

GIS REGISTRY

Cover Sheet

March, 2010
(RR 5367)

Source Property Information

BRRTS #: 02-41-279678, 02-41-231844, and 03-41-127856

ACTIVITY NAME: SCHWISTER FORD PROPERTY - FORMER (SCHWISTER FORD INC)

PROPERTY ADDRESS: 10136 W Fond du Lac

MUNICIPALITY: Milwaukee

PARCEL ID #: 145-9992-111-8

CLOSURE DATE: Jun 1, 2005

FID #: 241143100

DATCP #:

COMM #:

*WTM COORDINATES:

X: 679576 **Y:** 298068

** Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property" form)*

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property" form)*

Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between non-industrial and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government unit or economic
development corporation was directed to
take a response action)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

02-41-279678, 02-41-231844, and 03-41-127856 PARCEL ID #: 145-9992-111-8

ACTIVITY NAME: SCHWISTER FORD PROPERTY - FORMER (SCHWISTER

WTM COORDINATES: X:

679576

Y: 298068

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: 2031 **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 **Title: Vicinity Diagram**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2 **Title: Site and Probehole and Soil Boring/Monitoring Well Location Diagram**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 9 **Title: Soil Analytical Results**

BRRTS #: 02-28-235068

ACTIVITY NAME: SCHWISTER FORD PROPERTY - FORMER (SCHWISTER

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: 3 Title: Soil Profile Cross-Section Diagram

Figure #: 4 Title: Soil Profile Cross-Section Diagram

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: 10 Title: Groundwater Analytical Results

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: 6 Title: Groundwater Elevation Contour Diagram March 16, 2000

Figure #: 9 Title: Groundwater Elevation Contour Diagram June 14, 2002

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 5 Title: RI Soil Sample Analytical Results

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: 4 Title: Groundwater Analytical Results

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: 3 Title: Groundwater Elevations

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

Not Applicable

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: 1 Title: Monitoring Well Locations Diagram

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

Deed: The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

Notification Letter: Copy of the notification letter to the affected property owner(s).

BRRTS #: 02-28-235068

ACTIVITY NAME: SCHWISTER FORD PROPERTY - FORMER (SCHWISTER

NOTIFICATIONS

Source Property

Not Applicable

Letter To Current Source Property Owner: If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying any off-source property owner.

Deed of "Off-Source" Property: The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

Letter To "Governmental Unit/Right-Of-Way" Owners: Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8716
TTY 414-263-8713

June 1, 2005,

Mr. Bill Schwister
Henry J. Schwister Revocable Trust
1165 Kerechum Rd.
Hubertus, Wisconsin, 532033

Subject: Final Closure, Former Schwister Ford Property, 10136 W. Fond Du Lac, Milwaukee, Wisconsin, BRRTS #s 02-41-279678, 02-41-231844 and 03-41-127856, FID # 2411343100

Dear Mr. Schwister:

On June 1, 2005 your site as described above was reviewed for closure by the Department of Natural Resources. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On August 23, 2001 BRRTs Case # 02-41-231844 granted conditional closure.

On February 17, 2005 the Department received correspondence indicating that you have complied with the conditions of closure. The conditions of closure were: to sign and record a deed restriction to maintain a surface barrier over the remaining soil contamination to prevent it from impacting human health and the environment, abandon the monitoring wells on this site and submit the well abandonment forms according to NR 141 and submit a complete GIS packet for soil. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed 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>.

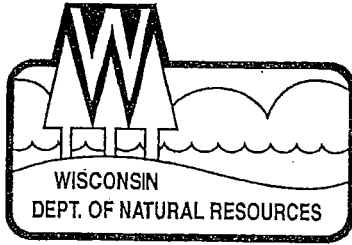
Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (414) 263-8607.

Sincerely,

Binyoti F. Amungwafor
Hydrogeologist

CC: Mr. Jason Herbst, Drake Environmental Inc. /Case File



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8483
TTY 414-263-8713

August 23, 2001

In Reply Refer To: FID# 241143100
BRRTS# 02-41-231844
County of Milwaukee
BRR-ERP

Mr. Bill Schwister
Henry J. Schwister Revocable Trust
1165 Kerechum Rd
Hubertus, WI 53033

SUBJECT: Conditional Closure of the *Former Schwister Ford Waste Oil and Hydraulic Oil Site*, 10136 W Fond Du Lac Ave., Milwaukee, WI

Dear Mr. Schwister:

The Wisconsin Department of Natural Resources (WDNR) has reviewed the reports entitled *Closure Request (January 9, 2001)* and the *Case Summary and Close Out Form (July 30, 2001)*, which were prepared by Drake Environmental, Inc. The reports contain the conclusion that "No Further Action" is warranted at the site. Based upon the information in the case file and in the above referenced report, it appears that the degree and extent of Waste Oil and Hydraulic Oil contamination has been determined in the groundwater at the site. However, an estimate of the volume of soil contamination above the Residual Concentration Limits (RCLs), still remaining at the site, was not given by your consultant.

Due to the presence of benzene in the groundwater at the site, at a concentration above the NR 140 Enforcement Standard (ES), in the following wells (W-2 & W-8), in the most recent sampling rounds, a requirement of case closure is that a "groundwater use restriction" be placed on the deed of the property, according to s. NR 726.05(8)(am). You must submit a draft copy of the proposed deed restriction prior to placement on the deed of the property so that WDNR Legal Staff can verify that the restriction is acceptable. Upon completion of the legal review, you will be notified if any changes to the document are required prior to recording the deed restriction at the Milwaukee County Register of Deeds Office. The language in the deed restriction should follow the template contained in the guidance document entitled "Close Out Guidance on the Use of Deed and Groundwater Use Restrictions and Deed Notices". In addition to the language, please attach a map that identifies the location of the remaining groundwater contamination to the deed restriction

Please note that the Former Schwister Ford Leaded-Gasoline Site (BRRTS# 02-41-127856), located on the western corner of the on-site building, was granted "conditional closure" on July 15, 1999, pending receipt by WDNR of an acceptable groundwater use restriction for that site. To date, WDNR has not received this document, therefore that site has not received "final closure". If that groundwater use restriction has not yet been recorded, you may wish to combine these documents.

Due to the presence of soil contamination, which is above the RCLs, remaining in the area of the hoists and waste oil tank, another requirement of case closure is that a notice be placed on the deed of the property to inform any potential purchaser that this contamination exists. The notice should include a map of the extent of soil contamination and an estimate of the volume of soil contamination remaining above the RCLs. The notice must also state that if any contaminated soil is ever discovered and excavated due to construction or other activities, the soil must be properly handled according to any applicable laws in effect at that time. This requirement can be accomplished by adding additional language to the groundwater use restriction.

After the WDNR receives an official recorded copy of the acceptable deed restriction from the Register of Deeds office and copies of the well abandonment forms for all on-site monitoring wells, the Waste Oil and Hydraulic Oil contamination site will be tracked as closed on the WDNR's computer database.

This conditional closure letter does not apply to the chlorinated volatile organic compounds (CVOCs) detected at the site. The following CVOCs were detected above their respective Enforcement Standards (ES) in the groundwater at the site: vinyl chloride, trichloroethene, cis-1,2-dichloroethene, and 1,1-dichloroethene. Additional action is required based on the presence of these compounds, including: 1) The degree and extent of CVOCs must be determined in the soil and groundwater at the site, 2) Potential source(s) and source areas must be determined and 3) If remediation by natural attenuation (RNA) is the proposed remedy, you must demonstrate that RNA will reduce the concentrations of the remaining contaminants to below standards, including such factors as groundwater velocity, degradation rates, evaluation of indicator parameters and presence of final break down products such as ethene.

Please note that if any contaminated soil is ever discovered and excavated due to construction or other activities, the soil must be properly handled according to any applicable laws in effect at that time.

The WDNR appreciates the actions you have taken to restore the environment at this site. If you have any questions regarding this letter you may contact me at (414) 263-8541. Please refer to the FID and BRRS numbers on the top of this letter in any future correspondence.

Sincerely,



Andrew Boettcher
Hydrogeologist

cc: Jason Bartley - Drake Environmental
SER File

STATE BAR OF WISCONSIN FORM 16 - 1982
TRUSTEE'S DEED

DOCUMENT NO.

William Schwister and Marlene Schnittka

co-trustees of the Henry J. Schwister as ~~Trustee~~ ^{XXXX}
Living Trust

for a valuable consideration conveys without warranty to
Gordie Boucher Ford of Menomonee Falls, Inc.

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Anthony M. Kuanba
c/o The Boucher Group
4141 S. 108th Street
Greenfield, WI 53228

the following described real estate in Milwaukee Grantee,
State of Wisconsin: County,

Legal description attached.

145-9992-111-8
PARCEL IDENTIFICATION NUMBER

this is not homestead property

Dated this 10th day of September, 19 99

William Schwister (SEAL)
• William Schwister
Trustee

Marlene Schnittka (SEAL)
• Marlene Schnittka
Trustee

AUTHENTICATION

Signature(s) of William J. Schwister and
Marlene Schnittka

authenticated this 10th day of September, 19 99

• Michael W. Tobin

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

THIS INSTRUMENT WAS DRAFTED BY
Michael W. Tobin

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

ACKNOWLEDGMENT

State of Wisconsin,

County, } ss.
Personally came before me this _____ day of
_____, 19____, the above named

to me known to be the person _____ who executed the foregoing
instrument and acknowledge the same.

Notary Public, _____ County, Wis.
My commission is permanent. (If not, state expiration date:
_____, 19____.)

* Names of persons signing in any capacity should be typed or printed below their signatures.

Parcel 1 of Certified Survey Map No. 2031, recorded on March 7, 1973, on Reel 707, Image 1875, as Document No. 4744658, being a part of the Southwest 1/4 of Section 20, Township 8 North, Range 21 East, City of Milwaukee, County of Milwaukee, State of Wisconsin.

ALSO;

Lands in the Southwest 1/4 of Section 20, in Township 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the centerline of West Fond du Lac Avenue and 1028.60 feet Southeasterly from North line of said 1/4 Section; thence North 45° 47' 40" East, 230.78 feet to Southwesterly line of relocated State Highway 145 - thence Southeasterly along said highway line 670.30 feet more or less; thence Southwesterly 230.50 feet more or less to a point in centerline of said avenue. Said point being 792.75 feet Southeasterly from South line Rudy Mack Acres measured along centerline of said avenue; thence Northwesterly along centerline of said avenue 671.30 feet to beginning.

EXCEPTING the Southwesterly 33 feet for street.

Tax Key No. 145-9992-111-8

ADDRESS: 10136 W. FOND DU LAC AVENUE

7117-3 C 213 G.D.

FILE 707 MAC 1875

56-20-1521
A CAREC
MAR 7 1973 3:59 PM '73
7744658

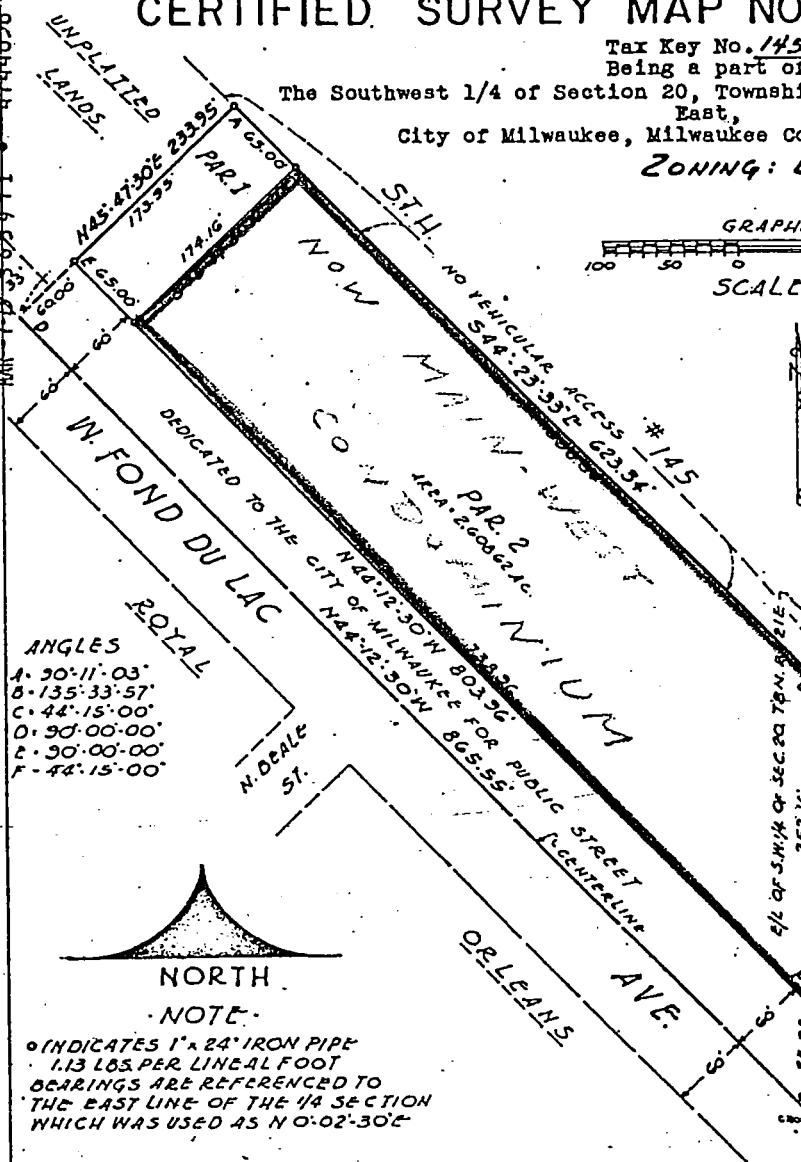
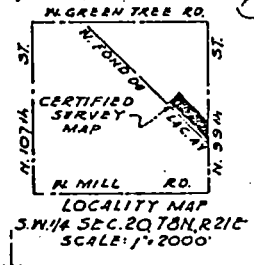
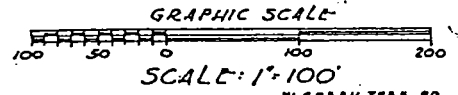
485

