

Notice: Use this form to request a **written response (on agency letterhead)** from the Department of Natural Resources (DNR) regarding technical assistance, a post-closure change to a site, a specialized agreement or liability clarification for Property with known or suspected environmental contamination. A fee will be required as is authorized by s. 292.55, Wis. Stats., and NR 749, Wis. Adm. Code., unless noted in the instructions below. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

Definitions

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

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

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

"Post-closure modification" refers to changes to Property boundaries and/or continuing obligations for Properties or sites that received closure letters for which continuing obligations have been applied or where contamination remains. Many, but not all, of these sites are included on the GIS Registry layer of RR Sites Map to provide public notice of residual contamination and continuing obligations.

Select the Correct Form

This form should be used to request the following from the DNR:

- Technical Assistance
- Liability Clarification
- Post-Closure Modifications
- Specialized Agreements (tax cancellation, negotiated agreements, etc.)

Do not use this form if one of the following applies:

- Request for an **off-site liability exemption or clarification** for Property that has been or is perceived to be contaminated by one or more hazardous substances that originated on another Property containing the source of the contamination. Use DNR's Off-Site Liability Exemption and Liability Clarification Application Form 4400-201.
- Submittal of an Environmental Assessment for the **Lender Liability Exemption**, s 292.21, Wis. Stats., **if no response or review by DNR is requested**. Use the Lender Liability Exemption Environmental Assessment Tracking Form 4400-196.
- Request for an **exemption to develop on a historic fill site** or licensed landfill. Use DNR's Form 4400-226 or 4400-226A.
- **Request for closure** for Property where the investigation and cleanup actions are completed. Use DNR's Case Closure - GIS Registry Form 4400-202.

All forms, publications and additional information are available on the internet at: dnr.wi.gov/topic/Brownfields/Pubs.html.

Instructions

1. Complete sections 1, 2, 6 and 7 for all requests. Be sure to provide adequate and complete information.
2. Select the type of assistance requested: Section 3 for technical assistance or post-closure modifications, Section 4 for a written determination or clarification of environmental liabilities; or Section 5 for a specialized agreement.
3. Include the fee payment that is listed in Section 3, 4, or 5, unless you are a "Voluntary Party" enrolled in the Voluntary Party Liability Exemption Program **and** the questions in Section 2 direct otherwise. Information on to whom and where to send the fee is found in Section 8 of this form.
4. Send the completed request, supporting materials and the fee to the appropriate DNR regional office where the Property is located. See the map on the last page of this form. A paper copy of the signed form and all reports and supporting materials shall be sent with an electronic copy of the form and supporting materials on a compact disk. For electronic document submittal requirements see: <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>

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

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 12/18)

Page 2 of 7

Section 1. Contact and Recipient Information

Requester Information

This is the person requesting technical assistance or a post-closure modification review, that his or her liability be clarified or a specialized agreement and is identified as the requester in Section 7. DNR will address its response letter to this person.

Last Name Setter	First John	MI	Organization/ Business Name Kenosha Unified School District
Mailing Address 3600 - 52nd Street		City Kenosha	State WI
		ZIP Code 53144	
Phone # (include area code) (262) 359-6331	Fax # (include area code)	Email jsetter@kUSD.edu	

The requester listed above: (select all that apply)

- Is currently the owner
 Is considering selling the Property
 Is renting or leasing the Property
 Is considering acquiring the Property
 Is a lender with a mortgagee interest in the Property
 Other. Explain the status of the Property with respect to the applicant:

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

Select if same as requester

Contact Last Name Setter	First John	MI	Organization/ Business Name Kenosha Unified School District
Mailing Address 2600 - 50th Street		City Kenosha	State WI
		ZIP Code 53140	
Phone # (include area code) (262) 359-6331	Fax # (include area code)	Email jsetter@kUSD.edu	

Environmental Consultant (if applicable)

Contact Last Name Cranley	First Sean	MI	Organization/ Business Name Midwest Environmental Consulting
Mailing Address N6395 E. Paradise Rd.		City Burlington	State WI
		ZIP Code 53105	
Phone # (include area code) (262) 237-4351	Fax # (include area code)	Email mwenvirocon@gmail.com	

Section 2. Property Information

Property Name Mankowski Property / Bain Elementary School	FID No. (if known) 230149590
BRRTS No. (if known) 02-30-522702	Parcel Identification Number 09-222-36-134-002 (old 09-4-0222-36-134-011)
Street Address 2600 50th St (26th Ave @ 45th-48th St)	City Kenosha
	State WI
	ZIP Code 53140
County Kenosha	Municipality where the Property is located <input checked="" type="radio"/> City <input type="radio"/> Town <input type="radio"/> Village of Kenosha
	Property is composed of: <input checked="" type="radio"/> Single tax parcel <input type="radio"/> Multiple tax parcels
	Property Size Acres 12

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 12/18)

Page 3 of 7

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

No Yes

Date requested by: 07/15/2022

Reason: Construction is scheduled begin August 1, 2022.

2. Is the "Requester" enrolled as a Voluntary Party in the Voluntary Party Liability Exemption (VPLE) program?

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

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

Fill out the information in Section 3, 4 or 5 which corresponds with the type of request:

Section 3. Technical Assistance or Post-Closure Modifications;

Section 4. Liability Clarification; or Section 5. Specialized Agreement.

Section 3. Request for Technical Assistance or Post-Closure Modification

Select the type of technical assistance requested: [Numbers in brackets are for WI DNR Use]

- No Further Action Letter (NFA) (Immediate Actions) - NR 708.09, [183] - **Include a fee of \$350.** Use for a written response to an immediate action after a discharge of a hazardous substance occurs. Generally, these are for a one-time spill event.
- Review of Site Investigation Work Plan - NR 716.09, [135] - **Include a fee of \$700.**
- Review of Site Investigation Report - NR 716.15, [137] - **Include a fee of \$1050.**
- Approval of a Site-Specific Soil Cleanup Standard - NR 720.10 or 12, [67] - **Include a fee of \$1050.**
- Review of a Remedial Action Options Report - NR 722.13, [143] - **Include a fee of \$1050.**
- Review of a Remedial Action Design Report - NR 724.09, [148] - **Include a fee of \$1050.**
- Review of a Remedial Action Documentation Report - NR 724.15, [152] - **Include a fee of \$350**
- Review of a Long-term Monitoring Plan - NR 724.17, [25] - **Include a fee of \$425.**
- Review of an Operation and Maintenance Plan - NR 724.13, [192] - **Include a fee of \$425.**

Other Technical Assistance - s. 292.55, Wis. Stats. [97] (For request to build on an abandoned landfill use Form 4400-226)

- Schedule a Technical Assistance Meeting - **Include a fee of \$700.**
- Hazardous Waste Determination - **Include a fee of \$700.**
- Other Technical Assistance - **Include a fee of \$700.** Explain your request in an attachment.

Post-Closure Modifications - NR 727, [181]

- Post-Closure Modifications: Modification to Property boundaries and/or continuing obligations of a closed site or Property; sites may be on the GIS Registry. This also includes removal of a site or Property from the GIS Registry. **Include a fee of \$1050, and:**
 - Include a fee of \$300 for sites with residual soil contamination; and
 - Include a fee of \$350 for sites with residual groundwater contamination, monitoring wells or for vapor intrusion continuing obligations.

Attach a description of the changes you are proposing, and documentation as to why the changes are needed (if the change to a Property, site or continuing obligation will result in revised maps, maintenance plans or photographs, those documents may be submitted later in the approval process, on a case-by-case basis).

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 12/18)

Page 4 of 7

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

Section 4. Request for Liability Clarification

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

"Lender" liability exemption clarification - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of \$700.**

Provide the following documentation:

- (1) ownership status of the real Property, and/or the personal Property and fixtures;
- (2) an environmental assessment, in accordance with s. 292.21, Wis. Stats.;
- (3) the date the environmental assessment was conducted by the lender;
- (4) the date of the Property acquisition; for foreclosure actions, include a copy of the signed and dated court order confirming the sheriff's sale.
- (5) documentation showing how the Property was acquired and the steps followed under the appropriate state statutes.
- (6) a copy of the Property deed with the correct legal description; and,
- (7) the Lender Liability Exemption Environmental Assessment Tracking Form (Form 4400-196).
- (8) If no sampling was done, please provide reasoning as to why it was **not** conducted. Include this either in the accompanying environmental assessment or as an attachment to this form, and cite language in s. 292.21(1)(c)2., h.-i., Wis. Stats.:
 - h. The collection and analysis of representative samples of soil or other materials in the ground that are suspected of being contaminated based on observations made during a visual inspection of the real Property or based on aerial photographs, or other information available to the lender, including stained or discolored soil or other materials in the ground and including soil or materials in the ground in areas with dead or distressed vegetation. The collection and analysis shall identify contaminants in the soil or other materials in the ground and shall quantify concentrations.
 - i. The collection and analysis of representative samples of unknown wastes or potentially hazardous substances found on the real Property and the determination of concentrations of hazardous waste and hazardous substances found in tanks, drums or other containers or in piles or lagoons on the real Property.

"Representative" liability exemption clarification (e.g. trustees, receivers, etc.) - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of \$700.**

Provide the following documentation:

- (1) ownership status of the Property;
- (2) the date of Property acquisition by the representative;
- (3) the means by which the Property was acquired;
- (4) documentation that the representative has no beneficial interest in any entity that owns, possesses, or controls the Property;
- (5) documentation that the representative has not caused any discharge of a hazardous substance on the Property; and
- (6) a copy of the Property deed with the correct legal description.

Clarification of local governmental unit (LGU) liability exemption at sites with: (select all that apply)

- hazardous substances spills - s. 292.11(9)(e), Wis. Stats. [649];
- Perceived environmental contamination - [649];
- hazardous waste - s. 292.24 (2), Wis. Stats. [649]; and/or
- solid waste - s. 292.23 (2), Wis. Stats. [649].

❖ **Include a fee of \$700, a summary of the environmental liability clarification being requested, and the following:**

- (1) clear supporting documentation showing the acquisition method used, and the steps followed under the appropriate state statute(s).
- (2) current and proposed ownership status of the Property;
- (3) date and means by which the Property was acquired by the LGU, where applicable;
- (4) a map and the ¼, ¼ section location of the Property;
- (5) summary of current uses of the Property;
- (6) intended or potential use(s) of the Property;
- (7) descriptions of other investigations that have taken place on the Property; and
- (8) (for solid waste clarifications) a summary of the license history of the facility.

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 12/18)

Page 5 of 7

Section 4. Request for Liability Clarification (cont.)

Lease liability clarification - s. 292.55, Wis. Stats. [646]

❖ **Include a fee of \$700 for a single Property, or \$1400 for multiple Properties and the information listed below:**

- (1) a copy of the proposed lease;
- (2) the name of the current owner of the Property and the person who will lease the Property;
- (3) a description of the lease holder's association with any persons who have possession, control, or caused a discharge of a hazardous substance on the Property;
- (4) map(s) showing the Property location and any suspected or known sources of contamination detected on the Property;
- (5) a description of the intended use of the Property by the lease holder, with reference to the maps to indicate which areas will be used. Explain how the use will not interfere with any future investigation or cleanup at the Property; and
- (6) all reports or investigations (e.g. Phase I and Phase II Environmental Assessments and/or Site Investigation Reports conducted under s. NR 716, Wis. Adm. Code) that identify areas of the Property where a discharge has occurred.

General or other environmental liability clarification - s. 292.55, Wis. Stats. [682] - Explain your request below.

❖ **Include a fee of \$700 and an adequate summary of relevant environmental work to date.**

No Action Required (NAR) - NR 716.05, [682]

❖ **Include a fee of \$700.**

Use where an environmental discharge has or has not occurred, and applicant wants a DNR determination that no further assessment or clean-up work is required. Usually this is requested after a Phase I and Phase II environmental assessment has been conducted; the assessment reports should be submitted with this form. This is not a closure letter.

Clarify the liability associated with a "closed" Property - s. 292.55, Wis. Stats. [682]

❖ **Include a fee of \$700.**

- Include a copy of any closure documents if a state agency other than DNR approved the closure.

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

Section 5. Request for a Specialized Agreement

Select the type of agreement needed. Include the appropriate draft agreements and supporting materials. Complete Sections 6 and 7 of this form. More information and model draft agreements are available at: dnr.wi.gov/topic/Brownfields/Igu.html#tabx4.

Tax cancellation agreement - s. 75.105(2)(d), Wis. Stats. [654]

❖ **Include a fee of \$700, and the information listed below:**

- (1) Phase I and II Environmental Site Assessment Reports,
- (2) a copy of the Property deed with the correct legal description.

Agreement for assignment of tax foreclosure judgement - s.75.106, Wis. Stats. [666]

❖ **Include a fee of \$700, and the information listed below:**

- (1) Phase I and II Environmental Site Assessment Reports,
- (2) a copy of the Property deed with the correct legal description.

Negotiated agreement - Enforceable contract for non-emergency remediation - s. 292.11(7)(d) and (e), Wis. Stats. [630]

❖ **Include a fee of \$1400, and the information listed below:**

- (1) a draft schedule for remediation; and,
- (2) the name, mailing address, phone and email for each party to the agreement.

Technical Assistance, Environmental Liability
Clarification or Post-Closure Modification Request

Form 4400-237 (R 12/18)

Page 6 of 7

Section 6. Other Information Submitted

Identify all materials that are included with this request.

Send both a paper copy of the signed form and all reports and supporting materials, and an electronic copy of the form and all reports, including Environmental Site Assessment Reports, and supporting materials on a compact disk.

Include one copy of any document from any state agency files that you want the Department to review as part of this request. The person submitting this request is responsible for contacting other state agencies to obtain appropriate reports or information.

Phase I Environmental Site Assessment Report - Date: _____

Phase II Environmental Site Assessment Report - Date: _____

Legal Description of Property (required for all liability requests and specialized agreements)

Map of the Property (required for all liability requests and specialized agreements)

Analytical results of the following sampled media. Select all that apply and include date of collection.

Groundwater Soil Sediment Other medium - Describe: _____

Date of Collection: _____

A copy of the closure letter and submittal materials

Draft tax cancellation agreement

Draft agreement for assignment of tax foreclosure judgment

Other report(s) or information - Describe: _____

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

Yes - Date (if known): _____

No

Note: The Notification for Hazardous Substance Discharge (non-emergency) form is available at:
dnr.wi.gov/files/PDF/forms/4400/4400-225.pdf

Section 7. Certification by the Person who completed this form

I am the person submitting this request (requester)

I prepared this request for: John Setter
Requester Name

I certify that I am familiar with the information submitted on this request, and that the information on and included with this request is true, accurate and complete to the best of my knowledge. I also certify I have the legal authority and the applicant's permission to make this request.

Sean Holey
Signature

6/21/22
Date Signed

Principal Hydrogeologist
Title

(262) 237-4351
Telephone Number (include area code)

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 12/18)

Page 7 of 7

Section 8. DNR Contacts and Addresses for Request Submittals

Send or deliver one paper copy and one electronic copy on a compact disk of the completed request, supporting materials, and fee to the region where the property is located to the address below. Contact a [DNR regional brownfields specialist](#) with any questions about this form or a specific situation involving a contaminated property. For electronic document submittal requirements see: <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

DNR NORTHERN REGION

Attn: RR Program Assistant
Department of Natural Resources
223 E Steinfest Rd Antigo, WI 54409

DNR NORTHEAST REGION

Attn: RR Program Assistant
Department of Natural Resources
2984 Shawano Avenue
Green Bay WI 54313

DNR SOUTH CENTRAL REGION

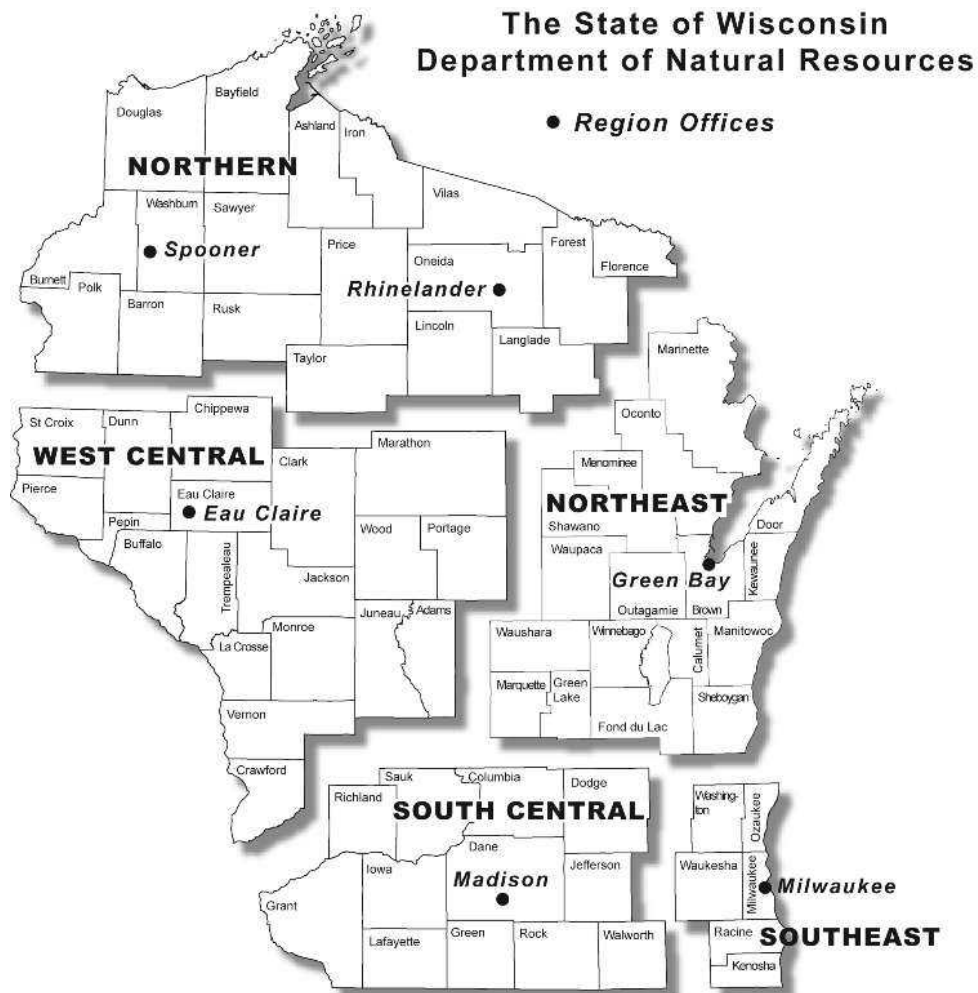
Attn: RR Program Assistant
Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg WI 53711

DNR SOUTHEAST REGION

Attn: RR Program Assistant
Department of Natural Resources
2300 North Martin Luther King Drive
Milwaukee WI 53212

DNR WEST CENTRAL REGION

Attn: RR Program Assistant
Department of Natural Resources
1300 Clairemont Ave.
Eau Claire WI 54702



Note: These are the Remediation and Redevelopment Program's designated regions. Other DNR program regional boundaries may be different.

DNR Use Only			
Date Received	Date Assigned	BRRTS Activity Code	BRRTS No. (if used)
DNR Reviewer		Comments	
Fee Enclosed? <input type="radio"/> Yes <input type="radio"/> No	Fee Amount \$	Date Additional Information Requested	Date Requested for DNR Response Letter
Date Approved	Final Determination		

**Playground Construction Project Description
Edward Bain School of Language & Art (EBSOLA)
2600 – 50th Street
Kenosha, Wisconsin 53140**

Kenosha Unified School district (KUSD) is planning a playground installation within the existing grass play area at the above-referenced site. The project is being federally funded with Elementary and Secondary School Emergency Relief Fund (ESSER) grant program under the American Rescue Plan (ARP) Act.

