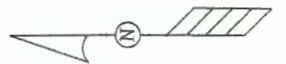
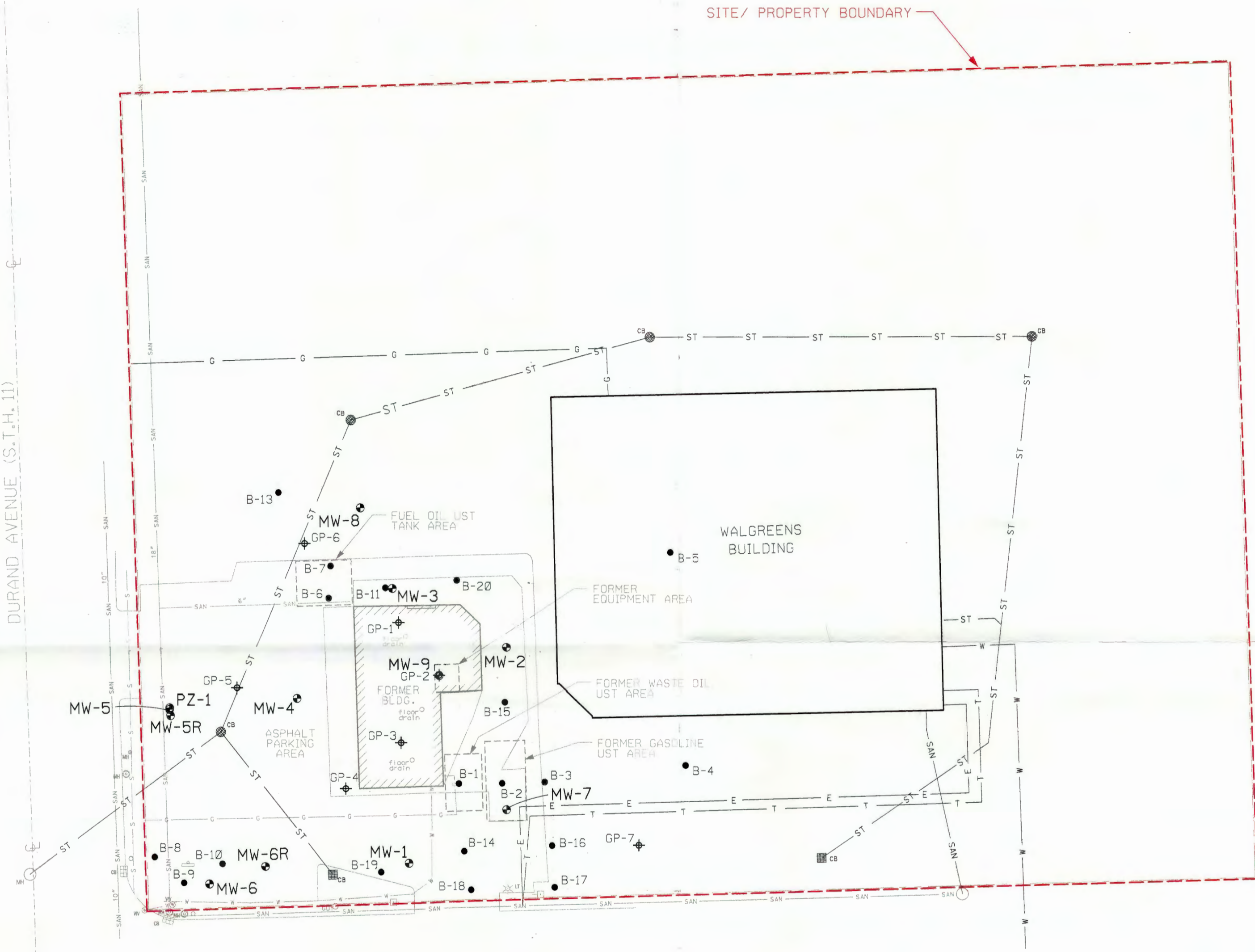


SITE/ PROPERTY BOUNDARY



DURAND AVENUE (S.T.H. 11)



AMERICAN FAMILY INSURANCE COMPANY

LATHROP AVENUE

LEGEND	
GP	= GEOPROBE BORING LOCATION
B	= SOIL BORING LOCATION
MW	= MONITORING WELL LOCATION
ST	= UNDERGROUND STORM SEWER LINE
S	= UNDERGROUND SEWER LINE
W	= UNDERGROUND WATER LINE
G	= UNDERGROUND GAS LINE
SAN	= NEW UNDERGROUND SANITARY SEWER LINE
T	= NEW UNDERGROUND TELEPHONE LINE
E	= NEW UNDERGROUND ELECTRIC LINE
- - -	= PROPERTY LINE

BLETS # 02-52-350162 A

NOTES:
 1. MAP BASED FROM SURVEY PERFORMED BY EMCS, INC.
 2. GEOPROBE BORING LOCATIONS BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.

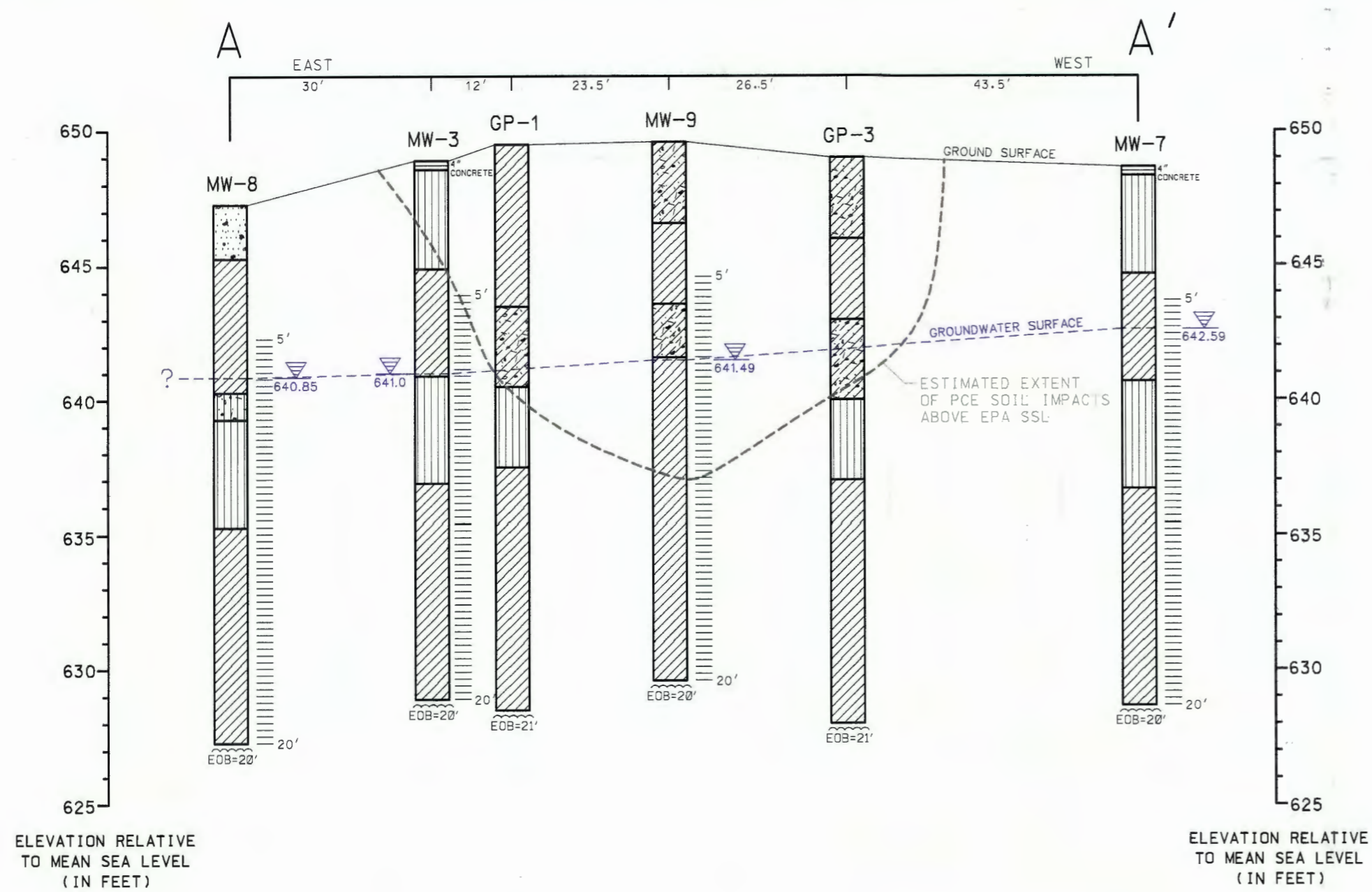
SIGMA
 ENVIRONMENTAL SERVICES INC.
 1300 W. CANAL STREET
 MILWAUKEE, WISCONSIN 53233
 PHONE : (414) 643-4200
 1-800-732-4671

SCALE - 1" = 30' - 0"				
0' 15' 30' 45' 60'				
NO	DATE	REVISIONS	BY	APVD

NAME:	DATE:
DRAWN BY: BEB	2-21-05
DESIGNED BY:	
CHECKED BY:	
APPROVED BY:	

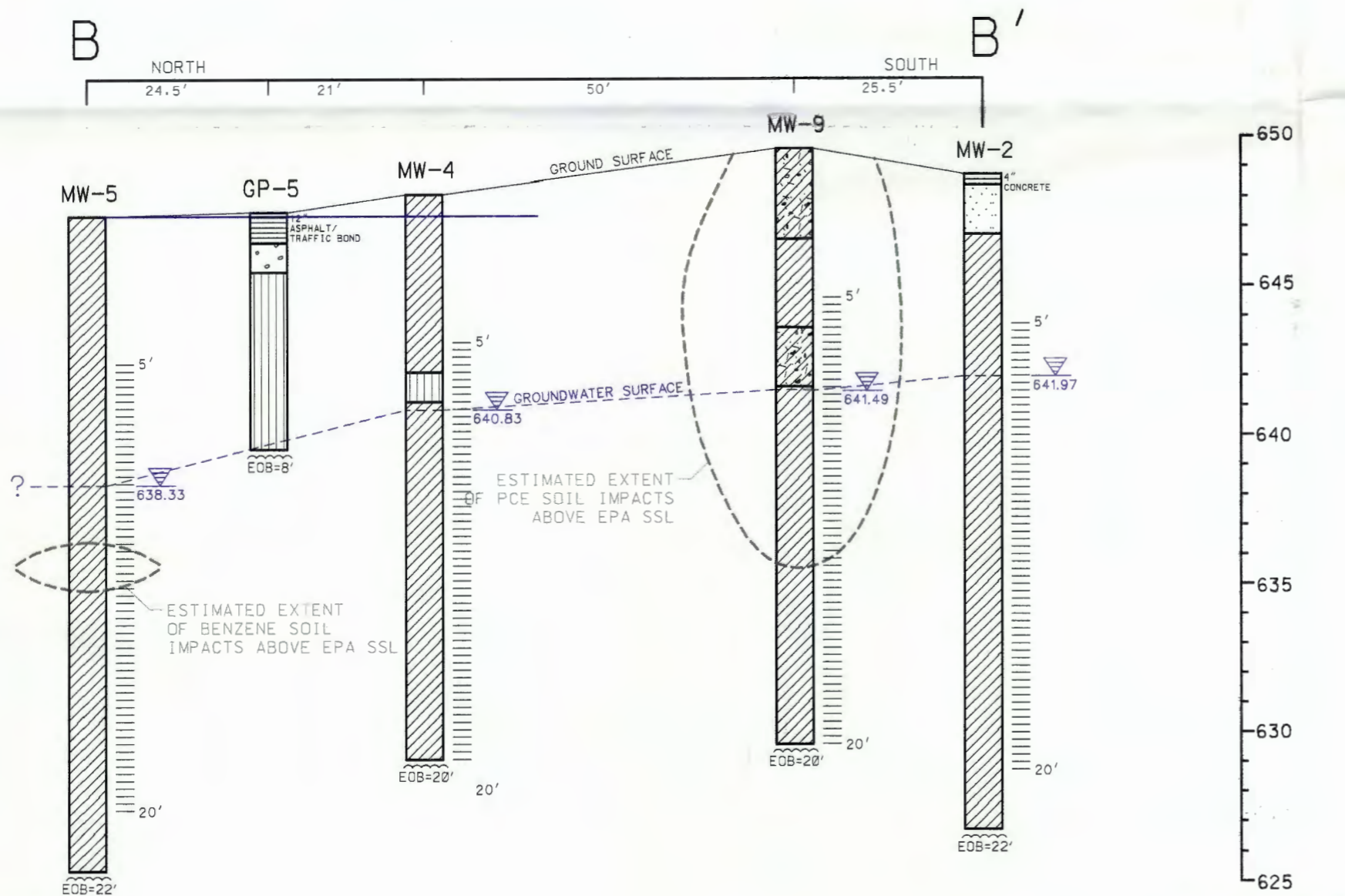
WALGREENS STORE #07437 / FORMER CASH ADVANCE FACILITY
LATHROP AVE. & DURAND AVE. (S.T.H. 11), RACINE, WI
SITE PLAN MAP