CERTIFIED SURVEY MAP NO. 2031

Tax Key No. 145-9993-100
Being a part of

The Southwest 1/4 of Section 20, Township 8 North, Range 21 East,
City of Milwaukee, Milwaukee County, Wisconsin

ZONING: L-D-40



- ANGLES
- A. 30° 11' 03"
 - B. 135° 33' 57"
 - C. 44° 15' 00"
 - D. 90° 00' 00"
 - E. 30° 00' 00"
 - F. 44° 15' 00"

NORTH

NOTE

- INDICATES 1" x 24" IRON PIPE
- 1.13 LBS. PER LINEAL FOOT
- BEARINGS ARE REFERENCED TO THE EAST LINE OF THE 1/4 SECTION WHICH WAS USED AS N 0° 02' 30" E

RECEIVED

NOV 21 1972

DEPT. OF CITY DEVELOPMENT

CITY FEE DEPOSITED
\$ 5.00 11/27/72 J.F.C.

BUREAU OF ENGINEERS

APPROVED

Carol M. Domenech 11/29/72
CHIEF

John J. ... 11/23/72
...

John J. ... 11/29/72
...

3/4 COR. SW 1/4 SEC. 20, T8N, R21E
W. MILL RD.

APPROVED

CITY PLAN COMMISSION OF MILWAUKEE

NOV 27 1972

Carol M. Domenech

This instrument was drafted by William H. Schmitt

Sheet 1 of 4

4744658
2031

Page 1-2

CERTIFIED SURVEY MAP NO.
Tax Key No. _____
Being a part of
The Southwest 1/4 of Section 20, Township 8 North, Range 21 East,
City of Milwaukee, Milwaukee County, Wisconsin

SURVEYOR'S AFFIDAVIT

STATE OF WISCONSIN (SS
COUNTY OF MILWAUKEE (

I, WILLIAM H. SCHMITT, a registered land surveyor, being first duly sworn, on oath, hereby depose and say:

THAT I have surveyed, divided and mapped a part of the Southwest 1/4 of Section 20, Township 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows, to-wit:

COMMENCING at the Southeast corner of said 1/4 Section; running thence North 0° 02' 30" East on and along the East line of said 1/4 Section 771.40 feet to a point in the centerline of West Fond du Lac Avenue and the point of beginning of the parcel herein to be described; running thence North 44° 12' 30" West on and along the centerline of said West Fond du Lac Avenue 865.55 feet to a point; thence North 45° 47' 30" East 233.95 feet to a point in the Southerly right-of-way line of State Trunk Highway No. 145; thence South 44° 23' 33" East on and along said Southerly right-of-way line 623.74 feet to a point in the East line of said 1/4 Section; thence South 0° 02' 30" West on and along the East line of said 1/4 Section 338.14 feet to the point of beginning, and dedicating herefrom the Southwesterly 60 feet to the City of Milwaukee for public street purposes.

THAT I have made such survey, land division and map by the direction of Main Inv. Inc. owner of said land.

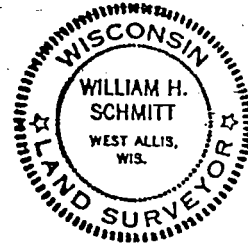
THAT such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the WISCONSIN STATUTES and Chapter 9 of the MILWAUKEE CODE OF ORDINANCES in surveying, dividing and mapping the same.

Subscribed and sworn to before me
this 17 day of November, 1972.

William H. Schmitt (SEAL)
William H. Schmitt, Registered
Land Surveyor S-626

Walter J. Muehlenbach
Notary Public
Milwaukee County, Wisconsin
My Commission expires Aug. 4, 74



4741658
REGISTER'S OFFICE
Milwaukee County, Wis. } SS
RECORDED AT -1 35 PM

on 11/17 1972 in
Reel 707 Image 1875 to 1878 *See*

Walter J. Muehlenbach
REGISTER OF DEEDS

CERTIFIED SURVEY MAP NO.

Tax Key No.

Being a part of

The Southwest 1/4 of Section 20, Township 8 North, Range 21 East
City of Milwaukee, Milwaukee County, Wisconsin

CORPORATE OWNER'S CERTIFICATE

MAIN INV. INC., a corporation organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, divided mapped and dedicated as represented on this map in accordance with the requirements of Section 9-8.5 of the City of Milwaukee Code of Ordinances.

We also certify that this map is required by SECTION 236.10 of the WISCONSIN STATUTES (1965) to be approved by the following: CITY OF MILWAUKEE.

In consideration of the approval of the map by the Common Council, the undersigned covenants and agrees to and with the City of Milwaukee that no lot or parcel as set forth shall at any time subsequent to the recording of this map be in any manner divided, described or conveyed so as to result in lots, parcels or building sites having dimensions, areas or courses other than as hereon set forth, unless said divisions, descriptions or conveyances are first approved by the Common Council of the City of Milwaukee, and that such restrictions are binding on the undersigned, his, her or their heirs and assigns. Such approval, however, shall not be required for the taking of land for public purposes.

THAT all utility lines to provide electric power and telephone service to all lots in the Certified Survey Map shall be installed underground in easements provided therefor.

IN WITNESS WHEREOF, the said Main Inv. Inc. has caused these presents to be signed by Walter A. Machulak, its president, and countersigned by Julius F. Machulak, its secretary at Milwaukee, Wisconsin and its corporate seal to be hereunto affixed this 17th day of November, 1972.

In the presence of:

Alex E. Winslow
Alex E. Winslow
Richard J. Boulay
Richard J. Boulay

Main Inv. Inc..

Walter A. Machulak
Walter A. Machulak, President
Julius F. Machulak
Julius F. Machulak, Secretary

STATE OF WISCONSIN (SS
MILWAUKEE COUNTY

PERSONALLY came before me this 17 day of November, 1972, the president and secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such president and secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Richard J. Machulak (SEAL)
Notary Public
Milwaukee County, Wisconsin
My Commission expires Aug. 4, 74

CERTIFIED SURVEY MAP NO.

Tax Key No. _____

Being a part of _____

The Southwest 1/4 of Section 20, Township 8 North, Range 21 East,
City of Milwaukee, Milwaukee County, Wisconsin

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN (SS
COUNTY OF MILWAUKEE

I, *W. J. Wagner*, being the duly elected qualified and acting
City Treasurer of the City of Milwaukee, do hereby certify that in accordance with
the records in the office of the City Treasurer of the City of Milwaukee there are
no unpaid taxes or special assessments on any lands in the above description of this
certified survey map.

FEB 5 1973

Date

W. J. Wagner (SEAL)
City Treasurer

COMMON COUNCIL RESOLUTION:

Be it noted that this Certified Survey Map, submitted under File No. 72-1654,
being a part of the Southwest 1/4 of Section 20, Township 8 North, Range 21 East,
in the City of Milwaukee, Milwaukee County, Wisconsin, having been approved by the
Department of City Development, has been approved by the Milwaukee Common Council.

I hereby certify that the foregoing Certified Survey Map was approved by Common
Council resolution on FEB 2 3 1973.

William H. Schmitt
City Clerk, City of Milwaukee

Henry W. Haier
Henry Haier, Mayor



January 13, 2005

To Whom It May Concern:

I believe that, to the best of my knowledge, the legal description for each property that is within, or partially within, the contaminated site boundary is attached to this letter.

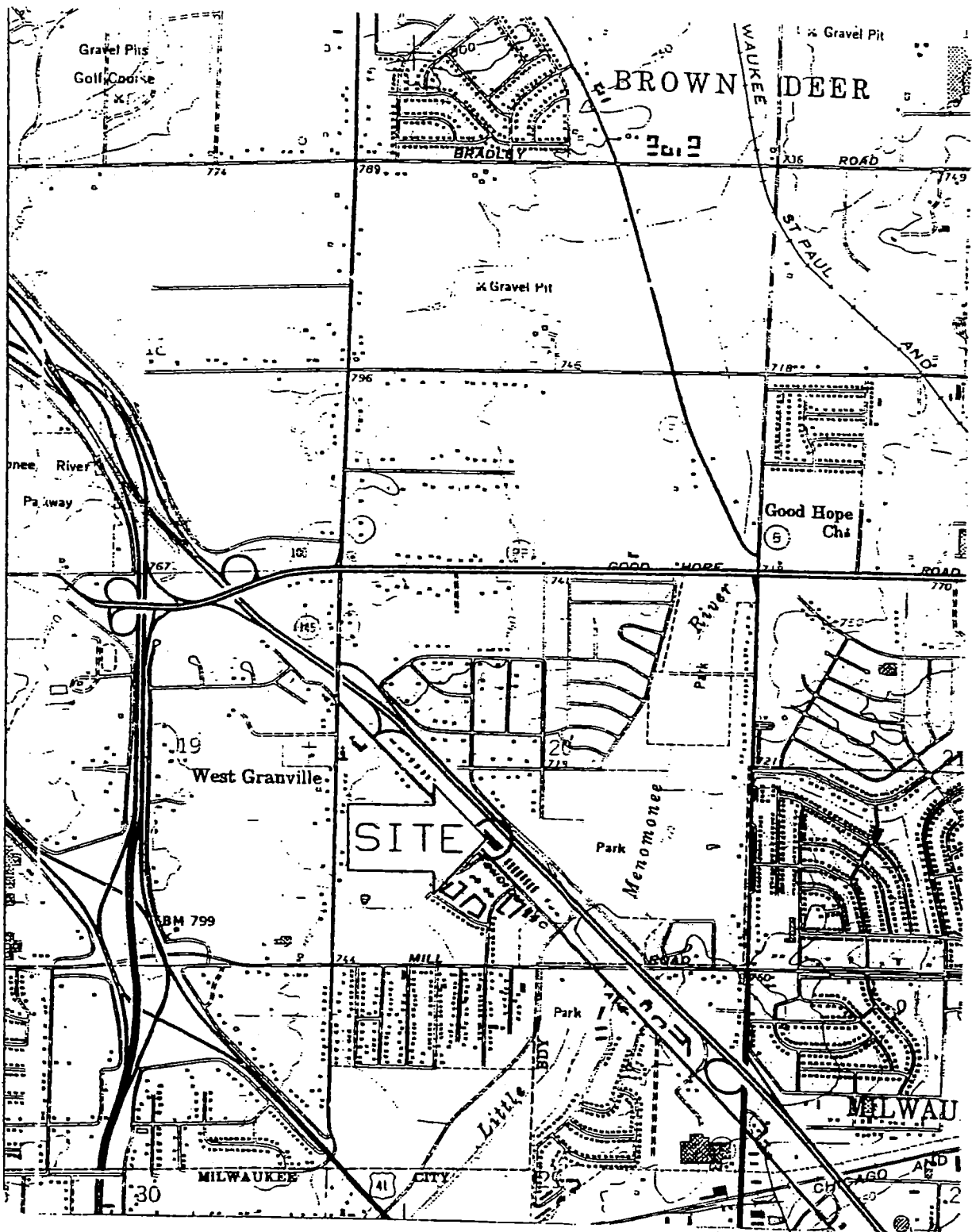
Sincerely,

A handwritten signature in cursive script that reads "William Schwister".

