



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary

Southeast Region Annex
4041 North Richards Street
P.O. Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-229-0800
FAX 414-229-0811

October 2, 2001

Eve Fickau
Harold Fickau Building Center
414 South Rochester Street
Mukwonago, WI 53149

Dear Ms. Fickau:

Subject: Case closure, Harold Fickau Building Center, 414 South Rochester Street, Mukwonago, file reference FID #268318490, BRRTS #0368000707

I have reviewed your case based on reports contained in our file and the recent closure request report from Sigma Environmental Services, Inc. Based on this information I agree with Sigma in that no further work is needed. The department reserves the right to reopen this case pursuant to s. NR726.09, Wisconsin Administrative Code (WAC), should additional information regarding site conditions indicate contamination on or from the site poses a threat to public health, safety or welfare or the environment.

To complete the closure of this site, you must place a groundwater use restriction on the property deed at the county register of deeds office which specifies the legal description of the property, the location, type, and concentration of the contaminants and includes the following language:

Natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property. Construction of wells where water quality exceeds the drinking water standards in ch. NR809 is restricted by chs. NR811 and NR812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply. Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater to determine what specific requirements are applicable prior to constructing or reconstructing a well on this property.

Please submit a draft deed document to the department's program attorney for approval: Judy Ohm LC/5, P.O. Box 7921, Madison, WI 53707-7921. When the final copy of the deed document has been filed and notarized, please send a copy to me, and I will register the case as having final closure on our database. Include the following information in your submittal to Ms. Ohm:

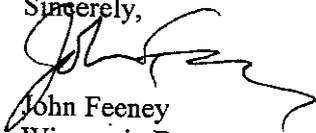
- Warranty deed, quit claim deed, land contract or other evidence of property ownership.

- Certified survey map or relevant portion of the recorded plat map if one is referred to in the legal description.
- Lab results showing the type and concentration of contamination, if not documented in the deed restriction.
- A site map.
- A copy of this closure letter.

Within 60 days all of the groundwater monitoring wells at the site must be abandoned in accordance with WAC NR 141 and the completed abandonment forms must be submitted to the department. Once the department receives the abandonment forms and final deed documentation, this case will be tracked as closed on our computer tracking system. Please also have the groundwater recovery sumps and vapor extraction wells abandoned. If you have any questions about this letter, please call me at 414-229-0850.

State Statute 101.143 requires that PECFA claimants seeking reimbursement of interest costs, submit a final reimbursement claim within 120 days after they receive a closure letter on their site (the date of this letter). For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Sincerely,



John Feeney
Wisconsin Department of Natural Resources

Cc: Sigma Environmental Services, Inc.
SER File

Construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

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

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that on or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, and affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, Evelyn Fickau asserts that she is duly authorized to sign this document on behalf of the Fickau Trust.

IN WITNESS WHEREOF, Evelyn M. Fickau, in her own right, and Evelyn M. Fickau, as the currently-acting Trustee of the FICKAU TRUST, each as a co-owner of the property, has executed this document this 3rd day of July, 2002.

Evelyn M. Fickau
Evelyn M. Fickau

FICKAU TRUST by:

Evelyn M. Fickau Trustee
Evelyn M. Fickau, Trustee

Personally came before me this 3 day of July, 2002, the above-named EVELYN M. FICKAU, in her own right, and EVELYN M. FICKAU, as Trustee of the FICKAU TRUST, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Kelley J. Jensen
Notary Public, State of Wisconsin
My commission expires 12.25.05

