

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 #: (No Dashes) PARCEL ID #:
ACTIVITY NAME: WTM COORDINATES: X: Y:

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: General 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 #: 1 **Title: Monitoring Well & Boring Location Map**
 - 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 #: 1, 4 **Title: Pre-Remediation Soil Samples, Areal Distribution Map of Soil Impacts**

BRRTS #: 02-41-279720

ACTIVITY NAME: Laundry & Dry Cleaning Supply

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: Geologic Cross Sections A-A' and B-B'

Figure #: Title:

- 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 #: 4,5,6 Title: Tetrachlorethene Iso-concentrations, cis-1,2-Dichloroethene Iso-concentrations, Vinyl Cl

- 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 #: 2 Title: Groundwater Contour Map 8/2/12

Figure #: 3 Title: Groundwater Contour Map 10/31/12

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 Analytical Results for Detected VOCs

- 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 #: 1, 1 Title: Groundwater Monitoring Analytical Results for CVOCs, Groundwater MW

- 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 #: 1 Title: Groundwater and Top of Casing Elevations for Monitoring Wells

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 #: 02-41-279720

ACTIVITY NAME: Laundry & Dry Cleaning Supply

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: 4

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:



February 15, 2017

Mr. Gregory Krieger
15155 Carpenter Rd
Brookfield, WI 53005

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Laundry & Dry Cleaning Supply (former), 8916 W. Lynx Avenue, Milwaukee, WI
DNR BRRTS Activity #: 02-41-279720, FID #: 241813770

Dear Mr. Krieger:

The Department of Natural Resources (DNR) considers the Laundry & Dry Cleaning Supply case closed, with continuing obligations. No further investigation or remediation is required. However, you, future property owners, and occupants of the property 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 attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you. Certain continuing obligations also apply to affected property owners or rights-of-way holders. These are identified within each continuing obligation.

This final closure decision is based on the correspondence and data provided, and is issued under chs. NR 726 and 727, Wis. Adm. Code. The DNR reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases.

Site investigation and remediation were conducted by your consultant KPRG over the period from 2008 through 2014. Additional investigation and monitoring were subsequently conducted by DNR contractors through January 2017. The investigation and remedial efforts were undertaken to address historic discharges of dry cleaning solvents from a previous property owner. The investigation and remediation were undertaken to address contamination of the soil and groundwater. Due to the volatile nature of the contaminants an assessment was also completed of the potential exposure through the vapor pathway.

The DNR understands that the property is likely to be sold and the new owner is to proceed with construction of a new building. Conditions related to that potential building construction are listed towards the end of this letter.

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 at or above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- To prevent direct contact with, and to restrict the infiltration of water into the subsurface, the pavement and building on the property must be maintained over contaminated soil. Changes to these barriers must be approved by the DNR.
- Site-specific vapor exposure assumptions were used based on commercial or industrial use. Current land or property use must be maintained to be protective. If changes to the current property use or land use away

from commercial or industrial are planned, an assessment must be made of whether the closure will be protective of the proposed use.

- Remaining contamination could result in vapor intrusion if future construction activities occur. Future construction includes expansion or partial removal of current buildings as well as construction of new buildings. Vapor control technologies will be required for occupied buildings, unless the property owner assesses the potential for vapor intrusion, and the DNR agrees that vapor control technologies are not needed.

The DNR fact sheet “Continuing Obligations for Environmental Protection,” RR-819, helps to explain a property owner’s responsibility for continuing obligations on their property. The fact sheet may be obtained at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

GIS Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at <http://dnr.wi.gov/topic/Brownfields/clean.html>, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the Geographic Information System (GIS) Registry layer, at the same web address.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR 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>.

All site information is also on file at the Southeast Regional DNR office, at 2300 N. Dr. ML King Jr. Drive, Milwaukee. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a Portable Document Format (PDF) in BRRTS on the Web.

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 DNR 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 or a building barrier is required on 8619 and 8627 W. Lynx Avenue, as shown on the **attached map** (KPRG Asphalt Engineered Barrier, December 17, 2012), unless prior written approval has been obtained from the DNR:

- removal of the existing barrier or cover;
- replacement with another barrier or cover;
- 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 from an industrial setting 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.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that

the conditions included in this letter and the attached maintenance plan are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats., to ensure compliance with the specified requirements, limitations or other conditions related to the property.

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

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
2300 N. Dr. ML King Jr. Drive
Milwaukee, WI 53212

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

Groundwater contamination greater than enforcement standards is present both on this property and off this property, as shown on the **attached maps** (AECOM Tetrachloroethene, cis-1,2-Dichloroethene, and Vinyl Chloride Iso-Concentrations). If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval. Affected property owners and right-of-way holders were notified of the presence of groundwater contamination. This continuing obligation also applies to the owners of 8627 W. Lynx Avenue, 8608 W. Kaul Avenue, 8620 W. Kaul Avenue, and 8626 W. Kaul Avenue.

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

Soil contamination remains beneath and south of the building on the property, as indicated on the **attached maps** (KPRG Areal Distribution Map of Soil Impacts, December 19, 2012; and KPRG Pre-Remediation Soil Samples, December 17, 2012). If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder 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 or right-of-way holder 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. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval. This continuing obligation also applies to the owners of 8627 W. Lynx Avenue.

In addition, all current and future owners and occupants of the property and right-of-way holders 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.

Depending on site-specific conditions, construction over contaminated soils or groundwater 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.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code)

The pavement and building that exist in the locations on 8619 W. Lynx Avenue shown on the **attached map** (KPRG Asphalt Engineered Barrier, December 17, 2012) 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. This continuing obligation also applies to the owners of 8627 W. Lynx Avenue.

A request may be made to modify or replace a cover or barrier. Before removing or replacing the cover, you must notify the DNR at least 45 days before taking an action. 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 DNR prior to implementation. A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the use of the property were to change such that a residential exposure scenario 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. In addition, a cover or barrier for multi-family residential housing use may not be appropriate for use at a single family residence.

The **attached maintenance plan and inspection log (DNR form 4400-305)** are to be kept up-to-date and on-site. Inspections shall be conducted annually, in accordance with the attached maintenance plan. Submit the inspection log to the DNR only upon request.

Vapor Mitigation or Evaluation (s. 292.12 (2), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)

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.

Commercial/Industrial Use: Soil vapor and groundwater beneath the Property building contain contaminants at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building. Case closure is based on the following site-specific exposure assumptions: The building is used for industrial activity; the building has a large interior space and thick foundation; and contaminants of concern were not detected in indoor air samples collected from within the building. Therefore, use of this property is restricted to a Commercial or Industrial purpose. If changes in property or land use are planned, the property owner must notify the DNR at least 45 days before changing the use, and evaluate whether the closure is protective for the proposed use. Additional response actions may be necessary.

Future Concerns: Chlorinated volatile organic compounds, primarily vinyl chloride, remain in soil and/or groundwater on the property, as shown on the **attached maps** referenced above, at levels that may be of concern for vapor intrusion in the future, depending on construction and occupancy of a building. At case closure, one large building with industrial use is present on the property. Therefore, before a building is constructed and/or an existing building is modified, the property owner must notify the DNR at least 45 days before the change. Vapor control technologies are required for construction of occupied buildings unless the property owner assesses the vapor pathway and DNR agrees that vapor control technologies are not needed.

General Wastewater Permits for Construction Related Dewatering Activities

The DNR's Water Quality Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits, or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://dnr.wi.gov/topic/wastewater/GeneralPermits.html>. If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for Discharge of Contaminated Groundwater from Remedial Action Operations may be needed. If water collecting in a pit/trench that requires dewatering is expected to be free of pollutants other than suspended solids and oil and grease, a general permit for Pit/Trench Dewatering may be needed.

Other Information – Proposed Building Expansion

The DNR has been told that the property is to be sold to the current building tenant, Mr. Ray Drew, and that Mr. Drew intends to expand the existing building/construct a new building on this property and the adjacent property. To facilitate the proposed business expansion at the site, the DNR has reviewed plans provided by Mr. Drew for

the building. The building expansion is proposed to take place after case closure and would be subject to the Prohibited Activities section of this letter, as well as requirements in the Closure Conditions stated in this Closure letter. Based on the information submitted, the DNR provided a letter to you and Mr. Drew with an approval to proceed with building construction in accordance with the requirements of this Closure letter (see attached DNR letter dated February 15, 2017). The DNR has determined that the proposed building expansion will provide similar protection for direct contact with remaining contaminated soil, groundwater infiltration and vapor intrusion as the existing building, is consistent with property use, and will not alter the Closure Conditions. The approval to proceed does not impose additional investigative or remedial actions, but requires a completion letter verifying the construction followed the proposed plans and incorporating the maintenance of the building expansion into the long term maintenance obligation for the site. Future construction or building alterations beyond the approved building expansion will be subject to the requirements specified in this closure letter.

In Closing

The DNR can only require further action to address a previously closed case if certain criteria are met, including if information regarding the site or facility conditions indicates that contamination on or from the site or facility poses a threat to public health, safety, welfare or the environment, or if the property owner has not complied with the continuing obligations applied in the closure approval (s NR 727.13, Wis. Adm. Code). Approximately 17,000 clean up cases have been closed by the DNR, but fewer than 50 have been reopened in the past 15 years.

The case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- 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,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats., or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this Closure approval letter).

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact me at 608-264-6014 or stephen.ales@wisconsin.gov.

Sincerely,

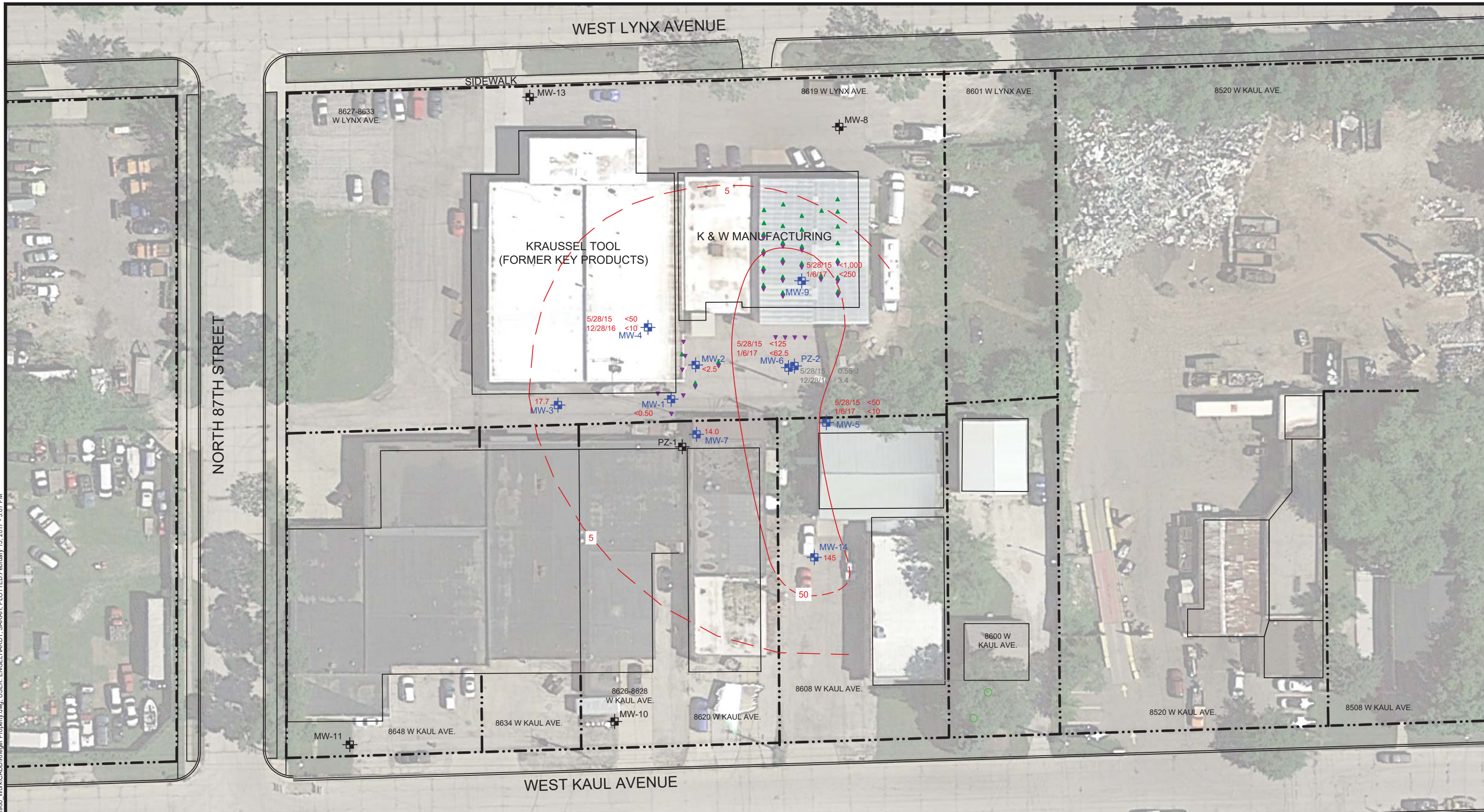


Stephen M. Ales, P.G.
Field Operations Director
Remediation & Redevelopment Program

Attachments:

- AECOM Tetrachloroethene, cis-1,2-Dichloroethene, and Vinyl Chloride Iso-Concentrations, March 2015, December 2016 and January 2017 – 3 maps
- KPRG Areal Distribution Map of Soil Impacts, December 19, 2012; and KPRG Pre-Remediation Soil Samples, December 17, 2012
- KPRG Asphalt Engineered Barrier, December 17, 2012
- Pavement Cover and Building Barrier Maintenance Plan, December 2012
- Inspection Log, DNR Form 4400-305

cc: Mr. Ray Drew – 8619 W. Lynx Avenue, Milwaukee, WI 53215
Mr. Scott Kraussel – Mike & Scott LLC, 8627 W. Lynx Avenue, Milwaukee, WI 53215



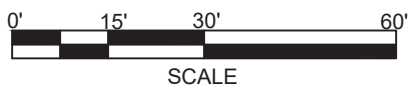
LEGEND

- MONITORING WELL / PIEZOMETER:
 - SAMPLED
 - NOT SAMPLED
- CHEMICAL INJECTION POINTS
- BIOSTIMULANT INJECTION POINTS
- 145 PCE ISO-CONCENTRATION LINES AND LAB CONCENTRATION

NOTES

1. BASE MAP FROM KPRG AND ASSOCIATES, INC. MARCH, 31, 2015.
2. INJECTION POINTS BASED ON KPRG AND ASSOCIATES, INC SEPTEMBER 27, 2011 FIGURES 1 AND 2.
3. RESULTS REPORTED IN MICROGRAMS PER LITER (ug/L)
4. RESULTS WITH NO DATES ARE 5/2015

PCE = TETRACHLOROETHENE
 ES = ENFORCEMENT STANDARD
 WISCONSIN ADMINISTRATIVE CODE NR 140.10 JULY 2015 (PCE ES = 5)



AECOM
 Milwaukee Office
 1555 RiverCenter Dr
 Milwaukee, WI
 414.944.6080

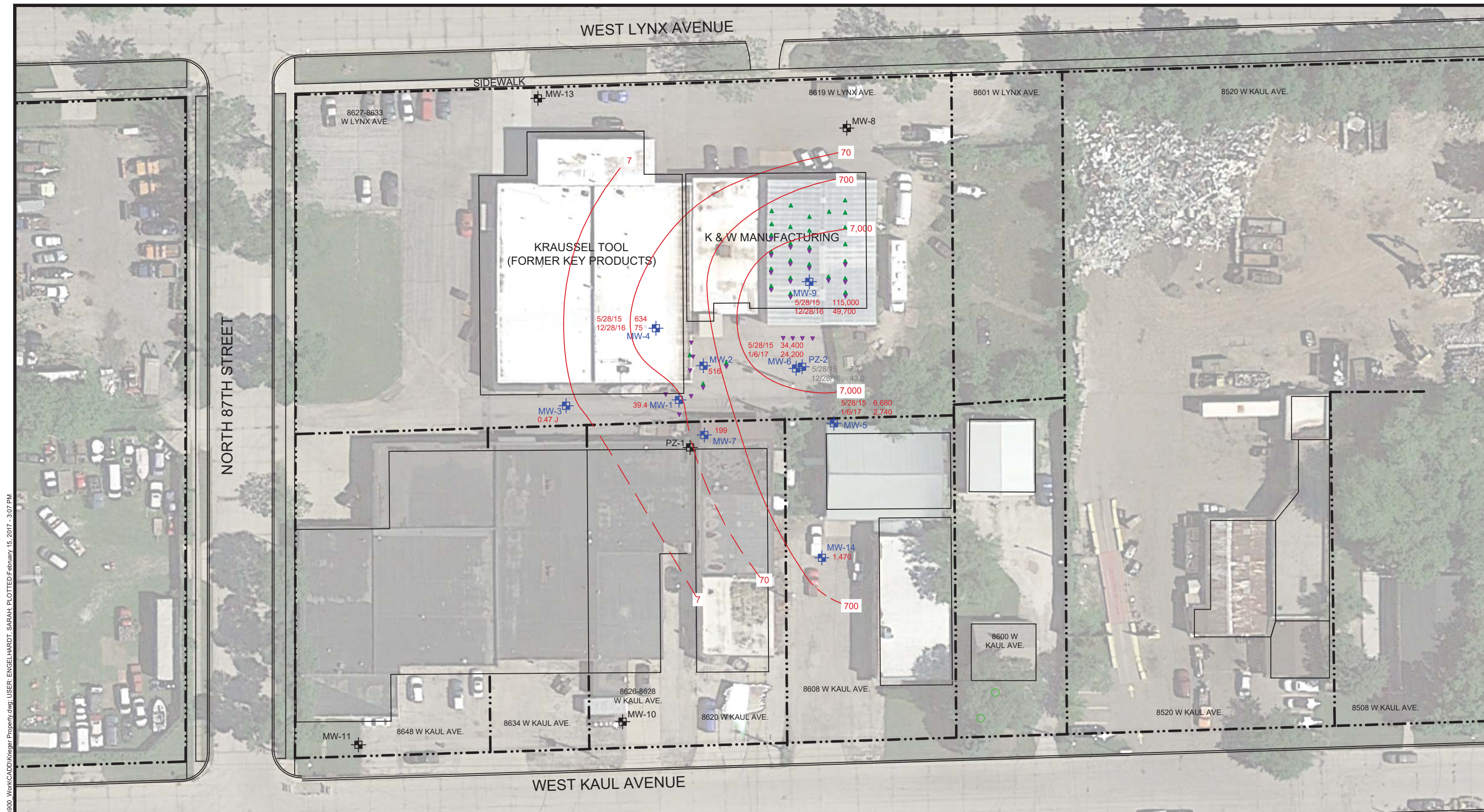
K & W Manufacturing
 8619 W. Lynx Avenue
 Milwaukee, Wisconsin

TETRACHLOROETHENE ISO-CONCENTRATIONS
 MAY 2015; DECEMBER 2016 AND JANUARY 2017



Project Number: 60531183 Drawn By: SAE Date: 2/15/2017 Figure No. 4

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LEGEND

- MONITORING WELL / PIEZOMETER:
 - SAMPLED
 - NOT SAMPLED
- ▲ CHEMICAL INJECTION POINTS
- ▲ BIOSTIMULANT INJECTION POINTS
- 145 CIS ISO-CONCENTRATION LINES AND LAB CONCENTRATION

NOTES

1. BASE MAP FROM KPRG AND ASSOCIATES, INC. MARCH, 31, 2015.
2. INJECTION POINTS BASED ON KPRG AND ASSOCIATES, INC SEPTEMBER 27, 2011 FIGURES 1 AND 2.
3. RESULTS REPORTED IN MICROGRAMS PER LITER (ug/L)
4. RESULTS WITH NO DATES ARE 5/2015

CIS = cis-1,2-DICHLOROETHENE
 ES = ENFORCEMENT STANDARD
 WISCONSIN ADMINISTRATIVE CODE NR 140.10 JULY 2015 (CIS ES = 70)



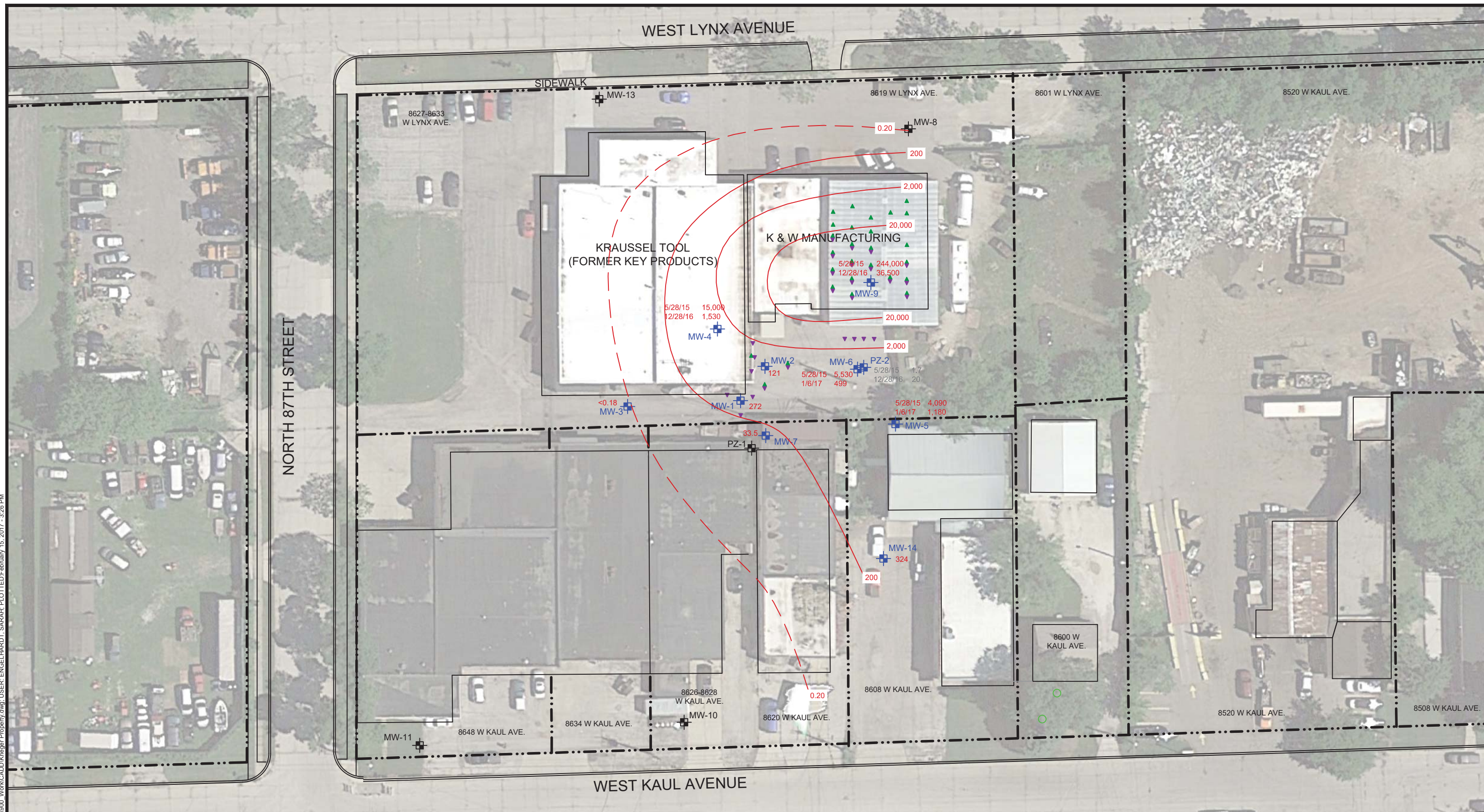
AECOM
 Milwaukee Office
 1555 RiverCenter Dr
 Milwaukee, WI
 414.944.6080



K & W Manufacturing
 8619 W. Lynx Avenue
 Milwaukee, Wisconsin

cis-1,2-DICHLOROETHENE ISO-CONCENTRATIONS
 MAY 2015; DECEMBER 2016 AND JANUARY 2017

Project Number: 60531183 Drawn By: SAE Date: 2/15/2017 Figure No. 5



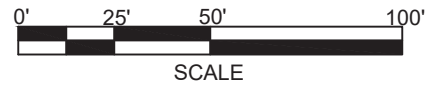
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LEGEND

- MONITORING WELL / PIEZOMETER:
 - SAMPLED
 - NOT SAMPLED
- ▲ CHEMICAL INJECTION POINTS
- ▼ BIOSTIMULANT INJECTION POINTS
- 145 VC ISO-CONCENTRATION LINES AND LAB CONCENTRATION

- NOTES**
1. BASE MAP FROM KPRG AND ASSOCIATES, INC. MARCH, 31, 2015.
 2. INJECTION POINTS BASED ON KPRG AND ASSOCIATES, INC SEPTEMBER 27, 2011 FIGURES 1 AND 2.
 3. RESULTS REPORTED IN MICROGRAMS PER LITER (ug/L)
 4. RESULTS WITH NO DATES ARE 5/2015

VC = VINYL CHLORIDE
 ES = ENFORCEMENT STANDARD
 WISCONSIN ADMINISTRATIVE CODE NR
 140.10 JULY 2015 (VC ES = 0.2)

