

GIS REGISTRY INFORMATION

SITE NAME: Sparkle Cleaners

BRRTS #: 02-68-527596 **FID # (if appropriate):** 268383940

COMMERCE # (if appropriate): _____

CLOSURE DATE: 04-Nov-04

STREET ADDRESS: 14075 W. National Ave.

CITY: New Berlin

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 675738 Y= 280873

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: _____

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

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

IF YES, STREET ADDRESS 1: _____

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

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter issued
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
- County Parcel ID number, if used for county, for all affected properties
- Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.
- Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)
- Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.
- GW: Table of water level elevations, with sampling dates, and free product noted if present
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)
- SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour
- Geologic cross-sections, if required for SI. (8.5x14" if paper copy)
- RP certified statement that legal descriptions are complete and accurate
- Copies of off-source notification letters (if applicable)
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)
- Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure

Wisconsin DNR - Identify Results

Report generated September 30, 2004 - 10:01 AM

 Send to Printer

Coordinate Position

Lat/Lon: 88° 5' 23.2" W
42° 59' 4.5" N

UTM (x, y): 411149, 4759679
(zone 16)

WTM: 675738, 280873

County Boundary

Name: Waukesha

County FIPS: 133

Region Name: Southeast Region

OK D.V.

[Close Report Window]

SPARKLE CLEANERS

14075 W. NATIONAL AVE.

NEW BERLIN, WI 53151

PARCEL ID # NBC 1205.977



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutchen, Regional Director

Waukesha Service Center
141 NW Barstow Street, Room 180
Waukesha, Wisconsin 53188
Telephone 262-574-2100
FAX 262-574-2117

November 4, 2004

LNB Properties, Inc.
Attn: Andi Rabenn
P.O. Box 170986
Milwaukee, WI 53217

Subject: Case Closure, Sparkle Cleaners
14075 W. National Ave., New Berlin, WI
FID# 268383940, BRRTS# 02-68-527596

Dear LNB Properties, Inc.:

On October 4, 2004, the Wisconsin Department of Natural Resources (Department) received the *Additional Sampling Results and GIS Packet for the Sparkle Cleaners Property* report (the Report) that was prepared by Drake Environmental, Inc. for the above referenced property (the Property). The Report summarizes the results of the additional soil and groundwater sampling at the Property as requested by the Department in a letter dated September 16, 2004. Site closure was also requested in the Report. The Department reviews environmental remediation cases for compliance with state statutes and rules to maintain consistency in the closure of these cases. After careful review of the closure request, the Department has determined that the release of volatile organic compounds (specifically tetrachloroethene) at the Property appears to have been investigated and remediated to the extent practicable under site conditions in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the Property poses a threat to public health, safety, or welfare or to the environment. In the future, if soil is excavated from an area on the Property that had residual soil contamination at the time of case closure, the soil must be sampled, analyzed, handled and disposed of as a solid waste in compliance with applicable state and federal laws in effect at that time.

The Department appreciates your efforts to restore the environment at the Property. If you have any questions regarding this letter, please contact me at the letterhead address or (262) 574-2166.

Sincerely,

A handwritten signature in black ink, appearing to read "D. G. Volkert". The signature is fluid and cursive, with a large initial "D" and a long horizontal stroke at the end.

David G. Volkert, P.G.
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Jason Herbst, Drake Environmental
✓SER File

STATE BAR OF WISCONSIN FORM 1 - 2000
WARRANTY DEED

Document Number

This Deed, made between LNB Properties, LLC, Grantor, and James Michalsen, Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Waukesha County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):

See Exhibit A attached hereto and made a part hereof.

Recording Area

Name and Return Address

James Michalsen
5707 North 2nd Street
Loves Park, Illinois 61111

Together with all appurtenant rights, title and interests.

NBC 1205.977

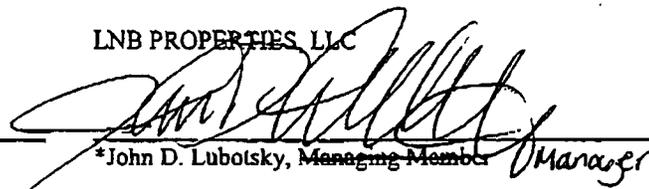
Parcel Identification Number (PIN)

This is not homestead property.

