

GIS REGISTRY INFORMATION

SITE NAME:	Artac's Plumbing			FID #	
BRRTS #:	03-10-409636			(if appropriate):	
COMMERCE #:	54437-9733-19-A				
CLOSURE DATE:	September 16, 2005				
STREET ADDRESS:	219 S Main St				
CITY:	Greenwood				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	472651	Y =	477026	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input checked="" type="checkbox"/>	Both <input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:		Yes <input type="checkbox"/>		No <input checked="" 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 checked="" 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 or denial letter issued					X
Copy of any maintenance plan referenced in the final closure letter					<input type="checkbox"/>
Copy of (soil or land use) deed notice <i>if any required as a condition of closure</i>					<input type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					X
Certified survey map or relevant portion of the recorded plat map <i>(if referenced in the legal description)</i> for all affected properties					<input type="checkbox"/>
County Parcel ID number, <i>if used for county</i> , for all affected properties					X
Location Map that 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. If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					X
Detailed Site Map(s) for all affected properties , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. 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.					X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					X
Isoconcentration map(s), if required for site investigation (SI). 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 type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input 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 type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					X
Geologic cross-sections, <i>if required for SI</i>					<input type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate					X
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)					X



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2715 Post Road
Stevens Point, Wisconsin 54481-
TDD #: (608) 264-8777
Fax #: (715) 345-5269
Jim Doyle, Governor
Mary P. Burke, Secretary

September 16, 2005

Larry Artac-Pers Rep
Estate of Frank Artac
W6484 Sladich Rd
Greenwood, WI 54437

RE: **Final Closure**

Commerce # 54437-9733-19 **WDNR BRRTS # 03-10-409636**
Artac's Plumbing, 219 S Main St, Greenwood

Dear Mr. Artac-Pers Rep:

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 address residual contamination. 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 (715) 342-3802.

Sincerely,

A handwritten signature in black ink that reads "Dee Zoellner". The signature is written in a cursive style.

Dee Zoellner
Hydrogeologist
Site Review Section

cc: Peter Pavalko, PEP Environmental Services, Llc
Case File

DEED FOR ARTAC'S PLUMBING

219 S. MAIN ST Greenwood WI

10

NUMBER 440691	RECORDED: <u>April 26</u> 19 <u>93</u> AT <u>3:15 P.M.</u>	INDEXED TO: 210-16 296-16 170-472 Term Jt 2.cen. S $\frac{1}{2}$ -SE-31-27-2W E $\frac{1}{2}$ -21E-6-26-2W NW-71W-8-26-3W	RETURN TO: Frank Artac Greenwood, WI 54437 Paid \$ <u>25.00</u> Cash <input type="checkbox"/> Chg. \$ _____ Check <input type="checkbox"/> Total \$ <u>25.00</u> Check <input checked="" type="checkbox"/>
Vol. <u>511 Misc</u> Page <u>448</u> Lots <u>142-Blk 4-Greenwood #</u>	By <u>Asmt Plat 5 Deputy</u> <u>Register of Deeds, Clark Co., WI</u>		

TERMINATION OF DECEDENT'S PROPERTY INTEREST
 • Joint Tenancy or Life Estate Termination [s. 887.045] or
 • Summary Confirmation of Interest in Property [s. 887.046]

Decedent's Name <u>Mary A Artac</u>			
Address of Decedent at Date of Death <u>Greenwood Wis</u>		City <u>Greenwood</u>	State Zip <u>WI 54437</u>
Social Security Number [REDACTED]			
Presentation of Death Certificate I certify that I have viewed a certified copy of the decedent's death certificate. <u>401 53-page 270</u> <u>4-26-93</u>			
Register of Deeds signature <u>Eugene Chubb</u>		Date <u>4-26-93</u>	

VOL. **511** PAGE **448**
440691
 RCVD & RECORDED 4/26/93
 AT 3:15 P.M. IN VOL
 511 OF RECD, PAGE 448.
 CLARK CO, WIS BY
Eugene Chubb

Record this document with the Register of Deeds in the county where the real estate is located. Recording fee is \$28 as per s. 887.045, 887.046.
 Return to: Frank Artac
Pt 2
Greenwood, Wis

This interest in real estate is terminated under (check one):
 s. 887.045 which pertains to real property in which the decedent was a joint tenant, had a vendor's or mortgagee's interest, or had a life estate. * (You must provide a copy of the deed establishing joint tenancy.)
 s. 887.046 which pertains to (1) real property of a decedent specified in a marital property agreement, and also to (2) survivorship marital property. (You must provide a copy of the deed establishing survivorship marital property.)

