

Source Property Information

CLOSURE DATE: 07/03/2013

BRRTS #: 02-68-219337 (No Dashes)

FID #: 268486570

ACTIVITY NAME: SPIC & SPAN INC DBA DRYCLEAN USA

DATCP #: NA

PROPERTY ADDRESS: 17525 W NORTH AVE

PECFA#:

MUNICIPALITY: BROOKFIELD

PARCEL ID #: BRC1089996

*WTM COORDINATES:

WTM COORDINATES REPRESENT:

X: 672260 Y: 289247

 Approximate Center Of Contaminant Source Approximate Source Parcel Center

* Coordinates are in
 WTM83, NAD83 (1991)

Please check as appropriate: (BRRTS Action Code)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

 Groundwater Contamination > ES (236) Soil Contamination > *RCL or **SSRCL (232) Contamination in ROW Contamination in ROW Off-Source Contamination Off-Source Contamination

(note: for list of off-source properties
 see "Impacted Off-Source Property Information,
 Form 4400-246")

(note: for list of off-source properties
 see "Impacted Off-Source Property Information,
 Form 4400-246")

Site Specific Obligations:

 Soil: maintain industrial zoning (220) Cover or Barrier (222)

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

 Direct Contact Soil to GW Pathway Structural Impediment (224) Vapor Mitigation (226) Site Specific Condition (228) Maintain Liability Exemption (230)

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

Comments:

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.].

BRRTS #:	02-68-219337	(No Dashes)	PARCEL ID #:	BRC1089996		
ACTIVITY NAME:	SPIC & SPAN INC DBA DRYCLEAN USA		WTM COORDINATES: X:	672260	Y:	289247

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 #: -- **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:** Site Location Map
- 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 #: 1a **Title:** Site Map, Site layout
- 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 #: 2 **Title:** Map of Contaminated Property, Estimated Extent of PCE in Soil

BRRTS #: 02-68-219337

ACTIVITY NAME: Spic & Span Inc. BDA Dry Clean USA

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 #: *5E* Title: **Lines of Cross Section**

Figure #: *6E, 8I* Title: **Geological Cross Section**

- 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 #: *3* Title: **Estimated Extent of PCE in Groundwater**

- 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 #: *3a, 3b, 3c* Title: **Groundwater Elevation Contour Maps 4/23/04, 11/21/06, 5/8/06**

Figure #: Title:

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 #: *1* Title: **Soil Sample Laboratory 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 #: *2* Title: **Groundwater Sample Laboratory 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 Table, Groundwater Sampling Logs**

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 #: Title:

- 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 #: 02-68-219337

ACTIVITY NAME: Spic & Span Inc. BDA Dry Clean USA

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.

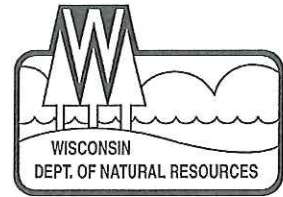
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer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

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 #: Title:

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: 1



July 3, 2013

Mr. Robert A. Miller
R & J Associates
4301 N. Richards St.
Milwaukee, WI 53212-1097

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Spic & Span, Inc. DBA Dry Clean USA Facility # 84
17525 W. North Ave., Brookfield, Wisconsin
BRRS Activity #: 02-68-219337, FID #: 268486570

Dear Mr. Miller:

The Department of Natural Resources (the Department) considers Spic & Span, Inc. DBA Dry Clean USA Facility # 84 closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attached maintenance plan to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under Chapter NR 726, Wisconsin Administrative Code (Wis. Adm. Code). On June 26, 2013, the Department's Southeast Region (SER) project manager reviewed your closure request for the case described above. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. A conditional closure letter was issued by the Department on January 8, 2013, and documentation that the conditions in that letter were met was received on June 25, 2013.

This former dry cleaner site has residual soil and groundwater contaminated with chlorinated volatile organic compounds. Response to the release included monitored natural attenuation of groundwater and maintaining the existing pavement and slab on grade floor of the site building. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present above ch. NR 140, Wis. Adm. Code enforcement standards.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the Department must approve any changes to this barrier.
- Site-specific exposure assumptions were used. Current land or property use must be maintained to be protective. If changes to the current property use or land use are planned, an assessment must be made of whether the closure is still protective.
- Remaining soil contamination could result in vapor intrusion if future construction activities occur. If new building construction is planned, vapor control technologies will be required for occupied buildings, unless the property owner assesses the potential for vapor intrusion, and the Department agrees that conditions are protective of the new use.

GIS Registry

This site will be listed on the Bureau for Remediation and Redevelopment (RR) Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. Department approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with Section NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the Department Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at: <http://dnr.wi.gov/topic/wells/documents/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is also on file at the Department's SER Waukesha Service Center, at 141 NW Barstow, Waukesha. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2>.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the Department before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the Property where pavement and a building foundation is required, as shown on the attached Figure 2, Cap Maintenance Area, unless prior written approval has been obtained from the Department.

- Removal of the existing barrier;
- Replacement with another barrier;
- Excavating or grading of the land surface;
- Filling on covered or paved areas;
- Plowing for agricultural cultivation;
- Construction or placement of a building or other structure;

- Changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings;
- Changing the construction of a building that has either a passive or active vapor mitigation system in place.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. Department staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the Department may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination on this property and off this property has contaminant concentrations greater than the groundwater quality enforcement standards as shown on the attached Figure 3, Estimated Extent of PCE in Groundwater Greater than Enforcement Standard. Affected property owners were notified of the presence of groundwater contamination. If you intend to construct a new well, or reconstruct an existing well, you'll need prior Department approval.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains beneath the site building and paved areas adjacent to the north and east side of the site building as indicated on the attached Figure 2, Estimated Extent of PCE Impacts in Soil. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats.)

The pavement, building slab on grade floor, and other impervious cover that exists in the location shown on the attached Figure 2, Cap Maintenance Area, shall be maintained in compliance with the attached maintenance plan in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. The attached maintenance plan and inspection log are to be kept up-to-date and on-site. Submit the inspection log to the Department only upon request.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center,

hospital or similar settings. Before using the property for such purposes, you must notify the Department to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the Department prior to implementation.

Vapor Mitigation or Evaluation (s. 292.12 (2), Wis. Stats.)

Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building. The integrity of the site building slab-on-grade floor, pavement, or other impervious material that exists on the property, shown on the attached Figure 2, Cap Maintenance Area, must be maintained in compliance with the attached maintenance plan. This will help ensure limiting potential vapor intrusion to indoor air spaces. If changes in property use or occupancy to a residential exposure setting are planned, the property owner must notify the Department and evaluate the concentrations of contaminants that remain in the soil vapor beneath the building. Additional response actions may be necessary.

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

The following Department fact sheet, "Continuing Obligations for Environmental Protection", RR-819, is included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If additional copies of the publication are needed, you may obtain a copy at: <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

Please send written notifications in accordance with the above requirements to:

Ms. Victoria Stovall
Environmental Program Assistant
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources
2300 N. Dr. Martin Luther King, Jr. Dr.
Milwaukee, WI 53212

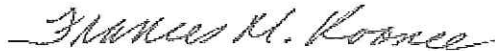
Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

The Department appreciates your efforts to restore the environment at the Property. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Greg Moll at (262) 574-2165 or by email at gregory.moll@wisconsin.gov.

Spic & Span, Inc. Dry Clean USA Facility #84
BRRTS # 02-68-219337
July 3, 2013

Page 5

Sincerely,



Frances M. Koonce
SubTeam Supervisor
Southeast Remediation & Redevelopment Program

Attachments:

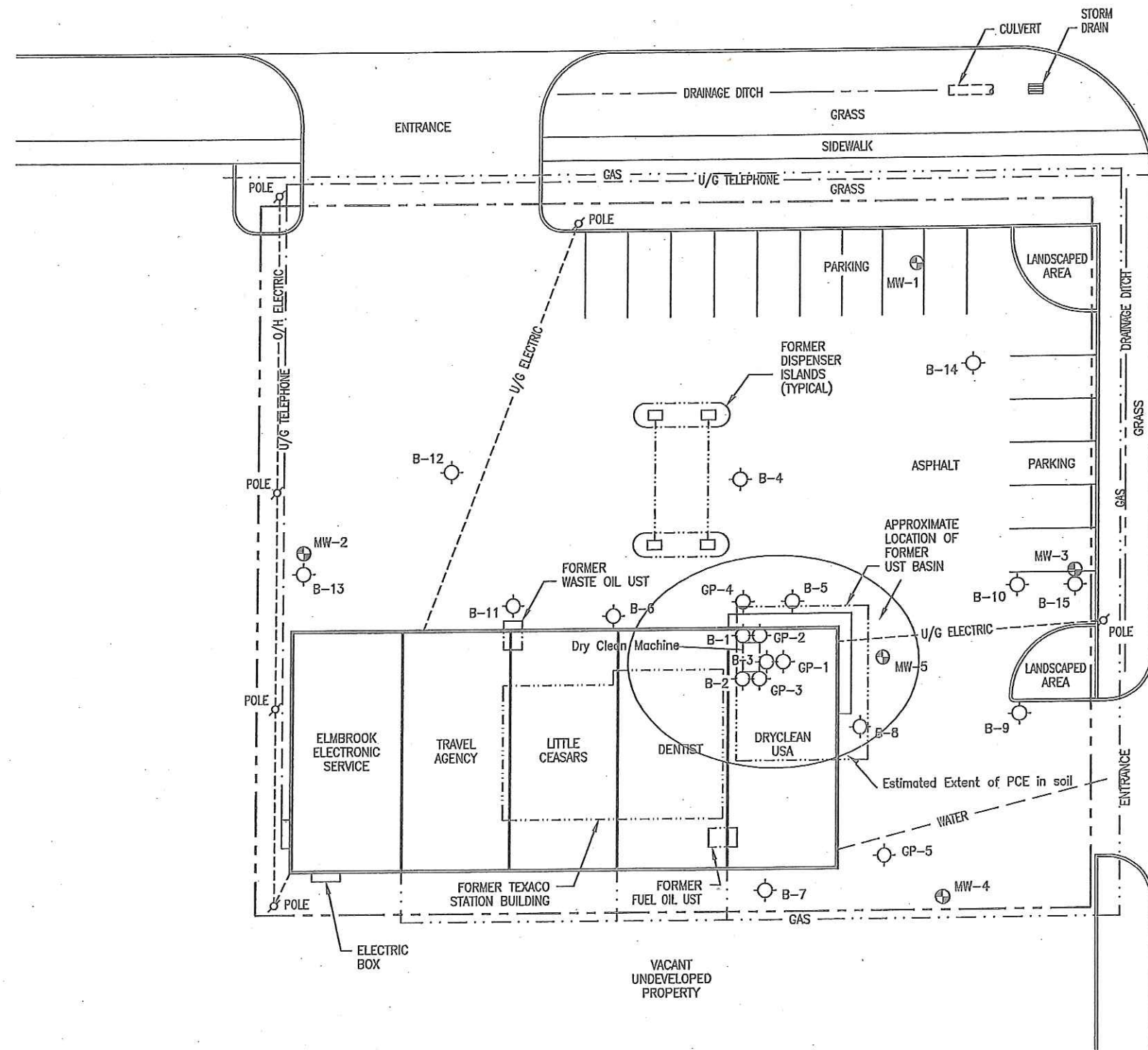
- Figure 3: Estimated Extent of PCE in Groundwater Greater than Enforcement Standard
- Figure 2: Estimated Extent of PCE Impacts in Soil
- Figure 2: Cap Maintenance Area
- Pavement Cover and Building Barrier Maintenance Plan

Enclosure:

- Publication RR-819, "Continuing Obligations for Environmental Protection"

cc: Brian Schneider, GRAEF, w/o enclosure
SER File

NORTH AVENUE



NORTH DRIVE

- ⊕ MW-7
- ⊕ MW-6
- ⊕ MW-8 (abandoned)
- ⊕ MW-9

NOTES:

B-1 TO B-3 ADVANCED UNDER THE SUPERVISION OF McLAREN/HART ON 10/19/98.

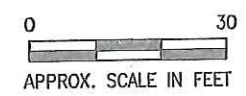
GP-1 THRU GP-5 ADVANCED UNDER THE SUPERVISION OF GERAGHTY & MILLER ON 12/11/98.

B-4 TO B-8 ADVANCED UNDER THE SUPERVISION OF McLAREN/HART ON 2/21/00.

B-9 TO B-15 ADVANCED UNDER THE SUPERVISION OF HANDEX ON 4/10/00.

MW-1 THRU MW-5 ADVANCED UNDER THE SUPERVISION OF HANDEX ON 6/20/00 & 6/21/00.

MW-8A ADVANCED UNDER THE SUPERVISION OF GRAEF ON 6/9/11.

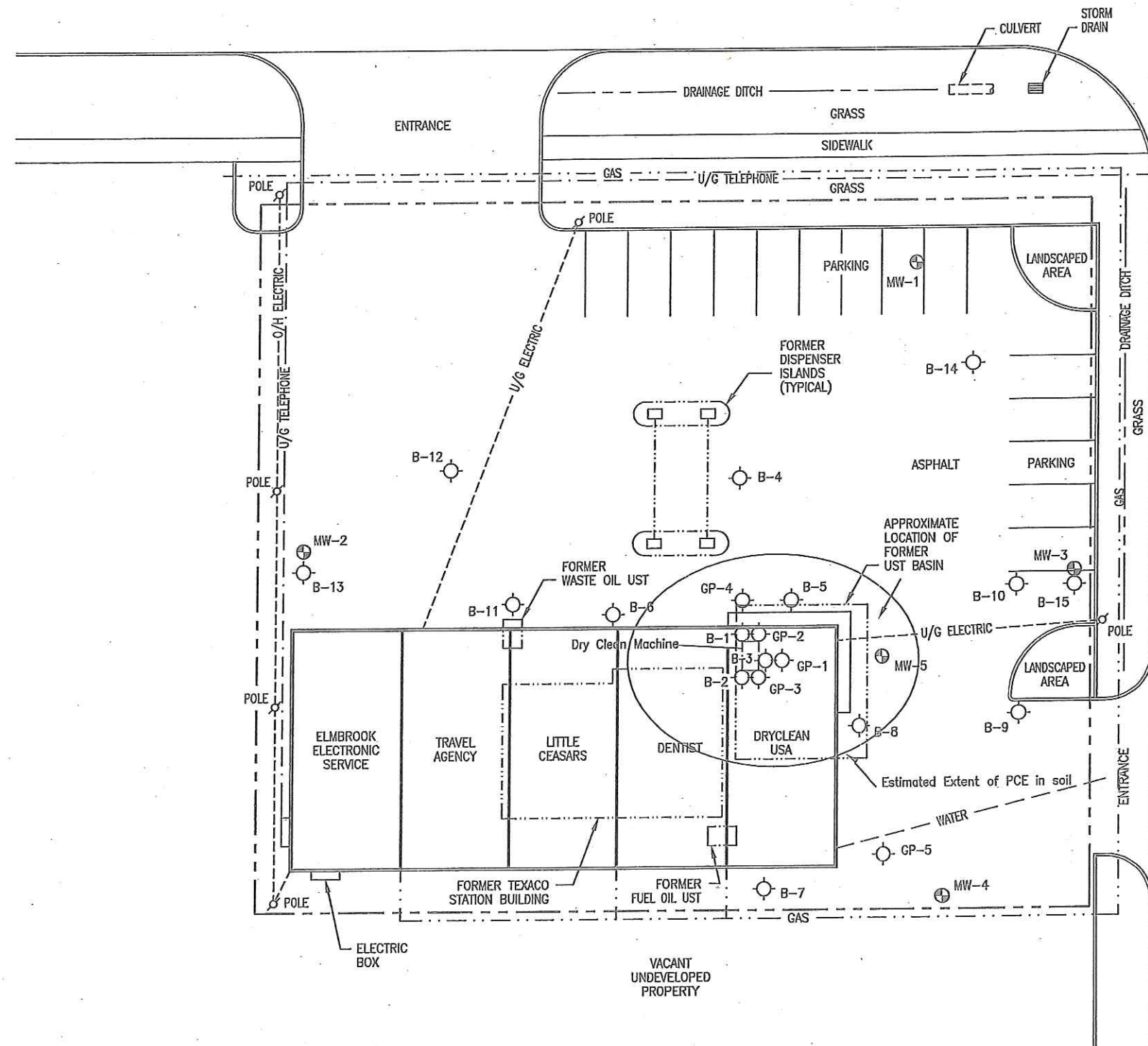


Estimated Extent of PCE Impacts in Soil.