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 and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes in 2004, such matters that would be disclosed by a current and accurate survey of the property, Declaration of Reciprocal Access Easement dated August 27, 2004 and all other matters of record.

Dated this 21st day of August, 2004.

LNB PROPERTIES, LLC



*John D. Lubotsky, Managing Member *Manager*

AUTHENTICATION

Signature(s) _____ authenticated this 20th day of August, 2004

Stephanie A. Lyons

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

THIS INSTRUMENT WAS DRAFTED BY
Stephanie A. Lyons
Godfrey & Kahn, S.C.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
 _____ COUNTY)

Personally came before me this _____ day of _____, 2004, the above named John D. Lubotsky, Managing Member of LNB Properties, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

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

EXHIBIT A**Legal Description**

All that part of the Northeast ¼ of Section 14, Town 6 North, Range 20 East, in the City of New Berlin, County of Waukesha, State of Wisconsin, which is bounded and described as follows:

Commencing at the intersection of the center line of W. National Avenue and the East line of said ¼ Section, said point being 1,756.80 feet North of the Southeast corner of said ¼ Section; thence South 69° 56' 00" along said center line 234.92 feet to the point of beginning; continuing thence South 69° 28' 00" West, 165.08 feet to a point; thence South 67° 56' 00" West along center line 15.50 feet to a point; thence South parallel to the East line of said ¼ Section 334.85 feet to a point; thence North 89° 35' 00" West, 191.84 feet to a point; thence South 125.00 feet to a point; thence South 89° 35' 00" East 280.80 feet to a point; thence North 125.00 feet to a point; thence South 89° 35' 00" East 80.00 feet to a point; thence North 399.80 feet to the point of beginning.

EXCEPTING THEREFROM the Northerly 33.00 feet being used for public street purposes. FURTHER EXCEPTING THEREFROM those lands conveyed to Waukesha County Transportation Department in Warranty Deed recorded as Document No. 1632670.

ALSO EXCEPTING that part of the aforescribed premises lying within Certified Survey Map recorded as document No. 688262.

Tax Key No. NBC 1205.977
Address: 14075-085 W. NATIONAL AVENUE
LNB Properties, LLC

CSM 609

CSM 70

688262

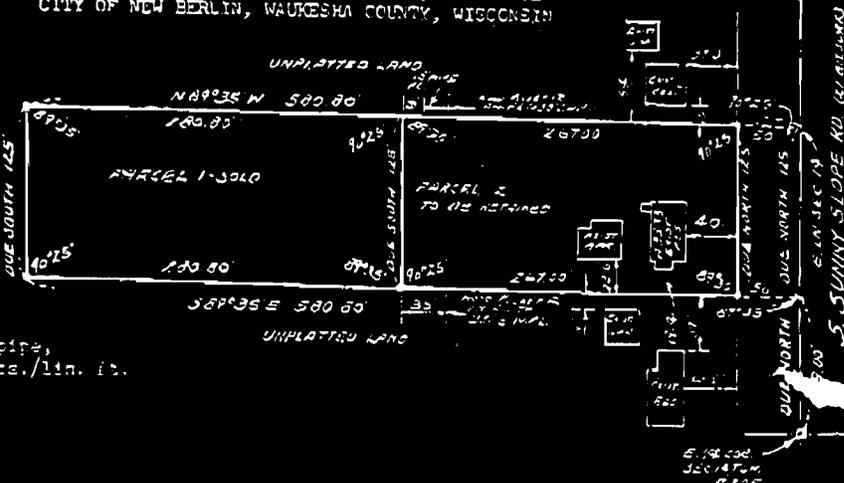
CERTIFIED SURVEY MAP
OF A PART OF THE
SE 1/4 OF THE NE 1/4 OF SECTION 14, T6N. R30E
CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

Page 1 of 2 pages



SCALE - 1" = 100'

UNPLATTED LAND



• Denotes 1" iron pipe,
24" long, 1.13 lbs./lin. ft.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
COUNTY OF WAUKESHA)

I, Richard P. Jahnke, registered land surveyor, do hereby certify:
THAT I have surveyed, divided, and mapped a part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 14, town 6 north, range 20 east, in the city of New Berlin, Waukesha County, Wisconsin, bounded and described as follows:
Commencing in the east line of aforesaid Section 14, 1,125 feet north of the east 1/4 corner of said Section; thence Due North along the east line of said Section, 125.00 feet; thence North 89°35' West, 580.00 feet; thence Due South, 125.00 feet; thence South 89°35' East, 580.00 feet to the east line of Section 14, the point of beginning. Reserving the East 50 feet thereof for public street purposes.
I and AGNES J. STACHOWIAK, owners of said land.
THAT such a 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 Statutes and Chapter No. 11 of the Municipal Code of the City of New Berlin in surveying, dividing and mapping the same.



