

Source Property Information

CLOSURE DATE: 12/19/2013

BRRTS #:

02-41-513337

ACTIVITY NAME:

STEVE PLATER FAC (ONE HOUR MARTINIZING)

FID #:

241176540

PROPERTY ADDRESS:

6914 N Teutonia Ave

DATCP #:

MUNICIPALITY:

Milwaukee

PECFA#:

PARCEL ID #:

1249994100

***WTM COORDINATES:**

WTM COORDINATES REPRESENT:

X:

686345

Y:

298767

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

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

Please check as appropriate: (BRRTS Action Code)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

Groundwater Contamination > ES (236)

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

Contamination in ROW

Contamination in ROW

Off-Source Contamination

Off-Source Contamination

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

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

Site Specific Obligations:

Soil: maintain industrial zoning (220)

Cover or Barrier (222)

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

Direct Contact

Soil to GW Pathway

Structural Impediment (224)

Vapor Mitigation (226)

Site Specific Condition (228)

Maintain Liability Exemption (230)

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

Monitoring Wells:

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

Yes No N/A

* Residual Contaminant Level

**Site Specific Residual Contaminant Level



December 19, 2013

Platco, Inc.
Attn: Ms. Sue Plater
7077 Glencoe Drive
Cedarburg, WI 53012

Mr. David Wengel
917 Valley View Court
Fredonia, WI 53021

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

Subject: Final Case Closure with Continuing Obligations for the Steve Plater Facility One Hour Martinizing, 6912 North Teutonia Avenue Milwaukee, WI

FID: 241176540
BRRTS: 02-41-513337

Dear Ms. Plater:

The Wisconsin Department of Natural Resources ("the Department") considers the Steve Plater One Hour Martinizing site closed, with continuing obligations. No further investigation or remediation is required at this time. 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.

This final closure decision is based on the correspondence and data provided, and is issued under Ch. NR 726, and 727, Wisconsin Administrative Code. The Southeast Regional (SER) Closure Committee reviewed the request for closure on June 6, 2013. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on June 7, 2013, and documentation that the conditions in that letter were met was received on September 4, 2013.

This former drycleaning site had soil, groundwater, and indoor air contaminated with chlorinated solvents. Responses included soil excavation, soil vapor extraction, a vapor mitigation system, and monitored natural attenuation. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

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

- Groundwater contamination is present above Ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- The building slab and asphalt parking area must be maintained over contaminated soil and the DNR must approve any changes to this barrier.
- If a structural impediment that obstructed a complete site investigation or cleanup is removed or modified, additional environmental work must be completed.
- A vapor mitigation system must be operated and maintained, and inspections must be documented.
- Remaining soil contamination could result in vapor intrusion if future construction activities occur. Vapor control technologies will be required for occupied buildings, unless the property owner assesses the potential for vapor intrusion, and the DNR agrees that conditions are protective of the new use.

The following DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, was 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 a copy at:

<http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

GIS Registry

This site will be included on the 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 Dr. M. L. King Drive, Milwaukee, Wisconsin. This letter and information that was submitted with your closure request application, including the maintenance plan and figure(s), 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 the asphalt pavement and building foundation is required, as shown on the **attached map, Cap and Vapor System Layout, Figure 4A, dated July 7, 2011, unless prior written approval has been obtained from the DNR:**

One Hour Martinizing – Steve Plater Site
6912 N Teutonia Ave
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- Removal of the existing barrier;
- Replacement with another barrier;
- Excavating or grading of the land surface;
- Filling on covered or paved areas;
- Plowing for agricultural cultivation;
- Construction or placement of a building or other structure;
- Changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings;
- Changing the construction of a building that has a vapor mitigation system in place.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner Mr. David Wengel 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 plans are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications and vapor mitigation system inspection reports in accordance with the following requirements to:

Wisconsin Department of Natural Resources
Southeast Regional Office
Attn: Remediation and Redevelopment Program Environmental Program Associate
2300 Dr. M. L. King Drive
Milwaukee, Wisconsin 53212

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

Groundwater contamination greater than enforcement standards is present both on and off this contaminated property, as shown on the **attached map, Groundwater Isoconcentration, Figure B.3.b, dated July 7, 2011**. Affected property owners and right-of-way holders were notified of the presence of groundwater contamination. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

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

Residual soil contamination remains in the area as indicated on the **attached map, Post-Remedial Soil Contamination, Figure B.2.b., dated July 7, 2011 (GP-11, GP-8, and GP-13)**. 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.

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 asphalt pavement and building foundation that exists in the location shown on the **attached map, Cap and Vapor System Layout, Figure 4A, dated July 7, 2011**, 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, Wisconsin Administrative Code and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

In this case, the building is also considered a structural impediment, and additional investigation and response requirements apply as described in the section titled:

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 cover approved for this closure was designed to be protective for a commercial or industrial use setting. Before using the property for residential purposes, you must notify the DNR at least 45 days before taking an action, to determine if additional response actions are warranted. A request may be made to modify or replace this cover in the future.

The **attached maintenance plan and inspection log (NOTE: DNR form 4400-305 will soon be available on the Web. Please use this form when available.)** are to be kept-up-to-date and onsite. Inspections shall be conducted annually, in accordance with the attached maintenance plan. Submit the inspection log to the DNR only on request.

Structural Impediments (s. 292.12 (2) (b), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)

The remaining building foundation as shown on the **attached map, Cap and Vapor System Layout, Figure 4A, dated July 7, 2011**, made complete investigation and/or remediation of the soil contamination on this property impracticable. If the structural impediment is to be removed, the property owner shall notify the DNR 45 days before removal, and conduct an investigation of the degree and extent of chlorinated solvent contamination below the structural impediment. If

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contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules.

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.

Vapor Mitigation System: Soil vapor beneath the building contains chlorinated VOCs at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building on the property. The vapor mitigation system, installed in 2010, must be operated, maintained and inspected in accordance with the **attached** maintenance plan. System components must be repaired or replaced immediately upon discovery of a malfunction. Semi-annual inspections and any system repairs must be documented in the inspection log (Please use DNR form 4400-305 when available. You can use the current vapor mitigation inspection log in the maintenance plan.) The vapor mitigation inspection log shall be kept up-to-date and on-site. Submit the vapor mitigation inspection log to the DNR on a semi-annual reporting period until further notice.

The integrity of the building foundation floor and asphalt pavement that exists on the property, shown on the **attached map, Cap and Vapor System Layout, Figure 4A, dated July 7, 2011**, must be maintained in compliance with the **attached maintenance plan**. This will help ensure proper functioning of the vapor mitigation system, limiting vapor intrusion to indoor air spaces.

A copy of the maintenance plan must be provided to the property owner (a copy of this letter has been provided to the current property owner). The property owner must notify occupants, and provide the maintenance plan to any occupant that is responsible for continued operation of the vapor mitigation system.

Future Concern: Chlorinated VOCs remain in the soil and groundwater at the locations, as shown on the **attached maps, Post-Remedial Soil Contamination, Figure B.2.b., and Groundwater Isoconcentration, Figure B.3.b., both dated July 7, 2011**, at levels that may be of concern for vapor intrusion in the future, depending on construction and occupancy of a building. Commercial businesses are the current usage and occupancy at the time of case closure. 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.

In Closing

Please be aware that 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

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- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact John J. Hnat at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant at the above address.

Sincerely,



Pamela A. Mylotta

Southeast Region Team Supervisor
Remediation and Redevelopment

Attachments: "Continuing Obligations for Environmental Protection", PUB-RR-819, WDNR, August 2012
Cap and Vapor Mitigation System Maintenance Plan, October 28, 2013
Cap and Vapor System Layout Map, Figure 4A, dated July 7, 2011
Groundwater Isoconcentration Map, Figure B.3.b., dated July 7, 2011
Post-Remedial Soil Contamination Map, Figure B.2.b., dated July 7, 2011

C: Sarah Bradley -- WDNR Finance, Madison
David Wengel -- Property Owner
Ken Ebbott -- Alpha Terra
WDNR SER Files

**CAP AND
VAPOR MITIGATION SYSTEM
MAINTENANCE PLAN**

October 28, 2013

Property Located at:

6912 North Teutonia Avenue, Milwaukee, WI

WDNR BRRTS #s: 02-41-513337

Legal Description: That part of the North East One-quarter (1/4) of Section Twenty-four (24), in Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point in the centerline of N. Teutonia Ave., said point being 1812.00 feet South of the North line of the North East 1/4 of Section 24, Township 8 North, Range 21 East, running thence East on a line parallel to the North line of said 1/4 Section 206.89 feet to a point; thence South at right angles to the aforesaid line 76.40 feet to a point; thence West and parallel to the North line of said 1/4 Section 191.46 feet to the intersection with the centerline of N. Teutonia Ave., thence North 11°28' West along the center line of said Avenue 77.95 feet to the point of beginning; excepting the Westerly 45.00 feet thereof, which is reserved for highway purposes.

Parcel ID #: 124-994-100-3

City of Milwaukee, Milwaukee County, Wisconsin

Introduction

This document is the Maintenance Plan for a pavement and 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 buildings and paved surfaces over the contaminated groundwater plume and soil on-site from beneath the 6912 North Teutonia Ave building.

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

- The case file in the DNR Southeast Regional Headquarters Milwaukee Service Center office
- BRRTS on the Web (DNR's internet-based data base of contaminated sites) at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>

- GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2> and
- The DNR Project Manager for Milwaukee County, currently Mr. John Hnat at (414) 263-8644

Description of Contamination

Soil contaminated by tetrachloroethene is located beneath the building floors and surrounding traffic areas on the 6912 North Teutonia Avenue property. The soil contamination is present at a depth of approximately 0.5 to 20 feet below grade. (Figure 4, 5A, and 5C) Groundwater contaminated by tetrachloroethene is located at a depth of approximately 10 to 20 feet below grade on the 6912 North Teutonia Avenue property and several adjacent properties to the north (W Vera Ave, 6930 N. Teutonia Ave) west (N Teutonia Ave-City Right-of-Way) east (3323 West Vera Ave) and south (6900 N. Teutonia Ave). Remaining contaminated groundwater is displayed on Figure 6.

Description of the Cover and Vapor Mitigation System to be Maintained

The locations of the paved surfaces or other impervious barriers to be maintained in accordance with this Maintenance Plan are identified on Figure 4A, and include the concrete floor of the building (6912 North Teutonia Avenue) and the asphalt parking area along the western side of the building.

The paved surfaces and building over the contaminated soil serve as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. The impervious covers over the contaminated soil also serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

The vapor mitigation system is shown in the photographs submitted as figure 9. The One-Hour Martinizing system consists of a network of two-inch and three-inch pipes that were placed at the base of the excavation and extend approximately three feet beneath Mike's Red Hots. The pipes are connected to an operating electric fan that withdraws air from the subfloor piping and exhausts the air to the outside through the roof. The vapor mitigation system installed in the former Exotic Nails building was installed by creating a void approximately one cubic foot sump beneath the floor slab, from which the fan draws in the subsurface vapors and exhausts it through the eastern wall of the building. The fans create a negative pressure beneath the concrete slab, which prevents subsurface air that may contain tetrachloroethene from migrating into the indoor air. With both fans operating, the subslab vapor pressure beneath the former

One-Hour Martinizing, Mike's Red Hots, Exotic Nails, and Domino's Pizza is negative (Table 7).

Annual Inspections

The paved surfaces and building foundation overlying the contaminated soil and groundwater plumes as depicted on Figure 4A 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 may allow additional infiltration into underlying soils. The inspections will be performed by an agent of Platco 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, Cap Inspection Log. The log will 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 shall be kept on-site and presented to the Wisconsin Department of Natural Resources ("WDNR") upon request, unless otherwise directed in the case closure letter.

The vapor mitigation system components will also require annual inspection. The inspections will be performed by an agent of Platco to evaluate fan operation and to check for damage to the visible system components. Verification of fan operation, and any pipe or duct penetrations or leaking will be documented. If leaks are detected, or the fan is not operating, corrections will be made immediately to rectify the situation and keep the system in proper operation.

A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Vapor Mitigation System Log. The log will document completed repairs. A copy of the inspection log shall be kept on-site and presented to the Wisconsin Department of Natural Resources ("WDNR") upon request, unless otherwise directed in the case closure letter.

Maintenance Activities

If problems are noted during the annual inspections of the cap or at any other time during the year, repairs will be scheduled as soon as practical. Repairs to the cap may 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, an agent of Platco must inform maintenance workers of the potential for direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). Platco must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surfaces overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. 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.

If problems are noted during the annual inspections of the vapor mitigation system or at any other time during the year, repairs will be completed as soon as possible to minimize the potential for exposure of building occupants to the subfloor vapors. If fan failure occurs, the fan must be replaced and operation of the vapor mitigation system must continue.

The property owner, in order to maintain the integrity of the paved surfaces and operation of the vapor mitigation system, 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 DNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where pavement is required 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) 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 other 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

Current as of October 28, 2013

Site Owner: Mr. David Wengel
6920 N. Teutonia Avenue
Milwaukee, WI 53209
(414) 507-8848

Consultant: Alpha Terra Science
1237 Pilgrim Road, Plymouth, WI 53073
920/892-2444
Attn: Mr. Ken Ebbott

Cap Maintenance Plan
6912 North Teutonia Ave. Milwaukee, WI
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WDNR: Wisconsin Department of Natural Resources
2300 N. Dr. Martin Luther King, Jr Drive
Milwaukee, WI 53212
414/ 263-8644
Attn: Mr. John Hnat, RR Program

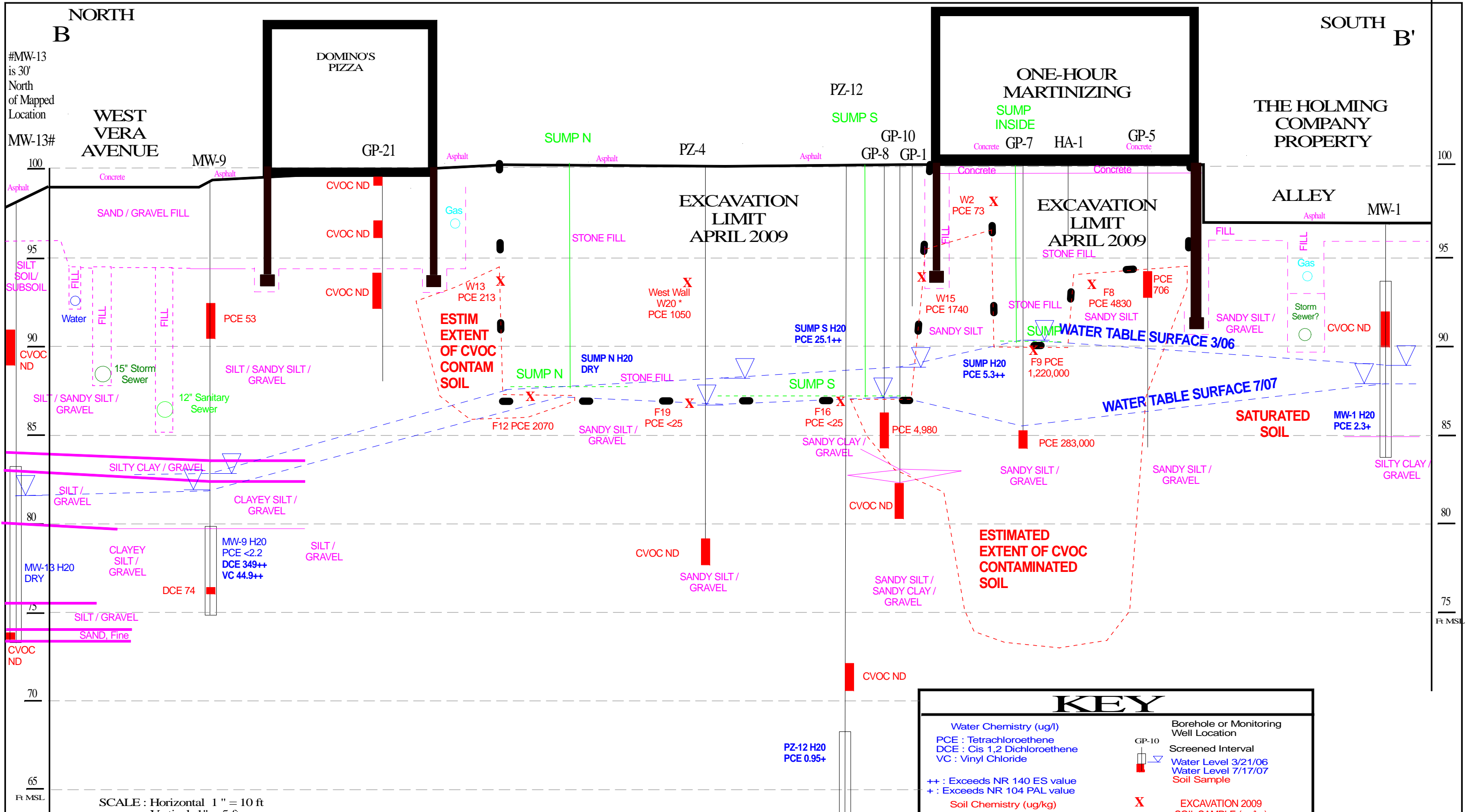
Acknowledgement of Receipt by Property Owner



Mr. David Wengel

12-2-2013

Date



NORTH / SOUTH CROSS SECTION B-B'

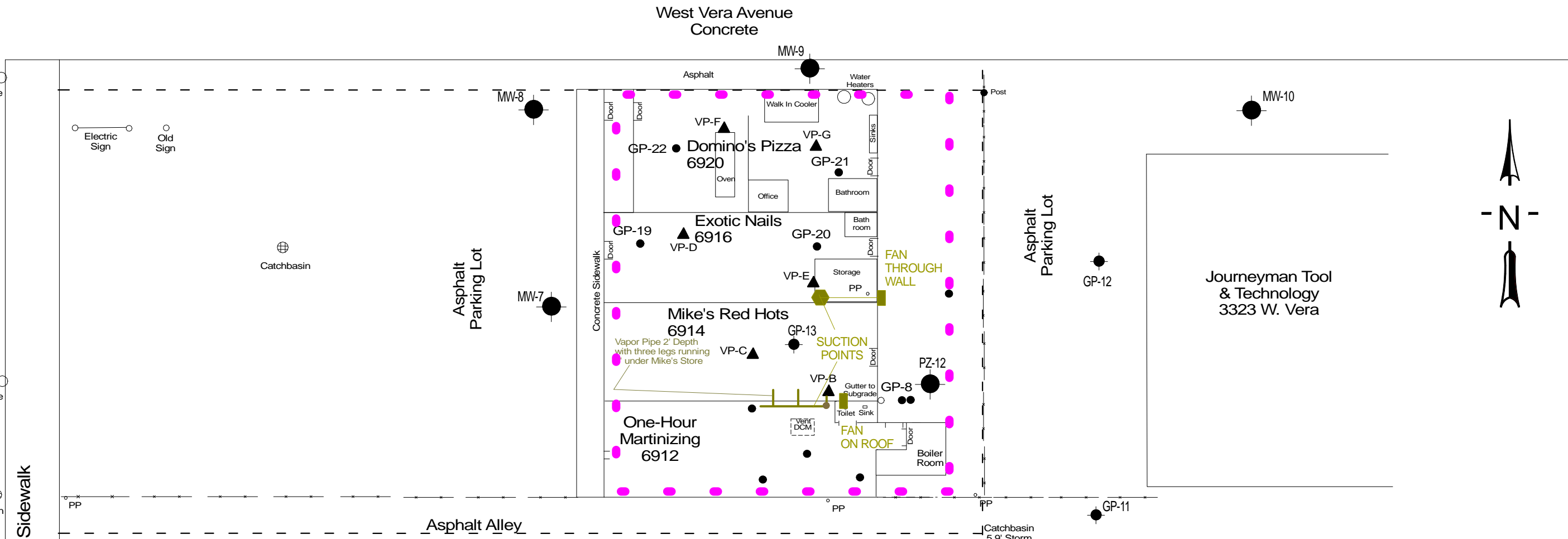
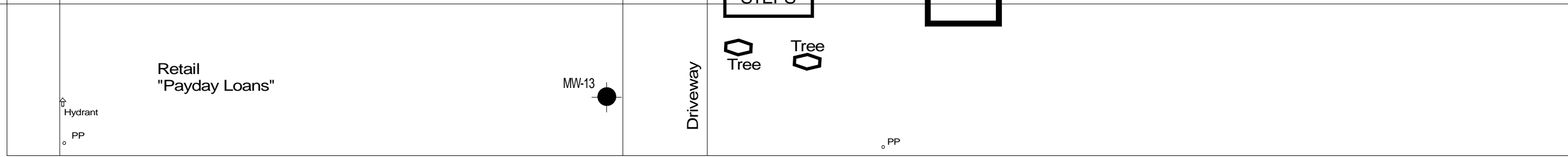
Project: FORMER OHM, PLATER, MILWAUKEE, WI
 Client: PLATCO, INC.



See Figure **FIGURE 4**
 KAE Aug 27, 2009

KEY

<p>Water Chemistry (ug/l) PCE : Tetrachloroethene DCE : Cis 1,2 Dichloroethene VC : Vinyl Chloride</p> <p>++ : Exceeds NR 140 ES value + : Exceeds NR 104 PAL value</p> <p>Soil Chemistry (ug/kg) PCE : Tetrachloroethene TCE : Trichloroethene DCE : Cis 1,2 Dichloroethene</p> <p>— GEOLOGIC CONTACT, ESTIMATED - - - GEOLOGIC CONTACT, INFERRED</p> <p>Groundwater chemistry from July 2009 Only detected compounds shown CVOC ND = No detect for Chlorinated VOC's</p>	<p>Borehole or Monitoring Well Location</p> <p>Screened Interval</p> <p>Water Level 3/21/06 Water Level 7/17/07 Soil Sample</p> <p>X EXCAVATION 2009 SOIL SAMPLE (ug/kg)</p> <p>F8 PCE 4830</p>
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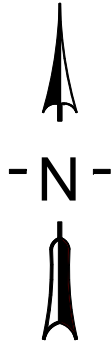
N Teutonia Avenue

Concrete Sidewalk

Asphalt Alley

Asphalt Parking Lot

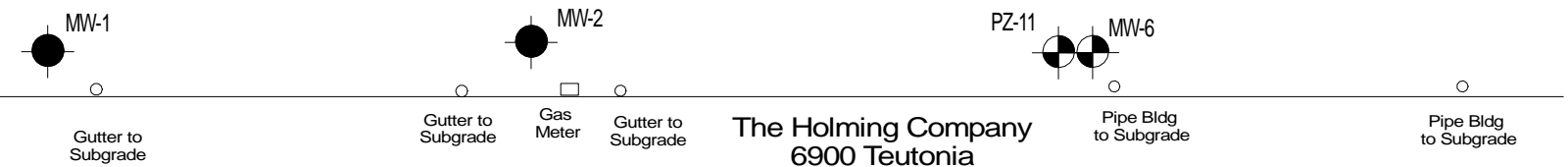
Journeyman Tool & Technology
3323 W. Vera



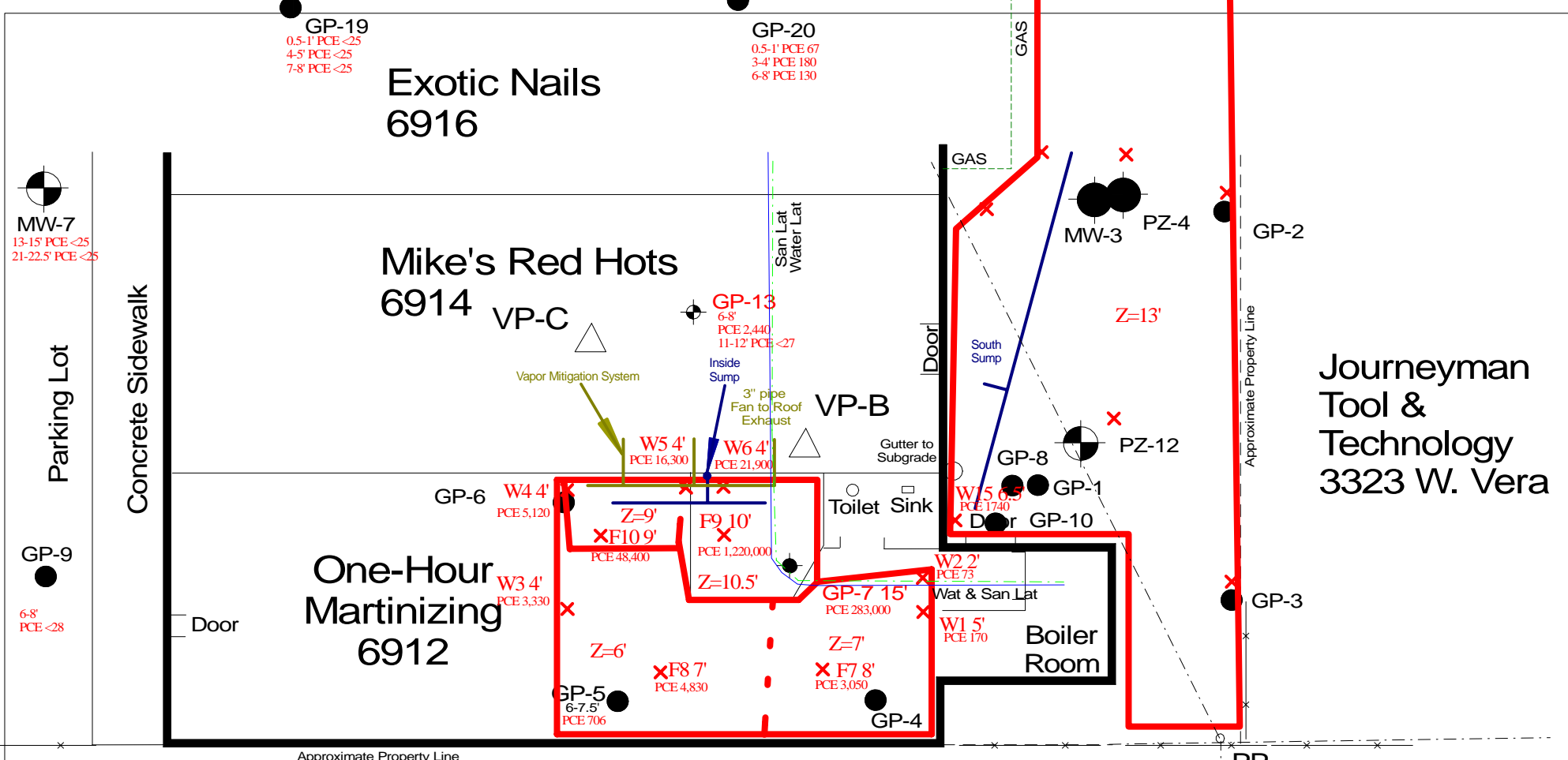
LEGEND

---+---+---	Fence Line	● GP-1	Geoprobe Soil Boring
- - - - -	Approximate Property Line	● GP-3	Geoprobe / Small Diameter Well
▲ VP-C	Vapor Probe	● MW-1	NR171 Monitoring Well / Piezometer Solid = Abandoned
ALL WELLS, BORINGS, AND VAPOR PROBES HAVE BEEN ABANDONED		●	Vapor Extraction Point and Piping / Fan

● ● ● EXTENT OF CAP TO MAINTAIN



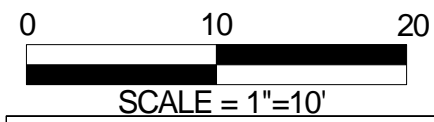
TITLE: CAP AND VAPOR SYSTEM LAYOUT			
SITE: Former Steve Plater Fac. 6912 N. Teutonia Ave., Milwaukee, WI			
SCALE: 1"=20'	ATS PROJECT NUMBER: PLS-2004-01	DATE: 7/7/11	DWG #: newsite.skf
REV:	DATE:	DESCRIPTION:	APPVD.: DRAWN BY: KAE
			FIGURE 4A



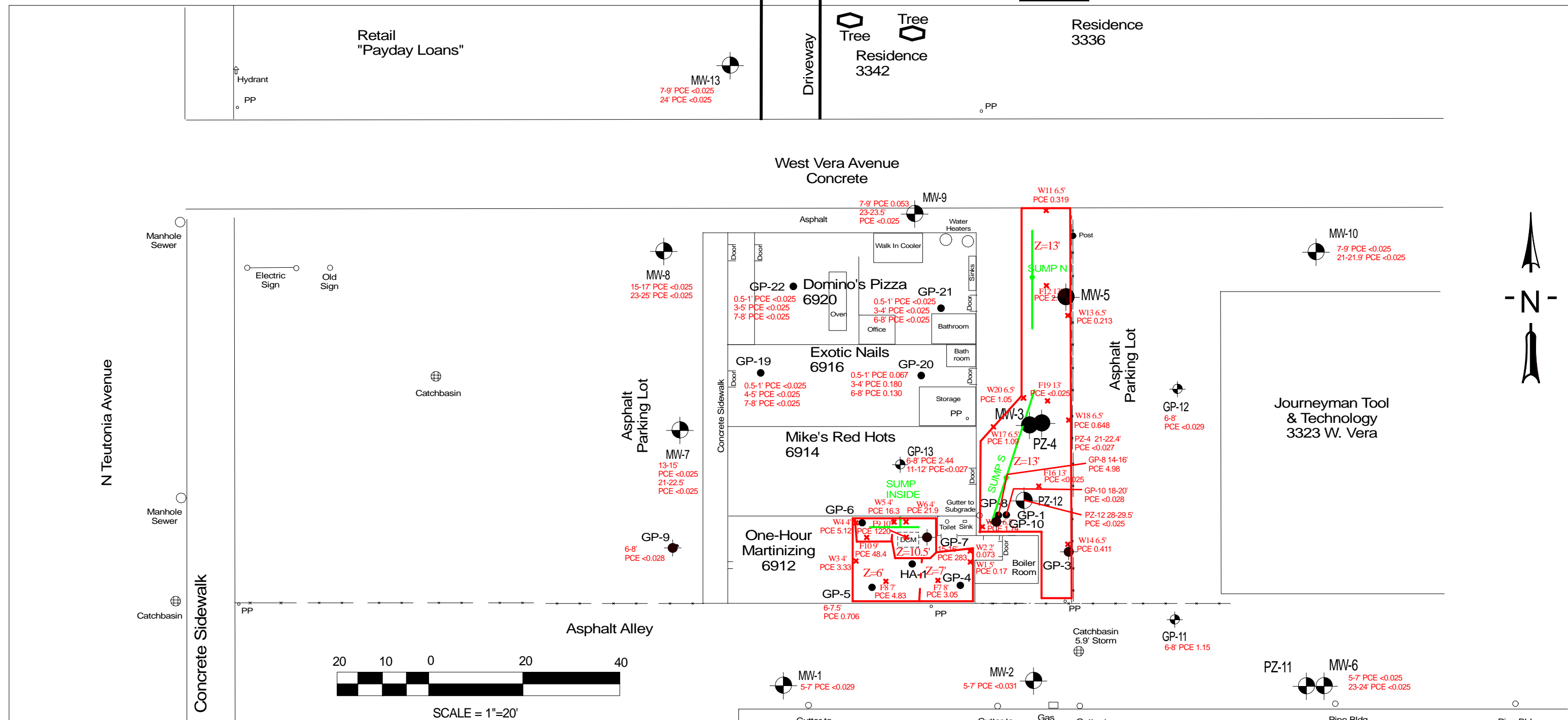
Asphalt Alley

LEGEND

<ul style="list-style-type: none"> ---+---+---+ Fence Line --- Overhead Power Line - - - G - - - Underground Gas Line - - - SS - - - Underground Storm Sewer Line - - - - - Approximate Property Line ✕ F8 7' Soil Sample Z=6' Excavation Depth 	<ul style="list-style-type: none"> △ VP-C Sub-Slab Vapor Sample Port Z=7' Excavation Limit and Depth ⊕ GP-3 Geoprobe Soil Boring with Groundwater Grab Sample
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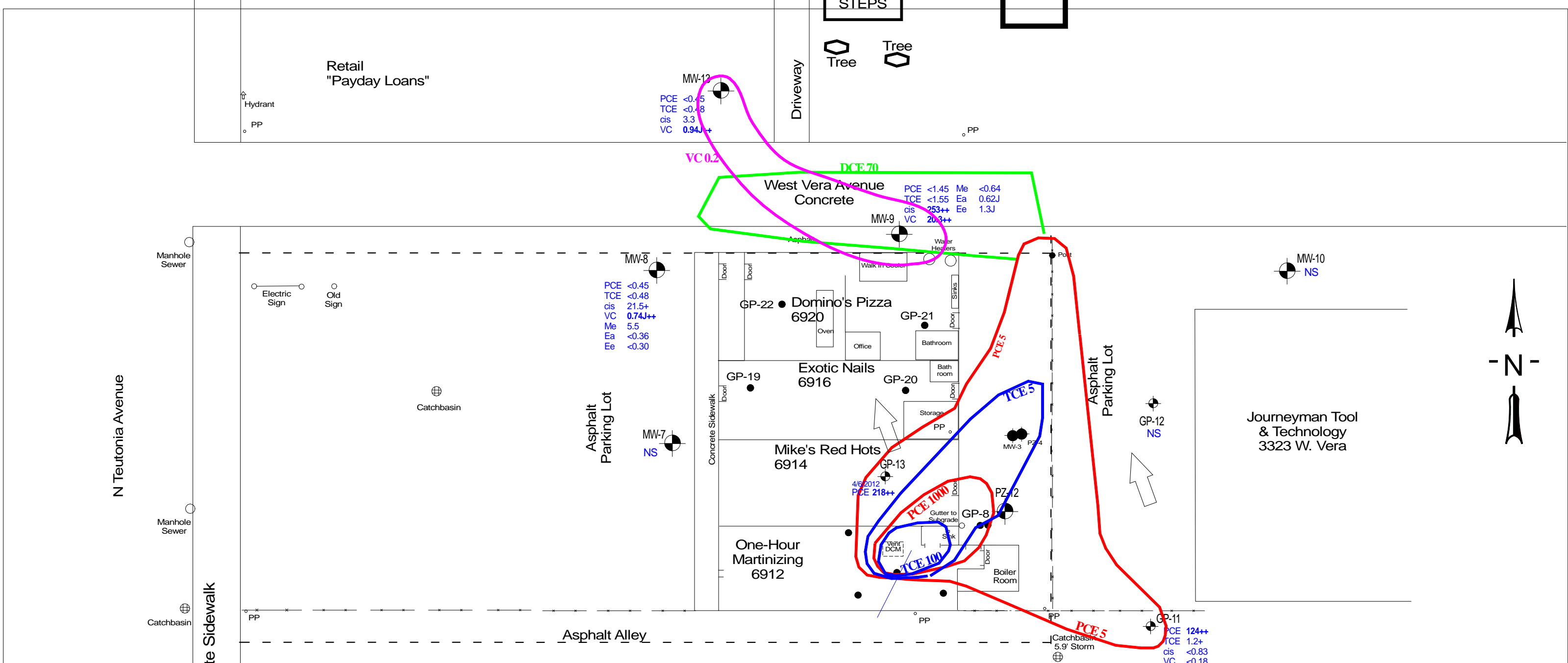


