

Source Property Information

BRRTS #: (No Dashes)

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

PECFA#:

***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)*

Continuing Obligations:

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)*

Note: Comments will not print out.

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 #: 02-68-443361 & 02-68-525014 PARCEL ID #: BR C 1054.030

ACTIVITY NAME: Former Safer Dry Cleaning Center (West)

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: Waukesha County GIS Map**
- 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 #: 1 **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 #: 2 **Title: Current Site Features Diagram**
- 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 #: 5 **Title: Soil Contamination Contour Map**

BRRTS #: 02-68-525014

ACTIVITY NAME: Former Safer Dry Cleaning Center (West)

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 #: 10 Title: Geologic Cross Section A-A'

Figure #: 11 Title: Geologic Cross Section B-B'

- 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 #: 6 Title: Groundwater Analytical Results Diagram

- 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 #: 7 Title: Groundwater Elevation Contour Diagram (4-11)

Figure #: 9 Title: Groundwater Elevation Contour Diagram (June 2012)

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 #: 1 & 1A Title: Soil VOC Analytical Results (2 pgs); Excavation Soil Analytical Results (2 pgs)

- 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 #: 2 & 3 Title: Groundwater VOC Analytical Results (3 pgs); Potable Well VOC Analytical Results

- 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 #: 4 Title: Groundwater Elevation Measurements (3 pgs)

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 #: 02-68-525014

ACTIVITY NAME: Former Safer Dry Cleaning Center (West)

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: 2

- 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.
- 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:

- 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: 2

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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.

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BRRTS #: 02-68-443361 & 02-68-525014

ACTIVITY NAME: SAFER DRY CLEANERS (East & West)

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
A	13845 W Capitol Dr, Brookfield, WI	BR C1054032	675933	292514
B	13850 W Capitol Dr, Brookfield, WI	BR C1011995001	675978	292574
C				
D				
E				
F				
G				
H				
I				



October 8, 2012

Mr. Donald Hoeller
6221 North Sunny Point Road
Glendale, WI 53217-4171

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

Subject: Final Case Closure with Continuing Obligations
Safer Dry Cleaning Center (West) and Former Safer Dry Cleaners (East)
Triangle Plaza LLC, 13805 - 13835 W. Capitol Dr., Brookfield, WI
FID# 268340380, BRRTS#s 02-68-525014 (West) & 02-68-443361 (East)

Dear Mr. Hoeller:

The Department of Natural Resources (DNR) considers the Safer Dry Cleaning Center (West) and Former Safer Dry Cleaners (East) closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attached maintenance plan to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The DNR reviewed the request for closure that was submitted on August 7, 2012. The DNR reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On September 4, 2012, the DNR requested additional information and revisions to documents that will be included on the DNR's Geographic Information System (GIS) Registry. On September 26, 2012 the Department received the information that was requested.

This drycleaner site has two releases of chlorinated volatile organic compounds (CVOCs) on the property; therefore, the DNR opened two separate cases, Safer Dry Cleaning Center (West) and Former Safer Dry Cleaners (East). The CVOCs have contaminated the soil and groundwater on the property. CVOC vapors emanating from contaminated soil and groundwater have also collected beneath the concrete slab of the building on the property. Remedial responses on the property have included soil excavation, subsurface injection of oxidizing compounds, monitored natural attenuation and installation of a sub-slab depressurization system or vapor mitigation system. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

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

- Groundwater contamination is present above ch. NR 140, Wis. Adm. Code enforcement standards, which will require DNR approval prior to well construction or reconstruction.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the DNR must approve any changes to this barrier.
- If a structural impediment that obstructed a complete site investigation or cleanup is removed or modified, additional environmental work must be completed.
- A sub-slab depressurization system or vapor mitigation system must be operated and maintained, and inspections must be documented.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is also on file at the Southeast Regional DNR office, at 141 NW Barstow Street in Waukesha, WI. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where pavement, a building foundation, or a vapor mitigation system is required, as shown on the **attached Maintenance Plan Diagram**, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings;
- changing the construction of a building that has either a passive or active vapor mitigation system in place.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner, Mr. David Keren, and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the DNR may take enforcement

action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property.

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

Groundwater contamination greater than enforcement standards is present both on this contaminated property and off this contaminated property, as shown on the **attached Groundwater Analytical Results Diagram**. Affected property owners were notified of the presence of groundwater contamination. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

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

Soil contamination remains on the property as indicated on the **attached Soil Contamination Contour Map**. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats.)

The pavement and building that exists in the location shown on the **attached Maintenance Plan Diagram** shall be maintained in compliance with the **attached Maintenance Plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

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

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. Before using the property for such purposes, you must notify the DNR to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The **attached Maintenance Plan and Cap Inspection Log** are to be kept up-to-date and on-site. Submit the Cap Inspection Log to the DNR only upon request.

Structural Impediments (s. 292.12 (2) (b), Wis. Stats.)

The remaining building as shown on the **attached Maintenance Plan Diagram**, made complete investigation and/or remediation of the soil contamination on this property impracticable. It is assumed

based on the **attached Soil Contamination Contour Map** that soil contamination exists beneath the building. If the building is to be removed, the property owner shall notify the DNR before removal and conduct an investigation of the degree and extent of CVOC contamination below the structural impediment. If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules.