Presentation of real property tax bill.
 Present with this document a copy of the real property tax bill for each parcel for the year immediately preceding decedent's death. \$25.00

Presentation of deed establishing joint tenancy or survivorship marital property. DEEDS
 This deed is found in volume/leaf 310 page 16 of (check one) Records Deeds
 page/image 170 16 of (check one) Records Deeds
296 16

Description of the real estate.
 The legal description of the property is as follows: (If more space is needed, attach pages.)
 The South Half of the Southeast Quarter (21-1/2) of Section Thirty-one (31), Township Twenty-seven (27) North, Range Two (2) West; also all that part of the East Half of the Northeast Quarter (E1-1/2) of Section Six (6), Township Twenty-six (26) North, Range Two (2) West, lying north of the right-of-way of the Fairchild & Northwestern Railway Company.
 And the Northwest Quarter of the Northwest Quarter (NW1-NW1) of Section Eight (8), Township Twenty-six (26) North, Range Three (3) West.

Lot 1+2 Block 7 Greenwood account plat no 5

DECLARATION: I, we declare that this document is, to the best of my (our) knowledge and belief, true, correct and complete and is in conformity with the provisions and limitations of the Wisconsin Statutes. (If more space is needed, attach pages.)

Name and Address of Person Receiving Property	Relationship to Decedent	Signature (Notarized)	Date
<u>Frank Artac</u>	<u>Husband</u>	<u>Frank Artac</u>	<u>4-26-93</u>

AUTHENTICATION OR ACKNOWLEDGEMENT
 The above named person(s) was sworn to before me on (date) 4-26-93

This document was drafted by (print or type name below)
Frank Artac

Signature of notary or other person authorized to administer an oath: Sharon Ratsch
 (as per s. 706.06, 706.07)
 Print or type name: SHARON RATSCHE
 State of Wisconsin, County of Clark
 Title: Notary Date commission expires 9-19-93



MAKE CHECK PAYABLE TO:

CITY OF GREENWOOD
LONNA KLINKE, TREASURER
102 N MAIN ST PO BOX D
GREENWOOD WI 54437

REAL ESTATE

STATE OF WISCONSIN
PROPERTY TAX BILL FOR
CITY OF GREENWOOD
CLARK COUNTY

2004

ARTAC, FRANK J

PARCEL #: 231.0328.000

Correspondence should refer to tax number.
See reverse side for important information.

BILL #: 609 RECEIPT #:

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	A star in this box means unpaid prior year taxes.	
3,700	12,000	15,700	.9417	3,900	12,700	16,600		
							Net Property Tax	440.94
2003	2004	2003	2004	2003	2004	% Tax Change		
Est. State Aids	Est. State Aids	Net Tax	Net Tax	Net Tax	Net Tax			
Allocated Tax Dist.	Allocated Tax Dist.							
STATE		3.25	3.33	125.19	127.03	2.4		
COUNTY		110.86	125.19	127.03	158.30	12.9		
CITY OF GREENWOOD		123.07	145.25	158.30	27.09	3.2		
GREENWOOD SD 239		772.132	759.129	19.541	19.572	2.2		
VOC DIST-EAU CLAIR		19.541	19.572					
Total							440.94	440.94
							0.00	0.00
Lottery & Gaming Credit							440.94	440.94
Net Property Tax							410.14	410.14
School taxes reduced by school levy tax credit							22.12	

TOTAL DUE FOR FULL PAYMENT
 PAY BY JANUARY 31 2005
 \$ 440.94
 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.
 (See reverse)