Richard P. Jahnke
Richard P. Jahnke - Reg. No. S-315
November 18, 1967

WISCONSIN) SS
COUNTY OF WAUKESHA) SS
This Certificate subscribed and sworn to me this 18th day of NOVEMBER, 1967.
Notary Public - May 28, 1967.

Will Worsner
NOTARY PUBLIC - WILL WORSNER

070-061

OWNER'S CERTIFICATE
AS OWNERS
surveyed, and
requirements
WISCONSIN

In the presence of
Will Worsner
Notary Public

STATE OF WISCONSIN
COUNTY OF WAUKESHA

PERSONAL APPEARANCE
ALEXANDER M. STACHOWIAK
going into my commission

PLANNING COMMISSION APPROVAL
Will Worsner

SECTION COMMISSION APPROVAL
1967

This Instrument

(K) E-501



CERTIFIED SURVEY MAP
OF A PART OF THE

Page 2 of

SE 1/4 OF THE NE 1/4 OF SECTION 14, T6N, R20E
CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

STATEMENT OF DEDICATION

WE HEREBY CERTIFY that we have caused the land described above to be
surveyed, platted, mapped and dedicated or represented on this map in accordance with
the provisions of Chapter No. 11 of the Municipal Code of the City of New Berlin.
WITNESSED the hand and seal of said owners this 5th day of December 1946.

ALEXANDER M. STACHOWIAK

ALEXANDER M. STACHOWIAK

JAMES J. STACHOWIAK

On this 5th day of December, 1946, the above named
ALEXANDER M. STACHOWIAK is known to be the persons who executed the fore-
going and acknowledged the same.

Notary Public, Waukesha Co., Wis.