Vapor Mitigation or Evaluation (s. 292.12 (2), Wis. Stats.)

Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Soil vapor beneath the building contains CVOCs at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building on the property. The vapor mitigation system or sub-slab depressurization system (SSDS), installed on July 2011, must be operated, maintained and inspected in accordance with the **attached Maintenance Plan and SSDS Inspection Log**. System components must be repaired or replaced immediately upon discovery of a malfunction. Semi-annual inspections and any system repairs must be documented in the SSDS Inspection Log. The SSDS Inspection Log shall be kept up-to-date and on-site. Submit the inspection log to the DNR only upon request.

The integrity of the floor of the building that exists on the property, shown on the **attached Maintenance Plan Diagram**, must be maintained. This will help ensure proper functioning of the vapor mitigation system (or SSDS), limiting vapor intrusion to indoor air spaces.

A copy of the maintenance plan has been provided to the current property owner, Mr. David Keren. The property owner must notify occupants, and provide the Maintenance Plan to any occupant that is responsible for continued operation of the vapor mitigation system (or SSDS).

Dewatering Permits

The DNR's Watershed Management Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

Based on the concentrations of contaminants remaining in groundwater at this location, it appears likely that dewatering activities would require a permit from the Watershed Management Program. If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://www.dnr.state.wi.us/org/water/wm/www/>.

Operating Dry Cleaners

In order to remain eligible for future reimbursement of cleanup costs from the Dry Cleaner Environmental Response Fund (DERF), the owner or operator of the dry cleaning facility must implement enhanced pollution prevention measures within 90 days of the date of this letter. These measures are found in Section 292.65 (5) (a) 2, Wis. Statutes, and NR 169.11 (2), Wis Adm. Code. In accordance with Section 292.65 (8) (f), Wis. Stats., the maximum amount of money that DERF can reimburse to any facility is \$500,000. The enhanced pollution prevention measures include:

- all wastes must be managed in accordance with federal and state hazardous waste rules;
- dry cleaning product or wastewater may not be discharged into any sanitary sewers, septic tanks, or any waters of the State;

- a containment structure must entirely surround and be capable of containing any spill or release of a dry cleaning product from a dry cleaning machine or other equipment;
- the floor within any containment structure must be sealed and be impervious to dry cleaning product;
- perchloroethene must be delivered to the dry cleaning facility by means of a closed, direct coupled delivery system.

In order to retain eligibility, you will need to verify that you have implemented these pollution prevention measures. Additional documentation, such as invoices and photographs of any enhanced pollution prevention measures you implement, can be used to provide verification.

The following DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, was included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

Please send written notifications in accordance with the above requirements to the DNR at 2300 North Dr. Martin Luther King Jr. Drive, Milwaukee, WI 53212, to the attention of the Southeast Region R&R Program Associate.

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

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Dave Volkert at (262) 574-2166.

Sincerely,



Frances M. Koonce
Southeast Region Sub-Team Supervisor
Remediation & Redevelopment Program

Attachments:

- Cap Maintenance Plan including Maintenance Plan Diagram, Soil Contamination Contour Map, Cap Inspection Log & SSDS Inspection Log
- Groundwater Analytical Results Diagram
- Continuing Obligations for Environmental Protection, RR-819

cc: Jason Bartley, ReadyEarth
David Keren, Keren Properties, LLC.
Catherine Burrow – CF/2, GEF 2, Madison (w/o attachments)
SER File

MAINTENANCE PLAN

September 6, 2012

Property Location:

13835 W. Capitol Drive
Brookfield, WI 53005

DNR BRRTS Nos. 02-68-443361 and 02-68-525014
DNR FID No. 268340380

LOTS 1,2 AND ALL OF LOT 3 EXCEPT, THE WEST 45 FEET OF LOT 3, BLOCK 2, CAPITOL DRIVE GARDEN ACRES, BEING A PART OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE CITY OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN

Tax Parcel No.: BR C 1054.030

Introduction:

This document is the Maintenance Plan for the above-referenced property (the "Property") in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing asphalt ground surface that will mitigate direct contact with residually impacted soil, maintenance of the existing concrete building slab, and operation of the sub-slab depressurization system (SSDS) to mitigate potential vapor intrusion to the existing Triangle Plaza building. More site-specific information about the Property may be found in the case file in the Wisconsin Department of Natural Resources (DNR) regional office located at 141 NW Barstow Street, Room 180, Waukesha, WI 53188 or the following internet databases:

BRRTS on the Web (DNR's internet database of contaminated sites):
<http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>

GIS Registry PDF file for further information on the nature and extent of contamination:
<http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2>.

Description of Impacts:

Soil impacted with typical dry cleaning solvents is present at the Property within the top four feet below ground surface (bgs). The specific compounds impacting the shallow soil at the Property are tetrachloroethene (PCE), trichloroethene (TCE), and vinyl chloride. Concentrations of PCE exceeded its respective direct contact residual contaminant level (RCL) during the following sampling dates at the following locations: April 2003: B-1 and B-2; June 2005: B-25, B-26, B-27, B-31, B-33, B-35, B-36, and B-37; and October 2009: B-15. Concentrations of TCE exceeded its respective direct

contact RCL during the following sampling dates at the following locations: June 2005: B-25, B-26, B-27, B-28, B-33, B-34, B-35, B-36, and B-37; and October 2009: B-15. Concentrations of vinyl chloride exceeded its respective direct contact RCL during the following sampling dates at the following locations: June 2005: B-28 and B-37. The extent of the soil impacts is shown on the attached Figure 1.

