

GIS REGISTRY INFORMATION

SITE NAME:	Welk's Automotive Service			FID #	
BRRTS #:	03-41-000144			(if appropriate):	
COMMERCE # (if appropriate):	53220-3716-33				
CLOSURE DATE:	August 2, 2005				
STREET ADDRESS:	8333 W Layton Ave				
CITY:	Greenfield				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	681695	Y =	278156	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map <i>(if referenced in the legal description)</i> for all affected properties					<input checked="" type="checkbox"/>
County Parcel ID number, <i>if used for county</i> , for all affected properties					<input checked="" type="checkbox"/>
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Isoconcentration map(s), <i>if required for site investigation (SI)</i> (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					<input checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input checked="" type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input checked="" type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, <i>if required for SI</i> . (8.5x14" if paper copy)					<input type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					<input checked="" type="checkbox"/>
Copy of (soil or land use) deed restriction(s) or deed notice <i>if any required as a condition of closure</i>					<input checked="" type="checkbox"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Mary P. Burke, Secretary

August 2, 2005

Mr. Gary Welk
Welk's Automotive Service, Inc.
8333 W. Layton Ave.
Greenfield, WI 53220

RE: **Final Closure**

Commerce # 53220-3716-33 WDNR BRRTS # 03-41-000144
Welk's Automotive Service, 8333 W. Layton Ave., Greenfield

Dear Mr. Welk:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to document residual soil and groundwater contamination that remains above state standards. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5402.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen D. Mueller". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Stephen D. Mueller
Hydrogeologist
Site Review Section

cc: Mr. Thomas Sweet, Moraine Environmental, Inc.
Case File

QUIT CLAIM DEED

Document Number

7772767

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 2:28 PM

07-14-1999

REEL 4604 IMAGE 1059

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 10.00

This Deed, made between
Gary S. Welk and Lynn Marie Welk

Grantor,
and R3 Land, LLC

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

Parcel Number One (1) and Outlot Number One (1) of
Certified Survey Map No. 6662 recorded in the
Milwaukee County Register of Deeds Office on June
1, 1999 as Document No. 7750819, being a part of
the Northwest one-quarter (1/4) of the Northeast
one-quarter (1/4) of Section 28, Town 6 North,
Range 21 East, in the City of Greenfield, Milwaukee
County, Wisconsin.

Recording Area

Name and Return Address

Attorney John H. Pellmann
Swartzberg & Duggan, S.C.
5075 S. 76th Street
Milwaukee, WI 53220

616-8987-000

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

The common address is 8333 W. Layton Avenue,
Greenfield, Wisconsin 53220.

FEE
77.25 (159)
EXEMPT

Together with all appurtenant rights, title and interests.

Dated this 9 day of JUNE, 99.

Gary S. Welk
* Gary S. Welk

Lynn Marie Welk
* Lynn Marie Welk

AUTHENTICATION

Signature(s) Gary S. Welk and Lynn Marie Welk

authenticated this 9th day of June, 1999

John H. Pellmann
* John H. Pellmann

TITLE: MEMBER STATE BAR OF WISCONSIN

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
County.)

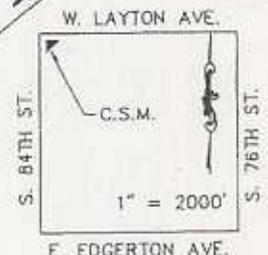
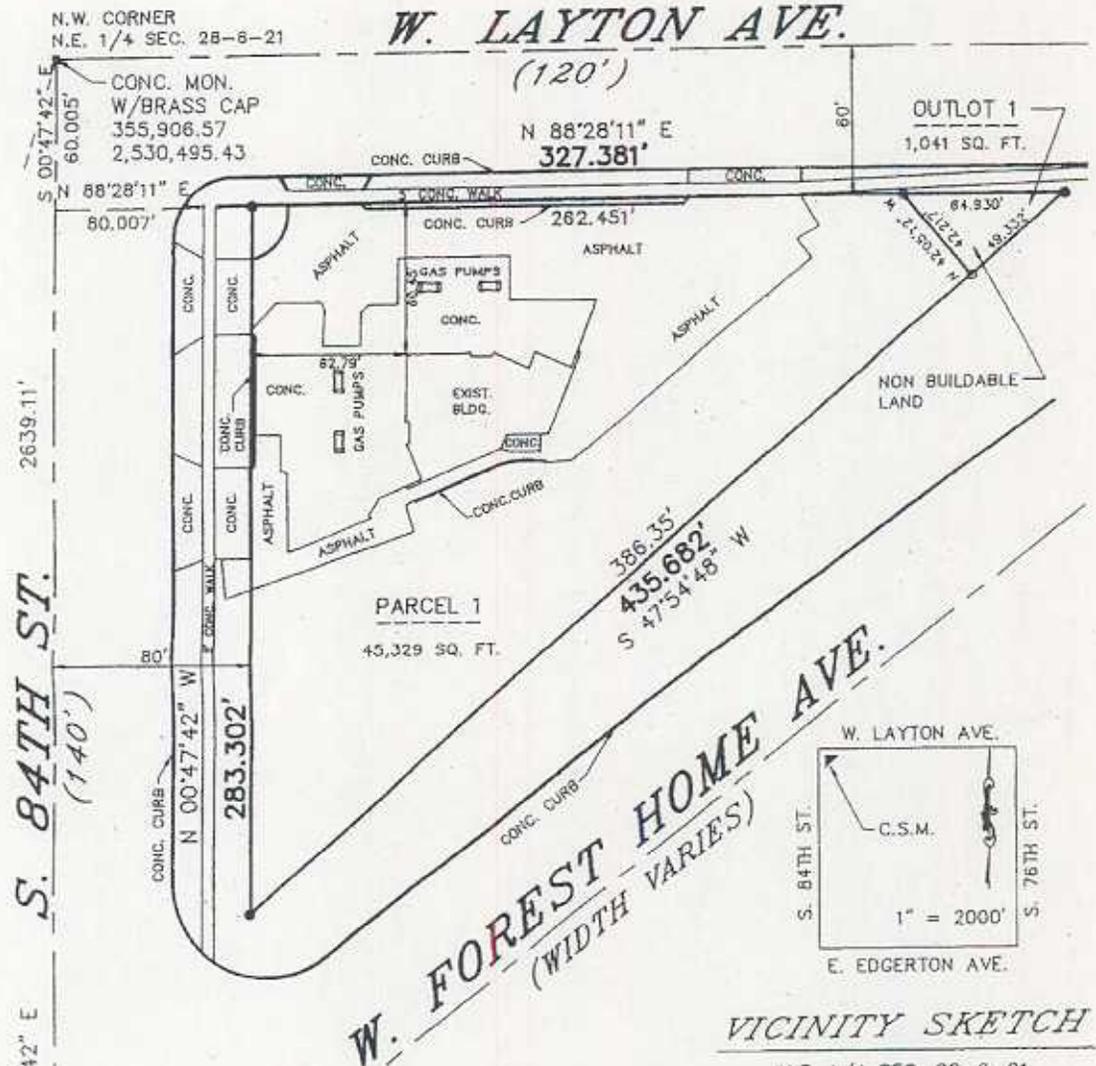
Personally came before me this _____ day of
_____, the above named

to me known to be the person who executed

PRE-1999 LAYOUT

Doc # 7750819
6-1-99

Certified Survey Map No. 6662

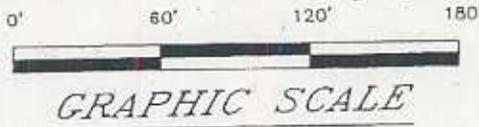


VICINITY SKETCH
N.E. 1/4 SEC. 28-6-21

NOTES :

- DENOTES 1" x 24" IRON PIPE, 1.13 LBS PER LIN. FT. (SET)
- DENOTES 1" IRON PIPE FOUND

BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE.