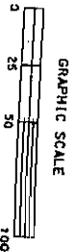
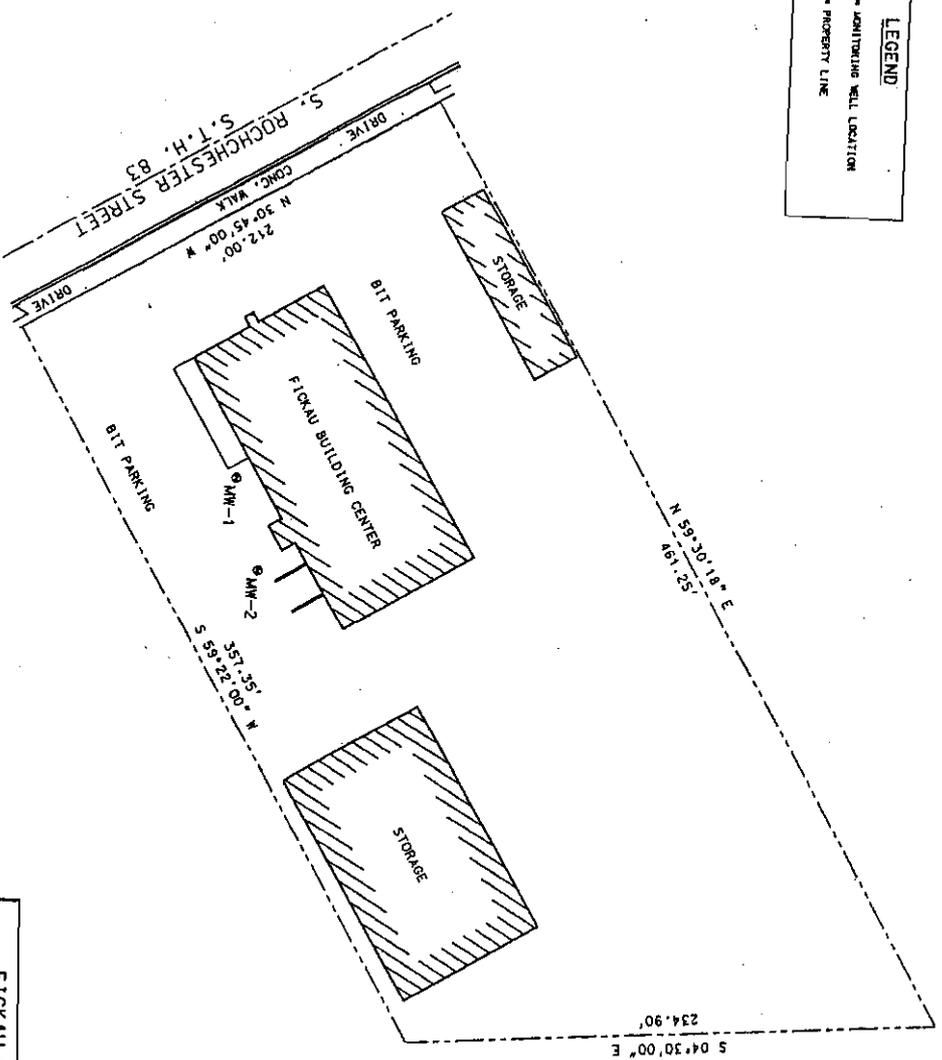
This document was drafted by Sigma Environmental Services, Inc., based upon information provided by the Wisconsin Department of Natural Resources.

NOTE:
 DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE
 ONLY - SITE SURVEYED IN NOV/2001, BY SIGMA.

LEGEND

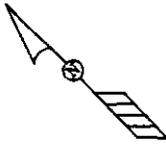
⊕ = MONITORING WELL LOCATION

--- = PROPERTY LINE



FICKAU BUILDING CENTER		
414 S. ROCHESTER STREET, WAKYONAGO, MI		
DATE: 11-21-01	DR. BY: BEB	DR. # 5307-004
SCALE: 1" = 50'		FIGURE 1

SITE PLAN MAP



STORAGE

UST EXCAVATION
 FICKAU BUILDING CENTER

MW-6

B	<0.39
E	<0.4
T	<0.37
X	<1.4
MTBE	27

MW-4

B	<0.39
E	<0.4
T	<0.37
X	<1.4
MTBE	<0.47

MW-2

B	160
E	21
T	26
X	16
MTBE	<0.47

MW-3

B	<0.39
E	<0.4
T	<0.37
X	<1.4
MTBE	<0.47

MW-8

B	<0.39
E	<0.4
T	<0.37
X	<1.4
MTBE	1.1J

MW-5

B	<0.39
E	<0.4
T	<0.37
X	<1.4
MTBE	<0.47

MW-1

B	7,900
E	1,200
T	6,500
X	9,100
MTBE	510

MW-7

B	<0.39
E	<0.4
T	<0.37
X	<1.4
MTBE	<0.47

MW-6

MW-4

MW-2

MW-3

MW-8

MW-5

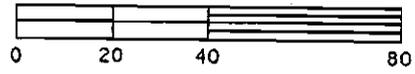
MW-1

MW-7

VW-2
 VW-1
 VW-3

LEGEND

○ = VAPOR EXTRACTION WELL LOCATION
 ⊕ = MONITORING WELL LOCATION
 — x — = FENCE



NOTE:
 DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - SITE HAS NOT BEEN SURVEYED.