William Schwister
1160 Scenic Gulf Drive #1008A
Destin, FL 32550

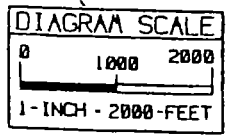
Attachment

J99074T



COPIED FROM 7.5 SERIES (TOPOGRAPHIC) - U.S.G.S. QUADRANGLE

MENOMONEE FALLS - WISCONSIN
 NE 1/4 SW 1/4 SEC 20 T8N R21E



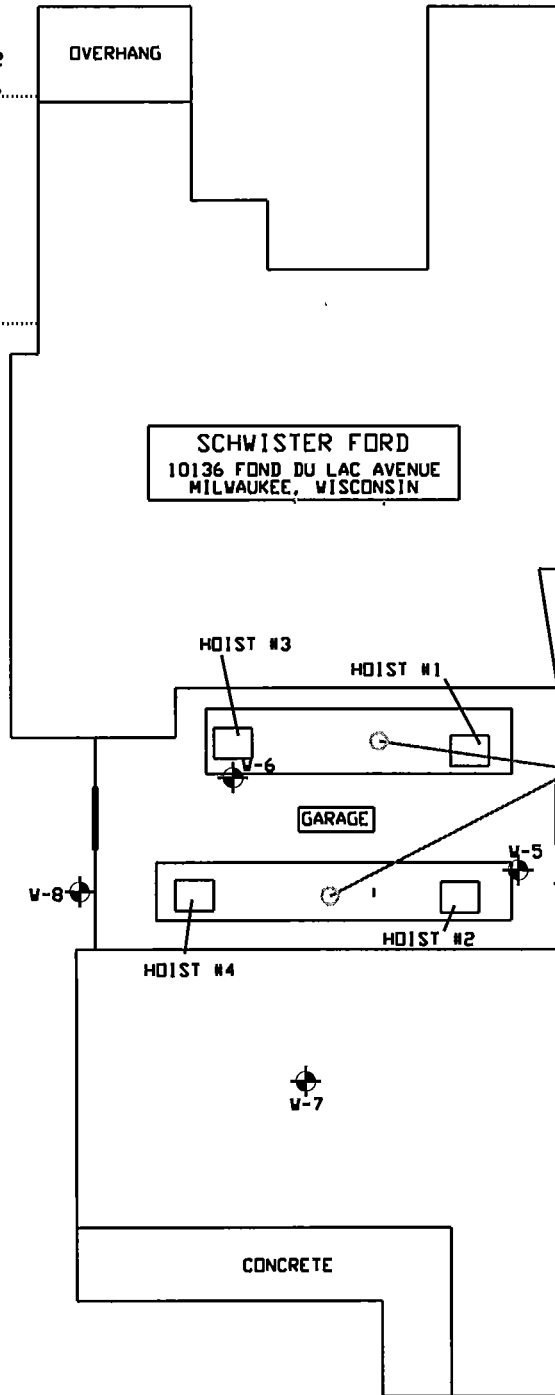
SCHWISTER FORD REMEDIAL INVESTIGATION	PROJECT NO. J97082 PA SBA	VICINITY DIAGRAM	FIGURE 1
	DRAWN BY JMM DATE: 06/11/97		
	CHKD BY JEB DATE: 7-31-97		
APRVD BY JEB DATE: 7-21-97			

FILE:

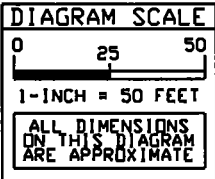
- ⊕ = MONITORING WELL LOCATION
- = PROBEHOLE LOCATION CONDUCTED BY ADVENT ENVIRONMENTAL SERVICES, INC.
- ▲ = FORMER UST MONITORING WELL

FOND DU LAC AVENUE

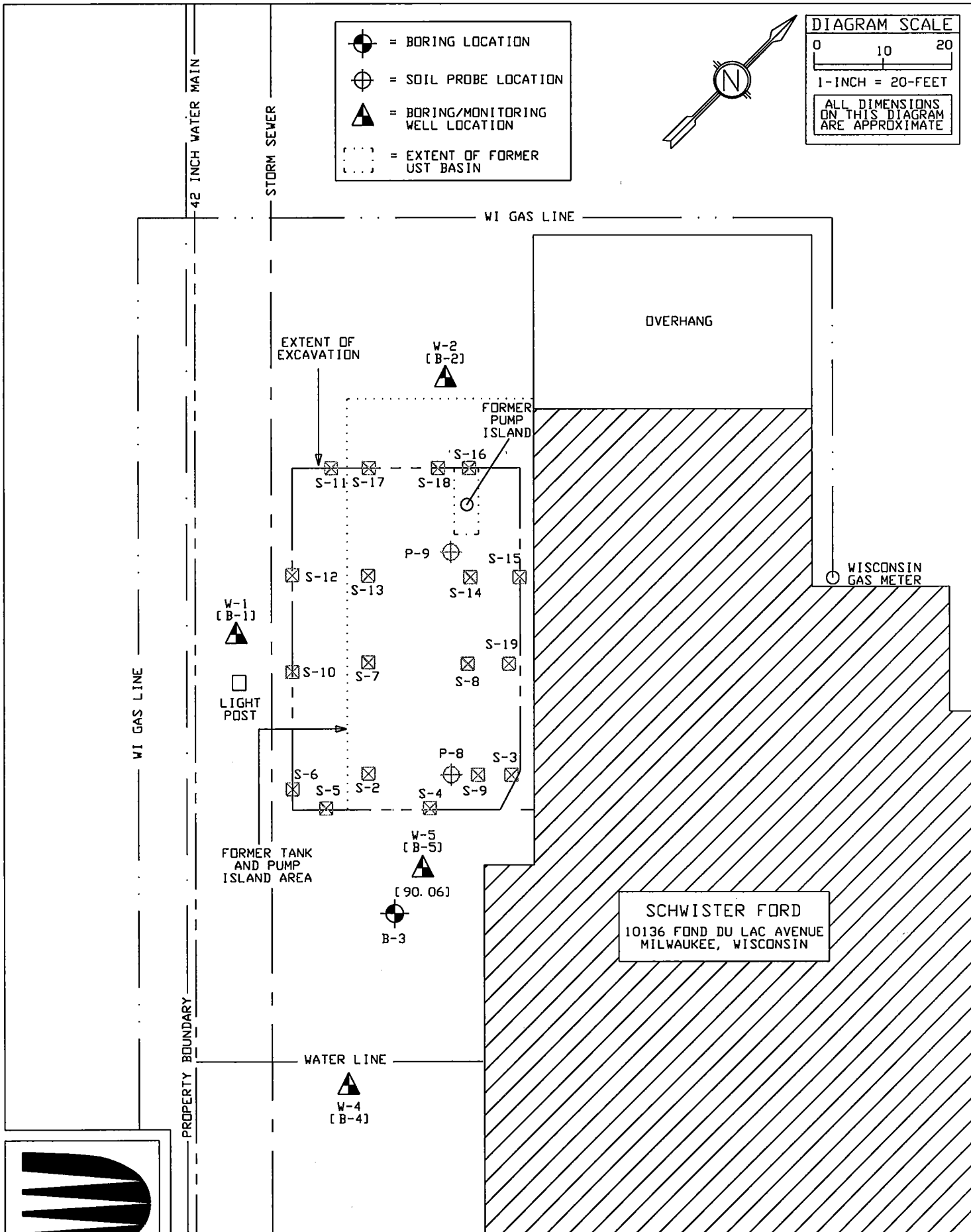
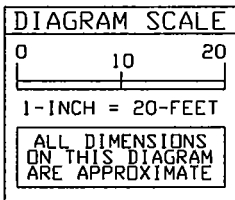
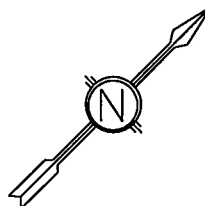
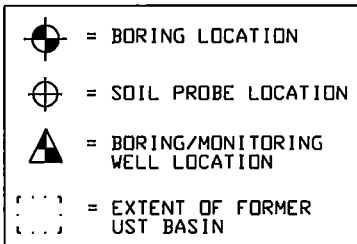
PROPERTY



SCHWISTER FORD
10136 FOND DU LAC AVENUE
MILWAUKEE, WISCONSIN



FORMER SCHWISTER FORD REMEDIAL INVESTIGATION	PROJECT NO J99074 PM JEB	SITE AND PROBEHOLE AND SOIL BORING/MONITORING WELL LOCATIONS DIAGRAM	FIGURE
	DRAWN BY JMM DATE 11/1/99		2
	CHECKED BY _____ DATE _____		
	APPRVD BY _____ DATE _____		
FILE J99074H REV RV 11/27/00			



SCHWISTER FORD
 10136 FOND DU LAC AVENUE
 MILWAUKEE, WISCONSIN



SCHWISTER FORD REMEDIATION	PROJECT NO. J97082 PM JEB	EXTENT OF EXCAVATION AND SAMPLE LOCATIONS DIAGRAM	FIGURE
	DRAWN BY JMM DATE: 12/31/97		3
	CHKD BY DATE		
	APRVD BY DATE		

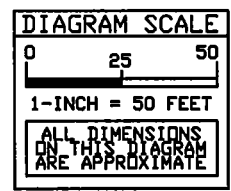
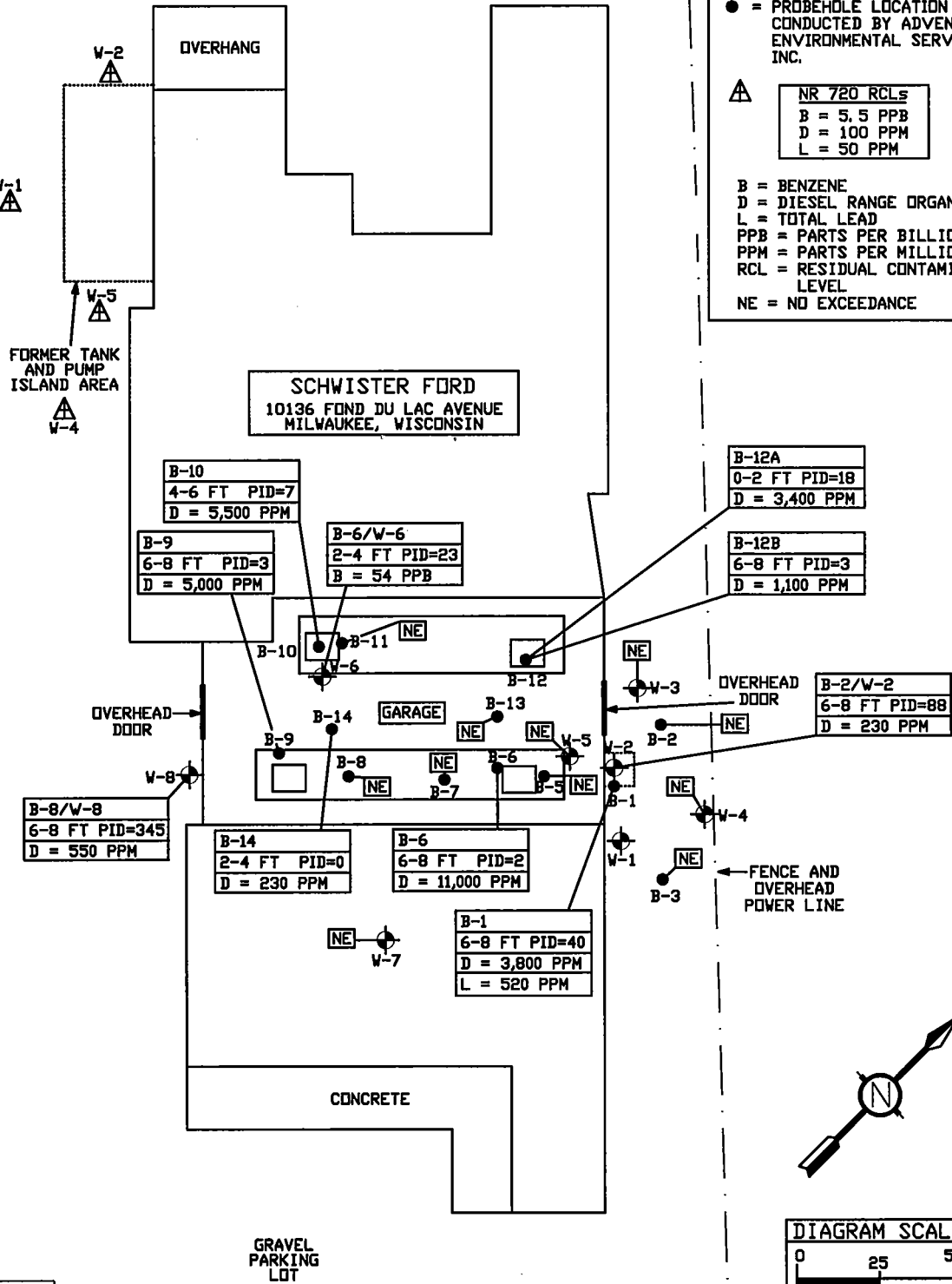
FOND DU LAC AVENUE