DRAWING NUMBER
 7697-014
FIGURE 2



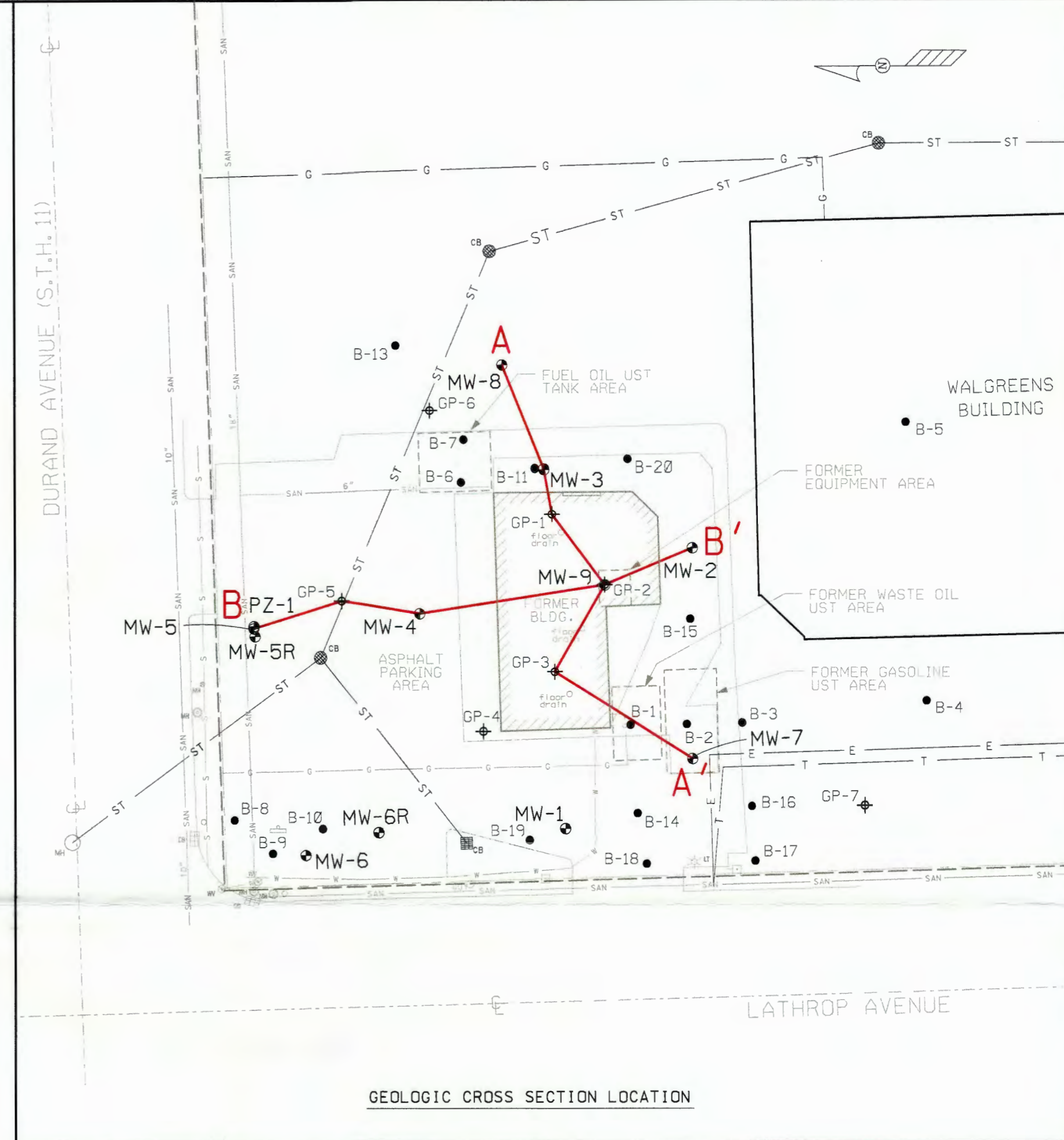
ELEVATION RELATIVE TO MEAN SEA LEVEL (IN FEET)

ELEVATION RELATIVE TO MEAN SEA LEVEL (IN FEET)



ELEVATION RELATIVE TO MEAN SEA LEVEL (IN FEET)

ELEVATION RELATIVE TO MEAN SEA LEVEL (IN FEET)



GEOLOGIC CROSS SECTION LOCATION

LEGEND

- = WELL SCREEN INTERVAL
- = STATIC WATER LEVEL MEASURED 1-10-05 (FEET BELOW TOP OF CASING)

USCS SYMBOLS

- GP - POORLY - GRADED GRAVELS, GRAVEL - SAND MIXTURES LITTLE OR NO FINES.
- SW - WELL - GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES.
- SP - POORLY - GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES.
- SM - SILTY - SANDS, SAND - SILT MIXTURES.
- SC - CLAYEY SANDS, SAND - CLAY MIXTURES
- ML - INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY.
- CL - INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SAND CLAYS, SILTY CLAYS, LEAN CLAYS.

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HORIZONTAL SCALE
1" = 20' - 0"

NO	DATE	REVISIONS	BY	APVD

NAME:	DATE:
DRAWN BY: BEB	2-22-05
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CHECKED BY:	
APPROVED BY:	

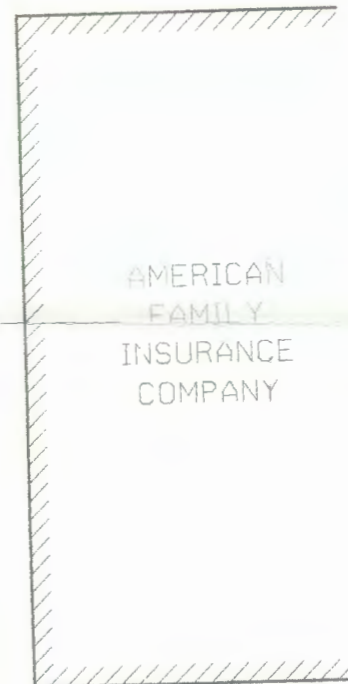
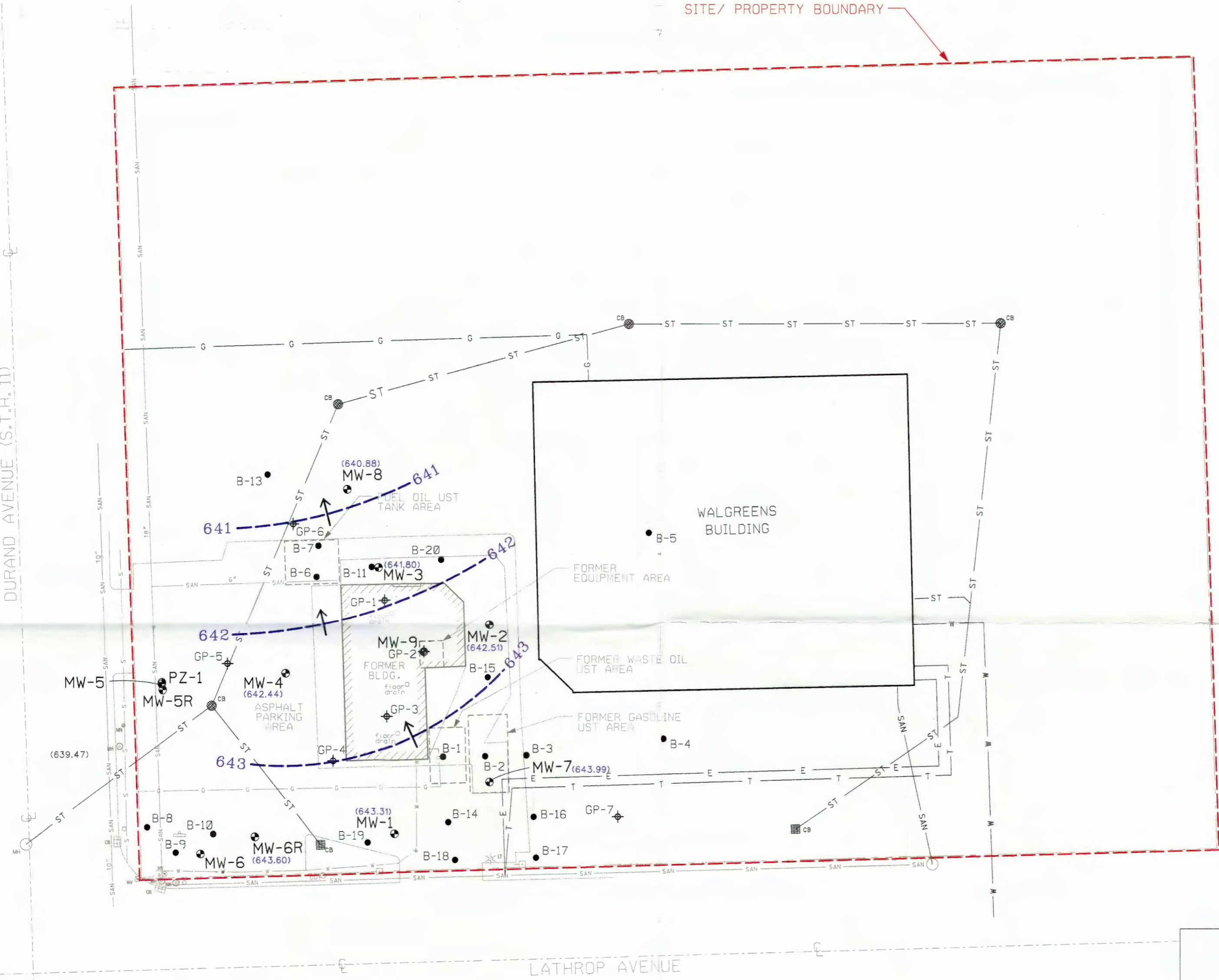
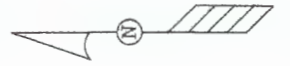
WALGREENS STORE #07437 / FORMER CASH ADVANCE FACILITY
LATHROP AVE. & DURAND AVE. (S.T.H. 11), RACINE, WI
GEOLOGIC CROSS SECTIONS A - A' AND B - B'

DRAWING NUMBER
7697-017
FIGURE 3

BRETS # 02-52-350162 B

DURAND AVENUE (S.T.H. 11)

SITE/ PROPERTY BOUNDARY



LEGEND

- GP ⊕ = GEOPROBE BORING LOCATION
- B ● = SOIL BORING LOCATION
- MW ⊕ = MONITORING WELL LOCATION
- ST— = UNDERGROUND STORM SEWER LINE
- S— = UNDERGROUND SEWER LINE
- W— = UNDERGROUND WATER LINE
- G— = UNDERGROUND GAS LINE
- SAN— = UNDERGROUND SANITARY SEWER LINE
- T— = UNDERGROUND TELEPHONE LINE
- E— = UNDERGROUND ELECTRIC LINE
- — — = PROPERTY LINE

CONTOUR LEGEND

- — — = GROUNDWATER CONTOUR LINE, CONTOUR INTERVAL = 1.0'
- () = STATIC GROUNDWATER LEVEL (OCTOBER 2003)
- = GROUNDWATER FLOW DIRECTION

NOTES:
 1. MAP BASED FROM SURVEY PERFORMED BY EMCS, INC.
 2. GEOPROBE BORING LOCATIONS BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.

BRSS # 02-52-350162 c

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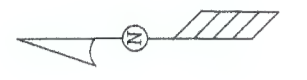
SCALE - 1" = 30' - 0"				
0' 15' 30' 45' 60'				
NO	DATE	REVISIONS	BY	APVD

NAME:	DATE:
DRAWN BY: BEB	2-21-05
DESIGNED BY:	
CHECKED BY:	
APPROVED BY:	

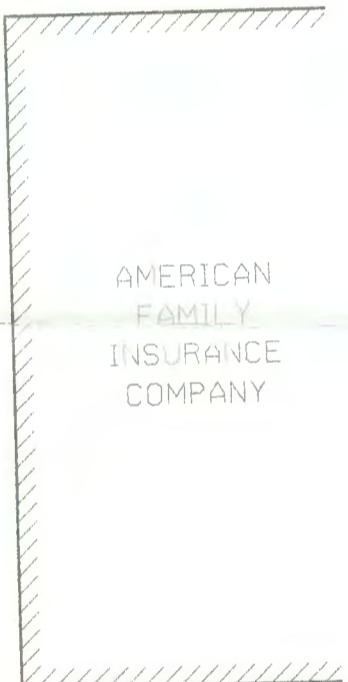
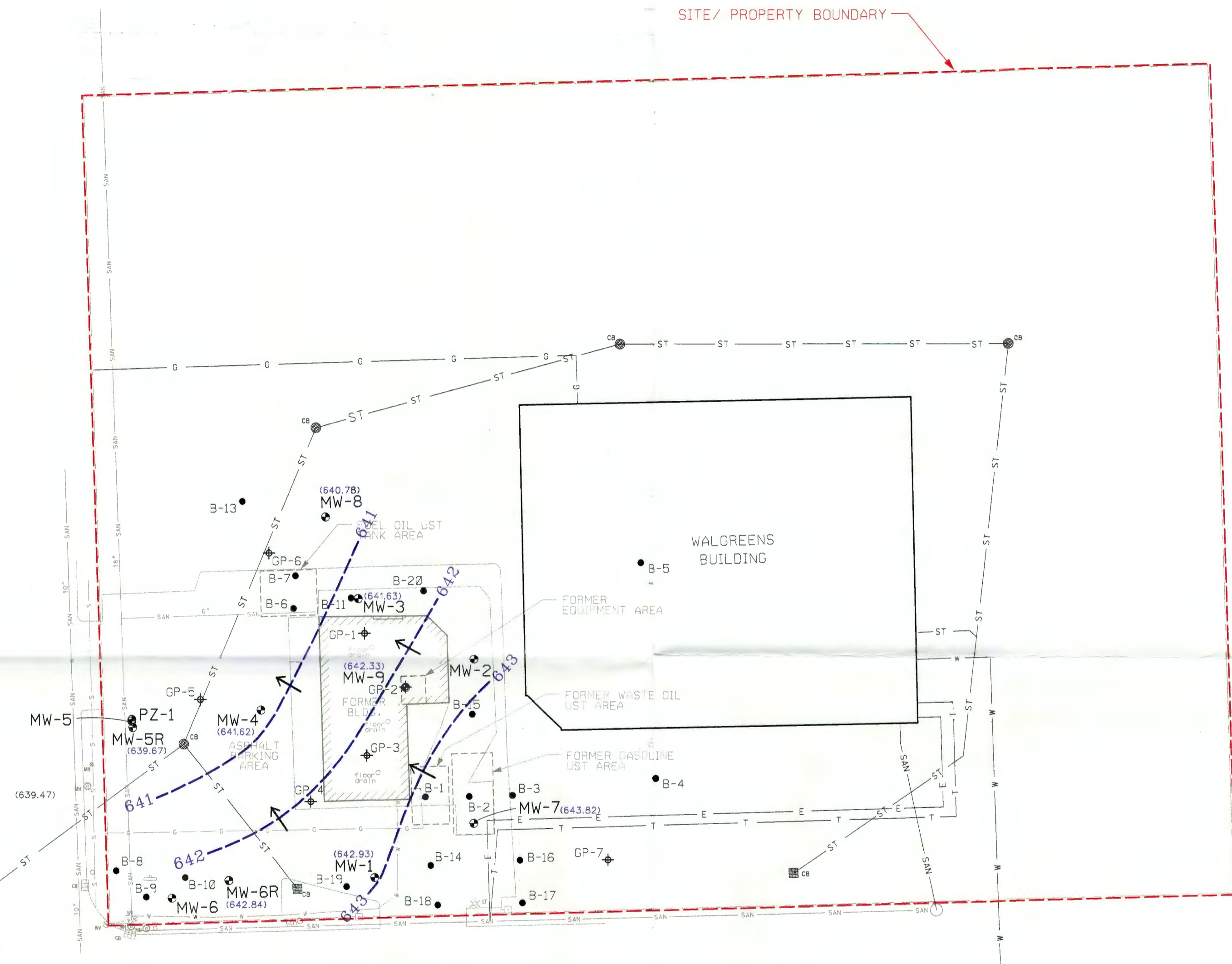
WALGREENS STORE #07437 / FORMER CASH ADVANCE FACILITY
LATHROP AVE. & DURAND AVE. (S.T.H. 11), RACINE, WI
GROUNDWATER CONTOUR MAP (OCTOBER 2003)

DRAWING NUMBER
7697-016
FIGURE 4

SITE/ PROPERTY BOUNDARY



DURAND AVENUE (S.T.H. 11)



LATHROP AVENUE

LEGEND

- GP ⊕ = GEOPROBE BORING LOCATION
- B ● = SOIL BORING LOCATION
- MW ⊕ = MONITORING WELL LOCATION
- ST— = UNDERGROUND STORM SEWER LINE
- S— = UNDERGROUND SEWER LINE
- W— = UNDERGROUND WATER LINE
- G— = UNDERGROUND GAS LINE
- SAN— = UNDERGROUND SANITARY SEWER LINE
- T— = UNDERGROUND TELEPHONE LINE
- E— = UNDERGROUND ELECTRIC LINE
- — — = PROPERTY LINE

CONTOUR LEGEND

- — — = GROUNDWATER CONTOUR LINE, CONTOUR INTERVAL = 1.0'
- () = STATIC GROUNDWATER LEVEL (JULY 2004)
- = GROUNDWATER FLOW DIRECTION

NOTES:
 1. MAP BASED FROM SURVEY PERFORMED BY EMCS, INC.
 2. GEOPROBE BORING LOCATIONS BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.

