

Hanson, David L - DNR

From: Sean Cranley <mwenvirocon@gmail.com>
Sent: Friday, October 30, 2020 11:55 AM
To: Hanson, David L - DNR; Wentland, Thomas A - DNR
Subject: Mankowski Property/Bain Elementary School 02-30-522702
Attachments: 20050803_56_CO_Packet.pdf; 11 - Site Elevation Map.pdf; 6 - Soil Contamination .pdf

Hello David and Thomas,

Paul Grittner suggested I contact you both regarding the proposed installation of a stairway at this site. This VLPE site received a Certificate of Completion in 2005 and was developed as an elementary school after receiving a Development at a Historic Fill Site Exemption. See pages 5 and 18 of the attached Closure Packet.

Due to covid 19, students are being released from exits at the school to assist in dispersal. Students are exiting the property through a gate in eastern fence adjacent to 26th Avenue and opposite 46th Street. During construction, clean fill materials were brought into this location to establish the site grade and proper drainage and as a consequence, there is a significant grass covered slope down to the sidewalk, see attached site maps from the Remedial Implementation Report.

With wear being caused by foot traffic and winter coming this area will become muddy and slippery. Therefore, Kenosha Unified School District would like to install a metal staircase with two concrete landings at this location, see attached Design and Budget Report.

Four 6-foot deep soil augers will need to be advanced to install concrete support piers, which will penetrate into soil beneath the clean fill that exhibits arsenic and lead contamination exceeding RCLs, see Figure 6. Therefore, the soil generated will require sampling and landfill disposal.

Due to the limited nature of the project and the limited timeframe to complete the project before winter weather, I would like to know if a Post Closure Modification Request and a new Development at a Historic Fill Site Exemption Request are necessary. The Site Cap Maintenance Plan is provided on page 16 of the attached Closure Packet.

I would appreciate your feedback. Please let me know if you have any questions.

Thank you,

Sean Cranley, P.G.
[Midwest Environmental Consulting](#)
N6395 E. Paradise Rd.
Burlington, WI 53105
(262) 237-4351

GIS REGISTRY

Cover Sheet

March, 2010
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

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

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

- Groundwater Contamination > ES (236)
- Contamination in ROW
- Off-Source Contamination
(note: for list of off-source properties see "Impacted Off-Source Property" form)
- Soil Contamination > *RCL or **SSRCL (232)
- Contamination in ROW
- Off-Source Contamination
(note: for list of off-source properties see "Impacted Off-Source Property" form)

Land Use Controls:

- N/A (Not Applicable)
- Soil: maintain industrial zoning (220)
(note: soil contamination concentrations between non-industrial and industrial levels)
- Structural Impediment (224)
- Site Specific Condition (228)
- Cover or Barrier (222)
(note: maintenance plan for groundwater or direct contact)
- Vapor Mitigation (226)
- 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*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 02-30-522702 PARCEL ID #: 09-222-36-134-002 (old 09-4-0222-36-134-011)
ACTIVITY NAME: MANKOWSKI PROPERTY / BAIN ELEMENTARY SCHOO WTM COORDINATES: X: 697105 Y: 237956

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: A1 **Title: Site Location Map**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: A2 **Title: Site Configuration Map**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: **Title:**

BRRTS #: 02-30-522702

ACTIVITY NAME: MANKOWSKI PROPERTY / BAIN ELEMENTARY SCHOO

MAPS (continued)

Geologic Cross-Section Map: A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: D2 Title: Post Construction Geologic Cross-Section A-A

Figure #: Title:

Groundwater Isoconcentration Map: For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: Title:

Groundwater Flow Direction Map: A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: Title:

Figure #: Title:

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

Soil Analytical Table: A table showing remaining soil contamination with analytical results and collection dates.

Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 12 Title: Fill/Soil Sample Metals Analytical Results Summary

Groundwater Analytical Table: Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: 16 Title: Groundwater Sample Analytical Results Summary

Water Level Elevations: Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: E5 Title: Groundwater Measurements

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

Not Applicable

Site Location Map: A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: Title:

Well Construction Report: Form 4440-113A for the applicable monitoring wells.

Deed: The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

Notification Letter: Copy of the notification letter to the affected property owner(s).

BRRTS #: 02-30-522702

ACTIVITY NAME: MANKOWSKI PROPERTY / BAIN ELEMENTARY SCHOO

NOTIFICATIONS

Source Property

Not Applicable

Letter To Current Source Property Owner: If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying any off-source property owner.

Deed of "Off-Source" Property: The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

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

Letter To "Governmental Unit/Right-Of-Way" Owners: Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212-3128
FAX 414-263-8606
Telephone 414-263-8500
TTY Access via relay - 711

August 3, 2005

Patrick Finnemore, P.E.
Director of Facilities
Kenosha Unified School District
3600-52nd Street
Kenosha, WI 53144-2697

SUBJECT: A Certificate of Completion for the Environmental Investigation and Cleanup of Property Owned by Kenosha Unified School District located at 2600 50th St., Kenosha, WI

Dear Mr. Finnemore:

The Department of Natural Resources ("the Department") has received your request for issuance of a Certificate of Completion for the environmental investigation and cleanup of the property owned by the Kenosha Unified School District (KUSD) located at 2600 50th St., Kenosha, WI which will be referred to in this letter as "the Property". You have requested that the Department determine whether the KUSD has met the requirements under s. 292.15(2), Wis. Stats., for issuance of a Certificate of Completion.

The Property is a parcel of real property encompassing approximately 12 acres and is presently occupied by the Bain Elementary School of Language and Arts. The property is described as: Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 2 and Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 3, all in NEWELL-HOYT SECOND INDUSTRIAL SUBDIVISION; Together with the vacated North-South alleys in said Block 2 and 3., Also the Abandon Chicago North Shore and Milwaukee Railroad being a strip of land 100 feet in width running North and South from the South line of 45th Street South to the North line of 50th Street. Also vacated 46th Street and part of vacated 48th Street. Also part of Lot 16 of the RE-SUBDIVISION OF BLOCK 4 IN NEWELL-HOYT INDUSTRIAL SUBDIVISION, all that above described being part of the Northeast ¼ of Section 36, Town 2 North, Range 22 East of the Fourth Principal Meridian, and being more particularly described as follows: Beginning at the South line of 45th Street and the West line of 26th Avenue; thence South 1°09'25" East along said West line 860.90 feet to the North line of vacated 48th Street; thence North 89°54'32" West along said North line 140.00 feet to the Southeast corner of Lot 9, Block 3 of said Newell-Hoyt Second Industrial Subdivision; thence South 1°09'25" East 310.00 feet; thence North 89°54'32" West 211.02 feet to the East line of abandon Chicago North Shore and Milwaukee Railroad; thence South 1°37'52" East along said East line 372.06 feet to the North line of 50th Street; thence North 89°52'29" West along said North line 100.00 feet to the West line of said abandon railroad; thence North 1°37'52" West 1544.07 feet to the South line of 45th Street; thence South 89°47'40" East along said South line 460.74 feet to the point of beginning, said land lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

Part of Tax Key No.: 09-4-0222-36-134-011

Determination

As you are aware, s. 292.15, Wis. Stats., authorizes the Department to issue a Certificate of Completion to a voluntary party that conducts an approved environmental investigation of a property and restores the environment to the extent practicable and minimizes the harmful effects with respect to hazardous

substance discharges on or originating from the property. Based on the information received by the department, the Department has determined that the investigation and cleanup of the Property is complete and that all the conditions in s. 292.15(2), Wis. Stats., have been met. Attached is the Certificate of Completion for this Property.

Conclusions

The Department appreciates the work undertaken by the Kenosha Unified School District to investigate and clean up contamination associated with the Property. The exemption provided by the Certificate of Completion applies to any successor or assignee of KUSD if the successor or assignee complies with the appropriate conditions, pursuant to s. 292.15(3), Wis. Adm. Code. If you have any questions or concerns regarding this letter or the Certificate of Completion, please call me at (414) 263-8564 or Attorney Judy Ohm at (608) 266-9972.

Sincerely,



Michelle Williams
Hydrogeologist
Remediation & Redevelopment Program

Attachment: Certificate of Completion

cc: Michael Prager - RR/3 w/o attachment
Judy Ohm - LS/5 w/o attachment
Sean Cranley - ChemReport, Inc.
Art Harrington, Godfrey and Kahn

State of Wisconsin
Department of Natural Resources

**CERTIFICATE OF COMPLETION
OF RESPONSE ACTIONS
UNDER SECTION 292.15(2)(ag), WIS. STATS.**

Whereas, Kenosha Unified School District has applied for an exemption from liability under s. 292.15, Wis. Stats., for the property located at 2600 50th Street, Kenosha, WI, which is commonly referred to as **Bain Elementary School of Language and Arts**, further described in the legal description found on Attachment A and heretofore referred to as 'the Property';

Whereas; an environmental investigation of the Property has been conducted and has determined that contamination exists at the Property;

Whereas, Kenosha Unified School District has submitted to the Wisconsin Department of Natural Resources ("WDNR") investigation reports and a remedial action plan for the Property which comply with the requirements set forth in chs. NR 700-754, Wis. Adm. Code, consisting of the documents and reports listed in Attachment B;

Whereas, in accordance with s. 292.15(2)(ag) and (a), Wis. Stats., the WDNR has determined that an environmental investigation has been conducted which adequately identified and evaluated the nature and extent of the hazardous substance discharges on the Property and WDNR has approved of the remedial action plan for the Property;

Whereas, the WDNR has determined that the fill brought onto the Property in the past does not qualify as exempt under s. NR 500.08, Wis. Adm. Code. Due to the non-exempt status of the fill, any person who proposes to develop this Property must obtain approval from the WDNR under s. NR 506.085, Wis. Adm. Code, prior to the initiation of any development of the Property. On June 9, 2003, WDNR issued a Conditional Grant of Exemption for Development on a Property Where Solid Waste Has Been Disposed, included as Attachment D;

Whereas, Kenosha Unified School District has filed with the Register of Deeds of Kenosha a deed restriction (Attachment C) on the Property which declares that the Property

is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and restrictions:

The following activities are prohibited on that portion of the property above where a cap or cover has been placed, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign(1) Excavating or grading of the land surface; (2) Filling on the capped area; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or cover. In addition, the cap or cover shall be maintained in compliance with a plan prepared and submitted to the Wisconsin Department of Natural Resources by a responsible party, as required by section NR 724.13(2), Wis. Adm. Code (1997). See the Site Cap Maintenance Plan attached.

Whereas, on June 7, 2005, WDNR determined that response actions necessary to restore the environment to the extent practicable with respect to the discharges and minimize the harmful effects from the discharges to the air, land, and waters of the state were completed, except with respect to **chlorinated volatile organic compounds which are on the property from off-site**, for which Kenosha Unified School District is exempt from liability under s. 292.13(1), Wis. Stats.;

Whereas, on April 28, 2005, Kenosha Unified School District obtained a written determination from WDNR under s. 292.13(2), Wis. Stats., that Kenosha Unified School District is exempt from liability under s. 292.13 (1), Wis. Stats., with respect to chlorinated volatile organic compounds in groundwater on the Property; and

Therefore, based upon the information that has been submitted to the WDNR, the WDNR hereby certifies that the response actions set forth in the WDNR approved remedial action plan for the Property and any other necessary response actions have been completed, except with respect to **chlorinated volatile organic compounds in groundwater**, for which Kenosha Unified School District is exempt from liability under s. 292.13(1) Wis. Stats.

Upon issuance of this Certificate, Kenosha Unified School District and the persons qualified for protection under s. 292.15(3), Wis. Stats., are exempt from the provisions of ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to the existence of hazardous substances on or originating from the Property, the release of which occurred prior to the date the department approved the environmental investigation required under s. 292.15(2)(ag) and (a)1., Wis. Stats., was approved provided that Kenosha Unified School District or current owner of the Property continues to satisfy the conditions under s. 292.13(1)(d) to (g) Wis. Stats. Those conditions are detailed in s. 292.13, Wis. Stats., but can be summarized as

follows, with respect to discharges of hazardous substances that originated from a source other than the Property: allow WDNR, parties responsible for the hazardous substance discharges, and their representatives, to enter the Property to take action to respond to the discharges; agree to avoid any interference with action taken to respond to the discharge and avoid actions that worsen the discharge; and agree to any other conditions WDNR determines are reasonable and necessary to ensure that WDNR and the responsible parties can respond to the discharge.

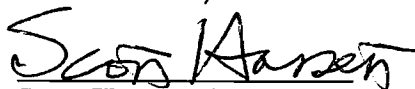
Kenosha Unified School District and a person otherwise qualified for protection under s. 292.15(3), Wis. Stats., who owns or controls the Property would no longer qualify for this liability exemption if that person fails to maintain or monitor the Property as required by rules promulgated by the WDNR, and as required to meet the conditions of the June 9, 2003, Conditional Grant of Exemption for Development on a Property Where Solid Waste Has Been Disposed.

Any releases of a hazardous substance to or from the Property that occur after the date that the environmental investigation was approved will be the responsibility of the current Property owner and any other person who possesses or controls that discharge and any person who caused the discharge.

The protection from liability provided under s. 292.15(2), Wis. Stats., does not apply to any person who has obtained a Certificate of Completion by fraud or misrepresentation, or by the knowing failure to disclose material information or under circumstances in which **Kenosha Unified School District** knew or should have known about more discharges of hazardous substances than was revealed by the investigation approved by the WDNR.

Nothing in this Certificate or in s. 292.15, Wis. Stats., affects the authority of the WDNR to exercise any powers or duties under applicable laws other than s. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to any release or threatened release of contaminants at the Property, or the right of the WDNR to seek relief available against any person who is not entitled to protection from liability under s. 292.15, Wis. Stats., with respect to such release or threatened release.

SIGNED AND CERTIFIED this 18th day of July, 2005.



Scott Hassett, Secretary

Wisconsin Department of Natural Resources

ATTACHMENT A
LEGAL PROPERTY DESCRIPTION
Bain Elementary School of Language and Arts, 2600 50th Street, Kenosha, WI

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 2 and Lots 1, 2,3,4,5,6,7,8 and 9, Block 3, all in NEWELL-HOYT SECOND INDUSTRIAL SUBDIVISION; Together with the vacated North-South alleys in said Block 2 and 3., Also the Abandon Chicago North Shore and Milwaukee Railroad being a strip of land 100 feet in width running North and South from the South line of 45th Street South to the North line of 50th Street. Also vacated 46th Street and part of vacated 48th Street. Also part of Lot 16 of the RE-SUBDIVISION OF BLOCK 4 IN NEWELL-HOYT INDUSTRIAL SUBDIVISION, all that above described being part of the Northeast $\frac{1}{4}$ of Section 36, Town 2 North, Range 22 East of the Fourth Principal Meridian, and being more particularly described as follows: Beginning at the South line of 45th Street and the West line of 26th Avenue; thence South $1^{\circ}09'25''$ East along said West line 860.90 feet to the North line of vacated 48th Street; thence North $89^{\circ}54'32''$ West along said North line 140.00 feet to the Southeast corner of Lot 9, Block 3 of said Newell-Hoyt Second Industrial Subdivision; thence South $1^{\circ}09'25''$ East 310.00 feet; thence North $89^{\circ}54'32''$ West 211.02 feet to the East line of abandon Chicago North Shore and Milwaukee Railroad; thence South $1^{\circ}37'52''$ East along said East line 372.06 feet to the North line of 50th Street; thence North $89^{\circ}52'29''$ West along said North line 100.00 feet to the West line of said abandon railroad; thence North $1^{\circ}37'52''$ West 1544.07 feet to the South line of 45th Street; thence South $89^{\circ}47'40''$ East along said South line 460.74 feet to the point of beginning, said land lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

Part of Tax Key No.: 09-4-0222-36-134-011

ATTACHMENT B
INVESTIGATION AND REMEDIAL ACTION PLAN REPORTS
Bain Elementary School of Language and Arts

1. Subsurface Site Environmental Assessment Report-Phase II, Hydrosearch, March 1990
2. Subsurface Investigation and Remedial Action, Triad Eng. Inc. October 1997
3. Phase I Environmental Assessment, Benchmark Environmental, June 1999
4. Phase II Environmental Site Assessment, ChemReport, August 2000
5. Site Investigation Workplan, ChemReport, April 2001
6. Site Investigation Report, ChemReport, October 2001
7. Site Investigation Report, GZA, GeoEnvironmental, April 2002
8. Supplemental Site Investigation/Remedial Options Report, ChemReport, August 2002
9. Remedial Design Report, ChemReport, March 2003
10. Soil Mitigation Report, GZA, GeoEnvironmental, July 2003
11. Site Remediation Workplan, GZA, GeoEnvironmental, February 2004
12. Remedial Implementation Report, ChemReport, October 2004
13. Closure Request, ChemReport, April 2005

**ATTACHMENT C
DEED RESTRICTION
Bain Elementary School of Language and Arts**

See Attached Deed Restriction

Document Number

DEED RESTRICTION

Declaration of Restrictions

In Re: See Legal Description attached as Addendum A.

STATE OF WISCONSIN)

) ss

COUNTY OF Kenosha County where document is signed]

WHEREAS, Kenosha Unified School District is the owner of the above-described property.

