.089	NA	NA	NS	NS
Acenaphthylene	<1.9	<1.9	NA	NA	0.41	<0.019	NA	NA	NS	NS
Anthracene	<2.0	<2.0	NA	NA	<0.080	<0.020	NA	NA	600	3000
Benzo(ghi)perylene	<1.6	<1.6	NA	NA	<0.064	0.040 ⁽²⁾	NA	NA	NS	NS
Fluoranthene	<1.3	<1.3	NA	NA	<0.052	<0.013	NA	NA	80	400
Fluorene	7.9	5.8	NA	NA	0.30	<0.017	NA	NA	80	400
1-Methylnaphthalene	200	31	NA	NA	0.66	0.046 ⁽²⁾	NA	NA	NS	NS
2-Methylnaphthalene	340	23	NA	NA	0.36	0.028 ⁽²⁾	NA	NA	NS	NS
Naphthalene	230	5.4 ⁽²⁾	NA	NA	0.31	0.036 ⁽²⁾	NA	NA	8	40
Phenanthrene	13	9.5	NA	NA	.067 ⁽²⁾	<0.016	NA	NA	NS	NS
Pyrene	<1.7	2.1 ⁽²⁾	NA	NA	0.089 ⁽²⁾	<0.017	NA	NA	50	250

Gannett Fleming

Table 6 Continued . . .

Parameter	MW-3				MW-4				NR 140 PAL	NR 140 ES
	10/31/02	4/28/03	11/17/04	2/3/05 ⁽⁴⁾	12/10/02	4/28/03	11/17/04 ⁽³⁾	2/3/05 ⁽⁴⁾		
Volatile Organic Compounds (VOCs)										
Benzene	<u>0.58</u> ⁽²⁾	<u>0.61</u> ⁽²⁾	<u>0.679</u> ⁽²⁾	<u>0.793</u> ⁽²⁾	<0.25	<u><0.82</u>	<0.31	<0.31	0.5	5.0
sec-Butylbenzene	3.8	<0.89	3.60	4.12	<0.62	<1.8	5.74	7.67	NS	NS
n-Butylbenzene	3.8	<0.93	6.42	6.43	9.7	14	16.5	22.6	NS	NS
Cis-1,2-Dichloroethylene	<0.81	<0.83	<0.4	<0.4	<0.81	<1.7	<0.4	<0.4	7	70
1,2-Dichloropropane	<0.39	<0.46	<0.4	<0.4	<0.39	<u>≤0.92</u>	<0.4	<0.4	0.5	5.0
Ethylbenzene	2.5	5.0	10.6	11.2	42	32	23.7	34.6	140	700
Isopropylbenzene	3.3	1.8 ⁽²⁾	4.23	4.37	11	9.8	12.4	15.2	NS	NS
p-Isopropyltoluene	<0.58	<0.67	1.51 ⁽²⁾	<0.5	7.9	<1.3	5.71	<0.5	NS	NS
Naphthalene	<u>27</u>	<u>35</u>	<u>19.5</u>	<u>18.3</u>	<u>28</u>	<u>42</u>	<u>41.0</u>	<u>46.5</u>	8	40
n-Propylbenzene	3.3	2.1 ⁽²⁾	6.17	6.01	13	12	11.1	14.1	NS	NS
Tetrachloroethylene	<u><0.63</u>	<0.45	<0.45	<0.45	<u>3.8</u>	<u>7.2</u>	<u>9.69</u>	<u>8.38</u>	0.5	5.0
Toluene	<0.84	<0.67	0.498 ⁽²⁾	0.634 ⁽²⁾	<0.84	<1.3	0.85 ⁽²⁾	0.988 ⁽²⁾	200	1,000
Trichloroethylene	<0.39	<0.48	<0.5	<0.5	<u>2.6</u>	<u>1.8</u> ⁽²⁾	<u>0.777</u> ⁽²⁾	<u>1.06</u> ⁽²⁾	0.5	5.0
1,2,4-Trimethylbenzene	43	6.6	19.8	25.4	<u>42</u>	<u>88</u>	13.3	27.3	96 ⁽¹⁾	480 ⁽¹⁾
1,3,5-Trimethylbenzene	12	9.1	0.503 ⁽²⁾	0.693 ⁽²⁾	<u>63</u>	<u>98</u>	8.73	15.5		
Xylenes - Total	7.8 ⁽²⁾	12.2 ⁽²⁾	2.83 ⁽²⁾	5.98	52.8	54	13.8	22.8	1,000	10,000

Gannett Fleming

Table 6 Continued . . .

Parameter	MW-3				MW-4				NR 140 PAL	NR 140 ES
	10/31/02	4/28/03	11/17/04	2/3/05	12/10/02	4/28/03	11/17/04	2/3/05	--	--
Polynuclear Aromatic Hydrocarbons (PAHs)										
Acenaphthene	<3.8	0.11	NA	NA	<1.8	1.8 ⁽²⁾	NA	NA	NS	NS
Acenaphthylene	<4.0	0.023 ⁽²⁾	NA	NA	<1.9	<1.9	NA	NA	NS	NS
Anthracene	<4.2	0.033 ⁽²⁾	NA	NA	<2.0	<2.0	NA	NA	600	3000
Benzo(ghi)perylene	<3.4	<0.016	NA	NA	<1.6	<1.6	NA	NA	NS	NS
Fluoranthene	<2.7	0.023 ⁽²⁾	NA	NA	<1.3	<1.3	NA	NA	80	400
Fluorene	4.3 ⁽²⁾	0.047 ⁽²⁾	NA	NA	2.4 ⁽²⁾	2.1 ⁽²⁾	NA	NA	80	400
1-Methylnaphthalene	67	0.32	NA	NA	79	41	NA	NA	NS	NS
2-Methylnaphthalene	69	0.38	NA	NA	89	36	NA	NA	NS	NS
Naphthalene	<u>12</u>	0.3	NA	NA	<u>43</u>	<u>18</u>	NA	NA	8	40
Phenanthrene	6.5 ⁽²⁾	0.046 ⁽²⁾	NA	NA	3.1 ⁽²⁾	2.1 ⁽²⁾	NA	NA	NS	NS
Pyrene	<3.6	0.064	NA	NA	<1.7	<1.7	NA	NA	50	250

NOTES:

Groundwater samples were collected on October 31, 2002, from wells MW-2 & MW-3 and on December 10, 2002, from wells MW-1 & MW-4, due to poor recovery in wells.

All concentrations are in $\mu\text{g}/\text{l}$ or parts per billion (ppb).

NR 140 PAL = Code NR 140 preventive action limits. Exceedances of PALs are *italicized and underlined*.