The Planning Commission of the City of New Berlin on this 6th day of

Chairman

Secretary

The Common Council of the City of New Berlin on this 9th day of

Mayor

Clerk

This statement was drafted by Richard P. Jahnke

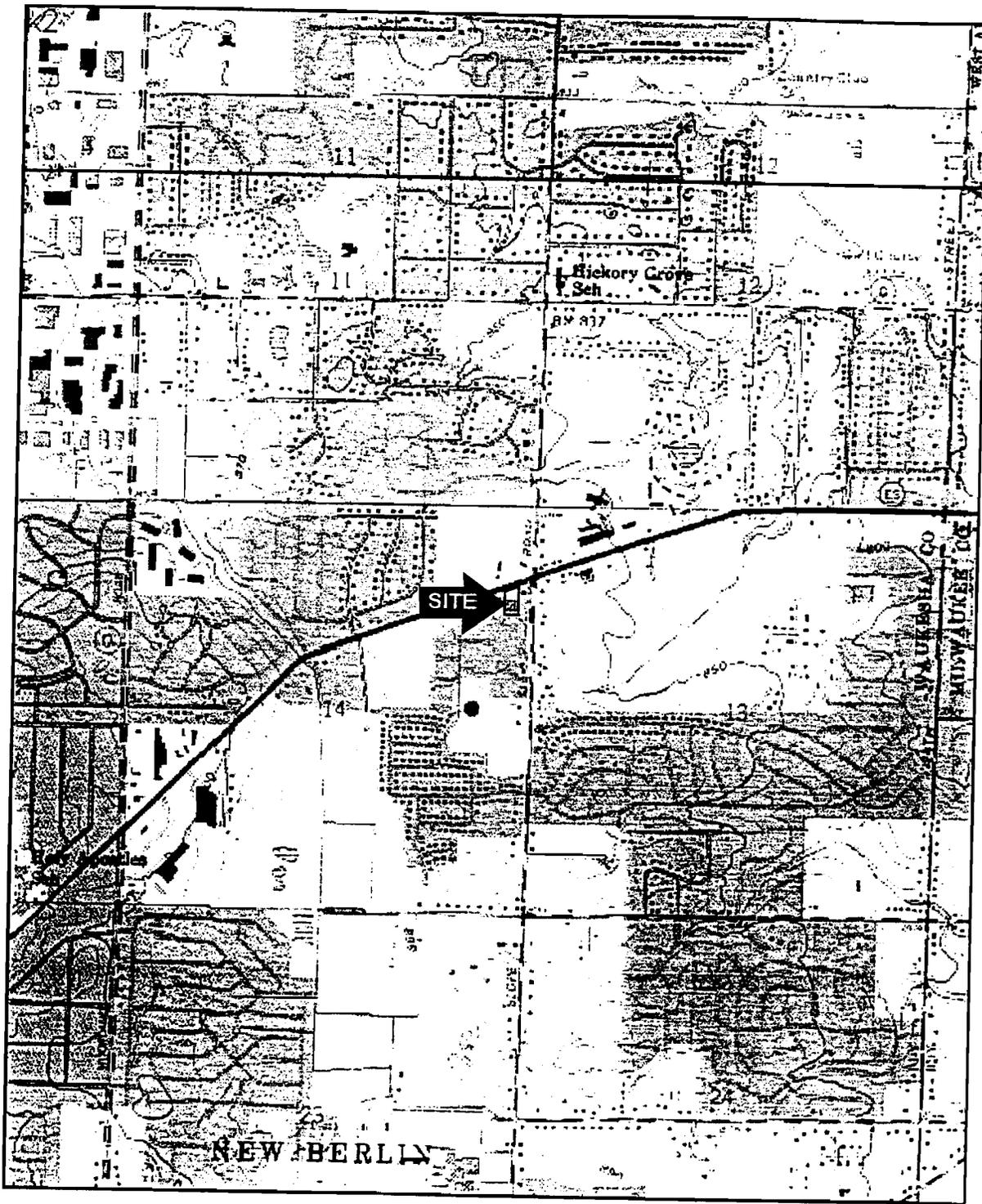
DEC 1946

200
1

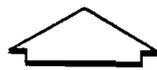
688262

REGISTER'S OFFICE }
 Waukesha Co., Wis. } No. 688262
 RECEIVED RECORD THE 3:01 PM
 JUNE A.D. 1967 AT 4:56
 GODFREY & KAHN RECORDS DIV. 4
 OF 200 PAGES 70 & 71
 REGISTER