PROPERTY BOUNDARY

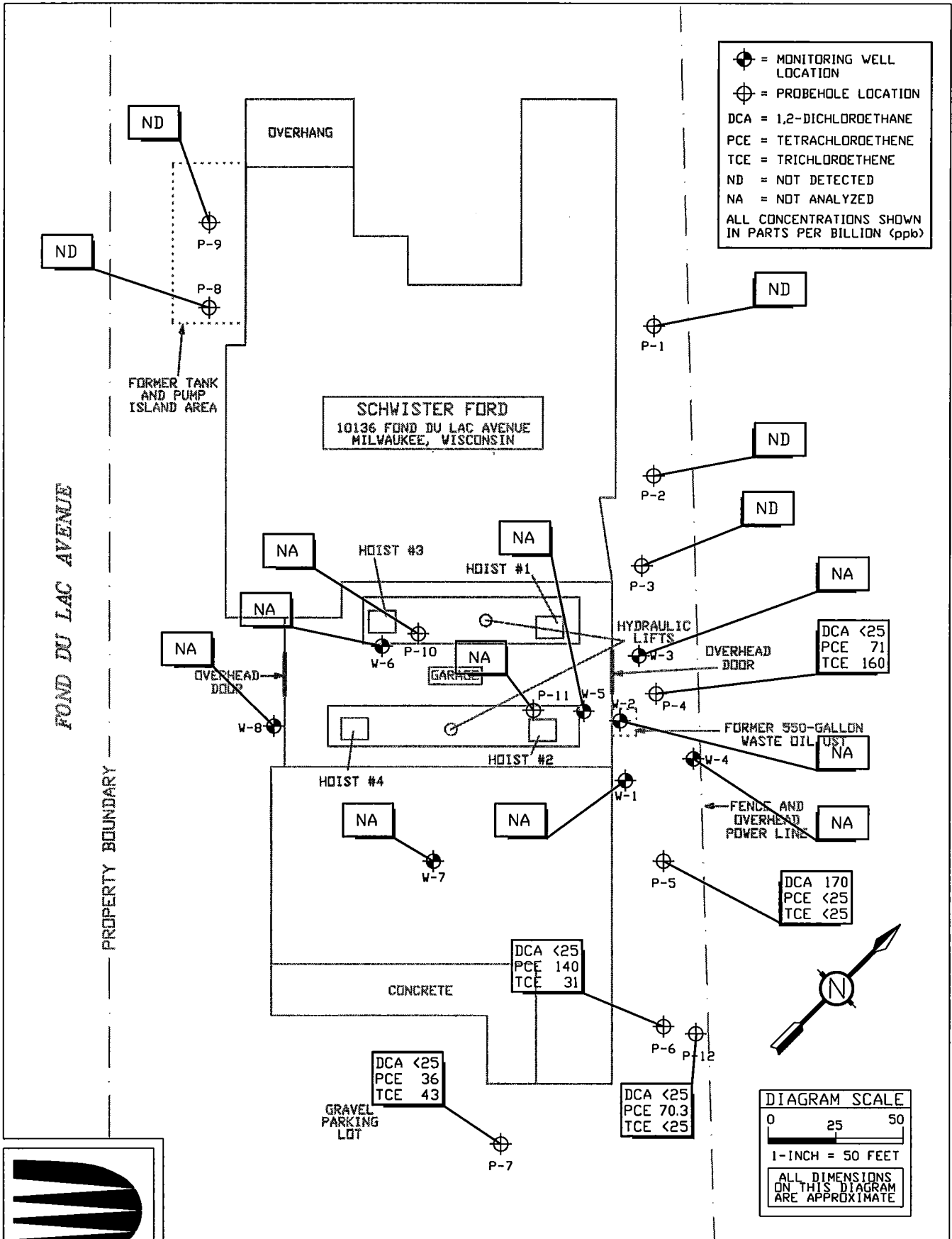
= MONITORING WELL LOCATION
 = PROBEHOLE LOCATION CONDUCTED BY ADVENT ENVIRONMENTAL SERVICES, INC.

NR 720 RCLs	
B	= 5.5 PPB
D	= 100 PPM
L	= 50 PPM

B = BENZENE
 D = DIESEL RANGE ORGANICS
 L = TOTAL LEAD
 PPB = PARTS PER BILLION
 PPM = PARTS PER MILLION
 RCL = RESIDUAL CONTAMINANT LEVEL
 NE = NO EXCEEDANCE



FORMER SCHWISTER FORD REMEDIAL INVESTIGATION	PROJECT NO J99074 PM JEB	SOIL ANALYTICAL RESULTS ABOVE NR 720 GENERIC RCLs DIAGRAM	FIGURE 9
	DRAWN BY JMM DATE 11/1/99		
	CHECKED BY _____ DATE _____		
	APPROVD BY _____ DATE _____ FILE J99074H REV RV 11/27/00		

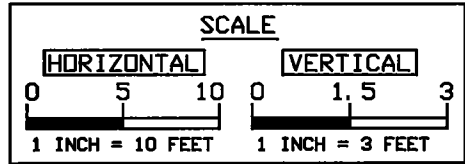


⊕ = MONITORING WELL LOCATION
 ⊕ = PROBEHOLE LOCATION
 DCA = 1,2-DICHLOROETHANE
 PCE = TETRACHLOROETHENE
 TCE = TRICHLOROETHENE
 ND = NOT DETECTED
 NA = NOT ANALYZED
 ALL CONCENTRATIONS SHOWN IN PARTS PER BILLION (ppb)

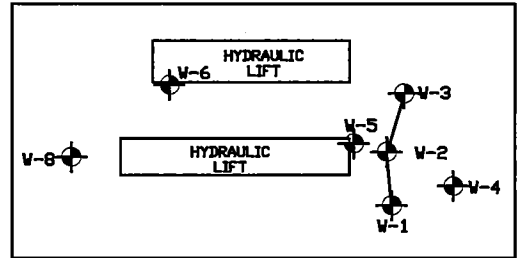
DIAGRAM SCALE
 0 25 50
 1-INCH = 50 FEET
 ALL DIMENSIONS ON THIS DIAGRAM ARE APPROXIMATE



FORMER SCHWISTER FORD REMEDIAL INVESTIGATION	PROJECT NO J99074 PM JEB	CVOC SOIL ANALYTICAL RESULTS DIAGRAM	FIGURE 5
	DRAWN BY JMM DATE 11/1/99		
	CHECKED BY DATE		
	APPRVD BY DATE		
	FILE J99074-A2 REV AW 7/29/03		



GE = GROUND SURFACE ELEVATION
 9/14/00 GROUNDWATER ELEVATION DATA
 ▼ = GROUNDWATER ELEVATION



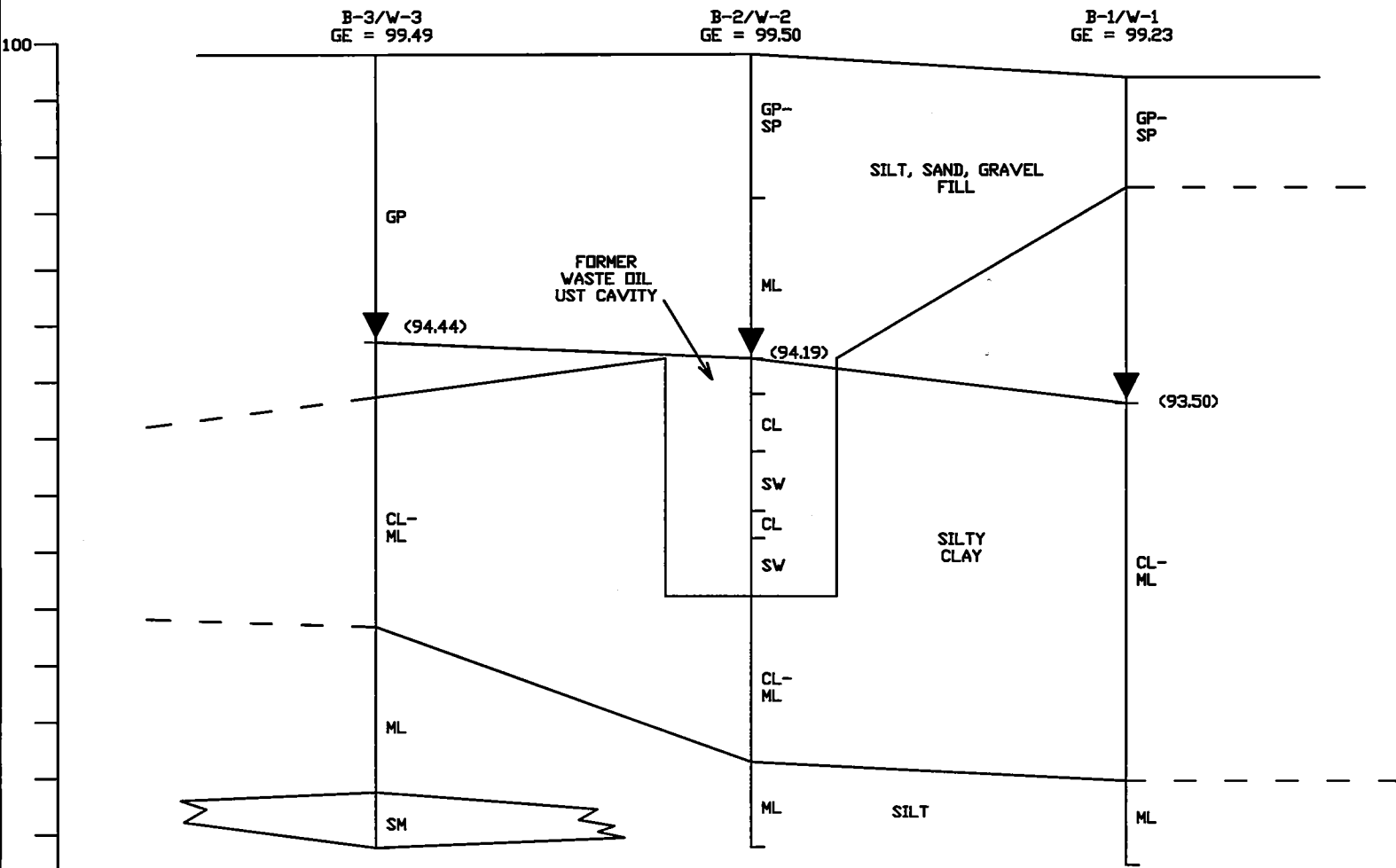
FORMER SCHVISTER FORD PROPERTY
 REMEDIAL INVESTIGATION

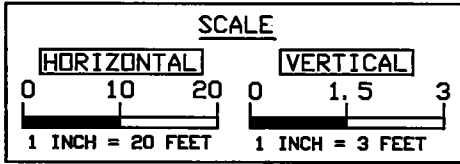
PROJECT NO. J99074
 DRAWN BY: RV
 CHECKED BY: [blank]
 APPROVED BY: [blank]

PH JEB
 DATE 12/1/00
 DATE [blank]