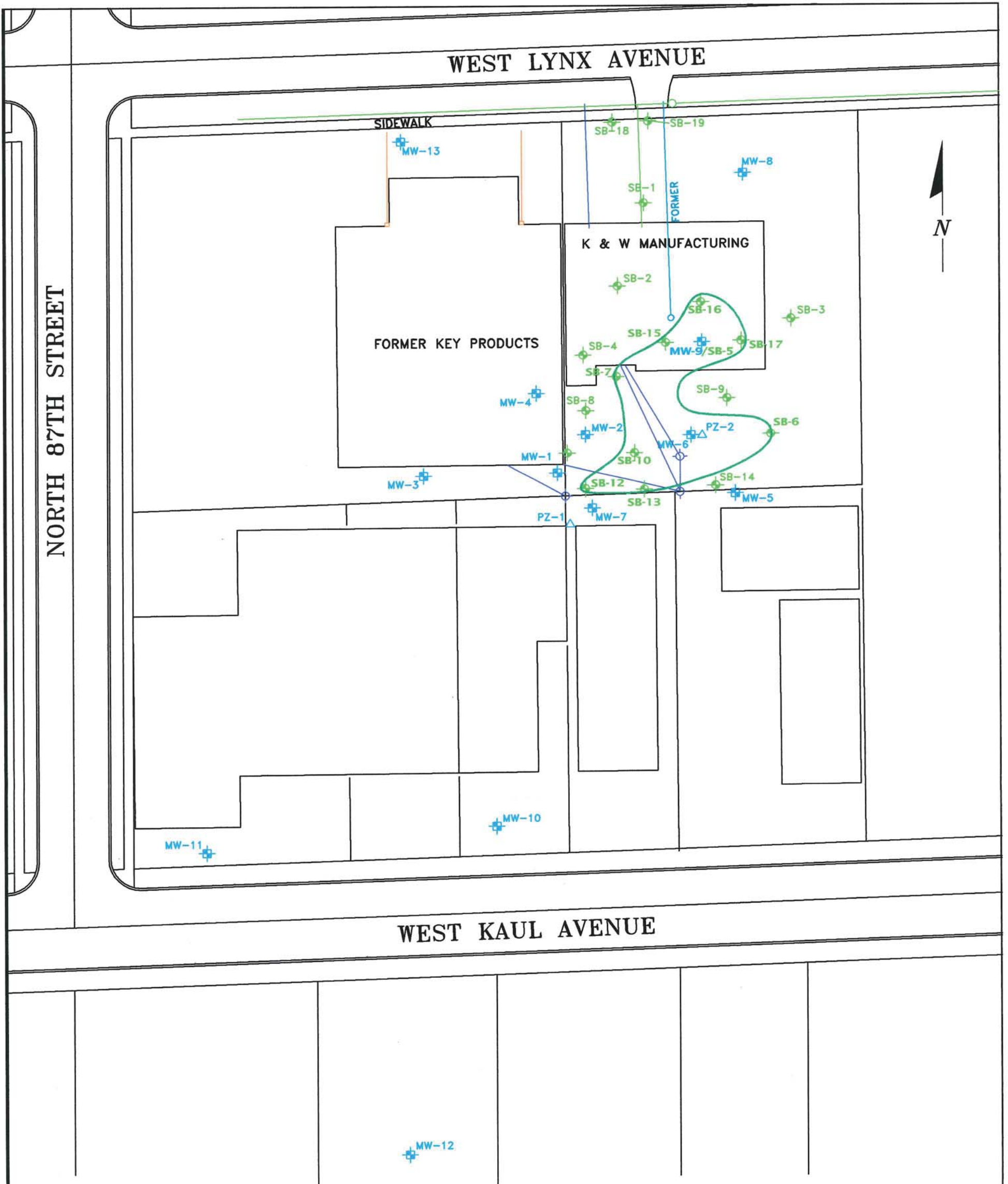


AECOM
 Milwaukee Office
 1555 RiverCenter Dr
 Milwaukee, WI
 414.944.6080

K & W Manufacturing
 8619 W. Lynx Avenue
 Milwaukee, Wisconsin

VINYL CHLORIDE ISOCONCENTRATIONS
 MAY 2015; DECEMBER 2016 AND JANUARY 2017

Project Number: 60531183	Drawn By: SAE	Date: 2/15/2017	Figure No. 6
-----------------------------	------------------	--------------------	--------------



LEGEND

- | | | | | | |
|--|---|--|-------------------------|--|-------------------|
| | PIEZOMETER | | MONITORING WELL | | OVERHEAD ELECTRIC |
| | SOIL BORING
*BOLD INDICATES SOIL IMPACTS | | SANITARY SEWER LINE | | WATER LINE |
| | EXTENT OF IMPACTS
ABOVE SATURATED ZONE | | FORMER STORM SEWER LINE | | POWER POLE |
| | | | GAS LINE | | |

0 50'
APPROXIMATE SCALE

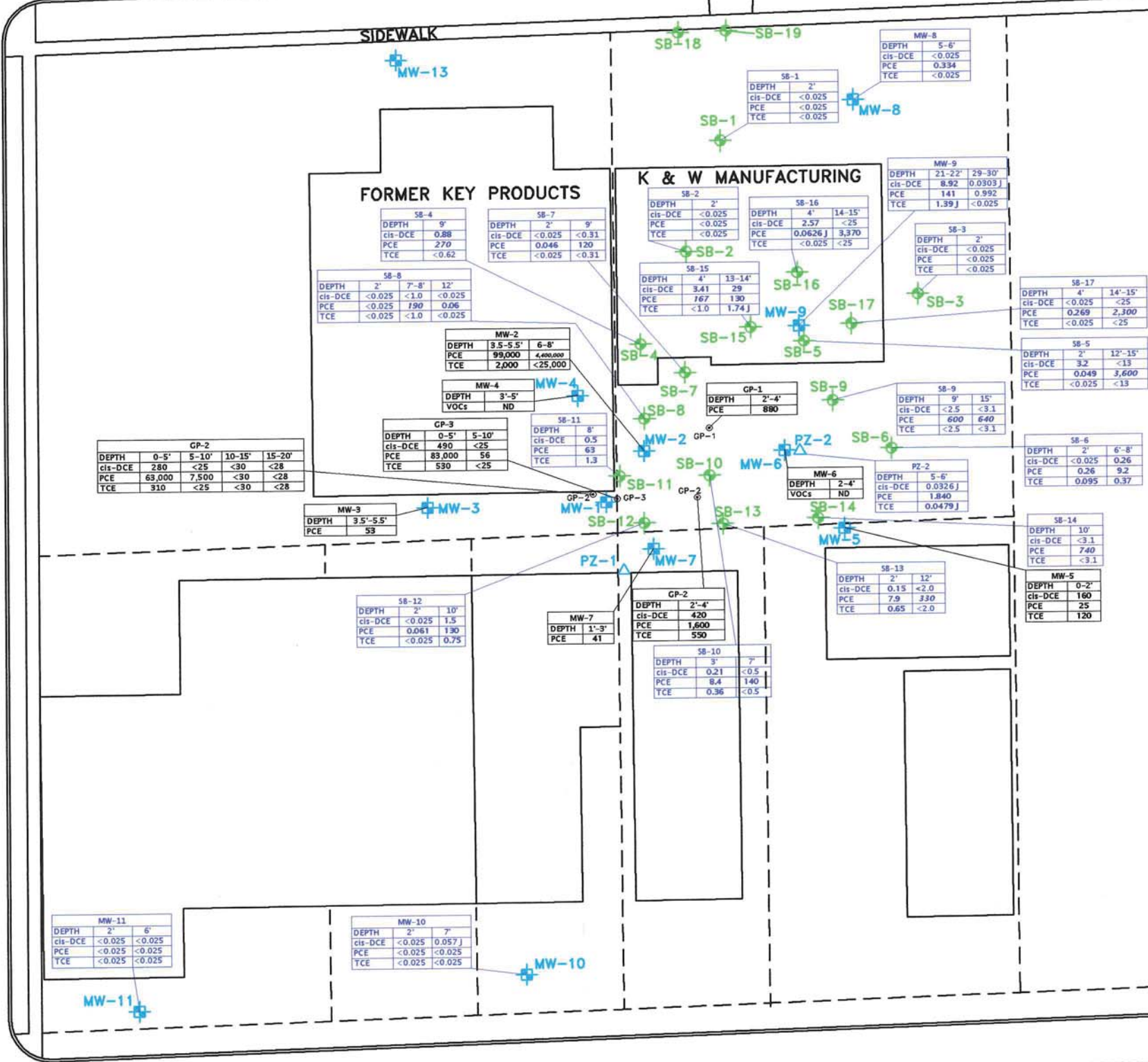
ENVIRONMENTAL CONSULTATION & REMEDIATION		PRE-REMEDIATION SOIL SAMPLES	
 KPRG and Associates, Inc.		K & W MANUFACTURING CORP. MILWAUKEE, WISCONSIN	
		Scale: 1" = 50'	Date: December 17, 2012
14665 West Lisbon Road, Suite 28 Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478		KPRG Project No. 15807.4	
414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593		FIGURE 1	

\s\p-15807\projects\15807\mwr\measure_posing\soil_sampling_bas_mwr.dwg

WEST LYNX AVENUE

NORTH 87TH STREET

WEST KAUL AVENUE



LEGEND

- + SB-1 SOIL BORING
- △ PZ-1 PIEZOMETER
- ⊙ GP-2 KEY ENGINEERING SOIL BORING (1999) POSTED SOIL VALUES IN ug/kg
- + MW-5 KEY ENGINEERING MONITORING WELL (1999) POSTED SOIL VALUES IN ug/kg

SOIL SAMPLE RESULTS, 7/11/2007, 9/17/2009
 cis-DCE cis-1,2-Dichloroethene
 PCE Tetrachloroethene
 TCE Trichloroethene
 ALL VALUES IN mg/kg

- BOLD** - THE SAMPLE EXCEEDS SOIL-GW LIMITS
- BOLD** - THE SAMPLE EXCEEDS INGESTION LIMITS

SOURCE: MAP FROM KEY ENGINEERING GROUP (2000)

ENVIRONMENTAL CONSULTATION & REMEDIATION

K P R G

KPRG and Associates, Inc.

14665 West Lisbon Road, Suite 28 Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478

414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593

AREAL DISTRIBUTION MAP OF SOIL IMPACTS

K & W MANUFACTURING CORP.
MILWAUKEE, WISCONSIN

Scale: 1" = 50'

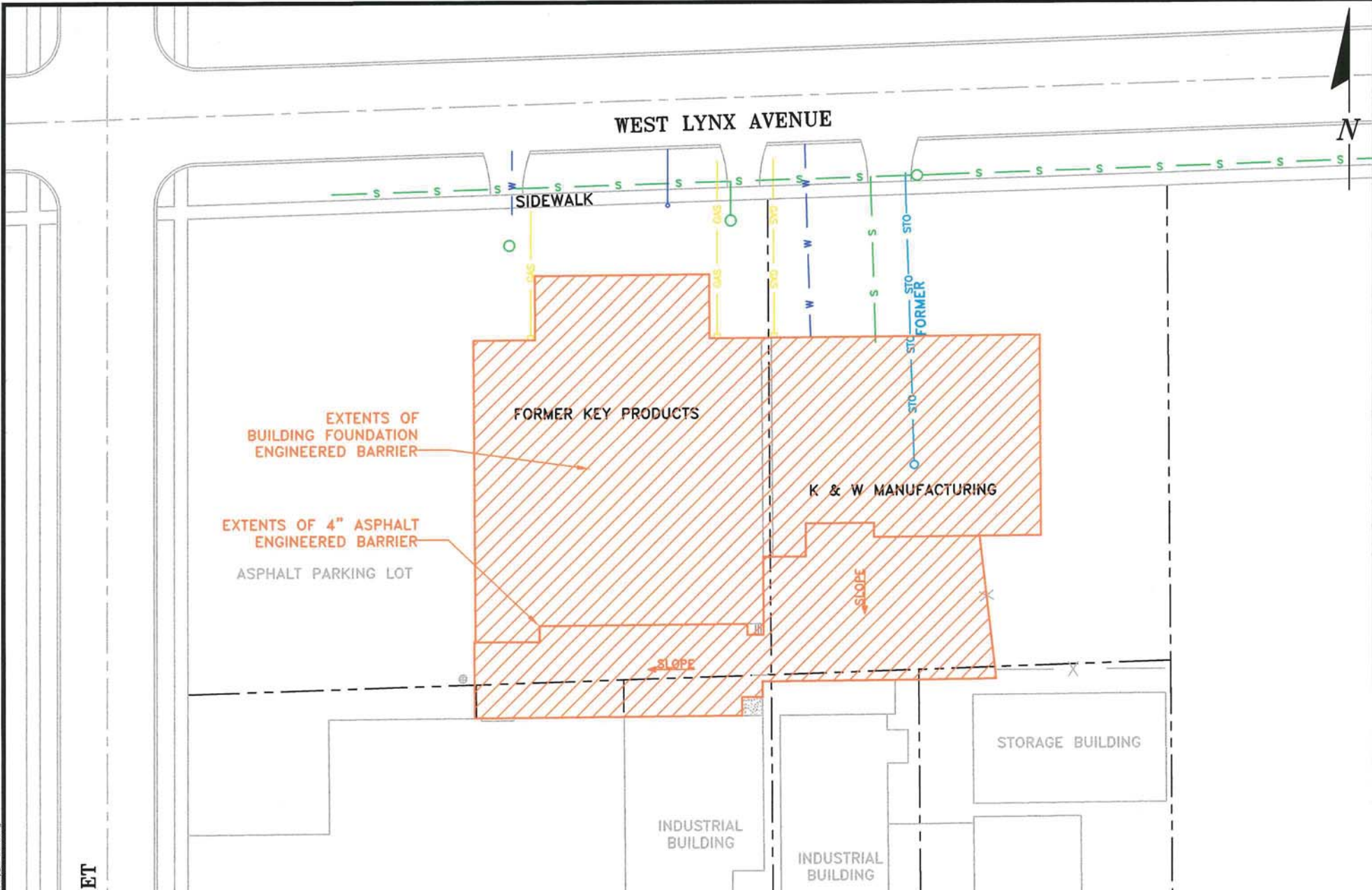
Date: December 19, 2012

KPRG Project No. 15807.4

FIGURE 4

0 50'
APPROXIMATE SCALE

W:\c-rdp\projects\k&w man\15807.4-asphalt cap.as-built.dwg



FET

0 50'
 APPROXIMATE SCALE

ENVIRONMENTAL CONSULTATION & REMEDIATION		ASPHALT ENGINEERED BARRIER	
<h1>K P R G</h1> <p>KPRG and Associates, inc.</p>		K&W MANUFACTURING, INC. MILWAUKEE, WISCONSIN	
		Scale: 1" = 50'	Date: December 17, 2012
14665 West Lisbon Road, Suite 2B Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478		KPRG Project No. 15807.4	
414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593		FIGURE 1	

PAVEMENT COVER and BUILDING BARRIER MAINTENANCE PLAN

December, 2012

Property Located at:
8619 W. Lynx Avenue
Milwaukee, Wisconsin 53225

FID # 241813770, WDNR BRRTS # 02-41-279720

Legal Description: NORTHWEST INDUSTRIAL PARK BEING A SUBD OF PT NW 1/4 28-8-21 BLOCK 1 LOT 1 & LAND ADJ COM NE COR SD LOT 1-TH E 95'-TH S 182.86'-TH W 95'-TH N 182.86' TO PT OF COM in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel ID # 1520501100

Introduction

This document is the Maintenance Plan for an asphalt/pavement/building barrier at the above referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code, The maintenance activities relate to the existing barriers occupying the area over the impacted groundwater and soil on-site.

More site-specific information about this property may be found in:

- The case file in the DNR Southeast regional office
- BRRTS on the web
- GIS Registry file; and
- The DNR project manager.

Description of Impacts

Subsurface soil and groundwater impacts beneath the site consist of chlorinated solvents, specifically, tetrachloroethene (PCE) and its breakdown products trichloroethene, cis-1,2-dichloroethene, trans-1,2-dichloroethene, and vinyl chloride. Documented soil impacts are at 2 feet to 4 feet below ground surface. Groundwater impacted by PCE and its breakdown products is located over the southern half of the subject property. The extents of soil and groundwater impacts are shown on the attached figures.

Description of the Cover/Barrier and Purpose

The cover/barrier consists of paved surfaces that are 2.5 inches thick and the building foundation. These covers over the impacted soil/groundwater serve as a barrier to minimize direct contact and future soil-to-groundwater migration of residual soil impacts to groundwater. Based on the current and future use of the property, the barrier should function as intended unless disturbed. Figure 1 shows the barrier location.

Annual Inspection – Cover and Building Barrier

The paved surfaces and building slab/foundation overlying the impacted groundwater/soil will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into 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. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit A. The log shall include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be provided to the Wisconsin Department of Natural Resources (WDNR) upon request.

Maintenance Activities – Cover and Building Barrier

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (“PPE”), as necessary. The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains and determine appropriate handling/disposal requirements. The soil must be handled, stored and disposed of by the owner in accordance with applicable local, state and federal law. In the event the paved surfaces and/or the building overlying the impacted soil are removed or replaced, the WDNR needs to be notified. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the paved surfaces and/or the building foundation, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of WDNR Prior to Actions Affecting Cover

The following activities are prohibited on any portion of the property where pavement and the building foundation is required as shown on the attached map, unless prior written approval has been obtained from the WDNR:

- 1) Removal of existing barrier,
- 2) Replacement with another barrier,
- 3) Excavating or grading of the land surface,
- 4) Filling on capped or paved areas,

- 5) Plowing for agricultural cultivation, or
- 6) Construction or placement of a building or structure.

Amendment or Withdrawal of Maintenance Plan

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

Contact Information – December 2012

Property Owner:

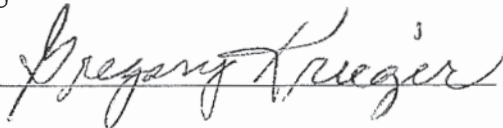
Mr. Greg Krieger

15155 Carpenter Road

Brookfield, Wisconsin 53005

262-786-8043

Signature: _____

A handwritten signature in cursive script that reads "Gregory Krieger". The signature is written in black ink and is positioned over a horizontal line that serves as a signature line.

Consultant:

KPRG and Associates, Inc.

Richard R. Gnat, P.C.

14665 W. Lisbon Road, Suite 2B

Brookfield, Wisconsin 53005

262-781-0475

WDNR Project Manager:

Mr. Binyoti Amungwafor

2300 N. Martin Luther King Drive

Milwaukee, WI 53212

414-263-8500

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name	BRRTS No.
----------------------	-----------

Inspections are required to be conducted (see closure approval letter): <input type="radio"/> annually <input type="radio"/> semi-annually <input type="radio"/> other – specify _____	When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):
---	---

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N

BRRTS No.

Activity (Site) Name

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Page 2 of 2

{Click to Add/Edit Image}

Date added:

Title:

{Click to Add/Edit Image}

Date added:

Title:

Photo documentation – Asphalt Engineered Barrier, K&W Manufacturing, Inc., Milwaukee, WI.



1. Asphalt engineered barrier behind K&W building looking north.



2. Asphalt engineered barrier behind K&W building looking west.



3. Asphalt engineered barrier behind K&W building looking south.



4. Asphalt engineered barrier behind former Key Products building looking east.



March 6, 2017

Mr. Paul Gorecki
Gorecki LLC
4870 N Oakland Avenue
Whitefish Bay, WI 53217

AFFECTED
A
PROPERTY

Subject: Notice of Completion of Environmental Work at (former) Laundry & Dry Cleaning Supply
8619 W. Lynx Avenue, Milwaukee, Wisconsin
DNR BRRTS Activity #: 02-41-279720

Dear Mr. Gorecki:

The Department of Natural Resources (DNR) recently approved the completion of the environmental work done at the former Laundry & Dry Cleaning Supply site. This letter describes how that approval affects your property at 8620 W. Kaul Avenue, Milwaukee; you are not required to take any action.

State law directs parties responsible for environmental contamination to take actions to restore the environment and minimize harmful effects. The law allows some contamination to remain in soil and groundwater if it does not pose a threat to public health, safety, welfare or to the environment.

On December 17, 2012, you received information from KPRG and Associates Inc, about the contamination at the former Laundry & Dry Cleaning Supply site, at 8619 W. Lynx Avenue. Since that letter was sent to you, additional groundwater investigation and clean up actions were taken to address the contamination, resulting in a DNR case closure decision issued February 15, 2017. After case closure, contaminants remain in groundwater beneath your property. Over time, this contamination will clean up on its own. You are not responsible for cleaning up the contamination that has migrated beneath your property (Wis. Stat. § 292.13).

Please note that your drinking water is not affected by the contamination. Your drinking water is provided by the municipal water supply system, which is routinely tested to ensure the water meets federal and state drinking water standards.

If you construct or reconstruct a well on your property in the future, prior approval is required by Wis. Admin. § NR 812, to help ensure a safe well (use DNR form 3300-254:
<http://dnr.wi.gov/topic/wells/documents/3300254.pdf>). Local ordinances may also apply.

Groundwater on your property is very shallow. If excavation is conducted and dewatering is necessary, a discharge permit may be required. More information is available at:
<http://dnr.wi.gov/topic/wastewater/GeneralPermits.html>. Excavated materials may need to be handled in accordance with applicable solid waste rules.

Sub-slab vapor samples collected beneath your building at 8620 W. Kaul Avenue found that vapor contaminant levels under your building were below health screening levels for residential (and commercial/industrial) exposure settings, indicating that no actions are required regarding vapor phase contamination (see attached report by AECOM).

Additional information about this case is available in the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web: <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>. Enter 02-41-279720 in the **activity number** field in the initial screen, then click on **search**. Scroll down and click on the **GIS Registry Packet** link for information about the completion of the environmental work.

If you cannot access the BRRTS website, or have additional concerns or questions regarding this case, you may contact Trevor Nobile, the DNR Project Manager, at 414-263-8524 or Trevor.Nobile@wisconsin.gov.

Please don't hesitate to contact me at (414) 263-8561 or at Pamela.Mylotta@wisconsin.gov, or the DNR Project Manager if you have questions.

Sincerely,



Pamela A. Mylotta, Team Supervisor
Southeast Region, Remediation & Redevelopment Program

Attachment: AECOM Site Investigation letter report, dated October 5, 2015

cc. Mr. Greg Krieger



March 6, 2017

AFFECTED
B
PROPERTY

Mr. Scott Kraussel
Mike & Scott LLC
8627 W. Lynx Avenue
Milwaukee, WI 53225

SUBJECT: Continuing Obligations and Property Owner Requirements for 8627 W. Lynx Avenue
Parcel Identification Number: 1520502110
Final Case Closure for former Laundry & Dry Cleaning Supply
8619 W. Lynx Avenue, Milwaukee, WI
DNR BRRTS Activity #: 02-41-279720

Dear Mr. Kraussel:

The purpose of this letter is to notify you that certain continuing obligations apply to the property at 8627 W. Lynx Avenue, Milwaukee, (referred to in this letter as the "Property") due to contamination remaining on the Property. The continuing obligations are part of the cleanup and case closure approved for the above referenced case, located at 8619 W. Lynx Avenue, Milwaukee. (The case is referenced by the location of the source property, i.e. the property where the original discharge occurred, prior to contamination migrating to the Property.) The continuing obligations that apply to the Property are stated as conditions in the attached closure approval letter, and are consistent with s. 292.12, Wis. Stats., and ch. NR 700, Wis. Adm. Code, rule series. They are meant to limit exposure to any remaining environmental contamination at the Property. These continuing obligations will also apply to future owners of the Property, until the conditions no longer exist at the Property.

It is common for properties with approved cleanups to have continuing obligations as part of cleanup/closure approvals. Information on continuing obligations on properties can be found by using the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web. This database is found at <http://dnr.wi.gov/topic/Brownfields/clean.html>. This page also provides information on how to find further information about the closure and residual contamination, and how to use the map application, RR Sites Map, including the GIS Registry layer, which shows sites closed with residual contamination and continuing obligations.

The DNR has reviewed and approved the case closure request regarding the drycleaning solvent contamination in soil, groundwater and soil vapor at this site, based on the information submitted by KPRG and AECOM. As required by state law, you received notification about the requested closure from the KPRG, on behalf of the owner of the source property at 8619 W. Lynx Avenue. No further investigation or cleanup is required at this time. However, the closure decision is conditioned on the long-term compliance with certain continuing obligations, as described below.

Continuing Obligations Applicable to Your Property

A number of continuing obligations are described in the attached case closure letter to Mr. Greg Krieger, dated February 15, 2017. However, only the following continuing obligations apply to your Property.

- Groundwater contamination is present at or above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- The pavement and building on the property must be maintained over contaminated soil and the DNR must be notified and approve any changes to this barrier.

GIS Registry – Well Construction Approval Needed

Because of the residual soil and groundwater contamination and the continuing obligations, this site, which includes your Property, will be listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web, at <http://dnr.wi.gov/topic/Brownfields/clean.html>. If you intend to construct or reconstruct a well on the Property, you will need to get DNR approval in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. A well driller can help with this form. This form can be obtained on-line at:

<http://dnr.wi.gov/topic/wells/documents/3300254.pdf>. If at some time, all these continuing obligations are fulfilled, and the remaining contamination is either removed or meets applicable standards, you may request the removal of the Property from the GIS Registry.

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 DNR 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 or a building barrier is required, as shown on the **attached map** (KPRG Asphalt Engineered Barrier, December 17, 2012), unless prior written approval has been obtained from the DNR:

- removal of the existing barrier or cover;
- replacement with another barrier or cover;
- 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.

Closure Conditions

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

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

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
2300 N. Dr. ML King Jr. Drive
Milwaukee, WI 53212

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

Groundwater contamination greater than enforcement standards is present both on this contaminated Property and off this contaminated property, as shown on the attached maps (AECOM Tetrachloroethene, cis-1,2-Dichloroethene, and Vinyl Chloride Iso-Concentrations, March 2015, December 2016 and January 2017). If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

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

Soil contamination remains (beneath and south of the building on the Property), as indicated on the attached map (KPRG Areal Distribution Map of Soil Impacts, December 19, 2012; and KPRG Pre-Remediation Soil Samples, December 17, 2012). 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. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

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.

Depending on site-specific conditions, construction over contaminated soils or groundwater 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.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code)

The pavement and building that exist in the locations shown on the attached map (KPRG Asphalt Engineered Barrier, December 17, 2012) 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.

A request may be made to modify or replace a cover or barrier. Before removing or replacing the cover, you must notify the DNR at least 45 days before taking an action. 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 DNR prior to implementation. A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the 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. In addition, a cover or barrier for multi-family residential housing use may not be appropriate for use at a single family residence.

The attached maintenance plan and inspection log (DNR form 4400-305) are to be kept up-to-date and on-site. Inspections shall be conducted annually, in accordance with the attached maintenance plan. Submit the inspection log to the DNR only upon request.

General Wastewater Permits for Construction Related Dewatering Activities

The DNR's Water Quality Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits, or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://dnr.wi.gov/topic/wastewater/GeneralPermits.html>. If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for Discharge of Contaminated Groundwater from Remedial Action Operations may be needed. If water collecting in a pit/trench that requires dewatering is expected to be free of pollutants other than suspended solids and oil and grease, a general permit for Pit/Trench Dewatering may be needed.