Due to soil and groundwater impacts beneath the existing building at the Property, the potential exists for vapor intrusion to the building. A SSDS was installed in July 2011 to mitigate the potential vapor intrusion pathway. The system consists of two 4-inch diameter, schedule 80 PVC vertical drop points that extend from beneath the floor slab and exit through the west wall of the building. The floor penetrations are sealed with caulk and the risers extend vertically along the exterior of the building. Each riser was installed with a manometer to monitor the pressures within the risers.

Description of Items to be Maintained:

The items requiring maintenance are the existing asphalt ground surface that comprises the commercial parking lot over the sampling locations where soil impacts exceed their respective direct contact RCLs within the top 4 feet bgs, the existing concrete building slab, and the SSDS within the building. This Maintenance Plan applies to the areas illustrated on the attached Figure 2.

Purpose of the Cap:

The existing asphalt ground surface cap over the shallow soil impacts serves as a barrier to prevent direct human contact with residual soil impacts that might otherwise pose a threat to human health. The existing concrete building slab is acting as a barrier to potential vapor intrusion from soil and groundwater impacts beneath the building. The asphalt and building slab together act to protect groundwater by limiting infiltration of precipitation through impacted soil at the site, which might otherwise lead to migration of those impacts. The SSDS removes vapors from beneath the building to provide additional mitigation of potential vapor intrusion. Based on the current and future use of the property, the barriers should function as intended unless disturbed.

Annual Inspection of Asphalt and Building Slab:

The existing asphalt ground surface and concrete building slab overlying the shallow soil impacts and as depicted on the attached Figure 2 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner on the attached "Cap Inspection Log". The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented on the inspection log. A copy of the inspection log will be kept on site and at the address of the property owner and should be available for submittal or inspection by DNR representatives upon their request.

Maintenance Activities of Asphalt and Building Slab:

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the existing asphalt ground surface or building slab overlying the shallow soil impacts is removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the DNR or its successor.

The property owner, in order to maintain the integrity of the existing asphalt ground surface cap, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Semi-Annual Inspection of SSDS:

The SSDS system should be inspected on a semi-annual basis. The inspection will be visual to check for any piping damage or other readily observable changes (e.g. not being able to hear the blower fan operating, etc.). The reading on the vacuum meter will be checked during each inspection and recorded on the attached "SSDS Inspection Log". A copy of the inspection log will be kept on site and at the address of the property owner and should be available for submittal or inspection by DNR representatives upon their request.

Maintenance Activities for SSDS:

If problems are noted for the SSDS during the semi-annual inspection, or at any time during the year, the required repairs will be initiated as soon as practical. Issues with internal components of the SSDS or the SSDS meter is out of its acceptable range, the SSDS installer (see page 4) or other contractor with experience with SSDSs should conduct repairs or maintenance as needed. Any repairs or replacements shall result in equivalent performance as the initial SSDS installation.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap:

The following activities are prohibited on any portion of the property where the existing asphalt ground surface cap is required (as shown on the attached Figure 2), unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3)

excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

Amendment or Withdrawal of Maintenance Plan:

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of DNR.

Contact Information (as of September 2012)

Site Owner and Operator:

Mr. David Keren

P.O. Box 71192

Shorewood, WI 53211

(414) 332-1105

Signature: _____



Consultant:

ReadyEarth Consulting, Inc. – Jason Bartley

P.O. Box 365

Pewaukee, WI 53072

(262) 522-3520

DNR Project Manager:

