

GIS REGISTRY

Cover Sheet

May, 2009
(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")*

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

Contamination in ROW

Off-Source Contamination

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

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 or economic
development corporation)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #:	03-28-544713	PARCEL ID #:	28-291-0815-0412-249
ACTIVITY NAME:	A Hair Off Main	WTM COORDINATES:	X: 623849 Y: 303050

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter *5 - 03 = OFF-SITE LETTERS*
- Maintenance Plan (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter *N/A*
- 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 8.5 x 14 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 **Title:** Site Location 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 #: 2 **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 #: 5 **Title:** Soil Results & the Estimated Extent of Contamination to Soil

BRRTS #: 03-28-544713

ACTIVITY NAME: A Hair Off Main

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 #: 6 Title: Groundwater Quality 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 #: Title:

Figure #: Title:

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

Tables must be no larger than 8.5 x 14 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 #: 1 & 2 Title: Soil Quality Results (DRO & PAH), Soil Quality Results - Detects for GRO, Lead and VOC's

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 #: 3 & 4 Title: Groundwater Quality Results - PAH's, Groundwater Quality Results - Lead and VOC's

Water Level Elevations: Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

Not Applicable

Site Location Map: A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: 4 Title: Groundwater Monitoring Well Location Map

Well Construction Report: Form 4440-113A for the applicable monitoring wells.

Deed: The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

Notification Letter: Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-28-544713

ACTIVITY NAME: A Hair Off Main

NOTIFICATIONS

Source Property

- 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.

- 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: 1
- 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:

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="205-209 S Third St., Watertown, WI 53094"/>	<input type="text" value="291-0815-0412-248"/>	<input type="text" value="623837"/>	<input type="text" value="303049"/>
<input type="text" value="B"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Lloyd L. Eagan, 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

October 1, 2009

Ms. Kay Strauss
A Hair Off Main
305 Market Street
Watertown, WI 53094

Subject: Final Case Closure with Land Use Limitations or Conditions
A Hair Off Main, 305 Market Street, Watertown
Parcel Identification Number: 291-0815-0412-249
WDNR BRRTS Activity #: 03-28-544713

Dear Ms. Strauss:

On September 22, 2009, the WDNR 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. Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination that must be properly managed should it be excavated or removed
- Groundwater contamination is present above Chapter NR 140 enforcement standards
- One or more monitoring wells were not located and must be properly abandoned if found

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 DNR's Remediation and Redevelopment Sites Map internet page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

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. 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 near the former **fuel** oil tank as indicated in the information submitted to the Department of Natural Resources by Moraine Environmental, Inc. If soil near the former fuel oil tank is

excavated, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, the property owner 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 would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. 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 direct contact hazard and, as a result, special precautions may be needed to prevent a direct contact health threat to humans.

Residual Groundwater Contamination

Residual petroleum-related groundwater contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present both on the contaminated property and on the neighboring property to the south. The off-source property owner(s) have been notified of the presence of groundwater contamination. 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>.

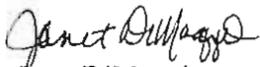
If you or any future property owner intend to construct or reconstruct a well at the site, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code.

Monitoring Wells that could not be properly abandoned

On August 17, 2009, your consultant Moraine Environmental, Inc. notified the Department that monitoring well(s) TW-1, TW-2, and TW-2 located in the sidewalk near your property could not be properly abandoned because they had been lost due to being paved over, covered or removed during development activities. Your consultant made a reasonable effort to locate the lost wells to determine whether they were properly abandoned but has been unsuccessful in those efforts. You may be held liable for any problems associated with monitoring wells TW-1, TW-2, and TW-3, if they create a conduit for contaminants to enter groundwater. If any of the lost groundwater monitoring wells is found, the owner of the property on which they are located will be required to notify the Department and to properly abandon the wells in compliance with the requirements in ch. NR 141, Wis. Adm. Code, and to submit the required documentation of that abandonment to the Department.

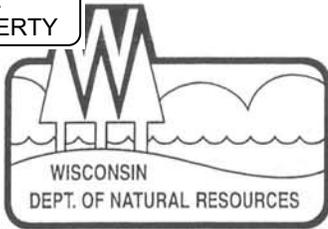
The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Jeff Ackerman at (608) 275-3323.

Sincerely,



Janet DiMaggio
Remediation & Redevelopment Team Supervisor

cc: Tom Sweet, Moraine Environmental, Inc.
Matt Atkinson, Owner of neighboring property to the South



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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October 1, 2009

Mr. Matt Atkinson
701 South 9th St.
Watertown, WI 53094

SUBJECT: Continuing Obligations and Property Owner Requirements for 205-209 S. Third Street, Watertown, Wisconsin.
Parcel Identification Number: 291-0815-0412-248
Final Case Closure for "A Hair Off Main", 305 Market St. Watertown, WI
WDNR BRRTS Activity #: 03-28-544713

Dear Mr. Atkinson:

This letter is to inform you of certain continuing obligations that apply to the Property at 205-209 South Third Street, Watertown, (referred to in this letter as the "Property") due to residual contamination associated with old fuel oil tank project at "A Hair Off Main". These obligations are intended to limit exposure to any remaining environmental contamination at the Property. These obligations continue with future owners of the Property, until the Department receives documentation that the residual contamination no longer exists at the Property. The continuing obligations that apply to the Property also apply to the "A Hair Off Main" property, and are consistent with s. 292.12, Wis. Stats., and ch. NR 700, Wis. Adm. Code, rule series, as explained in the attached case closure approval letter.

It is common for properties associated with approved cleanups to have continuing obligations as a condition of case closure. If you would like more information on the application of continuing obligations, please look at our internet page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. Information about the case closure and residual contamination for this and other sites can be located at <http://dnr.wi.gov/org/aw/rr/clean.htm>.

The Department reviewed and approved the case closure request regarding the petroleum in the soil and groundwater at the "A Hair Off Main" property, based on the information submitted by Moraine Environmental, Inc (Moraine). As required by state law, you received notification about the requested closure from Moraine. No further investigation or cleanup is required at this time. However, the closure decision is conditioned on the long-term compliance with certain continuing obligations at the "A Hair Off Main" property and at the Property at 205-209 S. Third Street, Watertown. The obligations are described below.

Continuing Obligations Applicable to the Property

The following continuing obligations apply to the Property:

- Residual soil contamination
- Residual groundwater contamination

Residual Soil Contamination

Residual soil contamination remains near the former fuel oil tank as indicated in the information submitted to the Department of Natural Resources by Moraine. If soil on the Property and near the former fuel oil tank is excavated, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, the Property owner 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 would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. 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 direct contact hazard and, as a result, special precautions may be needed to prevent a health threat to humans.

GIS Registry – Well Construction Approval Needed

Residual petroleum-related groundwater contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present both on the “A Hair Off Main” property and on the 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>.

If you or any future Property owner intend to construct or reconstruct a well at the site, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code.

Property Owner Responsibilities

The Property owner (whether you or any subsequent Property owner) is responsible for compliance with these continuing obligations. This letter should be passed on to future Property owners. For residential property transactions, environmental disclosures are required under Wis. Stats. s. 709.02. You may also be required to notify potential buyers of the conditions on the Property and the continuing obligations set out in this letter.

Failure to comply with the continuing obligations may result in enforcement action by the Department, and these responsibilities are the Property owner’s. A property owner may enter into a legally binding agreement with someone else to take responsibility for compliance with the continuing obligations. However, if the person with whom any Property owner has an agreement fails to adequately comply with the continuing obligations, the Department has the authority to require the Property owner to complete the necessary work.

If you have any questions regarding this closure decision or anything outlined in this letter, please contact Jeff Ackerman at (608) 275-3323.

Sincerely,



Janet DiMaggio

Remediation & Redevelopment Team Supervisor

cc: Kay Strauss, A Hair Off Main
Tom Sweet, Moraine Environmental, Inc.

1144182

Document Number

STATE BAR OF WISCONSIN FORM 1 - 1999
WARRANTY DEED

000004

This Deed, made between Michael B. Vassar and Bonnie L. Vassar, his wife

Grantor, and Keith D. Strauss and Kay M. Strauss, husband and wife, survivorship marital property,

Grantee.

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in **Jefferson Dodge** County, State of Wisconsin (if more space is needed, please attach addendum): A part of Lot 3 and a part of the W. 1/2 of Lot 2 in Block 16, Original Plat of Watertown, on the E. side of Rock river, as shown by Cole, Bailey & Co's Plat, First Ward of the City of Watertown; said part known as 201 and 203 S. Third Street, and described as follows: Commencing at the NW corner of Lot 3; thence E. 100 feet to the NE corner of the W. 1/2 of Lot 2; thence S. a distance of 41.6 feet to a point or to the now established party wall, whichever is farthest, thence W. a distance of 100 feet along said party wall to the W. line of Lot 3; thence N. to the place of beginning, Jefferson County, Wisconsin. The party wall referred to above runs the full distance from the building now occupied by Sears, Roebuck & Company commencing at the NW corner of said building; thence E. 100 feet. Said lands lying and being in the City of Watertown, Jefferson County, Wisconsin.

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements, recorded building and use restrictions and covenants, and general taxes and special assessments levied in the year of closing.

Dated this 16th day of January, 2004

RECEIVED FOR RECORD
at 8:10 o'clock A M

JAN 22 2004

[Signature]
Register of Deeds
Jefferson County, WI

Recording Area

Name and Return Address

Keith & Kay Strauss
W 4427 Riverview Rd.
Watertown

291-28-2530-0001

Parcel Identification Number (PIN)

This is not homestead property.

