

GIS REGISTRY

Cover Sheet

March, 2010
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

** Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
 Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

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

Contamination in ROW

Off-Source Contamination

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

Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between non-industrial and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government unit or economic
development corporation was directed to
take a response action)*

Monitoring Wells:

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

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

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

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

BRRTS #:

02-30-261259

PARCEL ID #:

07-222-24-125-043, Parcel 1, Lot 4B

ACTIVITY NAME:

Glenwood Dry Cleaners Site

WTM COORDINATES:

X: 696875

Y: 241223

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

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: None Title: Plat of Survey Map
- 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 and 2 Title: Site Location Map and Aerial View of Site
- 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 #: 3 Title: Site Map with Dry Cleaner Location Identified
- 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 #: 4 Title: Boundary of Residual Soil Contamination

BRRTS #: 02-30-261259

ACTIVITY NAME: Glenwood Dry Cleaners Site

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: Not Applicable**

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 #: **Title: Not Applicable**

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: Not Applicable**

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 Title: Residual Soil Contaminants of Concern

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 #: 2 Title: Summary of Groundwater Analytical Results for Most Recent Sampling Event

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: Not Applicable

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.
Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

Not Applicable

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

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

Figure #: Title:

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

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

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

BRRTS #: 02-30-261259

ACTIVITY NAME: Glenwood Dry Cleaners Site

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:

- 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:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Gloria L. McCutcheon, Regional Director

Sturtevant Service Center
9531 Rayne Road, Suite IV
Sturtevant, Wisconsin 53177
Telephone 262-884-2300
FAX 262-884-2307
TTY 262-884-2304

March 5, 2010

Theresa Kolososki
Cloverleaf Group, Inc.
666 Dundee Rd
Suite 901
Northbrook, IL 60062

Subject: GIS Registry and Updated Closure letter for Glenwood Dry Cleaners, 2713 18th Street, Kenosha, WI FID 230107240, BRRTS 02-30-261259

Dear Ms. Kolososki:

The Department has received and reviewed the request to place the above noted site on the GIS registry. The site received a closure in February 2001. Additional sampling was performed in 2009 and submitted to the Department.

Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time, however, you and future property owners must comply with certain continuing obligations as explained in this letter.

GIS Registry

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

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- If a structural impediment that obstructed a complete site investigation or cleanup is removed or modified, additional environmental work must be completed
- Before the land use may be changed from industrial to non-industrial, additional environmental work must be completed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

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

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. You must pass on the information about these continuing obligations to the next property owner or owners. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code.

Structural impediments existing at the time of cleanup include the strip mall building and associated parking areas, made complete investigation and remediation of the soil contamination on this property impracticable. Pursuant to s. 292.12(2)(b), Wis. Stats., if the structural impediments on this property that are described above are to be removed, the property owner shall notify the Department of Natural Resources before removal and conduct an investigation of the degree and extent of soil and groundwater contamination. If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules. If soil in the specific locations described above is excavated, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

Pursuant to s. 292.12(2)(a), Wis. Stats., the current building and associated parking area that currently exists in the location shown on the attached map shall be maintained in compliance with the maintenance plan included in the GIS packet in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans

Prohibited Activities

The following activities are prohibited on any portion of the property where [pavement, a building foundation, soil cover, engineered cap or other barrier] is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure.

Vapor Migration

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

At the time the dry cleaner operation shuts down and discontinues using Perchloroethylene an indoor air sampling program will need to be completed as well as new subslab vapor sampling to ensure that there is not a human health hazard associated within the building.

Post-Closure Notification Requirements

In accordance with ss, 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Any activity or construction that results in the removal or modification of a structural impediment that obstructed a complete site investigation or cleanup

- Development, construction or other changes, including zoning changes, that change the land use from industrial to non-industrial
- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil
- Discontinuing operation and maintenance or changes to the operating dry cleaner system

Please send written notifications in accordance with the above requirements to Southeast Region, to the attention of Victoria Stovall, Environmental Program Associate, 2300 N. Dr. Martin Luther King Jr. Drive, Milwaukee, WI 53212.

Operating Dry Cleaners

You should know that in order to remain eligible for future reimbursement of cleanup costs from the Dry Cleaner Environmental Response Fund (DERF), within 90 days of the date of this letter, the owner or operator of the dry cleaning facility must implement enhanced pollution prevention measures found in Section 292.65(5)(a)2, Wis. Statutes, and NR 169.11(2), Wis Adm. Code. Currently, in accordance with Section 292.65(8)(f), Wis. Stats., the maximum amount of money that DERF can reimburse to any facility is \$500,000. The enhanced pollution prevention measures that must be implemented to remain eligible for DERF include:

- all wastes must be managed in accordance with federal and state hazardous waste rules;
- dry cleaning product or wastewater may not be discharged into any sanitary sewers, septic tanks, or any waters of the State;
- a containment structure must entirely surround and be capable of containing any spill or release of a dry cleaning product from a dry cleaning machine or other equipment;
- the floor within any containment structure must be sealed and be impervious to dry cleaning product;
- perchloroethene must be delivered to the dry cleaning facility by means of a closed, direct coupled delivery system.

In order to retain eligibility, you will need to verify that you have implemented these pollution prevention measures. You may wish to keep documentation in your files, such as invoices and photographs, of any enhanced pollution prevention measures you implement, in order to provide future verification.

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 Shanna L. Laube-Anderson at 262-884-2341.

Sincerely,



Frances M. Koonce, Team Supervisor
Southeast Region Remediation & Redevelopment Program

Cc: Rick Vamos, DAI Environmental, Polo Park Business Center, 27834 N. Irma Lee Circle, Lake Forest, IL 60045-5130

**MAINTENANCE PLAN
GLENWOOD CLEANERS
BRRTS #02-30-261259, FID #230107240
KENOSHA, WISCONSIN**

June 2011

DAI Project No. 7160

Prepared For:
Wisconsin Department of Natural Resources
2300 N. Dr. Martin Luther King Drive
Milwaukee, WI 53212

Prepared By:
DAI Environmental, Inc.
27834 North Irma Lee Circle
Lake Forest, Illinois 60045

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1.0 INTRODUCTION

DAI Environmental, Inc. (DAI) is providing this *Maintenance Plan* on behalf of the Cloverleaf Group, Inc. (Cloverleaf) regarding the Glenwood Cleaners site located at 2713 18th Street in Kenosha, WI (Subject Property). On March 5, 2010, the Wisconsin Department of Natural Resources (WDNR) issued a response letter to a November 3, 2009 request for placement of the above-referenced site into the Wisconsin GIS Registry (see attached). The WDNR's response letter approved the request, closing the incident and Site, but requiring on-going inspection and maintenance of engineered cover that is present over the residual soil contamination. This report provides the *Maintenance Plan* regarding the engineered cover.