SCALE
1" = 60'

CONC. MON.
W/BRASS CAP
353,287.91
2,530,532.05
S.W. CORNER
N.E. 1/4 SEC. 28-6-21

FORM NO. 985-A



Stock No. 26273

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 of the Northeast 1/4 of Section 28, Town 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Wayne D. Mickelson, Registered Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a part of the Northwest 1/4 of the Northeast 1/4 of Section 28, Town 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said 1/4 Section; thence S 0°47'42" E, 60.005 feet to a point; thence N 88°28'11" E, 80.007 feet to the place of beginning of the lands to be described; thence N 88°28'11" E, 327.381 feet to a point; thence S 47°54'48" W, 435.682 feet to a point; thence N 0°47'42" W, 283.302 feet to the place of beginning. Said lands containing 46,370.04 square feet.

That I have made such survey, land division and map by the direction of Gary Welk and Lynn Welk, husband and wife, owners of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Greenfield in surveying, dividing and mapping the same.

5-26-98
Date 5-5-99

Wayne D. Mickelson
Wayne D. Mickelson
Registered Land Surveyor S-1349



FORM NO. 985-A



Stock No. 26273

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 of the Northeast 1/4 of Section 28, Town 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

As owners, we, Gary Welk and Lynn Welk, husband and wife, do hereby certify that we have caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Greenfield.

WITNESS the hand and seal of said owners this 6 day of MAY, 1999.

Gary Welk
Gary Welk

Lynn Welk
Lynn Welk

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

PERSONALLY came before me this 6th day of May, 1999, Gary Welk and Lynn Welk, husband and wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Elizabeth A. Lembke
Notary Public
State of Wisconsin
My Commission Expires: 6/6/99



CONSENT OF CORPORATE MORTGAGEE

STATE FINANCIAL BANK, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this map and does hereby consent to the above certification of owners.

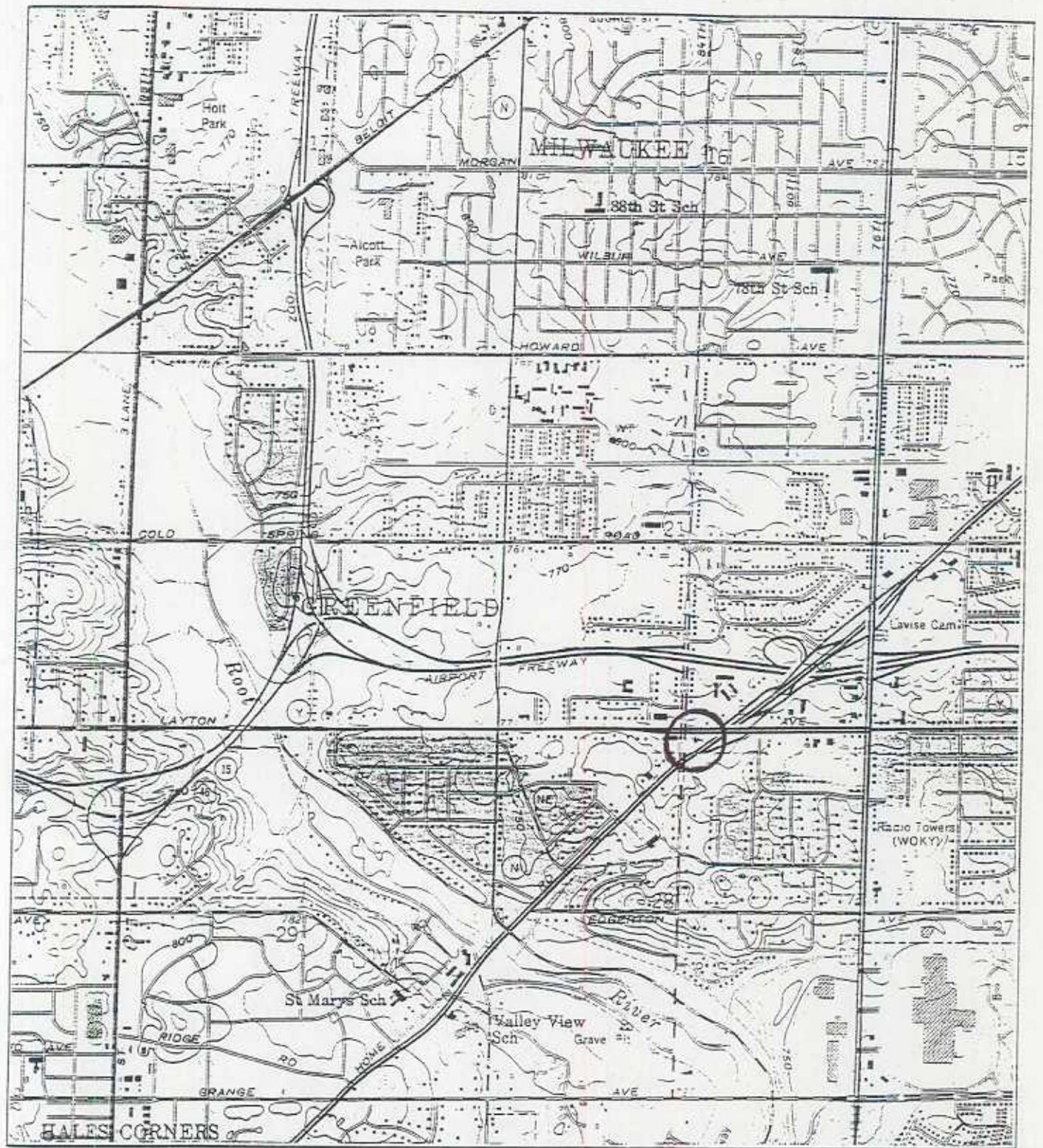
IN WITNESS WHEREOF, the said STATE FINANCIAL BANK has caused these presents to be signed by TERI M. STURINO, SR VICE PRESIDENT, at HAMES CORNERS, Wisconsin, and its corporate seal to be hereunto affixed this 6th day of May, 1999.

STATE FINANCIAL BANK:

