

JUL 30 2008

Notice: Personally identifiable information that is collected will be used to process your request and may be made available by request under Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

Purpose: Use this form to request a written response from the Department regarding technical assistance or liability clarification for property with known or suspected environmental contamination. A fee is authorized by s. 292.55, Wis. Stats., and required under NR 749, Wis. Adm. Code.

Definitions

"Property" refers to the subject property that is perceived to have been or has been impacted by the discharge of hazardous substances.

"Liability Clarification" refers to a written determination by the Department provided in response to a request made on this form. The response clarifies whether a person is or may become liable for the environmental contamination of a property, as provided in s. 292.55, Wis. Stats.

"Technical Assistance" refers to the Department's assistance or comments on the planning and implementation of an environmental investigation or environmental cleanup on a property in response to a request made on this form, as provided in s. 292.55, Wis. Stats.

Select the Correct Form

Select the correct form to facilitate the processing of your request. Do not use this form if one of the following applies:

- Request for an **off-site liability exemption or clarification** for property that has been or is perceived to be contaminated by one or more hazardous substances that originated on another property containing the source of the contamination. Use DNR's Off-Site Liability Exemption and Liability Clarification Application Form 4400-201.
- Submittal of an Environmental Assessment for the **Lender Liability Exemption**, s. 292.21, Wis. Stats., if no response or review by DNR is requested. Use the Lender Liability Exemption Environmental Assessment Tracking Form 4400-196.
- Request for an **exemption to develop on a historic fill site** or licensed landfill. Use DNR's Form 4400-226 or 4400-226A.
- **Request for closure** for property where the investigation and cleanup actions are completed. Use DNR's Case Summary and Closeout Request Form 4400-202.
- Submittal of Operation, Maintenance, Monitoring and Optimization Reporting of Soil and Groundwater Remediation Systems as part of an ongoing cleanup. Use DNR's Form 4400-194.

All forms, publications and additional information are available on the Internet at: dnr.wi.gov/org/aw/rr/, or by contacting the staff listed on the last page.

Instructions

1. Complete Sections 1, 2, 6 and 7 for all requests. Be sure to provide adequate and complete information.
2. Select the type of assistance requested. See Section 3 for technical assistance, Section 4 for a written determination or clarification of environmental liabilities, or Section 5 for a specialized agreement.
3. Include the fee payment that is listed in Section 3, 4 or 5, unless the property is in the Voluntary Party Liability Exemption Program and the questions in Section 2 direct otherwise.
4. Send the completed request and supporting materials to the appropriate DNR regional office where the property is located. See the map on the last page. Contact the DNR project manager or call the phone numbers listed with any questions.

The time required for DNR's determination varies depending on the complexity of the site, and the clarity and completeness of the request and supporting documentation.

Technical Assistance and Environmental Liability Clarification Request Remediation and Redevelopment Program

Form 4400-237 (12/05)

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Section 1. Recipient of the Technical Assistance, Liability Clarification or Agreement from the Department

This is the person who is requesting that his or her liability be clarified or who is seeking technical assistance or a specialized agreement and is identified as the applicant in Section 7. DNR will address its response to this person.

Name <i>Bishop Secyurisk Dennis</i>		Organization/Business Name <i>Bishop's Creek Community Development Corp.</i>	
Mailing Address <i>3500 W. Mother Dennis Way</i>		City <i>Milwaukee</i>	State ZIP Code <i>WI 53209</i>
Telephone Number <i>414-466-1800</i>	Fax Number <i>414-466-9294</i>	E-Mail Address <i>HREducational@aol.com</i>	
The applicant listed above: (select all that apply)			
<input type="checkbox"/> Is currently the owner		<input type="checkbox"/> Is renting or leasing the property	
<input type="checkbox"/> Is considering acquiring the property		<input type="checkbox"/> Has mortgagee interest in the property	
<input type="checkbox"/> Other. Explain the status of the property with respect to the applicant:		<input type="checkbox"/> Is considering selling the property	

Contact Information (to be contacted with questions about this request)

Contact Name <i>George J. March</i>		Organization/Business Name <i>Quarles & Brady LLP</i>	
Telephone Number <i>414-277-5537</i>		E-Mail Address <i>gjm@quarles.com</i>	

Environmental Consultant (if applicable)

Consultant Name <i>Drake Environmental</i>		Organization Name <i>Mr. DJ Burns</i>	
Mailing Address <i>530 S. 11th Street</i>		City <i>Milwaukee</i>	State ZIP Code <i>WI 53204</i>
Telephone Number <i>414-384-1440</i>	Fax Number <i>414-384-4344</i>	E-Mail Address <i>dburns@drake.cc</i>	

Attorney (if applicable)

Attorney Name <i>George J. March</i>		Organization Name <i>Quarles & Brady LLP</i>	
Mailing Address <i>411 E. Wisconsin Avenue</i>		City <i>Milwaukee</i>	State ZIP Code <i>WI 53202</i>
Telephone Number <i>414-277-5537</i>	Fax Number <i>414-478-8932</i>	E-Mail Address <i>gjm@quarles.com</i>	

Section 2. Property Information

BRRTS No. (if known) <i>02-41-306192</i>	FID No. (if known) <i>341055-770</i>	Property Name	
Street Address <i>4763 North 32nd Street</i>		City <i>Milwaukee</i>	State ZIP Code <i>WI 53209</i>
County <i>Milwaukee</i>	Municipality where the property is located: <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of <i>Milwaukee</i>	Property is composed of: <input checked="" type="checkbox"/> a single tax parcel <input type="checkbox"/> multiple tax parcels	Property Size <i>5.2</i> Acres

Is a response needed by a specific date? (e.g., property closing date) Note: Most requests are completed within 60 days. Please plan accordingly.

No Yes - Date: *July 28* Reason: *Site Redevelopment Schedule*

Is this property currently enrolled in or undergoing cleanup actions under the Voluntary Party Liability Exemption (VPLE) program?

No. Include the fee that is required for your request in Section 3, 4 or 5.
 Yes. If yes, is the recipient listed above also the voluntary party who is currently enrolled in the VPLE program at the property?

No. Include the fee that is listed for your request in Section 3, 4 or 5.

Yes. Do not include a separate fee. This request will be billed separately through the VPLE Program.

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Fill out the information in Section 3, 4 or 5, which corresponds with the type of request: technical assistance, liability clarification, or specialized agreement.

Section 3. Request for Technical Assistance

Select the type of technical assistance requested:

- No Further Response Required (Immediate Actions) – NR 708.09 – Include a fee of \$250. Use for a written response to an immediate action after a discharge or discovery of hazardous substance. Generally, these are one-time spill events.
- No Further Site Investigation Necessary – s. NR 716.05 – Include a fee of \$500. Use where an environmental discharge was found but no DNR-approved site investigation or clean-up work was required. This is not a closure letter.
- Review of Site Investigation Workplan – NR 716.09 – Include a fee of \$500.
- Review of Site Investigation Report – NR 716.09 – Include a fee of \$750.
- Approval of a Site Specific Soil Cleanup Standard – NR 720.19 Reports – Include a fee of \$750.
- Review of a Remedial Action Options Report – NR 722.07 – Include a fee of \$750.
- Review of a Remedial Design Report – NR 724.09 – Include a fee of \$750.
- Review of a Construction Documentation Report – NR 724.17 – Include a fee of \$250.
- Review of a Long-term Monitoring Plan – NR 724.17 – Include a fee of \$300.
- Review of Phase I and Phase II Environmental Assessment and other supporting documentation to qualify for the Wisconsin Brownfields Insurance Program (WBIP) – Include a fee of \$500.
- Other Technical Assistance – s. 292.55, Wis. Stats.
 - No Further Site Investigation Necessary – s. NR 716.05 – Include a fee of \$500. Use where an environmental discharge was found but no DNR-approved site investigation or clean-up work was required. This is not a closure letter.
 - Review of Phase I and Phase II Environmental Assessment and other supporting documentation to qualify for the Wisconsin Brownfields Insurance Program (WBIP) – Include a fee of \$500.
 - Other Technical Assistance – Include a fee of \$500. Explain your request below or in an attachment.

Skip Sections 4 and 5 if the technical assistance you are requesting is listed above. Complete Sections 6 and 7 of this form.

Section 4. Request for Liability Clarification

Select the type of liability clarification requested. Use the available space given or attach information, explanations, or specific questions that you need answered in DNR's reply. Complete Sections 6 and 7 of this form.