BARIS # 02-52-350162 D

SIGMA
 ENVIRONMENTAL SERVICES INC.
 1300 W. CANAL STREET
 MILWAUKEE, WISCONSIN 53233
 PHONE : (414) 643-4200
 1-800-732-4671

SCALE - 1" = 30' - 0"				
0' 15' 30' 45' 60'				
NO	DATE	REVISIONS	BY	APVD

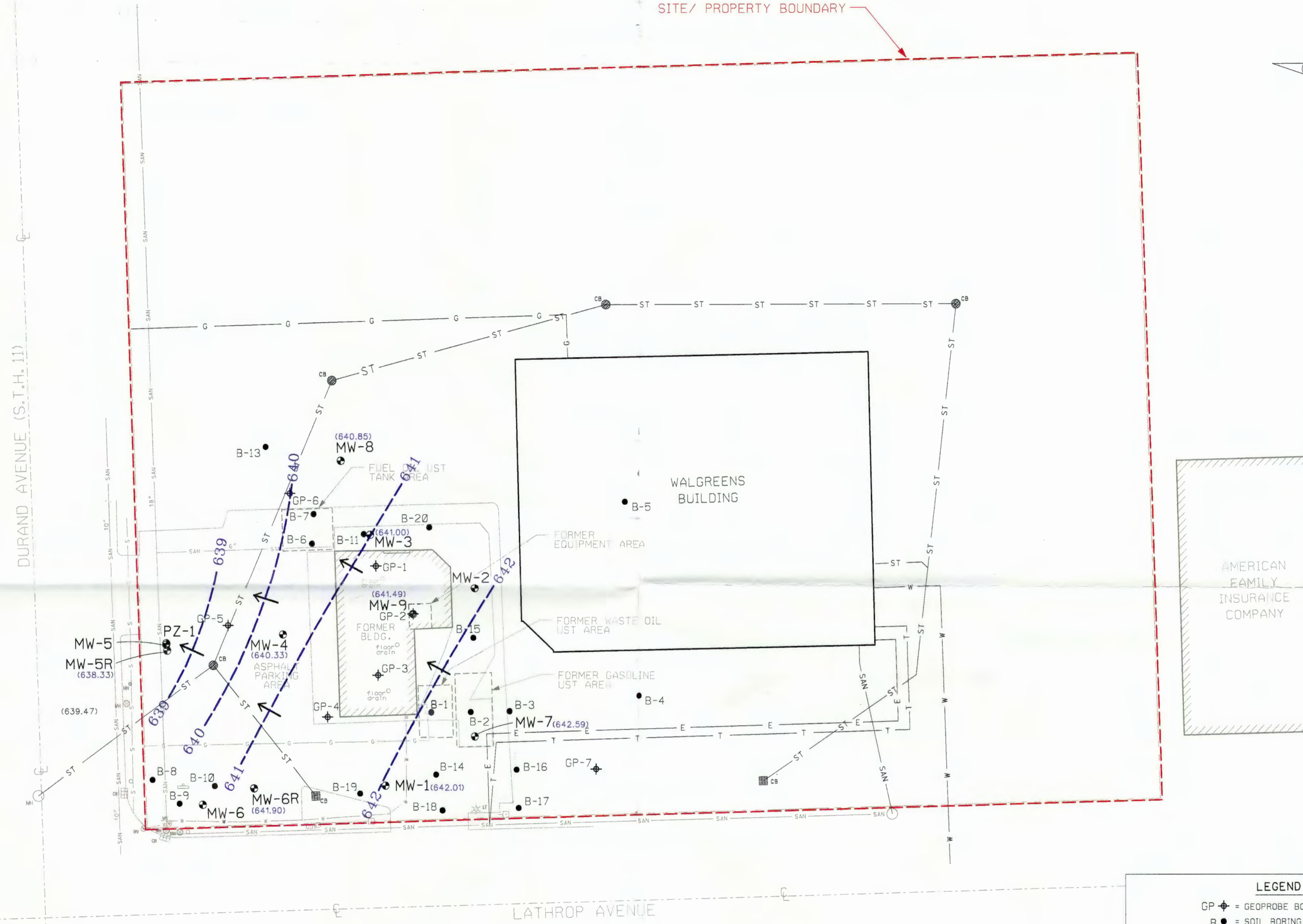
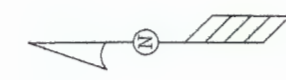
NAME:	DATE:
DRAWN BY: BEB	2-21-05
DESIGNED BY:	
CHECKED BY:	
APPROVED BY:	

WALGREENS STORE #07437 / FORMER CASH ADVANCE FACILITY
LATHROP AVE. & DURAND AVE. (S.T.H. 11), RACINE, WI
GROUNDWATER CONTOUR MAP (JULY 2004)

DRAWING NUMBER
 7697-016
FIGURE 5

DURAND AVENUE (S.T.H. 11)

SITE/ PROPERTY BOUNDARY



AMERICAN
FAMILY
INSURANCE
COMPANY

LEGEND

- GP ⊕ = GEOPROBE BORING LOCATION
- B ● = SOIL BORING LOCATION
- MW ⊕ = MONITORING WELL LOCATION
- ST— = UNDERGROUND STORM SEWER LINE
- S— = UNDERGROUND SEWER LINE
- W— = UNDERGROUND WATER LINE
- G— = UNDERGROUND GAS LINE
- SAN— = UNDERGROUND SANITARY SEWER LINE
- T— = UNDERGROUND TELEPHONE LINE
- E— = UNDERGROUND ELECTRIC LINE
- — — = PROPERTY LINE

CONTOUR LEGEND

- — — = GROUNDWATER CONTOUR LINE, CONTOUR INTERVAL = 1.0'
- () = STATIC GROUNDWATER LEVEL (JANUARY 2005)
- = GROUNDWATER FLOW DIRECTION

NOTES:

1. MAP BASED FROM SURVEY PERFORMED BY EMCS, INC.
2. GEOPROBE BORING LOCATIONS BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.

BRETS # 02-52-356162 E

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MILWAUKEE, WISCONSIN 53233
PHONE : (414) 643-4200
1-800-732-4671

SCALE - 1" = 30' - 0"

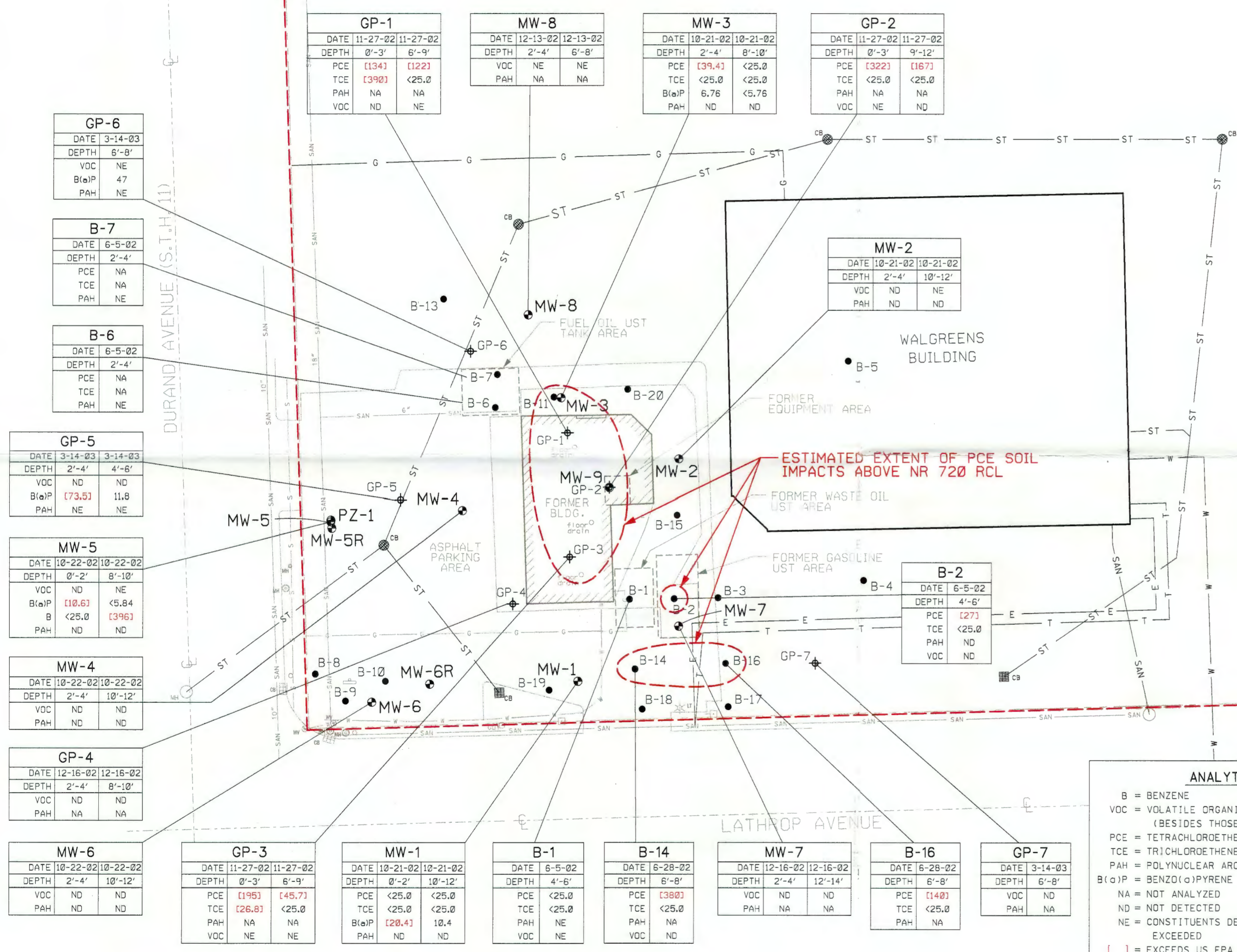
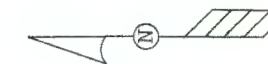
NO	DATE	REVISIONS	BY	APVD

NAME:	DATE:
DRAWN BY: BEB	2-21-05
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CHECKED BY:	
APPROVED BY:	

WALGREENS STORE #07437 / FORMER CASH ADVANCE FACILITY
LATHROP AVE. & DURAND AVE. (S.T.H. 11), RACINE, WI
GROUNDWATER CONTOUR MAP (JANUARY 2005)

DRAWING NUMBER
7697-016
FIGURE 6

SITE/ PROPERTY BOUNDARY



GP-6		
DATE	3-14-03	
DEPTH	6'-8'	
VOC	NE	
B(a)P	47	
PAH	NE	

B-7		
DATE	6-5-02	
DEPTH	2'-4'	
PCE	NA	
TCE	NA	
PAH	NE	

B-6		
DATE	6-5-02	
DEPTH	2'-4'	
PCE	NA	
TCE	NA	
PAH	NE	

GP-5		
DATE	3-14-03	3-14-03
DEPTH	2'-4'	4'-6'
VOC	ND	ND
B(a)P	[73.5]	11.8
PAH	NE	NE

MW-5		
DATE	10-22-02	10-22-02
DEPTH	0'-2'	8'-10'
VOC	ND	NE
B(a)P	[10.6]	<5.84
B	<25.0	[396]
PAH	ND	ND

MW-4		
DATE	10-22-02	10-22-02
DEPTH	2'-4'	10'-12'
VOC	ND	ND
PAH	ND	ND

GP-4		
DATE	12-16-02	
DEPTH	2'-4'	
VOC	ND	
PAH	NA	

MW-6		
DATE	10-22-02	10-22-02
DEPTH	2'-4'	10'-12'
VOC	ND	ND
PAH	ND	ND

GP-3		
DATE	11-27-02	11-27-02
DEPTH	0'-3'	6'-9'
PCE	[195]	[45.7]
TCE	[26.8]	<25.0
PAH	NA	NA
VOC	NE	NE

MW-1		
DATE	10-21-02	10-21-02
DEPTH	0'-2'	10'-12'
PCE	<25.0	<25.0
TCE	<25.0	<25.0
B(a)P	[20.4]	10.4
PAH	ND	ND

B-1		
DATE	6-5-02	
DEPTH	4'-6'	
PCE	<25.0	
TCE	<25.0	
PAH	NE	
VOC	NE	

B-14		
DATE	6-28-02	
DEPTH	6'-8'	
PCE	[380]	
TCE	<25.0	
PAH	NA	
VOC	ND	

MW-7		
DATE	12-16-02	12-16-02
DEPTH	2'-4'	12'-14'
VOC	ND	ND
PAH	NA	NA

B-16		
DATE	6-28-02	
DEPTH	6'-8'	
PCE	[140]	
TCE	<25.0	
PAH	NA	

GP-7		
DATE	3-14-03	
DEPTH	6'-8'	
VOC	ND	
PAH	NA	

GP-1		
DATE	11-27-02	11-27-02
DEPTH	0'-3'	6'-9'
PCE	[134]	[122]
TCE	[390]	<25.0
PAH	NA	NA
VOC	ND	NE

MW-8		
DATE	12-13-02	12-13-02
DEPTH	2'-4'	6'-8'
VOC	NE	NE
PAH	NA	NA

MW-3		
DATE	10-21-02	10-21-02
DEPTH	2'-4'	8'-10'
PCE	[39.4]	<25.0
TCE	<25.0	<25.0
B(a)P	6.76	<5.76
PAH	ND	ND

GP-2		
DATE	11-27-02	11-27-02
DEPTH	0'-3'	9'-12'
PCE	[322]	[167]
TCE	<25.0	<25.0
PAH	NA	NA
VOC	NE	ND

MW-2		
DATE	10-21-02	10-21-02
DEPTH	2'-4'	10'-12'
VOC	ND	NE
PAH	ND	ND

B-2		
DATE	6-5-02	
DEPTH	4'-6'	
PCE	[27]	
TCE	<25.0	
PAH	ND	
VOC	ND	

ANALYTICAL KEY	
B	= BENZENE
VOC	= VOLATILE ORGANIC COMPOUNDS (BESIDES THOSE OTHERWISE NOTED)
PCE	= TETRACHLOROETHENE
TCE	= TRICHLOROETHENE
PAH	= POLYNUCLEAR AROMATIC HYDROCARBONS
B(a)P	= BENZO(a)PYRENE
NA	= NOT ANALYZED
ND	= NOT DETECTED
NE	= CONSTITUENTS DETECTED, BUT NO STANDARDS EXCEEDED
[]	= EXCEEDS US EPA SOIL SCREENING LEVEL OR NR 720 RCL OR INTERIM GUIDANCE RCL
- ALL CONCENTRATIONS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg)	

LEGEND	
GP	= GEOPROBE BORING LOCATION
B	= SOIL BORING LOCATION
MW	= MONITORING WELL LOCATION
ST	= UNDERGROUND STORM SEWER LINE
S	= UNDERGROUND SEWER LINE
W	= UNDERGROUND WATER LINE
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NOTES:
 1. MAP BASED FROM SURVEY PERFORMED BY EMCS, INC.
 2. GEOPROBE BORING LOCATIONS BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.