Teri M. Sturino
Teri M. Sturino



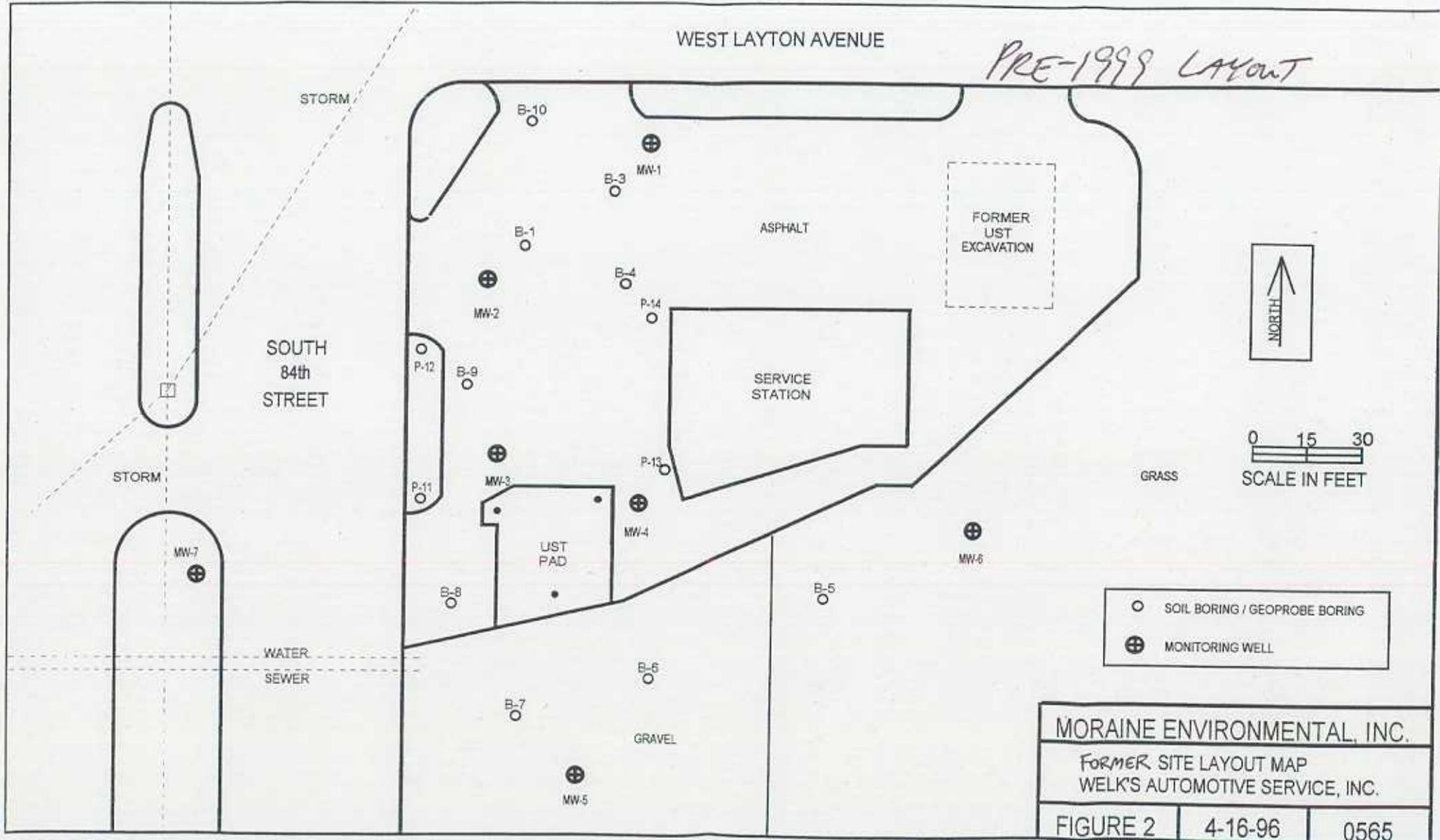
5-26-98
5-5-99



○ — SITE LOCATION

SCALE 1:24,000

Site Location Map	
PROJECT NAME WELK'S AUTOMOTIVE SERVICE, INC. 8333 WEST LAYTON AVENUE	
PROJECT NUMBER 0565	DRAWING COMPANY Moraine Environmental, Inc.
SCALE 1:24,000	DATE 4-16-96
FIGURE 1	



WEST LAYTON AVENUE

PRE-1999 LAYOUT

STORM

SOUTH
84th
STREET

ASPHALT

FORMER
UST
EXCAVATION

SERVICE
STATION

GRASS

0 15 30
SCALE IN FEET

STORM

MW-7

WATER
SEWER

UST
PAD

GRAVEL

B-10

MW-1

B-3

B-1

MW-2

B-4

P-14

P-12

B-9

P-11

MW-3

P-13

MW-4

B-8

MW-6

B-5

B-6

B-7

MW-5

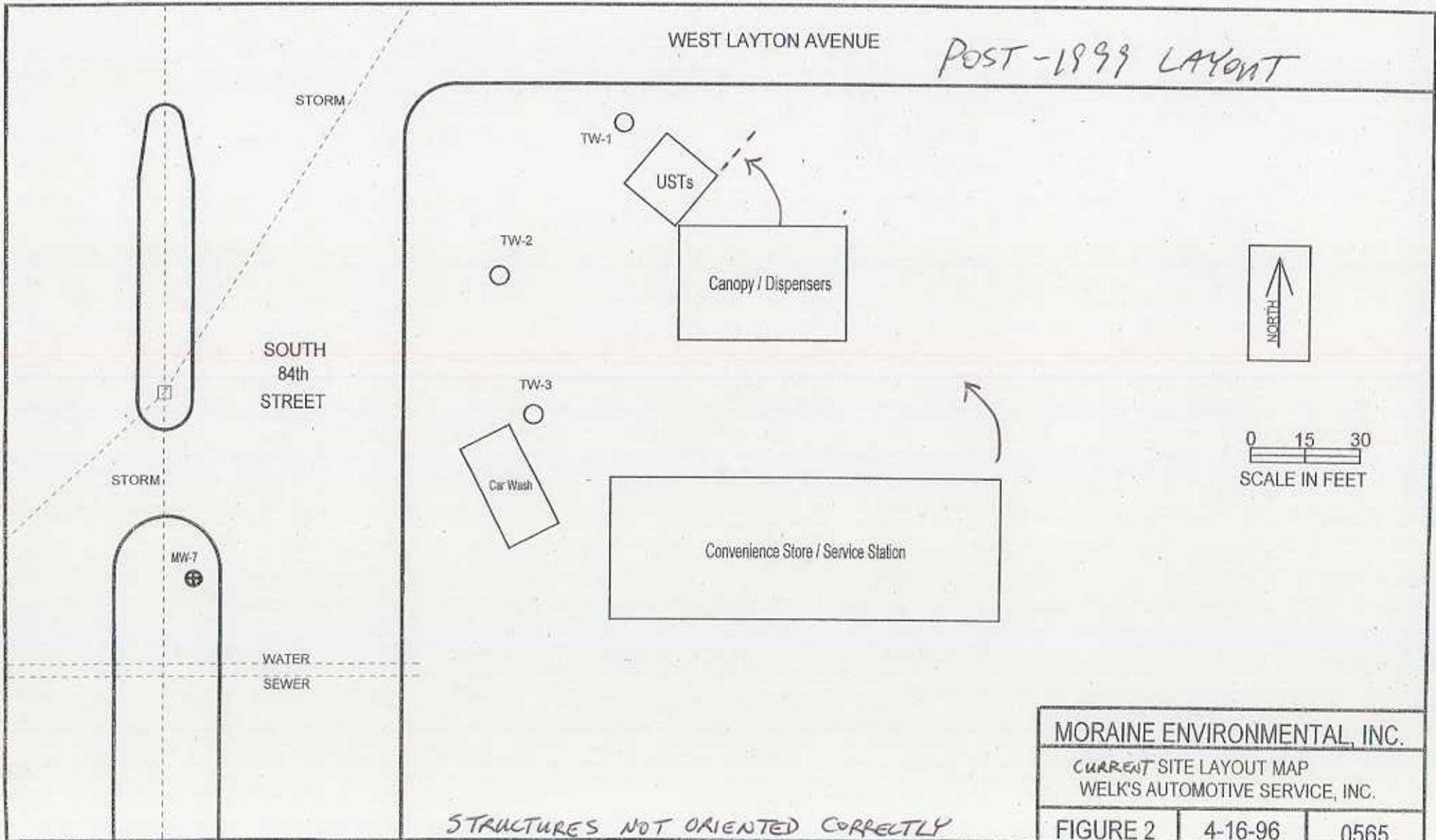
○ SOIL BORING / GEOPROBE BORING

⊕ MONITORING WELL

MORaine ENVIRONMENTAL, INC.

FORMER SITE LAYOUT MAP
WELK'S AUTOMOTIVE SERVICE, INC.