WHEREAS, arsenic, lead, polynuclear aromatic hydrocarbon (PAH) and volatile organic compound (VOC) discharges have occurred on this property. Arsenic, lead, PAH and/or VOC-contaminated soil is considered to remain beneath the entire property.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

The following activities are prohibited on that portion of the property described above where a cap or cover has been placed, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on the capped area; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or cover. In addition, the cap or cover shall be maintained in compliance with a plan prepared and submitted to the Wisconsin Department of Natural Resources by a responsible party, as required by section NR 724.13(2), Wis. Adm. Code (1997). See the Site Cap Maintenance Plan attached as Addendum B.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity



DOCUMENT

1437591

RECORDED

At Kenosha County, Kenosha, WI 53140
Louise I. Principe, Register of Deeds
on 6/20/2005 at 10:05AM
50027464 \$17.00

ALET

REGDEED3

Recording Area

Name and Return Address

Patrick Finnmore
Kenosha Unified School District No.1
3600 - 52nd Street
Kenosha, WI 53144

09-4-0222-36-134-011

Parcel Identification Number (PIN)

17-

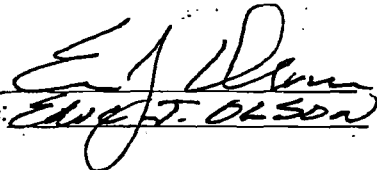
COPY

against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, _____ asserts that he or she is duly authorized to sign this document on behalf of _____ Kenosha Unified School District.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 15 day of June, 2005

Signature: 
Printed Name: Ed J. Olson

Subscribed and sworn to before me
this 15 day of June, 2005

Kathleen A. DeSantis
Notary Public, State of Wisconsin
My commission 7-31-05

This document was drafted by the Wisconsin Department of Natural Resources.

[FILENAME :Z:\deeddocs\Deed restriction.doc][revised October 6, 1999]

ADDENDUM A

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 2 and Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 3, all in NEWELL- HOYT SECOND INDUSTRIAL SUBDIVISION; Together with the vacated North-South alleys in said Block 2 and 3., Also the Abandon Chicago North Shore and Milwaukee Railroad being a strip of land 100 feet in width running North and South from the South line of 45th Street South to the North line of 50th Street. Also vacated 46th Street and part of vacated 48th Street. Also part of Lot 16 of the RE-SUBDIVISION OF BLOCK 4 IN NEWELL-HOYT INDUSTRIAL SUBDIVISION, all that above described being part of the Northeast 1/4 of Section 36, Town 2 North, Range 22 East of the Fourth Principal Meridian, and being more particularly described as follows: Beginning at the South line of 45th Street and the West line of 26th Avenue; thence South 1°09'25" East along said West line 860.90 feet to the North line of vacated 48th Street; thence North 89°54'32" West along said North line 140.00 feet to the Southeast corner of Lot 9, Block 3 of said Newell-Hoyt Second Industrial Subdivision; thence South 1°09'25" East 310.00 feet; thence North 89°54'32" West 211.02 feet to the East line of abandon Chicago North Shore and Milwaukee Railroad; thence South 1°37'52" East along said East line 372.06 feet to the North line of 50th Street; thence North 89°52'29" West along said North line 100.00 feet to the West line of said abandon railroad; thence North 1°37'52" West 1544.07 feet to the South line of 45th Street; thence South 89°47'40" East along said South line 460.74 feet to the point of beginning, said land lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

Part of Tax Key No.: 09-4-0222-36-134-011

Addendum B
Edward Bain School of Language and Art
Site Cap Maintenance Plan

Site Cap Construction: The site construction incorporated three different types of cap construction that effectively cap the entire property. The school building with its sub-base, vapor barrier and concrete floor provides capping for contaminated materials beneath the school. The hard surface playground, access drives and parking areas and walkways were capped with pavement. Landscaped areas and athletic fields were capped with clean soil. The pavement caps were constructed with a minimum of 3 inches of concrete or bituminous pavement overlying 10 inches of crushed aggregate. Grass covered portions of the site were capped by 6 inches of topsoil overlying 6 inches of compacted clay obtained from an off-site source.

Site Cap Inspection: Routine maintenance activities at the property are conducted by Kenosha Unified School District (KUSD) personnel and Edward Bain School of Language and Art custodians. These activities include, but are not limited to, lawn mowing, landscaping and snow removal activities. Personnel performing routine maintenance activities will be made aware of the restriction outlined in the property deed and the necessity of maintaining the site cap integrity. If during the course of these routine activities a significant breach in the cap materials is noted, the Director of Facilities will be promptly notified and repairs to the cap will be made expeditiously.

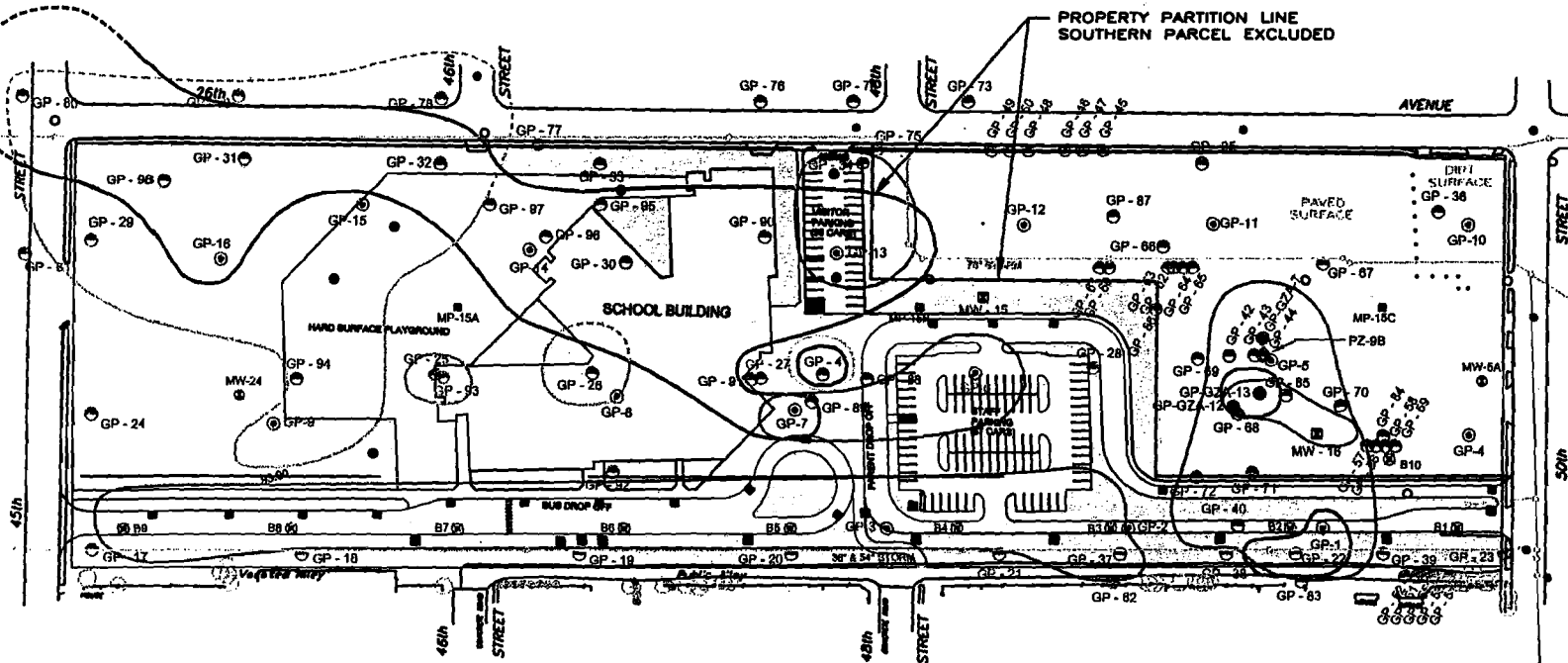
Site Cap Maintenance: Cracks, holes and other small penetrations of paved portions of the site cap will be patched with compatible surface materials on an annual basis. Holes or erosion features in the grassed or landscaped portions of the site cap will be filled and graded with clay, soil or other compatible earth materials as soon as practical.

Excavation: Should excavation through the cap materials be necessary good judgment should be used. Soils below one foot in depth should be considered contaminated. Small excavations for landscaping purposes should avoid penetration of the one-foot thick clean soil cap, if possible. If soils below the one foot depth are removed, they should be placed back into the excavation and covered with one-foot of clean soil or paved.

Excavations that will result in the removal of large amounts of soil from below one foot will require practices to properly handle the contaminated material. The contaminated soil must be staged on, and covered by plastic sheeting until it can be placed back in the excavation or properly disposed. The excavations should be capped with one foot of clean soils or paved. Although the contaminated soil does not pose a risk to human health through short-term exposure, workers contacting the soil should be apprised of the presence of the contamination and directed to employ good hygiene practices to limit exposure.

Reporting: Since the routine cap maintenance activities are consistent with the standard grounds care practices of KUSD, period reporting of routine maintenance activities is not warranted. Large penetrations, catastrophic failures and/or breaches of the site cap will be reported to the Department of Natural Resources as soon as practical.

PRE-CONSTRUCTION SOIL CONTAMINATION DISTRIBUTION SUMMARY
MANKOWSKI PROPERTY
45th STREET & 26th AVENUE
KENOSHA, WI



LEGEND

- ⊗ = GZA GROUNDWATER MONITORING WELL LOCATIONS (MARCH 2002)
 - ⬇ = GZA PIEZOMETER LOCATIONS (MARCH 2002)
 - ⊙ = GZA SITE INVESTIGATION GEOPROBE SOIL BORING LOCATIONS (FEBRUARY 2002)
 - ⊕ = CRI SITE INVESTIGATION GEOPROBE SOIL BORING LOCATIONS (SPRING, SUMMER 2001, SPRING 2002)
 - ⊙ = CRI PHASE II ESA GEOPROBE BORING LOCATIONS (JULY 2000)
 - ⊙ = PREVIOUS BENCHMARK PHASE II ESA SOIL BORING LOCATIONS (FEBRUARY 2000)
 - = PREVIOUS TRIAD SITE INVESTIGATION SOIL BORING LOCATIONS (DECEMBER 1989)
 - ⊙ = PREVIOUS TRIAD SITE INVESTIGATION MONITORING WELL LOCATIONS (DECEMBER 1989)
- = EXTENT OF ARSENIC SOIL CONTAMINATION EXCEEDING RCL
 - = EXTENT OF LEAD SOIL CONTAMINATION EXCEEDING RCL
 - = EXTENT OF PAH SOIL CONTAMINATION EXCEEDING RCL
 - = EXTENT OF BENZENE SOIL CONTAMINATION EXCEEDING RCL
 - = EXTENT OF GRO SOIL CONTAMINATION EXCEEDING GENERIC SOIL STANDARD
 - = EXTENT OF NAPHTHALENE SOIL CONTAMINATION EXCEEDING RCL
 - = EXTENT OF TCE AND/OR PCE SOIL CONTAMINATION

RCL = RESIDUAL CONTAMINANT LEVEL
PAH = POLYNUCLEAR AROMATIC HYDROCARBON
TCE = TRICHLOROETHENE
PCE = PERCHLOROETHENE = TETRACHLOROETHENE
GRO = GASOLINE RANGE ORGANICS
— = PREVIOUS BUILDING LOCATIONS (APPROXIMATE)
— = STORM SEWER

Sample ID	Analyte	Concentration (mg/kg)	RCL Exceeded (mg/kg)	20 x TCLP Limit Exceeded (5 mg/l)
B2B5	Arsenic	18,408	X (1.8 Ind)	X
GP-1 (1-3)	Arsenic	248	X (1.8 Ind)	X
B4B8	Arsenic	139	X (1.8 Ind)	X
GP-2 (0.8-1.8)	Arsenic	129	X (1.8 Ind)	X
GP-3 (0.8-1.8)	Arsenic	83	X (1.8 Ind)	X
B5B7	Arsenic	32	X (1.8 Ind)	X
GP-22 (1-2)	Arsenic	28.1	X (1.8 Ind)	X
GP-37 (1-2)	Arsenic	22.3	X (1.8 Ind)	X
B3B9	Arsenic	8.32	X (1.8 Ind)	X
MW-14 (0.8-8)	Arsenic	2.1	X (1.8 Ind)	X
GP-23A-18 (2-4)	Arsenic	1.1	X (0.838 Non-Ind)	X
GP-23A-7 (2-3)	Arsenic	0.18	X (0.838 Non-Ind)	X
PZ-98 (2-4)	Arsenic	0.28	X (0.838 Non-Ind)	X
GP-22 (1-2)	Lead	2,176	X (80 Ind)	X
GP-80 (0.8-2)	Lead	288	X (80 Non-Ind)	X
GP-31 (0.8-1.8)	Lead	258	X (80 Non-Ind)	X
GP-02A-18 (2-4)	Lead	183	X (80 Non-Ind)	X
GP-32 (0.8-1)	Lead	120	X (80 Non-Ind)	X
GP-13 (1-2)	Lead	101	X (80 Non-Ind)	X
GP-1 (1-3)	Lead	83	X (80 Non-Ind)	X
GP-1 (1-3)	Lead	68	X (80 Non-Ind)	X
GP-3 (1-3)	Lead	68	X (80 Non-Ind)	X
GP-14 (0.8-8)	Lead	60	X (80 Non-Ind)	X
GP-7 (1-3)	Lead	62	X (80 Non-Ind)	X
GP-11 (0.8-2)	Lead	60	X (80 Non-Ind)	X
GP-16 (0.8-1.8)	Lead	60	X (80 Non-Ind)	X

Sample ID	Analyte	Concentration (ppm)	RCL Exceeded (ppm)	20 x TCLP Limit Exceeded (ppm)
GP-7 (1-3)	Chlorobenzene	111	No Standard	X (500)
GP-78 (0.8-2)	Trichloroethene	60,900	NA	X (500)
GP-80 (12.8-13)	Trichloroethene	207,900	NA	X (500)
GP-80 (16.8-18)	Trichloroethene	13,900	NA	X (500)
GP-24 (0.8-1.8)	Trichloroethene	11,700	NA	X (500)
GP-10 (18.8-18)	Trichloroethene	8,370	X (1.7 SSOL GW)	X (500)
GP-87 (18-17)	Trichloroethene	908	X (1.7 SSOL GW)	X (500)
GP-70 (14-14.8)	Trichloroethene	250	X (1.7 SSOL GW)	X (500)
GP-13 (1-2)	Trichloroethene	168	X (1.7 SSOL GW)	X (500)
GP-34 (1-2)	Trichloroethene	118	X (1.7 SSOL GW)	X (500)
GP-86 (18.8-18)	Trichloroethene	88.3	X (1.7 SSOL GW)	X (500)
GP-8 (1-3)	Trichloroethene	47	X (1.7 SSOL GW)	X (500)
GP-7 (1-3)	Trichloroethene	47	X (1.7 SSOL GW)	X (500)
GP-41 (1-2)	Benzene	297	X (153 GW)	X (500)
GP-41 (1-2)	Benzene	280	X (153 GW)	X (500)
GP-25 (0.8-2)	Naphthalene	1,000	X (400 GW)	X (500)
GP-78 (0.8-2)	Benzaldehyde	371	X (18.5 Non-Ind)	X (500)
GP-31 (0.8-1.8)	Benzaldehyde	81.1	X (18.5 Non-Ind)	X (500)
GP-82 (0.8-1)	Benzaldehyde	27.8	X (18.5 Non-Ind)	X (500)
GP-16 (0.8-1)	Benzaldehyde	35	X (18.5 Non-Ind)	X (500)
GP-8 (1-2)	Benzaldehyde	20	X (18.5 Non-Ind)	X (500)
GP-20 (1-2)	Benzaldehyde	15.4	X (18.5 Non-Ind)	X (500)
GP-70 (0.8-2)	Benzaldehyde	12.9	X (18.5 Non-Ind)	X (500)
GP-87 (0.8-2)	Benzaldehyde	11.7	X (18.5 Non-Ind)	X (500)
GP-20 (0.8-2)	Benzaldehyde	10.3	X (18.5 Non-Ind)	X (500)
GP-16 (0.8-1.8)	Dibenz(a,h)Anthracene	16	X (18.5 Non-Ind)	X (500)
GP-70 (0.8-2)	Dibenz(a,h)Anthracene	17.8	X (18.5 Non-Ind)	X (500)
GP-16 (0.8-1.8)	Dibenz(a,h)Anthracene	16	X (18.5 Non-Ind)	X (500)
GP-78 (0.8-2)	Benzaldehyde	348	X (18.5 Non-Ind)	X (500)
GP-78 (0.8-2)	Benzaldehyde	281	X (18.5 Non-Ind)	X (500)
GP-78 (0.8-2)	Benzaldehyde	288	X (18.5 Non-Ind)	X (500)
GP-31 (0.8-1)	GRO	278,000	X (180,000 class)	X (500)



RTH

6 PRE-CONSTRUCTION SOIL CONTAMINATION DISTRIBUTION SUMMARY
SCALE: 1" = 200'

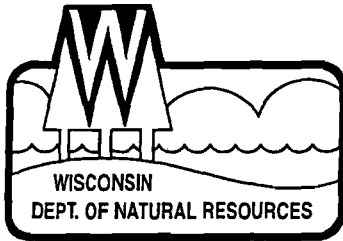
Approved By: **S. CRANLEY**
Date Approved: **3/17/05**
Date Drawn: **3/16/05**
Drawn by: **B. PHY**

Figure **16**
6 of 9

**ATTACHMENT D
EXEMPTION FOR DEVELOPMENT ON A PROPERTY WHERE SOILD
WASTE HAS BEEN DISPOSED**

Bain Elementary School of Language and Arts

See Attached Conditional Grant of Exemption for Development on a Property Where Solid Waste Has
Been Disposed



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCE

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional
Director

Plymouth Service Center
1155 Pilgrim Rd.
Plymouth, Wisconsin 53073
Telephone 920-892-8756
FAX 920-892-6638

June 9, 2003

Mr. Sean Cranley
ChemReport Incorporated
4515 Washington Road
Kenosha, WI 53144

Ref: BRRTS# 06-30-269300 FID# 230149590

Subject: Conditional Grant of Exemption for the Development of the Mankowski Property Where Solid Waste has been Disposed

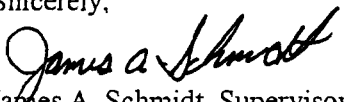
Dear Mr. Cranley:

We have reviewed your request dated August 1, 2002 for a grant of exemption from regulation under s. NR 506.085, Wis. Adm. Code. Based on that evaluation, the Department is issuing this general grant of exemption from the prohibitions contained in s. NR 506.085, Wis. Adm. Code for the property identified in your application as the Mankowski Property, also known as the American Motors Receiving Lot, located at 2600 45th Street in the City of Kenosha, Kenosha County, Wisconsin. You must comply with the conditions of this grant of exemption in order to maintain the exemption. This grant of exemption is limited to the proposed changes described in your application. If you are considering additional changes beyond those described in the application, a new application must be submitted to the department for approval.