LEGEND	
---	PROPERTY BOUNDARY
⊕	MONITORING WELL LOCATION
⊙	SOIL BORING LOCATION

Figure 2

NORTH AVENUE

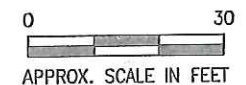


NORTHARDT DRIVE

- ⊕ MW-7
- ⊕ MW-6
- ⊕ MW-8 (abandoned)
- ⊕ MW-9

NOTES:

B-1 TO B-3 ADVANCED UNDER THE SUPERVISION OF McLAREN/HART ON 10/19/98.
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 MW-8A ADVANCED UNDER THE SUPERVISION OF GRAEF ON 6/9/11.

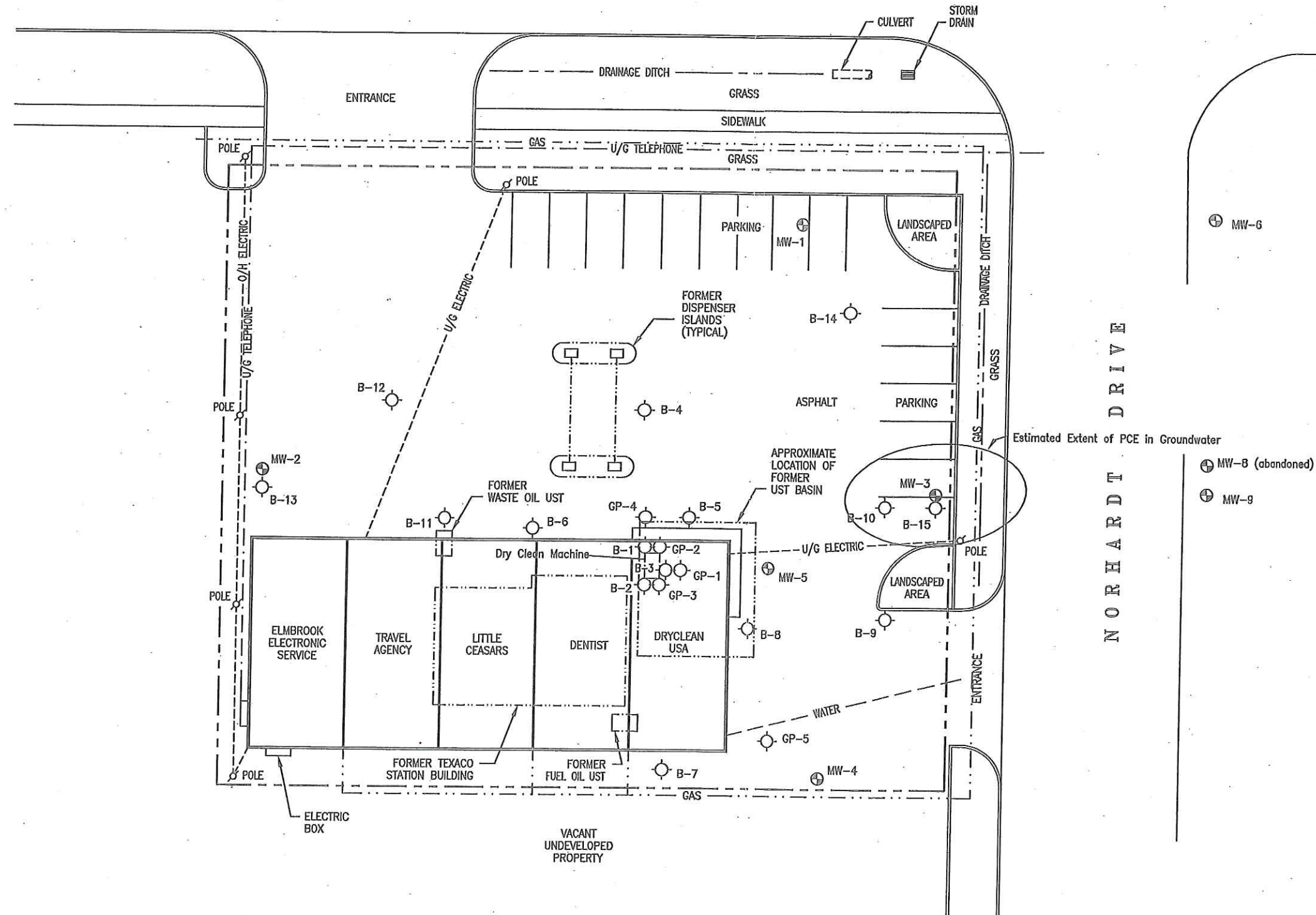


Estimated Extent of PCE Impacts in Soil.

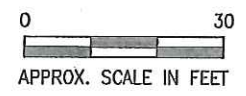
LEGEND	
---	PROPERTY BOUNDARY
⊕	MONITORING WELL LOCATION
⊙	SOIL BORING LOCATION

Figure 2

NORTH AVENUE



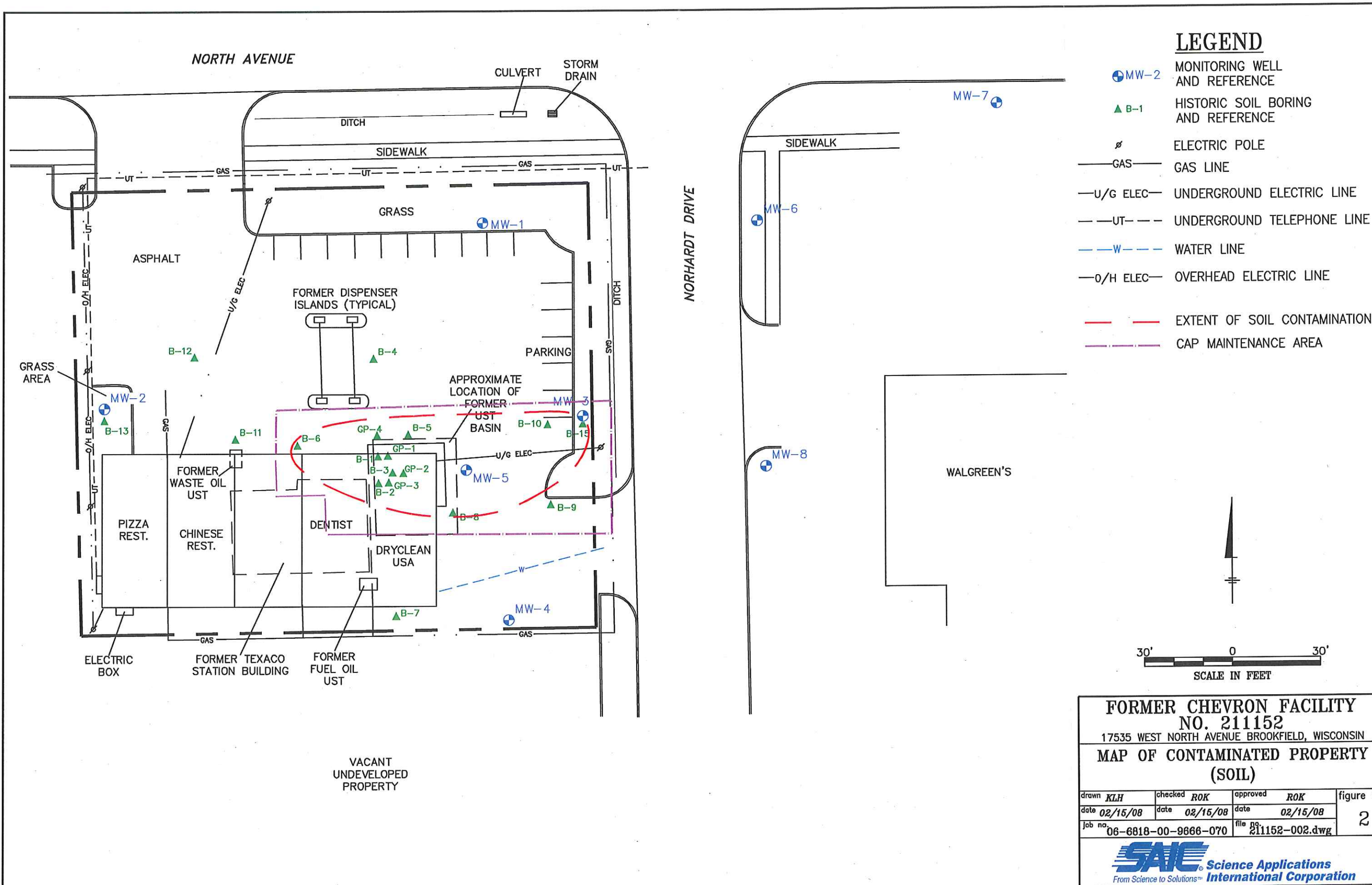
- NOTES:**
- B-1 TO B-3 ADVANCED UNDER THE SUPERVISION OF McLAREN/HART ON 10/19/98.
 - GP-1 THRU GP-5 ADVANCED UNDER THE SUPERVISION OF GERAGHTY & MILLER ON 12/11/98.
 - B-4 TO B-8 ADVANCED UNDER THE SUPERVISION OF McLAREN/HART ON 2/21/00.
 - B-9 TO B-15 ADVANCED UNDER THE SUPERVISION OF HANDEX ON 4/10/00.
 - MW-1 THRU MW-5 ADVANCED UNDER THE SUPERVISION OF HANDEX ON 6/20/00 & 6/21/00.
 - MW-8A ADVANCED UNDER THE SUPERVISION OF GRAEF ON 6/9/11.



Estimated Extent of PCE in the Groundwater at Concentrations above NR140 Enforcement Standards

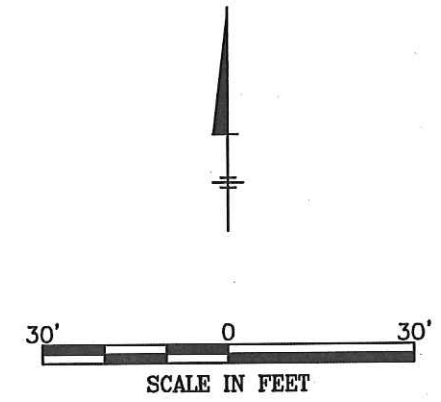
LEGEND	
---	PROPERTY BOUNDARY
⊕	MONITORING WELL LOCATION
⊙	SOIL BORING LOCATION

Figure 3



LEGEND

- ⊕ MW-2 MONITORING WELL AND REFERENCE
- ▲ B-1 HISTORIC SOIL BORING AND REFERENCE
- ⊘ ELECTRIC POLE
- GAS — GAS LINE
- U/G ELEC — UNDERGROUND ELECTRIC LINE
- UT — UNDERGROUND TELEPHONE LINE
- W — WATER LINE
- O/H ELEC — OVERHEAD ELECTRIC LINE
- — — EXTENT OF SOIL CONTAMINATION
- — — CAP MAINTENANCE AREA



**FORMER CHEVRON FACILITY
NO. 211152**
17535 WEST NORTH AVENUE BROOKFIELD, WISCONSIN

**MAP OF CONTAMINATED PROPERTY
(SOIL)**

drawn <i>KLH</i>	checked <i>ROK</i>	approved <i>ROK</i>	figure no. 2
date 02/15/08	date 02/15/08	date 02/15/08	
job no. 06-6818-00-9666-070		file no. 211152-002.dwg	

SAI Science Applications
From Science to Solutions™ International Corporation

PAVEMENT COVER AND BUILDING BARRIER MAINTENANCE PLAN

February, 2012

Property Located at:

17535 West North Avenue, Brookfield, WI

FID# 268486570, BRRTS# 03-68-5 12496 (Petroleum Plume)

FID# 268486570, BRRTS# 02-68-219337 (Chlorinated Solvent Plume)



1. Introduction

This document provides the Maintenance Plan for a pavement cover and building barrier at 17535 West North Avenue, Brookfield, Wisconsin (the "site") in accordance with the requirements of WIS. ADMIN. CODE, NAT. RES. § 724.13(2) (2011). The legal description of the site is as follows:

All that part of the Northeast $\frac{1}{4}$ of Section 21, Town 7 North, Range 20 East, City of Brookfield, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the northeast corner of said Section 21; thence south 89 degrees 54 minutes 37.5 seconds west along the north line of said Section 1025.00 feet to extension northerly of the west line of Northardt Drive thence due south along said line 60.00 feet to the point of beginning of land herein described; thence continuing due south 150.00 feet; thence south 89 degrees 54 minutes 37.3 seconds west 200.00 feet; thence due north 150.00 feet; thence North 89 degrees 54 minutes 37.5 seconds east 200.00 feet to the point of beginning. Parcel #1089-996

The coordinates of the property, located south of North Avenue, are approximately E 672264, N 289254.