FIGURE 2 | 4-16-96 | 0565



MORaine ENVIRONMENTAL, INC.		
CURRENT SITE LAYOUT MAP WELK'S AUTOMOTIVE SERVICE, INC.		
FIGURE 2	4-16-96	0565

WELKS AUTOMOTIVE SERVICE, INC.
GROUNDWATER QUALITY RESULTS
 1995 through 1999
 (Detected Compounds Only)

Analyte	Preventive Action Limit	Enforcement Standard	MW-1						MW-2						MW-3						MW-4						MW-7					
			6/95	9/96	2/97	2/98	12/98	5/99	6/95	9/96	2/97	2/98	12/98	5/99	6/95	9/96	2/97	2/98	12/98	5/99	6/95	9/96	2/97	2/98	12/98	5/99	6/95	9/96	2/97	2/98	12/98	5/99
GRO	NSE	NSE	--	--	NA	--	--	2,100	4,800	NA	2,200	2,000	980	54,000	60,000	NA	39,000	46,000	38,000	5,100	5,000	NA	5,800	6,500	6,500	--	--	NA	--	--	--	
Benzene	0.5	5.0	--	--	--	--	--	970	2,200	700	1,100	910	400	14,000	11,000	11,000	12,000	7,500	9,300	750	620	490	670	640	790	1.9	--	--	0.7	--	--	
n-Butylbenzene	NSE	NSE	--	NA	NA	NA	NA	--	NA	NA	NA	NA	NA	--	NA	NA	NA	NA	NA	11	NA	NA	NA	NA	NA	--	NA	NA	NA	NA	NA	
Ethylbenzene	140	700	--	--	--	--	--	110	300	51	120	130	58	2,800	3,100	1,600	2,400	2,900	2,600	750	730	560	880	990	870	--	--	--	0.5	--	--	
Isopropylbenzene	NSE	NSE	--	NA	NA	NA	NA	7.1	NA	NA	NA	NA	NA	--	NA	NA	NA	NA	NA	50	NA	NA	NA	NA	NA	--	NA	NA	NA	NA	NA	
Methyl-tert-butyl-Ether	12	60	--	--	--	--	--	29	99	88	84	81	92	400	310	410	950	1,000	1,100	51	56	13	34	25	39	11	15	17	28	29	35	
Naphthalene	8	40	--	NA	NA	NA	NA	--	NA	NA	NA	NA	NA	400	NA	NA	NA	NA	NA	95	NA	NA	NA	NA	NA	--	NA	NA	NA	NA	NA	
n-Propylbenzene	NSE	NSE	--	NA	NA	NA	NA	14	NA	NA	NA	NA	NA	130	NA	NA	NA	NA	NA	110	NA	NA	NA	NA	NA	--	NA	NA	NA	NA	NA	
Toluene	200	1000	--	--	--	--	0.28	--	--	--	4.7	2.9	2.0	12,000	11,000	560	5,100	9,100	7,000	64	53	24	34	37	39	--	--	--	--	--	--	
Trimethylbenzenes	96	480	--	--	--	--	--	25	74	13	51	61	15	1,990	2,370	1,180	1,550	2,340	1,760	490	292	345	610	760	740	--	--	--	--	--	--	
Xylenes	1000	10,000	--	--	--	--	--	43	160	9.1	73.6	56	11	9,700	12,900	3,910	6,200	11,700	7,800	793	500	442	739	1000	943	--	--	--	--	--	--	
Soluble Lead	1.5	15	--	NA	NA	NA	NA	--	NA	NA	NA	NA	NA	--	NA	NA	NA	NA	NA	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	

Key:
 Concentrations expressed in micrograms per liter (mg/l).
 -- = Not detected above method detection limit.
 NA = Not Analyzed
 NSE = No Standard Established
Bold results exceed WDNR Groundwater Preventative Action Limits
Bold and Underlined results exceed WDNR Groundwater Enforcement Standards

WELK'S AUTOMOTIVE SERVICE, Inc.

8333 W. Layton Ave
Greenfield, WI 53220

FID #241104710
PECFA #53220-3716-33

Table No. 1

		GROUNDWATER ANALYTICAL RESULTS 2001 through 2004										
Well I.D.:	NR140	NR140	TW-2					TW-3				
Collection Date:	PAL	ES	11/6/01	2/27/02	6/12/02	9/24/02	4/23/04	11/6/01	2/27/02	6/12/02	9/24/02	4/22/04
Gasoline Range Organics	NSE	NSE	63,000	NA	16,000	NA	NA	5,200	NA	2,600	NA	NA
Benzene	0.5	5.0	<u>6,200</u>	<u>2,900</u>	<u>4,500</u>	<u>340</u>	<u>4,800</u>	<u>870</u>	<u>250</u>	<u>220</u>	<u>790</u>	<u>1100</u>
Ethylbenzene	140	700	<u>2,900</u>	<u>470</u>	<u>920</u>	43	<u>680</u>	<u>440</u>	<u>180</u>	<u>340</u>	<u>170</u>	<u>260</u>
Methyl-tert-butyl-ether	12	60	<u>380</u>	<u>460</u>	<u>320</u>	33	<u>220</u>	<u>54</u>	<u>40</u>	<u>29</u>	<u>36</u>	<u>39</u>
Toluene	200	1,000	<u>5,100</u>	<u>1,100</u>	<u>1,000</u>	33 Q	47 Q	65	13	12	18	12
Trimethylbenzenes	96	480	<u>3,930</u>	<u>1,390</u>	<u>890</u>	18.9	<u>506</u>	<u>463</u>	<u>310</u>	<u>167</u>	<u>262</u>	50
Xylenes	1,000	10,000	<u>12,700</u>	<u>4,600</u>	<u>3,490</u>	150	679	293	27	28	49	36

Notes:

NSE = No Standard Established

NA - Not Analyzed

All results reported in micrograms per liter (ug/l) = parts per billion (ppb)

Bold Results exceed the Preventative Action Limit (PAL)

Bold and Underlined results exceed the Enforcement Standard (ES)

TABLE 3
Welk's Automotive Services, Inc.
SOIL QUALITY RESULTS
 (Detected Compounds Only)

Date Drilled:	Bore Hole ID:	Unit of Measure	3/16/90			5/26/94											
			B-1	B-3	B-4	GP-5		GP-6		GP-7		GP-8		GP-9		GP-10	
Sample Depth (feet):	NRT20 RCL		13-15	16-18	16-18	12-14	18-20	12-14	14-16	2-4	18-20	8-10	10-12	6-8	8-10	4-6	6-8
Gasoline Range Organics	250	mg/kg	1.7*	1.2*	500*	<10	14	<10	<10	<10	<10	320	<10	850	<10	<10	12
Lead	500	mg/kg	NA	NA	NA	7.08	8.48	6.73	7.07	55.6	7.26	8.10	0.86	7.67	7.68	15.6	9.98
Benzene	5.5	ug/kg	<1000	<1000	30,000	<1.1	<1.1	<1.1	<1.1	<1.3	<1.1	6.9	<1.2	420	140	<1.4	<1.2
n-Butylbenzene	NSE	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
sec-Butylbenzene	NSE	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Ethylbenzene	2900	ug/kg	<1000	<1000	1800	<1.1	<1.1	<1.1	<1.1	<1.3	<1.1	8700	1.2	13,000	490	<1.4	2.7
Isopropylbenzene	NSE	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
p-Isopropyltoluene	NSE	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Methyl-tert-butyl-Ether	NSE	ug/kg	NA	NA	NA	<5.7	<5.6	<5.7	<5.7	<6.3	<5.7	<5.8	<5.8	<1600	9.0	<6.8	<6.0
Napthalene	NSE	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
n-Propylbenzene	NSE	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Toluene	1500	ug/kg	<1000	<1000	3200	1.3	<1.1	2.0	<1.1	<1.3	<1.1	90	4.5	15,000	64	5.0	<1.2
1,2,4-Trimethylbenzene	NSE	ug/kg	NA	NA	NA	<1.1	<1.1	<1.1	<1.1	<1.3	<1.1	16,000	<1.2	20,000	260	<1.4	8.6
1,3,5-Trimethylbenzene	NSE	ug/kg	NA	NA	NA	<1.1	<1.1	<1.1	<1.1	<1.3	<1.1	260	<1.2	5900	67	<1.4	2.2
Xylenes (o, m, p)	4100	ug/kg	<1000	<1000	50,000	<2.3	<2.2	<2.3	<2.3	<2.5	<2.3	29,340	<1.2	46,000	997	<2.7	12.5

mg/kg = milligrams per kilogram of soil
 ug/kg = micrograms per kilogram of soil
 * = Total Hydrocarbons as Gasoline