NR 140 ES = Code NR 140 enforcement standards. Exceedances of ESs are *italicized, underlined, and bolded*.

NS = No NR 140 standard.

NA = Not analyzed.

FOOTNOTES:

(1) The NR 140 ES and PAL are for total trimethylbenzenes, not individual isomers.

(2) The analyte has been detected between the limit of detection and the limit of quantitation. The results are qualified due to the uncertainty of analyte concentration within this range.

(3) Monitoring well MW-4 also contained 1.58 $\mu\text{g}/\text{l}$ of tert-butylbenzene and 1.37⁽²⁾ $\mu\text{g}/\text{l}$ of chloroethane on 11/17/04.

(4) Monitoring wells MW-3 and MW-4 contained 0.525 $\mu\text{g}/\text{l}$ and 1.66 $\mu\text{g}/\text{l}$ tert-Butylbenzene on 2/3/05, respectively.

VOGUE CLEANERS
412 EAST MAIN STREET
WATERTOWN, WISCONSIN

TABLE 7

DEPTH TO GROUNDWATER AND GROUNDWATER TABLE ELEVATION

Well ID		Units	MW-1	MW-2	MW-3	MW-4
Elevation of Top of Casing (TOC)		Feet *	99.90	99.50	99.32	97.11
Ground Surface Elevation		Feet *	100.27	99.74	99.52	97.45
Bottom of Screen below TOC		Feet	11.02	11.36	13.62	10.18
Screen Length		Feet	8.0	8.0	10.0	6.0
December 10, 2002	Depth to Groundwater, Below TOC	Feet	9.18	8.92	8.86	7.32
	Groundwater Elevation	Feet *	90.72	90.58	90.46	89.79
April 28, 2003	Depth to Groundwater, Below TOC	Feet	5.38	7.58	7.48	8.89
	Groundwater Elevation	Feet *	94.52	91.92	91.84	88.22
November 17, 2004	Depth to Groundwater, Below TOC	Feet	8.68**	8.35	8.14	6.55
	Groundwater Elevation	Feet *	91.22**	91.15	91.18	90.56
February 3, 2005	Depth to Groundwater, Below TOC	Feet	8.76**	9.05	8.80	7.05
	Groundwater Elevation	Feet *	91.14**	90.45	90.52	90.06

NOTES:

- * = Feet relative to benchmark (100.00 feet) arbitrarily set as the outside southeast corner of the cleaning room, on top of concrete.
- ** = A trace of free product discovered in MW-1 on November 17, 2004 (≤ 0.03 feet thick), and February 3, 2005 (0.01 feet thick). Groundwater elevation on these dates may therefore be off by 0.01 to 0.03 feet.



NORTHERN ENVIRONMENTAL

Table 1 Soil Sample Field Screening and Laboratory Analytical Results, Vogue Cleaners, Watertown, Wisconsin

Borehole Number	Sample Number	Depth (feet)	Date Collected	PID Field Screening			DRO (mg/kg)	Volatile Organic Compounds (ug/kg)										Odor	Description	
				Time Collected	Time Analyzed	PID Response (iu)		n-Butyl-benzene	sec-Butyl-benzene	Ethyl-benzene	p-Isopropyl-toluene	Naphthalene	n-Propyl-benzene	Tetrachloro-ethene	1,2,4-Trimethyl-benzene	1,3,5-Trimethyl-benzene	Xylenes			
B100	B101	0-2	06/12/02	950	1010	1	-	-	-	-	-	-	-	-	-	-	-	-	None	Silty sand, fill
	B102	2-4	06/12/02	952	1012	2	-	-	-	-	-	-	-	-	-	-	-	-	None	Silty sand, fluvial
	B103	4-6	06/12/02	1000	1020	2	-	-	-	-	-	-	-	-	-	-	-	-	None	Silty sand, fluvial
	B104	6-8	06/12/02	1001	1021	342	240	11,000	6800	1800	4200	770	7200	<25	14,000	4300	1900	Moderate	Silty sand, fluvial	
	B105	8-10	06/12/02	1010	1030	62	-	-	-	-	-	-	-	-	-	-	-	-	Moderate	Silty sand, fluvial
	B106	10-12	06/12/02	1012	1032	13	-	-	-	-	-	-	-	-	-	-	-	-	None	Silty sand, fluvial
	B107	12-14	06/12/02	1019	1039	16	-	-	-	-	-	-	-	-	-	-	-	-	None	Silty sand, fluvial
	B108	14-16	06/12/02	1025	1045	10	-	-	-	-	-	-	-	-	-	-	-	-	None	Silty sand, fluvial
B200	B201	0-2	06/12/02	1145	1205	2	-	-	-	-	-	-	-	-	-	-	-	-	None	Silty sand, fill
	B202	2-4	06/12/02	1147	1207	30	-	-	-	-	-	-	-	-	-	-	-	-	Slight	Silty sand, fill
	B203	4-6	06/12/02	1155	1215	89	7800	35,000	13,000	3200	<250	54,000	12,000	<250	11,000	12,000	4300	Moderate	Silty sand, fluvial	
	B204	6-8	06/12/02	1200	1220	26	-	-	-	-	-	-	-	-	-	-	-	-	Slight	Silty sand, fluvial
	B205	8-10	06/12/02	1210	1230	88	-	-	-	-	-	-	-	-	-	-	-	-	Slight	Silty sand, fluvial
	B206	10-12	06/12/02	1215	1235	66	-	-	-	-	-	-	-	-	-	-	-	-	Slight	Silty sand, fluvial
	B207	12-14	06/12/02	1216	1236	47	-	-	-	-	-	-	-	-	-	-	-	-	Slight	Silty sand, fluvial
	B208	14-15	06/12/02	1220	1240	40	-	-	-	-	-	-	-	-	-	-	-	-	Slight	Silty sand, fluvial
B300	B301	0-2	06/12/02	1230	1250	0	-	-	-	-	-	-	-	-	-	-	-	-	None	Silty sand, fill
	B302	2-4	06/12/02	1231	1251	2	-	-	-	-	-	-	-	-	-	-	-	-	None	Silty sand, fluvial
	B303	4-6	06/12/02	1235	1255	0	-	-	-	-	-	-	-	-	-	-	-	-	None	Silty sand, fluvial
	B304	6-8	06/12/02	1240	1300	14	87	510	780	56	<25	<25	410	<25	260	120	40	Slight	Silty sand, fluvial	
	B305	8-10	06/12/02	1241	1301	2	-	-	-	-	-	-	-	-	-	-	-	-	None	Silty sand, fluvial
	B306	10-12	06/12/02	1245	1305	63	-	-	-	-	-	-	-	-	-	-	-	-	Slight	Silty sand, fluvial
B400	B401	0-2	06/12/02	1310	1330	885	730	27,000	34,000	4400	<250	680	22,000	610	25,000	12,000	7500	Strong	Silty sand, fill	
	B402	2-4	06/12/02	1311	1331	611	-	-	-	-	-	-	-	-	-	-	-	-	Strong	Silty sand, fill
	B403	4-6	06/12/02	1315	1335	703	-	-	-	-	-	-	-	-	-	-	-	-	Strong	Silty sand, fluvial
	B404	6-8	06/12/02	1316	1336	767	-	-	-	-	-	-	-	-	-	-	-	-	Strong	Silty sand, fluvial
	B405	8-10	06/12/02	1329	1350	515	-	-	-	-	-	-	-	-	-	-	-	-	Strong	Silty sand, fluvial
	B406	10-12	06/12/02	1330	1351	503	-	-	-	-	-	-	-	-	-	-	-	-	Strong	Silty sand, fluvial
	B407	12-14	06/12/02	1340	1410	497	-	-	-	-	-	-	-	-	-	-	-	-	Strong	Silty sand, fluvial
	B408	14-16	06/12/02	1345	1415	489	-	-	-	-	-	-	-	-	-	-	-	-	Strong	Silty sand, fluvial
Chapter NR 720, Wisconsin Administrative Code Generic Residual Contaminant Levels							250	CNR	CNR	2900	CNR	CNR	CNR	CNR	CNR	CNR	4100			