2.0 SITE DESCRIPTION

The Subject Property is a tenant of the Glenwood Crossings Shopping Center. The site location is depicted in Figures 1 and 2, with an overall site features map included as Figure 3. The dry cleaner facility and the area of residual soil contamination is depicted in Figure 4. The residual soil contamination is covered over by a concrete floor slab.

3.0 MAINTENANCE PLAN

Since the March 5, 2010 approval of the Closure and the GIS Registry Listing request, the following maintenance plan has been implemented:

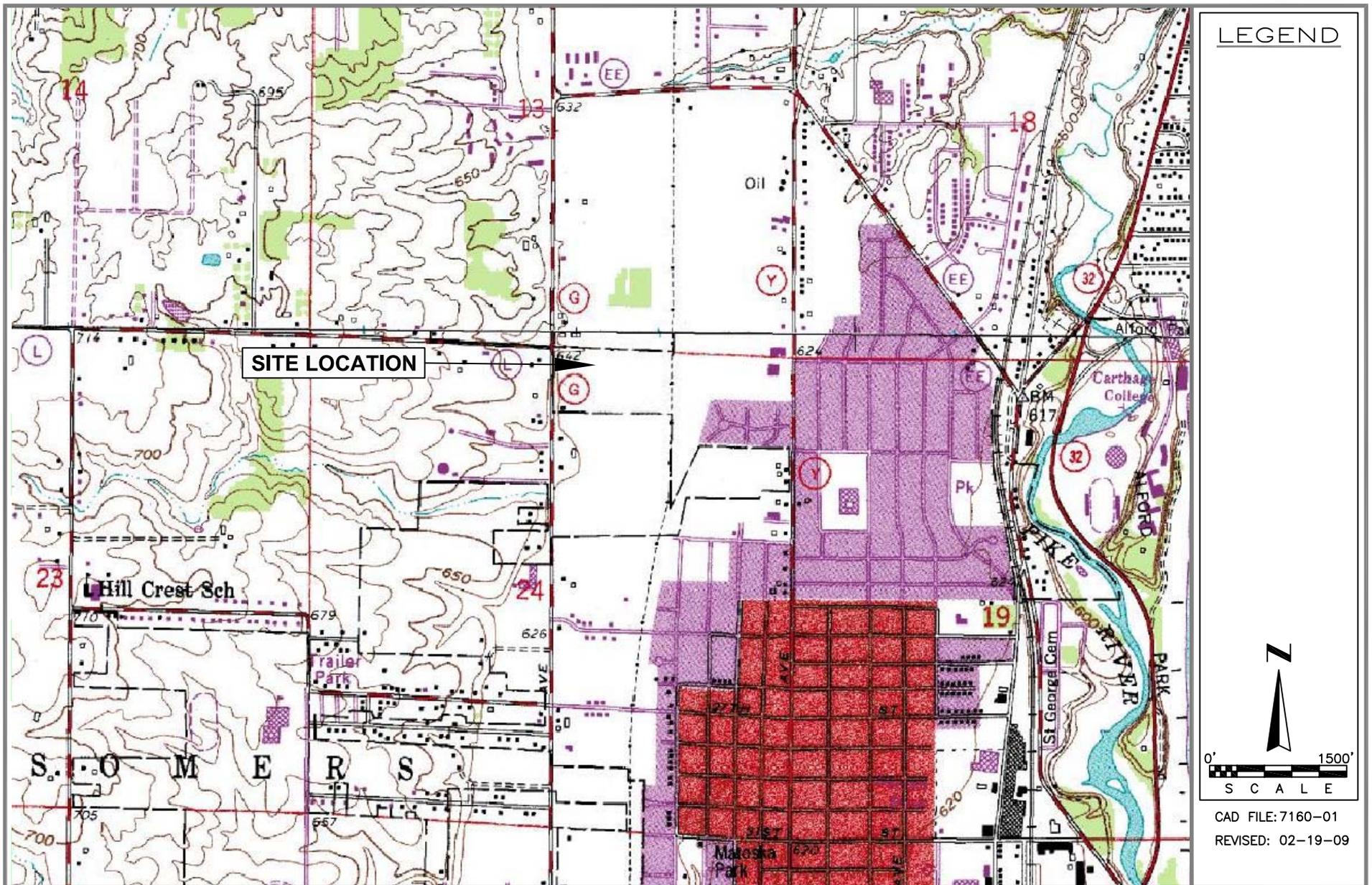
1. DAI Environmental, Inc. (DAI) inspects the Dry Cleaning facility on an annual basis to insure that the concrete floor within the Dry Cleaning facility continues to be present and is not cracked or broken. These inspections have occurred on March 17, 2010 and March 23, 2011.
2. During the Inspection, DAI interviews the Dry Cleaner Operator, asking him if he has done any site improvements or other work over the past year that necessitated the breaking up of the concrete floor or the excavation or cutting through the floor. DAI and the Owner have notified the Dry Cleaner that in the event he ever has the need to do such

work, he must first notify the Owner/Landlord so that such work can be considered within the context of the environmental issues and conditions.

3. DAI summarizes the results of the inspection with a brief letter report that is submitted to the property Owner

This *Maintenance Plan* described above will continue to be followed in the future.