Please review the information contained in the publication *Development at Historic Fill Sites and Licensed Landfills: Considerations and Potential Problems* PUB-RR-685 to assist you in preventing environmental or safety problems during and after development.

You are reminded that this approval does not relieve you of obligations to meet all other applicable federal, state and local permits, as well as zoning and regulatory requirements. If you have any questions concerning this letter, please contact Thomas A. Wentland at 920-892-8756 Ex. 3028.

Sincerely,


James A. Schmidt, Supervisor
Remediation and Redevelopment Section
Southeast Region

Cc: City of Kenosha, Building Inspection

BEFORE THE

STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES

CONDITIONAL GRANT OF EXEMPTION
FOR
DEVELOPMENT ON A PROPERTY
WHERE SOLID WASTE HAS BEEN DISPOSED

FINDINGS OF FACT

The Department finds that:

1. The Kenosha Unified School District owns the property describer as the Mankowski Property at 2600 45th Street, Kenosha, Wisconsin.
2. Based on information provided by the applicant solid waste materials consisting primarily of foundry sand waste have been disposed of at this property.
3. Mr. Sean Cranley of ChemReport Incorporated submitted the application for exemption and a Project Status Update Supplemental Soil Gas Methane Monitoring Report, dated May 19, 2003 relating to the proposed development and the environmental conditions at the property.
4. Based upon the evaluation provided to the Department, there are low levels of methane gas present at the site.
5. If the conditions set forth below are complied with, the development of the property will not result in environmental pollution as defined in ss. 289.01(8) and 299.01(4), Wis. Stats.

CONCLUSIONS OF LAW

1. The Department has the authority under s. NR 500.08(4), Wis. Adm. Code to issue an exemption from the prohibition in s. NR 506.085, Wis. Adm. Code, if the proposed development will not cause environmental pollution as defined in ss. 289.01(8) and 299.01(4), Wis. Stats.
2. The Department has authority to approve a grant of exemption with conditions if the conditions are necessary to ensure compliance with the applicable provisions of chapters NR 500 to 538, Wis. Adm. Code, or to assure that environmental pollution will not occur.
3. The conditions set forth below are necessary to ensure compliance with the applicable provisions of chapters NR 500 to 538, Wis. Adm. Code, and to assure that environmental pollution will not occur.
4. In accordance with the foregoing, the Department has the authority under s. NR 500.08(4), Wis. Adm. Code, to issue the following conditional grant of exemption.

CONDITIONAL GRANT OF EXEMPTION

The Department hereby issues an exemption to Kenosha Unified School District from the prohibition in s. NR 506.085, Wis. Adm. Code for development on a property which contains solid waste as proposed in the submittal dated April 11, 2003 subject to the following conditions:

1. No action related to the development of the property may be taken which will cause a significant adverse impact on wetlands as provided in ch. NR 103, Wis. Adm. Code.
2. No action related to the development of the property may be taken which will cause a significant adverse impact on critical habitat areas, as defined in s. NR 500.03(55), Wis. Adm. Code.
3. No action related to the development of the property may be taken which will cause a detrimental effect on any surface water, as defined in s. NR 500.03(62), Wis. Adm. Code.
4. No action related to the development of the property may be taken which will cause a detrimental effect on groundwater, as defined in s. NR 500.03(62), Wis. Adm. Code, or will cause or exacerbate an attainment or exceedance of any preventive action limit or enforcement standard at a point of standards application in ch. NR 140, Wis. Adm. Code.

5. No action related to the development of the property may be taken which will cause a migration and concentration of explosive gases in any structures in excess of 25% of the lower explosive limit for such gases at any time. No actions may be taken which will cause a migration and concentration of explosive gases in the soils outside of the limits of solid waste disposal within 200 feet of the property boundary or beyond the property boundary in excess of the lower explosive limit for such gases at any time. No actions may be taken which will cause a migration and concentration of explosive gases in the air outside of the limits of solid waste disposal within 200 feet of the landfill boundary or beyond the landfill property boundary in excess of the lower explosive limit for such gases at any time.
6. No action related to the development of the property may be taken which will cause an emission of any hazardous air contaminant exceeding the limitations for those substances contained in s. NR 445.03, Wis Adm. Code.
7. No action related to the development of the property may be taken which will cause an exceedance of a soil clean up standard in ch. NR 720, Wis. Adm. Code.
8. Safeguards should be taken to prevent methane gas from collecting in the structure. The installation of vents, trenches, methane alarms, flexible membrane liners under foundations, and constructing with slab foundations may prevent the migration of methane into the building. At a minimum, the external venting system should consist of a 6 to 12 inch pea gravel layer laid directly over the waste with an interconnected system of 4-inch diameter polyvinyl chloride (PVC) or corrugated drainage pipe installed in the top 4 inches of the pea gravel. A vapor barrier consisting of a minimum 30-mil thick polyethylene geomembrane welded at the seams to provide a continuous barrier between the venting system and the floor slab should be installed. Filter fabric or a 6-inch layer of fine sand should be placed on top of the geomembrane to act as a cushion.
9. This grant of exemption is limited to the proposed changes described in your application. If you are considering additional changes beyond those described in the application, a new application must be submitted to the department for approval. The Department reserves the right to require the submittal of additional information and to modify this grant of exemption at any time, if in the Department's opinion, modifications are necessary. Unless specifically noted, the conditions of this grant of exemption do not supersede or replace any previous conditions of approval for this property.

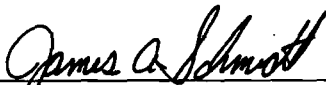
NOTICE OF APPEAL RIGHTS

If you believe that you have a right to challenge this decision, you should know that Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions must be filed.


For judicial review of a decision pursuant to section 227.52 and 227.53, Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review shall name the Department of Natural Resources as the respondent.

Dated: June 16, 2003

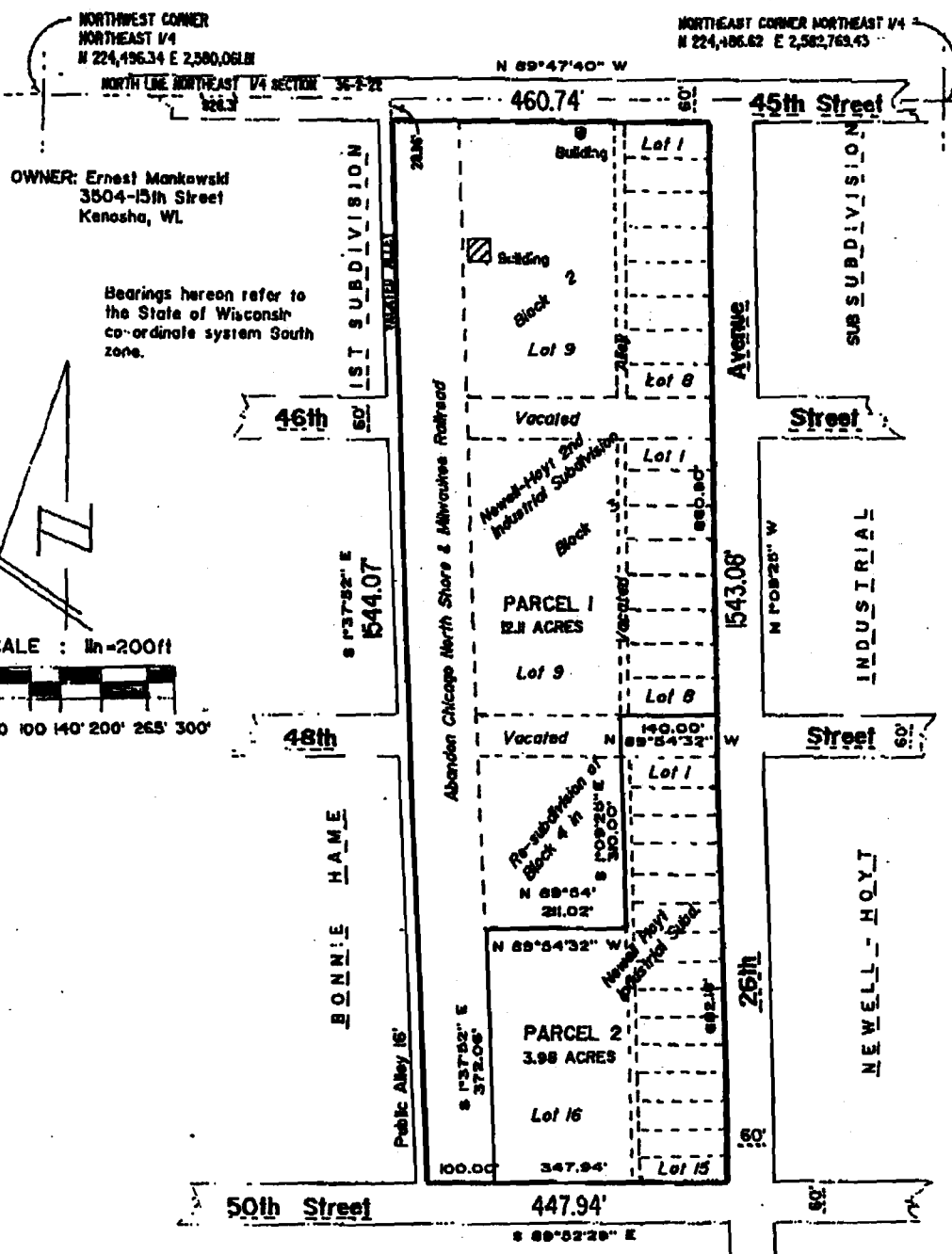
DEPARTMENT OF NATURAL RESOURCES
For the Secretary



James A. Schmidt, Supervisor
Remediation and Redevelopment Section
Southeast Region



Thomas A. Wentland
Waste Management Engineer
Remediation and Redevelopment Section
Southeast Region



OWNER: Ernest Mankowski
3504-15th Street
Kenosha, WI

Bearings hereon refer to
the State of Wisconsin
co-ordinate system South
zone.



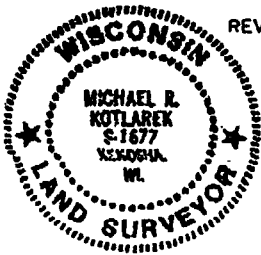
SCALE : 1in=200ft



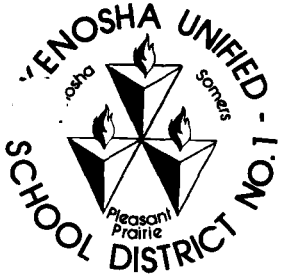
PLAT OF SURVEY OF.

That part of the Northeast 1/4 of Section 36 Town 2 North, Range 22 East of the Fourth Principal Meridian. Said land lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

REV. DEC. 5, 2002



3719-52nd Street Kenosha, WI 53144
262-658-1686 Fax: 262-658-8330



KENOSHA UNIFIED SCHOOL DISTRICT NO. 1

EDUCATIONAL SUPPORT CENTER

3600 - 52ND STREET • KENOSHA, WISCONSIN 53144-2697 • PHONE 262-653-6300

www.kusd.edu

April 4, 2005

Ms. Michelle Williams
Hydrogeologist
Wisconsin Department of Natural Resources
P.O. Box 12436
Milwaukee, WI 53212-0436

RE: Edward Bain School of Language & Art
2600 50th Street
Kenosha, Wisconsin 53140
WDNR BRRTS# 06-03-269300
WDNR FID# 230149590
Parcel ID# 09-4-0222-36-134-011

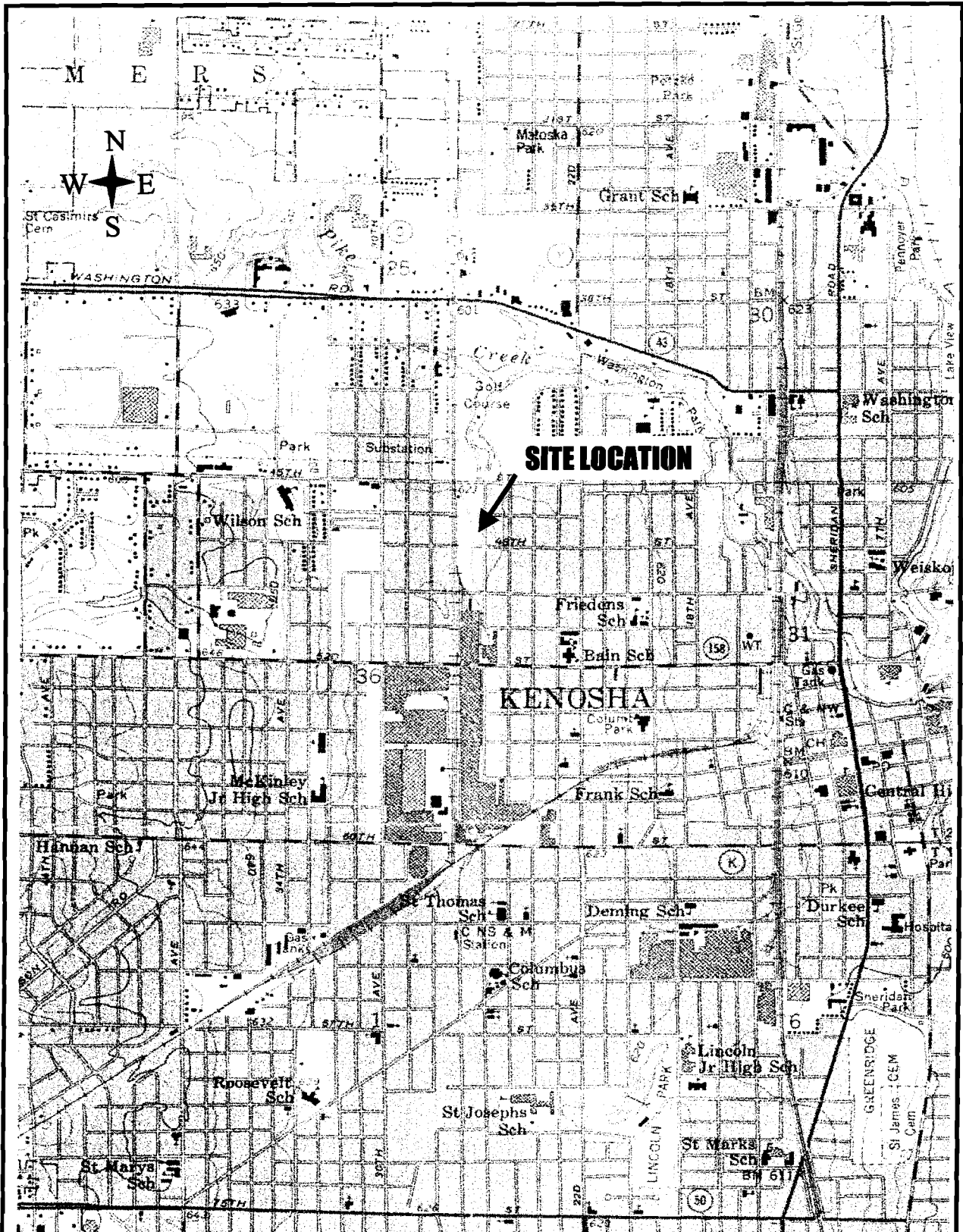
Dear Ms. Williams:

This letter is to certify that to the best of my knowledge the legal description provided in Addendum A of the attached Draft Deed Restriction, for the above referenced site is accurate.

If you have any questions please call Sean Cranley of ChemReport, Inc. at (262) 654-7020. Thank you.