- Lender liability exemption clarification – s. 292.21, Wis. Stats. – Include a fee of \$500.
Provide the following documentation: (1) owner status; (2) an environmental assessment, in accordance with s. 292.21, Wis. Stats., if the property has been acquired by the lender; (3) the date the environmental assessment was conducted; (4) the date of property acquisition; and (5) the means by which the property was acquired.
- Clarify the liability associated with a "closed" property – s. 292.55, Wis. Stats. – Include a fee of \$500.
Include a copy of any closure determinations from state agencies other than DNR.
- Clarification of local governmental unit (LGU) liability exemption – s. 292.11(9)(e), Wis. Stats. – Include a fee of \$500, a summary of the environmental liability clarification being requested, and the following:
 - (1) current and proposed ownership status of the property;
 - (2) date and means by which the property was acquired by the LGU, where applicable;
 - (3) summary of current uses of the property; and
 - (4) intended or potential use(s) of the property.

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Section 4. Request for Liability Clarification (continued)

- Lease liability clarification – s. 292.55, Wis. Stats. – Include a fee of \$500 for a single property, or \$1000 for multiple properties and the information listed below:
- (1) a copy of the proposed lease;
 - (2) the name of the current owner of the property and the person who will lease the property;
 - (3) a description of the lease holder's association with any persons who have possession, control, or caused a discharge of a hazardous substance on the property;
 - (4) map(s) showing the property location and any suspected or known sources of contamination detected on the property;
 - (5) a description of the intended use of the property by the lease holder, with reference to the maps to indicate which areas will be used. Explain how the use will not interfere with any future investigation or cleanup at the property; and
 - (6) all reports or investigations (e.g. Phase I and Phase II Environmental Assessment Reports) that identify areas of the property where a discharge has occurred. For any environmental data submitted include:
 - a) property map(s) showing sampling locations for all data submitted;
 - b) interpretation of data signed by a qualified environmental professional;
 - c) soil boring logs;
 - d) groundwater monitoring well construction, development and sampling logs;
 - e) soil and groundwater data reports from certified laboratories;
 - f) survey information for groundwater elevations;
 - g) chain of custody forms for all samples; and
 - h) description of sample collection methods.
- General or other environmental liability clarification – s. 292.55, Wis. Stats. – Explain your request below. Include a fee of \$500 and an adequate summary of relevant environmental work to date.

Use this space or attach additional sheets to provide necessary information, explanations or specific questions to be answered by the DNR.

*Please refer to attached July 21, 2008
letter addressed to Mr. John Hunt,
Wisconsin DNR.*

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Section 5. Request for a Specialized Agreement

Select the type of agreement needed. Include the appropriate draft agreements and supporting materials. Complete Sections 6 and 7 of this form. More information and model draft agreements are available at: dnr.wi.gov/org/aw/rr/financial/del_taxes.html.

- Tax cancellation agreement – s. 75.105(2)(d), Wis. Stats. – Include a fee of \$500, Phase I and II Environmental Assessment Reports, and a draft agreement.
- Agreement for assignment of tax foreclosure judgment – s. 75.106, Wis. Stats. – Include a fee of \$500, Phase I and II Environmental Assessment Reports, and a draft agreement.
- Negotiated agreement – Enforceable contract for non-emergency remediation – s. 292.11(7)(d) and (e), Wis. Stats. – Include a fee of \$1000. Include a draft schedule for remediation and provide the name, mailing address, phone and email for each party to the agreement.

Section 6. Other Information Submitted

Identify all materials that are included with this request.

Include one copy of any document from the Departments of Commerce; Agriculture, Trade and Consumer Protection (ATCP); or other agency files that you want the Department to review as part of this request. The applicant is responsible for contacting Commerce or DATCP to obtain appropriate reports or information.

- Phase I Environmental Site Assessment Report — Date: _____
- Phase II Environmental Site Assessment Report — Date: _____
- Map of the property
- Analytical results of the following sampled media: Select all that apply and include date of collection.
 - Groundwater
 - Soil
 - Sediment
 - Other medium – Describe: _____
- Date of Collection: _____
- A copy of the closure letter and submittal materials
- Draft tax cancellation agreement
- Draft agreement for assignment of tax foreclosure judgment
- Other report(s) or information – Describe: _____

For property with newly identified discharges of hazardous substances only: Has a notification of a discharge of a hazardous substance been sent to the DNR as required by s. NR 706.05(1)(b), Wis. Adm. Code?

- Yes – Date (if known): _____
- No

Note: The Fax Notification for Hazardous Substance Discharge (non-emergency) form is available at: dnr.wi.gov/org/aw/rr/archives/pubs/4400-225.pdf.

Section 7. Certification by the Person who completed this form

- I am the applicant and I prepared this request.
- I prepared this request for: Bishop's Creek Community Development Corporation
Applicant Name

I certify that I am familiar with the information submitted on this request, and that the information on and included with this request is true, accurate and complete to the best of my knowledge.

Signature	<u>George J. Mander</u>	Date Signed	<u>7/21/08</u>
Title	<u>Legal Counsel for Bishop's Creek Community Development Corporation</u>	Telephone Number	<u>414-277-5537</u>



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Writer's Direct Dial: 414.277.5537
E-Mail: gjm@quarles.com

July 21, 2008

VIA HAND DELIVERY

John J. Hnat, P.E.
Senior Hydrogeologist
Remediation and Redevelopment
Wisconsin Department of Natural Resources
2300 N. Dr. Martin Luther King, Jr., Dr.
Milwaukee, WI 53212-3128

**RE: Review Fee for Draft Master Site Redevelopment Work Plan & Soil
Management Plan Report
Bishop's Creek CDC Site Brownfield Redevelopment Project
4763 North 32nd Street, Milwaukee, Wisconsin
DNR BRRTS No. 02-41-306192, FID No. 341055770**

Dear Jay:

As you know, on July 16, 2008 I sent you a draft copy of the "Master Site Redevelopment Work Plan & Soil Management Plan Report" (the draft "Work Plan Report") for the above-referenced Brownfield redevelopment project. The draft Work Plan Report sets forth the proposed plan to address environmental concerns in conjunction with the redevelopment plans at the site; in particular the residential construction venture between Bishop's Creek Community Development Corporation and CommonBond Investment Corp. ("CommonBond").

On behalf of the Wisconsin Department of Natural Resources, you indicated that the Department will require a \$500.00 fee to review the draft Work Plan Report. Enclosed please find a \$500.00 check from Bishop's Creek CDC made payable to the Wisconsin DNR, for the technical review.

I am also enclosing a copy of a July 10, 2008 report prepared by Sigma Environmental Services, Inc. ("Sigma") on behalf of CommonBond. The report provides a summary of the recent environmental assessment conducted by Sigma within the footprint of the proposed CommonBond development at the Bishop's Creek property. The data gathered from this recent site investigation is already included in the draft Work Plan Report. However, it may be useful for the Department to see Sigma's report in its entirety.

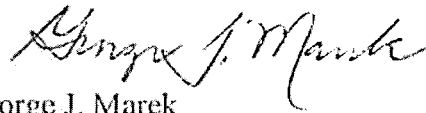
John J. Hnat, P.E.
July 21, 2008
Page 2

As you know, this redevelopment project is on a very tight time schedule. Your prompt review of the draft Work Plan Report is not only greatly appreciated, but is essential for the success of the project. Towards that end, if you need any additional information, please let me know immediately, so that we can provide it to you.

Thank you in advance for your attention to this matter.

Very truly yours,

QUARLES & BRADY LLP



George J. Marek

GJM:rjg

Enclosures

cc (w/o encl.): John W. Daniels, Esq.

Mr. Daren Daniels

Bishop Sedgwick Daniels

Mr. D.J. Burns

Ms. Chelsea Corson

William R. Cummings, Esq.

Michael H. Simpson, Esq.

Mr. Scott D. Prill

Mr. Al Rabin -- Wisconsin Department of Commerce



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Milwaukee and Madison, Wisconsin



Writer's Direct Dial: 414.277.5537
E-Mail: gjm@quarles.com

July 21, 2008

VIA HAND DELIVERY

John J. Hnat, P.E.
Senior Hydrogeologist
Remediation and Redevelopment
Wisconsin Department of Natural Resources
2300 N. Dr. Martin Luther King, Jr., Dr.
Milwaukee, WI 53212-3128

**RE: Review Fee for Draft Master Site Redevelopment Work Plan & Soil Management Plan Report
Bishop's Creek CDC Site Brownfield Redevelopment Project
4763 North 32nd Street, Milwaukee, Wisconsin
DNR BRRTS No. 02-41-306192, FID No. 341055770**

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As you know, on July 16, 2008 I sent you a draft copy of the "Master Site Redevelopment Work Plan & Soil Management Plan Report" (the draft "Work Plan Report") for the above-referenced Brownfield redevelopment project. The draft Work Plan Report sets forth the proposed plan to address environmental concerns in conjunction with the redevelopment plans at the site; in particular the residential construction venture between Bishop's Creek Community Development Corporation and CommonBond Investment Corp. ("CommonBond").