FIGURES



DAI
ENVIRONMENTAL

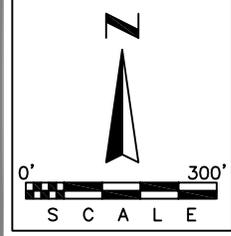
THE CLOVERLEAF GROUP, INC.
2701 - 2811 18TH STREET
KENOSHA, WISCONSIN

FIGURE 1
SITE LOCATION MAP
(1994 TOPOGRAPHIC MAP
FROM USGS TERRASERVER)



LEGEND

**APPROXIMATE
PROPERTY
BOUNDARY**



CAD FILE: 7160-02
REVISED: 02-19-09

DAI
ENVIRONMENTAL

THE CLOVERLEAF GROUP, INC.
2701 - 2811 18TH STREET
KENOSHA, WISCONSIN

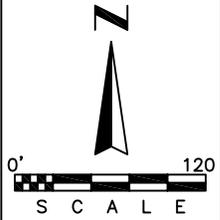
FIGURE 2
AERIAL VIEW OF SITE
(2002 AERIAL PHOTOGRAPH
FROM USGS TERRASERVER)

18TH STREET / COUNTY HIGHWAY L

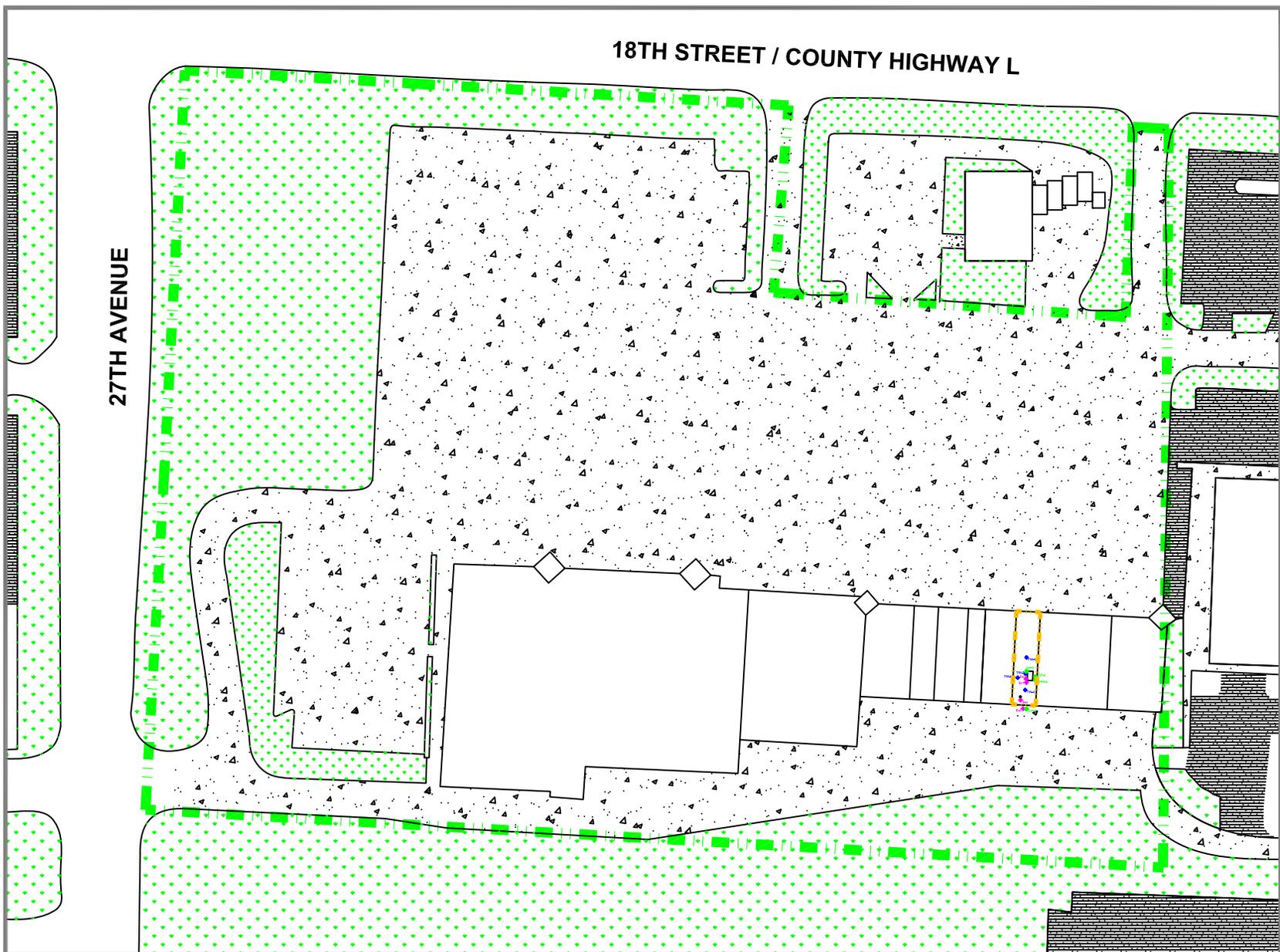
27TH AVENUE

LEGEND

-  APPROXIMATE PROPERTY BOUNDARY
-  APPROXIMATE GLENWOOD CLEANERS BOUNDARY



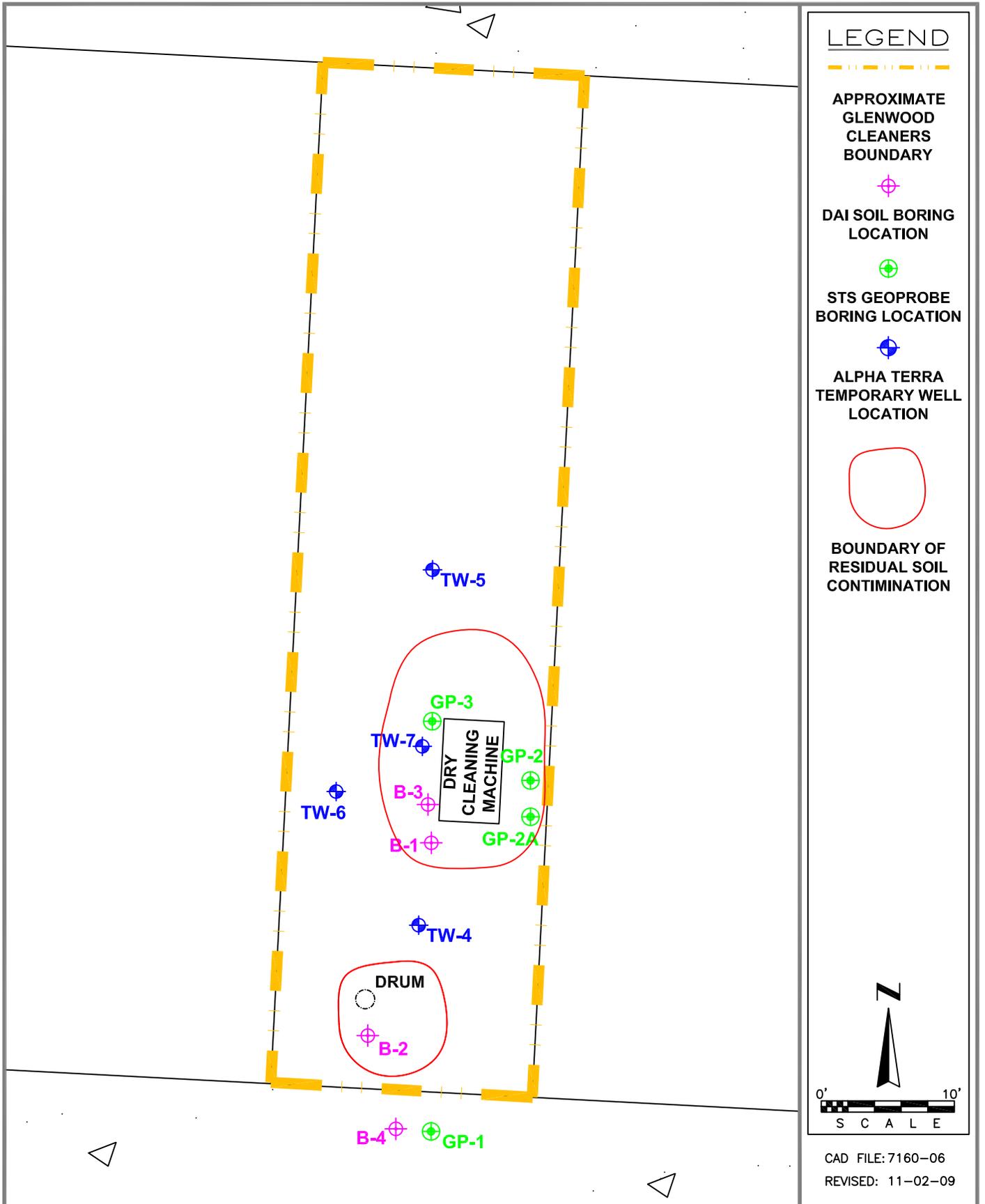
CAD FILE: 7160-04
 REVISED: 03-05-09



DAI
 ENVIRONMENTAL

THE CLOVERLEAF GROUP, INC.
 2701 - 2811 18TH STREET
 KENOSHA, WISCONSIN

FIGURE 3
 SITE MAP WITH DRY CLEANER
 LOCATION IDENTIFIED



LIMITED WARRANTY DEED

This Deed, made between **Glenwood Outlot LLC**, a Delaware limited liability company, ("Grantor")

and **Glenwood Crossings-Kenosha, LLC**, a Wisconsin limited liability company ("Grantee").

Grantor, for a valuable consideration, conveys and quitclaims to Grantee the following described real estate in Kenosha County, State of Wisconsin:

RETURN TO:
Fafinski Mark & Johnson, P.A.
Attn: Greg Brenny
775 Prairie Center Drive, Suite 400
Eden Prairie, MN 55344

Tax Parcel No. 07-222-24-125-042

Lot 4A of Certified Survey Map No. 2095, on file and of record in the office of the Register of Deeds for Kenosha County, Wisconsin, as Document No. 1133605, and being part of the Northeast Quarter of Section 24, Township 2 North, Range 22 East of the Fourth Principal Meridian, in the City of Kenosha, Kenosha County, Wisconsin;

together with the cross-easement agreement by and between Kenosha North Development Co., L.L.C., and Kenosha North Limited Partnership, dated March 12, 1999 and recorded as Document No. 1136836, as amended and restated in its entirety pursuant to Amended and Restated Easement Agreement dated December 30, 2003 and recorded as Document No. 1369453 and as corrected by Affidavit of Correction recorded January 20, 2004 as Document No. 1371311, in the office of the Register of Deeds for Kenosha County, Wisconsin;