David Volkert

141NW Barstow Street, Room 180

Waukesha, WI 53188

(262) 574-2166

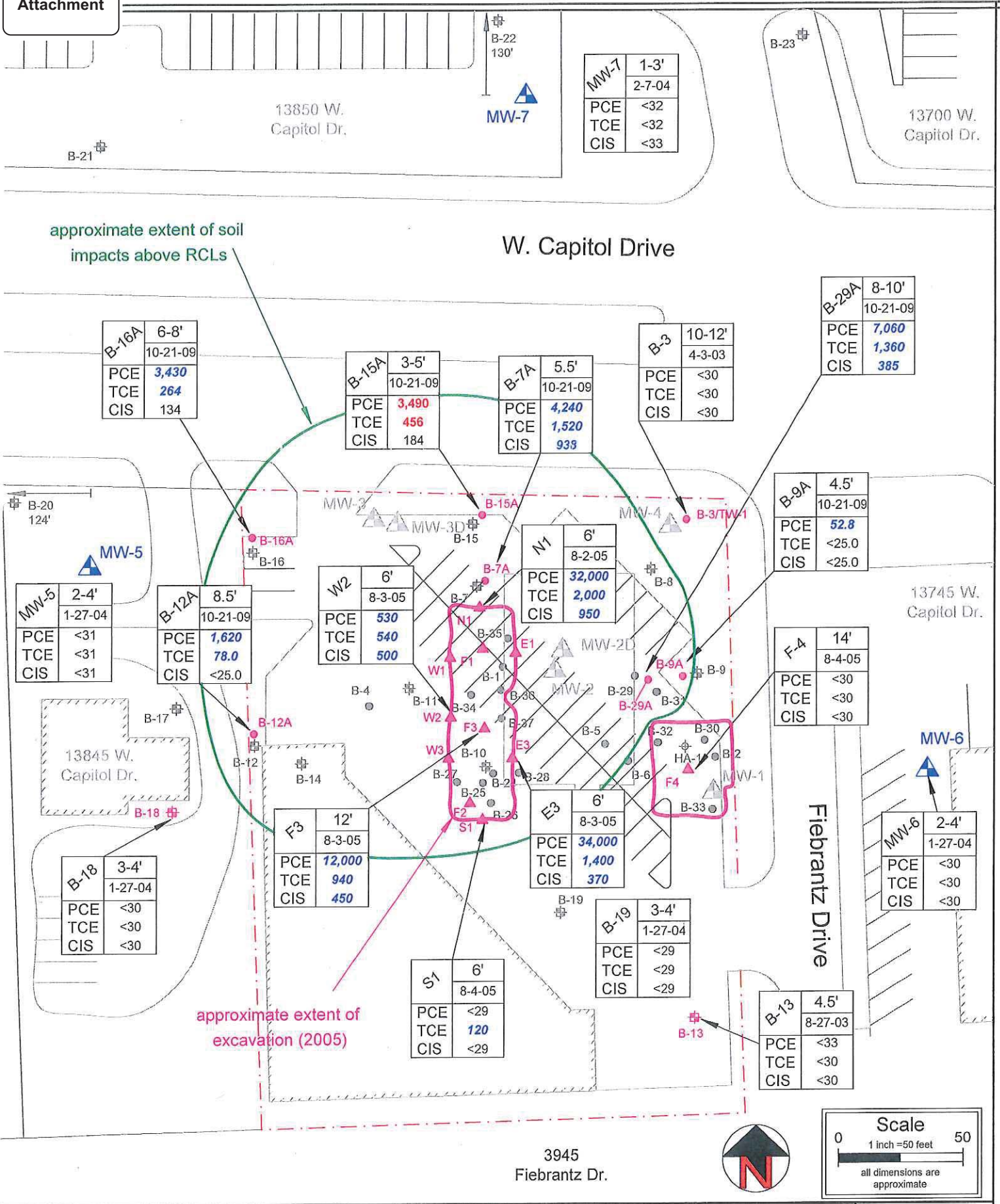
SSDS Installation Contractor:

