

GIS REGISTRY INFORMATION

SITE NAME: Romeis Apartments
BRRTS #: 02-09-547845 **FID # (if appropriate):** _____
COMMERCE # (if appropriate): NA
CLOSURE DATE: 12/06/2006
STREET ADDRESS: 607 High Street
CITY: Chippewa Falls, WI

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 410067 Y= 497332

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 or denial letter issued
- Copy of any maintenance plan referenced in the final closure letter.
- Copy of (soil or land use) deed notice *if any required as a condition of closure*
- 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)



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Scott Humrickhouse, Regional Director

West Central Region Headquarters
1300 W. Clairemont Avenue
PO Box 4001
Eau Claire, Wisconsin 54702-4001
Telephone 715-839-3700
FAX 715-839-6076
TTY Access via relay - 711

December 6, 2006

Kurt Wolff
Chippewa County Housing Partners
P.O. Box 620800
Middleton, WI 53562-0800

SUBJECT: Final Case Closure - Romeis Millstream Apartments Property Located at 607 High Street, Chippewa Falls, WI; WDNR BRRTS Activity # 02-09-547845

Dear Mr. Wolff:

On November 10, 2006, the West Central Regional Closure Committee reviewed your request for closure of the case described above. The West Central Regional Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases.

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

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 GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

The Department appreciates your efforts to assess and/or restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Doug Joseph at 715-839-1602.

Sincerely,

Doug Joseph
Hydrogeologist
Bureau for Remediation & Redevelopment

c: Jason Herbst, Apex Environmental Consulting, W174 N8567 Schneider Dr.,
Menomonee Falls, WI 53051

Recorded
SEP. 28, 2006 AT 10:35AM

Document Number	LIMITED WARRANTY DEED
	Document Title

Marge L. Geissler

MARGE L. GEISSLER
REGISTER OF DEEDS
CHIPPEWA COUNTY, WI
Fee Amount: \$27.00
Transfer Fee: \$4281.00



Recording Area

Name and Return Address

AXLEY BRYNELSON, LLP
ATTN: GREGORY C. COLLINS
POST OFFICE BOX 1767
MADISON, WI 53701-1767

22808-0611-60061501, 22808-0831-63990004, 22808-0831-63990011, 22808-0831-63990012, 22809-0111-64050415, 22809-0111-64050416,
22809-0111-64050419, 22809-0111-64050420, 22806-0611-02000000, 22905-3132-08250000, 22905-3132-08500000
Parcel Identification Number (PIN)

LIMITED WARRANTY DEED

This Limited Warranty Deed is made as of September 25, 2006, by and between CHIPPEWA COUNTY HOUSING, A WISCONSIN GENERAL PARTNERSHIP, f/k/a Chippewa County Housing Partners ("Grantor"), to RIVERVIEW ROMEIS, LLC, a Wisconsin limited liability company ("Grantee").

WITNESSETH, that in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and other valuable consideration, the Grantor does grant and convey, with limited warranty as set forth herein, to the Grantee, its successors and assigns, in fee simple, the following parcels of improved real property situated in Chippewa County, Wisconsin, described on Exhibit A attached hereto and made a part hereof, commonly known as the Chippewa County Apartments and having street addresses of 403 West Park Street, Boyd, WI 54726; 224 South Main Street,

Cadott, WI 54727; and 562-620 East Wisconsin Street and 611-703 Bridgewater Avenue, Chippewa Falls, WI 54729.

TOGETHER with the buildings, fixtures and other improvements located thereon, and the rights, privileges, appurtenances and advantages thereto belonging;

TO HAVE AND TO HOLD the described properties in fee simple, subject to the Permitted Exceptions described on Exhibit B attached hereto and made a part hereof;

AND the Grantor hereby covenants that it will warrant the properties hereby granted against every person whomsoever claiming or to claim the same or any part thereof by, through or under Grantor, and that it will execute such further assurances of the same as may be required.

WITNESS the name and seal of said partnership by its duly authorized representatives.