Note:

- PID = photoionization detector
- iu = instrument units as isobutylene
- mg/kg = milligrams per kilogram
- DRO = diesel range organics
- ug/kg = micrograms per kilogram
- = not laboratory analyzed

XXX - exceeds Chapter NR 720, Wisconsin Administrative Code Soil Cleanup Standard

- <x = compound not detected to a detection limit of x
- CNR = currently not regulated
- "J" = analyte detected between limit of detection and limit of quantification

Table 2 Soil Sample Polynuclear Aromatic Hydrocarbons Laboratory Analytical Results, Vogue Cleaners, Watertown, Wisconsin

Borehole Number	Sample Number	Depth (feet)	Date Collected	Laboratory Analysis				
				Polynuclear Aromatic Hydrocarbons (µg/kg)				
				Fluorene	1-Methyl naphthalene	2-Methyl naphthalene	Naphthalene	Phenanthrene
B100	B101	0-2	06/12/02	-	-	-	-	-
	B102	2-4	06/12/02	-	-	-	-	-
	B103	4-6	06/12/02	-	-	-	-	-
	B104	6-8	06/12/02	<41	270	370	380	<20
	B105	8-10	06/12/02	-	-	-	-	-
	B106	10-12	06/12/02	-	-	-	-	-
	B107	12-14	06/12/02	-	-	-	-	-
	B108	14-16	06/12/02	-	-	-	-	-
B200	B201	0-2	06/12/02	3900"J"				
	B202	2-4	06/12/02					
	B203	4-6	06/12/02		61,000	110,000	20,000	13,000
	B204	6-8	06/12/02					
	B205	8-10	06/12/02					
	B206	10-12	06/12/02					
	B207	12-14	06/12/02					
	B208	14-15	06/12/02					
B300	B301	0-2	06/12/02	<41	<37	<72	<40	<20
	B302	2-4	06/12/02					
	B303	4-6	06/12/02					
	B304	6-8	06/12/02					
	B305	8-10	06/12/02					
	B306	10-12	06/12/02					
B400	B401	0-2	06/12/02	<41	110"J"	190"J"	470	<20
	B402	2-4	06/12/02					
	B403	4-6	06/12/02					
	B404	6-8	06/12/02					
	B405	8-10	06/12/02					
	B406	10-12	06/12/02					
	B407	12-14	06/12/02					
	B408	14-16	06/12/02					
Suggested Direct-Contact Generic RCLs for PAH Compounds				600,000	1,100,000	600,000	20,000	18,000
Suggested Ground-Water Protection RCLs for PAH Compounds in Soil				100,000	23,000	20,000	400	1800

Note:

- µg/kg = micrograms per kilogram
- = not laboratory analyzed
- <x = compound not detected to a detection limit of x
- CNR = currently not regulated
- PAH = polynuclear aromatic hydrocarbons
- XXX = exceeds Suggested Direct Contact Generic Residual Contaminant Levels (RCLs) for PAH Compounds
- XXX = exceeds Suggested Ground-Water Protection RCLs for PAH Compounds in soil
- "J" = analyzed detected between limit of detection and limit of quantification

VOGUE CLEANERS
WATERTOWN, WISCONSIN

TABLE 3

SOIL SAMPLE ANALYTICAL RESULTS - SUMMARY OF DETECTED COMPOUNDS (mg/kg)

Compound Analyzed	Boring ID and Depth Collected (ft)						NR 720 RCLs - Groundwater Pathway	NR 746 Table 1 Values - Residual Product in Soil Indicator
	MW-1 (4-6')	MW-1 (8-10')	MW-2 (2-4')	MW-3 (5.5-7')	MW-4 (6-8')	MW-4 (8-10')		
Volatile Organic Compounds (VOCs)								
s-Butylbenzene	0.38	4.0	<0.025	<0.10	0.30	1.3	NS	NS
Ethylbenzene	0.12	2.7	<0.025	0.34	<0.025	1.7	2.9	4.6
Isopropylbenzene	0.16	2.4	<0.025	0.13	0.16	1.1	NS	NS
p-Isopropyltoluene	0.81	6.6	<0.025	0.41	0.51	2.4	NS	NS
Naphthalene	<u>1.6</u>	<u>11.0</u>	<0.025	<u>18.0</u>	0.27	<u>4.9</u>	0.4	2.7
n-Propylbenzene	0.43	5.4	<0.025	0.57	0.35	2.0	NS	NS
1,2,4-Trimethylbenzene	4.6	44.0	<0.025	2.6	0.97	12.0	NS	83
1,3,5-Trimethylbenzene	1.3	12.0	<0.025	1.5	0.82	4.7	NS	11
Xylenes - Total	0.34	<u>13.9</u>	<0.025	<0.10	<0.025	2.4	4.1	42
Polynuclear Aromatic Hydrocarbons (PAHs)							Suggested RCLs- Groundwater Pathway⁽¹⁾	Suggested RCLs Direct Contact - Non-Industrial⁽¹⁾
Acenaphthene	0.13	0.15	<0.013	0.32	0.051	<0.061	38	900
Fluorene	0.28	0.30	<0.0068	0.66	0.10	0.12	100	600

Gannett Fleming

Table 3 Continued . . .