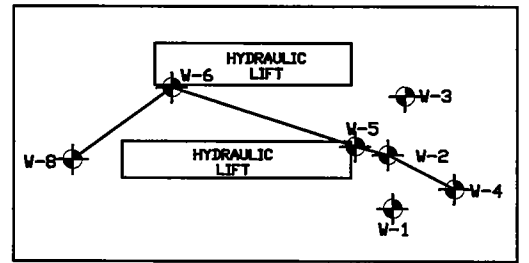
SOIL PROFILE CROSS-SECTION
 DIAGRAM

FIGURE
 3





GE = GROUND SURFACE ELEVATION
 9/14/00 GROUNDWATER ELEVATION DATA
 ▼ = GROUNDWATER ELEVATION

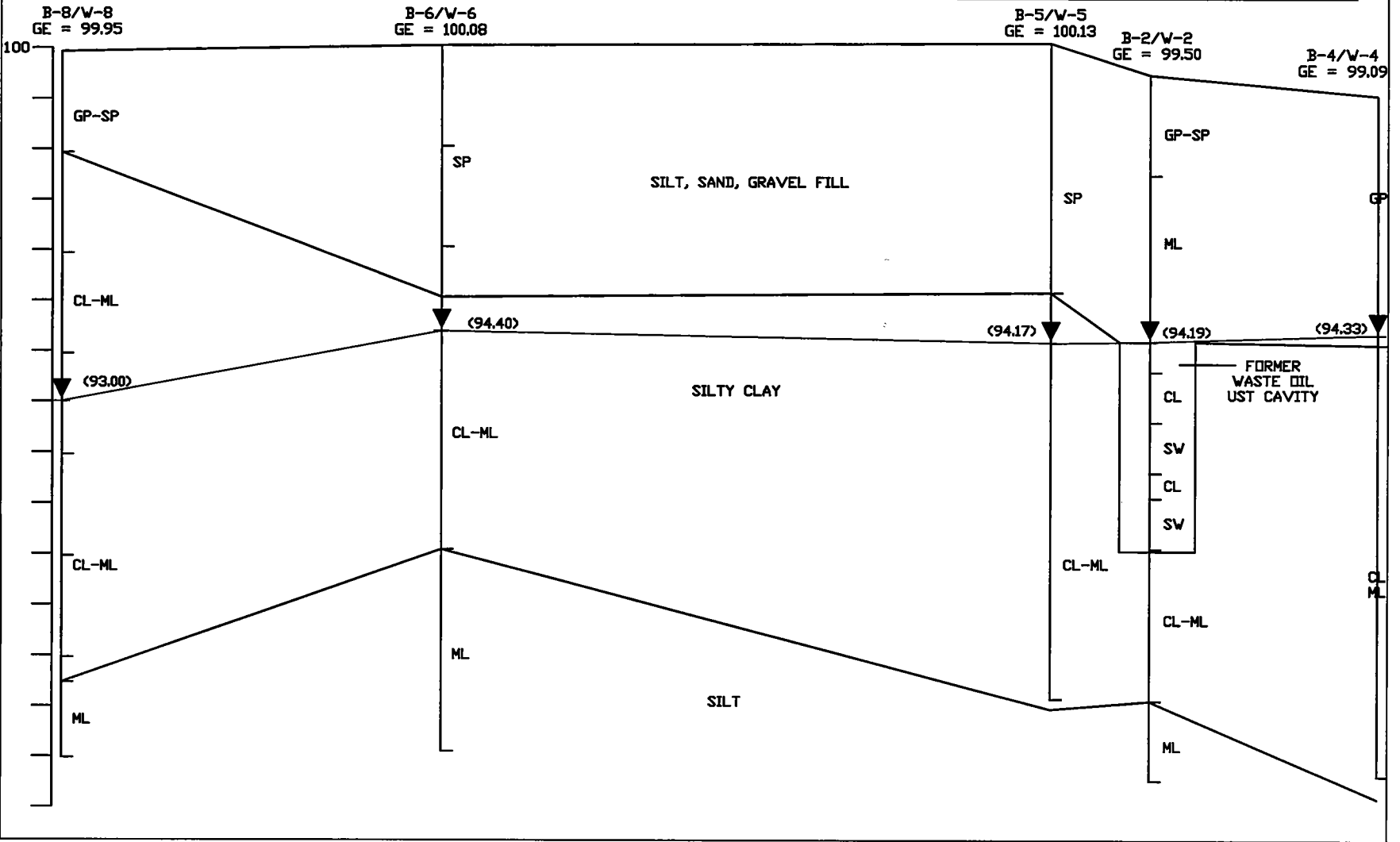


FORMER SCHWISTER FORD PROPERTY
 REMEDIAL INVESTIGATION

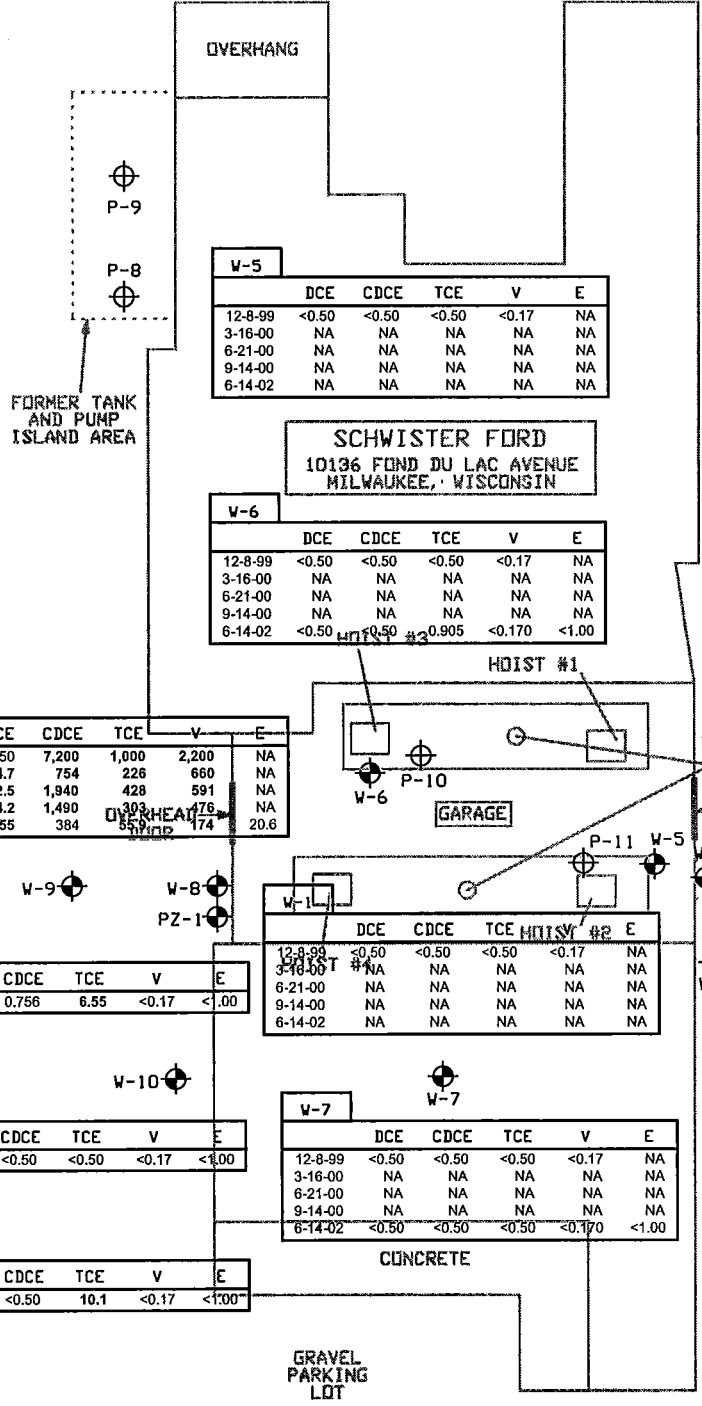
PROJECT NO. 199074
 DRAWN BY: RV
 CHECKED BY: DATE: 12/1/00
 APPROVED BY: DATE:

SOIL PROFILE CROSS-SECTION
 DIAGRAM

FIGURE
 4



 = MONITORING WELL LOCATION
 = PROBEHOLE LOCATION



W-2	DCE	CDCE	TCE	V	E
12-8-99	0.89	26	5.20	17	NA
3-16-00	<0.50	<0.50	0.946	<0.170	NA
6-21-00	<0.50	<0.50	<0.50	<0.170	NA
9-14-00	NA	NA	<0.50	NA	NA
6-14-02	NA	NA	NA	NA	NA

W-5	DCE	CDCE	TCE	V	E
12-8-99	<0.50	<0.50	<0.50	<0.17	NA
3-16-00	NA	NA	NA	NA	NA
6-21-00	NA	NA	NA	NA	NA
9-14-00	NA	NA	NA	NA	NA
6-14-02	NA	NA	NA	NA	NA

W-3	DCE	CDCE	TCE	V	E
12-8-99	<0.50	0.89	5.60	<0.170	NA
3-16-00	<0.50	<0.50	2.81	<0.170	NA
6-21-00	<0.50	1.14	3.20	<0.170	NA
9-14-00	NA	NA	4.63	NA	NA
6-14-02	NA	NA	NA	NA	NA

W-6	DCE	CDCE	TCE	V	E
12-8-99	<0.50	<0.50	<0.50	<0.17	NA
3-16-00	NA	NA	NA	NA	NA
6-21-00	NA	NA	NA	NA	NA
9-14-00	NA	NA	NA	NA	NA
6-14-02	<0.50	<0.50	0.905	<0.170	<1.00

W-4	DCE	CDCE	TCE	V	E
12-8-99	<0.50	<0.50	2.10	<0.17	NA
3-16-00	NA	NA	NA	NA	NA
6-21-00	NA	NA	NA	NA	NA
9-14-00	NA	NA	NA	NA	NA
6-14-02	NA	NA	NA	NA	NA
6-10-04	<0.50	<5.0	1.19	<0.217	NA

W-8	DCE	CDCE	TCE	V	E
12-8-99	250	7,200	1,000	2,200	NA
3-16-00	64.7	754	226	660	NA
6-21-00	32.5	1,940	428	591	NA
9-14-00	24.2	1,490	176	174	NA
6-14-02	7.55	384	174	20.6	NA

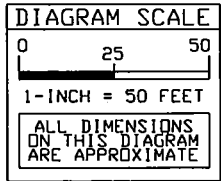
W-11	DCE	CDCE	TCE	V	E
12-8-99	<0.50	<0.50	<0.50	<0.17	NA
3-16-00	NA	NA	NA	NA	NA
6-21-00	NA	NA	NA	NA	NA
9-14-00	NA	NA	NA	NA	NA
6-14-02	NA	NA	NA	NA	NA

W-9	DCE	CDCE	TCE	V	E
6-14-02	<0.50	0.766	6.55	<0.17	<1.00

W-7	DCE	CDCE	TCE	V	E
12-8-99	<0.50	<0.50	<0.50	<0.17	NA
3-16-00	NA	NA	NA	NA	NA
6-21-00	NA	NA	NA	NA	NA
9-14-00	NA	NA	NA	NA	NA
6-14-02	<0.50	<0.50	<0.50	<0.170	<1.00

PZ-1	DCE	CDCE	TCE	V	E
6-14-02	<0.50	<0.50	<0.50	<0.17	<1.00

W-10	DCE	CDCE	TCE	V	E
6-14-02	<0.50	<0.50	10.1	<0.17	<1.00

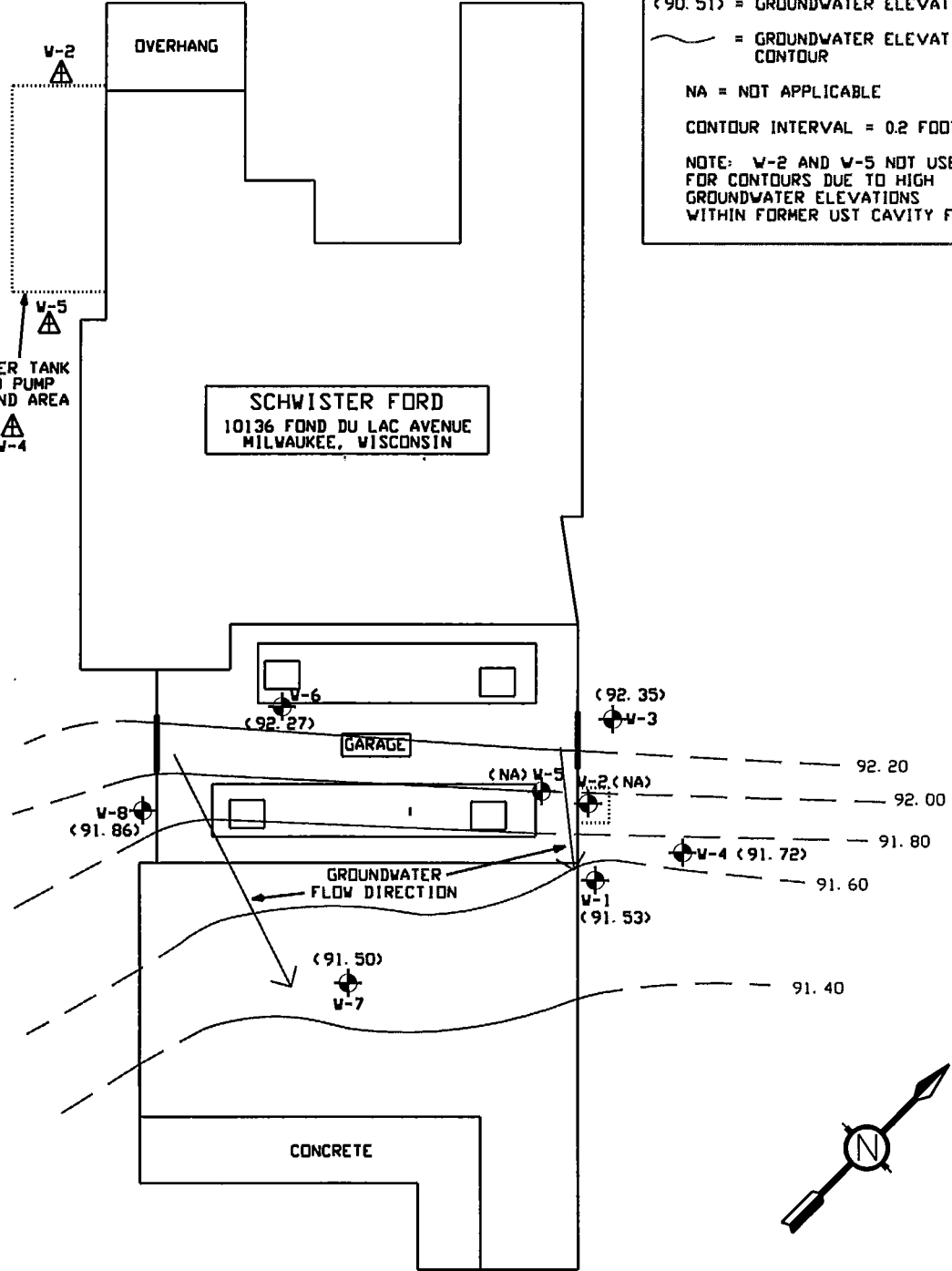




	PAL (PPB)	ES (PPB)
DCE = 1,1-DICHLOROETHENE (PPB)	0.7	7.0
CDCE = CIS-1,2-DICHLOROETHENE (PPB)	7	70
TCE = TRICHLOROETHENE (PPB)	0.5	5
V = VINYL CHLORIDE (PPB)	0.02	0.2
E = ETHENE	-	-
NA = NOT ANALYZED	-	-

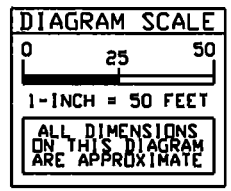
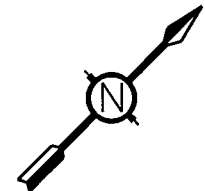


FOND DU LAC AVENUE

PROPERTY



 = MONITORING WELL LOCATION
 (90.51) = GROUNDWATER ELEVATION
 = GROUNDWATER ELEVATION CONTOUR
 NA = NOT APPLICABLE
 CONTOUR INTERVAL = 0.2 FOOT
 NOTE: W-2 AND W-5 NOT USED FOR CONTOURS DUE TO HIGH GROUNDWATER ELEVATIONS WITHIN FORMER UST CAVITY FILL