Advanced Radon Management – Vaughn Vescio

P.O. Box 165

Hartland, WI 53029

(262) 691-2003

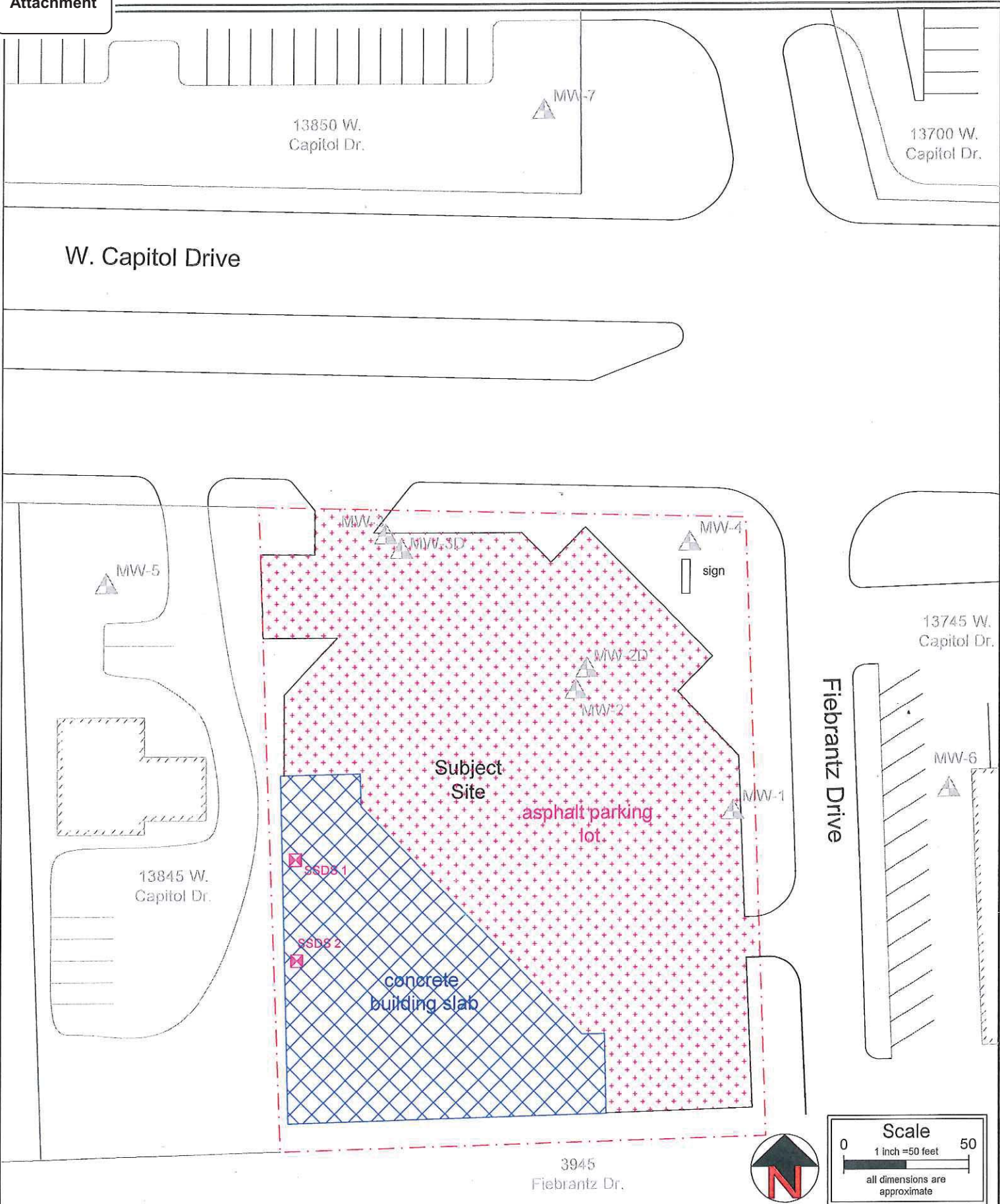


Drawing No.: 11-0202j
 DWG Date: 09-17-12
 Rev Date:
 Drafted by: JEB

Soil Contamination Contour Map
 Former Safer Cleaning Center
 13835 W. Capitol Drive
 Brookfield, Wisconsin

Figure
 1





Drawing No.: 11-0202k
 DWG Date: 07-24-12
 Rev Date:
 Drafted by: JEB

Maintenance Plan Diagram
 Former Safer Cleaning Center
 13835 W. Capitol Drive
 Brookfield, Wisconsin

Figure
 2

00062 JAN 20 08

3355292



UC3355292-001

WARRANTY DEED

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

01-20-2006 9:00 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 4.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE: 780.00
TRAN. FEE-STAT: 3120.00
PAGES: 1

NAME AND RETURN ADDRESS:
KEREN PROPERTIES 9, LLC.

5135 N. Hollywood
Mt Waukegan WI 53217

TAX PARCEL No.:
BR C 1054.030

This Deed, made between Triangle Plaza, LLC ("Grantor"), and Keren Properties 9, LLC ("Grantee").

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Waukesha County, State of Wisconsin ("Property"):

This is not homestead property.

LOTS 1, 2 AND ALL OF LOT 3 EXCEPT THE WEST 45 FEET OF LOT 3, BLOCK 2, CAPITOL DRIVE GARDEN ACRES, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE CITY OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.

Triangle Plaza, LLC

By: Donald J. Hoeller
DONALD J. HOELLER, MANAGING MEMBER

Triangle Plaza, LLC

By: Bernadette V. Hoeller
BERNADETTE V. HOELLER, MANAGING MEMBER

TRANSFER ^W
\$ 3900
FEE

JH
1

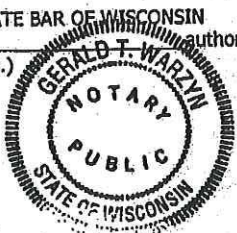
AUTHENTICATION

Signature(s)

authenticated this January 12, 2006.

Printed Name: _____

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



ACKNOWLEDGEMENT

State of Wisconsin
County of Waukesha

Personally came before me this January 12, 2006 the above named DONALD J. HOELLER AND AND BERNADETTE V. HOELLER, of Triangle Plaza, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

G.T.W.
Notary Public:
Notary County/State: Milwaukee / Wisconsin
Commission Expires: is permanent