**CHIPPEWA COUNTY HOUSING,
A WISCONSIN GENERAL PARTNERSHIP**

By: C.R.H.C., Incorporated
Its: General Partner

By: Michael F. Murphy
Name: Michael F. Murphy
Title: Senior Vice President

and

By: Madsen Partners VIII
Its: Managing General Partner
By: Meridian Group, Inc.
Its: Managing General Partner

By: Doug Strub
Name: Doug Strub
Title: President

PARCEL D:

LOT THREE (3), EXCEPTING THE NORTHERLY 10 FEET THEREOF, AND ALL THAT PART OF BLOCK FIFTEEN (15), ALLEN'S ADDITION TO THE CITY OF CHIPPEWA FALLS NORTH AND EAST OF THE NOW VACATED ALLEY WAY.

AND

ALL INTEREST IN THE VACATED PORTION OF PRAIRIE STREET BETWEEN BIRCH STREET AND SPRUCE STREET WEST OF DUNCAN CREEK.

AND

ALL INTEREST IN THE VACATED ALLEY WAY OF BLOCK FIFTEEN (15), ALLEN'S ADDITION TO THE CITY OF CHIPPEWA FALLS, EXCEPTING THE WESTERLY ONE-HALF OF SAID VACATED ALLEY WAY EAST OF LOT 4 AND EAST OF THE NORTHERLY 10 FEET OF LOT 3, BLOCK 15, ALLEN'S ADDITION TO THE CITY OF CHIPPEWA FALLS.

AND

LOTS ONE (1) AND TWO (2), BLOCK FIFTEEN (15), ALLEN'S ADDITION TO CHIPPEWA FALLS.

ALL OF THE ABOVE BEING LOCATED IN THE CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

ALSO DESCRIBED AS:

DOCUMENT# 727221

BEING ALL OF BLOCK 15 OF ALLEN'S ADDITION TO THE CITY OF CHIPPEWA FALLS (VOL. 1 OF PLATS PAGE 20), EXCLUDING LOT 4 AND THE NORTHERLY 10' OF LOT 3 OF SAID BLOCK 15. ALSO INCLUDING ADJOINING PORTIONS OF PRAIRIE STREET AND A PUBLIC ALLEY, NOW VACATED. LOCATED IN PART OF THE NE1/4 OF SECTION 6, TOWN 28 NORTH, RANGE 8 WEST CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW COR. OF BLOCK 15 OF ALLEN'S ADDITION, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 40° 00' 00" W, A DISTANCE OF 189.32' TO AN IRON MONUMENT; THENCE N. 49° 58' 28" E, A DISTANCE OF 131.91' TO AN IRON MONUMENT; THENCE N 39° 55' 51" W, A DISTANCE OF 76.48' TO AN IRON MONUMENT; THENCE N 49° 55' 30" E, A DISTANCE OF 131.91' TO AN IRON MONUMENT; THENCE ALONG A MEANDER LINE, S 29° 31' 59" E, A DISTANCE OF 270.73' TO AN IRON MONUMENT; THENCE S 50° 03' 10" W, A DISTANCE OF 214.73' TO AN IRON MONUMENT BEING THE POINT OF BEGINNING. ALSO INCLUDING THOSE LANDS LYING BETWEEN THE MEANDER LINE AND THE WATERS EDGE.

**PARCEL NO. 22808-0611-60061501 (09-211-652) (NOTE: For reference purposes only:
607 High St., Chippewa Falls, WI)**

EXHIBIT B

Permitted Exceptions: Zoning and other municipal ordinances; general real estate taxes not yet due and payable; special taxes and assessments for improvements not yet completed; installments not due at the date hereof of special taxes and assessments for improvements heretofore completed; rights of parties in possession under Leases; that certain Storm Water Easement with the Village of Cadott that may not yet be of record; acts of Grantee; and rights of persons claiming by, through or under Grantee.

Montgomery County)
State of Maryland)

I HEREBY CERTIFY that on the 20th day of September, 2006, before me, the subscriber, a Notary Public of the above jurisdiction, personally appeared Michael F. Murphy, who acknowledged himself to be the Senior Vice President of C.R.H.C., Incorporated, which is a general partner of Chippewa County Housing, A Wisconsin General Partnership, and that he, being authorized to do so, executed this Limited Warranty Deed for the purposes contained in the document, by signing on behalf of C.R.H.C., Incorporated.