FORMER SCHWISTER FORD REMEDIAL INVESTIGATION	PROJECT NO J99074 PM JEB	GROUNDWATER ELEVATION CONTOUR DIAGRAM (MARCH 16, 2000)	FIGURE 6
	DRAWN BY JMM DATE 11/1/99		
	CHECKED BY DATE		
	APPRVD BY DATE		
	FILE J99074H REV RV 11/27/00		

⊕ = MONITORING WELL LOCATION
 ⊕ = PROBEHOLE LOCATION
 (XX.XX) = GROUNDWATER ELEVATION
 — = GROUNDWATER CONTOUR
 CONTOUR INTERVAL = 0.60 FT

FOND DU LAC AVENUE

PROPERTY BOUNDARY

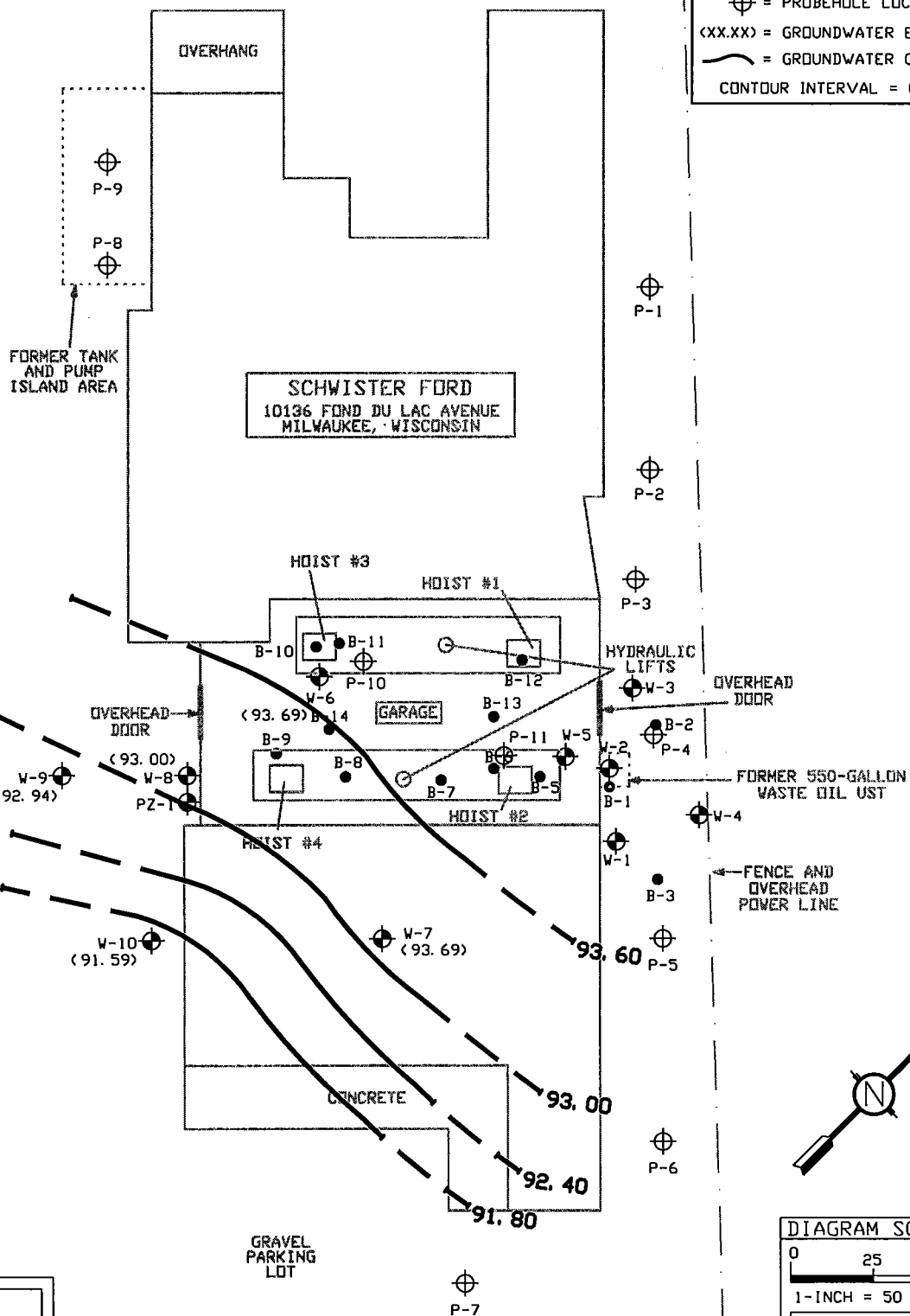


DIAGRAM SCALE
 0 25 50
 1-INCH = 50 FEET
 ALL DIMENSIONS ON THIS DIAGRAM ARE APPROXIMATE



FORMER SCHWISTER FORD
 REMEDIAL INVESTIGATION
 PROJECT NO J99074 PM JEB
 DRAWN BY JMM DATE 11/1/99
 CHECKED BY DATE
 APPRVD BY DATE
 FILE J99074-A3 REV AW 7/29/03

GROUNDWATER ELEVATION
 CONTOUR DIAGRAM
 (JUNE 14, 2002)

FIGURE
 9

TABLE 5
RI Soil Sample Analytical Results
Former Schwister Ford Property

Sample No.	B-1:6-8	B-2:6-8	B-2:8-10	B-3:6-8	B-4:5-10	B-5:5-10	B-6:0-5	B-7:5-10	B-8:6-8	B-8:12-14	NR 720 Standard
DRO (ppm)	<5.8	230	NA	<5.6	7.1	<5.9	33	<5.7	550	<5.4	100
*VOCs (ppb)											
Benzene	<25	<25	NA	<25	<25	<25	54	<25	<25	<25	5.5
Bromobenzene	NA	1,800	NA	NA	NA	NA	NA	NA	NA	NA	NS
Bromodichloromethane	NA	550	NA	NA	NA	NA	NA	NA	NA	NA	NS
n-butylbenzene	NA	570	NA	NA	NA	NA	NA	NA	NA	NA	NS
sec-butylbenzene	NA	550	NA	NA	NA	NA	NA	NA	NA	NA	NS
tert-butylbenzene	NA	570	NA	NA	NA	NA	NA	NA	NA	NA	NS
Carbon tetrachloride	NA	890	NA	NA	NA	NA	NA	NA	NA	NA	NS
Chlorobenzene	NA	710	NA	NA	NA	NA	NA	NA	NA	NA	NS
Chloromethane	NA	170	NA	NA	NA	NA	NA	NA	NA	NA	NS
4-chlorotoluene	NA	660	NA	NA	NA	NA	NA	NA	NA	NA	NS
1,2-dibromo-3-chloropropane	NA	750	NA	NA	NA	NA	NA	NA	NA	NA	NS
1,2-dichlorobenzene	NA	580	NA	NA	NA	NA	NA	NA	NA	NA	NS
1,3-dichlorobenzene	NA	640	NA	NA	NA	NA	NA	NA	NA	NA	NS
1,4-dichlorobenzene	NA	670	NA	NA	NA	NA	NA	NA	NA	NA	NS
1,1-dichloroethene	NA	2,100	NA	NA	NA	NA	NA	NA	NA	NA	NS
Ethylbenzene	<25	600	NA	<25	<25	<25	97	<25	470	<25	2,900
Isopropylbenzene	NA	580	NA	NA	NA	NA	NA	NA	NA	NA	NS
p-isopropyltoluene	NA	740	NA	NA	NA	NA	NA	NA	NA	NA	NS
Methyl tert-butyl ether	<25	<25	NA	<25	<25	<25	<25	<25	<25	38	NS
Methylene chloride	NA	2,900	NA	NA	NA	NA	NA	NA	NA	NA	NS
Naphthalene	NA	690	NA	NA	NA	NA	NA	NA	NA	NA	NS
n-propylbenzene	NA	520	NA	NA	NA	NA	NA	NA	NA	NA	NS
Toluene	<25	<25	NA	<25	<25	<25	110	<25	94	<25	1,500
1,2,4-trichlorobenzene	NA	650	NA	NA	NA	NA	NA	NA	NA	NA	NS
1,1,1-trichloroethane	NA	1,100	NA	NA	NA	NA	NA	NA	NA	NA	NS
Total trimethylbenzenes	<50	910	NA	39	<50	<50	1,671	<50	6,400	<50	NS
Total Xylenes	<25	1,700	NA	<25	<25	<25	260	<25	530	<25	4,100
Total lead	<6.7	3.8	21	5.4	34	9.2	NA	NA	5.3	NA	50
Total cadmium	NA	<0.58	NA	NA	<0.59	NA	NA	NA	NA	NA	8

*Only the detected VOCs are listed.

Note: Concentrations in bold type are above the WAC Chapter NR 720 RCLs.

Note: For a list of abbreviations used in this table, see the "Guide to Abbreviations in Laboratory Data Tables" provided at the beginning of this appendix.

TABLE 4
Advent Phase II and Drake Hoist Removal Soil Sample Analytical Results
Former Schwister Ford Property
Milwaukee, Wisconsin

Sample No.	Sample Depth (ft.)	PID Reading (iu)	DRO (ppm)	Benzene (ppb)	Ethyl-benzene (ppb)	MTBE (ppb)	Toluene (ppb)	Total TMBs (ppb)	Total xylenes (ppb)	Total Lead (ppm)
SB-1A	6-8	40	3,800	<25	1,900	<25	48	4,200	610	520
SB-2A	10-12	0	94	<25	<25	<25	<25	<50	<25	NA
SB-3A	8-10	0	21	<25	<25	<25	<25	<50	<25	NA
SB-5A	6-8	0	<5.6	NA	NA	NA	NA	NA	NA	NA
SB-6A	6-8	2	11,000	<25	<25	<25	<25	<50	<25	NA
SB-7A	8-10	0	<5.9	NA	NA	NA	NA	NA	NA	NA
SB-8A	8-10	0	93	NA	NA	NA	NA	NA	NA	NA
SB-9A	6-8	3	5,000	<25	30	<25	<25	128	84	NA
SB-10A	4-6	7	5,500	<25	610	<25	330	5,700	3,300	NA
SB-11A	6-8	0	<5.7	NA	NA	NA	NA	NA	NA	NA
SB-12A	0-2	18	3,400	<25	69	<25	29	18,900	2,000	NA
SB-12B	6-8	3	1,100	<25	<25	<25	<25	440	44	NA
SB-13A	4-6	0	10	<25	<25	<25	<25	<50	<25	NA
SB-14A	2-4	0	230	<25	<25	<25	<25	<50	<25	NA
EX-1	6	10	2,540	NA	NA	NA	NA	NA	NA	NA
EX-2	6	20	18,100	NA	NA	NA	NA	NA	NA	NA
EX-11	6	<1	100	NA	NA	NA	NA	NA	NA	NA
EX-14	6	5	205	NA	NA	NA	NA	NA	NA	NA
EX-20	6	<1	<6.14	NA	NA	NA	NA	NA	NA	NA
Generic RCL	—	—	<i>100</i>	<i>5.5</i>	<i>2,900</i>	<i>NS</i>	<i>1,500</i>	<i>NS</i>	<i>4,100</i>	<i>50</i>

Note: Concentrations in bold type exceed their DNR NR 720 generic RCLs.

Note: For a list of abbreviations used in this table, see the "Guide to Abbreviations in Laboratory Data Tables" provided at the beginning of this appendix.