(ix) (is not)

STATE TRANSFER

Tax Paid

\$ 536.70

* Michael B. Vassar

* Bonnie L. Vassar

AUTHENTICATION

ACKNOWLEDGMENT

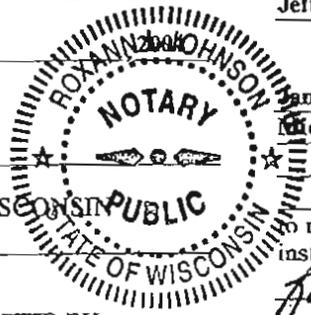
Signature(s) of Michael B. Vassar and Bonnie L. Vassar

STATE OF Wisconsin)
) ss.
Jefferson County)

authenticated this _____ day of January

Personally came before me this _____ day of _____, 2004 the above named Michael B. Vassar and Bonnie L. Vassar

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



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

[Signature]
Roxann L. Johnson
Notary Public, State of Wisconsin

My Commission is permanent (If not, state expiration date: _____)

THIS INSTRUMENT WAS DRAFTED BY
Ronald W. Ziwisky
Attorney At Law

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

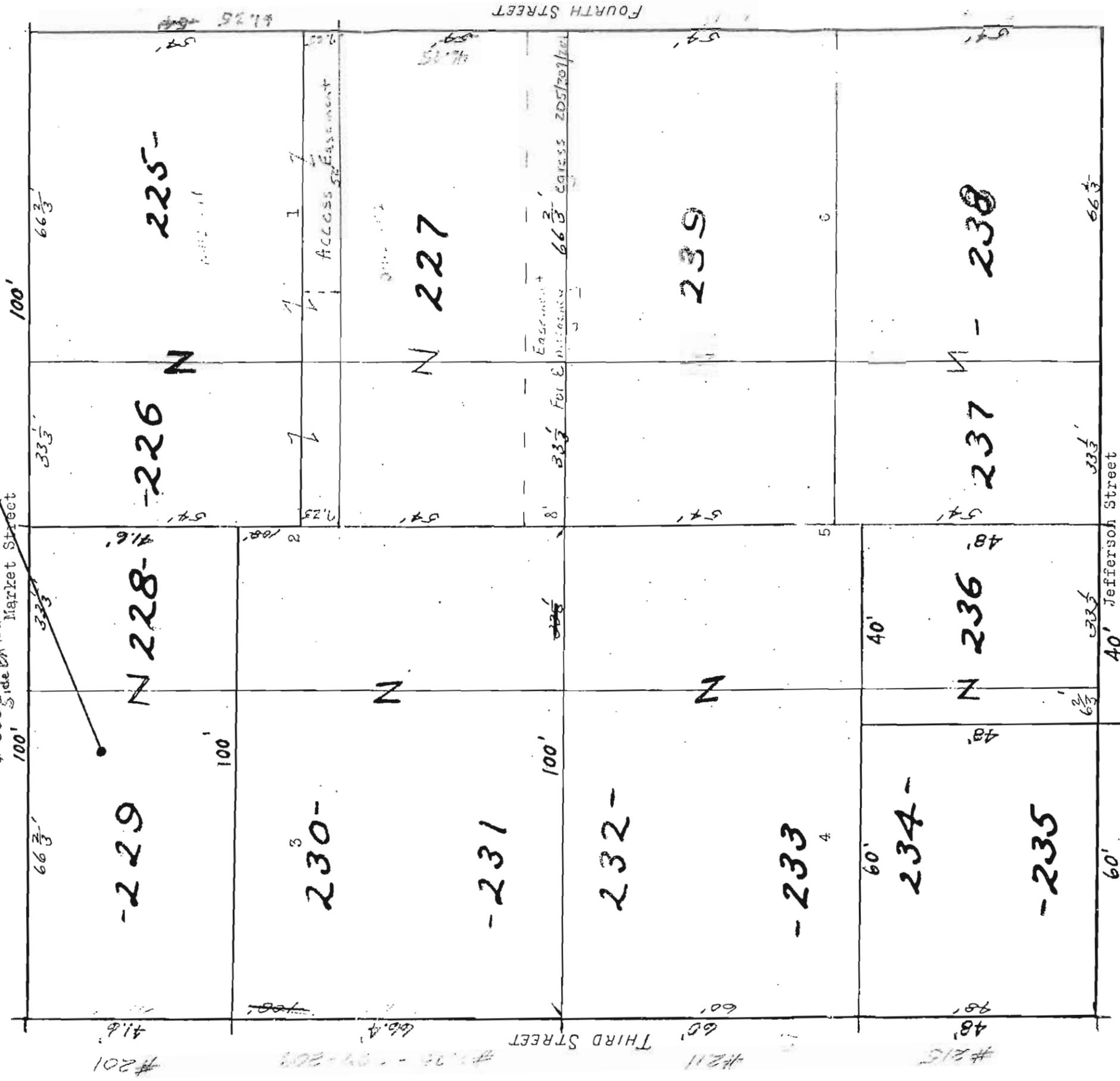
1/8, 2006

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

The A Hair Off Main Property is highlighted in yellow on this Plat Map.

Block 16 O. P. E. S.

#305 Side Entrance Market Street



Scale 1"=50'

Block 16 O.P.E.S.

April 29, 2009

Project Reference No. 3209

*Exempt Address
Camp district*

Ms. Victoria Stovall, Program Assistant
Wisconsin Department of Natural Resources
Southeast Region Headquarters
2300 N. Martin Luther King Drive
Milwaukee, Wisconsin 53212

*Wendy Weihenuller
WDR
→ 3711 Fish Hatchery Road
MADISON, WI 53711
(CS)*

Dear Ms. Stovall:

**RE: A Hair Off Main
305 Market Street
Watertown, WI 53094
WDNR FID No. 128114910
BRRTS No. 03-28-544713**

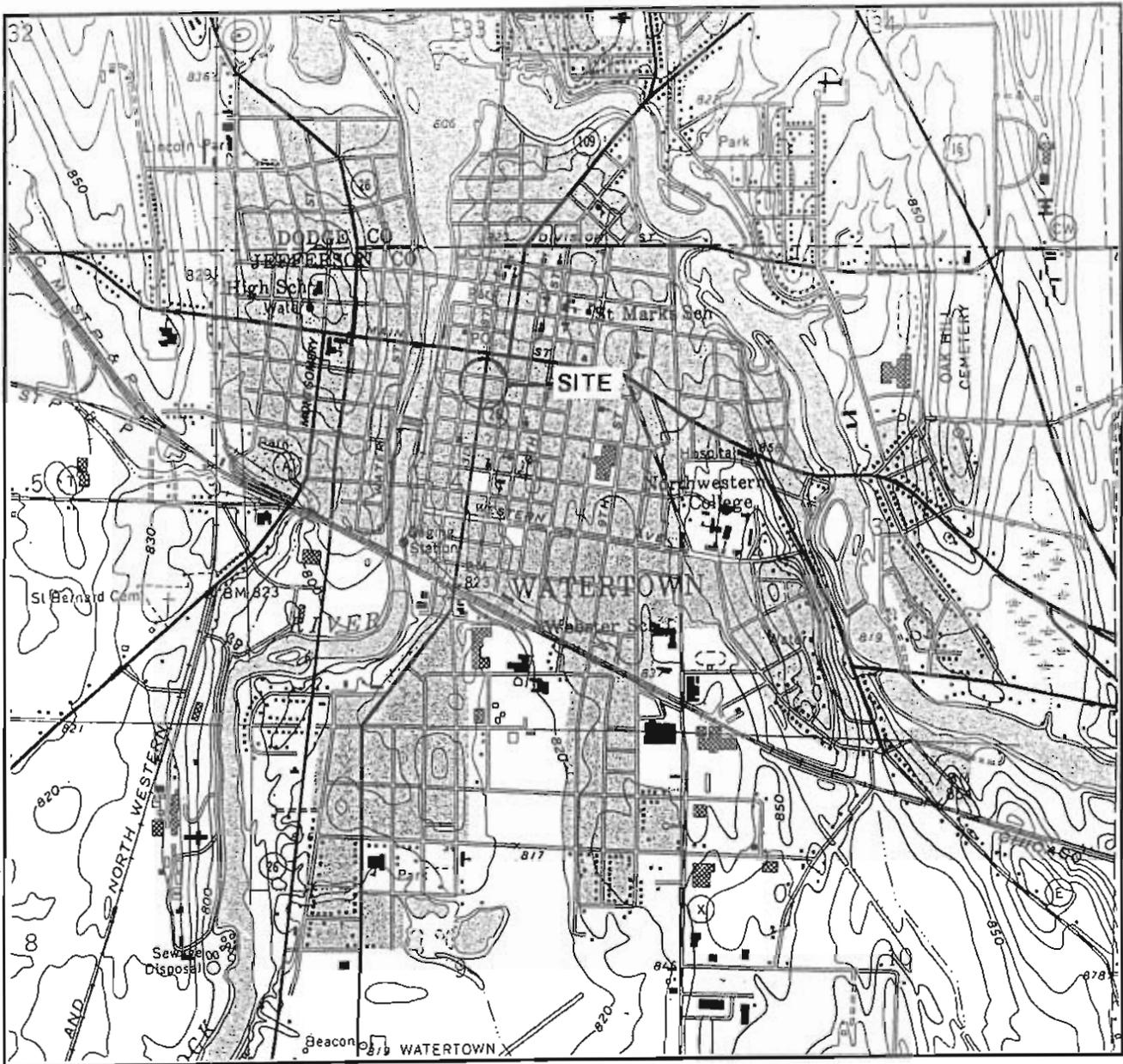
I certify that, to the best of my knowledge, the legal description attached to this statement is complete, accurate, and describes the correct contaminated property site.