TITLE: INTERIOR SOIL CHEMISTRY AND SUMP / VAPOR MITIGATION SYSTEM		ALPHA TERRA <small>SCIENCE</small>	
SITE: One-Hour Martinizing, Milwaukee, WI			
SCALE: 1"=20'	ATS PROJECT NUMBER: PLS-2009-01	DATE: 12/3/09	DWG #.. detailed site map.skf
REV:	DATE:	DESCRIPTION:	APPVD:
			DRAWN BY: KZK FIGURE 5A



LEGEND	
	Fence Line
	Approximate Property Line
	Geoprobe Soil Boring
	POST-EXCAVATION SUMP IN BACKFILL
	EXCAVATION LIMITS APRIL 2009
	Geoprobe Soil Boring with Groundwater Grab Sample
	Geoprobe / Small Diameter Well
	NR141 2" Diameter Well Solid = Abandoned
	6-7.5' Soil Sample Depth and Concentration of Tetrachloroethene (mg/kg) PCE 0.706
	W4.4' WALL EXCAVATION LIMIT SOIL SAMPLE 2009 F9 10' FLOOR PCE 4.83 PCE (mg/kg)

TITLE: REMAINING SOIL CHEMISTRY RESULTS			
SITE: One-Hour Martinizing, Milwaukee, WI			
SCALE: 1"=20'	ATS PROJECT NUMBER: PLS-2004-01	DATE: 12/3/09	DWG #:.. newsite.skf
REV:	DATE:	DESCRIPTION:	APPVD.: DRAWN BY: KAE
			FIGURE 5C



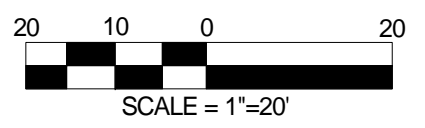
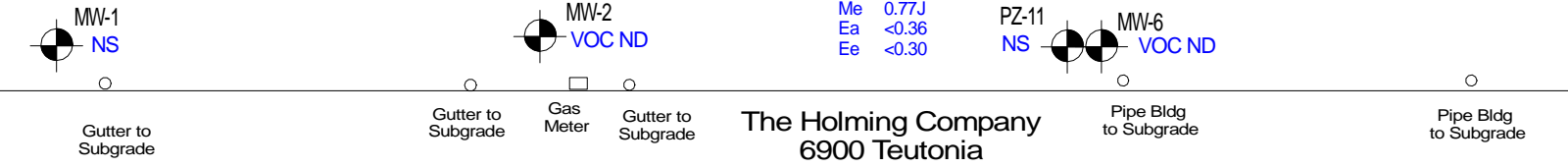
LEGEND

—+—+—	Fence Line	●	Geoprobe Soil Boring
- - -	Approximate Property Line	⊕	Geoprobe / Small Diameter Well
	PCE 1000; 5 ug/l	⊕	GP-3
	TCE 100; 5 ug/l	⊕	NR171 Monitoring Well / Piezometer
	DCE 70 ug/l	⊕	Solid = Abandoned
	VC 0.2 ug/l	MW-1	
	Groundwater Flow Direction Oct. 3, 2012		

Groundwater Chemistry (ug/l)

PCE	Tetrachloroethene	NS	Not sampled Oct 2012
TCE	Trichloroethene	ND	No Detectable Concentrations of VOCs
cis	cis-1,2-Dichloroethene	J	Between the limit of detection & limit of quantification
VC	Vinyl Chloride	++	indicates an NR 140.10
Ee	Ethene		Enforcement Standard exceedance
Ea	Ethane	+	indicates an NR 140.10
Me	Methane		Preventive Action Level exceedance

NOTE: Oct. 14, 2012, MW-9 VOC samples duplicated, results average of both samples



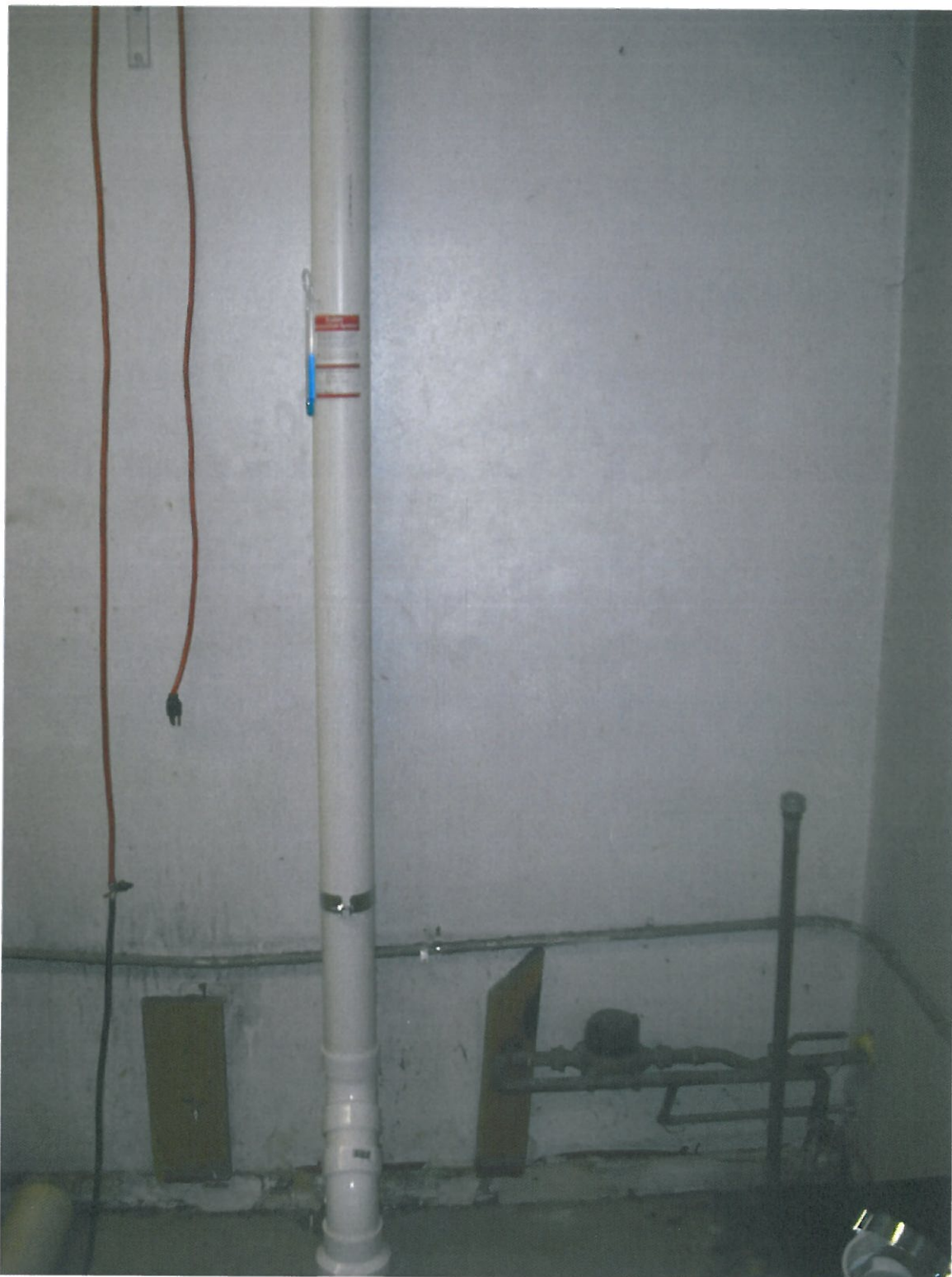
TITLE: Groundwater Isoconcentration			
SITE: Former Steve Plater Fac. 6912 N. Teutonia Ave., Milwaukee, WI			
SCALE: 1"=20'	ATS PROJECT NUMBER: PLS-2004-01	DATE: 7/7/11	DWG #... newsite.skf
REV:	DATE: 10/28/13	DESCRIPTION: ADJUST ISOCONCENTRATION LINES TO NR140 ES	APPVD.: DRAWN BY: KAE
			FIGURE B.3.b.



One-Hour Martinizing - N. Teutonia Ave.
South view of asphalt cap



One-Hour Martinizing - N. Teutonia Ave.
North view of asphalt cap



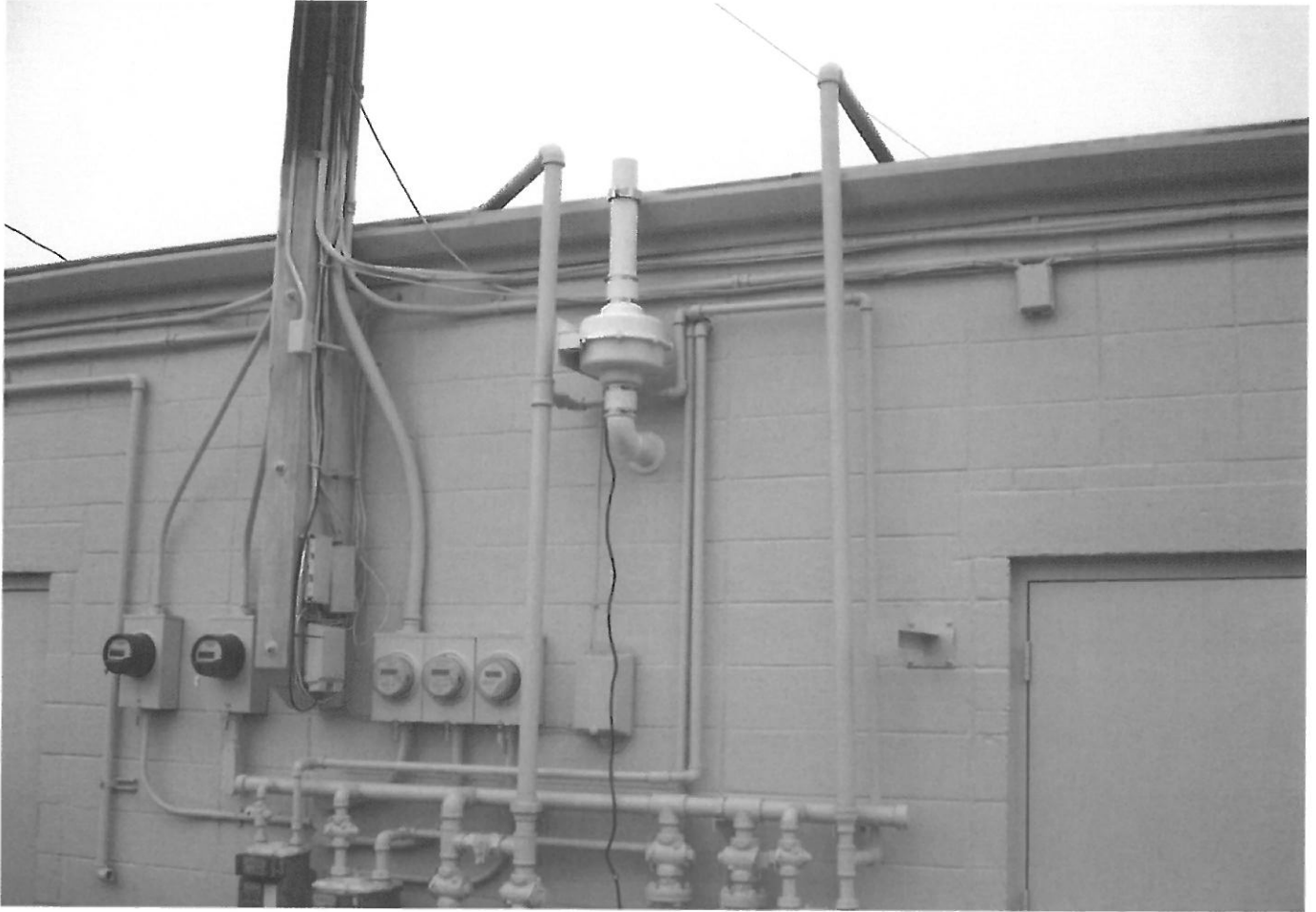
Viewing the sub-slab depressurization system installed on April 19, 2012 at the former One-Hour Martinizing property. Note blue anemometer near the top of the picture.



Viewing the roof penetration and fan placement at the former One-Hour Martinizing. The electrical wiring shown was temporary to test the functionality of the system. An electrician properly wired the system at a later date.



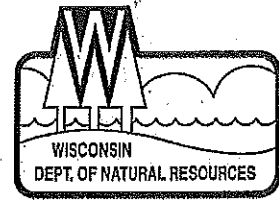
Viewing the sub-slab depressurization system installed on April 19, 2012 at the former Exotic Nails property. Note blue anemometer near the top of the picture.



Viewing the eastern wall penetration and fan placement at the former Exotic Nails property.

TABLE 7 SUB-SLAB SYSTEM VACUUM COMMUNICATIONSITE INVESTIGATION DATA: POST REMEDIATION, POST INSTALLATION OF SUBSLAB
DEPRESSURIZATION SYSTEMS NEAR FORMER DCM AND EXOTIC NAILS
STEVE PLATER FACILITY, TEUTONIA AVENUE, MILWAUKEE, WI

			Vacuum
Sample ID	Location	Date	Inches of Water Pressure
Sub-Slab Pressure Measured from Indoor Borings and fan units			
System at DCM	System at DCM	4/19/2012	-1.000
System at DCM	System at DCM	10/13/2012	-0.916
System at Exotic Nails	Closet	4/19/2012	-0.750
System at Exotic Nails	Closet	10/13/2012	-0.539
VP-C: Mikes Redhots	Mike's	4/19/2012	-0.013
VP-C: Mikes Redhots	Mike's	10/13/2012	-0.002
VP-D: Exotic Nails	Nails West	4/19/2012	-0.004
VP-D: Exotic Nails	Nails West	10/13/2012	-0.009
VP-E: Exotic Nails	Nails East	4/19/2012	-0.016
VP-E: Exotic Nails	Nails East	10/13/2012	-0.008
VP-G: Dominos	Dominos	4/19/2012	-0.005
VP-G: Dominos	Dominos	10/13/2012	-0.005



December 19, 2013

Mr. Bernard James
c/o Julie Matthews
5801 South Packard Avenue
Cudahy, WI 53110

Subject: Closure Conditions and Property Owner Requirements for 6930 North Teutonia Avenue Milwaukee, Wisconsin: Parcel Identification Number 124999100-1. Final Case Closure for the Steve Plater Facility One Hour Martinizing 6912 North Teutonia Avenue Milwaukee, WI

FID: 241176540
BRRTS: 02-41-51337

Dear Mr. James:

The purpose of this letter is to notify you that certain closure conditions apply to the property at 6930 North Teutonia Avenue Milwaukee, Wisconsin, (referred to in this letter as the "Property") due to contamination remaining on the Property. The closure conditions are part of the cleanup and case closure approved for the above referenced case, located at 6912 North Teutonia Avenue Milwaukee, Wisconsin. (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 closure conditions 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 closure conditions 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 closure conditions as part of cleanup/closure approvals. Information on closure conditions 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 closure conditions.

The Department reviewed and approved the case closure request regarding the chlorinated solvent contamination in soil and groundwater at this site, based on the information submitted by Alpha Terra Science, Inc. As required by state law, you received notification about the requested closure from the person conducting the cleanup. No further investigation or cleanup is required at this time. However, the closure decision is conditioned on the long-term compliance with certain closure conditions, as described below.

Continuing Obligations Applicable to Your Property

A number of continuing obligations are described in the attached case closure letter to Mr. David Wengel, owner, and Ms. Sue Plater, responsible Party, dated December 19, 2013. However, only the following continuing obligations apply to your Property:

- Residual groundwater contamination located at groundwater monitoring well MW-13.

Continuing Obligations Descriptions

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 plans are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property.

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

Wisconsin Department of Natural Resources
Southeast Regional Office
Attn: Remediation and Redevelopment Program Environmental Program Associate
2300 Dr. M. L. King Drive
Milwaukee, Wisconsin 53212

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

Groundwater contamination greater than enforcement standards is present both on and off this contaminated property, as shown on the **attached map, Groundwater Isoconcentration, Figure B.3.b, dated July 7, 2011**. Affected property owners and right-of-way holders were notified of the presence of groundwater contamination. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

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.

GIS Registry – Well Construction Approval Needed

Because of the residual soil and groundwater contamination and the closure conditions, 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 Department 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 <http://dnr.wi.gov/org/water/dwg/forms/3300254.pdf>. If at some time, all these closure conditions 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.

Property Owner Responsibilities

The owner (you and any subsequent property owner) of this Property is responsible for compliance with these closure conditions, pursuant to s. 292.12, Wis. Stats. You are required to pass on the information about these closure conditions 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 closure conditions 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.

6930 North Teutonia Avenue
Milwaukee, WI 53209
PIN: 124999100-1

Please be aware that failure to comply with the closure conditions may result in enforcement action by the Department. The Department 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 closure conditions. If the person with whom any property owner has an agreement fails to adequately comply with the appropriate closure conditions, the Department 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 closure conditions 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 closure conditions resides with that Property owner.

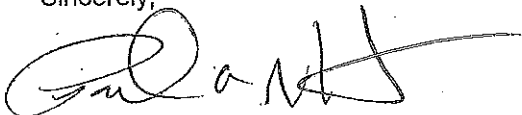
When maintenance of a continuing obligation is required, the Property owner is responsible for inspections, repairs, or replacements as needed. Such actions should be documented by the Property owner and the records kept accessible for the Department to review for as long as the Department directs.

You and any subsequent Property owners are responsible for notifying the Department 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 Regional Headquarters Office at 2300 Dr. M L King Dr. Milwaukee, Wisconsin 53212, to the attention of the Environmental Program Associate.

DNR fact sheet, RR-819, "Closure conditions for Environmental Protection" helps explain a property owner's responsibility for closure conditions 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/org/aw/rr/archives/pubs/RR819.pdf>.

The Department appreciates your efforts. If you have any questions regarding this closure decision or anything outlined in this letter, please contact John J. Hnat at 414-263-8644.

Sincerely,



Pamela A. Mylotta
Southeast Region Team Supervisor
Remediation and Redevelopment

Enclosures: Final Case Closure Letter to Ms. Sue Plater and Mr. David Wengel, dated December 19, 2013
Groundwater Isoconcentration Figure B.3.b, dated July 7, 2011
Post Remedial Soil Contamination Figure B.2.b, dated July 7, 2011
Cap and Vapor Mitigation System Maintenance Plan, October 28, 2013

Cc: Platco, Inc. – Sue Plater, Business Owner
David Wengel – Property Owner
Ken Ebbott – Alpha Terra
WDNR Files

OFF-SOURCE
C
PROPERTY

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



December 19, 2013

Camelot Classic Cars, Inc.
(Former Journeyman Tool Property)
Attn: Ms. Alice Preston
8425 West Kaul Avenue
Milwaukee, WI 53225

Subject: Closure Conditions and Property Owner Requirements for 3323 West Vera Avenue Milwaukee, WI: Parcel Identification Number 1249993100-8. Final Case Closure for the Steve Plater Facility One Hour Martinizing 6912 North Teutonia Avenue Milwaukee, WI

FID: 241176540
BRRTS: 02-41-51337

Dear Ms. Preston:

The purpose of this letter is to notify you that certain closure conditions apply to the property at 3323 West Vera Avenue Milwaukee, Wisconsin, (referred to in this letter as the "Property") due to contamination remaining on the Property. The closure conditions are part of the cleanup and case closure approved for the above referenced case, located at 6912 North Teutonia Avenue Milwaukee, Wisconsin. (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 closure conditions 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 closure conditions 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 closure conditions as part of cleanup/closure approvals. Information on closure conditions 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 closure conditions.

The Department reviewed and approved the case closure request regarding the chlorinated solvent contamination in soil and groundwater at this site, based on the information submitted by Alpha Terra Science, Inc. As required by state law, you received notification about the requested closure from the person conducting the cleanup. No further investigation or cleanup is required at this time. However, the closure decision is conditioned on the long-term compliance with certain closure conditions, as described below.

Continuing Obligations Applicable to Your Property

A number of continuing obligations are described in the attached case closure letter to Mr. David Wengel, owner, and Ms. Sue Plater, responsible Party, dated December 19, 2013. However, only the following continuing obligations apply to your Property:

- Residual groundwater contamination
- Residual soil contamination

Continuing Obligations Descriptions

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 plans are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property.

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

Wisconsin Department of Natural Resources
Southeast Regional Office
Attn: Remediation and Redevelopment Program Environmental Program Associate
2300 Dr. M. L. King Drive
Milwaukee, Wisconsin 53212

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

Groundwater contamination greater than enforcement standards is present both on and off this contaminated property, as shown on the **attached map, Groundwater Isoconcentration, Figure B.3.b, dated July 7, 2011**. Affected property owners and right-of-way holders were notified of the presence of groundwater contamination. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

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

Residual soil contamination remains in the area as indicated on the **attached map, Post-Remedial Soil Contamination, Figure B.2.b., dated July 7, 2011**. 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.

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.

GIS Registry – Well Construction Approval Needed

Because of the residual soil and groundwater contamination and the closure conditions, 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 Department 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 <http://dnr.wi.gov/org/water/dwg/forms/3300254.pdf>. If at some time, all these closure conditions 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.

Property Owner Responsibilities

The owner (you and any subsequent property owner) of this Property is responsible for compliance with these closure conditions, pursuant to s. 292.12, Wis. Stats. You are required to pass on the information about these closure conditions 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 closure conditions 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 closure conditions may result in enforcement action by the Department. The Department 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 closure conditions. If the person with whom any property owner has an agreement fails to adequately comply with the appropriate closure conditions, the Department 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 closure conditions 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 closure conditions 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 Department to review for as long as the Department directs.

You and any subsequent Property owners are responsible for notifying the Department 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 Regional Headquarters Office at 2300 Dr. M L King Dr. Milwaukee, Wisconsin 53212, to the attention of the Environmental Program Associate.

DNR fact sheet, RR-819, "Closure conditions for Environmental Protection" helps explain a property owner's responsibility for closure conditions 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/org/aw/rr/archives/pubs/RR819.pdf>.

The Department appreciates your efforts. If you have any questions regarding this closure decision or anything outlined in this letter, please contact John J. Hnat at 414-263-8644.

Sincerely,



Pamela A. Mylotta
Southeast Region Team Supervisor
Remediation and Redevelopment

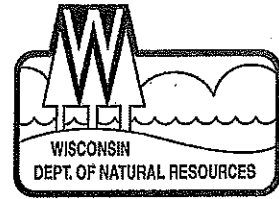
Enclosures: Final Case Closure Letter to Ms. Sue Plater and Mr. David Wengel, dated December 19, 2013
Groundwater Isoconcentration Figure B.3.b, dated July 7, 2011
Post Remedial Soil Contamination Figure B.2.b, dated July 7, 2011
Cap and Vapor mitigation System Maintenance Plan, October 28, 2013
"Closure conditions for Environmental Protection, PUB-RR-819, August 2012

Cc: Platco, Inc. – Sue Plater, Business Owner
David Wengel – Property Owner
Ken Ebbott – Alpha Terra
WDNR F:105

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee WI 53212-3128

OFF-SOURCE
D
PROPERTY

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



December 19, 2013

Holming Company
Attn: Mr. Fritz Theilacker, President, LTB, LLC
6900 North Teutonia Avenue
Milwaukee, WI 53209

Subject: Closure Conditions and Property Owner Requirements for 6900 North Teutonia Avenue Milwaukee, Wisconsin; Parcel Identification Number 1249995100-9. Final Case Closure for the Steve Plater Facility One Hour Martinizing 6912 North Teutonia Avenue Milwaukee, WI

FID: 241176540
BRRTS: 02-41-51337

Dear Mr. Theilacker:

The purpose of this letter is to notify you that certain closure conditions apply to the property at 6900 North Teutonia Avenue Milwaukee, Wisconsin, (referred to in this letter as the "Property") due to contamination remaining on the Property. The closure conditions are part of the cleanup and case closure approved for the above referenced case, located at 6912 North Teutonia Avenue Milwaukee, Wisconsin. (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 closure conditions 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 closure conditions 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 closure conditions as part of cleanup/closure approvals. Information on closure conditions 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 closure conditions.

The Department reviewed and approved the case closure request regarding the chlorinated solvent contamination in soil and groundwater at this site, based on the information submitted by Alpha Terra Science, Inc. As required by state law, you received notification about the requested closure from the person conducting the cleanup. No further investigation or cleanup is required at this time. However, the closure decision is conditioned on the long-term compliance with certain closure conditions, as described below.

Holming company
6900 North Teutonia Avenue
Milwaukee, WI 53209

Continuing Obligations Applicable to Your Property

A number of continuing obligations are described in the attached case closure letter to Mr. David Wengel, owner, and Ms. Sue Plater, responsible Party, dated December 19, 2013. However, only the following continuing obligations apply to your Property:

- Residual groundwater contamination
- Residual soil contamination

Continuing Obligations Descriptions

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 plans are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property.

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

Wisconsin Department of Natural Resources
Southeast Regional Office
Attn: Remediation and Redevelopment Program Environmental Program Associate
2300 Dr. M. L. King Drive
Milwaukee, Wisconsin 53212

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

Groundwater contamination greater than enforcement standards is present both on and off this contaminated property, as shown on the **attached map, Groundwater Isoconcentration, Figure B.3.b, dated July 7, 2011**. Affected property owners and right-of-way holders were notified of the presence of groundwater contamination. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

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

Residual soil contamination remains in the area as indicated on the **attached map, Post-Remedial Soil Contamination, Figure B.2.b., dated July 7, 2011**. 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.

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

Holming company
6900 North Teutonia Avenue
Milwaukee, WI 53209

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.

GIS Registry – Well Construction Approval Needed

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Property Owner Responsibilities

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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 closure conditions may result in enforcement action by the Department. The Department 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 closure conditions. If the person with whom any property owner has an agreement fails to adequately comply with the appropriate closure conditions, the Department 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 closure conditions 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 closure conditions resides with that Property owner.

Holming company
6900 North Teutonia Avenue
Milwaukee, WI 53209

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 Department to review for as long as the Department directs.

You and any subsequent Property owners are responsible for notifying the Department 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 Regional Headquarters Office at 2300 Dr. M L King Dr. Milwaukee, Wisconsin 53212, to the attention of the Environmental Program Associate.

DNR fact sheet, RR-819, "Closure conditions for Environmental Protection" helps explain a property owner's responsibility for closure conditions 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/org/aw/rr/archives/pubs/RR819.pdf>.

The Department appreciates your efforts. If you have any questions regarding this closure decision or anything outlined in this letter, please contact John J. Hnat at 414-263-8644.

Sincerely,



Pamela A. Mylotta
Southeast Region Team Supervisor
Remediation and Redevelopment

Enclosures: Final Case Closure Letter to Ms. Sue Plater and Mr. David Wengel, dated December 19, 2013
Groundwater Isoconcentration Figure B.3.b, dated July 7, 2011
Post Remedial Soil Contamination Figure B.2.b, dated July 7, 2011
Cap and Vapor mitigation System Maintenance Plan, October 28, 2013
"Closure conditions for Environmental Protection, PUB-RR-819, August 2012

Cc: Platco, Inc. – Sue Plater, Business Owner
David Wengel – Property Owner
Ken Ebbott – Alpha Terra
W DNR Files



June 7, 2013

Platco, Inc.
Attn: Ms. Sue Plater
7077 Glencoe Drive
Cedarburg, WI 53012

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure for Steve Plater Facility One Hour Martinizing, 6912 North Teutonia Avenue Milwaukee, WI

FID: 241176540
BRRTS: 02-41-513337

Dear Ms. Plater:

On June 6, 2013, the Wisconsin Department of Natural Resources ("the Department") Southeast Regional Closure Committee reviewed your request for closure of the case described. The Southeast Regional Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Southeast Regional Closure Committee has determined that the chlorinated solvent contamination from the dry cleaning operations appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

- The groundwater monitoring wells and any other remediation systems at the site must be properly abandoned in compliance with ch. NR 141, Wis. Admin. Code. Documentation of well abandonment must be submitted to this office on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw within 60-days on receipt of this letter as required in s. NR 726.05(8)(a)1 and s. NR 141.25 Wis. Admin. Code. The Department requires the abandonment of these wells before issuing a final closure letter.
- A redrawn groundwater isoconcentration map indicating PCE groundwater contamination in GP-13 based on the last groundwater sampling for this well on April 6, 2012. I have already emailed Alpha Terra Science of the required revision. A revised CD will need to be sent in with the revision along with the well abandonment forms on the next submittal.

When the conditions above have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR's Remediation and Redevelopment GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2>.

Steve Plater OHM
6912 N Teutonia Ave
Milwaukee, WI
FID: 241176540
BRRTS: 02-41-513337

Continuing Obligations

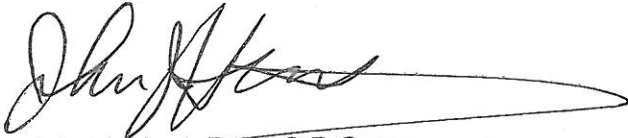
As part of the approval of the closure of this case, you will be responsible for maintaining the following continuing obligations:

- Residual soil contamination exceeds Ch. NR 720, generic or site-specific RCLs
- Sites with groundwater contamination equal to or greater than the Ch. NR 140, enforcement standards (ES)
- Engineering Control/Barrier for direct contact and groundwater infiltration
- Sub-slab vapor depressurization system
- Cap and Vapor Mitigation System Maintenance Plan that will require annual inspections and documentation of the inspections to be kept onsite

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

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8688) at the above address.

Sincerely,



John J. Hnat, P.G., C.P.G.
Project Manager/Hydrogeologist
Southeast Region
Remediation and Redevelopment

C: Sarah Bradley - WDNR Finance Madison
Bjorn Lysne – Alpha Terra Science
WDNR SER Files

SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN

Notice: Pursuant to ch. 292, Wis. Stats., and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided. Any section of the form not relevant to the case closure request must be fully filled out or explained on a separate page and attached to the relevant section of this form. DNR will consider your request administratively complete when the form and all sections are completed, all attachments are included, and the applicable fees required under ch. NR 749, Wis. Adm. Code, are included, and sent to the proper destinations. 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.).

Site Information			
BRRTS No. 02-41-513337	Parcel ID No. 124-9994-100-3		
BRRTS Activity (Site) Name Steve Plater Fac (One Hr. Martinizing)	WTM Coordinates		
	X 686345	Y 298767	
Street Address 6912 N. Teutonia Avenue	City Milwaukee	State WI	ZIP Code 53209
Responsible Party (RP) Name Steve Plater			
Company Name Platco, Inc.			
Street Address 7077 Glencoe Drive	City Cedarburg	State WI	ZIP Code 53012
Phone Number	Email		

Check here if the RP is the owner of the source property.

Environmental Consultant Name Bjorn A. Lysne			
Consulting Firm Alpha Terra Science, Inc.			
Street Address 1237 Pilgrim Road	City Plymouth	State WI	ZIP Code 53073
Phone Number (920) 892-2444	Email bjornlysne@alphaterra.net		
Acres Ready For Use 0.29	Voluntary Party Liability Exemption Site? <input type="radio"/> Yes <input checked="" type="radio"/> No		

Fees and Mailing of Closure Request

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

1. Send a copy of page one of this form and the applicable ch. NR 749, Wis. Adm. Code, fee(s) to the DNR regional Environmental Program Associate at <http://dnr.wi.gov/topic/Brownfields/Contact.html>. Check all fees that apply:

- \$750 Closure Fee
 - \$200 GIS Registry Fee for Soil
 - \$250 GIS Registry Fee for Groundwater Lost Well(s)
- Total Amount of Payment \$ 1,200.00

2. Send one paper copy and one e-copy on compact disk of the entire closure package to the Regional Project Manager assigned to your site. Submit as unbound, separate documents in the order and with the titles prescribed by this form. For electronic document submittal requirements, see <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

Site Summary

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

1. General Site Information and Site History

- A. **Site Location:** Describe the physical location of the site, both generally and specific to its immediate surroundings.
6912 N. Teutonia Ave. Milwaukee, WI, mixed commercial and residential.
- B. **Prior and current site usage:** Specifically describe the current and historic occupancy and types of use.
The source property (southern most section of a four tenant, single story, slab-on-grade strip mall 6912 Teutonia Ave.) was historically used as dry cleaning facility. The property is currently unoccupied and the dry cleaning machine has been removed. The northern sections of the strip mall have been used as Mike's Red Hots restaurant (6914 Teutonia Ave.), Exotic Nails Salon (6916 Teutonia Avenue), and Domino's Pizza restaurant (6920 Teutonia Ave.).
- C. Describe how and when site contamination was discovered.
In August 2003, Sigma Environmental conducted a limited investigation to determine the presence or absence of contamination related to drycleaning activities. Soil samples were obtained from the two borings, one advanced inside adjacent to the drycleaning machine, and the other advanced just outside the building by the eastern door. Two soil samples were obtained from depths of 0 to 4 feet below grade.

Tetrachloroethylene (perc) was found to be present at high concentrations in the soil beneath the building floor, and at moderate concentrations in the outdoor boring. A degradation product of perc, trichloroethene, was also found to be present in the indoor soil sample. A release was reported to the WDNR on September 17, 2003, and the site has been provided with a BRRTS number 02-41-513337.
- D. Describe the type(s) and source(s) or suspected source(s) of contamination.
PCE, TCE, cis-1,2-dichloroethene (DCE) and vinyl chloride are found within the soil and groundwater on site. The source of the contamination was the drycleaning machine located on the property.
- E. Other relevant site description information (or enter Not Applicable).
Not Applicable
- F. List BRRTS activity site name and number for all other BRRTS activities at this property, including closed cases.
No other BRRTs activities exist for this property.
- G. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to this site, and those impacted by contamination from this site.
No BRRTs activities exist immediately adjacent to this site.
- H. **Current zoning** (e.g. industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
The site is currently zoned Commercial as provided by the City of Milwaukee Assessor.