Net Assessed Value Rate
(Does NOT reflect lottery credit)
 .02808547

Or Pay 1st Installment TO LOCAL TREAS \$ 220.47 By: JANUARY 31 2005	And Pay 2nd Installment TO COUNTY TREAS \$ 220.47 By: JULY 31 2005
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Special Charge Paid	Special Tax Paid
Special Assessment Paid	Total Amount Paid
Property Tax Paid	Balance Due
Paid by	Rec'd by

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

LEGAL DESCRIPTION

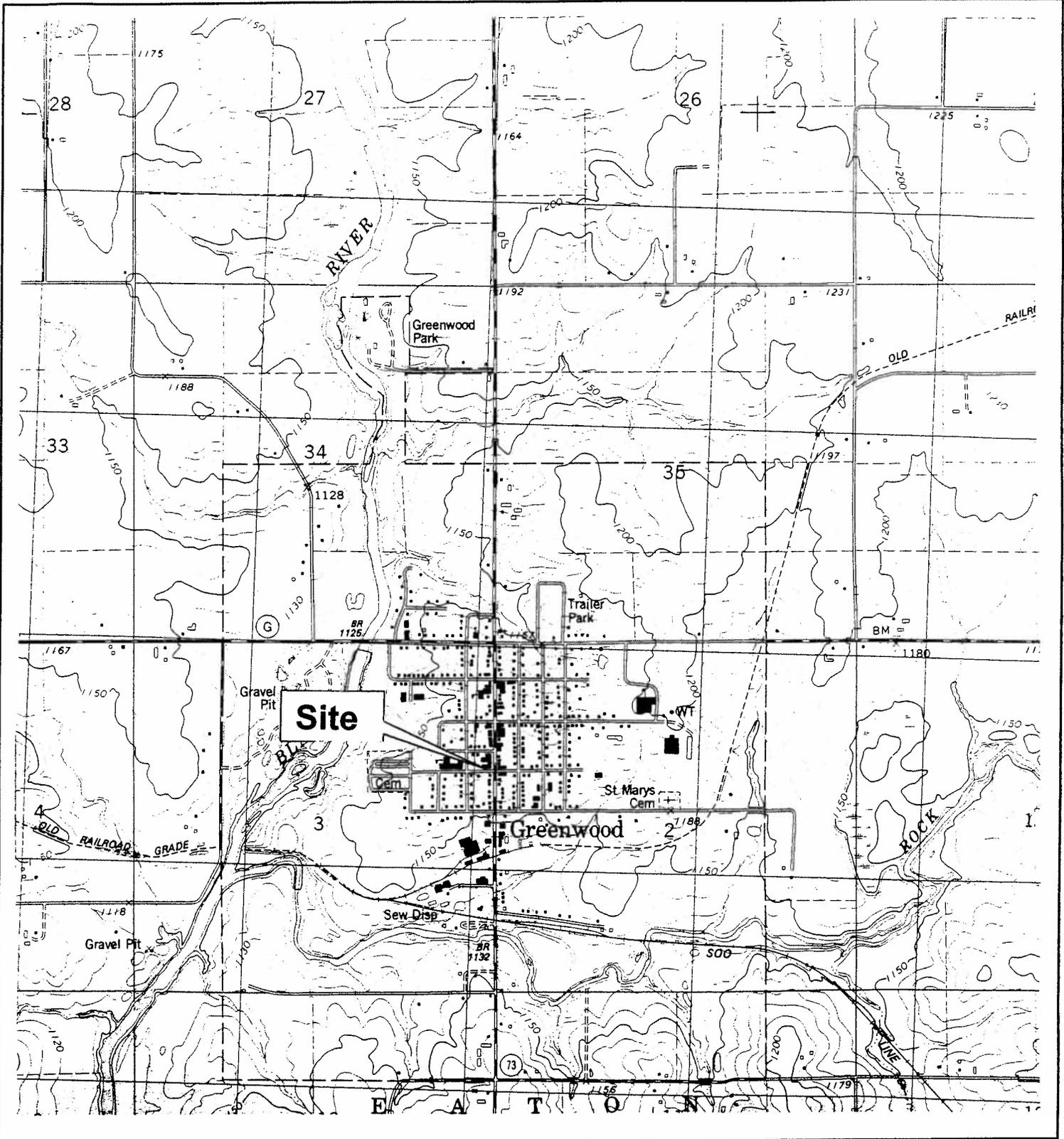
LOT 1 BLK 4
GREENWOOD ASSRS PLAT NO 5
CITY OF GREENWOOD