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John J. Hnat, P.E.
July 21, 2008
Page 2

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Thank you in advance for your attention to this matter.

Very truly yours,

QUARLES & BRADY LLP



George J. Marek

GJM:rjg

Enclosures

cc (w/o encl.): John W. Daniels, Esq.

Mr. Daren Daniels

Bishop Sedgwick Daniels

Mr. D.J. Burns

Ms. Chelsea Corson

William R. Cummings, Esq.

Michael H. Simpson, Esq.

Mr. Scott D. Prill

Mr. Al Rabin -- Wisconsin Department of Commerce

DRAFT



**MASTER SITE REDEVELOPMENT WORKPLAN & SOIL
MANAGEMENT PLAN REPORT**

FOR THE

***BISHOP'S CREEK COMMUNITY DEVELOPMENT CORPORATION
BROWNFIELD REDEVELOPMENT PROJECT
4763 NORTH 32ND STREET
MILWAUKEE, WISCONSIN***

***DNR BRRTS 02-41-306192
FID: 341055770***

July 15, 2008

Mr. John Hnat
Wisconsin Department of Natural Resources
2300 North Martin Luther King Jr. Drive
Milwaukee, WI 53212-3128

RE: Master Site Redevelopment Workplan & Soil Management Plan Report for the Bishop's Creek Community Development Corporation Property—Brownfield Redevelopment Project, 4763 North 32nd Street, Milwaukee, Wisconsin. DNR BRRTS 02-41-306192; FID: 341055770; Drake Project J04013

Dear Mr. Hnat:

On behalf of Bishop's Creek Community Development Corporation (BCCDC), Drake is submitting the attached Master Site Redevelopment Workplan & Soil Management Plan Report for the BCCDC Property located at 4763 North 32nd Street in Milwaukee, Wisconsin. This report describes the proposed redevelopment of the site and provides a framework (via the Soil Management Plan) to address potential construction-related development issues associated with the potential presence of soil and/or groundwater contamination at the site. The Soil Management Plan was devised to allow for on-going management of impacted soils and/or groundwater which will allow construction to proceed and proper soil management strategies to be accomplished.

If you have any questions or need additional information, please call us at (414) 384-1440.

Respectfully,

DRAKE ENVIRONMENTAL, INC.

DRAFT

D.J. Burns
Project Director

DRAFT

Chelsea M. Corson
Project Manager

Cc: Bishop Sedgwick Daniels
John W. Daniels Jr., Esq.
George J. Marek, Esq.
Andre Townsel, Esq.
Ellen Higgins – CommondBond
Michael H. Simpson, Esq.

REPORT

PROJECT

Master Site Redevelopment Workplan & Soil Management Plan Report

Bishop's Creek Community Development Corporation
Brownfield Redevelopment Project
4763 North 32nd Street
Milwaukee, Wisconsin
DNR BRRTS 02-41-306192
FID: 341055770

CLIENT

Bishop's Creek Community Development Corporation
3500 West Mother Daniels Way
Milwaukee, WI 53209

Project Number

J04013

Date

July 15, 2008

DRAKE ENVIRONMENTAL, INC.

*530 South Eleventh Street
Milwaukee, WI 53204*

**MASTER SITE REDEVELOPMENT WORKPLAN & SOIL MANAGEMENT
PLAN REPORT**

**BISHOP'S CREEK COMMUNITY DEVELOPMENT CORPORATION
BROWNFIELD REDEVELOPMENT PROJECT
4763 NORTH 32ND STREET
MILWAUKEE, WISCONSIN**

The subject of this Master Site Redevelopment Workplan & Soil Management Plan Report (MSRW/SMP) is soil and groundwater contamination associated with the Bishop's Creek Community Development Corporation (BCCDC) brownfield redevelopment site located at 4763 North 32nd Street. The site is located at the southwest corner of the intersection of North 32nd Street and Hampton Avenue in Milwaukee, Wisconsin.

The Wisconsin Department of Natural Resources (WDNR) has assigned an Environmental Repair Program (ERP) Bureau for Remediation and Redevelopment Tracking System number (BRRTS) for the entire 5+ acre BCCDC brownfield redevelopment project site. The site has been assigned BRRTS No. 02-41-306192 (ERP site). The ERP site also contains two Leaking Underground Storage Tank (LUST) sites which are located near the southwestern portion of the site. The Commerce Identification Number (COMM Id.) assigned to the two LUST sites is 53209-6083-63. There are two reported occurrences ("A" & "B") associated with COMM Id. 53209-6083-63 at the site. The LUST sites are located near Building #16 and Building #17. The WDNR has previously granted closure of the Building #16 LUST site, and has required no further action with regard to this release.

The MSRW/SMP Report provides a summary of the proposed redevelopment activities, and also provides the framework for the creation of an effective Soil Management Plan which will be used to address both known and potential soil and groundwater contamination at the brownfield redevelopment project property currently owned by BCCDC (the "site").

The Master Site Redevelopment Workplan & Soil Management Plan Report incorporates the findings of the recently completed additional environmental assessment conducted at the BCCDC site by Sigma Environmental, Inc., on behalf of CommonBond Communities. A copy of the recent Sigma report is attached to this report.

Drake's review of the recently completed Sigma report indicates that there are no significant deviations from previous findings, nor do there appear to be any necessary changes required to the previously proposed remedial strategies which have been discussed with the WDNR. As a result, the previously proposed redevelopment strategies, soil management strategies, and future site closure strategies that BCCDC and Drake have discussed with the Department remain unchanged.

Please refer to the attached figure (Figure 1) which depicts the historical soil/groundwater sampling locations at the BCCDC site. The attached tables (Tables 1 – 7) provide a summary of the available historical soil/groundwater laboratory analytical results associated with the BCCDC site, including the recently obtained Sigma soil and groundwater analytical results.

SUMMARY OF PROPOSED REDEVELOPMENT ACTIVITIES

As the Department is aware, several phases of construction/redevelopment are planned for the site. The current plans for the site include the construction of a multi-story residential complex which will be constructed at the southeastern portion of the site. The proposed construction of this complex constitutes the first phase of the redevelopment of the BCCDC site. A copy of the proposed first phase building location/layout has been included in this report (See attached Continuum Architect's – CommonBond Communities Site Plan). The second phase of the redevelopment activities is anticipated to consist of the rehabilitation and restoration of the two major buildings (Buildings #7 & #8) which front Hampton Avenue at the northern end of the project site. The second phase of the redevelopment calls for the beneficial re-use of these buildings via adaptive re-use techniques, rather than new construction. Subsequent phases of the redevelopment of this brownfield site are anticipated to include new construction and infill between the first and second phase locations.

As the Department is aware, the redevelopment plans for the site include the selective razing/demolition of the majority of the existing buildings located at the site. BCCDC has contracted with a licensed asbestos and lead-based paint abatement firm (Braxton) to provide appropriate pre-demolition abatement/removal of these materials from the site in order to allow the selected demolition contractor (Cream City) to raze/demolish the targeted structures in accordance with all appropriate local, state and federal regulations.

The contract requirements for the razing/demolition activities include the removal of all footings, foundations, basements, etc. and also require the demolition contractor to properly cap, abandon, seal, grout, or remove other appurtenances and utility lines thus minimizing or eliminating the presence of preferential pathway migration routes at the site.

Redevelopment Activities – Phase I (CommonBond Communities Project)

Figure 2, depicting the proposed layout of the first phase of site development, shows that the siting and layout of the new residential facility was designed to address several brownfield site-specific concerns. In addition, the design and construction of the proposed residential facility incorporates several elements that were implemented to reduce potential concerns and risks associated with brownfield site redevelopment activities.

As was discussed previously with the Department, CommonBond Communities intends to purchase a portion of the BCCDC site to construct its residential facility. The new facility will overlie the former location of Building #17, which is located adjacent to 32nd Street. Please refer to the attached figure, "Exhibit A – Proposed CSM" which illustrates the anticipated subdivision of the BCCDC site. Exhibit A identifies the property that CommonBond will purchase as Lot 2. CommonBond also intends to enter into a long-term lease agreement for the provision of attendant parking associated with its development. The location of the leased parking will be in the area to the west of the proposed CommonBond facility (Lot 1 of Exhibit A). The leased parking area will overlie the former locations of Buildings #10, #11 and #12. Current plans also call for a dedicated greenspace area to be constructed to the west of the newly created parking area (Lot 1), in order to provide additional public access and recreation facilities at the brownfield redevelopment site.