The Maintenance Plan covers impacts at the site associated with case FID# 268486570, BRRTS# 03-68-512496 and case FID# 268486570, BRRTS# 02-68-219337. Other than case FID# 268486570, BRRTS# 03-68-512496, Chevron has no responsibility for any release or agency case associated with the site. Other than case FID# 268486570, BRRTS# 02-68-219337, R & J Associates has no responsibility for any release or agency case associated with the site. Both Chevron and R & J Associates have agreed to share in the responsibilities to implement the Maintenance Plan.

The on-site maintenance activities cover the existing slab on grade building and other paved surfaces occupying the area over the two groundwater plumes, respectively comprised of chlorinated solvents and petroleum. The on-site groundwater is impacted by benzene, ethylbenzene, toluene, xylenes, MTBE, total TMBs, and naphthalene, and tetrachloroethylene, trichloroethylene, and cis 1,2-dichloroethylene. The location of the paved surfaces and building are to be maintained in accordance with the Maintenance Plan, as identified in the attached maps. *See Exhibits 1 to 4.*

The property owner will maintain a copy of the Maintenance Plan at 4301 North Richards Street, Milwaukee, Wisconsin and make it available to all interested parties, including on-site employees, contractors, and future property owners, for viewing.

2. Cover and Building Barrier Purpose

The on-site paved surfaces and the building foundation over the groundwater plumes (the "Cap"), as depicted in Figure 1 and 2, serve as a barrier to prevent direct human contact with residual chlorinated solvents and petroleum in the soil. These paved surfaces and building foundation also act as a partial infiltration barrier to minimize future soil-to-groundwater migration of chlorinated solvents and petroleum. *See WIS.*

ADMIN. CODE, NAT. RES. ch. 140. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

3. Annual Inspection

The paved surfaces and building foundation overlying the groundwater plume will be inspected once a year by the property owner, normally in the spring after snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into or exposure to underlying soils.

The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented and reported to Chevron. A log of the inspections and any repairs will be maintained by the property owner. *See Appendix A, Cap Inspection Log.*

The inspection and repair log must be kept at 4301 North Richards Street and made available for review at reasonable times upon request by the Wisconsin Department of Natural Resources ("WDNR"), its successor agency, and/or other state agency with jurisdiction. Annual submission of the log to WDNR is not required.

4. Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, the property owner should make repairs as soon as practical. Repairs can include patching and filling operations or they can include resurfacing operations.

In the event the paved surfaces and/or the building comprising the Cap overlying the groundwater plume are removed or replaced, the property owner will provide for a replacement barrier that shall be equally impervious as the former paved surfaces and/or the building. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by WDNR or its successor agency.

The property owner is responsible for all repair work on the Cap, however, the costs of the repairs within the area of the Cap shall be equally shared between Chevron and R & J Associates.

5. Management of On-site Soils

In the event that soils are excavated for new construction or repair work from within the area of Cap, the soils will be reused on site to the greatest extent possible. In the event that soils cannot be reused on site, the soils will be sampled and analyzed for the presence of chlorinated solvents and petroleum hydrocarbons, and managed as a special waste in accordance with applicable regulations. The cost to sample and analyze the soils shall be equally shared between Chevron and R & J Associates. The additional costs to manage the soils as a special waste, provided both petroleum and chlorinated solvents are present, shall be equally shared between Chevron and R & J Associates. The cost to manage soils contaminated exclusively with petroleum or exclusively with

chlorinated solvents shall be paid exclusively by Chevron or exclusively by R & J Associates, respectively.

6. Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn as agreed by both Chevron and the property owner and its successors with the written approval of WDNR.

The undersigned understand and agree to the above provisions.

FOR CHEVRON U.S.A. INC.:

Judson C. Polikoff
Signature

Judson C. Polikoff
Print

March 28, 2012
Date

FOR R&J ASSOCIATES:

Robert A. Mutter
Signature

ROBERT A. MUTTER
Print

3/5/12
Date

Contact Information**R & J Associates:**

Robert A. Miller
R & J Associates
4301 North Richards Street
Milwaukee, WI 53212
(414) 964-5050

Chevron U.S.A. Inc.:

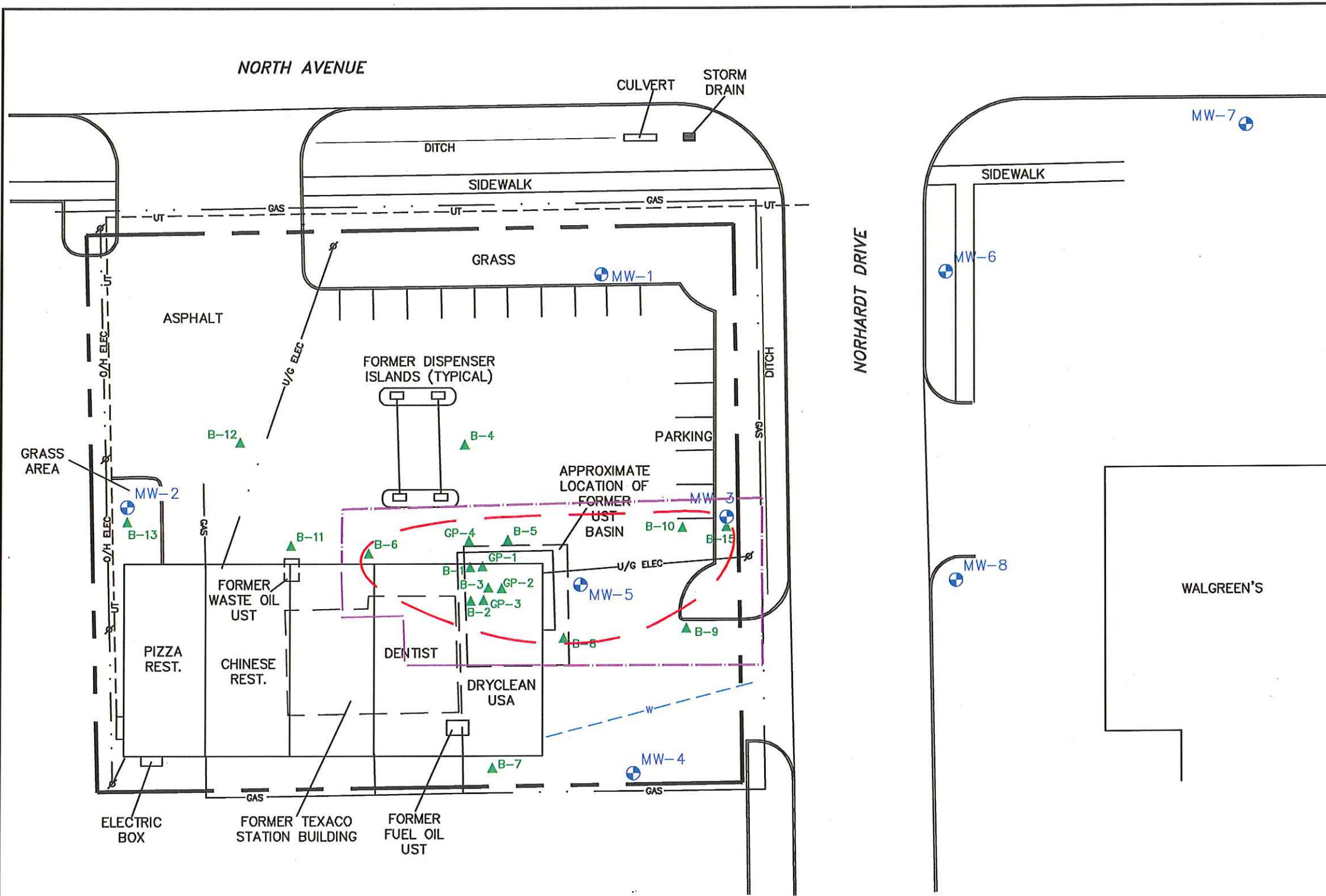
Chevron Environmental Management Company
Mr. John Frary, Project Manager
4800 Fournace Pl, BOB, E540B
PO Box 430
Bellaire Texas 77401
713-432-2645

Chevron Consultant:

SAIC
Ken Pocklington, Project Manager
35 Varden Drive, Suite F
Aiken, SC 29803
773-853-2591

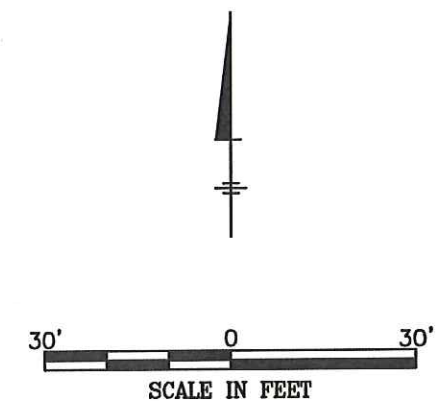
WDNR:

Victoria Stovall, David Volkert
2300 Dr. ML King Dr.
Milwaukee, WI 53212
262-574-2166



LEGEND

- MW-2 MONITORING WELL AND REFERENCE
- B-1 HISTORIC SOIL BORING AND REFERENCE
- ELECTRIC POLE
- GAS GAS LINE
- U/G ELEC UNDERGROUND ELECTRIC LINE
- UT UNDERGROUND TELEPHONE LINE
- W WATER LINE
- O/H ELEC OVERHEAD ELECTRIC LINE
- EXTENT OF SOIL CONTAMINATION
- CAP MAINTENANCE AREA



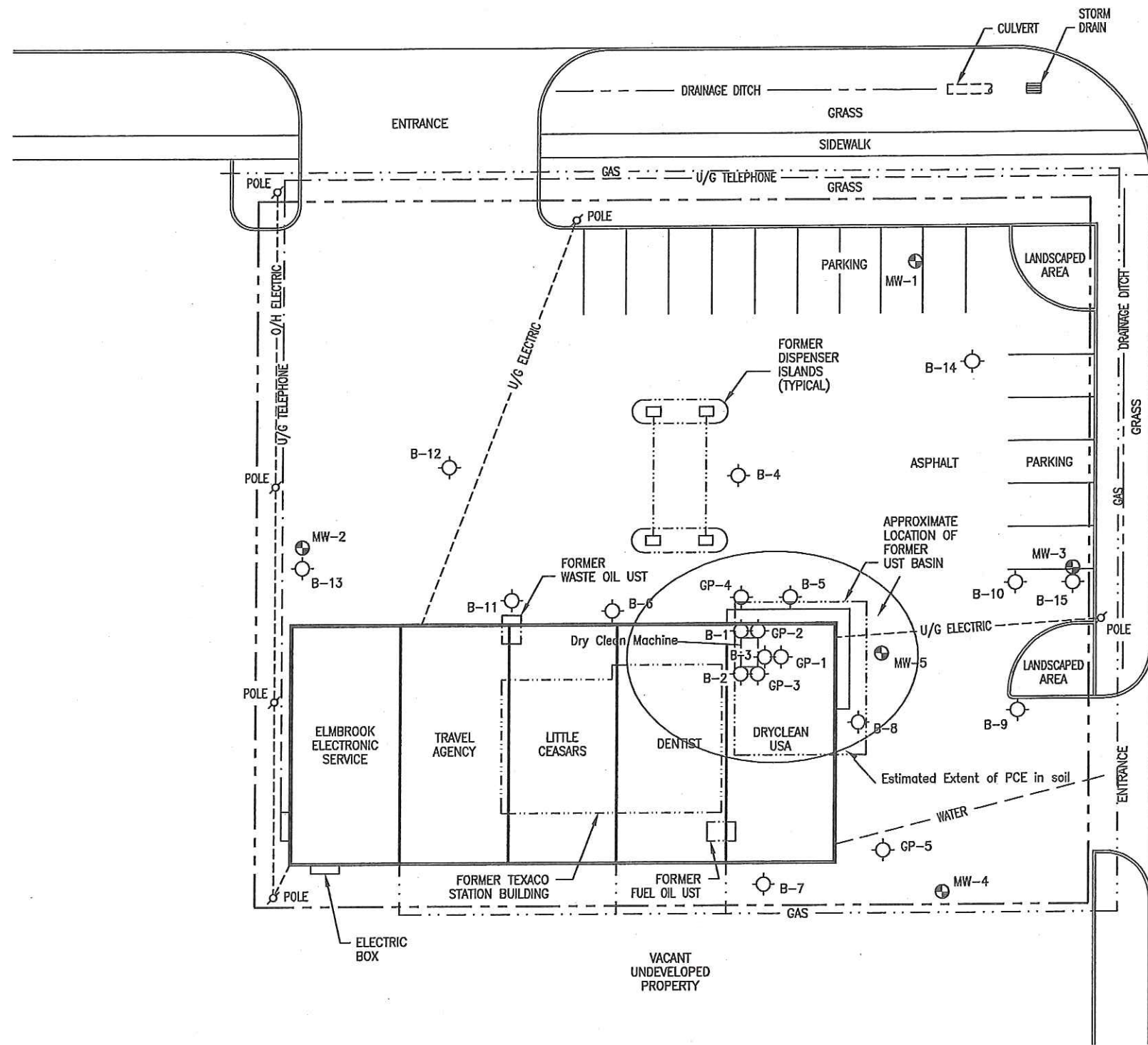
**FORMER CHEVRON FACILITY
NO. 211152**
17535 WEST NORTH AVENUE BROOKFIELD, WISCONSIN

**MAP OF CONTAMINATED PROPERTY
(SOIL)**

drawn <i>KLH</i>	checked <i>ROK</i>	approved <i>ROK</i>	figure no. 2
date 02/15/08	date 02/15/08	date 02/15/08	
job no. 06-6818-00-9866-070	file no. 211152-002.dwg		

SAIC Science Applications International Corporation
From Science to Solutions™

NORTH AVENUE



NORHARDT DRIVE

- ⊕ MW-7
- ⊕ MW-6
- ⊕ MW-8 (abandoned)
- ⊕ MW-9

NOTES:

B-1 TO B-3 ADVANCED UNDER THE SUPERVISION OF McLAREN/HART ON 10/19/98.

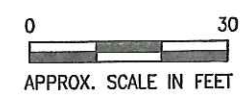
GP-1 THRU GP-5 ADVANCED UNDER THE SUPERVISION OF GERAGHTY & MILLER ON 12/11/98.

B-4 TO B-8 ADVANCED UNDER THE SUPERVISION OF McLAREN/HART ON 2/21/00.

B-9 TO B-15 ADVANCED UNDER THE SUPERVISION OF HANDEX ON 4/10/00.

MW-1 THRU MW-5 ADVANCED UNDER THE SUPERVISION OF HANDEX ON 6/20/00 & 6/21/00.

MW-8A ADVANCED UNDER THE SUPERVISION OF GRAEF ON 6/9/11.