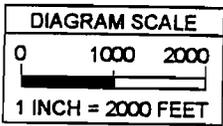
4



HALES CORNERS, WISCONSIN
 USGS 7.5 MINUTE QUADRANGLE MAP
 CREATED 1959, PHOTOREVISED 1994
 NE 1/4 NE 1/4 SEC 14 T6N R20E



NORTH

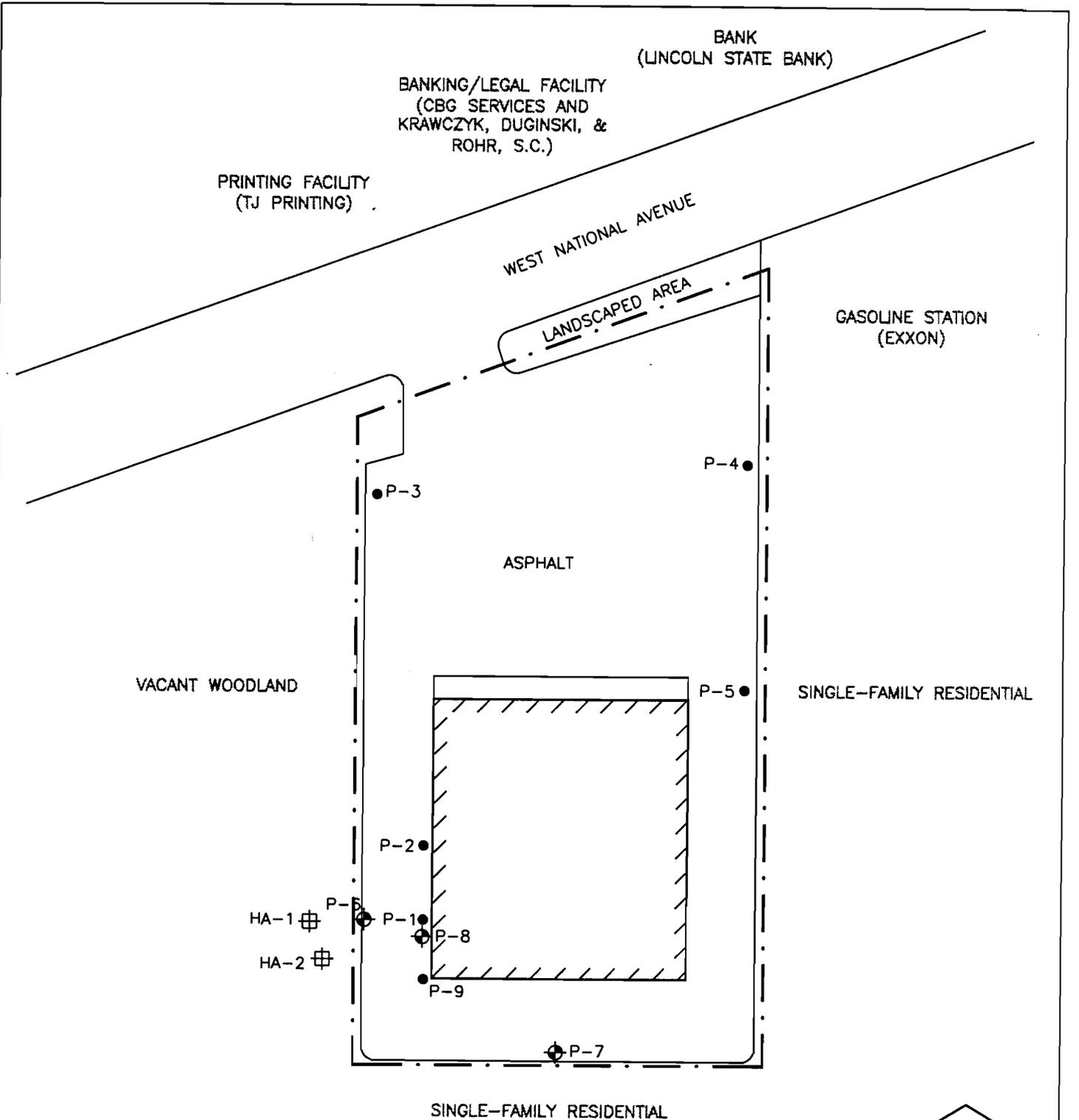


14075 WEST NATIONAL AVENUE PROPERTY
 NEW BERLIN, WISCONSIN

PROJECT NO: J04059	PM: RSZ
DRAWN BY: RSZ	DATE: 4/27/04
CHKD BY:	DATE:
APRVD BY: RSZ	DATE: 5/20/04

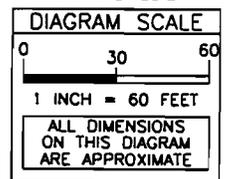
VICINITY
 DIAGRAM

FIGURE
 1



LEGEND

- PROBEHOLE
- ⊕ PROBEHOLE WITH TEMPORARY WELL
- ⊕ HAND AUGER



14075 WEST NATIONAL AVENUE
NEW BERLIN, WISCONSIN

PROJECT NO: J04059 PM: RSZ
DRAWN BY: MLP DATE: 6/10/04
CHECKED BY: RSZ DATE: 6/18/04
APPRVD BY: RWF DATE: 6/18/04
FILE: J04059-A1

SAMPLE LOCATIONS
DIAGRAM

FIGURE
2

TABLE 1
Soil Sample Analytical Results
14075 West National Avenue
New Berlin, Wisconsin

Analytical Parameter	P-1 0'-2'	P-2 0'-2'	P-3 0'-2'	P-4 0'-2'	P-4 6'-8'	P-5 0'-2'	P-6 0'-2'	P-6 4'-6'	P-7 4'-6'	P-8 10'-12'	P-9 0'-2'	P-9 4'-6'	HA-1 0.5'	HA-2 0.5'	NR 720 GW RCL	Direct Contact RCL
DRO (ppm)	NA	NA	NA	<5.34	216	<5.83	NA	NA	NA	NA	NA	NA	NA	NA	250	NS
VOCs (ppb)																
1,3-Dichlorobenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	75.4	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS
1,4-Dichlorobenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	85.9	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS
Naphthalene	54.9	37.1	25.8	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS
Tetrachloroethene	72.7	<25.0	<25.0	<25.0	<25.0	<25.0	117.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS	1,230
Toluene	62.9	56.2	<25.0	40.0	39.1	40.8	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	1,500	NS
Trimethylbenzenes	69.8	50.4	34.5	26.7	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	NS	NS
Total xylenes	108.0	84.0	65.8	38.4	44.5	43.7	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	4,100	NS

NS = No standard has been established or calculated.