The project scope will involve laying out the work area, establishing grade elevations and excavation, by the successful contractor, of soil to a depth of 14.5 inches over an area necessary to install a 32'-6" x 34'-6" feet concrete slab and aggregate base course, upon which a playground surface and equipment will be installed. All excavated soils will be transported to Kestrel Hawk landfill in Racine for proper disposal. After installation of the playground surface and equipment, the perimeter of the excavation and concrete slab will be backfilled with clean topsoil, compacted and graded to be flush with the playground surface and surrounding grass play area. The topsoil will be seeded with grass seed. The site plan of the playground is illustrated on Figure 1, attached. A cross-section of the planned concrete slab perimeter, play surface and clean soil backfill is illustrated on Figure 2, attached. The on-site location of the playground is illustrated on Figure 3, attached. A photographic log of the proposed playground location and surrounding area is also attached.

The excavation and concrete slab installation work will begin on August 1, 2022 and must be completed by August 12, 2022, in advance of the expected playground equipment delivery date of August 31, 2022.

EBSOLA is the site of a Wisconsin Department of Natural Resources (WDNR) case (file number 02-30-522702) closed with residual soil contamination remaining in place. The existing grass play area was constructed with a minimum of 6-inches of clean topsoil over a minimum of 6-inches of clean compacted clay for a total of 12-inches site cap material in this area to prevent direct contact exposure to underlying contaminated soils. However, the WDNR considers the bottom 6-inches of such a cap to be contaminated due to its contact with the underlying contaminated soil. Rather than segregating the top 6-inches of soil from the bottom 6-inches, all of the excavated soil will be treated as contaminated and hauled to Kestrel Hawk landfill in Racine.

It should be noted that soil contamination at the site does not pose a risk to workers due to short-term exposure. However, proper hygiene should be practiced to minimize dermal contact with or ingestion of the soil. The portion of the site where the playground will be located is primarily impacted by polynuclear aromatic hydrocarbon (PAH) soil contamination, with little or no volatile organic compound (VOC) and an absence of putrescible waste. These conditions combined with the lack of enclosed structures to be included with the playground equipment leads to minimal concern over impacts from soil vapor or methane. The concrete slab, aggregate base and soft play surface will provide a higher level of protection from direct contact exposure to underlying soil contamination than the existing clay and topsoil cap.

The 2005 case closure conditions and continuing obligations packet is attached, which includes the property description, as well as maps and data tables summarizing sampling results for various media, including soil, soil vapor/methane and groundwater. Site conditions are illustrated on Figures 1 of 16 through 16 of 16 from the October 2004 Remedial Implementation Report.

Due to the presence of the residual soil contamination and associated WDNR requirements, the above outlined activities will be overseen by KUSD's environmental consultant, Midwest Environmental Consulting (MEC) to ensure environmental compliance.

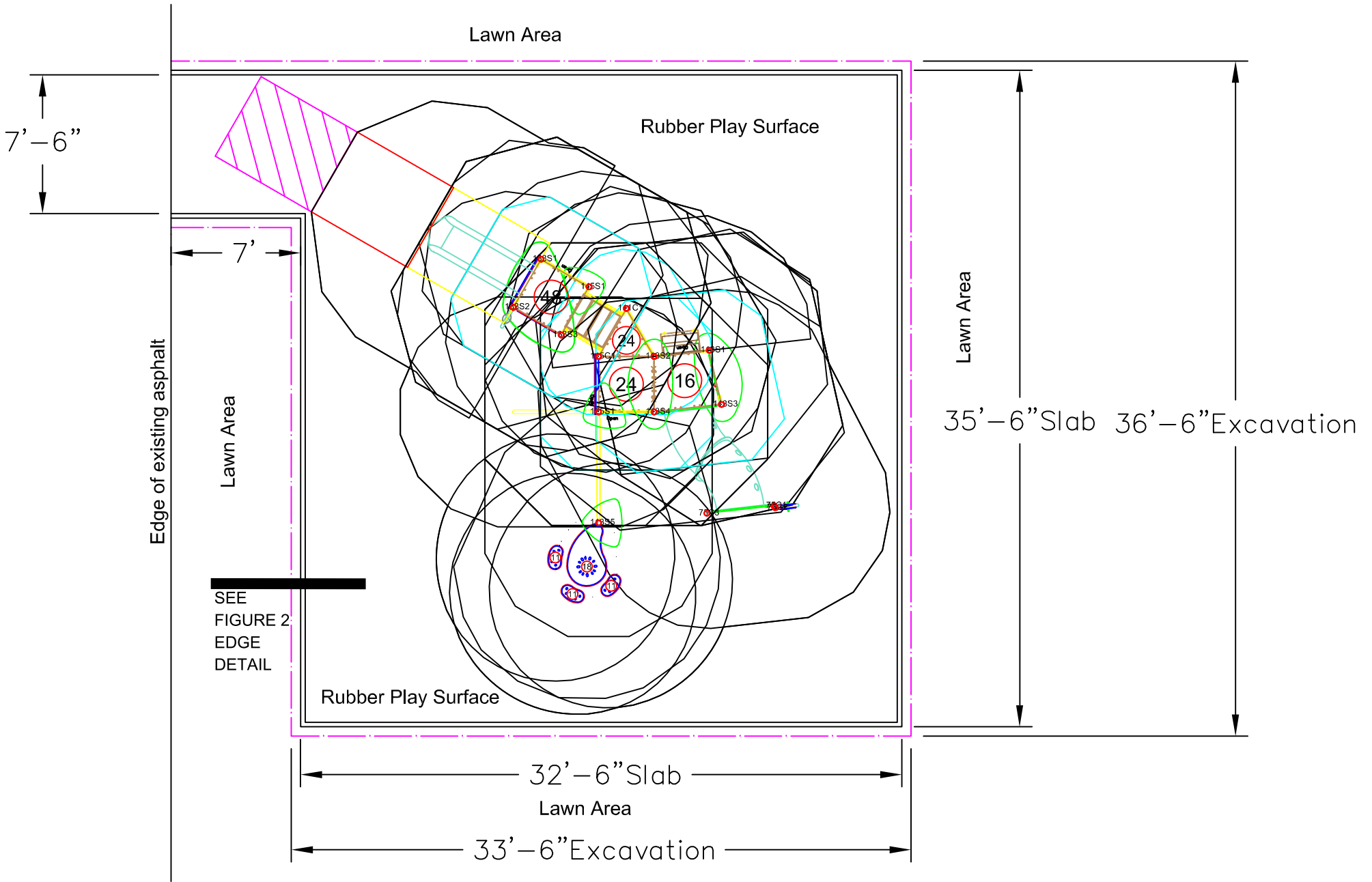


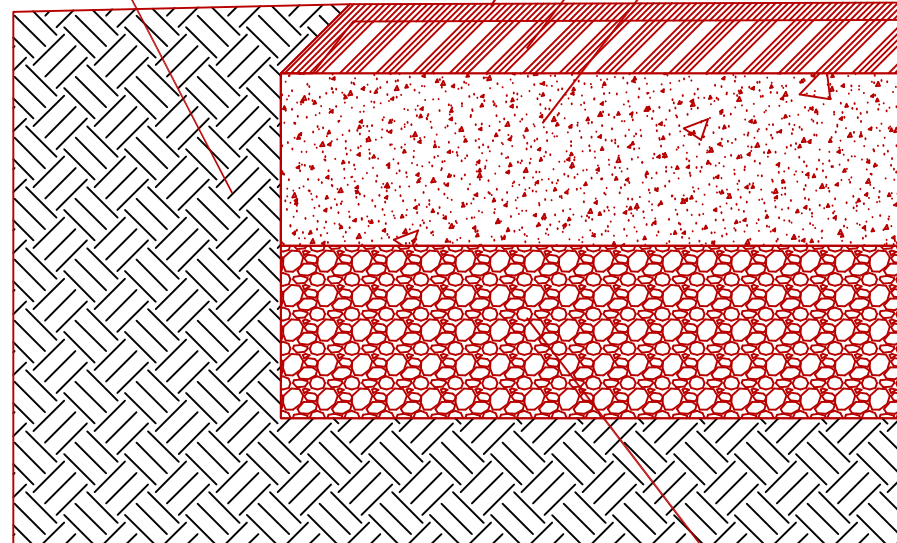
Figure 1: Site Plan

PIP SURFACE THICKNESS IS TO BE DETERMINED BY THE CONTRACTOR BASED ON A CRITIACAL FALL HEIGHT OF 4'0" - CONFIRM WITH EQUIPMENT PROVIDER BEFORE INSTALIAION

**PLAYBOUND PIP TOP SURFACE
CROWN PIP SURFACE TO ENSURE PROPER DRAINAGE FREE OF PONDING (N.I.C)
PLAYBOUND PIP BASEMAT SURFACE (N.I.C)**

6" 4000 PSI CONCRETE SLAB W/ FIBER REINFORCEMENT. PROVIDE BROOM FINISH AND TOOLED CONTROL JOINTS CENTERED EACH WAY.

SOIL BACKFILL



0'-0"

GRADE

-2 1/2"

T / Conc.

-1'-2 1/2"

B / Stone

6" COMPACTED WELL DRAINING AGGREGATE STONE BASE

SLAB DIMENSION: 32'-6" X 35'-6"

DETAIL NOT TO SCALE

**CONCRETE SLAB / PIP DETAIL SECTION
EBSOLA Playground Equipment**



DATE
06-10-22

SHEET NUMBER

Figure 2

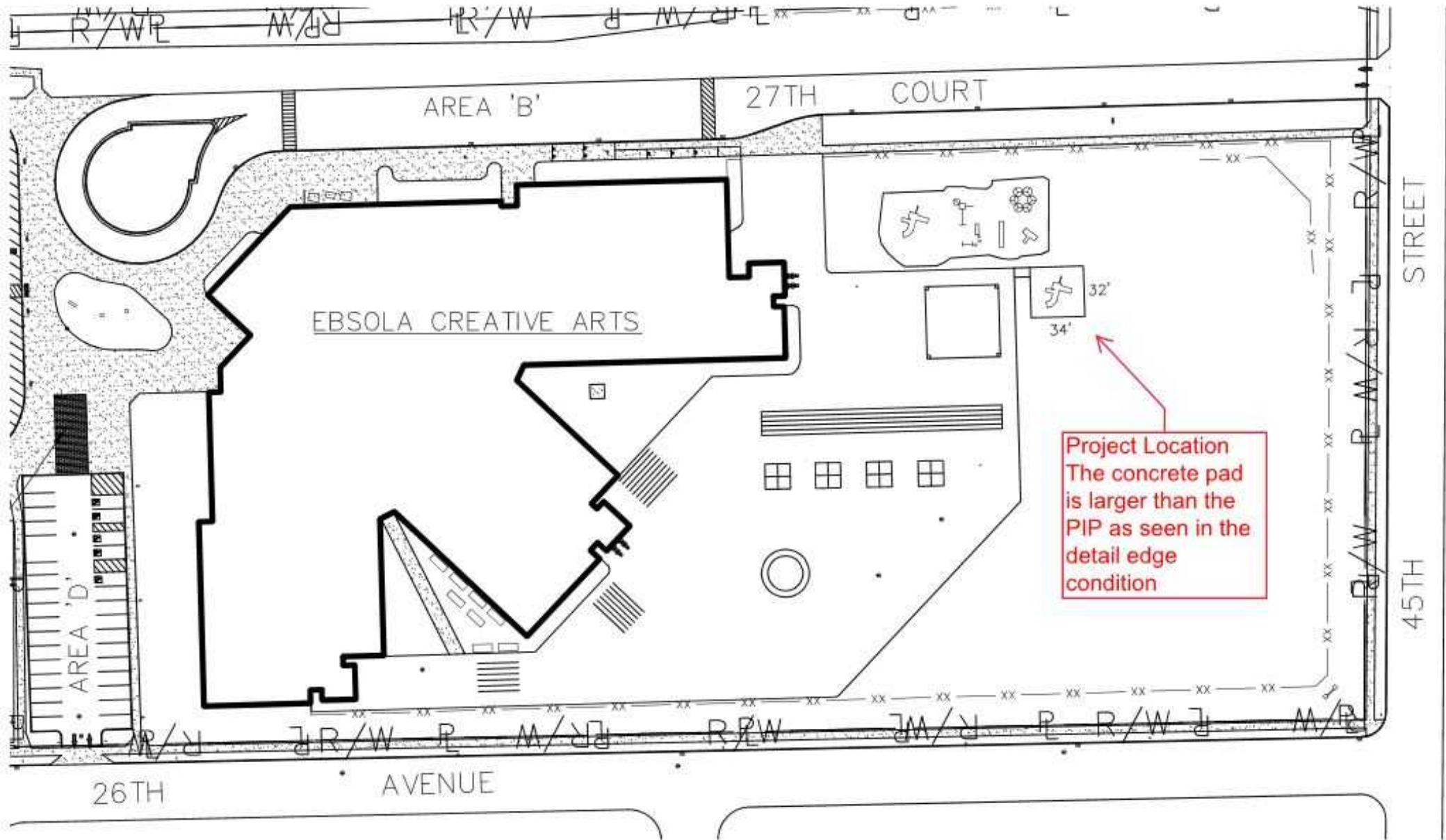
DRAWING SCALE

DRAWING NOT TO SCALE.

SHEET NUMBER

1 OF 1

FIGURE 3





ASPHALT & PLAY AREA. SOUTH & SOUTHWEST OF PROPOSED PLAYGROUND, FACING WEST



PROPOSED PLAYGROUND AREA, FACING NORTHWEST



PROPOSED PLAYGROUND AREA, FACING NORTH



GRASS PLAY AREA, FACING NORTHEAST



GRASS & ASPHALT PLAY AREAS, FACING EAST



ASPHALT PLAY AREA FACING SOUTHEAST



ASPHALT PLAY AREA & SCHOOL BUILDING, FACING SOUTH



ASPHALT PLAY AREA & SCHOOL BUILDING, FACING SOUTH-SOUTHWEST



ASPHALT & PLAY AREA, FACING SOUTHWEST



ASPHALT & PLAY AREA, FACING WEST

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 18 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.

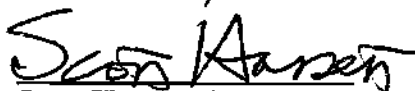
Kenosha Unified School District and a person otherwise qualified for protection under s. 292.15(3), Wis. Stats., who owns or controls the Property would no longer qualify for this liability exemption if that person fails to maintain or monitor the Property as required by rules promulgated by the WDNR, 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°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

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 J. Prinsipe, Register of Deeds
on 5/20/2005 at 10:05AM
30027464

117.00

ALET

RECORDED

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: *E. J. Olson*
Printed Name: E. J. OLSON

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

Kathleen A. DeJolie
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.

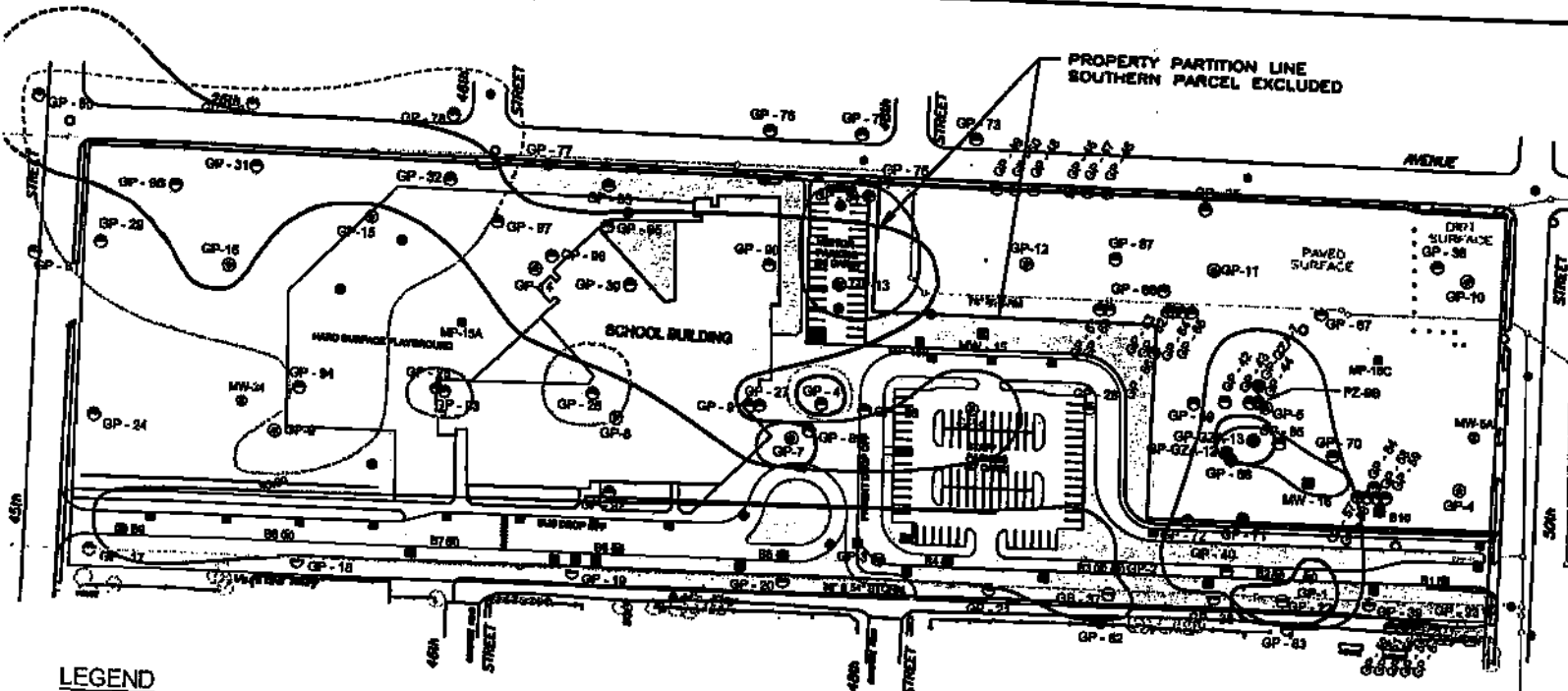
Site Cap Inspection: Routine maintenance activities at the property are conducted by Kenosha Unified School District (KUSD) personnel and Edward Bain School of Language and Art custodians. These activities include, but are not limited to, lawn mowing, landscaping and snow removal activities. Personnel 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.



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)
- ROL = 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 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

Well ID	Depth (ft)	Sample Date	Contaminant	Concentration	Standard	Notes
GP-1 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-2 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-3 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-4 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-5 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-6 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-7 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-8 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-9 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-10 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-11 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-12 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-13 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-14 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-15 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-16 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-17 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-18 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-19 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-20 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-21 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-22 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-23 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-24 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-25 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-26 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-27 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-28 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-29 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-30 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-31 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-32 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-33 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-34 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-35 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-36 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-37 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-38 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-39 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-40 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-41 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-42 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-43 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-44 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-45 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-46 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-47 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-48 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-49 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-50 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-51 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-52 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-53 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-54 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-55 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-56 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-57 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-58 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-59 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-60 (11-2)	Armed	12-21-01	As	1.1	1.0	X

Well ID	Depth (ft)	Sample Date	Contaminant	Concentration	Standard	Notes
GP-1 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-2 (11-2)	Armed	12-21-01	As	1.1	1.0	X
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GP-4 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-5 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-6 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-7 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-8 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-9 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-10 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-11 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-12 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-13 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-14 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-15 (11-2)	Armed	12-21-01	As	1.1	1.0	X
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GP-17 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-18 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-19 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-20 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-21 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-22 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-23 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-24 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-25 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-26 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-27 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-28 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-29 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-30 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-31 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-32 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-33 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-34 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-35 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-36 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-37 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-38 (11-2)	Armed	12-21-01	As	1.1	1.0	X
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GP-40 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-41 (11-2)	Armed	12-21-01	As	1.1	1.0	X
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GP-48 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-49 (11-2)	Armed	12-21-01	As	1.1	1.0	X
GP-50 (11-2)	Armed	12-21-01	As	1.1	1.0	X



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

ChemReport, Inc.
 INCORPORATED
 4515 Washington Road
 Kenosha, WI 53144
 800-866-5323
 engineer@chemreport.com

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

Approved By: **S. CRANLEY**
 Date Approved: **3/17/05**
 Date Drawn: **3/15/05**
 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.