IN WITNESS WHEREOF, I set my hand and official seal.

[NOTARY SEAL]

Patricia Progris
Notary Public
Patricia A. Sprogeris
Printed Name of Notary
My Commission Expires: July 14, 2008

Dane County)
State of Wisconsin)

I HEREBY CERTIFY that on the 25th day of September, 2006, before me, the subscriber, a Notary Public of the above jurisdiction, personally appeared Doug Strub, who acknowledged himself to be the President of Meridian Group, Inc., the Managing General Partner of Madsen Partners VIII, which is the managing general partner of Chippewa County Housing, a Wisconsin General Partnership, and that he, being authorized to do so, executed this Limited Warranty Deed for the purposes contained in the document, by signing on behalf of such corporation and partnership.

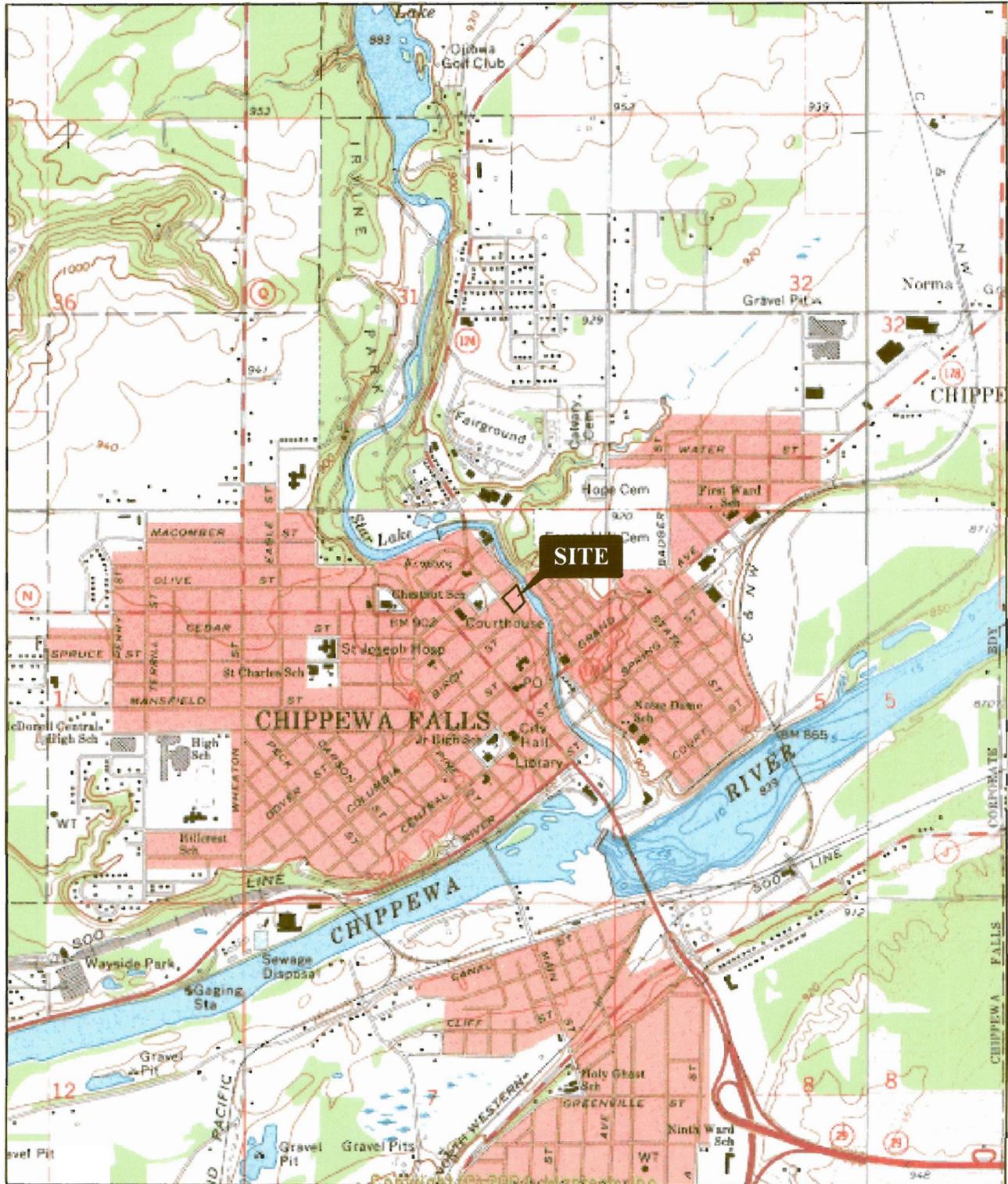
IN WITNESS WHEREOF, I set my hand and official seal.