Sincerely,

Patrick M. Finnemore, P.E.
Director of Facilities



Site Location Map	
Project Number:	Figure
Date Drawn: 9907-3	A1
Scale: 3/7/05	1 of 2
Drawn By: Not Scaled	
Brian Murphy	

Project Title and Address

FIGURE 1
SITE LOCATION MAP
Mankowski Property

45th Street & 26th Avenue
 Kenosha, WI 53140

ChemReport
 INCORPORATED

4515 Wash. Rd. • Kenosha, WI 53144
 (800) 697-8080 www.chemreport.com

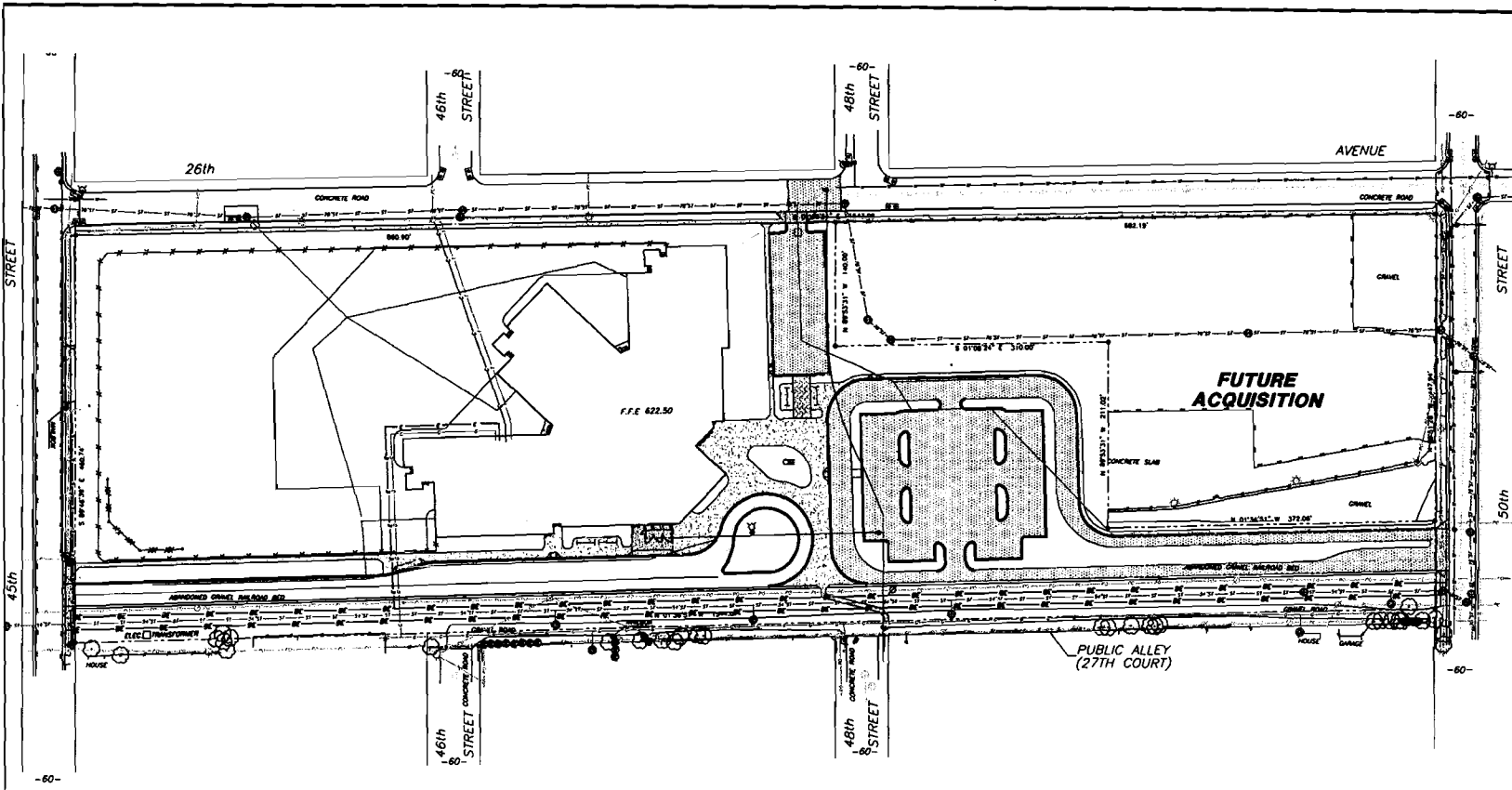
Kenosha • Milwaukee • Racine

ChemReport, Inc.
 INCORPORATED
 4515 Washington Road
 Kenosha, WI 53144
 800-965-5323
 engineer@chemreport.com

SITE CONFIGURATION MAP

MANKOWSKI PROPERTY

45th STREET & 26th AVENUE
 KENOSHA, WI



UTILITY LEGEND

- STORM INLET
- STORM MANHOLE
- HYDRANT ASSEMBLY
- GATE VALVE
- TREATMENT STRUCTURE

HATCH PATTERNS

- 3" BITUMINOUS PAVEMENT
- 4" BITUMINOUS PAVEMENT
- 4" CONCRETE
- BRICK PAVERS
- 3' GRAVEL SHOULDER
- 6" REINFORCED CONCRETE

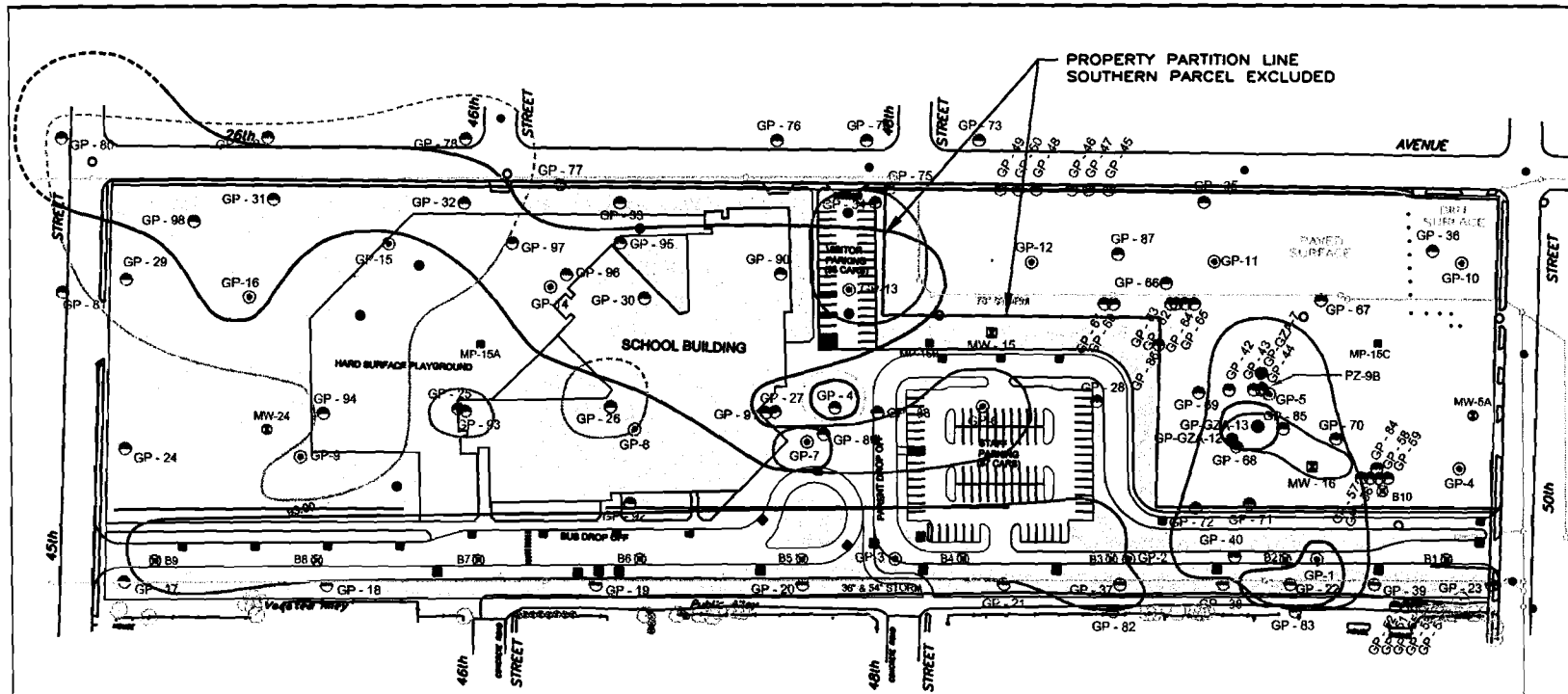
- ### LEGEND
- These standard symbols will be found in the drawing.
- LIGHT POLE
 - POWER POLE
 - CLY
 - TELEPHONE PEDESTAL
 - SANITARY MANHOLE
 - STORM MANHOLE
 - CATCH BASIN
 - CATCH BASIN
 - WATER VALVE
 - HYDRANT
 - 1 1/4" IRON PIPE FOUND
 - #8 RE-BAR FOUND
 - COMPLETED PROPERTY CORNER
 - FENCE
 - SANITARY SEWER
 - STORM SEWER
 - POWER OVERHEAD
 - BURIED ELECTRIC
 - BURIED GAS
 - BURIED TELEPHONE
 - WATERMAIN
 - FIBER OPTICS
 - BURIED CABLE
 - EDGE OF BITUMINOUS
 - TREE
 - PINE TREE
 - BUSH/SHRUB
 - ELECTRIC METER
 - GAS METER
 - GAS VALVE
 - CONTOUR LINE
 - SIGN
 - SPRINKLER HEAD
 - POLE



A2 SIT' CONFIGURATION MAP
 SCALE: 1" = 200' (APPROXIMATE)

Approved By: S. CRANLEY	Figure A2
Date Approved: 3/17/05	2 of 2
Date Drawn: 3/15/05	
Drawn by: B. PHY	

PRE-CONSTRUCTION SOIL CONTAMINATION DISTRIBUTION SUMMARY
MANKOWSKI PROPERTY
45th STREET & 26th AVENUE
KENOSHA, WI



LEGEND

- ☒ = GZA GROUNDWATER MONITORING WELL LOCATIONS (MARCH 2002)
- ◊ = GZA PIEZOMETER LOCATIONS (MARCH 2002)
- = GZA SITE INVESTIGATION GEOPROBE SOIL BORING LOCATIONS (FEBRUARY 2002)
- ⊙ = CRI SITE INVESTIGATION GEOPROBE SOIL BORING LOCATIONS (SPRING, SUMMER 2001, SPRING 2002)
- ⊕ = CRI PHASE II ESA GEOPROBE BORING LOCATIONS (JULY 2000)
- ⊗ = PREVIOUS BENCHMARK PHASE II ESA SOIL BORING LOCATIONS (FEBRUARY 2000)
- = PREVIOUS TRIAD SITE INVESTIGATION SOIL BORING LOCATIONS (DECEMBER 1989)
- ⊙ = PREVIOUS TRIAD SITE INVESTIGATION MONITORING WELL LOCATIONS (DECEMBER 1989)

- = EXTENT OF ARSENIC SOIL CONTAMINATION EXCEEDING RCLs
- = EXTENT OF LEAD SOIL CONTAMINATION EXCEEDING RCLs
- = EXTENT OF PAH SOIL CONTAMINATION EXCEEDING RCLs
- = EXTENT OF BENZENE SOIL CONTAMINATION EXCEEDING RCL
- = EXTENT OF GRO SOIL CONTAMINATION EXCEEDING GENERIC SOIL STANDARD
- = EXTENT OF NAPHTHALENE SOIL CONTAMINATION EXCEEDING RCL
- = EXTENT OF TCE AND/OR PCE SOIL CONTAMINATION

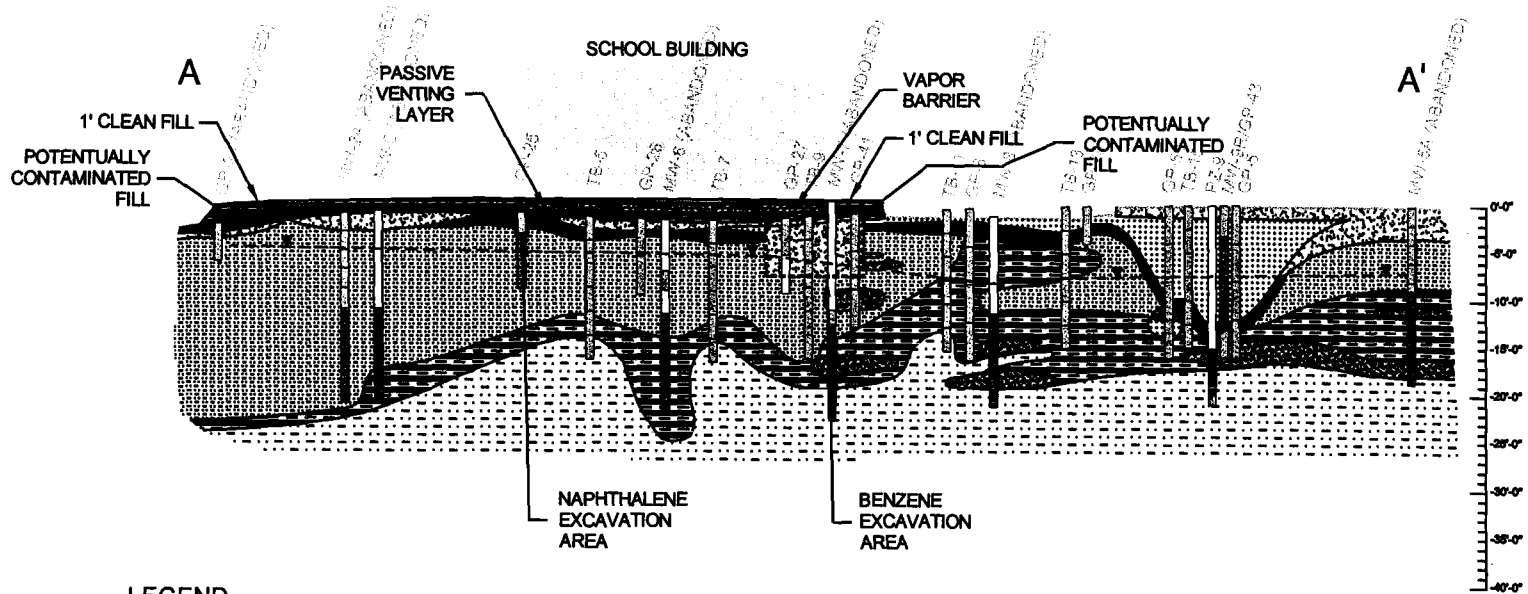
- RCL = RESIDUAL CONTAMINANT LEVEL
- PAH = POLYNUCLEAR AROMATIC HYDROCARBON
- TCE = TRICHLOROETHENE
- PCE = PERCHLOROETHENE = TETRACHLOROETHENE
- GRO = GASOLINE RANGE ORGANICS
- = PREVIOUS BUILDING LOCATIONS (APPROXIMATE)
- = STORM SEWER

SOIL INORGANIC ANALYTE REGULATORY EXCEEDANCES				
Sample ID	Analyte	Concentration (mg/kg)	RCL Exceeded (mg/kg)	20 x TCLP Limit Exceeded (5 mg/l)
B2B3	Arsenic	18,400	X (1.8 Ind)	X
GP-1 (1-3)	Arsenic	448	X (1.8 Ind)	X
B4B5	Arsenic	138	X (1.8 Ind)	X
GP-2 (0.8-1.8)	Arsenic	129	X (1.8 Ind)	X
GP-3 (0.8-1.8)	Arsenic	82	X (1.8 Ind)	X
B6B7	Arsenic	32	X (1.8 Ind)	X
GP-22 (1-2)	Arsenic	26.1	X (1.8 Ind)	X
GP-37 (1-2)	Arsenic	22.3	X (1.8 Ind)	X
B8B9	Arsenic	5.32	X (1.8 Ind)	X
MW-18 (8-8)	Arsenic	2.1	X (0.858 Non-Ind)	X
GP-23A-18 (2-4)	Arsenic	0.58	X (0.858 Non-Ind)	X
GP-22A-7 (2-3)	Arsenic	0.28	X (0.858 Non-Ind)	X
PZ-28 (2-4)	Arsenic	0.28	X (0.858 Non-Ind)	X
GP-22 (1-2)	Lead	2,170	X (500 Ind)	X
GP-80 (0.8-3)	Lead	286	X (50 Non-Ind)	X
GP-31 (0.8-1.8)	Lead	268	X (50 Non-Ind)	X
GP-QZA-13 (2-4)	Lead	133	X (50 Non-Ind)	X
GP-32 (0.8-1)	Lead	120	X (50 Non-Ind)	X
GP-13 (1-3)	Lead	101	X (50 Non-Ind)	X
GP-1 (2-8)	Lead	81	X (50 Non-Ind)	X
GP-1 (1-3)	Lead	68	X (50 Non-Ind)	X
GP-3 (4-8)	Lead	66	X (50 Non-Ind)	X
GP-14 (0.8-5)	Lead	60	X (50 Non-Ind)	X
GP-7 (1-1.5)	Lead	52	X (50 Non-Ind)	X
GP-11 (8-7)	Lead	50	X (50 Non-Ind)	X
GP-18 (0.8-1.8)	Lead	50	X (50 Non-Ind)	X