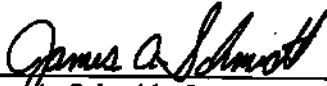
NOTICE OF APPEAL RIGHTS

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.

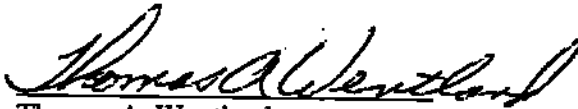
For judicial review of a decision pursuant to section 227.52 and 227.53, Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review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

NORTHWEST CORNER
NORTH EAST 1/4
N 224,496.34 E 2,300,081.8

NORTH EAST CORNER NORTH EAST 1/4
N 224,496.62 E 2,302,769.43

NORTH LINE NORTH EAST 1/4 SECTION 36 T-2-N

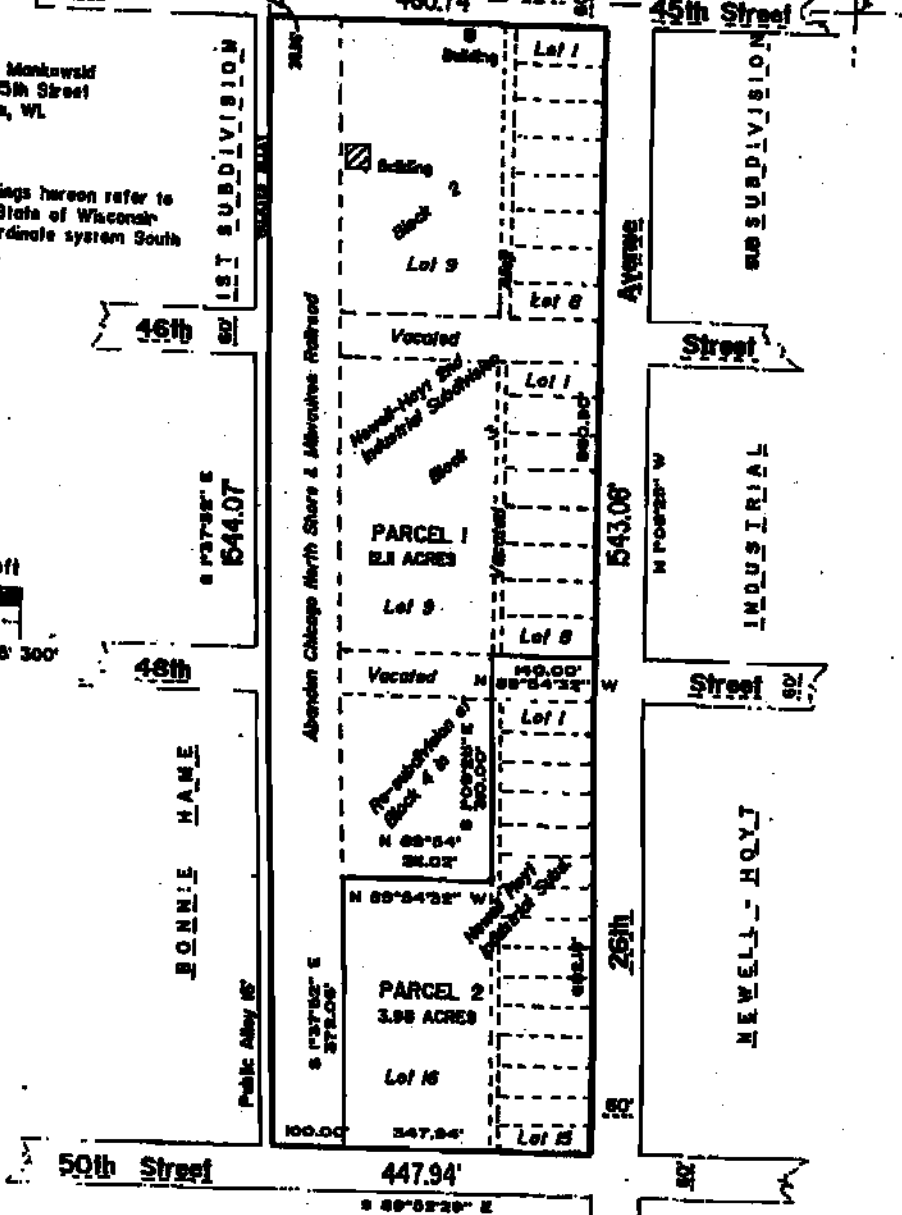
N 89°47'40" W

OWNER: Ernest Monkowski
3504-45th Street
Kenosha, WI

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

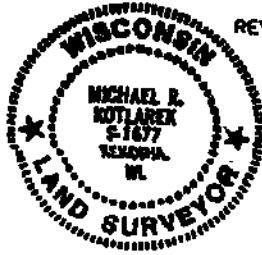


SCALE : 1in=200ft



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



**BENCHMARK
SURVEYING COMPANY**
Full Land Surveying Services

3719-52nd Street Kenosha, WI 53144
262-658-1696 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:

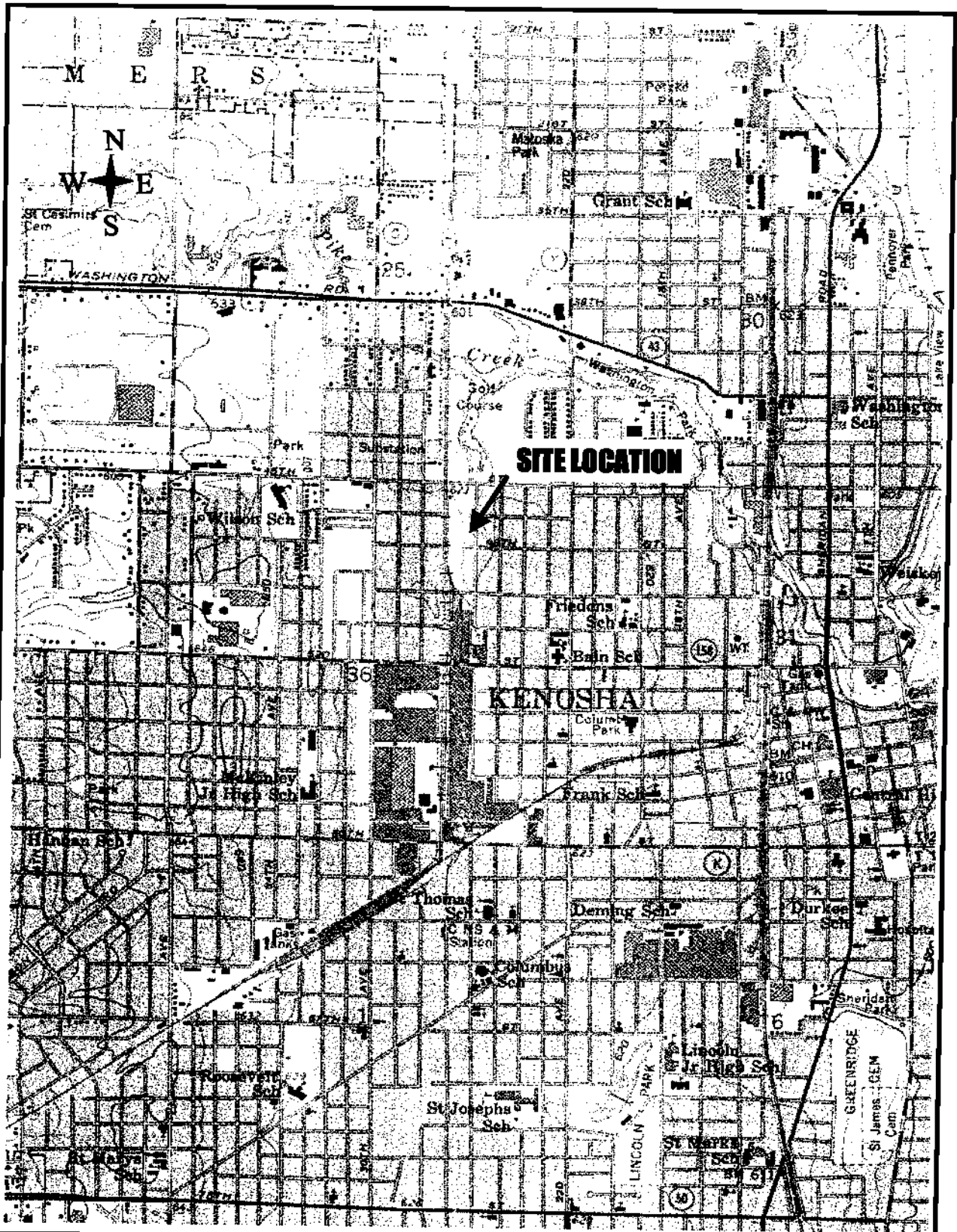
This letter is to certify that to the best of my knowledge the legal description provided in Addendum A of the attached Draft Deed Restriction, for the above referenced site is accurate.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick M. Finnemore".

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



Site Location Map	
Project Number:	Plans
Date Drawn:	A1
Scale:	1 of 2
Drawn By:	Brian Murphy

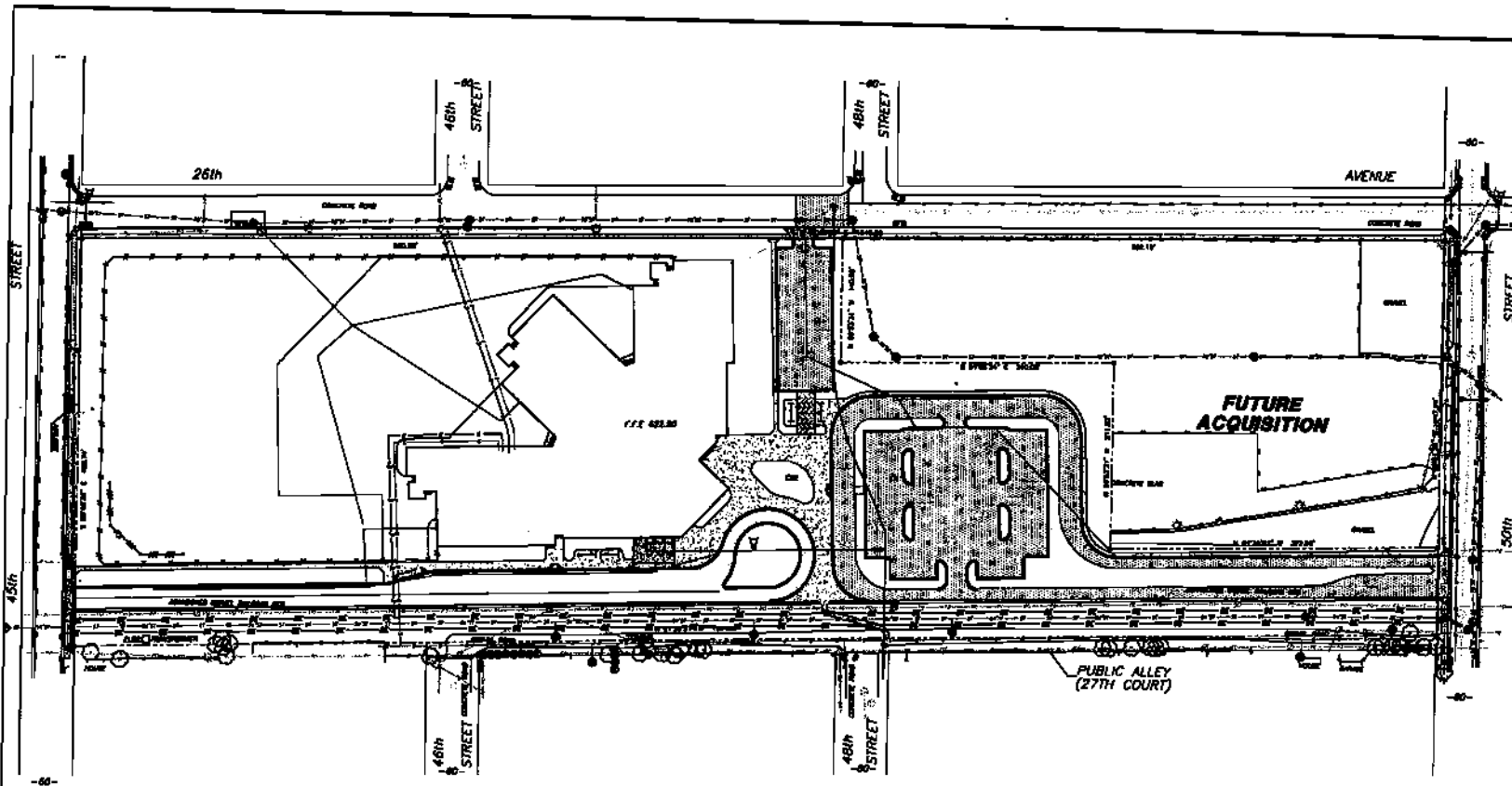
Project Title and Address

FIGURE 1
SITE LOCATION MAP
Mankewski Property
45th Street & 26th Avenue
Kenosha, WI 53140

ChemReport
 INCORPORATED

4516 Wauk. Rd. - Kenosha, WI 53144
 (800) 887-8280 www.chemreport.com

Kenosha • Milwaukee • Racine



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
 - ⊥ GUY
 - ⊥ TELEPHONE PEDESTAL
 - ⊙ SURVEY MARKER
 - ⊙ STORM MANHOLE
 - ⊙ DATCH BASIN
 - ⊙ DATCH BASIN
 - ⊙ WATER VALVE
 - ⊙ HYDRANT
 - ⊙ 1 1/2" IRON PIPE FOUND
 - ⊙ 20 IR-BAR FOUND
 - ⊙ COMPARED PROPERTY CORNER
 - FENCE
 - SURVEY BOUNDARY
 - STORM SEWER
 - FORCE MAIN
 - BURIED ELECTRIC
 - BURIED GAS
 - BURIED TELEPHONE
 - BRICKMAN
 - FIBER OPTIC
 - BURIED CABLE
 - EDGE OF SIDEWALK
 - ⊙ TREE
 - ⊙ PINE TREE
 - ⊙ BUSH/SHRUB
 - ⊙ ELECTRIC METER
 - ⊙ GAS METER
 - ⊙ GAS VALVE
 - CONDUIT LINE
 - EGV
 - ⊕ SPRAWLER HEAD
 - ⊙ POLE

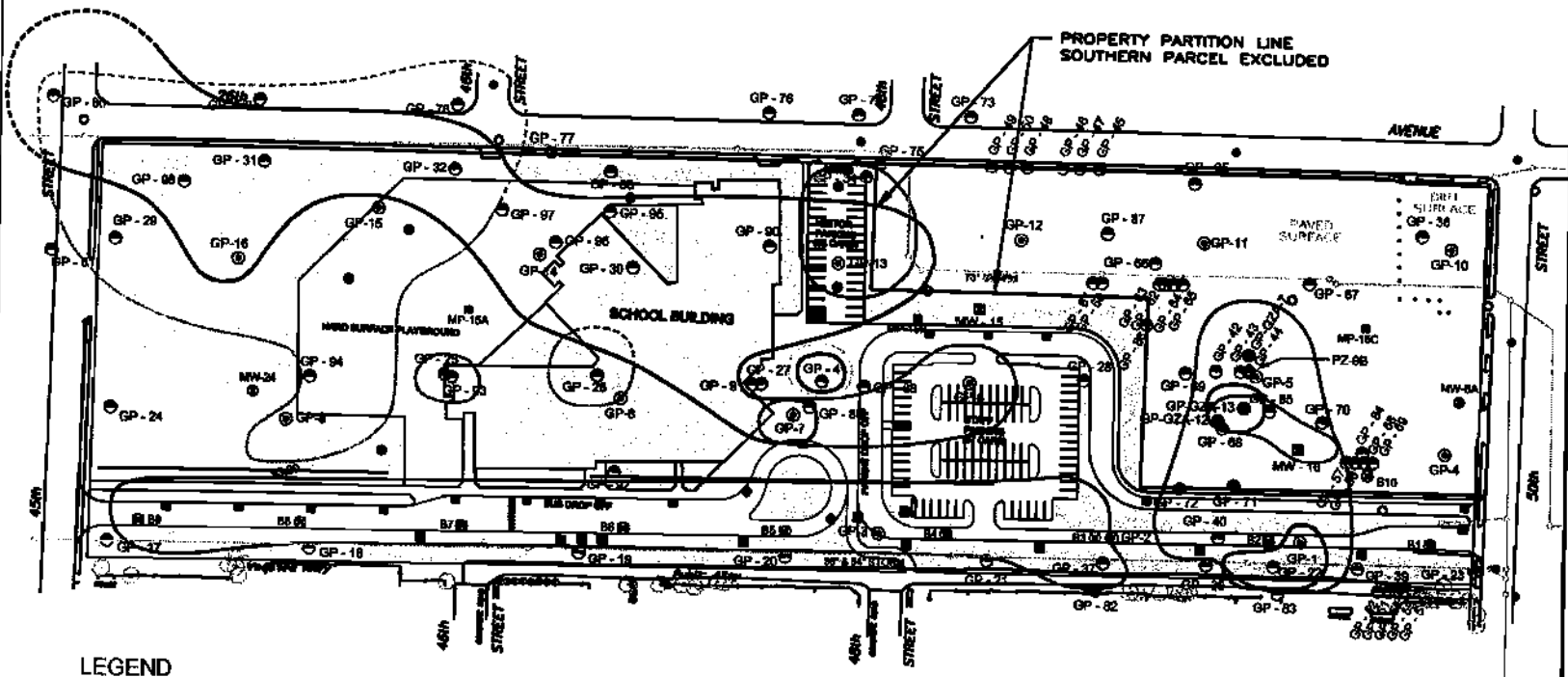
ChemReport, Inc.
INCORPORATED
4515 Washington Road
Kenosha, WI 53144
800-985-5323
engineer@chemreport.com

SITE CONFIGURATION MAP
MANKOWSKI PROPERTY
45th STREET & 26th AVENUE
KENOSHA, WI



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

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



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 1999)
- ⊝ = PREVIOUS TRIAD SITE INVESTIGATION MONITORING WELL LOCATIONS (DECEMBER 1999)