Property Owner Responsibilities

The owner (you and any subsequent Property owner) of this Property is responsible for compliance with these continuing obligations, pursuant to s. 292.12, Wis. Stats. You are required to pass on the information about these continuing obligations to anyone who purchases this Property from you (i.e. pass on this letter), in accordance with s. NR 727.05. For residential property transactions, you are required to make disclosures under Wis. Stats. s. 709.02. You may have additional obligations to notify buyers of the condition of the Property and the continuing obligations set out in this letter and the closure letter.

If you lease or rent the Property to an occupant who will be responsible for maintaining a continuing obligation, you will need to include that responsibility in a lease agreement, in accordance with s. NR 727.05, Wis. Adm. Code.

Please be aware that failure to comply with the continuing obligations may result in enforcement action by the DNR. The DNR intends to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with referenced maintenance plans, are met.

These responsibilities are the Property owner's. A property owner may enter into a legally binding agreement (such as a contract) with someone else (the person responsible for the cleanup) to take responsibility for compliance with the continuing obligations. If the person with whom any property owner has an agreement fails to adequately comply with the appropriate continuing obligations, the DNR has the authority to require the property owner to complete the necessary work.

A legal agreement between you and another party to carry out any of the continuing obligations listed in this letter does not automatically transfer to a new owner of the Property. If a subsequent Property owner cannot negotiate a new agreement, the responsibility for compliance with the applicable continuing obligations resides with that Property owner.

When maintenance of a continuing obligation is required, the Property owner is responsible for inspections, repairs, or replacements as needed. Such actions should be documented by the Property owner and the records kept accessible for the DNR to review for as long as the DNR directs.

You and any subsequent Property owners are responsible for notifying the DNR at least 45 days before making a change to a continuing obligation, and obtaining approval, before making any changes to the Property that would

affect the obligations applied to the Property. Send all written notifications in accordance with the above requirements to the Southeast Region Headquarters, 2300 N. Dr. ML King Jr. Drive, Milwaukee, WI 53212, to the attention of RR Program Environmental Program Associate.


DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection" helps explain a property owner's responsibility for continuing obligations on their Property. This fact sheet should have been sent to you when you received a notification letter before the closure request was submitted to the DNR. You may obtain a copy at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

Under s. 292.13, Wis. Stats., owners of properties affected by contamination from another property are generally exempt from investigating or cleaning up a hazardous substance discharge that has migrated onto a property from another property, through the soil, groundwater or sediment pathway. However, the exemption under s. 292.13, Wis. Stats., does not exempt the property owner from the responsibility to maintain a continuing obligation placed on the property in accordance with s. 292.12, Wis. Stats. To maintain this exemption, that statute requires the current property owner and any subsequent property owners, to meet the conditions in the statute, including:

- Granting reasonable access to DNR or responsible party, or their contractors;
- Avoiding interference with response actions taken; and
- Avoiding actions that make the contamination worse (e.g., demolishing a structure and causing or worsening the discharges to the environment).

The DNR appreciates your assistance and access for this clean up project. If you have any questions regarding this closure decision or anything outlined in this letter, please contact me at (414) 2630-8561 or at Pamela.Mylotta@wisconsin.gov or DNR Project Manager Trevor Nobile at (414) 263-8524 or at Trevor.Nobile@wisconsin.gov.

Sincerely,



Pamela A. Mylotta
Southeast Region Team Supervisor
Remediation & Redevelopment Program

Attachments:

- DNR Case Closure letter for: Laundry & Dry Cleaning Supply, 8619 W. Lynx Avenue, February 15, 2017
- AECOM Tetrachloroethene, cis-1,2-Dichloroethene, and Vinyl Chloride Iso-Concentrations, March 2015, December 2016 and January 2017 – 3 maps
- KPRG Areal Distribution Map of Soil Impacts, December 19, 2012; and KPRG Pre-Remediation Soil Samples, December 17, 2012
- KPRG Asphalt Engineered Barrier, December 17, 2012
- Pavement Cover and Building Barrier Maintenance Plan, December 2012
- Inspection Log, DNR Form 4400-305

cc: Mr. Greg Krieger



March 6, 2017

D & K Cylinder Repair Inc
8608 W. Kaul Avenue,
Milwaukee, WI 53215

AFFECTED
C
PROPERTY

Subject: Notice of Completion of Environmental Work at (former) Laundry & Dry Cleaning Supply
8619 W. Lynx Avenue, Milwaukee, WI
DNR BRRTS Activity #: 02-41-279720

Dear D & K Cylinder Repair Inc:

The Department of Natural Resources (DNR) recently approved the completion of the environmental work done at the former Laundry & Dry Cleaning Supply site. This letter describes how that approval affects your property at 8608 W. Kaul Avenue, Milwaukee; you are not required to take any action.

State law directs parties responsible for environmental contamination to take actions to restore the environment and minimize harmful effects. The law allows some contamination to remain in soil and groundwater if it does not pose a threat to public health, safety, welfare or to the environment.

On December 17, 2012, you received information from KPRG and Associates, Inc. about the contamination at the former Laundry & Dry Cleaning Supply site. Since that letter was sent to you, additional groundwater investigation and clean up actions were taken to address the contamination, resulting in a DNR case closure decision issued February 15, 2017. After case closure, contaminants remain in groundwater beneath your property. Over time, this contamination will clean up on its own. You are not responsible for cleaning up the contamination that has migrated beneath your property (Wis. Stat. § 292.13).

Please note that your drinking water is not affected by the contamination. Your drinking water is provided by the municipal water supply system, which is routinely tested to ensure the water meets federal and state drinking water standards.

If you construct or reconstruct a well on your property in the future, prior approval is required by Wis. Admin. § NR 812, to help ensure a safe well (use DNR form 3300-254:

<http://dnr.wi.gov/topic/wells/documents/3300254.pdf>). Local ordinances may also apply.

Groundwater on your property is very shallow. If excavation is conducted and dewatering is necessary, a discharge permit may be required. More information is available at:

<http://dnr.wi.gov/topic/wastewater/GeneralPermits.html>. Excavated materials may need to be handled in accordance with applicable solid waste rules.

Sub-slab vapor samples collected beneath your building at 8608 W. Kaul Avenue found that vapor contaminant levels under your building were below health screening levels for residential (and commercial/industrial) exposure settings, indicating that no actions are required regarding vapor phase contamination (see attached report by AECOM).

Additional information about this case is available in the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web: <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>. Enter 02-41-279720 in the **activity number** field in the initial screen, then click on **search**. Scroll down and click on the **GIS Registry Packet** link for information about the completion of the environmental work.

If you cannot access the BRRTS website, or have additional concerns or questions regarding this case, you may contact Trevor Nobile, the DNR Project Manager, at 414-263-8524 or Trevor.Nobile@wisconsin.gov.

Please don't hesitate to contact me at (414) 263-8561 or at Pamela.Mylotta@wisconsin.gov, or the DNR Project Manager if you have questions.

Sincerely,



Pamela A. Mylotta, Team Supervisor
Southeast Region, Remediation & Redevelopment Program

Attachment: AECOM Site Investigation letter report, dated October 5, 2015

cc. Mr. Greg Krieger



March 23, 2017

Mr. Frank Densmoor
Cove Road Storage LLC, Park 10
7480 N Navajo Road
Milwaukee, WI 53217



Subject: Notice of Completion of Environmental Work at (former) Laundry & Dry Cleaning Supply
8619 W. Lynx Avenue, Milwaukee, WI
DNR BRRTS Activity #: 02-41-279720

Dear Mr. Densmoor:

The Department of Natural Resources (DNR) recently approved the completion of the environmental work done at the former Laundry & Dry Cleaning Supply site. This letter describes how that approval affects your property at 8626 W. Kaul Avenue, Milwaukee; you are not required to take any action.

State law directs parties responsible for environmental contamination to take actions to restore the environment and minimize harmful effects. The law allows some contamination to remain in soil and groundwater if it does not pose a threat to public health, safety, welfare or to the environment.

On December 17, 2012, you received information from KPRG and Associates Inc. about the contamination at the former Laundry & Dry Cleaning Supply site, at 8619 W. Lynx Avenue. Since that letter was sent to you, additional groundwater investigation and clean up actions were taken to address the contamination, resulting in a DNR case closure decision issued February 15, 2017. After case closure, contaminants remain in groundwater beneath your property. Over time, this contamination will clean up on its own. You are not responsible for cleaning up the contamination that has migrated beneath your property (Wis. Stat. § 292.13).

Please note that your drinking water is not affected by the contamination. Your drinking water is provided by the municipal water supply system, which is routinely tested to ensure the water meets federal and state drinking water standards.

If you construct or reconstruct a well on your property in the future, prior approval is required by Wis. Admin. § NR 812, to help ensure a safe well (use DNR form 3300-254:
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Please don't hesitate to contact me at (414) 263-8561 or at Pamela.Mylotta@wisconsin.gov, or the DNR Project Manager if you have questions.

Sincerely,



Pamela A. Mylotta, Team Supervisor
Southeast Region, Remediation & Redevelopment Program

cc. Mr. Greg Krieger

**DECLARATION OF TRANSFER AND ASSIGNMENT TO THE
GREGORY A. KRIEGER AND JUDITH A. HYDE KRIEGER REVOCABLE TRUST**

DATED AUGUST 17, 2009

This instrument is effective Sept. 11, 2009 by and between **GREGORY A. KRIEGER AND JUDITH A. HYDE KRIEGER**, Grantors and **GREGORY A. KRIEGER AND JUDITH A. HYDE KRIEGER**, Trustees of the **GREGORY A. KRIEGER AND JUDITH A. HYDE KRIEGER REVOCABLE TRUST** executed August 17, 2009.

We assign and transfer to the Trustee all our interest in 101 Lynx Avenue, LLC.



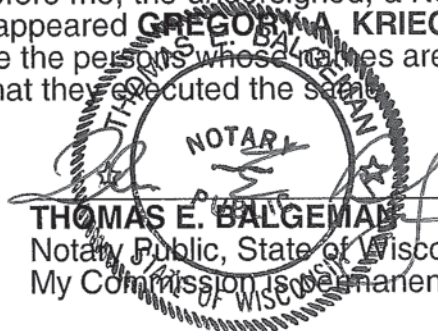
GREGORY A. KRIEGER
Grantor and Trustee



JUDITH A. HYDE KRIEGER
Grantor and Trustee

STATE OF WISCONSIN)
MILWAUKEE COUNTY) ss.

On Sept. 11, 2009 before me, the undersigned, a Notary Public in and for said County and State, personally appeared **GREGORY A. KRIEGER AND JUDITH A. HYDE KRIEGER**, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.



THOMAS E. BALGEMAN
Notary Public, State of Wisconsin
My Commission Expires Permanent.

TEB:kah/Krieger



Document Number

QUIT CLAIM DEED

DOC.# 09795058

Gregory A. Krieger quit-claims to 101 Lynx Avenue, LLC the following described real estate in Milwaukee County, State of Wisconsin:

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 09/22/2009 02:12PM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 11.00
FEE EXEMPT 77.25 #: 15S

Recording Area

Name and Return Address

Thomas E. Balgeman
1011 N. Mayfair Road, Suite 200
Wauwatosa, WI 53226

152-0501-100-2
(Parcel Identification Number)

LOT 1 IN BLOCK 1 IN NORTHWEST INDUSTRIAL PARK, BEING A SUBDIVISION OF A PART OF THE NORTH WEST ONE QUARTER OF SECTION 28, IN TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

This is not homestead property.

Dated this 11th day of September, 2009.

Gregory A. Krieger
*Gregory A. Krieger

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 2009.

signature _____

type or print name _____

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

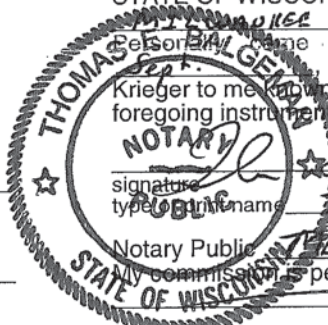
THIS INSTRUMENT WAS DRAFTED BY
Attorney Thomas E. Balgeman
Storm, Balgeman, Miller & Klippel, S.C.

ACKNOWLEDGMENT

STATE OF WISCONSIN

MILWAUKEE COUNTY

Person whose name before me this 11th day of Sept. 2009 the above named Gregory A. Krieger to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.



Thomas E. Balgeman
signature _____
type or print name THOMAS E. BALGEMAN

Notary Public _____
My commission is permanent. (If not, state expiration date: _____, 20____.)

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



DOC.# 09795059

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 09/22/2009 02:12PM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 11.00
FEE EXEMPT 77.25 #: 15S

Recording Area

Name and Return Address

Thomas E. Balgeman
1011 N. Mayfair Road, Suite 200
Wauwatosa, WI 53226

152-0501-125-2
(Parcel Identification Number)

Document Number **QUIT CLAIM DEED**
Gregory Krieger quit-claims to 101 Lynx Avenue, LLC the following described real estate in Milwaukee County, State of Wisconsin:

PART OF THE NORTH WEST 1/4 OF SECTION 28, IN TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE SOUTH EAST CORNER OF SAID 1/4 SECTION 28; THENCE NORTH 0° 16' WEST ALONG THE EAST LINE OF SAID 1/4 SECTION 839.60 FEET TO A POINT; THENCE SOUTH 88° 23' WEST 745 FEET TO THE POINT OF COMMENCEMENT OF THE LAND TO BE DESCRIBED; THEN SOUTH 88° 23' WEST 60 FEET TO A POINT; THENCE NORTH 0° 16' WEST AND PARALLEL TO SAID EAST LINE 235.72 FEET TO A POINT; THENCE NORTH 88° 23' EAST, 60 FEET TO A POINT; THENCE SOUTH 0° 16' EAST AND PARALLEL TO SAID EAST LINE OF THE 1/4 SECTION, 235.72 FEET TO THE PLACE OF BEGINNING, AND EXCEPTING THEREFROM THE NORTH 40 FEET FOR STREET PURPOSES.

This is not homestead property.

Dated this 11th day of September, 2009.

_____*

Gregory A. Krieger
*Gregory Krieger

_____*

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 2009.

signature _____

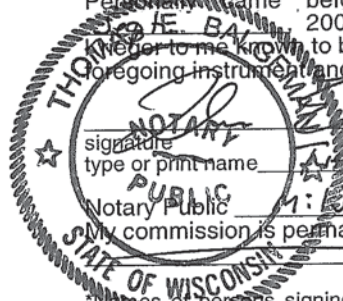
type or print name _____

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

THIS INSTRUMENT WAS DRAFTED BY
Attorney Thomas E. Balgeman
Storm, Balgeman, Miller & Klippel, S.C.

ACKNOWLEDGMENT

STATE OF WISCONSIN
MILWAUKEE COUNTY
Personally appeared before me this 11th day of September, 2009 the above named Gregory A. Krieger to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.




Thomas E. Balgeman
signature
type or print name
Notary Public
Milwaukee County, Wisconsin
My commission is permanent. (If not, state expiration date: _____, 20__.)

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

SIGNED STATEMENT BY RESPONSIBLE PARTY

I hereby certify that the legal descriptions of all properties within or partially within the site boundaries provided in this closure package are correct to the best of my knowledge.



Gregory Krieger,
Property Owner

Date 12/20/2012



MILWAUKEE COUNTY INTERACTIVE MAP SERVICE



Legend

General Land Use, 2000

- Residential
- Transportation
- Commercial
- Open Lands
- Industrial
- Government and Institutional
- Agricultural
- Recreation
- Communication and Institutional

- County Boundary
- Highways, to 8k
- Street Centerlines, 0k to 8k
- Railroad 8k
- Municipal Subdivisions 25k
- Tax Parcels

1:1,200

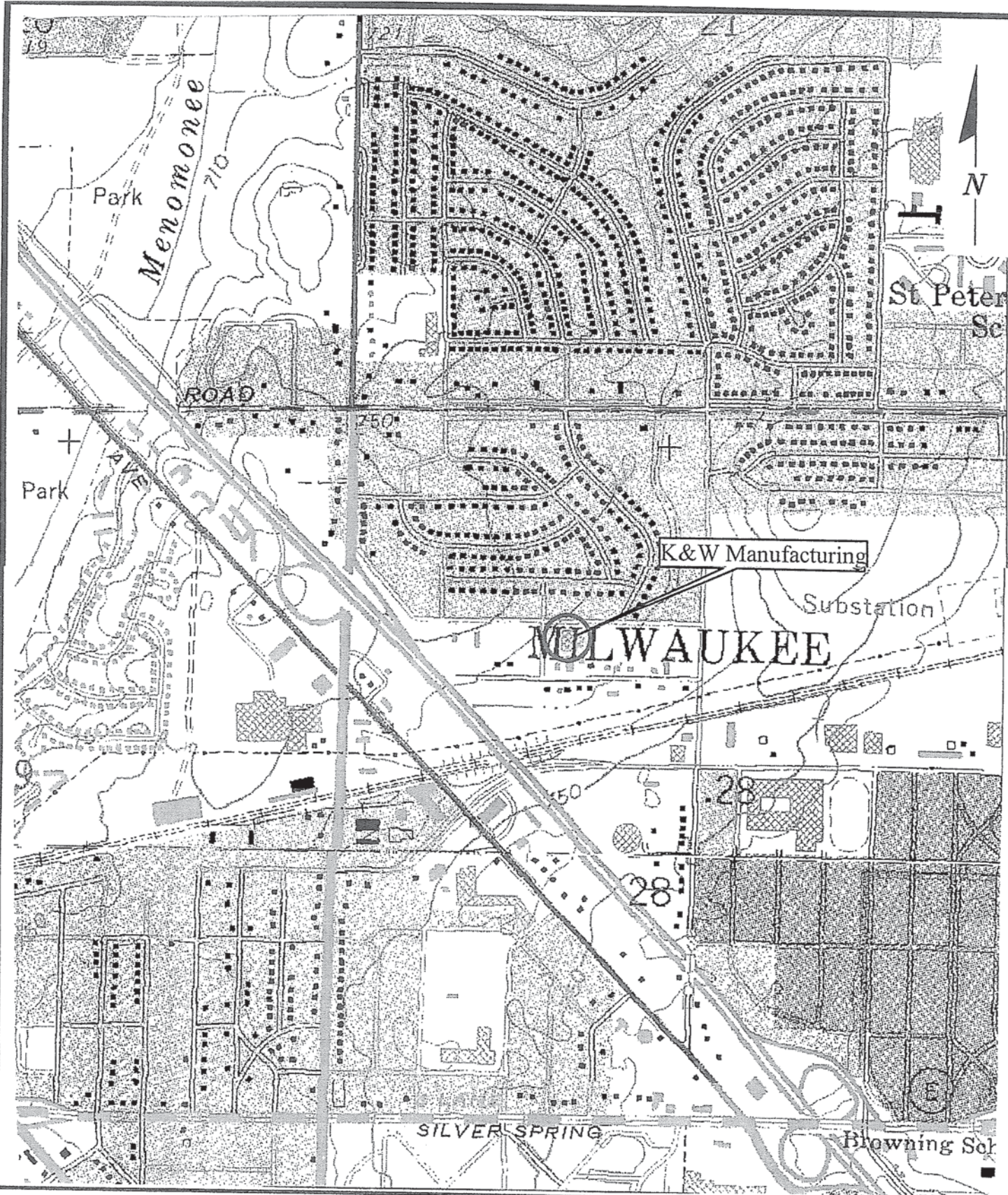


0 100 200 Feet

DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.

Notes

Enter Map Description



ENVIRONMENTAL CONSULTATION & REMEDIATION

K&W MANUFACTURING

K P R G

KPRG and Associates, Inc.

GENERAL SITE LOCATION MAP

14665 West Libon Road, Suite 28 Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478
 414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593
 1058 Kilarney Drive Dyer, Indiana 46311 Telephone 219-865-8848 Facsimile 219-865-8587

Scale: 1:12,000

Date: August 28, 2007

KPRG Project No. 13905

FIGURE 1



LEGEND

- SB-1 SOIL BORING
- PZ-1 PIEZOMETER
- MW-5 MONITORING WELL
- s — SANITARY SEWER LINE
- STO — FORMER STORM SEWER LINE
- GAS — GAS LINE
- — OVERHEAD ELECTRIC
- w — WATER LINE
- POWER POLE



ENVIRONMENTAL CONSULTATION & REMEDIATION		MONITORING WELL AND BORING LOCATION MAP	
K P R G		K & W MANUFACTURING CORP. MILWAUKEE, WISCONSIN	
KPRG and Associates, inc. 14665 West Lisbon Road, Suite 28 Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478		Scale: 1" = 50'	Date: March 8, 2012
414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593		KPRG Project No. 15807.4	FIGURE 1

w:\c-282\project\k&w man\15807.4\supp 31 addendum 1\15807.4-fig 1-well loc map.dwg

WEST LYNX AVENUE

NORTH 87TH STREET

SIDWALK

MW-13

SB-18

SB-19

MW-8	
DEPTH	5'-6"
cis-DCE	<0.025
PCE	0.334
TCE	<0.025

SB-1	
DEPTH	2'
cis-DCE	<0.025
PCE	<0.025
TCE	<0.025

MW-8

FORMER KEY PRODUCTS

K & W MANUFACTURING

SB-4	
DEPTH	9'
cis-DCE	0.88
PCE	270
TCE	<0.62

SB-7	
DEPTH	2' 9'
cis-DCE	<0.025 <0.31
PCE	0.046 120
TCE	<0.025 <0.31

SB-2	
DEPTH	2'
cis-DCE	<0.025
PCE	<0.025
TCE	<0.025

SB-16	
DEPTH	4' 14'-15'
cis-DCE	2.57 <25
PCE	0.0626 J 3,370
TCE	<0.025 <25

MW-9	
DEPTH	21'-22' 29'-30'
cis-DCE	8.92 0.0303 J
PCE	141 0.992
TCE	1.39 J <0.025

SB-3	
DEPTH	2'
cis-DCE	<0.025
PCE	<0.025
TCE	<0.025

SB-17	
DEPTH	4' 14'-15'
cis-DCE	<0.025 <25
PCE	0.269 2,300
TCE	<0.025 <25

SB-8	
DEPTH	2' 7'-8' 12'
cis-DCE	<0.025 <1.0 <0.025
PCE	<0.025 190 0.06
TCE	<0.025 <1.0 <0.025

MW-2	
DEPTH	3.5-5.5' 6-8'
PCE	99,000 4,400,000
TCE	2,000 <25,000

MW-4	
DEPTH	3'-5'
VOCs	ND

SB-15	
DEPTH	4' 13'-14'
cis-DCE	3.41 29
PCE	167 130
TCE	<1.0 1.74 J

GP-1	
DEPTH	2'-4'
PCE	880

SB-9	
DEPTH	9' 15'
cis-DCE	<2.5 <3.1
PCE	600 640
TCE	<2.5 <3.1

SB-5	
DEPTH	2' 12'-15'
cis-DCE	3.2 <13
PCE	0.049 3,600
TCE	<0.025 <13

GP-2				
DEPTH	0-5'	5-10'	10-15'	15-20'
cis-DCE	280 <25 <30 <28			
PCE	63,000 7,500 <30 <28			
TCE	310 <25 <30 <28			

GP-3	
DEPTH	0-5' 5-10'
cis-DCE	490 <25
PCE	83,000 56
TCE	530 <25

SB-11	
DEPTH	8'
cis-DCE	0.5
PCE	63
TCE	1.3

MW-2	
DEPTH	3'-5'
VOCs	ND

MW-6	
DEPTH	2'-4'
VOCs	ND

PZ-2	
DEPTH	5'-6'
cis-DCE	0.0326 J
PCE	1340
TCE	0.0479 J

SB-6	
DEPTH	2' 6'-8'
cis-DCE	<0.025 0.26
PCE	0.26 9.2
TCE	0.095 0.37

SB-14	
DEPTH	10'
cis-DCE	<3.1
PCE	740
TCE	<3.1

MW-3	
DEPTH	3.5'-5.5'
PCE	53

MW-11	
DEPTH	3'-5'
VOCs	ND

GP-2	
DEPTH	2'-4'
cis-DCE	420
PCE	1,600
TCE	550

SB-10	
DEPTH	3' 7'
cis-DCE	0.21 <0.5
PCE	8.4 140
TCE	0.36 <0.5

SB-13	
DEPTH	2' 12'
cis-DCE	0.15 <2.0
PCE	7.9 330
TCE	0.65 <2.0

MW-5	
DEPTH	0-2'
cis-DCE	160
PCE	25
TCE	120

SB-12	
DEPTH	2' 10'
cis-DCE	<0.025 1.5
PCE	0.061 130
TCE	<0.025 0.75

MW-7	
DEPTH	1'-3'
PCE	41

PZ-1	
DEPTH	2'-4'
cis-DCE	420
PCE	1,600
TCE	550

SB-10	
DEPTH	3' 7'
cis-DCE	0.21 <0.5
PCE	8.4 140
TCE	0.36 <0.5

SB-13	
DEPTH	2' 12'
cis-DCE	0.15 <2.0
PCE	7.9 330
TCE	0.65 <2.0

MW-5	
DEPTH	0-2'
cis-DCE	160
PCE	25
TCE	120

MW-11	
DEPTH	2' 6'
cis-DCE	<0.025 <0.025
PCE	<0.025 <0.025
TCE	<0.025 <0.025

MW-10	
DEPTH	2' 7'
cis-DCE	<0.025 0.057 J
PCE	<0.025 <0.025
TCE	<0.025 <0.025

WEST KAUL AVENUE

LEGEND

- SB-1 SOIL BORING
- PZ-1 PIEZOMETER
- GP-2 KEY ENGINEERING SOIL BORING (1999) POSTED SOIL VALUES IN ug/kg
- MW-5 KEY ENGINEERING MONITORING WELL (1999) POSTED SOIL VALUES IN ug/kg

SOIL SAMPLE RESULTS, 7/11/2007, 9/17/2009
 cis-DCE cis-1,2-Dichloroethene
 PCE Tetrachloroethene
 TCE Trichloroethene
 ALL VALUES IN mg/kg

- BOLD** - THE SAMPLE EXCEEDS SOIL-GW LIMITS
- BOLD** - THE SAMPLE EXCEEDS INGESTION LIMITS

SOURCE: MAP FROM KEY ENGINEERING GROUP (2000)

ENVIRONMENTAL CONSULTATION & REMEDIATION

K P R G KPRG and Associates, Inc.