SIGMA
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SCALE - 1" = 30' - 0"				
0' 15' 30' 45' 60'				
NO	DATE	REVISIONS	BY	APVD

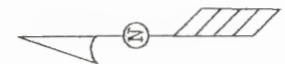
NAME:	DATE:
DRAWN BY: BEB	2-21-05
DESIGNED BY:	
CHECKED BY:	
APPROVED BY:	

WALGREENS STORE #07437 / FORMER CASH ADVANCE FACILITY
LATHROP AVE. & DURAND AVE. (S.T.H. 11), RACINE, WI
SOIL QUALITY MAP

DRAWING NUMBER
 7697-015
FIGURE 7

BRETS # 02-52-350162 F

SITE/ PROPERTY BOUNDARY



Analytical Key	
Concentrations = $\mu\text{g/L}$	
ND	= Not Detected
BOLD	= exceeds Preventive Action Limit (PAL)
BOLD	= exceeds Enforcement Standard (ES)
VOCs	= Volatile Organic Compounds
PAHs	= Polycyclic Aromatic Hydrocarbons
Q	= analyte detected between limit of detection and limit of quantitation

MW-3	
Date	1/10/05
Chloromethane	0.31 Q
cis-Dichloroethene	2.4 Q
Tetrachloroethene	10
Trichloroethene	2
PAHs	ND

MW-2	
Date	1/10/05
Chloromethane	0.3 Q
PAHs	ND

MW-8	
Date	1/10/05
VOCs	ND
PAHs detected but below PALs	

MW-4	
Date	1/10/05
Chloromethane	0.27 Q
PAHs detected but below PALs	

PZ-1	
Date	1/10/05
Chloromethane	0.28 Q
PAHs	ND

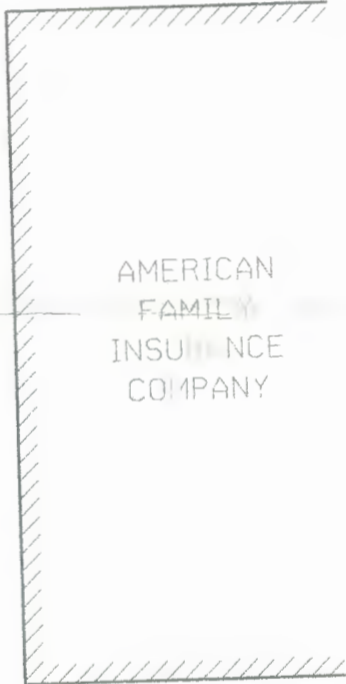
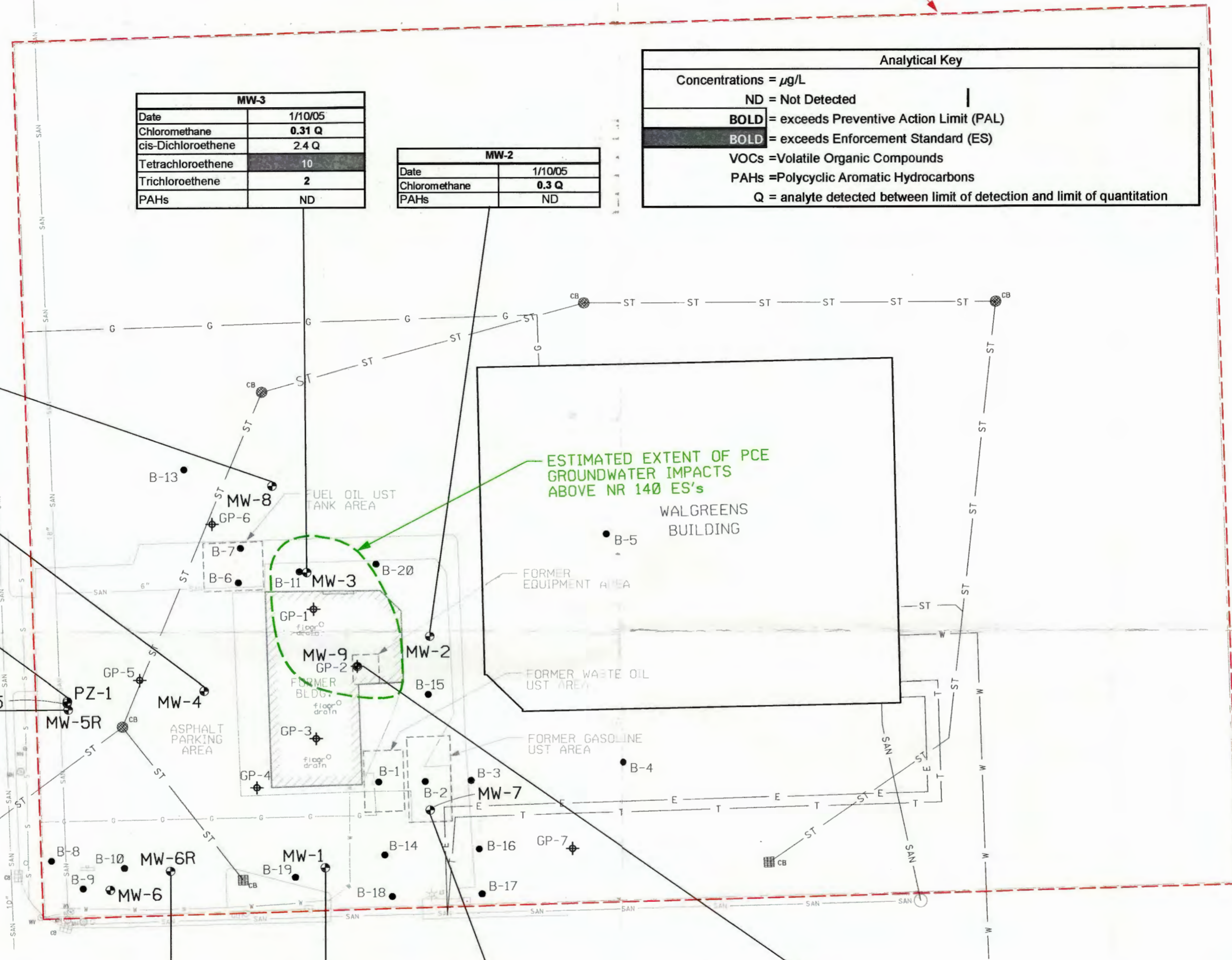
MW-5R	
Date	1/10/05
Chloromethane	0.37 Q
PAHs	ND

MW-6R	
Date	1/10/05
Chloromethane	0.3 Q
PAHs detected but below PALs	

MW-1	
Date	1/10/05
Chloromethane	0.39 Q
PAHs detected but below PALs	

MW-7	
Date	1/10/05
Chloromethane	0.33 Q
Tetrachloroethene	1.2 Q
PAHs detected but below PALs	

MW-9	
Date	1/10/05
Tetrachloroethene	26
PAHs detected but below PALs	



LEGEND	
GP	= GEOPROBE BORING LOCATION
B	= SOIL BORING LOCATION
MW	= MONITORING WELL LOCATION
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T	= UNDERGROUND TELEPHONE LINE
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- - -	= PROPERTY LINE

NOTES:
 1. MAP BASED FROM SURVEY PERFORMED BY EMCS, INC.
 2. GEOPROBE BORING LOCATIONS BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.

Beets # 02-52-350162 G



SCALE - 1" = 30' - 0"				
NO	DATE	REVISIONS	BY	APVD

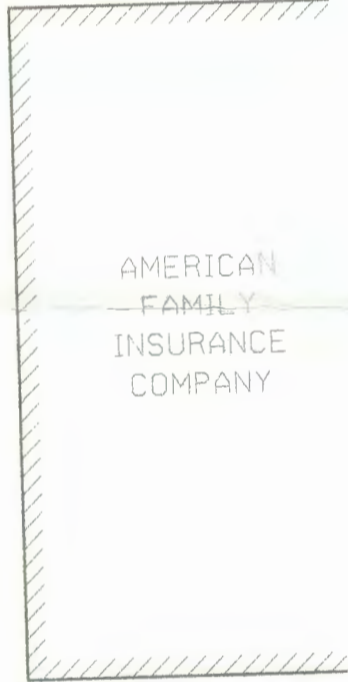
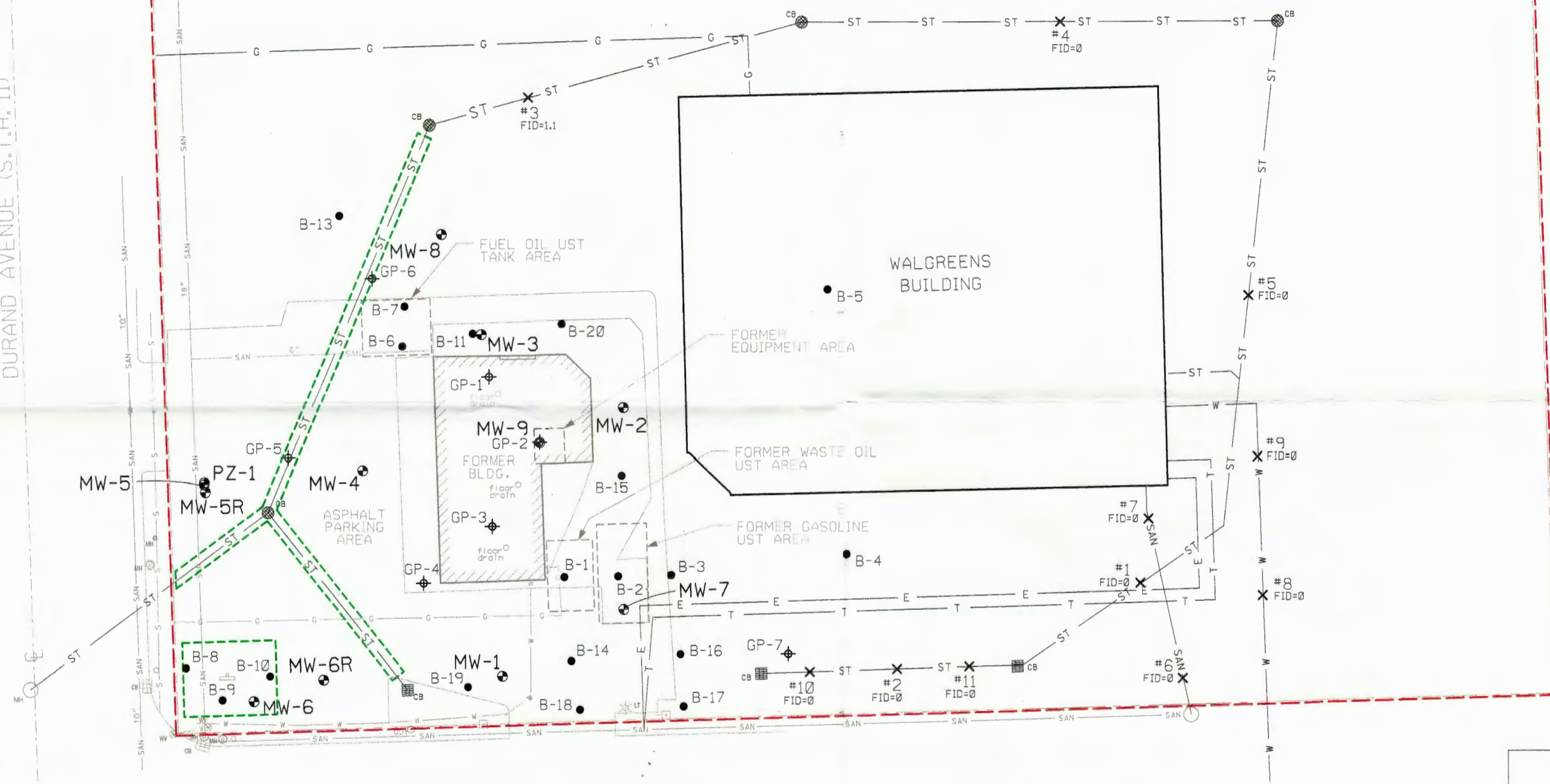
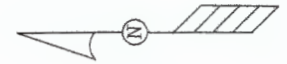
NAME :	DATE :
DRAWN BY: BEB	3-10-05
DESIGNED BY:	
CHECKED BY:	
APPROVED BY:	

WALGREENS STORE #07437 / FORMER CASH ADVANCE FACILITY
LATHROP AVE. & DURAND AVE. (S.T.H. 11), RACINE, WI
GROUNDWATER QUALITY MAP

DRAWING NUMBER
 7697-018
FIGURE 8

DURAND AVENUE (S.T.H. 11)

SITE/ PROPERTY BOUNDARY



LEGEND	
X	= SOIL SAMPLE LOCATION
GP ⊕	= GEOPROBE BORING LOCATION
B ●	= SOIL BORING LOCATION
MW ⊕	= MONITORING WELL LOCATION
—ST—	= UNDERGROUND STORM SEWER LINE
—S—	= UNDERGROUND SEWER LINE
—W—	= UNDERGROUND WATER LINE
—G—	= UNDERGROUND GAS LINE
—SAN—	= UNDERGROUND SANITARY SEWER LINE
—T—	= UNDERGROUND TELEPHONE LINE
—E—	= UNDERGROUND ELECTRIC LINE
---	= PROPERTY LINE
[Green dashed box]	= AREA OF IMPACTED SOIL EXCAVATION

BRETS # 02-52-350162 H

NOTES:
 1. MAP BASED FROM SURVEY PERFORMED BY EMCS, INC.
 2. GEOPROBE BORING LOCATIONS BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.