With regard to the location of the proposed new residential construction, the residential facility has been sited as far as practicable to the east of the former leather tanning vat structures (which had previously been determined to be the primary source of the observed chromium contamination at the site). As a result, the building footprint will primarily occupy the area of the former Building #17 location and the east-west access drive which formerly serviced the tannery complex. Although the proposed residential facility will therefore overlie the Building #17 leaking underground storage tank (LUST) site, the planned hot-spot removal of petroleum-contaminated soil will be conducted in the vicinity of the former location of the LUST. This will significantly reduce the redevelopment concerns associated with the site, and the newly constructed building will act as both a barrier to direct-contact and as a cap which will reduce future infiltration and minimize future threat to groundwater from the LUST site. The construction of the associated parking lot to the west of the proposed residential facility will serve a similar purpose, and has been designed to act as a cap against direct-contact risk and also as a barrier to prevent future infiltration and leaching of contaminants to groundwater.

As an additional precaution, the proposed residential facility has been designed to be constructed utilizing a "slab-on grade" building technique. This method will result in the construction of a barrier (first floor slab) which will eliminate or significantly reduce the potential for direct-contact with any residual soil contamination. The elimination of basements from the project design will also result in the elimination of risk associated with vapor/gas migration into such "basement" areas. The construction of the "slab-on-grade" first floor will also involve the installation of a moisture-barrier above a sub-grade

granular material which will minimize potential moisture and vapor accumulation within the facility. Recommendations for sealing utility/plumbing connections have also been made to reduce the risk of vapor transmission into the built environment, especially in the areas where petroleum soil contamination had been identified.

A high-capacity well is believed to be located within the sub-basement of Building #17. Prior to the construction of the CommonBond facility, that high capacity well will be abandoned. Following the demolition of Building #17, access to the sub-basement of Building #17 will be more readily obtainable and such access will therefore allow for proper well abandonment procedures to be conducted. The construction of the new residential structure (cap) over the former location of the high-capacity well will also provide for the minimization or reduction of potential contaminant infiltration to the underlying aquifer via downward migration in the vicinity of the former high-capacity well.

Due to certain scheduling/financing arrangements, it is anticipated that the asbestos/lead-based paint abatement activities will first be completed in the area of the proposed new construction near Building #17 (Lot 2) and then proceed or radiate westward and northward. Razing/demolition activities will also likely be commenced at Building #17 first, and then proceed westward and northward.

In order to proceed with the new construction of the CommonBond facility, two primary activities associated with the contamination at the site will need to be addressed (in addition to the abatement and the razing/demolition activities). These activities include the abandonment of the high-capacity well referenced above and the completion of the hot-spot petroleum contamination soil removal activities associated with the Building #17 LUST site. As the Department is aware, BCCDC intends to have Drake coordinate the completion of these activities with the remainder of the site redevelopment activities. BCCDC also intends to have Mr. D.J. Burns of Drake coordinate the high-capacity well abandonment activities with both Mr. Washington Methu -WDNR Water Supply Program and Mr. John Hnat – WDNR R&R Program. As the project redevelopment activities expand away from the Building #17 location, the overall site grading operations (especially grade changes which require cuts or removal of surplus material) are also likely to be influenced by requirements to manage contaminated soil appropriately either at off-site or at on-site locations approved of by the WDNR.

As the Department is aware, certain “clean-sweep” activities have already been conducted at the site, which have reduced the possibility of discovering unknown hazardous or non-hazardous materials at the site. The “clean-sweep” activities resulted in the removal of the accessible and visually apparent drums, containers, and other associated items which may have affected future redevelopment activities.

In the event that previously unknown USTs, drums, or other regulated items are encountered during the site redevelopment activities, the WDNR will be contacted in order to inform the Department of the discovery of unknown conditions, and to coordinate appropriate actions to address these “unknown” conditions.

BCCDC SITE SOIL MANAGEMENT PLAN/CONTINGENCY PLAN

The Master Site Redevelopment Soil Management Plan/Contingency Plan prepared for the BCCDC project site is based on the sequence of activities outlined below. These steps will be followed in order to effectively address the risks (both known & unknown) at this brownfield redevelopment site.

The activities consist of the following:

- Identification of potential problem/risk/impediment to planned redevelopment activities
- Initial Threat Evaluation (To include limiting access to threat area)
- Initial Response Activity (To include WDNR/Public Safety notification if warranted)
- Implement Threat Alleviation/Response Activity
- Complete Threat Alleviation/Response Activity
- Document Threat/Response & Existing Conditions as they relate to future plans

The primary environmental-related site redevelopment activities at the BCCDC site involve: (1) selective demolition of existing structures at the site, (2) general site grading (cutting & filling activities), (3) removal of petroleum-contaminated soil near the Building #17 LUST site, (4) abandonment of the high-capacity well (if located), (5) removal of the chrome tanning vats following demolition of Buildings #10 & #11, (6) removal of the fuel-oil AST near Building #16 and (7) implementation of a soil management plan which may allow for either off-site disposal of contaminated soil or on-site management of contaminated soil.

Abandonment/Demolition

BCCDC intends to have its contractors conduct the proposed abatement/razing/demolition activities at the site in accordance with all local, state and federal regulations.

Site Grading

The general site grading activities will result in managing cut materials (soil) at either off-site licensed solid waste disposal facilities (landfills) or on-site, as permitted by the WDNR.

Petroleum Soil Removal (LUST Site - Building #17)

The removal of petroleum contaminated soils in the vicinity of Building #17 will incorporate off-site disposal of excavated materials. Drake standard procedures for confirmation sampling following hot-spot soil excavation. Depending on the size of the excavation, a select number of post-excavation soil samples will be obtained to verify the removal of contamination and to provide an indication of the amount and type of contamination remaining in place, if any. Drake's standard procedures include the collection of sidewall samples and floor sample(s) depending upon the size of the excavation.

High Capacity Well Abandonment

The abandonment of the high-capacity well will be conducted in accordance with WDNR requirements, or if necessary by virtue of site conditions, variances from the specified abandonment requirements will be requested.

Chrome Tanning Vats

The removal of the chrome tanning vats following demolition of Buildings #10 & #11 will incorporate off-site disposal of the wooden-materials comprising the vat sidewalls and floors and may include the off-site disposal or on-site management of contaminated soils affected by the presence of the tanning process.

Fuel Oil AST Removal

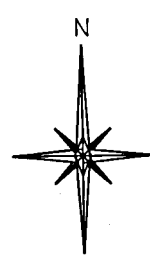
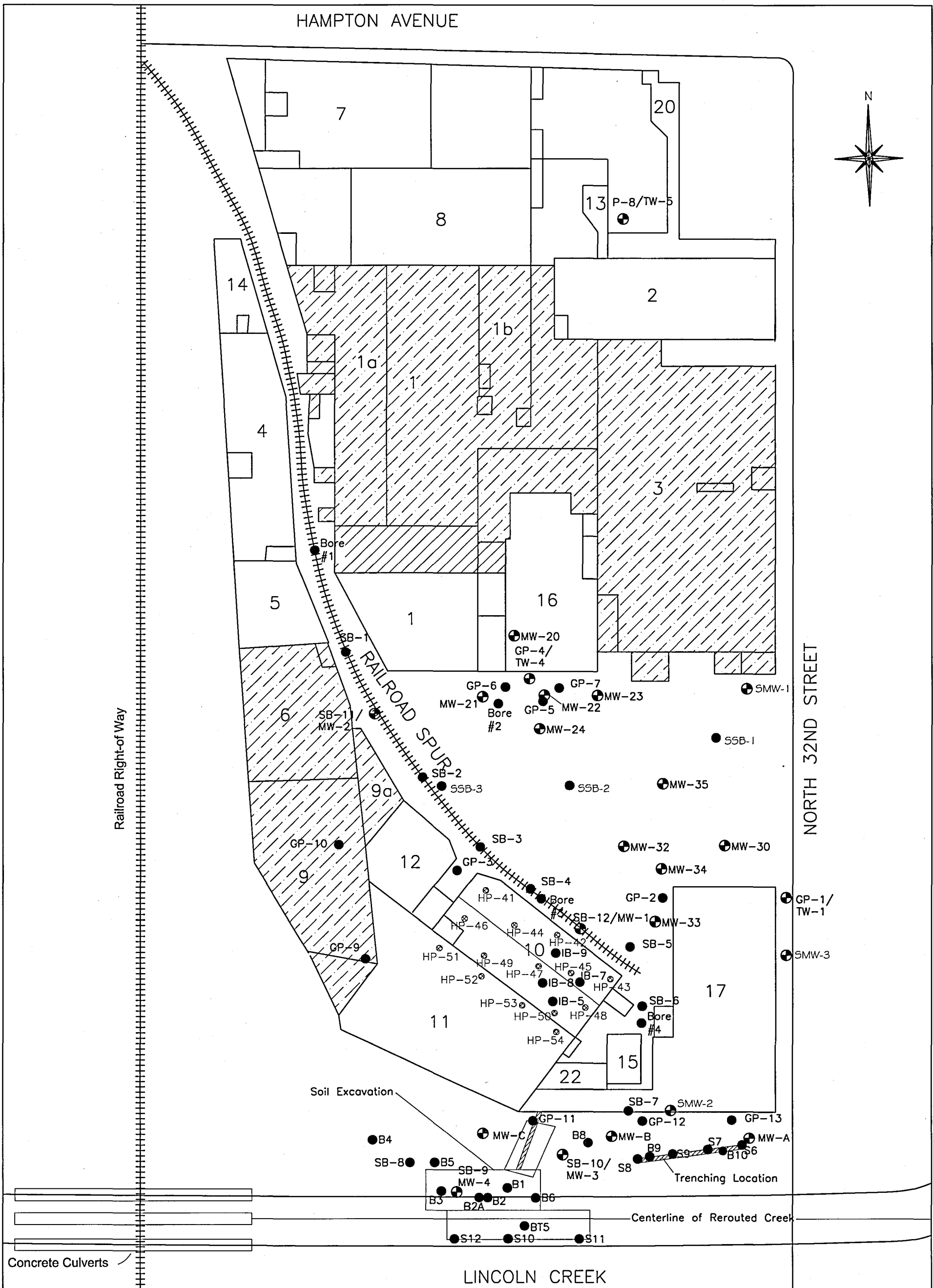
The AST located adjacent to Building #16 will be cleaned by a licensed tank cleaner in order to allow for the demolition of this structure (the building enclosure surrounding the AST) as called for in the razing/demolition project manual. Following the demolition of the enclosure and the removal of the AST, soil samples will be obtained from beneath the former location of the AST in order to determine the required course of action for closure of the AST area.