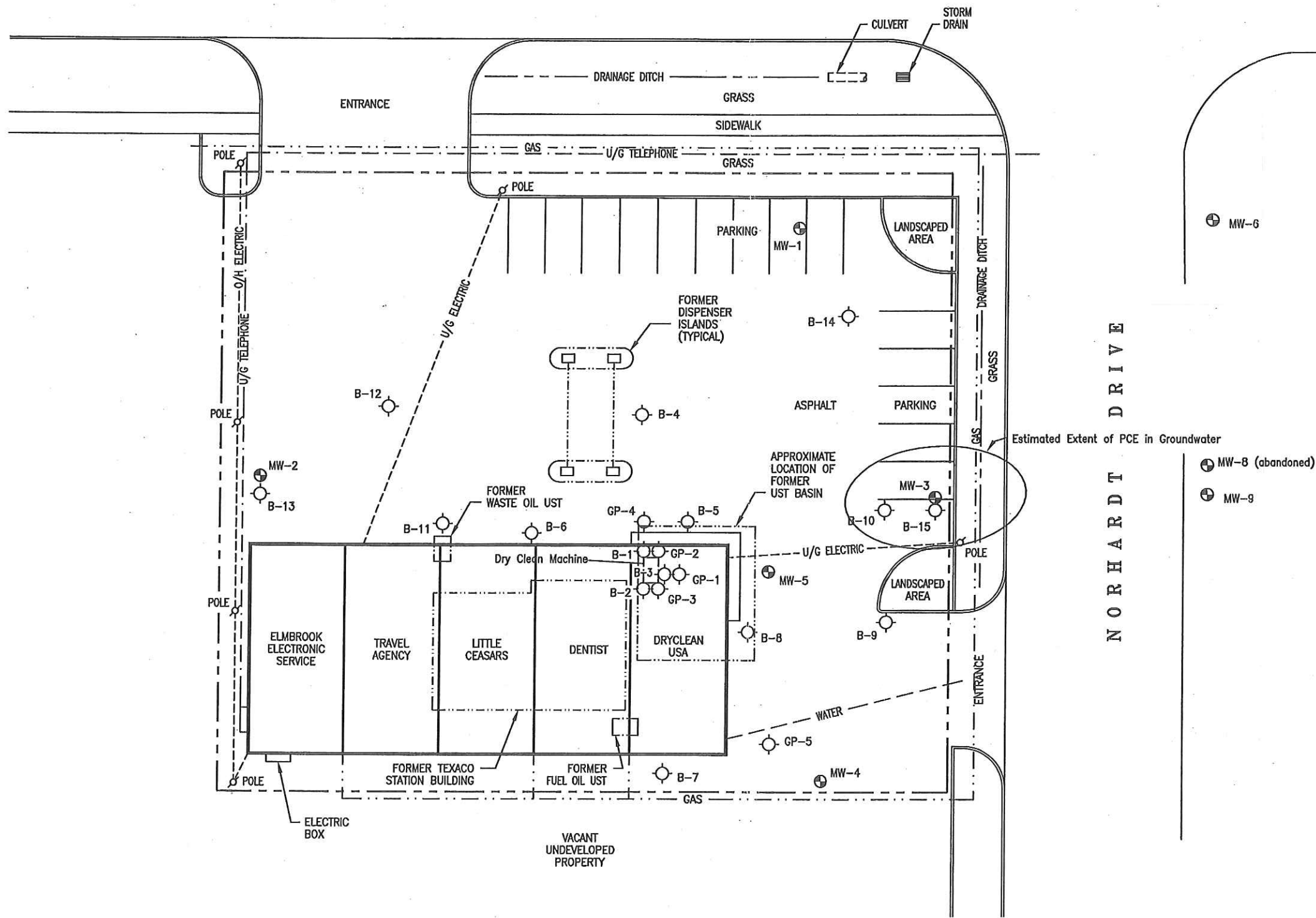


Estimated Extent of PCE Impacts in Soil.

LEGEND	
---	PROPERTY BOUNDARY
⊕	MONITORING WELL LOCATION
⊙	SOIL BORING LOCATION

Figure 2

NORTH AVENUE



NOTES:

B-1 TO B-3 ADVANCED UNDER THE SUPERVISION OF McLAREN/HART ON 10/19/98.

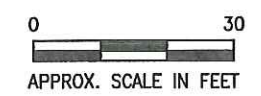
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MW-1 THRU MW-5 ADVANCED UNDER THE SUPERVISION OF HANDEX ON 6/20/00 & 6/21/00.

MW-8A ADVANCED UNDER THE SUPERVISION OF GRAEF ON 6/9/11.



Estimated Extent of PCE in the Groundwater at Concentrations above NR140 Enforcement Standards

LEGEND	
---	PROPERTY BOUNDARY
⊕	MONITORING WELL LOCATION
⊙	SOIL BORING LOCATION

Figure 3



Looking south at the northwest portion of the asphalt cap



Looking south at the asphalt cap east of the dry clean facility



Looking west at the asphalt cap (MW-5 is located in the center right of the photo)



Looking north along the eastern edge of the photo



Looking east at the east portion of the asphalt cap



January 8, 2013

Mr. Robert A. Miller
R & J Associates
4301 N. Richards St.
Milwaukee, WI 53212-1097

Subject: Conditional Closure Decision, With Requirements to Achieve Final Closure
Spic & Span, Inc. DBA Dry Clean USA Facility #84
17525 W. North Ave., Brookfield, Wisconsin
BRRTS Activity #: 02-68-219337, FID #: 268486570

Dear Mr. Miller:

On January 7, 2013, the Wisconsin Department of Natural Resources (the Department) reviewed your request for case closure for the former Spic & Span, Inc. DBA Dry Clean USA Facility #84 (the Property) described above. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Department has determined that the chlorinated solvent contamination associated with the dry cleaning operation formerly located in the eastern-most commercial space of the strip mall on the Property appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with Section NR 726.05, Wisconsin Administrative Code (Wis. Adm. Code) and will be closed if the following condition is satisfied:

MONITORING WELL ABANDONMENT

The on-site and off-site monitoring wells associated with the Property must be properly abandoned in accordance with Chapter NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to the Department on Form 3300-005, found at <http://dnr.wi.gov/topic/Groundwater/forms.html>, or provided by the Department.

When the above condition has been satisfied, please submit the appropriate documentation to verify that the applicable condition has been met, and your case will be closed. Your site will be listed on the Department's Remediation and Redevelopment (RR) GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2>.

CONTINUING OBLIGATIONS AND RESPONSIBILITIES

As part of the case closure approval, you will be responsible for the following continuing obligation: maintaining the asphalt surface and slab-on-grade building floor in the area outlined in the Pavement Cover and Building Barrier Maintenance Plan dated February 2012. In the final closure approval, you will be required to conduct annual inspections of the pavement cover and

building barrier. Documentation of the inspection will be required to be kept at R & J Associates, 4301 N. Richards St., Milwaukee, Wisconsin, or submitted to the Department annually.

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 Property poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this property. If you have any questions regarding this letter, please contact me at (262) 574-2165.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Gregory Moll". The signature is written in a cursive style with some loops and flourishes.

J. Gregory Moll, PG
Hydrogeologist
Remediation & Redevelopment Program

Enclosure

cc: Brian Schneider, GRAEF
SER File

DOCUMENT NO.
1198335

FEE
77.2579
EXEMPT

1198335
QUIT CLAIM DEED
STATE BAR OF WISCONSIN - FORM 3
THIS SPACE RESERVED FOR RECORDING DATA
REGISTER'S OFFICE
WAUKESHA COUNTY, WIS.
RECORDED

1982 DEC -6 PM 2:33
518 IMAGE 349
REGISTER OF
REEL 518 IMAGE 349

THE UNION DYE WORKS, INC., a Wisconsin corporation,
quit-claims to Robert A. Miller and James Plous, general
partners doing business as B&J ASSOCIATES, a Wisconsin
general partnership, that certain
real estate in Waukesha County,
State of Wisconsin, more particularly described on Schedule A
attached hereto.

RETURN TO
Lyman A. Precourt
Foley & Lardner
777 E. Wisconsin Ave.
Milwaukee, Wis. 53202

Tax Key No. 1086.996
1089

Exempt Section 77.25 (9).



This is not homestead property.
Dated this 30th day of November, 1982.

Attest:
Lyman A. Precourt (SEAL)
Assistant Secretary (SEAL)

THE UNION DYE WORKS, INC. (SEAL)
By James Plous, Executive Vice President (SEAL)

AUTHENTICATION
Signatures authenticated this 30th day of
NOVEMBER, 1982
Alan H. Steinmetz
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not authorized by § 706.06, Wis. Stats.)

ACKNOWLEDGMENT
STATE OF WISCONSIN } ss.
County }
Personally came before me, this _____ day of _____
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____)

THIS INSTRUMENT WAS DRAFTED BY
Alan H. Steinmetz
Foley & Lardner
777 East Wisconsin Avenue
Milwaukee, Wisconsin 53202
(Signatures may be authenticated or acknowledged. Both are not necessary.)
The use of witnesses is optional.

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

SCHEDULE A

All that part of the Northeast 1/4 of Section 21, Town 7 North, Range 20 East, City of Brookfield, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the northeast corner of said Section 21; thence south 89 degrees 54 minutes 37.5 seconds west along the north line of said Section 1025.00 feet to extension northerly of the west line of Northardt Drive thence due south along said line 60.00 feet to the point of beginning of land herein described; thence continuing due south 150.00 feet; thence south 89 degrees 54 minutes 37.3 seconds west 200.00 feet; thence due north 150.00 feet; thence North 89 degrees 54 minutes 37.5 seconds east 200.00 feet to the point of beginning.

REEL 518 IMAGE 350



The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

0 53.46 Feet

Notes:

Printed: 1/7/2013



- Legend
- Plats
 - Assessor Plat
 - CSM
 - Condo Plat
 - Subdivision Plat



spic and span, inc.

4301 North Richards Street
Milwaukee, WI 53212-1097

414-964-5050
Fax 414-964-5042

July 16, 2010

Mr. Dave Volkert
Wisconsin Department of Natural Resources
141 NW Barstow
Waukesha, WI 53188

Subject: Former Spic and Span Facility
17525 West North Avenue
Brookfield, Wisconsin

BRRTS# 02-68-219337
Facility ID # 268486570

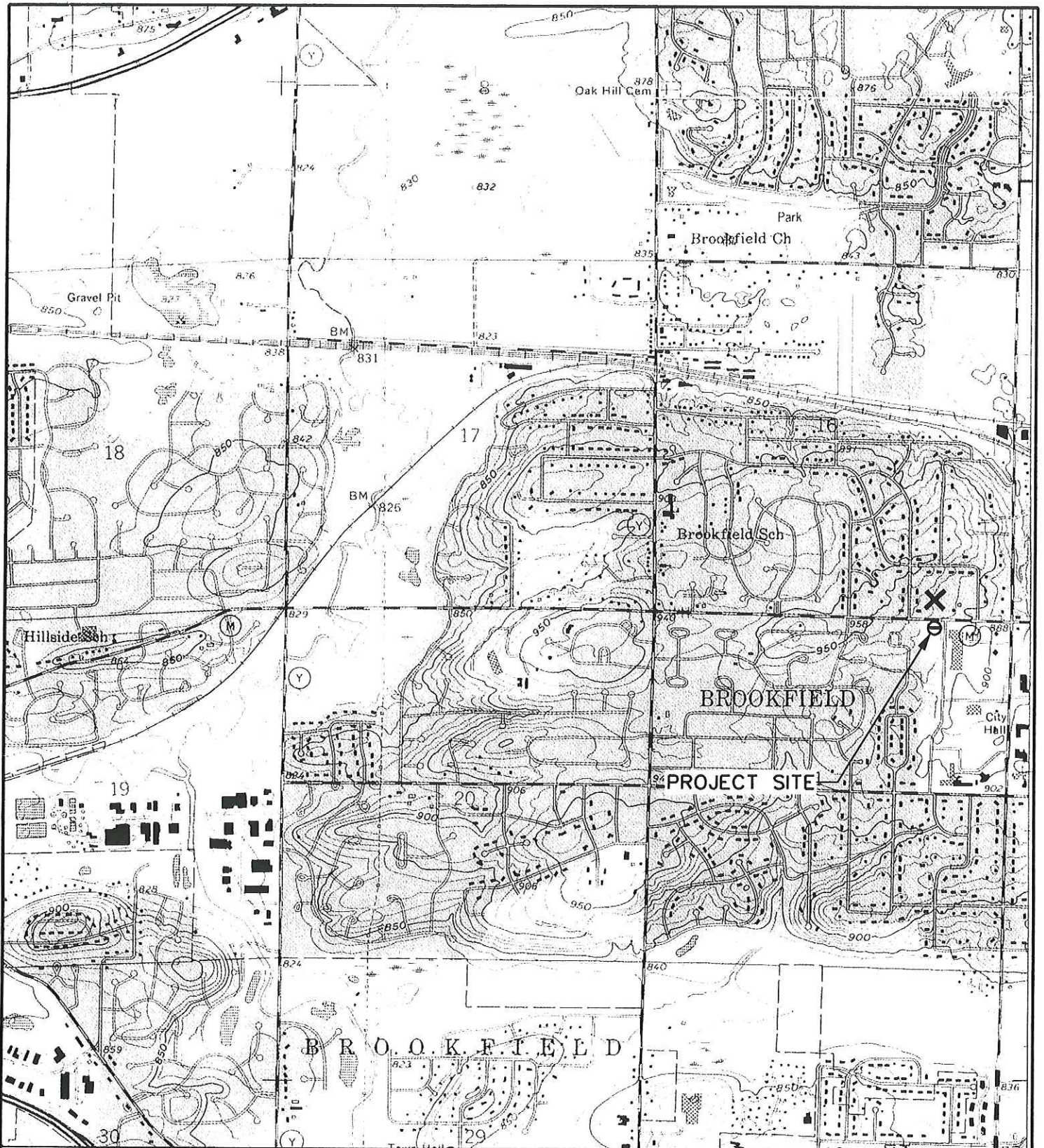
Dear Mr. Volkert:

Attached, Please find the deed and legal description for the above referenced property. To the best of my knowledge, the legal description in the documents is complete and accurate and describe the site located at 17525 West North Avenue, Brookfield, Wisconsin

If you have any questions regarding the information presented, please contact me.