14665 West Lisbon Road, Suite 28 Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478

414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593

AREAL DISTRIBUTION MAP OF SOIL IMPACTS

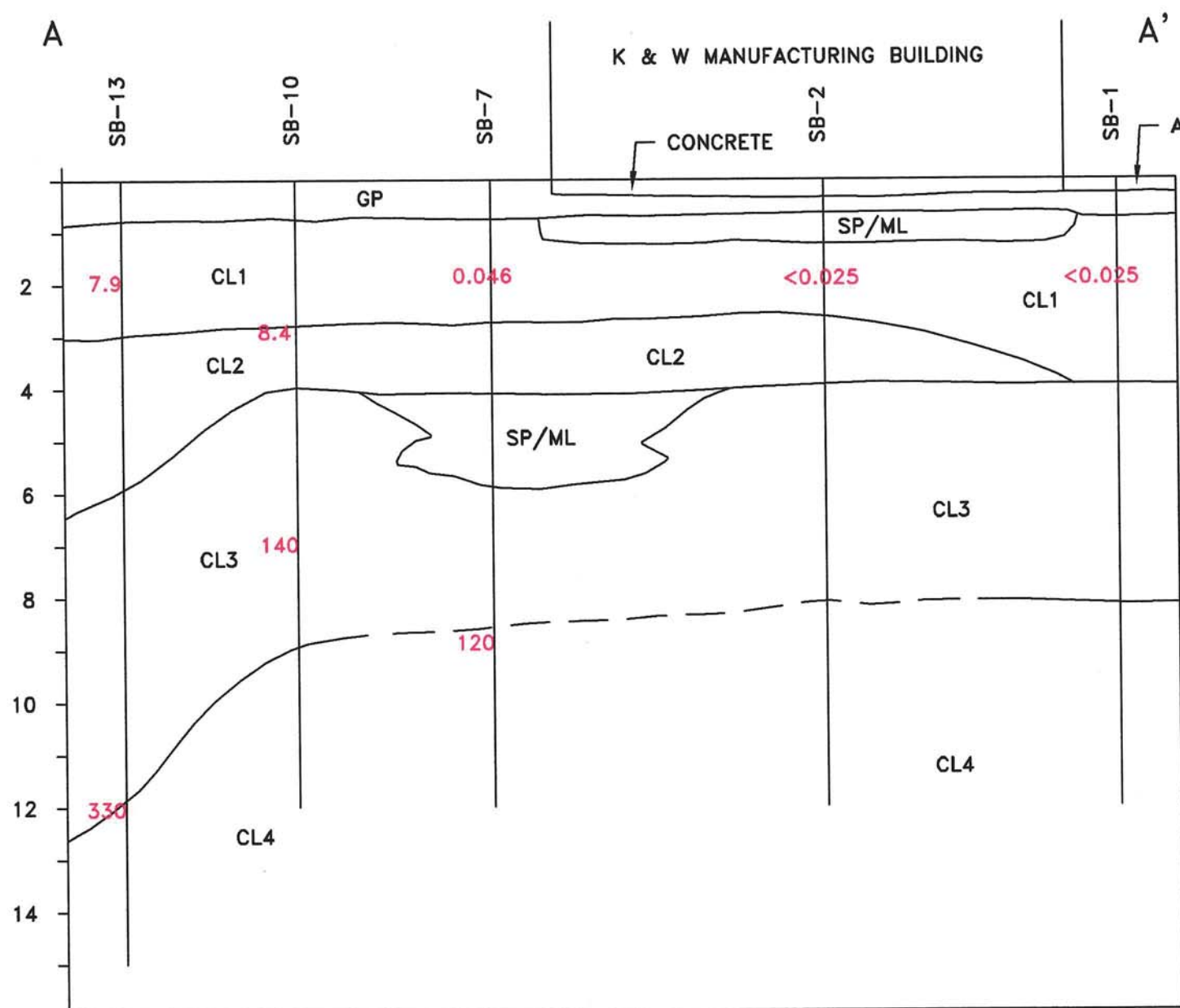
K & W MANUFACTURING CORP.
MILWAUKEE, WISCONSIN

Scale: 1" = 50' Date: December 19, 2012

KPRG Project No. 15807.4 FIGURE 4



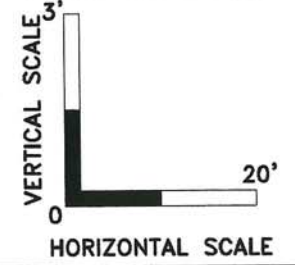
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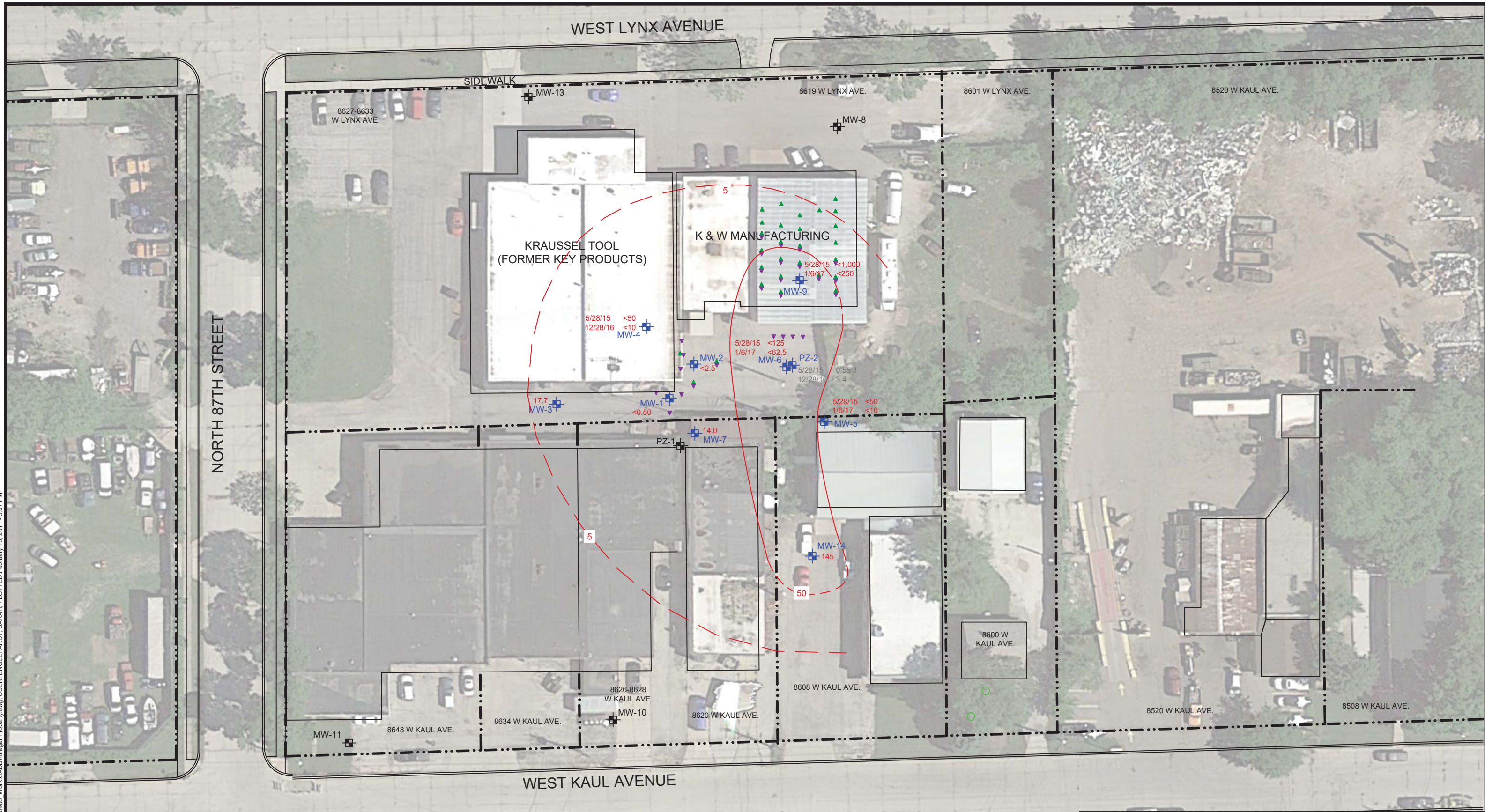
LEGEND

- GP TAN GRAVEL ROAD BASE, SOME SILT & SAND
- CL1 BROWN & DARK BROWN CLAY, SOME SAND & SILT
- CL2 BLACK CLAY, SOME SILT, SOFT ORGANICS
- CL3 BROWN CLAY, SOME GRAY MOTTLING, LITTLE SAND, TRACE GRAVEL
- CL4 GRAY CLAY, SOME BROWN LOCALLY, TRACE MEDIUM SAND
- SP/ML BROWN & TAN SAND & SILT, GENERALLY MOIST TO VERY MOIST

123 PCE CONCENTRATION (mg/kg)



ENVIRONMENTAL CONSULTATION & REMEDIATION		GEOLOGIC CROSS SECTIONS A-A' AND B-B'	
 KPRG and Associates, Inc.		K & W MANUFACTURING CORP. MILWAUKEE, WISCONSIN	
		Scale: SEE BARSCALE	Date: August 2, 2007
414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593 14665 West Libanon Road, Suite 2B Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478		KPRG Project No. 15807	FIGURE 3



LEGEND

MONITORING WELL / PIEZOMETER:

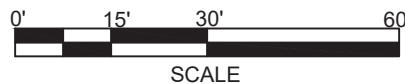
- SAMPLED
- NOT SAMPLED

- CHEMICAL INJECTION POINTS
- BIOSTIMULANT INJECTION POINTS
- 145 PCE ISO-CONCENTRATION LINES AND LAB CONCENTRATION

NOTES

1. BASE MAP FROM KPRG AND ASSOCIATES, INC. MARCH, 31, 2015.
2. INJECTION POINTS BASED ON KPRG AND ASSOCIATES, INC SEPTEMBER 27, 2011 FIGURES 1 AND 2.
3. RESULTS REPORTED IN MICROGRAMS PER LITER (ug/L)
4. RESULTS WITH NO DATES ARE 5/2015

PCE = TETRACHLOROETHENE
 ES = ENFORCEMENT STANDARD
 WISCONSIN ADMINISTRATIVE CODE NR 140.10 JULY 2015 (PCE ES = 5)



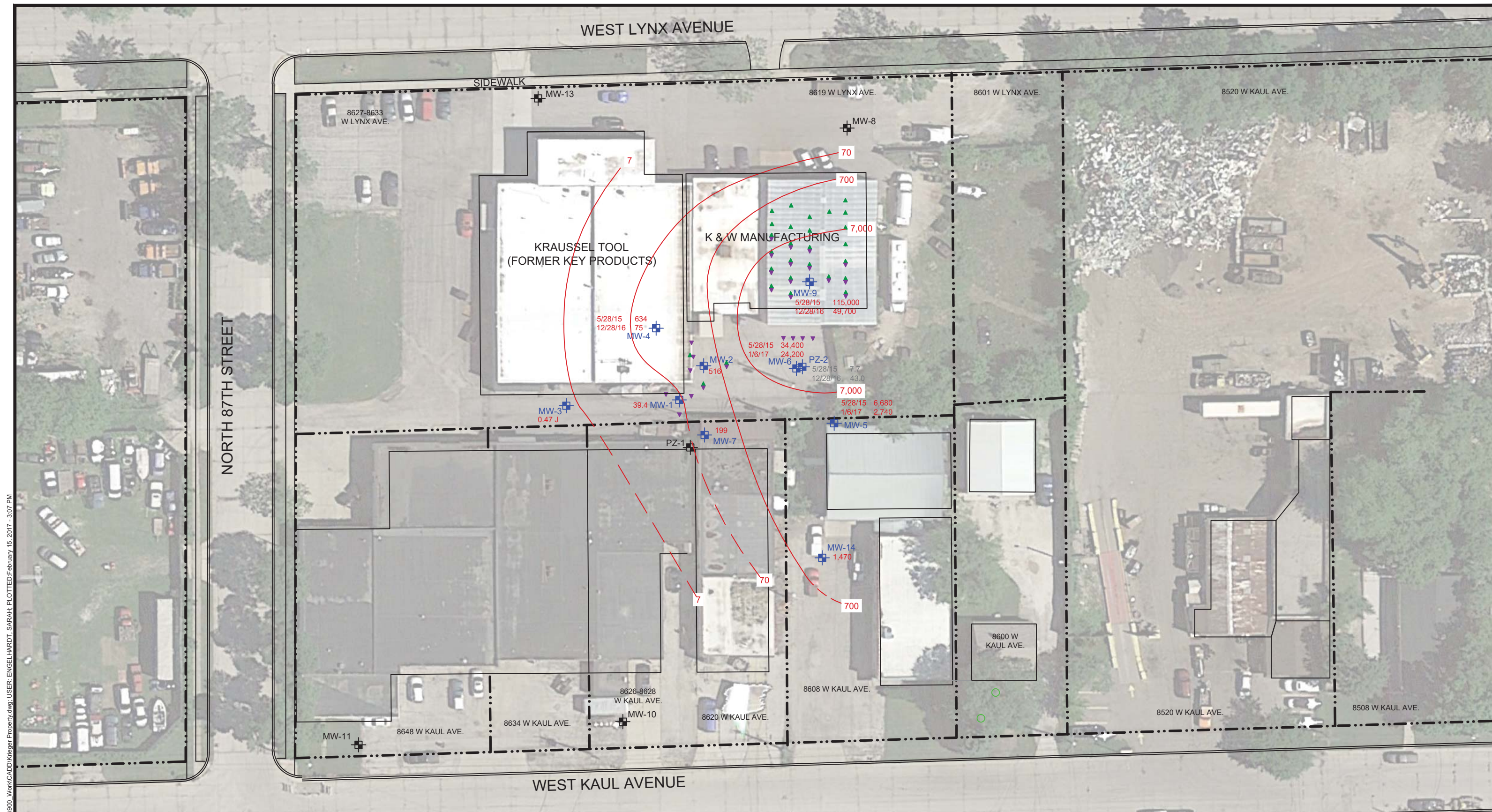
AECOM
 Milwaukee Office
 1555 RiverCenter Dr
 Milwaukee, WI
 414.944.6080

K & W Manufacturing
 8619 W. Lynx Avenue
 Milwaukee, Wisconsin

TETRACHLOROETHENE ISO-CONCENTRATIONS
 MAY 2015; DECEMBER 2016 AND JANUARY 2017

Project Number: 60531183 Drawn By: SAE Date: 2/15/2017 Figure No. 4

File: \\usmww1.fs001\prod\Data\Projects\60531183\9000_Work\CADD\Kings Property.dwg, USER: ENGELHARDT, SARAH, PLOTTED: February 15, 2017 - 3:07 PM



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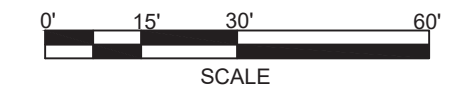
LEGEND

- MONITORING WELL / PIEZOMETER:
 - SAMPLED
 - NOT SAMPLED
- ▲ CHEMICAL INJECTION POINTS
- ▲ BIOSTIMULANT INJECTION POINTS
- 145 CIS ISO-CONCENTRATION LINES AND LAB CONCENTRATION

NOTES

1. BASE MAP FROM KPRG AND ASSOCIATES, INC. MARCH, 31, 2015.
2. INJECTION POINTS BASED ON KPRG AND ASSOCIATES, INC SEPTEMBER 27, 2011 FIGURES 1 AND 2.
3. RESULTS REPORTED IN MICROGRAMS PER LITER (ug/L)
4. RESULTS WITH NO DATES ARE 5/2015

CIS = cis-1,2-DICHLOROETHENE
 ES = ENFORCEMENT STANDARD
 WISCONSIN ADMINISTRATIVE CODE NR 140.10 JULY 2015 (CIS ES = 70)



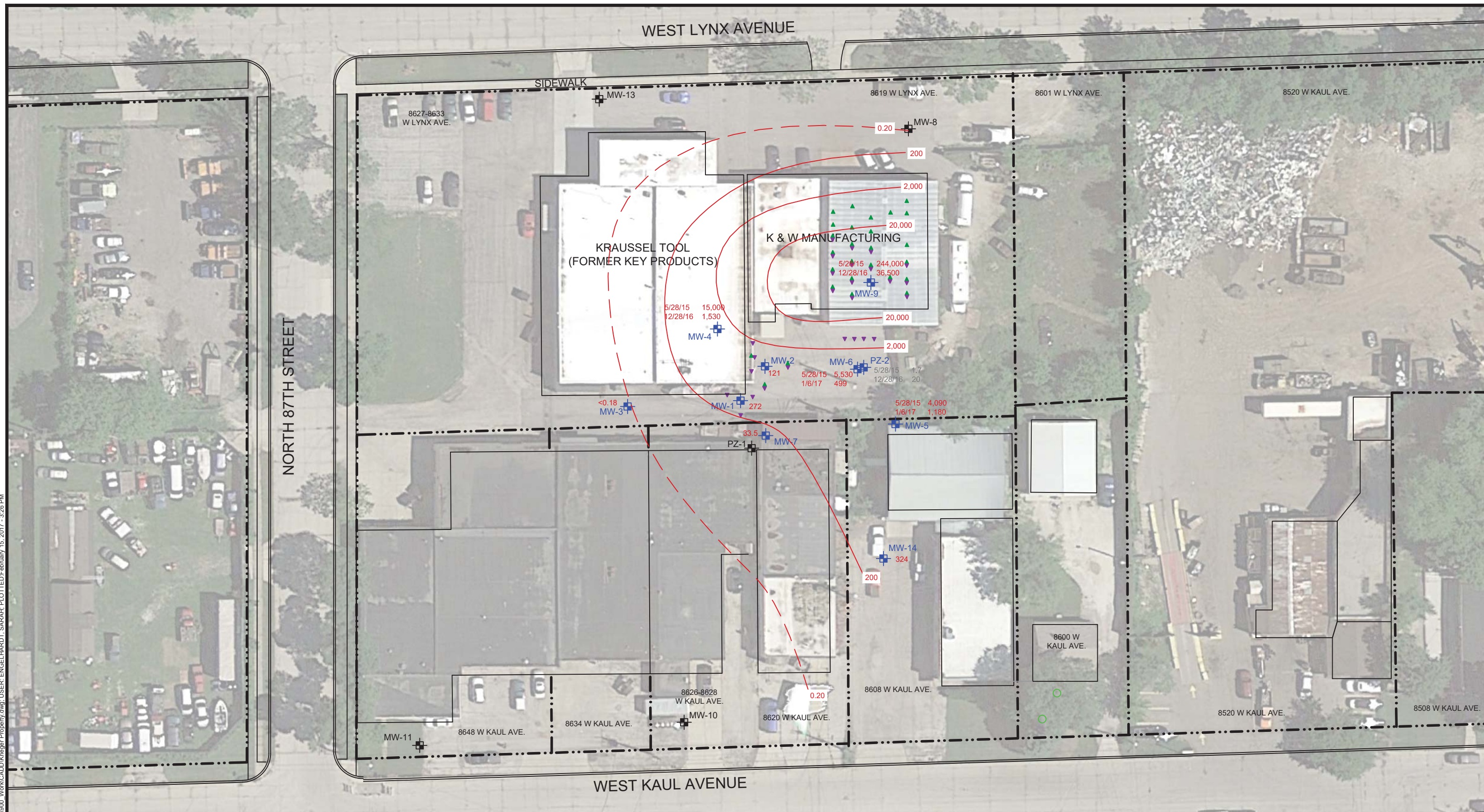
AECOM
 Milwaukee Office
 1555 RiverCenter Dr
 Milwaukee, WI
 414.944.6080



K & W Manufacturing
 8619 W. Lynx Avenue
 Milwaukee, Wisconsin

cis-1,2-DICHLOROETHENE ISO-CONCENTRATIONS
 MAY 2015; DECEMBER 2016 AND JANUARY 2017

Project Number: 60531183 Drawn By: SAE Date: 2/15/2017 Figure No. 5



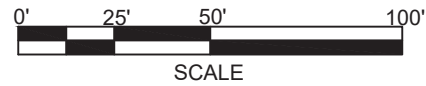
File: \\usermkt1\fs00\lprocd\lprocd\Projects\60531183\9000 - Work\CADD\Kraussel_Property.dwg, USER: ENGELHARDT, SARAH, PLOTTED: February 15, 2017 - 3:26 PM

LEGEND

- MONITORING WELL / PIEZOMETER:
 - SAMPLED
 - NOT SAMPLED
- ▲ CHEMICAL INJECTION POINTS
- ▼ BIOSTIMULANT INJECTION POINTS
- 145 VC ISO-CONCENTRATION LINES AND LAB CONCENTRATION

- NOTES**
1. BASE MAP FROM KPRG AND ASSOCIATES, INC. MARCH, 31, 2015.
 2. INJECTION POINTS BASED ON KPRG AND ASSOCIATES, INC SEPTEMBER 27, 2011 FIGURES 1 AND 2.
 3. RESULTS REPORTED IN MICROGRAMS PER LITER (ug/L)
 4. RESULTS WITH NO DATES ARE 5/2015

VC = VINYL CHLORIDE
 ES = ENFORCEMENT STANDARD
 WISCONSIN ADMINISTRATIVE CODE NR
 140.10 JULY 2015 (VC ES = 0.2)



AECOM
 Milwaukee Office
 1555 RiverCenter Dr
 Milwaukee, WI
 414.944.6080

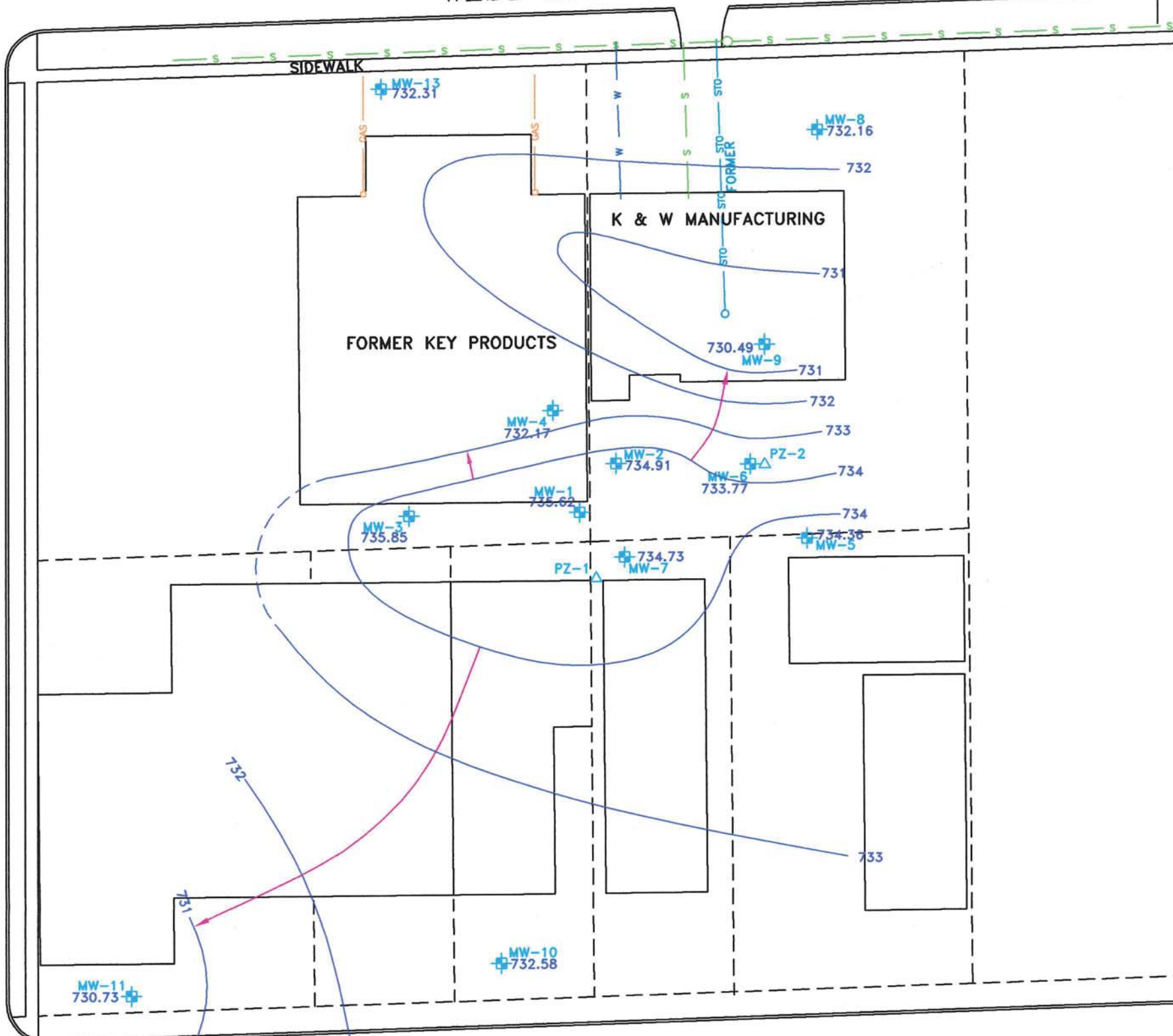
K & W Manufacturing 8619 W. Lynx Avenue Milwaukee, Wisconsin	
VINYL CHLORIDE ISOCONCENTRATIONS MAY 2015; DECEMBER 2016 AND JANUARY 2017	
Project Number: 60531183	Date: 2/15/2017
Drawn By: SAE	Figure No. 6



WEST LYNX AVENUE

NORTH 87TH STREET

SIDEWALK



WEST KAUL AVENUE

LEGEND

- WATER LINE
- SEWER LINE
- FORMER STORM SEWER LINE
- MONITORING WELL
- PIEZOMETER
- GROUNDWATER CONTOUR

ENVIRONMENTAL CONSULTATION & REMEDIATION

K P R G KPRG and Associates, inc.