Soil Management Plan

The proposed soil management plan for the BCCDC site was designed to allow for some element of flexibility while providing a framework for appropriate response/remediation activities. Key provisions of the soil management plan include: the potential use of on-site contaminated soil management practices to be incorporated into the project wherever possible; the use of field observation and measurement to aid in the proper categorization of soil requiring management; and a reliance on the design and construction of future structures/buildings/facilities and other barriers/caps (i.e. parking lots and roadways) to address future direct-contact risks and future threat of contaminant migration to groundwater or other surface-water bodies in the vicinity of the site.

The first phase of the redevelopment of the project site will result in the construction of the CommonBond residential facility, which will act as an impervious cover over the former location of the Building #17 UST site (Lot 2). The installation of the asphalt-paved parking lot on the leased portion of the site (Lot 1), following the chrome vat removal, will also act as a cap to mitigate direct-contact risk and minimize infiltration which could contribute to future soil contaminant leaching to groundwater. The above-described Soil Management Plan will be implemented to aid in the prompt completion of this first phase of the redevelopment of the BCCDC site.

The proposed Master Site Redevelopment Workplan & Soil Management Plan derived for the BCCDC site was based on Drake's review of the information contained in prior consulting reports (including the recently completed environmental assessment performed by Sigma on behalf of CommonBond), information contained within the WDNR project file, and Drake's experience at the site.



Railroad Right-of-Way

NORTH 32ND STREET

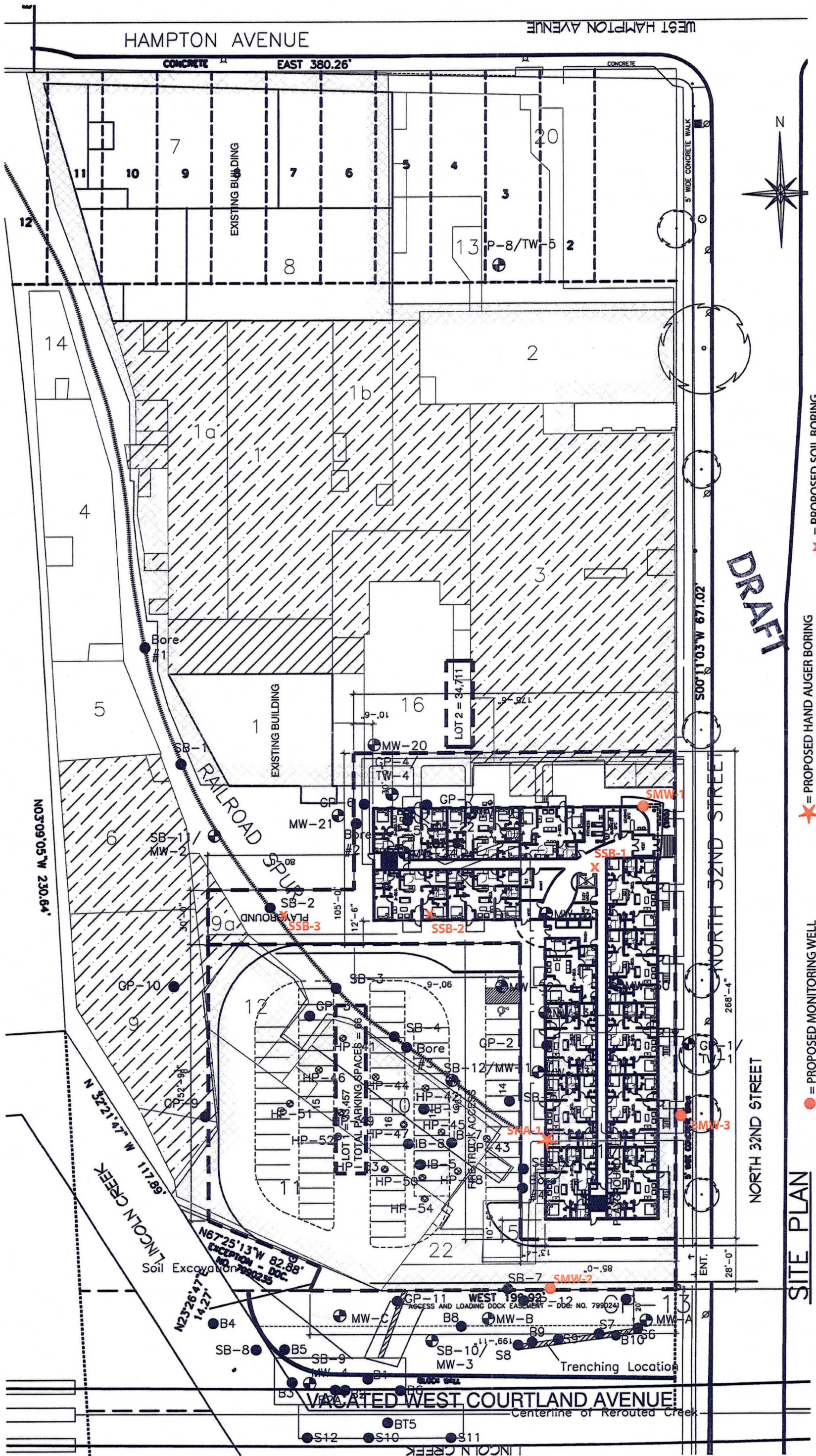
Concrete Culverts



Diagram Scale
 0' 60'
 Drawn By AAM Date: 01/10/05
 Revised By CMC Date: 07/14/08
 Approved By Date:
 Project No: J04013 PM:
 *Note: All Dimensions on this diagram are approximate.