SOIL ORGANIC COMPOUND REGULATORY OR POTENTIAL EXCEEDANCES				
Sample ID	Analyte	Concentration (ug/kg)	RCL Exceeded (ug/kg)	20 x TCLP Limit Exceeded (ug/l)
GP-7 (1-1.5)	Trichloroethene	111	No Standard	X (500)
GP-28 (18.9-18)	Trichloroethene	804,000	NA	X (500)
GP-28 (12.9-13)	Trichloroethene	207,000	NA	X (500)
GP-28 (18.9-18)	Trichloroethene	13,800	NA	X (500)
GP-24 (18.9-17)	Trichloroethene	11,700	NA	X (500)
GP-70 (18.9-18)	Trichloroethene	8,370	X (3.7 SSSL GW)	X (500)
GP-97 (18-17)	Trichloroethene	808	X (3.7 SSSL GW)	X (500)
GP-70 (14-14.9)	Trichloroethene	230	X (3.7 SSSL GW)	X (500)
GP-13 (1-2)	Trichloroethene	188	X (3.7 SSSL GW)	X (500)
GP-24 (18.9-17)	Trichloroethene	118	X (3.7 SSSL GW)	X (500)
GP-68 (18.9-18)	Trichloroethene	98.1	X (3.7 SSSL GW)	X (500)
GP-8 (1-3)	Trichloroethene	47	X (3.7 SSSL GW)	X (500)
GP-7 (1-1.5)	Trichloroethene	47	X (3.7 SSSL GW)	X (500)
GP-4 (1-3)	Trichloroethene	222	X (3.5 GW)	X (500)
GP-41 (8-7)	Benzene	580	X (3.5 GW)	X (500)
GP-28 (0.8-2)	Naphthalene	1,080	X (400 GW)	X (500)
GP-78 (0.8-4)	Benz(a)Pyrene	371	X (8.8 Non-Ind)	X (500)
GP-31 (0.8-1.8)	Benz(a)Pyrene	81.1	X (8.8 Non-Ind)	X (500)
GP-32 (0.8-1)	Benz(a)Pyrene	37.5	X (8.8 Non-Ind)	X (500)
GP-18 (0.8-1.8)	Benz(a)Pyrene	35	X (8.8 Non-Ind)	X (500)
GP-3 (3-4)	Benz(a)Pyrene	20	X (8.8 Non-Ind)	X (500)
GP-28 (1-2)	Benz(a)Pyrene	15.4	X (8.8 Non-Ind)	X (500)
GP-78 (0.8-4)	Benz(a)Pyrene	12.9	X (8.8 Non-Ind)	X (500)
GP-48 (0.8-2)	Benz(a)Pyrene	11.7	X (8.8 Non-Ind)	X (500)
GP-28 (0.8-2)	Benz(a)Pyrene	10.5	X (8.8 Non-Ind)	X (500)
GP-18 (0.8-1.8)	Dibenz(a,h)Anthracene	18	X (8.8 Non-Ind)	X (500)
GP-78 (0.8-4)	Dibenz(a,h)Anthracene	17.5	X (8.8 Non-Ind)	X (500)
GP-18 (0.8-1.8)	Dibenz(a,h)Anthracene	16	X (8.8 Non-Ind)	X (500)
GP-78 (0.8-4)	Benz(b)Fluoranthene	348	X (88 Non-Ind)	X (500)
GP-78 (0.8-4)	Benz(b)Fluoranthene	291	X (88 Non-Ind)	X (500)
GP-78 (0.8-4)	Indeno(1,2,3-cd)Pyrene	288	X (88 Non-Ind)	X (500)
GP-41 (8-7)	GRO	278,000	X (100,000 USS)	X (500)

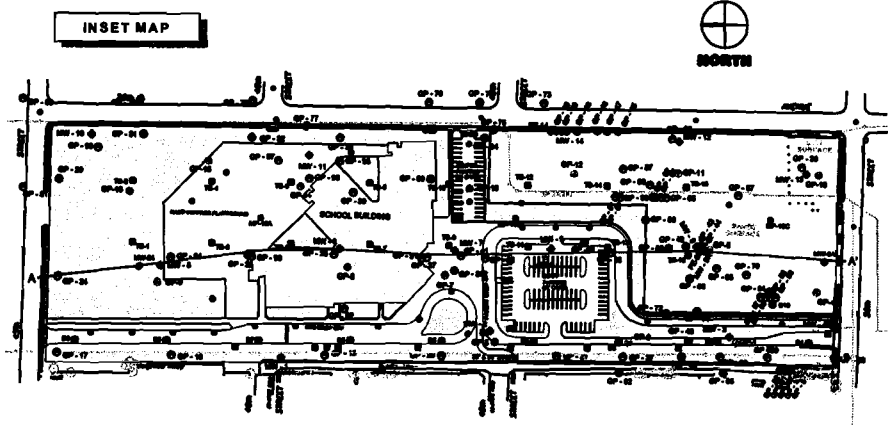


ChemReport, Inc.
 INCORPORATED
 4515 Washington Road
 Kenosha, WI 53144
 800-965-5323
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LEGEND

- FINE SAND
- CLAY OR CLAY W/ SILT
- SILT WITH OR WITHOUT CLAY OR FINE SAND
- FOUNDRY SAND FILL
- TOP SOIL
- CLEAN FILL
- FILL CUT FROM WESTERN PORTION OF SITE
- SAND AND/OR GRAVEL FILL
- SOIL SAMPLING INTERVAL
- WELL SCREEN INTERVAL
- WATER TABLE 5/29/2001
- CONCRETE SURFACE
- ASPHALT SURFACE



POST CONSTRUCTION GEOLOGIC CROSS-SECTION A-A'

MANKOWSKI PROPERTY

45th STREET & 26th AVENUE
 KENOSHA, WI

D2 POST CONSTRUCTION GEOLOGIC CROSS-SECTION A-A'

HORIZONTAL SCALE: 1" = 240' - VERTICAL SCALE: 1" = 20'

Approved By: S. CRANLEY	Figure
Date Approved: 3/17/06	D2
Date Drawn: 3/15/06	
Drawn by: B. PHY	2 of 2

TABLE I2
 Fill/Soil Sample Metals Analytical Results Summary
 Mankowski Property
 May 2001, April 2002

Parameter	Sample ID, Matrix and Collection Date																	NR 720 RCLs		RCRA TCLP
	GP-17 (0.5-2)	GP-18 (0.5-1.5)	GP-19 (1'-3')	GP-20 (1'-3')	GP-21 (1'-3')	GP-22 (1'-2)	GP-23 (1'-2)	GP-24 (0.5-2)	GP-25 (0.5-2)	GP-25 (5-7)	GP-26 (0.5-2)	GP-26 (5-7)	GP-27 (0.5-2)	GP-27 (5-7)	GP-29 (1'-2)	GP-31 (0.5-1.5)	GP-32 (0.5-1')	Direct Contact		
	Soil	Soil	Soil	Soil	Fill/Soil	Soil	Fill	Soil	Soil	Soil	Fill/Soil	Soil	Fill	Soil	Fill	Fill	Fill	Non-Industrial	Industrial	TCLP x20 (2)
	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01			
Total Metals (mg/kg)																		mg/kg	mg/kg	mg/l
Arsenic	<2.82	<2.78	<2.89	<2.98	<2.50	26.1 ■	<2.50	<2.97	<2.98	<2.89	<2.98	<2.94	<2.82	<2.95	NA	NA	NA	0.039	1.6	100
Lead	NA	NA	NA	NA	NA	2,170 (TC) ■	10.3	7.41	19.5	7.47	48.2	6.36	10.3	5.47	20.3	258 (TC) ●	120 (TC) ●	50	500	100
Lead (Rototiled) (1)																				1,550 (TC) ■

Parameter	Sample ID, Matrix, and Collection Date																NR 720 RCLs		RCRA TCLP	
Sample ID	GP-33 (0.5-1')	GP-34 (1'-2)	GP-35 (1'-2)	GP-36 (1'-2)	GP-36 (5-6)	GP-37 (1'-2)	GP-38 (1'-2)	GP-39 (1'-2)	GP-40 (0.5-1.5)	GP-40 (5-6)	GP-40 (10'-11')	GP-40 (15'-16')	GP-41 (1'-3')	GP-41 (5-7)	GP-41 (11'-12)	Decon Blank	Direct Contact			
Sample Matrix	Fill/Soil	Fill/Soil	Fill	Fill/Soil	Soil	Soil	Soil	Fill	Fill	Soil	Soil	Soil	Fill/Soil	Soil	Soil	Water	Non-Industrial	Industrial	TCLP x20 (2)	
Date Collected	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01				
Total Metals (mg/kg)																	mg/l	mg/kg	mg/kg	mg/l
Arsenic	NA	NA	NA	<2.91	<2.86	22.3 ■	<2.50	<2.50	128 (TC) ■	<2.76	<2.91	<3.00	NA	NA	NA	<0.0500	0.039	1.6	100	
Lead	14.6	36.8	23.3	7.74	5.62	NA	2.35	21.4	NA	NA	NA	NA	17.1	4.62	5.15	0.00834	50	500	100	

Parameter	Sample ID, Matrix, and Collection Date					NR 720 RCLs		RCRA TCLP
Sample ID	GP-78 (0.5-4')	GP-79 (0.5-4')	GP-80 (0.5-3')	GP-82 (0.5-1')	GP-83 (0.5-1')	Direct Contact		
Sample Matrix	Fill	Fill	Fill	Soil	Fill	Non-Industrial	Industrial	TCLP x20 (2)
Date Collected	4-4-02	4-4-02	4-4-02	4-3-02	4-3-02			
Total Metals (mg/kg)						mg/kg	mg/kg	mg/l
Arsenic	NA	NA	NA	<3.18	<3.13	0.039	1.6	100
Lead	35.1	33.6	286 (TC) ●	NA	20.6	50	500	100

Notes:

- Indicates concentration exceeds non-Industrial direct contact RCL
- Indicates concentration exceeds industrial direct contact RCL

(TC) indicates that the total concentration is greater than 20 times the RCRA TCLP limit.
 Bold typed results indicate that the analyte was present at a concentration equal to or greater than the laboratory detection limit.

(1) A total concentration greater than 20 times the RCRA TCLP limit indicates that the material would constitute a hazardous waste if disposed, unless TCLP testing indicated otherwise.

RCL = Residual Contaminant Level
 RCRA = Resource Conservation and Recovery Act
 TCLP = Toxicity Characteristic Leachate Procedure
 NA = Not Analyzed

TABLE 13
 Fill/Soil Sample PAH Analytical Results Summary
 Mankowski Property - Kenosha, Wisconsin
 May 2001, April 2002

Parameter	Sample ID, Matrix, and Collection Date																Interim Guidance RCLs			
	GP-24 (0.5'-2')	GP-25 (0.5'-2')	GP-25 (5'-7')	GP-26 (0.5'-2')	GP-26 (5'-7')	GP-27 (0.5'-2')	GP-27 (5'-7')	GP-29 (1'-2')	GP-31 (0.5'-1.5')	GP-32 (0.5'-1')	GP-36 (1'-2')	GP-36 (5'-6')	Decon Blank	GP-78 (0.5'-4')	GP-79 (0.5'-4')	GP-80 (0.5'-3')	GP-81 (1'-2')	Protection of Groundwater	Direct Contact Non-Industrial	Direct Contact Industrial
	Soil	Soil	Soil	Fill/Soil	Soil	Fill	Soil	Fill	Fill	Fill	Fill/Soil	Soil	Water	Fill	Fill	Fill	Soil	ug/kg	ug/kg	ug/kg
PAHs (ug/kg)	ug/l																ug/kg	ug/kg	ug/kg	
Acenaphthene	<119	<119	<118	<119	<118	<113	<118	<121	149	<119	<117	<114	<5.00	719	<131	<128	<118	39,000	900,000	60,000,000
Anthracene	<119	<119	<118	<119	<118	<113	<118	<121	<124	<119	<114	<114	<5.00	181	<131	<128	<118	3,000,000	5,000,000	300,000,000
Benz (a) anthracene	<59.3	<59.7	<57.8	<59.3	<58.8	<56.5	<59.0	<80.4	<81.9	<59.7	<58.3	<57.2	<0.100	349	<85.7	<82.9	<58.8	17,000	88	3,900
Benzo (a) pyrene	<5.93	<5.97	<5.78	10.5 ●	<5.88	<5.65	<5.90	15.4 ●	61.1 ●	37.3 ●	<5.83	<5.72	<0.0200	371	12.9 ●	11.7 ●	<5.88	48,000	8.8	300
Benzo (b) fluoranthene	<59.3	<59.7	<57.8	<59.3	<58.8	<56.5	<59.0	<80.4	<81.9	<59.7	<58.3	<57.2	<0.0200	291	<85.7	<82.9	<58.8	360,000	88	3,900
Benzo (ghi) perylene	<119	<119	<118	<119	<118	<113	<118	<121	<124	<119	<117	<114	<5.00	226	<131	<128	<188	6,800,000	1,800	39,000
Benzo (k) fluoranthene	<119	<119	<118	<119	<118	<113	<118	<121	<124	<119	<117	<114	<0.100	140	<131	<128	<118	870,000	880	39,000
Chrysene	<119	<119	<118	<119	<118	<113	<118	<121	<124	<119	<117	<114	<0.0200	404	<131	<128	<118	37,000	8,800	390,000
Dibenz (a,h) anthracene	<5.93	<5.97	<5.78	<5.93	<5.88	<5.65	<5.90	<8.04	<8.19	<5.97	<5.83	<5.72	<0.100	32.6 ●	17.5 ●	<8.29	<5.88	38,000	8.8	300
Fluoranthene	<119	<119	<118	<119	<118	<113	<118	<121	179	<119	<117	<114	<5.00	369	<131	<128	<118	500,000	600,000	40,000,000
Indeno (1,2,3-cd) pyrene	<59.3	<59.7	<57.8	<59.3	<58.8	<56.5	<59.0	<80.4	<81.9	<59.7	<58.3	<57.2	<0.200	268 ●	<85.7	<82.9	<58.8	680,000	88	3,900
1-Methylnaphthalene	<119	213	<118	<119	<118	<113	<118	<121	<124	<119	<117	<114	<5.00	206	<131	<128	<118	23,000	1,100,000	70,000,000
2-Methylnaphthalene	<119	167	<118	<119	<118	<113	<118	<121	<124	<119	<117	<114	<5.00	279	<131	<128	<118	20,000	600,000	40,000,000
Naphthalene	<119	<119	<118	<119	<118	<113	<118	<121	<124	<119	<117	<114	<5.00	131	<131	<128	<118	400	20,000	110,000
Phenanthrene	<119	<119	<118	<119	<118	<113	<118	<121	152	<119	<117	<114	<5.00	838	<131	<128	<118	1,800	18,000	390,000
Pyrene	<119	<119	<118	<119	<118	<113	<118	<121	142	<119	<117	<114	<5.00	837	<131	<128	<118	8,700,000	500,000	30,000,000

Notes:

- Table includes detected analytes only.
- Indicates concentration exceeds non-industrial direct contact RCL.
- Indicates concentration exceeds industrial direct contact RCL.
- ▲ Indicates concentration exceeds groundwater protection RCL.

Bold typed results indicate that the analyte was present at a concentration equal to or greater than the laboratory detection limit.

PAHs = Polynuclear Aromatic Hydrocarbons

RCL = Residual Contaminant Level

TABLE I4
Fill/Soil Sample VOC/GRO Analytical Results Summary
Mankowsk Property - Kenosha, Wisconsin
Spring, Summer 2001

Table with 24 columns for VOCs (ug/kg) and GRO (mg/kg), and 23 rows for parameters including Benzene, Bromobenzene, n-Butylbenzene, etc. Includes detection limits and concentration values.

Notes:
Table includes detected analytes only.
* indicates concentration exceeds generic soil cleanup level for GRO.
^ indicates concentration exceeds groundwater protection RCL.
(TC) indicates that the total concentration is greater than 20 times the RCRA TCLP limit.
Bold typed results indicate that the analyte was present at a concentration equal to or greater than the laboratory detection limit.

TABLE I4 Continued
Fill/Soil Sample VOC/GRO Analytical Results Summary
Mankowski Property - Kenosha, Wisconsin
Spring, Summer 2001

Table with columns for Parameter, Sample ID, Matrix, and Collection Date, and rows for VOCs (ug/kg) and GRO (mg/kg) for various samples (GP-43 to GP-76).

Notes:

Table includes detected analytes only.
* indicates concentration exceeds generic soil cleanup level for GRO.
A indicates concentration exceeds groundwater protection RCL.

(TC) indicates that the total concentration is greater than 20 times the RCRA TCLP limit.
Bold typed results indicate that the analyte was present at a concentration equal to or greater than the laboratory detection limit.
(1) A total concentration greater than 20 times the RCRA TCLP limit indicates that the material would constitute a hazardous waste if disposed, unless TCLP testing indicated otherwise.
(2) Interim guidance RCLs for polynuclear aromatic hydrocarbons (PAHs), including naphthalene have been established by the Wisconsin Department of Natural Resources.
The non-industrial and industrial direct contact RCLs for naphthalene are 20,000 ug/kg and 110,000 ug/kg, respectively.