Compound Analyzed	Boring ID and Depth Collected (ft)						NR 720 RCLs - Groundwater Pathway	NR 746 Table 1 Values - Residual Product in Soil Indicator
	MW-1 (4-6')	MW-1 (8-10')	MW-2 (2-4')	MW-3 (5.5-7')	MW-4 (6-8')	MW-4 (8-10')		
1-Methylnaphthalene	3.1	5.2	<0.0080	11.0	1.3	1.9	23	1,100
2-Methylnaphthalene	4.8	9.5	<0.0085	<u>23.0</u>	2.3	3.6	20	600
Naphthalene	<u>0.68</u>	<u>2.5</u>	<0.0085	<u>4.0</u>	0.10	<u>0.80</u>	0.4	20
Phenanthrene	0.75	0.98	<0.0091		0.32	0.38	1.8	18
Pyrene	0.10	<0.15	<0.015	<0.29	<0.058	<0.072	8,700	500

NOTES:

Soil samples were collected on October 30 & 31, 2002. All concentrations are in mg/kg or parts per million (ppm).

NR 720 RCLs = Code NR 720 residual contaminant levels for VOCs. .

NR 746 RCLs = Code NR 746 residual contaminant levels, using Table 1 for VOCs to determine concentrations are indicative of residual product in soil pores.

Concentrations in italics and underlined exceed the NR 720 RCLs (for VOCs) or suggested RCLs (for PAHs) for groundwater protection.

Concentrations in bold exceed the NR 746 RCLs Table 1 values indicative of residual product in soil pores.

FOOTNOTES:

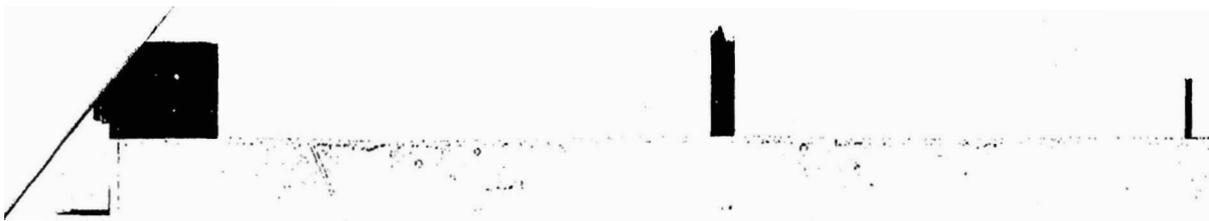
- (1) The residual contaminant levels for polynuclear aromatic hydrocarbons (PAHs) are the suggested generic residual contaminant levels for groundwater protection and direct contact at non-industrial sites were obtained from "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance", WDNR publication RR-519-97, April 1997.

To Whom It May Concern:

The enclosed information and reports from George and Karen Oestreich, owners of Vogue Cleaners 412 E. Main St. Watertown, Wi. Are true to the best of our knowledge.

George and Karen Oestreich
412 E. Main St.
Watertown, Wi. 53094

Karen Oestreich 8/23/04
George Oestreich 8/23/04



VOL 807 PAGE 142

STATE OF IDAHO)
) ss
Bonneville County)

Personally came before me this 27th day of May, 1992, the above-named JAMES MAGNAN to me known to be the person who executed the foregoing instrument and acknowledge the same.

Barbara S. Beckstead
Barbara S. Beckstead
Notary Public, Bonneville County, ID
My Commission expires July 1, 1997



—
—

April 16, 2004
File #40594.000

RECEIVED		
GANNETT FLEMING, INC.		
MADISON, WI		
MAY 10 2004		
FILE NO.	40594.000	
TLH	AJH	CCW
DFK	AWM	JRS
DJO	JEC	JK

Dr. Harold Magnum Jr.
410 E. Main St.
Watertown, WI 53094

Re: Groundwater & Soil Contamination Notification (NR 726)
412 East Main Street, Watertown, WI 53094
WDNR BRRTS # 02-28-350153

Dear Dr. Magnum:

As you may know, an environmental investigation was recently conducted on the Vogue Cleaners property at 412 East Main Street to determine if there was any contamination associated with our cleaning facility. Based on the results of that investigation, groundwater contaminated with petroleum compounds originated on the property at 412 East Main Street in Watertown appears to have migrated onto your property at 410 East Main Street and impacted the subsurface soils and groundwater.

As part of the site investigation performed by our consultants, soil borings indicated groundwater petroleum compounds has moved onto your property from the property at 412 East Main Street and contaminated the subsurface soil at concentrations exceeding the NR 720 residual contaminant levels (RCLs). Figure 1 shows the estimated extent of contaminated soils deeper than 4 feet below the surface. The current concentrations (as of April 28, 2003) of naphthalene and tetrachloroethylene in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. Figure 2 shows the estimated extent of contaminated groundwater. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable because of the length of time that has passed since the release of the contaminants and that it will naturally degrade over time. Allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and chapter NR 746, 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 WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Dr. Harold Magnum Jr.
Watertown, WI 53094
April 16, 2004

-2-

Since the source of the groundwater and soil contamination (a former dry well that had received spent solvents from a dry-cleaning facility located at 412 East Main Street prior to 1972) is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if necessary.

Our consultants have informed us that the soil contamination on your property will also naturally degrade over time. However, there will be a deed restriction placed on your property that states what must occur if contaminated soil is encountered during future excavations. The un-earthed contaminated soil must be handled and disposed of appropriately, most likely by transporting and disposing of it at a registered landfill, or covering the contaminated soil with a thick plastic tarp on site if it is going to be placed back in the excavation at a depth greater than 4 below the surface. As with the contaminated groundwater, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this soil contamination, as long as you and subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if necessary.

For further information on the requirements of section 292.13, Wisconsin Statutes, you can obtain a copy of the WDNR's publication #RR-589, *Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination* by calling 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area.

The WDNR will not review the 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. Michael Schmoller, Wisconsin Department of Natural Resources, 3911 Fish Hatchery Road, Fitchburg, WI, 53711.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards and all properties within the site boundaries where soil contamination exceeds chapter NR 720 RCLs will be listed on the WDNR's 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 and where soil contamination above chapter NR 720 RCLs was present at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR's Internet web site.