2. General Site Conditions

- A. Soil/Geology
- i. Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.
The geology consists predominantly of silty sand / sandy silt with gravel to the investigated depth of 40 feet below grade. The material is glacial till and appears relatively uniform across the investigation area, although a few lenses of sand and clay were noted. Auger and / or split spoon sampler refusal was recorded at many borings at a depth of between 22 and 25 feet below grade, where a silty cobble and boulder layer is present. Although originally expected to be bedrock, subsequent borings were advanced to depths of 40 feet without encountering bedrock. The depth to bedrock, which consists of Devonian-age carbonates, is between 58 feet and 125 feet below grade, based on private well construction logs from two 1940's era wells installed approximately 100 feet north of the drycleaner site.

On the south end of the building, approximately 8 feet of sand fill is present beneath the concrete floor. Just north of the drycleaner store, only a 4-inch layer of sand and gravel fill was noted, and the building appears to have been constructed on the native till. On the Journeyman Tool site to the east, and the Holming Company property to the south, 1 to 1.5 feet of fill was present overlying the native silt till.

- ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
On the south end of the building, approximately 8 feet of sand fill is present beneath the concrete floor. Just north of the drycleaner store, only a 4-inch layer of sand and gravel fill was noted
- iii. Depth to bedrock, bedrock type, and whether or not it was encountered during the investigation.
Although bedrock was not encountered during the investigation, Devonian carbonate bedrock is estimated to exist at a depth range of 58 to 125 feet below ground surface.
- iv. Describe the nature and locations of current surface cover(s) across the site (e.g. natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).
The former drycleaner is located in a four-tenant building on the southeast corner of N. Teutonia Avenue and W. Vera Avenue. The 0.3-acre property is located in the City of Milwaukee, Milwaukee County, Wisconsin. The building is rectangular-shaped and houses four businesses. The entire building is slab on grade construction with no basement. Virtually the entire property consists of asphalt surfaces in average condition.

B. Groundwater

- i. **Discuss depth to groundwater and piezometric elevations.** Describe and explain depth variations, and whether free product affects measurement or water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.
The depth to groundwater varies from approximately 10 to 20 feet below grade on the drycleaner site. To the south on the Holming Company property, the ground surface is lower, and the depth to groundwater is approximately 8 to 18 feet below grade. Groundwater elevations indicate a mound of water is present east of the building centered on the storm sewer, with groundwater flow radially outward. There is likely ponded water within the fill around the storm sewer lateral north of the building, as water elevations at monitoring well MW-5, completed within the storm sewer backfill, are consistently the highest on the site.
- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.
The direction of groundwater flow in the vicinity of the main contaminant release area at the drycleaning machine is to the northwest.
- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.
Hydraulic conductivity testing has been completed at wells MW-3, PZ-4, MW-9, and PZ-12. The hydraulic conductivity ranges from approximately 10-5 cm/sec to 10-7 cm/sec. Using a range of horizontal hydraulic gradients of 0.13 to 0.20, an estimated porosity of 30 percent, and the average hydraulic conductivity of 3.8×10^{-6} cm/sec for the shallow water table formation (MW-3 and MW-9 data), the calculated range of advective horizontal groundwater velocity is approximately 1.7 to 2.7 feet per year.

The horizontal hydraulic gradient across the property is difficult to assess due to the variable depth of the well completions. The gradient to the northwest (GP-3 to MW-8, MW-3 to MW-9, GP-7 to MW-7) is moderately steep, ranging from 0.08 to 0.15. The gradient to the east (MW-3 to MW-10) is lower (0.045), and the gradient to the south (GP-7 to MW-1, GP-3 to MW-2) is also relatively low (0.03 to 0.09). To the southeast, from GP-11 to MW-6, the gradient is steep (0.24).

At well nests MW-3/PZ-4, and GP-10/PZ-12, located near the drycleaning building, there is a downward vertical gradient of approximately 0.5 to 0.75. The vertical gradient at well nest MW-6/PZ-11 is less pronounced, only 0.01 downward, but the two well screen intervals are only separated by a few feet.

Due to the tight native formation, contaminant migration will be limited. Preferential migration pathways through the shallow fill and utility corridors provide the most likely pathway for more rapid contaminant movement.
- iv. Identify and describe locations/distance of potable and/or municipal Wells within 1200 feet of the site.
Milwaukee obtains drinking water from Lake Michigan, and all homes and businesses in the area are connected to the municipal supply. There are no known operating private or municipal supply wells within 1200 feet of the site. Historic well records indicate wells were formerly present at 3332 W. Vera, a private residence, and at the H.O.L.C. building, a location on the corner of Teutonia and Vera. These wells were installed in the 1940's to 90 to 155 feet with 58 to 123 feet of casing, and were screened in the dolomite bedrock. The wells have likely been abandoned and are no longer in use.

3. Site Investigation Summary

A. General

- i. Provide a brief summary of the site investigation history. Reference previous submittals by name and date. Describe site investigation activities undertaken since the last submittal for this project and attach the appropriate documentation in Attachment C, if not previously provided.

35 soil borings to depths of up to 40 feet, with 19 borings completed as groundwater monitoring locations. Soil and groundwater analyses (up to 10 rounds of groundwater samples) of volatile organic compounds (VOCs) and total organic carbon. Water level elevations and groundwater flow directions were determined. Soil vapor samples were also retained from the sub-slab vapors in all four of the building stores.

Sub-Slab depressurization systems were installed (post remedial excavation) at the location of the former drycleaning machine and in the former Exotic Nails salon.

Since the last submittal dated July 11, 2011 Alpha Terra upgraded the sub-slab depressurization system installed at the location of the former drycleaning machine and installed another sub-slab depressurization system at in the Exotic Nails building. Negative sub-slab pressures are now evident across all four tenant's floors, which reduces the risk of vapor intrusion to the inhabited areas. The associated data is included in Attachment C.

Groundwater samples were collected from the site monitoring wells on April 5, 2012 and October 3, 2012 to help document stable contaminant concentrations. The associated data is included in Attachment C.

The previous submittals are listed below:

April 13, 2004 Site Investigation Work Plan; June 29, 2004 Sub-Slab Vapor Investigation; September 8, 2004 Initial Geoprobe and Sub-Slab Vapor Investigation; July 29, 2005 Additional Investigation Results and Recommended Additional Activities; September 25, 2005 Additional Investigation Activities; June 8, 2006 Site Investigation Report September 13, 2006 Additional Site Investigation and Requested Information; April 2, 2008 Updated Site Investigation Report; November 30, 2009 Remedial Action Documentation Report; December 2, 2010 Status Report; July 5, 2011 Additional Groundwater Chemistry Results, Vapor Mitigation System Details and Proposed Work

- ii. Identify whether contamination extends beyond the source property boundary, describe the off-site media (e.g., soil, groundwater, etc.) impacted, and the vertical and horizontal extent of off-site impacts.
Soil and groundwater extend beyond the source property boundary. PCE impacted soil and groundwater extend southeast of the source property to a depth of at least 15 feet below ground surface. PCE and breakdown products exist in groundwater that extend beyond the property boundary to the southeast and north.
- iii. Identify any structural impediments to the completion of site investigation and/or remediation and whether these impediments are on the source property or off the source property. Identify the type and location of any structural impediment (e.g., structure) that also serves as the performance standard barrier for protection of the direct contact or the groundwater pathway.

The property building was a structural impediment during the remedial excavation. The building also serves as a performance standard for the protection of groundwater.

B. Soil

- i. Describe degree and extent of **soil contamination** at and from this site. Relate this to known or suspected sources and known or potential receptors/migration pathways.

PCE impacted soil beneath the former drycleaning machine was found at concentrations up to 1,220,000 ug/kg at a depth of 10 feet at floor sample F-9. Deeper soil beneath the former machine was obtained during the site investigation from boring GP-7, where 283,000 ug/kg PCE as detected at a depth of 15 to 16 feet below grade. Soil from the excavation south floor still contained 3,000 to 5,000 ug/kg PCE at depths of 7 to 8 feet. Elevated levels of PCE are also present in soil adjacent to the north wall of the excavation at a depth of four feet below grade (W-4, W-5, W-6). This soil contains between 5,120 to 21,900 ug/kg PCE adjacent to the Mike's Red Hots wall. The west wall at W-3 contains 3,300 ug/kg PCE, while the east wall of the excavation contained only 73 and 170 ug/kg PCE at depths of two feet and five feet below grade. These samples were obtained beneath the water and sanitary sewer lateral that extends to the boiler room, and indicates contamination migration along the sewer lateral to the east was not a significant pathway of concern. Soil from the exterior excavation was obtained at the east building footing at sample W-15, where 1,740 ug/kg PCE was present. Floor soil sample F-12 from the north end of the dig contains approximately 2,070 ug/kg PCE. Remaining investigation soil sample GP-8 from 14 to 16 feet below the south end of the exterior excavation indicates approximately 5,000 ug/kg PCE was present at that depth adjacent to the drycleaner rear door, but soil from 18 to 20 feet at GP-10, located adjacent to GP-8, had no detectable PCE. Soil from boring GP-11 located southeast of the property in the alley had detections of PCE at 1,150 ug/kg from the 6-8 foot depth interval. The remaining soil contamination poses a risk to indoor vapor and groundwater.

- ii. Describe the level and types of **soil contaminants** found in the upper four feet of the soil column.
PCE impacted soil (up to 29,900ug/kg) exists within the upper four feet adjacent to Mike's Red Hots southern wall.

- iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site: for example, a Residual Contaminant Level (RCL) , a Site-Specific Residual Contaminant Level (SSRCL), or a Performance Standard as determined under ss NR 720.09, 720.11 and 720.19, Wis. Adm. Code. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/information in Attachment C.

A Site-Specific Residual Contaminant Level for PCE was established for this site. The site was identified as "Industrial."

C. Groundwater

- i. Describe degree and extent of groundwater contamination at or from this site. Relate this to known or suspected sources and known or potential receptors/migration pathways. Specifically address any potential or existing impacts to water supply wells or interception with building foundation drain systems.

Results reveal contaminant concentrations have declined significantly over pre-excavation levels. Inside the building at the excavation of the soil beneath the former drycleaning machine, groundwater contaminant levels for PCE declined from more than 50,000 ug/l at GP-7 to 0.91 ug/l at the inside sump during the 4/27/2010 sampling event. This location also received an EOS slurry mixture as the excavation was backfilled. Outside within the excavation area east of the building, PCE levels declined from 500 to 1000 ug/l PCE pre-excavation (MW-3, GP-10) to 6.6 ug/l at the south sump during the 4/6/2012 sampling event.

PCE levels at GP-13, located approximately 12 feet north of the indoor drycleaner excavation area beneath the Mike's Red Hots portion of the building, have increased over pre-excavation levels, from approximately 4 ug/l to 218 ug/l . This may reflect displacement of contaminated groundwater related to the addition of the EOS slurry during the remedial action.

PCE continues to be absent in groundwater from down-gradient well MW-9, but degradation products of PCE have been detected. The concentration of cis 1,2-dichloroethene and vinyl chloride in groundwater from MW-9 have decreased since the remedial excavation.

No potential exists for water supply well or building foundation drain system impacts.

- ii. Describe the presence of free product at the site, including the thickness, depth, and locations.
No free product is present on site.

D. Vapor

- i. Describe how the vapor migration pathway was assessed, including locations where vapor or indoor air samples were collected. If the vapor pathway was not assessed, explain reasons why.
Seven sub-slab vapor sample ports were installed throughout the strip mall. Sixteen sub-slab vapor samples were collected and analyzed for VOCs. Based on the elevated PCE results, sub-slab depressurization systems were installed. Indoor air samples were not analyzed because of the active nature of the drycleaning business.
- ii. Identify the applicable DNR action levels and the land use classification used to establish them. Describe where the DNR action levels were reached or exceeded (e.g., sub slab, indoor air or both).
The WDNR/WDHFS level of 210 ug/m³ for Commercial Subslab PCE vapors was used for the subslab vapors. All seven subslab vapor monitoring points exceeded the action level for PCE in subslab vapors.

E. Surface Water and Sediment

- i. Identify whether surface water and/or sediment was assessed and describe the impacts found. If this pathway was not assessed, explain why.
Surface water and sediment impacts were not assessed because they are not applicable to this site.
- ii. Identify any surface water and/or sediment action levels used to assess the impacts for this pathway and how these were derived. Describe where the DNR action levels were reached or exceeded.
No surface water and/or sediment action levels were used to assess impacts because they are not applicable to this site.

4. Remedial Actions Implemented and Residual Levels at Closure

- A. General: Provide a brief summary of the remedial action history. List previous remedial action report submittals by name and date. Identify remedial actions undertaken since the last submittal for this project and provide the appropriate documentation in Attachment C.

A remedial action excavation occurred from March 23 to April 13, 2009. The interior excavation removed approximately 110 tons of soil from beneath the building floor, with approximately 30 tons of soil handled as hazardous waste for off-site disposal at a landfill in New York. The interior excavation extended to a depth of approximately 10 feet below grade. Excavation to greater depths was not possible due to physical risks associated with excavation beneath the building floor. The exterior excavation extended to a depth of 13 feet and removed approximately 750 tons of contaminated soil. The soil was discarded at a licensed subtitle D landfill in Wisconsin. A sub-slab depressurization system was installed at the location of the former drycleaning machine. That system was updated and another sub-slab system was installed in the former Exotic Nails salon in April 2012. The remedial action was documented in the November 30, 2009 Remedial Action Documentation Report.

- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.
No immediate or interim actions were taken at the site under ch NR 708, Wis. Adm. Code.

- C. Describe the *active* remedial actions taken at the site, including: type of remedial system(s) used for each media impacted; the size and location of any excavation or in-situ treatment; the effectiveness of the systems to address the contaminated media and substances; operational history of the systems; and summarize the performance of the active remedial actions. Provide any system performance documentation in Attachment A.7.

Two sub-slab depressurization systems were installed on April 19, 2012. One system was installed at the location of the former drycleaning machine and one system was installed in the former Exotic Nails salon. In both cases 3-inch PVC pipe sub-slab intakes were fitted with Radon Away GP-501 fans capable of drawing 95 CFM at 1-inch of vacuum. With both systems in place and operational, negative pressures were evident at all subslab monitoring points throughout the strip mall.

- D. Provide a discussion of the nature, degree and extent of residual contamination that will remain at the site or on off-site affected properties after case closure.

PCE impacted soil with concentrations up to 1,220,000 is documented beneath the former drycleaning machine at a depth of 10 feet below ground surface. We estimate 2,500 cubic yards of PCE impacted soil above the SSRCL of 83 ug/kg for the protection of groundwater.

- E. Describe the remaining soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds the ch. NR720, Wis. Adm. Code, standard(s) for direct contact.

Elevated levels of PCE are present in shallow soil adjacent to the north wall of the excavation at a depth of four feet below grade (W-4, W-5, W-6). This soil contains between 5,120 to 21,900 ug/kg PCE adjacent to the Mike's Red Hots wall. The west wall at W-3 contains 3,300 ug/kg PCE, while the east wall of the excavation contained only 73 and 170 ug/kg PCE at depths of two feet and five feet below grade. These areas are beneath the current building footprint.

- F. Describe the remaining soil contamination in the vadose zone that attains or exceeds the soil standard(s) for the groundwater pathway.

We estimate that approximately 2,500 cubic yards of PCE impacted soil above the SSRCL of 83 ug/kg for the protection of groundwater exists with the vadose zone.

- G. Describe how the residual contamination will be addressed, including but not limited to details concerning: covers, engineering controls or other barrier features; use of natural attenuation of groundwater; and vapor mitigation systems or measures.

The existing building, asphalt cap, natural attenuation, sub-slab vapor depressurization systems will address the residual contamination on site. The building and asphalt will serve as barriers to prevent exposure to contamination and will decrease contaminant concentrations in the groundwater. The sub-slab depressurization systems will reduce the risk of vapor intrusion into the breathing air of the strip mall. In addition, natural attenuation will continue to reduce the concentration of contaminants in the groundwater.

- H. If using natural attenuation as a groundwater remedy, describe how the data collected supports the conclusion that natural attenuation is effective in reducing contaminant mass and concentration, (e.g. stable or receding groundwater plume).

A stable to decreasing groundwater contaminant trend is evident in the groundwater chemical analysis that has been monitored since 2005.

- I. Identify how all exposure pathways were removed and/or adequately addressed by immediate and/or remedial action(s) described above in paragraphs, B, C, D, E and F.
 B--No immediate or interim actions were taken at the site under ch NR 708, Wis. Adm. Code.
 C--Remaining PCE soil contamination at levels that could contribute to groundwater contamination and vapors are addressed by barriers (building and asphalt) and two active sub-slab depressurization systems.
 D--Remaining PCE soil contamination will be addressed through capping and the sub-slab depressurization systems.
 E--Soil PCE contamination above direct contact will be addressed with the building floor acting as a barrier
 F--PCE soil contamination above the SSRCL will be addressed by the existing building and asphalt that act as infiltration barriers.
- J. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.
 Two sub-slab depressurization systems are installed on site. One at 6912 Teutonia Ave., and one at 6916 Teutonia Avenue. They will remain in place to ensure the sub-slab vapors do not enter the building.
- K. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.
 Enforcement Standard exceedences exist for PCE, vinyl Chloride, and cis-1,2 dichloroethene. These exceedences will be covered under the GIS registry for remaining groundwater contamination.
- L. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub slab, or both) describe where it was exceeded and how the pathway was addressed.
 Several sub-slab vapor samples exceed the EPA OSWER Draft Guidance for Evaluating the Vapor Intrusion to Indoor Air Pathway from Groundwater and Soils (Subsurface Vapor Intrusion Guidance) Table 2a Generic Screening Levels and Summary Sheet for PCE Shallow Soil Gas to Indoor Air. Sub-slab PCE vapors at the DCM, VP-C, VP-E, VP-F, and VP-G exceed the sub-slab to vapor to indoor air limit. The sub-slab vapor to indoor air pathway was addressed with the installation of the active sub-slab depressurization systems.
- M. Describe the surface water and/or sediment contaminant concentrations and areas after remediation. If a DNR action level was exceeded, describe where it was exceeded and how the pathway was addressed.
 No surface water or sediment contaminant levels were exceeded.

5. Continuing Obligations: Situations where a maintenance plan(s) and inclusion on DNR's GIS Registry are required.

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: Maintenance Plans and GIS Registry	Maintenance Plan (s) Required in Attachment D	GIS Registry Listing
	A. On-Site	B. Off-Site			
i.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Engineering Control/Barrier for Direct Contact	✓	✓
ii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Engineering Control/Barrier for Groundwater Infiltration	✓	✓
iii.	<input type="checkbox"/>	<input type="checkbox"/>	Vapor Mitigation - post closure passive system	✓	✓
iv.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vapor Mitigation - post closure active system	✓	✓
v.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None of the above scenarios apply to this case closure	NA	NA

6. Continuing Obligations: Situations where inclusion on DNR's GIS Registry is required.

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: GIS Registry Only	GIS Registry Listing
	A. On-Site	B. Off-Site		
i.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Residual soil contamination exceeds ch. NR 720 generic or site-specific RCLs	✓
ii.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sites with groundwater contamination equal to or greater than the ch. NR 140, enforcement standards (ES)	✓
iii.	<input type="checkbox"/>	<input type="checkbox"/>	Monitoring wells: lost, transferred or remaining in use	✓
iv.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Structural Impediment (not as a performance standard)	✓
v.	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination remaining at ch. NR 720 Industrial Use levels	✓
vi.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vapor intrusion may be future, post-closure issue if building use or land use changes	✓
vii.	<input type="checkbox"/>	<input type="checkbox"/>	None of the above scenarios apply to this case closure	NA

7. Underground Storage Tanks

- A. Were any tanks, piping or other associated tank system components removed as part of the investigation or remedial action? Yes No
- B. Do any upgraded tanks meeting the requirements of ch. SPS 310, Wis. Adm. Code, exist on the property? Yes No
- C. If the answer to question 7b is yes, is the leak detection system currently being monitored? Yes No

Data Tables (Attachment A)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General directions for Data Tables:

- Use bold and italics font on information of importance on tables and figures. Use **bold font** for ch. NR 140, Wis. Adm. Code, groundwater enforcement standard (ES) attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, groundwater preventive action limit (PAL) standard attainments or exceedances.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e. do not just list as no detect (ND)).
- Include the units on data tables.
- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15(2)(g)3, Wis. Adm. Code, in the format required in s. NR 716.15(2)(h)3, Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Pre-remedial Soil Analytical Table, etc).
- For required documents, each table (e.g., A.1., A.2., etc.,) should be a separate PDF.

A. Data Tables

- A.1. **Groundwater Analytical Table(s):** Table(s) showing the analytical results and collection dates, for all groundwater sampling points e.g. monitoring wells, temporary wells, sumps, extraction wells, any potable wells and any other wells, extraction wells and any potable wells for which samples have been collected.
- A.2. **Pre-remedial Soil Analytical Table(s):** Table(s) showing the soil analytical results and collection dates - prior to conducting the interim and/or remedial action. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).
- A.3. **Post-remedial Soil Analytical Table(s):** Table(s) showing the post-remedial action soil analytical results and collection dates. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).
- A.4. **Pre and Post Remaining Soil Contamination Soil Analytical Table(s):** Table(s) showing only the pre and post remedial action soil analytical results that exceed a Residual Contaminate Level (RCL) or a Site-Specific Residual Level (SSRCL).
- A.5. **Vapor Analytical Table:** Table(s) showing type(s) of samples, sample collection methods, analytical method, sample

results, date of sample collection, time period for sample collection, method and results of leak detection, and date, method and results of communication testing.

- A.6. **Other Media of Concern (e.g., sediment or surface water):** Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, time period for sample collection, method and results sampling.
- A.7. **Water Level Elevations:** Table(s) showing all water level elevation measurements and dates from all monitoring wells. If present, free product should be noted on the table.
- A.8. **Other:** This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables pertaining to engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

Maps and Figures (Attachment B)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions for all Maps and Figures:

- If any map or figure is not relevant to the case closure request, you must fully explain the reason(s) why and attach that explanation (properly labeled with the map/ figure title) in Attachment B.
- Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11x17 inches, in a portable document format (pdf) readable by the Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.
- Prepare visual aids, including maps, plans, drawings, fence diagrams, tables and photographs according to the applicable portions of ss. NR 716.15(2)(h)1 and 726.05(3)(a)4.d, Wis Adm. Code.
- Do not use shading or highlights on any of the analytical tables.
- Include all sample locations.
- Contour lines should be clearly labeled and defined.
- Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc).
- For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.,) should be a separate PDF.

B.1. Location Maps

- B.1.a. **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 impacted and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the area of contamination.
- B.1.b. **Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for on-site and applicable off-site properties, 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 ss. NR 720.09, 720.11 and 720.19, Wis. Adm. Code.
- B.1.c. **RR Site Map:** From RR Sites Map (<http://dnrmaps.wi.gov/imf/imf.jsp?site=brts2>) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

B.2. Soil Figures

- B.2.a. **Pre-remedial Soil Contamination:** Figure(s) showing the sample location of all pre-remedial, unsaturated contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeded a Residual Contaminant Level (RCL) or a Site-Specific Residual Contaminant Level (SSRCL) as determined under ss. NR 720.09, 720.11 and 720.19, Wis. Adm. Code.
- B.2.b. **Post-remedial Soil Contamination :** Figure(s) showing the sample location of all post-remedial, unsaturated 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 ss. NR 720.09, 720.11 and 720.19, Wis. Adm. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.
- B.2.c. **Pre/Post Remaining Soil Contamination:** Figure(s) showing the only location of all pre and post remedial residual soil sample location(s) where unsaturated contaminated soil remains after remediation 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 Level (SSRCL) as determined under ss. NR 720.09, 720.11 and 720.19, Wis. Admin. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.

B.3. Groundwater Figures

- B.3.a. **Geologic Cross-Section Figure(s):** One or more cross-section diagrams showing soil types and correlations across the site, water table and piezometric elevations, and locations and elevations of geologic rock units, if encountered. Display on one or more figures all of the following:
- Source location(s) and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
 - Source location(s) and lateral and vertical extent if groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES)
 - Surface features, including buildings and basements, and show surface elevation changes.
 - Any areas of active remediation within the cross section path, such as excavations or treatment zones.
 - Include a map displaying the cross-section location(s), if they are not displayed on the Detailed Site Map (Map B.1b)
- B.3.b. **Groundwater Isoconcentration:** Figure(s) showing the horizontal extent of the post-remedial groundwater contamination exceeding a ch. NR 140, Wis. Adm. Code, Preventive Action Limit (PAL) and/or an Enforcement Standard (ES). Indicate the date and direction of groundwater flow based on the most recent sampling data.
- B.3.c. **Groundwater Flow Direction:** Figure(s) representing groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit two groundwater flow maps showing the maximum variation in flow direction.
- B.3.d. **Monitoring Wells:** Figure(s) showing all monitoring wells, with well identification number. Clearly designate any wells that: (1) are proposed to be abandoned; (2) cannot be located; (3) are being transferred; (4) will be retained for further sampling, or (5) have been previously abandoned.

B.4. Vapor Maps and Other Media

- B.4.a. **Vapor Intrusion Map:** Map(s) showing all locations and results for samples taken to investigate the vapor intrusion pathway, in relation to remaining soil and groundwater contamination, including sub-slab, indoor air, soil vapor, ambient air, and communication testing. Show locations and footprints of affected structures and utility corridors, and/or where residual contamination poses a future risk of vapor intrusion.
- B.4.b. **Other media of concern (e.g., sediment or surface water):** Map(s) showing all sampling locations and results for other media investigation. Include the date of sample collection and identify where any standards are exceeded.
- B.4.c. **Other:** Include any other relevant maps and figures not otherwise noted above. (This section may remain blank)

Documentation of Remedial Action (Attachment C)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc).
 - If the documentation requested below is "not applicable" to the site-specific circumstances, include a brief explanation to support that conclusion.
 - If the documentation requested below has already been submitted to the Department, please note the title and date of the report for that particular document requested.
- C.1. **Site investigation documentation**, that has not otherwise been previously submitted.
 - C.2. **Investigative waste** disposal documentation.
 - C.3. **NR 720.19 analysis**, assumptions and calculations for site specific RCLs (SSRCLs) , with justification, including EPA Soil Screening Level Model Calculations and results.
 - C.4. **Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.
 - C.5. **Decommissioning of Remedial Systems.** Include plans to properly abandon any systems or equipment upon receiving conditional closure.
 - C.6. **Photos.** For sites or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system. Include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features should be visible and discernible. Photographs must be labeled with the site name, the features shown, location and the date on which the photograph was taken.
 - C.7. **Other.** Include any other relevant documentation not otherwise noted above. (This section may remain blank)

Maintenance Plan(s) (Attachment D)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

When one or more "maintenance plans" are required for a site closure, include in each maintenance plan all required information in sections D.1. through D.5. below, and attach the plan(s) in Attachment D. The following "model" maintenance plans can be located at: (1) Maintenance plan for a engineering control or cover: <http://dnr.wi.gov/topic/Brownfields/documents/maintenance-plan.pdf>; and (2) Maintenance plan for vapor intrusion: http://dnr.wi.gov/topic/Brownfields/documents/appendix5_606.pdf.

- D.1. **Location map(s)** which show(s): (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) and all property boundaries.
- D.2. **Brief descriptions** of the type, depth and location of residual contamination.
- D.3. **Description of maintenance action(s)** required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
- D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter.
- D.5. **Contact information**, including the name, address and phone number of the individual or facility who will be conducting the maintenance.

Monitoring Well Information (Attachment E)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

Attach monitoring well construction and development forms (DNR FORM 4400-113 A and B: http://dnr.wi.gov/org/water/dwg/gw/forms/4400_113_1_2.pdf) for all wells that will remain in-use, be transferred to another party or that could not be located. A figure of these wells should be included in Attachment B.3.d.

Select One:

- No monitoring wells were required as part of this response action.
- All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site
- Select One or More:**
 - Not all monitoring wells can be located, despite good faith efforts. Attachment E must include description of efforts made to locate the "lost" wells.
 - One or more wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address and email for the new owner(s).
 - One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason(s) the well(s) will remain in use.

Notifications to Owners of Impacted Properties (Attachment F)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

- State law requires that the responsible party provide a 30-day, written advance notice (i.e., a letter) to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned.
- A model "template letter" for these mandatory notifications can be downloaded at: <http://dnr.wi.gov/files/PDF/pubs/rrr/RR919.pdf>.

Check all that apply to the site-specific circumstances of this case closure:

	A. Impacted Source Property and Owner is not Conducting Cleanup	B. Impacted Right of Way	C. Impacted Off-Site Property Owner	Impacted Property Notification Situations: Ch. NR 726 Appendix A Letter
1.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Residual groundwater contamination exceeds Ch. NR 140 Wis. Administrative Code enforcement standards.
2.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Residual soil contamination that attains or exceeds standards is present after the remedial action is complete, and must be properly managed should it be excavated or removed.
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An engineered cover or a soil barrier (e.g. pavement) must be maintained over contaminated soil for direct contact or groundwater infiltration concerns.
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Industrial land use soil standards were used for the clean-up standard.
5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A vapor mitigation system (or other specific vapor protection) must be operated and maintained.
6.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor assessment needed if use changes.
7.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural impediment.
8.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lost, transferred or open monitoring wells.
9.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not Applicable.

If any of the previous boxes in rows 1 thru 8 were checked, include the following as part of Attachment F:

- FORM 4400-246;
- Copy of each letter sent, 30 days or more prior to requesting closure; and
- Proof of receipt for each letter.
- For this site closure, 4 (number) property (ies) has/have been impacted, the owners have been notified, and copies of the letters and receipts are included in Attachment F.

Source Legal Documents (Attachment G)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

Include all of the following documents, in this order, in Attachment G:

- G.1. **Deeds - Source Property and Other Impacted Properties:** The most recent deed with legal descriptions clearly labeled for (1) the **Source Property** (where the contamination originated) and (2) all **off-source** (off-site) properties where letters were required to be sent per the ch. NR 700, Wis. Adm. Code, rule series (e.g., off-site cover maintenance required, lost monitoring well, off-site cover property impacts to groundwater exceeding the ch. NR 140, Wis. Adm. Code.
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.
- G.2. **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)).
- G.3. **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- G.4. **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

Signatures and Findings for Closure Determination

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

Check the correct signature block below for this case closure request, and have the proper environmental professional(s) sign this document, in accordance with the ch. NR 700 Wis. Adm. Code rule series. Both boxes may be checked if applicable to this case closure.

A response action(s) for this site addresses groundwater contamination (including natural attenuation remedies). In this situation, the closure request must be prepared by, or under the supervision of, a professional engineer and a hydrogeologist, as defined in ch. NR 712, Wis. Adm. Code. Include both signatures provided below with the submittal.

The response action(s) for this site addresses media other than groundwater. In this situation, the case closure request must be prepared by, or under the supervision of, a professional engineer, as defined in ch. NR 712, Wis. Adm. Code. The "engineering certification" language below, at a minimum, must be signed.