ID # 6695
FRANK J ARTAC
N9691 CTY HWY G
GREENWOOD WI 54437

2ND HALF-CLARK CO TREAS 517 COURT ST NEILLSVILLE 54456

THIS IS A MEMORANDUM TAX BILL AND NOT A TAX RECEIPT PA-6657 (R. 9-99)

Figure 1 - Site Location



Scale: 1" = 2000 feet

Artac's Plumbing
 NW Corner of S. Main St. & W. Central Ave.
 Clark County
 Greenwood, WI
 SE¼, NE¼, Sec. 3, T.26N, R.2W

PEP Environmental Services, LLC

Artac's Plumbing
 Greenwood, WI

22036.01

Figure 3 - Estimated Extent of Contaminated Soil

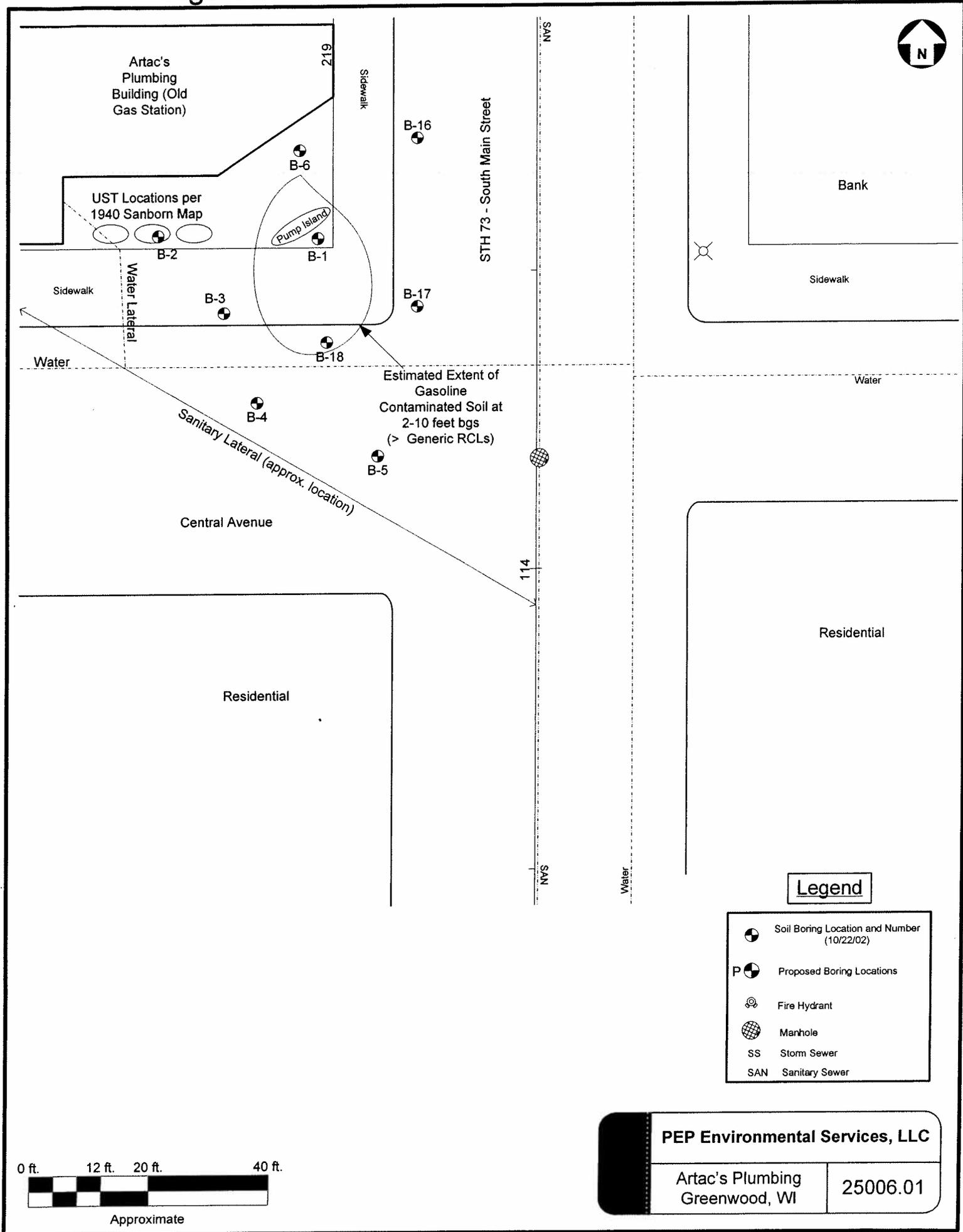


TABLE 1
ANALYTICAL RESULTS-SOIL (From 2002 Phase II WDOT Project)
ARTAC'S PLUMBING

219 SOUTH MAIN STREET, GREENWOOD, CLARK COUNTY, WISCONSIN

Sample Name	NR 720 GENERIC RCLs	COMM 46 Table 1 Values (Groundwater Protection)	COMM 46 Table 2 Values (Direct Contact - Top 4 Feet)	Samples			
				SB-16A	SB-17A	SB-18A	MEOH BLANK
Boring				B-16	B-17	B-18	Quality Control
Depth (feet)				10-12	10-12	3-5	
Date				10/22/2002	10/22/2002	10/23/2002	10/22-23/2002
