

GWURR Package Cover Sheet

Site Name Modern of Marshfield

Site Address 137 W. 9th St., Marshfield, WI 54449

BRRTS # 02-72-227916 Date of Closure Decision 2/9/00

Parcel I.D./Tax Parcel # Wood Co. # 33-03371

Groundwater Use Restriction

Location map

Detailed site map

Groundwater flow/isoconcentration maps

None Geologic cross sections

Latest table(s) of analytical results (soil results included only if soil deed restriction is incorporated into groundwater use restriction document)

Closure letter(s)

3

Document Number

GROUNDWATER USE RESTRICTION

Declaration of Restrictions

Legal description of the property:

Parcel 1: Lots 14, 15, and 16 of Block 252 of Magee Estate Addition to City of Marshfield.

Parcel 2: That part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 7, Township 25 North, Range 3 East lying Northerly of Eleventh Street and Westerly of Chestnut Avenue, City of Marshfield except the South 150 feet thereof and except railroad rights of way;

Parcel 3: That part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 7, Township 25 North, Range 3 East, lying South of Chicago, St Paul, Minneapolis and Omaha Railroad rights of way, and West of Lot 16 of Block 252 of Magee Estate Addition to the City of Marshfield, and West of Chestnut Avenue, City of Marshfield;

Parcel 4: Commencing at a point on the West line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 7, Township 25 North, Range 3 East, a distance of 265.06 feet South from the Northwest corner thereof, running thence East 80 feet, thence South 150 feet, thence West 80 feet, thence North 150 feet to the place of beginning, excepting from all of the above, any part described in deed recorded in Vol. 489 Deeds, page 623.

Parcel 5: Lots 17 & 18, Block 2, Manson & Weinfeld's Addition, City of Marshfield.

STREET ADDRESS: 137 West 9th Street

STATE OF WISCONSIN)
) ss
COUNTY OF WOOD)

WHEREAS, TWOMORKS INVESTMENTS, LCC, is the owner of the above-described property.

WHEREAS, one or more chlorinated volatile organic compound (CVOC) discharges have occurred on this property. 1,1-Dichloroethene contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards exists on this property. The 1,1-Dichloroethene plume is located in the area of monitor well MWS as depicted in Figure 1, with a maximum concentration of 13ug/L and does not extend off site.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

PT E1-SE 7-25-3
862582
LOTS 17-18, BLK 2, MANSON &
REGISTER OF DEEDS
WOOD COUNTY
RECORDED ON
WEINFELDS ADD, MFLD
05-10-2000 11:45 AM

RENE' L KRAUSE
REGISTER OF DEEDS

Handwritten signature of Rene L Krause

REC. FEE 16.00
TRAN. FEE:
PAGES: 4

Recording Area

Name and Return Address:

Ms. Claire Mork
Modern of Marshfield, Inc.
137 West 9th Street
Marshfield, WI 54449

33-03371, 33-02763

Parcel Identification Number (PIN)

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140 groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809 is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares 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:

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, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If 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 violation.

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 one 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, an 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, Claire Mork asserts that she is duly authorized to sign this document on behalf of TWOMORKS INVESTMENTS, LCC.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 09 day of May, 2000.