Dr. Harold Magnum Jr.
Watertown, WI 53094
April 16, 2004

-3-

As part of the GIS registry, I will need you to provide me with the following:

- A copy of the most recent certified survey map of your property;
- A copy of the most recent property deed and the associated legal description;
- Your property parcel identification number if it is not on the deed; and
- A signed statement that says that, to the best of your knowledge, the legal description, certified survey map, and property deed information provided is accurate and complete. Attached is an example letter. These documents need to be included in the GIS registry packet.

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 call the Diggers Hotline (1-800-242-8511), if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the WDNR, if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the WDNR makes a decision on the closure request, it will be documented in a letter. If the WDNR grants closure, you may obtain a copy of that 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 www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the WDNR closure letter will be included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at 412 East Main Street, Watertown, 920-261-6851 or you may contact Mr. Michael Schmoller, Wisconsin Department of Natural Resources, 3911 Fish Hatchery Road, Fitchburg, WI 53711, 608-275-3303.

Sincerely,

VOGUE CLEANERS



George Oestreich

Enc.

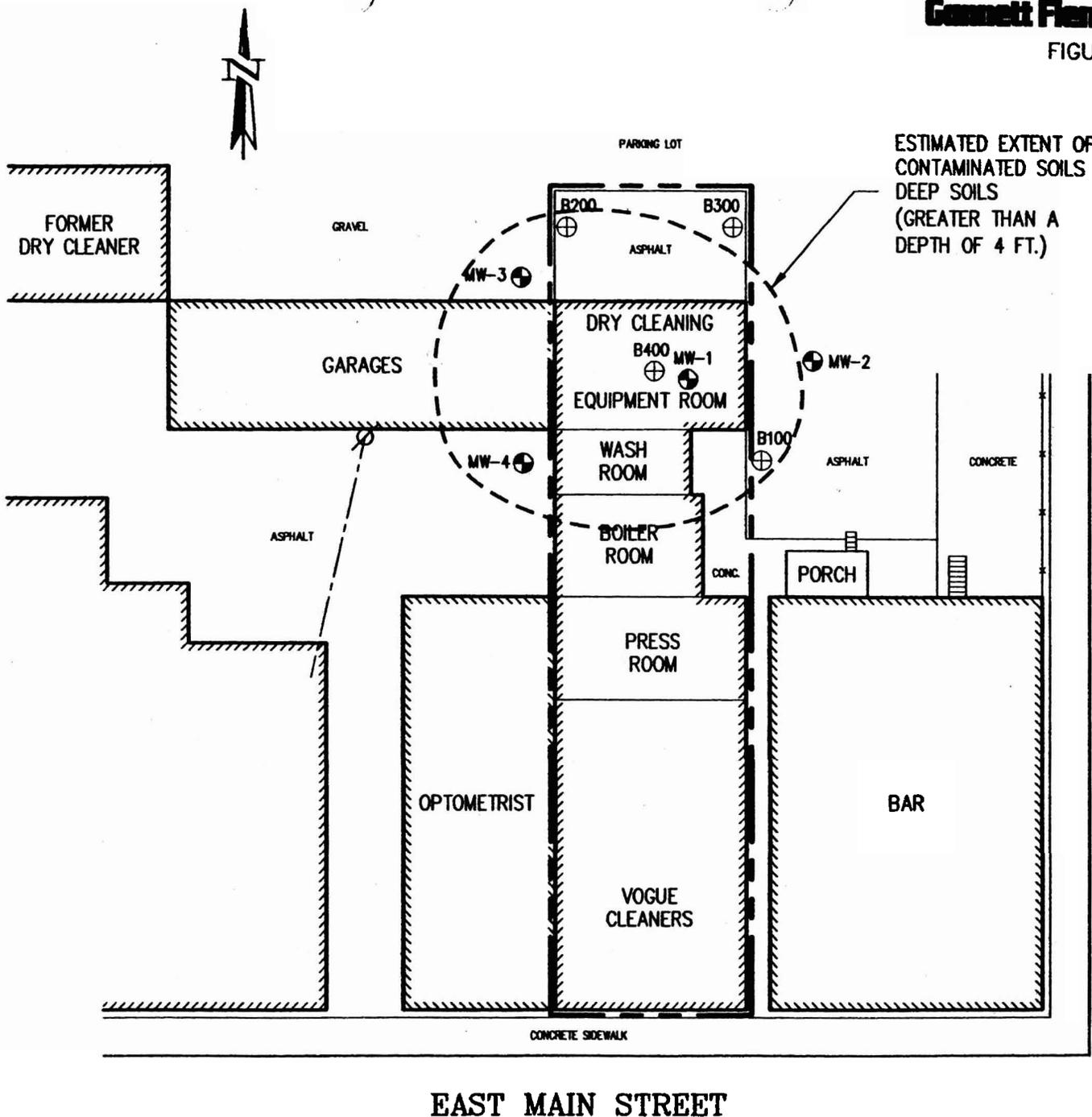
cc: Michael Schmoller (WDNR)
Anthony Miller (Gannett Fleming)

Example Letter for GIS registry attesting that the attached legal description is correct and accurate.

With regard to the Wisconsin Department of Natural Resources' GIS registry of groundwater, I, _____, owner of property at 410 East Main St. Watertown, believe the attached information regarding the property at 410 East Main Street is complete and accurate to the best of my knowledge.