If you should have any questions, please do not hesitate to contact me or my consultant, Moraine Environmental, Inc. at (262) 377-9060.

Sincerely,



Kay Strauss
Property Owner

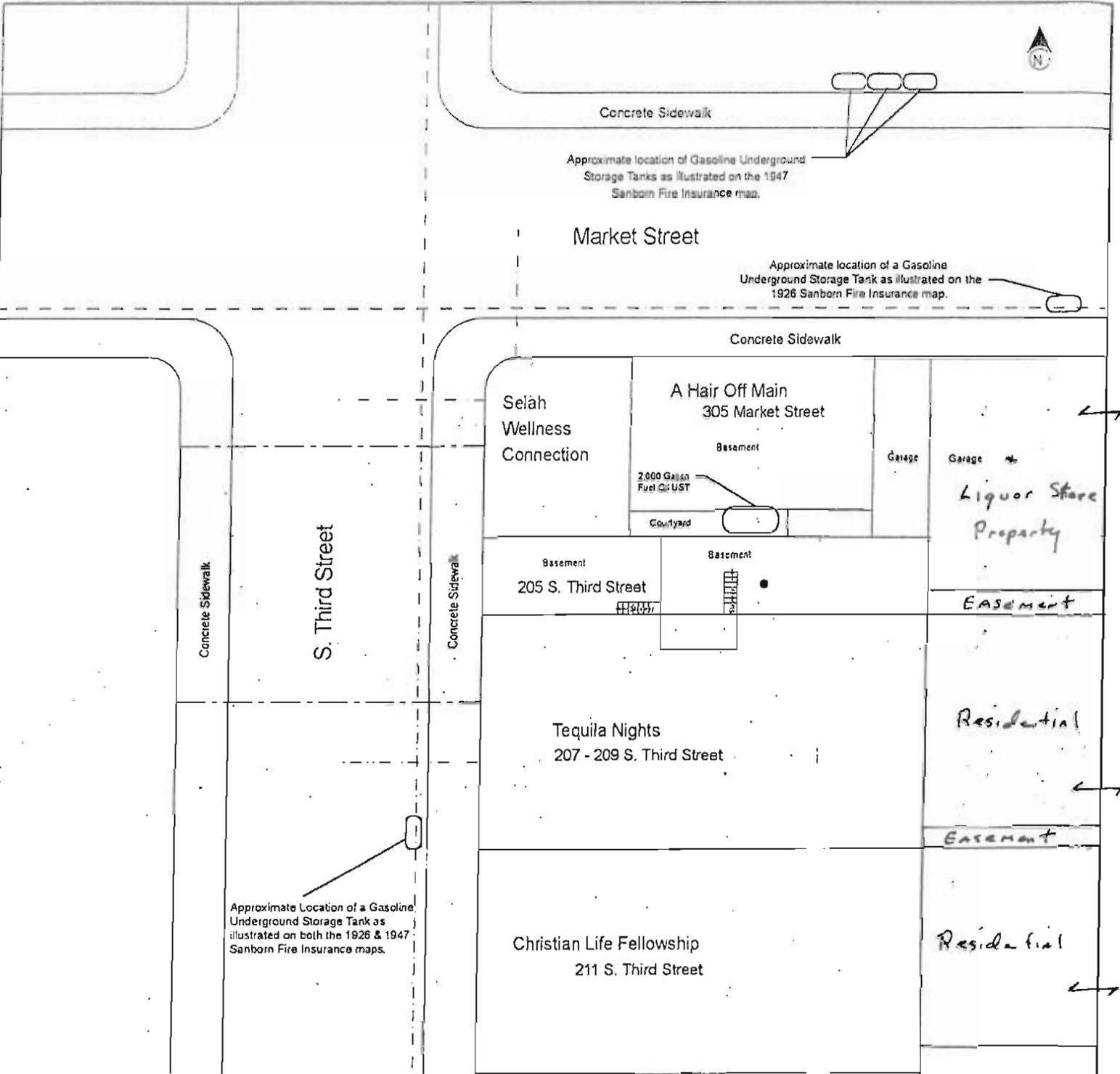


Source: 1959 USGS 7.5 Minute Watertown Quadrangle
(Photorevised in 1971)

○ — SITE LOCATION
SCALE 1:24,000

Site Located at:
City of Watertown, WI
SW 1/4 of the NE 1/4 of Section 4,
Township 8 North, Range 15 East
Jefferson County, Wisconsin.

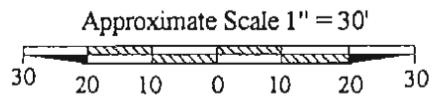
Drawing Title		
Site Location Map		
Project Name		
A Hair Off Main 305 Market Street Watertown, Wisconsin 53094		
Project Number	Drawing Company	
3209	Moraine Environmental, Inc.	
Scale	Date	Figure
1:24,000	3/2/07	Figure 1



Approximate location of a Gasoline Underground Storage Tank as illustrated on the 1926 Sanborn Fire Insurance map.

Approximate location of Gasoline Underground Storage Tanks as illustrated on the 1947 Sanborn Fire Insurance map.

Approximate Location of a Gasoline Underground Storage Tank as illustrated on both the 1926 & 1947 Sanborn Fire Insurance maps.



LEGEND

- - - - - Communication Package
- - - - - Water
- - - - - Natural Gas
- Floor Drain

Site features are approximate and are for reference only. Site has not been surveyed.

PROJECT NAME		
<h1>Site Plan</h1>		
PROJECT NAME		
A Hair Off Main 305 Market Street Watertown, Wisconsin 53094		
DRAWING COMPANY		
Moraine Environmental, Inc.		
FILE REFERENCE	FILE DATE	FIGURE
F:\AutoCAD\32\3209fg2.skf	3-17-09	FIGURE 2



Market Street

LEGEND

⊕ Soil Borings B1-B8 Completed 3-9-07

--- Approximate Property Line (A Hair Off Main)

--- Approximate Property Line (Judy Atkinson)

○ 2,000 Gallon Fuel Oil UST (Abandoned in Place)

- Lead - Total in mg/kg
- DRO - Diesel Range Organics in mg/kg
- GRO - Gasoline Range Organics in mg/kg
- VOC - Volatile Organic Compounds in ug/kg
- PAH - Polycyclic Aromatic Hydrocarbons in ug/kg
- 1,2,4-TMB's - 1,2,4-Trimethylbenzene in ug/kg
- 1,3,5-TMB's - 1,3,5-Trimethylbenzene in ug/kg
- 1-Methyl - 1-Methylnaphthalene in ug/kg
- 2-Methyl - 2-Methylnaphthalene in ug/kg
- BDL - Below Detection Limit

Q = The analyte was detected between the Limit of Detection (LOD) and the Limit of Quantification (LOQ) and the quantity is Estimated.

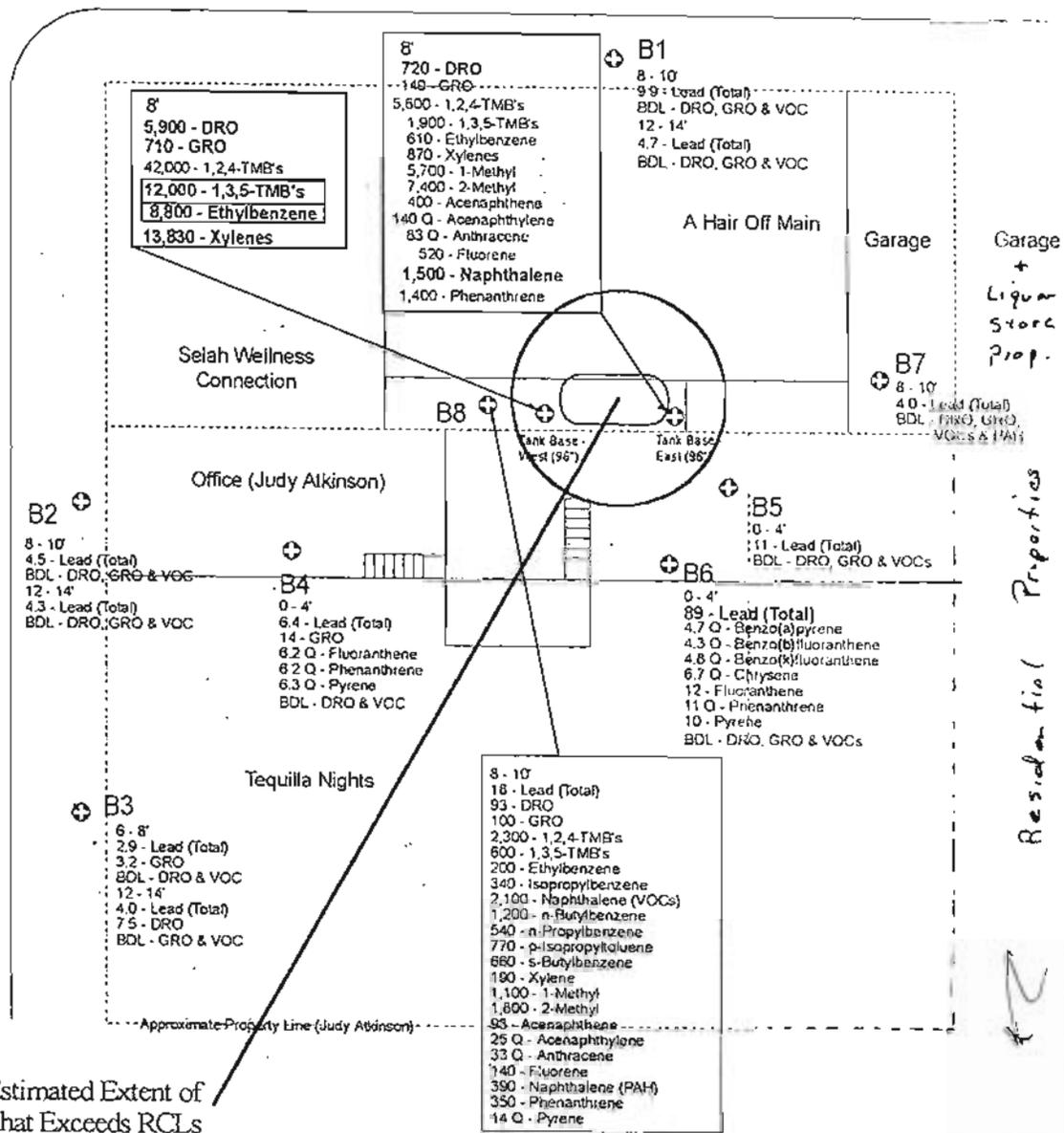
Bold results exceed NR 720 Residual Contaminant Levels (RCL) or Suggested Groundwater Pathway RCLs for PAH's.