- = Not Detected
 NA = Not Analyzed
 NSE = No Standard Established

RCL = Residual Contaminant Level
Bold results exceed the RCL limit

@ = Non-Industrial Direct Contact, WDNR Pub# RR-519-97, April 1997
 Q = Detected below the limit of Quantification and result is estimated

F:\WPWIN\METECH\SOIL\SSOIL.TBL
 Revised: 9/17/03
 Page 1 of 3

TABLE 3
Welk's Automotive Services, Inc.
SOIL QUALITY RESULTS
(Detected Compounds Only)

Date Drilled:	DNR Interim Guideline	Unit of Measure	3/16/90			5/26/94											
Bore Hole ID:			B-1	B-3	B-4	GP-5		GP-6		GP-7		GP-8		GP-9		GP-10	
Sample Depth (feet):			13-15	16-18	16-18	12-14	18-20	12-14	14-16	2-4	18-20	8-10	10-12	6-8	8-10	4-6	6-8
Naphthalene	20,000	ug/kg	NA	NA	NA	<56	<56	<57	<58	<62	<57	170	<58	3500	210	<68	<60
1-Methyl Naphthalene	1.1*	ug/kg	NA	NA	NA	<9.0	<9.0	<9.1	<9.2	<10	11	17	<9.3	3200	49	<11	<10
2-Methyl Naphthalene	600,000	ug/kg	NA	NA	NA	<6.8	9.1	<6.8	<6.9	12	<6.8	19	<7.0	6400	79	<8.1	<7.2
Acenaphthylene	18,000	ug/kg	NA	NA	NA	<11	<11	<11	<11	<12	<11	17	<12	450	20	<14	<12
Acenaphthene	900,000	ug/kg	NA	NA	NA	<5.6	<5.6	7.8	8.6	<6.2	<5.7	8.6	<5.8	<6.6	<5.7	<6.8	<6.0
Fluorene	600,000	ug/kg	NA	NA	NA	9.4	1.9	8.6	9.3	18	<0.57	1.2	1.1	110	<0.57	1.4	0.91
Phenanthrene	18,000	ug/kg	NA	NA	NA	5.0	19	7.3	7.4	300	5.9	<2.9	<2.9	240	2.9	8.9	<3.0
Anthracene	5*	ug/kg	NA	NA	NA	<0.56	0.81	1.4	1.7	21	<0.57	<0.58	<0.58	<0.66	<0.57	1.3	<0.60
Chrysene	8800	ug/kg	NA	NA	NA	.35	<0.56	<0.57	<0.57	300	<0.57	0.68	1.2	<0.66	2.3	3.2	0.75
Fluoranthene	600,000	ug/kg	NA	NA	NA	2.5	1.8	1.2	1.3	670	1.5	1.3	1.4	18	<1.1	8.9	1.5
Pyrene	500,000	ug/kg	NA	NA	NA	<1.1	4.6	<1.1	<1.2	520	3.4	<1.2	1.4	22	<1.1	6.0	<1.2
Benzo (a) anthracene	88	ug/kg	NA	NA	NA	2.1	<0.56	<0.57	<0.57	230	<0.57	<0.58	<0.58	7.1	<0.57	2.8	<0.60
Benzo (b) fluoranthene	88	ug/kg	NA	NA	NA	1.4	<0.56	1.6	<0.57	300	<0.57	<0.58	0.97	2.6	<0.57	3.1	0.74
Benzo (k) fluoranthene	880	ug/kg	NA	NA	NA	0.59	0.89	<0.57	0.65	160	<0.57	<0.58	<0.58	1.7	<0.57	1.7	<0.60
Benzo (a) pyrene	8.8	ug/kg	NA	NA	NA	1.3	0.90	1.2	1.4	260	<0.57	<0.58	<0.58	3.1	<0.57	2.7	<0.60
Bibenzo (a,h) anthracene	8.8	ug/kg	NA	NA	NA	<0.56	<0.56	<0.57	<0.57	32	<0.57	<0.58	<0.58	<0.66	<0.57	<0.68	<0.60
Benzo (g,h,i) perylene	1800	ug/kg	NA	NA	NA	4.6	4.4	6.2	3.7	330	2.3	1.8	2.9	6.6	1.5	4.7	2.3
Indeno (1,2,3-cd) pyrene	88	ug/kg	NA	NA	NA	<1.1	<1.1	<1.1	<1.2	150	<1.1	<1.2	<1.2	<1.3	<1.1	<1.4	<1.2

mg/kg = milligrams per kilogram of soil
ug/kg = micrograms per kilogram of soil
* = Total Hydrocarbons as Gasoline

-- = Not Detected
NA = Not Analyzed
NSE = No Standard Established

RCL = Residual Contaminant Level
Bold results exceeded the RCL limit

@ = Non-Industrial Direct Contact, WDNR Pub# RR-519-97, April 1997
Q = Detected below the limit of Quantification and result is estimated

F:\WP\WINMETECH\5056\SOIL.TBL
Revised: 9/17/03
Page 2 of 3

TABLE 3
Welk's Automotive Services, Inc.
SOIL QUALITY RESULTS
 (Detected Compounds Only)

Date Drilled:	Bore Hole ID:	Unit of Measure	9/25/95						1/23/96				5/5/98										11/6/01							
Sample Depth (feet):			MW-5		MW-6		MW-7		P-11	P-12	P-13		P-14	P-15		P-16		P-17		P-18		P-19		P-20		TW-1	TW-2	TW-3		
			6-8	14-16	8-10	12-14	8-10	14-16	8-10	12-14	6-8	14-16	6-8	5-7	13-15	3-5	11-13	7-9	13-15	5-7	11-13	5-7	11-13	3-5	11-13	5-6	5-6	13-14		
Gasoline Range Organics	NR720	mg/kg	<2.8	<2.9	<3.0	<2.9	1.5	<2.9	<2.8	<2.9	190	<2.8	40	1,500	<2.8	<3.0	<2.8	<2.8	<2.9	<3.0	<2.9	<3.1	<2.9	<3.0	<2.9	NA	NA	NA		
Lead	300	mg/kg	6.1	6.6	8.9	7.4	16	7.2	7.5	7.1	7.5	7.7	8.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
Benzene	5.5	ug/kg	--	--	--	--	180	2.0	<2.5	<2.5	3600	<2.5	<2.5	<620	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	180	1500	<2.5		
n-Butylbenzene	NSE	ug/kg	--	--	--	--	8.9	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
sec-Butylbenzene	NSE	ug/kg	--	--	--	--	7.6	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
Ethylbenzene	2900	ug/kg	--	--	--	--	11	--	<2.5	<2.5	15,000	<2.5	<2.5	17,000	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	1600	5800	<2.5	
Isopropylbenzene	NSE	ug/kg	--	--	--	--	24	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
p-Isopropyltoluene	NSE	ug/kg	--	--	--	--	3.1	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Methyl-tert-butyl-Ether	NSE	ug/kg	--	--	--	--	--	--	<2.5	<2.5	<130	97	<2.5	1,000 Q	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	49 Q	500	<2.5		
Napthalene	NSE	ug/kg	1.4	--	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
n-Propylbenzene	NSE	ug/kg	--	--	--	--	70	1.2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Toluene	1500	ug/kg	--	--	--	--	3.2	--	<2.5	<2.5	9700	<2.5	<2.5	<630	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	7900	<2.5	
1,2,4-Trimethylbenzene	NSE	ug/kg	--	--	--	--	150	3.2	<2.5	<2.5	53000	<2.5	<2.5	120,000	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	3500	12,000	<2.5	
1,3,5-Trimethylbenzene	NSE	ug/kg	--	--	--	--	20	--	<2.5	<2.5	13000	<2.5	<2.5	38,000	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	1700	3800	<2.5
Xylenes (o, m, p)	4100	ug/kg	--	--	--	--	219	--	<2.5	<2.5	23,500	<2.5	<2.5	76,000	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	1710	26,800	<2.5
PAHs	NSE	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

mg/kg = milligrams per kilogram of soil
 ug/kg = micrograms per kilogram of soil
 * = Total Hydrocarbons as Gasoline