(3) NR 720 establishes generic soil cleanup standards of 100 mg/kg or 250 mg/kg, depending on site hydraulic conductivity.
RCL = Residual Contaminant Level
RCRA = Resource Conservation and Recovery Act
TCLP = Toxicity Characteristic Leachate Procedure
VOCs = Volatile Organic Compounds
GRO = Gasoline Range Organics
NA = Not Analyzed
NS = No Standard

TABLE 14 Continued
 Fill/Soil Sample VOC/GRO Analytical Results Summary
 Mankowski Property - Kanosha, Wisconsin
 April 2002

Parameter	Sample ID, Matrix, and Collection Date					NR 720 RCLs	RCRA TCLP
Sample ID, Sample Matrix Date	GP-88 (12.5'-13") Soil 4-3-02	GP-89 (5.5'-6") Soil 4-3-02	GP-90 (12.5'-13") Soil 4-3-02	GP-91 (10.5'-11") Soil 4-3-02	Trip Blank Water 4-3-02	MeOH Blank Methanol 4-3-02	Protection of Groundwater TCLP x20 (1)
VOCs (ug/kg)						ug/l	ug/kg
Benzene	<25.0	<25.0	<25.0	<25.0	<0.500	<25.0	5.0 10,000
Bromobenzene	<25.0	<25.0	<25.0	<25.0	<0.500	<25.0	NS NS
n-Butylbenzene	<25.0	<25.0	<25.0	<25.0	<0.500	<25.0	ND NS
iso-Butylbenzene	<25.0	<25.0	<25.0	<25.0	<0.500	<25.0	NS NS
tert-Butylbenzene	<25.0	<25.0	<25.0	<25.0	<0.500	<25.0	NS NS
Chloroform	<25.0	<25.0	<25.0	<25.0	<0.140	<25.0	NS 6,000
1,3-Dichlorobenzene	<25.0	<25.0	<25.0	<25.0	<0.500	<25.0	NS NS
1,4-Dichlorobenzene	<25.0	<25.0	<25.0	<25.0	<0.500	<25.0	NS 7,500
cis-1,2-Dichloroethene	<25.0	<25.0	<25.0	<25.0	<0.500	<25.0	NS NS
trans-1,2-Dichloroethene	<25.0	<25.0	<25.0	<25.0	<0.500	<25.0	NS NS
2,2-Dichloropropane	<25.0	<25.0	<25.0	<25.0	<0.500	<25.0	NS ND
Ethylbenzene	<25.0	<25.0	<25.0	<25.0	<0.500	<25.0	2,900 NS
Isopropylbenzene	<25.0	<25.0	<25.0	<25.0	<0.500	<25.0	NS NS
p-Isopropyltoluene	<25.0	<25.0	<25.0	<25.0	<0.500	<25.0	NS NS
Methylene chloride	<100	<100	<100	<100	<0.630	<100	NS NS
Naphthalene	<25.0	<25.0	<25.0	<25.0	<2.00	<25.0	400 (2) NS
n-Propylbenzene	<25.0	<25.0	<25.0	<25.0	<0.500	<25.0	NS NS
Tetrachloroethene	<25.0	<25.0	<25.0	<25.0	<0.500	<25.0	NS 14,000
Toluene	<25.0	<25.0	<25.0	<25.0	<0.500	<25.0	1,500 NS
1,1,2-Trichloroethane	<25.0	<25.0	<25.0	<25.0	<0.130	<25.0	NS NS
Trichloroethene	<25.0	<25.0	<25.0	<25.0	<0.500	<25.0	NS 10,000
1,2,4-Trimethylbenzene	<25.0	<25.0	<25.0	<25.0	<1.00	<25.0	NS NS
1,3,5-Trimethylbenzene	<25.0	<25.0	<25.0	<25.0	<1.00	<25.0	NS NS
Vinyl chloride	<25.0	<25.0	<25.0	<25.0	<0.170	<25.0	NS 4,000
Total Xylenes	<25.0	<25.0	<25.0	<25.0	<0.500	<25.0	4,100 NS
GRO (mg/kg)						mg/kg	
GRO	ND	ND	ND	ND	NA	NA	100/260 (3) NS

Notes:

Table includes detected analytes only.

* Indicates concentration exceeds generic soil cleanup level for GRO.

▲ Indicates concentration exceeds groundwater protection RCL.

(TC) indicates that the total concentration is greater than 20 times the RCRA TCLP limit.

Bold typed results indicate that the analyte was present at a concentration equal to or greater than the laboratory detection limit.

(1) A total concentration greater than 20 times the RCRA TCLP limit indicates that the material would constitute a hazardous waste if disposed, unless TCLP testing indicated otherwise.

(2) Interim guidance RCLs for polynuclear aromatic hydrocarbons (PAHs), including naphthalene have been established by the Wisconsin Department of Natural Resources.

The non-industrial and industrial direct contact RCLs for naphthalene are 20,000 ug/kg and 110,000 ug/kg, respectively.

(3) NR 720 establishes generic soil cleanup standards of 100 mg/kg or 250 mg/kg, depending on site hydraulic conductivity.

RCL = Residual Contaminant Level

RCRA = Resource Conservation and Recovery Act

TCLP = Toxicity Characteristic Leachate Procedure

VOCs = Volatile Organic Compounds

GRO = Gasoline Range Organics

NA = Not Analyzed

NS = No Standard

TABLE 15
 Fill/Soil Sample Protocol B Waste Profile Analytical Results Summary
 Mankowski Property - Kenosha, Wisconsin
 May 2001, April 2002

Parameter	Sample ID, Matrix, and Collection Date											RCRA Limit
	GP-25 (0.5'-2') Soil 5-14-01	GP-25 (5'-7') Soil 5-14-01	GP-26 (0.5'-2') Fill/Soil 5-14-01	GP-26 (5'-7') Soil 5-14-01	GP-27 (0.5'-2') Fill 5-14-01	GP-27 (5'-7') Soil 5-14-01	GP-84 (1'-10') Fill 4-4-02	GP-85 (1'-10') Fill 4-4-02	GP-86 (1'-10') Fill 4-4-02	GP-87 (1'-11') Fill 4-3-02	GP-98 (1'-8') Fill 4-4-02	
Characteristics												
Free Liquids (Pass/Fail)	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass/Fail
Flashpoint (deg. F)	>220	>220	>220	>220	>220	>220	>220	>220	>220	>220	>220	≥140 deg. F
Chlorine (%)	0.191	0.202	0.190	0.394	0.290	0.261	<0.130	0.151	0.199	<0.117	<0.125	NS
Phenol (mg/kg)	0.925	1.91	2.08	2.01	1.35	0.953	2.51	2.02	1.17	0.821	1.39	NS
pH (s.u.)	7.44	8.07	7.92	8.06	7.74	7.91	7.46	8.35	7.82	7.56	7.98	<2.0, ≥12.5
Reactive Cyanide (mg/l)	<0.155	<0.150	<0.154	<0.153	<0.147	<0.153	<0.188	<0.144	<0.149	<0.152	<0.162	200
Reactive Sulfide (mg/kg)	<7.75	12.6	8.14	22.7	<7.34	<7.88	<8.42	<7.20	<7.43	<7.62	<8.12	200
Specific Gravity (g/ml)	2.10	2.19	2.73	2.17	2.01	2.17	2.27	2.11	2.35	2.2	1.88	NS
Total Solids (%)	83.1	85.5	95.8	84.8	81.9	78.7	88.8	91.7	96.1	79.2	86.2	NS
TCLP Metals (mg/l)												mg/l
Barium	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	1.36	<1.00	<100 (1)
Cadmium	<0.00500	<0.00500	<0.00500	<0.00500	0.0228	<0.00500	<0.00500	<0.00500	<0.00500	<0.00500	<0.00500	<1.0 (1)
Chromium	<0.0100	<0.0100	<0.0100	<0.0100	0.0234	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	<5.0 (1)
Lead	<0.00500	<0.00500	0.09666	<0.00500	<0.00500	<0.00500	0.0242	0.0107	0.0306	0.00738	0.0752	<5.0 (1)
Nickel	<0.0500	<0.0500	<0.0500	<0.0500	0.0580	<0.0500	<0.0500	<0.0500	<0.0500	<0.0500	0.0561	NS
TCLP SVOCs (mg/l)												
TCLP SVOCs	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	(2)
TCLP VOCs (mg/l)												
TCLP VOCs	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	(2)
PCBs (ug/kg)												
PCBs	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	(3)

Notes:

Table includes detected analytes only.

Bold typed results indicate that the analyte was present at a concentration equal to or greater than the laboratory detection limit.

(1) RCRA TCLP limit, above which the material would constitute a hazardous waste if disposed.

(2) Compound specific RCRA TCLP limits apply.

(3) The TSCA land disposal limit for aggregate PCBs is 50 mg/kg.

TCLP = Toxicity Characteristic Leachate Procedure

SVOCs = Semi-Volatile Organic Compounds

VOCs = Volatile Organic Compounds

PCBs = Polychlorinated Biphenyls

RCRA = Resource Conservation and Recovery Act

NS = No Standard

ND = None Detected

Table F2
Soil Gas Vapor Measurements
Mankowski Property - Kenosha, Wisconsin
May 2003

Measurement (Units)	Vapor Monitoring Point ID, Date, Time															
	GP-100				GP-101				GP-102				GP-103			
	5/7/03 1601	5/9/03 1308	5/12/03 1327	5/14/03 1552	5/7/03 1605	5/9/03 1313	5/12/03 1335	5/14/03 1559	5/7/03 1610	5/9/03 1316	5/9/03 1340	5/14/03 1603	5/7/03 1615	5/9/03 1321	5/12/03 1345	5/14/03 1607
Methane (%)	0.0	0.0	0.0	0.0	0.0	1.8 ▲	0.2	0.8	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.0
Carbon Dioxide (%)	0.0	0.0	0.0	0.0	0.3	3.7	0.3	3.6	0.7	0.0	0.1	6.2	0.2	0.6	1.0	0.0
Oxygen (%)	21.1	21.1	21.1	21.0	20.1	11.3	20.9	13.3	18.6	20.9	20.9	4.5	20.5	20.8	18.9	20.8
Barometric Pressure (Inches Hg)	29.1	29.0	29.0	29.1	29.1	28.9	28.9	29.1	29.1	28.9	29.0	29.1	29.1	28.9	29.0	29.1

Notes:

Bold type indicates the detection of methane or carbon dioxide.

◆ Indicates methane concentration exceeded the lower explosive limit of 5% by volume.

▲ Indicates methane concentration exceeded 20% of the lower explosive limit, or 1.25% by volume.

Table I6 Continued
Groundwater Sample Analytical Results Summary
Mankowski Property - Kenosha, Wisconsin
April 2002

Parameter	Sample ID, Collection Date									NR 140 Standards		
	GP-83W Date	GP-85W 4/4/02	GP-90W 4/4/02	GP-91W 4/4/02	GP-93W 4/4/02	GP-95W 4/4/02	GP-96W 4/4/02	GP-97W 4/4/02	Trip Blank 4/4/02	PAL	ES	
VOCs (ug/l)										ug/l	ug/l	
Benzene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.5	5
n-Butylbenzene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	NS	NS
sec-Butylbenzene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	NS	NS
tert-Butylbenzene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	NS	NS
Chloroform	<0.140	<0.140	<0.140	<0.140	<0.140	<0.140	<0.140	<0.140	<0.140	<0.140	0.6	6
1,2-Dichloroethane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.8	5
1,1-Dichloroethene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.7	7
cis-1,2-Dichloroethene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	7	70
trans-1,2-Dichloroethene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	20	100
Ethylbenzene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	140	700
Isopropylbenzene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	NS	NS
p-Isopropyltoluene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	NS	NS
Methylene chloride	<0.530	<0.530	<0.530	<0.530	<0.530	<0.530	<0.530	<0.530	<0.530	<0.530	0.5	5
Methyl tert-butyl ether	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	12	60
Naphthalene	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	8	40
n-Propylbenzene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	NS	NS
Tetrachloroethane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.5	5
Toluene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	200	1,000
1,2,3-Trichlorobenzene	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	NS	NS
1,1,2-Trichloroethane	<0.160	<0.160	<0.160	<0.160	<0.160	<0.160	<0.160	<0.160	<0.160	<0.160	0.6	6
Trichloroethene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.5	5
Trichlorofluoromethane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	NS	NS
1,2,4-Trimethylbenzene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	95 (3)	480 (3)
1,3,5-Trimethylbenzene	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	95 (3)	480 (3)
Vinyl chloride	<0.170	<0.170	<0.170	<0.170	<0.170	<0.170	<0.170	<0.170	<0.170	<0.500	0.02	0.2
Xylenes	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	1,000	10,000
PAHs (ug/l)										ug/l	ug/l	
Chrysene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.02	0.2
Dissolved Metals (mg/l)										mg/l	mg/l	
Dissolved Nickel	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.020	0.100

Notes:

- Indicates concentration exceeds preventive action limit
- Indicates concentration exceeds enforcement standard

Dield typed results indicate that the analyte was present at a concentration equal to or greater than the laboratory detection limit.

(1) The 5/19/2001 blind duplicate sample (ID MW-14) was collected from monitoring well MW-13.

(2) The 7/2/2001 blind duplicate sample (ID PZ-15) was collected from piezometer PZ-14.

(3) The NR 140 groundwater quality standards are for combined total trimethylbenzenes.

The metals analyzed were arsenic, lead, nickel, and mercury.

RT = Retest, Sample MW-9 was retested to confirm the VOC concentrations, some of which were significantly higher than levels observed in other samples from the site.

PAL = Preventive Action Limit

ES = Enforcement Standard

PAHs = Polynuclear Aromatic Hydrocarbons

VOCs = Volatile Organic Compounds

NA = Not Analyzed / Not Applicable

NS = No Standard

Table I7
 Groundwater Monitoring Analytical Results Summary
 Mankowski Property - Kenosha, Wisconsin
 August, November 2004

Parameter	Sample ID, Collection Date													NR 140 Standards		
	MW-7R		MW-8R		MW-10R		MW-11R		MW-17		MW-18		Trip Blank	PAL	ES	
	8/24/04	11/24/04	8/24/04	11/24/04	8/24/04	11/24/04	8/23/04	11/24/04	8/24/04	11/24/04	8/24/01	11/24/04	11/24/04	ug/l	ug/l	
VOCs/PVOCs (ug/l)															ug/l	ug/l
Benzene	<0.500	0.21	<0.500	<0.500	<0.500	<0.20	<0.500	<0.20	<0.500	<0.20	<0.500	<0.20	<0.20	0.5	5	
Dissolved Metals (mg/l)															mg/l	mg/l
Dissolved Arsenic	<0.0500	<0.0500	<0.0500	<0.0500	<0.0500	<0.0500	<0.0500	<0.0500	<0.0500	<0.0500	<0.0500	<0.0500	NA	0.005	0.050	
Dissolved Nickel	NA	NA	NA	NA	<0.0500	<0.0500	NA	NA	NA	NA	<0.0500	<0.0500	NA	0.020	0.100	

Notes:

Bold typed results indicate that the analyte was present at a concentration equal to or greater than the laboratory detection limit.

PAL = Preventive Action Limit

ES = Enforcement Standard

VOCs = Volatile Organic Compounds

PVOCs = Petroleum Volatile Organic Compounds

NA = Not Analyzed / Not Applicable

NS = No Standard

Table E5
Groundwater Measurements
Mankowski Property - Kenosha, Wisconsin
Spring, Summer 2001

Measurement	Well ID, Date																				
	MW-1			MW-2			MW-3			MW-4			MW-5			MW-6			MW-7		
	5/16/01	5/29/01	7/2/01	5/16/01	5/29/01	7/2/01	5/16/01	5/29/01	7/2/01	5/16/01	5/29/01	7/2/01	5/16/01	5/29/01	7/2/01	5/16/01	5/29/01	7/2/01	5/16/01	5/29/01	7/2/01
TOC Elevation (ft)	95.55			97.20			98.63			97.97			96.03			95.65			95.74		
Depth to Groundwater Below TOC (ft)	12.20	11.91	12.56	10.43	10.27	11.32	8.17	5.89	7.07	14.60	8.92	10.30	2.31	2.87	3.04	2.18	2.49	5.01	5.39	4.06	4.45
Groundwater Elevation (ft)	83.35	83.64	82.99	86.77	86.93	85.88	90.46	92.74	91.56	83.37	89.05	87.67	93.72	93.16	92.99	93.47	93.16	90.64	90.35	91.68	91.29
Ground Surface Elevation (ft)	95.6			97.8			98.9			98.4			96.6			96.1			96.4		
Depth to Groundwater bis (ft)	12.24	11.95	12.60	11.03	10.87	11.92	8.47	6.19	7.37	15.00	9.32	10.70	2.91	3.47	3.64	2.58	2.89	5.41	6.09	4.76	5.15
Total Well Depth (ft)	19.9			18.0			19.9			24.9			20.0			19.8			17.3		
Screened Length (ft)	10			10			10			15			10			10			10		
Water Column Height (ft)	7.7	8.0	7.3	7.6	7.7	6.7	11.7	14.0	12.8	10.3	16.0	14.6	17.7	17.1	17.0	17.6	17.3	14.8	11.9	13.2	12.9
Well Volume (gal)	4.7	NA	NA	4.8	NA	NA	7.2	NA	NA	6.3	NA	NA	8.6	NA	NA	8.6	NA	NA	7.2	NA	NA
Volume Removed (gal)	5 (1)	NA	NA	8 (1)	NA	NA	9 (1)	NA	NA	10 (1)	NA	NA	13 (1)	NA	NA	10 (1)	NA	NA	10 (1)	NA	NA

Measurement	Well ID, Date																				
	MW-8			MW-9		MW-9R	PZ-9	MW-10			MW-11			MW-12			MW-13			MW-14	PZ-14
	5/16/01	5/29/01	7/2/01	5/16/01	5/29/01	7/2/01	7/2/01	5/16/01	5/29/01	7/2/01	5/16/01	5/29/01	7/2/01	5/16/01	5/29/01	7/2/01	5/16/01	5/29/01	7/2/01	7/2/01	7/2/01
TOC Elevation (ft)	96.48			96.37		NA	NA	91.46			93.21			93.96			95.50			NA	NA
Depth to Groundwater Below TOC (ft)	8.87	7.46	8.36	7.02	6.87	6.92	6.69	8.12	8.05	8.47	5.04	3.70	3.75	7.36	7.61	8.81	7.66	7.98	9.39	8.06	15.24
Groundwater Elevation (ft)	87.61	89.02	88.12	89.35	89.50	NA	NA	83.34	83.41	82.99	88.17	89.51	89.46	86.60	86.35	85.15	87.84	87.52	86.11	NA	NA
Ground Surface Elevation (ft)	96.9			97.1		NA	NA	92.0			93.7			94.5			95.7			NA	NA
Depth to Groundwater bis (ft)	9.27	7.86	8.76	7.72	7.57	NA	NA	8.62	8.55	8.97	5.54	4.20	4.25	7.86	8.11	9.31	7.86	8.18	9.59	NA	NA
Total Well Depth (ft)	18.5			17.0		13.0	20.0	14.8			17.2			17.0			19.9			13.0	20.0
Screened Length (ft)	10			10		10	5	10			10			10			10			10	5
Water Column Height (ft)	9.6	11.0	10.1	10.0	10.1	6.08	13.31	6.7	6.8	6.3	12.2	13.5	13.5	9.6	9.4	8.2	12.2	11.9	10.5	4.9	4.7
Well Volume (gal)	6.2	NA	NA	6.3	NA	4.0	4.7	4.3	NA	NA	7.5	NA	NA	6.2	NA	NA	7.5	NA	NA	3.4	3.4
Volume Removed (gal)	24 (1)	NA	NA	63	NA	45	47	45	NA	NA	15 (1)	NA	NA	43 (1)	NA	NA	13 (1)	NA	NA	3.5 (1)	4 (1)

Notes:

Site elevations are relative to a reference point on site with an arbitrarily assigned elevation of 100.00 feet.