SIGMA
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 MILWAUKEE, WISCONSIN 53233
 PHONE : (414) 643-4200
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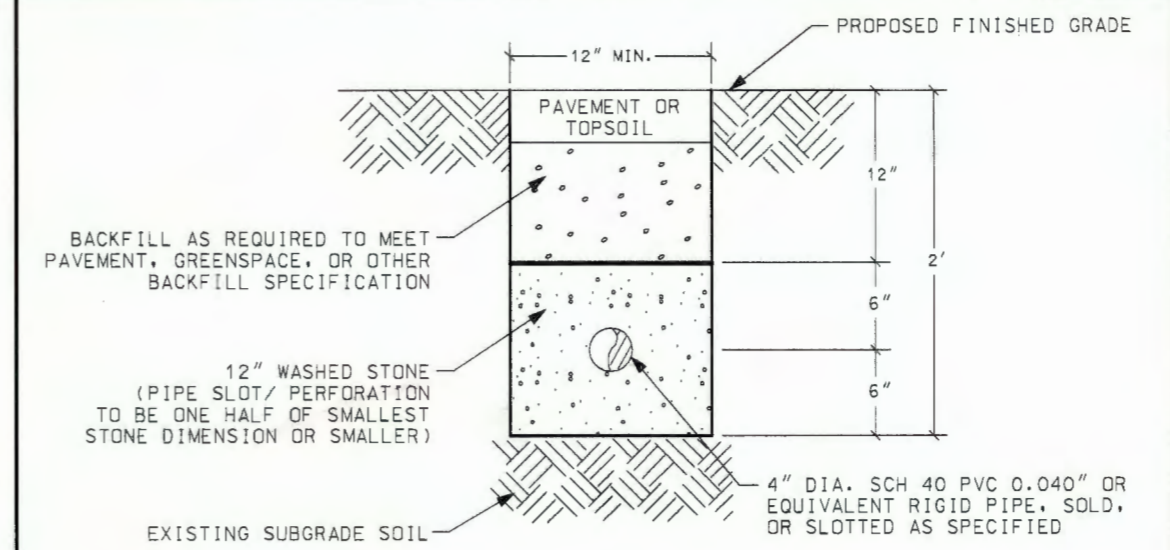
SCALE - 1" = 30' - 0"				
0' 15' 30' 45' 60'				
NO	DATE	REVISIONS	BY	APVD

NAME:	DATE:
DRAWN BY: BEB	3-10-05
DESIGNED BY:	
CHECKED BY:	
APPROVED BY:	

WALGREENS STORE #07437 / FORMER CASH ADVANCE FACILITY
LATHROP AVE. & DURAND AVE. (S.T.H. 11), RACINE, WI
SOIL EXCAVATION SAMPLE LOCATION MAP

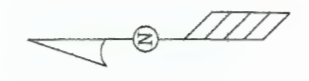
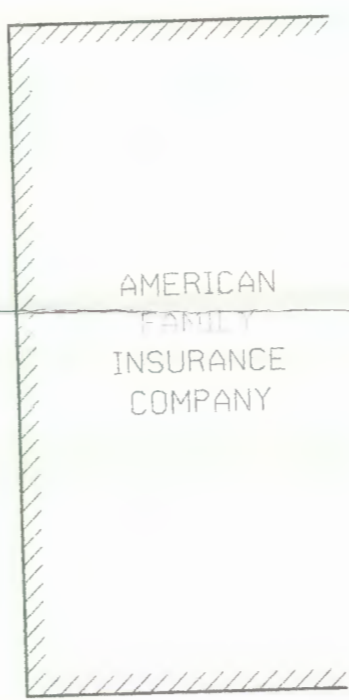
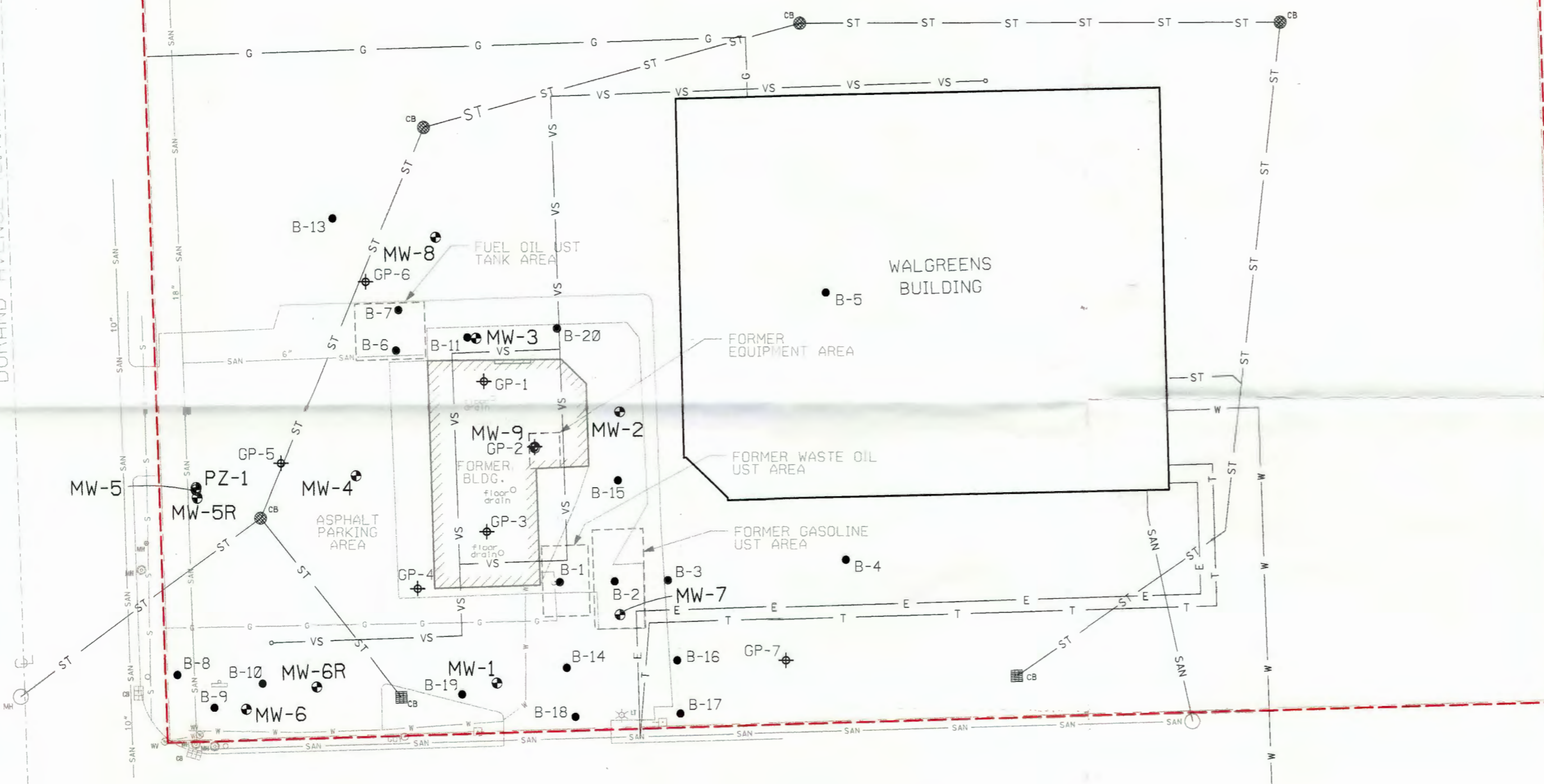
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 7697-019
FIGURE 9

SITE/ PROPERTY BOUNDARY



A SOIL VENT PIPE - TYPICAL SECTION
NOT TO SCALE

DURAND AVENUE (S.T.H. 11)



LEGEND

- GP ⊕ = GEOPROBE BORING LOCATION
- B ● = SOIL BORING LOCATION
- MW ⊕ = MONITORING WELL LOCATION
- ST— = UNDERGROUND STORM SEWER LINE
- S— = UNDERGROUND SEWER LINE
- W— = UNDERGROUND WATER LINE
- G— = UNDERGROUND GAS LINE
- SAN— = UNDERGROUND SANITARY SEWER LINE
- T— = UNDERGROUND TELEPHONE LINE
- E— = UNDERGROUND ELECTRIC LINE
- SV— = UNDERGROUND SOIL VENT SYSTEM
- — — = PROPERTY LINE

NOTES:
1. MAP BASED FROM SURVEY PERFORMED BY EMCS, INC.
2. GEOPROBE BORING LOCATIONS BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.

Beets # 02-52-356162 I

SIGMA
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1300 W. CANAL STREET
MILWAUKEE, WISCONSIN 53233
PHONE : (414) 643-4200
1-800-732-4671

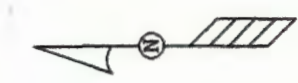
SCALE - 1" = 30' - 0"

NO	DATE	REVISIONS	BY	APVD

NAME :	DATE :
DRAWN BY: BEB	3-10-05
DESIGNED BY:	
CHECKED BY:	
APPROVED BY:	

WALGREENS STORE #07437 / FORMER CASH ADVANCE FACILITY
LATHROP AVE. & DURAND AVE. (S.T.H. 11), RACINE, WI
PASSIVE SOIL VENTING SYSTEM

DRAWING NUMBER
7697-020
FIGURE 10



PROPOSED SITE/ PROPERTY BOUNDARY

NORTH DURAND AVENUE

EAST LATHROP AVENUE

GP-1		MW-3		GP-2		
DATE	11-27-02	11-27-02	10-21-02	10-21-02	11-27-02	
DEPTH	0'-3"	6'-9"	2'-4"	8'-10"	0'-3"	9'-12"
PCE	[134]	[122]	39.4	<25.0	[322]	[167]
TCE	[390]	<25.0	<25.0	<25.0	<25.0	<25.0
PAH	NA	NA	6.76	<5.76	NA	NA

B-7	
DATE	6-5-02
DEPTH	2'-4"
PCE	NA
TCE	NA
PAH	243J

B-6	
DATE	6-5-02
DEPTH	2'-4"
PCE	NA
TCE	NA
PAH	164J

MW-5		
DATE	10-22-02	10-22-02
DEPTH	0'-2"	0'-10"
PCE	<25.0	<25.0
TCE	<25.0	<25.0
PAH	10.6	<5.84

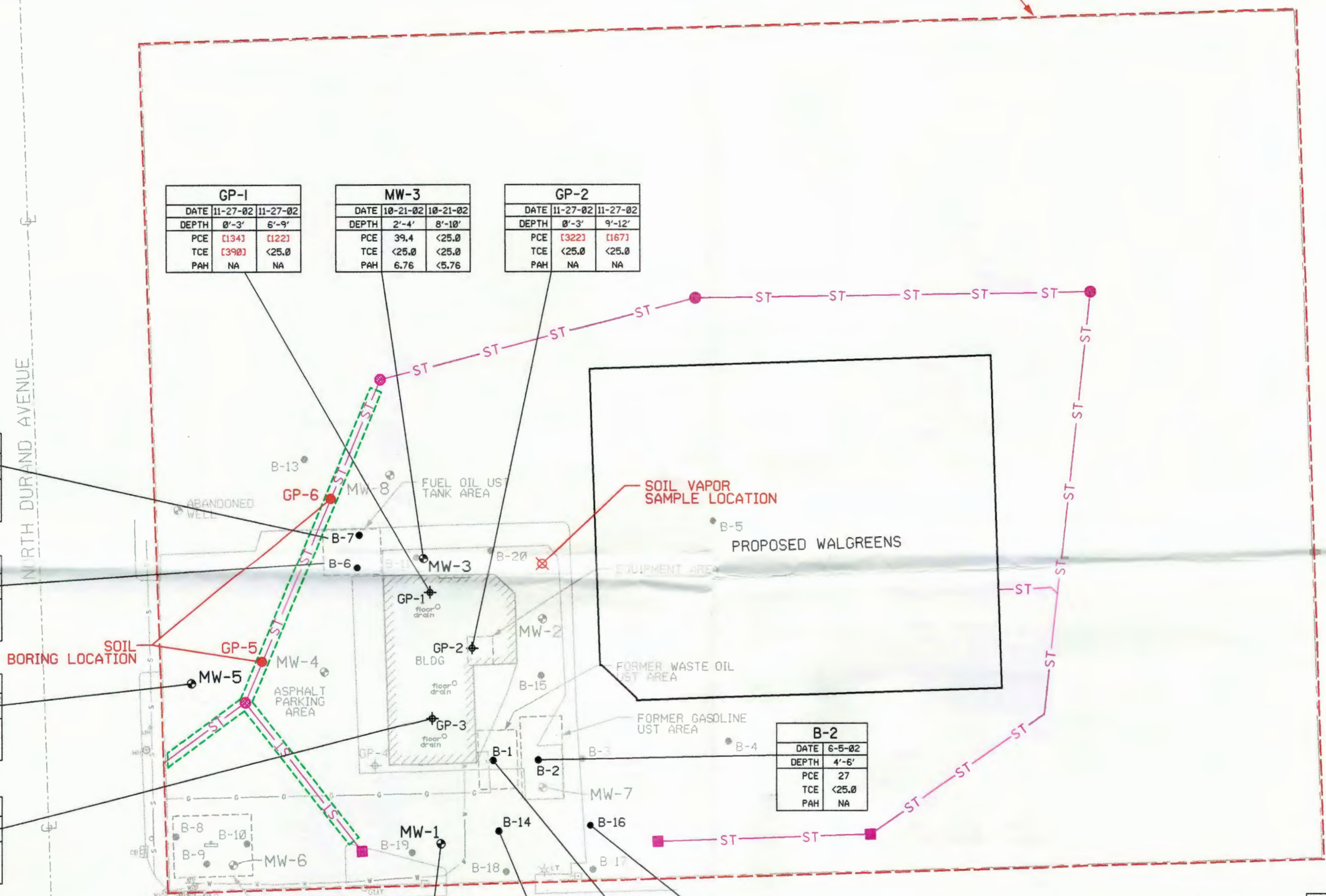
GP-3		
DATE	11-27-02	11-27-02
DEPTH	0'-3"	6'-9"
PCE	[195]	45.7
TCE	26.8	<25.0
PAH	NA	NA

MW-1		
DATE	10-21-02	10-21-02
DEPTH	0'-2"	10'-12"
PCE	<25.0	<25.0
TCE	<25.0	<25.0
PAH	20.4	10.4

B-14	
DATE	6-28-02
DEPTH	6'-8"
PCE	[380]
TCE	<25.0
PAH	NA

B-1	
DATE	6-5-02
DEPTH	4'-6"
PCE	<25.0
TCE	<25.0
PAH	4,786

B-16	
DATE	6-28-02
DEPTH	6'-8"
PCE	[140]
TCE	<25.0
PAH	NA



SOIL BORING LOCATION

SOIL VAPOR SAMPLE LOCATION

ANALYTICAL KEY

PCE = TETRACHLOROETHENE
 TCE = TRICHLOROETHENE
 PAH = TOTAL POLYNUCLEAR AROMATIC HYDROCARBONS
] = DETECTED BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTITATION
 NA = NOT ANALYZED
 [] = EXCEEDS US EPA SOIL SCREENING LEVEL

- ALL BTEX CONCENTRATIONS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg)

LEGEND

GP ◆ = GEOPROBE BORING LOCATION
 B ● = SOIL BORING LOCATION
 MW ⊙ = MONITORING WELL LOCATION
 ---S--- = UNDERGROUND SEWER LINE
 ---W--- = UNDERGROUND WATER LINE
 ---G--- = UNDERGROUND GAS LINE
 - - - - - = PROPERTY LINE
 ---ST--- = PROPOSED STORM SEWER LINE
 [---]--- = PROPOSED AREA OF IMPACTED SOIL EXCAVATION

NOTES:
 1. MAP BASED FROM SURVEY PERFORMED BY EMCS, INC.
 2. GEOPROBE BORING LOCATIONS BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.