Engineering Certification

I _____ hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this case closure request has been prepared in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. All phases of work necessary to obtain data, develop conclusions, recommendations and prepare submittals for this case closure request have been prepared by me, or their preparation has been supervised by me. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Printed Name	Title	
Signature	Date	P.E. Stamp and Number

Hydrogeologist Certification

I Bjorn A. Lysne, PG hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. All phases of work necessary to address groundwater contamination including obtaining data, developing conclusions, recommendations and preparing submittals for this case closure request have been prepared by me, or their preparation has been supervised by me. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

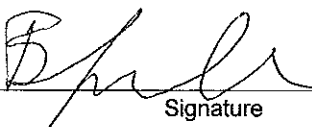
Bjorn A. Lysne, PG Printed Name	Project Manager/Hydrogeologist Title
 Signature	3-4-2013 Date

TABLE A.1: GROUNDWATER ANALYTICAL RESULTS
 SITE INVESTIGATION AND REMEDIATION DATA
 STEVE PLATER FACILITY, TEUTONIA AVENUE, MILWAUKEE, WI

Sample ID	Location	Sample Date	Water Elevation (ft)	Petroleum VOCs							Chlorinated VOCs						Other (ug/l)	Sum of VOCs
				Benzene (ug/l)	Ethyl benzene (ug/l)	Toluene (ug/l)	Xylenes (ug/l)	MTBE (ug/l)	Naphthalene (ug/l)	Sum of TMB (ug/l)	PCE (ug/l)	TCE (ug/l)	cis 1,2 DCE (ug/l)	trans 1,2 DCE (ug/l)	111-TCA (ug/l)	VC (ug/l)		
NR 140.10 PAL				0.5	140	200	1000	12	10	96	0.5	0.5	7	20	40	0.02	NS	
NR 140.10 ES				5	700	1000	10,000	60	100	480	5	5	70	100	200	0.2	NS	
NR 141 MONITORING WELLS																		
MW-1		3/3/2005	88.68	<0.20	<0.50	0.28	<0.50	<0.50	<0.25	<0.40	<0.50	<0.20	<0.50	<0.50	<0.20		0.28	
MW-1	South of dry cleaner in alley	12/27/2005	84.14 (DRY?)	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	0.77	<0.48	<0.83	<0.89	<0.90	<0.18	0.77	
MW-1		3/21/2006	88.98	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	0.66	<0.48	<0.83	<0.89	<0.90	<0.18	0.66	
MW-1		7/17/2007	88.00	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	2.0	<0.48	<0.83	<0.89	<0.90	<0.18	2.00	
REMEDIAL EXCAVATION APRIL / MAY 2009																		
MW-1		7/16/2009	87.15	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	2.3	<0.48	<0.83	<0.89	<0.90	<0.18	2.30	
MW-1		12/17/2009	88.36	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	2.5	<0.48	<0.83	<0.89	<0.90	<0.18	2.50	
MW-1	South of dry cleaner in alley	4/27/2010	88.75	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	2.0	<0.48	<0.83	<0.89	<0.90	<0.18	2.00	
MW-1		5/23/2011	88.97	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	0.46	<0.48	<0.83	<0.89	<0.90	<0.18	0.46	
MW-1		4/5/2012	88.85	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.00	
MW-1		10/4/2012	84.19	Not Sampled - Dry							Not Sampled - Dry							
MW-2		3/3/2005	88.38	<0.20	<0.50	0.27	<0.50	<0.50	<0.25	<0.40	<0.50	<0.20	<0.50	<0.50	<0.20		0.27	
MW-2	South of dry cleaner in alley	12/27/2005	85.23	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.00	
MW-2		3/21/2006	88.41	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.00	
MW-2		7/17/2007	88.47	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.00	
REMEDIAL EXCAVATION APRIL / MAY 2009																		
MW-2		7/16/2009	87.70	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.00	
MW-2		4/27/2010	87.59	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.00	
MW-2	South of dry cleaner in alley	5/23/2011	89.22	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.00	
MW-2		4/5/2012	88.38	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.00	
MW-2		10/4/2012	85.80	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.00	
MW-3		3/3/2005	88.04	<0.20	<0.50	0.24	<0.50	<0.50	<0.25	<0.40	100	24	17	1.9	<0.50	<0.20	143.1	
MW-3 Dup		3/3/2005	88.04	<0.20	<0.50	0.25	<0.50	<0.50	<0.25	<0.40	100	23	16	1.9	<0.50	<0.20	141.2	
MW-3	NE of dry cleaner	12/27/2005	85.29 (DRY?)	<2.0	<2.7	<3.4	<13.1	<3.0	<3.7	<8.9	240	14	6.6	<4.4	<4.5	<0.90	260.6	
MW-3		3/21/2006	88.20	<1.0	<1.4	<1.7	<6.6	<1.5	<1.8	<4.5	230	19	3.6	<2.2	<2.2	<0.45	252.6	
MW-3		7/17/2007	88.64	<2.0	<2.7	<3.4	<13.1	<3.0	<3.7	<8.9	570	26	<4.1	<4.4	<4.5	<0.90	596.0	
ABANDONED DURING REMEDIAL EXCVN APRIL 9, 2009																		
PZ-4	NE of dry cleaner	3/3/2005	83.54	<0.20	<0.50	0.23	<0.50	<0.50	<0.25	<0.40	3.4	<0.20	<0.50	<0.50	<0.20		3.6	
PZ-4		12/27/2005	79.67	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	1.5	<0.48	<0.83	<0.89	<0.90	<0.18	1.50	
PZ-4		3/21/2006	83.50	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	1.9	<0.48	<0.83	<0.89	<0.90	<0.18	1.90	
PZ-4		7/17/2007	82.72	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	2.0	<0.48	<0.83	<0.89	<0.90	<0.18	2.00	
ABANDONED DURING REMEDIAL EXCVN APRIL 9, 2009																		

TABLE A.1: GROUNDWATER ANALYTICAL RESULTS
 SITE INVESTIGATION AND REMEDIATION DATA
 STEVE PLATER FACILITY, TEUTONIA AVENUE, MILWAUKEE, WI

Sample ID	Location	Sample Date	Water Elevation (ft)	Petroleum VOCs							Chlorinated VOCs						Other (ug/l)	Sum of VOCs
				Benzene (ug/l)	Ethyl benzene (ug/l)	Toluene (ug/l)	Xylenes (ug/l)	MTBE (ug/l)	Naphthalene (ug/l)	Sum of TMB (ug/l)	PCE (ug/l)	TCE (ug/l)	cis 1,2 DCE (ug/l)	trans 1,2 DCE (ug/l)	111-TCA (ug/l)	VC (ug/l)		
NR 140.10 PAL				0.5	140	200	1000	12	10	96	0.5	0.5	7	20	40	0.02		NS
NR 140.10 ES				5	700	1000	10,000	60	100	480	5	5	70	100	200	0.2		NS
MW-5	NE of dry cleaner	3/3/2005	90.80	<0.20	<0.50	0.26	<0.50	<0.50	<0.25	<0.40	400	4.7	3.7	<0.50	<0.50	<0.20		408.7
MW-5	NE of dry cleaner	3/21/2006	92.17	<2.0	<2.7	<3.4	<13.1	<3.0	<3.7	<8.9	400	3.7	<4.1	<4.4	<4.5	<0.90		403.7
MW-5	NE of dry cleaner	7/17/2007	87.22	<1.6	<2.2	<2.7	<10.5	<2.4	<3.0	<7.2	420	4.5	<3.3	<3.6	<3.6	<0.72		424.5
ABANDONED DURING REMEDIAL EXCVN APRIL 9, 2009																		
MW-6		12/27/2005	79.00	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.00
MW-6	S of Journeyman Tool in alley	3/21/2006	82.54	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.00
MW-6		7/17/2007	82.33	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.00
REMEDIAL EXCAVATION APRIL / MAY 2009																		
MW-6		7/16/2009	73.82	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.00
MW-6		4/27/2010	72.07	NOT SAMPLED							NOT SAMPLED							0.00
MW-6	S of Journeyman Tool in alley	5/23/2011	83.25	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.00
MW-6		4/5/2012	82.37	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.00
MW-6		10/4/2012	76.60	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.00
MW-7		12/27/2005	78.51	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.00
MW-7	W of dry cleaner in parking lot	3/21/2006	82.20	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.00
MW-7		7/17/2007	81.20	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.00
REMEDIAL EXCAVATION APRIL / MAY 2009																		
MW-7		7/16/2009	<77.61	Not Sampled							Not Sampled							0.00
MW-7		4/27/2010	<77.61	Not Sampled							Not Sampled							0.00
MW-7	W of dry cleaner in parking lot	5/23/2011	82.17	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.00
MW-7		4/6/2012	81.76	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.00
MW-7		10/4/2012	<77.61	Not Sampled - Dry							Not Sampled - Dry							0.00
MW-8		12/27/2005	78.65	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	35	1.3	<0.90	0.71		37.01
MW-8	NW of dry cleaner in parking lot	3/21/2006	82.31	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	25	1.0	<0.90	0.58		26.58
MW-8		7/17/2007	81.23	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	31	0.98	<0.90	1.30		33.28
REMEDIAL EXCAVATION APRIL / MAY 2009																		
MW-8		7/16/2009	<74.14	Not Sampled							Not Sampled							0.00
MW-8		4/27/2010	<74.14	Not Sampled							Not Sampled							0.00
MW-8	NW of dry cleaner in parking lot	5/23/2011	82.26	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	53.2	4.4	<0.90	0.39		57.99
MW-8		4/6/2012	81.80	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	54.4	4.1	<0.90	0.66J		59.16
MW-8		10/4/2012	76.60	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	21.5	1.4	<0.90	0.74J		23.64

TABLE A.1: GROUNDWATER ANALYTICAL RESULTS
 SITE INVESTIGATION AND REMEDIATION DATA
 STEVE PLATER FACILITY, TEUTONIA AVENUE, MILWAUKEE, WI

Sample ID	Location	Sample Date	Water Elevation (ft)	Petroleum VOCs							Chlorinated VOCs						Other (ug/l)	Sum of VOCs
				Benzene (ug/l)	Ethyl benzene (ug/l)	Toluene (ug/l)	Xylenes (ug/l)	MTBE (ug/l)	Naphthalene (ug/l)	Sum of TMB (ug/l)	PCE (ug/l)	TCE (ug/l)	cis 1,2 DCE (ug/l)	trans 1,2 DCE (ug/l)	111-TCA (ug/l)	VC (ug/l)		
NR 140.10 PAL				0.5	140	200	1000	12	10	96	0.5	0.5	7	20	40	0.02	NS	
NR 140.10 ES				5	700	1000	10,000	60	100	480	5	5	70	100	200	0.2	NS	
MW-9	N of strip mall	12/27/2005	79.18	<0.82	<1.1	<1.3	<5.3	<1.2	<1.5	<3.6	<0.90	<0.96	200	5.0	<1.8	12	217.00	
MW-9		3/21/2006	82.87	<2.0	<2.7	<3.4	<13.1	<3.0	<3.7	<8.9	<2.2	3.6	450	17	<4.5	36	506.60	
MW-9 Dup		3/21/2006	82.87	<2.0	<2.7	<3.4	<13.1	<3.0	<3.7	<8.9	<2.2	<2.4	460	15	<4.5	40	515.00	
MW-9		7/17/2007	81.84	<2.0	<2.7	<3.4	<13.1	<3.0	<3.7	<8.9	<2.2	<2.4	580	13	<4.5	54	647.00	
REMEDIAL EXCAVATION APRIL / MAY 2009																		
MW-9		7/16/2009	76.39	<2.0	<2.7	<3.4	<13.2	<3.0	<4.4	<9.0	<2.2	<2.4	349	9.7	<4.5	44.9	403.60	
MW-9		4/27/2010	77.61	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	83.0	4.9	<0.90	10.1	98.00	
MW-9		5/23/2011	83.19	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	203	10.4	<0.90	9.4	222.80	
MW-9	N of strip mall	4/6/2012	82.52	<1.6	<2.2	<2.7	<10.5	<2.4	<3.6	<7.2	<1.8	<1.9	323	15.2	<3.6	30.1	368.30	
MW-9 Dup		4/6/2012	82.52	<1.0	<1.4	<1.7	<6.6	<1.5	<2.2	<4.5	<1.1	<1.2	307	14.3	<2.2	28.8	350.10	
MW-9		10/4/2012	77.50	<1.6	<2.2	<2.7	<10.5	<2.4	<3.6	<7.2	<1.8	<1.9	255	16.3	<3.6	21.0	292.30	
MW-9 Dup		10/4/2012	77.50	<1.0	<1.4	<1.7	<6.6	<1.5	<2.2	<4.5	<1.1	<1.2	251	15.7	<2.2	19.6	286.30	
MW-10	N of Journeyman Tool	12/27/2005	80.29	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	2	<0.18	1.50	
MW-10		3/21/2006	85.03	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.00	
MW-10		7/17/2007	83.66	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.00	
REMEDIAL EXCAVATION APRIL / MAY 2009																		
MW-10		7/16/2009	79.54	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.00	
MW-10		4/27/2010	80.33	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.00	
MW-10	N of Journeyman Tool	5/23/2011	85.61	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.00	
MW-10		4/5/2012	84.81	Not Sampled							Not Sampled							
MW-10		10/4/2012	80.16	Not Sampled							Not Sampled							
PZ-11	S of Journeyman Tool in alley	12/27/2005	78.60	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.00	
PZ-11		3/21/2006	82.51	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.00	
PZ-11		7/17/2007	81.78	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.00	
REMEDIAL EXCAVATION APRIL / MAY 2009																		
PZ-11		7/16/2009	72.41	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.00	
PZ-11		4/27/2010	71.74	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.00	
PZ-11	S of Journeyman Tool in alley	5/23/2011	82.72	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.00	
PZ-11		4/5/2012	82.16	Not Sampled							Not Sampled							
PZ-11		10/4/2012	76.59	Not Sampled							Not Sampled							
PZ-12		12/27/2005	77.91	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	0.00	
PZ-12 DUP	By back door of dry cleaner	12/27/2005	77.91	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	0.54	<0.48	<0.83	<0.89	<0.90	<0.18	0.54	
PZ-12		3/21/2006	82.06	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	1.2	<0.48	<0.83	<0.89	<0.90	<0.18	1.20	
PZ-12		7/17/2007	80.73	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	1.4	<0.48	<0.83	<0.89	<0.90	<0.18	1.40	
REMEDIAL EXCAVATION APRIL / MAY 2009																		
PZ-12		7/20/2009	70.93	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	0.95	<0.48	<0.83	<0.89	<0.90	<0.18	0.95	
PZ-12		4/27/2010	71.05	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	1.5	<0.48	<0.83	<0.89	<0.90	<0.18	1.50	
PZ-12	By back door of dry cleaner	5/23/2011	81.34	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	0.54	<0.48	<0.83	<0.89	<0.90	<0.18	0.54	
PZ-12		4/6/2012	80.59	Not Sampled							Not Sampled							
PZ-12		10/4/2012	75.19	Not Sampled							Not Sampled							

TABLE A.1: GROUNDWATER ANALYTICAL RESULTS
 SITE INVESTIGATION AND REMEDIATION DATA
 STEVE PLATER FACILITY, TEUTONIA AVENUE, MILWAUKEE, WI

Sample ID	Location	Sample Date	Water Elevation (ft)	Petroleum VOCs							Chlorinated VOCs						Other (ug/l)	Sum of VOCs
				Benzene (ug/l)	Ethyl benzene (ug/l)	Toluene (ug/l)	Xylenes (ug/l)	MTBE (ug/l)	Naphthalene (ug/l)	Sum of TMB (ug/l)	PCE (ug/l)	TCE (ug/l)	cis 1,2 DCE (ug/l)	trans 1,2 DCE (ug/l)	111-TCA (ug/l)	VC (ug/l)		
NR 140.10 PAL				0.5	140	200	1000	12	10	96	0.5	0.5	7	20	40	0.02		NS
NR 140.10 ES				5	700	1000	10,000	60	100	480	5	5	70	100	200	0.2		NS
MW-13	N of strip mall	7/17/2007	81.63	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.00
REMEDIAL EXCAVATION APRIL / MAY 2009																		
MW-13		7/16/2009	<74.04	Not Sampled							Not Sampled							
MW-13		4/27/2010	<74.04	Not Sampled							Not Sampled							
MW-13	N of strip mall	5/23/2011	82.97	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.00
MW-13		4/5/2012	82.36	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.00
MW-13		10/4/2012	76.74	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	3.3	<0.89	<0.90	0.94J		4.24
SMALL DIAMETER WELLS																		
GP-3		7/29/2004	NA	0.43	<0.50	0.56	<0.50	<0.50	0.41	0.69	6.40	2.10	<0.50	<0.50	<0.50	<0.20		10.6
GP-3		3/3/2005	90.37	<0.20	<0.50	0.23	<0.50	<0.50	<0.25	<0.40	61	0.96	<0.50	<0.50	<0.50	<0.20		62.2
GP-3	East of dry cleaner	12/28/2005	85.97	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	41	0.51	<0.83	<0.89	<0.90	<0.18		41.51
GP-3		3/21/2006	90.92	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	71	<0.48	<0.83	<0.89	<0.90	<0.18		71.45
GP-3		7/17/2007	88.82	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	51	0.51	<0.83	<0.89	<0.90	<0.18		51.51
ABANDONED DURING REMEDIAL EXCVN APRIL 9, 2009																		
GP-7	By Former DCM	3/3/2005	87.09	0.25	0.75	1.8	1.5	<0.50	0.31	0.31	58,000	9.6	<0.20	<0.20	1.8	<0.20		58,016.3
GP-7		3/21/2006	90.38	<82	<110	<130	<530	<120	<150	<360	24,000	160	<170	<180	<180	<36		24,160
ABANDONED DURING REMEDIAL EXCVN MARCH 31, 2009																		
GP-10		3/3/2005	88.80	0.33	<0.50	1.1	<0.50	<0.50	<0.25	<0.40	1,200	4.3	7.1	<0.50	<0.50	<0.20		1,212.8
GP-10	By back door of dry cleaner	12/28/2005	83.55	<1.0	<1.4	<1.7	<6.6	<1.5	<1.8	<4.5	500	2.0	4.0	<2.2	<2.2	<0.45		506
GP-10		3/21/2006	88.86	<4.1	<5.4	<6.7	<26.3	<6.1	<7.4	<18.0	1,100	9.0	<8.3	<8.9	<9.0	<1.8		1,109
GP-10		7/17/2007	87.18	<4.1	<5.4	<6.7	<26.3	<6.1	<7.4	<18.0	1,000	9.0	<8.3	<8.9	<9.0	<1.8		1,009
ABANDONED DURING REMEDIAL EXCVN APRIL 9, 2009																		
GP-11		3/3/2005	90.06	<0.20	<0.50	0.29	<0.50	<0.50	<0.25	<0.40	75	1.9	<0.50	<0.50	<0.50	<0.20		77.2
GP-11	SE of dry cleaner in alley	12/27/2005	86.67	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	150	4.0	<0.83	<0.89	<0.90	<0.18		154.0
GP-11		3/21/2006	90.68	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	84	0.64	<0.83	<0.89	<0.90	<0.18		84.6
REMEDIAL EXCAVATION APRIL / MAY 2009																		
GP-11		7/16/2009	89.38	<0.82	<1.1	<1.3	<5.3	<1.2	<1.8	<3.6	128	2.3	<1.7	<1.8	<1.8	<0.36		130.3
GP-11		12/17/2009	88.08	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	107	0.85	<0.83	<0.89	<0.90	<0.18		107.9
GP-11		4/27/2010	91.15	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	76.0	<0.48	<0.83	<0.89	<0.90	<0.18		76.0
GP-11	SE of dry cleaner in alley	5/23/2011	91.51	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	88.5	0.60	<0.83	<0.89	<0.90	<0.18		89.1
GP-11 (Dup)		5/23/2011		<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	95.3	0.60	<0.83	<0.89	<0.90	<0.18		95.9
GP-11		4/5/2012	89.78	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	114	0.74J	<0.83	<0.89	<0.90	<0.18		114.74
GP-11		10/4/2012	87.51	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	124	1.2	<0.83	<0.89	<0.90	<0.18		125.2

TABLE A.1: GROUNDWATER ANALYTICAL RESULTS
 SITE INVESTIGATION AND REMEDIATION DATA
 STEVE PLATER FACILITY, TEUTONIA AVENUE, MILWAUKEE, WI

Sample ID	Location	Sample Date	Water Elevation (ft)	Petroleum VOCs							Chlorinated VOCs						Other (ug/l)	Sum of VOCs
				Benzene (ug/l)	Ethyl benzene (ug/l)	Toluene (ug/l)	Xylenes (ug/l)	MTBE (ug/l)	Naphthalene (ug/l)	Sum of TMB (ug/l)	PCE (ug/l)	TCE (ug/l)	cis 1,2 DCE (ug/l)	trans 1,2 DCE (ug/l)	111-TCA (ug/l)	VC (ug/l)		
NR 140.10 PAL				0.5	140	200	1000	12	10	96	0.5	0.5	7	20	40	0.02		NS
NR 140.10 ES				5	700	1000	10,000	60	100	480	5	5	70	100	200	0.2		NS
GP-12		3/3/2005	90.26	<0.20	<0.50	0.25	<0.50	<0.50	<0.25	<0.40	<0.50	<0.20	<0.50	<0.50	<0.50	<0.20		0.3
GP-12	NE on Journeyman	12/28/2005	86.24	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.0
GP-12	Tool Prop.	3/21/2006	89.43	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.0
GP-12		7/17/2007	90.83	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.0
REMEDIAL EXCAVATION APRIL / MAY 2009																		
GP-12		7/16/2009	Obstruction approx 7.5'				Not Sampled											
GP-12		12/17/2009	Obstruction 7.35'				Not Sampled											
GP-12	NE on Journeyman	4/27/2010	89.83	<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.0
GP-12	Tool Prop.	5/23/2011	92.51	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.0
GP-12		4/5/2012	89.78				Not Sampled											
GP-12		10/4/2012	88.10				Not Sampled											
GP-13	N. inside Mike's Red Hots	3/3/2005	85.76	0.48	<0.50	0.71	<0.50	<0.50	<0.25	<0.40	4.3	<0.20	<0.50	<0.50	<0.50	<0.20		5.5
REMEDIAL EXCAVATION APRIL / MAY 2009																		
GP-13		7/16/2009	85.30	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	248	<0.48	<0.83	<0.89	<0.90	<0.18		248
GP-13		4/27/2010	85.50	<1.0	<1.4	<1.7	<6.6	<1.5	<2.2	<4.5	252	<1.2	<2.1	<2.2	<2.2	<0.45		252
GP-13	N. inside Mike's Red Hots	5/23/2011	87.91	<1.0	<1.4	<1.7	<6.6	<1.5	<2.2	<4.5	311	<1.2	<2.1	<2.2	<2.2	<0.45		311
GP-13		4/6/2012	86.02	<1.0	<1.4	<1.7	<6.6	<1.5	<2.2	<4.5	218	<1.2	<2.1	<2.2	<2.2	<0.45		218
GP-13		10/4/2012	<84.80				Not Sampled - Dry											
REMEDIAL SUMPS																		
REMEDIAL EXCAVATION APRIL / MAY 2009																		
		7/16/2009	93.25	<2.0	<2.7	<3.4	<13.2	<3.0	<4.4	<9.0	5.3	<2.4	<4.2	<4.4	<4.5	<0.90		5.30
		12/17/2009	94.92	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	1.4	<0.48	1.0	<0.89	<0.90	<0.18		2.40
Inside Sump	Inside Drycleaner	4/27/2010	94.02	0.74	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	0.91	<0.48	<0.83	<0.89	<0.90	<0.18	0.38*	1.65
		5/23/2011	DRY															
		4/5/2012	DRY															
		10/4/2012	DRY															
		7/16/2009	88.98	<2.0	<2.7	<3.4	<13.2	<3.0	<4.4	<9.0	25.1	<2.4	<4.2	<4.4	<4.5	<0.90		25.1
		12/17/2009	87.97	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	44.3	<0.48	<0.83	<0.89	<0.90	<0.18		44.3
Outside Sump S	By back door of dry cleaner	4/27/2010	88.76	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	21.7	<0.48	<0.83	<0.89	<0.90	<0.18		21.7
		5/23/2011	86.37	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	33.2	<0.48	<0.83	<0.89	<0.90	<0.18		33.2
		4/6/2012	87.66	<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	6.6	0.89J	<0.83	<0.89	<0.90	<0.18		7.49
		10/4/2012	DRY															

TABLE A.1: GROUNDWATER ANALYTICAL RESULTS
 SITE INVESTIGATION AND REMEDIATION DATA
 STEVE PLATER FACILITY, TEUTONIA AVENUE, MILWAUKEE, WI

Sample ID	Location	Sample Date	Water Elevation (ft)	Petroleum VOCs							Chlorinated VOCs						Other (ug/l)	Sum of VOCs
				Benzene (ug/l)	Ethyl benzene (ug/l)	Toluene (ug/l)	Xylenes (ug/l)	MTBE (ug/l)	Naphthalene (ug/l)	Sum of TMB (ug/l)	PCE (ug/l)	TCE (ug/l)	cis 1,2 DCE (ug/l)	trans 1,2 DCE (ug/l)	111-TCA (ug/l)	VC (ug/l)		
NR 140.10 PAL				0.5	140	200	1000	12	10	96	0.5	0.5	7	20	40	0.02		NS
NR 140.10 ES				5	700	1000	10,000	60	100	480	5	5	70	100	200	0.2		NS
		7/16/2009	<90.82	Not Sampled							Not Sampled							
Outside Sump N	By back door of Dominos	12/17/2009	<90.82	Not Sampled							Not Sampled							
		4/27/2010	<90.82	Not Sampled							Not Sampled							
		4/27/2010	<90.82	Not Sampled							Not Sampled							
Trip Blank		7/29/2004		<0.20	<0.50	0.30	<0.50	<0.50	<0.25	<0.40	<0.50	<0.20	<0.50	<0.50	<0.50	<0.20		0.30
Trip Blank		3/3/2005		<0.20	<0.50	<0.20	<0.50	<0.50	<0.25	<0.40	<0.50	<0.20	<0.50	<0.50	<0.20			0.0
Trip Blank		12/28/2005		<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.0
Trip Blank		3/21/2006		<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.0
Trip Blank		7/17/2007		<0.41	<0.54	<0.67	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.0
Trip Blank		7/16/2009		<0.41	<0.54	1.2	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	1.5+	1.2
Trip Blank		12/17/2009		<0.41	<0.54	1.2	<2.63	<0.61	<0.74	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		1.2
Trip Blank		5/23/2011		<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18		0.0
Trip Blank		4/6/2012		<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	44J++	0.0
Trip Blank		10/4/2012		<0.41	<0.54	<0.67	<2.63	<0.61	<0.89	<1.80	<0.45	<0.48	<0.83	<0.89	<0.90	<0.18	1.0++	0.0

Notes: PCE = Tetrachloroethene TCA = Trichloroethane VC = Vinyl Chloride
 TCE = Trichloroethene DCE = Dichloroethene
 Xylenes reported as total of m-, o-, p-xylenes
 TMB reported as total of 1,2,4- and 1,3,5-trimethylbenzene
 NA= Not analyzed for parameter
BOLD and Boxed value indicates exceedance of NR 140.10 Enforcement Standard (ES)
BOLD value exceeds NR 140 Preventive Action Limit (PAL)
 Trip Blank 7/09 also has 1.5 ug/L 1,4 Dichlorobenzene
 GP-3, March 2006 sample, detection of chloromethane 0.45 ug/l
 * Chloromethane + : 1,4-Dichloroethene
 Trip Blank 4/12 also has 0.44J ug/L Methylene Chloride
 Trip Blank 10/4/12 also has 1.0 ug/L Methylene Chloride

TABLE A.2 PRE-REMEDIAL SOIL ANALYTICAL RESULTS											
SITE INVESTIGATION DATA: PRE-REMEDICATION											
STEVE PLATER FACILITY, TEUTONIA AVENUE, MILWAUKEE, WI											
					Chlorinated VOCs					VOCs	
					cis-1,2 DCE	trans-1,2 DCE	PCE	TCE	Vinyl Chloride	Isopropyl benzene	Total Organic Carbon
					(ug/kg)	(ug/kg)	(ug/kg)	(ug/kg)	(ug/kg)	(ug/kg)	(mg/kg)
Groundwater Protection Levels					41.2	58.8	4.5	3.6	0.1	NS	NS
Non-Industrial Direct Contact RCLs					156,000	211,000	30,700	644	67	268,000	NS
Industrial Direct Contact RCLs					2,040,000	976,000	153,000	8,810	2,030	268,000	NS
Sample ID	Date	Location	Depth (feet)	PID Reading (su)							
OUTDOOR BORINGS											
GP-1	7/29/2004	Rear Door	2-4'	10.1			4,800				NA
GP-2	7/29/2004	NE	6-8'	0.8	<28	<28	1,570	<28	<39	<28	NA
GP-3	7/29/2004	SE	6-8'	0.8	<28	<28	1,110	<28	<39	<28	NA
GP-8	7/29/2004	Rear Door	6-7'	2.6	<28	<28	2,000	<28	<39	<28	NA
GP-8	7/29/2004	Rear Door	14-16' **	3.4	<27	<27	4,980	<27	<38	<27	NA
GP-9	2/23/2005	West of Facility	6-8'	1.4	<28	<39	<28	<28	<39	<28	NA
GP-9	2/23/2005	West of Facility	10-12'	1.4	NA	NA	NA	NA	NA	NA	47,000
GP-10	2/23/2005	Rear Door	2-4'	1.4	TCLP = No Detect					NA	NA
GP-10	2/23/2005	Rear Door	18-20' **	0.0	<28	<39	<28	<28	<39	<28	NA
GP-11	2/23/2005	Alley, North of Holming Co.	6-8' **	1.4	<32	<44	1,150	<32	<44	<32	NA
GP-12	2/23/2005	West of Journeyman Tool	6-8'	1.4	<29	<41	<29	<29	<41	<29	NA
GP-12	2/23/2005	West of Journeyman Tool	10-12' **	0.0	NA	NA	NA	NA	NA	NA	61,600
INDOOR BORINGS											
Inside Drycleaner											
HA-1	Aug-03	at DCM	0-2'	4.1			19,100,000	338			NA
GP-4	7/29/2004	SE of DCM	6-7'	0.8	<30	<30	137	<30	<40	<30	NA
GP-5	7/29/2004	SW of DCM	6-7.5'	1.7	<28	<28	706	<28	<39	<28	NA
GP-6	7/29/2004	NW of DCM	6-7'	5.9	<28	<28	9,840	<28	<39	<28	NA
GP-7	7/29/2004	at DCM	6-7'	89.2	<28	<28	122,000	<28	<39	47	NA
GP-7	7/29/2004	at DCM	15-16' **	305	<26	<26	283,000	<26	<37	<26	NA
HA-14	1/25/2007	NW of DCM	0.3-1'	0.0	<25	<25	5,200	<25	<25	<25	NA
HA-15	1/25/2007	SW of DCM	0.3-1'	0.0	<25	<25	3,900	<25	<25	<25	NA
HA-15	1/25/2007	SW of DCM	2-3'	3.6	<25	<25	9,300	<25	<25	<25	NA
HA-16	1/25/2007	S of DCM at Wall	0.3-2'	0.0	<25	<25	580	<25	<25	<25	NA
HA-16	1/25/2007	S of DCM at Wall	2-3'	0.0	<25	<25	700	<25	<25	<25	NA
HA-17	1/25/2007	SE of DCM	0.3-1'	0.0	<25	<25	1,600	<25	<25	<25	NA
HA-18	1/25/2007	NE of DCM	0.3-1'	0.0	<25	<25	350	<25	<25	<25	NA
Inside Mike's Red Hots											
GP-13	2/23/2005	Center	4-6'	2.8	NA	NA	NA	NA	NA	NA	58,800
GP-13	2/23/2005	Center	6-8'	5.6	<28	<39	2,440	<28	<39	<28	NA
GP-13	2/23/2005	Center	11-12'	1.4	<27	<38	<27	<27	<38	<27	NA
Inside Nails Salon											
GP-19	1/30/2007	West	0.5-1'	0.0	<25	<25	<25	<25	<25	<25	NA
GP-19	1/30/2007	West	4-5'	0.0	<25	<25	<25	<25	<25	<25	NA
GP-19	1/30/2007	West	7-8'	0.0	<25	<25	<25	<25	<25	<25	NA
GP-20	1/30/2007	East	0.5-1'	0.0	<25	<25	67	<25	<25	<25	NA
GP-20	1/30/2007	East	3-4'	0.0	<25	<25	180	<25	<25	<25	NA
GP-20	1/30/2007	East	6-8'	0.0	<25	<25	130	<25	<25	<25	NA
Inside Domino's Pizza											
GP-21	1/30/2007	East	0.5-1'	0.0	<25	<25	<25	<25	<25	<25	NA
GP-21	1/30/2007	East	3-4'	0.0	<25	<25	<25	<25	<25	<25	NA
GP-21	1/30/2007	East	6-8'	0.0	<25	<25	<25	<25	<25	<25	NA
GP-22	1/30/2007	West	0.5-1'	0.0	<25	<25	<25	<25	<25	<25	NA
GP-22	1/30/2007	West	3-4'	0.0	<25	<25	<25	<25	<25	<25	NA
GP-22	1/30/2007	West	7-8'	0.0	<25	<25	<25	<25	<25	<25	NA
MONITORING WELLS											
MW-1	02/15/05	Alley, north of Holming Co.	3-5'	0.0	NA	NA	NA	NA	NA	NA	44,200
MW-1	02/15/05	Alley, north of Holming Co.	5-7'	0.0	<29	<40	<29	<29	<40	<29	NA
MW-2	02/15/05	Alley, north of Holming Co.	5-7'	1.3	<31	<43	<31	<31	<43	<31	NA
MW-2	02/15/05	Alley, north of Holming Co.	7-9'	0.0	NA	NA	NA	NA	NA	NA	48,500
PZ-4	02/15/05	NE of Dry Cleaner Facility	5-7'	6.5	<28	<39	5,240	<28	<39	<28	NA
PZ-4	02/15/05	NE of Dry Cleaner Facility	21-22.4' **	1.3	<27	<38	<27	<27	<38	<27	NA
MW-5	02/15/05	NE of Dry Cleaner Facility in SS Trench	5 - 6.25'	1.3	<28	<40	2,960	<28	<40	<28	NA
MW-6	12/7/2005	Alley, Holming Co, SE	5-7'	4.5	<25	<25	<25	<25	<25	<25	NA
MW-6	12/7/2005	Alley, Holming Co, SE	23-24' **	10.0	<25	<25	<25	<25	<25	<25	NA
MW-7	12/6/2005	West in Parking Lot	13-15'	0.7	<25	<25	<25	<25	<25	<25	NA
MW-7	12/6/2005	West in Parking Lot	21-22.5' **	0.7	<25	<25	<25	<25	<25	<25	NA
MW-8	12/6/2005	NW Corner of Building	15-17'	1.6	<25	<25	<25	<25	<25	<25	NA
MW-8	12/6/2005	NW Corner of Building	23-25' **	1.6	38	<25	<25	<25	<25	<25	NA
MW-9	12/7/2005	NE Corner of Bldg	7-9'	4.5	<25	<25	53	<25	<25	<25	NA
MW-9	12/7/2005	NE Corner of Bldg	23-23.5' **	2.2	74	<25	<25	<25	<25	<25	NA
MW-10	12/7/2005	East by Journeyman Tool	7-9'	6.7	<25	<25	<25	<25	<25	<25	NA
MW-10	12/7/2005	East by Journeyman Tool	21-21.9' **	11.2	<25	<25	<25	<25	<25	<25	NA
PZ-12	12/8/2005	Rear Door by GP-10	28-29.5' **	14.6	<25	<25	<25	<25	<25	<25	NA
MW-13	6/26/2007	North of Vera Ave	7 - 9'	1.8	<25	<25	<25	<25	<25	<25	NA
MW-13	6/26/2007	North of Vera Ave	24' **	1.8	<25	<25	<25	<25	<25	<25	NA
										AVERAGE TOC	52,020
Notes:		NS = No standard established									
		NA = Not analyzed for parameter									
		BOLD and BOXED indicates exceedance of NR 720 Industrial Direct Contact RCLs									
		BOLD indicates exceedance of NR720 Non-Industrial Direct Contact RCLs									
		Italicized indicated an exceedance of Groundwater Protection levels									
		** : Soil sample below water table surface									
		PCE = Tetrachloroethene TCA = Trichloroethane VC = Vinyl Chloride									
		TCE = Trichloroethene DCE = Dichloroethene									