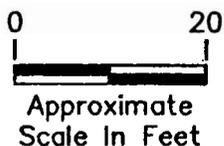
Signed: _____

Date: _____



LEGEND

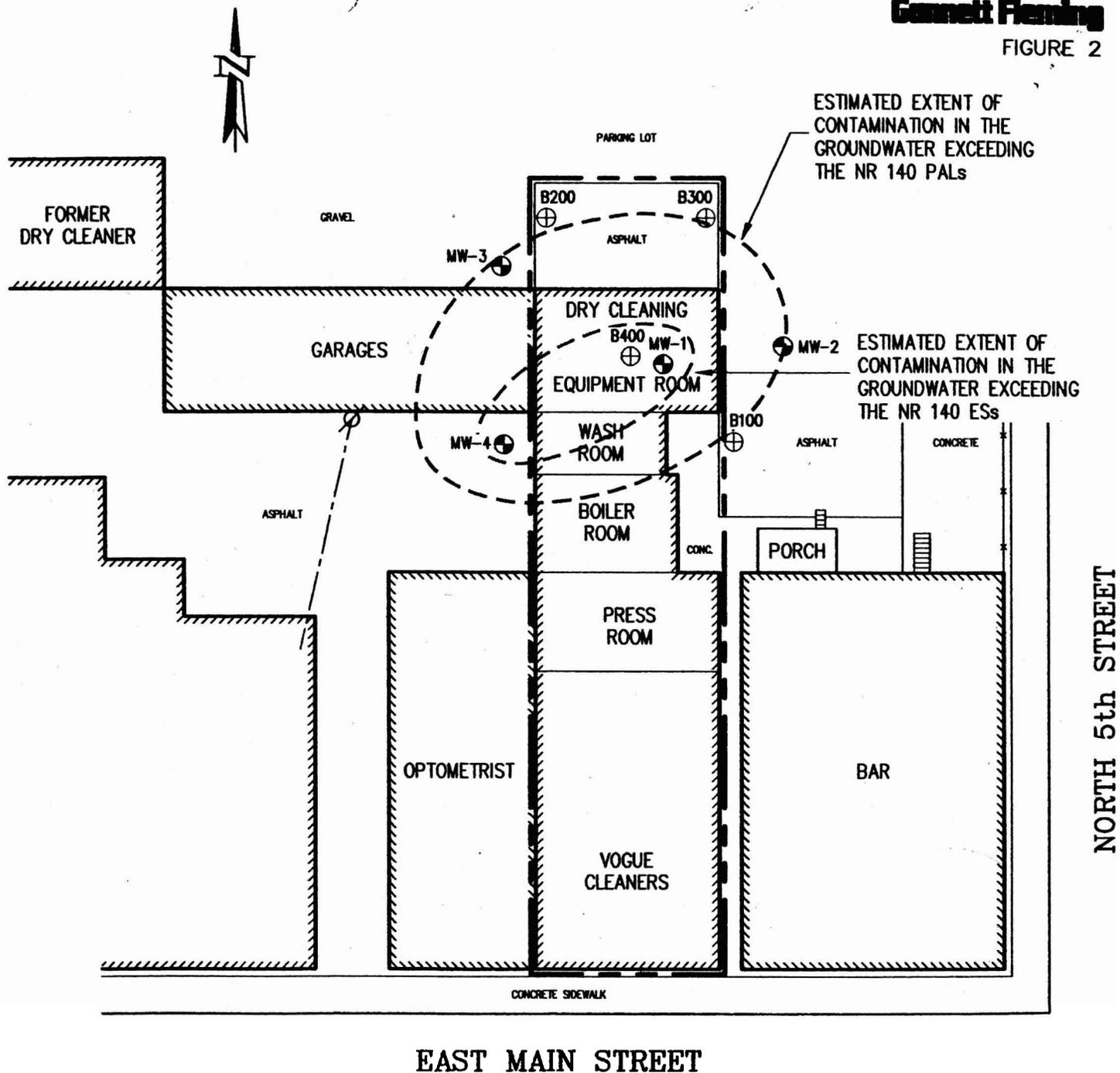
- ⊕ GANNETT FLEMING WELL LOCATION (10/02)
- ⊕ NORTHERN ENVIRONMENTAL BOREHOLE LOCATION (6/02)
- ∅ TELEPHONE POLE
- — — — — OVERHEAD UTILITIES
- * — * — FENCE
- - - - - PROPERTY LINE



ESTIMATED EXTENT OF CONTAMINATED SOILS

VOGUE CLEANERS
412 EAST MAIN STREET
WATERTOWN, WISCONSIN

031004 405841NC

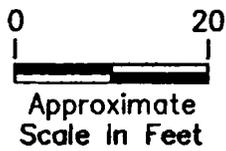


LEGEND

- ⊕ GANNETT FLEMING WELL LOCATION (10/02)
- ⊕ NORTHERN ENVIRONMENTAL BOREHOLE LOCATION (6/02)
- ⊘ TELEPHONE POLE
- — — — — OVERHEAD UTILITIES
- *—*—*—*—*— FENCE
- - - - - PROPERTY LINE

ESTIMATED EXTENT OF CONTAMINATED GROUNDWATER

VOGUE CLEANERS
412 EAST MAIN STREET
WATERTOWN, WISCONSIN



031004 46584WD
400110

3. That this affidavit is being recorded for the purpose of notifying prospective purchasers and other interested parties that as of October 31, 2002, when soil samples were collected on this property, soil contaminated with Stoddard solvents remained on this property in the following location: beneath the building (see attached Exhibit A). If this contaminated soil is excavated in the future, the soil must be sampled and analyzed, may be considered solid or hazardous waste if residual contamination remains and must be stored, treated, disposed in compliance with applicable statutes and rules.

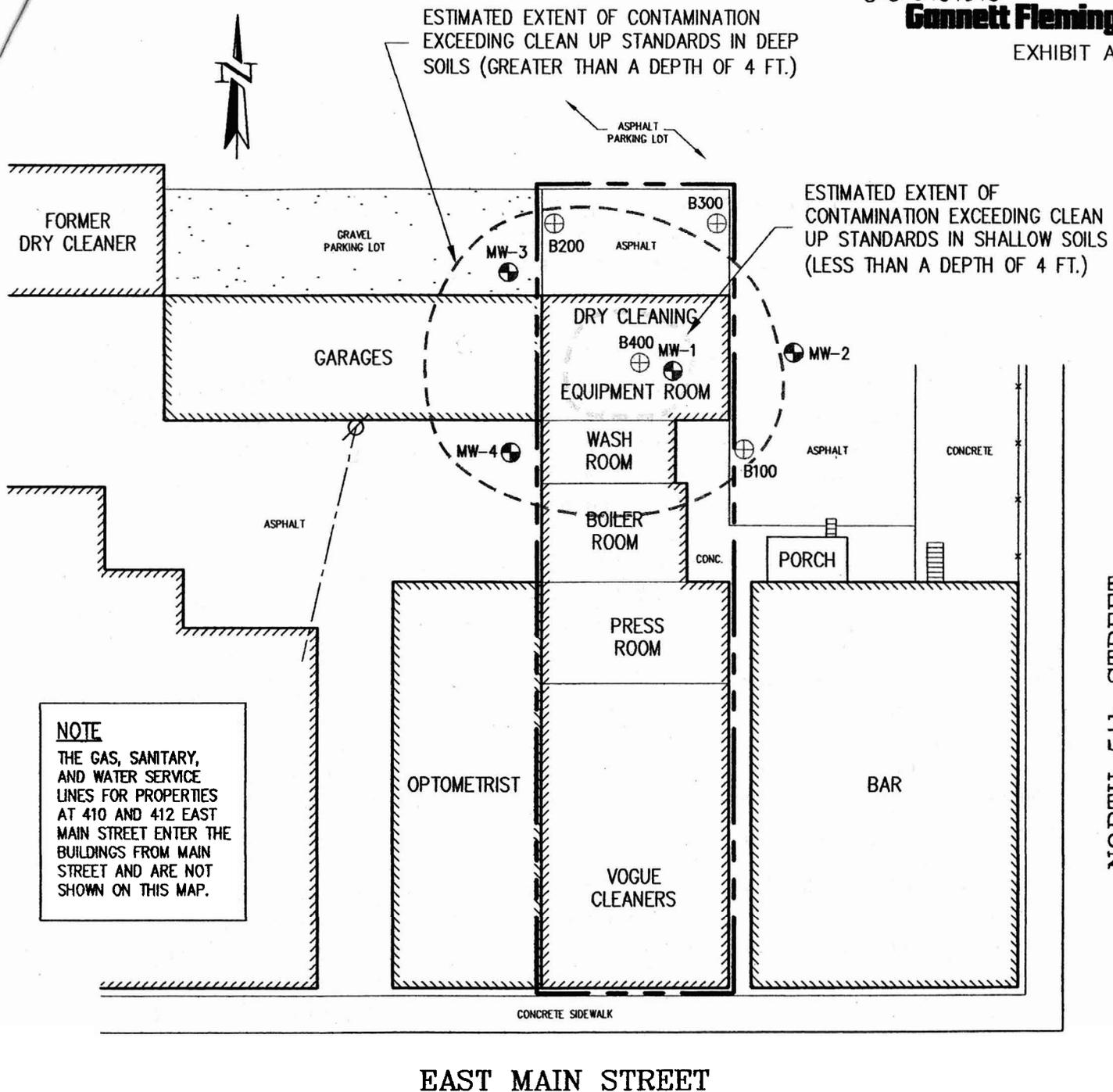
Signature: George Oestreich
Printed Name: George Oestreich