Concentrations in **bold** Exceed either their NR 720 Generic RCL for the protection of groundwater or their calculated RCL for the protection of direct contact.

BANK
(LINCOLN STATE BANK)

BANKING/LEGAL FACILITY
(CBG SERVICES AND
KRAWCZYK, DUGINSKI, &
ROHR, S.C.)

PRINTING FACILITY
(TJ PRINTING)

WEST NATIONAL AVENUE

LANDSCAPED AREA

GASOLINE STATION
(EXXON)

P-3	0-2' bgs
PERC	<25.0

P-4	0-2' bgs	6-8' bgs
PERC	<25.0	<25.0

ASPHALT

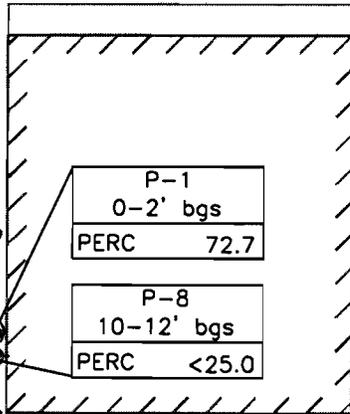
VACANT WOODLAND

P-2	0-2' bgs
PERC	<25.0

SINGLE-FAMILY RESIDENTIAL

P-5	0-2' bgs
PERC	<25.0

P-6	0-2' bgs	4-6' bgs
PERC	117	<25.0



P-1	0-2' bgs
PERC	72.7

P-8	10-12' bgs
PERC	<25.0

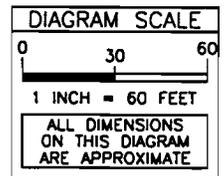
HA-1	0.5' bgs
PERC	<25.0

P-7	4-6' bgs
PERC	<25.0

HA-2	0.5' bgs
PERC	<25.0

P-9	0-2' bgs	4-6' bgs
PERC	<25.0	<25.0

SINGLE-FAMILY RESIDENTIAL



LEGEND

PERC TETRACHLOROETHENE IN PARTS PER BILLION
bgs BELOW GROUND SURFACE



14075 WEST NATIONAL AVENUE
NEW BERLIN, WISCONSIN

PROJECT NO: J04059 PM: RSZ
DRAWN BY: MLP DATE: 6/10/04
CHECKED BY: RSZ DATE: 6/18/04
APPRVD BY: RWF DATE: 6/18/04
FILE: J04059-A8

TETRACHOLORETHENE SOIL
SAMPLE RESULTS DIAGRAM

FIGURE
3



780 NORTH WATER STREET
MILWAUKEE, WI 53202-3590
TEL 414-273-3500
FAX 414-273-5198
www.gkllp.com

GODFREY & KAHN, S.C.
MILWAUKEE
APPLETON
GREEN BAY
WAUKESHA

LA FOLLETTE GODFREY & KAHN
MADISON

September 30, 2004

VIA FACSIMILE: (414) 351-1404

Mr. Jason Bartley
Drake Environmental, Inc.
69880 North Teutonia Avenue
Milwaukee, Wisconsin 53209-2536

RE: 14075-085 West National Avenue, New Berlin, Wisconsin

Dear Mr. Bartley:

At Stephanie Lyons' request, please find attached the following:

1. Copy of the Warranty Deed dated August 27, 2004; and
2. Copy of Certified Survey Map No. 609 Document No. 688262, which is referenced in the legal description on the attached Deed.

The tax parcel number is NBC 1205.977. The legal description on the Deed is the legal description in the title commitment for the property. To the best of our knowledge, the legal description is complete and accurate.

Please pay the fee required for the maintenance of the GIS Registry and invoice us for the charges. Should you have any questions regarding this matter, please contact Stephanie Lyons or me.

Very truly yours,

GODFREY & KAHN, S.C.


Kathleen M. Trough
Paralegal

KMT:mee
Attachment
cc: Stephanie A. Lyons (w/o attach.)
MW867441_1.DOC