TABLE A.3: Post-Remedial Soil Analytical Results

Platco Inc. Teutonia Ave, Milwaukee, WI
August-09

		VOC			
		PCE (ug/kg)	TCE (ug/kg)	cis-1,2 DCE (ug/kg)	Vinyl Chloride (ug/kg)
NR 140 ES Groundwater Protection Levels		4.5	3.6	41.2	0.1
Non-Industrial Direct Contact RCLs		30,700	644	156,000	67
Industrial Direct Contact RCLs		153,000	8,810	2,040,000	2,030
Sample ID	Depth (ft)				
INSIDE UNDER BUILDING					
Remedial Action Soil Samples 2009					
Wall 1	5	170	<25	<25	<25
Wall 2	2	73.3	<25	<25	<25
Wall 3	4	3,330	<25	<25	<25
Wall 4	4	5,120	<25	<25	<25
Wall 5	4	16,300	<100	<100	<100
Wall 6	4	21,900	<25	<25	<25
Floor 7	8	3,050	<25	<25	<25
Floor 8	7	4,830	<25	<25	<25
Floor 9	10	1,220,000	<5,000	<5,000	<5,000
Floor 10	9	48,400	<200	<200	<200
Investigation Soil Samples 2004 to 2007					
HA-18	0.3-1'	350	<25	<25	<25
GP-5	6-7.5'	706	<28	<28	<39
GP-7	15-16'	283,000	<26	<26	<26
GP-13	6-8'	2,440	<28	<28	<39
GP-13	11-12'	<27	<27	<27	<38
GP-19	0.5-1'	<25	<25	<25	<25
GP-19	4-5'	<25	<25	<25	<25
GP-19	7-8'	<25	<25	<25	<25
GP-20	0.5-1'	67	<25	<25	<25
GP-20	3-4'	180	<25	<25	<25
GP-20	6-8'	130	<25	<25	<25
GP-21	0.5-1'	<25	<25	<25	<25
GP-21	3-4'	<25	<25	<25	<25
GP-21	6-8'	<25	<25	<25	<25
GP-22	0.5-1'	<25	<25	<25	<25
GP-22	3-4'	<25	<25	<25	<25
GP-22	7-8'	<25	<25	<25	<25
OUTSIDE OF BUILDING					
Remedial Action Soil Samples 2009					
Wall 11	6.5	319	<25	<25	<25
Floor 12	13	2,070	34.1	<25	<25
Wall 13	6.5	213	<25	<25	<25
Wall 14	6.5	411	<25	<25	<25
Wall 15	6.5	1,740	<25	<25	<25
Floor 16	13	<25.0	<25	424	<25
Wall 17	6.5	1,090	<25	<25	<25
Wall 18	6.5	648	<25	<25	<25
Floor 19	13	<25.0	<25	94.3	<25
Wall 20	6.5	1,050	<25	<25	<25
Investigation Soil Samples 2004 to 2007					
GP-8	14-16'	4,980	<27	<27	<38
GP-9	6-8'	<28	<28	<28	<39
GP-10	18-20'	<28	<28	<28	<39
GP-11	6-8'	1,150	<32	<32	<44
GP-12	6-8'	<29	<29	<29	<41
MW-1	5-7'	<29	<29	<29	<40
MW-2	7-9'	<31	<31	<31	<43
PZ-4	21-22.4'	<27	<27	<28	<38
MW-6	5-7'	<25	<25	<25	<25
MW-6	23-24'	<25	<25	<25	<25
MW-7	13-15'	<25	<25	<25	<25
MW-7	21-22.5	<25	<25	<25	<25
MW-8	15-17'	<25	<25	<25	<25
MW-8	23-25'	<25	<25	<25	<25
MW-9	7-9'	53	<25	<25	<25
MW-9	23-23.5'	<25	<25	74	<25
MW-10	7-9'	<25	<25	<25	<25
MW-10	21-21.9	<25	<25	<25	<25
PZ-12	28-29.5	<25	<25	<25	<25
MW-13	7-9'	<25	<25	<25	<25
MW-13	24'	<25	<25	<25	<25

Notes: NS = No standard established

NA = Not analyzed for parameter

BOLD and **BOXED** indicates exceedance of NR 720 Industrial Direct Contact RCLs

BOLD indicates exceedance of NR720 Non-Industrial Direct Contact RCLs

Italicized indicates an exceedance of NR 140 ES gor Groundwater Protection

PCE = Tetrachloroethene TCA = Trichloroethane VC = Vinyl Chloride

TCE = Trichloroethene DCE = Dichloroethene

TABLE A.4: Pre and Post Remaining Soil Contamination

Platco Inc. Teutonia Ave, Milwaukee, WI

August-09

INSIDE UNDER BUILDING					
		VOC			
Sample ID	Depth (ft)	PCE (ug/kg)	TCE (ug/kg)	cis-1,2 DCE (ug/kg)	Vinyl Chloride (ug/kg)
Remedial Action Soil Samples 2009					
Wall 1	5	170	<25	<25	<25
Wall 3	4	3,330	<25	<25	<25
Wall 4	4	5,120	<25	<25	<25
Wall 5	4	16,300	<100	<100	<100
Wall 6	4	21,900	<25	<25	<25
Floor 7	8	3,050	<25	<25	<25
Floor 8	7	4,830	<25	<25	<25
Floor 9	10	1,220,000	<5,000	<5,000	<5,000
Floor 10	9	48,400	<200	<200	<200
Investigation Soil Samples 2004 to 2007					
HA-18	0.3-1'	350	<25	<25	<25
GP-5	6-7.5'	706	<28	<28	<39
GP-7	15-16'	283,000	<26	<26	<26
GP-13	6-8'	2,440	<28	<28	<39
GP-20	3-4'	180	<25	<25	<25
GP-20	6-8'	130	<25	<25	<25
OUTSIDE OF BUILDING					
Remedial Action Soil Samples 2009					
Wall 11	6.5	319	<25	<25	<25
Floor 12	13	2070	34.1	<25	<25
Wall 13	6.5	213	<25	<25	<25
Wall 14	6.5	411	<25	<25	<25
Wall 15	6.5	1740	<25	<25	<25
Wall 17	6.5	1090	<25	<25	<25
Wall 18	6.5	648	<25	<25	<25
Wall 20	6.5	1050	<25	<25	<25
Investigation Soil Samples 2004 to 2007					
GP-8	14-16'	4980	<27	<27	<38
GP-11	6-8'	1150	<32	<32	<44
WDNR PUBL 682 GENERIC AND CALCULATED SOIL RESIDUAL CONTAMINANT LEVELS					
Non-Industrial Inhalation		1,900	850	NS	52
Non-Industrial Ingestion		1,230	5,810	156,000	45.6
Industrial Inhalation		33,000	14,000	1,300,000	870
Industrial Ingestion		55,000	260,000	156,000	2040
Site Specific RCL : Migration to Groundwater		83	88	NA	NA
Notes: NS = No standard established					
BOLD and BOXED indicates exceedance of direct contact soil residual contaminant level.					
BOLD indicates exceedance of migration to groundwater or NR720 Site Specific soil residual contaminant level					

TABLE A.5
Vapor Analyticals
PLATCO, FACILITY, Teutonia Avenue, Milwaukee, WI

Sample ID	Sample Date	Sample Location	Sample Details	PCE			TCE			cis-1,2 DCE			Vinyl Chloride		
				ppmv	ug/m ³	CF*	ppmv	ug/m ³	CF*	ppmv	ug/m ³	CF*	ppmv	ug/m ³	CF*
SUBSLAB VAPORS															
INSIDE PLATCO DRYCLEANER															
VP-A	7/28/2004	Drycleaner at former DCM	Microseeps	1200	8,736,000	7280	0.085	490	5768.2	<0.020	<85.1	4255.8	<1.0	<2743.8	2743.8
VENT	7/20/2009	Exhaust Vent at Former DCM	Psumma	NA	1,520	7280	NA	<7.4	5768.2	NA	<5.4	4255.8	NA	<3.5	2743.8
INSIDE MIKE'S REDHOTS															
VP-B	7/28/2004	Mike's Red Hots East	Microseeps	29	211,120	7280	<0.005	<29	5768.2	<0.020	<85.1	4255.8	<1.0	<2743.8	2743.8
VP-B	7/20/2009	Mike's Red Hots East	Psumma	NA	476	7280	NA	<3.7	5768.2	NA	<2.7	4255.8	NA	<1.7	2743.8
VP-C	7/28/2004	Mike's Red Hots West	Microseeps	2.6	18,928	7280	<0.005	<29	5768.2	<0.020	<85.1	4255.8	<1.0	<2743.8	2743.8
VP-C	7/28/2004	Mike's Red Hots West	State Lab Sample	4.146	30,183	7280	ND	ND	5768.2	ND	ND	4255.8	ND	ND	2743.8
VP-C	7/28/2004	Mike's Red Hots West	Microseeps	3.3	24,024	7280	<0.005	<29	5768.2	<0.020	<85.1	4255.8	<1.0	<2743.8	2743.8
VP-C	7/20/2009	Mike's Red Hots West	Psumma	NA	53,500	7280	NA	<236	5768.2	NA	<174	4255.8	NA	<111	2743.8
INSIDE NAILS SALON															
VP-D	1/30/2007	Nails West	Microseeps	0.044	320	7280	<0.010	<57.7	5768.2	<0.020	<85.1	4255.8	<1.0	<2743.8	2743.8
VP-D	7/20/2009	Nails West	Psumma	NA	397	7280	NA	<3.7	5768.2	NA	<2.7	4255.8	NA	<1.7	2743.8
VP-E	1/30/2007	Nails East	Microseeps	<0.010	<73	7280	<0.010	<57.7	5768.2	<0.020	<85.1	4255.8	<1.0	<2743.8	2743.8
VP-E	7/20/2009	Nails East	Psumma	NA	13,000	7280	NA	<126	5768.2	NA	<92.7	4255.8	NA	<59.5	2743.8
INSIDE DOMINOS PIZZA															
VP-F	1/30/2007	Dominos West	Microseeps	0.027	197	7280	<0.010	<57.7	5768.2	<0.020	<85.1	4255.8	<1.0	<2743.8	2743.8
VP-F	7/20/2009	Dominos West	Psumma	NA	1,220	7280	NA	<7.4	5768.2	NA	<5.4	4255.8	NA	<3.5	2743.8
VP-G	1/30/2007	Dominos East	Microseeps	0.032	233	7280	<0.010	<57.7	5768.2	<0.020	<85.1	4255.8	<1.0	<2743.8	2743.8
VP-G	7/20/2009	Dominos East	Psumma	NA	1,490	7280	NA	<7.4	5768.2	NA	<5.4	4255.8	NA	<3.5	2743.8
WDNR / WDHFS Commercial Subslab				210 ug/m³ C			610 ug/m ³ C			NS			280 ug/m ³ C		
WDNR / WDHFS Commercial Indoor Air				21 ug/m³ C			61 ug/m ³ C			NS			28 ug/m ³ C		

TABLE A.5
Vapor Analyticals
PLATCO, FACILITY, Teutonia Avenue, Milwaukee, WI

Sample ID	Sample Date	Sample Location	Sample Details	Naphthalene			2-Hexanone			Toluene			Isopropyl Alcohol (2-Propanol)			TMBs ¹		
				ppbv	ug/m ³	CF*	ppbv	ug/m ³	CF*	ppbv	ug/m ³	CF*	ppbv	ug/m ³	CF*	ppbv	ug/m ³	CF*
SUBSLAB VAPORS																		
INSIDE PLATCO DRYCLEANER																		
VP-A	7/28/2004	Drycleaner at former DCM	Microseeps	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
VENT	7/20/2009	Exhaust Vent at Former DCM	Psumma	NA	<18.1	NA	NA	70	NA	NA	<5.2	NA	NA	<16.8	NA	NA	<16.8	NA
INSIDE MIKE'S REDHOTS																		
VP-B	7/28/2004	Mike's Red Hots East	Microseeps	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
VP-B	7/20/2009	Mike's Red Hots East	Psumma	NA	10.7	NA	NA	<2.8	NA	NA	<2.6	NA	NA	<8.4	NA	NA	11.5	NA
VP-C	7/28/2004	Mike's Red Hots West	Microseeps	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
VP-C	7/28/2004	Mike's Red Hots West	State Lab Sample	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
VP-C	7/28/2004	Mike's Red Hots West	Microseeps	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
VP-C	7/20/2009	Mike's Red Hots West	Psumma	NA	<579	NA	NA	<178	NA	NA	<165	NA	NA	<536	NA	NA	<536	NA
INSIDE NAILS SALON																		
VP-D	1/30/2007	Nails West	Microseeps	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
VP-D	7/20/2009	Nails West	Psumma	NA	10.3	NA	NA	<2.8	NA	NA	19.6	NA	NA	<8.4	NA	NA	<8.4	NA
VP-E	1/30/2007	Nails East	Microseeps	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
VP-E	7/20/2009	Nails East	Psumma	NA	<309	NA	NA	<95	NA	NA	<88.1	NA	NA	411	NA	NA	<286	NA
INSIDE DOMINOS PIZZA																		
VP-F	1/30/2007	Dominos West	Microseeps	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
VP-F	7/20/2009	Dominos West	Psumma	NA	<18.1	NA	NA	<5.6	NA	NA	<5.2	NA	NA	18.9	NA	NA	<16.8	NA
VP-G	1/30/2007	Dominos East	Microseeps	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
VP-G	7/20/2009	Dominos East	Psumma	NA	<18.1	NA	NA	<5.6	NA	NA	<5.2	NA	NA	<16.8	NA	NA	<16.8	NA
WDNR / WDHFS Commercial Subslab				36 ug/m ³ C			13,000 ug/m ³ N			2,200,000 ug/m ³ N			NS			3,100 ug/m ³ N		
WDNR / WDHFS Commercial Indoor Air				3.6 ug/m ³ C			1,300 ug/m ³ N			220,000 ug/m ³ N			NS			310 ug/m ³ N		

TABLE A.5
Vapor Analyticals
PLATCO, FACILITY, Teutonia Avenue, Milwaukee, WI

Sample ID	Sample Date	Sample Location	Sample Details	Acetone			1,1-DCA			Methyl Ethyl Ketone (2-Butanone)			Chloroform			Ethanol ppbv	Heptane ppbv
				ppbv	ug/m ³	CF*	ppbv	ug/m ³	CF*	ppbv	ug/m ³	CF*	ppbv	ug/m ³	CF*		
SUBSLAB VAPORS																	
INSIDE PLATCO DRYCLEANER																	
VP-A	7/28/2004	Drycleaner at former DCM	Microseeps	NA	NA	NA	0.084	345.6	4113.9	NA	NA	NA	0.011	54.59	4962.8	NA	
VENT	7/20/2009	Exhaust Vent at Former DCM	Psumma	NA	304	NA	NA	<5.5	NA	NA	123	NA	NA	<6.6	NA	28.7	175
INSIDE MIKE'S REDHOTS																	
VP-B	7/28/2004	Mike's Red Hots East	Microseeps	NA	NA	NA	<0.010	<41.139	4113.9	NA	NA	NA	<0.005	<24.8	4962.8	NA	
VP-B	7/20/2009	Mike's Red Hots East	Psumma	NA	10	NA	NA	<2.7	NA	NA	<2.0	NA	NA	<3.3	NA	<5.7	<2.8
VP-C	7/28/2004	Mike's Red Hots West	Microseeps	NA	NA	NA	<0.010	<41.139	4113.9	NA	NA	NA	<0.005	<24.8	4962.8	NA	
VP-C	7/28/2004	Mike's Red Hots West	State Lab Sample	NA	NA	NA	ND	ND	NA	NA	NA	NA	ND	ND	NA	NA	
VP-C	7/28/2004	Mike's Red Hots West	Microseeps	NA	NA	NA	<0.010	<41.139	4113.9	NA	NA	NA	<0.005	<24.8	4962.8	NA	
VP-C	7/20/2009	Mike's Red Hots West	Psumma	NA	<103	NA	NA	<176	NA	NA	<129	NA	NA	<212	NA	<364	<178
INSIDE NAILS SALON																	
VP-D	1/30/2007	Nails West	Microseeps	NA	NA	NA	<0.020	<41.139	4113.9	NA	NA	NA	<0.005	<24.8	4962.8	NA	
VP-D	7/20/2009	Nails West	Psumma	NA	<1.6	NA	NA	<2.7	NA	NA	<2.0	NA	NA	<3.3	NA	<5.7	<2.8
VP-E	1/30/2007	Nails East	Microseeps	NA	NA	NA	<0.020	<41.139	4113.9	NA	NA	NA	<0.005	<24.8	4962.8	NA	
VP-E	7/20/2009	Nails East	Psumma	NA	823	NA	NA	<93.8	NA	NA	<68.6	NA	NA	<113	NA	<194	<95
INSIDE DOMINOS PIZZA																	
VP-F	1/30/2007	Dominos West	Microseeps	NA	NA	NA	<0.020	<41.139	4113.9	NA	NA	NA	<0.005	<24.8	4962.8	NA	
VP-F	7/20/2009	Dominos West	Psumma	NA	67.6	NA	NA	<5.5	NA	NA	<4.0	NA	NA	<6.6	NA	42.1	<5.6
VP-G	1/30/2007	Dominos East	Microseeps	NA	NA	NA	<0.020	<41.139	4113.9	NA	NA	NA	<0.005	<24.8	4962.8	NA	
VP-G	7/20/2009	Dominos East	Psumma	NA	20.5	NA	NA	<5.5	NA	NA	<4.0	NA	NA	<6.6	NA	<11.4	<5.6
WDNR / WDHFS Commercial Subslab				14,000,000 ug/m ³ N			770 ug/m ³ C			2,200,000 ug/m ³ N			53 ug/m³ C			NS	NS
WDNR / WDHFS Commercial Indoor Air				1,400,000 ug/m ³ N			77 ug/m ³ C			220,000 ug/m ³ N			5.3 ug/m ³ C			NS	NS

TABLE A.5
Vapor Analyticals
PLATCO, FACILITY, Teutonia Avenue, Milwaukee, WI

Sample ID	Sample Date	Sample Location	Sample Details	Dichlorodifluoromethane			1,4-Dichlorobenzene			Hexane			Methylene Chloride		
				ppbv	ug/m ³	CF*	ppbv	ug/m ³	CF*	ppbv	ug/m ³	CF*	ppbv	ug/m ³	CF*
SUBSLAB VAPORS															
INSIDE PLATCO DRYCLEANER															
VP-A	7/28/2004	Drycleaner at former DCM	Microseeps	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
VENT	7/20/2009	Exhaust Vent at Former DCM	Psumma	NA	<6.7	NA	NA	31.7	NA	NA	44.1	NA	NA	<4.8	
INSIDE MIKE'S REDHOTS															
VP-B	7/28/2004	Mike's Red Hots East	Microseeps	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
VP-B	7/20/2009	Mike's Red Hots East	Psumma	NA	<3.4	NA	NA	21.4	NA	NA	7.9	NA	NA	106	
VP-C	7/28/2004	Mike's Red Hots West	Microseeps	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
VP-C	7/28/2004	Mike's Red Hots West	State Lab Sample	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
VP-C	7/28/2004	Mike's Red Hots West	Microseeps	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
VP-C	7/20/2009	Mike's Red Hots West	Psumma	NA	<214	NA	NA	<257	NA	NA	<154	NA	NA	<152	
INSIDE NAILS SALON															
VP-D	1/30/2007	Nails West	Microseeps	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
VP-D	7/20/2009	Nails West	Psumma	NA	<3.4	NA	NA	14.2	NA	NA	<2.4	NA	NA	<2.4	
VP-E	1/30/2007	Nails East	Microseeps	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
VP-E	7/20/2009	Nails East	Psumma	NA	<114	NA	NA	<137	NA	NA	<82.4	NA	NA	1290	
INSIDE DOMINOS PIZZA															
VP-F	1/30/2007	Dominos West	Microseeps	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
VP-F	7/20/2009	Dominos West	Psumma	NA	<6.7	NA	NA	27.4	NA	NA	<4.8	NA	NA	<4.8	
VP-G	1/30/2007	Dominos East	Microseeps	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
VP-G	7/20/2009	Dominos East	Psumma	NA	13.5	NA	NA	23.7	NA	NA	<4.8	NA	NA	<4.8	
WDNR / WDHFS Commercial Subslab				88,000 ug/m ³ N			110 ug/m ³ C			310,000 ug/m ³ N			2,600 ug/m ³ C		
WDNR / WDHFS Commercial Indoor Air				8,800 ug/m ³ N			11 ug/m ³ C			31,000 ug/m ³ N			260 ug/m ³ C		

Notes

- * =68 degrees F (20 C) used in conversion factor based on estimated sample temperature (July)
- N = Noncarcinogen; C = Carcinogen
- BOLD** : Exceeds Subslab Vapor Standard
- NA=Not Analyzed
- NS : No Standards

TABLE A.7
WATER LEVEL ELEVATIONS
 Steve Plater, Teutonia Avenue, Milwaukee, WI

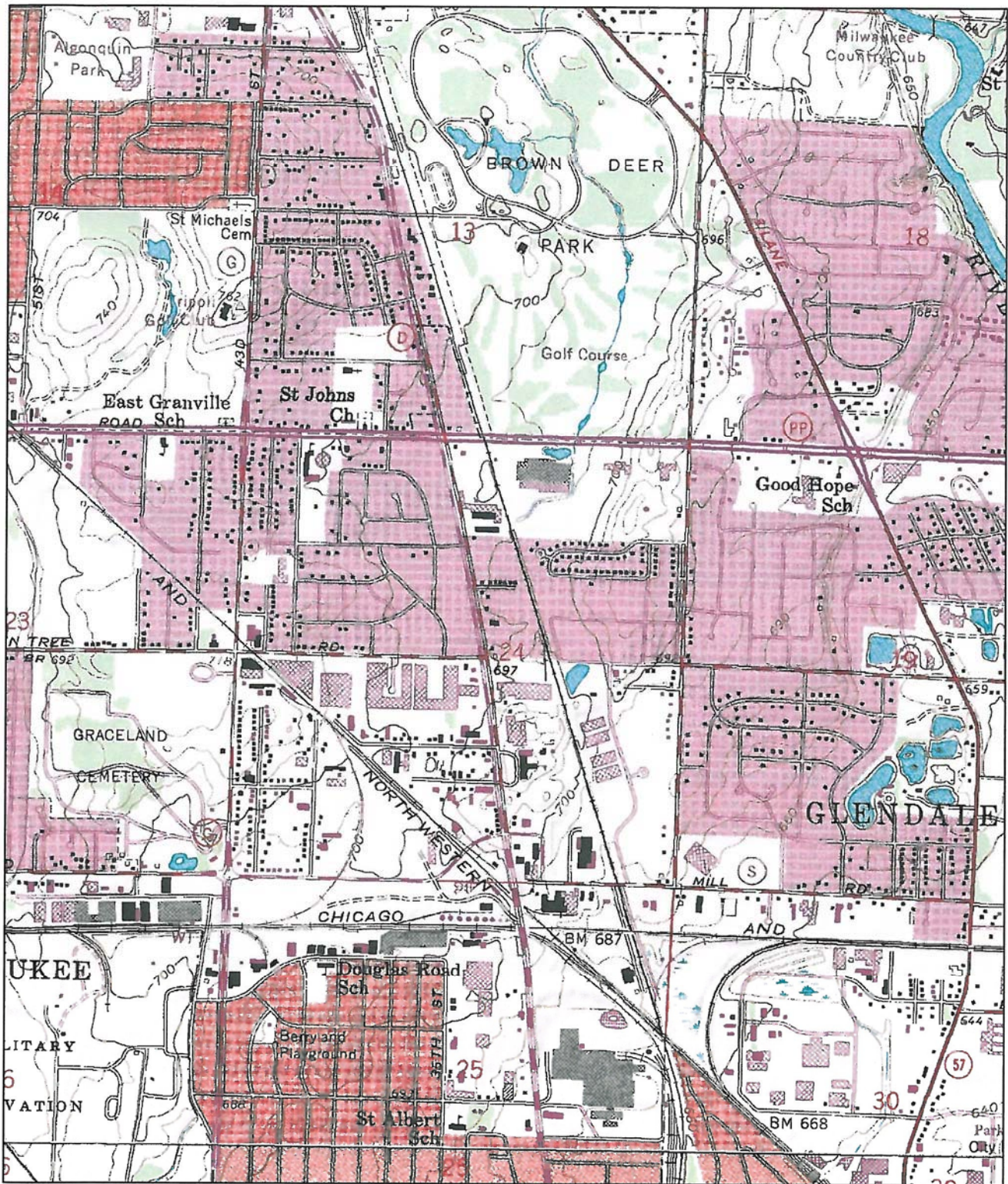
Well	ID	LOCATION	PVC Lip Elevation ft rib	Ground Elevation ft rib	Well Screened Interval feet below grade	Well Screened Interval Elevation (Ft)	Well PVC Stickup feet	Well Total Depth Feet brl	Well Total Depth Feet bgs	Water Level Data			Water Level Data		
										3/3/2005			7/14/2005		
										Reading Below PVC	Reading Below Grade	Elevation Ft	Reading Below PVC	Reading Below Grade	Elevation Ft
NR 141 WELLS															
MW-1	PI108	South of One-Hour Martinizing in Alley	96.73	96.99	3.3 - 13.3	83.43 - 93.43	-0.26	13.00	13.26	8.05	8.31	88.68	8.47	8.73	88.26
MW-2	PI109	SE of One-Hour Martinizing in alley	96.53	96.78	3.4 - 13.4	83.13 - 93.13	-0.25	13.16	13.41	8.15	8.40	88.38	8.35	8.60	88.18
MW-3	PL 723	NE of Mike's Red Hots in back alley	99.86	100.20	5.4 - 15.4	84.46 - 94.46	-0.34	15.03	15.37	11.82	12.16	88.04	12.74	13.08	87.12
PZ-4	PC 500	NE of Mike's Red Hots in back alley	99.92	100.16	19.7 - 21.7	78.22 - 80.22	-0.24	21.48	21.72	16.38	16.62	83.54	17.71	17.95	82.21
MW-5	PI 132	East of Domino's Pizza in back alley	99.97	100.23	5.2 - 15.2	84.77 - 94.77	-0.26	14.95	15.21	9.17	9.43	90.80	11.21	11.47	88.76
MW-6	PI100	S of Journeyman Tool Bldg in alley	96.56	97.00	20.1 - 25.1	71.46 - 76.46	-0.44	24.69	25.13	Well Installed on 12/7/05			Well Installed on 12/7/05		
MW-7	PI096	W of Strip Mall	98.92	99.38	16.3 - 21.3	77.62 - 82.62	-0.46	20.85	21.31	Well Installed on 12/6/05			Well Installed on 12/6/05		
MW-8	PI097	W of NW Corner of Strip Mall	97.92	98.47	18.8 - 23.8	74.12 - 79.12	-0.55	23.23	23.78	Well Installed on 12/6/05			Well Installed on 12/6/05		
MW-9	PI098	N of Strip Mall	99.06 99.02	99.46	19.6 - 24.6	74.46 - 79.46	-0.40	24.17	24.57	Well Installed on 12/7/05			Well Installed on 12/7/05		
MW-10	PI099	N. of Journeyman Tool Bldg	99.77	100.31	17.2 - 22.2	77.57 - 82.57	-0.54	21.68	22.22	Well Installed on 12/7/05			Well Installed on 12/7/05		
PZ-11	PD110	S of Journeyman Tool Bldg in alley	96.57	96.89	27.7 - 32.7	63.87 - 68.87	-0.32	32.41	32.73	Well Installed on 12/8/05			Well Installed on 12/8/05		
PZ-12	PI061	NE of Rear Door to Dry Cleaner	99.80 99.60	100.17	32.0 - 37.0	62.80 - 67.80	-0.32	36.61	36.93	Well Installed on 12/8/05			Well Installed on 12/8/05		
MW-13	OX861	Payday Loans Parking lot	97.93	98.32	14.0-24.0	74.32-84.32	-0.39	23.89	24.28	Well Installed on 06/26/07			Well Installed on 06/26/07		
SMALL DIAMETER (1") WELLS															
GP-3	NA	East of Boiler Room in back alley	99.88	100.12	5.8 - 15.8	84.08 - 94.08	-0.24	15.56	15.80	9.51	9.75	90.37	11.52	11.76	88.36
GP-7	NA	Inside OHM by DCM	100.50	100.58	4.5 - 14.5	86.0 - 96.0	-0.08	14.37	14.45	13.41	13.49	87.09	14.36	DRY	<86.14 DRY
GP-9	NA	West of One-Hour Martinizing in parking lot	98.87	99.08	5.5 - 15.5	83.37 - 93.37	-0.21	15.33	15.54	<15.33	Dry	<83.54	15.32	DRY	<83.55 DRY
GP-10	NA	Near Rear Door of One-Hour Martinizing in back alley	100.09	100.32	9.7 - 19.7	80.39 - 90.39	-0.23	19.50	19.73	11.29	11.52	88.80	13.41	13.64	86.68
GP-11	NA	SW of Journeyman Tool in alley	96.61	96.81	5.2 - 15.2	81.41 - 91.41	-0.20	15.02	15.22	6.55	6.75	90.06	7.49	7.69	89.12
GP-12	NA	West of Journeyman Tool in Parking Lot	100.23	100.37	5.8 - 15.8	84.43 - 94.43	-0.14	15.63	15.77	9.97	10.11	90.26	9.76	9.90	90.47
GP-13	NA	Inside NE corner of Mike's Red Hots	100.50	100.56	5.7 - 15.7	84.8 - 94.8	-0.06	15.64	15.70	14.74	14.80	85.76	15.52	DRY ?	84.98 DRY?
REMEDIAL EXCAVATION SUMPS (2" Diameter)															
Inside Sump		In OHM Cleaners Excavation	101.50	100.42	Base Slotted		1.08	10.6 Elev Base	8.60 91.8	Well Installed 4/09			Well Installed 4/09		
Outside Sump S		Outside in Remedial	99.87	100.04	Base Slotted		-0.17	13.50 Elev Base	13.67 86.4	Well Installed 5/09			Well Installed 5/09		
Outside Sump N		Outside in Remedial Excavation North	100.04	100.39	Base Slotted		-0.35	9.22 Elev Base	9.57 90.8	Well Installed 5/09			Well Installed 5/09		

TABLE A.7
WATER LEVEL ELEVATIONS
 Steve Plater, Teutonia Avenue, Milwaukee, WI

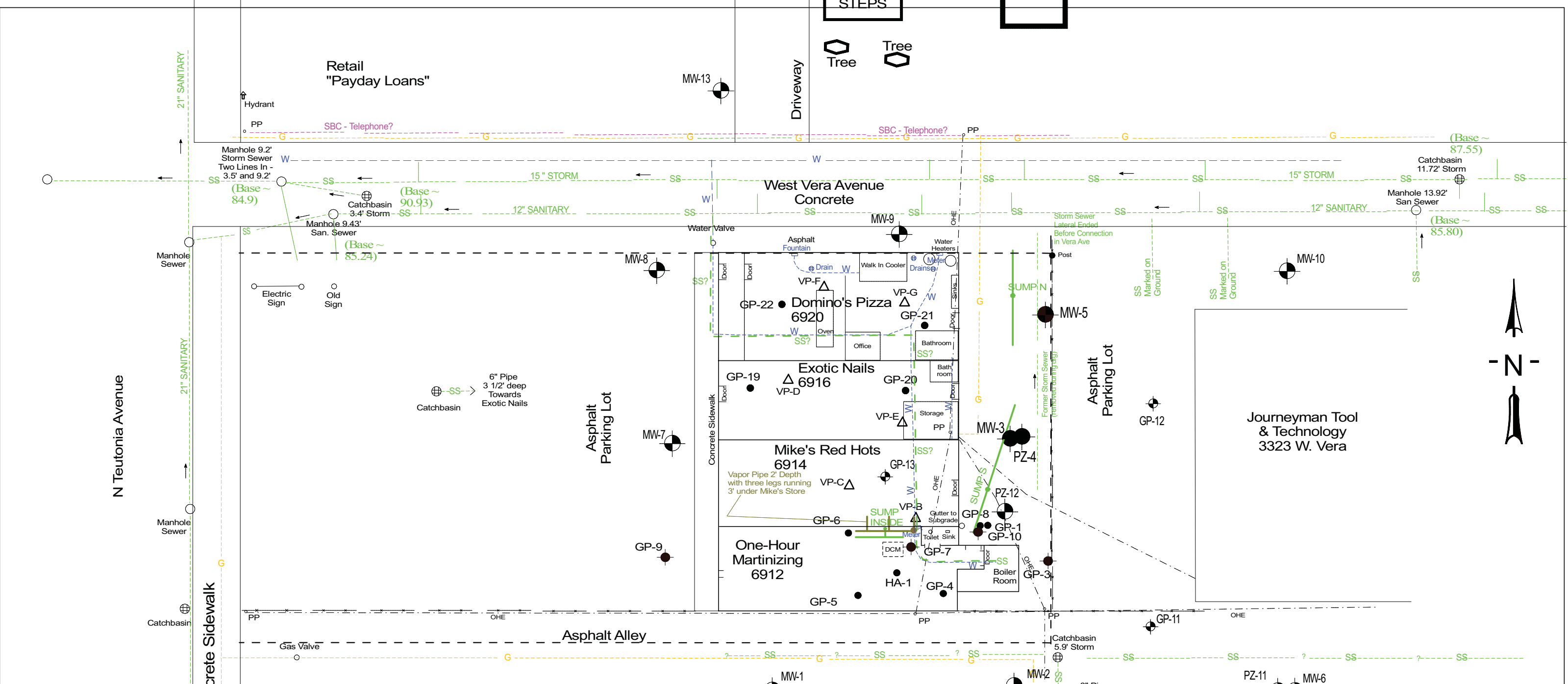
Well	ID	LOCATION	PVC Lip Elevation ft rlb	Ground Elevation ft rlb	Water Level Data 12/27/2005			Water Level Data 3/21/2006			Water Level Data 7/17/2007			Water Level Data 7/17/2009		
					Reading Below PVC	Reading Below Grade	Elevation Ft	Reading Below PVC	Reading Below Grade	Elevation Ft	Reading Below PVC	Reading Below Grade	Elevation Ft	Reading Below PVC	Reading Below Grade	Elevation Ft
NR 141 WELLS																
MW-1	PH108	South of One-Hour Martinizing in Alley	96.73	96.99	12.59	12.85	84.14	7.75	8.01	88.98	8.73	8.99	88.00	9.58	9.84	87.15
MW-2	PH109	SE of One-Hour Martinizing in alley	96.53	96.78	11.30	11.55	85.23	8.12	8.37	88.41	8.06	8.31	88.47	8.83	9.08	87.70
MW-3	PL 723	NE of Mike's Red Hots in back alley	99.86	100.20	14.57	14.91	85.29	11.66	12.00	88.20	12.92	13.26	86.94	Abandoned during excavation		
PZ-4	PC 500	NE of Mike's Red Hots in back alley	99.92	100.16	20.25	20.49	79.67	16.42	16.66	83.50	17.20	17.44	82.72	Abandoned during excavation		
MW-5	PI 132	East of Domino's Pizza in back alley	99.97	100.23	14.49	14.75	85.48	7.80	8.06	92.17	12.75	13.01	87.22	Abandoned during excavation		
MW-6	PH100	S of Journeyman Tool Bldg in alley	96.56	97.00	17.56	18.00	79.00	14.02	14.46	82.54	14.23	14.67	82.33	22.74	23.18	73.82
MW-7	PI096	W of Strip Mall	98.92	99.38	20.41	20.87	78.51	16.72	17.18	82.20	17.72	18.18	81.20	Dry <77.61		
MW-8	PI097	W of NW Corner of Strip Mall	97.92	98.47	19.27	19.82	78.65	15.61	16.16	82.31	16.69	17.24	81.23	Dry <74.14		
MW-9	PI098	N of Strip Mall	99.06 99.02	99.46	19.88	20.28	79.18	16.19	16.59	82.87	17.22	17.62	81.84	22.67	23.07	76.35
MW-10	PI099	N. of Journeyman Tool Bldg	99.77	100.31	19.48	20.02	80.29	14.74	15.28	85.03	16.11	16.65	83.66	20.23	20.77	79.54
PZ-11	PD110	S of Journeyman Tool Bldg in alley	96.57	96.89	17.97	18.29	78.60	14.06	14.38	82.51	14.79	15.11	81.78	24.16	24.48	72.41
PZ-12	PI061	NE of Rear Door to Dry Cleaner	99.80 99.60	100.17	21.89	22.21	77.91	17.74	18.06	82.06	19.07	19.39	80.73	28.67	28.99	70.93
MW-13	OX861	Payday Loans Parking lot	97.93	98.32	Well Installed on 06/26/07			Well Installed on 06/26/07			16.33	16.72	81.60	23.52	23.91	74.41 DRY?
SMALL DIAMETER (1") WELLS																
GP-3	NA	East of Boiler Room in back alley	99.88	100.12	13.91	14.15	85.97	8.96	9.20	90.92	11.06	11.30	88.82	Abandoned during excavation		
GP-7	NA	Inside OHM by DCM	100.50	100.58	14.37	DRY	<86.13	10.12	10.20	90.38	DRY	DRY	DRY	Abandoned during excavation		
GP-9	NA	West of One-Hour Martinizing in parking lot	98.87	99.08	15.33	DRY	<83.54	DRY	<83.54	DRY	DRY	DRY	Abandoned during excavation			
GP-10	NA	Near Rear Door of One-Hour Martinizing in back alley	100.09	100.32	16.54	16.77	83.55	11.23	11.46	88.86	12.91	13.14	87.18	Abandoned during excavation		
GP-11	NA	SW of Journeyman Tool in alley	96.61	96.81	9.94	10.14	86.67	5.93	6.13	90.68	6.69	6.89	89.92	7.23	7.43	89.38
GP-12	NA	West of Journeyman Tool in Parking Lot	100.23	100.37	13.99	14.13	86.24	10.80	10.94	89.43	9.40	9.54	90.83	Obstructed at 7.5'		
GP-13	NA	Inside NE corner of Mike's Red Hots	100.50	100.56	15.64	DRY	<84.86	DRY	<84.86	DRY	DRY	DRY	15.20	15.26	85.30	
REMEDIAL EXCAVATION SUMPS (2" Diameter)																
Inside Sump		In OHM Cleaners Excavation	101.50	100.42	Well Installed 4/09			Well Installed 4/09			Well Installed 4/09			9.22	7.2	93.25
Outside Sump S		Outside in Remedial	99.87	100.04	Well Installed 5/09			Well Installed 5/09			Well Installed 5/09			10.89	11.06	88.98
Outside Sump N		Outside in Remedial Excavation North	100.04	100.39	Well Installed 5/09			Well Installed 5/09			Well Installed 5/09			9.22	9.57	<90.82 DRY DRY