(1) = Well was purged dry

TOC = Top of casing

NA = Not Applicable

Table E6
Natural Attenuation Groundwater Monitoring Well Data
Mankowski Property - Kenosha, Wisconsin
August, November 2005

Measurement	Well ID, Date											
	MW-7R		MW-8R		MW-10R		MW-11R		MW-17		MW-18	
	8/24/04	11/23/04	8/24/04	11/23/04	8/24/04	11/23/04	8/24/04	11/23/04	8/24/04	11/23/04	8/24/04	11/23/04
TOC Elevation (ft)	97.40		95.72		90.93		97.29		96.59		98.20	
Depth to Groundwater Below TOC (ft)	5.98	6.12	10.20	10.31	9.36	9.14	9.65	9.91	5.44	6.61	7.12	10.75
Groundwater Elevation (ft)	91.44	91.28	85.52	85.41	81.57	81.79	87.84	87.38	91.15	89.98	91.08	87.45
Ground Surface Elevation (ft)	97.7	97.7	95.9	97.7	91.2	97.7	97.8	97.7	96.8	97.7	98.5	97.7
Depth to Groundwater bla (ft)	6.2	6.4	10.4	12.2	9.6	15.6	10.0	10.3	5.6	7.7	7.4	10.2
Total Well Depth (ft)	21.3	21.3	19.6	21.3	14.7	21.3	19.4	21.3	19.6	21.3	19.6	21.3
Screened Length (ft)	10	10	10	10	10	10	10	10	10	10	10	10
Water Column Height (ft)	15.3	15.2	9.4	11.0	6.3	12.2	9.7	11.4	14.2	14.7	12.5	10.6
Well Volume (gal)	8.8	8.8	7.5	8.8	4.2	12.0	7.8	8.8	8.6	8.8	8.4	8.8
Volume Removed (gal)	9 (1)	9 (1)	18 (1)	12 (1)	11 (1)	12 (1)	8 (1)	7 (1)	8.5 (1)	7 (1)	8.5 (1)	7 (1)

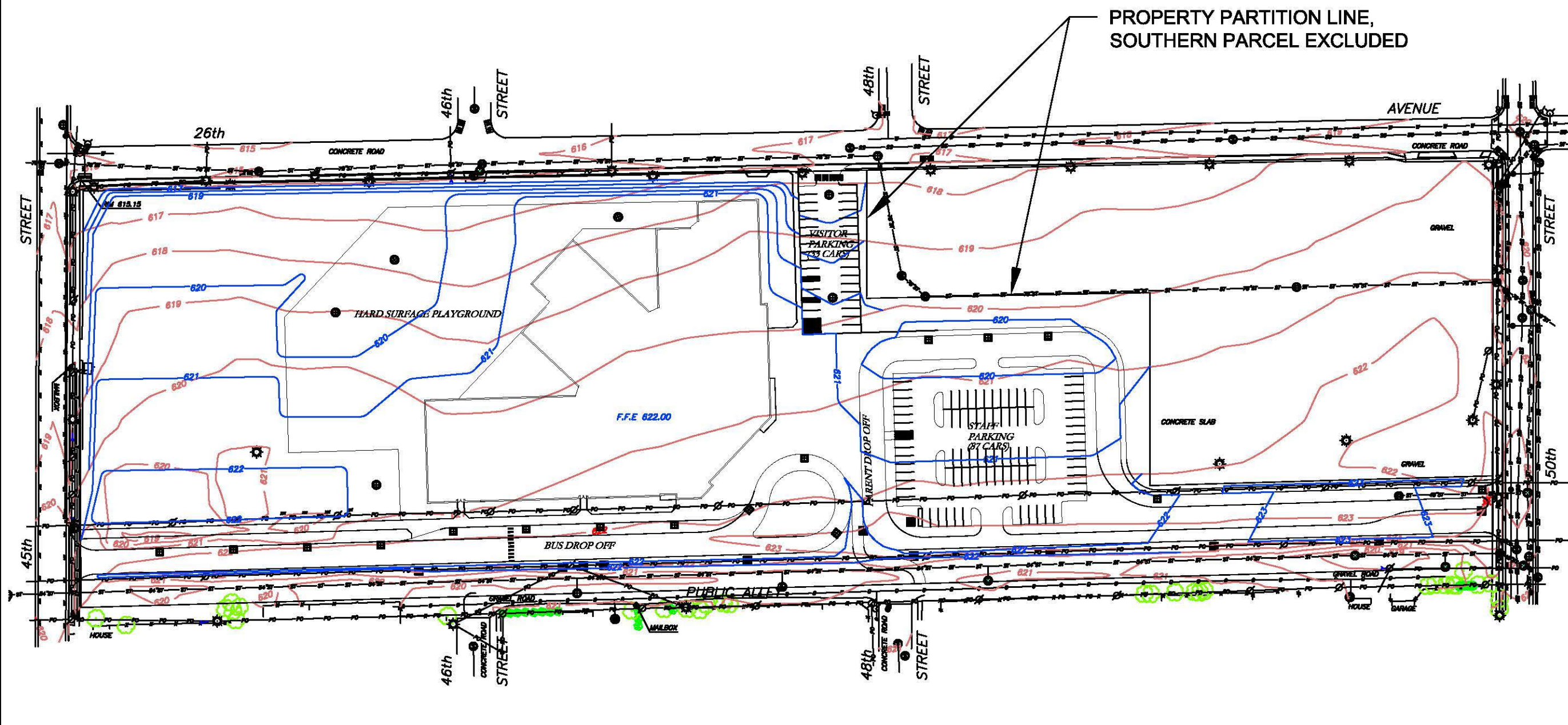
Notes:

Site elevations are relative to a reference point on site with an arbitrarily assigned elevation of 100.00 feet.

(1) = Well was purged dry

TOC = Top of casing

SITE ELEVATION MAP
 MANKOWSKI PROPERTY RIR
 45th STREET & 26th AVENUE
 KENOSHA, WISCONSIN

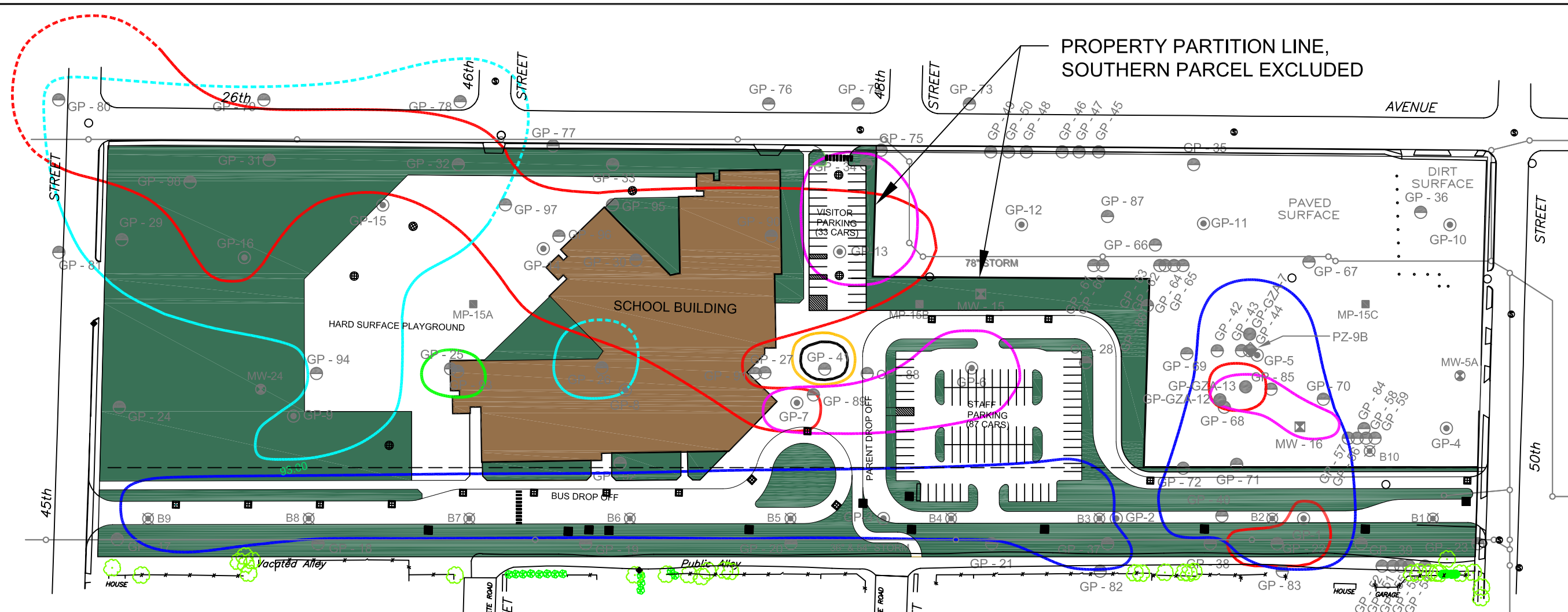


LEGEND

- 619 — PRE-CONSTRUCTION SITE ELEVATION CONTOUR
- 621 — EXISTING SITE ELEVATION CONTOUR



Approved By: S. CRANLEY	Figure 11
Date Approved: 3/14/2003	11 of 16
Date Drawn: 3/13/2003	
Drawn by: B. MURPHY	



PROPERTY PARTITION LINE,
SOUTHERN PARCEL EXCLUDED

LEGEND

- ☒ = GZA GROUNDWATER MONITORING WELL LOCATIONS (MARCH 2002)
- ◆ = GZA PIEZOMETER LOCATIONS (MARCH 2002)
- = GZA SITE INVESTIGATION GEOPROBE SOIL BORING LOCATIONS (FEBRUARY 2002)
- ⊙ = CRI SITE INVESTIGATION GEOPROBE SOIL BORING LOCATIONS (SPRING, SUMMER 2001, SPRING 2002)
- ⊙ = CRI PHASE II ESA GEOPROBE BORING LOCATIONS (JULY 2000)
- ⊙ = PREVIOUS BENCHMARK PHASE II ESA SOIL BORING LOCATIONS (FEBRUARY 2000)
- = PREVIOUS TRIAD SITE INVESTIGATION SOIL BORING LOCATIONS (DECEMBER 1989)
- ⊙ = PREVIOUS TRIAD SITE INVESTIGATION MONITORING WELL LOCATIONS (DECEMBER 1989)
- RCL = RESIDUAL CONTAMINANT LEVEL
- PAH = POLYNUCLEAR AROMATIC HYDROCARBON
- TCE = TRICHLOROETHENE
- PCE = PERCHLOROETHENE = TETRACHLOROETHENE
- GRO = GASOLINE RANGE ORGANICS
- = PREVIOUS BUILDING LOCATIONS (APPROXIMATE)
- = STORM SEWER
- = EXTENT OF ARSENIC SOIL CONTAMINATION EXCEEDING RCLs
- = EXTENT OF LEAD SOIL CONTAMINATION EXCEEDING RCLs
- = EXTENT OF PAH SOIL CONTAMINATION EXCEEDING RCLs
- = EXTENT OF BENZENE SOIL CONTAMINATION EXCEEDING RCL
- = EXTENT OF GRO SOIL CONTAMINATION EXCEEDING GENERIC SOIL STANDARD
- = EXTENT OF NAPHTHALENE SOIL CONTAMINATION EXCEEDING RCL
- = EXTENT OF TCE AND/OR PCE SOIL CONTAMINATION

SOIL INORGANIC ANALYTE REGULATORY EXCEEDANCES				
Sample ID	Analyte	Concentration (mg/kg)	RCL Exceeded (mg/kg)	20 x TCLP Limit Exceeded (5 mg/l)
B2/B3	Arsenic	18,400	X (1.6 Ind)	X
GP-1 (1'-3')	Arsenic	446	X (1.6 Ind)	X
B4/B5	Arsenic	136	X (1.6 Ind)	X
GP-40 (0.5'-1.5')	Arsenic	129	X (1.6 Ind)	X
GP-3 (0.5'-1.5')	Arsenic	52	X (1.6 Ind)	X
B6/B7	Arsenic	32	X (1.6 Ind)	X
GP-22 (1'-2')	Arsenic	26.1	X (1.6 Ind)	X
GP-37 (1'-2')	Arsenic	22.3	X (1.6 Ind)	X
B8/B9	Arsenic	5.32	X (1.6 Ind)	X
MW-16 (6'-8')	Arsenic	2.1	X (1.6 Ind)	X
GP-GZA-13 (2'-4')	Arsenic	1.1	X (0.039 Non-Ind)	X
GP-GZA-7 (2'-3')	Arsenic	0.58	X (0.039 Non-Ind)	X
PZ-9B (2'-4')	Arsenic	0.25	X (0.039 Non-Ind)	X
GP-22 (1'-2')	Lead	2,170	X (500 Ind)	X
GP-80 (0.5'-3')	Lead	266	X (50 Non-Ind)	X
GP-31 (0.5'-1.5')	Lead	258	X (50 Non-Ind)	X
GP-GZA-13 (2'-4')	Lead	133	X (50 Non-Ind)	X
GP-32 (0.5'-1')	Lead	120	X (50 Non-Ind)	X
GP-13 (1'-2')	Lead	101	X (50 Non-Ind)	X
GP-1 (4'-5')	Lead	85	X (50 Non-Ind)	X
GP-1 (1'-3')	Lead	66	X (50 Non-Ind)	X
GP-3 (4'-5')	Lead	66	X (50 Non-Ind)	X
GP-14 (0'-0.5')	Lead	60	X (50 Non-Ind)	X
GP-7 (1'-1.5')	Lead	52	X (50 Non-Ind)	X
GP-11 (5'-7')	Lead	50	X (50 Non-Ind)	X
GP-16 (0.5'-1.5')	Lead	50	X (50 Non-Ind)	X

SOIL ORGANIC COMPOUND REGULATORY OR POTENTIAL EXCEEDANCES				
Sample ID	Analyte	Concentration (ug/kg)	RCL Exceeded (ug/kg)	20 x TCLP Limit Exceeded (ug/l)
GP-7 (1'-1.5')	Tetrachloroethene	111	No Standard	
GP-43 (15.5'-16')	Trichloroethene	504,000	NA	X (500)
GP-68 (12.5'-13')	Trichloroethene	207,000	NA	X (500)
GP-69 (15.5'-16')	Trichloroethene	13,800	NA	X (500)
GP-64 (15.5'-16')	Trichloroethene	11,700	NA	X (500)
GP-70 (15.5'-16')	Trichloroethene	8,370	X (3.7 SSSL GW)	
GP-67 (16'-17')	Trichloroethene	909	X (3.7 SSSL GW)	
GP-70 (14'-14.5')	Trichloroethene	230	X (3.7 SSSL GW)	
GP-13 (1'-2')	Trichloroethene	168	X (3.7 SSSL GW)	
GP-34 (1'-2')	Trichloroethene	113	X (3.7 SSSL GW)	
GP-66 (15.5'-16')	Trichloroethene	58.1	X (3.7 SSSL GW)	
GP-6 (1'-3')	Trichloroethene	47	X (3.7 SSSL GW)	
GP-7 (1'-1.5')	Trichloroethene	47	X (3.7 SSSL GW)	
GP-41 (1'-3')	Benzene	237	X (5.5 GW)	
GP-41 (6'-7')	Benzene	590	X (5.5 GW)	
GP-25 (0.5'-2')	Naphthalene	1,090	X (400 GW)	
GP-78 (0.5'-4')	Benzo(a)Pyrene	371	X (8.8 Non-Ind)	
GP-31 (0.5'-1.5')	Benzo(a)Pyrene	61.1	X (8.8 Non-Ind)	
GP-32 (0.5'-1')	Benzo(a)Pyrene	37.3	X (8.8 Non-Ind)	
GP-16 (0.5'-1.5')	Benzo(a)Pyrene	33	X (8.8 Non-Ind)	
GP-9 (3'-4')	Benzo(a)Pyrene	20	X (8.8 Non-Ind)	
GP-29 (1'-2')	Benzo(a)Pyrene	15.4	X (8.8 Non-Ind)	
GP-79 (0.5'-4')	Benzo(a)Pyrene	12.9	X (8.8 Non-Ind)	
GP-80 (0.5'-3')	Benzo(a)Pyrene	11.7	X (8.8 Non-Ind)	
GP-26 (0.5'-2')	Benzo(a)Pyrene	10.5	X (8.8 Non-Ind)	
GP-16 (0.5'-1.5')	Dibenz(a,h)Anthracene	16	X (8.8 Non-Ind)	
GP-79 (0.5'-4')	Dibenz(a,h)Anthracene	17.5	X (8.8 Non-Ind)	
GP-16 (0.5'-1.5')	Dibenz(a,h)Anthracene	16	X (8.8 Non-Ind)	
GP-78 (0.5'-4')	Benzo(a)Anthracene	349	X (88 Non-Ind)	
GP-78 (0.5'-4')	Benzo(b)fluoranthene	291	X (88 Non-Ind)	
GP-78 (0.5'-4')	Indeno(1,2,3-cd)Pyrene	266	X (88 Non-Ind)	
GP-41 (6'-7')	GRO	278,000	X (100,000 GSS)	