ANALYTICAL KEY

B = BENZENE
 T = TOLUENE
 E = ETHYLBENZENE
 X = TOTAL XYLENES
 J = DETECTED BETWEEN LABORATORY LEVEL OF DETECTION & LEVEL OF QUANTIFICATION
 ALL CONCENTRATIONS EXPRESSED IN MICROGRAMS PER LITER (ug/l)

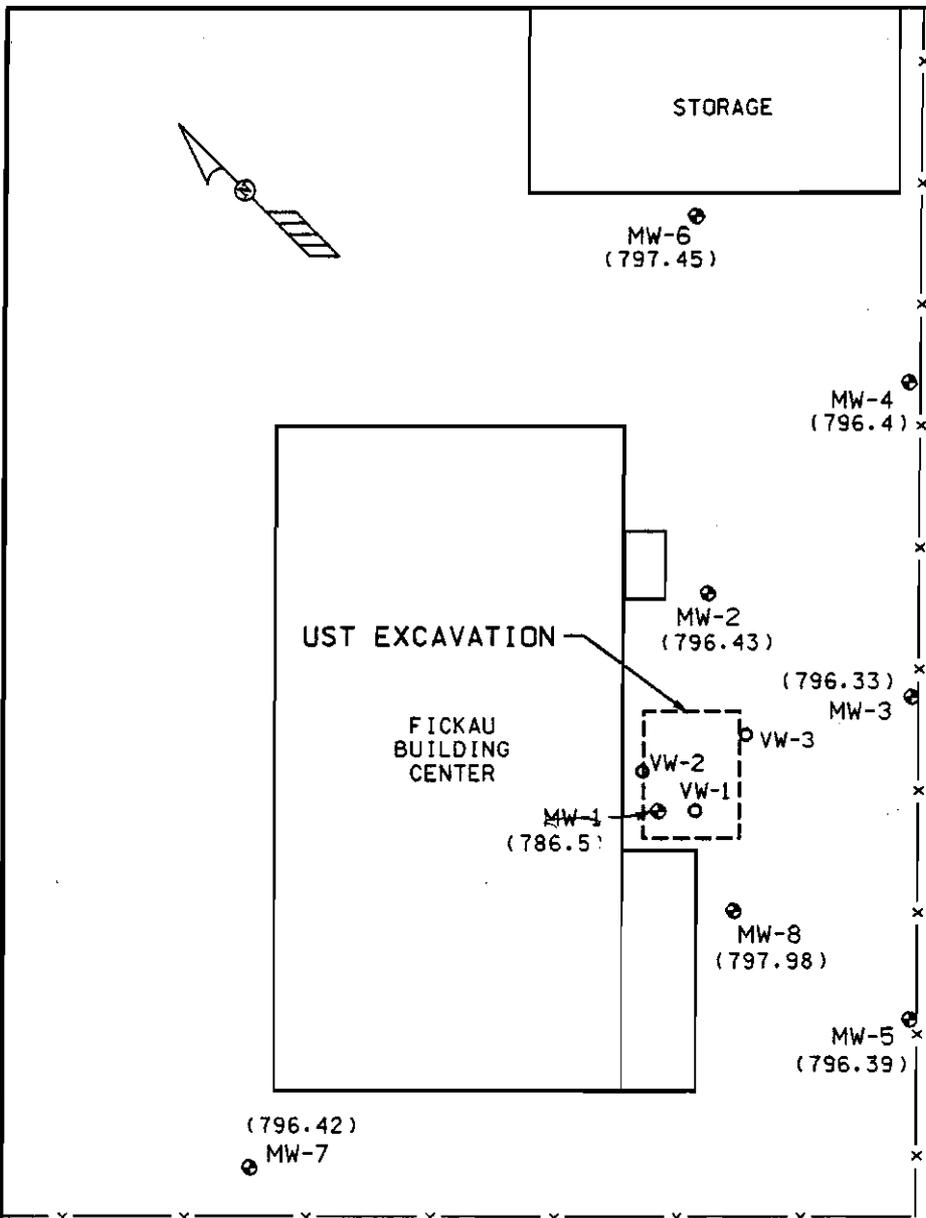
FICKAU BUILDING CENTER
 414 S. ROCHESTER STREET, MUKWONAGO, WI

DATE: 5-1-01 DR. BY: TMM DR.# 5307-003

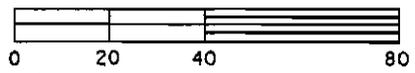


GROUNDWATER QUALITY MAP
 (4-20-01)

APROX. SCALE: 1" = 40'
FIGURE 1



Handwritten note: ↓ gw ?



NOTE:
DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - SITE HAS NOT BEEN SURVEYED.

LEGEND

- = VAPOR EXTRACTION WELL LOCATION
- ⊙ = MONITORING WELL LOCATION
- x — = FENCE
- (796.42) = STATIC GROUNDWATER ELEVATION

FICKAU BUILDING CENTER			 ENVIRONMENTAL SERVICES INC.
414 S. ROCHESTER STREET, MUKWONAGO, WI			
DATE: 5-1-01	DR. BY: TMM	DR. # 5307-003	APPROX. SCALE: 1" = 40'
GROUNDWATER ELEVATION MAP (4-20-01)			FIGURE 2