Bold and Boxed results exceed NR 746 Soil Screening Level.

See Table of Soil Quality Results for more complete information.

Note: Tank Base East & West Soil Samples Collected on 11/29/05. All Other Soil Samples Were Collected 3/9/07.

S. Third Street



Residential Properties

The Estimated Extent of Contamination that Exceeds RCLs

Approximate Scale 1"=20'



Soil Results & The Estimated Extent of Contamination to Soil

A Hair Off Main
305 Market Street
Watertown, Wisconsin 53094

Moraine Environmental, Inc.



Concrete Sidewalk

Market Street

TW1

Selah
Wellness
Connection

A Hair Off Main
305 Market Street

Garage

Liquor
STORE
Property

TW5

TW4

TW2

205 S. Third Street

EASEMENT

TW3

Tequila Nights
207 - 209 S. Third Street

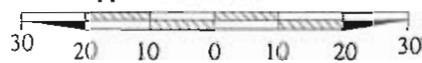
Residential

EASEMENT

Christian Life Fellowship
211 S. Third Street

Residential

Approximate Scale 1" = 30'



LEGEND

Temporary Groundwater Monitoring Wells TW1-TW5 Completed 3-9-07

Site features are approximate and are for reference only. Site has not been surveyed.

FIGURE TITLE		
Groundwater Monitoring Well Location Map		
PROJECT NAME		
A Hair Off Main 305 Market Street Watertown, Wisconsin 53094		
DRAWING COMPANY		
Moraine Environmental, Inc.		
FILE REFERENCE	REVISION DATE	FIGURE
F:\AutoCAD\32\3209fg5.skf	3-17-09	FIGURE 4

LEGEND



Temporary Groundwater Monitoring Wells TW1-TW5 Completed 3-9-07

- - - - - Approximate Property Line (A Hair Off Main)
- - - - - Approximate Property Line (Judy Atkinson)

- VOC - Volatile Organic Compounds
- PAH - Polycyclic Aromatic Hydrocarbons
- BDL - Below Detection Limit
- "Q" - The Analyte Has Been Detected Between the Limit of Detection (LOD) and Limit of Quantitation (LOQ). The Results Are Qualified Due to the Uncertainty of Analyte Concentrations Within This Range.
- "A" - Analyte is detected in the method blank. Method blank criteria is evaluated to the laboratory method detection limit. Additionally, method blank acceptance may be based on project specific criteria or determined from analyte concentrations in the sample and are evaluated on a sample by sample basis.
- "Z" - This compound was separated in the check standard but it did not meet the resolution criteria as set forth in SW846.

All Results Are Expressed in Micrograms / Liter.

Bold and Boxed Results Exceed NR 140 Enforcement Standards.

March 12, 2007 Laboratory Results

0.35 A - Lead (Dissolved)
 1.5 Q - Ethylbenzene
 5.1 Q - Xylenes
 0.054 - 1-Methylnaphthalene
 0.11 - 2-Methylnaphthalene
 0.034 - Acenaphthylene
 0.026 Q - Anthracene
 0.11 - Benzo(a)anthracene
 0.11 - Benzo(a)pyrene
 0.11 Z - Benzo(b)fluoranthene
 0.053 Q - Benzo(ghi)perylene
 0.11 Z - Benzo(k)fluoranthene
 0.12 - Chrysene
 0.18 - Fluoranthene
 0.049 - Fluorene
 0.056 Q - Indeno(1,2,3-cd)pyrene
 0.079 - Naphthalene
 0.19 - Phenanthrene
 0.14 - Pyrene

0.31 A - Lead (Dissolved)
 0.92 Q - Toluene
 0.19 - 1-Methylnaphthalene
 0.29 - 2-Methylnaphthalene
 0.015 Q - Fluorene
 0.088 - Naphthalene
 0.027 Q - Phenanthrene

640 - Trimethylbenzenes
 150 - Ethylbenzene
 87 - Isopropylbenzene
630 - Naphthalene
 110 - n-Propylbenzene
 80 - p-Isopropyltoluene
 55 - s-Butylbenzene
 150 - Xylenes
 Due to insufficient sample, PAHs and Lead were not analyzed.

0.56 A - Lead (Dissolved)
 0.11 - 1-Methylnaphthalene
 0.18 - 2-Methylnaphthalene
 0.019 Q - Acenaphthylene
 0.019 Q - Anthracene
 0.034 Q - Benzo(a)anthracene
 0.040 Q - Benzo(a)pyrene
 0.050 QZ - Benzo(b)fluoranthene
 0.032 Q - Benzo(ghi)perylene
 0.049 QZ - Benzo(k)fluoranthene
 0.060 Q - Chrysene
 0.13 - Fluoranthene
 0.020 Q - Fluorene
 0.025 Q - Indeno(1,2,3-cd)pyrene
 0.086 - Naphthalene
 0.16 - Phenanthrene
 0.098 - Pyrene
 BDL - VOCs

0.42 A - Lead (Dissolved)
 0.37 - 1-Methylnaphthalene
 0.64 - 2-Methylnaphthalene
 0.035 Q - Acenaphthylene
 0.043 Q - Anthracene
 0.070 Q - Benzo(a)anthracene
 0.077 Q - Benzo(a)pyrene
 0.066 QZ - Benzo(b)fluoranthene
 0.26 - Benzo(ghi)perylene
 0.084 - Chrysene
 0.15 Q - Fluoranthene
 0.041 Q - Fluorene
 0.081 Q - Naphthalene
 0.21 - Phenanthrene
 0.13 Q - Pyrene
 BDL - VOCs

The Estimated Extent of Contamination to Groundwater that Exceeds Enforcement Standards

Approximate Scale 1"=20'



Groundwater Results and the Estimated Extent of Contamination to Groundwater

PROJECT NAME
 A Hair Off Main
 305 Market Street
 Watertown, Wisconsin 53094

CONSULTANT
 Moraine Environmental, Inc.

FILE NAME
 FA\AutoCAD\323209\fg6.skf

DATE
 7-15-09

FIGURE 6

Liquid Store Prop.
 Residential Property

S. Third Street

Approximate Property Line (A Hair Off Main)

Approximate Property Line (Judy Atkinson)

Selah Wellness Connection

Office (Judy Atkinson)

Tequila Nights

Market Street

TW1

TW5

TW4

TW2

TW3

Table 2
Soil Quality Results - Detects for GRO, Lead and VOC's
A Hair Off Main
305 Market Street, Watertown, Wisconsin

Location	Date	GRO mg/kg	Lead mg/kg	Ethylbenzene	Isopropylbenzene	Naphthalene	n-Propylbenzene	p-Isopropyltoluene	s-Butylbenzene	1,2,4- Trimethylbenzene	1,3,5- Trimethylbenzene	Xylene, m + p + o
UST Soil Assessment Samples												
Tank Base - West (96")	11/29/2005	710	*	8,800	*	*	*	*	*	42,000	12,000	13,830
Tank Base - East (96")	11/29/2005	140	*	610	*	*	*	*	*	5,600 &	1,900	870
Subsurface Investigative Soil Samples												
B1 / 8-10'	3/9/2007	<3.2	9.9	<25	<25	<25	<25	<25	<25	<25	<25	<75
B1 / 12-14'	3/9/2007	<2.8	4.7	<25	<25	<25	<25	<25	<25	<25	<25	<75
B2 / 8-10'	3/9/2007	<2.8	4.5	<25	<25	<25	<25	<25	<25	<25	<25	<75
B2 / 12-14'	3/9/2007	<2.8	4.3	<25	<25	<25	<25	<25	<25	<25	<25	<75
B3 / 6-8"	3/9/2007	3.2	2.9	<25	<25	<25	<25	<25	<25	<25	<25	<75
B3 / 12-14'	3/9/2007	<2.8	4.0	<25	<25	<25	<25	<25	<25	<25	<25	<75
B4 / 0-4'	3/9/2007	14	6.4	<25	<25	<25	<25	<25	<25	<25	<25	<75
B5 / 0-4'	3/9/2007	<3.1	11	<25	<25	<25	<25	<25	<25	<25	<25	<75
B6 / 0-4'	3/9/2007	<3.0	89	<25	<25	<25	<25	<25	<25	<25	<25	<75
B7 / 8-10'	3/9/2007	<2.7	4.0	<25	<25	<25	<25	<25	<25	<25	<25	<75
B8 / 8-10'	3/9/2007	100	18	200	340	2,100	540	770	660	2,300	600	190
NR 720 Residual Contaminant Levels		250	50	2,900	NSE	NSE	NSE	NSE	NSE	NSE	NSE	4,100
NR 746.06 Table 1 Soil Standards		NSE	NSE	4,600	NSE	2,700	NSE	NSE	NSE	83,000	11,000	42,000

All values expressed in units of ug/kg (micrograms per kilogram) unless otherwise noted

mg/kg = milligrams per kilogram

* = Not Analyzed

& = Laboratory control spike recovery not within control limits.