-- = Not Detected
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 NSE = No Standard Established

RCL = Residual Contaminant Level
 Bold results exceed the RCL limit

@ = Non-Industrial Direct Contact, WDNR Pub# RR-519-97, April 1997
 Q = Detected below the limit of Quantification and result is estimated

F:\WPENMETECH\SO66SOIL.TBL
 Revised: 9/7/03
 Page 3 of 3

WEST LAYTON AVENUE

STORM

EXTENT OF SOIL IMPACT

EXTENT OF GROUNDWATER IMPACT

SOUTH 84th STREET

STORM

MW-7

WATER
SEWER

B-10

P-19

P-18

P-17

3 USTs & 720 Tons
Removed July 1989

MW-1/TW-1

USTs
Installed
1999

P-20

B-1

MW-2/TW-2

B-4

P-14

SERVICE
STATION

P-16

P-12

B-9

ASPHALT

MW-3/TW-3

P-13

[B1.30]

P-15

GRASS

USTs Installed 1985
Removed Oct. 1999

MW-4

B-8

MW-6

○ SOIL BORING / GEOPROBE BORING

⊕ MONITORING WELL

B-5

B-6

GRAVEL

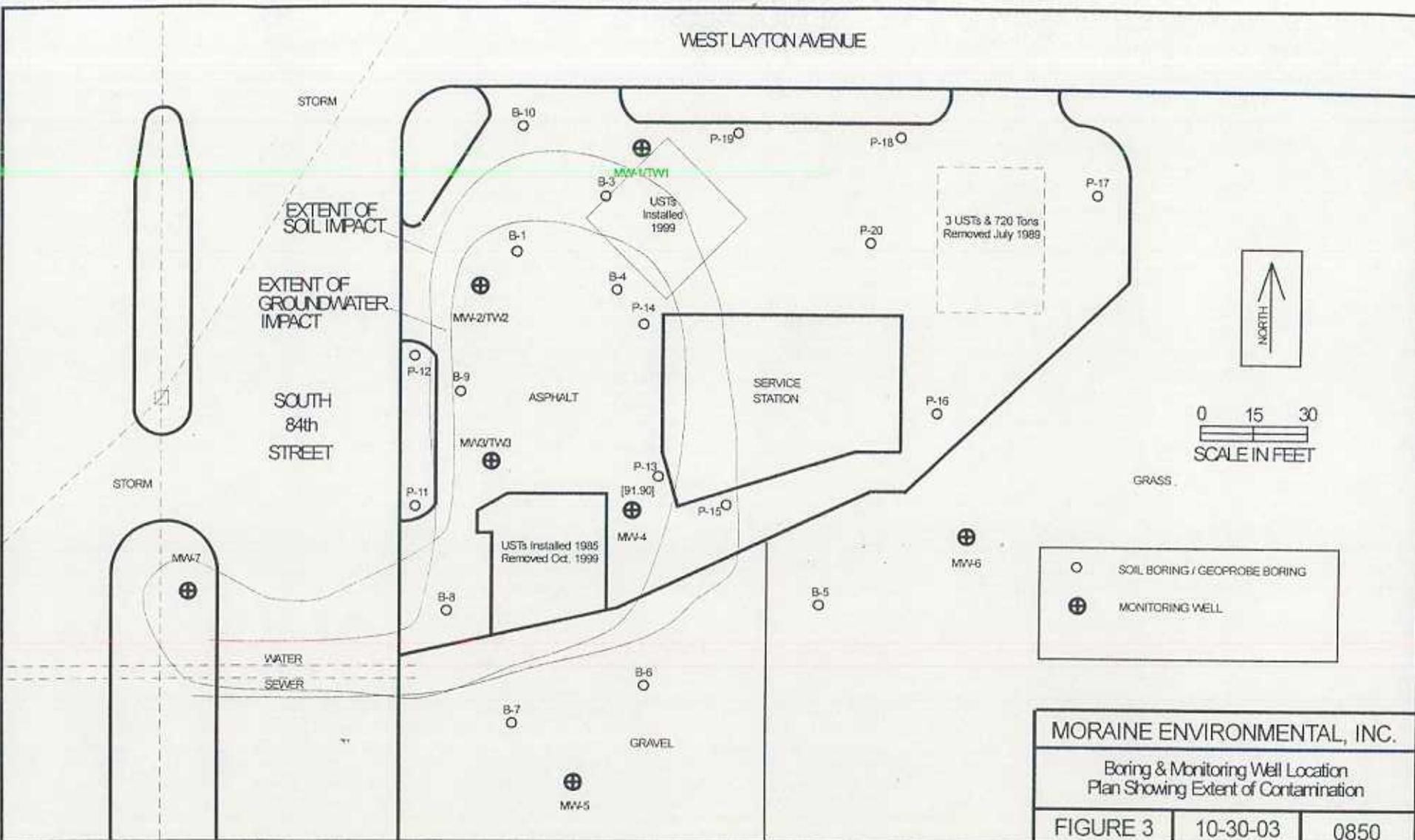
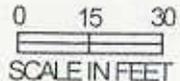
B-7

MW-5

MORAINÉ ENVIRONMENTAL, INC.