Sincerely,


Robert Miller



SOURCE: USGS, 7.5 MINUTE SERIES, WAUKESHA QUADRANGLE, WISCONSIN



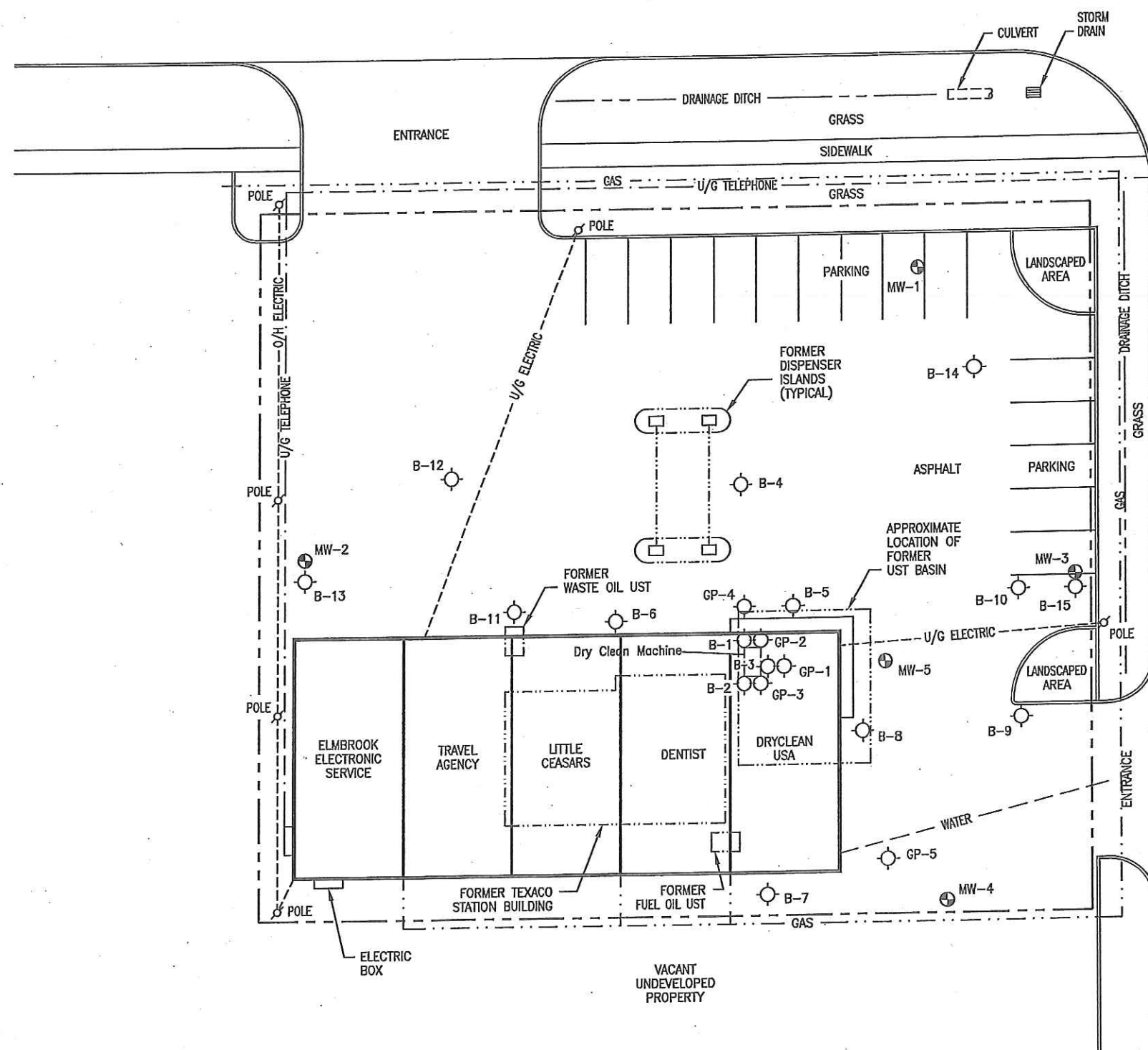
SITE LOCATION MAP
FORMER TEXACO STATION
17535 WEST NORTH AVENUE
BROOKFIELD, WISCONSIN

PROJECT NUMBER: 2000 0360
 DATE: 11-21-01
 PROJECT MGR: BWS
 DRAWN BY: JZ
 FILE NAME: 360quod.dgn
 SCALE: 1" = 2000'
 REVISED:


GRAEF
ANHALT
SCHLOEMER
 and Associates Inc.
 ENGINEERS & SCIENTISTS

FIGURE 1

NORTH AVENUE



NORHARDT DRIVE

- ⊕ MW-7
- ⊕ MW-6
- ⊕ MW-8 (abandoned)
- ⊕ MW-9

NOTES:

B-1 TO B-3 ADVANCED UNDER THE SUPERVISION OF McLAREN/HART ON 10/19/98.

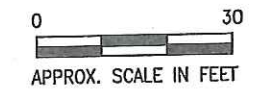
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B-4 TO B-8 ADVANCED UNDER THE SUPERVISION OF McLAREN/HART ON 2/21/00.

B-9 TO B-15 ADVANCED UNDER THE SUPERVISION OF HANDEX ON 4/10/00.

MW-1 THRU MW-5 ADVANCED UNDER THE SUPERVISION OF HANDEX ON 6/20/00 & 6/21/00.

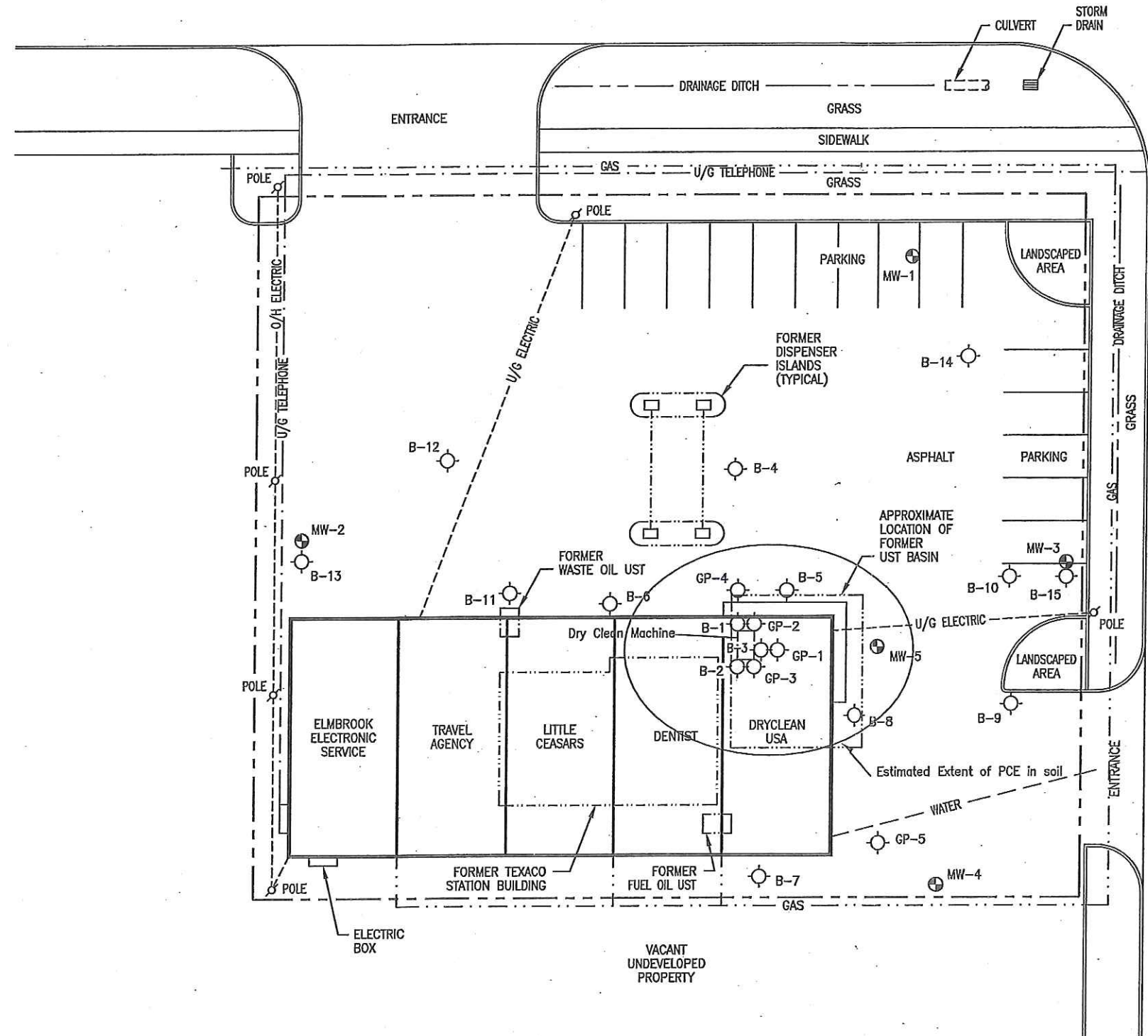
MW-8A ADVANCED UNDER THE SUPERVISION OF GRAEF ON 6/9/11.



LEGEND	
---	PROPERTY BOUNDARY
⊕	MONITORING WELL LOCATION
⊙	SOIL BORING LOCATION

Figure 1a

NORTH AVENUE

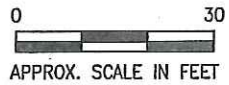


NORHARDT DRIVE

- ⊕ MW-7
- ⊕ MW-6
- ⊕ MW-8 (abandoned)
- ⊕ MW-9

NOTES:

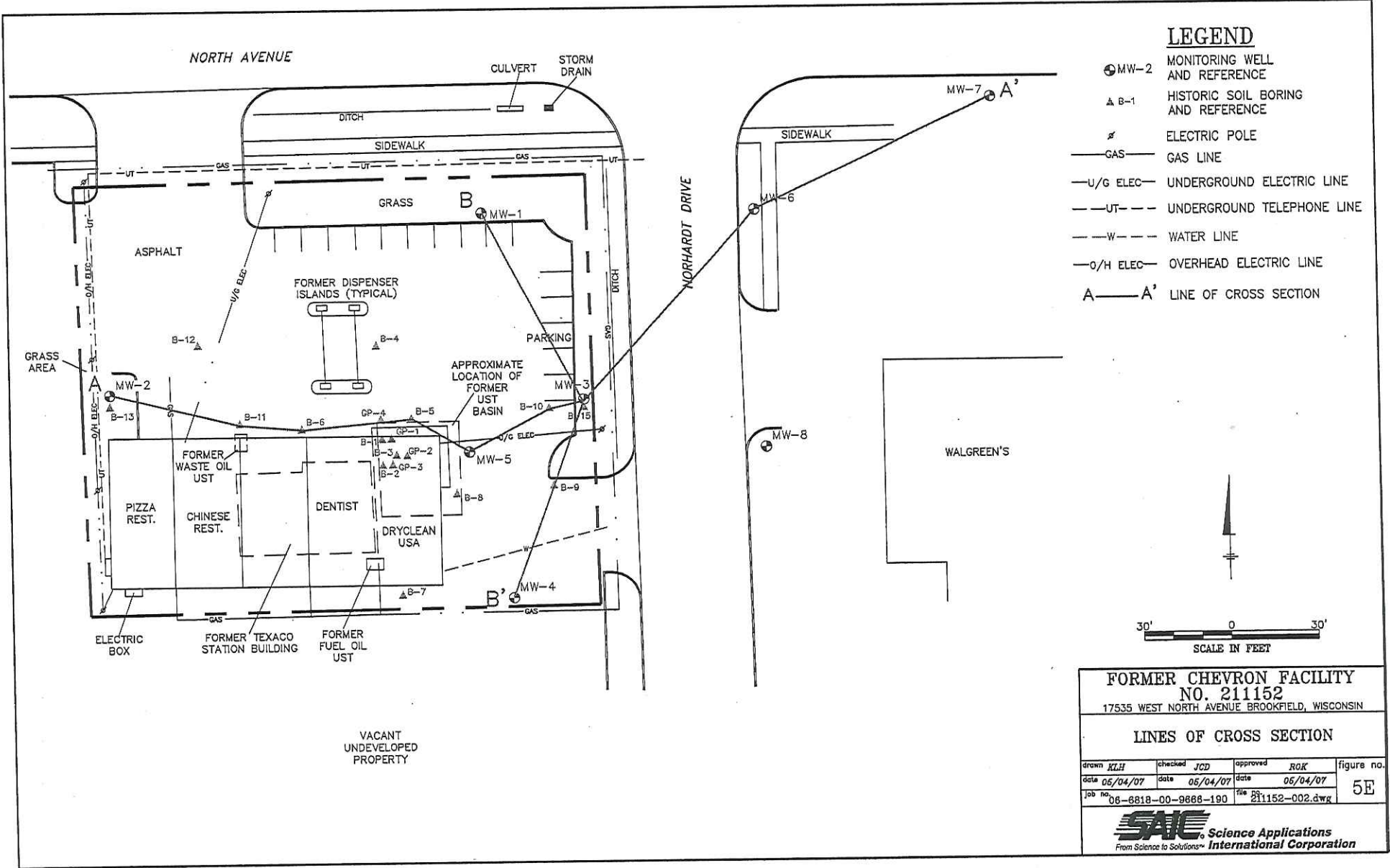
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 GP-1 THRU GP-5 ADVANCED UNDER THE SUPERVISION OF GERAGHTY & MILLER ON 12/11/98.
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 MW-8A ADVANCED UNDER THE SUPERVISION OF GRAEF ON 6/9/11.