Figure 3
Historical Environmental Investigation
 Bishop's Creek Community Development Corporation Brownfield Redevelopment Project Site

- Legend**
- Former Building Location
 - Trench Location
 - Monitoring Well Location
 - Soil Boring Location
 - Hand Probe Location
 - Bore # - Jatkar Soil Boring (1998)
 - SB-HNTB Soil Boring (2000)
 - GP-Drake Geoprobe (2004)
 - TW-Drake Temp Well (2004)
 - HP-Giles Hand Probe (2006)
 - MW-Drake Monitoring Well (2006)
 - SSB/SMW - SIGMA (2008)



DRAFT

SITE PLAN

1:50'

PROJECT: 0.80101
DATE: JUNE 18, 2008

P.O. BOX 510663
MILWAUKEE, WI 53203

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TABLE 3
BISHOP'S CREEK COMMUNITY DEVELOPMENT CORPORATION
BROWNFIELD REDEVELOPMENT PROJECT - J04013
SOIL ANALYTICAL RESULTS

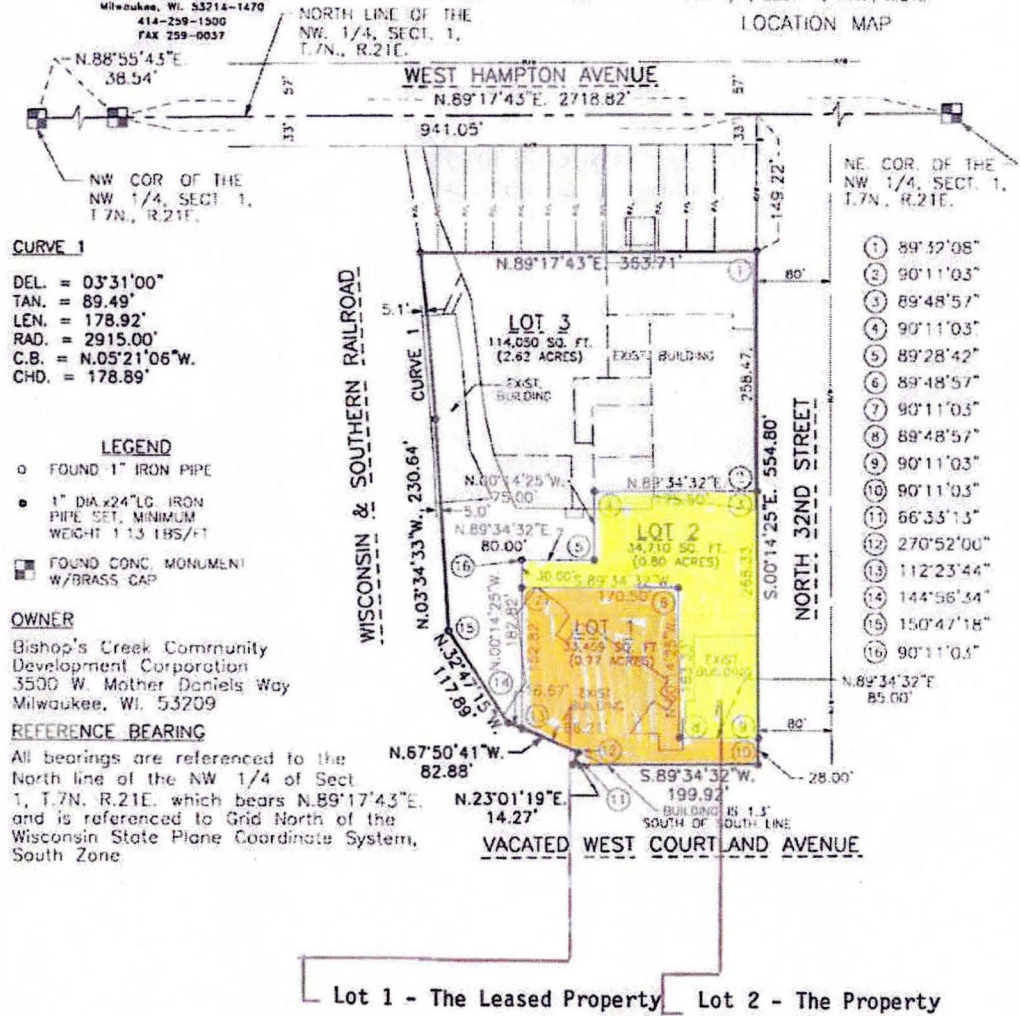
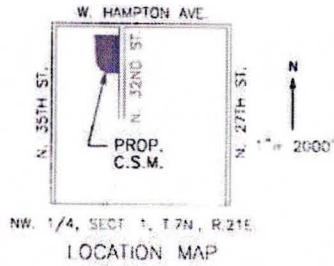
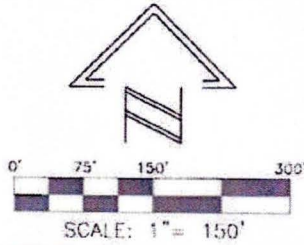
Resource Conservation & Recovery Act (RCRA) Metals (ppm)			Arsenic	Barium	Cadmium	Hexavalent Chromium	Trivalent Chromium	Total Chromium	Lead	Mercury	Selenium	Silver
Sample ID	Sample Depth (feet bgs)	Date Collected										
Bore 1	5-6'	09/1998	<12	-	-	-	-	20	-	-	-	-
Bore 1	12-16'	09/1998	<12	-	-	-	-	16	-	-	-	-
Bore 3	4-6'	09/1998	-	-	-	-	-	14	<13	0.028	-	-
Bore 3	16-18'	09/1998	-	-	-	-	-	11	14	-	-	-
Bore 4	20-24'	09/1998	-	-	-	-	-	27	-	0.026	-	-
IB 5	in vat	09/1998	14	-	-	-	-	540	16	0.11	-	-
IB 5	4-6'	09/1998	14	-	-	-	-	43	14	0.063	-	-
IB 7	in vat	09/1998	-	605	-	-	-	1,410	87	13	-	-
IB 7	4-6'	09/1998	-	63	-	-	-	27	12	0.048	-	-
IB 8	4-6'	09/1998	-	-	-	-	-	20	12	-	-	-
IB 9	4-5'	09/1998	-	-	-	-	-	20	61	-	-	-
SB-01	2-4'	2/24/2000	14	98	<0.15	0.991	65	-	20	0.23	<1.9	-
SB-01	10-12'	2/24/2000	4.6	78	<0.15	<0.408	33	-	9.1	0.17	<1.9	-
SB-02	4-6'	2/24/2000	12	150	<0.15	<0.384	87	-	23	0.13	<1.9	-
SB-02	10-12'	2/24/2000	4.7	78	<0.15	5.62	31	-	8	0.36	<1.9	-
SB-03	4-6'	2/24/2000	7.70	55	<0.15	<0.343	37	-	14	0.056	<1.9	-
SB-03	10-12'	2/24/2000	5.8	63	<0.15	<0.351	32	-	8.6	0.039	<1.9	-
SB-04	6-8'	2/24/2000	4.6	150	<0.15	<0.339	51	-	5.2	0.052	<1.9	-
SB-04	10-12'	2/24/2000	6.4	60	<0.15	<0.378	35	-	11	0.046	<1.9	-
SB-05	2-4'	2/24/2000	7.3	150	<0.15	<0.363	59	-	13.0	0.074	<1.9	-
SB-05	10-12'	2/24/2000	3.4	66	<0.15	<0.359	34	-	10	0.34	<1.9	-
SB-06	0-2'	2/24/2000	4.40	70	1.2	<0.346	84	-	150	0.22	<1.9	-
SB-06	2-4'	2/24/2000	5	72	<0.15	<0.375	49	-	30	0.062	<1.9	-
SB-07	2-4'	2/24/2000	3.80	83	<0.15	<0.355	110	-	17	0.072	<1.9	-
SB-07	12-14'	2/24/2000	3.3	59	<0.15	<0.352	33	-	6.9	0.026	<1.9	-
SB-08	2-4'	2/24/2000	5.5	120	0.38	<0.34	13	-	95	0.12	<1.9	-
SB-08	10-12'	2/24/2000	5.2	87	0.32	<0.369	45	-	23	0.23	<1.9	-
SB-09/MW-04	1-3'	2/24/2000	1.70	12	<0.15	0.5	8.7	-	9	0.71	<1.9	-
SB-09/MW-04	13-15'	2/24/2000	4.9	70	0.56	<0.76	130	-	22	0.31	<1.9	-
SB-10/MW-04	3-5'	2/24/2000	6.5	73	<0.15	<0.344	51	-	20	0.18	<1.9	-
SB-10/MW-04	21-23'	2/24/2000	2.6	67	<0.15	<0.374	38	-	6.1	0.06	<1.9	-
SB-11/MW-02	9-11'	2/24/2000	7	59	<0.15	<0.358	47	-	18	0.16	<1.9	-
SB-11/MW-02	11-13'	2/24/2000	5.9	50	<0.15	<0.338	31	-	8.4	0.024	<1.9	-
SB-12/MW-01	1-3'	2/24/2000	23	340	0.22	2.1	1,700	-	630	0.34	3	-
SB-12/MW-01	9-11'	2/24/2000	5.6	34	<0.15	<0.363	32	-	8.10	0.99	<1.9	-
B1	2-4'	5/20/2002	<2.39	23	<0.40	-	-	16	13	<0.114	11	<0.23
B1	8-10'	5/20/2002	<2.63	101	<0.44	-	-	27	6.3	<0.125	12	<0.25
B2	4-6'	5/20/2002	-	-	-	-	-	-	-	-	-	-
B2	8-10'	5/20/2002	<2.63	83	<0.44	-	-	23	5.1	<0.125	17	<0.25
B2A	4-6'	6/13/2002	<2.65	76	1.1	-	-	23	<3.09	0	<4.42	<0.25
B2A	12-14'	6/13/2006	<2.56	74	1	-	-	20	3	<0.109	9.7	<0.24
B3	4-6'	6/13/2002	<2.40	78	0.7	-	-	24	6	<0.114	6.2	<0.23
B3	8-10'	6/13/2002	<2.59	79	0.9	-	-	23	<3.02	<0.123	11	<0.25
B4	4-6'	6/13/2002	<2.56	70	0.9	-	-	19	8	<0.122	16	<0.24
B5	4-6'	6/13/2002	<2.59	90	0.9	-	-	27	<3.02	<0.123	8.9	<0.25