TABLE 2 (Page 1 of 1)
Additional RI Soil Analytical Results
Former Schwister Ford Property
Milwaukee, Wisconsin

Well ID	Sampling Date	PID (iu)	1,1-DCA (ppb)	1,2-DCA (ppb)	1,1-DCE (ppb)	cis-1,2-DCE (ppb)	trans-1,2-DCE (ppb)	1,1,1-TCA (ppb)	TCE (ppb)	Vinyl Chloride (ppb)
B-9:6-8	5/20/02	<1	<25	<25	<25	<25	<25	<25	<25	<25
B-9:12-14	5/20/02	1.3	<25	<25	<25	<25	<25	<25	104	<25
B-10:4-6	5/20/02	<1	<25	<25	<25	<25	<25	<25	<25	<25
<i>Generic RCL</i>	-	-	NS	NS	NS	NS	NS	NS	NS	NS

Note: For a list of abbreviations used in this table, see the "Guide to Abbreviations in Data Tables"

TABLE 1 (Page 1 of 2)
Phase II Soil Analytical Results
Former Schwister Ford Property
Milwaukee, Wisconsin

<u>Sample No.</u>	<u>P-1:S-2</u>	<u>P-2:S-3</u>	<u>P-3:S-4</u>	<u>P-4:S-1</u>	<u>P-5:S-1</u>	<u>P-6:S-2</u>	<u>P-7:S-1</u>	<u>P-8:S-3</u>	<u>NR 720 Standard</u>
Sample Depth (ft.)	3-5	5-7	7-9	1-3	1-3	3-5	1-3	5-7	
PID Readings (iu)	<1	<1	<1	42	24	2	15	754	
<u>Parameter</u>									
GRO (ppm)	NS	NS	NS	NS	NS	NS	NS	640	100
DRO (ppm)	<6.2	<6.4	20	120	9.2	12	32	100	100
VOCs (ppb)									
Benzene	<25	<25	<25	<25	<25	<25	<25	1,700	5.5
n-Butylbenzene	<25	<25	<25	380	<25	<25	<25	11,000	NS
1,2-Dichloroethane	<25	<25	<25	<25	170	<25	<25	<25	4.9
Ethyl benzene	<25	<25	<25	120	<25	<25	<25	17,000	2900
Isopropyl benzene	<25	<25	<25	130	<25	<25	<25	3,200	NS
Naphthalene	<25	<25	<25	<25	<25	<25	37	4,900	NS
n-Propylbenzene	<25	<25	<25	220	<25	<25	<25	4,400	NS
Tetra chloroethene	<25	<25	<25	71	<25	140	36	<625	NS
Toluene	91	<25	<25	69	<25	51	110	1,800	1500
Trichloroethene	<25	<25	<25	160	<25	31	43	<625	NS
1,2,4-Trimethylbenzene	60	<25	<25	62	<25	<25	31	26,000	NS
1,3,5-Trimethylbenzene	<25	<25	<25	88	<25	<25	<25	8,600	NS
Total xylenes	160	<25	<25	170	<25	46	97	56,000	4100

ppb = parts per billion or micrograms per kilogram

ppm = parts per million or milligrams per kilogram

NA = not analyzed

NS = no established standard

iu = instrument units

TABLE 1 (Page 2 of 2)
Phase II Soil Analytical Results
Former Schwister Ford Property
Milwaukee, Wisconsin

<u>Sample No.</u>	<u>P-9:S-3</u>	<u>P-10:S-3</u>	<u>P-11:S-2</u>	<u>NR 720 Standard</u>
Sample Depth (ft.)	5-7	5-7	3-5	
PID Readings (iu)	639	3	<1	
<u>Parameter</u>				
GRO (ppm)	1,400	NS	NA	100
DRO (ppm)	280	<5.8	<5.2	100
VOCs (ppb)				
Benzene	8,500	NA	NA	5.5
n-Butylbenzene	28,000	NA	NA	NS
1,2-Dichloroethane	<25	NA	NA	4.9
Ethyl benzene	28,000	NA	NA	2900
Isopropyl benzene	3,000	NA	NA	NS
Naphthalene	13,000	NA	NA	NS
n-Propylbenzene	11,000	NA	NA	NS
Tetra chloroethene	<1,300	NA	NA	NS
Toluene	69,000	NA	NA	1500
Trichloroethene	<1,300	NA	NA	NS
1,2,4-Trimethylbenzene	77,000	NA	NA	NS
1,3,5-Trimethylbenzene	25,000	NA	NA	NS
Total xylenes	160,000	NA	NA	4100

ppb = parts per billion or micrograms per kilogram
 ppm = parts per million or milligrams per kilogram
 NA = not analyzed
 NS = no established standard
 iu = instrument units

TABLE 4 (Page 1 of 2)
Groundwater Analytical Results
Former Schwister Ford Property
Milwaukee, Wisconsin

(Compounds not listed have never been detected above their respective PAL)

Well ID	Sampling Date	Benzene (ppb)	1,2-DCA (ppb)	1,1-DCE (ppb)	cis-1,2-DCE (ppb)	trans-1,2-DCE (ppb)	1,1,1-TCA (ppb)	TCE (ppb)	Vinyl Chloride (ppb)	Ethene (ppb)
W-1	12/8/99	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.17	NA
	6/14/02	This well was not sampled during this event.								
W-2	12/8/99	<0.50	<0.50	0.89	26.00	<0.50	0.81	5.20	17	NA
	3/16/00	2.8	<0.50	<0.50	<0.50	<0.50	<0.50	0.946	<0.17	NA
	6/21/00	1.26	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.17	NA
	9/14/00	1.89	NA	NA	NA	NA	NA	<0.50	NA	NA
	6/14/02	This well was not sampled during this event.								
W-3	12/8/99	<0.50	<0.50	<0.50	0.89	<0.50	<0.50	5.60	<0.17	NA
	3/16/00	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	2.81	<0.17	NA
	6/21/00	<0.50	<0.50	<0.50	1.14	<0.50	<0.50	3.20	<0.17	NA
	9/14/00	<0.50	NA	NA	NA	NA	NA	4.63	NA	NA
	6/14/02	This well was not sampled during this event.								
W-4	12/8/99	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	2.10	<0.17	NA
	6/14/02	This well was not sampled during this event.								
W-5	12/8/99	<0.50	<0.50	<0.50	<0.50	<0.50	2.40	<0.50	<0.17	NA
	6/14/02	This well was not sampled during this event.								
<i>ES (ppb)</i>	-	5	5	7	70	100	200	5	0.2	NS
<i>PAL (ppb)</i>	-	0.5	0.5	0.7	7	200	40	0.5	0.02	NS

Note: Concentrations which exceed their respective WAC Chapter NR 140 ESs are in bold type.

Note: For a list of abbreviations used in this table, see the "Guide to Abbreviations in Data Tables"

TABLE 4 (Page 2 of 2)
Groundwater Analytical Results
Former Schwister Ford Property
Milwaukee, Wisconsin

(Compounds not listed have never been detected above their respective PAL)

Well ID	Sampling Date	Benzene (ppb)	1,2-DCA (ppb)	1,1-DCE (ppb)	cis-1,2-DCE (ppb)	trans-1,2-DCE (ppb)	1,1,1-TCA (ppb)	TCE (ppb)	Vinyl Chloride (ppb)	Ethene (ppb)
W-6	12/8/99	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.17	NA
	6/14/02	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	0.905	<0.17	<1.00
W-7	12/8/99	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.17	NA
	6/14/02	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.17	<1.00
W-8	12/8/99	<250	<250	<250	7,200	<250	<250	1,000	2,200	NA
	3/16/00	22.1	64.7	64.7	754	60.5	<0.50	226	660	NA
	6/21/00	14.7	5.65	32.5	1,940	25.0	<0.50	428	591	NA
	9/14/00	16.0	<0.50	24.20	1,490	24.3	<0.50	303	476	NA
	6/14/02	10.7	<5.00	7.55	384	11.1	<5.00	55.9	174	20.6
W-9	6/14/02	<0.50	<0.50	<0.50	0.756	<0.50	<0.50	6.55	<0.17	<1.00
W-10	6/14/02	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	10.1	<0.17	<1.00
PZ-1	6/14/02	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.17	<1.00
<i>ES (ppb)</i>	-	<i>5</i>	<i>5</i>	<i>7</i>	<i>70</i>	<i>100</i>	<i>200</i>	<i>5</i>	<i>0.2</i>	<i>NS</i>
<i>PAL (ppb)</i>	-	<i>0.5</i>	<i>0.5</i>	<i>0.7</i>	<i>7</i>	<i>200</i>	<i>40</i>	<i>0.5</i>	<i>0.02</i>	<i>NS</i>

Note: Concentrations which exceed their respective WAC Chapter NR 140 ESs are in bold type.

Note: For a list of abbreviations used in this table, see the "Guide to Abbreviations in Data Tables"

TABLE 5 (Page 1 of 2)
Natural Attenuation Indicator Parameter Data
Former Schwister Ford Property
Milwaukee, Wisconsin

Well ID	Sampling Date	Nitrate (ppm)	Sulfate (ppm)	Alkalinity (ppb)	Dissolved Manganese (ppm)	Dissolved Methane (ppb)	*DO (ppm)	*ORP (mV)	*Dissolved Iron (ppm)	*pH (su)	*Conductivity (umhos/cm)	*Temperature (°C)
W-1	12/8/99	4.2	140	310	0.78	<24	9.36	308	0	7.06	1,200	10.21
	3/16/00	15.0	104	360	<0.05	9.10	1.84	292	0	7.35	1,514	9.60
	6/21/00	9.91	132	263	<0.05	NA	1.80	274	<1	7.58	1,159	13.30
	9/14/00	13.4	114	389	<0.05	NA	2.03	249	0	7.60	1,502	16.02
W-2	12/8/99	8.5	57	370	0.22	<24	11.30	324	0	8.00	1,000	10.99
	3/16/00	1.94	141	606	0.891	1,010	2.79	272	0	7.13	1,391	9.59
	6/21/00	<0.05	81.4	514	1.44	NA	2.44	219	<1	7.09	1,205	14.02
	9/14/00	0.205	31.5	514	0.889	NA	1.95	208	0.1	7.25	1,229	17.33
W-3	12/8/99	2.2	56	190	0.36	<24	10.35	292	0	8.59	1,200	10.22
	3/16/00	2.35	115	346	0.138	<7.20	1.84	292	0	7.35	1,514	9.60
	6/21/00	1.04	65.9	338	<0.05	NA	3.08	264	<1	7.61	1,059	15.54
	9/14/00	1.38	48.8	393	<0.05	NA	1.47	243	0	7.64	1,154	16.57
W-4	12/8/99	8.40	140	340	0.62	<24	10.42	324	0	8.06	1,200	10.18
	3/16/00	13.30	192	700	0.14	<7.20	3.61	287	0	7.43	1,579	8.13
	6/21/00	16.20	235	332	0.211	NA	1.96	272	<1	7.43	1,602	12.80
	9/14/00	4.93	130	392	<0.05	NA	3.39	249	0	7.57	1,414	17.68
W-5	12/8/99	18	64	410	0.5	<24	1.39	336	0	7.70	1,100	11.97
	3/16/00	14.9	76.8	1,060	0.247	<7.20	1.41	292	0	6.94	1,654	13.05
	6/21/00	18.3	83.5	890	0.185	NA	1.69	333	<1	7.10	1,614	16.79
	9/14/00	11.1	53.0	316	0.292	NA	0.81	333	0	7.38	1,156	18.35

*indicates a field measurement.

Note: For a list of abbreviations used in this table, see the "Guide to Abbreviations in Data Tables"

TABLE 5 (Page 2 of 2)
Natural Attenuation Indicator Parameter Data
Former Schwister Ford Property
Milwaukee, Wisconsin

Well ID	Sampling Date	Nitrate (ppm)	Sulfate (ppm)	Alkalinity (ppb)	Dissolved Manganese (ppm)	Dissolved Methane (ppb)	*DO (ppm)	*ORP (mV)	*Dissolved Iron (ppm)	*pH (su)	*Conductivity (umhos/cm)	*Temperature (°C)
W-6	12/8/99	0.11	41	280	1.4	<24	9.15	342	0	7.33	1,000	12.59
	3/16/00	0.079	22.2	1,640	0.406	7.90	0.95	282	0	7.06	793	15.68
	6/21/00	0.485	40.6	400	0.239	NA	1.29	285	<1	7.41	876	17.19
	9/14/00	0.555	23.1	390	0.153	41	13.20	283	0	7.47	893	18.49
	6/14/02	NA	NA	NA	NA	NA	4.31	347	NM	7.77	774	16.29
W-7	12/8/99	15	150	370	0.60	<24	9.46	344	0	7.52	1,100	11.76
	3/16/00	NA	NA	NA	0.658	7.90	1.47	304	0	6.76	1,836	14.69
	6/21/00	21.1	181	414	0.295	NA	2.39	289	<1	7.11	1,850	17.04
	9/14/00	18.2	168	500	0.133	<7.1	1.30	268	0	7.28	1,873	17.85
	6/14/02	NA	NA	NA	NA	NA	3.15	354	NM	7.77	1,584	14.70
W-8	12/8/99	0.17	36	480	1.50	1,560	10.59	323	0	7.75	1,100	12.48
	3/16/00	<0.05	47.1	572	1.21	850	3.00	291	0	6.95	1,890	11.77
	6/21/00	<0.05	49.5	510	1.45	NA	2.89	268	<1	7.14	1,663	15.32
	9/14/00	<0.05	14.7	490	1.38	536	1.30	218	0	7.25	1,725	17.21
	6/14/02	NA	NA	NA	NA	NA	3.85	319	NM	7.80	1,282	13.60
W-9	5/20/02	This well was installed on May 20, 2002.										
	6/14/02	NA	NA	NA	NA	NA	4.70	341	NM	7.76	1,651	12.61
W-10	5/20/02	This well was installed on May 20, 2002.										
	6/14/02	NA	NA	NA	NA	NA	6.23	339	NM	7.86	2,027	13.32
PZ-1	5/20/02	This well was installed on May 20, 2002.										
	6/14/02	NA	NA	NA	NA	NA	4.04	313	NM	8.63	870	13.77

*indicates a field measurement.