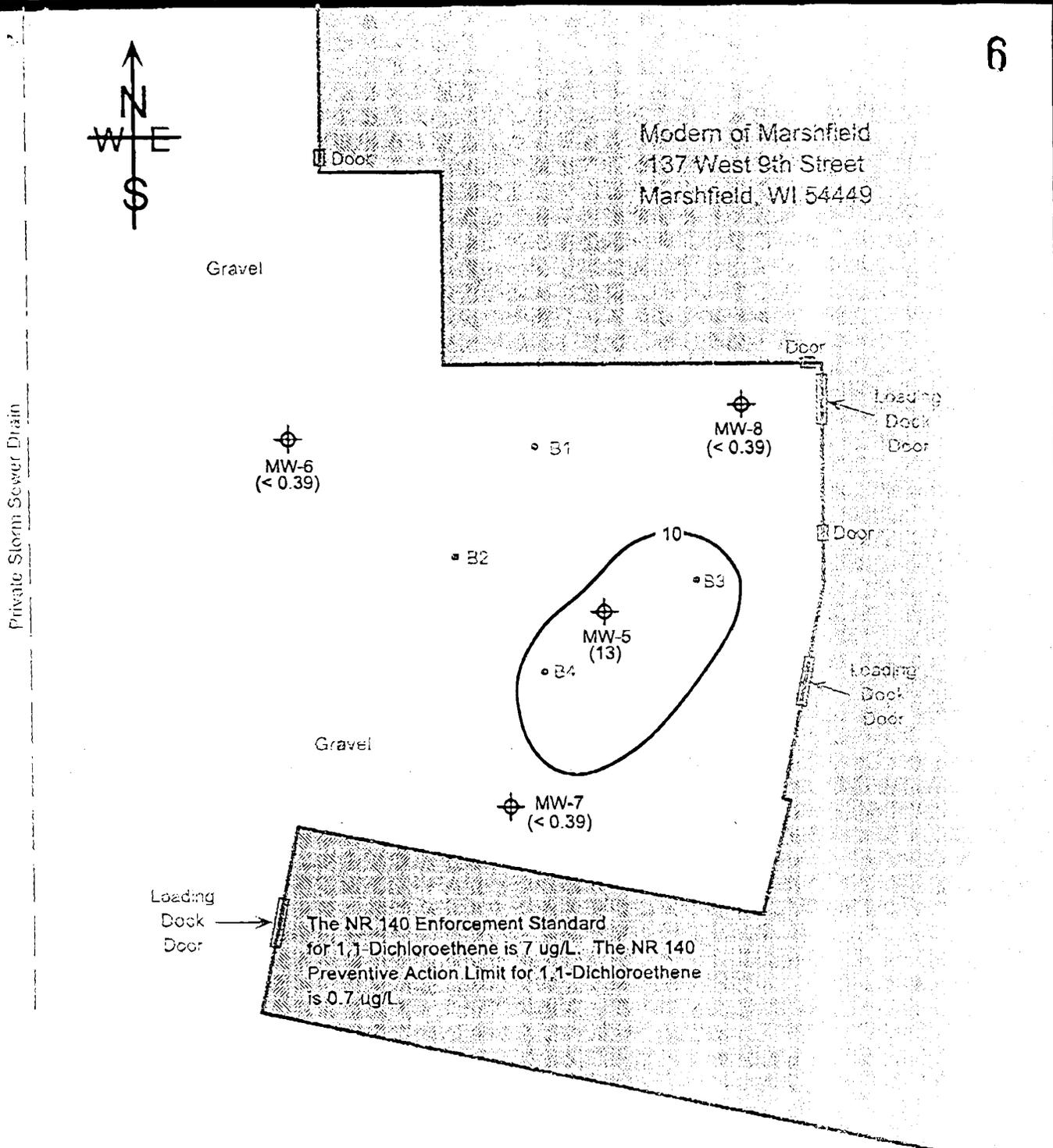
TWOMORKS INVESTMENTS, LCC

Claire A Mork
Claire Mork, Executive Vice President

Subscribed and sworn to before me
this 9th day of May, 2000.

Sandra K. Kellner
Notary Public, State of WI
Sandra K. Kellner
My commission 2-8-2004

This document was drafted by Environmental Associates, Inc. based on comments from the Wisconsin Department of Natural Resources.