14665 West Lisbon Road, Suite 28 Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478

414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593

GROUNDWATER CONTOUR MAP 8-2-12

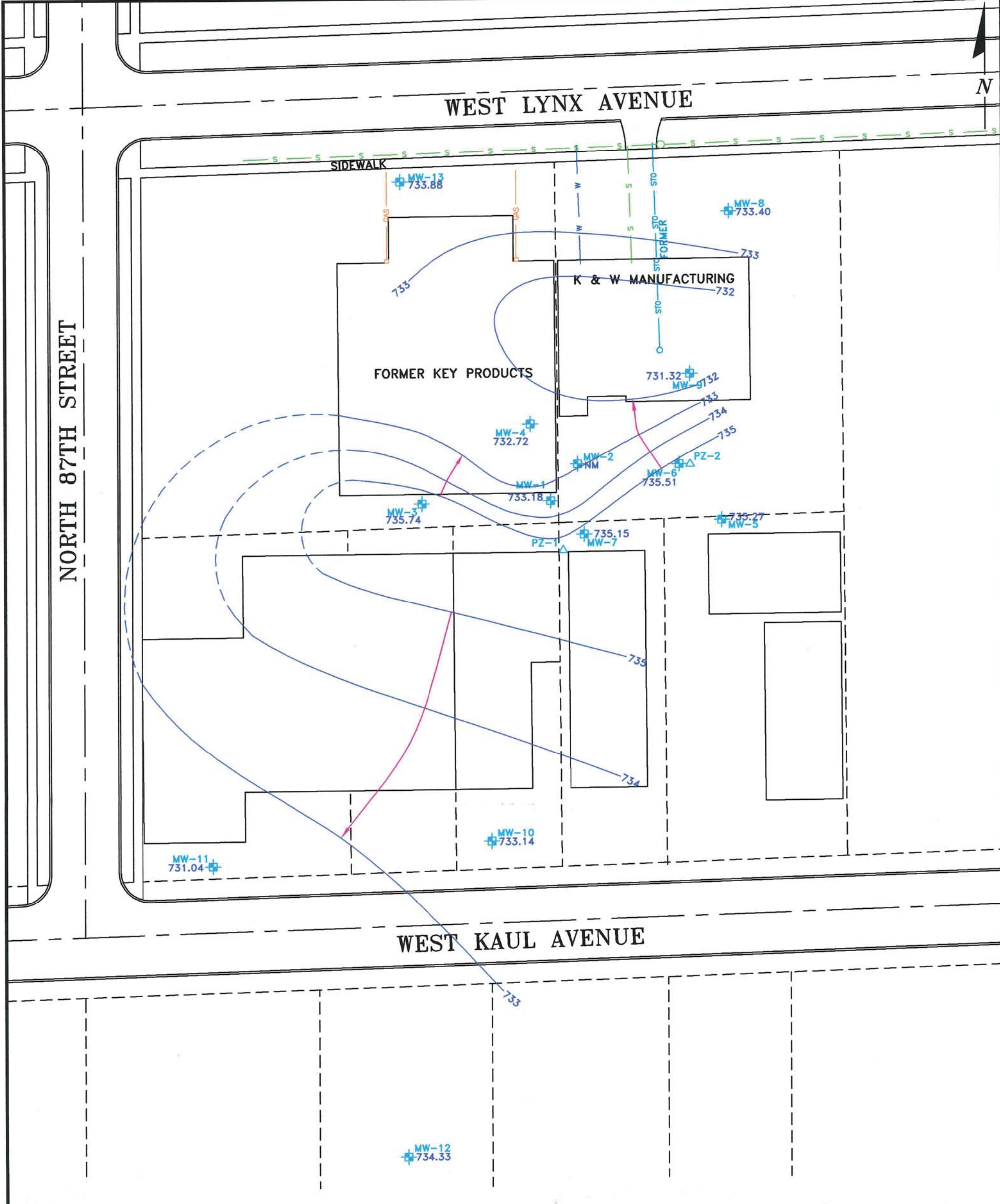
K & W MANUFACTURING CORP.
MILWAUKEE, WISCONSIN

Scale: 1" = 50' Date: December 5, 2012

KPRG Project No. 15807.4 FIGURE 2



\\n-c-pda\proj\2012\15807\15807_01\15807_01_gwcontour.dwg



WEST LYNX AVENUE

NORTH 87TH STREET

SIDEWALK

FORMER KEY PRODUCTS

K & W MANUFACTURING

WEST KAUL AVENUE

LEGEND

- w — WATER LINE
- s — SEWER LINE
- STD — FORMER STORM SEWER LINE
- 735 GROUNDWATER CONTOUR
- MW-5 MONITORING WELL
- s — SEWER LINE
- PZ-1 PIEZOMETER

0 50'
APPROXIMATE SCALE

ENVIRONMENTAL CONSULTATION & REMEDIATION

K P R G KPRG and Associates, inc.

14665 West Lisbon Road, Suite 28 Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478

414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593

GROUNDWATER CONTOUR MAP 10-31-12

K & W MANUFACTURING CORP.
MILWAUKEE, WISCONSIN

Scale: 1" = 50' Date: December 5, 2012

KPRG Project No. 15807.4 FIGURE 3

w:\e-pba\projects\k&w_mcm\closure_postage\groundwater_contour.dwg

Table 1. Soil Sample Analytical Results for Detected VOCs - K&W Manufacturing, Milwaukee, WI

All values are in mg/kg.

Sample ID Parameter	Date	SSRCLs		SB-1 2'	SB-2 2'	SB-3 2'	SB-4 9'	SB-5 2'	SB-5 12'-15'	SB-6 2'	SB-6 6'-8'	SB-7 2'	SB-7 9'	SB-8 2'	SB-8 7'-8'	SB-8 12'
		Soil-GW	Ingestion	7/11/2007	7/12/2007	7/11/2007	7/12/2007	7/12/2007	7/12/2007	7/11/2007	7/11/2007	7/11/2007	7/11/2007	7/11/2007	7/11/2007	7/11/2007
1,2,4-Trimethylbenzene		1.3793	219	<0.025	<0.025	<0.025	<0.62	<0.025	<13	<0.025	<0.025	<0.025	<0.31	<0.025	1.2	<0.025
cis-1,2-Dichloroethene		0.0412	2040	<0.025	<0.025	<0.025	0.88	3.2	<13	<0.025	0.26	<0.025	<0.31	<0.025	<1.0	<0.025
trans-1,2-Dichloroethene		0.0588	976	<0.025	<0.025	<0.025	<0.62	0.15	<13	<0.025	<0.025	<0.025	<0.31	<0.025	<1.0	<0.025
Tetrachloroethene		0.0045	153	<0.025	<0.025	<0.025	270	0.049	3,600	0.26	9.2	0.046	120	<0.025	190	0.06
Trichloroethene		0.0036	8.81	<0.025	<0.025	<0.025	<0.62	<0.025	<13	0.095	0.37	<0.025	<0.31	<0.025	<1.0	<0.025
TOC as NPOC		NS	NS	5,200	NA	15,000	NA	NA	NA	7,000	NA	NA	NA	NA	NA	NA

Sample ID Parameter	Date	SSRCLs		SB-9 9'	SB-9 15'	SB-10 3'	SB-10 7'	SB-11 8'	SB-12 2'	SB-12 10'	SB-13 2'	SB-13 12'	SB-14 10'	SB-15 4'	SB-15 13-14'	SB-16 4'
		Soil-GW	Ingestion	7/11/2007	7/11/2007	7/11/2007	7/11/2007	7/11/2007	7/11/2007	7/11/2007	7/11/2007	7/11/2007	7/11/2007	7/11/2007	9/17/2009	9/17/2009
1,2,4-Trimethylbenzene		1.3793	219	<2.5	<3.1	<0.05	<0.5	<0.25	<0.025	<0.5	<0.025	<2.0	<3.1	<1.0	<1.25	<0.025
cis-1,2-Dichloroethene		0.0412	2040	<2.5	<3.1	0.21	<0.5	0.5	<0.025	1.5	0.15	<2.0	<3.1	3.41	29	2.57
trans-1,2-Dichloroethene		0.0588	976	<2.5	<3.1	<0.05	<0.5	<0.25	<0.025	<0.5	<0.025	<2.0	<3.1	<1.0	<1.25	0.174
Tetrachloroethene		0.0045	153	600	640	8.4	140	63	0.061	130	7.9	330	740	167	130	0.0626 J
Trichloroethene		0.0036	8.81	<2.5	<3.1	0.36	<0.5	1.3	<0.025	0.75	0.65	<2.0	<3.1	<1.0	1.74 J	<0.025
TOC as NPOC		NS	NS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Sample ID Parameter	Date	SSRCLs		SB-16 14-15'	SB-17 4'	SB-17 14-15'	MW-8 5-6'	MW-9 21-22'	MW-9 29-30'	MW-10 2'	MW-10 7'	MW-11 2'	MW-11 6'	MW-12 4-5'	PZ-2 5-6'
		Soil-GW	Ingestion	9/17/2009	9/17/2009	9/17/2009	9/18/2009	9/17/2009	9/17/2009	9/18/2009	9/18/2009	9/18/2009	9/18/2009	9/18/2009	9/18/2009
1,2,4-Trimethylbenzene		1.3793	219	<25	<0.025	<25	<0.025	<0.625	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
cis-1,2-Dichloroethene		0.0412	2040	<25	<0.025	<25	<0.025	8.92	0.0303 J	<0.025	0.057 J	<0.025	<0.025	<0.025	0.0326 J
trans-1,2-Dichloroethene		0.0588	976	<25	0.275	<25	<0.025	<0.625	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Tetrachloroethene		0.0045	153	3,370	0.269	2,300	0.334	141	0.992	<0.025	<0.025	<0.025	<0.025	<0.025	1.840
Trichloroethene		0.0036	8.81	<25	<0.025	<25	<0.025	1.39 J	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.0479 J
TOC as NPOC		NS	NS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

SSRCLs - Soil Screening Residual Contaminant Levels
Soil-GW - Soil to Groundwater
NS - No Standard

NA - Not Analyzed
Bold - The sample exceeded Soil-GW limits for that parameter
Bold - The sample exceeded Ingestion limits for that parameter

Table 2. Soil Sample Analytical Results for PAH - K&W Manufacturing, Milwaukee, WI
 All values are in µg/kg.

Sample ID	WDNR NR 720 RCL's	SB-2 2'	SB-6 2'	SB-7 2'	SB-8 2'	SB-9 9'	SB-10 3'	SB-13 2'	MW-8 2-3'	PZ-3 3-4'
Parameter	Industrial	7/12/2007	7/11/2007	7/11/2007	7/11/2007	7/11/2007	7/11/2007	7/11/2007	9/18/2009	9/17/2009
Acenaphthene	60,000,000	< 3.2	< 3.4	< 3.5	< 3.3	< 3.6	< 3.6	< 3.6	< 1.1	< 1.1
Acenaphthylene	360,000	< 3.1	< 3.3	< 3.4	6.8	< 3.5	< 3.5	< 3.5	< 2.0	< 2.1
Anthracene	300,000,000	< 3.8	< 4.1	< 4.2	8.1	< 4.3	< 4.4	< 4.4	< 5.5	< 5.5
Benz (a) anthracene	3,900	< 5.7	< 6.1	10	52	< 6.4	< 6.5	6.8	< 10.0	< 10.1
Benzo (b) flouranthene	3,900	< 3.0	5.0	15	68	< 3.4	7.9	9.2	< 6.8	< 6.8
Benzo (k) flouranthene	39,000	< 3.3	4.9	10	57	< 3.7	4.9	4.4	< 7.5	< 7.5
Benzo (a) pyrene	390	< 3.1	4.0	11	69	< 3.5	4.8	5.2	< 4.4	< 4.4
Benzo (ghi) perylene	39,000	< 3.8	< 4.1	11	58	< 4.3	5.1	5.6	< 5.1	< 5.1
Chrysene	390,000	< 4.6	6.7	16	60	< 5.3	9.8	9.9	< 4.1	< 4.2
Dibenz (a,h) anthracene	390	< 2.9	< 3.2	< 3.3	17	< 3.3	< 3.4	< 3.4	< 5.6	< 5.6
Fluoranthene	40,000,000	< 3.1	9.1	19	53	< 3.5	13	10	< 1.3	1.3 J
Fluorene	40,000,000	< 3.6	< 3.9	< 4.0	< 3.8	< 4.1	< 4.2	< 4.2	< 1.1	< 1.1
Indeno (1,2,3-cd) pyrene	3,900	< 2.7	< 2.9	7.5	42	< 3.0	3.8	3.4	< 5.0	< 5.1
1-Methylnaphthalene	70,000,000	< 3.2	< 3.5	< 3.6	< 3.4	< 3.6	< 3.7	< 3.7	< 2.2	< 2.2
2-Methylnaphthalene	40,000,000	< 3.3	< 3.6	< 3.7	< 3.5	< 3.8	< 3.8	< 3.8	< 2.2	< 2.2
Naphthalene	110,000	< 4.3	< 4.6	< 4.8	< 4.5	< 4.8	< 4.9	< 4.9	3.6 J	4.1 J
Phenanthrene	390,000	< 3.1	4.7	7.2	13	< 3.5	5.1	< 3.6	< 2.4	< 2.4
Pyrene	30,000,000	< 2.6	8.5	17	44	< 3.0	10	8.2	< 1.2	1.2 J

RCLs - Residual Contaminant Levels for Direct Contact Pathway
Bold - The result exceeded the non-industrial limit for that parameter
Bold - The result exceeded industrial limit for that parameter

Table 3. Soil Sample Analytical Results for RCRA Metals - K&W Manufacturing, Milwaukee, WI
 All values are in mg/kg.

Parameter	Sample ID	WDNR NR720 Standards Industrial	SSRCLs Ingestion	SB-2 2'	SB-6 2'	SB-7 2'	SB-8 2'	SB-9 9'	SB-10 3'	SB-13 2'
	Date			7/12/2007	7/11/2007	7/11/2007	7/11/2007	7/11/2007	7/11/2007	7/11/2007
Arsenic		1.6	1.59	1.4	4.3	4.7	4.1	3.9	5.6	4.9
Barium		NS	100,000	13	55	63	65	62	80	110
Cadmium		510	803	0.22	0.56	0.55	0.62	0.45	0.76	0.53
Chromium		16,000*	100,000	4.9	20	18	20	22	20	28
Lead		500	800	3.4	12	29	44	7.7	17	9.3
Mercury		NS	3.13	0.0059	0.027	0.040	0.047	0.014	0.047	0.017
Selenium		NS	5,110	< 0.49	< 0.53	< 0.54	< 0.52	< 0.55	< 0.56	< 0.56
Silver		NS	5,110	< 0.089	< 0.096	< 0.099	< 0.094	< 0.10	< 0.10	< 0.10

Parameter	Sample ID	WDNR NR720 Standards Industrial	SSRCLs Ingestion	MW-8 2-3'	MW-10 2'	MW-10 7'	MW-11 2'	MW-11 6'	MW-12 0-2'	PZ-2 3-4'
	Date			9/18/2009	9/18/2009	9/18/2009	9/18/2009	9/18/2009	9/18/2009	9/18/2009
Arsenic		1.6	1.59	8.2	4.9	2.4	4.2	2.9	4.8	5.5
Barium		NS	100,000	79.7	72.6	36.6	86.9	63.1	54.5	79.6
Cadmium		510	803	0.26 J	0.29 J	0.14 J	0.16 J	<0.018	0.32 J	0.20 J
Chromium		16,000*	100,000	25.0	20.1	12.4	24.3	24.1	15.8	21.9
Lead		500	800	12.6	21.5	5.8	13.4	12.4	11.1	16.4
Mercury		NS	3.13	0.043	0.040	0.013	0.049	0.029	0.069	0.046
Selenium		NS	5,110	<0.27	<0.28	0.36 J	<0.27	<0.28	<0.30	<0.28
Silver		NS	5,110	0.16 J	0.16 J	0.072 J	0.16 J	0.086 J	0.12 J	0.088 J

SSRCLs - Soil Screening Residual Contaminant Levels
 * : This standard is for Non-Industrial Land Use
 NS - No standard

Bold - The sample exceeded NR720 limits for that parameter
Bold - The sample exceeded Soil-GW limits for that parameter

Table 1
Groundwater Monitoring Analytical Results for CVOCs
Krieger Property, Milwaukee, WI
AECOM Project No. 60343608

Well Location	Sample Date	cis-1,2-Dichloroethene (ug/L)	trans-1,2-Dichloroethene (ug/L)	Tetrachloroethene (ug/L)	Trichloroethene (ug/L)	Vinyl chloride (ug/L)	Dissolved Oxygen (mg/L)	Oxidation-Reduction Potential (mV).
PAL		<u>7</u>	<u>20</u>	<u>0.5</u>	<u>0.5</u>	<u>0.02</u>	NE	NE
ES		70	100	5	5	0.2	NE	NE
MW-1	10/8/2009	864	<222	25,400	438	<45.0	0.67	84.3
	1/13/2010	1,060	<222	32,500	502	<45.0	0.86	114
	12/22/2010	965	<222	26,400	552	<45.0	0.74	-5.5
	4/6/2011	1,160	<222	29,100	625	<45.0	1.09	594.3
	6/30/2011	1,260	<222	22,700	539	<45.0	0.71	31.5
	1/16/2012	19,900	<222	9,680	2,790	<45.0	4.12	-106.3
	4/12/2012	47,400	751	<112	273	627	0.26	24.3
	8/3/2012	18,900	698	<112	<120	9,080	2.02	-12.9
	10/31/2012	6,850	265	<45.0	<48.0	4,390	0.37	-73.8
	3/27/2013	4,030	179	<45.0	<48.0	3,110	3.4	-138
	7/30/2013	658	42.7	<4.7	<4.3	1,970	0.09	-116.4
	12/11/2013	713	35.7	<4.7	<3.6	2,320	0.12	-89
	2/18/2014	256	14.5	<4.7	<3.6	754	0.85	-83.3
	5/19/2014	1,310	58	<5.0	<3.3	2,290	0.29	-110
8/23/2014	312	10.1	<5.0	<3.3	1,300	2.3	-114.3	
5/28/2015	39.4	1.1	<0.50	<0.33	272	2.64	-155.7	
MW-2	10/8/2009	1,050	<22.2	5,500	430	<4.5	0.69	90.4
	1/13/2010	563	<44.5	9,050	339	<9.0	0.64	110
	12/22/2010	<4,150	<4,450	<2,250	<2,400	<900	NM	NM
	4/6/2011	583	5.0	56	71	1.3 J	NM	NM
	6/30/2011	<4.2	<4.4	672	<2.4	<0.90	NM	NM
	1/16/2012	7,980	215	856	1390	191	0.77	7.5
	4/12/2012	13,600	435	414	563	673	0.31	-11.2
	8/3/2012	14.6	219	<0.90	<0.96	9.1	0.85	-71.6
	10/31/2012	8.6	3.2	0.59 J	<0.48	4.7	0.03	-112.3
	3/27/2013	309	24.3	<0.90	0.97 J	225	0.50	-160
	7/30/2013	436	7.3	<2.4	<2.1	268	0.16	-199.8
	12/11/2013	3,400	210	12.4 J	280	3,200	0.16	-61.3
	2/18/2014	4,200	306	<23.6	133	3,350	0.75	-1.5
	5/19/2014	3,960	203	<25.0	<16.5	3,310	0.35	-78.6
8/23/2014	35.5	4.7	<0.50	<0.33	9.9	2.00	-134.3	
5/28/2015	516	7.0	<2.5	<1.7	121	1.55	-183.5	
MW-3	10/8/2009	7.3	<0.89	168.0	11.2	<0.18	3.3	88.7
	1/13/2010	1.1	<0.89	35.3	6.9	<0.18	0.05	10.8
	12/22/2010	1.4	<0.89	56.0	8.7	<0.18	0.58	-9.6
	4/6/2011	2.0	<0.89	80.9	4.7	<0.18	1.37	69.4
	6/30/2011	1.1	<0.89	54.5	7.7	<0.18	0.30	-9.8
	1/16/2012	0.95 J	<0.89	32.1	3.5	<0.18	2.68	81
	4/12/2012	0.94 J	<0.89	40.6	3.6	<0.18	0.26	62.3
	8/3/2012	1.3	<0.89	57.2	7.3	0.22 J	1.09	100.4
	10/31/2012	25.5	2.2	49.8	6.2	18.1	0.63	-9.4
	3/27/2013	<0.83	<0.89	6.0	1.1	<0.18	3.91	-100
	7/30/2013	1.5	<0.37	31.1	4.4	0.62 J	0.18	-32.8
	12/11/2013	1.4	<0.37	20.3	3.1	<0.18	0.76	-58.1
	2/18/2014	2.3	<0.37	46.4	6.3	0.50 J	1.62	58.3
	5/19/2014	0.46 J	<0.24	15.4	1.8	<0.50	0.42	69.4
8/23/2014	0.61 J	<0.26	21.0	3.2	<0.18	3.00	-4.5	
5/28/2015	0.47 J	<0.26	17.7	2.5	<0.18	1.45	-101.2	

Table 1
Groundwater Monitoring Analytical Results for CVOCs
Krieger Property, Milwaukee, WI
AECOM Project No. 60343608

Well Location	Sample Date	cis-1,2-Dichloroethene (ug/L)	trans-1,2-Dichloroethene (ug/L)	Tetrachloroethene (ug/L)	Trichloroethene (ug/L)	Vinyl chloride (ug/L)	Dissolved Oxygen (mg/L)	Oxidation-Reduction Potential (mV).
PAL		<u>7</u>	<u>20</u>	<u>0.5</u>	<u>0.5</u>	<u>0.02</u>	NE	NE
ES		70	100	5	5	0.2	NE	NE
MW-4	10/9/2009	1,310	<178	45,100	2,000	<36	2.09	-125.4
	1/14/2010	1,870	<356	56,200	2,350	<72.0	0.16	18.4
	12/22/2010	1,530	<356	56,100	2,170	<72.0	0.17	82
	4/6/2011	1,790	<356	58,100	2,120	<72.0	0.18	28.5
	6/30/2011	1,980	<356	45,500	2,320	<72.0	0.46	6.86
	1/16/2012	1,360	<356	48,600	1,500	<72.0	0.75	47
	4/12/2012	1,960	<356	43,700	1,760	<72.0	0.13	44.9
	8/2/2012	1,710	<356	43,500	1,570	<72.0	0.69	72.3
	10/31/2012	2,150	<356	55,300	1,900	<72.0	0.13	4.5
	3/27/2013	2,340	<356	36,500	1,700	<72.0	0.70	-112
	7/31/2013	2,530	<149	40,800	1,750	120 J	0.14	-8.2
	12/12/2013	11,100	<149	17,400	3,530	74.7 J	0.09	-45.3
	2/18/2014	101,000	802	254 J	291 J	159 J	0.78	12.2
	5/19/2014	84,700	1,380 J	<1,000	<661	3,000	0.39	-57.8
8/23/2014	62,000	1,550	<250	<165	33,700	2.8	-62.8	
5/28/2015	634	175	<50.0	<33.1	15,000	1.82	-156.2	
12/28/2016	75	10.7 J	<10.0	<6.6	1,530	0.22	-192.4	
MW-5	10/8/2009	530	<35.6	9,510	341	<7.2	0.65	89.9
	1/13/2010	672	<89.0	12,900	411	<18.0	0.22	128
	12/22/2010	731	<89.0	10,700	376	<18.0	0.64	220.5
	4/6/2011	365	<89.0	5,050	184	<18.0	0.89	74.3
	6/30/2011	556	<89.0	7,660	304	<0.18	0.07	41.4
	1/16/2012	682	<44.5	13,100	401	<9.0	0.81	31
	4/12/2012	888	<44.5	9,900	465	<9.0	0.17	111.5
	8/3/2012	1,410	<44.5	14,300	513	53.1	4.21	97
	10/31/2012	1,320	<44.5	11,200	351	59.6	0.23	-28.2
	3/27/2013	1,550	<89.0	11,800	394	23.2 J	1.19	-101
	7/30/2013	5,260	127	1,640	828	345	0.60	-38.7
	12/11/2013	8,190	88.5 J	1,100	1280	93.5 J	0.33	-77.2
	2/18/2014	30,300	587	<189	<146	231 J	1.34	-38.1
	5/19/2014	8,130	198	<50.0	39.7 J	220	0.22	-71.7
8/23/2014	4,820	170	<50.0	<33.1	1,600	1.90	-83	
5/28/2015	6,680	663	<50.0	<33.1	4,090	2.28	-141.0	
1/6/2017	2,740	93.1	<10.0	<6.6	1,180	1.26	19.9	
MW-6	10/8/2009	4,240	<111	10,300	3860	<22.5	4.20	89
	1/13/2010	2,010	<178	20,000	23100	<36	0.80	145
	12/22/2010	<4,150	<4,150	<2,250	<2,400	<900	NM	NM
	4/6/2011	<415	<445	<225	<240	<90	NM	NM
	6/30/2011	<166	<178	<90	<96	<36	1.4	643.1
	1/16/2012	26,400	595	<90	155 J	<36	0.3	-72.2
	4/12/2012	24,400	1,130	161 J	158 J	1,510	1.22	-85.7
	8/3/2012	13,400	2,490	48.7 J	<48.0	5,090	1.00	-66.9
	10/31/2012	22,400	1,530	<90.0	<96.0	5,270	0.01	-224.2
	3/27/2013	9,850	601	<90.0	<96.0	2,060	0.95	-153
	7/30/2013	46,400	3,220	<94.4	<85.8	20,200	0.02	-206.8
	12/12/2013	34,200	1,630	<94.4	<72.8	10,800	0.30	-116.6
	2/18/2014	26,900	1,260	<94.4	<72.8	5,520	1.44	-67.2
	5/19/2014	24,200	1,210	<25.0	<165	5,850	0.15	-117.6
8/23/2014	78,000	2,830	<165	<165	15,500	2.00	-138.1	
5/28/2015	34,400	1,470	<125	<82.7	5,530	1.84	-102.9	
1/6/2017	24,200	984	<62.5	<41.3	499	0.9	175.2	

Table 1
Groundwater Monitoring Analytical Results for CVOCs
Krieger Property, Milwaukee, WI
AECOM Project No. 60343608