Note: For a list of abbreviations used in this table, see the "Guide to Abbreviations in Data Tables"

**TABLE 3 (Page 1 of 2)
Groundwater Elevations
Former Schwister Ford Property
Milwaukee, Wisconsin**

Well Number	Date	*Total Well Depth	Ground Surface Elevation	Top of Casing Elevation	*Depth to Water Below Casing	Depth to Water Below Ground	Groundwater Elevation
W-1	12/8/99	14.15	99.23	98.88	8.37	8.72	90.51
	3/16/00				7.53	7.88	91.35
	6/21/00				6.18	6.53	92.70
	7/7/00				NM	NM	NM
	9/14/00				5.38	5.73	93.50
	6/14/02				NM	NM	NM
W-2	12/8/99	12.92	99.50	99.02	7.22	7.70	91.80
	3/16/00				6.59	7.07	92.43
	6/21/00				5.68	6.16	93.34
	7/7/00				NM	NM	NM
	9/14/00				4.83	5.31	94.19
	6/14/02				NM	NM	NM
W-3	12/8/99	12.93	99.49	99.14	7.55	7.90	91.59
	3/16/00				6.79	7.14	92.35
	6/21/00				5.65	6.00	93.49
	7/7/00				NM	NM	NM
	9/14/00				4.70	5.05	94.44
	6/14/02				NM	NM	NM
W-4	12/8/99	13.08	99.09	98.65	7.88	8.32	90.77
	3/16/00				6.93	7.37	91.72
	6/21/00				5.86	6.30	92.79
	7/7/00				6.01	6.45	92.64
	9/14/00				4.32	4.76	94.33
	6/14/02				NM	NM	NM
W-5	12/8/99	12.97	100.13	99.49	7.65	8.29	91.84
	3/16/00				7.06	7.70	92.43
	6/21/00				5.79	6.43	93.70
	7/7/00				NM	NM	NM
	9/14/00				5.32	5.96	94.17
	6/14/02				NM	NM	NM

*Measured from the north rim of the top of well casing.

All measurements are presented in feet.

Benchmark: Elevations referenced to a benchmark assigned an arbitrary elevation of 100.00 feet.

Note: For a list of abbreviations used in this table, see the "Guide to Abbreviations in Data Tables"

TABLE 3 (Page 2 of 2)
Groundwater Elevations
Former Schwister Ford Property
Milwaukee, Wisconsin

Well Number	Date	*Total Well Depth	Ground Surface Elevation	Top of Casing Elevation	*Depth to Water Below Casing	Depth to Water Below Ground	Groundwater Elevation
W-6	12/8/99	13.68	100.08	99.80	8.06	8.34	91.74
	3/16/00				7.53	7.81	92.27
	6/21/00				5.99	6.27	93.81
	7/7/00				5.83	6.11	93.97
	9/14/00				5.40	5.68	94.40
	6/14/02				6.11	6.39	93.69
W-7	12/8/99	13.79	100.15	99.76	9.05	9.44	90.71
	3/16/00				8.26	8.65	91.50
	6/21/00				6.74	7.13	93.02
	7/7/00				7.03	7.42	92.73
	9/14/00				6.97	7.36	92.79
	6/14/02				6.51	6.90	93.25
W-8	12/8/99	14.25	99.95	99.67	8.36	8.64	91.31
	3/16/00				7.81	8.09	91.86
	6/21/00				6.60	6.88	93.07
	7/7/00				6.82	7.10	92.85
	9/14/00				6.67	6.95	93.00
	6/14/02				6.67	6.95	93.00
W-9	5/20/02	This well was installed on 5-20-02.					
	6/14/02	15.34	99.21	98.87	5.93	6.27	92.94
W-10	5/20/02	This well was installed on 5-20-02.					
	6/14/02	15.35	99.37	98.71	7.12	7.78	91.59
PZ-1	5/20/02	This well was installed on 5-20-02.					
	6/14/02	28.60	99.83	99.39	12.73	13.17	86.66

Sampling Date	Groundwater Flow Direction	Average Horizontal Hydraulic Gradient
12/8/99	east-southeast	0.015
3/16/00	southeast	0.010
6/21/00	southeast	0.011
7/7/00	southeast	0.016
9/14/00	south-southeast	0.024
6/14/02	south-southeast	0.023

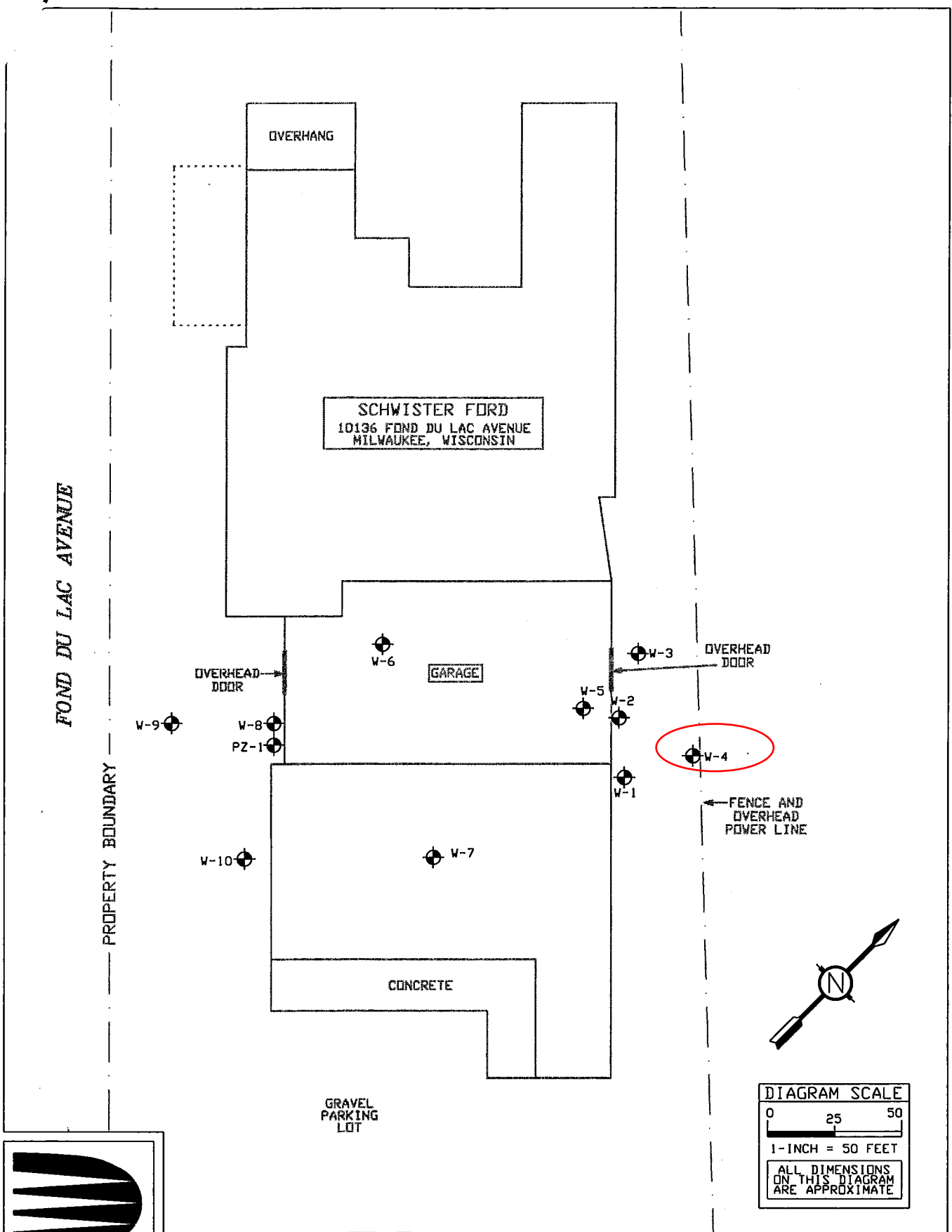
*Measured from the north rim of the top of well casing.

All measurements are presented in feet.

Benchmark: Elevations referenced to a benchmark assigned an arbitrary elevation of 100.00 feet.

Note: For a list of abbreviations used in this table, see the "Guide to Abbreviations in Data Tables"

IMPROPERLY ABANDONED
MONITORING WELL



FORMER SCHWISTER FORD REMEDIAL INVESTIGATION	PROJECT NO J99074	PM JEB	MONITORING WELL LOCATIONS DIAGRAM	FIGURE 1
	DRAWN BY JMM	DATE 11/1/99		
	CHECKED BY	DATE		
	APPRVD BY	DATE		
	FILE J99074-A3	REV AW 7/29/03		

IMPROPERLY ABANDONED MONITORING WELL

to: Watershed/Wastewater Waste Management
 Remediation/Redevelopment Other

MONITORING WELL CONSTRUCTION
 Form 4400-113A Rev. 7-98

Facility/Project Name: FORMER SCHWISER FORD
 Facility License, Permit or Monitoring No.: _____
 Facility ID: 241143100
 Type of Well: _____
 Well Code: 1
 Distance from Waste/Source: 30 ft. Enf. Sids. Apply

Local Grid Location of Well: _____ ft. N. _____ ft. E. _____ ft. S. _____ ft. W.
 Local Grid Origin: _____ (estimated:) or Well Location
 Lat. _____ " Long. _____ " or _____
 St. Plane: _____ ft. N. _____ ft. E. S/C/N
 Section Location of Waste/Source: NE 1/4 of SW 1/4 of Sec. 20, T. 8 N, R. 21 E W
 Location of Well Relative to Waste/Source: u Upgradient s Sidegradient d Downgradient n Not Known
 Gov. Lot Number: _____

Well Name: W-4
 Wis. Unique Well No.: JP 069 DNR Well ID No.: _____
 Date Well Installed: 12/02/1999
 Well Installed By: Name (first, last) and Firm: CHUCK - WISCONSIN SOIL TESTING

A. Protective pipe, top elevation: _____ ft. MSL
 B. Well casing, top elevation: _____ ft. MSL
 C. Land surface elevation: _____ ft. MSL
 D. Surface seal, bottom: _____ ft. MSL or 0.5 ft.

12. USCS classification of soil near screen:
 GP GM GC GW SW SP
 SM SC ML MH CL CH
 Bedrock

13. Sieve analysis performed? Yes No
 14. Drilling method used: Rotary 50
 Hollow Stem Auger 41
 Other
 15. Drilling fluid used: Water 02 Air 01
 Drilling Mud 03 None 99
 16. Drilling additives used? Yes No
 Describe: NA
 17. Source of water (attach analysis, if required): NA

E. Bentonite seal, top: _____ ft. MSL or 0.5 ft.
 F. Fine sand, top: _____ ft. MSL or _____ ft.
 G. Filter pack, top: _____ ft. MSL or 2.5 ft.
 H. Screen joint, top: _____ ft. MSL or 3.08 ft.
 I. Well bottom: _____ ft. MSL or 13.08 ft.
 J. Filter pack, bottom: _____ ft. MSL or 13.5 ft.
 K. Borehole, bottom: _____ ft. MSL or 13.5 ft.
 L. Borehole, diameter: 8.0 in.
 M. O.D. well casing: 2.38 in.
 N. I.D. well casing: 2.00 in.

1. Cap and lock? Yes No
 2. Protective cover pipe:
 a. Inside diameter: 9.0 in.
 b. Length: 1.0 ft.
 c. Material: Steel 04
 Other
 d. Additional protection? Yes No
 If yes, describe: _____
 3. Surface seal: Bentonite 30
 Concrete 01
 Other
 4. Material between well casing and protective pipe:
 Bentonite 30
 Other
BENTONITE W/ SOIL CAP
 5. Annular space seal:
 a. Granular/Chipped Bentonite 33
 b. _____ Lbs/gal mud weight ... Bentonite-sand slurry 35
 c. _____ Lbs/gal mud weight ... Bentonite slurry 31
 d. _____ % Bentonite ... Bentonite-cement grout 50
 e. _____ Ft³ volume added for any of the above
 f. How installed: Tremie 01
 Tremie pumped 02
 Gravity 08
 6. Bentonite seal:
 a. Bentonite granules 33
 b. 1/4 in. 3/8 in. 1/2 in. Bentonite chips 32
 c. _____ Other
 7. Fine sand material: Manufacturer, product name & mesh size
 a. _____
 b. Volume added _____ ft³
 8. Filter pack material: Manufacturer, product name & mesh size
 a. RED FLINT SAND & GRAVEL #30
 b. Volume added _____ ft³
 9. Well casing: Flush threaded PVC schedule 40 23
 Flush threaded PVC schedule 80 24
 Other
 10. Screen material: PVC
 a. Screen type: Factory cut 11
 Continuous slot 01
 Other
 b. Manufacturer _____
 c. Slot size: 0.010 in.
 d. Slotted length: 10.0 ft.
 11. Backfill material (below filter pack): None 14
 Other

I hereby certify that the information on this form is true and correct to the best of my knowledge.
 Signature: [Signature] Firm: DRAKE ENVIRONMENTAL, INC.

Please complete both Forms 4400-113A and 4400-113B and return them to the appropriate DNR office and bureau. Completion of these reports is required by chs. 160, 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats., and ch. NR 141, Wis. Adm. Code. In accordance with chs. 281, 289, 291, 292, 293, 295, and 299, Wis. Stats., failure to file these forms may result in a forfeiture of between \$10 and \$25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on these forms is not intended to be used for any other purpose. NOTE: See the instructions for more information, including where the completed forms should be sent.