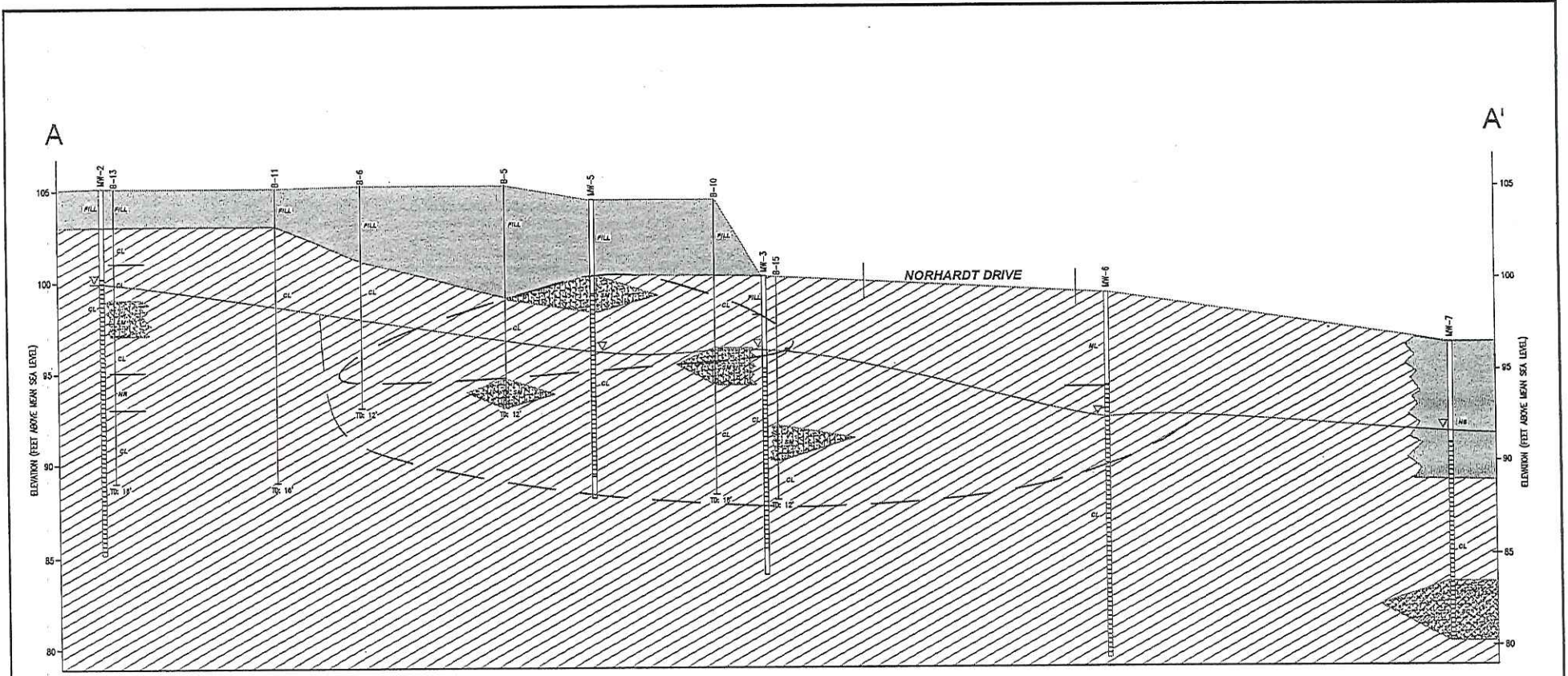


Estimated Extent of PCE Impacts in Soil.

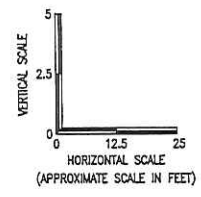
LEGEND	
---	PROPERTY BOUNDARY
⊕	MONITORING WELL LOCATION
⊙	SOIL BORING LOCATION

Figure 2





- EXPLANATION
- WELL
 - WEATHERED BEDROCK (SHALE)
 - SAND (SP)
 - SILTY SAND (SM)
 - CLAYEY SAND (SC)
 - SILTY CLAY (ML)
 - NO SAMPLE/NO RECOVERY (NS)
 - CLAY, SILTY CLAY AND/OR SANDY CLAY (CL)

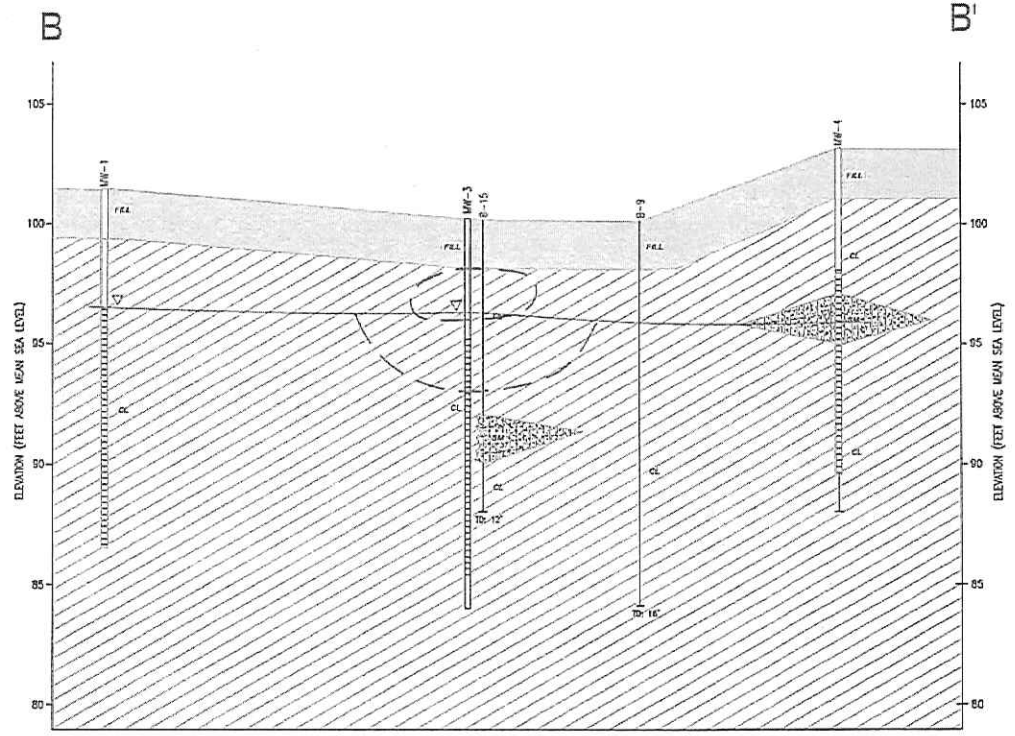


FORMER CHEVRON FACILITY
NO. 211152
 17535 WEST NORTH AVENUE BROOKFIELD, WISCONSIN

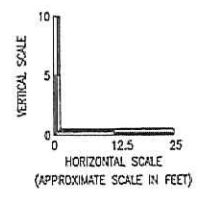
GEOLOGIC CROSS SECTION A-A'

drawn <i>KLH</i>	checked <i>JCD</i>	approved <i>ROK</i>	FIGURE NO.
date 05/04/07	date 05/04/07	date 05/04/07	6E
job no. 08-6818-00-9668-190	file no. 211152-003.dwg		

SAIC Science Applications
 From Science to Solutions™ International Corporation

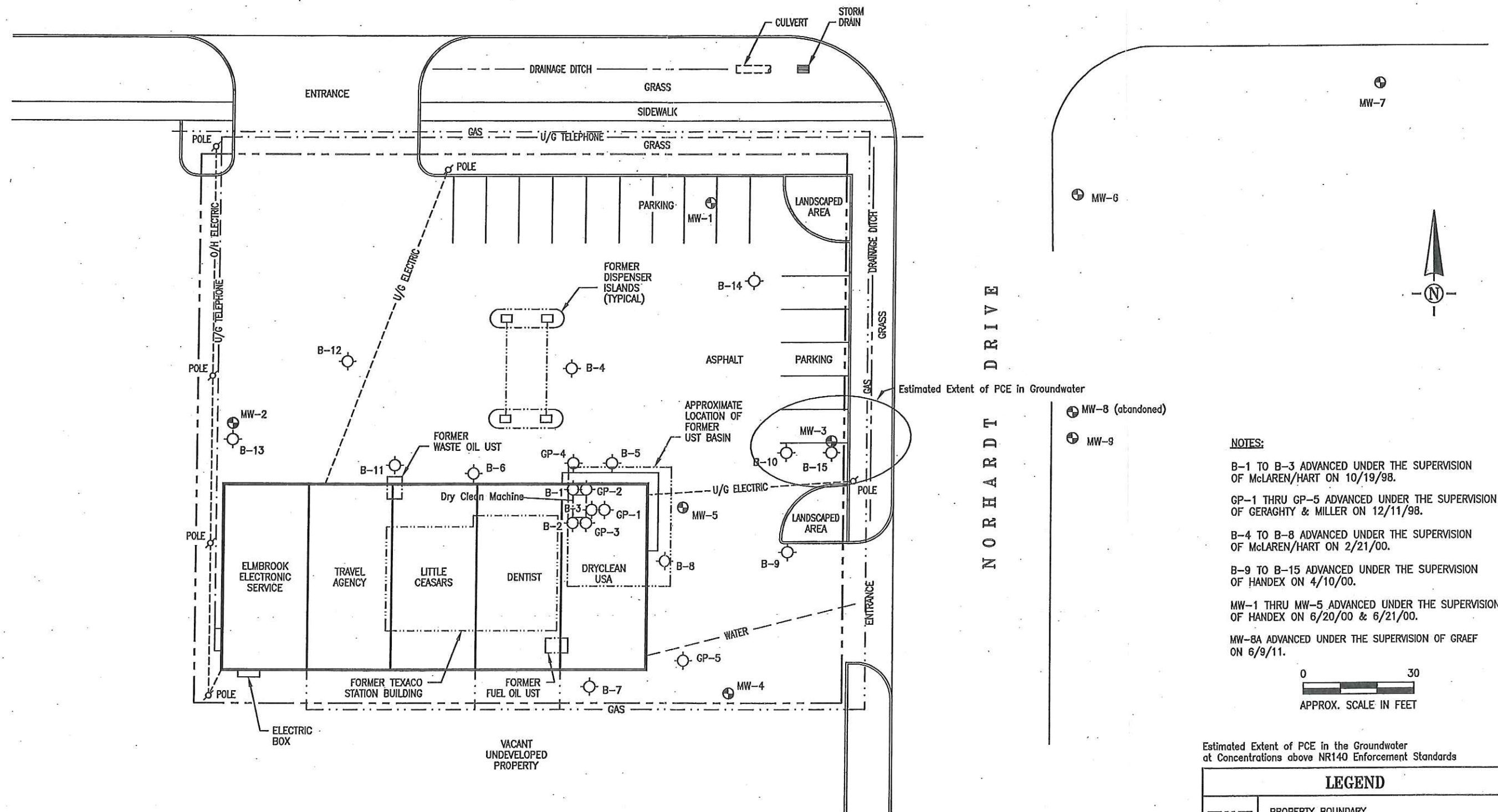


- EXPLANATION**
- MW-4 WELL
 - WEATHERED BEDROCK (SHALE)
 - SAND (SP)
 - SILTY SAND (SW)
 - CLAYEY SAND (SC)
 - SILTY CLAY (ML)
 - NO SAMPLE/NO RECOVERY (NS)
 - CLAY, SILTY CLAY AND/OR SILTY CLAY (CL)
 - EXTENT OF SOIL CONTAMINATION
 - EXTENT OF GROUNDWATER CONTAMINATION
 - ▽ POTENTIOMETRIC SURFACE (11/11/06)



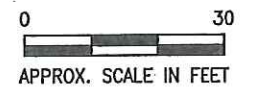
FORMER CHEVRON FACILITY NO. 211152 17535 WEST NORTH AVENUE BROOKFIELD, WISCONSIN			
GEOLOGIC CROSS SECTION B-B'			
drawn <i>KLH</i>	checked <i>JCD</i>	approved <i>ROK</i>	FIGURE NO.
date 05/04/07	date 05/04/07	date 05/04/07	81
job no. 06-6818-00-9666-190	file no. 211152-003.dwg		
Science Applications International Corporation <small>From Science to Solutions™</small>			

NORTH AVENUE



NOTES:

- B-1 TO B-3 ADVANCED UNDER THE SUPERVISION OF McLAREN/HART ON 10/19/98.
- GP-1 THRU GP-5 ADVANCED UNDER THE SUPERVISION OF GERAGHTY & MILLER ON 12/11/98.
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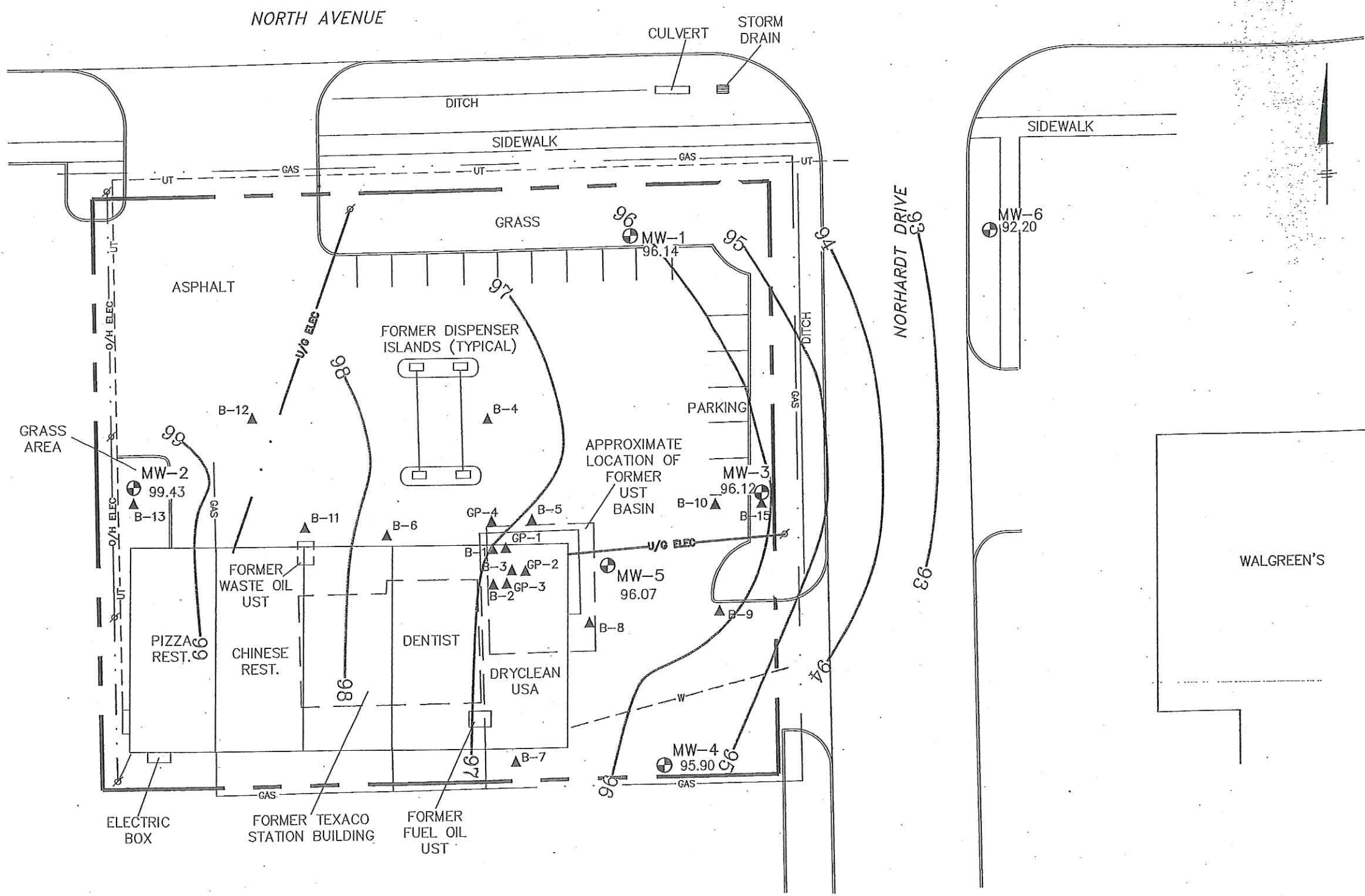