together with the cross-easement agreement by and between Taco Bell Corp., and Kenosha/North Limited Partnership dated August 29, 1994 and recorded on September 1, 1994 in Volume 1703 of Records, Page 540-555 as Document No. 972051.

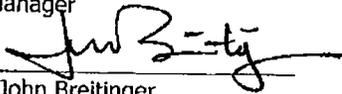
This is not homestead property.

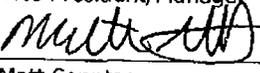
Together with all and singular the hereditaments and appurtenances thereunto belonging. This Deed conveys after-acquired title. Grantor warrants that Grantor has not done or suffered anything to encumber the property, except for the rights of tenants of the property in possession under unrecorded leases.

Dated March 17, 2009

Glenwood Outlot LLC, a Delaware limited liability company

By: United Properties Investment LLC, a Minnesota limited liability company
Its: Manager

By: 
Print: John Breitingger
Its: Vice President/Manager

By: 
Print: Matt Sonntag
Its: Assistant Vice President

AUTHENTICATION

Signature(s)

authenticated this
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by (4,6) 706.06, Wis. Stats)

THIS INSTRUMENT WAS DRAFTED BY
Attorney Greg Brenny

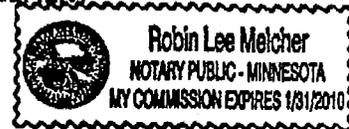
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGEMENT

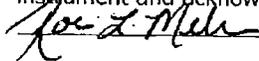
State of Minnesota

SS:

Hennepin County



John Breitingger personally came before me this March 13, 2009 to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

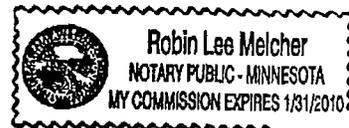


Notary Public Hennepin County, Minnesota
My Commission is permanent.
If not, state expiration date: 1/31/2010

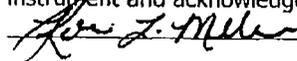
State of Minnesota

SS:

Hennepin County



Matt Sonntag personally came before me this March 13, 2009 to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.



Notary Public Hennepin County, Minnesota
My Commission is permanent.
If not, state expiration date: 1/31/2010

LEGAL DESCRIPTION: AS FURNISHED PER TITLE COMMITMENT NO: 00092003 5th Amended-(effective date 3/9/09)

Parcel 1: (Tax Key No.: 07-222-24-125-043)

Lot 4B of Certified Survey Map No. 2095 on file and of record in the office of the Register of Deeds for Kenosha County, Wisconsin as Document No. 1133605 and being part of the NE 1/4 of Section 24, Township 2 North, Range 22 East of the 4th Principal Meridian, in the city of Kenosha, Kenosha County, Wisconsin.