LEGEND

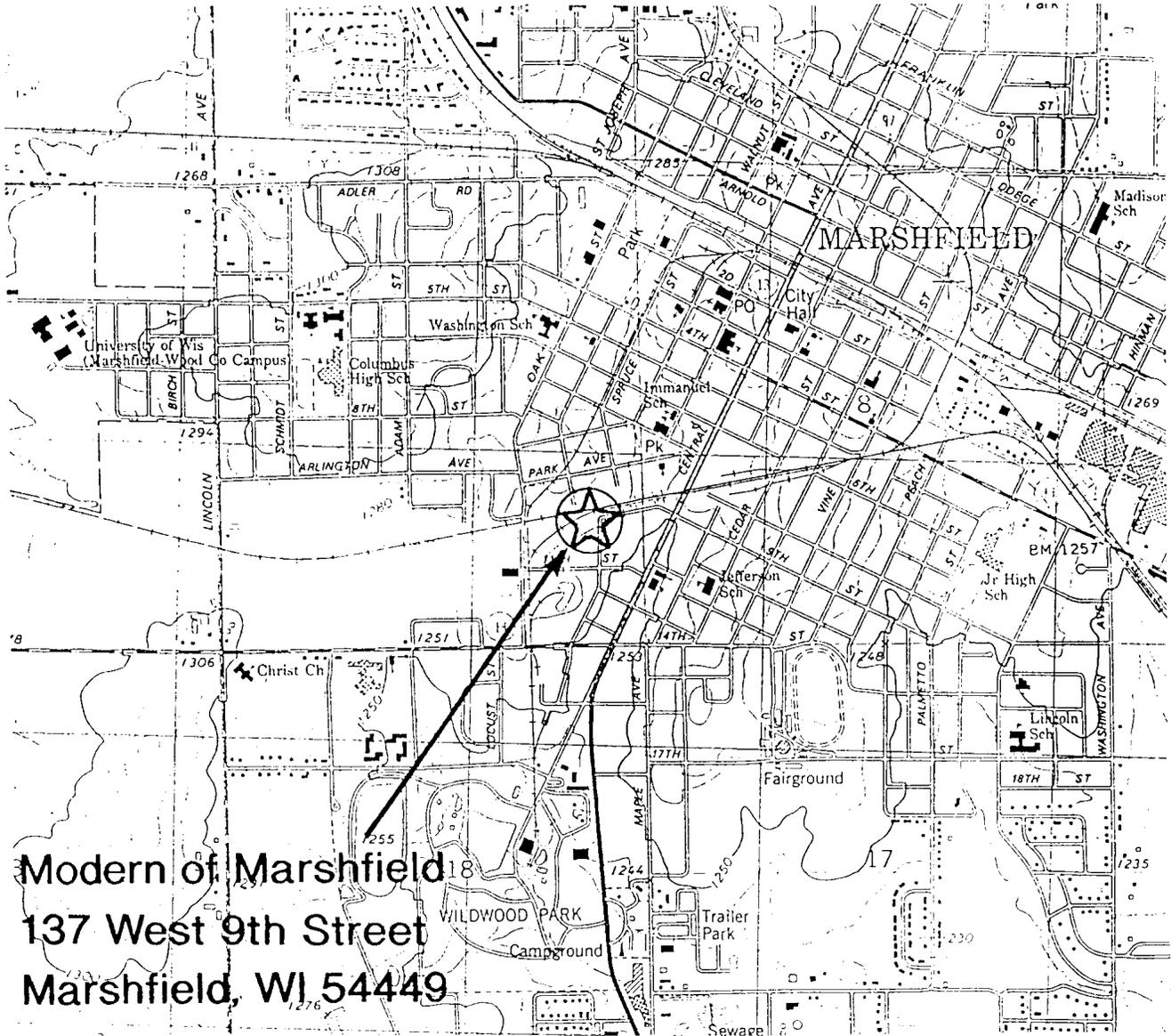
- B4 • Soil Boring Location
- MW-5 ⊕ Groundwater Monitoring Well Location
- (13) 1,1-Dichloroethene Concentration (ug/L)
- 10 — 1,1-Dichloroethene Isoconcentration Line (ug/L)

FIGURE 1
Estimated Extent of
1,1-Dichloroethene
Groundwater
Quality Contamination
(September 13, 1999)

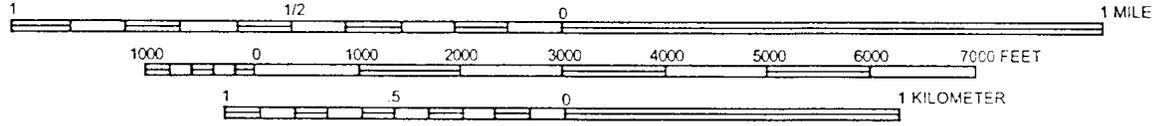
Scale : 1" = 30'

Environmental Associates, Inc.

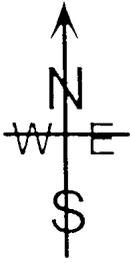
Drawn by:	RRG	Drawing:	97-02543-1
	10-7-99	File:	543-dce1.cvs