PID Reading				0	0	102	
GROs (ppm)	<i>100</i>	<i>NS</i>	<i>NS</i>	< 5.47	< 5.46	<u>105</u>	< 5.00
DROs (ppm)	<i>100</i>	<i>NS</i>	<i>NS</i>	< 5.47	< 5.46	8.64	NA
Total Lead (ppm)	<i>50</i>	<i>NS</i>	<i>NS</i>	NA	NA	2.70	NA
PVOCs (ppb)							
Benzene	<i>5.5</i>	<i>8,500</i>	<i>1,100</i>	< 25	< 25	< 250	< 25
Ethylbenzene	<i>2,900</i>	<i>4,600</i>	<i>NS</i>	27.5	25.7	623	< 25
MTBE	<i>NS</i>	<i>NS</i>	<i>NS</i>	< 25	< 25	< 250	< 25
Naphthalene	<i>400</i>	<i>2,700</i>	<i>NS</i>	< 25	< 25	389	< 25
Toluene	<i>1,500</i>	<i>38,000</i>	<i>NS</i>	54.6	< 25	389	< 25
1,2,4 TMB	<i>NS</i>	<i>83,000</i>	<i>NS</i>	< 25	< 25	1,240	< 25
1,3,5 TMB	<i>NS</i>	<i>11,000</i>	<i>NS</i>	< 25	< 25	1,030	< 25
Total Xylenes	<i>4,100</i>	<i>42,000</i>	<i>NS</i>	55.4	< 25	2,140	< 25

NS = no standard has been established for this compound

RCLs = residual contaminant levels

Underlined values exceed the Generic RCL.

Bolding indicates concentrations above the Table 1 and/or Table 2 (direct contact, top 4 feet) values.