Bold text identifies a NR 720 Residual Contaminant Level Exceedance

Bold and boxed cell identifies a NR 746 Soil Screening Level Exceedance

NSE - No Standard Established

TABLE 1
SOIL QUALITY RESULTS (DETECTABLE DRO & PAH)- SUBSURFACE INVESTIGATIVE ACTIVITIES
A HAIR OFF MAIN
305 MARKET STREET, WATERTOWN, WI
11/29/2005 & 3/9/2007

Location	Date	DRO (mg/kg)	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a) pyrene	Benzo(b) fluoranthene	Benzo(k) fluoranthene	Chrysene	Fluoranthene	Fluorene	Naphthalene	Phenanthrene	Pyrene	1-Methylnaphthalene	2-Methylnaphthalene
UST Soil Assessment Samples																
Tank Base - West (96")	11/29/05	5,900	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Tank Base - East (96")	11/29/05	720	400	140 Q	83 Q	<46	<45	<49	<70	<46	520	1,600	1,400	<39	5,700	7,400
Subsurface Investigative Soil Samples																
B1 / 8-10'	03/09/07	<5.0	*	*	*	*	*	*	*	*	*	*	*	*	*	*
B1 / 12-14'	03/09/07	<4.1	*	*	*	*	*	*	*	*	*	*	*	*	*	*
B2 / 8-10'	03/09/07	<3.8	*	*	*	*	*	*	*	*	*	*	*	*	*	*
B2 / 12-14'	03/09/07	<4.4	*	*	*	*	*	*	*	*	*	*	*	*	*	*
B3 / 6-8'	03/09/07	<4.3	*	*	*	*	*	*	*	*	*	*	*	*	*	*
B3 / 12-14'	03/09/07	7.5	*	*	*	*	*	*	*	*	*	*	*	*	*	*
B4 / 0-4'	03/09/07	<4.2	<3.5	<3.4	<4.2	<3.4	<3.3	<3.6	<5.2	8.2 Q	<4.1	<4.8	6.2 Q	6.3 Q	<3.8	<3.7
B5 / 0-4'	03/09/07	<4.8	*	*	*	*	*	*	*	*	*	*	*	*	*	*
B6 / 0-4'	03/09/07	<4.3	<3.6	<3.5	<4.3	4.7 Q	4.3 Q	4.8 Q	6.7 Q	12	<4.1	<4.8	11 Q	10	<3.7	<3.8
B7 / 8-10'	03/09/07	<4.3	<3.3	<3.2	<3.9	<3.1	<3.1	<3.4	<4.8	<3.2	<3.7	<4.4	<3.2	<2.7	<3.3	<3.4
B8 / 8-10'	03/09/07	93	93	26 Q	33 Q	<12	<12	<13	<18	<12	140	390	350	14 Q	1,100	1,800
NR 720 Residual Contaminant Level (RCL)		260	NSE	NSE	NSE	NSE	NSE	NSE	NSE	NSE	NSE	NSE	NSE	NSE	NSE	NSE
Wisconsin Department of Natural Resources Suggested Generic Residual Contaminant Level for PAH's - Groundwater Pathway		NSE	38,000	700	3,000,000	48,000	360,000	870,000	37,000	500,000	100,000	400	1,800	8,700,000	23,000	20,000
Wisconsin Department of Natural Resources Soil Cleanup Standard Specific to the site developed in accordance with NR 720.19 (5) for PAH's - Direct Contact Pathway (non-Industrial)		NSE	9,000,000	180,000	60,000,000	88	880	8,800	88,000	6,000,000	6,000,000	200,000	180,000	6,000,000	11,000,000	6,000,000

Notes: All values expressed in ug/kg (micrograms per kilogram) unless otherwise noted
mg/kg = milligrams per kilogram
NSE - No Standard Established
DRO - Diesel Range Organics
Q - Analyte detected between the limit of detection and limit of quantitation. The results are qualified due to the uncertainty of analyte concentrations within this range.
* - Not Analyzed
PAH - groundwater pathway - Suggested generic residual contaminant level (RCL) for PAH compounds in soil (groundwater pathway).
PAH - direct contact pathway (non-Industrial) - suggested generic residual contaminant level (RCL) for PAH compounds in soil (direct contact pathway - non-Industrial)
Boxed cell identifies exceedence of PAH direct contact pathway suggested RCL or a Wisconsin Administrative Code Chapter NR 720 Residual Contaminant Level
Bold and italic text identifies exceedence of PAH groundwater pathway suggested RCL

Table 3
Groundwater Quality Results - Detects for PAH's
A Hair Off Main
305 Market Street, Watertown, Wisconsin

Location	Sample Date	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(ghi)perylene	Benzo(k)fluoranthene	Chrysene	Fluoranthene	Fluorene	Indeno	Naphthalene	Phenanthrene	Pyrene	1 - Methylanthracene	2 - Methylanthracene
TW1	3/12/2007	0.019 Q	0.019 Q	0.034 Q	0.040 Q	0.050 QZ	0.032 Q	0.049 QZ	0.080 Q	0.13	0.020 Q	0.025 Q	0.086	0.16	0.098	0.11	0.18
TW2	3/12/2007	0.034	0.026 Q	0.11	0.11	0.11 Z	0.053 Q	0.11 Z	0.12	0.18	0.049	0.056 Q	0.079	0.19	0.14	0.054	0.11
TW3	3/12/2007	<0.0089	<0.013	<0.017	<0.020	<0.017 Z	<0.021	<0.021 Z	<0.021	<0.017	0.015 Q	<0.021	0.088	0.027 Q	<0.016	0.19	0.29
TW4	3/12/2007	0.035	0.043 Q	0.070 Q	0.077 Q	0.066 QZ	0.28	<0.071 Z	0.084 Q	0.15	0.041 Q	<0.029	0.081 Q	0.21	0.13 Q	0.37	0.64
TW5	3/12/2007	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
NR 140 PAL		NSE	600	NSE	0.02	0.02	NSE	NSE	0.02	80	80	NSE	10	NSE	50	NSE	NSE
NR 140 ES		NSE	3,000	NSE	0.2	0.2	NSE	NSE	0.2	400	400	NSE	100	NSE	250	NSE	NSE

All values expressed in ug/l (micrograms/liter)

NA = Not Analyzed

NSE - No Standard Established

PAL - Wisconsin Administrative Code Chapter NR 140 Preventive Action Limit

ES - Wisconsin Administrative Code Chapter NR 140 Enforcement Standard

Indeno - Indeno(1,2,3-cd)pyrene

Q - Analyte detected between the limit of detection and limit of quantitation. The results are qualified due to the uncertainty of analyte concentrations within this range.

Z - This compound was separated but it did not meet the resolution criteria as set forth in SW 846

bold cell identifies an exceedance of the NR 140 Preventive Action Limit (PAL)

bold and boxed cell identifies an exceedance of the NR 140 Enforcement Standard

Table 4
Groundwater Quality Results- Detects for Lead and VOC's
A Hair Off Main
305 Market Street, Watertown, Wisconsin

Location	Date Collected	Lead (Dissolved)	Ethylbenzene	Isopropyl - benzene	Naphthalene	n-Propyl - benzene	p-isopropyl-toluene	s-Butyl-benzene	TMB's	Toluene	Total Xylenes
Temporary Groundwater Monitoring Well											
TW1	3/12/07	0.56 A	<0.54	<0.59	<0.74	<0.81	<0.67	<0.89	<1.8	<0.67	<2.63
TW2	3/12/07	0.35 A	1.5 Q	<0.59	<0.74	<0.81	<0.67	<0.89	<1.8	<0.67	6.1 Q
TW3	3/12/07	0.31 A	<0.54	<0.59	<0.74	<0.81	<0.67	<0.89	<1.8	0.92 Q	<2.63
TW4	3/12/07	0.42 A	<0.54 M	<0.59 M	<0.74 M	<0.81 M	<0.67 M	<0.89 M	<1.8 M	<0.67 M	<2.63 M
TW5	3/12/07	NA	150 X	87 X	630 X	110 X	80 X	55 XQ	640 X	150 X	150 X
NR 140 Preventive Action Limit		1.5	140	NSE	10	NSE	NSE	NSE	96	200	1,000
NR 140 Enforcement Standard		15	700	NSE	100	NSE	NSE	NSE	480	1,000	10,000

All values expressed in ug/l (micrograms per liter)

Bold cell - Laboratory Result Exceeds Chapter NR 140 Preventive Action Limit

Bold and Boxed Cell - Laboratory Result Exceeds Chapter NR 140 Enforcement Standard

NA = Not Analyzed

NSE - No Standard Established

Q - Analyte detected between the limit of detection and limit of quantitation. The results are qualified due to the uncertainty of analyte concentrations within this range.