[NOTARY SEAL]



Dorothy Ripp
Notary Public
Dorothy Ripp
Printed Name of Notary
My Commission Expires: 09/02/07

Drafted by:
Melissa Lackey
C.R.L., Inc.
11200 Rockville Pike, Suite 500
Rockville, MD 20852



Source: USGS Chippewa Falls, Wis. and Lake Wissota, Wis. 7.5' Quadrangle Maps



**Romeis Millstream Apartments Property
Chippewa Falls, Wisconsin**

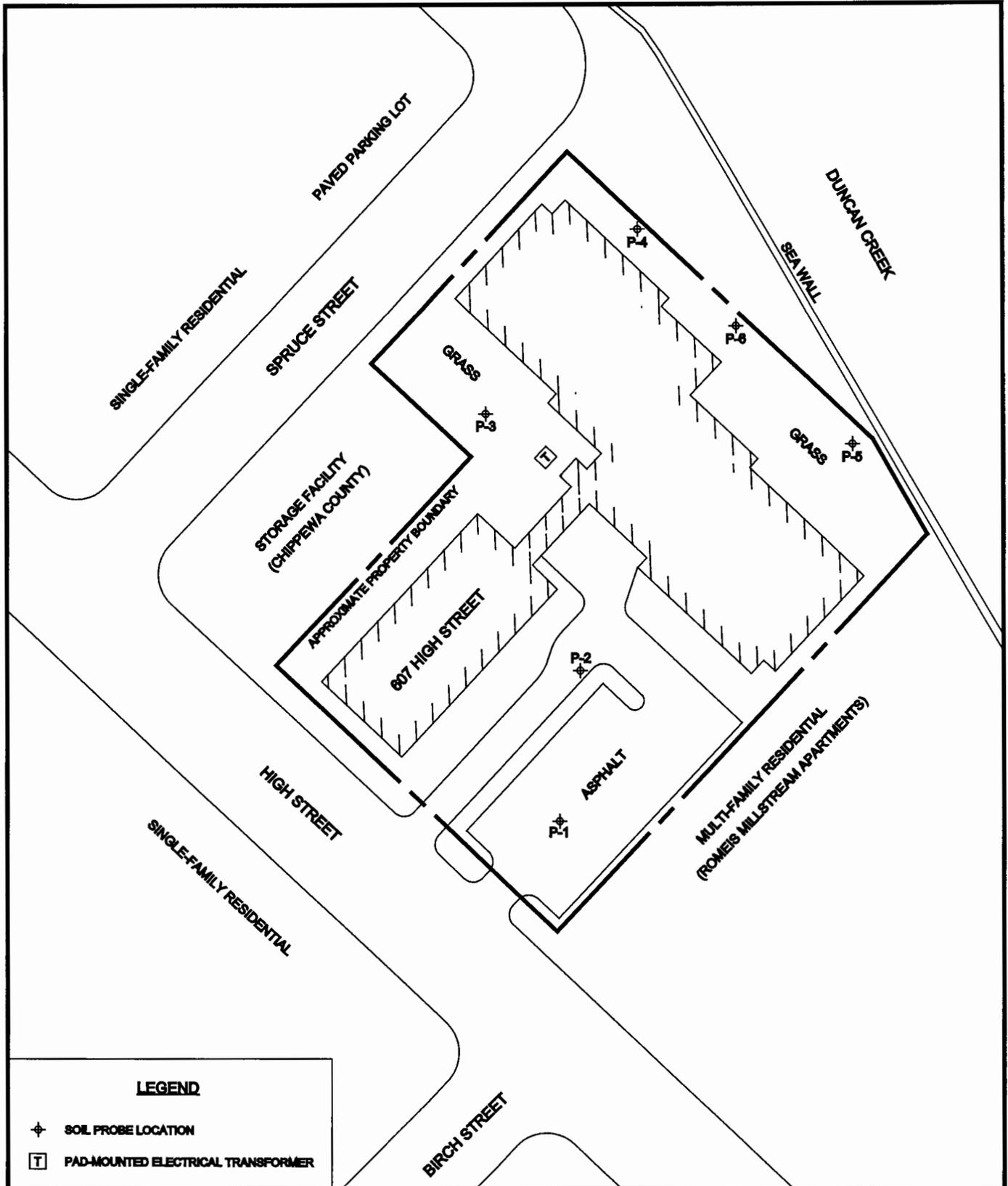
FIGURE 1 • Site Location Map

Scale: 1"=2,000' • Contour Interval: 20'

Project Number: AEC06011

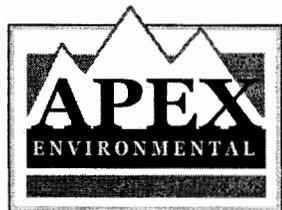
Date: 6/29/2006

By: JH



LEGEND

-  SOIL PROBE LOCATION
-  PAD-MOUNTED ELECTRICAL TRANSFORMER



Not to Scale

Romeis Millstream Apartments Property
Chippewa Falls, Wisconsin

FIGURE 3 · Sample Locations Map

Project Number: AEC06011

Date: 8/2/2006

By: JH

TABLE 1 (Page 3 of 3)
Soil Sample Analytical Results - Samples Collected July 5, 2006
Romeis Millstream Apartments Property
Chippewa Falls, Wisconsin

Laboratory Analytical Parameter	Sample Location										DNR Suggested RCL (groundwater protection)	DNR Suggested RCL (non-industrial direct contact)
	P-1 8'-10' bgs	P-2 2'-4' bgs	P-2 15'-17' bgs	P-3 6'-8' bgs	P-3 13'-15' bgs	P-4 2'-4' bgs	P-4 12'-14' bgs	P-5 2'-4' bgs	P-5 13'-15' bgs	P-6 13'-15' bgs		
PAHs (ppm)												
Acenaphthene	<0.0031	0.021	<0.0036	<0.0035	<0.0033	<0.0032	0.017	0.0052	0.071	<0.0030	38	900
Acenaphthylene	<0.0030	<0.0030	<0.0035	<0.0034	<0.0032	0.016	0.017	0.020	0.450	0.0032	0.7	18