Parcel 2: (Tax Key No.: 07-222-24-125-042)

Lot 4A of Certified Survey Map No. 2095 on file and of record in the office of the Register of Deeds for Kenosha County, Wisconsin as Document No. 1133605 and being part of the NE 1/4 of Section 24, Township 2 North, Range 22 East of the 4th Principal Meridian, in the City of Kenosha, Kenosha County, Wisconsin.

Parcel 3:

Non-Exclusive Easement for the Benefit of Parcel 1 and Parcel 2 created by Cross-easement agreement by and between Kenosha North Development Co., L.L.C., and Kenosha North Limited Partnership, dated March 12, 1999 and recorded as Document No. 1136836, as amended and restated in its entirety pursuant to Amended and Restated Easement Agreement dated December 30, 2003 and recorded as Document No. 1369453 and as corrected by Affidavit of Correction recorded January 20, 2004 as Document No. 1371311, in the office of the Register of Deeds for Kenosha County, Wisconsin.

Parcel 4:

Non-exclusive Easement for the Benefit of Parcel 1 and Parcel 2 created by Cross-easement agreement by and between Kenosha North Limited Partnership and Taco Bell Corp. dated August 29, 1994 and recorded September 1, 1994 in Volume 1703 of records, on Pages 540 to 555 as Document No. 972051.

UTILITIES

- WeEnergies.....262-798-9404
- Time Warner Cable, Inc.....262-798-9404
- SBC.....800-276-8885
- Kenosha Water Utility.....262-653-4310

NOTE: Sanitary sewer, storm sewer and water main information obtained from field observations and from records provided by City of Kenosha.

ZONING NOTE:
This site is Zoned B-2 Community Business District
NOTE: Building setback requirements must be obtained from and approved by the City of Kenosha prior to any future construction or development of this site.

Reference: Prior survey by this office in 2003.

NOTE: Tax Key Nos: 07-222-24-125-042 & -043 shown hereon are NOT located within the flood hazard zone as per verification letter from Kenosha Department of City Development per Community Panel 550209-0002-C FEMA Map dated December 5, 1996.

Scale
1" = 60'

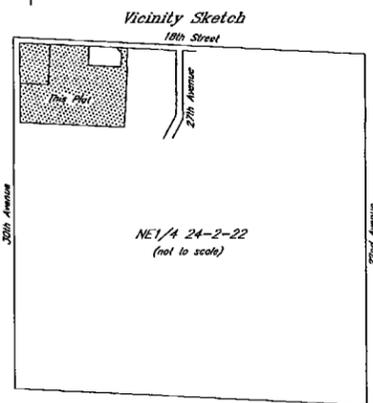
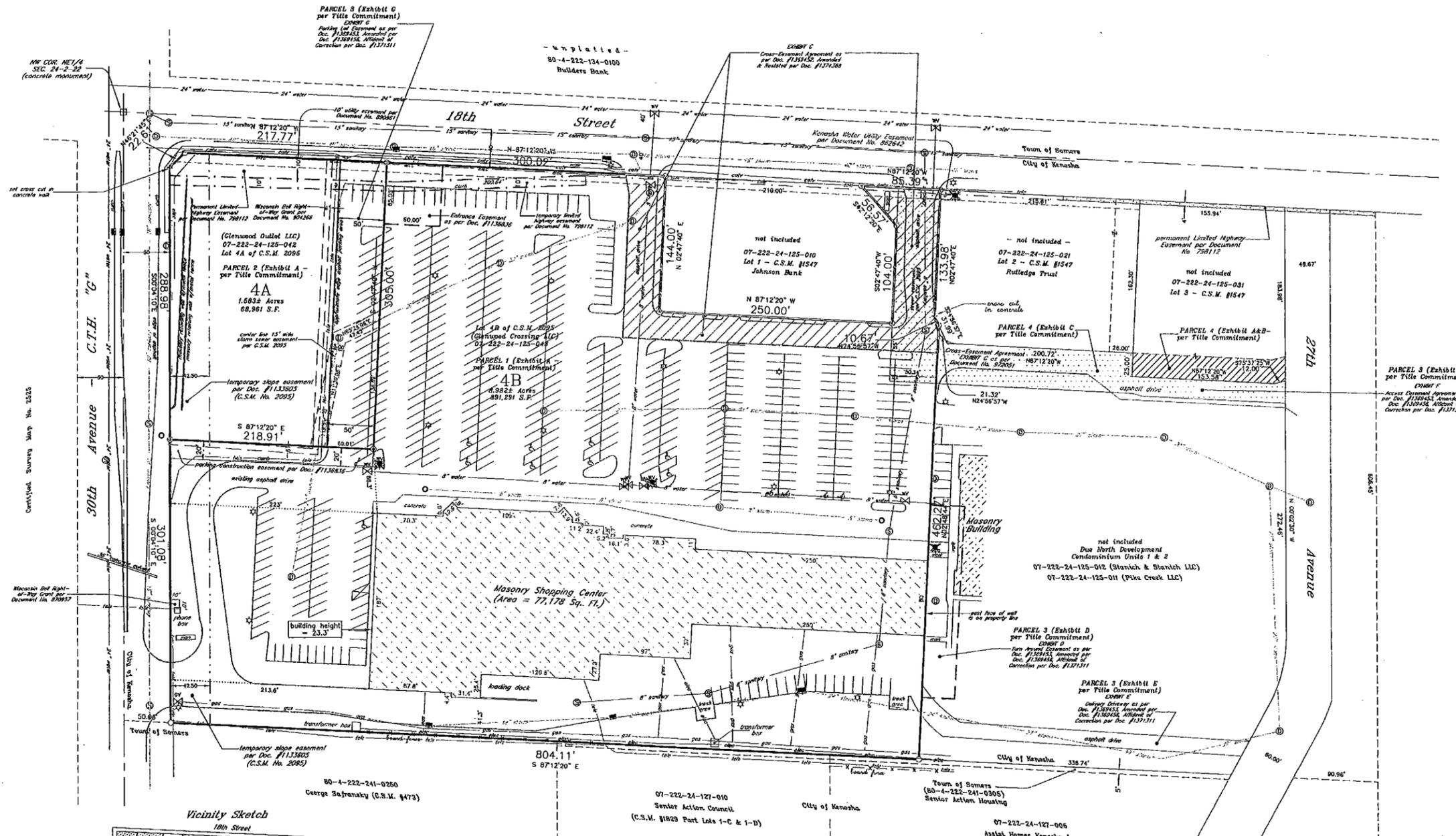
- denotes iron pipe
- denotes masonry nail

Bearings hereon refer to recorded Certified Survey Map No. 1547.