SCALE 1:24000



Contour Interval of 10 Feet

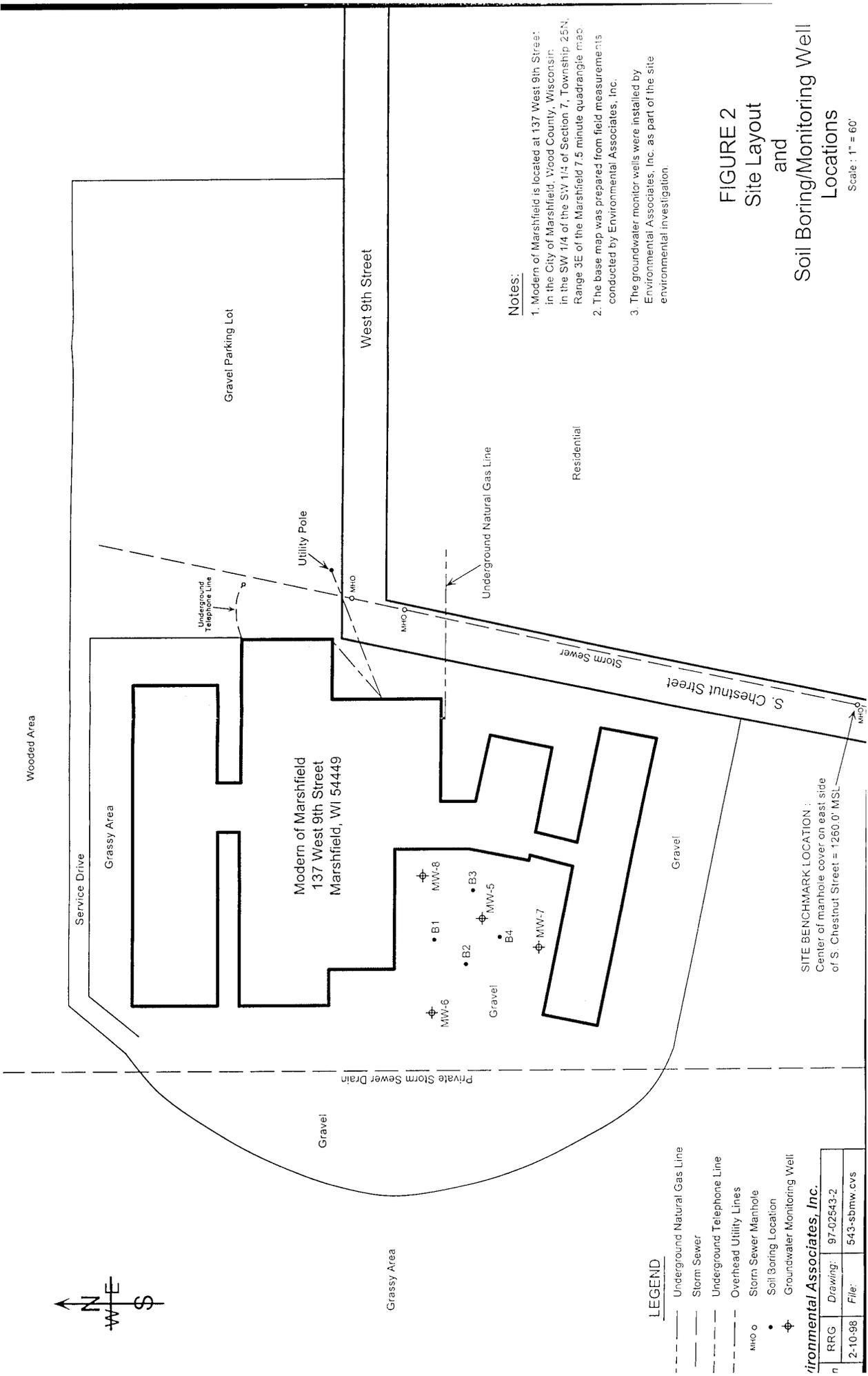


QUADRANGLE LOCATION
Marshfield Quadrangle

FIGURE 1
Site Location Map
and
Local Topography

Environmental Associates, Inc.

Drawn	RRG	Drawing:	97-02543-1
by:	7-22-97	File:	



Notes:

1. Modern of Marshfield is located at 137 West 9th Street, in the City of Marshfield, Wood County, Wisconsin, in the SW 1/4 of the SW 1/4 of Section 7, Township 25N, Range 3E of the Marshfield 7.5 minute quadrangle map.
2. The base map was prepared from field measurements conducted by Environmental Associates, Inc.
3. The groundwater monitor wells were installed by Environmental Associates, Inc. as part of the site environmental investigation.

FIGURE 2
Site Layout
and
Soil Boring/Monitoring Well
Locations
 Scale : 1" = 60'

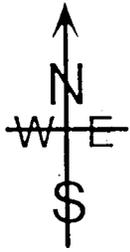
LEGEND

- Underground Natural Gas Line
- Storm Sewer
- Underground Telephone Line
- Overhead Utility Lines
- MHO o Manhole
- Soil Boring Location
- ⊕ Groundwater Monitoring Well

Environmental Associates, Inc.