Karen Oestreich
KAREN Oestreich

Subscribed and sworn to before me
this 27th day of MARCH, 2002
Kay A. Holm
Notary Public, State of WISCONSIN
My commission July 30 2003



This document was drafted by the Wisconsin Department of Natural Resources. [FILENAME :Z:\deeddocs\deednote.doc][revised August 25, 1999]



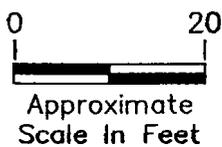
NOTE
 THE GAS, SANITARY,
 AND WATER SERVICE
 LINES FOR PROPERTIES
 AT 410 AND 412 EAST
 MAIN STREET ENTER THE
 BUILDINGS FROM MAIN
 STREET AND ARE NOT
 SHOWN ON THIS MAP.

LEGEND

- GANNETT FLEMING WELL LOCATION (10/02)
- ⊕ NORTHERN ENVIRONMENTAL BOREHOLE LOCATION (6/02)
- ∅ TELEPHONE POLE
- — — — — OVERHEAD UTILITIES
- x — x — FENCE
- · — · — PROPERTY LINE

**ESTIMATED EXTENT OF
 CONTAMINATED SOILS**

VOGUE CLEANERS
 412 EAST MAIN STREET
 WATERTOWN, WISCONSIN



090704 40594WC

EXHIBIT B

**MAINTENANCE PLAN FOR 412 EAST MAIN STREET
WATERTOWN, WISCONSIN
PARCEL ID # - J291-5208-0001**

Based on soil samples collected on October 30 and 31, 2002, there is soil beneath the building located at 412 East Main Street in Watertown, Wisconsin, that contains compounds associated with Stoddard solvents (a petroleum-based dry cleaning fluid) at concentrations that exceed the Wisconsin Administrative Code NR 720 residual contaminant levels (RCLs) and the interim RCLs for polycyclic aromatic hydrocarbons (PAHs) issued by the WDNR in April 1997 for the protection of the groundwater or direct human contact at a non-industrial sites.

The building currently serves as an engineered cap that prevents direct human contact with the subsurface contamination. Because the contaminants in this area are within 4 feet of the ground surface, the building or similar impervious surface must be maintained in order to prevent human contact with the contaminants in the future. See Exhibit A for a map showing the approximate extent of the contamination in the soil at concentrations above the applicable clean-up standards and the portion of the building that covers it and must be maintained. This portion of the building should be inspected at least monthly and maintained in such a manner so as to prevent any breeches or cracks in the floor covering the contaminated soil that may allow direct human contact with the contaminants below. Any breeches or cracks should be filled and patched as soon as they are evident.

In the event that the building is demolished or the property renovated in such a manner as to remove the floor surface covering the contaminated soil that exists above a depth of 4 feet, the owner of the property should replace with floor covering the contaminated soil with a similar impervious surface as soon as practicable, and public access to that portion of the property should be limited by a fence or similar barrier during the interim period when the soils are exposed. The owner has the option of excavating the contaminated soil to a depth of 4 feet or more and can thereby remove this restriction from the deed; however, the WDNR should be notified before the excavation activities begin, and the contaminated soil will have to be disposed of at a licensed and approved landfill.

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RECEIVED FOR RECORD
at 3:30 o'clock P M

MAR 22 2005

Samuel T
Register of Deeds
Jefferson County, WI

Document
Number

DEED RESTRICTION

Legal Description of the Property: A part of Outlot Two (2) as marked and designated on the recorded map or plat of the Outlots of the Second Ward of the City of Watertown described as follows: Commencing at the Southwest corner of said Outlot Two (2); thence running North on the West line of the same to the Northwest corner thereof; thence East on the North line of said Outlot Two (2), 22 feet; thence running South parallel with aforesaid West line to the South line of said Outlot; thence West on the last mentioned line, 22 feet to the place of beginning.

Also, all that part of the so-called Bruesch Block in the Second Ward of the City of Watertown, bounded as follows:

Commencing at a point on the West line of North Fifth Street, 108 feet North from the North line of Main Street; thence running West parallel with said North line of said Main Street, 66 feet to the place of beginning; thence running West parallel with the North line of said Main Street, a distance of 22 feet; thence running North parallel with the West line of said North Fifth Street, a distance of 8 feet; thence running East and parallel with the North line of said Main Street, a distance of 22 feet; thence running South and parallel with the West line of said North Fifth Street, a distance of 8 feet to the place of beginning, together with a right-of-way in and over the following described piece of land, to-wit: Commencing at a point on the West line of said North Fifth Street, 108 feet North from the North line of said Main Street; thence running West and parallel with the North line of said Main Street, a distance of 66 feet; thence running North and parallel with the West line of said North Fifth Street, a distance of 8 feet; thence running East and parallel with the North line of said Main Street, a distance of 66 feet to a point on the West line of said North Fifth Street; thence running South on the West line of said North Fifth Street, a distance of 8 feet to the place of beginning.