Estimated Extent of PCE in the Groundwater at Concentrations above NR140 Enforcement Standards

LEGEND

	PROPERTY BOUNDARY
	MONITORING WELL LOCATION
	SOIL BORING LOCATION

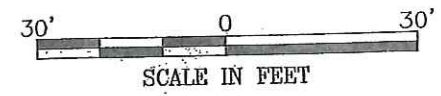
Figure 3



LEGEND

- ⊕ MW-2 MONITORING WELL AND REFERENCE
- ▲ B-1 HISTORIC SOIL BORING AND REFERENCE
- ⊘ ELECTRIC POLE
- GAS — GAS LINE
- U/G ELEC — UNDERGROUND ELECTRIC LINE
- UT — UNDERGROUND TELEPHONE LINE
- W — WATER LINE
- O/H ELEC — OVERHEAD ELECTRIC LINE
- 96.14 GROUNDWATER ELEVATION (FEET ABOVE MEAN SEA LEVEL)
- 96 GROUNDWATER ELEVATION CONTOUR

CONTOUR INTERVAL: 1 FOOT

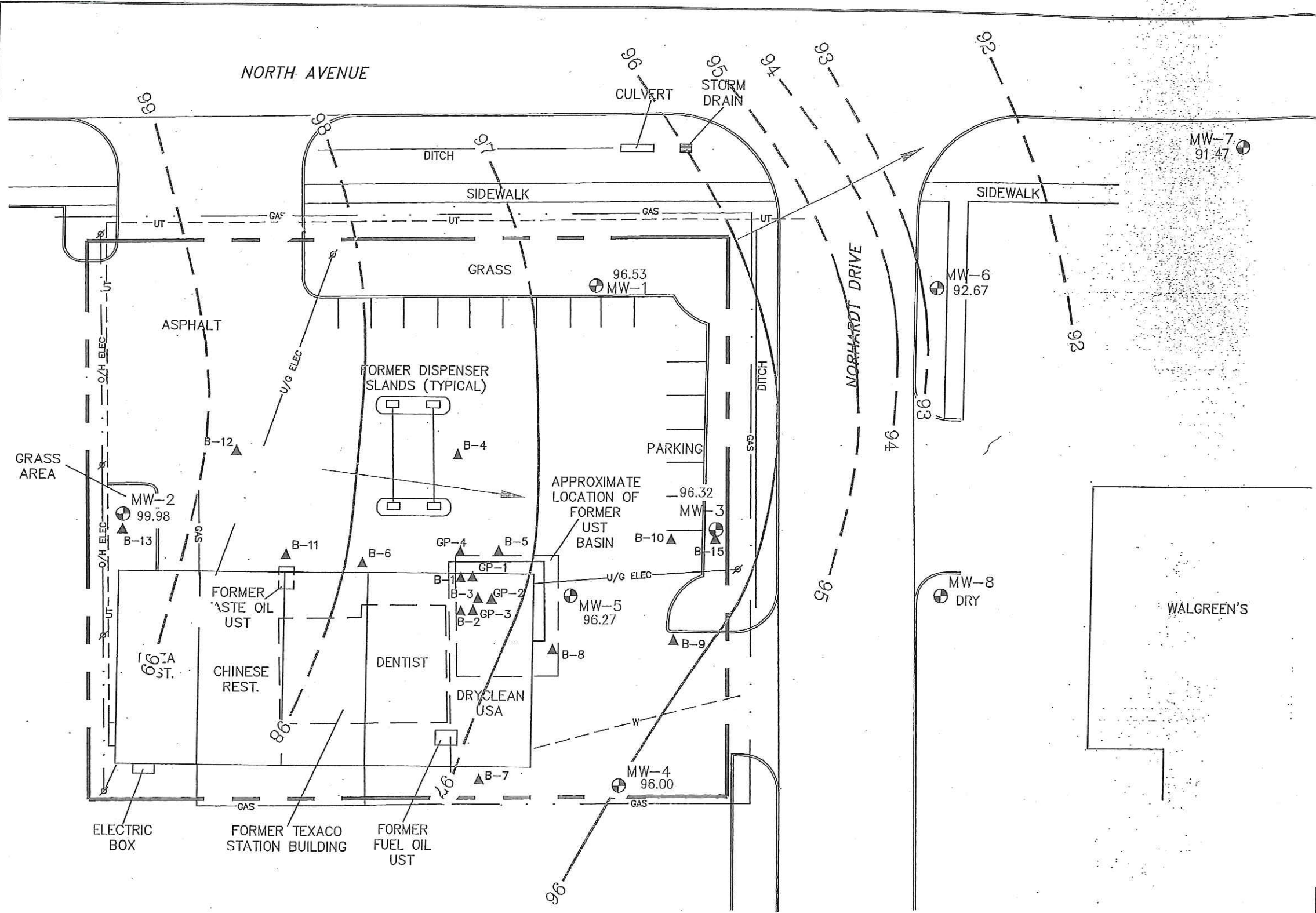


FORMER CHEVRON FACILITY
NO. 211152
 17535 WEST NORTH AVENUE BROOKFIELD, WISCONSIN

GROUNDWATER ELEVATION CONTOUR
MAP - MAY 5, 2005

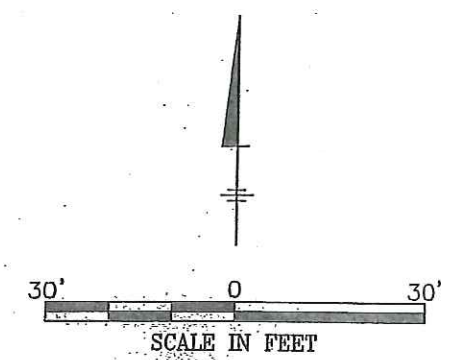
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date 06/17/05	date 6/25/05	date 6/22/05	
job no. 01-1633-00-7621-070	file no. 7621-001.dwg		

SAC Science Applications International Corporation
 An Employee-Owned Company



LEGEND

- ⊕ MW-2 MONITORING WELL AND REFERENCE
 - ▲ B-1 HISTORIC SOIL BORING AND REFERENCE
 - ⊗ ELECTRIC POLE
 - GAS — GAS LINE
 - U/G ELEC — UNDERGROUND ELECTRIC LINE
 - — UT — — UNDERGROUND TELEPHONE LINE
 - — W — — WATER LINE
 - O/H ELEC — OVERHEAD ELECTRIC LINE
 - 96.53 GROUNDWATER ELEVATION (FEET ABOVE MEAN SEA LEVEL)
 - 96 — GROUNDWATER ELEVATION CONTOUR
 - ← GROUNDWATER FLOW DIRECTION
- CONTOUR INTERVAL: 1' FOOT



VACANT UNDEVELOPED PROPERTY

FORMER CHEVRON FACILITY			
NO. 211152			
17535 WEST NORTH AVENUE BROOKFIELD, WISCONSIN			
GROUNDWATER ELEVATION CONTOUR			
MAP - NOVEMBER 21, 2006			
drawn <i>KLH</i>	checked	approved	figure no. 3b
date 12/14/06	date	date	
job no. 06-6818-00-9073-070	file no. 211152-002.dwg		
SAIC Science Applications International Corporation <small>From Science to Solutions™</small>			

NORTH AVENUE

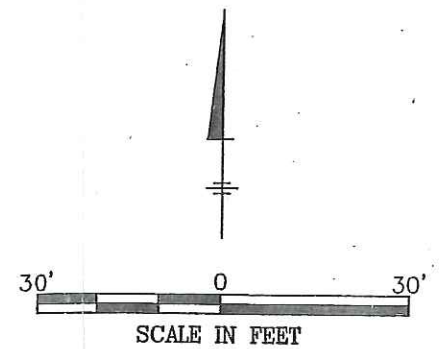
CULVERT
STORM DRAIN

MW-7
91.78

LEGEND

- ⊕ MW-2 MONITORING WELL AND REFERENCE
- ▲ B-1 HISTORIC SOIL BORING AND REFERENCE
- ⊘ ELECTRIC POLE
- GAS — GAS LINE
- U/G ELEC — UNDERGROUND ELECTRIC LINE
- UT — UNDERGROUND TELEPHONE LINE
- W — WATER LINE
- O/H ELEC — OVERHEAD ELECTRIC LINE
- 93.07 GROUNDWATER ELEVATION (FEET ABOVE MEAN SEA LEVEL)
- NM NOT MEASURED
- 96 GROUNDWATER ELEVATION CONTOUR
- * GROUNDWATER ELEVATION NOT USED IN CONTOURING
- ← GROUNDWATER FLOW DIRECTION

CONTOUR INTERVAL: 1 FOOT



FORMER CHEVRON FACILITY
NO. 211152
 17535 WEST NORTH AVENUE BROOKFIELD, WISCONSIN

GROUNDWATER ELEVATION CONTOUR
MAP - MAY 8, 2006

drawn <i>KLH</i>	checked	approved	figure no. 3c
date 06/27/06	date	date	
job no. 06-6818-00-9073-070	file no. 211152-002.dwg		

SAIC Science Applications
 From Science to Solutions™ International Corporation

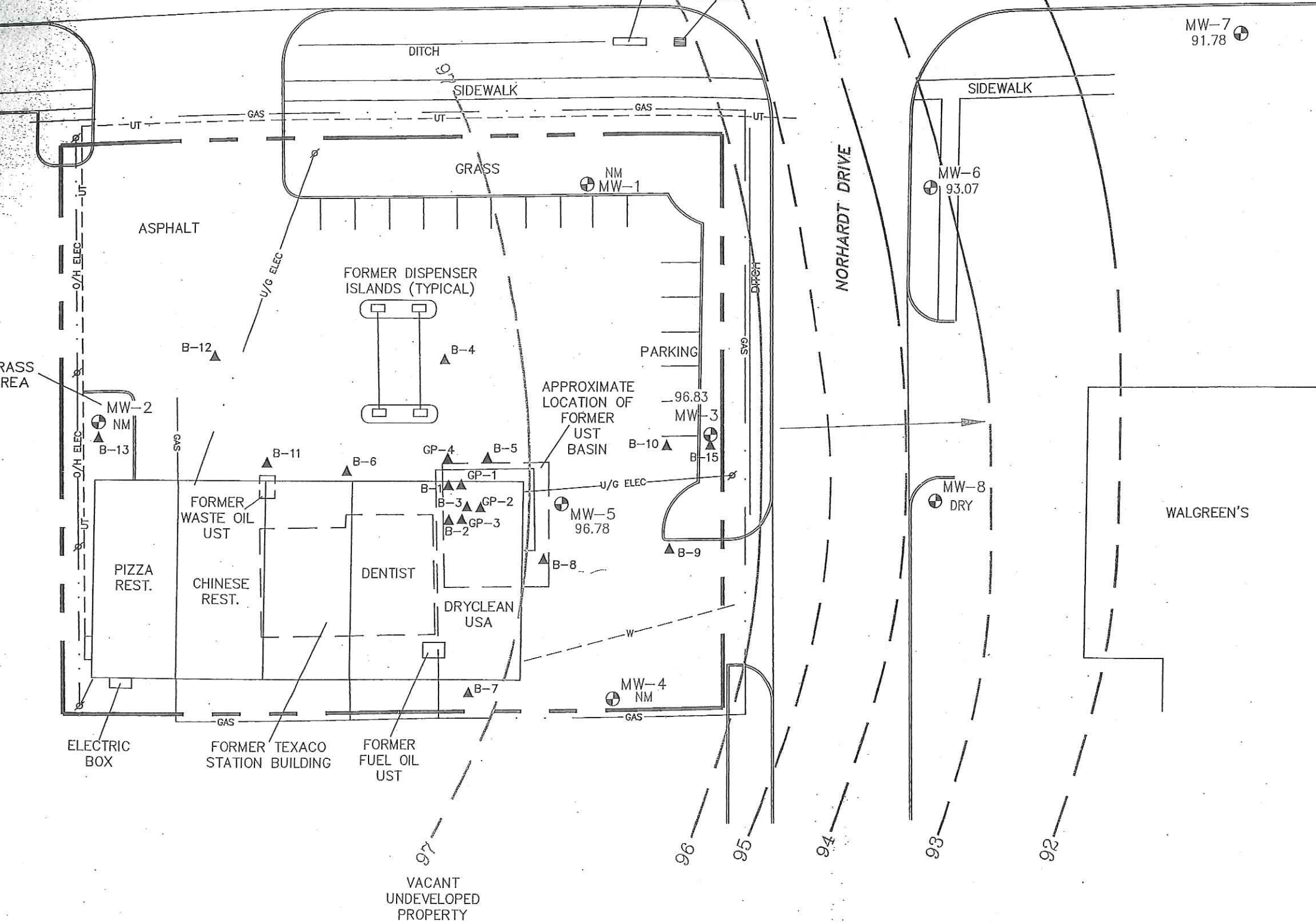


TABLE 1

Oil Sample Laboratory Analytical Results
 Recycle USA Facility # 84
 7525 West North Avenue
 Brookfield, Wisconsin