SYMBOLS

- catch basin
- ⊗ hydrant
- ⊙ sanitary manhole
- ⊙ storm manhole
- ☆ light pole
- utility pedestal
- W water valve
- ⊗ gas meter
- ⊗ gas valve
- ⊗ electric meter
- clean-out

Parking Stalls
LOT 4A
regular = 26
handicapped = 0
TOTAL STALLS = 26
Parking Stalls
LOT 4B
regular = 444
handicapped = 13
TOTAL STALLS = 457



Plat of Survey of
LOTS 4A & 4B OF
CERTIFIED SURVEY MAP NO. 2095
in NE 1/4 Section 24-2-22
CITY OF KENOSHA
KENOSHA COUNTY, WIS.
-for-
Fafinski Mark & Johnson

To obtain location of participants underground facilities before you dig in Wisconsin ... call **DIGGER'S HOTLINE 1-800-242-8511** - toll free -

LEGAL DESCRIPTION: AS FURNISHED PER TITLE COMMITMENT NO: 00092003 5th Amended--(effective date 3/9/09)

Parcel 1: (Tax Key No.: 07-222-24-125-043)

Lot 4B of Certified Survey Map No. 2095 on file and of record in the office of the Register of Deeds for Kenosha County, Wisconsin as Document No. 1133605 and being part of the NE 1/4 of Section 24, Township 2 North, Range 22 East of the 4th Principal Meridian, in the city of Kenosha, Kenosha County, Wisconsin.

Parcel 2: (Tax Key No.: 07-222-24-125-042)

Lot 4A of Certified Survey Map No. 2095 on file and of record in the office of the Register of Deeds for Kenosha County, Wisconsin as Document No. 1133605 and being part of the NE 1/4 of Section 24, Township 2 North, Range 22 East of the 4th Principal Meridian, in the City of Kenosha, Kenosha County, Wisconsin.

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TO:
The Title Team, Agent for Chicago Title Insurance Company, Glenwood Crossing LLC, a Delaware Limited Liability Company, Glenwood Outlot LLC, a Delaware limited liability company and Glenwood Crossings - Kenosha, LLC, a Wisconsin Limited Liability Company and to TCF National Bank;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS in 2005, and includes all items except 5 and 12 from Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certified that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

JEFFREY K. RAMPART (S-2141)
WISCONSIN REGISTERED LAND SURVEYOR
License No. 2141
Dated: February 9, 2009
Revised 3/12/09
Revised 3/13/09
Revised 3/16/09

prepared by
J.K.R. SURVEYING, INC.
8121 22ND AVENUE, KENOSHA, WI 53143
phone 262-652-8110 fax 262-652-9895



LEGAL DESCRIPTION STATEMENT

This signed statement is for the *GIS Registry Checklist* package of information associated with the Glenwood Dry Cleaners site located at 2713 18th Street (Glenwood Crossings) in Kenosha, Wisconsin. Cloverleaf Group, Inc., (Cloverleaf), as the property owner and serving as the “Responsible Party” for the site in question, is requesting that the Wisconsin Department of Natural Resources (WDNR) enter the site into its GIS Registry along with the corresponding incident closure letter. The dry cleaner site was previously enrolled in the “Wisconsin Dry Cleaner Environmental Response Fund Program (DERP).”

Certification Statement

As a legal representative of the property owner and serving as the “responsible party,” I hereby state that the enclosed legal description is believed to accurately describe the correct contaminated property.

Cloverleaf, Group, Inc.