Well Location	Sample Date	cis-1,2-Dichloroethene (ug/L)	trans-1,2-Dichloroethene (ug/L)	Tetrachloroethene (ug/L)	Trichloroethene (ug/L)	Vinyl chloride (ug/L)	Dissolved Oxygen (mg/L)	Oxidation-Reduction Potential (mV).
PAL		<u>7</u>	<u>20</u>	<u>0.5</u>	<u>0.5</u>	<u>0.02</u>	NE	NE
ES		70	100	5	5	0.2	NE	NE
MW-7	10/8/2009	441	17.3	70.9	56	10.7	1.87	88.3
	1/13/2010	238	7.1	38.7	32.9	<0.72	0.69	123
	12/22/2010	272	<u>22.5</u>	99.9	38.3	2.2 J	0.90	-5.4
	4/6/2011	286	10.7	50.4	34	<0.45	0.60	68.3
	6/30/2011	392	12.2	28.9	40.9	4.0	0.65	20
	1/16/2012	236	6.3	28.0	27.5	2.9	1.43	45.8
	4/12/2012	NS	NS	NS	NS	NS	NS	NS
	8/2/2012	364	11.0	23.7	23.0	59.4	1.59	95.5
	10/31/2012	588	<u>21.2</u>	40.4	31.6	99.5	0.19	-10.8
	3/27/2013	261	12.7	23.9	17.3	35	1.15	-165
	7/31/2013	253	10.3	32	19	52.3	0.22	-35.8
	12/11/2013	162	6.9	17.3	12.2	41.2	0.24	-58.5
	2/18/2014	406	15.0	21.3	21.1	71.3	1.99	70.5
	5/19/2014	369	15.3	22.2	18.3	57.4	0.32	29.2
8/23/2014	353	12.3	27	18.5	48.8	2.40	-37	
5/28/2015	199	7.7	14.0	11.2	33.5	1.95	-88.6	
MW-8	10/8/2009	<0.83	<0.89	<0.45	<0.48	<0.18	NM	NM
	1/13/2010	<0.83	<0.89	<0.45	<0.48	<0.18	0.50	135
	12/22/2010	<0.83	<0.89	<0.45	<0.48	<0.18	0.35	12.6
	4/6/2011	<0.83	<0.89	<0.45	<0.48	<0.18	0.74	81.1
	6/30/2011	<0.83	<0.89	<0.45	<0.48	<0.18	2.21	-30.4
	1/16/2012	<0.83	<0.89	<0.45	<0.48	<0.18	0.72	-12.4
	4/12/2012	<0.83	<0.89	<0.45	<0.48	<0.18	0.35	37.7
	8/2/2012	<0.83	<0.89	<0.45	<0.48	<0.18	2.04	32.8
	10/31/2012	<0.83	<0.89	<0.45	<0.48	<0.18	0.24	35.7
	3/27/2013	1.5	<0.89	<0.45	<0.48	<0.18	0.78	-164.3
7/30/2013	3.0	<0.37	<0.47	<0.43	<0.18	0.16	-45.1	
MW-9	10/9/2009	33,700	<890	155,000	2,080	1,140	2.90	108
	1/14/2010	40,800	<1,110	139,000	2,470	1,730	1.72	132
	12/22/2010	<1,660	<1,780	<900	<960	<360	NM	NM
	4/6/2011	12,600	317	17,000	2,770	302	NM	NM
	6/30/2011	32,700	612	16,800	13,500	437	0.46	-35.9
	1/16/2012	76,600	1,130	1,350	1,200	257 J	0.13	-89.1
	4/12/2012	135,000	2,160	<900	<960	1,620 J	0.06	-79.3
	8/2/2012	49,500	1,700	<112	<120	66,900	0.19	-44.2
	10/31/2012	21,900	4,220	<450	<480	70,100	0.13	-34.4
	3/27/2013	200,000	15,300	1,210 J	<960	43,300	0.42	-137.9
	7/31/2013	28,300	2,580	<944	<858	98,800	0.13	-77.7
	12/12/2013	28,100	2,440	<944	<728	130,000	0.14	-135
	2/18/2014	5,970	820 J	<944	<728	128,000	0.18	-65.2
	5/19/2014	7,020	661 J	<500	<331	165,000	0.36	-46.9
8/23/2014	9,790	841 J	<500	<331	138,000	0.50	-67.9	
5/28/2015	115,000	1,810 J	<1,000	<661	244,400	1.51	-136.2	
12/28/2016	49,700	1,230	<250	<165	36,500	0.32	80	
MW-10	10/8/2009	5.0	<0.89	5.6	<u>0.74 J</u>	<0.18	3.47	90.3
	1/13/2010	<u>10.4</u>	<0.89	<0.45	<u>0.72 J</u>	<0.18	0.38	126
	12/22/2010	<u>14.3</u>	1.1	<0.45	<u>1.1</u>	<0.18	0.52	-7.7
	4/6/2011	<u>10.3</u>	<0.89	<0.45	<u>1.1</u>	<0.18	0.42	42.3
	6/30/2011	<u>13.3</u>	0.90 J	<0.45	<u>1.3</u>	<0.18	0.52	2.73
	1/16/2012	<u>10.7</u>	<0.89	<0.45	<u>1.0</u>	<0.18	1.43	47.5
	4/12/2012	<u>9.0</u>	<0.89	<0.45	<u>0.80 J</u>	<0.18	0.67	122.9
	8/2/2012	<u>9.3</u>	0.94 J	<0.45	<u>0.96 J</u>	<0.18	2.80	115.2
	10/31/2012	<u>12.5</u>	0.92 J	<0.45	<u>1.4</u>	<0.18	0.80	131.4
	3/27/2013	<u>9.7</u>	<0.89	<0.45	<u>1.2</u>	<0.18	1.26	-160
7/30/2013	<u>12.3</u>	1.0 J	<0.47	<u>1.7</u>	<0.18	0.61	-15.3	

**Table 1
Groundwater Monitoring Analytical Results for CVOCs
Krieger Property, Milwaukee, WI
AECOM Project No. 60343608**

Well Location	Sample Date	cis-1,2-Dichloroethene (ug/L)	trans-1,2-Dichloroethene (ug/L)	Tetrachloroethene (ug/L)	Trichloroethene (ug/L)	Vinyl chloride (ug/L)	Dissolved Oxygen (mg/L)	Oxidation-Reduction Potential (mV).	
PAL		<u>7</u>	<u>20</u>	<u>0.5</u>	<u>0.5</u>	<u>0.02</u>	NE	NE	
ES		70	100	5	5	0.2	NE	NE	
MW-11	10/8/2009	2.4	<0.89	23.3	<u>2.2</u>	<0.18	2.19	87.9	
	1/13/2010	<0.83	<0.89	<0.45	<0.48	<0.18	0.33	167	
	12/22/2010	<0.83	<0.89	<0.45	<0.48	<0.18	0.66	-15.9	
	4/6/2011	<0.83	<0.89	<0.45	<0.48	<0.18	0.46	59.5	
	6/30/2011	<0.83	<0.89	<0.45	<0.48	<0.18	0.44	7.83	
	1/16/2012	<0.83	<0.89	<0.45	<0.48	<0.18	0.96	16.9	
	4/12/2012	<0.83	<0.89	<0.45	<0.48	<0.18	1.11	174.7	
	8/2/2012	<0.83	<0.89	<0.45	<0.48	<0.18	1.66	164.4	
	10/31/2012	<0.83	<0.89	<0.45	<0.48	<0.18	0.61	63.3	
7/30/2013	<0.42	<0.37	<0.47	<0.43	<0.18	2.36	-27.3		
MW-12	10/8/2009	<0.83	<0.89	<u>1.6</u>	<0.48	<0.18	3.36	71.9	
	1/13/2010	<0.83	<0.89	<0.45	<0.48	<0.18	0.68	115	
	12/22/2010	<0.83	<0.89	<0.45	<0.48	<0.18	0.61	-15.5	
	4/6/2011	<0.83	<0.89	<0.45	<0.48	<0.18	0.43	64.9	
	6/30/2011	<0.83	<0.89	<0.45	<0.48	<0.18	1.91	3.53	
	1/16/2012	<0.83	<0.89	<0.45	<0.48	<0.18	4.25	50.1	
	4/12/2012	<0.83	<0.89	<0.45	<0.48	<0.18	0.37	91.2	
	8/2/2012	<0.83	<0.89	<0.45	<0.48	<0.18	3.24	81.7	
	10/31/2012	<0.83	<0.89	<0.45	<0.48	<0.18	0.55	109.1	
3/27/2013	<0.83	<0.89	<0.45	<0.48	<0.18	1.45	-158		
7/30/2013	<0.42	<0.37	<0.47	<0.43	<0.18	0.65	-16.7		
MW-13	6/30/2011	<0.83	<0.89	<u>0.61 J</u>	<0.48	<0.18	4.38	23.3	
	1/14/2012	<0.83	<0.89	<0.45	<0.48	<0.18	1.44	38.8	
	4/12/2012	<0.83	<0.89	<0.45	<0.48	<0.18	0.28	155.1	
	8/2/2012	<0.83	<0.89	<0.45	<0.48	<0.18	1.59	50.1	
	10/31/2012	<0.83	<0.89	<0.45	<0.48	<0.18	0.52	116	
	3/27/2013	<0.83	<0.89	<0.45	<0.48	<0.18	0.71	-178	
7/30/2013	<0.42	<0.37	<0.47	<0.43	<0.18	0.50	-9.7		
MW-14	5/6/2015	Monitoring Well Installed							
	5/28/2015	1,380	<u>33.7</u>	145	78.9	303	4.49	15.9	
	5/28/2015 DUP	1,470	<u>26.4</u>	141	77.5	324	4.49	15.9	
PZ-2	12/22/2010	<0.83	<0.89	19.0	<u>1.2</u>	<0.18	0.27	-7.4	
	4/6/2011	2.3	<0.89	53	<u>2.5</u>	<0.18	0.41	44.3	
	6/30/2011	<0.83	<0.89	13	<u>0.74 J</u>	<0.18	0.82	-18.4	
	1/16/2012	1.3	<0.89	6.4	<u>4.7</u>	<0.18	0.81	-91.4	
	4/12/2012	<u>19.0</u>	<0.89	40.0	<u>3.8</u>	<0.18	0.18	-130.4	
	8/2/2012	<u>17.8</u>	<0.89	<u>2.5</u>	<u>1.3</u>	<0.18	0.66	-60.6	
	10/31/2012	<u>18.7</u>	<0.89	<u>2.4</u>	<u>1.5</u>	<0.18	0.11	-27.36	
	3/27/2013	4.1	<0.89	6	<u>1.1</u>	<0.18	2.31	-144	
	7/30/2013	<u>26.3</u>	1.8	<u>1.7</u>	<u>1.6</u>	9.4	0.29	-103.6	
	12/12/2013	<u>9.8</u>	<0.37	<u>1.1</u>	<u>0.99 J</u>	1.3	0.28	-79.4	
	2/18/2014	<u>11.3</u>	0.39 J	<u>1.2</u>	<u>0.81 J</u>	2.8	0.36	-34.4	
	5/19/2014	<u>9.8</u>	0.38 J	<0.50	<u>0.57 J</u>	3.6	0.12	-80.6	
	8/23/2014	269	11.7	<u>0.81 J</u>	<u>0.82 J</u>	45	3.50	-110.1	
	5/28/2015	<u>7.7</u>	0.27 J	<u>0.55 J</u>	<u>0.34 J</u>	1.7	1.85	-110.6	
12/28/2016	<u>43.0</u>	2.8	<u>3.4</u>	<u>1.0</u>	20.0	0.88	4.1		

Notes:

- Chemical injection was conducted in October 2010.
- Bio-Chem Plus injected in December 2011.

CVOC - Chlorinated volatile organic compounds, by SW-846 8260. Full scan conducted; only selected CVOCs are depicted on the table.

NE - Not Established

J - Analyte detected between limit of detection and limit of quantification. The result is qualified due to the uncertainty of analyte concentrations within this range.

PAL - Preventive Action Limit

ES - Enforcement Standard

Italics - Exceeds Preventive Action Limit

Bold - Exceeds Enforcement Standard

Table 1. Groundwater Monitoring Analytical Results for Detected VOCs - K&W Manufacturing, Milwaukee, WI

SAMPLE ID PARAMETER DATE	WQNR NR 140 Standards		MW-1										MW-2										MW-3										MW-4									
	PAL	ES	10/08/09	01/13/10	12/22/10*	4/6/2011*	8/30/2011*	1/16/2012**	4/12/2012**	8/3/2012**	10/31/2012**	10/08/09	01/13/10	12/22/10*	4/6/2011*	8/30/2011*	1/16/2012**	4/12/2012**	8/3/2012**	10/31/2012**	10/08/09	01/13/10	12/22/10*	4/6/2011*	8/30/2011*	1/16/2012**	4/12/2012**	8/3/2012**	10/31/2012**	10/08/09	01/14/10	12/22/10*	4/6/2011*	8/30/2011*	1/16/2012**	4/12/2012**	8/3/2012**	10/31/2012**				
VOCs																																										
cis-1,2-Dichloroethene	7.0	70	864	1,060	985	1,180	1,260	19,900	47,400	18,900	6,850	1,050	593	<4,150	593	<4.2	7,980	13,000	14.6	8.6	7.3	1.1	1.4	2.0	1.1	0.95 J	0.94 J	1.3	25.5	1,310	1,870	1,530	1,790	1,980	1,360	1,980	1,710	2,150				
trans-1,2-Dichloroethene	20	100	<222	<222	<222	<222	<222	<222	761	898	265	<22.2	<44.5	<4,450	5.0	<4.4	215	435	219	3.2	<0.89	<0.89	<0.89	<0.89	<0.89	<0.89	<0.89	<0.89	2.2	<178	<356	<356	<356	<356	<356	<356	<356	<356				
Tetrachloroethene	0.5	5.0	25,400	32,500	26,400	29,100	22,700	9,880	<112	<112	<45.0	5,500	9,050	<2,250	56	672	856	414	<0.90	0.59 J	168	35.3	56.0	80.9	54.5	32.1	40.6	57.2	49.8	45,100	56,200	56,100	58,100	45,500	48,800	43,700	43,500	55,300				
Trichloroethene	0.5	5.0	438	502	552	625	539	2,790	273	<120	<48.0	430	339	<2,400	71	<2.4	1,390	563	<0.96	<0.48	11.2	6.9	8.4	4.7	7.7	3.5	3.8	7.3	6.2	2,000	2,350	2,170	2,120	2,230	1,500	1,760	1,570	1,900				
Vinyl Chloride	0.02	0.2	<45.0	<45.0	<45.0	<45.0	<45.0	<45.0	627	9,089	4,390	<4.5	<9.0	<900	1.3 J	<0.50	191	673	9.1	4.7	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	0.22 J	18.1	<36	<72.0	<72.0	<72.0	<72.0	<72.0	<72.0	<72.0	<72.0				
NATURAL ATTENUATION PARAMETERS																																										
Ethane	NE	NE	4.0 J	NA	NA	NA	NA	NA	NA	NA	NA	<0.32	NA	NA	NA	NA	NA	NA	NA	NA	<0.32	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			
Ethane	NE	NE	1.5 J	NA	NA	NA	NA	NA	NA	NA	NA	<0.47	NA	NA	NA	NA	NA	NA	NA	NA	<0.47	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			
Methane	NE	NE	50.8	NA	NA	NA	NA	NA	NA	NA	NA	8.9	NA	NA	NA	NA	NA	NA	NA	NA	<0.93	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			
Sulfate (mg/L)	125*	250*	41.5	NA	NA	NA	NA	NA	NA	NA	NA	42.9	NA	NA	NA	NA	NA	NA	NA	NA	37.8	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			
TOC (mg/L)	NE	NE	1.5 J	NA	NA	NA	NA	NA	NA	NA	NA	4.3	NA	NA	NA	NA	NA	NA	NA	NA	1.7 J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			
FIELD PARAMETERS																																										
Dissolved Oxygen (mg/L)	NE	NE	0.67	0.86	0.74	1.09	0.71	4.12	0.26	2.02	0.37	0.69	0.84	NM	NM	NM	0.77	0.31	0.85	0.03	3.34	0.05	0.59	1.37	0.3	2.68	0.26	1.09	0.63	2.09	0.16	0.17	0.18	0.46	0.75	0.13	0.89	0.13				
Oxidation-Reduction Potential (mV)	NE	NE	84.3	114	-5.5	584.3	31.5	-106.3	24.3	-12.9	-73.8	90.4	110	NM	NM	NM	7.5	-11.2	-71.6	-112.3	89.7	10.8	-9.6	69.4	-9.93	81	62.3	100.4	-9.4	-125.4	18.4	82	28.5	6.88	47	44.9	72.3	4.5				

Note - All values in ug/L unless otherwise noted
 PAL - Preventive Action Limit
 ES - Enforcement Standard
 NE - Not Established
 TOC - Total Organic Carbon
 * - Indicates the value is a Public Welfare Groundwater Quality Standard

NA - Not Analyzed
 NS - Not Sampled
 NS-D - Not Sampled - Dry
 NM - Not Measured
 * - Samples collected after chemical injection
 ** - Samples collected after biostimulant injection

ilslcs - Exceeds Preventive Action Limit
 Bold - Exceeds Enforcement Standard
 J - Analyte detected between limit of detection and limit of quantification.
 The result is qualified due to the uncertainty of analyte concentrations within this range.

Table 1. Groundwater and Top of Casing Elevations for Monitoring Wells, K&W Manufacturing, Milwaukee WI

WELL	GROUND ELEVATION	TOC ELEVATION	10/8/2009		11/6/2009		1/13/2010		12/22/2010		4/6/2011		6/28/2011	
			Depth to Groundwater	Groundwater Elevation	Depth to Groundwater	Groundwater Elevation	Depth to Groundwater	Groundwater Elevation	Depth to Groundwater	Groundwater Elevation	Depth to Groundwater	Groundwater Elevation	Depth to Groundwater	Groundwater Elevation
MW-1	738.39	738.14	4.50	733.64	5.39	732.75	3.92	734.22	4.6	733.54	5.55	732.59	4.19	733.95
MW-2	738.89	737.79	1.50	736.29	1.93	735.86	2.73	735.06	3.53	734.26	1.87	735.92	2.29	735.50
MW-3	738.85	738.70	2.55	736.15	3.20	735.50	4.00	734.70	3.91	734.79	2.11	736.59	2.47	736.23
MW-4	737.36	737.12	4.60	732.52	4.90	732.22	5.04	732.08	5.15	731.97	4.55	732.57	4.86	732.26
MW-5	738.04	737.79	2.91	734.88	2.29	735.50	3.16	734.63	3.21	734.58	1.09	736.70	2.47	735.32
MW-6	738.85	738.61	3.41	735.20	2.91	735.70	3.80	734.81	3.8	734.81	2.11	736.50	2.65	735.96
MW-7	738.29	737.87	2.71	735.16	3.00	734.87	3.25	734.62	3.29	734.58	1.99	735.88	2.73	735.14
MW-8	737.99	737.69	14.31	723.38	5.54	732.15	5.31	732.38	5.4	732.29	2.13	735.56	3.33	734.36
MW-9	737.04	736.65	9.31	727.34	4.54	732.11	4.90	731.75	5.35	731.30	3.77	732.88	4.03	732.62
MW-10	737.72	737.17	7.95	729.22	5.33	731.84	4.61	732.56	4.87	732.30	3.70	733.47	3.76	733.41
MW-11	737.42	736.88	8.30	728.58	6.22	730.66	6.00	730.88	5.85	731.03	5.77	731.11	5.62	731.26
MW-12	737.51	737.21	3.89	733.32	2.95	734.26	4.90	732.31	3.7	733.51	2.40	734.81	2.94	734.27
MW-13	740.39	740.02	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	16.43	723.59
PZ-1	738.14	737.84	dry	dry	dry	dry	dry	dry	dry	dry	dry	dry	dry	dry
PZ-2	738.75	738.20	dry	dry	32.16	706.04	dry	dry	26.48	711.72	27.51	710.69	27.01	711.19

WELL	GROUND ELEVATION	TOC ELEVATION	1/16/2012		4/12/2012		8/2/2012		10/31/2012	
			Depth to Groundwater	Groundwater Elevation	Depth to Groundwater	Groundwater Elevation	Depth to Groundwater	Groundwater Elevation	Depth to Groundwater	Groundwater Elevation
MW-1	738.39	738.14	2.52	735.62	4.78	733.36	2.52	735.62	4.96	733.18
MW-2	738.89	737.79	2.81	734.98	3.06	734.73	2.88	734.91	NM	NM
MW-3	738.85	738.70	1.20	737.50	2.71	735.99	2.85	735.85	2.96	735.74
MW-4	737.36	737.12	4.70	732.42	5.07	732.05	4.95	732.17	4.40	732.72
MW-5	738.04	737.79	2.91	734.88	2.92	734.87	3.43	734.36	2.52	735.27
MW-6	738.85	738.61	3.42	735.19	3.74	734.87	4.84	733.77	3.10	735.51
MW-7	738.29	737.87	2.92	734.95	NM	NM	3.14	734.73	2.72	735.15
MW-8	737.99	737.69	3.60	734.09	4.22	733.47	5.53	732.16	4.29	733.40
MW-9	737.04	736.65	4.70	731.95	2.56	734.09	6.16	730.49	5.33	731.32
MW-10	737.72	737.17	4.40	732.77	4.24	732.93	4.59	732.58	4.03	733.14
MW-11	737.42	736.88	5.80	731.08	6.07	730.81	6.15	730.73	5.84	731.04
MW-12	737.51	737.21	3.39	733.82	3.28	733.93	4.01	733.20	2.88	734.33
MW-13	740.39	740.02	6.72	733.30	6.47	733.55	7.71	732.31	6.14	733.88
PZ-1	738.14	737.84	dry	dry	dry	dry	dry	dry	dry	dry
PZ-2	738.75	738.20	26.60	711.60	27.50	710.70	27.46	710.74	28.90	709.30

Notes: Groundwater elevations are in feet above Mean Sea Level.
Groundwater depth measurements are in feet below Top of Casing.

NI - Not Installed NM - Not Measured
dry - Well had no measureable groundwater within screen.

KPRG and Associates, Inc.

December 17, 2012

Paul Gorecki
Gorecki, LLC
4870 N. Oakland Avenue
Whitefish Bay, WI 53217

Re: Notification of Groundwater Impacts at 8620 W. Kaul Avenue

Dear Mr. Gorecki,

On behalf of the property owner at 8619 W. Lynx Avenue, KPRG and Associates, Inc. (KPRG) is sending this letter in regards to the investigation of a historic release of perchloroethene (PCE), also known as tetrachloroethene associated with prior use of the facility as a laundry and dry cleaning chemical supply/distribution warehouse on 8619 W. Lynx Avenue, Milwaukee, WI that has shown that contamination has migrated onto your property. An environmental clean up has been conducted, and KPRG on behalf of the property owner at 8619 W. Lynx Ave. will be requesting that the Department of Natural Resources grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken.

As part of the cleanup, KPRG is proposing that an asphalt engineered barrier and natural attenuation be used not only at 8619 W. Lynx Avenue, Milwaukee, WI, but also at your property. The asphalt engineered barrier is located in the alley way to the north of your property.

The Department of Natural Resources will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, you should mail that information to:

WDNR Project Manager:
Mr. Binyoti Amungwafor
2300 N. Martin Luther King Drive
Milwaukee, WI 53212

Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Before closure is requested, KPRG will need to inform the Department as to who will be responsible for the continuing obligation on your property. Under s. 292.12, Wis. Stats., the responsibility for maintaining all necessary continuing obligations for your property will fall on

you or any subsequent property owner, unless another person has a legally enforceable responsibility to comply with the requirements of the final closure letter. In this case, the continued maintenance and inspection of the asphalt barrier will be the responsibility of the property owner at 8619 W. Lynx Avenue.

Under s. 292.12(5), Wis. Stats., occupants of this property are also responsible for complying with any continuing obligations. However, as previously stated, the continuing obligation of inspecting and maintaining the asphalt engineered barrier is the responsibility of the property owner at 8619 W. Lynx Avenue. Please notify any current and future occupants that may be affected by a continuing obligation, by supplying them with a copy of this letter. The DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection", has been included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain copies at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

Prohibited Activities:

The following activities will be prohibited on any portion of the property where an asphalt engineered barrier is located, as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) disturbing the barrier by planting trees or shrubs; 3) replacement with another barrier; 4) excavating or grading of the land surface; 5) filling on covered or paved areas; 6) plowing for agricultural cultivation; 7) construction or placement of a building or other structure, 8) changing the use or occupancy of the property to a residential setting, which may include certain uses such as single or multiple family residences, a school, day care, senior care, hospital or similar residential exposure settings.

Continuing Obligations:

If closure for this site is approved, the following are some continuing obligations for which the property owner at 8619 W. Lynx Avenue will be responsible.

- Allow access for well abandonment (a one time event)
- Allow access to inspect the constructed asphalt engineered barrier.
- Allow access to maintain the constructed asphalt engineered barrier.

If case closure is granted the monitoring wells on your property will be abandoned and access will no longer be needed for groundwater monitoring. However, access will be required to allow for the inspection and potential maintenance of the asphalt engineered barrier.

Groundwater contamination that appears to have originated on the property located at 8619 W. Lynx Avenue, Milwaukee, WI has migrated onto your property at 8620 W. Kaul Avenue, Milwaukee, WI. The levels of tetrachloroethene, trichloroethene, vinyl chloride, and cis-1,2-dichloroethene contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval. However, the environmental remediation conducted has stabilized the groundwater

plume and will allow the plume to naturally degrade over time. It is believed that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and the property owner at 8619 W. Lynx Avenue will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure.

The following DNR fact sheet (RR 671 – "What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater") has been included with this letter, to help explain the use of natural attenuation as a remedy. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/files/PDF/pubs/rr/RR671.pdf>.

Summary:

Once the Department makes a decision on the closure request, it will be documented in a letter. If the Department grants closure, you will receive a copy of the closure letter. If you need to, you may also obtain a copy of the closure letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR Geographic Information System (GIS) Registry (via RR Sites Map) on the internet at <http://dnr.wi.gov/topic/Brownfields/clean.html>. The final closure letter will contain a description of the continuing obligation, any prohibitions on activities and will include any applicable maintenance plan. The final closure letter, any required maintenance plan and a map of the properties affected will be included as part of the site file attached on the GIS Registry.

If this case is closed, all properties within the site boundaries where groundwater contamination attains or exceeds chapter NR 140 groundwater enforcement standards and soil contamination attains or exceeds ch. NR 720 residual contaminant levels will be listed on the publically accessible Bureau for Remediation and Redevelopment Tracking System on the Web (BOTW) to provide public notice of remaining contamination and of any continuing obligations. In addition, information will be displayed on the Remediation and Redevelopment Sites Map (RR Sites Map); a mapping application, under the GIS Registry theme. This GIS Registry is available to the general public on the Department of Natural Resources' internet web site. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the remaining contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at <http://dnr.wi.gov/org/water/dwg/forms/3300254.pdf>, or may be accessed through the GIS Registry web address in the preceding paragraph.