- = 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

Well ID	Contaminant	Concentration	Residual Contaminant Level (RCL)	Exceeds RCL
GP-1 (1-3)	Arsenic	14.200	X (1.75 mg)	X
GP-1 (1-3)	Arsenic	2.68	X (1.75 mg)	X
GP-2 (1-3)	Arsenic	1.06	X (1.75 mg)	X
GP-3 (1-3)	Arsenic	1.28	X (1.75 mg)	X
GP-4 (1-3)	Arsenic	0.82	X (1.75 mg)	X
GP-5 (1-3)	Arsenic	0.22	X (1.75 mg)	X
GP-6 (1-3)	Arsenic	28.1	X (1.75 mg)	X
GP-7 (1-3)	Arsenic	22.5	X (1.75 mg)	X
GP-8 (1-3)	Arsenic	2.1	X (1.75 mg)	X
GP-9 (1-3)	Arsenic	1.1	X (1.75 mg)	X
GP-10 (1-3)	Arsenic	0.88	X (1.75 mg)	X
GP-11 (1-3)	Arsenic	0.35	X (1.75 mg)	X
GP-12 (1-3)	Lead	2,370	X (500 mg)	X
GP-13 (1-3)	Lead	288	X (500 mg)	X
GP-14 (1-3)	Lead	288	X (500 mg)	X
GP-15 (1-3)	Lead	133	X (500 mg)	X
GP-16 (1-3)	Lead	130	X (500 mg)	X
GP-17 (1-3)	Lead	161	X (500 mg)	X
GP-18 (1-3)	Lead	81	X (500 mg)	X
GP-19 (1-3)	Lead	60	X (500 mg)	X
GP-20 (1-3)	Lead	60	X (500 mg)	X
GP-21 (1-3)	Lead	60	X (500 mg)	X
GP-22 (1-3)	Lead	60	X (500 mg)	X
GP-23 (1-3)	Lead	60	X (500 mg)	X
GP-24 (1-3)	Lead	60	X (500 mg)	X
GP-25 (1-3)	Lead	60	X (500 mg)	X
GP-26 (1-3)	Lead	60	X (500 mg)	X
GP-27 (1-3)	Lead	60	X (500 mg)	X
GP-28 (1-3)	Lead	60	X (500 mg)	X
GP-29 (1-3)	Lead	60	X (500 mg)	X
GP-30 (1-3)	Lead	60	X (500 mg)	X
GP-31 (1-3)	Lead	60	X (500 mg)	X
GP-32 (1-3)	Lead	60	X (500 mg)	X
GP-33 (1-3)	Lead	60	X (500 mg)	X
GP-34 (1-3)	Lead	60	X (500 mg)	X
GP-35 (1-3)	Lead	60	X (500 mg)	X
GP-36 (1-3)	Lead	60	X (500 mg)	X
GP-37 (1-3)	Lead	60	X (500 mg)	X
GP-38 (1-3)	Lead	60	X (500 mg)	X
GP-39 (1-3)	Lead	60	X (500 mg)	X
GP-40 (1-3)	Lead	60	X (500 mg)	X
GP-41 (1-3)	Lead	60	X (500 mg)	X
GP-42 (1-3)	Lead	60	X (500 mg)	X
GP-43 (1-3)	Lead	60	X (500 mg)	X
GP-44 (1-3)	Lead	60	X (500 mg)	X
GP-45 (1-3)	Lead	60	X (500 mg)	X
GP-46 (1-3)	Lead	60	X (500 mg)	X
GP-47 (1-3)	Lead	60	X (500 mg)	X
GP-48 (1-3)	Lead	60	X (500 mg)	X
GP-49 (1-3)	Lead	60	X (500 mg)	X
GP-50 (1-3)	Lead	60	X (500 mg)	X
GP-51 (1-3)	Lead	60	X (500 mg)	X
GP-52 (1-3)	Lead	60	X (500 mg)	X
GP-53 (1-3)	Lead	60	X (500 mg)	X
GP-54 (1-3)	Lead	60	X (500 mg)	X
GP-55 (1-3)	Lead	60	X (500 mg)	X
GP-56 (1-3)	Lead	60	X (500 mg)	X
GP-57 (1-3)	Lead	60	X (500 mg)	X
GP-58 (1-3)	Lead	60	X (500 mg)	X
GP-59 (1-3)	Lead	60	X (500 mg)	X
GP-60 (1-3)	Lead	60	X (500 mg)	X

Well ID	Contaminant	Concentration	Residual Contaminant Level (RCL)	Exceeds RCL
GP-1 (1-3)	Benzenes	111	NA	X (100)
GP-2 (1-3)	Benzenes	111	NA	X (100)
GP-3 (1-3)	Benzenes	207,208	NA	X (100)
GP-4 (1-3)	Benzenes	11,200	NA	X (100)
GP-5 (1-3)	Benzenes	11,200	NA	X (100)
GP-6 (1-3)	Benzenes	2,370	X (100 mg)	X
GP-7 (1-3)	Benzenes	288	X (100 mg)	X
GP-8 (1-3)	Benzenes	288	X (100 mg)	X
GP-9 (1-3)	Benzenes	133	X (100 mg)	X
GP-10 (1-3)	Benzenes	130	X (100 mg)	X
GP-11 (1-3)	Benzenes	161	X (100 mg)	X
GP-12 (1-3)	Benzenes	81	X (100 mg)	X
GP-13 (1-3)	Benzenes	60	X (100 mg)	X
GP-14 (1-3)	Benzenes	60	X (100 mg)	X
GP-15 (1-3)	Benzenes	60	X (100 mg)	X
GP-16 (1-3)	Benzenes	60	X (100 mg)	X
GP-17 (1-3)	Benzenes	60	X (100 mg)	X
GP-18 (1-3)	Benzenes	60	X (100 mg)	X
GP-19 (1-3)	Benzenes	60	X (100 mg)	X
GP-20 (1-3)	Benzenes	60	X (100 mg)	X
GP-21 (1-3)	Benzenes	60	X (100 mg)	X
GP-22 (1-3)	Benzenes	60	X (100 mg)	X
GP-23 (1-3)	Benzenes	60	X (100 mg)	X
GP-24 (1-3)	Benzenes	60	X (100 mg)	X
GP-25 (1-3)	Benzenes	60	X (100 mg)	X
GP-26 (1-3)	Benzenes	60	X (100 mg)	X
GP-27 (1-3)	Benzenes	60	X (100 mg)	X
GP-28 (1-3)	Benzenes	60	X (100 mg)	X
GP-29 (1-3)	Benzenes	60	X (100 mg)	X
GP-30 (1-3)	Benzenes	60	X (100 mg)	X
GP-31 (1-3)	Benzenes	60	X (100 mg)	X
GP-32 (1-3)	Benzenes	60	X (100 mg)	X
GP-33 (1-3)	Benzenes	60	X (100 mg)	X
GP-34 (1-3)	Benzenes	60	X (100 mg)	X
GP-35 (1-3)	Benzenes	60	X (100 mg)	X
GP-36 (1-3)	Benzenes	60	X (100 mg)	X
GP-37 (1-3)	Benzenes	60	X (100 mg)	X
GP-38 (1-3)	Benzenes	60	X (100 mg)	X
GP-39 (1-3)	Benzenes	60	X (100 mg)	X
GP-40 (1-3)	Benzenes	60	X (100 mg)	X
GP-41 (1-3)	Benzenes	60	X (100 mg)	X
GP-42 (1-3)	Benzenes	60	X (100 mg)	X
GP-43 (1-3)	Benzenes	60	X (100 mg)	X
GP-44 (1-3)	Benzenes	60	X (100 mg)	X
GP-45 (1-3)	Benzenes	60	X (100 mg)	X
GP-46 (1-3)	Benzenes	60	X (100 mg)	X
GP-47 (1-3)	Benzenes	60	X (100 mg)	X
GP-48 (1-3)	Benzenes	60	X (100 mg)	X
GP-49 (1-3)	Benzenes	60	X (100 mg)	X
GP-50 (1-3)	Benzenes	60	X (100 mg)	X
GP-51 (1-3)	Benzenes	60	X (100 mg)	X
GP-52 (1-3)	Benzenes	60	X (100 mg)	X
GP-53 (1-3)	Benzenes	60	X (100 mg)	X
GP-54 (1-3)	Benzenes	60	X (100 mg)	X
GP-55 (1-3)	Benzenes	60	X (100 mg)	X
GP-56 (1-3)	Benzenes	60	X (100 mg)	X
GP-57 (1-3)	Benzenes	60	X (100 mg)	X
GP-58 (1-3)	Benzenes	60	X (100 mg)	X
GP-59 (1-3)	Benzenes	60	X (100 mg)	X
GP-60 (1-3)	Benzenes	60	X (100 mg)	X



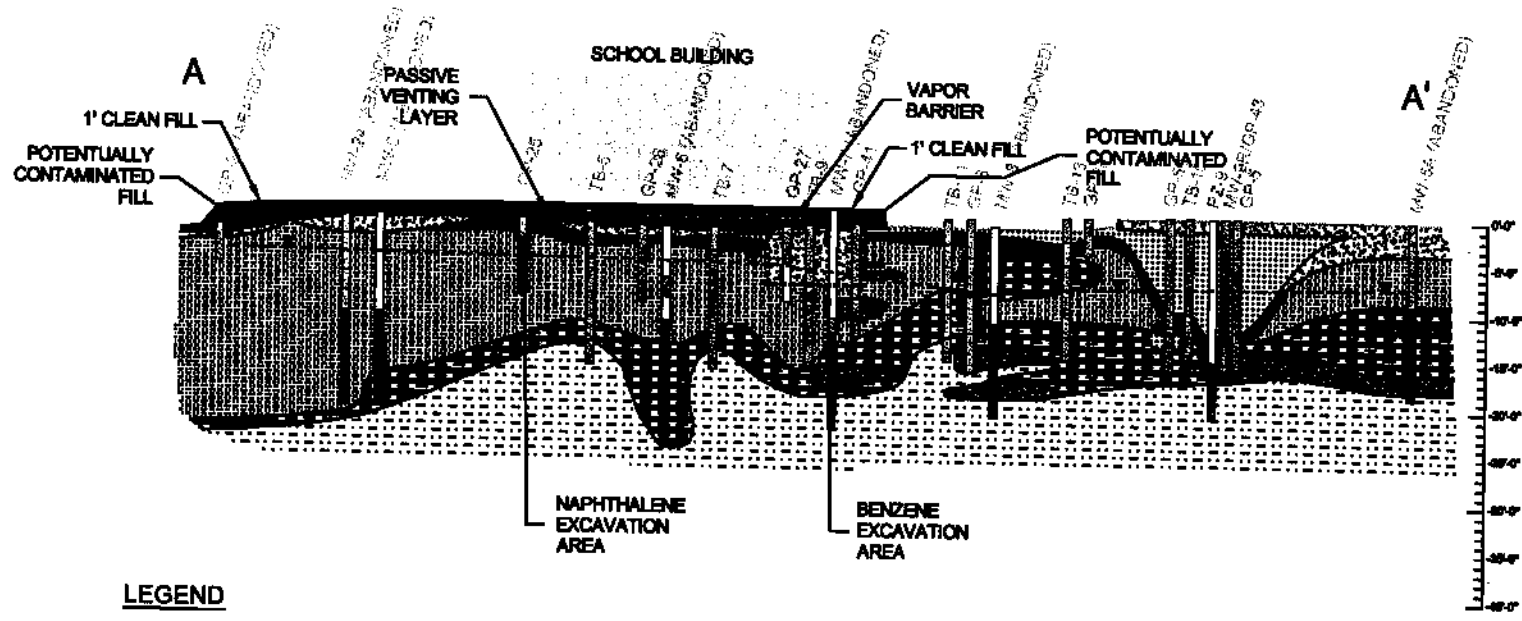
16 PRE-CONSTRUCTION SOIL CONTAMINATION DISTRIBUTION SUMMARY
 SCALE = 1" = 200'

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

Approved By: **B. CRANLEY**
 Date Approved: **3/17/06**
 Date Drawn: **3/16/06**
 Drawn by: **B. JHY**

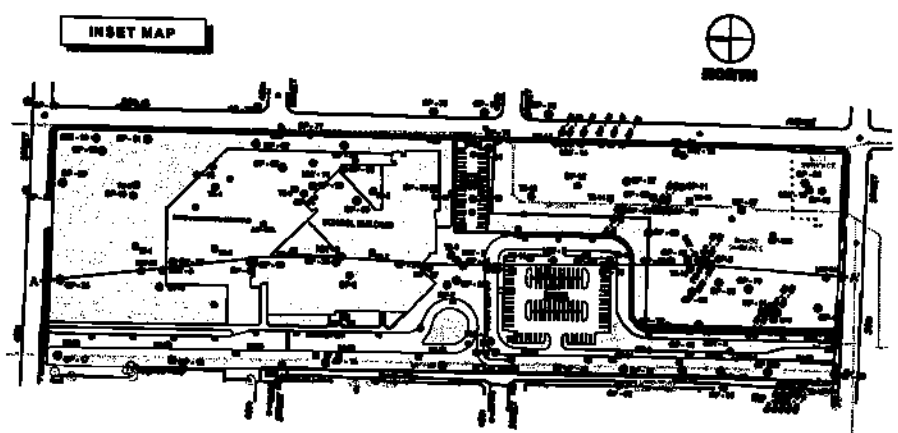
Figure **16**
 6 of 9

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 800-985-6323
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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
 46th 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 12
 HR/Soil Sample Metals Analytical Results Summary
 Monkowski Property
 May 2001, April 2002

Parameter	Sample ID, Matrix and Collection Date																		NR 720 RCLs		RCRA TCLP		
	GP-17 (LS-2) Soil 5-14-01	GP-18 (LS-1,LS) Soil 5-14-01	GP-19 (T-3) Soil 5-14-01	GP-20 (T-2) Soil 5-14-01	GP-21 (T-3) R/Soil 5-14-01	GP-22 (T-2) Soil 5-14-01	GP-23 (T-2) FI 5-14-01	GP-24 (LS-2) Soil 5-14-01	GP-25 (LS-2) Soil 5-14-01	GP-26 (T-1) Soil 5-14-01	GP-28 (LS-2) R/Soil 5-14-01	GP-29 (S-7) Soil 5-14-01	GP-27 (LS-2) FI 5-14-01	GP-27 (S-7) Soil 5-14-01	GP-28 (T-2) FI 5-14-01	GP-29 (LS-1,LS) FI 5-14-01	GP-32 (LS-1) FI 5-14-01	Direct Contact					
Total Metals (mg/kg)																			mg/kg	mg/kg	mg/l		
Arsenic	<0.02	<0.75	<0.60	<2.05	<2.60	34.1 III	<0.50	<0.37	<0.80	<0.80	<0.50	<0.82	<0.86	NA	NA	NA	0.050	1.6	100				
Lead	NA	NA	NA	NA	NR	2,178 (TC) III	15.3	7.91	26.5	7.97	48.2	6.38	16.3	6.47	26.3	288 (TC) II	100 (TC) II	50	500	100			
Lead (Pbtotal) (1)																			1,600 (TC) III				

Parameter	Sample ID, Matrix, and Collection Date																NR 720 RCLs		RCRA TCLP		
	GP-33 (LS-1) R/Soil 5-14-01	GP-34 (T-2) R/Soil 5-14-01	GP-35 (T-2) FI 5-14-01	GP-36 (T-2) R/Soil 5-14-01	GP-38 (S-7) Soil 5-14-01	GP-37 (T-2) Soil 5-14-01	GP-38 (T-2) Soil 5-14-01	GP-39 (T-2) FI 5-14-01	GP-40 (LS-1,LS) FI 5-14-01	GP-40 (S-7) Soil 5-14-01	GP-41 (S-1) Soil 5-14-01	GP-40 (S-7) R/Soil 5-14-01	GP-41 (T-2) R/Soil 5-14-01	GP-41 (S-7) Soil 5-14-01	GP-41 (T-1,LS) Soil 5-14-01	Decont Mark	Yielder	Direct Contact			
Total Metals (mg/kg)																	mg/l	mg/kg	mg/kg	mg/l	
Arsenic	NA	NA	NA	<2.01	<2.08	22.2 III	<0.80	<0.60	529 (TC) III	<0.75	<0.91	<1.00	NA	NA	NA	<0.050	0.050	1.6	100		
Lead	14.6	26.6	23.2	7.34	6.82	NA	2.36	21.4	NA	NA	NA	NA	17.1	4.82	6.16	0.00504	60	500	100		

Parameter	Sample ID, Matrix, and Collection Date					NR 720 RCLs		RCRA TCLP	
	GP-42 (LS-1) FI 4-4-02	GP-43 (LS-1) FI 4-4-02	GP-49 (LS-1) FI 4-4-02	GP-52 (LS-1) Soil 4-3-02	GP-43 (LS-1) FI 4-4-02	Direct Contact			
Total Metals (mg/kg)						mg/kg	mg/l	mg/l	
Arsenic	NA	NA	NA	<0.10	<0.10	0.050	1.6	100	
Lead	25.1	22.6	288 (TC) II	NA	21.6	60	500	100	

Notes:

III Indicates concentration exceeds non-industrial direct contact RCL.
 III 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 metals would constitute a hazardous waste if disposed, unless TCLP testing indicated otherwise.

RCL = Remedial Concentration Limit

RCRA = Resource Conservation and Recovery Act

TCLP = Toxicity Characteristic Leaching Procedure

NA = Not Analyzed

TABLE 13
 FIRM/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-34 (S.S-2)	GP-25 (S.S-3)	GP-25 (S-7)	GP-28 (S.S-4)	GP-28 (S-7)	GP-27 (S.S-2)	GP-27 (S-7)	GP-28 (F-2)	GP-01 (S.S-1A)	GP-32 (S.S-7)	GP-28 (F-2)	GP-28 (S-6)	Down Stream	GP-75 (S.S-4)	GP-75 (S.S-7)	GP-80 (S.S-3)	GP-81 (F-2)	Protection of Groundwater	Direct Contact Non-Industrial	Direct Contact Industrial	
	Soil	Soil	Soil	PAHs	Soil	PI	Soil	PI	PI	PI	PAHs	Soil	Water	PI	PI	PI	Soil				mg/kg
PAHs (total)	<119	<119	<119	<119	<119	<119	<119	<121	548	<119	<117	<114	<5.00	739	<121	<129	<128	<128	39,000	600,000	60,000,000
Acenaphthene	<119	<119	<119	<119	<119	<119	<119	<121	<124	<119	<114	<114	<5.00	181	<121	<129	<128	<128	3,000,000	5,000,000	300,000,000
Benzo (a) anthracene	<96.3	<96.7	<97.9	<96.3	<96.3	<96.3	<96.3	<96.3	<96.3	<96.7	<96.3	<96.3	<5.00	<96.7	<96.7	<96.9	<96.9	<96.9	17,000	85	3,000
Benzo (b) fluoranthene	<96.3	<96.7	<97.9	<96.3	<96.3	<96.3	<96.3	<96.3	<96.3	<96.7	<96.3	<96.3	<5.00	<96.7	<96.7	<96.9	<96.9	<96.9	49,000	8.8	300
Benzo (k) fluoranthene	<119	<119	<119	<119	<119	<119	<119	<121	<124	<119	<117	<114	<5.00	246	<121	<129	<128	<128	6,000,000	1,000	39,000
Benzo (i) perylene	<119	<119	<119	<119	<119	<119	<119	<121	<124	<119	<117	<114	<5.00	149	<121	<129	<128	<128	570,000	890	39,000
Chrysene	<119	<119	<119	<119	<119	<119	<119	<121	<124	<119	<117	<114	<5.00	404	<121	<129	<128	<128	37,000	6,800	380,000
Dibenz (a,h) anthracene	<5.82	<5.87	<5.79	<5.82	<5.82	<5.82	<5.82	<5.82	<5.82	<5.87	<5.82	<5.82	<5.00	<5.87	<5.87	<5.89	<5.89	<5.89	29,000	0.2	300
Fluoranthene	<119	<119	<119	<119	<119	<119	<119	<121	178	<119	<117	<114	<5.00	359	<121	<129	<128	<128	620,000	955,000	40,000,000
Indeno (1,2,3-cd) pyrene	<96.3	<96.7	<97.9	<96.3	<96.3	<96.3	<96.3	<96.3	<96.3	<96.7	<96.3	<96.3	<5.00	<96.7	<96.7	<96.9	<96.9	<96.9	690,000	95	3,000
1-Methylanthracene	<119	215	<119	<119	<119	<119	<119	<121	<124	<119	<117	<114	<5.00	369	<121	<129	<128	<128	70,000	1,500,000	70,000,000
2-Methylanthracene	<119	62	<119	<119	<119	<119	<119	<121	<124	<119	<117	<114	<5.00	379	<121	<129	<128	<128	70,000	670,000	40,000,000
Naphthalene	<119	<119	<119	<119	<119	<119	<119	<121	<124	<119	<117	<114	<5.00	571	<121	<129	<128	<128	450	30,000	110,000
Phenanthrene	<119	<119	<119	<119	<119	<119	<119	<121	152	<119	<117	<114	<5.00	539	<121	<129	<128	<128	1,800	10,000	390,000
Pyrene	<119	<119	<119	<119	<119	<119	<119	<121	142	<119	<117	<114	<5.00	557	<121	<129	<128	<128	4,700,000	900,000	30,000,000

Notes:
 Table includes detected analytes only.
 @ Indicates concentration exceeds non-industrial direct contact RCL.
 # Indicates concentration exceeds industrial direct contact RCL.
 A Indicates concentration exceeds groundwater protection RCL.