Anthracene	0.0064	0.059	<0.0043	<0.0041	<0.0039	0.019	0.090	0.046	0.490	0.0084	3,000	5,000
Benzo(a)anthracene	0.035	0.120	<0.0064	0.010	<0.0058	0.063	0.300	0.180	1.100	0.012	17	0.088
Benzo(a)pyrene	0.096	0.130	<0.0035	0.010	<0.0032	0.081	0.340	0.380	1.400	0.014	48	0.0088
Benzo(b)fluoranthene	0.110	0.140	<0.0034	0.015	<0.0031	0.069	0.290	0.200	1.800	0.012	360	0.088
Benzo(ghi)perylene	0.050	0.045	<0.0043	0.0096	<0.0039	0.048	0.160	0.190	0.640	0.018	6,800	1.8
Benzo(k)fluoranthene	0.098	0.150	<0.0037	0.012	0.0034	0.076	0.290	0.160	1.800	0.011	870	0.88
Chrysene	0.058	0.150	<0.0053	0.018	<0.0048	0.085	0.350	0.330	1.900	0.015	37	8.8
Dibenzo(ah)anthracene	0.019	0.019	<0.0033	<0.0032	<0.0030	0.012	0.061	0.043	0.260	<0.0028	38	0.0088
Fluoranthene	0.036	0.380	<0.0035	0.019	<0.0032	0.099	0.540	0.270	4.300	0.026	500	600
Fluorene	<0.0036	0.023	<0.0041	<0.0040	<0.0038	<0.0037	0.019	0.011	0.400	<0.0035	100	600
Indeno(123-cd)pyrene	0.050	0.048	<0.0030	0.0079	<0.0028	0.037	0.150	0.076	0.670	0.010	680	0.088
1-Methylnaphthalene	0.0090	<0.0032	<0.0037	0.0057	<0.0033	0.0057	0.028	0.013	0.400	<0.0031	23	1,100
2-Methylnaphthalene	0.012	<0.0033	<0.0038	0.0080	<0.0034	0.0089	0.035	0.017	0.390	<0.0032	20	600
Naphthalene	<0.0042	<0.0042	<0.0049	0.0097	<0.0044	0.0083	0.037	0.014	0.400	<0.0041	0.4	20
Phenanthrene	0.0075	0.380	<0.0036	0.016	<0.0032	0.063	0.320	0.160	6.200	0.026	1.8	18
Pyrene	0.049	0.340	<0.0030	0.023	<0.0027	0.130	0.700	0.800	3.800	0.028	8,700	500