THIS INSTRUMENT DRAFTED BY:
Attorney Gerald T. Warzyn
State Bar No. 1016508

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

Waukesha County LIS Parcel Report

Owner: KEREN PROPERTIES 9 LLC

Property Address: 13805 W CAPITOL DR

Mailing Address: 5135 N HOLLYWOOD
MILWAUKEE, WI 53217



LAND INFORMATION SYSTEMS DIVISION

Tax Key: BR C1054030

Total Value: \$1026900

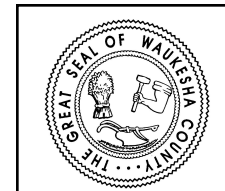
GIS Acres: 1.08

Report Date: 12-Oct-2012

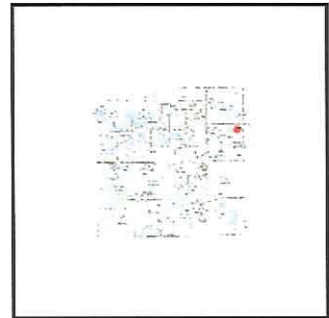
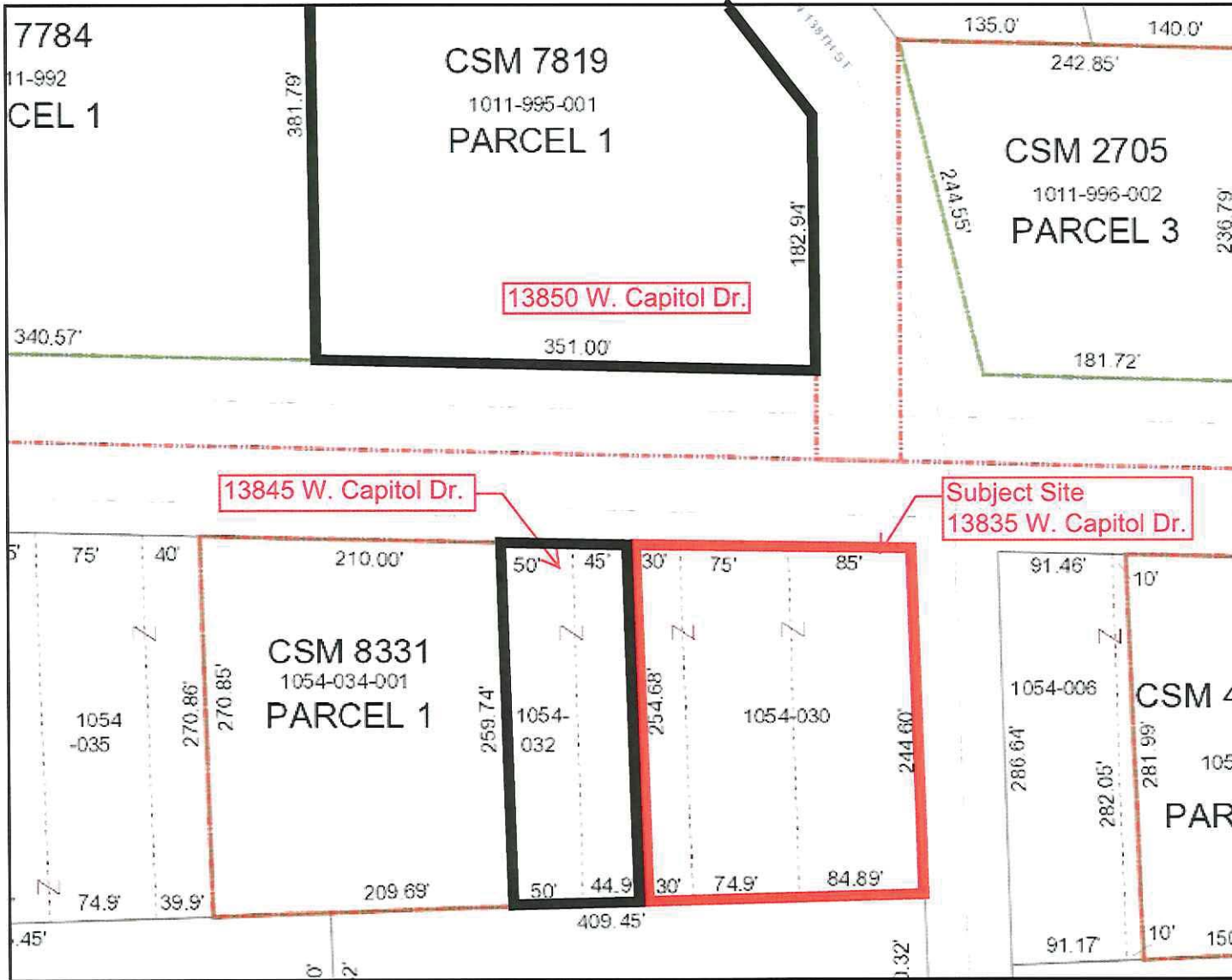
Property Map for Tax Key:
BR C1054030



Overview Map



The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.



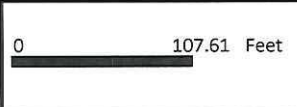
Legend

Plats

- Assessor Plat
- CSM
- Condo Plat
- Subdivision Plat

Notes:

Printed: 9/6/2012



The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.



July 24, 2012

RE: GIS Statement Regarding the Former Safer Cleaning Center Site Located at 13835 W. Capitol Drive in Brookfield, WI; ReadyEarth Project no. 11-0202; DNR BRRTS Nos. 02-68-443361 (east) and 02-68-525014 (west)