Solid 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 = Risk-based Concentration Level

TABLE 14 Continued
 FWS/Soil Sample VOC/RO Analytical Results Summary
 Manitowish Property - Kenoza, Wisconsin
 Spring, Summer 2001

Parameter	Sample ID, Matrix, and Collection Date														NR 729 RCLs		RCRA TCLP	
	Sample ID	Matrix	Collection Date	Sample ID	Matrix	Collection Date	Sample ID	Matrix	Collection Date	Sample ID	Matrix	Collection Date	Sample ID	Matrix	Collection Date	Method	Method	Protection of Groundwater
VOCs (ug/L)															ug/L	ug/L	ug/L	ug/L
Benzene	<50	<50	<50	<50	<50	75.0 A	<50	<50	<50	<50	<50	<50	<50	<50	10,000	<50	0.0	10,000
Bromobenzene	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	10,000	<50	NS	NS
o-Dichlorobenzene	5,000	<50	<50	NS	<50	<50	<50	<50	NS	<50	<50	<50	<50	NS	10,000	<50	NS	NS
m-Dichlorobenzene	5,000	<50	<50	NS	<50	<50	<50	<50	NS	<50	<50	<50	<50	NS	10,000	<50	NS	NS
p-Dichlorobenzene	50	<50	<50	NS	<50	<50	<50	<50	NS	<50	<50	<50	<50	NS	10,000	<50	NS	NS
Chlorobenzene	<50	<50	<50	NS	<50	NS	NS	NS	NS	NS	NS	NS	NS	NS	10,000	<50	NS	NS
1,2-Dichloroethene	<50	<50	<50	NS	<50	<50	<50	<50	NS	<50	<50	<50	<50	NS	10,000	<50	NS	NS
1,1-Dichloroethene	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	NS	10,000	<50	NS	NS
1,1,1-Trichloroethene	45,000	<50	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	10,000	<50	NS	NS
1,1,2-Trichloroethene	45	<50	<50	NS	NS	<50	<50	NS	NS	<50	<50	<50	<50	NS	10,000	<50	NS	NS
1,2,3-Trichloroethene	5,000	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	NS	10,000	<50	NS	NS
Styrene	50,000 A	<50	NS	NS	<50	NS	<50	<50	<50	<50	<50	<50	<50	NS	10,000	<50	NS	NS
o-Toluenesulfonamide	5,000	<50	<50	NS	<50	NS	<50	<50	<50	<50	<50	<50	<50	NS	10,000	<50	NS	NS
p-Toluenesulfonamide	5,000	<50	<50	NS	<50	NS	<50	<50	<50	<50	<50	<50	<50	NS	10,000	<50	NS	NS
Methyltoluene	4,000	<50	<50	NS	<50	<50	<50	<50	<50	<50	<50	<50	<50	NS	10,000	<50	NS	NS
o-Xylene	<50	<50	<50	NS	<50	<50	<50	<50	<50	<50	<50	<50	<50	NS	10,000	<50	NS	NS
m-Xylene	NS	<50	<50	NS	<50	<50	<50	<50	<50	<50	<50	<50	<50	NS	10,000	<50	NS	NS
p-Xylene	NS	<50	<50	NS	<50	<50	<50	<50	<50	<50	<50	<50	<50	NS	10,000	<50	NS	NS
1,2,4-Trichlorobenzene	<50	<50	<50	<50	<50	NS	<50	<50	<50	<50	<50	<50	<50	NS	10,000	<50	NS	NS
1,2,3,4-Tetrachlorobenzene	<50	<50	<50	NS	<50	<50	<50	<50	<50	<50	<50	<50	<50	NS	10,000	<50	NS	NS
1,2,4,5-Tetrachlorobenzene	<50	<50	<50	NS	<50	<50	<50	<50	<50	<50	<50	<50	<50	NS	10,000	<50	NS	NS
1,2,3,5-Tetrachlorobenzene	<50	<50	<50	NS	<50	<50	<50	<50	<50	<50	<50	<50	<50	NS	10,000	<50	NS	NS
Total Xylenes	NS	<50	NS	NS	<50	NS	<50	<50	<50	<50	<50	<50	<50	NS	10,000	<50	4,000	NS
ROs (ug/L)																		
ORO	NA	NA	NA	NA	NA	NS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	10,000 (C)	NS

Notes:
 Table includes detected analytes only.
 B Indicates detection exceeds ground water level for ORO.
 A Indicates concentration exceeds groundwater protection RCL.
 (C) indicates that the level exceeded is greater than 100 times the RCRA VCLP level.
 Bold typed results indicate that the analyte was present at a concentration equal to or greater than the laboratory detection limit.
 (B) A total concentration greater than 10 times the RCRA TCLP RCL indicates that the material would constitute a hazardous waste if disposed, unless TCLP being followed otherwise.
 (C) refers to groundwater RCLs for polynuclear aromatic hydrocarbons (PAHs). Volatile PAHs have been established by the Wisconsin Department of Natural Resources.
 The non-volatile and substituted chlorinated PAHs by weight are 25,000 ug/L and 10,000 ug/L, respectively.
 (D) NR 729 establishes ground water cleanup standards of 100 ug/L or 200 ug/L, depending on the hydrocarbon conductivity.
 NS - Not Analyzed
 NA - Not Assessed
 NS - No Standard

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

Parameter	Sample ID, Matrix, and Collection Date											RCRA Limit
	GP-26 (LJF-2)	GP-26 (B-7)	GP-26 (LJF-2)	GP-26 (B-7)	GP-27 (LJF-2)	GP-27 (B-7)	GP-28 (T-10)	GP-28 (T-10)	GP-28 (T-10)	GP-27 (T-17)	GP-28 (T-4)	
	Soil	Soil	FW/Soil	Soil	FW	Soil	FW	FW	FW	FW	FW	
	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	5-14-01	4-4-02	4-4-02	4-4-02	4-3-02	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
Chloride (%)	0.191	0.208	0.188	0.294	0.239	0.261	<0.120	0.191	0.198	<0.117	<0.125	NS
Phenol (mg/kg)	0.035	1.01	2.89	2.91	1.35	0.993	2.31	2.82	1.17	0.821	1.39	NS
pH (s.u.)	7.44	5.67	7.62	5.09	7.74	7.91	7.48	8.25	7.82	7.58	7.96	5.20, 2, 12.5
Reactive Cyanide (mg/l)	<0.188	<0.180	<0.154	<0.153	<0.147	<0.163	<0.189	<0.144	<0.149	<0.182	<0.182	200
Reactive Sulfide (mg/kg)	<7.75	12.6	3.14	22.7	<7.34	<7.68	<8.42	<7.20	<7.43	<7.82	<8.12	200
Benzoic Growth (ml/d)	2.10	2.19	2.73	2.17	2.01	2.17	2.27	2.11	2.26	2.2	1.85	NS
Total Solids (%)	23.1	25.5	25.8	24.5	21.8	20.7	22.8	21.7	25.1	22.2	22.2	NS
TCLP Metals (mg/l)												
Barium	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	1.35	<1.00	<1.00 (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	0.00986	<0.00500	<0.00500	<0.00500	0.0242	0.0187	0.0098	0.00738	0.0728	<5.0 (1)
Nickel	<0.0500	<0.0500	<0.0500	<0.0500	0.0499	<0.0500	<0.0500	<0.0500	<0.0500	<0.0500	0.0691	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 Characteristics 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 F1
Vapor Measurements
Mankowald Property - Kaukauna, Wisconsin
Spring 2002

Measurement (Units)		Vapor Monitoring Point ID, Date, Time																														
Date	Time	OP-04					OP-05					OP-06					OP-07					OP-08										
		41102	41202	41302	41402	41502	41103	41203	41303	41403	41503	41104	41204	41304	41404	41504	41105	41205	41305	41405	41505	41106	41206	41306	41406	41506	41107	41207	41307	41407	41507	
Methane (%)	NA (S)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Carbon Dioxide (%)	NA (S)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Oxygen (%)	NA (S)	21.0	21.1	21.2	21.3	21.4	21.5	21.6	21.7	21.8	21.9	22.0	22.1	22.2	22.3	22.4	22.5	22.6	22.7	22.8	22.9	23.0	23.1	23.2	23.3	23.4	23.5	23.6	23.7	23.8	23.9	24.0
Relative Oxygen Uptake (%)	NA (S)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Barometric Pressure (Inches Hg)	NA (S)	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	

Measurement (Units)		Vapor Monitoring Point ID, Date, Time																														
Date	Time	OP-09					OP-10					OP-11					OP-12					OP-13										
		41102	41202	41302	41402	41502	41103	41203	41303	41403	41503	41104	41204	41304	41404	41504	41105	41205	41305	41405	41505	41106	41206	41306	41406	41506	41107	41207	41307	41407	41507	
Methane (%)	NA (S)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Carbon Dioxide (%)	NA (S)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Oxygen (%)	NA (S)	21.0	21.1	21.2	21.3	21.4	21.5	21.6	21.7	21.8	21.9	22.0	22.1	22.2	22.3	22.4	22.5	22.6	22.7	22.8	22.9	23.0	23.1	23.2	23.3	23.4	23.5	23.6	23.7	23.8	23.9	24.0
Relative Oxygen Uptake (%)	NA (S)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Barometric Pressure (Inches Hg)	NA (S)	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	

Measurement (Units)		Vapor Monitoring Point ID, Date, Time																														
Date	Time	OP-14					OP-15					OP-16					OP-17					OP-18										
		41102	41202	41302	41402	41502	41103	41203	41303	41403	41503	41104	41204	41304	41404	41504	41105	41205	41305	41405	41505	41106	41206	41306	41406	41506	41107	41207	41307	41407	41507	
Methane (%)	NA (S)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Carbon Dioxide (%)	NA (S)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Oxygen (%)	NA (S)	21.0	21.1	21.2	21.3	21.4	21.5	21.6	21.7	21.8	21.9	22.0	22.1	22.2	22.3	22.4	22.5	22.6	22.7	22.8	22.9	23.0	23.1	23.2	23.3	23.4	23.5	23.6	23.7	23.8	23.9	24.0
Relative Oxygen Uptake (%)	NA (S)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Barometric Pressure (Inches Hg)	NA (S)	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	

Notes:
 (S) indicates the direction of wind, or (D) down, or (V) variable, or (N) no wind.
 * indicates relative concentration exceeded the lower explosive limit of 5% by volume.
 # indicates relative concentration exceeded the 25% of the lower explosive limit, or 1.25% by volume.
 NA = Not Available
 (1) Measurement not collected due to a saturated sensor holder, resulting from a dry event.
 (2) Measurement not collected due to a sensor malfunction.

Weather Conditions:
 April 8, 2002: Fair, breezy, 47%, pressure falling.
 April 11, 2002: Sunny, windy, 77%, pressure falling.
 April 12, 2002: Sunny, breezy, 67%, pressure rising.
 April 13, 2002: Sunny, windy, 87%, pressure falling.
 April 16, 2002: Sunny, windy, 87%, pressure falling.
 June 14, 2002: Sunny, windy, 67%, pressure rising.
 June 18, 2002: Sunny, breezy, 77%, pressure rising.
 June 19, 2002: Mostly sunny, windy, 87%, pressure steady.
 June 26, 2002: Partly cloudy, windy, 87%, pressure steady.

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 1801	5/8/03 1308	5/12/03 1327	5/14/03 1552	5/7/03 1805	5/8/03 1313	5/12/03 1335	5/14/03 1559	5/7/03 1810	5/8/03 1316	5/9/03 1340	5/14/03 1803	5/7/03 1815	5/8/03 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	0.9	1.0	0.0
Oxygen (%)	21.1	21.1	21.1	21.0	20.1	11.9	20.9	19.9	18.6	20.8	20.9	4.6	20.5	20.8	18.9	20.8
Barometric Pressure (Inches Hg)	29.1	29.0	29.0	29.1	29.1	28.8	28.9	29.1	29.1	28.8	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 K Continued
Groundwater Sample Analytical Results Summary
Muskowski Property - Kenosha, Wisconsin
April 2002

Parameter	Sample ID, Collection Date									NR 146 Standard		
	09-002 Date	09-003 Date	09-004 Date	09-005 Date	09-006 Date	09-007 Date	09-008 Date	09-009 Date	09-010 Date	146-1 Date	146-2 Date	
Metals (ug/L)												
Aluminum	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5.0	5.0
Barium	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	50	50
Bromine	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	50	50
Calcium	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	50	50
Chlorine	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	50	50
Copper	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	1.0	1.0
Iron	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	5.0	5.0
Manganese	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	1.0	1.0
Mercury	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	0.2	0.2
Nickel	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	1.0	1.0
Lead	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	0.1	0.1
Selenium	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	1.0	1.0
Silver	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	0.1	0.1
Sulfate	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	50	50
Vanadium	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	1.0	1.0
Zinc	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	1.0	1.0
Organics (ug/L)												
Chloroform	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.05	0.2
Disturbance Metals (ug/L)												
Disturbance Metals	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.05	0.10

(1) Includes copper and nickel procedure action limit.
 (2) Includes concentration exceeds reference standard.
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Table 17
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	8/24/04	11/24/04	8/24/04	11/24/04	8/24/04	11/24/04	11/24/04		
VOCs/PVOCs (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)															
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	5/23/01	7/2/01	6/16/01	6/23/01	7/2/01	5/16/01	5/23/01	7/2/01	6/16/01	6/23/01	7/2/01	5/16/01	5/23/01	7/2/01	6/16/01	6/23/01	7/2/01	5/16/01	5/23/01	7/2/01
TOC Elevation (ft)	95.56			97.20			96.63			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	6.17	6.69	7.07	14.80	8.82	10.30	2.31	2.67	3.04	2.15	2.49	3.01	5.29	4.08	4.45
Groundwater Elevation (ft)	83.35	83.64	82.99	85.77	86.93	85.88	90.46	92.74	91.56	83.27	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)	95.8			97.5			98.9			96.4			96.9			95.1			96.4		
Depth to Groundwater bta (ft)	12.24	11.86	12.80	11.08	10.67	11.92	8.47	6.19	7.37	16.00	9.39	10.70	2.81	3.47	3.64	2.59	2.89	5.41	6.09	4.76	5.15
Total Well Depth (ft)	19.9			18.0			19.9			24.9			20.0			19.5			17.3		
Screened Length (ft)	10			10			10			15			10			10			10		
Water Column Height (ft)	7.7	8.0	7.3	7.8	7.7	6.7	11.7	14.0	12.8	10.3	15.0	14.8	17.7	17.0	17.0	17.5	17.3	14.8	11.8	19.2	12.9
Well Volume (gal)	4.7	NA	NA	4.6	NA	NA	7.2	NA	NA	6.3	NA	NA	8.5	NA	NA	6.6	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-10			MW-11			MW-12			MW-13			MW-14			
	6/16/01	6/23/01	7/2/01	5/16/01	5/23/01	7/2/01	7/2/01	6/16/01	6/23/01	7/2/01	5/16/01	6/23/01	7/2/01	5/16/01	5/23/01	7/2/01	6/16/01	6/23/01	7/2/01	7/2/01	7/2/01	
TOC Elevation (ft)	95.48			95.37			NA	NA	91.46			93.21			93.95			95.60			NA	NA
Depth to Groundwater Below TOC (ft)	8.57	7.45	8.36	7.02	6.57	6.92	6.89	5.12	6.05	6.47	5.04	3.70	3.75	7.36	7.91	8.81	7.68	7.58	9.39	8.05	15.24	
Groundwater Elevation (ft)	87.61	89.02	88.12	89.35	89.80	NA	NA	83.34	83.41	82.99	88.17	88.51	89.48	88.60	86.36	85.15	87.84	87.42	88.11	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 bta (ft)	9.27	7.88	8.76	7.72	7.57	NA	NA	6.62	6.55	6.57	5.54	4.20	4.25	7.86	8.11	9.31	7.89	8.18	9.69	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	8	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	9.8	8.4	8.2	12.2	11.8	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	8.2	NA	NA	7.5	NA	NA	5.4	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