NA = Not analyzed

TMB = trimethylbenzene

MTBE = methyl-tert-butyl-ether

**TABLE 1
ANALYTICAL RESULTS-SOIL
ARTAC'S PLUMBING**

219 SOUTH MAIN STREET, GREENWOOD, CLARK COUNTY, WISCONSIN

Sample Name	NR 720 GENERIC RCLs	COMM 46 Table 1 Values (Groundwater Protection)	COMM 46 Table 2 Values (Direct Contact - Top 4 Feet)	Samples							
				SB-1A	SB-1B	SB-1C	SB-2A	SB-3A	SB-4A	SB-5A	SB-6A
Boring				B-1	B-1	B-1	B-2	B-3	B-4	B-5	B-6
Depth (feet)				3-4	6-8	14-16	10-12	10-12	10-12	4-6	11-12
Date				4/25/2005	4/25/2005	4/25/2005	4/25/2005	4/25/2005	4/25/2005	4/25/2005	4/25/2005
PID Reading				75	230	0	0	0	0	0	0
GROs (ppm)	100	NS	NS	<u>639</u>	<u>263</u>	< 5.79	< 5.87	< 5.41	< 5.14	< 5.86	< 5.41
Total Lead (ppm)	50	NS	NS	12.0	< 5.55	< 5.79	6.86	< 5.41	< 5.14	< 5.86	< 5.41
PVOCs (ppb)											
Benzene	5.5	8,500	1,100	<u>157</u>	<u>665</u>	< 25	< 25	< 25	< 25	< 25	< 25
Ethylbenzene	2,900	4,600	NS	2,090	2,510	< 25	< 25	< 25	< 25	< 25	< 25
MTBE	NS	NS	NS	< 25	133	< 25	< 25	< 25	< 25	< 25	< 25
Napthalene	400	2,700	NS	<u>3,930</u>	<u>1,730</u>	26.2	< 25	< 25	< 25	< 25	< 25
Toluene	1,500	38,000	NS	1,280	1,290	< 25	< 25	< 25	< 25	< 25	< 25
1,2,4 TMB	NS	83,000	NS	7,430	4,000	< 25	< 25	< 25	< 25	< 25	< 25
1,3,5 TMB	NS	11,000	NS	5,960	1,730	< 25	< 25	< 25	< 25	< 25	< 25
Total Xylenes	4,100	42,000	NS	<u>4,390</u>	<u>9,660</u>	< 25	< 25	< 25	< 25	< 25	< 25

NS = no standard has been established for this compound

RCLs = residual contaminant levels

Underlined values exceed the Generic RCL.

Bolding indicates concentrations above the Table 1 and/or Table 2 (direct contact, top 4 feet) values.