BEETS # 02-52-350/62 J

SIGMA
 ENVIRONMENTAL SERVICES INC.
 220 EAST RYAN ROAD
 OAK CREEK, WISCONSIN 53154
 PHONE : (414) 768 - 7144
 1-800-732-4671

SCALE - 1" = 30' - 0"

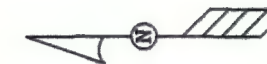
NO	DATE	REVISIONS	BY	APVD

NAME:	DATE:
DRAWN BY: BEB	3-5-03
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CHECKED BY:	
APPROVED BY:	

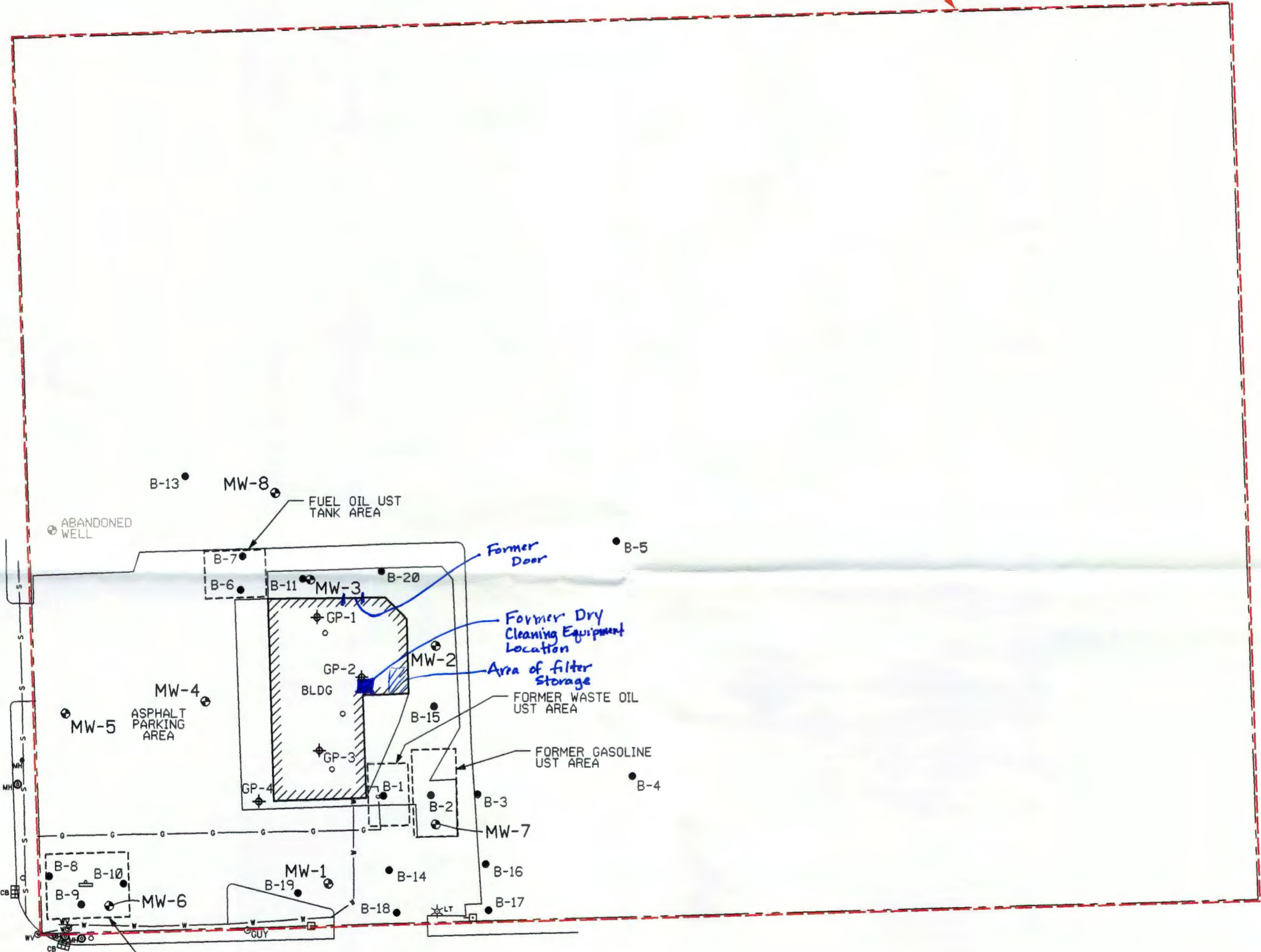
PROPOSED WALGREENS STORE #07437
E. LATHROP & N. DURAND AVE, RACINE, WI
PROPOSED SOIL BORING AND SOIL VAPOR SAMPLING LOCATIONS

DRAWING NUMBER
7697-008
FIGURE 1

PROPOSED SITE/ PROPERTY BOUNDARY



NORTH DURAND AVENUE



AMERICAN FAMILY INSURANCE COMPANY

EAST LATHROP AVENUE

MW-1 - MW-6 9/20/02 by Sigma as part of Petroleum Inv. (Ineligible for DERF)

LEGEND	
GP	= GEOPROBE BORING LOCATION
B	= SOIL BORING LOCATION
MW	= MONITORING WELL LOCATION
-s-	= UNDERGROUND SEWER LINE
-w-	= UNDERGROUND WATER LINE
-g-	= UNDERGROUND GAS LINE
- - -	= PROPERTY LINE
O	= FLOOR DRAINS

Beets # 02-52-35062 K

- NOTES:
 1. MAP BASED FROM SURVEY PERFORMED BY EMCS, INC.
 2. GEOPROBE BORING LOCATIONS BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.

SIGMA
 ENVIRONMENTAL SERVICES INC.
 220 EAST RYAN ROAD
 OAK CREEK, WISCONSIN 53154
 PHONE : (414) 768 - 7144
 1-800-732-4671

SCALE - 1" = 30' - 0"				
0' 15' 30' 45' 60'				
NO	DATE	REVISIONS	BY	APVD

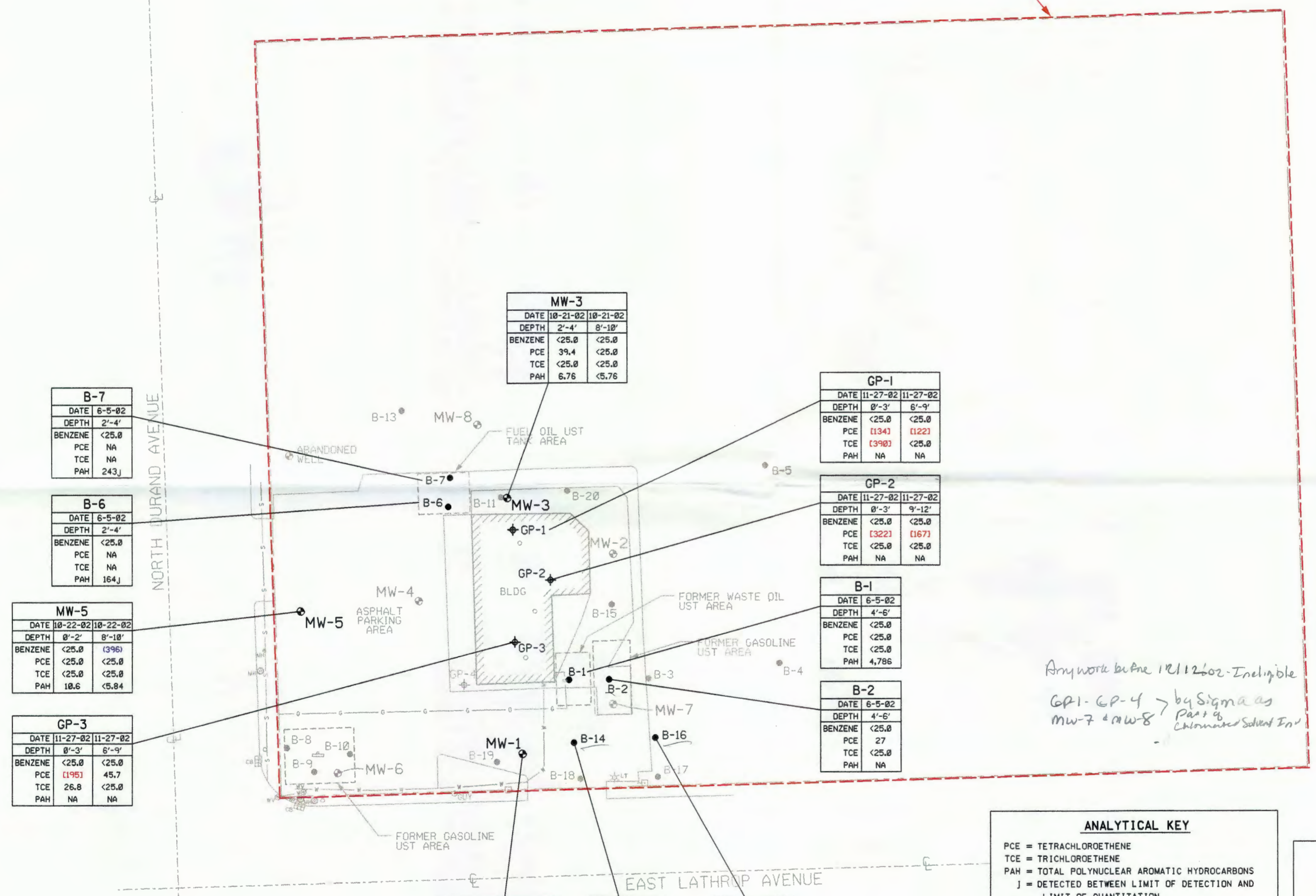
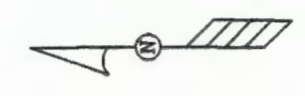
NAME:	DATE:
DRAWN BY: BEB	11-14-02
DESIGNED BY:	
CHECKED BY:	
APPROVED BY:	

PROPOSED WALGREENS STORE #07437
E. LATHROP & N. DURAND AVE, RACINE, WI
SITE PLAN MAP

DRAWING NUMBER
 7697-003
FIGURE 2

Workplan Addendum

PROPOSED SITE/ PROPERTY BOUNDARY



AMERICAN FAMILY INSURANCE COMPANY

ANALYTICAL KEY

PCE = TETRACHLOROETHENE
 TCE = TRICHLOROETHENE
 PAH = TOTAL POLYNUCLEAR AROMATIC HYDROCARBONS
] = DETECTED BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTITATION
 NA = NOT ANALYZED
 [] = EXCEEDS US EPA SOIL SCREENING LEVEL
 () = EXCEEDS NR 720 RESIDUAL CONTAMINANT LEVEL

- ALL BTX CONCENTRATIONS EXPRESSED IN MILLIGRAMS PER KILOGRAM (mg/kg)

LEGEND

GP + = GEOPROBE BORING LOCATION
 B • = SOIL BORING LOCATION
 MW • = MONITORING WELL LOCATION
 — = UNDERGROUND SEWER LINE
 — = UNDERGROUND WATER LINE
 — = UNDERGROUND GAS LINE
 - - - = PROPERTY LINE

BRETS # 02-52-350162 L

NOTES:
 1. MAP BASED FROM SURVEY PERFORMED BY EMCS, INC.
 2. GEOPROBE BORING LOCATIONS BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.

MW-1

DATE	10-21-02	10-21-02
DEPTH	0'-2'	10'-12'
BENZENE	<25.0	<25.0
PCE	<25.0	<25.0
TCE	<25.0	<25.0
PAH	20.4	10.4

B-14

DATE	6-28-02
DEPTH	6'-8'
BENZENE	<25.0
PCE	[380]
TCE	<25.0
PAH	NA

B-16

DATE	6-28-02
DEPTH	6'-8'
BENZENE	<25.0
PCE	[140]
TCE	<25.0
PAH	NA

B-7

DATE	6-5-02
DEPTH	2'-4'
BENZENE	<25.0
PCE	NA
TCE	NA
PAH	243J

B-6

DATE	6-5-02
DEPTH	2'-4'
BENZENE	<25.0
PCE	NA
TCE	NA
PAH	164J

MW-5

DATE	10-22-02	10-22-02
DEPTH	0'-2'	8'-10'
BENZENE	<25.0	(396)
PCE	<25.0	<25.0
TCE	<25.0	<25.0
PAH	10.6	<5.84

GP-3

DATE	11-27-02	11-27-02
DEPTH	0'-3'	6'-9'
BENZENE	<25.0	<25.0
PCE	[195]	45.7
TCE	26.8	<25.0
PAH	NA	NA

MW-3

DATE	10-21-02	10-21-02
DEPTH	2'-4'	8'-10'
BENZENE	<25.0	<25.0
PCE	39.4	<25.0
TCE	<25.0	<25.0
PAH	6.76	<5.76

GP-1

DATE	11-27-02	11-27-02
DEPTH	0'-3'	6'-9'
BENZENE	<25.0	<25.0
PCE	[134]	[122]
TCE	[390]	<25.0
PAH	NA	NA

GP-2

DATE	11-27-02	11-27-02
DEPTH	0'-3'	9'-12'
BENZENE	<25.0	<25.0
PCE	[322]	[167]
TCE	<25.0	<25.0
PAH	NA	NA

B-1

DATE	6-5-02
DEPTH	4'-6'
BENZENE	<25.0
PCE	<25.0
TCE	<25.0
PAH	4.786

B-2

DATE	6-5-02
DEPTH	4'-6'
BENZENE	<25.0
PCE	27
TCE	<25.0
PAH	NA

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 ENVIRONMENTAL SERVICES INC.
 220 EAST RYAN ROAD
 OAK CREEK, WISCONSIN 53154
 PHONE : (414) 768 - 7144
 1-800-732-4671

SCALE - 1" = 30' - 0"

NO	DATE	REVISIONS	BY	APVD

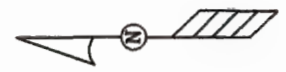
NAME:	DATE:
DRAWN BY: BEB	1-6-03
DESIGNED BY:	
CHECKED BY:	
APPROVED BY:	

PROPOSED WALGREENS STORE #07437
E. LATHROP & N. DURAND AVE, RACINE, WI
SOIL QUALITY MAP

DRAWING NUMBER
 7697-005

FIGURE 3

PROPOSED SITE/ PROPERTY BOUNDARY



MW-3		
DATE	10-30-02	12-17-02
B	<0.5	<0.5
E	<0.5	<0.5
PCE	[158]	[98.3]
T	<0.5	<0.5
TCE	(4.53)	(4.08)
X	<0.5	<0.5
B(a)P	<0.02	NA
B(b)F	<0.02	NA

MW-8		
DATE	12-17-02	
B	<0.5	<0.5
E	<0.5	<0.5
PCE	<0.5	<0.5
T	<0.5	<0.5
TCE	(2.58)	
X	<0.5	<0.5
B(a)P	NA	NA
B(b)F	NA	NA

MW-4		
DATE	10-30-02	12-17-02
B	<0.5	<0.5
E	<0.5	<0.5
PCE	<0.5	<0.5
T	<0.5	<0.5
TCE	<0.5	<0.5
X	<0.5	<0.5
B(a)P	(0.138)	NA
B(b)F	(0.12)	NA