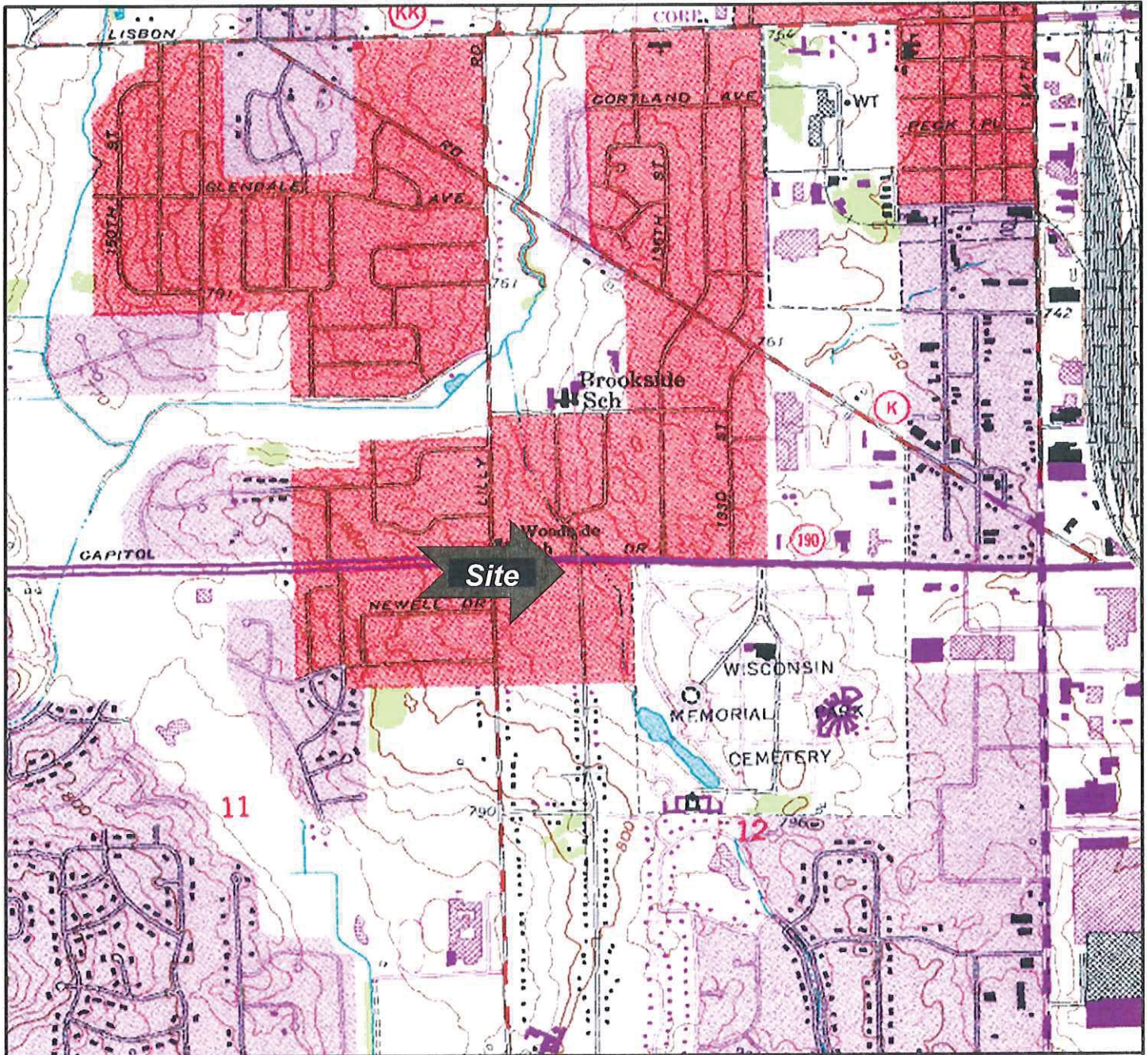
To Whom It May Concern,

I believe that the legal description on the attached Warranty Deed recorded at the Waukesha County Register of Deeds accurately describes the correct contaminated property.