RRG	Drawing:	97-02543-2
2-10-98	File:	543-sbmw.cvs

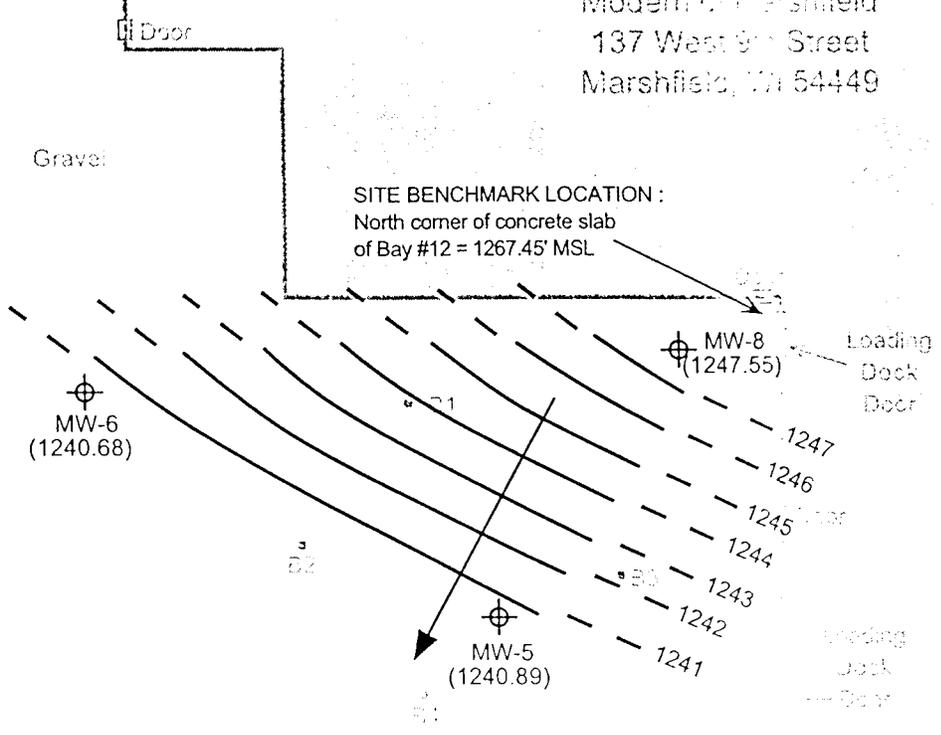
SITE BENCHMARK LOCATION :
 Center of manhole cover on east side
 of S. Chestnut Street = 1260.0' MSL



Modern of Marshfield
 137 West 9th Street
 Marshfield, WI 54449

SITE BENCHMARK LOCATION :
 North corner of concrete slab
 of Bay #12 = 1267.45' MSL

Private Storm Sewer Drain



Contour Interval - 1 Foot
 (Dashed Where Inferred)