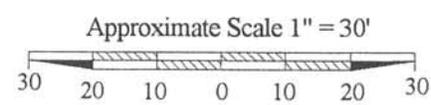
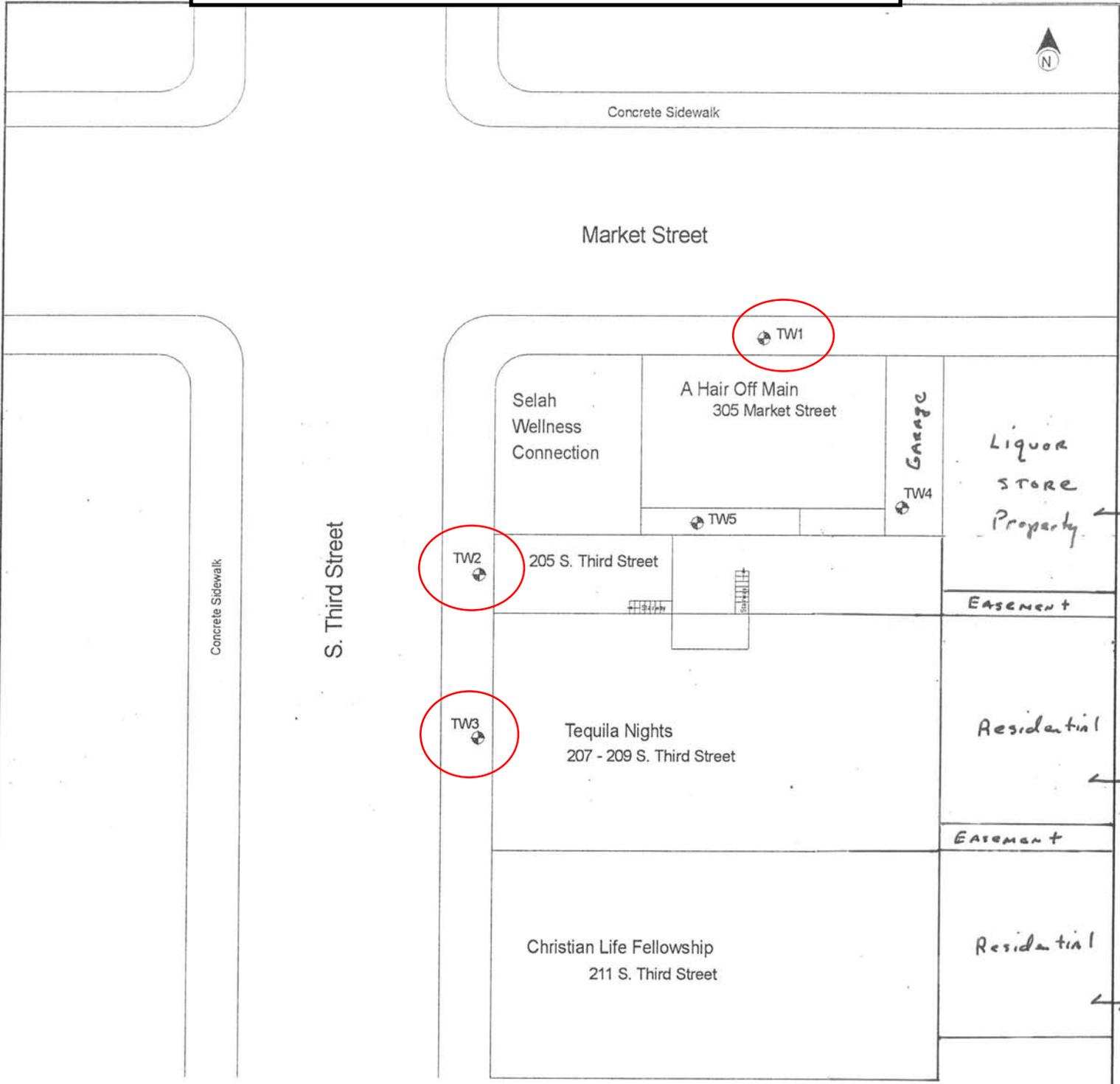
A - Analyte is detected in method blank. Method blank criteria is evaluated to the laboratory method detection limit. Additionally, method blank acceptance may be based on project specific criteria or determined from analyte concentrations in the sample and are evaluated on a sample by sample basis.

X - Oil layer caused inconsistent values in dilutions. Most concentrated analysis was reported.

M - Sample pH was greater than 2.

TMB's - Combined 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene

Improperly Abandoned Monitoring Wells



LEGEND

⊕ Temporary Groundwater Monitoring Wells TW1-TW5 Completed 3-9-07

Site features are approximate and are for reference only. Site has not been surveyed.

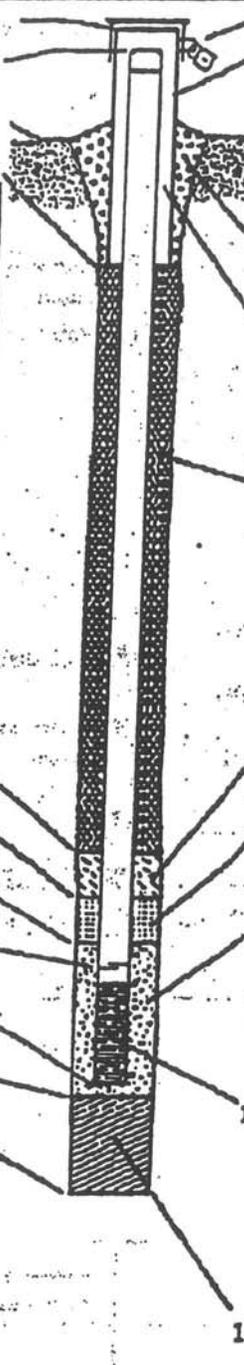
FIGURE NAME Groundwater Monitoring Well Location Map		
PROJECT NAME A Hair Off Main 305 Market Street Watertown, Wisconsin 53094		
DRAWING COMPANY Moraine Environmental, Inc.		
FILE REFERENCE F:\AutoCAD\32\3209fg5.skf	REVISED DATE 3-17-09	FIGURE FIGURE 4

Facility/Project Name: **HAIR OFF MAIN**
 Local Grid Location of Well: _____
 Well Name: **TW1**
 Facility License, Permit or Monitoring No.: _____
 Local Grid Origin (estimated:) or Well Location: _____
 Well Unique Well No.: _____ DNR Well ID No.: _____
 Facility ID: _____
 St. Plane: _____ ft. N, _____ ft. E, S/C/N
 Date Well Installed: **03/09/2007**
 Type of Well: _____
 Section Location of Waste/Source: **SW 1/4 of NE 1/4 of Sec. 4, T. 8 N. R. 15 SE**
 Well Installed By: Name (first, last) and Firm: **ADAM SWERT MORAIN ENVIRONMENTAL**
 Well Code: **1**
 Location of Well Relative to Waste/Source: u Upgradient s Sidegradient d Downgradient n Not Known
 Gov. Lot Number: _____
 Distance from Waste/Source: **Approx. 35 ft.** Enf. Stds. Apply

A. Protective pipe, top elevation _____ ft. MSL
 B. Well casing, top elevation _____ ft. MSL
 C. Land surface elevation _____ ft. MSL
 D. Surface seal, bottom _____ ft. MSL or **0.5 ft.**

12. USCS classification of soil near screen:
 GP GM GC GW SW SP
 SM SC ML MH CL CH
 Bedrock

13. Sieve analysis performed? Yes No
 14. Drilling method used: Rotary 50
Direct Push Hollow Stem Auger 41 Other
 15. Drilling fluid used: Water 02 Air 01
 Drilling Mud 03 None 99
 16. Drilling additives used? Yes No
 Describe: **N/A**
 17. Source of water (attach analysis, if required):
N/A



1. Cap and lock? Yes No
 2. Protective cover pipe:
 a. Inside diameter: _____ in.
 b. Length: _____ ft.
 c. Material: Steel 04 Other
 d. Additional protection? Yes No
 If yes, describe: _____
 3. Surface seal: Bentonite 30 Concrete 01 Other
 4. Material between well casing and protective pipe: Bentonite 30 Other
 5. Annular space seal:
 a. Granular/Chipped Bentonite 33
 b. _____ Lbs/gal mud weight ... Bentonite-sand slurry 35
 c. _____ Lbs/gal mud weight ... Bentonite slurry 31
 d. _____ % Bentonite ... Bentonite-cement grout 50
 e. _____ Ft³ volume added for any of the above
 f. How installed: Tremie 01 Tremie pumped 02 Gravity 08
 6. Bentonite seal:
 a. Bentonite granules 33
 b. 1/4 in. 3/8 in. 1/2 in. Bentonite chips 32
 c. Other
 7. Fine sand material: Manufacturer, product name & mesh size
NONE
 b. Volume added _____ ft³
 8. Filter pack material: Manufacturer, product name & mesh size
NONE
 b. Volume added _____ ft³
 9. Well casing: Flush threaded PVC schedule 40 23
 Flush threaded PVC schedule 80 24
 Other
 10. Screen material: **Same**
 a. Screen type: Factory cut 11
 Continuous slot 01
 Other
 b. Manufacturer **CAMPBELL**
 c. Slot size: **0.010 in.**
 d. Slotted length: **10.0 ft.**
 11. Backfill material (below filter pack): None 14
 Other