B5	14-16'	6/13/2002	<2.45	36	0.5	-	-	9	3.2	<0.117	4.6	<0.23
B6	2-4'	6/13/2002	<2.48	71	0.7	-	-	20	2.9	<0.118	<4.13	<0.24
B6	14-16'	6/13/2002	<2.53	36	0.4	-	-	9	<2.74	<0.122	<3.19	<0.22
B7	10-12'	6/14/2002	18	139	2.7	-	-	31	10	0.23	30	<0.26
B7	18-20'	6/14/2002	14	95	2.1	-	-	21	3	<0.125	21	<0.25
B8	8-10'	6/14/2002	15	69	2.2	-	-	91	4.70	0.13	22	<0.24
B8	20-22'	6/14/2002	15	89	2.2	-	-	38	3.40	<0.126	21	<0.25
B9	10-12'	6/14/2002	30	87	3.4	-	-	4170	28	1	13	<0.24
B9	18-20'	6/14/2002	3.2	102	2.2	-	-	29	<2.89	<0.129	<4.52	<0.26
B10	8-10'	6/17/2002	13	78	1.7	-	-	29	4.7	0.12	14	<0.23
B10	20-22'	6/17/2006	4.4	95	1.9	-	-	29	32	<0.129	16	<0.26
GP-1	2-4'	4/8/2004	5.80	33.4	<0.588	-	-	13.9	12.5	<0.0420	<2.94	<2.94
GP-2	4-6'	4/8/2004	4.33	49.6	<0.605	-	-	16.4	12.2	<0.0484	<3.03	<3.03
GP-3	4-6'	4/8/2004	9.22	30.4	<0.595	-	-	28.9	12.6	<0.0476	<2.97	<2.97
GP-4	10-12'	4/8/2004	<3.01	<30.1	<0.602	-	-	16	18.6	<0.0415	<3.01	<3.01
GP-5	2-4'	4/8/2004	6.7	55.2	<0.618	-	-	19.60	11.7	0.0789	<3.09	<3.09
GP-6	8-10'	4/8/2004	3.34	44.2	<0.606	-	-	16.1	8.50	<0.0484	<3.03	<3.03
GP-7	8-10'	4/8/2004	6.66	<29.8	<0.595	-	-	8.54	9.71	<0.0476	<2.98	<2.98
GP-8	2-4'	4/8/2004	3.62	57.3	<0.589	-	-	15.8	15.6	<0.0420	<2.94	<2.94
GP-9	2-4'	4/8/2004	17.8	72.3	<0.625	-	-	795	86.9	0.957	<3.13	<3.13
GP-10	10-12'	4/8/2004	3.24	58.1	<0.592	-	-	17.1	8.3	<0.0474	<2.96	<2.96
GP-11	2-4'	4/8/2004	27	91.9	<0.644	-	-	1,760	43.4	0.501	<3.22	<3.22
GP-12	2-4'	4/8/2004	<2.62	<26.2	<0.525	-	-	8.31	<5.25	<0.0420	<2.62	<2.62
GP-13	2-4'	4/8/2004	3.51	53.2	<0.597	-	-	17.1	8.39	<0.0411	<2.98	<2.98
MW-20	3-4'	3/20/2006	2.1	80	1.2	-	-	20	16	0.026	<1.0	<0.50
MW-20	15-17'	3/20/2006	<5.0	54	1.1	-	-	18	14	<0.020	<1.0	<0.50
MW-21	3-4'	3/20/2006	5.9	93	3.6	-	-	29	32	0.042	<1.0	<0.50
MW-21	15-17'	3/20/2006	<5.0	47	1.2	-	-	14	15	<0.020	<1.0	<0.50
MW-22	3-4'	3/20/2006	6	52	1.2	-	-	47	21	<0.020	<1.0	<0.50
MW-22	13-15'	3/20/2006	<1.0	44	1.2	-	-	17	15	<0.020	<1.0	<0.50
MW-23	3-4'	3/20/2006	5	54	1.3	-	-	21	16	<0.020	<1.0	<0.50
MW-23	17-19'	3/20/2006	<5.0	68	1	-	-	19	13	<0.020	<1.0	<0.50
MW-24	3-4'	3/20/2006	2.4	36	1.4	-	-	17	18	<0.020	<1.0	<0.50
MW-24	15-17'	3/20/2006	<5.0	54	1.1	-	-	25	20	0.063	<1.0	<0.50
MW-30	3-4'	3/21/2006	<0.15	240	0.48	-	-	18	5.8	<0.0021	1.8	<0.80
MW-30	15-17'	3/21/2006	7.1	44	<0.011	-	-	16	7.7	<0.021	3.1	<0.80
MW-31	3-4'	3/21/2006	62	130	0.33	-	-	85	12	<0.021	2.5	<0.16
MW-31	9-10'	3/21/2006	3.1	38	<0.0011	-	-	18	7.4	<0.021	3	<0.80
MW-31	14-15'	3/21/2006	2.5	62	<0.0011	-	-	21	6.9	<0.0021	3	<0.80
MW-32	3-4'	3/21/2006	8.5	270	4.7	-	-	77	120	0.034	3.5	<0.16
MW-32	14-15'	3/21/2006	2.2	66	1.4	-	-	21	20	<0.0021	<0.021	0.16
MW-33	3-4'	3/21/2006	22	49	4.2	-	-	29	33	<0.0021	<0.11	<0.80
MW-33	14-15'	3/21/2006	3.4	59	1.4	-	-	21	20	<0.0021	<0.021	0.16
MW-34	3-4'	3/21/2006	13	63	1.5	-	-	21	21	<0.021	<0.021	<0.16
MW-34	14-15'	3/21/2006	3.5	53	1.2	-	-	19	17	<0.0021	<0.021	<0.16
MW-35	3-4'	3/22/2006	2.8	76	<0.25	-	-	39	19	0.033	2.5	<0.50
MW-35	9-10'	3/22/2006	4.4	33	<0.25	-	-	11	21	0.022	<2	<1
MW-35	14-17'	3/22/2006	3.6	34	<0.25	-	-	15	16	<0.020	<2	<1
HP-41	Plank	7/26/2006	-	-	-	<0.10	-	940	-	-	-	-
HP-41	0-6"	7/26/2006	16	67	0.61	<0.10	-	290	20	0.066	<5.1	<0.14
HP-42	Plank	7/25/2006	-	-	-	<0.10	-	1,900	-	-	-	-
HP-42	0-6"	7/25/2006	14	69	0.71	<0.10	-	270	31	0.061	<5.2	0.14
HP-43	Plank	7/25/2006	-	-	-	<0.10	-	6,700	-	-	-	-
HP-43	0-6"	7/25/2006	-	-	-	<0.10	-	1,600	-	-	-	-
HP-43	3.5-4'	7/25/2006	-	-	-	<0.10	-	12	-	-	-	-
HP-44	Plank	7/26/2006	-	-	-	<0.10	-	150	-	-	-	-
HP-44	0-6"	7/26/2006	-	-	-	<0.10	-	310	-	-	-	-
HP-44	3.5-4'	7/26/2006	-	-	-	<0.10	-	22	-	-	-	-
HP-45	Plank	7/25/2006	-	-	-	<0.10	-	83	-	-	-	-
HP-45	0-6"	7/25/2006	-	-	-	<0.10	-	460	-	-	-	-
HP-46	Plank	7/26/2006	-	-	-	<0.10	-	250	-	-	-	-
HP-46	0-6"	7/26/2006										