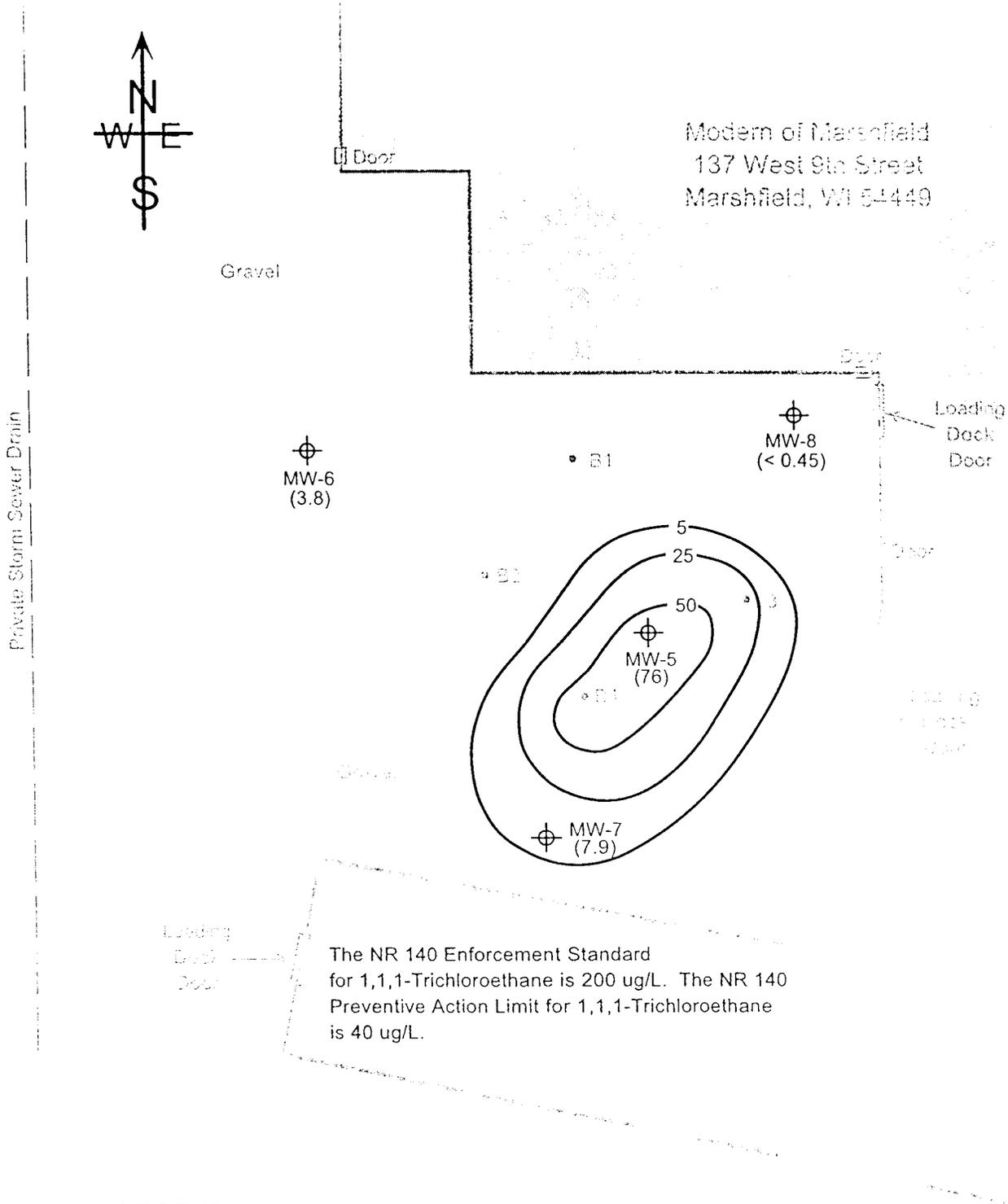
LEGEND

-  Soil Boring Location
-  Groundwater Monitoring Well and Groundwater Elevation (MSL)
-  Groundwater Flow Direction

FIGURE 3
Groundwater Elevations
and Flow Direction
(September 13, 1999)

Scale : 1" = 30'

Environmental Associates, Inc.			
Drawn	RRG	Drawing:	97-02543-3
by:	9-13-99	File:	543-gfd3.cvs



LEGEND

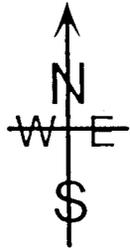
- B1 • Soil Boring Location
- MW-5 ⊕ Groundwater Monitoring Well Location
- (76) 1,1,1-Trichloroethane Concentration (ug/L)
- 50 — 1,1,1-Trichloroethane Isoconcentration Line (ug/L)
(Contour Interval - As Noted)

FIGURE 4
Estimated Extent of
1,1,1-Trichloroethane
Groundwater
Quality Contamination
(September 13, 1999)

Scale : 1" = 30'

Environmental Associates, Inc.

Drawn	RRG	Drawing:	97-02543-4
by:	10-7-99	File:	543-tca1.cvs



Modern of Marshfield
 137 West 9th Street
 Marshfield, WI 54449

Private Storm Sewer Drain

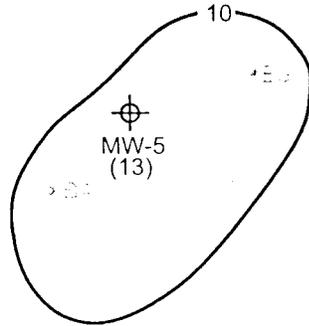
Gravel

MW-6
 (< 0.39)

B1

MW-8
 (< 0.39)

Loading
 Deck
 Door



Gravel

MW-7
 (< 0.39)

10 ug/L
 0.7 ug/L

The NR 140 Enforcement Standard
 for 1,1-Dichloroethene is 7 ug/L. The NR 140
 Preventive Action Limit for 1,1-Dichloroethene
 is 0.7 ug/L.

LEGEND

-  Soil Boring Location
- MW-5  Groundwater Monitoring Well Location
- (13) 1,1-Dichloroethene Concentration (ug/L)
- 10 — 1,1-Dichloroethene Isoconcentration Line (ug/L)

FIGURE 6
 Estimated Extent of
 1,1-Dichloroethene
 Groundwater
 Quality Contamination
 (September 13, 1999)

Scale : 1" = 30'

Environmental Associates, Inc.

Drawn	RRG	Drawing:	97-02543-6
by:	10-7-99	File:	543-dce1.cvs

Table 1: Summary of Groundwater Analytical Results, Selected Volatile Organic Compounds (VOC),
Modern of Marshfield, Inc., 137 West Ninth Street, Marshfield, Wisconsin

Parameter	Units	ES	PAL	Date	MW-5	MW-6	MW-7	MW-8	MW-5 Duplicate of	EB-1 Equipment	Trip
1,1-Dichloroethane	ug/L	850	85	12/10/97	25	1.6	2	< 0.31	22	< 0.31	< 0.31
					23	1.3"J"	1.8	< 0.34	23	< 0.34	< 0.34
					19	2	1.4	< 0.34	19	< 0.34	< 0.34
1,1-Dichloroethene	ug/L	7	0.7	12/10/97	14	0.85	2.4	< 0.13	13	< 0.13	< 0.13
					17	0.44"J"	2.6	< 0.39	17	< 0.39	< 0.39
					13	< 0.39	< 0.39	< 0.39	11	< 0.39	< 0.39
1,1,1-Trichloroethane	ug/L	200	+0	12/10/97	69	4.3	16	< 0.37	68	< 0.37	< 0.37
					100	3.6	21	< 0.45	81	< 0.45	< 0.45
					76	3.8	7.9	< 0.45	71	< 0.45	< 0.45
Trichloroethene	ug/L	5	0.5	12/10/97	< 0.13	< 0.13	0.63	< 0.13	< 0.13	< 0.13	< 0.13
					< 0.48	< 0.48	0.58"J"	< 0.48	< 0.48	< 0.48	< 0.48
					< 0.48	< 0.48	< 0.48	< 0.48	< 0.48	< 0.48	< 0.48