Sample ID	B-1	B-1	B-2	B-2	B-3	B-3	GP-1	GP-2	GP-2	GP-3	GP-4	GP-5	B-4	B-4	B-5	B-5	B-6	B-6	B-7	B-7	B-8	B-8
Depth	0.5-2.5	6.5-8.5	0.5-2.5	4.5-6.5	0.5-2.5	4.5-6.5	6.0-8.0	2.0-4.0	4.0-6.0	6.0-8.0	6.0-8.0	6.0-8.0	2.0-4.0	6.0-8.0	2.0-4.0	8.0-10.0	2.0-4.0	8.0-10.0	2.0-4.0	8.0-10.0	2.0-4.0	8.0-10.0
Date	10/19/98	10/19/98	10/19/98	10/19/98	10/19/98	10/19/98	12/11/98	12/11/98	12/11/98	12/11/98	12/11/98	12/11/98	2/21/00	10/19/98	10/19/98	10/19/98	10/19/98	10/19/98	10/19/98	10/19/98	10/19/98	10/19/98
DCs (ug/l) Method 8260																						
Benzene	NA	NA	NA	2,700	NA	110	210	ND	ND	ND	ND	ND	ND	ND	ND	2,740	ND	143	ND	ND	ND	1,290
n-Butylbenzene	NA	NA	NA	ND	NA	ND	ND	ND	ND	18,000	8,900	ND	ND	ND	ND	12,400	ND	ND	ND	ND	ND	3,440
sec-Butylbenzene	NA	NA	NA	ND	NA	ND	ND	ND	ND	3,600	2,000	ND	51	ND	ND	ND	ND	2,710	ND	ND	ND	643
Dichlorodifluoromethane	NA	NA	NA	ND	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	294	ND	3,400	ND	ND	ND	195
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Di-isopropyl ether	NA	NA	NA	ND	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	NA	NA	NA	ND	NA	960	4,500	ND	ND	58,000	1,900	ND	46	ND	10,800	212	226	ND	ND	ND	ND	1,370
Isopropylbenzene	NA	NA	NA	ND	NA	110	ND	ND	ND	7,400	1,900	ND	ND	ND	ND	ND	110	ND	ND	ND	ND	3,110
p-Isopropyltoluene	NA	NA	NA	ND	NA	ND	ND	ND	ND	2,200	1,300	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	752
Methylene chloride	NA	NA	NA	ND	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MTBE	NA	NA	NA	9,600	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Naphthalene	NA	NA	NA	ND	NA	ND	ND	ND	ND	17,000	1,300	ND	ND	ND	7,430	ND	ND	ND	ND	ND	ND	ND
n-Propylbenzene	NA	NA	NA	ND	NA	ND	ND	ND	ND	36,000	12,000	ND	155	ND	8,580	ND	ND	ND	ND	ND	ND	443
Tetrachloroethene	100	59	82	ND	ND	56	100	52	280	ND	500	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	402
Toluene	NA	NA	NA	ND	NA	290	ND	ND	ND	2,200	ND	ND	ND	ND	5,030	ND	ND	ND	ND	ND	ND	525
1,2,4-Trimethylbenzene	NA	NA	NA	5,900	NA	4,100	19,000	ND	ND	200,000	54,000	ND	102	ND	40,800	1,800	1,310	ND	ND	ND	ND	7,550
1,3,5-Trimethylbenzene	NA	NA	NA	ND	NA	1,100	3,600	ND	ND	60,000	21,000	ND	ND	ND	14,800	775	1,670	ND	ND	ND	ND	5,040
Xylenes	NA	NA	NA	17,000	NA	990	5,240	ND	ND	271,000	5,300	ND	194	ND	45	70,300	1,430	1,480	ND	ND	ND	7,890
RO (mg/kg)	NA	NA	NA	470	NA	100	NA	NA	NA	NA	NA	NA	NA	NA	1,570	507	NA	NA	NA	NA	NA	1,830
RO (mg/kg)	NA	NA	NA	160	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	326	393	NA	NA	NA	NA	NA	305
DC (mg/kg)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Notes:
 DC on samples from B-11: 6-8' - 1,490 mg/kg and 14-16' - 949 mg/kg
 NA Not Analyzed

TABLE 2
Groundwater Sample Laboratory Analytical Results
Dryclean USA Facility # 84
17525 West North Avenue
Brookfield, Wisconsin

Units	Method	MW-3								MW-4								MW-5								MW-6								MW-9	WDNR ES
		7/13/00	10/31/00	3/18/04	6/29/04	9/28/04	1/12/05	10/30/08	7/31/09	7/13/00	10/31/00	3/18/04	6/29/04	9/28/04	1/12/05	10/30/08	7/31/09	7/13/00	10/31/00	3/18/04	6/29/04	9/28/04	1/12/05	10/30/08	7/31/09	3/18/04	6/29/04	9/28/04	1/12/05	10/30/08	7/31/09	6/20/11			
OCs (ug/l) Method 8260 ug/L EPA 8260		1.8	ND	NA	NA	NA	NA	NA	NA	ND	ND	NA	NA	NA	NA	NA	NA	16.9	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
Benzene		37.5	ND	NA	NA	NA	NA	NA	NA	ND	ND	NA	NA	NA	NA	NA	NA	80.5	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
n-Butylbenzene		ND	ND	NA	NA	NA	NA	NA	NA	ND	ND	NA	NA	NA	NA	NA	NA	44	21	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			
sec-Butylbenzene		35.7	ND	NA	NA	NA	NA	NA	59	ND	ND	NA	NA	NA	NA	8.1	ND	5.1	ND	NA	NA	NA	NA	13	NA	NA	NA	NA	NA	NA	2	<0.50			
Dichlorodifluoromethane		5.9	16	NA	24.4	71.7	64.6	54	70	ND	ND	NA	NA	NA	16.2	36	14	60.2	17	14	11.7	53.2	32	32	21	34.7	46.7	24	16.5	1.6	8.4	7.8	70		
cis-1,2-Dichloroethene		12.3	ND	NA	NA	NA	NA	NA	NA	ND	ND	NA	NA	NA	NA	NA	NA	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			
Di-isopropyl ether		113	520	NA	NA	NA	NA	NA	NA	1	ND	NA	NA	NA	NA	NA	NA	273	240	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			
Ethylbenzene		24.1	110	NA	NA	NA	NA	NA	NA	ND	ND	NA	NA	NA	NA	NA	NA	24.6	34	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			
Isopropylbenzene		ND	ND	NA	NA	NA	NA	NA	NA	ND	ND	NA	NA	NA	NA	NA	NA	ND	9.8	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			
p-Isopropyltoluene		0.6	ND	NA	NA	NA	NA	NA	<40	ND	ND	NA	NA	NA	NA	<1.0	429 ^A	15 ^A	ND	NA	NA	NA	NA	<5.0	NA	NA	NA	NA	NA	NA	NA	<1.0			
Methylene chloride		9.8	ND	NA	NA	NA	NA	NA	NA	ND	ND	NA	NA	NA	NA	NA	NA	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			
MTBE		40.5	130	NA	NA	NA	NA	NA	NA	ND	ND	NA	NA	NA	NA	NA	NA	ND	35	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			
Naphthalene		44.1	320	NA	NA	NA	NA	NA	NA	ND	ND	NA	NA	NA	NA	NA	NA	112	130	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			
n-Propylbenzene		10.6	39	NA	46.1	47.6	58	21	41	ND	ND	1.54	1.2	1.67	2.46	0.51	0.79	64.8	23	14.8	7.96	2	6.28	4.2	<2.5	ND	0.54	ND	ND	<0.50	<1.0	2.2	5		
Tetrachloroethene		ND	ND	NA	ND	ND	ND	NA	<10	ND	ND	ND	ND	ND	ND	NA	<0.25	ND	ND	ND	3.46	ND	ND	NA	<1.2	1.7	ND	ND	ND	NA	NA	<0.25	5		
1,1,2-Trichloroethane		ND	ND	NA	3.1	2.98	4.34	<8.0	8.4	ND	ND	ND	ND	ND	1.55	0.55	0.82	ND	ND	ND	1.25	ND	ND	1.4	<1.0	0.7	ND	ND	ND	<0.20	<0.40	0.79	5		
Trichloroethene		6.2	24	NA	NA	NA	NA	NA	NA	ND	ND	NA	NA	NA	NA	NA	NA	32.8	12	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			
Toluene		379	ND	NA	NA	NA	NA	NA	NA	1.4	ND	NA	NA	NA	NA	NA	NA	782	580	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			
1,2,4-Trimethylbenzene		134	430	NA	NA	NA	NA	NA	NA	ND	ND	NA	NA	NA	NA	NA	NA	234	170	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			
1,3,5-Trimethylbenzene		ND	ND	NA	ND	ND	ND	<8.0	<8.0	ND	ND	ND	ND	ND	ND	<0.20	0.21	ND	ND	ND	ND	ND	ND	<1.0	<1.0	ND	ND	ND	ND	<0.20	<0.40	<0.20	0.2		
Vinyl Chloride		304	1500	NA	NA	NA	NA	NA	NA	3	ND	NA	NA	NA	NA	NA	NA	966	630	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			
Xylenes																																			
calinity, total		mg/L	EPA 310.2																400								NA								
loride		mg/L	EPA 325.2																180							NA									
Nitrate + Nitrite		mg/L	EPA 353.2																ND							NA									
ifate, IC		mg/L	EPA 300.0																ND							NA									
n, Dissolved		mg/L	EPA 236.1																3.9							NA									
ethane		ug/L																	270							NA									

Notes:
 Lab contaminant. NA Not Analyzed
 V-8 Did not contain water and was abandoned.
 Values That Exceed the WDNR ES are shown as bold text.
 3W North Avenue.xls

TABLE 3

Groundwater Elevations
Former Texaco Station
17535 West North Avenue
Brookfield, Wisconsin

Well Number	Sample Date	TOC Elevation	Total Depth	Depth to Groundwater	Groundwater Elevation
MW-1	7/12/2000	101.44	14.80	4.01	97.43
	7/13/2000	101.44		4.18	97.26
	10/31/2000	101.44		4.89	96.55
	3/29/2001	101.44		4.11	97.33
	6/6/2001	101.44		3.33	98.11
	5/5/2003	101.44		1.50	99.94
	8/26/2003	101.44		5.42	96.02
	10/16/2003	101.44		5.50	95.94
	4/23/2004	101.44		3.77	97.67
	5/5/2005	101.44		5.30	96.14
	11/3/2005	101.44		NM	
	5/8/2006	101.44		NM	
	11/21/2006	101.44		4.91	96.53
MW-2	7/12/2000	105.12	19.90	4.73	100.39
	7/13/2000	105.12		13.94	91.18
	10/31/2000	105.12		5.50	99.62
	3/29/2001	105.12		8.49	96.63
	6/6/2001	105.12		7.23	97.89
	5/5/2003	105.12		3.00	102.12
	8/26/2003	105.12		6.01	99.11
	10/16/2003	105.12		6.65	98.47
	4/23/2004	105.12		5.90	99.22
	5/5/2005	105.12		5.69	99.43
	11/3/2005	105.12		5.87	99.25
	5/8/2006	105.12		NM	
	11/21/2006	105.12		5.14	99.98
MW-3	7/12/2000	100.22	14.95	2.34	97.88
	7/13/2000	100.22		2.37	97.85

Groundwater Elevations
Former Texaco Station
17535 West North Avenue
Brookfield, Wisconsin

MW-3	10/31/2000	100.22	14.95	3.22	97		
	3/29/2001	100.22				2.36	97.86
	6/6/2001	100.22				1.58	98.64
	5/5/2003	100.22				1.71	98.51
	8/26/2003	100.22				4.14	96.08
	10/16/2003	100.22				4.34	95.88
	4/23/2004	100.22				2.28	97.94
	5/5/2005	100.22				4.10	96.12
	11/3/2005	100.22				4.57	95.65
	5/8/2006	100.22				3.39	96.83
	11/21/2006	100.22				3.90	96.32
MW-4	7/12/2000	103.17	17.45	4.99	98.18		
	7/13/2000	103.17				5.05	98.12
	10/31/2000	103.17				6.06	97.11
	3/29/2001	103.17				4.87	98.30
	6/6/2001	103.17				4.20	98.97
	5/5/2003	103.17				4.41	98.76
	8/26/2003	103.17				7.30	95.87
	10/16/2003	103.17				7.50	95.67
	4/23/2004	103.17				5.00	98.17
	5/5/2005	103.17				7.27	95.90
	11/3/2005	103.17				NM	
	5/8/2006	103.17				NM	
	11/21/2006	103.17				7.17	96.00
MW-5	7/12/2000	104.42	15.62	6.39	98.03		
	7/13/2000	104.42				6.39	98.03
	10/31/2000	104.42				7.21	97.21
	3/29/2001	104.42				6.35	98.07
	6/6/2001	104.42				5.50	98.92

Groundwater Elevations
Former Texaco Station
17535 West North Avenue
Brookfield, Wisconsin

MW-5	5/5/2003	104.42	15.62	5.87	98.55
	8/26/2003	104.42		8.33	96.09
	10/16/2003	104.42		8.55	95.87
	4/23/2004	104.42		6.47	97.95
	5/5/2005	104.42		8.35	96.07
	11/3/2005	104.42		8.86	95.56
	5/8/2006	104.42		7.64	96.78
	11/21/2006	104.42		8.15	96.27
MW-6	10/16/2003	99.33	19.85	7.30	92.03
	4/23/2004	99.33		6.01	93.32
	5/5/2005	99.33		7.13	92.20
	11/3/2005	99.33		8.45	90.88
	5/8/2006	99.33		6.26	93.07
	11/21/2006	99.33		6.66	92.67
MW-7	11/3/2005	96.47	15.04	6.73	89.74
	5/8/2006	96.47		4.69	91.78
	11/21/2006	96.47		5.00	91.47
MW-8	11/3/2005	99.07	24.01	Dry	
	5/8/2006	99.07	24.01	NM	
	11/21/2006	99.07	24.01	Dry	

RIGHT-OF-WAY

One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com



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November 9, 2011

Kelly Michaels
City Clerk
Brookfield City Hall
2000 North Calhoun Road
Brookfield, WI 53005

SUBJECT: Notice of Groundwater Contamination in the Right-of-Way
Former Dry Clean USA Facility #84, 17525 W. North Avenue, Brookfield,
WI
FID# 268486570, WDNR BRRTS Activity # 02-68-219337

Dear Ms. Michaels:

The purpose of this letter is to inform you of potential groundwater contamination under a portion of Norhardt Drive. Chlorinated solvents were detected in a ground water sample from monitoring well (MW-3) on the east side the former Dry Clean USA property at 17525 W. North Avenue, and have likely migrated under the City Right-of-Way on Norhardt Drive. The compounds in the sample from MW-3 that were detected above the Wisconsin Administrative Code NR 140 Enforcement Standard included tetrachloroethylene (dry cleaning solvent) and two of its breakdown products, cis - 1,2 - dichloroethylene and trichloroethylene. The attached table provides a listing of the compounds detected in MW-3 and the other monitoring wells on site, and includes the Enforcement Standards for the detected compounds. A site figure is also attached that shows the well locations and the estimated extent of contaminants in the groundwater that exceed the Enforcement Standards.

The contaminants originated from the historic dry cleaning operations on site. The dry cleaning operations were discontinued on 1999 and dry cleaning solvents have not been used on site since that time. Based on the groundwater investigation activities, the contaminant concentrations have been stable or decreasing, and it is estimated that the concentrations will decrease over time through natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with

2000-0360.00



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Properties Affected by Off-Site Contamination. If soil or groundwater is removed from this section of the Right-of-Way for construction or maintenance activities the soil or groundwater should be tested to determine appropriate management procedures.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards.

Once the WDNR makes a decision on our closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from our department, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at 414-266-9284.

Sincerely,

Brian Schneider, P.E.
Project Manager

BWS:bws

G:\Mil\Env2\JOBS 2000\2000 0360 TexacoDryCI\Reports\Notificaiton to City of Brookfield 11-8-11.docx

Exhibit 1 – Groundwater Sample Results

Exhibit 2 – Site Map Showing Estimated Extent of PCE at Concentrations Above the ES

cc: J. Gregroy Moll, PG – Wisconsin Department of Natural Resources
Robert Miller – Spic and Span, Inc.