Boring & Monitoring Well Location
Plan Showing Extent of Contamination

FIGURE 3 | 10-30-03 | 0850



Welk's Automotive Service, Inc.
8333 W. Layton Ave
Greenfield, WI 53220

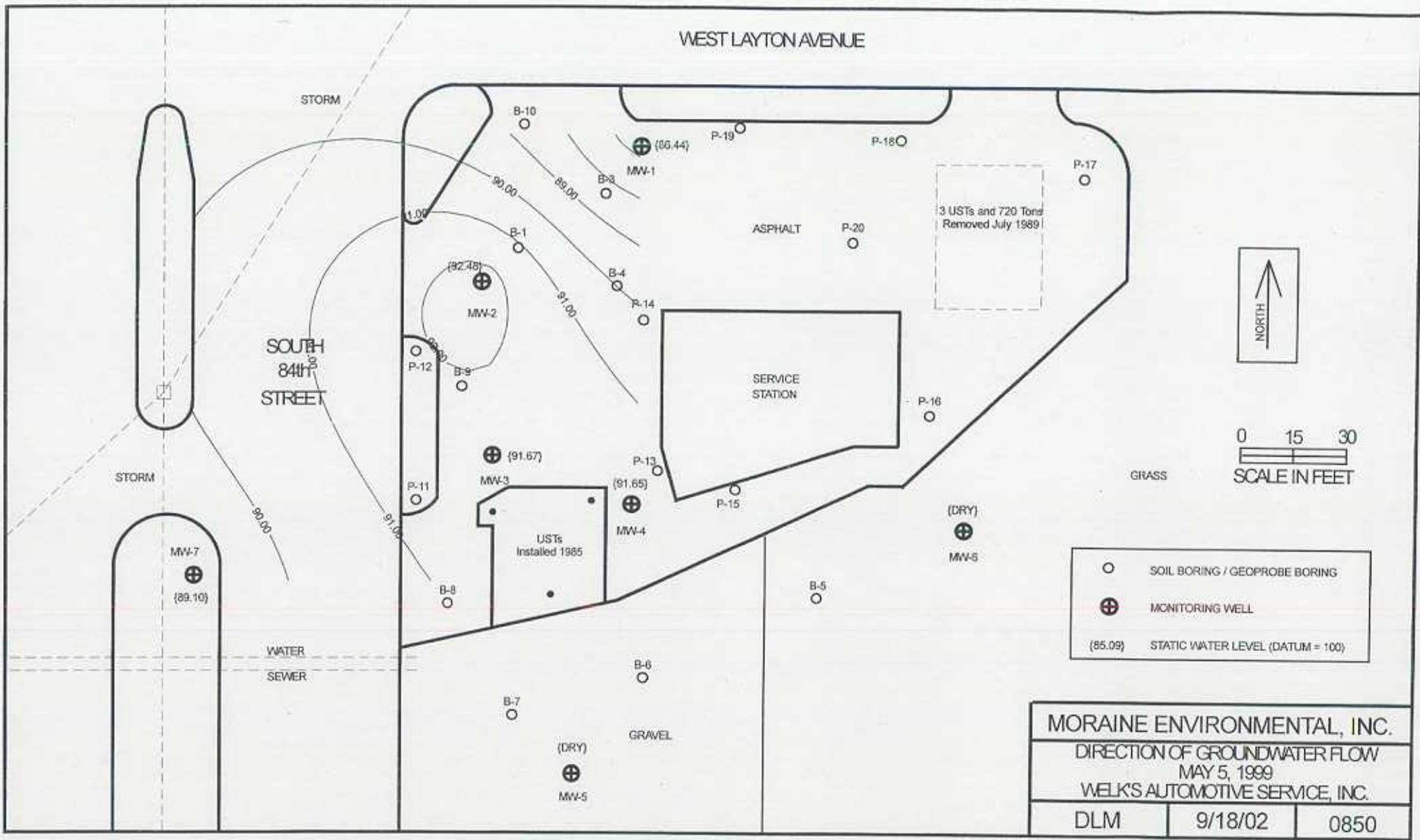
FID #241104710
PECFA # 53220-3716-33

Moraine Project No 850

PROJECT ACTIVITY and GROUNDWATER ELEVATION LOG																		
WELL:		MW-1		MW-2		MW-3		MW-4		MW-5		MW-6		MW-7		TW-1	TW-2	TW-3
TOC Elevation 9/28/93		101.98		100.02		99.2		100.36										
TOC Elevation 9/28/95		89.23		87.33		88.47		87.62		94.93		-		94.6				
Date	Project #565/850 Investigation/Remedial Activity	Depth to Water	GW Elevatio	Depth to Water	Depth to Water	Depth to Water												
07/25/1989	3 USTs removed from east side of property. (BRAUN)																	
07/26/1989	Removed 720 tons of soil (BRAUN)																	
07/27/1989	Initiated a Site Assessment (BRAUN) Soil results from 3 samples.																	
06/15/1989	Completed Site Assessment by sampling 4 piping trenches. (BRAUN) Soil results from 4 samples.																	
11/15/1989	Site Assessment Report (BRAUN)																	
March-90	Investigation via 3 borings and 4 monitoring wells. (BRAUN)																	
08/20/1990	Subsurface Investigation Report (BRAUN)																	
09/24/1993	Develop wells MW1-4 (SIGMA)																	
09/28/1993	Sample wells MW1-4 and Survey (SIGMA)	21.06	80.92	3.88	96.04	4.42	94.78	4.69	95.67									
10/28/1993	Letter Report of Groundwater Sampling Activity (SIGMA)																	
05/27/1994	Advance 6 additional Geoprobos (SIGMA) Soil Results by Hazleton Env.																	
08/02/1995	Sample wells MW1-4 (MORaine) plus 3 samples for natural attenuation parameters.																	
09/28/1995	Install wells MW5,6,7. Survey (MORaine) Soil results from 6 samples plus results for natural attenuation parameters.	13.12	86.11	4.12	93.21	4.30	92.17	5.72	91.90	Dry		Dry		9.30	85.50			
11/08/1995	Sample well MW7 (MORaine)																	
01/23/1996	Advance probes P11, 12, 13, 14 (MORaine) Soil results from 5 samples.																	
03/27/1996	Sample well MW7 (MORaine)																	
04/30/1996	Continued Subsurface Investigation Report (MORaine)																	
08/24/1996	Sample Wells MW1-4 and MW7 (MORaine)	13.78	85.45	6.84	90.49	6.87	89.60	8.20	89.42	Dry		Dry		9.92	84.88			
02/17/1997	Sample Wells MW1-4 and MW7 (MORaine)	NLC		NLC		NLC		NLC		Dry		Dry		NLC				
02/05/1998	Sample Wells MW1-4 and MW7 (MORaine)	14.25	84.98	3.60	93.73	5.31	91.16	8.61	91.01	Dry		Dry		9.38	85.44			
05/05/1998	Advance probes P15-20 (MORaine) Soil results from 12 samples.																	
12/11/1998	Sample Wells MW1-4 and MW7 (MORaine)	14.75	84.48	3.96	93.37	5.79	90.68	6.75	90.87	Dry		Dry		9.71	85.09			
05/05/1999	Sample Wells MW1-4 and MW7 (MORaine)	12.79	86.44	4.85	92.48	4.80	91.87	5.97	91.65	Dry		Dry		5.70	89.10			
Oct-99	Property Redeveloped	Well Removed																
04/17/2001	Sample well MW7 (MORaine)																	
11/08/2001	Install Temp Wells TW1-3. Sample GW from each temp well and MW7. (MORaine)													NLC		NLC	NLC	NLC
02/28/2002	Sample GW from Temp Well 1-3 and MW7. (MORaine)													NLC		NLC	NLC	NLC
06/12/2002	Sample GW from Temp Well 1-3 and MW7. (MORaine)													9.37	85.43	NLC	NLC	NLC
09/24/2002	Sample temp wells TW1-3 and MW7 and perform sewer survey																	

Note: All Levels Measured in Feet From Top of Well Casing at the North Side

NLC - no level collected.



1. This report was prepared by MORaine ENVIRONMENTAL, INC. (MORaine) for WELK'S AUTOMOTIVE SERVICE, INC. (WELK'S) on 9/18/02. MORaine is not responsible for the accuracy or completeness of the information provided to MORaine by WELK'S.

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WEST LAYTON AVENUE

STORM



SOUTH
84th
STREET

STORM

MW-7
⊕
(85.09)

WATER
SEWER

B-10

⊕ (84.48)
MW-1

P-19

P-18

P-17

ASPHALT

P-20

3 USTs and 720 Tons
Removed July 1989

B-3

B-4

P-14

SERVICE
STATION

P-16

P-12

B-9

⊕ (90.68)
MW-3

P-13

⊕ (90.87)
MW-4

P-15

USTs
Installed 1985

(DRY)
⊕
MW-6

GRASS

P-11

B-8

B-5

- SOIL BORING / GEOPROBE BORING
- ⊕ MONITORING WELL
- (85.09) STATIC WATER LEVEL (DATUM = 100)



B-7

B-6

GRAVEL

(DRY)
⊕
MW-5

MORaine ENVIRONMENTAL, INC.

DIRECTION OF GROUNDWATER FLOW

DEC. 11, 1998

WELK'S AUTOMOTIVE SERVICE, INC.

DLM

9/18/02

0850

March 3, 2003

Wisconsin Department of Commerce
Environmental & Regulatory Services
101 Pleasant Street, Suite #100A
Milwaukee WI 53212-3963

RE: Welk's Automotive Service
8333 W. Layton Avenue, Greenfield WI
BRRTS #03-41-000144

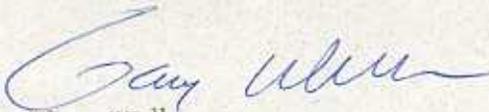
Project #0850

To Whom It May Concern:

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 at (262) 377-9060.