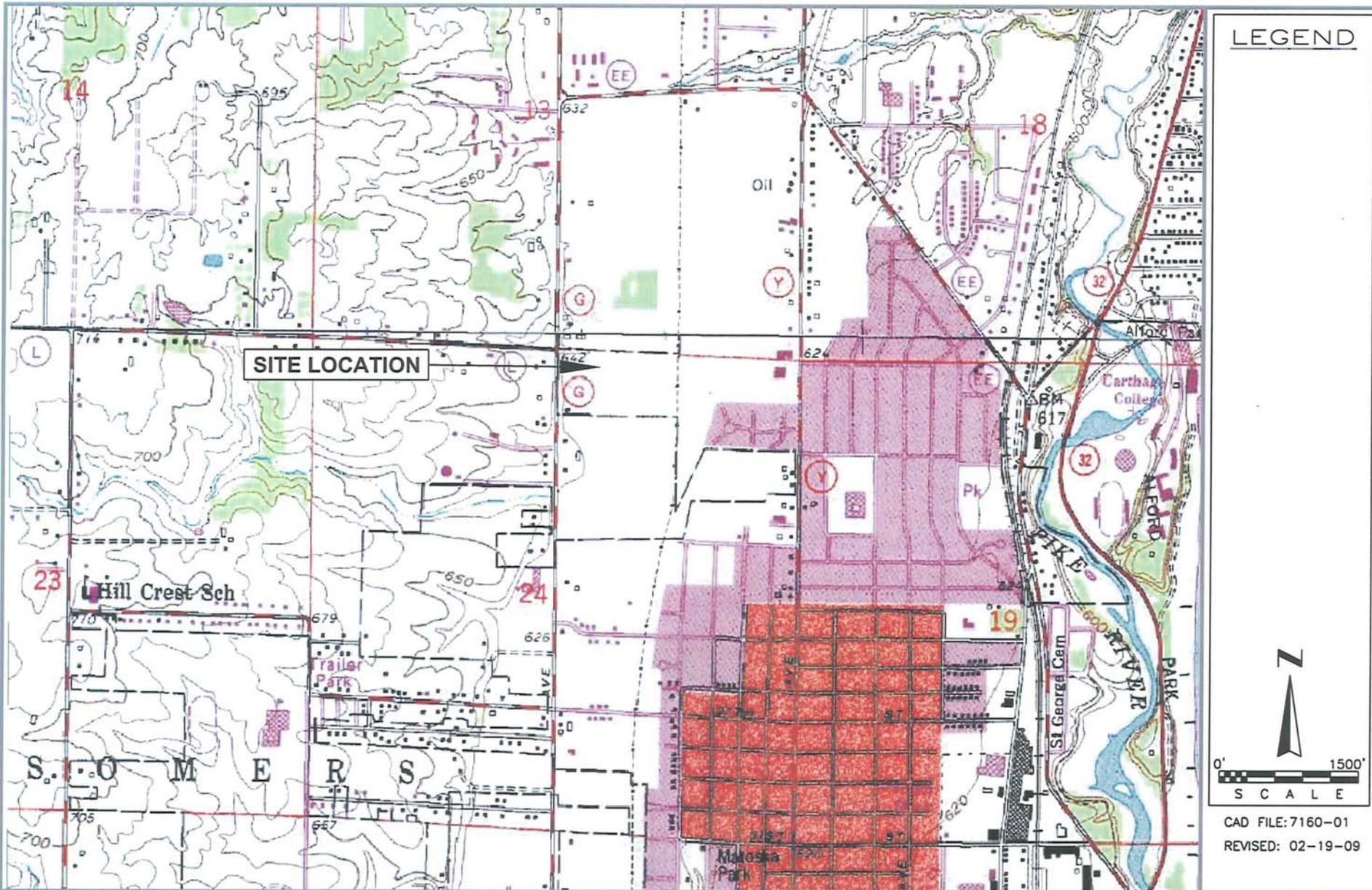
Glenwood Crossings-Kenosha, LLC

By: The Cloverleaf Group Inc., Its Manager

By: 

Theresa Kolososki, Its Leasing & Property Manager

Date: November 19, 2009



DAI
ENVIRONMENTAL

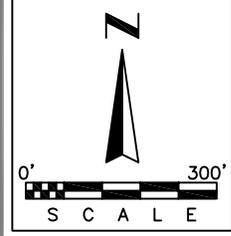
THE CLOVERLEAF GROUP, INC.
2701 - 2811 18TH STREET
KENOSHA, WISCONSIN

FIGURE 1
SITE LOCATION MAP
(1994 TOPOGRAPHIC MAP
FROM USGS TERRASERVER)



LEGEND

— — — — —
**APPROXIMATE
 PROPERTY
 BOUNDARY**



CAD FILE: 7160-02
 REVISED: 02-19-09

DAI
 ENVIRONMENTAL

THE CLOVERLEAF GROUP, INC.
 2701 - 2811 18TH STREET
 KENOSHA, WISCONSIN

FIGURE 2
AERIAL VIEW OF SITE
 (2002 AERIAL PHOTOGRAPH
 FROM USGS TERRASERVER)