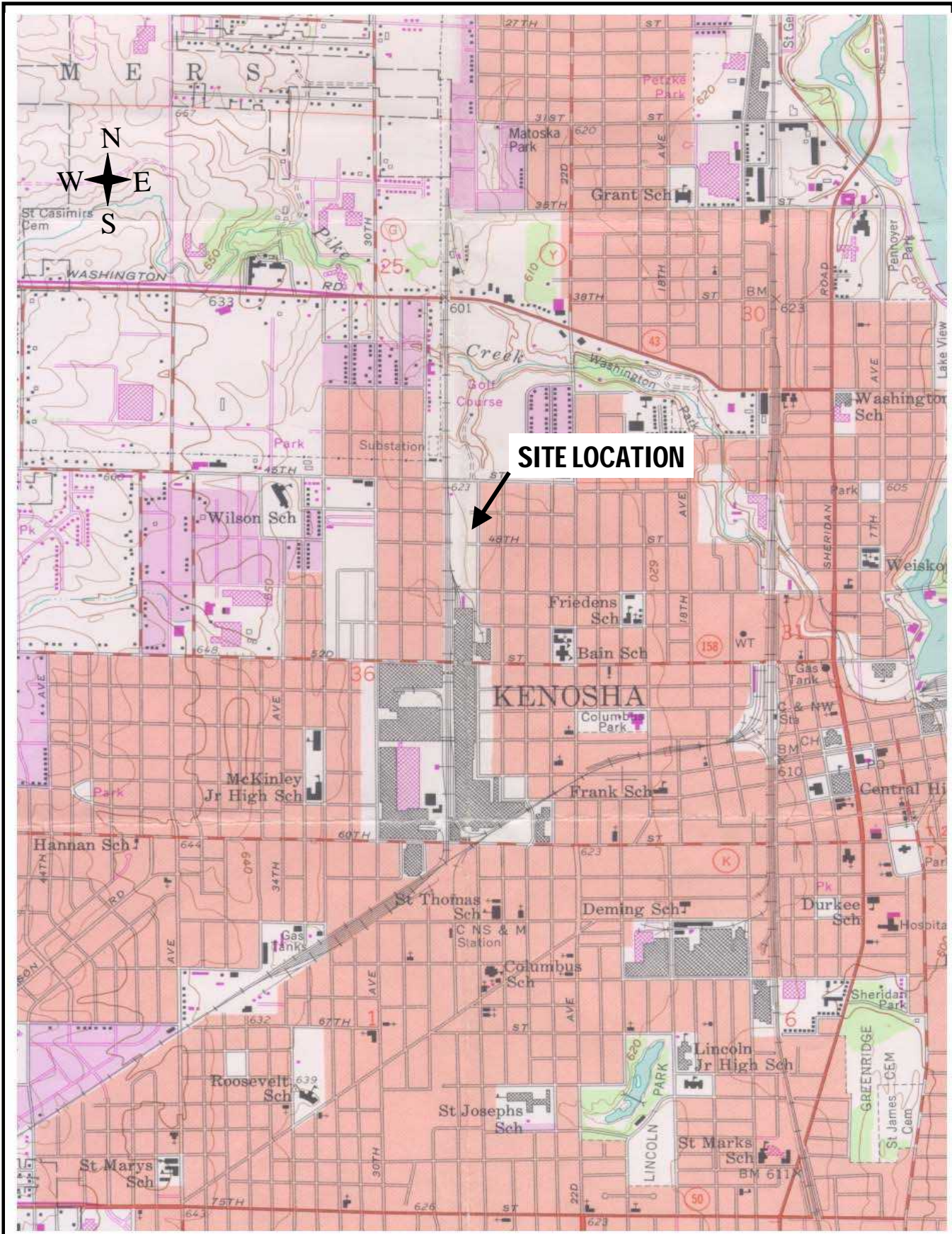
Measurement	Well ID, Date											
	1W1-TR		1W1-OR		1W1-NR		1W1-TR		1W1-OR		1W1-NR	
	8/24/04	11/23/04	8/24/04	11/23/04	8/24/04	11/23/04	8/24/04	11/23/04	8/24/04	11/23/04	8/24/04	11/23/04
TOC Elevation (ft)	97.40		96.75		96.93		97.29		96.89		96.20	
Depth to Groundwater Below TOC (ft)	8.88	6.12	9.20	10.21	9.38	8.14	6.65	6.01	5.44	6.91	7.12	10.75
Groundwater Elevation (ft)	91.44	91.28	88.52	86.41	85.57	81.75	87.84	87.35	81.95	89.55	91.08	87.45
Ground Surface Elevation (ft)	87.7	87.7	85.8	87.7	91.2	87.7	87.8	87.7	86.8	87.7	85.5	87.7
Depth to Groundwater (ft)	8.2	6.4	10.4	12.2	9.6	15.9	16.0	10.5	5.6	7.7	7.4	10.2
Total Well Depth (ft)	21.3	21.3	18.8	21.3	24.7	21.3	18.4	21.3	18.6	21.3	18.6	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	8.4	11.0	8.9	12.2	6.7	11.4	14.2	14.7	12.8	10.6
Well Volume (gal)	9.8	8.8	7.5	8.8	6.2	12.0	7.8	8.8	8.8	8.5	8.4	8.5
Volume Removed (gal)	9 (1)	9 (1)	10 (1)	12 (1)	11 (1)	12 (1)	6 (1)	7 (1)	8.8 (1)	7 (1)	8.6 (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 pumped dry

TOC = Top of casing



Site Location Map	
Project Number:	Figure
Date Drawn: 9907-3	1
Scale: 3/7/03	
Drawn By: Brian Murphy	1 of 16

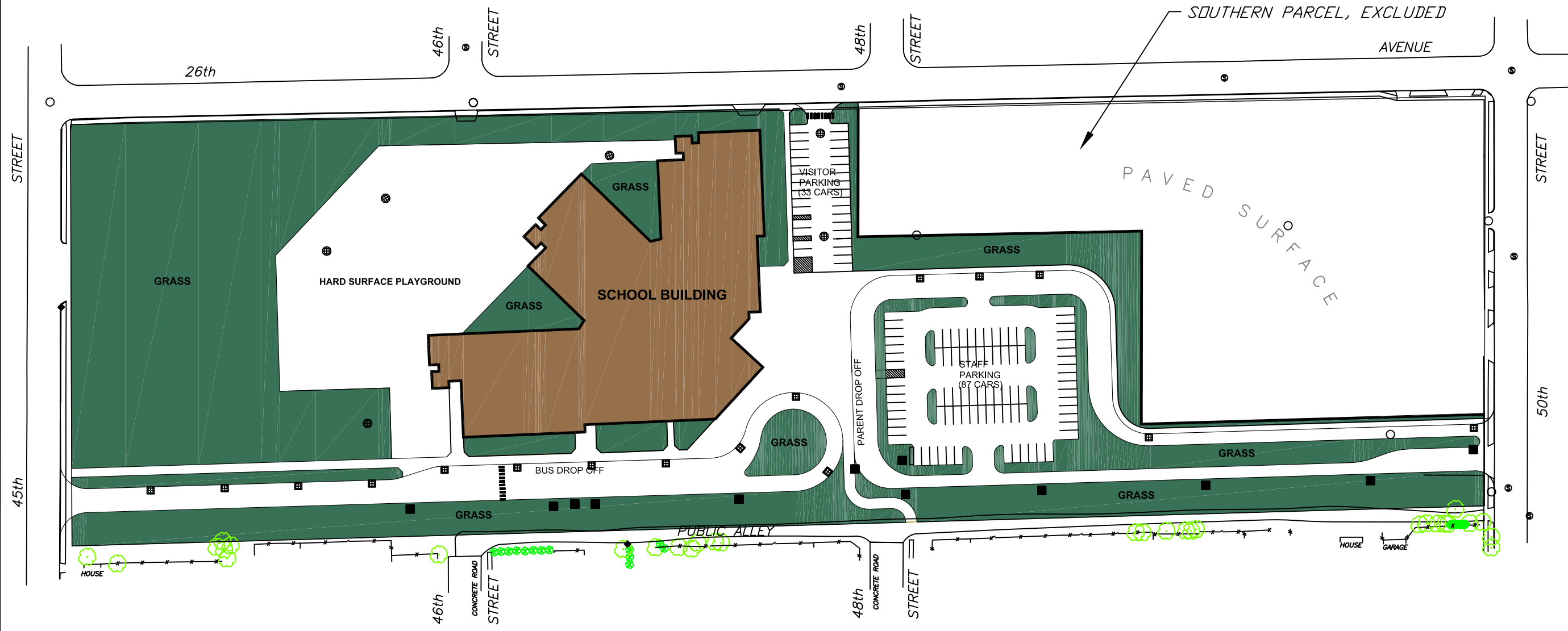
Project Title and Address

FIGURE 1
SITE LOCATION MAP
Mankowski Property
45th Street & 26th Avenue
Kenosha, WI 53140



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

Kenosha • Milwaukee • Racine

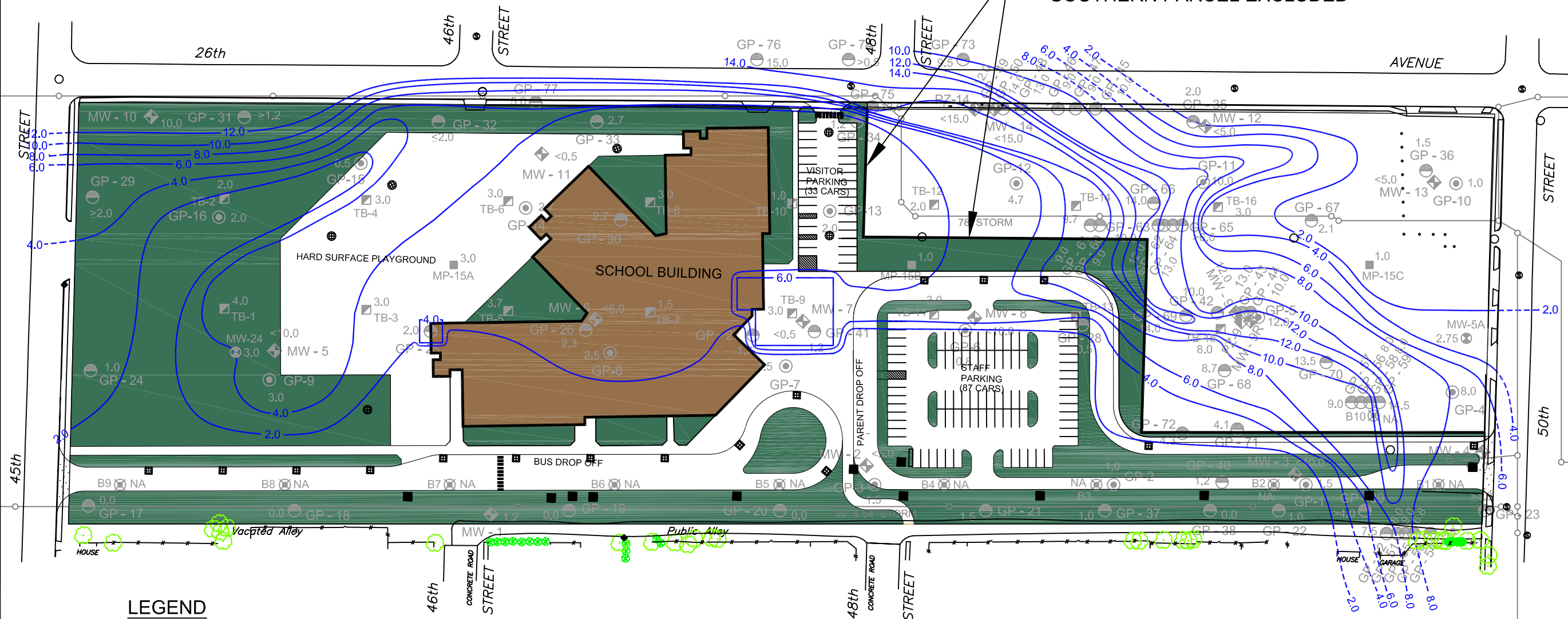


SITE CONFIGURATION MAP
 MANKOWSKI PROPERTY RIR
 45th STREET & 26th AVENUE
 KENOSHA, WISCONSIN



2 SITE CONFIGURATION MAP
 SCALE: 1"=100' (APPROXIMATE)

Approved By: S. CRANLEY	Figure
Date Approved: 9/20/2004	2
Date Drawn: 9/19/2004	2 of 16
Drawn by: B. MURPHY	



LEGEND

- = CRI SITE INVESTIGATION GEOPROBE SOIL BORING LOCATIONS (SPRING, SUMMER 2001)
- ⊙ = CRI PHASE II ESA GEOPROBE BORING LOCATIONS (JULY 2000)
- ◆ = CRI SITE INVESTIGATION GROUNDWATER MONITORING WELL LOCATIONS (MAY, JULY 2001)
- ◇ = CRI SITE INVESTIGATION PIEZOMETER LOCATIONS (JULY 2001)
- = PREVIOUS KTE GEOTECHNICAL SOIL BORING LOCATIONS (FEBRUARY 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)
- (2.0) = OBSERVED FILL THICKNESS (ft.)
- (NA) = NOT AVAILABLE
- — — = ISOPACH, CONTOUR OF EQUAL FILL THICKNESS (ft.)
- ○ — = STORM SEWER

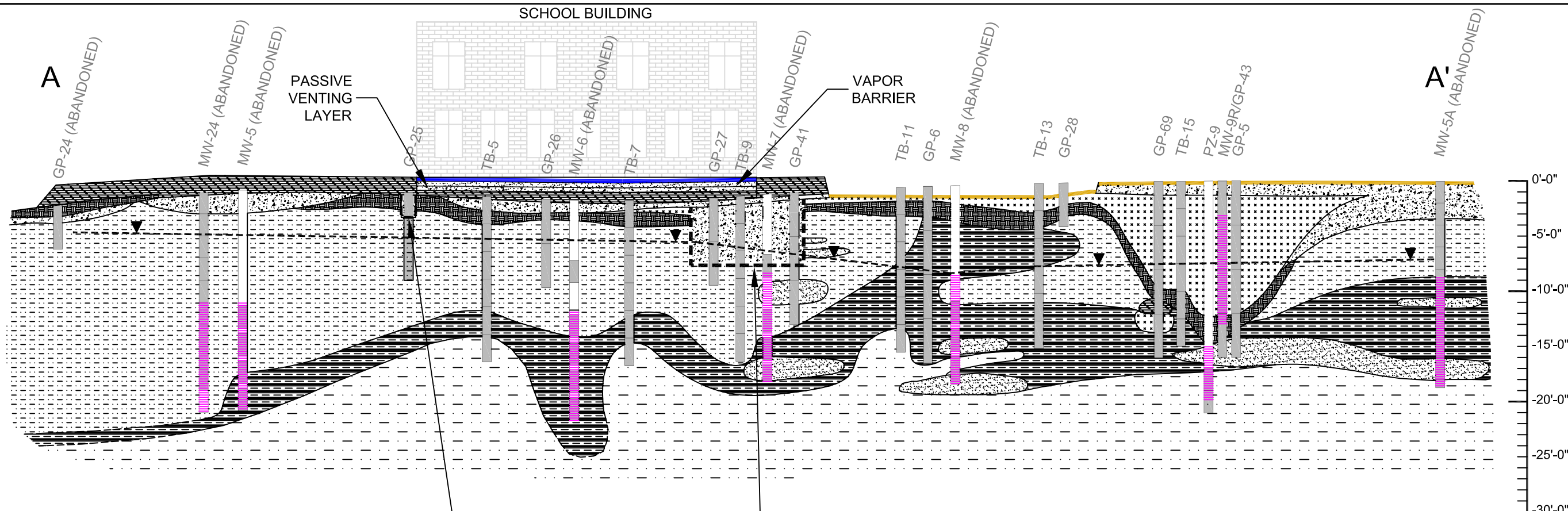


NORTH

3 POST CONSTRUCTION FILL MATERIAL THICKNESS
SCALE: 1" = 120'

POST CONSTRUCTION FILL MATERIAL THICKNESS
 MANKOWSKI PROPERTY RIR
 45th STREET & 26th AVENUE
 KENOSHA, WISCONSIN

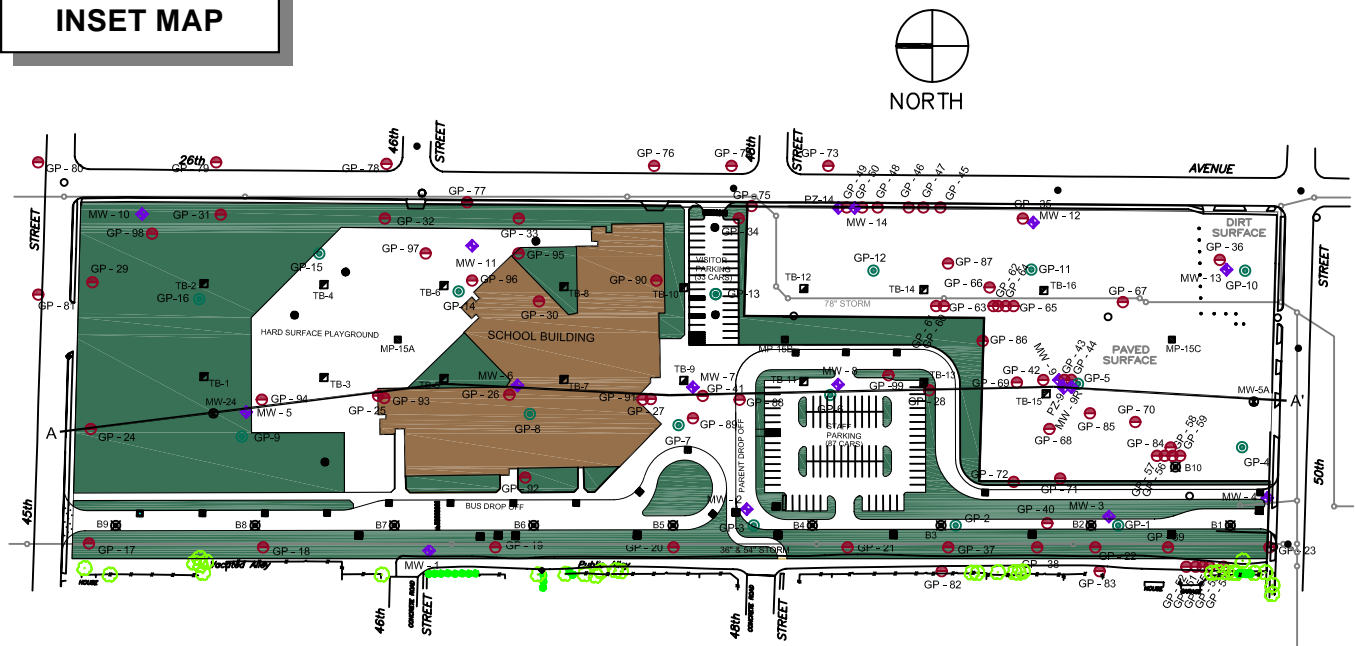
Approved By: S. CRANLEY	Figure 3
Date Approved: 3/14/2003	3 of 16
Date Drawn: 3/13/2003	
Drawn by: B. MURPHY	



LEGEND

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

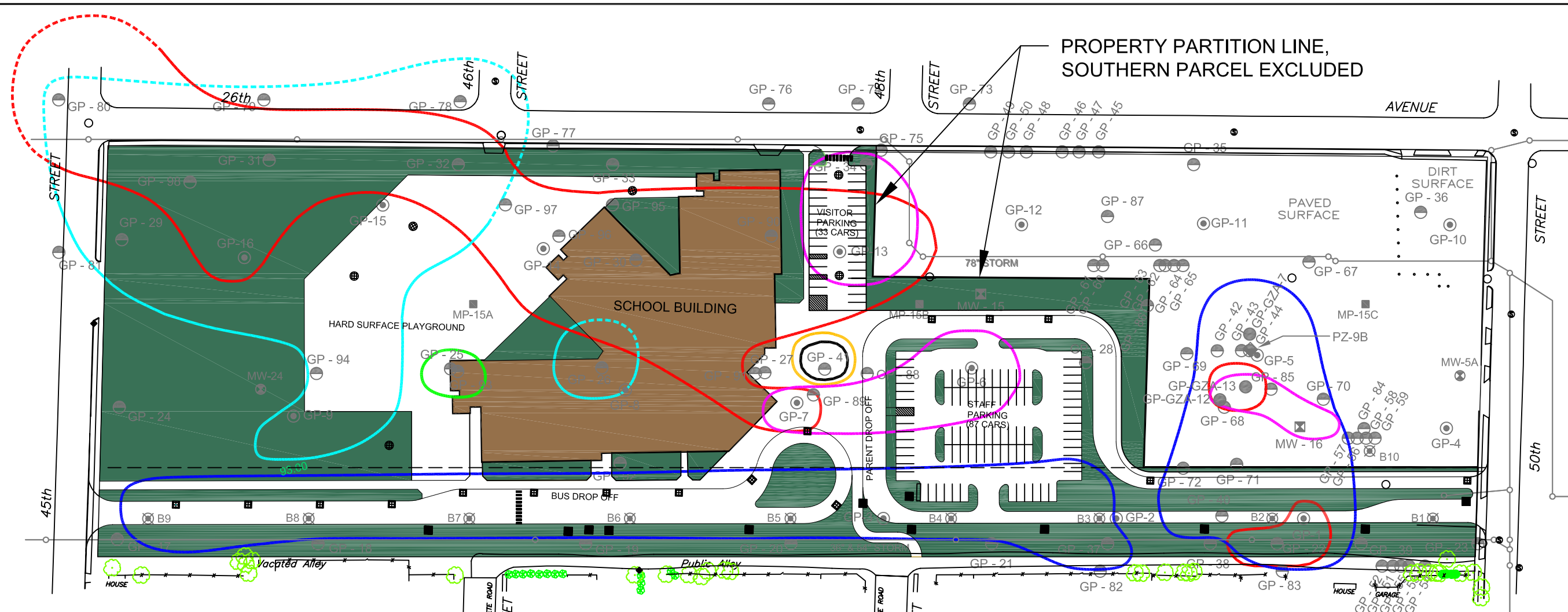
INSET MAP



POST CONSTRUCTION GEOLOGIC CROSS-SECTION A-A'
 MANKOWSKI PROPERTY RIR
 45th STREET & 26th AVENUE
 KENOSHA, WISCONSIN

4 POST CONSTRUCTION GEOLOGIC CROSS-SECTION A-A'
 HORIZONTAL SCALE: 1" = 120' - VERTICAL SCALE: 1" = 10'-0"

Approved By: S. CRANLEY	Figure 4
Date Approved: 3/14/2003	4 of 14
Date Drawn: 3/13/2003	
Drawn by: B. MURPHY	