MW-2		
DATE	10-30-02	12-17-02
B	<0.5	<0.5
E	<0.5	<0.5
PCE	<0.5	<0.5
T	<0.5	<0.5
TCE	<0.5	<0.5
X	<0.5	<0.5
B(a)P	<0.02	NA
B(b)F	<0.02	NA

MW-5		
DATE	1-8-03	
B	<0.5	<0.5
E	<0.5	<0.5
PCE	<0.5	<0.5
T	<0.5	<0.5
TCE	<0.5	<0.5
X	<0.5	<0.5
B(a)P	NA	NA
B(b)F	NA	NA

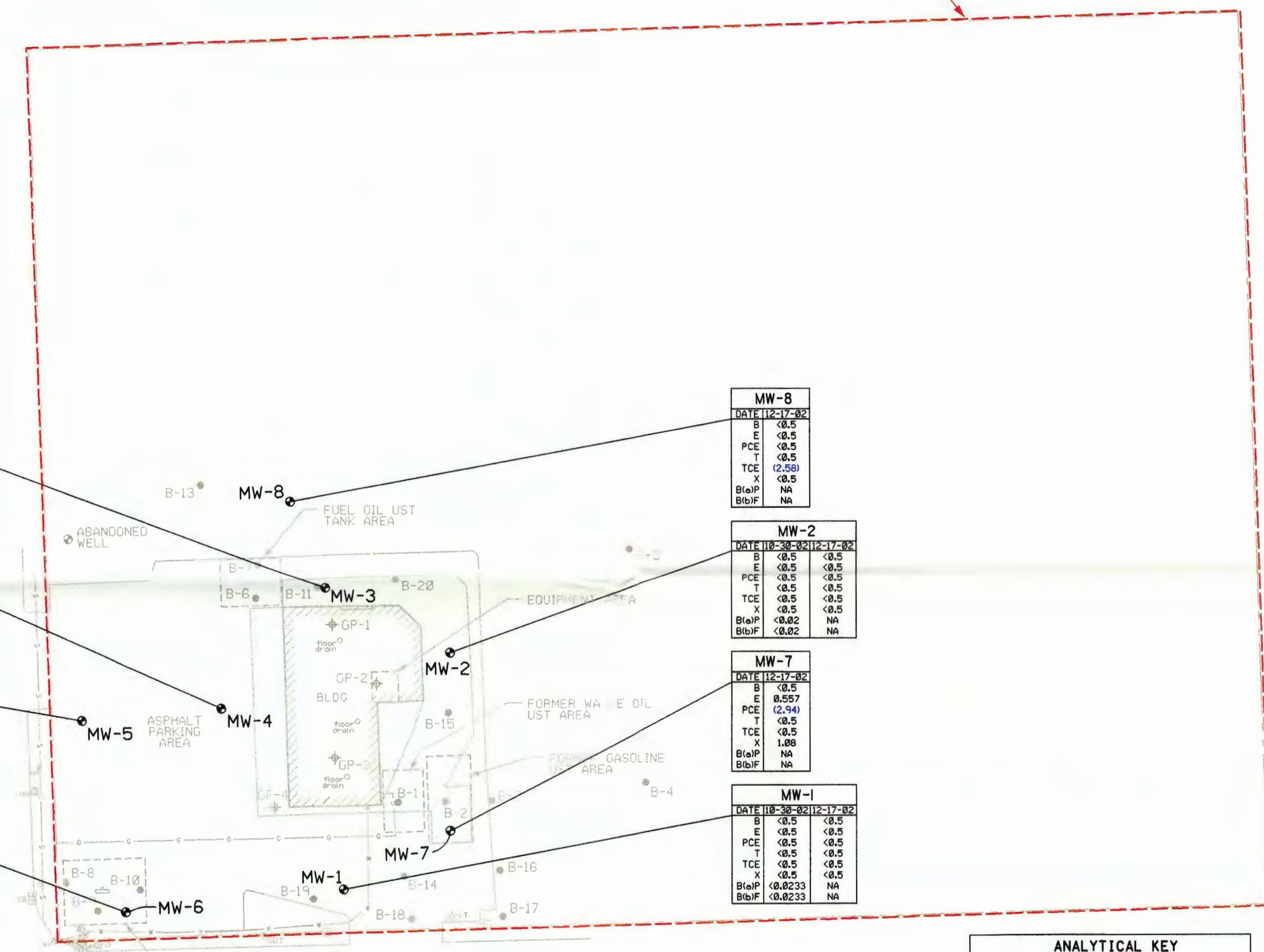
MW-7		
DATE	12-17-02	
B	<0.5	<0.5
E	0.557	
PCE	(2.94)	
T	<0.5	<0.5
TCE	<0.5	<0.5
X	1.08	
B(a)P	NA	NA
B(b)F	NA	NA

MW-6		
DATE	10-30-02	12-17-02
B	<0.5	<0.5
E	<0.5	<0.5
PCE	<0.5	<0.5
T	<0.5	<0.5
TCE	<0.5	<0.5
X	<0.5	<0.5
B(a)P	<0.02	NA
B(b)F	<0.02	NA

MW-1		
DATE	10-30-02	12-17-02
B	<0.5	<0.5
E	<0.5	<0.5
PCE	<0.5	<0.5
T	<0.5	<0.5
TCE	<0.5	<0.5
X	<0.5	<0.5
B(a)P	<0.0233	NA
B(b)F	<0.0233	NA

NORTH DURAND AVENUE

EAST LATHROP AVENUE



ANALYTICAL KEY

B = BENZENE
 E = ETHYLBENZENE
 PCE = TETRACHLOROETHENE
 T = TOLUENE
 TCE = TRICHLOROETHENE
 X = TOTAL XYLENE
 B(a)P = BENZO(a)PYRENE
 B(b)F = BENZO(b)FLUORANTHENE
 NA = NOT ANALYZED
 [] = EXCEEDS NR 140 ES
 () = EXCEEDS NR 140 PAL

- ALL CONCENTRATIONS EXPRESSED IN MICROGRAMS PER LITER (ug/L)

LEGEND

GP ⊕ = GEOPROBE BORING LOCATION
 B ● = SOIL BORING LOCATION
 MW ⊕ = MONITORING WELL LOCATION
 -s- = UNDERGROUND SEWER LINE
 -w- = UNDERGROUND WATER LINE
 -g- = UNDERGROUND GAS LINE
 - - - = PROPERTY LINE

NOTES:
 1. MAP BASED FROM SURVEY PERFORMED BY EMCS, INC.
 2. GEOPROBE BORING LOCATIONS BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.

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 1-800-732-4671

SCALE - 1" = 30' - 0"

NO	DATE	REVISIONS	BY	APVD

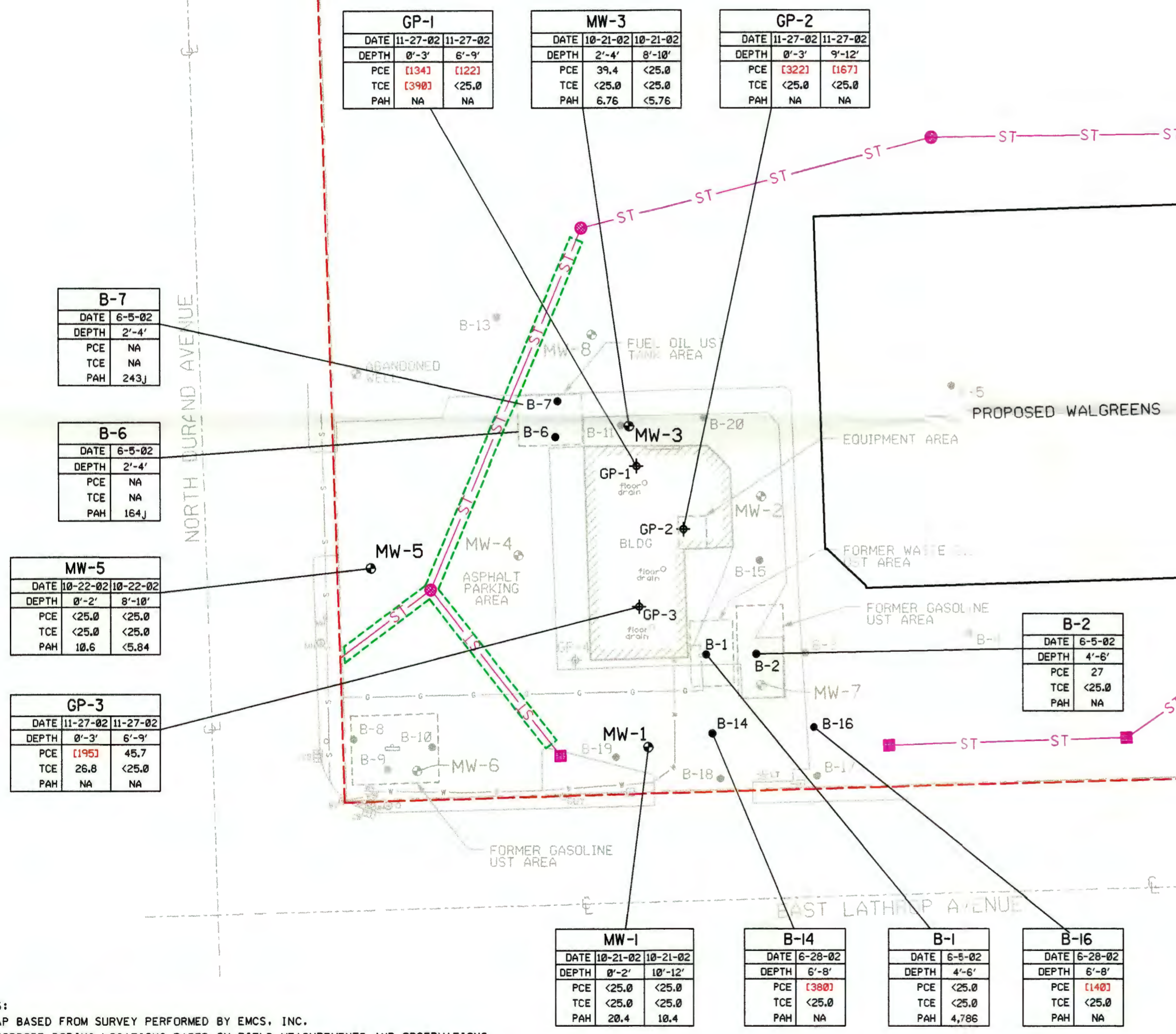
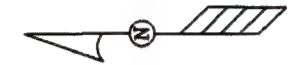
NAME:	DATE:
DRAWN BY: BEB	1-16-03
DESIGNED BY:	
CHECKED BY:	
APPROVED BY:	

PROPOSED WALGREENS STORE #07437
E. LATHROP & N. DURAND AVE, RACINE, WI
GROUNDWATER QUALITY MAP (DETECTED COMPOUNDS ONLY)

DRAWING NUMBER
7697-006
FIGURE 4

B2213 # 02-52-350162 M

PROPOSED SITE/ PROPERTY BOUNDARY



GP-1		
DATE	11-27-02	11-27-02
DEPTH	0'-3"	6'-9"
PCE	[134]	[122]
TCE	[390]	<25.0
PAH	NA	NA

MW-3		
DATE	10-21-02	10-21-02
DEPTH	2'-4"	8'-10"
PCE	39.4	<25.0
TCE	<25.0	<25.0
PAH	6.76	<5.76

GP-2		
DATE	11-27-02	11-27-02
DEPTH	0'-3"	9'-12"
PCE	[322]	[167]
TCE	<25.0	<25.0
PAH	NA	NA

B-7	
DATE	6-5-02
DEPTH	2'-4"
PCE	NA
TCE	NA
PAH	243J

B-6	
DATE	6-5-02
DEPTH	2'-4"
PCE	NA
TCE	NA
PAH	164J

MW-5		
DATE	10-22-02	10-22-02
DEPTH	0'-2"	8'-10"
PCE	<25.0	<25.0
TCE	<25.0	<25.0
PAH	10.6	<5.84

GP-3		
DATE	11-27-02	11-27-02
DEPTH	0'-3"	6'-9"
PCE	[195]	45.7
TCE	25.8	<25.0
PAH	NA	NA

B-2	
DATE	6-5-02
DEPTH	4'-6"
PCE	27
TCE	<25.0
PAH	NA

MW-1		
DATE	10-21-02	10-21-02
DEPTH	0'-2"	10'-12"
PCE	<25.0	<25.0
TCE	<25.0	<25.0
PAH	20.4	10.4

B-14	
DATE	6-28-02
DEPTH	6'-8"
PCE	[380]
TCE	<25.0
PAH	NA

B-1	
DATE	6-5-02
DEPTH	4'-6"
PCE	<25.0
TCE	<25.0
PAH	4,786

B-16	
DATE	6-28-02
DEPTH	6'-8"
PCE	[140]
TCE	<25.0
PAH	NA

ANALYTICAL KEY

PCE = TETRACHLOROETHENE
 TCE = TRICHLOROETHENE
 PAH = TOTAL POLYNUCLEAR AROMATIC HYDROCARBONS
 J = DETECTED BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTITATION
 NA = NOT ANALYZED
 [] = EXCEEDS US EPA SOIL SCREENING LEVEL

- ALL BTEX CONCENTRATIONS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg)

LEGEND

GP ⊕ = GEOPROBE BORING LOCATION
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 - - - = UNDERGROUND SEWER LINE
 - - - = UNDERGROUND WATER LINE
 - - - = UNDERGROUND GAS LINE
 - - - = PROPERTY LINE
 - - - ST - - - = PROPOSED STORM SEWER LINE
 [- - -] = PROPOSED AREA OF IMPACTED SOIL EXCAVATION

NOTES:
 1. MAP BASED FROM SURVEY PERFORMED BY EMCS, INC.
 2. GEOPROBE BORING LOCATIONS BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.