The following fact sheet (Department of Natural Resources' publication #RR-589, "Guidance for Dealing with Properties Affected by Off-Site Contamination") has been included with this letter, to help explain the responsibilities you may have for maintenance of a certain remedy, the limits

of any liability for investigation and cleanup of contamination, and how these differ. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/files/PDF/pubs/rr/RR589.pdf>.

If you need more information about the proposed cleanup completion and request for closure, you may contact me at KPRG and Associates, Inc., 14665 W. Lisbon Road, Ste 2B, Brookfield, WI 53005, 262-781-0475. If you need more information about cleanups and closure requirements, or to review the Department's file on my case, you may contact Victoria Stovall at 2300 N. Martin Luther King Drive, Milwaukee, WI 53212, 414-263-8500.

Sincerely,
KPRG and Associates, Inc.,



Joshua D. Davenport
Project Engineer

Attachments:

Fact Sheets

RR 819 – Continuing Obligations for Environmental Protection

RR 671 – What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater

RR589 - Guidance for Dealing With Properties Affected by Off-Site Contamination

Maintenance Plan

Figure 1 – Asphalt Engineered Barrier

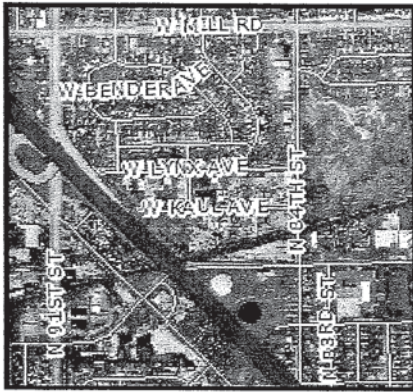
Cc: Mr. Greg Krieger

Milwaukee County Land Information Parcel Report

TAXKEY: 1520510000

Report generated 12/11/2012 8:10:24 AM

AFFECTED
A
PROPERTY



Parcel location within Milwaukee County



Selected parcel highlighted

Parcel Information

TAXKEY: 1520510000

Record Date: 04/18/2012

Owner(s): GORECKI LLC

Address: 8620 W KAUL AVE

Municipality: Milwaukee

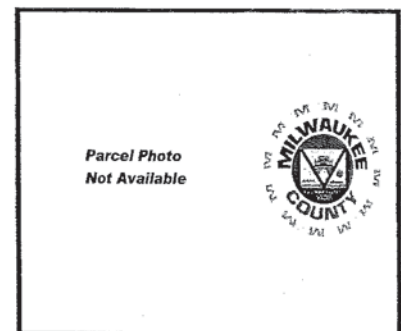
Acres: 0.23

Assessed Value: \$161,000

Parcel Description: COMMERCIAL

Zoning Description:

Legal Description: NORTHWEST INDUSTRIAL PARK BEING A SUBD OF PT NW 1/4 28-8-21 BLOCK 1 LOT 10



Parcel photo

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

AFFECTED
A
PROPERTY



STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

DOCUMENT NO

DOC.# 09800827

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 10/06/2009 02.46PM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 11.00
FEE EXEMPT 77.25 #: 17

This Deed, made between DAVID G. KEMPKA and VIRGINIA KEMPKA, husband and wife, and KERRY B. KLINGKAMMER and BARBARA KLINGKAMMER, husband and wife, d/b/a KAUL DEVELOPMENT, Grantor,
and GORECKI, LLC

_____, Grantee,
Witnesseth, That the said Grantor, for a valuable consideration

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

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
Gorecki, LLC
4870 N. Oakland Avenue
Whitefish Bay, WI 53217

152-0510-005
PARCEL IDENTIFICATION NUMBER

Lot 10, in Block 1, in Northwest Industrial Park, being a part of the Northwest 1/4 of Section 28, Town 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

This deed is given in fulfillment of the Land Contract dated January 23, 1998 and recorded in the office of the register of deeds, Milwaukee County on February 18, 1998 as Document No. 7490486 on Reel 4247, Image 857-858.

This is not homestead property
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging,
And David G. Kempka, Virginia Kempka, Kerry B. Klingkammer & Barbara Klingkammer
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except none.

and will warrant and defend the same

Dated this 22nd day of March, ~~19~~ 2007

David G. Kempka (SEAL)
• DAVID G. KEMPKA
Virginia Kempka (SEAL)
• VIRGINIA KEMPKA

Kerry B. Klingkammer (SEAL)
• KERRY B. KLINGKAMMER
Barbara Klingkammer (SEAL)
• BARBARA KLINGKAMMER

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 19____

• _____
TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by 8706 06, Wis Stats)

THIS INSTRUMENT WAS DRAFTED BY
Adam Mayer
Realtor

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

ACKNOWLEDGMENT

State of Wisconsin, }
Milwaukee County } ss

Personally came before me this 22nd day of
March 2007, ~~19~~, the above named
David G. Kempka, Virginia Kempka,
Kerry B. Klingkammer and Barbara
Klingkammer

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

Adam Mayer
• Adam Mayer

Notary Public, Milwaukee County, Wis
My commission ~~expires on~~ expiration date
October 7, 2007, ~~19~~)

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

KPRG and Associates, Inc.

December 17, 2012

Scott Kraussel
Kraussel Tool and Manufacturing Corp
8633 W. Lynx Avenue
Milwaukee, WI 53225

Re: Notification of Groundwater Impacts at 8633 W. Lynx Avenue

Dear Mr. Kraussel,

On behalf of the property owner at 8619 W. Lynx Avenue, KPRG and Associates, Inc. (KPRG) is sending this letter in regards to the investigation of a historic release of perchloroethene (PCE), also known as tetrachloroethene associated with prior use of the facility as a laundry and dry cleaning chemical supply/distribution warehouse on 8619 W. Lynx Avenue, Milwaukee, WI that has shown that contamination has migrated onto your property. KPRG has conducted a cleanup, and will be requesting that the Department of Natural Resources grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken.

As part of the cleanup, KPRG is proposing that an asphalt engineered barrier and natural attenuation be used not only at 8619 W. Lynx Avenue, Milwaukee, WI, but also at your property. The asphalt engineered barrier is located in the alley way to the south of your property.

The Department of Natural Resources will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, you should mail that information to:

WDNR Project Manager:
Mr. Binyoti Amungwafor
2300 N. Martin Luther King Drive
Milwaukee, WI 53212

Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Before closure is requested, KPRG will need to inform the Department as to who will be responsible for the continuing obligation on your property. Under s. 292.12, Wis. Stats., the responsibility for maintaining all necessary continuing obligations for your property will fall on

you or any subsequent property owner, unless another person has a legally enforceable responsibility to comply with the requirements of the final closure letter. In this case, the continued maintenance and inspection of the asphalt barrier will be the responsibility of the property owner at 8619 W. Lynx Avenue.

Under s. 292.12(5), Wis. Stats., occupants of this property are also responsible for complying with any continuing obligations. However, as previously stated, the continuing obligation of inspecting and maintaining the asphalt engineered barrier is the responsibility of the property owner at 8619 W. Lynx Avenue. Please notify any current and future occupants that may be affected by a continuing obligation, by supplying them with a copy of this letter. The DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection", has been included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain copies at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

Prohibited Activities:

The following activities will be prohibited on any portion of the property where an asphalt engineered barrier is located, as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) disturbing the barrier by planting trees or shrubs; 3) replacement with another barrier; 4) excavating or grading of the land surface; 5) filling on covered or paved areas; 6) plowing for agricultural cultivation; 7) construction or placement of a building or other structure, 8) changing the use or occupancy of the property to a residential setting, which may include certain uses such as single or multiple family residences, a school, day care, senior care, hospital or similar residential exposure settings.

Continuing Obligations:

If closure for this site is approved, the following are some continuing obligations for which the property owner at 8619 W. Lynx Avenue will be responsible.

- Monitoring well abandonment (a one time event)
- Allow access to inspect the constructed asphalt engineered barrier.
- Allow access to maintain the constructed asphalt engineered barrier.

If case closure is granted the monitoring wells on your property will be abandoned and access will no longer be needed for groundwater monitoring. However, access will be required to allow for the inspection and potential maintenance of the asphalt engineered barrier.

Groundwater contamination that appears to have originated on the property located at 8619 W. Lynx Avenue, Milwaukee, WI has migrated onto your property at 8633 W. Lynx Avenue, Milwaukee, WI. The levels of tetrachloroethene, trichloroethene, vinyl chloride, cis-1,2-dichloroethene, and trans-1,2-Dichloroethene contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval. However, the environmental remediation conducted has

stabilized the groundwater plume and will allow the plume to naturally degrade over time. It is believed that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and the property owner at 8619 W. Lynx Avenue will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure.

The following DNR fact sheet (RR 671 – "What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater") has been included with this letter, to help explain the use of natural attenuation as a remedy. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/files/PDF/pubs/rr/RR671.pdf>.

Summary:

Once the Department makes a decision on the closure request, it will be documented in a letter. If the Department grants closure, you will receive a copy of the closure letter. If you need to, you may also obtain a copy of the closure letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR Geographic Information System (GIS) Registry (via RR Sites Map) on the internet at <http://dnr.wi.gov/topic/Brownfields/clean.html>. The final closure letter will contain a description of the continuing obligation, any prohibitions on activities and will include any applicable maintenance plan. The final closure letter, any required maintenance plan and a map of the properties affected will be included as part of the site file attached on the GIS Registry.

If this case is closed, all properties within the site boundaries where groundwater contamination attains or exceeds chapter NR 140 groundwater enforcement standards and soil contamination attains or exceeds ch. NR 720 residual contaminant levels will be listed on the publically accessible Bureau for Remediation and Redevelopment Tracking System on the Web (BOTW) to provide public notice of remaining contamination and of any continuing obligations. In addition, information will be displayed on the Remediation and Redevelopment Sites Map (RR Sites Map); a mapping application, under the GIS Registry theme. This GIS Registry is available to the general public on the Department of Natural Resources' internet web site. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code.


Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the remaining contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at <http://dnr.wi.gov/org/water/dwg/forms/3300254.pdf>, or may be accessed through the GIS Registry web address in the preceding paragraph.

The following fact sheet (Department of Natural Resources' publication #RR-589, "Guidance for Dealing with Properties Affected by Off-Site Contamination") has been included with this letter, to help explain the responsibilities you may have for maintenance of a certain remedy, the limits

of any liability for investigation and cleanup of contamination, and how these differ. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/files/PDF/pubs/rr/RR589.pdf>.

If you need more information about the proposed cleanup completion and request for closure, you may contact me at KPRG and Associates, Inc., 14665 W. Lisbon Road, Ste 2B, Brookfield, WI 53005, 262-781-0475. If you need more information about cleanups and closure requirements, or to review the Department's file on my case, you may contact Victoria Stovall at 2300 N. Martin Luther King Drive, Milwaukee, WI 53212, 414-263-8500.

Sincerely,
KPRG and Associates, Inc.,



Joshua D. Davenport, P.E.
Project Engineer

Attachments:

Fact Sheets

RR 819 – Continuing Obligations for Environmental Protection

RR 671 – What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater

RR589 - Guidance for Dealing With Properties Affected by Off-Site Contamination

Maintenance Plan

Figure 1 – Asphalt Engineered Barrier

Cc: Mr. Greg Krieger

PAVEMENT COVER and BUILDING BARRIER MAINTENANCE PLAN

December, 2012

Property Located at:
8619 W. Lynx Avenue
Milwaukee, Wisconsin 53225

FID # 241813770, WDNR BRRTS # 02-41-279720

Legal Description: NORTHWEST INDUSTRIAL PARK BEING A SUBD OF PT NW 1/4 28-8-21 BLOCK 1 LOT 1 & LAND ADJ COM NE COR SD LOT 1-TH E 95'-TH S 182.86'-TH W 95'-TH N 182.86' TO PT OF COM in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel ID # 1520501100

Introduction

This document is the Maintenance Plan for an asphalt/pavement/building barrier at the above referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code, The maintenance activities relate to the existing barriers occupying the area over the impacted groundwater and soil on-site.

More site-specific information about this property may be found in:

- The case file in the DNR Southeast regional office
- BRRTS on the web
- GIS Registry file; and
- The DNR project manager.

Description of Impacts

Subsurface soil and groundwater impacts beneath the site consist of chlorinated solvents, specifically, tetrachloroethene (PCE) and its breakdown products trichloroethene, cis-1,2-dichloroethene, trans-1,2-dichloroethene, and vinyl chloride. Documented soil impacts are at 2 feet to 4 feet below ground surface. Groundwater impacted by PCE and its breakdown products is located over the southern half of the subject property. The extents of soil and groundwater impacts are shown on the attached figures.

Description of the Cover/Barrier and Purpose

The cover/barrier consists of paved surfaces that are 2.5 inches thick and the building foundation. These covers over the impacted soil/groundwater serve as a barrier to minimize direct contact and future soil-to-groundwater migration of residual soil impacts to groundwater. Based on the current and future use of the property, the barrier should function as intended unless disturbed. Figure 1 shows the barrier location.

Annual Inspection – Cover and Building Barrier

The paved surfaces and building slab/foundation overlying the impacted groundwater/soil will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into 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. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit A. The log shall include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be provided to the Wisconsin Department of Natural Resources (WDNR) upon request.

Maintenance Activities – Cover and Building Barrier

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (“PPE”), as necessary. The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains and determine appropriate handling/disposal requirements. The soil must be handled, stored and disposed of by the owner in accordance with applicable local, state and federal law. In the event the paved surfaces and/or the building overlying the impacted soil are removed or replaced, the WDNR needs to be notified. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the paved surfaces and/or the building foundation, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of WDNR Prior to Actions Affecting Cover

The following activities are prohibited on any portion of the property where pavement and the building foundation is required as shown on the attached map, unless prior written approval has been obtained from the WDNR:

- 1) Removal of existing barrier,
- 2) Replacement with another barrier,
- 3) Excavating or grading of the land surface,
- 4) Filling on capped or paved areas.

- 5) Plowing for agricultural cultivation, or
- 6) Construction or placement of a building or structure.

Amendment or Withdrawal of Maintenance Plan

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

Contact Information – December 2012

Property Owner:
Mr. Greg Krieger
15155 Carpenter Road
Brookfield, Wisconsin 53005
262-786-8043

Signature: _____

Consultant:
KPRG and Associates, Inc.
Richard R. Gnat, P.G.
14665 W. Lisbon Road, Suite 2B
Brookfield, Wisconsin 53005
262-781-0475

WDNR Project Manager:
Mr. Binyoti Amungwafor
2300 N. Martin Luther King Drive
Milwaukee, WI 53212
414-263-8500

AFFECTED
B
PROPERTY

WEST LYNX AVENUE

NORTH 87TH STREET

SIDEWALK

MW-13

SB-18

SB-19

DEPTH	5-6'
cis-DCE	<0.025
PCE	0.334
TCE	<0.025

DEPTH	2'
cis-DCE	<0.025
PCE	<0.025
TCE	<0.025

MW-8

FORMER KEY PRODUCTS

K & W MANUFACTURING

DEPTH	21-22'	29-30'
cis-DCE	8.92	0.0303
PCE	1.41	0.992
TCE	1.39	<0.025

DEPTH	2'
cis-DCE	<0.025
PCE	<0.025
TCE	<0.025

DEPTH	4'	14'-15'
cis-DCE	<0.025	<25
PCE	0.269	2,300
TCE	<0.025	<25

DEPTH	9'
cis-DCE	0.88
PCE	270
TCE	<0.62

DEPTH	2'	9'
cis-DCE	<0.025	<0.31
PCE	0.046	120
TCE	<0.025	<0.31

DEPTH	2'
cis-DCE	<0.025
PCE	<0.025
TCE	<0.025

DEPTH	4'	14'-15'
cis-DCE	2.57	<25
PCE	0.0626	3,370
TCE	<0.025	<25

DEPTH	2'	7'-8'	12'
cis-DCE	<0.025	<1.0	<0.025
PCE	<0.025	190	0.06
TCE	<0.025	<1.0	<0.025

DEPTH	3.5-5.5'	6-8'
PCE	99,000	4,400,000
TCE	2,000	<25,000

DEPTH	4'	13-14'
cis-DCE	3.41	29
PCE	167	130
TCE	<1.0	1,74

DEPTH	2'
cis-DCE	<0.025
PCE	<0.025
TCE	<0.025

DEPTH	2'
cis-DCE	<0.025
PCE	<0.025
TCE	<0.025

DEPTH	2'	12'-15'
cis-DCE	3.2	<13
PCE	0.049	3,600
TCE	<0.025	<13

DEPTH	0-5'	5-10'	10-15'	15-20'
cis-DCE	280	<25	<30	<28
PCE	63,000	7,500	<30	<28
TCE	310	<25	<30	<28

DEPTH	0-5'	5-10'
cis-DCE	490	<25
PCE	83,000	56
TCE	530	<25

DEPTH	3'-5'
VOCs	ND

DEPTH	8'
cis-DCE	0.5
PCE	63
TCE	1.3

DEPTH	2'-4'
PCE	880

DEPTH	9'	15'
cis-DCE	<2.5	<3.1
PCE	600	640
TCE	<2.5	<3.1

DEPTH	2'	6'-8'
cis-DCE	<0.025	0.26
PCE	0.26	9.2
TCE	0.095	0.37

DEPTH	3.5'-5.5'
PCE	93

DEPTH	2'-4'
cis-DCE	420
PCE	1,600
TCE	530

DEPTH	2'-4'
cis-DCE	420
PCE	1,600
TCE	530

DEPTH	2'-4'
VOCs	ND

DEPTH	5-6'
cis-DCE	0.0326
PCE	1,840
TCE	0.0479

DEPTH	10'
cis-DCE	<3.1
PCE	740
TCE	<3.1

DEPTH	2'	10'
cis-DCE	<0.025	1.5
PCE	0.061	130
TCE	<0.025	0.75

DEPTH	1'-3'
PCE	41

DEPTH	2'-4'
cis-DCE	420
PCE	1,600
TCE	530

DEPTH	3'	7'
cis-DCE	0.21	<0.5
PCE	8.4	140
TCE	0.36	<0.5

DEPTH	2'	12'
cis-DCE	0.15	<2.0
PCE	7.9	330
TCE	0.65	<2.0

DEPTH	0-2'
cis-DCE	160
PCE	25
TCE	120

DEPTH	2'	6'
cis-DCE	<0.025	<0.025
PCE	<0.025	<0.025
TCE	<0.025	<0.025

DEPTH	2'	7'
cis-DCE	<0.025	0.057
PCE	<0.025	<0.025
TCE	<0.025	<0.025

MW-11

MW-10

WEST KAUL AVENUE

LEGEND

- SB-1 SOIL BORING
- PZ-1 PIEZOMETER
- GP-2 KEY ENGINEERING SOIL BORING (1999) POSTED SOIL VALUES IN ug/kg
- MW-5 KEY ENGINEERING MONITORING WELL (1999) POSTED SOIL VALUES IN ug/kg

SOIL SAMPLE RESULTS, 7/11/2007, 9/17/2009
 cis-DCE cis-1,2-Dichloroethene
 PCE Tetrachloroethene
 TCE Trichloroethene
 ALL VALUES IN mg/kg

- BOLD** - THE SAMPLE EXCEEDS SOIL-GW LIMITS
- BOLD** - THE SAMPLE EXCEEDS INGESTION LIMITS

SOURCE: MAP FROM KEY ENGINEERING GROUP (2000)

ENVIRONMENTAL CONSULTATION & REMEDIATION

K P R G

KPRG and Associates, inc.

14665 West Lisbon Road, Suite 28 Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478

414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593

AREAL DISTRIBUTION MAP OF SOIL IMPACTS

K & W MANUFACTURING CORP.
MILWAUKEE, WISCONSIN

Scale: 1" = 50' Date: December 19, 2012

KPRG Project No. 15807.4 FIGURE 4



d:\a-15807\project\k&w\mwr\closure\postsoil\impacts.dwg

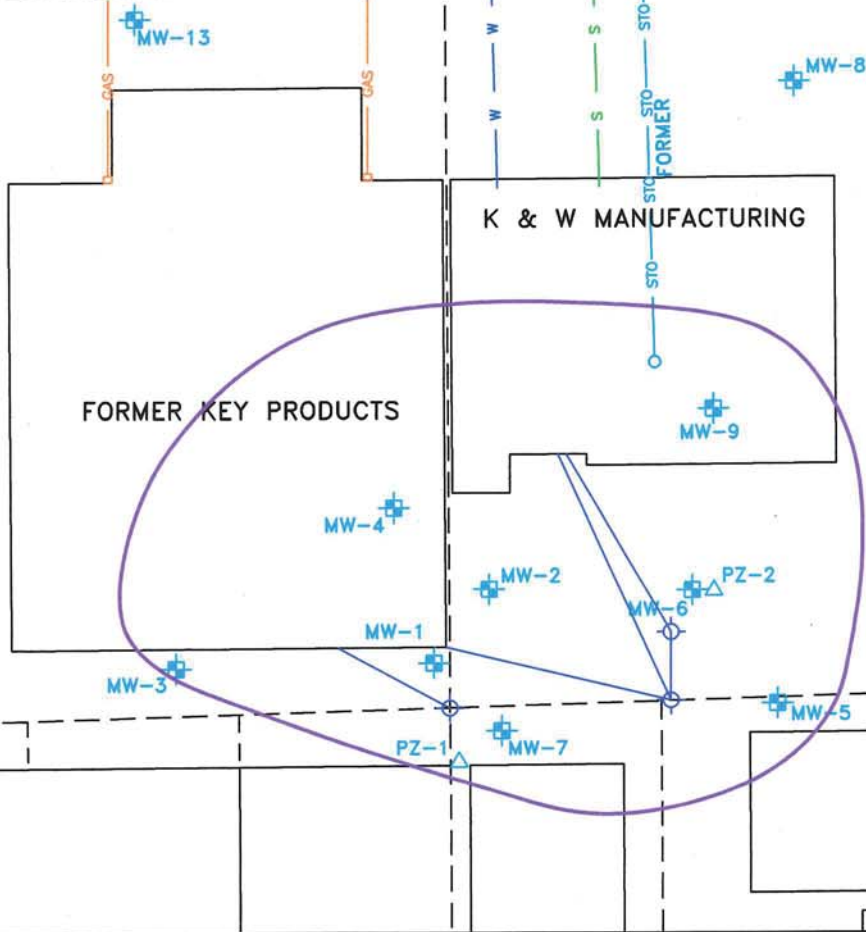
AFFECTED
B
PROPERTY

WEST LYNX AVENUE

N

NORTH 87TH STREET

SIDEWALK



ENVIRONMENTAL CONSULTATION & REMEDIATION		EXTENT OF GROUNDWATER IMPACTS	
 K P R G		K&W MANUFACTURING, INC.	
		MILWAUKEE, WISCONSIN	
14665 West Lisbon Road, Suite 28 Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478		Scale: 1" = 50'	Date: December 17, 2012
414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593		KPRG Project No. 15807.4	FIGURE 1

W:\c-r\p\projects\k&w man\closure packages\low extent of impacts.dwg (8.5x11)

AFFECTED
B
PROPERTY



WEST LYNX AVENUE

SIDEWALK

EXTENTS OF
BUILDING FOUNDATION
ENGINEERED BARRIER

EXTENTS OF 4" ASPHALT
ENGINEERED BARRIER
ASPHALT PARKING LOT

FORMER KEY PRODUCTS

K & W MANUFACTURING

STO
FORMER

SLOPE

SLOPE

STORAGE BUILDING

INDUSTRIAL
BUILDING

INDUSTRIAL
BUILDING

FET

0 50'
APPROXIMATE SCALE

ENVIRONMENTAL CONSULTATION & REMEDIATION

K P R G KPRG and Associates, inc.