TABLE A.7
WATER LEVEL ELEVATIONS
 Steve Plater, Teutonia Avenue, Milwaukee, WI

Well	ID	LOCATION	PVC Lip	Ground			Water Level Data			Water Level Data			Water Level Data			Water Level Data			Water Level Data		
			Elevation	Elevation	12/17/2009		4/27/2010			5/24/2011			4/5/2012			10/3/2012					
			ft rlb	ft rlb	Reading Below PVC	Reading Below Grade	Elevation Ft	Reading Below PVC	Reading Below Grade	Elevation Ft	Reading Below PVC	Reading Below Grade	Elevation Ft	Reading Below PVC	Reading Below Grade	Elevation Ft	Reading Below PVC	Reading Below Grade	Elevation Ft		
NR 141 WELLS																					
MW-1	PI108	South of One-Hour Martinizing in Alley	96.73	96.99	8.37	8.63	88.36	7.98	8.24	88.75	7.76	8.02	88.97	7.88	8.14	88.85	12.54	12.80	84.19		
MW-2	PI109	SE of One-Hour Martinizing in alley	96.53	96.78	10.20	10.45	86.33	8.94	9.19	87.59	7.31	7.56	89.22	8.15	8.40	88.38	10.73	10.98	85.80		
MW-3	PL 723	NE of Mike's Red Hots in back alley	99.86	100.20	Abandoned during excavation			Abandoned during excavation			Abandoned during excavation			Abandoned during excavation			Abandoned during excavation				
PZ-4	PC 500	NE of Mike's Red Hots in back alley	99.92	100.16	Abandoned during excavation			Abandoned during excavation			Abandoned during excavation			Abandoned during excavation			Abandoned during excavation				
MW-5	PI 132	East of Domino's Pizza in back alley	99.97	100.23	Abandoned during excavation			Abandoned during excavation			Abandoned during excavation			Abandoned during excavation			Abandoned during excavation				
MW-6	PI100	S of Journeyman Tool Bldg in alley	96.56	97.00	24.29	24.73	72.27	24.49	24.93	72.07	13.31	13.75	83.25	14.19	14.63	82.37	18.68	19.12	77.88		
MW-7	PI096	W of Strip Mall	98.92	99.38	Dry		<77.61	Dry		<77.61	16.75	17.21	82.17	17.16	17.62	81.76	Dry		<77.61		
MW-8	PI097	W of NW Corner of Strip Mall	97.92	98.47	Dry		<74.14	Dry		<74.14	15.66	16.21	82.26	16.12	16.67	81.80	21.32	21.87	76.60		
MW-9	PI098	N of Strip Mall	99.06 99.02	99.46	23.78	24.18	75.24	21.41	21.81	77.61	15.83	16.23	83.19	16.50	16.90	82.52	21.52	21.92	77.50		
MW-10	PI099	N. of Journeyman Tool Bldg	99.77	100.31	21.18	21.72	78.59	19.44	19.98	80.33	14.16	14.70	85.61	14.96	15.50	84.81	19.61	20.15	80.16		
PZ-11	PD110	S of Journeyman Tool Bldg in alley	96.57	96.89	31.69	32.01	64.88	24.83	25.15	71.74	13.85	14.17	82.72	14.41	14.73	82.16	19.98	20.30	76.59		
PZ-12	PI061	NE of Rear Door to Dry Cleaner	99.80 99.60	100.17	35.82	36.14	63.98	28.75	29.07	71.05	18.46	18.78	81.34	19.21	19.53	80.59	24.61	24.93	75.19		
MW-13	OX861	Payday Loans Parking lot	97.93	98.32	DRY		<74.04	Dry		<74.04	14.96	15.35	82.97	15.57	15.96	82.36	21.19	21.58	76.74		
SMALL DIAMETER (1") WELLS																					
GP-3	NA	East of Boiler Room in back alley	99.88	100.12	Abandoned during excavation			Abandoned during excavation			Abandoned during excavation			Abandoned during excavation			Abandoned during excavation				
GP-7	NA	Inside OHM by DCM	100.50	100.58	Abandoned during excavation			Abandoned during excavation			Abandoned during excavation			Abandoned during excavation			Abandoned during excavation				
GP-9	NA	West of One-Hour Martinizing in parking lot	98.87	99.08	Abandoned during excavation			Abandoned during excavation			Abandoned during excavation			Abandoned during excavation			Abandoned during excavation				
GP-10	NA	Near Rear Door of One-Hour Martinizing in back alley	100.09	100.32	Abandoned during excavation			Abandoned during excavation			Abandoned during excavation			Abandoned during excavation			Abandoned during excavation				
GP-11	NA	SW of Journeyman Tool in alley	96.61	96.81	8.53	8.73	88.08	5.46	5.66	91.15	5.10	5.30	91.51	6.83	7.03	89.78	9.10	9.30	87.51		
GP-12	NA	West of Journeyman Tool in Parking Lot	100.23	100.37	Cleared Obstruction With Tubing to 12.18'; DRY			10.40	10.54	89.83	7.72	7.86	92.51	10.45	10.59	89.78	12.13	12.27	88.10		
GP-13	NA	Inside NE corner of Mike's Red Hots	100.50	100.56	15.60	15.66	84.90	15.00	15.06	85.50	12.59	12.65	87.91	14.48	14.54	86.02	DRY	DRY	DRY		
REMEDIAL EXCAVATION SUMPS (2" Diameter)																					
Inside Sump		In OHM Cleaners Excavation	101.50	100.42	7.55	5.5	94.92	8.45	6.4	94.02	8.45	6.4	94.02	8.45	6.4	94.02	8.45	6.4	94.02		
Outside Sump S		Outside in Remedial	99.87	100.04	11.90	12.07	87.97	11.11	11.28	88.76	13.50	13.67	86.37	12.21	12.38	87.66	DRY	DRY	DRY		
Outside Sump N		Outside in Remedial Excavation North	100.04	100.39	9.22	9.57	<90.82	9.22	9.57	90.82	9.22	9.57	90.82	9.22	9.57	90.82	9.22	9.57	90.82		
					DRY	DRY		DRY	DRY	<90.82	DRY	DRY	<90.82	DRY	DRY	<90.82	DRY	DRY	<90.82		

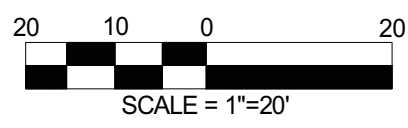
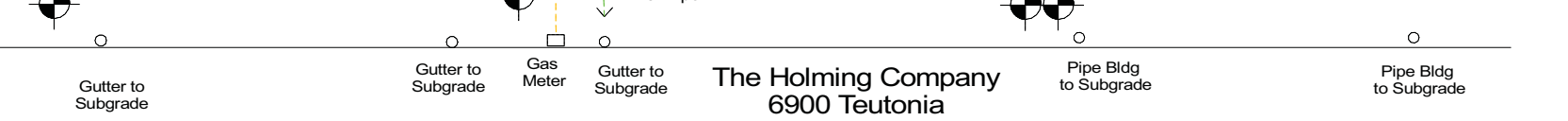


Location Map
Figure - B.1.a.



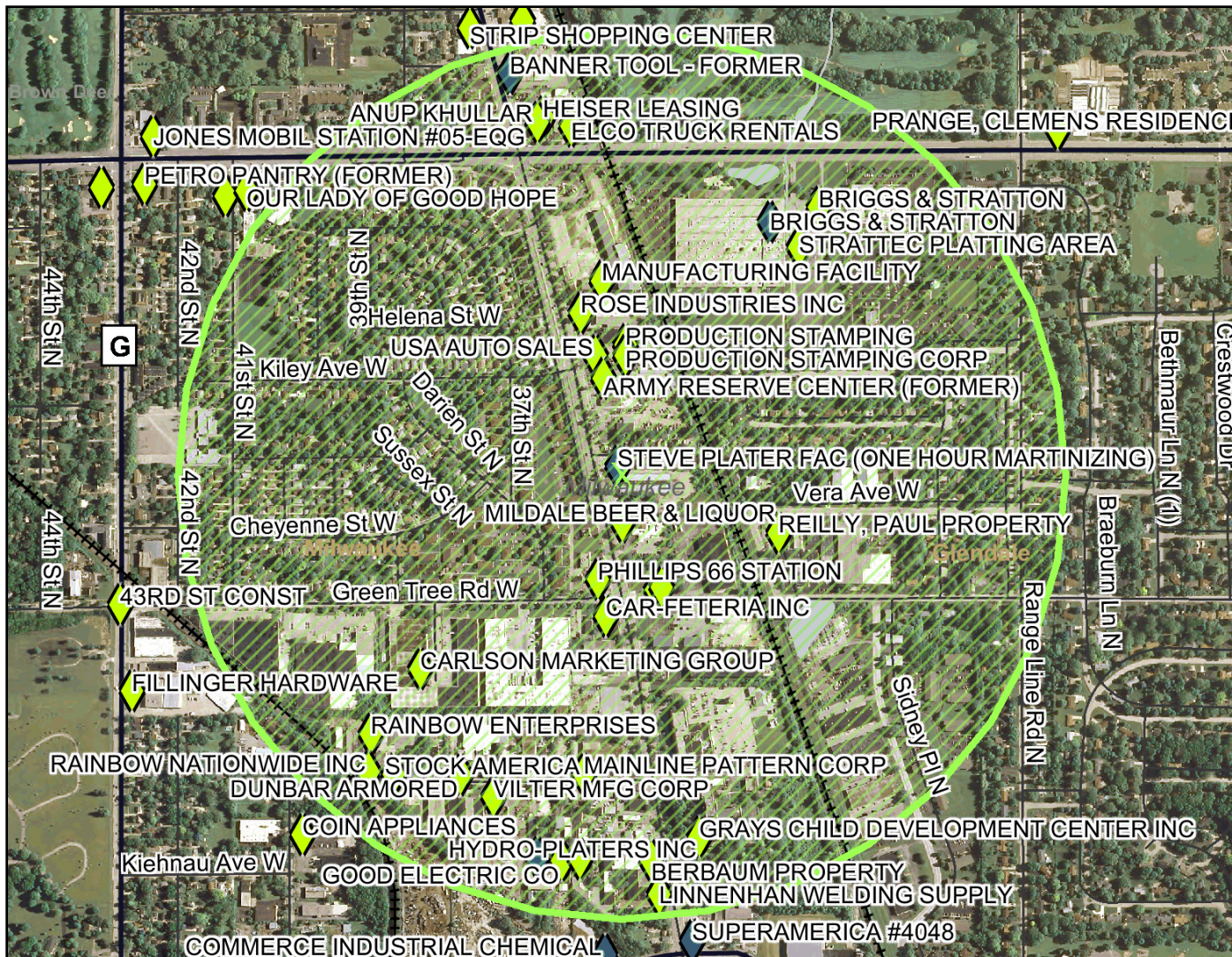
LEGEND

	Fence Line		Geoprobe Soil Boring
	Approximate Property Line		Geoprobe / Small Diameter Well
	Overhead Power Line		Geoprobe
	Underground Sewer Line		NR171 Monitoring Well / Piezometer
	Underground Gas Line		Solid = Abandoned
	POST-EXCAVATION SUMP IN BACKFILL		



TITLE: Detailed Site Map			
SITE: Former Steve Plater Fac. 6912 N. Teutonia Ave., Milwaukee, WI			
SCALE: 1"=20'	ATS PROJECT NUMBER: PLS-2004-01	DATE: 7/7/11	DWG #... newsite.skf
REV:	DATE:	DESCRIPTION:	APPVD.: DRAWN BY: KAE
			Figure B.1.b

Map Created on Jan 09, 2013



- Legend**
- Open Sites (ongoing cleanups)
 - Open Sites (ongoing cleanups) - site boundaries shown
 - Closed Sites (completed cleanups)
 - Closed Sites (completed cleanups) - site boundaries shown
 - County Boundary
 - Railroads
 - County Roads (WDOT)
 - County Trunk Highway
 - State and U.S. Highways (WDOT)
 - State Trunk Highway
 - US Highway
 - Interstate Highways (WDOT)
 - Interstate Highway
 - Local Roads (WDOT)
 - Civil Towns
 - Civil Town
 - 24K Open Water
 - 24K Rivers and Shorelines
 - Municipalities

0 1200 2400 3600 ft.

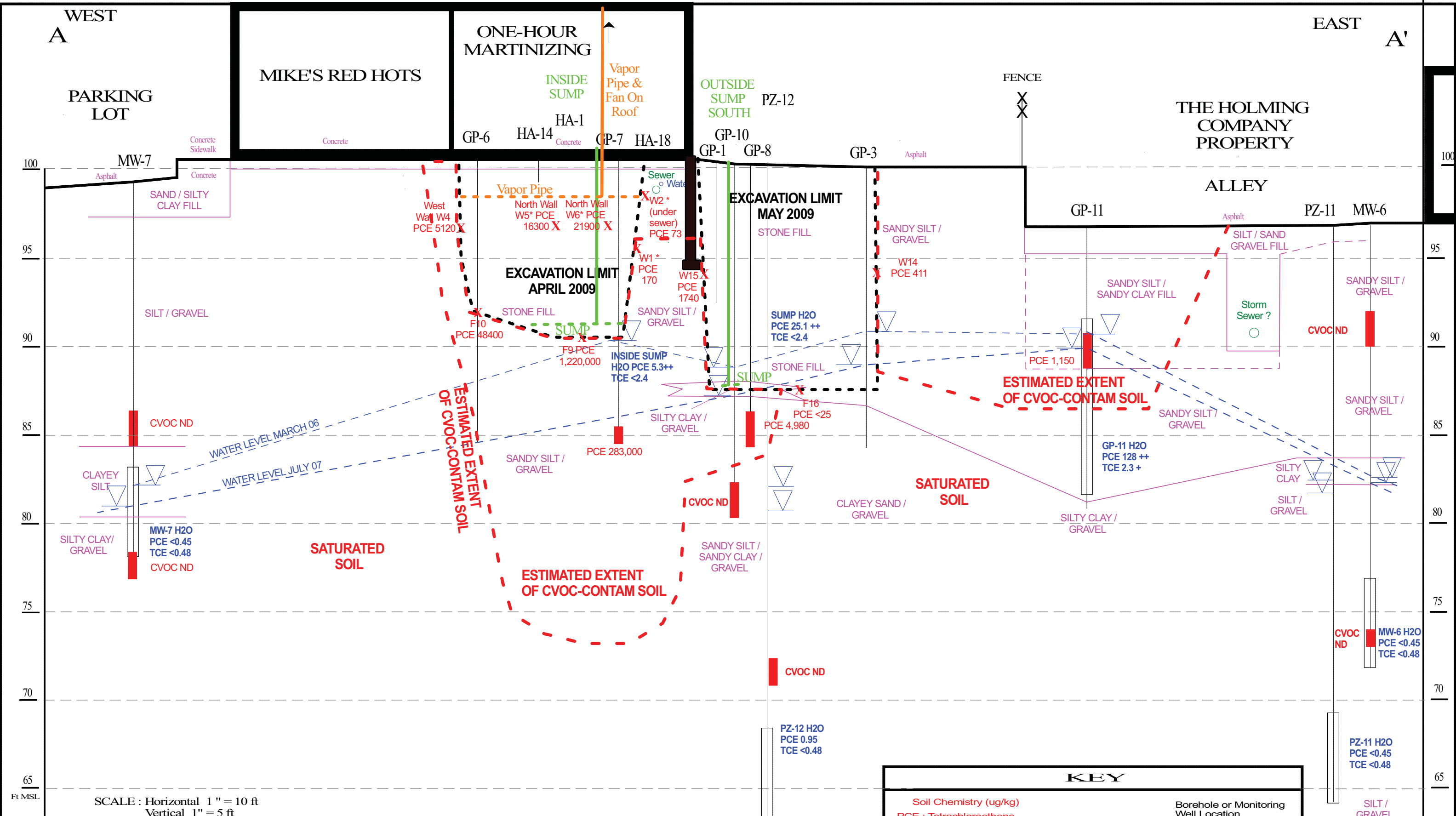
Map created on Jan 9, 2013

Note: Not all RR Sites have been geo-located yet.



Scale: 1:12,114

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



SCALE : Horizontal 1" = 10 ft
Vertical 1" = 5 ft

Title: **Pre-Remedial Soil Contamination**

Project: **FORMER OHM, PLATER, MILWAUKEE, WI**

Client: **PLATCO, INC.**

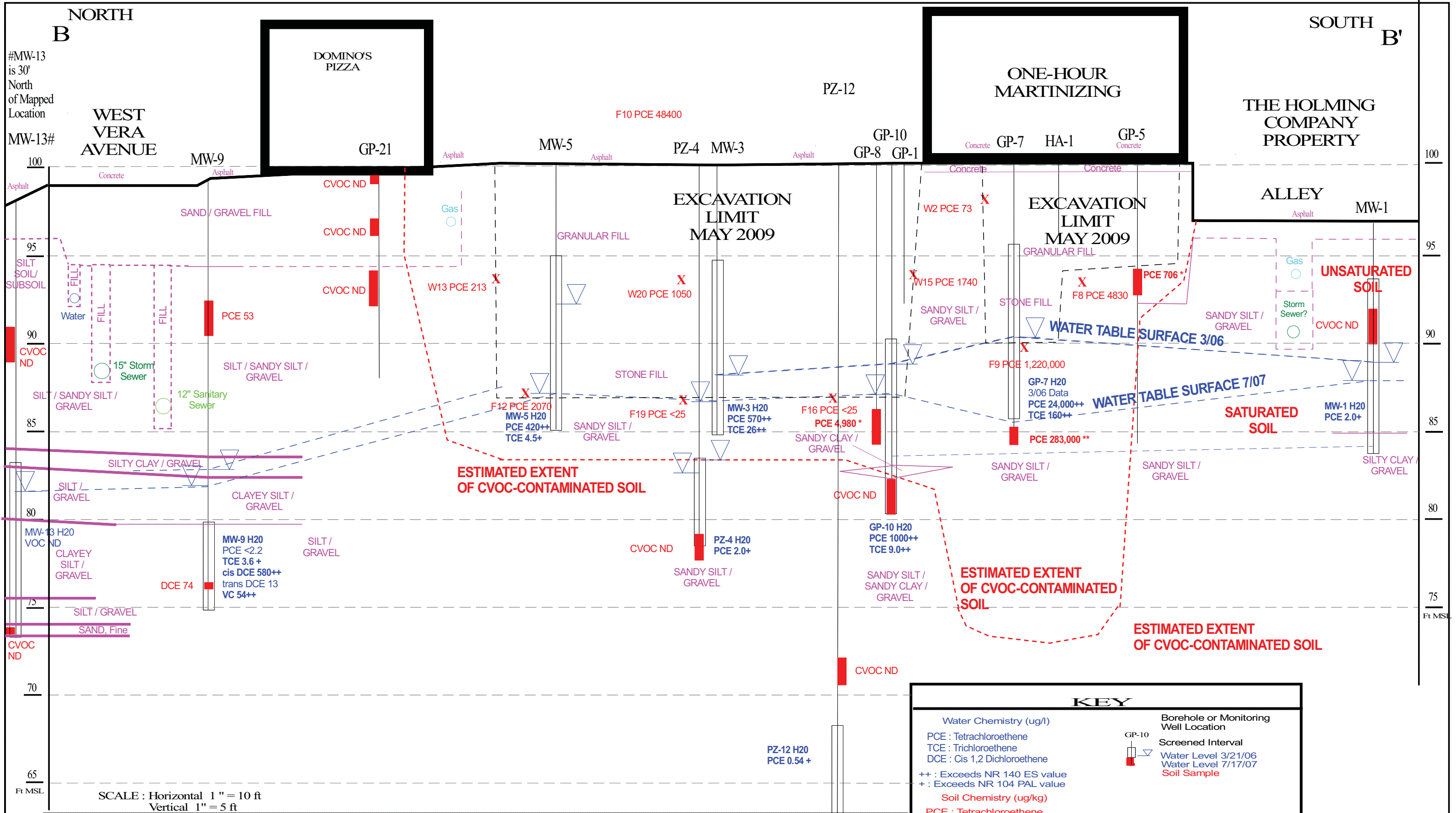
ALPHA TERRA
SCIENCE

SCALE: See Figure
DRAWN BY: KAE

ENG NO: **Figure B.2.a**
DATE: Aug 27, 2009

KEY

- Soil Chemistry (ug/kg)
 - PCE : Tetrachloroethene
 - TCE : Trichloroethene
 - DCE : Cis 1,2 Dichloroethene
 - W1 * Excavation Limit Sample
 - PCE 170 * Sample Projected onto Section
- Water Chemistry (ug/l)
 - PCE : Tetrachloroethene
 - TCE : Trichloroethene
 - DCE : Cis 1,2 Dichloroethene
 - ++ : Exceeds NR 140 ES value
 - + : Exceeds NR 104 PAL value
- Borehole or Monitoring Well Location
- Screened Interval Water Levels 3/21/06 and 7/17/07 Soil Sample
- GEOLOGIC CONTACT, ESTIMATED
- GEOLOGIC CONTACT, INFERRED
- Groundwater chemistry from July 2009 Only detected compounds shown CVOC ND = No detect for Chlorinated VOC's



SCALE : Horizontal 1" = 10 ft
Vertical 1" = 5 ft

Title: **Pre-Remedial Soil Contamination**

Project: **PLATER, MILWAUKEE, WI**

Client: **PLATCO, INC.**

ALPHA TERRA
SCIENCE

SCALE: See Figure DATE: Feb 28, 2008

FIG. NO.: Figure-B.2.a

DESIGNED BY: JPM

KEY

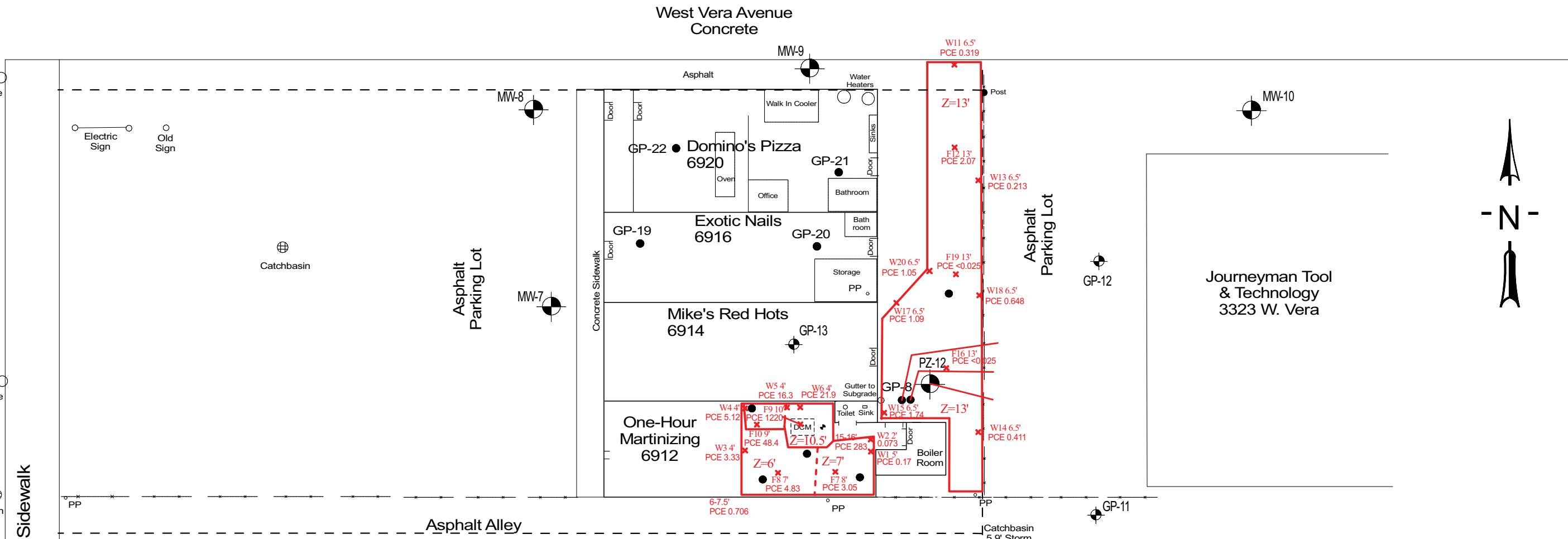
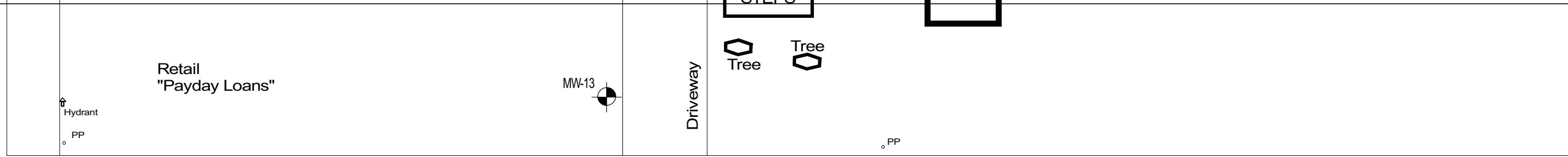
Water Chemistry (ug/l)
PCE : Tetrachloroethene
TCE : Trichloroethene
DCE : Cis 1,2 Dichloroethene
++ : Exceeds NR 140 ES value
+ : Exceeds NR 104 PAL value

Soil Chemistry (ug/kg)
PCE : Tetrachloroethene
TCE : Trichloroethene
DCE : Cis 1,2 Dichloroethene
* : Exceeds site specific soil to groundwater RCL
** : Exceeds Industrial Direct Contact Limit

Legend:
— GEOLOGIC CONTACT, ESTIMATED
- - - GEOLOGIC CONTACT, INFERRED

Groundwater chemistry from July 2007
Only detected compounds shown
CVOC ND = No detect for Chlorinated VOC's

Borehole or Monitoring Well Location
Screened Interval
Water Level 3/21/06
Water Level 7/17/07
Soil Sample



N Teutonia Avenue



Concrete Sidewalk

LEGEND

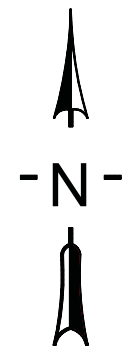
—+—+—	Fence Line	●	Geoprobe Soil Boring
- - -	Approximate Property Line	⊕	Geoprobe / Small Diameter Well
		GP-1	
		GP-3	
		⊕	NR171 Monitoring Well / Piezometer
		MW-1	Solid = Abandoned

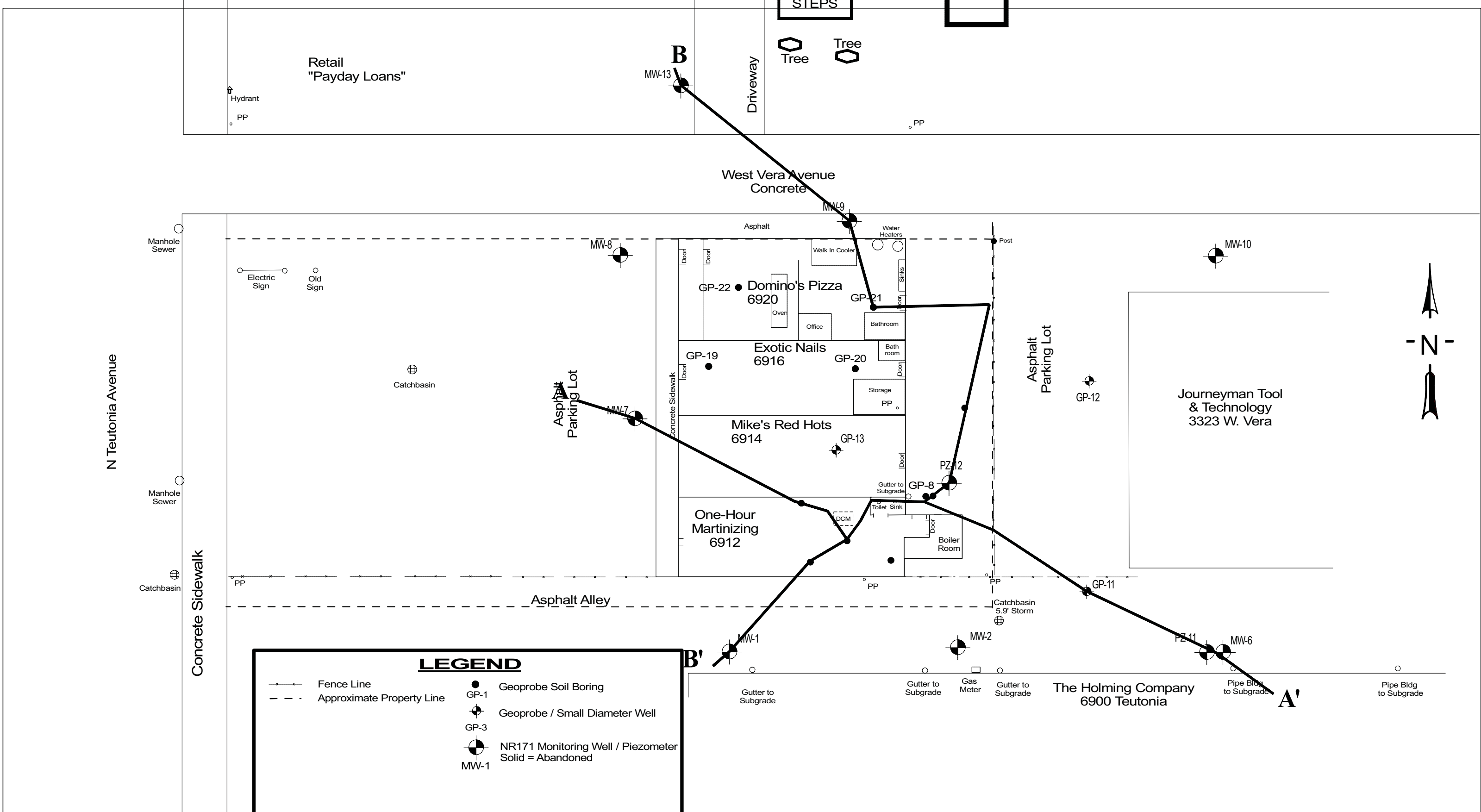
EXCAVATION LIMITS
APRIL 2009

× W4 4' WALL EXCAVATION LIMIT SOIL SAMPLE 2009
× F9 10' FLOOR
× PCE 4.83 PCE (mg/kg)



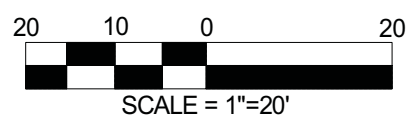
TITLE: Pre/Post Remaining Soil Contamination			
SITE: Former Steve Plater Fac. 6912 N. Teutonia Ave., Milwaukee, WI			
SCALE: 1"=20'	ATS PROJECT NUMBER: PLS-2004-01	DATE: 7/7/11	DWG #... newsite.skf
REV:	DATE:	DESCRIPTION:	APPVD.: DRAWN BY: KAE
			Figure B.2.c.