Exhibit A

CERTIFIED SURVEY MAP NO. _____

A division of Lot B of Block 21 of North Milwaukee Townsite Company's Addition No. 2, in the Northwest 1/4 of the Northeast 1/4, Section 1, Township 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

GRAEF ANHALT SCHLOEMER and Associates Inc.
 One Honey Creek Corporate Center
 125 South 84th Street, Suite 401
 Milwaukee, WI 53214-1470
 414-299-1500
 FAX 299-0037



6/19/2008
 7:54:55 AM

TABLE 5
BISHOP'S CREEK COMMUNITY DEVELOPMENT CORPORATION
BROWNFIELD REDEVELOPMENT PROJECT - J04013
GROUNDWATER ANALYTICAL RESULTS

Polyaromatic Hydrocarbons (PAHs) (ppb)		Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(ghi)perylene	Benzo(k)fluoranthene	Chrysene	Dibenzo(ah)anthracene	Fluoranthene	Fluorene	Indeno(123-cd)pyrene	1-Methylnaphthalene	2-Methylnaphthalene	naphthalene	Phenanthrene	Pyrene
Sample ID	Date Collected																		
MW-A	4/8/2004	<5.00	<5.00	<5.00	<0.10	<0.02	<0.02	<5.00	<0.10	<0.02	<0.10	<5.00	<5.00	<0.20	<5.00	<5.00	<5.00	<5.00	<5.00
MW-B	4/8/2004	<5.00	<5.00	<5.00	<0.10	<0.02	<0.02	<5.00	<0.10	<0.02	<0.10	<5.00	<5.00	<0.20	<5.00	<5.00	<5.00	<5.00	<5.00
MW-C	4/8/2004	<5.00	<5.00	<5.00	<0.10	<0.02	<0.02	<5.00	<0.10	<0.02	<0.10	<5.00	<5.00	<0.20	<5.00	<5.00	<5.00	<5.00	<5.00
TW-4	4/8/2004	<5.00	<5.00	<5.00	0.106	0.121	0.0957	<5.00	<0.10	<0.02	<0.10	<5.00	<5.00	<0.20	<5.00	<5.00	<5.00	<5.00	<5.00
TW-1	3/22/2006	<0.35	<0.36	<0.29	<0.30	<0.29	<0.36	<0.28	<0.46	<0.34	-	<0.25	<0.30	<0.35	-	-	<0.25	<0.20	<0.29
TW-3	3/22/2006	<0.35	<0.36	<0.29	<0.30	<0.29	<0.36	<0.28	<0.46	<0.34	-	<0.25	<0.30	<0.35	-	-	<0.25	<0.20	<0.29
MW-20	3/23/2006	<0.35	<0.36	<0.29	<0.30	<0.29	<0.36	<0.28	<0.46	<0.34	-	<0.25	<0.30	<0.35	-	-	<0.25	<0.20	<0.29
MW-23	3/23/2006	<0.35	<0.36	<0.29	<0.30	<0.29	<0.36	<0.28	<0.46	<0.34	-	<0.25	<0.30	<0.35	-	-	<0.25	<0.20	<0.29
MW-32	3/23/2006	<0.35	<0.36	<0.29	<0.30	<0.29	<0.36	<0.28	<0.46	<0.34	-	<0.25	<0.30	<0.35	-	-	<0.25	<0.20	<0.29
MW-35	3/23/2006	<0.35	<0.36	<0.29	<0.30	<0.29	<0.36	<0.28	<0.46	<0.34	-	<0.25	<0.30	<0.35	-	-	<0.25	<0.20	<0.29
SMW-1	6/30/2008	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SMW-2	6/30/2008	DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY
SMW-3	6/30/2008	0.018	0.03	0.06	0.186	0.185	0.235	0.123	0.092	0.199	0.025	0.41	0.033	0.097	<0.018	0.017	0.032	0.132	0.35
NR 140 Preventive Action Limit (PAL)		NS	NS	600	NS	0.02	0.02	NS	NS	0.02	NS	NS	80	NS	NS	NS	8	NS	50
NR 140 Enforcement Standard (ES)		NS	NS	3,000	NS	0.2	0.2	NS	NS	0.2	NS	NS	400	NS	NS	NS	40	NS	250

TABLE 6
BISHOP'S CREEK COMMUNITY DEVELOPMENT CORPORATION
BROWNFIELD REDEVELOPMENT PROJECT - J04013
GROUNDWATER ANALYTICAL RESULTS

Resource Conservation & Recovery Act (RCRA) Metals (ppb)		Arsenic	Barium	Cadmium	Total Chromium	Chromium (Hexavalent)	Chromium (Trivalent)	Lead	Selenium	Silver	Mercury
Sample ID	Date Collected										
B2A	6/14/2002	9.7	90	<0.4	<8	-	-	<1.5	<4.8	<4	<0.2
B3	6/17/2002	14	430	<0.4	110	-	-	<1.5	<4.8	<4	<0.2
B5	6/14/2002	<5.6	20	<0.4	<8	-	-	<1.5	<4.8	<4	<0.2
B6	6/17/2002	8.5	110	<0.4	<8	-	-	<1.5	<4.8	<4	<0.2
B7	6/14/2002	<5.6	40	<0.4	<8	-	-	<1.5	<4.8	<4	<0.2
B8	6/17/2002	<5.6	80	<0.4	<8	-	-	<1.5	<4.8	<4	<0.2
B9	6/17/2002	7.4	170	<0.4	2,000	-	-	<1.5	<4.8	<4	<0.2
MW-A	4/8/2004	<50.0	<500	<5.0	<10.0	-	-	<5.00	<50.0	<50.0	<0.200
MW-B	4/8/2004	<50.0	<500	<5.0	<10.0	-	-	<5.00	<50.0	<50.0	<0.200
MW-C	4/8/2004	<50.0	<500	<5.0	<10.0	-	-	<5.00	<50.0	<50.0	<0.200
TW-4	4/8/2004	<50.0	<500	<5.0	700	-	-	1,260	92.9	<50.0	<0.200
TW-1	3/22/2006	<7.4	110	<0.7	150	-	-	32	<7.2	<3	<0.039
TW-3	3/22/2006	65	1,500	<0.7	940	-	-	220	<72	<3	<0.039
MW-20	3/23/2006	<7.4	130	<0.7	50	-	-	5.1	28	<3	<0.039
MW-23	3/23/2006	<7.4	170	<0.7	22	-	-	5.6	42	<3	<0.039
MW-32	3/23/2006	<7.4	270	<0.7	90	-	-	8.8	65	<3	<0.039
MW-35	3/23/2006	<7.4	150	<0.7	35	-	-	<1.6	39	<3	<0.039
SMW-1	6/30/2008	-	-	-	4.5	<2.5	4.5	0.13	3.4	-	-
SMW-2	6/30/2008	-	-	-	-	-	-	-	-	-	-
SMW-3	6/30/2008	-	-	-	1.8	<2.5	1.8	<0.12	0.24	-	-
NR 140 Preventive Action Limit (PAL)		5	400	0.5	10	10	10	1.5	10	10	0
NR 140 Enforcement Standard (ES)		50	2000	5	100	100	100	15	50	50	2

**TABLE 7
BISHOP'S CREEK CDC SITE
BROWNFIELD REDEVELOPMENT PROJECT - J04013
GROUNDWATER ELEVATION CALCULATOR**

Well Number	Date	Top of Casing Elevation	Depth to Groundwater	Groundwater Elevation	Average Groundwater Elevation
MW-20	4/10/2006	98.34	8.80	89.54	89.97
	4/24/2006		8.27	90.07	
	6/30/2008		8.03	90.31	
MW-21	4/10/2006	98.05	8.00	90.05	89.68
	4/24/2006		8.37	89.68	
	6/30/2008		8.74	89.31	
MW-22	4/10/2006	99.00	22.89	76.11	78.53
	4/24/2006		18.05	80.95	
	6/30/2008		NM		
MW-23	4/10/2006	98.04	9.60	88.44	88.46
	4/24/2006		9.70	88.34	
	6/30/2008		9.45	88.59	
MW-24	4/10/2006	96.86	18.13	78.73	83.53
	4/24/2006		14.28	82.58	
	6/30/2008		7.57	89.29	
MW-30	4/10/2006	96.63	23.61	73.02	78.22
	4/24/2006		20.51	76.12	
	6/30/2008		11.10	85.53	
MW-32	4/10/2006	96.51	9.94	86.57	85.71
	4/24/2006		10.19	86.32	
	6/30/2008		12.28	84.23	
MW-33	4/10/2006	94.02	23.69	70.33	76.07
	4/24/2006		20.09	73.93	
	6/30/2008		10.07	83.95	
MW-34	4/10/2006	95.52	19.09	76.43	77.65
	4/24/2006		16.65	78.87	
	6/30/2008		NM		
MW-35	4/10/2006	95.32	8.73	86.59	86.43
	4/24/2006		8.93	86.39	
	6/30/2008		9.00	86.32	
SMW-1	6/30/2008	641.92	21.23	620.69	NA
SMW-2	6/30/2008	646.53	DRY	NA	NA
SMW-3	6/30/2008	641.63	13.02	628.61	NA