PROPERTY PARTITION LINE,
SOUTHERN PARCEL EXCLUDED

PRE-CONSTRUCTION SOIL CONTAMINATION DISTRIBUTION SUMMARY

MANKOWSKI PROPERTY RIR

45th STREET & 26th AVENUE

KENOSHA, WISCONSIN

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 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
- = EXTENT OF ARSENIC SOIL CONTAMINATION EXCEEDING RCLs
- = EXTENT OF LEAD SOIL CONTAMINATION EXCEEDING RCLs
- = EXTENT OF PAH SOIL CONTAMINATION EXCEEDING RCLs

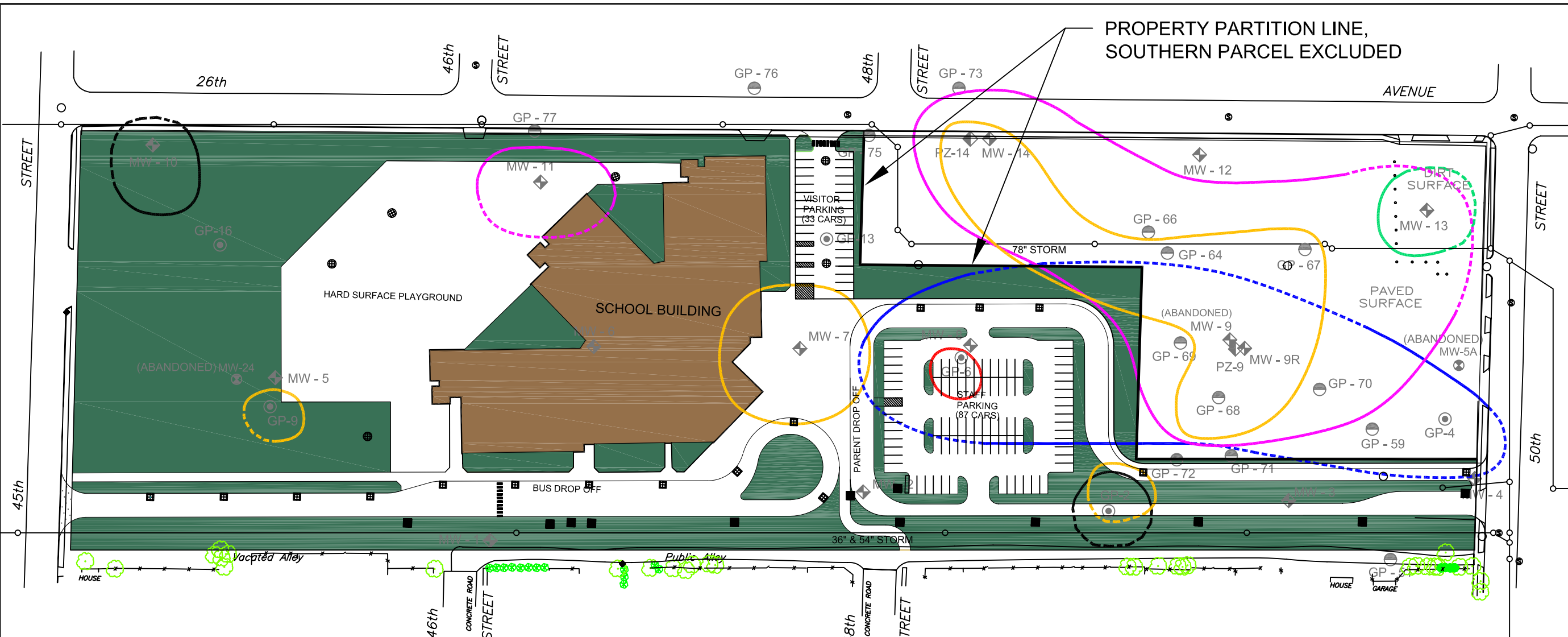
SOIL INORGANIC ANALYTE REGULATORY EXCEEDANCES				
Sample ID	Analyte	Concentration (mg/kg)	RCL Exceeded (mg/kg)	20 x TCLP Limit Exceeded (5 mg/l)
B2/B3	Arsenic	18,400	X (1.6 Ind)	X
GP-1 (1'-3')	Arsenic	446	X (1.6 Ind)	X
B4/B5	Arsenic	136	X (1.6 Ind)	X
GP-40 (0.5'-1.5')	Arsenic	129	X (1.6 Ind)	X
GP-3 (0.5'-1.5')	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')	Benz(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'

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

Figure **6**
 of 16



LEGEND

- ◆ = CRI SITE INVESTIGATION GROUNDWATER MONITORING WELL LOCATIONS (MAY, JULY 2001)
- ◇ = CRI SITE INVESTIGATION PIEZOMETER LOCATIONS (JULY 2001)
- = CRI SITE INVESTIGATION TEMPORARY GROUNDWATER SAMPLING LOCATIONS (SPRING, SUMMER 2001)
- ⊙ = CRI PHASE II ESA TEMPORARY GROUNDWATER SAMPLING LOCATIONS (JULY 2000)
- ⊗ = PREVIOUS TRIAD SITE INVESTIGATION MONITORING WELL LOCATIONS (DECEMBER 1989)
- TCE = TRICHLOROETHENE
- = EXTENT OF BENZO(b)FLUORANTHENE GROUNDWATER CONTAMINATION EXCEEDING NR 140 GROUNDWATER QUALITY STANDARDS
- = EXTENT OF CHRYSENE GROUNDWATER CONTAMINATION EXCEEDING NR 140 GROUNDWATER QUALITY STANDARDS
- = EXTENT OF BENZENE GROUNDWATER CONTAMINATION EXCEEDING NR 140 GROUNDWATER QUALITY STANDARDS
- = EXTENT OF NICKEL GROUNDWATER CONTAMINATION EXCEEDING NR 140 GROUNDWATER QUALITY STANDARDS
- = EXTENT OF TCE GROUNDWATER CONTAMINATION EXCEEDING NR 140 GROUNDWATER QUALITY STANDARDS
- = EXTENT OF MERCURY GROUNDWATER CONTAMINATION EXCEEDING NR 140 GROUNDWATER QUALITY STANDARDS
- = STORM SEWER



GROUNDWATER REGULATORY EXCEEDANCES				
Sample ID	Analyte	Concentration (ug/l)	PAL Exceeded (ug/l)	ES Exceeded (ug/l)
GP-68W	Tetrachloroethene	33.3		X (5)
PZ-9	Tetrachloroethene	25.2		X (5)
MW-9R	Tetrachloroethene	3.92	X (0.5)	
GP-68W	Trichloroethene	82,200		X (5)
PZ-9	Trichloroethene	39,400		X (5)
MW-9R	Trichloroethene	21,000		X (5)
GP-64W	Trichloroethene	6,320		X (5)
GP-70W	Trichloroethene	95.7		X (5)
GP-69W	Trichloroethene	73.6		X (5)
MW-14	Trichloroethene	48.9		X (5)
GP-66W	Trichloroethene	40.7		X (5)
GP-67W	Trichloroethene	29.1		X (5)
MW-11	Trichloroethene	5.27		X (5)
MW-13	Trichloroethene	1.05	X (0.5)	
GP-68W	1,1,2-Trichloroethene	553		X (6)
GP-64W	1,1,2-Trichloroethene	8.82		X (6)
GP-68W	Chloroform	85.2	X (0.6)	
GP-69W	Chloroform	16.4		X (6)
GP-67W	Chloroform	1.00	X (0.6)	
GP-64W	cis-1,2-Dichloroethene	35,100		X (70)
MW-9R	cis-1,2-Dichloroethene	27,600		X (70)
PZ-9	cis-1,2-Dichloroethene	21,400		X (70)
GP-68W	cis-1,2-Dichloroethene	3,610		X (70)
GP-69W	cis-1,2-Dichloroethene	1,780		X (70)
GP-67W	cis-1,2-Dichloroethene	173		X (70)
GP-66W	cis-1,2-Dichloroethene	163		X (70)
GP-70W	cis-1,2-Dichloroethene	47.6	X (7)	
MW-14	cis-1,2-Dichloroethene	13.6	X (7)	
MW-9R	trans-1,2-Dichloroethene	274		X (100)
PZ-9	trans-1,2-Dichloroethene	272		X (100)
GP-64W	trans-1,2-Dichloroethene	156		X (100)
GP-68W	trans-1,2-Dichloroethene	75.4	X (20)	
GP-67W	trans-1,2-Dichloroethene	25.8	X (20)	

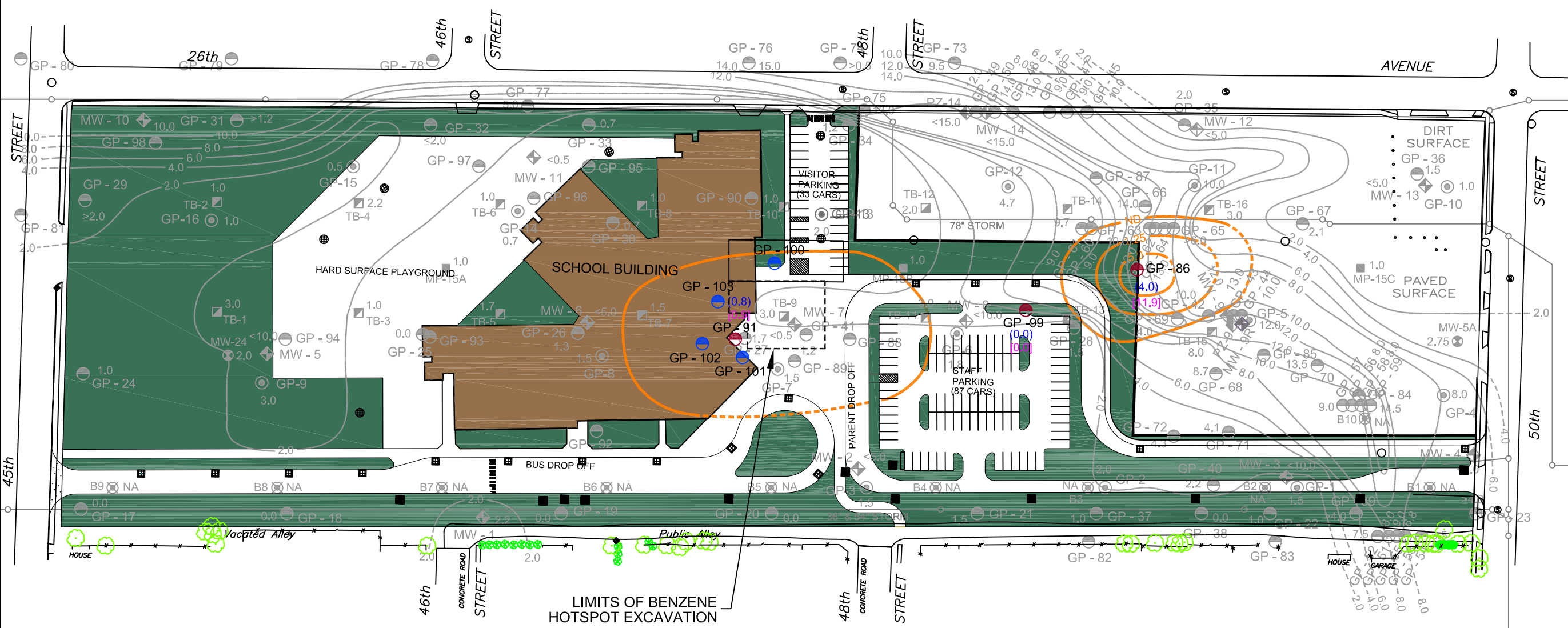
GROUNDWATER REGULATORY EXCEEDANCES				
Sample ID	Analyte	Concentration (ug/l)	PAL Exceeded (ug/l)	ES Exceeded (ug/l)
MW-9R	1,1-Dichloroethene	182		X (7)
PZ-9	1,1-Dichloroethene	138		X (7)
GP-64W	1,1-Dichloroethene	103		X (7)
GP-68W	1,1-Dichloroethene	71.8		X (7)
GP-67W	1,1-Dichloroethene	1.37	X (0.7)	
MW-9	1,2-Dichloroethane	0.714	X (0.5)	
GP-64W	Vinyl chloride	4,210		X (0.2)
MW-9R	Vinyl chloride	3,770		X (0.2)
PZ-9	Vinyl chloride	2,210		X (0.2)
GP-69W	Vinyl chloride	1,460		X (0.2)
GP-68W	Vinyl chloride	1,390		X (0.2)
GP-67W	Vinyl chloride	113		X (0.2)
GP-66W	Vinyl chloride	23.1		X (0.2)
GP-70W	Vinyl chloride	7.77		X (0.2)
GP-68W	Benzene	181		X (5)
GP-64W	Benzene	31.2		X (5)
MW-7	Benzene	17.9		X (5)
PZ-9	Benzene	2.43	X (0.5)	
MW-9R	Benzene	1.35	X (0.5)	
MW-14	Benzene	1.34	X (0.5)	
GP-2W	Benzene	0.53	X (0.5)	
GP-67W	Benzene	0.514	X (0.5)	
GP-9W	Benzene	0.5	X (0.5)	
MW-9R	Ethylbenzene	260	X (140)	
PZ-9	Ethylbenzene	180	X (140)	
GP-4W	Benzo(b)fluoranthene	0.08	X (0.02)	
GP-6W	Benzo(b)fluoranthene	0.07	X (0.02)	
GP-13	Chrysene	0.267	X (0.02)	
GP-6W	Mercury	0.2	X (0.2)	
MW-10	Nickel	59	X (20)	
GP-2W	Nickel	20	X (20)	

7 PRE-CONSTRUCTION GROUNDWATER CONTAMINATION DISTRIBUTION SUMMARY
SCALE: 1" = 120'

PRE-CONSTRUCTION GROUNDWATER 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 7
 7 of 16



LEGEND

- = CRI SITE INVESTIGATION GEOPROBE SOIL BORING LOCATIONS (SPRING, SUMMER 2001, SPRING 2002)
- ⊙ = CRI PHASE II ESA GEOPROBE BORING LOCATIONS (JULY 2000)
- ◆ = CRI SITE INVESTIGATION GROUNDWATER MONITORING WELL LOCATIONS (MAY, JULY 2001)
- ◆ = CRI SITE INVESTIGATION PIEZOMETER LOCATIONS (JULY 2001)
- = PREVIOUS KTE GEOTECHNICAL SOIL BORING LOCATIONS (FEBRUARY 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)
- (2.0) = OBSERVED FILL THICKNESS (ft.)
- (NA) = NOT AVAILABLE
- = ISOPACH, CONTOUR OF EQUAL FILL THICKNESS (ft.)
- = STORM SEWER
- = PREVIOUS BUILDING LOCATIONS (APPROXIMATE)

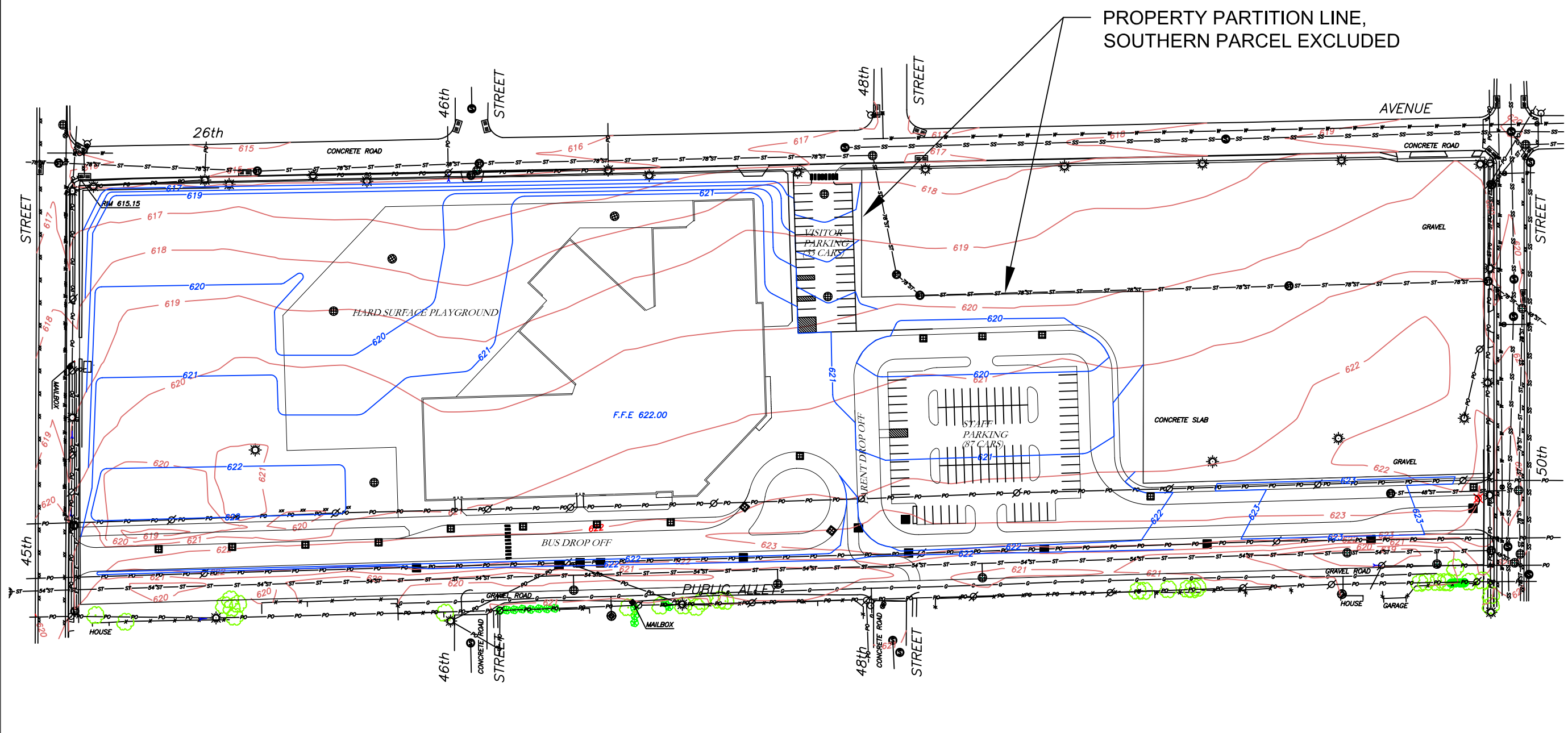
- = PROPOSED CRI GEOPROBE VAPOR MONITORING LOCATIONS (2003)
- = CRI GEOPROBE BORING VAPOR MONITORING LOCATIONS (SPRING 2002)
- (7.3) = AVERAGE METHANE CONCENTRATION - PERCENT (JUNE 19-20, 2002)
- [11.9] = HIGHEST OBSERVED METHANE CONCENTRATION - PERCENT (JUNE 19-20, 2002)
- - - = ISOCONCENTRATION CONTOUR, HIGHEST OBSERVED METHANE CONCENTRATIONS - PERCENT (JUNE 19-20, 2002)

Soil Gas Methane Concentrations										
Vapor Monitoring Point	4/8/02	4/11/02	4/12/02	4/15/02	4/16/02	6/14/02	6/18/02	6/19/02	6/20/02	Lower Explosive Limit (5%) Exceeded
GP-84	NA	0.0	0.0	0.0	0.0	NA	NA	NA	NA	
GP-85	0.0	0.1	0.0	0.1	0.1	NA	NA	NA	NA	
MW-9R	0.0	0.0	0.0	0.0	0.0	NA	NA	NA	NA	
GP-86	12.0 X	11.8 X	11.9 X	12.2 X	11.9 X	0.7	7.3 X	2.7	11.9 X	X
GP-87	NA	0.0	0.0	0.0	0.0	NA	NA	NA	NA	
MW-14	NA	0.0	0.0	0.0	0.0	NA	NA	NA	NA	
GP-88	0.0	0.0	0.1	0.2	0.2	NA	NA	NA	NA	
GP-89	0.0	0.0	0.0	0.1	0.1	NA	NA	NA	NA	
GP-90	NA	0.0	0.0	0.0	0.0	NA	NA	NA	NA	
GP-91	9.2 X	0.2	2.3	2.7	1.6	0.0	0.0	0.9	0.7	X
GP-92	NA	0.0	0.0	0.0	0.0	NA	NA	NA	NA	
GP-93	NA	0.0	NA	0.0	0.0	NA	NA	NA	NA	
GP-94	NA	0.0	0.0	0.1	0.4	NA	NA	NA	NA	
GP-95	0.0	0.0	0.0	0.0	0.0	NA	NA	NA	NA	
GP-96	NA	0.0	0.0	0.0	0.0	NA	NA	NA	NA	
GP-97	NA	0.0	0.0	0.0	0.0	NA	NA	NA	NA	
MW-10	NA	0.0	0.0	0.0	0.0	NA	NA	NA	NA	
GP-99	NA	NA	NA	NA	NA	0.0	0.0	0.0	0.0	

NOTES: METHANE CONCENTRATIONS COLLECTED APRIL 11, 12, 15 AND 16, 2002 WERE CONSIDERED IN DEVELOPMENT OF THE CONTOURS.