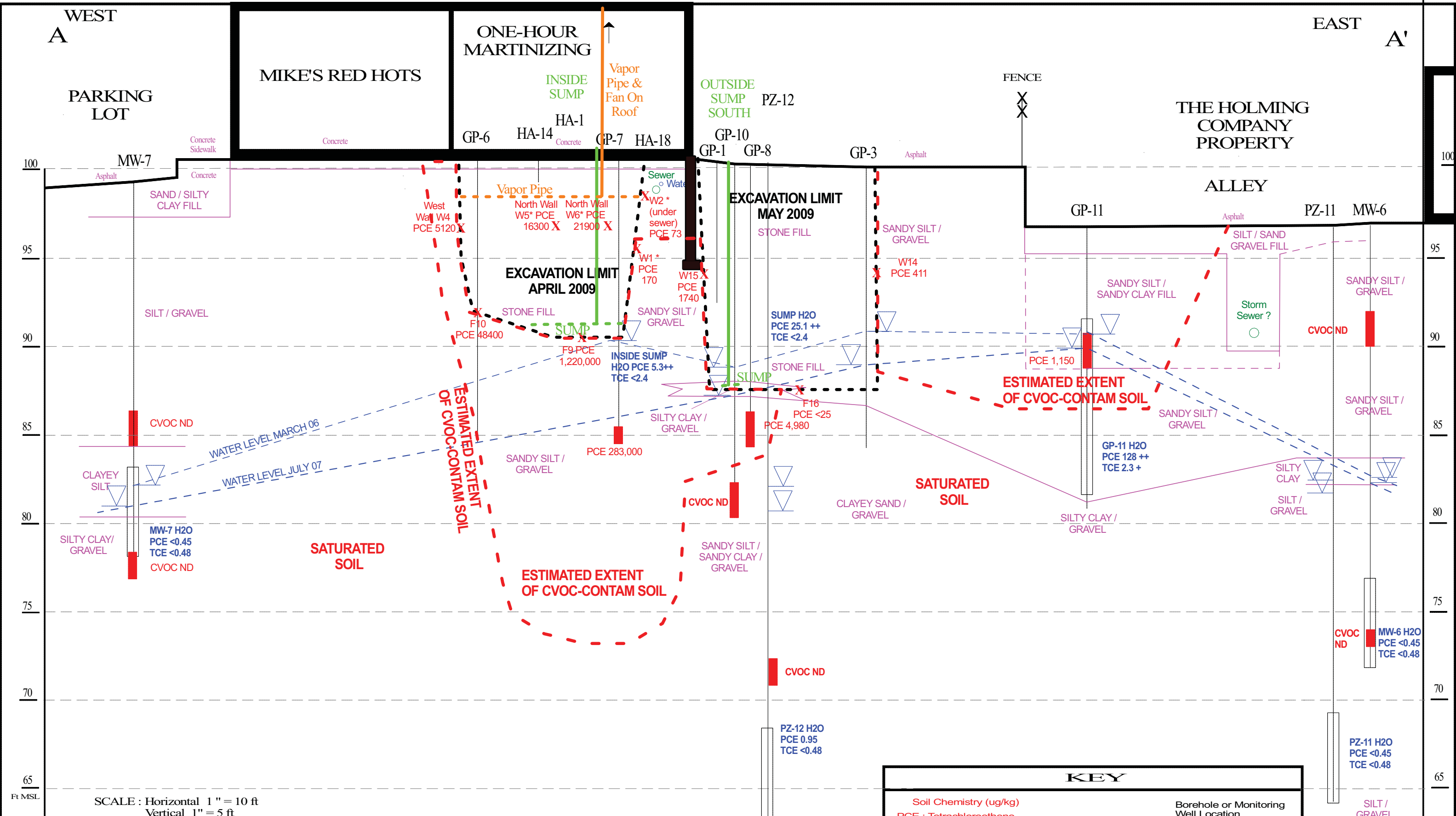


LEGEND

- +—+— Fence Line
- - - Approximate Property Line
- GP-1 Geoprobe Soil Boring
- ⊕ GP-3 Geoprobe / Small Diameter Well
- ⊕ MW-1 NR171 Monitoring Well / Piezometer
Solid = Abandoned



TITLE: Geologic Cross-Sections			
SITE: Former Steve Plater Fac. 6912 N. Teutonia Ave., Milwaukee, WI			
SCALE: 1"=20'	ATS PROJECT NUMBER: PLS-2004-01	DATE: 7/7/11	DWG #... newsite.skf
REV:	DATE:	DESCRIPTION:	APPVD.: DRAWN BY: KAE
			Figure B.3.a



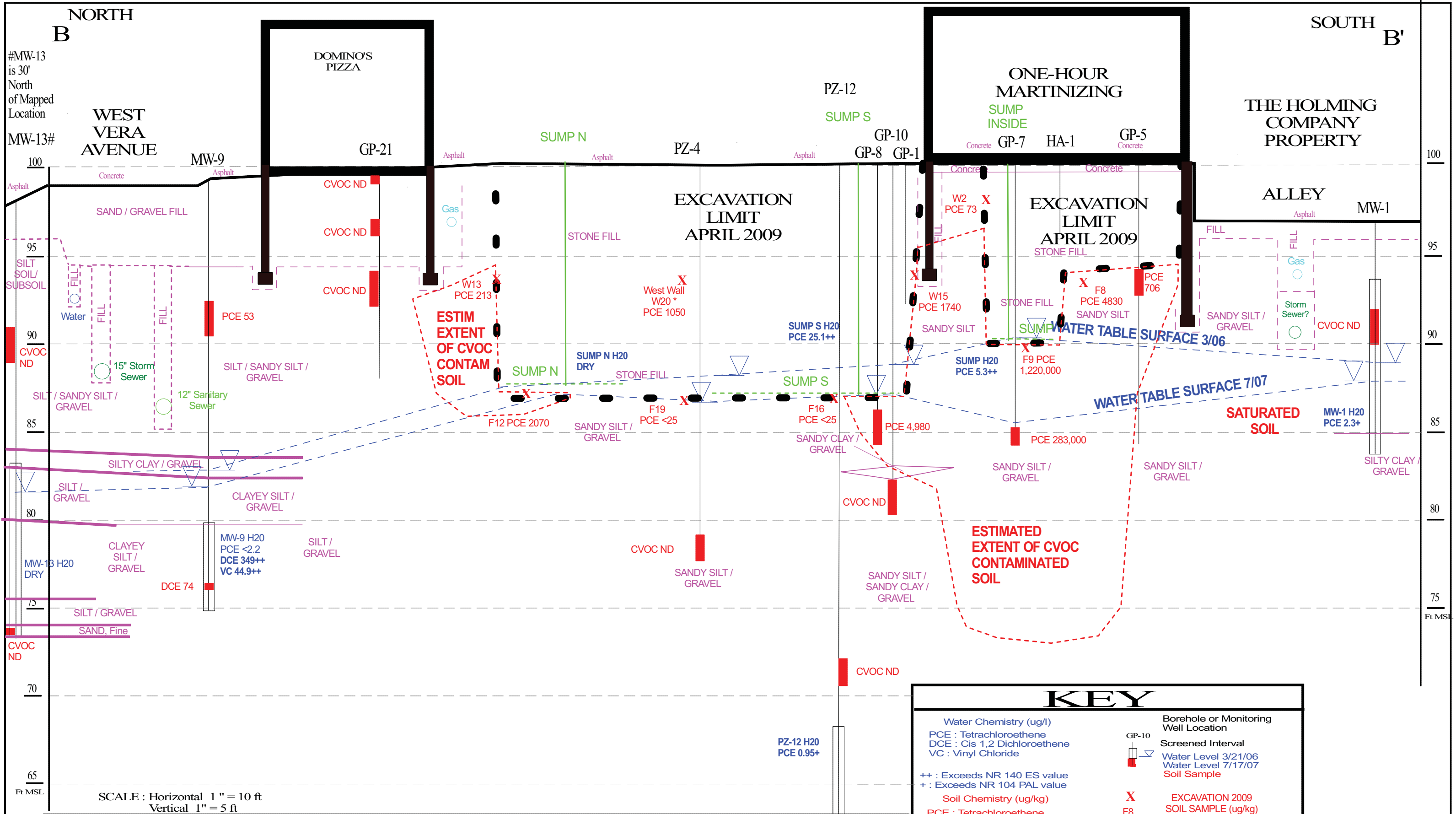
SCALE : Horizontal 1" = 10 ft
Vertical 1" = 5 ft

Title:	Geologic Cross-Section A-A'	
Project:	FORMER OHM, PLATER, MILWAUKEE, WI	
Client:	PLATCO, INC.	

ALPHA TERRA SCIENCE	
SCALE:	See Figure
ENG. NO.:	Figure B.3.a
DRWN. BY:	KAE
DATE:	Aug 27, 2009

KEY	
Soil Chemistry (ug/kg)	
PCE :	Tetrachloroethene
TCE :	Trichloroethene
DCE :	Cis 1,2 Dichloroethene
W1 * :	Excavation Limit Sample
PCE 170 * :	Sample Projected onto Section
Water Chemistry (ug/l)	
PCE :	Tetrachloroethene
TCE :	Trichloroethene
DCE :	Cis 1,2 Dichloroethene
++ :	Exceeds NR 140 ES value
+ :	Exceeds NR 104 PAL value
Borehole or Monitoring Well Location	
GP-10 :	Screened Interval
Water Levels 3/21/06 and 7/17/07	
Soil Sample	
— GEOLGIC CONTACT, ESTIMATED	
- - - GEOLGIC CONTACT, INFERRED	
Groundwater chemistry from July 2009	
Only detected compounds shown	
CVOC ND = No detect for Chlorinated VOC's	

100
95
90
85
80
75
70
65
Ft MSL



SCALE : Horizontal 1" = 10 ft
Vertical 1" = 5 ft

Title: Geologic Cross-Section B-B' Post Excavation

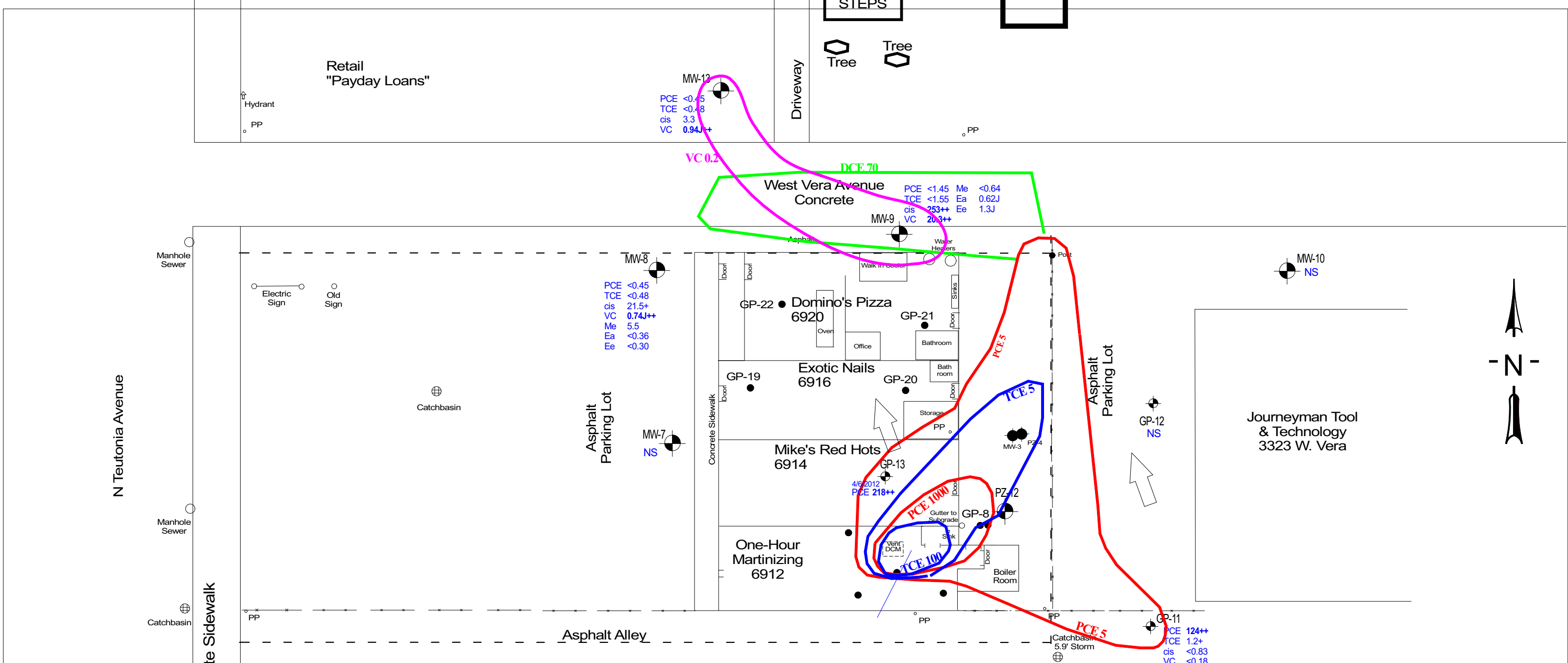
Project: FORMER OHM, PLATER, MILWAUKEE, WI
Client: PLATCO, INC.



See Figure Figure B.3.a
KAE Aug 27, 2009

KEY

<p>Water Chemistry (ug/l) PCE : Tetrachloroethene DCE : Cis 1,2 Dichloroethene VC : Vinyl Chloride</p> <p>++ : Exceeds NR 140 ES value + : Exceeds NR 104 PAL value</p> <p>Soil Chemistry (ug/kg) PCE : Tetrachloroethene TCE : Trichloroethene DCE : Cis 1,2 Dichloroethene</p> <p>— GEOLOGIC CONTACT, ESTIMATED - - - GEOLOGIC CONTACT, INFERRED</p> <p>Groundwater chemistry from July 2009 Only detected compounds shown CVOC ND = No detect for Chlorinated VOC's</p>	<p>Borehole or Monitoring Well Location</p> <p>Screened Interval</p> <p>Water Level 3/21/06 Water Level 7/17/07 Soil Sample</p> <p>X EXCAVATION 2009 SOIL SAMPLE (ug/kg)</p>
--	---



LEGEND

—+—+—	Fence Line	●	Geoprobe Soil Boring
- - -	Approximate Property Line	⊕	Geoprobe / Small Diameter Well
	PCE 1000; 5 ug/l	⊕	GP-3
	TCE 100; 5 ug/l	⊕	NR171 Monitoring Well / Piezometer
	DCE 70 ug/l	⊕	Solid = Abandoned
	VC 0.2 ug/l	MW-1	
	Groundwater Flow Direction Oct. 3, 2012		

Groundwater Chemistry (ug/l)

PCE	Tetrachloroethene	NS	Not sampled Oct 2012
TCE	Trichloroethene	ND	No Detectable Concentrations of VOCs
cis	cis-1,2-Dichloroethene	J	Between the limit of detection & limit of quantification
VC	Vinyl Chloride	++	indicates an NR 140.10
Ee	Ethene	+	Enforcement Standard exceedance
Ea	Ethane	+	indicates an NR 140.10
Me	Methane		Preventive Action Level exceedance

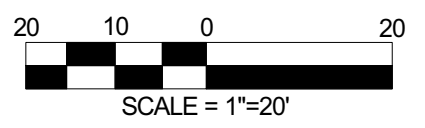
NOTE: Oct. 14, 2012, MW-9 VOC samples duplicated, results average of both samples

MW-1 NS
Gutter to Subgrade

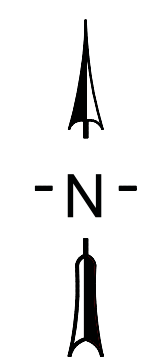
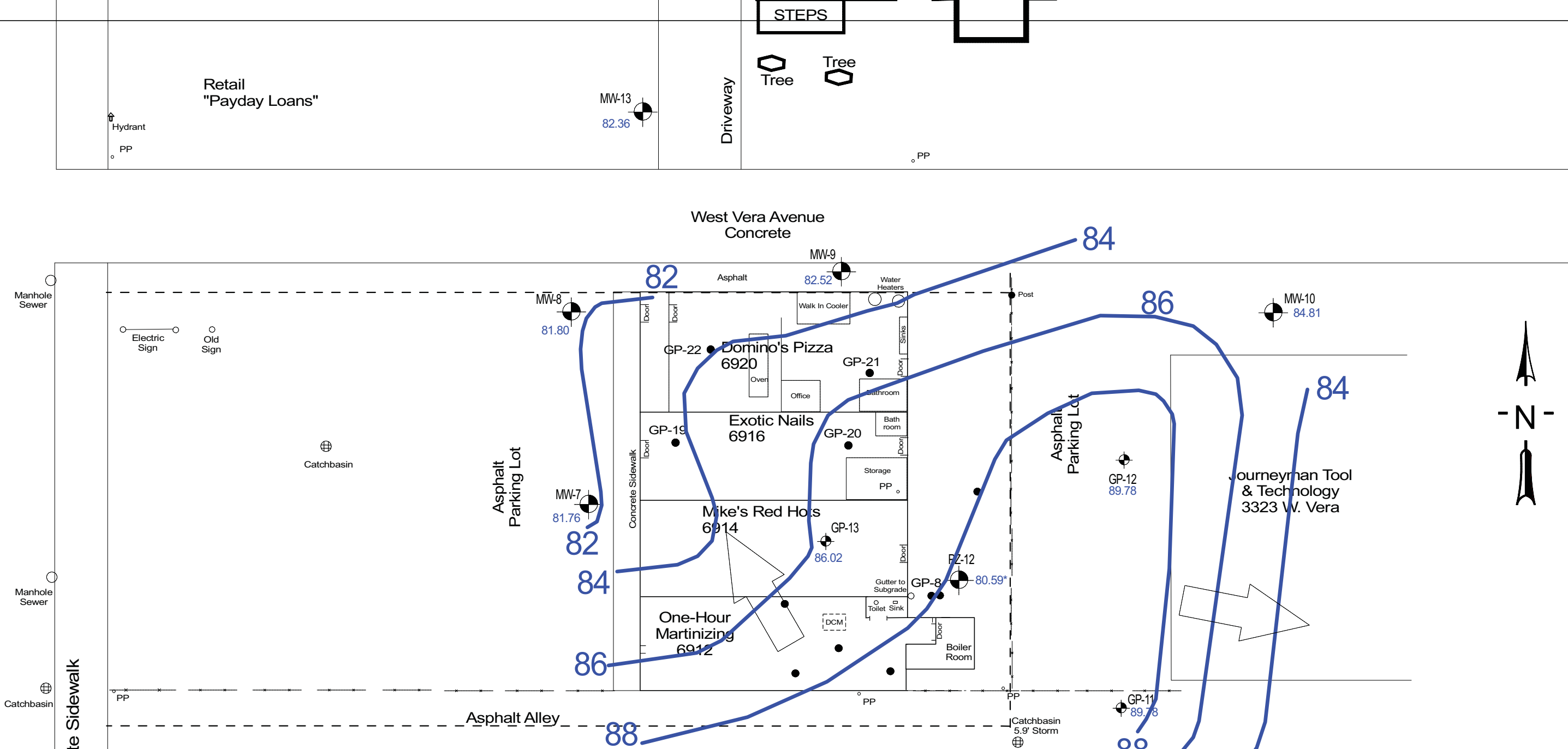
MW-2 VOC ND
Gutter to Subgrade Gas Meter Gutter to Subgrade

PZ-11 NS MW-6 VOC ND
Pipe Bldg to Subgrade

The Holming Company
6900 Teutonia

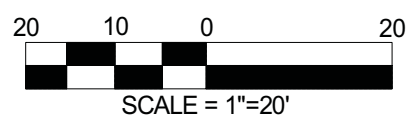


TITLE: Groundwater Isoconcentration			
SITE: Former Steve Plater Fac. 6912 N. Teutonia Ave., Milwaukee, WI			
SCALE: 1"=20'	ATS PROJECT NUMBER: PLS-2004-01	DATE: 7/7/11	DWG #... newsite.skf
REV:	DATE: 10/28/13	DESCRIPTION: ADJUST ISOCONCENTRATION LINES TO NR140 ES	APPVD.: DRAWN BY: KAE
			FIGURE B.3.b.

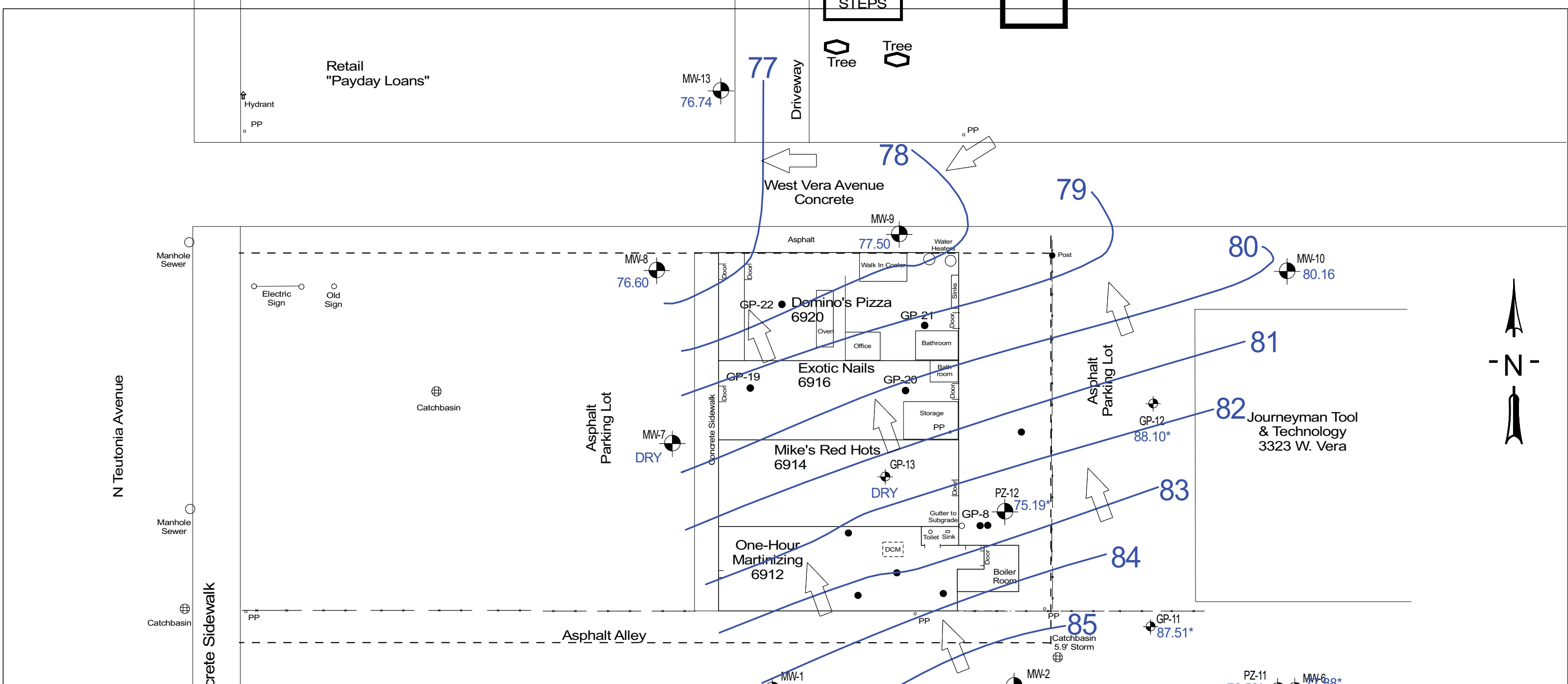


LEGEND

- Fence Line
- - - Approximate Property Line
- ➔ Groundwater Flow Direction
- 88.75 Groundwater Elevation 4/5/2012
- * : Potentiometric Elevation from Piezometer
- Geoprobe Soil Boring
- ⊕ Geoprobe / Small Diameter Well
- ⊕ GP-3
- ⊕ NR171 Monitoring Well / Piezometer
- ⊕ Solid = Abandoned

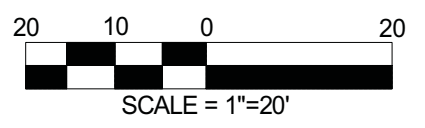


TITLE: Groundwater Flow Direction April 5, 2012			
SITE: Former Steve Plater Fac. 6912 N. Teutonia Ave., Milwaukee, WI			
SCALE: 1"=20'	ATS PROJECT NUMBER: PLS-2004-01	DATE: 7/7/11	DWG #... newsite.skf
REV:	DATE:	DESCRIPTION:	APPVD.: DRAWN BY: KAE
			Figure B.3.c

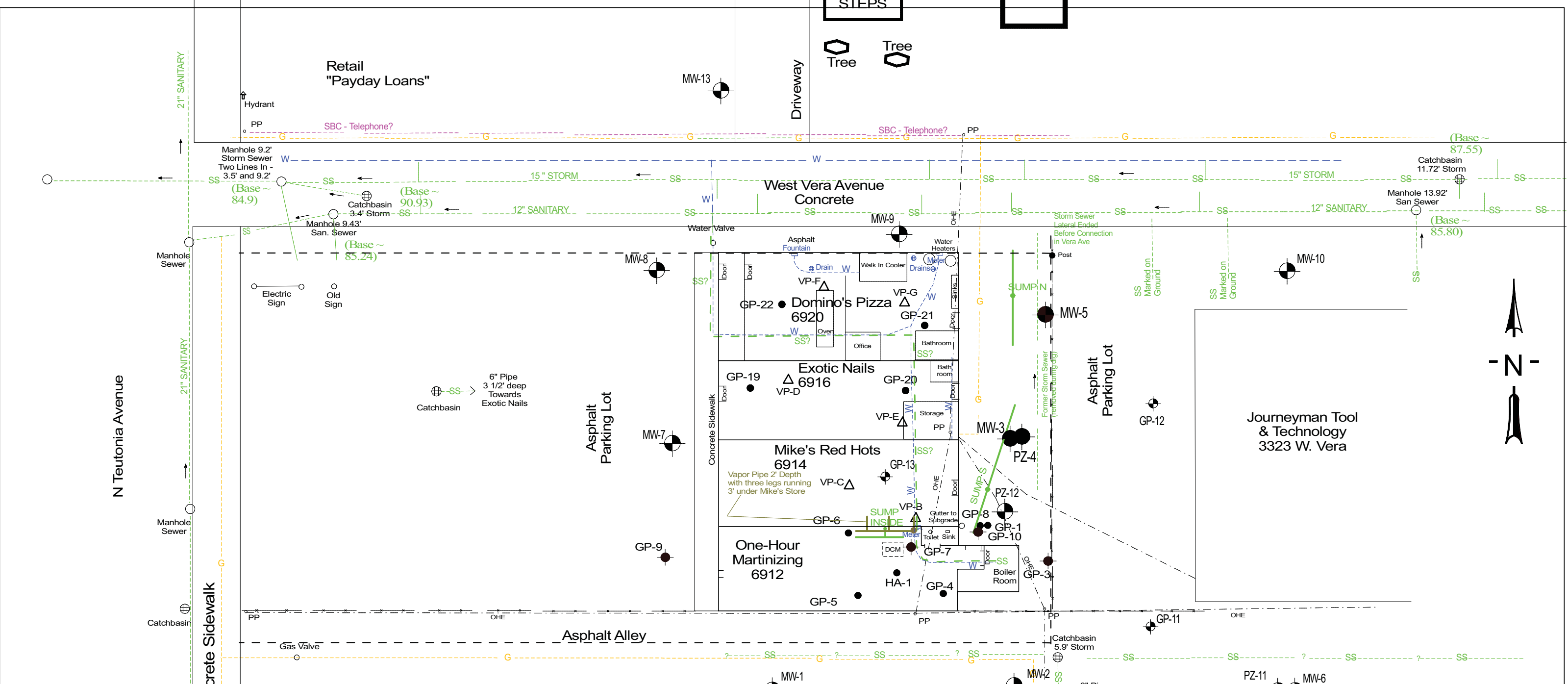


LEGEND

- Fence Line
- - - Approximate Property Line
- Groundwater Flow Direction
- 88.75 Groundwater Elevation 10/3/2012
- * : Potentiometric Elevation from Piezometer
- Geoprobe Soil Boring
- ⊕ Geoprobe / Small Diameter Well
- ⊕ GP-3
- ⊕ NR171 Monitoring Well / Piezometer
- ⊕ Solid = Abandoned

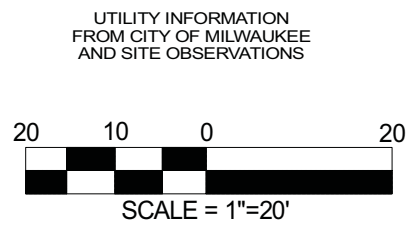
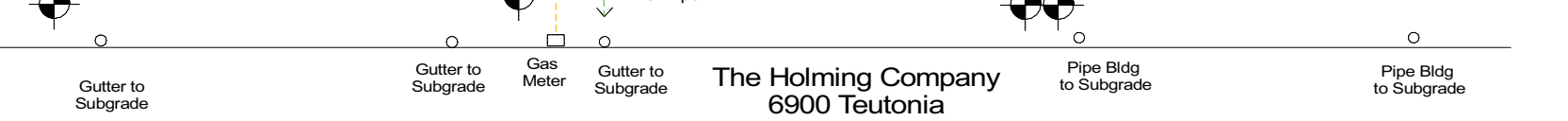


TITLE: Groundwater Flow Direction October 3, 2012			
SITE: Former Steve Plater Fac. 6912 N. Teutonia Ave., Milwaukee, WI			
SCALE: 1"=20'	ATS PROJECT NUMBER: PLS-2004-01	DATE: 7/7/11	DWG #... newsite.skf
REV:	DATE:	DESCRIPTION:	APPVD.: DRAWN BY: KAE
			Figure B.3.c.

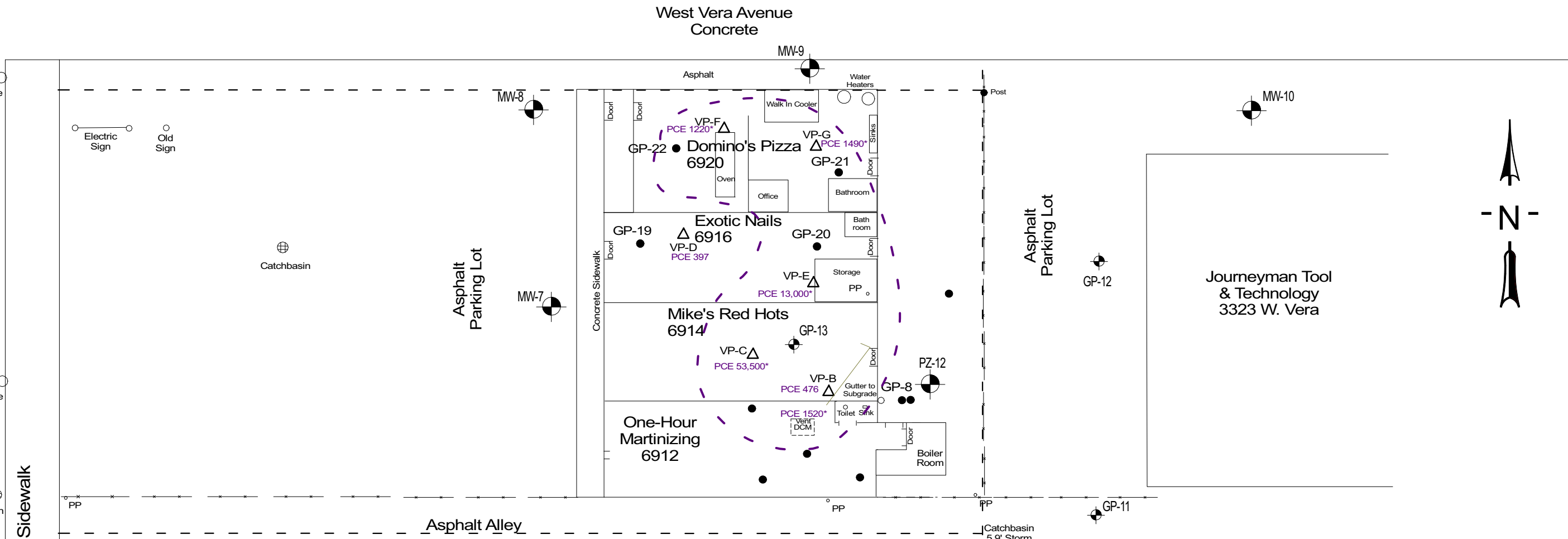
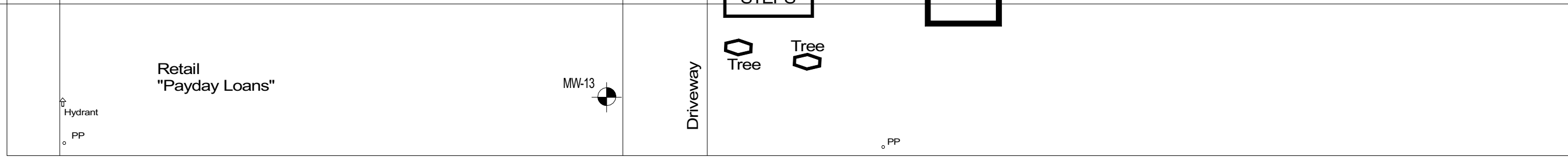


LEGEND

	Fence Line		Geoprobe Soil Boring
	Approximate Property Line		Geoprobe / Small Diameter Well
	Overhead Power Line		Geoprobe
	Underground Sewer Line		NR171 Monitoring Well / Piezometer
	Underground Gas Line		Solid = Abandoned
	POST-EXCAVATION SUMP IN BACKFILL		



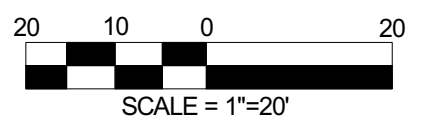
TITLE: Monitoring Wells			
SITE: Former Steve Plater Fac. 6912 N. Teutonia Ave., Milwaukee, WI		DATE: 7/7/11	
SCALE: 1"=20'	ATS PROJECT NUMBER: PLS-2004-01	DWG #... newsite.skf	
REV:	DATE:	DESCRIPTION:	APPVD.: DRAWN BY: KAE
			Figure B.3.d



LEGEND

—+—+—	Fence Line	●	Geoprobe Soil Boring
- - -	Approximate Property Line	⊕	Geoprobe / Small Diameter Well
		⊕	GP-3
		⊕	NR171 Monitoring Well / Piezometer
		⊕	Solid = Abandoned
			MW-1

SUBSLAB GRAB SAMPLE VAPOR RESULTS
PCE 397* TETRACHLOROETHENE (ug/cu meter)
* Exceeds WDNR RR800 Commercial Subslab Vapor to Indoor Air Limit (EPA)
vapor action level exceedence (810 ug/cu meter for PCE)



TITLE: SUB-SLAB VAPOR CHEMISTRY RESULTS JULY 16, 2009			
SITE: Former Steve Plater Fac. 6912 N. Teutonia Ave., Milwaukee, WI			
SCALE: 1"=20'	ATS PROJECT NUMBER: PLS-2004-01	DATE: 7/7/11	DWG #: newsite.skf
REV:	DATE:	DESCRIPTION:	APPVD: DRAWN BY: KAE
			FIGURE B.4.a

Figure B.4.B

Not Applicable to this project

Documentation of Remedial Action (Attachment C)

DISCLAIMER

Documents contained in Attachment C of the Case Closure – GIS Registry (Form 4400-202) are not included in the electronic version (GIS Registry Packet) available on RR Sites Map to limit file size.