Note:

ES -- Enforcement Standard

PAL -- Preventive Action Limit

< -- Below Laboratory Method of Detection

NA -- Not Analyzed

* -- Recommendations for the establishment of groundwater ES and PAL, not yet code



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Scott A. Humrickhouse, Regional Director

Wisconsin Rapids Office
473 Griffith Avenue
Wisconsin Rapids, Wisconsin 54494-7859
Telephone 715-421-7800
FAX 715-421-7830

February 11, 2000

BRRTS #02-72-227916

Mr. Darrel DeLeske
Modern Of arshfield, Inc.
137 West 9th Street
Marshfield, WI 54449

FILE COPY

SUBJECT: Conditional Case Closure, Modern of Marshfield CVOC Contamination,
137 West 9th Street, Marshfield, Wisconsin.

Dear Mr. DeLeske:

On February 9, 2000, the above named site was reviewed by the Wisconsin Department of Natural Resources West (DNR) Central Region closeout committee for a determination as to whether or not the case qualified for close out under Wis. Adm. Code (WAC) ch. NR 726. Groundwater samples indicate WAC ch. 140 groundwater quality enforcement standard (ES) exceedences for 1,1 dichloroethene is present in the groundwater at the site. Due to the presence of residual groundwater contamination at this site, a clean closure can not be granted in this case at this time. However, based on the investigative and remediation documentation provided to the Department, it appears that the extent of the chlorinated volatile organic compound (CVOC) contamination at the above-named site has been investigated and remediated to the extent practicable, and that natural attenuation will be effective in reducing the mass of residual contamination at this site. Therefore, the Department considers the case "closed," having determined pursuant to WAC NR 726, that no further action is necessary on the site at this time, providing the following two conditions are met.

The first condition of the closeout for this case is that the owner is required to sign and record a groundwater use restriction (I have attached a deed restriction template for your convenience) describing the type, location, and extent of the residual groundwater contamination, on the deed for the property and requiring that Department (or successor agency) approval must be obtained before any water supply wells are reconstructed or installed on the property and that if contaminated groundwater is extracted from the property (i.e. for construction purposes) the groundwater must be managed in compliance with applicable laws and regulations. A draft copy of the deed restriction document must be submitted to the Department for approval within 30 days after receipt of this letter, and the documents must be registered with the County Register of Deeds fifteen days after receiving Department approval. To document that this condition has

Quality Natural Resources Management
Through Excellent Customer Service



been complied with, the property owner must submit to the Department a copy of the recorded deed restriction, with the recording information stamped on it, within 15 days after the County Register of Deeds returns the deed restriction to the property owner. The deed restriction may be amended in the future with the approval of Department if conditions change at the site such that the residual contamination is completely remediated (if deemed necessary).

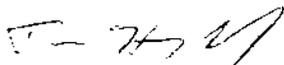
The second condition of the closeout of this case is the proper abandonment of the monitoring wells currently at the site (pursuant of WAC NR 141). Documents should be forwarded to me at the WDNR Wisconsin Rapids office that substantiates proper abandonment (Form 3300-5W).

If you have additional relevant information which was not formerly provided to the Department, and which you feel would significantly impact the Department's closure decision, you may submit that information for our re-evaluation of case closure.

You should note that this letter does not constitute Department "certification" under s. 292.15(2)(a)3, Stats., as created by 1993 Wisconsin Act 453 (May 12, 1994). Also, in 1997 Wisconsin Act 27, the legislature amended s. 292.15, Wis. Stats., creating the new "Voluntary Party Remediation and Exemption from Liability" statute. This statute provides liability protection for persons who did not intentionally or recklessly cause the release of a hazardous substance and who conducts an environmental investigation and cleans up property by restoring the environment to the extent practicable and in accordance with rules promulgated by the Department. Upon completion of the cleanup, the person receives a "certificate of completion" that provides an exemption from the "Hazardous Substance Spills" statute and protection from future liability for the past releases. You must apply for the program by filling out an application form and fees are charged to cover administrative costs associated with the program. If you are interested in more information about the program or would like an application package, please call Loren Brumberg at the West Central Region Office in Eau Claire at 715-839-3770.