BRETS # 02-S2-350162 N

SIGMA
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 220 EAST RYAN ROAD
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 PHONE : (414) 768 - 7144
 1-800-732-4671

SCALE - 1" = 30' - 0"

NO	DATE	REVISIONS	BY	APVD

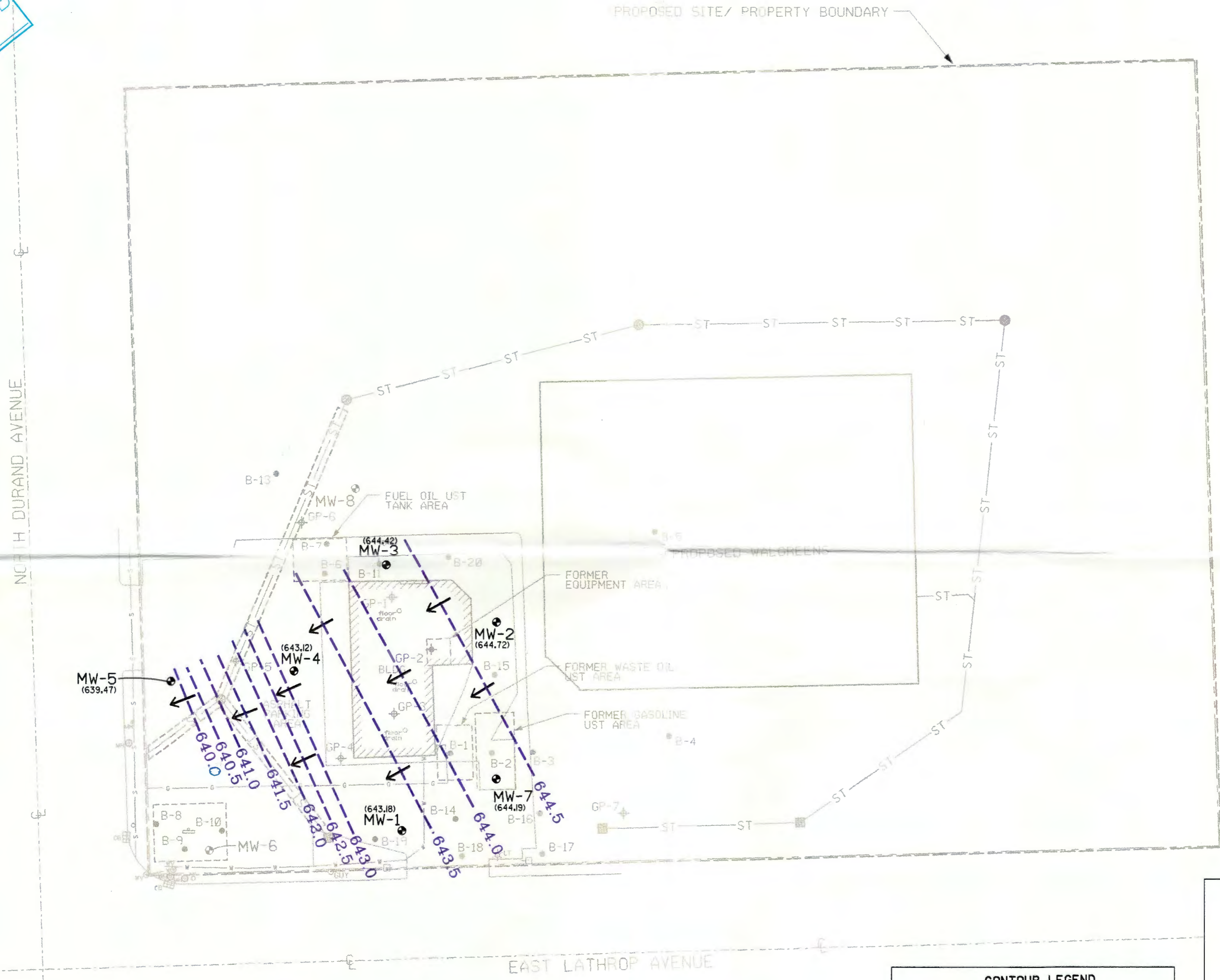
NAME:	DATE:
DRAWN BY: BEB	1-27-03
DESIGNED BY:	
CHECKED BY:	
APPROVED BY:	

PROPOSED WALGREENS STORE #07437
E. LATHROP & N. DURAND AVE, RACINE, WI
PROPOSED STORM SEWER LOCATION AND SOIL EXCAVATION MAP

DRAWING NUMBER
 7697-007

FIGURE 5

RECEIVED
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 BY _____



LEGEND

- GP ⊕ = GEOPROBE BORING LOCATION
- B ⊙ = SOIL BORING LOCATION
- MW ⊕ = MONITORING WELL LOCATION
- s— = UNDERGROUND SEWER LINE
- w— = UNDERGROUND WATER LINE
- g— = UNDERGROUND GAS LINE
- — — = PROPERTY LINE
- ST— = PROPOSED STORM SEWER LINE
- ⊞ = PROPOSED AREA OF IMPACTED SOIL EXCAVATION

CONTOUR LEGEND

- — — = GROUNDWATER CONTOUR LINE, CONTOUR INTERVAL = 0.5'
- () = STATIC GROUNDWATER LEVEL (5-28-03)
- = GROUNDWATER FLOW DIRECTION

NOTES:
 1. MAP BASED FROM SURVEY PERFORMED BY EMCS, INC.
 2. GEOPROBE BORING LOCATIONS BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.

BRETS # 02-52-350162 0

SIGMA
 ENVIRONMENTAL SERVICES INC.
 220 EAST RYAN ROAD
 OAK CREEK, WISCONSIN 53154
 PHONE : (414) 768 - 7144
 1-800-732-4671

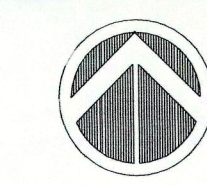
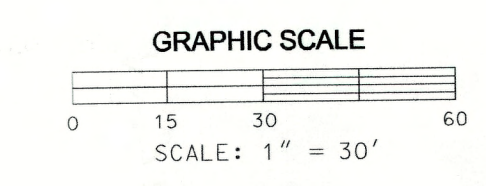
SCALE - 1" = 30' - 0"

NO	DATE	REVISIONS	BY	APVD

NAME:	DATE:
DRAWN BY: BEB	10-6-03
DESIGNED BY:	
CHECKED BY:	
APPROVED BY:	

PROPOSED WALGREENS STORE #07437
E. LATHROP & N. DURAND AVE, RACINE, WI
GROUNDWATER CONTOUR MAP (5-28-03)

DRAWING NUMBER
 7697-013
FIGURE 3



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GENERAL NOTES:

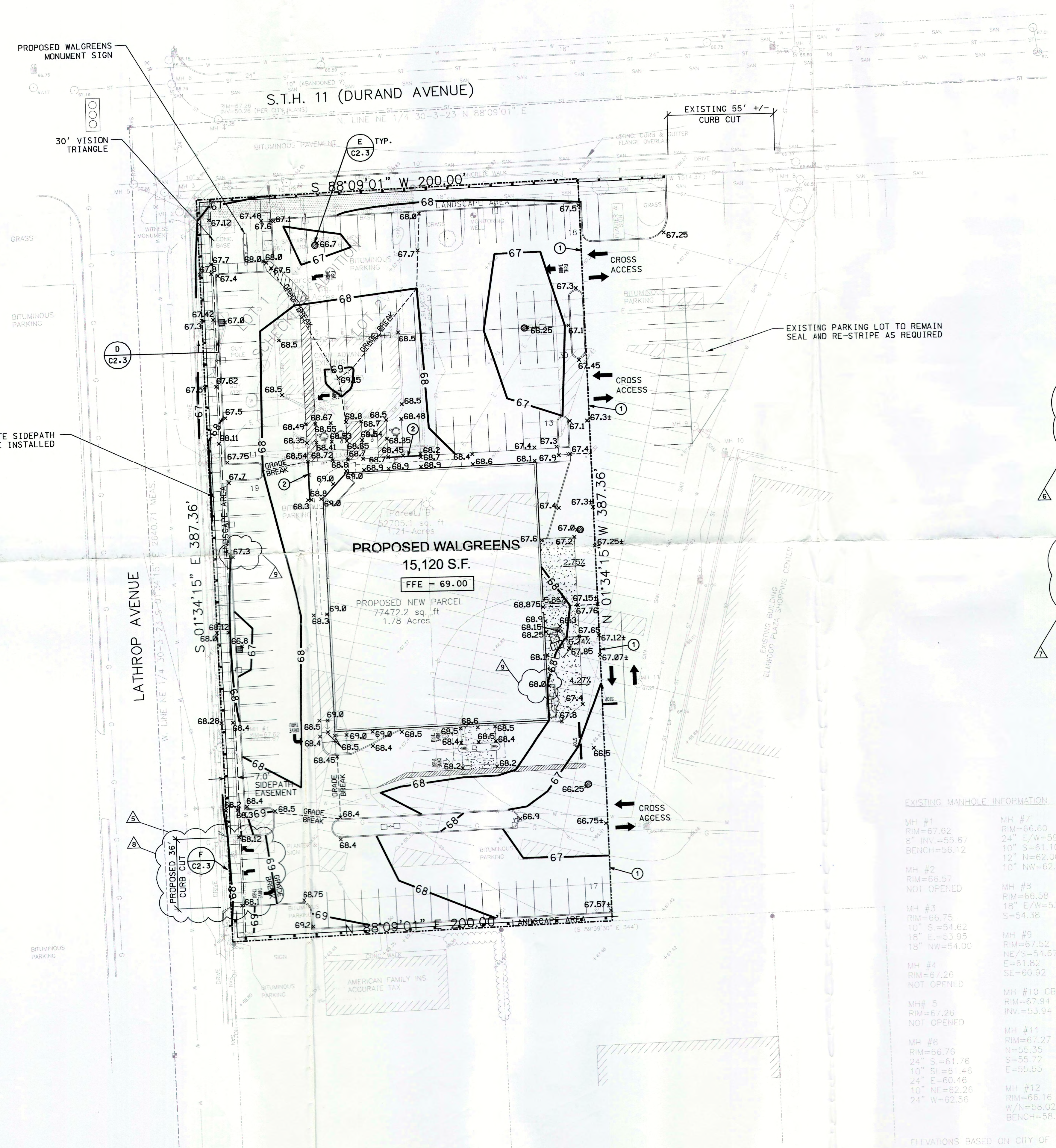
1. WORK TO BE COMPLETED BY CONTRACTOR IS INDICATED BY BOLD LINE TYPE. EXISTING CONDITIONS ARE INDICATED BY LIGHT LINE TYPE.
2. CONTRACTOR SHALL CALL DIGGER'S HOTLINE PRIOR TO ANY CONSTRUCTION AND SHALL BE RESPONSIBLE FOR PROTECTION OF UTILITIES.
3. NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR THE ACCURACY OF EXISTING UTILITY INFORMATION.
4. BASE PLAN IS BASED ON SITE SURVEY PREPARED BY SIGMA DEVELOPMENT, INC. (DATE: MAY 2002)
5. SITE PREPARATION (FILL PLACEMENT, SUB-BASE PREPARATION, BUILDING PAD PREPARATION) SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATION.
6. REFER TO PROJECT ARCHITECTURAL DRAWINGS FOR DETAIL DIMENSIONS OF PROPOSED BUILDING, ASSOCIATED ARCHITECTURAL FEATURES, AND CONCRETE WORK SURROUNDING BUILDING.
7. VERIFY ALL DIMENSIONS IN FIELD. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS ARE APPARENT, BRING SAME TO ATTENTION OF THE PROJECT ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

KEYED NOTES:

- 1 MATCH GRADE OF EXISTING PAVEMENT AT PROPERTY LINE.
- 2 PROVIDE RED STAINED CURB AT PAVEMENT/CURB TRANSITION.

RAISE BLDG FFE TO 68.20; ADJUSTED SPOT ELEVATIONS AND CONTOURS

RAISE BLDG FFE TO 69.00; ADJUSTED SPOT ELEVATIONS AND CONTOURS



EXISTING MANHOLE INFORMATION

MH #1 RIM=67.62 5" INV.=55.67 BENCH=56.12	MH #7 RIM=66.60 24" E/W=59.85 10" S=61.10 12" N=62.00 10" NW=62.10
MH #2 RIM=66.57 NOT OPENED	MH #8 RIM=66.58 18" E/W=53.18 S=54.38
MH #3 RIM=66.75 10" S=54.62 18" E=53.95 15" NW=54.00	MH #9 RIM=67.52 NE/S=54.67 E=61.82 SE=60.92
MH #4 RIM=67.26 NOT OPENED	MH #10 CB RIM=67.94 INV.=53.94
MH #5 RIM=67.26 NOT OPENED	MH #11 RIM=67.27 N=55.35 S=55.72 E=55.55
MH #6 RIM=66.76 24" S=61.76 10" SE=61.46 10" NE=62.28 24" W=62.56	MH #12 RIM=66.16 W/N=58.02 BENCH=58.86

ELEVATIONS BASED ON CITY OF RACINE DATUM.

LEGEND

	PROPOSED SILT FENCE		PROPOSED STORM INLET
	DETAIL NO. ON SHEET NO.		PROPOSED SPOT ELEVATION
	EXISTING CATCH BASIN INLET		PROPOSED CONTOUR
	EXISTING MANHOLE		PROPOSED PROPERTY LINE
	EXISTING WATER VALVE		EXISTING OVERHEAD LINES
	EXISTING GAS VALVE		EXISTING EXISTING ELECTRIC
	EXISTING TRAFFIC SIGNAL		EXISTING UNDERGROUND TELEPHONE
	EXISTING POWER POLE		EXISTING GAS LINE
	EXISTING LIGHT POLE		EXISTING WATER LINE
	EXISTING SIGN		EXISTING SANITARY
	EXISTING TREE		EXISTING STORM
	EXISTING BUSH		EXISTING PROPERTY LINE
	EXISTING TREE		EXISTING SECTION/1/4 SECTION LINE
	EXISTING HYDRANT		EXISTING CONTOUR
	EXISTING GUY		
	EXISTING SPOT ELEVATION		

PROJECT

Walgreens
DURAND & LATHROP AVE.
RACINE, WISCONSIN

PROJECT TYPE

TURNKEY PROJECT:
WALGREENS' DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SHOW ONLY WALGREENS CRITERIA AND REQUIREMENTS. ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL ENGINEERING SHALL FOLLOW THIS CRITERIA AND BE PROVIDED BY LANDLORD'S ARCHITECT AND ENGINEERS. ALL CONSTRUCTION WORK SHALL BE PROVIDED BY LANDLORD'S CONTRACTOR UNLESS NOTED OTHERWISE.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	07/24/02	GRADING FOR REVISED DUMPSTER AREA	JBL
2	07/25/02	WATER SERVICE AND STORM SEWER CONNECTIONS TO BUILDING	JBL
3	07/30/02	ELEC. TRANSFORMER & SERVICE; TELEPHONE SERVICE; 8" ROOF DRAIN DRAINAGE AT ST-5 AND DUMPSTER AREA; FRONT SIDEWALK ELEVATIONS	JBL
4	08/19/02	REVISED DRIVEWAYS; SIDEWALK ELEV. IN DRIVEWAYS; DRIVEWAY DETAIL	JBL
5	10/02/02	RAISE BLDG FFE; ADJUSTED STORM SEWER & GRADING; RED STAIN @ TRANSITION	JBL
6	01/29/03	RAISE BLDG FFE; ADJUSTED STORM SEWER & GRADING; SIDEWALK DETAIL & SPECS.	JBL
7	01/06/03	REVISED SITE PLAN PER ALBION (STRIPING - WIDENED DRIVE)	JBL
8	02/11/03	SPOT ELEVATIONS PER REDMOND	JBL

CERTIFICATION & SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN AS SIGNIFIED BY MY HAND AND SEAL.

DRAWING TITLE

SITE GRADING AND DRAINAGE PLAN
MISC. INFO SHEET

DATE: 07/31/02
PROJECT NO.: 1309-000
DRAWN BY: NKB
REVIEWED BY: JBL

C2.2

SITE GRADING AND DRAINAGE PLAN