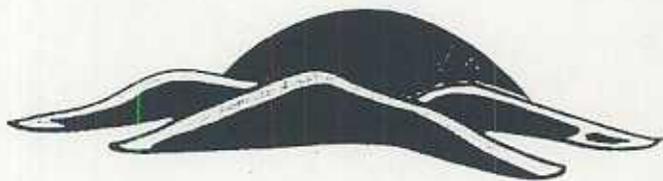
Sincerely,



Gary Welk
Welk's Automotive Service

Enc.

F:\WORD\Misc-GIS\Welk's Automotive - Commerce Signed Statement Letter.doc



Moraine Environmental, Inc.
Environmental Management Services

April 20, 2004

Moraine Project No. 0850

Mr. Steve Helmeniak, City Engineer
City of Greenfield
7325 W. Forest Home Ave
Greenfield, WI 53220

**RE: Notice of Residual Contamination At and Adjacent to
Welk's Automotive
8333 W. Layton Avenue
Greenfield, WI
WDNR BRRTS #03-41-000144**

In the process of closing environmental actions at 8333 W. Layton Avenue in the City of Greenfield, Moraine Environmental, Inc. is notifying you of residual petroleum contamination that appears to have stemmed from underground storage tanks previously removed from the property in 1989.

Shortly after the petroleum contamination was discovered, the release was reported to state authorities and 720 tons of contaminated soil was removed from the site under the direction of Braun Environmental Consultants. Braun then initiated further activity to investigate the extent of the contamination and they completed a *Site Assessment* report dated November 15, 1989. After Braun installed monitoring wells they submitted a *Subsurface Investigation Report* dated August 20, 1990. The BRRTS number, referenced above, identifies the Wisconsin Department of Commerce file for this site. The file is available for public review as well as the reports referenced here.

Sigma Environmental Services and later Moraine Environmental Inc. continued monitoring the groundwater and sampled the plume ten (10) times from 1993 through 2002. The sample results show the risk to human health and the environment is minimized and that the residual groundwater plume is generally stable or receding. Moraine concludes, using state guidelines that the residual contamination, in its present state, does not pose a threat to human health or the environment and the remaining contamination is expected to further degrade safely over time by natural attenuation. As shown in the attached figure Moraine estimates residual soil and groundwater contamination extends into the right-of-way of 84th Street.

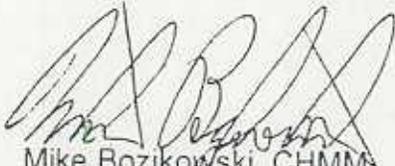
We are notifying you that the gas station property, the right-of-way west of the station and the associated utility corridors are or are likely impacted by the residual contamination. Please be advised to protect workers who may come in contact with contaminated soil at and near the station and that any contaminated soil unearthed during their work might require proper disposal.

Please file this notice with the department or official responsible for maintaining the affected property, right-of-ways and utilities. Additional information about this site will be available shortly on the web at the WDNR address of closed and remediated sites.

Address: <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

If you have any questions or comments, you may contact me at (262) 377-9060.

Sincerely,
MORaine ENVIRONMENTAL, INC.



Mike Bozikowski, CHMM
Hydrogeologist

Enclosed:

Figure: Boring and Monitoring Well Location Plan Showing Extent of Contamination, 10/30/03
Guidance for Dealing With Properties affected By Off-site Contamination, WDNR March 1998
Fact Sheet, What Land Owners Should Know About Natural Attenuation, WDNR October 2001

cc: Mr. Gary Welk, Property Owner & Responsible Party

DOC. #
08863988

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 01:18PM

09/14/2004

JOHN LA FAYE
REGISTER OF DEEDS

AMOUNT: 25.00

Document Number

DEED RESTRICTION

In Re:

That part of the Northwest 1/4 of the Northeast 1/4 of Section 28, Town 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said 1/4 Section, thence South 0° 47' 42" East, 60.005 feet to a point, thence North 88° 28' 11" East 80.007 feet to the place of the beginning of the lands to be described, thence North 88° 28' 11" East, 327.381 feet to a point, thence South 47° 54' 48" West, 435.682 feet to a point, thence North 0° 47' 42" West 283.302 feet to the place of the beginning. Said lands containing 46,370.04 square feet.

Property Commonly known as:
8333 West Layton Avenue, Greenfield, WI 53220

Further identified by Wisconsin Transverse Mercator coordinates:
681695, 278156

616-8987-000
Parcel Identification No.

STATE OF WISCONSIN)

COUNTY OF MILWAUKEE) SS

DECLARATION OF RESTRICTIONS:

WHEREAS, R3 Land, LLC currently own the above-described property.

WHEREAS, one or more petroleum discharges have occurred at this property. The contaminated area is represented in Figure 3, which also identifies the locations of soil samples collected at the property. The sample results show the west half of the property remains contaminated with, but not limited to, benzene, ethylbenzene, toluene and xylene in excess of regulatory standards. Figure 3, *Boring and Monitoring Well Location Plan Showing the Extent of Contamination*, and Table 3, *Soil Quality Results*, are attached and made part of this restriction.

WHEREAS, it is the desire and intention of the property owner to impose restrictions on the property which will make it unnecessary to further investigate or remediate the property at the present time.

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

Paved Surfaces over the contaminated area and the Car Wash Building which exists at the time this restriction was executed form exposure barriers to the contaminated soil and must be maintained. The barriers furthermore minimize storm water infiltration, which impedes the contamination of groundwater and therefore must be maintained to minimize the infiltration rate, as required by section NR 724.13(2), Wis. Adm. Code (1997). The barriers, described above and depicted on the Site Plan attached and prepared by BSE Architects for the site in 1998, shall be maintained unless replaced with barriers having an equivalent infiltration rate. The barriers shall be inspected semi-annually to ensure integrity and a record of the inspection recorded on the inspection form attached.

RECORDING AREA

Name and Return Address:
Mr. Gary Welk
R3 Land, LLC
8333 West Layton Avenue
Greenfield, WI 53220

In addition, the following activities are prohibited on any of the barriers described above unless prior written approval is obtained from the Wisconsin Department of Commerce (the Department) or its successor or assign:

- (1) Diminishing the barrier thickness by excavating or grading the surface;
- (2) Placing fill material on the barriers;
- (3) Plowing for agricultural cultivation; and
- (4) Construction or installation of a building or other structure with a foundation that would rest on or penetrate the barrier surface.

If the barriers are removed and contaminated soil is exposed or removed in the future, the soil must be sampled and analyzed to determine the levels of Volatile Organic Chemicals (VOCs). If the levels of VOCs in the soil exceed regulatory limits in effect at the time soil is excavated, the soil may be deemed a solid or hazardous waste and may require special treatment, storage and disposal in compliance with applicable statutes and rules.

Finally, groundwater monitoring wells MW1 through MW6 identified in Figure 3 were lost during the course of the investigation, have not been relocated and have not been abandoned according to applicable state codes. Because these wells remain open and intercept the groundwater table, they provide an open conduit for spills to migrate to and contaminate groundwater. Therefore, owner warrants to properly abandon these wells at any such time that they are discovered in the future. Evidence of such well abandonment shall be copied to the Department in order to satisfy this restriction.

These restrictions are hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Department, its successors or assigns. The Department, its successors or assigns may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request the Department or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Upon that determination the property owner or other interested party may submit an affidavit and copy of the Department's written determination for recording in the county records to give notice that this deed restriction, or portions of this restriction, are no longer binding.

IN WITNESS WHEREOF, the owner(s) of the property has executed this Declaration of Restriction, this 9th day of SEPT, 2004.

By signing this document Gary S. Welk and Lynn M. Welk assert they are duly authorized to sign this document on behalf of R3 Land, LLC.

Signature: Gary S. Welk Lynn M. Welk

Printed Name: Gary S. Welk and Lynn M. Welk

Subscribed and sworn to before me this 9th day of September, 2004.

Kate Keller

Notary Public, State of Wisconsin My commission expires 1/21/07

This document was drafted by Moraine Environmental, Inc and the Wisconsin Department of Commerce