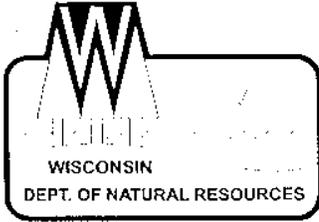
Once the deed restriction and monitoring well abandonment forms have been properly submitted to this office we will issue the final closure letter for this site. Thank you for your efforts to cleanup Wisconsin's environment. If you should have any questions regarding this letter please contact me at (715) 421-7850.

Sincerely,



Tom Hvizdak
Hydrogeologist

c: Amy Pikalek, Environmental Assoc., Inc., 210 Green Bay Rd., Thiensville, WI 53092



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Scott A. Humrickhouse, Regional Director

Wisconsin Rapids Office
473 Griffith Avenue
Wisconsin Rapids, Wisconsin 54494-7859
Telephone 715-421-7800
FAX 715-421-7830

June 29, 2000

BRRTS #02-72-227916

Mr. Darrel DeLeske
Modern Of Marshfield, Inc.
137 West 9th Street
Marshfield, WI 54449

FILE COPY

SUBJECT: Conditional Case Closure, Modern of Marshfield CVOC Contamination,
137 West 9th Street, Marshfield, Wisconsin.

Dear Mr. DeLeske:

The Wisconsin Department of Natural Resources (WDNR) west central region has received the monitoring well abandonment forms for the monitoring wells associated with the subsurface environmental assessment conducted by your consultant for the above referenced site, and a copy of the groundwater use restriction deed affidavit (with the recording information stamped on it) recorded with the Wood County Register of Deeds as required by WDNR west central closure committee as conditions for closure of this site. The investigative and remediation documentation provided to the Department, indicates that the extent of the chlorinated volatile organic compound contamination (1,1 dichloroethene) at the above-named site has been investigated and remediated to the extent practicable, and that natural attenuation will be effective in reducing the mass of residual contamination at this site. Therefore, based on all information contained in the site file and the information included in the well abandonment form and deed affidavit submitted by you, it is the decision of the DNR that, **no further investigatory or clean-up action is needed at the above referenced site at this time and that this site is considered closed.**

You should note that this letter does not constitute Department "certification" under s. 292.15(2)(a)3, Stats., as created by 1993 Wisconsin Act 453 (May 12, 1994). Also, in 1997 Wisconsin Act 27, the legislature amended s. 292.15, Wis. Stats., creating the new "Voluntary Party Remediation and Exemption from Liability" statute. This statute provides liability protection for persons who did not intentionally or recklessly cause the release of a hazardous substance and who conducts an environmental investigation and cleans up property by restoring the environment to the extent practicable and in accordance with rules promulgated by the Department. Upon completion of the cleanup, the person receives a "certificate of completion"

*Quality Natural Resources Management
Through Excellent Customer Service*



June 29, 2000

BRRTS #02-72-227916

Mr. Darrel DeLeske - Modern Of Marshfield, Inc.

Page 2

that provides an exemption from the "Hazardous Substance Spills" statute and protection from future liability for the past releases. You must apply for the program by filling out an application form and fees are charged to cover administrative costs associated with the program. If you are interested in more information about the program or would like an application package, please call Loren Brumberg at the West Central Region Office in Eau Claire at 715-839-3770.

The Department appreciates the actions you have undertaken to restore the environment. If you have any questions, please feel free to call me at (715) 421-7850.

Sincerely,



Tom Hvizdak
Hydrogeologist

c: Amy Pikalek, Environmental Assoc., Inc., 210 Green Bay Rd., Thiensville, WI 53092



Environmental Associates, Inc.

Phone No: (262) 242-1088

Fax No: (262) 242-6554

Please deliver this fax to: _____ Page 1 of 5
 Name: Tom Hvizdak _____ (including this page)
 Business/Organization: WDNR _____
 Fax Number: (315) 421-7830 Telephone Number: _____

This fax is being sent by:
 Name: Amy L Pikalek _____ of Environmental Associates, Inc.
 Date/Time: 6/20/00 _____ Project Number: _____
 Subject: Modern of Marshfield, Inc. _____

Message: _____
Tom -
 Please find attached the
 groundwater use restrictions
 which was filed w/ Wood Co.
 on May 10, 2000. All requirements
 for site closure are now ~~met~~
 fulfilled. Any questions
 please call.
 Thank you,

 Original Will Be: _____ Mailed
 Not Mailed

 Amy

The information contained in this facsimile is confidential and the information is intended only for the use of the individual or entity to whom this is addressed. If you are not agent or employee to whom this is addressed, please deliver to the intended recipient. Any other use is strictly prohibited. If problems are encountered with this transmission, please call the sending office as soon as possible.