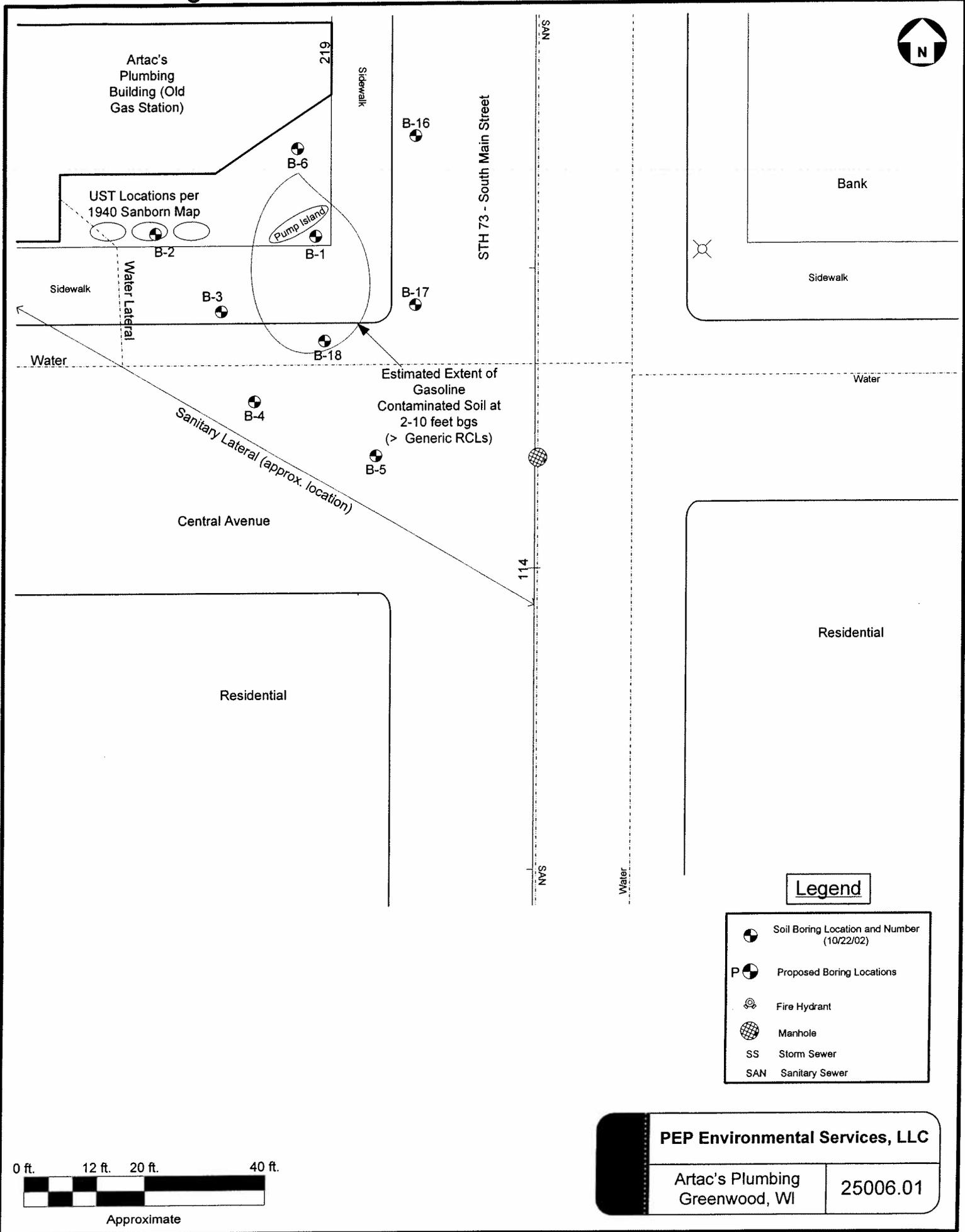
NA = Not analyzed

TMB = trimethylbenzene

MTBE = methyl-tert-butyl-ether

Soil samples collected on 4/20/01 were collected as part of a WDOT Phase II investigation and analyzed for GROs/PVOCs only.

Figure 3 - Estimated Extent of Contaminated Soil



August 1, 2005

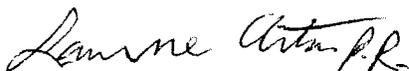
Ms. Dee Zoellner
WDCOM
2715 Post Road
Stevens Point, WI 54481-6456

RE: Artac's Plumbing site, 219 S. Main Street, City of Greenwood, Clark County, Wisconsin. Wisconsin Department of Natural Resources (WDNR) BRRTS No. 03-10-409636; Wisconsin Department of Commerce (WDCOM) No. 54437-9733-19; and PEP Project No. 25006.01.

Dear Ms Zoellner:

I, Mr. Larry Artac, Representative of the Estate of Frank Artac, certify that to the best of my knowledge, the information and legal descriptions submitted in support of the attached soil GIS registry packet are complete and accurate.

Sincerely,

A handwritten signature in cursive script, appearing to read "Larry Artac".

Mr. Larry Artac
Representative of the Estate of Frank Artac

PEP Environmental Services, LLC

May 25, 2005

Mr. Jeff Hoeper
City of Greenwood
102 N. Main Street
P.O. Box D
Greenwood, WI 54437

Re: Residual Contamination in the S. Main Street ROW
Artac's Plumbing site, 219 S. Main Street, City of Greenwood, Clark County,
Wisconsin. WDNR BRRTS No. 03-10-409636; WDCOM No. 54437-9733-19;
and PEP Project No. 25006.01.

Dear Mr. Hoeper:

The purpose of this letter is to notify the City of Greenwood that petroleum-contaminated soil is located beneath the sidewalk on the northwest corner of S. Main Street and Central Avenue, as shown on the attached figure. There was a former gasoline station located on the corner of this intersection, where Artac's Plumbing shop is now located. Our site investigation has determined that there are low levels of petroleum contaminants in soil, at a depth of 2-10 feet below ground surface, just south of the former pump island.

If you have any questions about this notification, please contact me at 414-801-1730.

Sincerely,



Pete Pavalko, CHMM
President

Cc: Mr. Larry Artac, Personal Representative, Estate of Frank Artac, W6484 Sladich
Road, Greenwood, WI 54437
Ms. Dee Zoellner, WDCOM, 2715 Post Road, Stevens Point, WI 54481-6456