6 PRE-CONSTRUCTION SOIL CONTAMINATION DISTRIBUTION SUMMARY
SCALE: 1" = 120'

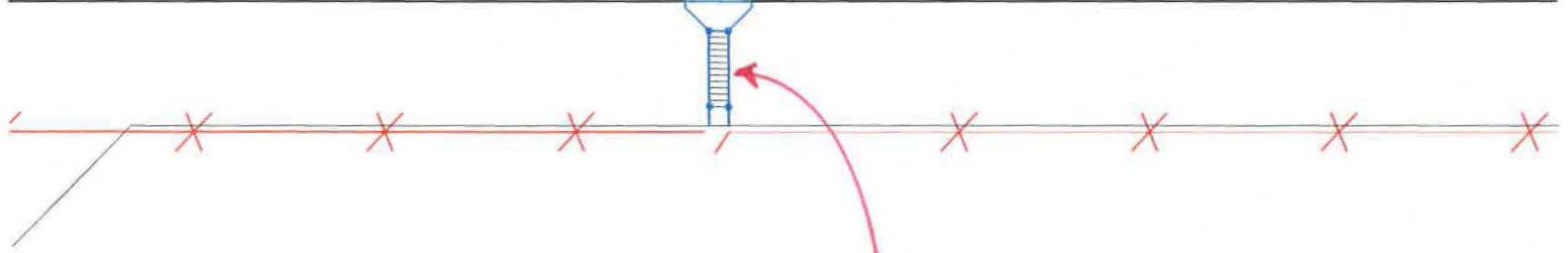
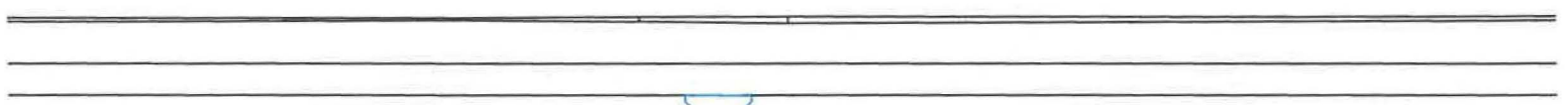
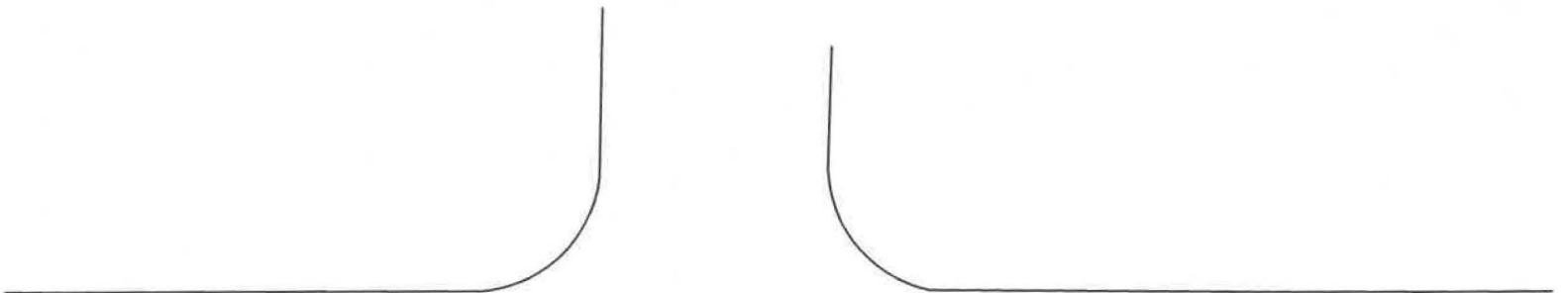
PRE-CONSTRUCTION SOIL CONTAMINATION DISTRIBUTION SUMMARY
 MANKOWSKI PROPERTY RIR
 45th STREET & 26th AVENUE
 KENOSHA, WISCONSIN

Approved By: **S. CRANLEY**
 Date Approved: **9/21/2004**
 Date Drawn: **9/20/2004**
 Drawn by: **B. MURPHY**

Figure **6**
 6 of 16

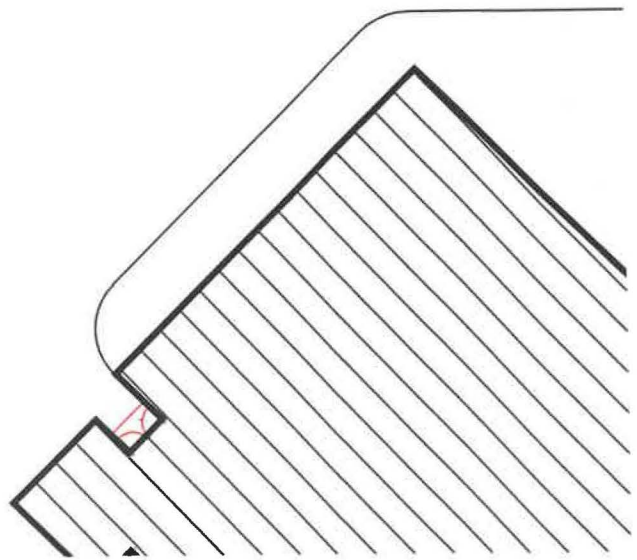
46th
STREET

26TH AVE.



NEW STAIR

 NORTH



← 26TH AVE →

GRASS PARKWAY

PUBLIC SIDEWALK

CONCRETE PIER
(4) REQUIRED

NEW CONCRETE 120 #

GRASS AREA

NEW METAL
STAIR

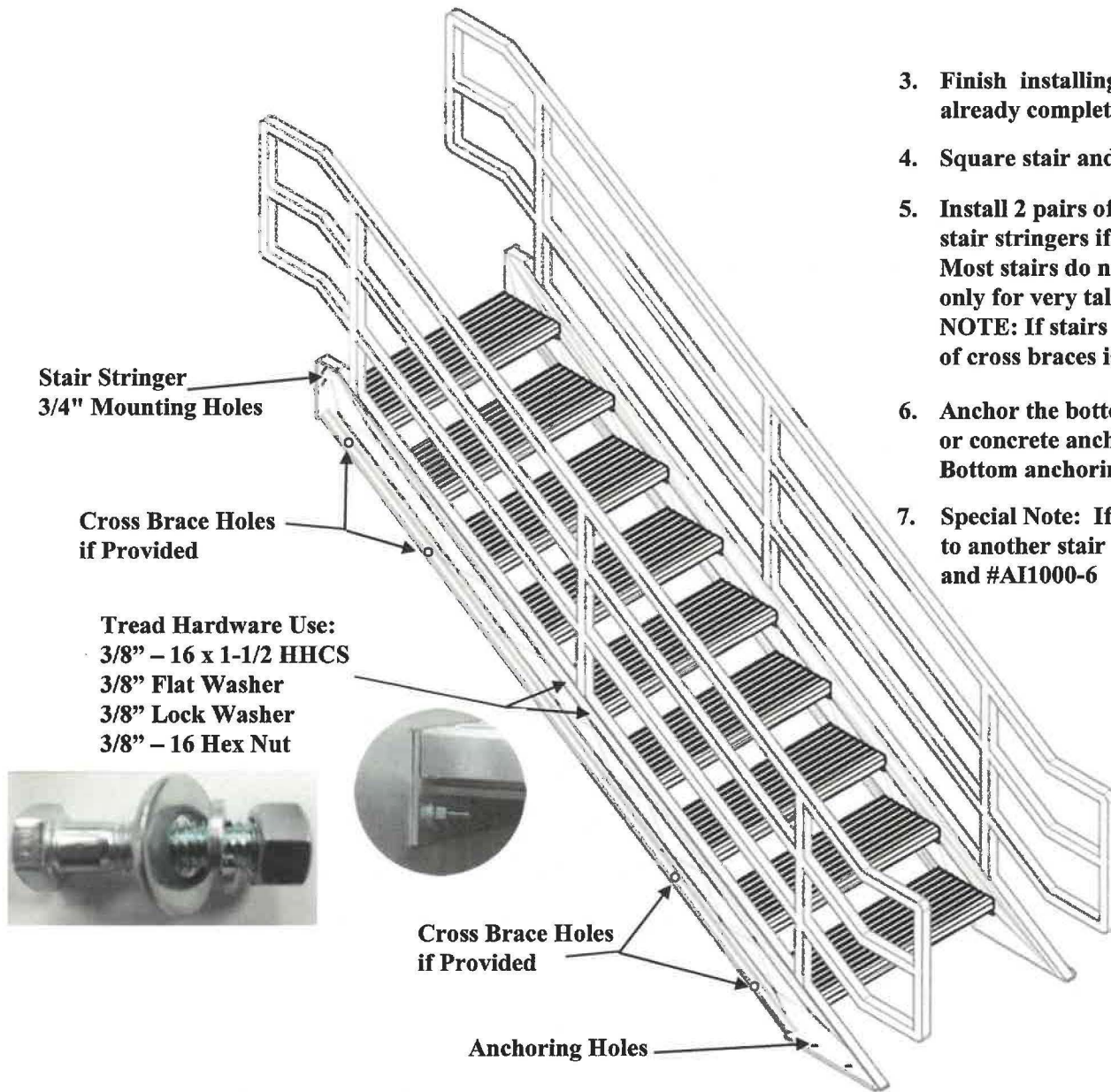
GRASS AREA

NEW CONCRETE 25 #

EXISTING ASPHALT PLAYGROUND

←
NORTH





Stair Stringer
3/4" Mounting Holes

Cross Brace Holes
if Provided

Tread Hardware Use:
3/8" - 16 x 1-1/2 HHCS
3/8" Flat Washer
3/8" Lock Washer
3/8" - 16 Hex Nut



Cross Brace Holes
if Provided

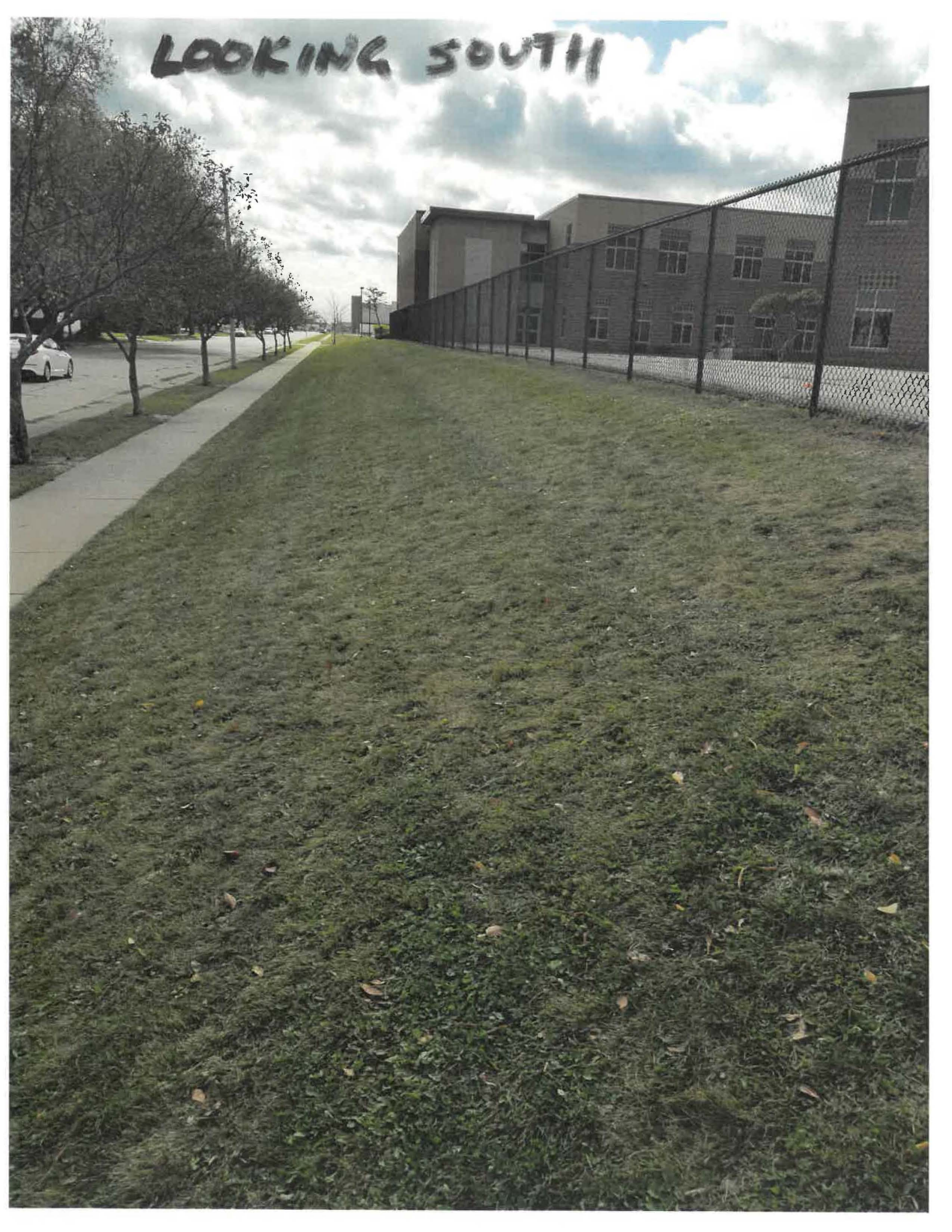
Anchoring Holes

3. Finish installing all remaining treads if not already completed.
4. Square stair and tighten all tread hardware.
5. Install 2 pairs of cross braces on underside of stair stringers if provided (see sheet AI1000-4). Most stairs do not require them and are used only for very tall or wide designs.
NOTE: If stairs are part of a crossover, one pair of cross braces is provided for heights over 36".
6. Anchor the bottom of the stair using lag screws or concrete anchors (hardware not supplied). Bottom anchoring holes are 9/16".
7. Special Note: If your stair handrail connects to another stair handrail see sheets #AI1000-5 and #AI1000-6

Remaining Tread Assembly



LOOKING SOUTH



LOOKING NORTH





October 26, 2020

Kenosha Unified School District No. 1
Attn: John Setter
3600 - 52nd Street
Kenosha, WI 53144

Attn: John Setter

Re: KUSD Bain School Stair

John,

We are pleased to provide a budget for the KUSD Bain School Stair Project. This quotation includes all material, labor, insurance and supervision necessary to complete the KUSD Bain School Stair Project work. See time and material budget breakdown below.

KUSD Bain School Stair Project: Budget

We include the following scope of work as outlined below.

Scope of Work:

1. Layout & General Conditions
2. Excavation:
 - a. Topsoil removal for stone base.
 - b. Auger 4 foundation pier holes.
 - c. Place topsoil at formed edge locations.
3. Concrete Work:
 - a. Place and fine grade base stone under concrete & stair treads.
 - b. Drill and pin lower sidewalk to existing city sidewalk.
 - c. Pour 4 foundation pier monolithic with sidewalk. Fiber mesh reinforcing.
 - d. Form and pour new 4' wide sidewalk landings with light broom finish. (52 SF)
 - e. Seal new concrete.
4. Furnish and install new galvanized steel stair with open risers and bar grating treads.
5. Landscaping, fine grade, seed and straw mat.
6. Field and office supervision to complete work.

We included the scope of work listed above for the sum of: (Fourteen Thousand Dollars).

\$14,000.00

Exclusions & Notes:

1. Permit Costs and disposal of excavated materials.
2. Private utility locates not included.
3. Premium time or off shift work
4. Electrical & Site Utility Work.

If you should have any questions, please contact me at (262) 552-9440.

Best Regards,
Camosy Incorporated

Kenosha Unified School District

Joseph Makovsky
Project Manager / Senior Estimator

John E. Setter, AIA

Building Trust Since 1910

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Design/Builders
General Contractors

12795 120th Avenue
Kenosha, WI
53142-7326
262-552-9440

43451 N. US Hwy 41
Zion, IL
60099-9455
847-395-6800

Delivery Address:
43451 N. US Hwy. 41
Zion, IL 60099-9455

www.camosy.com

FAX 262-552-0480

FAX 847-395-6891