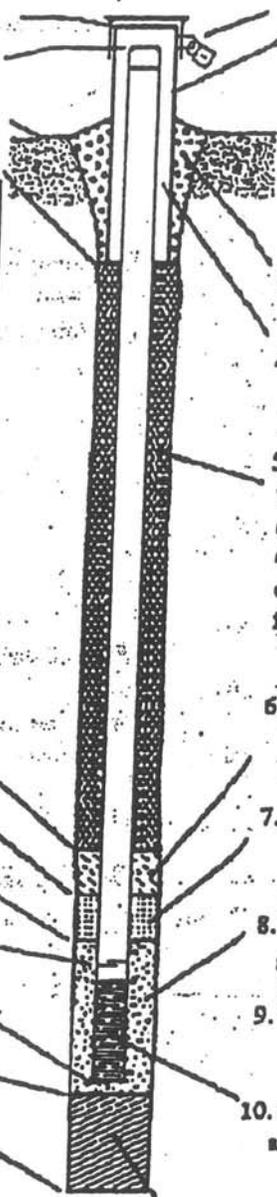
E. Bentonite seal, top _____ ft. MSL or _____ ft.
 F. Fine sand, top _____ ft. MSL or _____ ft.
 G. Filter pack, top _____ ft. MSL or _____ ft.
 H. Screen joint, top _____ ft. MSL or **3.8 ft.**
 I. Well bottom _____ ft. MSL or **13.8 ft.**
 J. Filter pack, bottom _____ ft. MSL or **14.0 ft.**
 K. Borehole, bottom _____ ft. MSL or _____ ft.
 L. Borehole, diameter **2.0** in.
 M. O.D. well casing **1.25** in.
 N. I.D. well casing **1.0** in.

I hereby certify that the information on this form is true and correct to the best of my knowledge.
 Signature: _____ Firm: **MORAIN ENVIRONMENTAL, INC.**

Please complete both Forms 4400-113A and 4400-113B and return them to the appropriate DNR office and bureau. Completion of these reports is required by chs. 160, 251, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats., and ch. NR 141, Wis. Adm. Code. In accordance with chs. 251, 289, 291, 292, 293, 295, and 299, Wis. Stats., failure to file these forms may result in a forfeiture of between \$10 and \$25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on these forms is not intended to be used for any other purpose. NOTE: See the instructions for more information, including where the completed forms should be sent.

Facility/Project Name: A HAIR OFF MAIN
 Local Grid Location of Well: SW 1/4 of NE 1/4 of Sec. 4, T. 8 N. R. 15 E. W.
 Well Name: TW2
 Facility License, Permit or Monitoring No.: _____
 Local Grid Origin (estimated:) or Well Location
 Date Well Installed: 03/09/2007
 Facility ID: _____
 Section Location of Waste/Source: _____
 Well Installed By: Name (first, last) and Firm: ADAM SWERT MORaine ENVIRONMENTAL
 Type of Well: _____
 Well Code: 1
 Location of Well Relative to Waste/Source: u Upgradient s Sidegradient d Downgradient n Not Known
 Gov. Lot Number: _____
 Distance from Waste/Source: Approx 60 ft. Apply Enf. Stds.

A. Protective pipe, top elevation: _____ ft. MSL Yes No
 B. Well casing, top elevation: _____ ft. MSL
 C. Land surface elevation: _____ ft. MSL
 D. Surface seal, bottom: _____ ft. MSL or 0.5 ft.
 12. USCS classification of soil near screen:
 GP GM GC GW SW SP
 SM SC ML MH CL CH
 Bedrock
 13. Sieve analysis performed? Yes No
 14. Drilling method used: Rotary 50
Direct - Push Hollow Stem Auger 41
 Other
 15. Drilling fluid used: Water 02 Air 01
 Drilling Mud 03 None 99
 16. Drilling additives used? Yes No
 Describe: N/A
 17. Source of water (attach analysis, if required): N/A
 E. Bentonite seal, top: _____ ft. MSL or _____ ft.
 F. Fine sand, top: _____ ft. MSL or _____ ft.
 G. Filter pack, top: _____ ft. MSL or _____ ft.
 H. Screen joint, top: _____ ft. MSL or 37 ft.
 I. Well bottom: _____ ft. MSL or 13.7 ft.
 J. Filter pack, bottom: _____ ft. MSL or 14.0 ft.
 K. Borehole, bottom: _____ ft. MSL or _____ ft.
 L. Borehole, diameter: 2.0 in.
 M. O.D. well casing: 1.25 in.
 N. I.D. well casing: 1.0 in.
 1. Cap and lock? Yes No
 2. Protective cover pipe:
 a. Inside diameter: _____ in.
 b. Length: _____ ft.
 c. Material: Steel 0
 Other
 d. Additional protection? Yes No
 If yes, describe: _____
 3. Surface seal: Bentonite 31
 Concrete 0
 Other
 4. Material between well casing and protective pipe: Bentonite 31
 Other
 5. Annular space seal: a. Granular/Chipped Bentonite 33
 b. _____ Lbs/gal mud weight ... Bentonite-sand slurry 35
 c. _____ Lbs/gal mud weight ... Bentonite slurry 31
 d. _____ % Bentonite ... Bentonite-cement grout 50
 e. _____ Ft³ volume added for any of the above
 f. How installed: Tremie 01
 Tremie pumped 02
 Gravity 08
 6. Bentonite seal: a. Bentonite granules 33
 b. 1/4 in. 3/8 in. 1/2 in. Bentonite chips 32
 c. _____ Other
 7. Fine sand material: Manufacturer, product name & mesh size
 a. NONE
 b. Volume added _____ ft³
 8. Filter pack material: Manufacturer, product name & mesh size
 a. NONE
 b. Volume added _____ ft³
 9. Well casing: Flush threaded PVC schedule 40 23
 Flush threaded PVC schedule 80 24
 Other
 10. Screen material: Sand
 a. Screen type: Factory cut 11
 Continuous slot 01
 Other
 b. Manufacturer CAMPBELL
 c. Slot size: 0.010 in.
 d. Slotted length: 10.0 ft.
 11. Backfill material (below filter pack): None 14
 Other



I hereby certify that the information on this form is true and correct to the best of my knowledge.
 Signature: _____ Firm: MORaine ENVIRONMENTAL, INC.

Please complete both Forms 4400-113A and 4400-113B and return them to the appropriate DNR office and bureau. Completion of these reports is required by chs. 160, 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats., and ch. NR 141, Wis. Adm. Code. In accordance with chs. 241, 289, 291, 292, 293, 295, and 299, Wis. Stats., failure to file these forms may result in a forfeiture of between \$10 and \$25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on these forms is not intended to be used for any other purpose. NOTE: See the instructions for more information, including where the completed forms should be sent.

Route to: Watershed/Wastewater Waste Management
 Remediation/Redevelopment Other

Facility/Project Name: A HAIR OFF MAIN Local Grid Location of Well: _____ ft. N. S. _____ ft. E. W.
 Facility License, Permit or Monitoring No.: _____ Local Grid Origin (estimated:) or Well Location
 Lt. _____ Long. _____ or _____
 Facility ID: _____ St. Plane _____ ft. N. _____ ft. E. S/C/N
 Section Location of Waste/Source: _____
 Type of Well: _____ Well Code: 1
 Distance from Waste/Source: Approx 75 ft Enf. Stds. Apply
 Location of Well Relative to Waste/Source: u Upgradient s Sidegradient d Downgradient n Not Known Gov. Lot Number _____
 Well Installed By: Name (first, last) and MORaine ENVIRONMENTAL

A. Protective pipe, top elevation _____ ft. MSL
 B. Well casing, top elevation _____ ft. MSL
 C. Land surface elevation _____ ft. MSL
 D. Surface seal, bottom _____ ft. MSL or 0.5 ft
 12. USCS classification of soil near screens:
 GP GM GC GW SW SP
 SM SC ML MH CL CH
 Bedrock
 13. Sieve analysis performed? Yes No
 14. Drilling method used: Rotary 50
Direct-Push Hollow Stem Auger 41
 Other
 15. Drilling fluid used: Water 02 Air 01
 Drilling Mud 03 None 99
 16. Drilling additives used? Yes No
 Describe: N/A
 17. Source of water (attach analysis, if required):
N/A

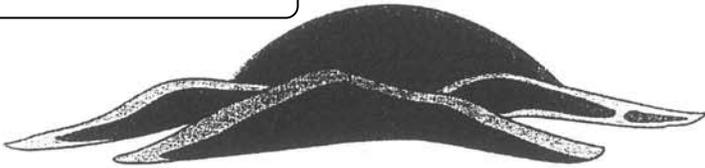


Cap and lock? Yes No
 2. Protective cover pipe:
 a. Inside diameter: _____
 b. Length: _____
 c. Material: Steel Other
 d. Additional protection? Yes No
 If yes, describe: _____
 3. Surface seal: Bentonite 3
 Concrete 0
 Other
 4. Material between well casing and protective pipe: Bentonite 3
 Other
 5. Annular space seal:
 a. Granular/Chipped Bentonite 3
 b. Lbs/gal mud weight... Bentonite-sand slurry 3
 c. Lbs/gal mud weight... Bentonite slurry 3
 d. % Bentonite... Bentonite-cement grout 5
 e. Ft³ volume added for any of the above _____
 f. How installed: Tremie 0
 Tremie pumped 0
 Gravity 0
 6. Bentonite seal:
 a. Bentonite granules 3
 b. 1/4 in. 3/8 in. 1/2 in. Bentonite chips 3
 c. Other
 7. Fine sand material: Manufacturer, product name & mesh size
NONE
 b. Volume added _____ ft³
 8. Filter pack material: Manufacturer, product name & mesh size
NONE
 b. Volume added _____ ft³
 9. Well casing: Flush threaded PVC schedule 40 23
 Flush threaded PVC schedule 80 24
 Other
 10. Screen material: Same
 a. Screen type: Factory cut 11
 Continuous slot 01
 Other
 b. Manufacturer CAMPBELL
 c. Slot size: 0.010 in.
 d. Slotted length: 10.0 ft.
 11. Backfill material (below filter pack): None 14
 Other

E. Bentonite seal, top _____ ft. MSL or _____ ft.
 F. Fine sand, top _____ ft. MSL or _____ ft.
 G. Filter pack, top _____ ft. MSL or _____ ft.
 H. Screen joint, top _____ ft. MSL or 3.6 ft.
 I. Well bottom _____ ft. MSL or 13.6 ft.
 J. Filter pack, bottom _____ ft. MSL or 14.0 ft.
 K. Borehole, bottom _____ ft. MSL or _____ ft.
 L. Borehole, diameter 2.0 in.
 M. O.D. well casing 1.25 in.
 N. I.D. well casing 1.0 in.