Recording Area

STATE OF WISCONSIN)

) ss.

COUNTY OF JEFFERSON)

Return to:
Oestreich
998 Labaree St
Watertown WI 53098

WHEREAS, George Oestreich is the owner of the above-described property.

Name and Return Address <i>George and Karen Oestreich</i> <i>998 Labaree St.</i> <i>Watertown, Wi 53098</i>
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Parcel Identification Number
J291-5208-0001

WHEREAS, one or more Stoddard solvent discharges have occurred on this property, and as of October 31, 2002, when soil samples were collected on this property, soil contaminated with Stoddard solvents at concentrations exceeding the NR 720 residual contaminant levels remained on this property underneath the building (see the attached Exhibit A).

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

The engineered cap that existed on the above-described property in the location shown on the attached map (labeled "EXHIBIT A") on the date that this restriction was signed shall be maintained in compliance with maintenance plan (labeled "EXHIBIT B") that was submitted to the Wisconsin Department of Natural Resources by George Oestreich, as required by section NR 724.13(2), Wis. Adm. Code (1999), unless another barrier, with an infiltration rate of 10^{-7} cm/sec or less, is installed and maintained in its place.

In addition, the following activities are prohibited on any portion of the above-described property where an impervious cap has been placed or where impervious surfaces exist (see attached Exhibit A), unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on capped areas and areas with impervious surfaces; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or impervious surface.

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 inures to the benefit of 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

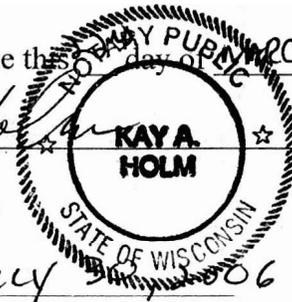
more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

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

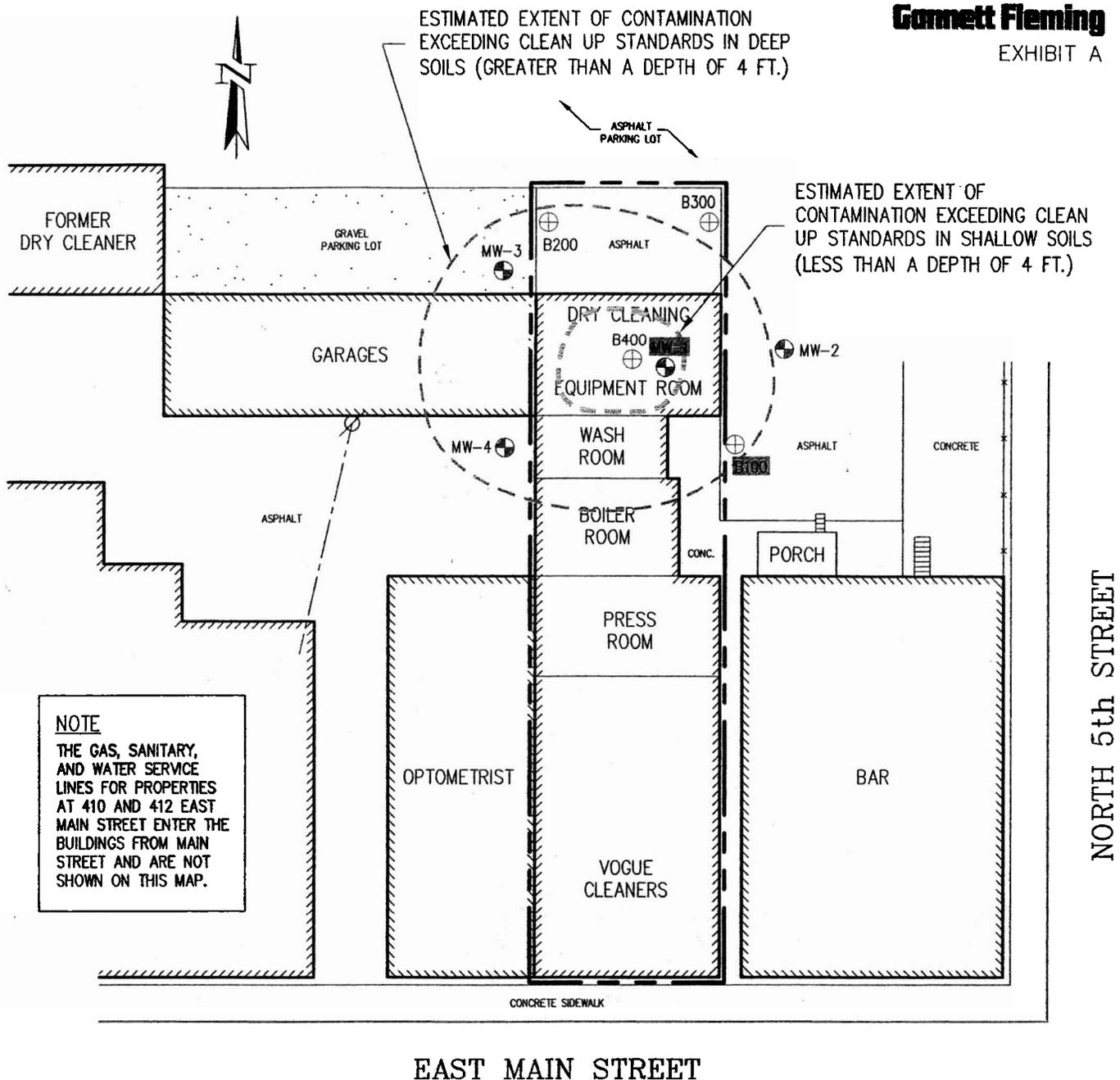
IN WITNESS WHEREOF, the owner of the property has executed this document, this 22ND day of MARCH 2005.

Signature: George Oestreich - Karen Oestreich
Printed Name: George Oestreich KAREN Oestreich
Title: OWNER Owner

Subscribed and sworn to before me this 22ND day of MARCH 2005
Signature: Kay A. Holm
Notary Public, State of Wisconsin
My commission expires on July 2006



This document was drafted by: WE DEPT of Natural Resources



NOTE
 THE GAS, SANITARY,
 AND WATER SERVICE
 LINES FOR PROPERTIES
 AT 410 AND 412 EAST
 MAIN STREET ENTER THE
 BUILDINGS FROM MAIN
 STREET AND ARE NOT
 SHOWN ON THIS MAP.

LEGEND

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EXHIBIT B**MAINTENANCE PLAN FOR 412 EAST MAIN STREET
WATERTOWN, WISCONSIN
PARCEL ID # - J291-5208-0001**

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