SOIL VAPOR MONITORING LOCATIONS (MAY 2003)

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



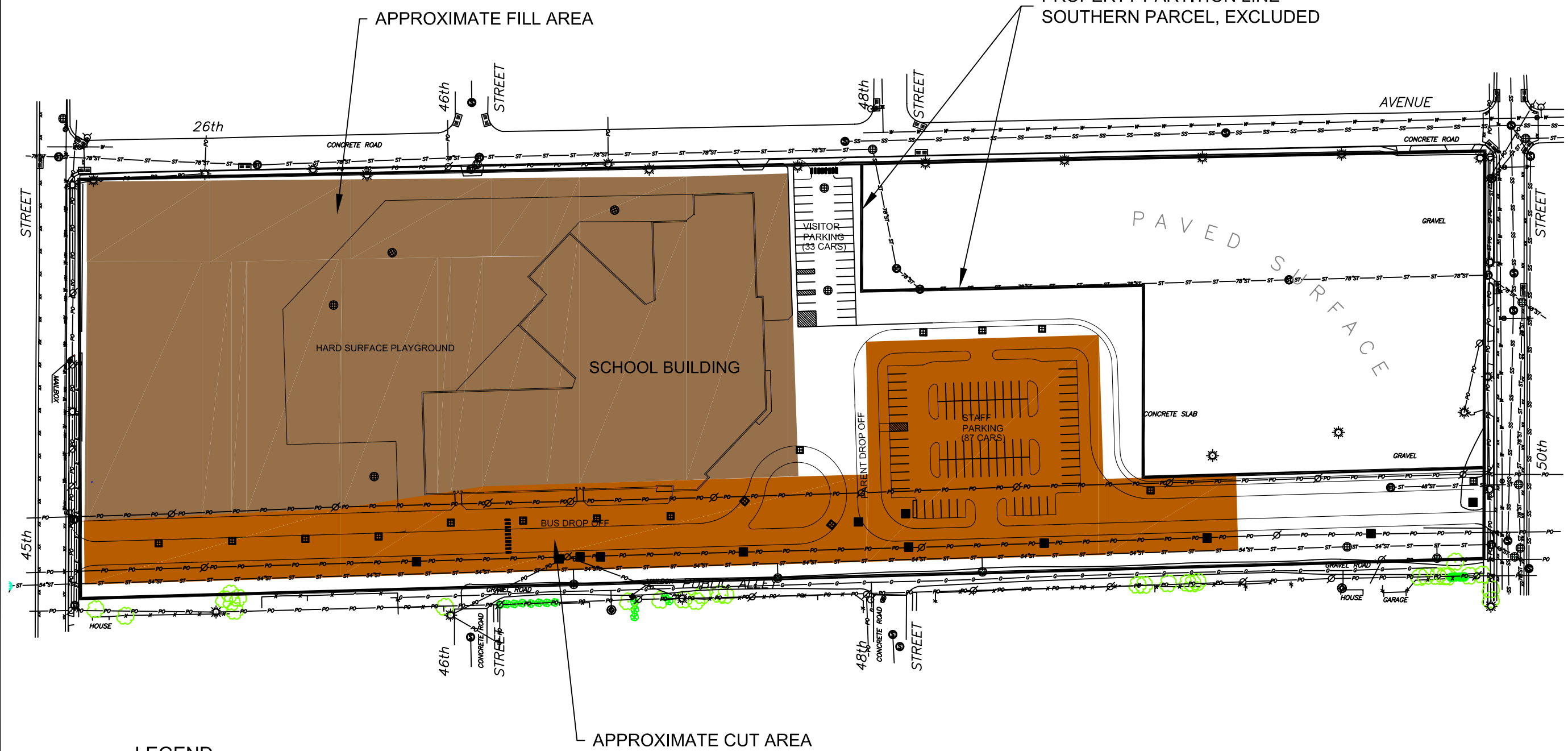
SITE ELEVATION MAP
 MANKOWSKI PROPERTY RIR
 45th STREET & 26th AVENUE
 KENOSHA, WISCONSIN

LEGEND

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



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



LEGEND

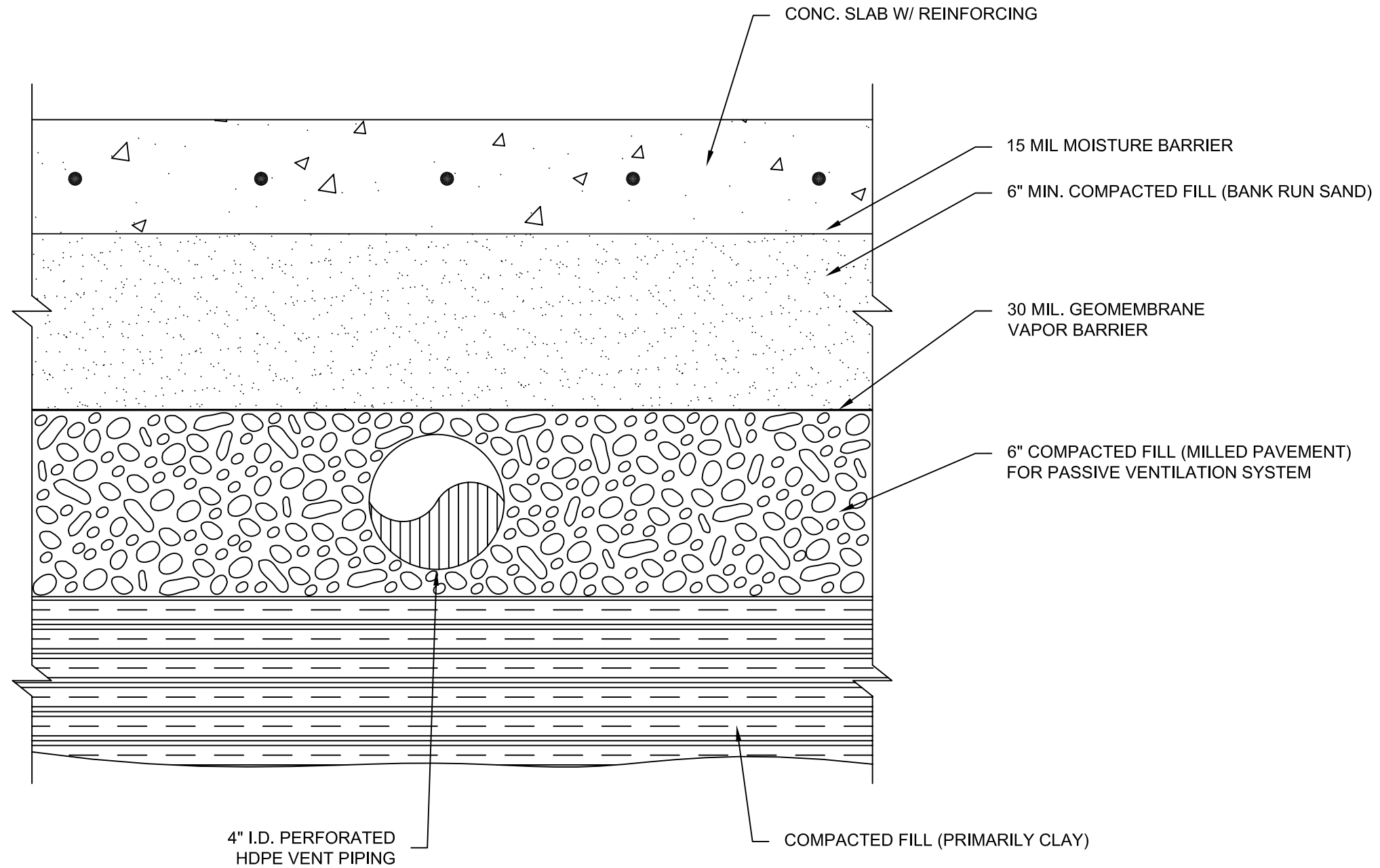
- = APPROXIMATE SOIL CUT AREA
- = APPROXIMATE FILL AREA



12 SITE SOIL CUT & FILL AREAS
 SCALE: 1"=100' (APPROXIMATE)

SITE SOIL CUT & FILL AREAS
 MANKOWSKI PROPERTY RIR
 45th STREET & 26th AVENUE
 KENOSHA, WISCONSIN

Approved By: S. CRANLEY	Figure
Date Approved: 9/21/2004	12
Date Drawn: 9/20/2004	12 of 16
Drawn by: B. MURPHY	



VENTING SYSTEM/VAPOR BARRIER CROSS-SECTION

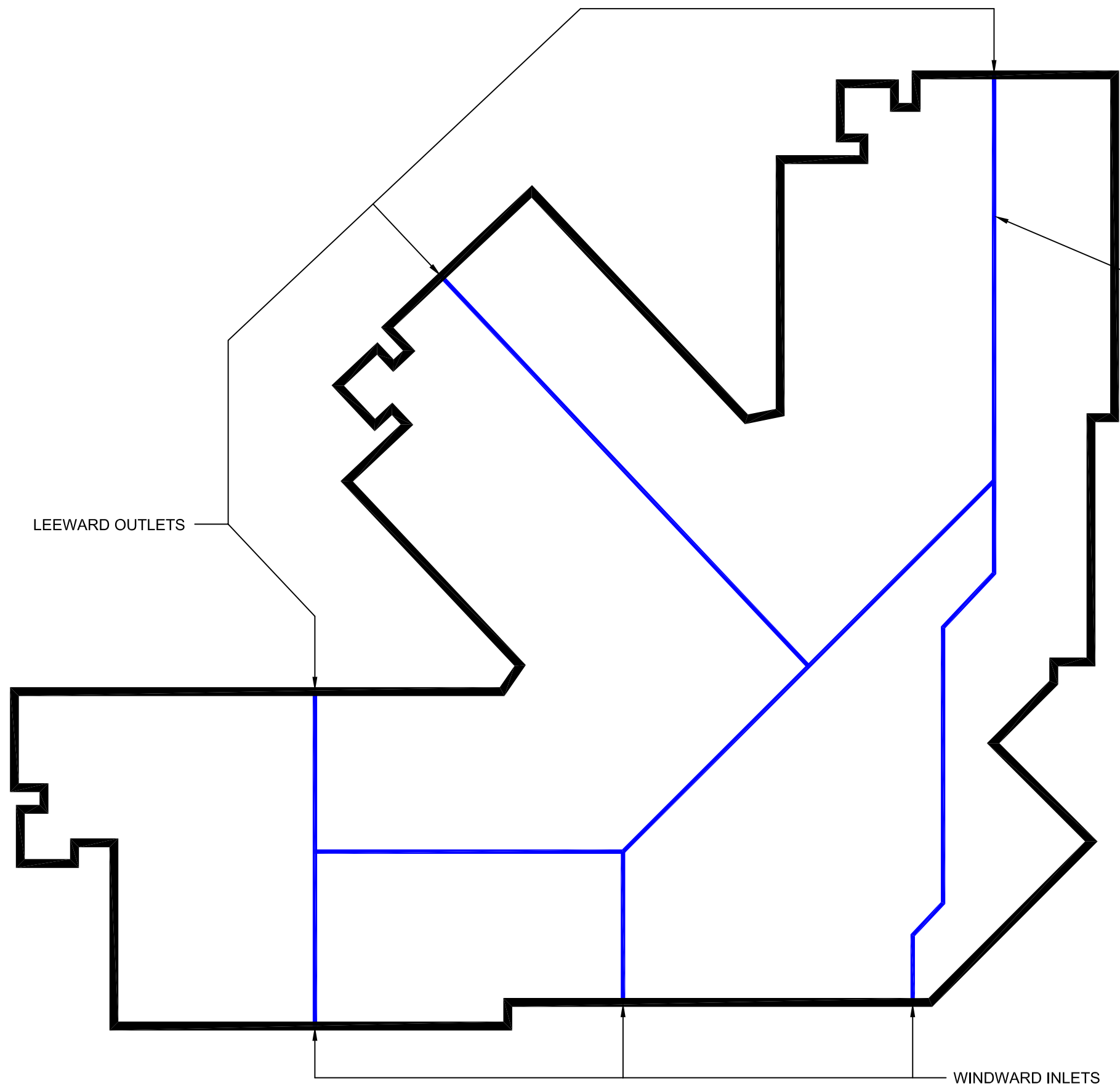
MANKOWSKI PROPERTY RIR

45th STREET & 26th AVENUE
 KENOSHA, WISCONSIN

13 VENTING SYSTEM/VAPOR BARRIER CROSS-SECTION
 NOT TO SCALE

Approved By: S. CRANLEY	Figure
Date Approved: 9/21/2004	13
Date Drawn: 9/20/2004	13 of 16
Drawn by: B. MURPHY	

VENTING SYSTEM LAYOUT
 MANKOWSKI PROPERTY RIR
 45th STREET & 26th AVENUE
 KENOSHA, WI



INDICATES 4" DIA. PERFORATED HDPE
 PIPE UNDER SLAB FOR PASSIVE METHANE
 VENTILATION SYSTEM.

LEEWARD OUTLETS

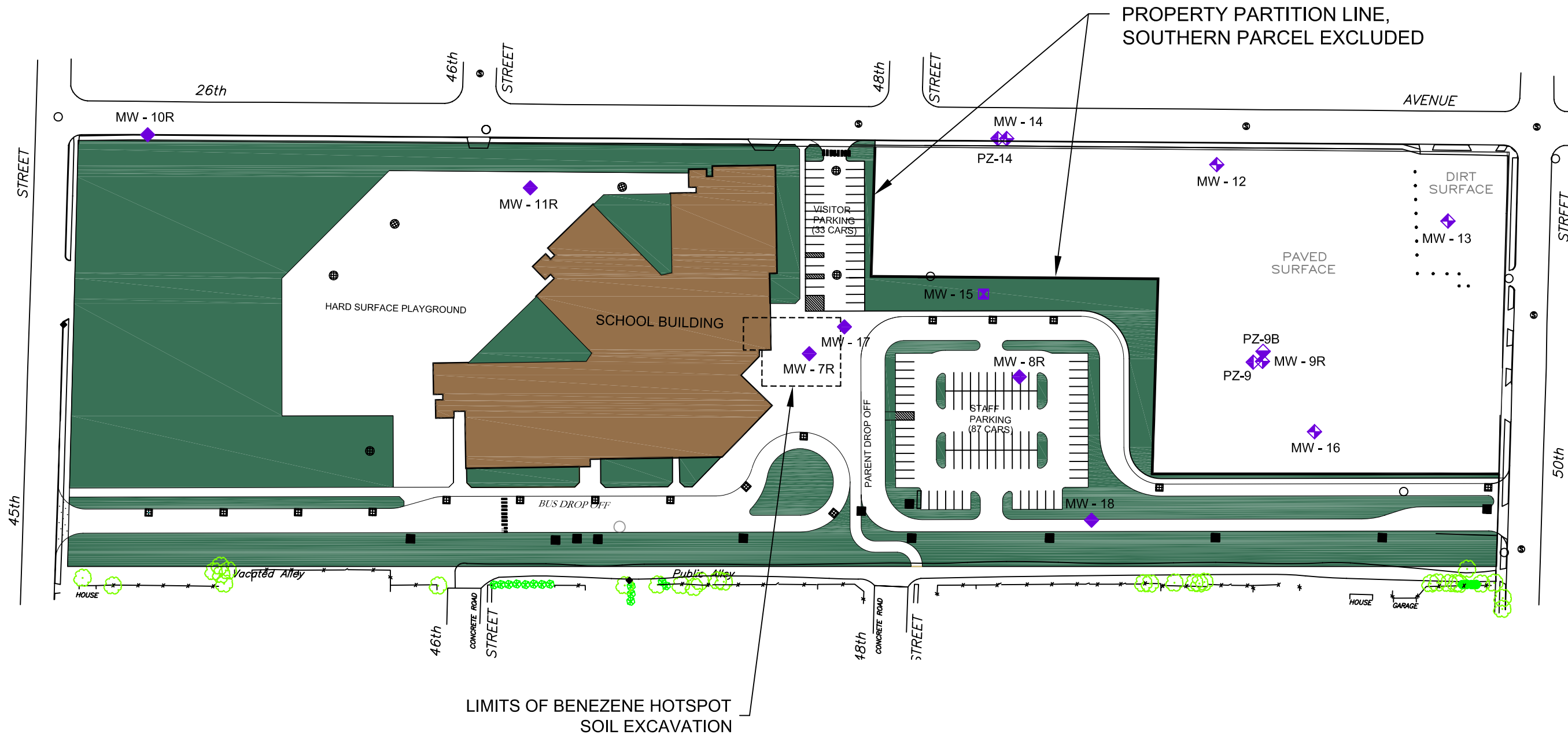
WINDWARD INLETS



NORTH

14 VENTING SYSTEM LAYOUT
 SCALE: 1" = 40'

Approved By: S. CRANLEY	Figure
Date Approved: 9/21/2004	14
Date Drawn: 9/20/2004	14 of 16
Drawn by: B. MURPHY	



LEGEND

- ◆ = CRI POST-CONSTRUCTION NATURAL ATTENUATION GROUNDWATER MONITORING WELL LOCATIONS
- ◆ = CRI PRE-CONSTRUCTION GROUNDWATER MONITORING WELL LOCATIONS
- ◆ = CRI PRE-CONSTRUCTION PIEZOMETER LOCATIONS
- ◆ = GZA GROUNDWATER MONITORING WELL LOCATIONS
- ◆ = GZA PIEZOMETER LOCATIONS



NATURAL ATTENUATION MONITORING WELL NETWORK
 MANKOWSKI PROPERTY RIR
 45th STREET & 26th AVENUE
 KENOSHA, WI

Approved By: S. CRANLEY	Figure 16
Date Approved: 9/22/2004	16 of 16
Date Drawn: 9/21/2004	
Drawn by: B. MURPHY	