I hereby certify that the information on this form is true and correct to the best of my knowledge.
 Signature: _____ Firm: MORaine ENVIRONMENTAL, INC.

Please complete both Forms 4400-113A and 4400-113B and return them to the appropriate DNR office and bureau. Completion of these reports is required by chs. 160, 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats., and ch. NR 141, Wis. Adm. Code. In accordance with chs. 281, 289, 291, 292, 293, 295, and 299, Wis. Stats., failure to file these forms may result in a forfeiture of between \$10 and \$25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on these forms is not intended to be used for any other purpose. NOTE: See the instructions for more information, including where the completed forms should be sent.



X

August 27, 2009

Project Reference No. 3209

City of Watertown
Engineering Department
106 Jones Street
P.O. Box 477
Watertown, Wisconsin 53094

To Whom It May Concern:

**RE: Notification of Groundwater Monitoring Wells
A Hair Off Main
305 Market Street, Watertown, WI**

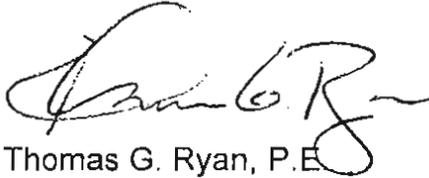
Moraine Environmental, Inc. (Moraine) was retained by Mr. Kay Strauss to assist with the abandonment of one former heating oil underground storage tank at her property at 305 Market Street in the City of Watertown. In addition to the abandonment of the tank, Moraine completed environmental site investigation activities to determine the degree and extent of residual soil and groundwater contamination around the former tank location. As part of the site investigation, three groundwater monitoring wells were installed in the sidewalk on City of Watertown property. Two of the wells were installed in the sidewalk on S. Third Street and one well was installed along Market Street. The location of these wells, identified as wells TW-1, TW-2 and TW-3, is depicted on the site plan in **Attachment A** to this letter. Well construction diagrams for these wells are provided in **Attachment B**.

Monitoring wells TW-1, TW-2 and TW-3 were covered over when new concrete sidewalks were constructed on Market Street and on S. Third Street. These wells were never properly abandoned in accordance with Department of Natural Resources regulations. The purpose of this letter is to notify the City of Watertown of the existence and location of these wells. If the wells are uncovered in the future, they will need to be properly abandoned. The City of Watertown is the responsible party for properly abandoning these wells when they are discovered in the future.

Information concerning these wells will be included on a Department of Natural Resources database of properties having residual soil and groundwater contamination.

Please call our office at (262) 377-9060 if there are any questions concerning these monitoring wells.

Sincerely,
Moraine Environmental, Inc.



Thomas G. Ryan, P.E.
Senior Project Manager



Thomas C. Sweet
President

cc: Ms. Kay Strauss

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #:

03-28-544713

ACTIVITY NAME:

A Hair Off Main

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
A	205-209 S Third St., Watertown, WI 53094	291-0815-0412-248	623837	303049
B				
C				
D				
E				
F				
G				
H				
I				



July 22, 2009

Project Reference No. 3209

Mr. Matt Atkinson
701 S. 9th Street
Watertown, Wisconsin 53094

Dear Mr. Atkinson:

RE: Notification of Contaminated Soil and Groundwater at 205-209 S. Third Street, Watertown, Wisconsin

On behalf of our client, A Hair Off Main, Moraine Environmental, Inc. (Moraine) is providing written notification of the presence of residual petroleum soil and groundwater contamination at your 205-209 S. Third Street property.

The soil and groundwater contamination that appears to have originated on the property located at 305 Market Street has migrated onto your property at 205-209 S. Third Street. The levels of Diesel Range Organics, Ethylbenzene and 1,3,5-trimethylbenzene contamination in the soil and Naphthalene and Trimethylbenzenes contamination in the groundwater on your property are above the State soil residual contaminant levels and groundwater enforcement standards found in chapters NR 720 and NR 140, Wisconsin Administrative Code, respectively. However, based on the results of subsurface / hydrogeologic investigative activities, it appears that the groundwater contaminant plume is stable or receding and will naturally degrade over time. Moraine believes that allowing natural attenuation to complete the soil and groundwater cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and NR 746, Wisconsin Administrative Code. Moraine will be requesting that the Department of Natural Resources 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.

Since the source of the groundwater contamination 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 access is required. For further information on the requirements of Section 292.13, Wisconsin Statutes, you may call 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, to obtain a copy of the Department of Natural Resources' Publication No. RR 589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

The Department of Natural Resources will not review our 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 Department 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 Department of Natural Resources that is relevant to this closure request, you should mail that information to: Mr. Jeff Ackerman, Wisconsin Department of Natural Resources, Bureau of Remediation and Redevelopment, 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 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 the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' Internet web site. As part of the GIS registration process, it is required that we submit a copy of the most recent deed for your property to the Department of Natural Resources. The deed must contain the correct legal description of your property. On behalf of A Hair Off Main, please provide a copy of your most recent property deed to our office for inclusion in the GIS packet. We have enclosed a stamped, addressed envelope for your use in returning this document to Moraine.

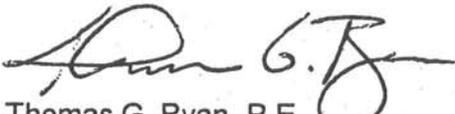
Should you or any subsequent property owner wish to construct or reconstruct a well on your property (if applicable in your community), special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call 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 Department of Natural Resources 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.

If contaminated soil is excavated in the future, it will be considered a solid waste and will need to be disposed of in accordance with all applicable laws.

Once the Department makes a decision on our 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 www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact us at (262) 377-9060 or you may contact Mr. Jeff Ackerman of the Wisconsin Department of Natural Resources at (608) 275-3267.

Sincerely,
Moraine Environmental, Inc.


Thomas G. Ryan, P.E.
Senior Project Engineer


Thomas C. Sweet
President

cc: Ms. Kay Strauss

Enclosure

OFF-SOURCE
A
PROPERTY

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

MR. MATT ATKINSON
701 SOUTH 9TH STREET
WATER TOWN, WI
53094

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) **MATTHEW ATKINSON** B. Date of Delivery **7-23-09**
 C. Signature *[Signature]* Agent Addressee
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number (Carry from service label) **7007 1490 0002 2045 7835**

3209 N.O.C.

PS Form 3811, July 1999

Domestic Return Receipt

102595-00-M-0952

7007 1490 0002 2045 7835

U.S. Postal Service™		CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)			
For delivery information visit our website at www.usps.com			
#3209 A THIRD FEMALE			
Postage	\$ 50.94	0024	N.O.C.
Certified Fee	\$2.80	01	
Return Receipt Fee (Endorsement Required)	\$2.30		
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 55.54	07/22/2009	
Sent To MATT ATKINSON			
Street, Apt. No., or PO Box No. 701 SOUTH 9TH ST.			
City, State, ZIP+4 WATER TOWN WI 53094			
PS Form 3800, August 2006		See Reverse for Instructions	

OFF-SOURCE
A
PROPERTY

101A

101A

101A

A part of Lot 3 and a part of the West 1/2 of Lot 2, in Block 16, of the Original Plat on the East side of Rock River, as shown by Cole, Bailey & Co's Plat of the Village (now City) of Watertown, in the First Ward of said City, Jefferson County, Wisconsin, described as follows: Commencing on the West line of Lot 3 approximately 41.6 feet South of the Northwest corner of said Lot at a point on the now established party wall; thence East along said party wall 100 feet to the East line of the West 1/2 of said Lot 2; thence South along the said line to the South line of said Lot 2; thence West 100 feet to the Southwest corner of said Lot 3; thence North to the place of beginning. The party wall above referred to commences at the Northwest corner of the building now occupied by Sears Roebuck & Company and runs East 100 feet. Subject to a party wall agreement dated September 21, 1903 and recorded in the office of the Register of Deeds in and or Jefferson County, Wisconsin, on October 9, 1903 in volume 2 of Miscellaneous on Page 563. Together with a limited easement for emergency egress from the premises, recorded in the office of the Register of Deeds of Jefferson County, Wisconsin on April 11, 2006 as Document No. 1197853.

101A