TABLE 1 (Page 2 of 3) - Samples Collected July 5, 2006
Soil Sample Analytical Results
Romeis Millstream Apartments Property
Chippewa Falls, Wisconsin

Analytical Parameter	Sample Location										NR 720 Generic RCL
	P-1 8'-10' bgs	P-2 2'-4' bgs	P-2 15'-17' bgs	P-3 6'-8' bgs	P-3 13'-15' bgs	P-4 2'-4' bgs	P-4 12'-14' bgs	P-5 2'-4' bgs	P-5 13'-15' bgs	P-6 13'-15' bgs	
VOCs (ppb) (continued)											NS
Diisopropyl ether	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS
Ethylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	2,900
Fluorotrichloromethane	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS
Hexachlorobutadiene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS
Isopropylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS
p-Isopropyltoluene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS
Methylene chloride	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS
Methyl-tert-butyl-ether	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS
Naphthalene	<25	<25	<25	<25	<25	<25	<25	<25	96	<25	NS
n-Propylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS
Styrene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS
1,1,1,2-Tetrachloroethane	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS
1,1,2,2-Tetrachloroethane	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS
Tetrachloroethene	<25	<25	<25	<25	<25	<25	<25	<25	42	<25	NS
Toluene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	1,500
1,2,3-Trichlorobenzene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS
1,2,4-Trichlorobenzene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS
1,1,1-Trichloroethane	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS
1,1,2-Trichloroethane	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS
Trichloroethene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS
1,2,3-Trichloropropane	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS
Trimethylbenzenes	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS
Vinyl chloride	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS
Total xylenes	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	4,100
RCRA Metals (ppm)											
Arsenic	1.9	1.2	1.2	5.8	1.8	1.9	7.6	3.1	11	<0.85	0.039
Barium	48	43	61	110	44	110	81	84	360	23	NS
Cadmium	0.11	0.080	0.089	0.19	<0.056	0.19	<0.12	0.30	0.65	0.077	8
Chromium	39	23	31	9.9	16	12	16	13	23	10	14
Lead	5.4	6.3	4.6	77	2.1	51	130	110	210	14	50
Mercury	0.0023	0.021	0.0071	0.12	0.0040	0.036	0.077	0.071	0.13	0.0092	NS
Selenium	<0.85	<0.85	<0.98	<0.94	<0.89	<0.88	<1.9	<0.89	<0.97	<0.82	NS
Silver	<0.25	<0.25	<0.29	<0.28	<0.26	<0.26	<0.28	<0.26	0.33	<0.24	NS

Riverview Romeis, LLC

PO Box 620800

Middleton, WI 53562-0800

Ph: 608.836.1152

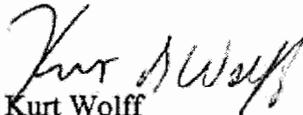
Fax: 608.836.8021

October 4, 2006

To Whom It May Concern:

To the best of my knowledge, the legal description attached to this letter is complete and accurate.

Sincerely,



Kurt Wolff
Authorized Member