14665 West Lisbon Road, Suite 2B Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478

414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593

ASPHALT ENGINEERED BARRIER

K&W MANUFACTURING, INC.
MILWAUKEE, WISCONSIN

Scale: 1" = 50' Date: December 17, 2012

KPRG Project No. 15807.4 FIGURE 1

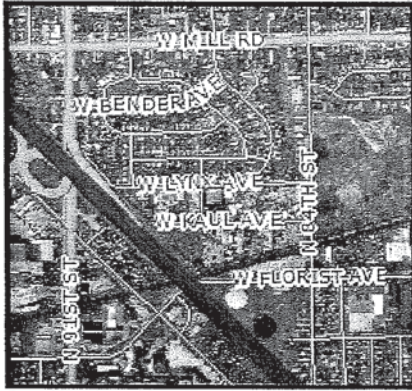
W:\c-rdp\projects\k&w man\15807.4-asphalt cap.as-built.dwg

Milwaukee County Land Information Parcel Report

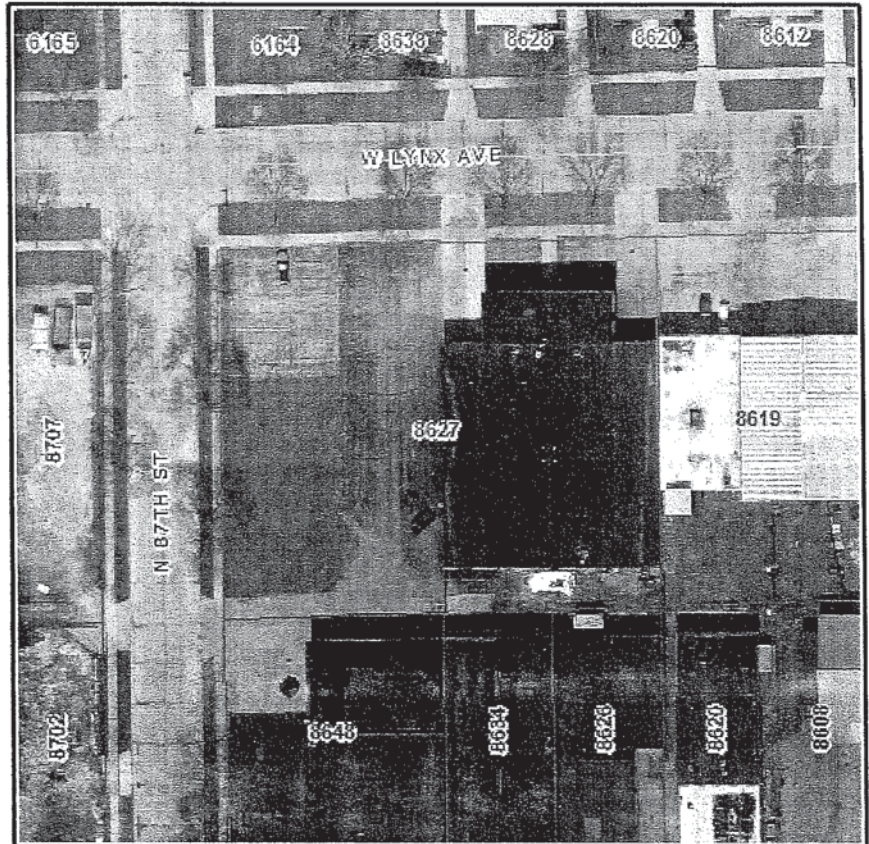
TAXKEY: 1520502110

Report generated 12/11/2012 9:44:43 AM

AFFECTED
B
PROPERTY



Parcel location within Milwaukee County



Selected parcel highlighted

Parcel Information

TAXKEY: 1520502110

Record Date: 11/23/2011

Owner(s): MIKE & SCOTT LLC

Address: 8627 W LYNX AVE

Municipality: Milwaukee

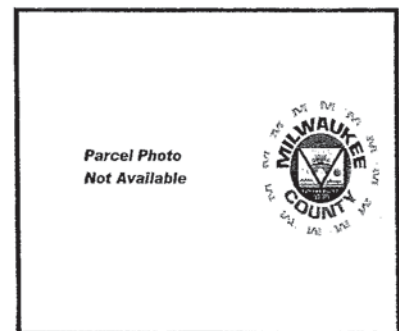
Acres: 0.90

Assessed Value: \$453,500

Parcel Description: MANUFACTURING

Zoning Description:

Legal Description: NORTHWEST INDUSTRIAL PARK BEING A SUBD OF PT NW 1/4 28-8-21 BLOCK 1 LOTS 2, 3, 4 & 5



Parcel photo

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

REEL 4279 IMAG 97

AFFECTED
B
PROPERTY

7511929

LAND CONTRACT
Form 11

Document Number

CONTRACT, by and between CLAUDIA M. GEHL, a single person, ("Vendor", whether one or more) and MIKE & SCOTT, LLC. ("Purchaser", whether one or more). Vendor sells and agrees to convey to Purchaser, upon the prompt and full performance of this contract by Purchaser, the following property, together with the rents, profits, fixtures and other appurtenant interests (all called the "Property"), in MILWAUKEE County, State of Wisconsin:

REGISTER'S OFFICE } ss
Milwaukee County, WI } -8 55 AM
RECORDED AT

APR - 3 1998
REEL 4279 IMAGE 97699
Waukesha, WI REGISTER OF DEEDS

Recording Area
Name and Return Address

James O. Vollmar
P.O. Box 527
Waukesha, WI

Parcel 1: 152-0502-100-8
Parcel 2: 152-0504-2
Parcel 3: 152-0505-8
(Parcel identification Number)

SEE LEGAL DESCRIPTIONS ATTACHED.

7511929
RECORD 14.00
RTX 1050.00

TRANSFER

\$ 1,050.00
FEE

This IS NOT homestead property.

Purchaser agrees to purchase the Property and to pay to Vendor at 6650 N. FRESNO, MILWAUKEE, WI, the sum of \$350,000.00 in the following manner: (a) \$30,000.00 at the execution of this Contract; and (b) the balance of \$ 320,000.00, together with interest from date hereof on the balance outstanding from time to time at the rate of 8.5% percent per annum until paid in full, as follows:

Said principal and interest shall be payable in monthly installments of \$2,460.52 per month with the first payment due one month following the date hereof.

Provided, however, the entire outstanding balance shall be paid in full on or before the tenth (10th) anniversary hereof (the maturity date).

Following any default in payment, interest shall accrue at the rate of 11% per annum on the entire amount in default (which shall include, without limitation, delinquent interest and, upon acceleration or maturity, the entire principal balance).

Purchaser agrees to pay monthly to Vendor amounts sufficient to pay reasonably anticipated annual taxes, special assessments, fire and required insurance premiums when due. To the extent received by Vendor, Vendor agrees to apply payments to these obligations when due. Such amounts received by the Vendor for payment of taxes, assessments and insurance will be deposited into an escrow fund or trustee account, but shall not bear interest unless otherwise required by law.

MAW: 1.
S.K. Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal. Any amount may be prepaid at any time after January 1, 1998 provided a penalty equal to 20% of the principal balance of the Land Contract shall be paid.

In the event of any prepayment, this contract shall not be treated as in default with respect to payment so long as the unpaid balance of principal, and interest (and in such case accruing interest from month to month shall be treated as unpaid principal) is less than the amount that said indebtedness would have been had the monthly payments been made as first specified above; provided that monthly payments shall be continued in the event of credit of any proceeds of insurance or condemnation, the condemned premises being thereafter excluded herefrom.

Purchaser states that Purchaser is satisfied with the title as shown by the title evidence submitted to Purchaser for examination.

Purchaser agrees to pay the cost of future title evidence. If title evidence is in the form of an abstract, it shall be retained by Vendor until the full purchase price is paid.

Purchaser shall be entitled to take possession of the Property on date of this contract.

Seller agrees at no time will Seller create or permit any liens or encumbrances except those standard exceptions permitted by the purchase contract or which can be paid from the proceeds of closing and Seller agrees that during the term of the Land Contract no mortgage or other liens will exceed the balance from time to time due Seller from Buyer. Buyer agrees to keep the property free and clear of all liens and encumbrances including building and construction liens.

1420

Purchaser promises to pay when due all taxes and assessments levied on the Property or upon Vendor's interest in it and to deliver to Vendor on demand receipts showing such payment.

Purchaser shall keep the Improvements on the Property Insured against loss or damage occasioned by fire, extended coverage perils and such other hazards as Vendor may require, without co-insurance, through insurers approved by Vendor, in the sum of the balance due on the land contract, but Vendor shall not require coverage in an amount more than the balance owed under this Contract.

Purchaser covenants not to commit waste nor allow waste to be committed on the Property, to keep the Property in good tenantable condition and repair, to keep the Property free from liens superior to the lien of this Contract, and to comply with all laws, ordinances and regulations affecting the Property.

Vendor agrees that in case the purchase price with interest and other moneys shall be fully paid and all conditions shall be fully performed at the times and in the manner above specified, Vendor will on demand, execute and deliver to the Purchaser, a Warranty Deed, in fee simple, of the Property, free and clear of all liens and encumbrances, except any liens or encumbrances created by the act or default of Purchaser, and except: // municipal and zoning ordinances and agreements entered under them, recorded easements for distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing and thereafter.

Purchaser agrees that time is of the essence and (a) in the event of a default in the payment of any principal or interest which continues for a period of 30 days following the specified due date or (b) in the event of a default in performance of any other obligation of Purchaser which continues for a period of 30 days following written notice thereof by Vendor (delivered personally or mailed by certified mail), then the entire outstanding balance under this contract shall become immediately due and payable in full, at Vendor's option and without notice (which Purchaser hereby waives), and Vendor shall also have the following rights and remedies (subject to any limitations provided by law) in addition to those provided by law or in equity: (i) Vendor may, at his option, terminate this Contract and Purchaser's rights, title and interest in the Property and recover the Property back through strict foreclosure with any equity of redemption to be conditioned upon Purchaser's full payment of the entire outstanding balance, with interest thereon from the date of default at the rate in effect on such date and other amounts due hereunder (in which event all amounts previously paid by Purchaser shall be forfeited as liquidated damages for failure to fulfill this Contract and as rental for the Property if purchaser fails to redeem); or (ii) Vendor may sue for specific performance of this Contract to compel immediate and full payment of the entire balance, with interest thereon at the rate in effect on the date of default and other amounts due hereunder, in which event the Property shall be auctioned at judicial sale and Purchaser shall be liable for any deficiency; or (iii) Vendor may sue at law for the entire unpaid purchase price or any portion thereof; or (iv) Vendor may declare this Contract at an end and remove this Contract as a cloud on title in a quiet-title action if the equitable interest of Purchaser is insignificant; and (v) Vendor may have Purchaser ejected from possession of the Property and have a receiver appointed to collect any rents, issues or profits during the pendency of any action under (i), (ii) or (iv) above. Notwithstanding any oral or written statements or actions of Vendor, an election of any of the foregoing remedies shall only be binding upon Vendor if and when pursued in litigation and all costs and expenses including reasonable attorneys fees of Vendor incurred to enforce any remedy hereunder (whether abated or not) to the extent not prohibited by law and expenses of title evidence shall be added to principal and paid by Purchaser, as incurred, and shall be included in any judgment.

Upon the commencement or during the pendency of any action of foreclosure of this Contract, Purchaser consents to the appointment of a receiver of the Property, including homestead interest, to collect the rents, issues, and profits of the Property during the pendency of such action, and such rents, issues, and profits when so collected shall be held and applied as the court shall direct.

Purchaser shall not transfer, sell or convey any legal or equitable interest in the Property (by assignment of any of Purchaser's rights under this Contract or by option, long-term lease or in any other way) without the prior written consent of Vendor unless either the outstanding balance payable under this Contract is first paid in full or the interest conveyed is a pledge or assignment of Purchaser's interest under this Contract solely as security for an indebtedness of Purchaser. In the event of any such transfer, sale or conveyance without Vendor's written consent, the entire outstanding balance payable under this Contract shall become immediately due and payable in full, at Vendor's option without notice.

Vendor shall make all payments when due under any mortgage outstanding against the Property on the date of this Contract (except for any mortgage granted by Purchaser) or under any note secured thereby, provided Purchaser makes timely payment of the amounts then due under this Contract. Purchaser may make any such payments directly to the Mortgagee if Vendor fails to do so and all payments so made by Purchaser shall be considered payments made on this Contract.

Vendor may waive any default without waiving any other subsequent or prior default of Purchaser.

All terms of this Contract shall be binding upon and inure to the benefits of the heirs, legal representatives, successors and assigns of Vendor and Purchaser. (If not an owner of the Property the spouse of Vendor for a valuable consideration joins herein to release homestead rights in the subject Property and agrees to join in the execution of the deed to be made in fulfillment hereof.)

Dated this 13 day of March, 1998.

MIKE & SCOTT, LLC.

Michael Wojciechowski - Member Purchaser

Scott Kissinger - Member Purchaser

Claudia M. Gehl Vendor

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

authenticated this ____ day of _____.

signature _____

type or print name _____

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

STATE OF WISCONSIN MILWAUKEE COUNTY Personally came before me this 15th day of MARCH 1998 the above named Michael Wojciechowski, Scott Kissinger, and Claudia M. Gehl, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same. Notary Public in MILWAUKEE County, WI My commission is permanent. (If not, state expiration date: May 1, 2001.)

THIS INSTRUMENT WAS DRAFTED BY James O. Vollmar Attorney at Law Bar No. 01011991

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

LEGAL DESCRIPTION

Parcel 1:

Lots 2 and 3 in Block 1 in Northwest Industrial Park, being a Subdivision of a part of the Northwest 1/4 of Section 28, in Township 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee and State of Wisconsin.

Parcel 2:

Lot 4 in Block 1 in Northwest Industrial Park, being a Subdivision of a part of the Northwest 1/4 of Section 28, in Township 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee and State of Wisconsin.

Parcel 3:

Lot 5 in Block 1 in Northwest Industrial Park, being a Subdivision of a part of the Northwest 1/4 of Section 28, in Township 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee and State of Wisconsin.

KPRG and Associates, Inc.

December 17, 2012

Donald Mull
D&K Cylinder Repair, Inc.
8608 W. Kaul Avenue
Milwaukee, WI 53225

Re: Notification of Groundwater Impacts at 8608 W. Kaul Avenue

Dear Mr. Mull,

On behalf of the property owner at 8619 W. Lynx Avenue, KPRG and Associates, Inc. (KPRG) is sending this letter in regards to the investigation of a historic release of perchloroethene (PCE), also known as tetrachloroethene associated with prior use of the facility as a laundry and dry cleaning chemical supply/distribution warehouse on 8619 W. Lynx Avenue, Milwaukee, WI that has shown that contamination has migrated onto your property. KPRG conducted a cleanup, and will be requesting that the Department of Natural Resources grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken.

As part of the cleanup, KPRG is proposing that an asphalt engineered barrier and natural attenuation be used not only at 8619 W. Lynx Avenue, Milwaukee, WI, but also at your property. The asphalt engineered barrier is located in the alley way to the northwest of your property.

The Department of Natural Resources will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, you should mail that information to:

WDNR Project Manager:
Mr. Binyoti Amungwafor
2300 N. Martin Luther King Drive
Milwaukee, WI 53212

Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Before closure is requested, KPRG will need to inform the Department as to who will be responsible for the continuing obligation on your property. Under s. 292.12, Wis. Stats., the responsibility for maintaining all necessary continuing obligations for your property will fall on

you or any subsequent property owner, unless another person has a legally enforceable responsibility to comply with the requirements of the final closure letter. In this case, the continued maintenance and inspection of the asphalt barrier will be the responsibility of the property owner at 8619 W. Lynx Avenue.

Under s. 292.12(5), Wis. Stats., occupants of this property are also responsible for complying with any continuing obligations. However, as previously stated, the continuing obligation of inspecting and maintaining the asphalt engineered barrier is the responsibility of the property owner at 8619 W. Lynx Avenue. Please notify any current and future occupants that may be affected by a continuing obligation, by supplying them with a copy of this letter. The DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection", has been included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain copies at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

Prohibited Activities:

The following activities will be prohibited on any portion of the property where an asphalt engineered barrier is located, as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) disturbing the barrier by planting trees or shrubs; 3) replacement with another barrier; 4) excavating or grading of the land surface; 5) filling on covered or paved areas; 6) plowing for agricultural cultivation; 7) construction or placement of a building or other structure, 8) changing the use or occupancy of the property to a residential setting, which may include certain uses such as single or multiple family residences, a school, day care, senior care, hospital or similar residential exposure settings.

Continuing Obligations:

If closure for this site is approved, the following are some continuing obligations for which the property owner at 8619 W. Lynx Avenue will be responsible.

- Allow access for well abandonment (a one time event)
- Allow access to inspect the constructed asphalt engineered barrier.
- Allow access to maintain the constructed asphalt engineered barrier.

If case closure is granted the monitoring wells on your property will be abandoned and access will no longer be needed for groundwater monitoring. However, access will be required to allow for the inspection and potential maintenance of the asphalt engineered barrier.

Groundwater contamination that appears to have originated on the property located at 8619 W. Lynx Avenue, Milwaukee, WI has migrated onto your property at 8608 W. Kaul Avenue, Milwaukee, WI. The levels of tetrachloroethene, trichloroethene, vinyl chloride, and cis-1,2-dichloroethene contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval. However, the environmental remediation conducted has stabilized the groundwater

plume and will allow the plume to naturally degrade over time. It is believed that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and the property owner at 8619 W. Lynx Avenue will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure.

The following DNR fact sheet (RR 671 – "What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater") has been included with this letter, to help explain the use of natural attenuation as a remedy. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/files/PDF/pubs/rr/RR671.pdf>.

Summary:

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If you need more information about the proposed cleanup completion and request for closure, you may contact me at KPRG and Associates, Inc., 14665 W. Lisbon Road, Ste 2B, Brookfield, WI 53005, 262-781-0475. If you need more information about cleanups and closure requirements, or to review the Department's file on my case, you may contact Victoria Stovall at 2300 N. Martin Luther King Drive, Milwaukee, WI 53212, 414-263-8500.

Sincerely,
KPRG and Associates, Inc.,



Joshua D. Davenport
Project Engineer

Attachments:

Fact Sheets

RR 819 – Continuing Obligations for Environmental Protection

RR 671 – What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater

RR589 - Guidance for Dealing With Properties Affected by Off-Site Contamination

Maintenance Plan

Figure 1 – Asphalt Engineered Barrier

Cc: Mr. Greg Krieger

AFFECTED
C
PROPERTY



DOC.# 09668764

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 11/07/2008 12:54PM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 13.00
FEE EXEMPT 77.25 #: 0
TRANSFER FEE. 675.00

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Ralph Kraussel and Joan Kraussel, Husband and Wife

_____ (“Grantor,” whether one or more),

and D&K Cylinder Repair, Inc

_____ (“Grantee,” whether one or more)

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin (“Property”) (if more space is needed, please attach addendum)

See Attached

Recording Area

Name and Return Address
D&K Cylinder Repair, Inc.
8608 W. Kaul Ave
Milwaukee WI 53225

152-9968-100-6
Parcel Identification Number (PIN)

This IS NOT homestead property
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except Municipal zoning ordinances and agreements under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing

* Ralph Kraussel (SEAL) *
* Ralph Kraussel *

Joan Kraussel
* Joan Kraussel *
Ralph Kraussel (SEAL)
* Ralph Kraussel (SEAL) *

AUTHENTICATION

Signature(s) _____
authenticated on _____

ACKNOWLEDGMENT

STATE OF ~~WISCONSIN~~ Florida)
Marion) ss
COUNTY)

Personally came before me on October 9th, 2008,
the above-named Ralph Kraussel and Joan Kraussel

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis Stat § 706 06)

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same

THIS INSTRUMENT DRAFTED BY

Thomas J Tobolski
Attorney

Lisa Marie Perez
Notary Public, State of ~~Wisconsin~~ Florida
My Commission (is permanent) (expires 06/21/2011)

(Signatures may be authenticated or acknowledged Both are not necessary)
NOTE THIS IS A STANDARD FORM ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED
© 2003 STATE BAR OF WISCONSIN

WARRANTY DEED
* Type name below signatures



THAT PART OF THE NORTHWEST 1/4 OF SECTION 28, IN TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHEAST CORNER OF SAID 1/4 SECTION, THENCE NORTH 0° 16' WEST ALONG THE EAST LINE OF SAID 1/4 SECTION, 639 60 FEET TO A POINT, THENCE SOUTH 88° 23' WEST 805 00 FEET TO THE POINT OF BEGINNING OF THE LAND ABOUT TO BE DESCRIBED, THENCE CONTINUING SOUTH 88° 23' WEST, 95 00 FEET TO A POINT, THENCE NORTH 0° 16' WEST PARALLEL WITH THE EAST LINE OF SAID 1/4 SECTION, 212 86 FEET TO A POINT, THENCE NORTH 88° 23' EAST 95 00 FEET TO A POINT, THENCE SOUTH 0° 16' EAST PARALLEL WITH THE EAST LINE OF SAID 1/4 SECTION, 212 86 FEET TO THE POINT OF BEGINNING, RESERVING THEREFROM THE SOUTH 30 FEET FOR STREET PURPOSES TOGETHER WITH EASEMENTS FOR INGRESS AND EGRESS TO BUILDINGS AND IMPROVEMENTS ALONG WITH THE RIGHT TO SUPPORT AND UTILITY SERVICES TO SAID BUILDING AND IMPROVEMENTS

Tax Key # 152-9968-100-6

8608 W Kaul Avenue
Milwaukee, WI 53225

(08-1255 PFD/08-1255/17)

KPRG and Associates, Inc.

December 17, 2012

Mr. Frank Densmoor
8626 W. Kaul Avenue
Milwaukee, WI 53225

Re: Notification of Groundwater Impacts at 8626/8628 W. Kaul Avenue

Dear Mr. Densmoor,

On behalf of the property owner at 8619 W. Lynx Avenue, KPRG and Associates, Inc. (KPRG) is sending this letter in regards to the investigation of a historic release of perchloroethene (PCE), also known as tetrachloroethene associated with prior use of the facility as a laundry and dry cleaning chemical supply/distribution warehouse on 8619 W. Lynx Avenue, Milwaukee, WI that has shown that contamination has migrated onto your property. An environmental clean up has been conducted, and KPRG on behalf of the property owner at 8619 W. Lynx Ave. will be requesting that the Department of Natural Resources grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken.

As part of the cleanup, KPRG is proposing that an asphalt engineered barrier and natural attenuation be used not only at 8619 W. Lynx Avenue, Milwaukee, WI, but also at your property. The asphalt engineered barrier is located in the alley way to the north of your property.

The Department of Natural Resources will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, you should mail that information to:

WDNR Project Manager:
Mr. Binyoti Amungwafor
2300 N. Martin Luther King Drive
Milwaukee, WI 53212

Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Before closure is requested, KPRG will need to inform the Department as to who will be responsible for the continuing obligation on your property. Under s. 292.12, Wis. Stats., the responsibility for maintaining all necessary continuing obligations for your property will fall on you or any subsequent property owner, unless another person has a legally enforceable

responsibility to comply with the requirements of the final closure letter. In this case, the continued maintenance and inspection of the asphalt barrier will be the responsibility of the property owner at 8619 W. Lynx Avenue.

Under s. 292.12(5), Wis. Stats., occupants of this property are also responsible for complying with any continuing obligations. However, as previously stated, the continuing obligation of inspecting and maintaining the asphalt engineered barrier is the responsibility of the property owner at 8619 W. Lynx Avenue. Please notify any current and future occupants that may be affected by a continuing obligation, by supplying them with a copy of this letter. The DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection", has been included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain copies at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

Prohibited Activities:

The following activities will be prohibited on any portion of the property where an asphalt engineered barrier is located, as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) disturbing the barrier by planting trees or shrubs; 3) replacement with another barrier; 4) excavating or grading of the land surface; 5) filling on covered or paved areas; 6) plowing for agricultural cultivation; 7) construction or placement of a building or other structure, 8) changing the use or occupancy of the property to a residential setting, which may include certain uses such as single or multiple family residences, a school, day care, senior care, hospital or similar residential exposure settings.

Continuing Obligations:

If closure for this site is approved, the following are some continuing obligations for which the property owner at 8619 W. Lynx Avenue will be responsible.

- Allow access for well abandonment (a one time event)
- Allow access to inspect the constructed asphalt engineered barrier.
- Allow access to maintain the constructed asphalt engineered barrier.

If case closure is granted the monitoring wells on your property will be abandoned and access will no longer be needed for groundwater monitoring. However, access will be required to allow for the inspection and potential maintenance of the asphalt engineered barrier.

Groundwater contamination that appears to have originated on the property located at 8619 W. Lynx Avenue, Milwaukee, WI has migrated onto your property at 8626/8628 W. Kaul Avenue, Milwaukee, WI. The levels of tetrachloroethene, trichloroethene, vinyl chloride, and cis-1,2-dichloroethene contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval. However, the environmental remediation conducted has stabilized the groundwater plume and will allow the plume to naturally degrade over time. It is believed that allowing

natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and the property owner at 8619 W. Lynx Avenue will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure.

The following DNR fact sheet (RR 671 – "What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater") has been included with this letter, to help explain the use of natural attenuation as a remedy. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/files/PDF/pubs/rr/RR671.pdf>.

Summary:

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KPRG and Associates, Inc.,



Joshua D. Davenport, P.E.
Project Engineer

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Maintenance Plan

Figure 1 – Asphalt Engineered Barrier

Cc: Mr. Greg Krieger

Milwaukee County Land Information Parcel Report

TAXKEY: 1520509000

Report generated 12/13/2012 12:09:00 PM



Parcel location within Milwaukee County



Selected parcel highlighted

Parcel Information

TAXKEY: 1520509000

Record Date: 04/18/2012

Owner(s): COVE ROAD STORAGE LLC
PARK10
% FRANK DENSMOOR

Address: 8626 W KAUL AVE

Municipality: Milwaukee

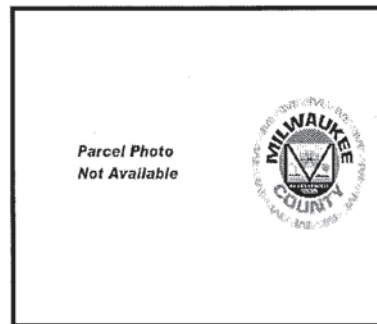
Acres: 0.23

Assessed Value: \$159,000

Parcel Description: COMMERCIAL

Zoning Description:

Legal Description: NORTHWEST INDUSTRIAL PARK BEING A SUBD OF PT NW 1/4 28-8-21 BLOCK 1 LOT 9



Parcel photo

AFFECTED
D
PROPERTY



DOC.# 09873669

DOCUMENT NO.

TRUSTEE'S DEED

Marshall & Ilsley Trust Company N A and Catherine A Techtmann, Trustees of the David Techtmann Revocable Living Trust under agreement dated January 18, 2002, as amended, for a valuable consideration conveys without warranty an undivided one-half interest as Tenants in Common to, Cove Road Storage, LLC, a Wisconsin Limited Liability Company and an undivided one-half interest as Tenants in Common to Park10, LLC, a Wisconsin Limited Liability Company, Grantee, the following described real estate in Milwaukee County, State of Wisconsin

RECORDED 05/12/2010 12:46PM
JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 11.00
FEE EXEMPT 77.25 #: 0
TRANSFER FEE: 510.00

Recording Area
Name and Return Address

Barbara Wilson
Marshall & Ilsley Trust Co N A
Real Estate Dept
PO Box 2980
Milwaukee, WI 53201-9304

152-0509-X

(Parcel Identification Number)

Lot 9, in Block 1, in Northwest Industrial Park, being a subdivision of a part of the Northwest 1/4 of Section 28, Township 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin

Marshall & Ilsley Trust Company N A,
Trustee of the David Techtmann
Rev Liv Tr U/A dtd 1/18/02

Dated this 7th day of May 2010

Pamela Benson
*Pamela Benson, Vice President

By Catherine A. Techtmann
*Catherine A Techtmann, Trustee

B. Wilson
*Barbara Wilson, Trust Officer

By _____

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) Pamela Benson, Vice President and Barbara Wilson, Trust Officer, authenticated this 4th day of May 2010

STATE OF WISCONSIN
IRON COUNTY

Christopher F. Gloe
signature
Christopher F. Gloe
type or print name

Personally came before me this 6th day of May 2009, the above named, Catherine A Techtmann, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706 06, Wis Stats)

Michael Smani
signature
type or print name Michael Smani

Notary Public, Iron County Wisconsin
My commission is permanent (If not, state expiration date
01/03/2013)

THIS INSTRUMENT WAS DRAFTED BY
Barbara Wilson
Marshall & Ilsley Trust Company N A

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