For information on how to obtain a copy or to review the file, please contact the Remediation & Redevelopment (RR) Environmental Program Associate (EPA) at dnr.wi.gov/topic/Brownfields/Contact.html



**CAP AND
VAPOR MITIGATION SYSTEM
MAINTENANCE PLAN**

October 28, 2013

Property Located at:

6912 North Teutonia Avenue, Milwaukee, WI

WDNR BRRTS #s: 02-41-513337

Legal Description: That part of the North East One-quarter (1/4) of Section Twenty-four (24), in Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point in the centerline of N. Teutonia Ave., said point being 1812.00 feet South of the North line of the North East 1/4 of Section 24, Township 8 North, Range 21 East, running thence East on a line parallel to the North line of said 1/4 Section 206.89 feet to a point; thence South at right angles to the aforesaid line 76.40 feet to a point; thence West and parallel to the North line of said 1/4 Section 191.46 feet to the intersection with the centerline of N. Teutonia Ave., thence North 11°28' West along the center line of said Avenue 77.95 feet to the point of beginning; excepting the Westerly 45.00 feet thereof, which is reserved for highway purposes.

Parcel ID #: 124-994-100-3

City of Milwaukee, Milwaukee County, Wisconsin

Introduction

This document is the Maintenance Plan for a pavement and 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 buildings and paved surfaces over the contaminated groundwater plume and soil on-site from beneath the 6912 North Teutonia Ave building.

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

- The case file in the DNR Southeast Regional Headquarters Milwaukee Service Center office
- BRRTS on the Web (DNR's internet-based data base of contaminated sites) at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>

- GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrmaps.wi.gov/imf/imf.jsp?site=brts2> and
- The DNR Project Manager for Milwaukee County, currently Mr. John Hnat at (414) 263-8644

Description of Contamination

Soil contaminated by tetrachloroethene is located beneath the building floors and surrounding traffic areas on the 6912 North Teutonia Avenue property. The soil contamination is present at a depth of approximately 0.5 to 20 feet below grade. (Figure 4, 5A, and 5C) Groundwater contaminated by tetrachloroethene is located at a depth of approximately 10 to 20 feet below grade on the 6912 North Teutonia Avenue property and several adjacent properties to the north (W Vera Ave, 6930 N. Teutonia Ave) west (N Teutonia Ave-City Right-of-Way) east (3323 West Vera Ave) and south (6900 N. Teutonia Ave). Remaining contaminated groundwater is displayed on Figure 6.

Description of the Cover and Vapor Mitigation System to be Maintained

The locations of the paved surfaces or other impervious barriers to be maintained in accordance with this Maintenance Plan are identified on Figure 4A, and include the concrete floor of the building (6912 North Teutonia Avenue) and the asphalt parking area along the western side of the building.

The paved surfaces and building over the contaminated soil serve as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. The impervious covers over the contaminated soil also serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

The vapor mitigation system is shown in the attached photographs. The One-Hour Martinizing system consists of a network of two-inch and three-inch pipes that were placed at the base of the excavation and extend approximately three feet beneath Mike's Red Hots. The pipes are connected to an operating electric fan that withdraws air from the subfloor piping and exhausts the air to the outside through the roof. The vapor mitigation system installed in the former Exotic Nails building was installed by creating a void approximately one cubic foot sump beneath the floor slab, from which the fan draws in the subsurface vapors and exhausts it through the eastern wall of the building. The fans create a negative pressure beneath the concrete slab, which prevents subsurface air that may contain tetrachloroethene from migrating into the indoor air. With both fans operating, the slab vapor pressure beneath the former One-Hour Martinizing, Mike's Red Hots, Exotic Nails, and Domino's Pizza is negative (Table 7).

Annual Inspections

The paved surfaces and building foundation overlying the contaminated soil and groundwater plumes as depicted on Figure 4A will be inspected once a year by the owner, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that may allow additional infiltration into underlying soils. The inspections must 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, Cap Inspection Log. The log will 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 shall be kept on-site and presented to the Wisconsin Department of Natural Resources ("WDNR") upon request, unless otherwise directed in the case closure letter.

The vapor mitigation system components will also require the owner to conduct an annual inspection. The inspections must evaluate fan operation and check for damage to the visible system components. Verification of fan operation, and any pipe or duct penetrations or leaking will be documented. If leaks are detected, or the fan is not operating, corrections will be made immediately to rectify the situation and keep the system in proper operation.

A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Vapor Mitigation System Log. The log will document completed repairs. A copy of the inspection log shall be kept on-site and presented to the Wisconsin Department of Natural Resources ("WDNR") upon request, unless otherwise directed in the case closure letter.

Maintenance Activities

If problems are noted during the annual inspections of the cap or at any other time during the year, repairs will be scheduled as soon as practical. Repairs to the cap may 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 potential for direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surfaces overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. 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.

If problems are noted during the annual inspections of the vapor mitigation system or at any other time during the year, repairs will be completed as soon as possible to minimize the potential for exposure of building occupants to the subfloor vapors. If fan failure occurs, the fan must be replaced and operation of the vapor mitigation system must continue.

The property owner, in order to maintain the integrity of the paved surfaces and operation of the vapor mitigation system, 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 DNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where pavement is required 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) 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 other 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

Current as of October 28, 2013

Site Owner: Mr. David Wengel
6920 N. Teutonia Avenue
Milwaukee, WI 53209
(414) 507-8848

Consultant: Alpha Terra Science
1237 Pilgrim Road, Plymouth, WI 53073
920/892-2444
Attn: Mr. Ken Ebbott

WDNR: Wisconsin Department of Natural Resources
2300 N. Dr. Martin Luther King, Jr Drive
Milwaukee, WI 53212
414/ 263-8644
Attn: Mr. John Hnat, RR Program

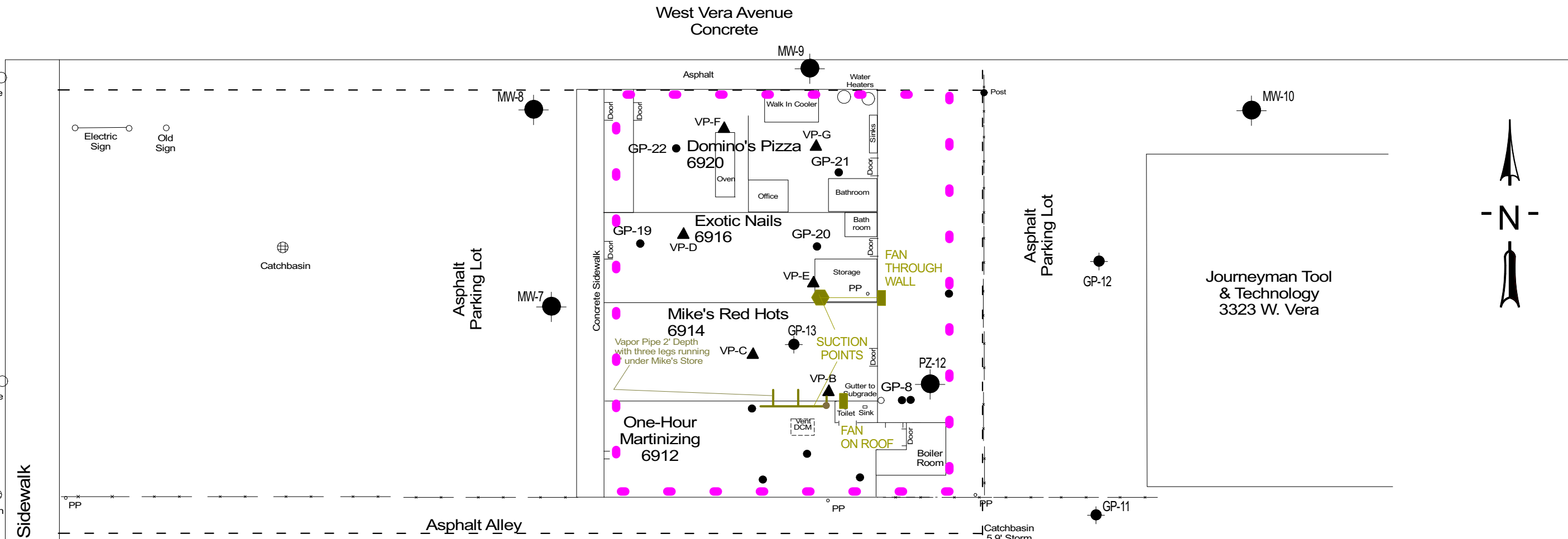
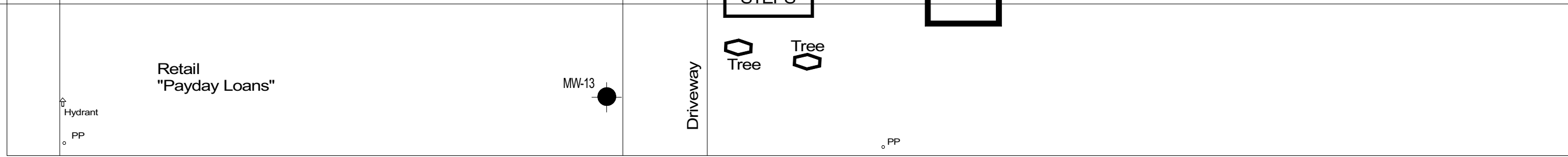
Acknowledgement of Receipt by Property Owner



Mr. David Wengel

12-2-2013

Date

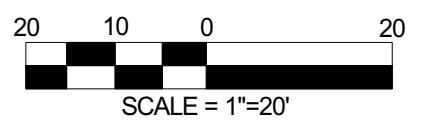


LEGEND

---+---	Fence Line	●	Geoprobe Soil Boring
- - -	Approximate Property Line	●	Geoprobe / Small Diameter Well
▲ VP-C	Vapor Probe	●	NR171 Monitoring Well / Piezometer
		●	Solid = Abandoned
		●	MW-1
		●	Vapor Extraction Point and Piping / Fan

ALL WELLS, BORINGS, AND VAPOR PROBES HAVE BEEN ABANDONED

● ● ● EXTENT OF CAP TO MAINTAIN



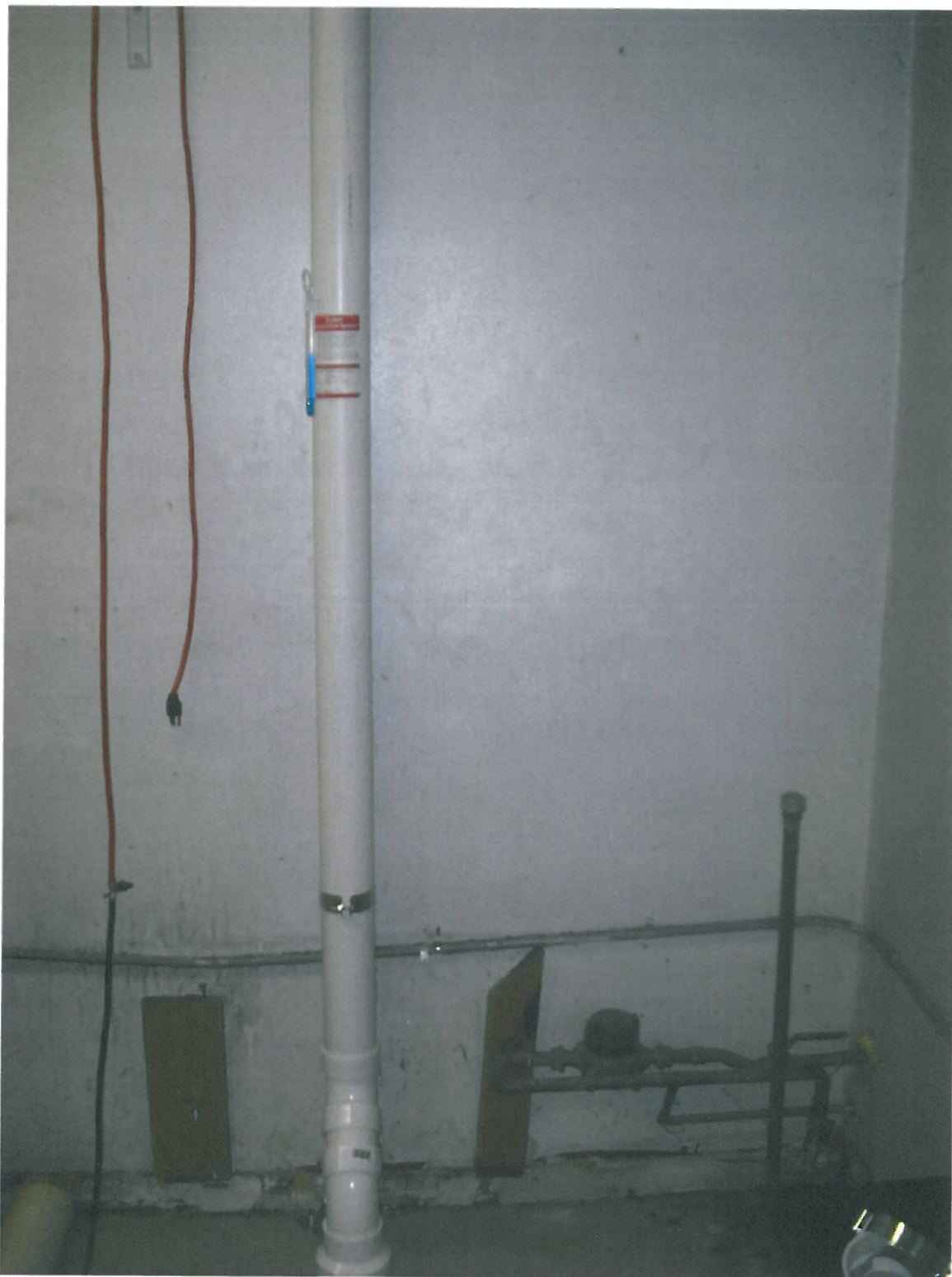
TITLE: Location Map			
SITE: Former Steve Plater Fac. 6912 N. Teutonia Ave., Milwaukee, WI			
SCALE: 1"=20'	ATS PROJECT NUMBER: PLS-2004-01	DATE: 7/7/11	DWG #: newsite.skf
REV:	DATE:	DESCRIPTION:	APPVD.: DRAWN BY: KAE
			FIGURE D.1



One-Hour Martinizing - N. Teutonia Ave.
South view of asphalt cap



One-Hour Martinizing - N. Teutonia Ave.
North view of asphalt cap



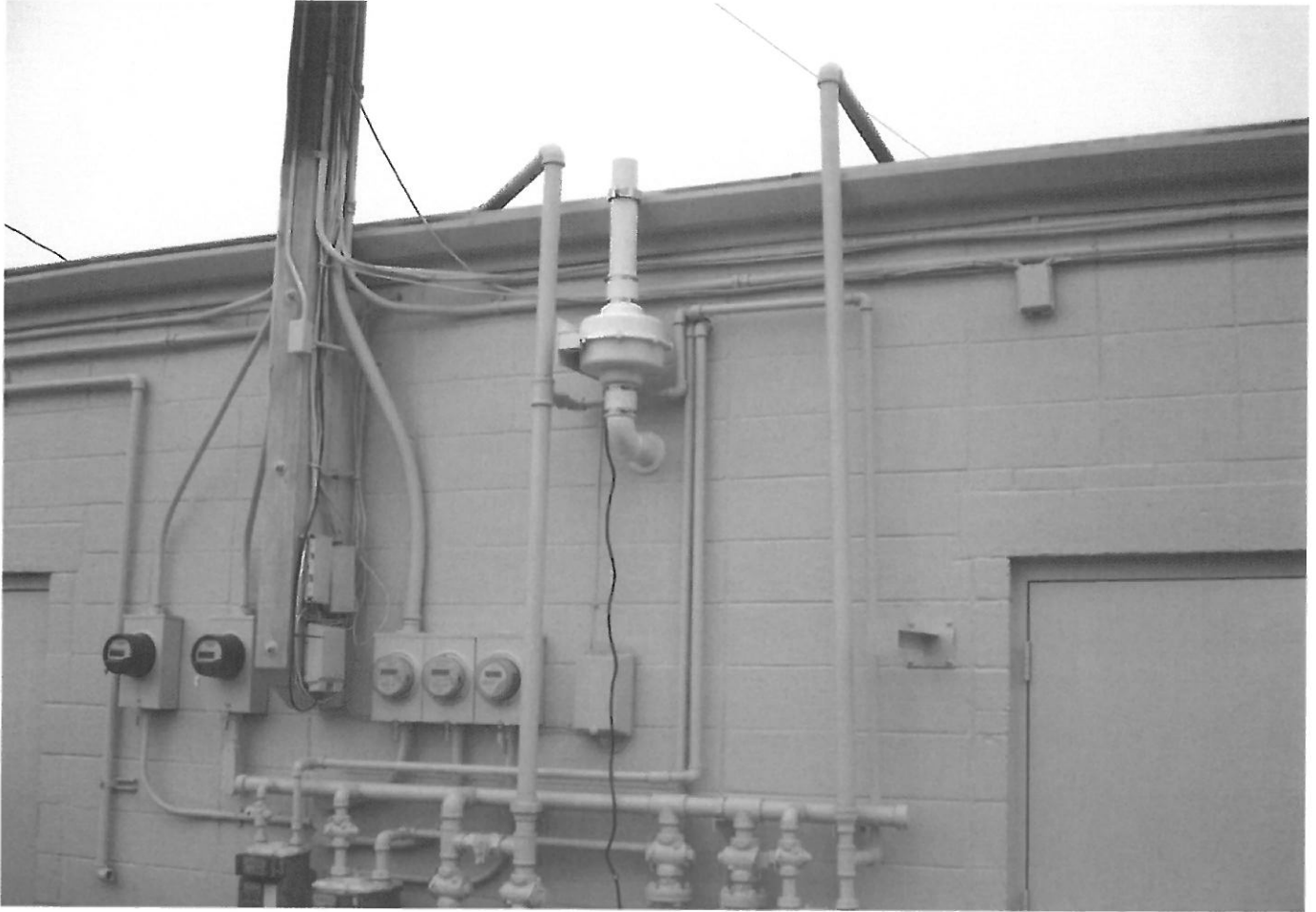
Viewing the sub-slab depressurization system installed on April 19, 2012 at the former One-Hour Martinizing property. Note blue anemometer near the top of the picture.



Viewing the roof penetration and fan placement at the former One-Hour Martinizing. The electrical wiring shown was temporary to test the functionality of the system. An electrician properly wired the system at a later date.



Viewing the sub-slab depressurization system installed on April 19, 2012 at the former Exotic Nails property. Note blue anemometer near the top of the picture.



Viewing the eastern wall penetration and fan placement at the former Exotic Nails property.

TABLE 7 SUB-SLAB SYSTEM VACUUM COMMUNICATIONSITE INVESTIGATION DATA: POST REMEDIATION, POST INSTALLATION OF SUBSLAB
DEPRESSURIZATION SYSTEMS NEAR FORMER DCM AND EXOTIC NAILS
STEVE PLATER FACILITY, TEUTONIA AVENUE, MILWAUKEE, WI

			Vacuum
Sample ID	Location	Date	Inches of Water Pressure
Sub-Slab Pressure Measured from Indoor Borings and fan units			
System at DCM	System at DCM	4/19/2012	-1.000
System at DCM	System at DCM	10/13/2012	-0.916
System at Exotic Nails	Closet	4/19/2012	-0.750
System at Exotic Nails	Closet	10/13/2012	-0.539
VP-C: Mikes Redhots	Mike's	4/19/2012	-0.013
VP-C: Mikes Redhots	Mike's	10/13/2012	-0.002
VP-D: Exotic Nails	Nails West	4/19/2012	-0.004
VP-D: Exotic Nails	Nails West	10/13/2012	-0.009
VP-E: Exotic Nails	Nails East	4/19/2012	-0.016
VP-E: Exotic Nails	Nails East	10/13/2012	-0.008
VP-G: Dominos	Dominos	4/19/2012	-0.005
VP-G: Dominos	Dominos	10/13/2012	-0.005

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, where specific circumstances exist at the time of case closure. This form applies to situations where: (1) the party conducting the cleanup does not own the source property; (2) contamination has impacted a neighboring property to a certain degree; and (3) not all monitoring wells can/will be abandoned at the time of closure. A letter notifying these property owners is required of the responsible party if certain circumstances exist. The DNR's "Guidance on Case Closure and the Requirements for Managing Continuing Obligations" (PUB-RR-606) specifies those notification requirements. A model "Template for Notification of Residual Contamination and Continuing Obligations" (PUB-RR-919) can be downloaded at: <http://dnr.wi.gov/files/PDF/pubs/rr/RR919.pdf>. 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. 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.].

BRRTS No. 02-41-513337	Activity Name STEVE PLATER FAC (ONE HOUR MARTINIZING)
-------------------------------	--

ID	Impacted Property Address	Parcel No.	Date of Letter	WTMX	WTMY	Letter Sent To:		Reasons Letter Sent:							
						Source Property Owner is not RP	Right of Way Government or Other	Impacted Off-Site Property Owner	Groundwater Exceeds ES	Residual Soil Exceeds Standards	Cap/Engineered Control	Industrial Use Soil Standards	Vapor System in Place	Vapor Asmt Needed if use Changes	Structural Impediment
A	6912 W Teutonia Ave, Milwaukee WI	1249994100	01/18/2013	686345	298767	X		X	X	X		X		X	
B	6930 N Teutonia Ave, Milwaukee WI	1249990100	01/18/2013	686337	298798			X	X						
C	3323 W Vera Ave, Milwaukee WI	1249993100	01/18/2013	686361	298773			X	X	X					
D	6900 N Teutonia Ave, Milwaukee WI	1249995100	01/18/2013	686363	298757			X	X	X					
E	W Vera Ave ROW, Milwaukee WI	NA	01/18/2013	686346	298787		X		X						



SOURCE PROPERTY

OFF-SOURCE A PROPERTY

State Bar of Wisconsin Form 5 - 1982

DOC.# 09350178

PERSONAL REPRESENTATIVE'S DEED

REGISTER'S OFFICE | SS Milwaukee County, WI

Document No

RECORDED 12/07/2006 01:22PM

SUE B. PLATER

JOHN LA FAVE REGISTER OF DEEDS

STEVEN F. PLATER, as Personal Representative of the estate of

AMOUNT: 13.00

("Decedent")

for a valuable consideration conveys, without warranty to DAVID A. WENGEL, a married individual

THE SPACE RESERVED FOR RECORDING DATA

, Grantee,

the following described real estate in Milwaukee County, State of Wisconsin (hereinafter called the "Property")

NAME AND RETURN ADDRESS

David A. Wengel 917 Valley View Court Fredonia, WI 53021

124-9994-100-3 Parcel Identification Number

See Attached Legal Description

TRANSFER \$669.00 FEE

Personal Representative by this deed does convey to Grantee all of the estate and interest in the Property which Decedent had immediately prior to Decedent's death, and all of the estate and interest in the property which the Personal Representative has since acquired

Dated this 31st day of October, 2006

Sue B. Plater (SEAL)

(SEAL)

* SUE B. PLATER Personal Representative

* Personal Representative

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

STATE OF WISCONSIN

authenticated this day of

Ozaukee County, ss

* TITLE MEMBER STATE BAR OF WISCONSIN (If not, authorized by Section 706.06, Wisconsin Statutes)

Personally came before me this 31st day of October 2006 the above named

Sue B. Plater

THIS INSTRUMENT WAS DRAFTED BY Donald A. Levy, Attorney at Law

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

* Donald A. Levy Notary Public Ozaukee County, Wis My commission is permanent (If not, state expiration date is permanent)

(Signatures may be authenticated or acknowledged Both are not necessary) *Names of persons signing in any capacity should be typed or printed below their signatures

OFGM File Number: 06100057

OFGM



OFF-SOURCE
B
PROPERTY

Document Number

QUIT CLAIM DEED

DOC.# 10003648

NAME AND RETURN ADDRESS.

Bernard James
6117 W Capitol Drive
Milwaukee, WI 53216

RECORDED 06/08/2011 11:02AM
JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
FEE EXEMPT #: 77.25(15S)

TAX PARCEL NO
124-9990-100-1

This Deed, made between Bernard James, a single man, a/k/a Bernard E. James ("Grantor"), and Rachael Homes, LLC ("Grantee").

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property"):

This is not homestead property

That part of the Northeast 1/4 of Section 24, Town 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows.

Commencing at the Northwest corner of said Northeast 1/4 of Section 24; thence North 89° 53' West along the North line of the Northwest 1/4 of Section 24, 312.29 feet to its intersection with the center line of North Teutonia Avenue; thence South 13° 54' 23" East along the center line of said North Teutonia Avenue, 1123 78' feet to an angle point, thence South 11° 50' 19" East along the center line of said North Teutonia Avenue, 286.45 feet to a angle point, thence South 10° 58' 10" East along the center line of said North Teutonia Avenue 297.44 feet to a point, which is 1662 00 feet South 0° 50' 20" West of the North line of said Northeast 1/4 Section 24, thence South 89° 33' 30" East on a line parallel to the North line of said Northeast 1/4 Section 24, 61 21 feet to a point in the Easterly line of said North Teutonia Avenue, said point being the point of beginning of the land to be described, thence continuing South 89° 33' 30" East on a line parallel to the North line of said Northeast 1/4 Section 24, 141.29 feet to a point, thence South 0° 26' 30" West on a line at right angles to the North line of said Northeast 1/4 Section 24, 120.00 feet to a point in the North line of West Vera Avenue; thence North 89° 33' 30" West along the North line of said West Vera Avenue and parallel to the North line of the said Northeast 1/4 Section 24, 117.07 feet to a point in the Easterly line of North Teutonia Avenue, thence North 10° 58' 10" West along the Easterly line of said North Teutonia Avenue 122.42 feet to the point of beginning.

mw
Dated this ^{27th} May 20, 2011.

Bernard E. James

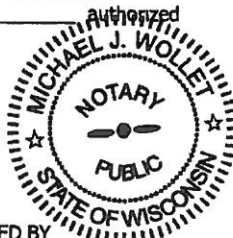
AUTHENTICATION

Signature(s)

authenticated this May 20, 2011.

Printed Name: _____

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



ACKNOWLEDGEMENT

State of Wisconsin
County of Milwaukee

mw
Personally came before me this ^{27th} May 20, 2011 the above named Bernard E. James to me known to be the person(s) who executed the foregoing instrument and acknowledged the same

Notary Public: Michael J. Wollet
Notary County/State: Milwaukee / Wisconsin
Commission Expires: 12-09-2012

THIS INSTRUMENT WAS DRAFTED BY
Bernard E. James

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

STATE BAR OF WISCONSIN FORM 1 - 1998
WARRANTY DEED



OFF-SOURCE
C
PROPERTY

DOC.# 09678468

Document Number

This Deed, made between K & L Group, L.L.C.,
a Wisconsin Limited Liability Company

Grantor,
and Kaiser Property Investments, LLC

Grantee
Grantor, for a valuable consideration, conveys to Grantee the following
described real estate in Milwaukee County, State of Wisconsin
(the "Property")

REGISTER'S OFFICE | SS
Milwaukee County, WI |

RECORDED 12/09/2008 12:46PM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 13.00
FEE EXEMPT 77.25 #: 0
TRANSFER FEE: 525.00

Recording Area

Name and Return Address

Attorney Michael B. Rick
5859 S. 108th Street
Hales Corners, WI 53130-1939

See Exhibit "A" on reverse.

124-9993-100-8

Parcel Identification Number (PIN)

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

Together with all appurtenant rights, title and interests

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except

Dated this 3rd day of DECEMBER, 2008

Steven G. Latus (SEAL)

* Steven G. Latus, member
(SEAL)

Dean A. Kalisnig (SEAL)

* Dean A. Kalisnig, member
(SEAL)

AUTHENTICATION

Signature(s) Steven G. Latus and

Dean A. Kalisnig

authenticated this 3rd day of December, 2008

Michael B. Rick

* Michael B. Rick

TITLE MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by §706.06, Wis Stats)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Michael B. Rick - Weber & Rick, S.C. *

5859 S. 108th St., Hales Corners, WI 53130

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

ACKNOWLEDGMENT

State of Wisconsin,

County } ss

Personally came before me this _____ day of
_____, the above named

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

Notary Public, State of Wisconsin
My commission is permanent (If not, state expiration date
_____)

* Names of persons signing in any capacity must be typed or printed below their signature

10KR3

2

OFF-SOURCE
D
PROPERTY



* 0 9 7 0 7 6 2 9 *

DOC.# 09707629

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between The Holming Company, a Wisconsin corporation

("Grantor," whether one or more), and LTB, LLC, a Wisconsin limited liability company

("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 Legal Description on Exhibit A, attached hereto and incorporated herein.

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 03/04/2009 11:05AM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 13.00
FEE EXEMPT 77.25 #: 0
TRANSFER FEE: 2025.00

Recording Area

Name and Return Address
Robert W. Connell, Esq.
PO Box 1390
Brookfield, WI 53008-1390

124-9995-100

Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in 2008 and subsequent years, outstanding special assessments, matters of survey, and acts of Grantee and Holming Fan & Fabrication, LLC.

Dated 2/20/09

The Holming Company

(SEAL) By Robert Holming (SEAL)

* Robert Holming, President

(SEAL) _____ (SEAL)

* _____

AUTHENTICATION

Signature(s) _____

authenticated on _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)

Milwaukee) ss
COUNTY)

Personally came before me on 2/20/09,
the above-named Robert Holming, as President of The Holming Company

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

THIS INSTRUMENT DRAFTED BY
Nancy Leary Haggerty, Esq.
Michael Best & Friedrich LLP



Jason S. Lohn
Notary Public, State of Wisconsin
My commission (~~is permanent~~) (expires March 11, 2012)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

*Type name below signatures

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12CCV

2



SOURCE PROPERTY

State Bar of Wisconsin Form 5 - 1982

DOC.# 09350178

PERSONAL REPRESENTATIVE'S DEED

REGISTER'S OFFICE | SS
Milwaukee County, WI

Document No

RECORDED 12/07/2006 01:22PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 13.00

SUE B. PLATER

STEVEN F. PLATER, as Personal Representative of the estate of

("Decedent")

for a valuable consideration conveys, without warranty to
DAVID A. WENGEL, a married individual

THE SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

David A. Wengel
917 Valley View Court
Fredonia, WI 53021

124-9994-100-3
Parcel Identification Number

the following described real estate in Milwaukee, Grantee,
County, State of Wisconsin (hereinafter called the "Property")

See Attached Legal Description

TRANSFER
\$ 669.⁰⁰
FEE

Personal Representative by this deed does convey to Grantee all of the estate and interest in the Property which Decedent had immediately prior to Decedent's death, and all of the estate and interest in the property which the Personal Representative has since acquired

Dated this 31st day of October, 2006

Sue B. Plater (SEAL)

_____ (SEAL)

* SUE B. PLATER
Personal Representative

* _____
Personal Representative

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)
authenticated this _____ day of _____

STATE OF WISCONSIN
Ozaukee County, SS
Personally came before me this 31st day of October, 2006 the above named

* TITLE MEMBER STATE BAR OF WISCONSIN
(If not, authorized by Section 706 06, Wisconsin Statutes)

Sue B. Plater

THIS INSTRUMENT WAS DRAFTED BY
Donald A. Levy, Attorney at Law

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

* Donald A. Levy
Notary Public Ozaukee County, Wis
My commission is permanent (If not, state expiration date is permanent)

(Signatures may be authenticated or acknowledged Both are not necessary)
*Names of persons signing in any capacity should be typed or printed below their signatures

OFGM
File Number: 06100057

OFGM

No Certified Survey Map Exists for 6912 N. Teutonia Avenue, Parcel No. 124-9994-100-3.

Milwaukee County Land Information Parcel Report

TAXKEY: 1249994100

SOURCE
PROPERTY

Report generated 12/26/2012 10:08:24 AM



Parcel location within Milwaukee County



Selected parcel highlighted

Parcel Information

TAXKEY: 1249994100

Record Date: 04/18/2012

Owner(s): DAVID A WENGEL

Address: 6914 N TEUTONIA AVE

Municipality: Milwaukee

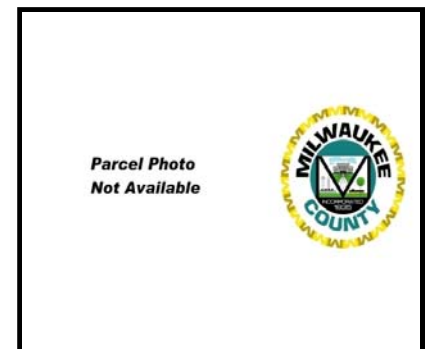
Acres: 0.29

Assessed Value: \$252,000

Parcel Description: COMMERCIAL

Zoning Description:

Legal Description: LANDS IN NE 1/4 SEC 24-8-21 COM C/L N TEUTONIA AVE & 820' SELY FROM W LI SD 1/4 SEC-TH E 191.66'-TH N 76.40'-TH W 206.89'-TH SELY 77.95 M/L TO BEG EXC ST



Parcel photo

Legal Description of Property

Parcel #: 124-9994-100-3

Address: 6912 - 6914 N. Teutonia Avenue

As the responsible party for the soil and groundwater contamination at the former Steve Plater Facility (One Hour Martinizing) site at 6912 N. Teutonia Avenue, Milwaukee, Wisconsin, I believe that the legal description provided below describes the correct contaminated property.

Legal Description: That part of the North East One-quarter (1/4) of Section Twenty-four (24), in Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point in the centerline of N. Teutonia Ave., said point being 1812.00 feet South of the North line of North East 1/4 of Section 24, Township 8 North, Range 21 East, running thence East, on a line parallel to the North line of said 1/4 Section 206.89 feet to a point; thence South at right angles to the aforesaid line 76.40 feet to a point; thence West and parallel to the North line of said 1/4 Section 191.46 feet to the intersection with the centerline of N. Teutonia Ave.; thence North 11° 28' West along the center line of said Avenue 77.95 feet to the point of beginning; excepting in the Westerly 45.00 feet thereof, which is reserved for highway purposes.



Ms. Susan Plater
Platco, Inc.