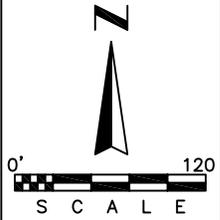
18TH STREET / COUNTY HIGHWAY L

27TH AVENUE

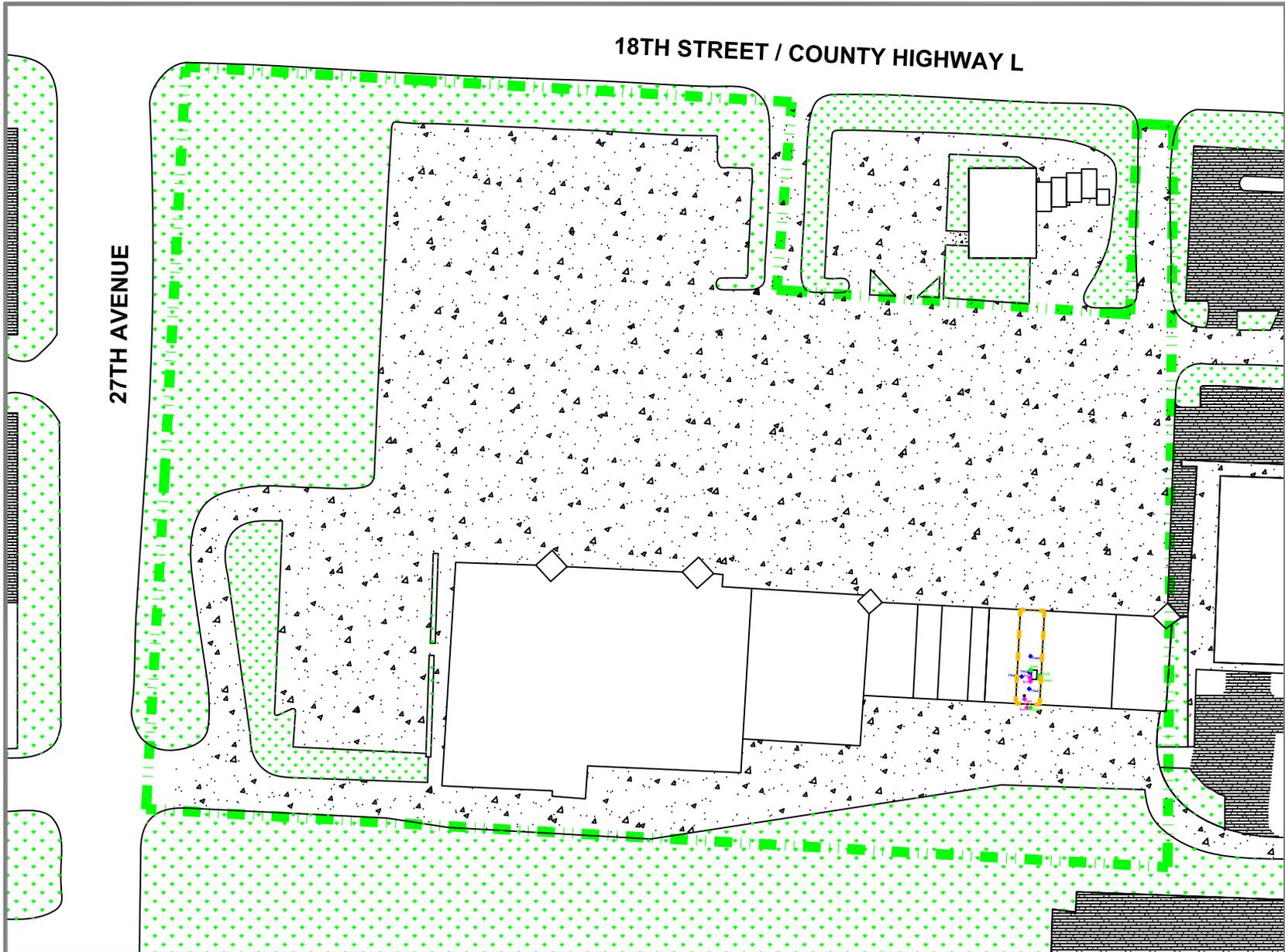
LEGEND

APPROXIMATE PROPERTY BOUNDARY

APPROXIMATE GLENWOOD CLEANERS BOUNDARY



CAD FILE: 7160-04
REVISED: 03-05-09



DAI
ENVIRONMENTAL

THE CLOVERLEAF GROUP, INC.
2701 - 2811 18TH STREET
KENOSHA, WISCONSIN

FIGURE 3
SITE MAP WITH DRY CLEANER
LOCATION IDENTIFIED

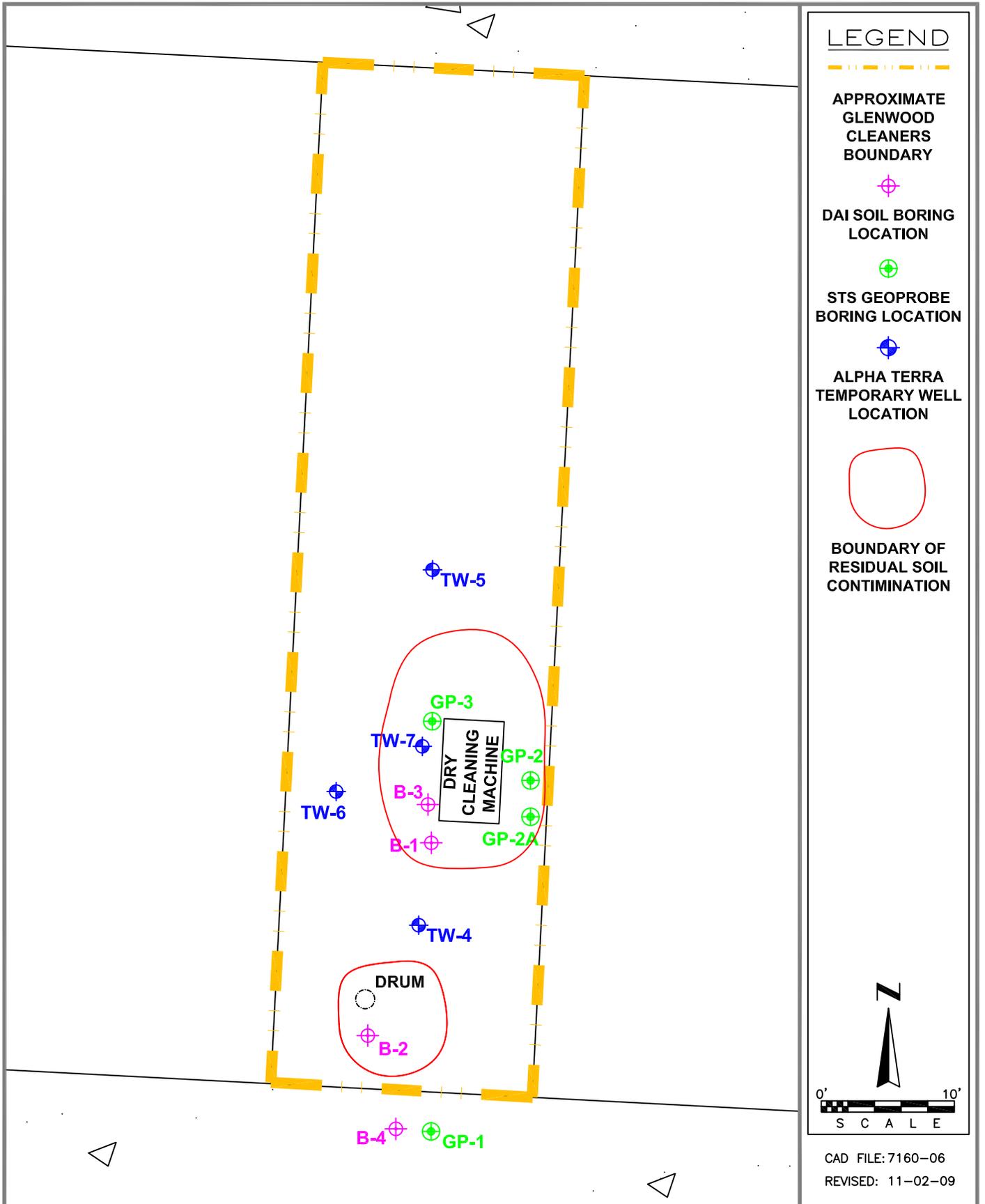


TABLE 1
RESIDUAL SOIL CONTAMINANTS OF CONCERN
Glenwood Dry Cleaners
2713 18th Street
Kenosha, WI

Sample	Sampling Date	Sampling Depth (ft bgs)	PCE	MC
GP-1	9/13/00	0-2	<0.025	0.037
GP-1	9/13/00	8-10	<0.025	0.051
GP-2A	9/13/00	0-2	<0.025	0.059
GP-2A	9/13/00	8-10	<0.025	<0.025
GP-3	9/27/00	1-3	1.91	<0.025
GP-3	9/27/00	9-11	0.32	<0.025
TW-7	12/19/00	1-2	<0.025	0.11
TW-7	12/19/00	10-11	<0.025	<0.025
TW-7	12/19/00	19-20	<0.025	<0.025
B-1	2/14/09	4-6	<0.015	0.12
B-2	2/14/09	4-6	0.10	<0.018

All concentrations in milligrams per kilogram (mg/kg)

PCE - perchloroethylene MC - methylene chloride

ft bgs - feet below ground surface

Bolded values are soil concentrations above analytical detection limits that represent residual contaminant levels that remain on the property.

TABLE 2
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS FOR
MOST RECENT SAMPLING EVENT

Glenwood Dry Cleaners
 2713 18th Street
 Kenosha, WI

Sample	Sampling Date	PCE	TCE	1,2-DCE	VC	MC	Chloromethane
TW-4	7/9/03	<0.45	<0.48	<0.83	<0.18	<0.43	<0.24
TW-5	7/9/03	<0.45	<0.48	<0.83	<0.18	<0.43	<0.24
TW-6	7/9/03	<0.45	<0.48	<0.83	<0.18	<0.43	0.30
TW-7	7/9/03	<0.45	<0.48	<0.83	<0.18	<0.43	<0.24

All concentrations in micrograms per liter (ug/L)

PCE - perchloroethylene

TCE - trichloroethene

1,2-DCE - cis-1,2-dichloroethene

VC - vinyl chloride

MC - methylene chloride