Sincerely,



Mr. Donald Hoeller
Triangle Plaza, LLC



Scale



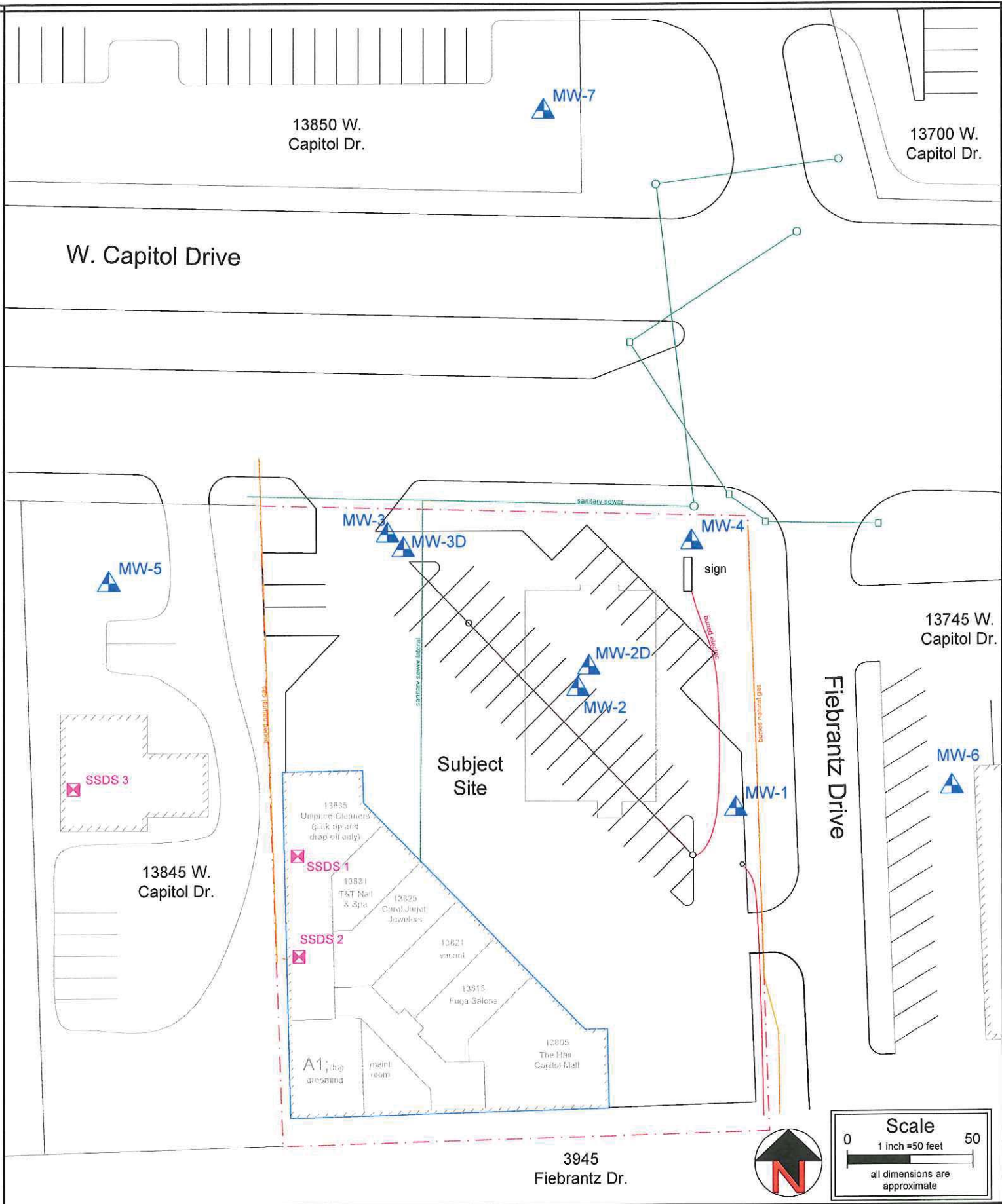
1"~1,500



NE ¼ of the NE ¼ of Section 12, Township 7N, Range 20E
 Wauwatosa Quadrangle
 (1958 revised 1994)



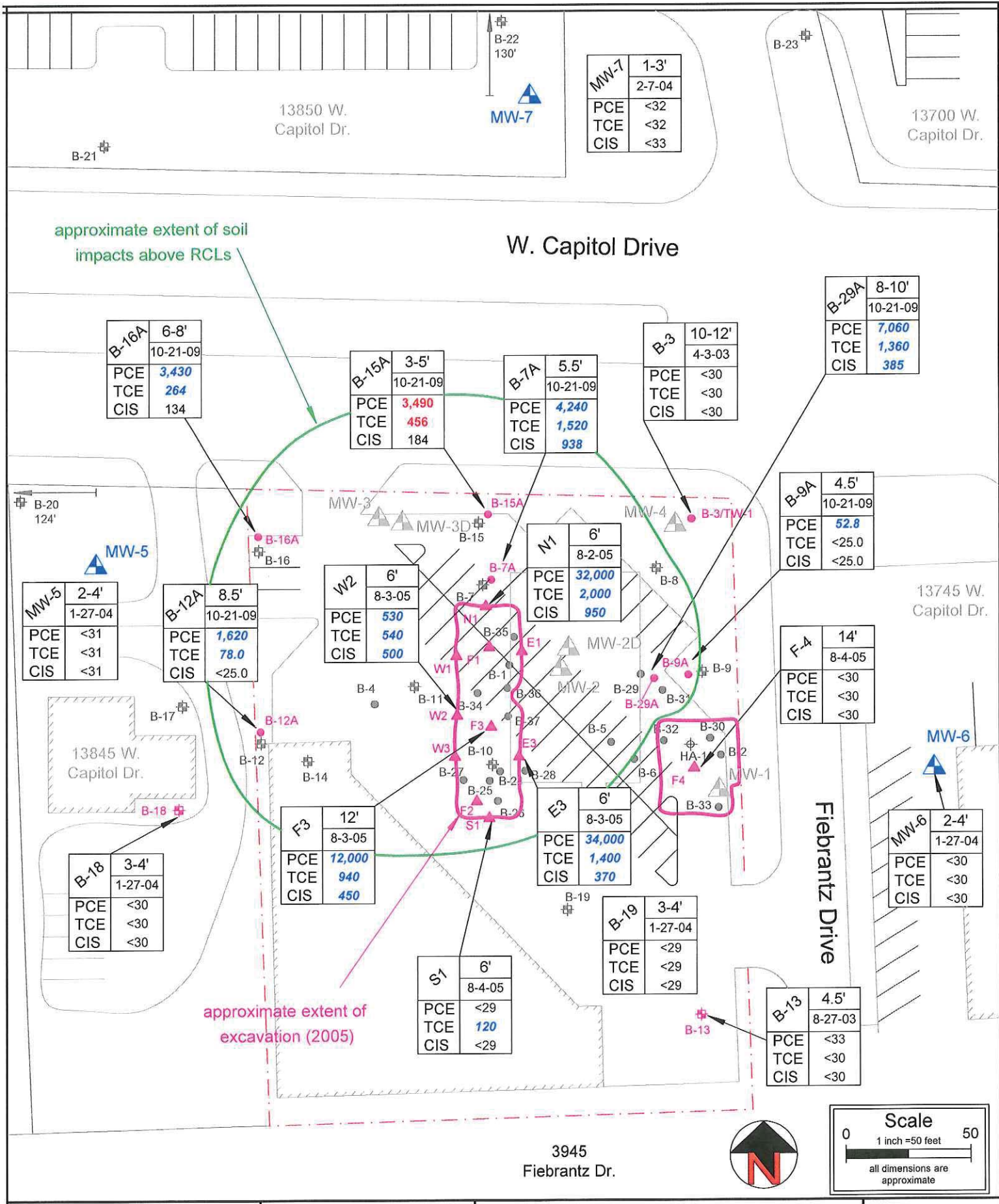
Figure 1
Site Location Map
 Former Safer Cleaning Center
 13805-13835 W. Capitol Drive
 Brookfield, Wisconsin



Drawing No.: 11-0202d
 DWG Date: 11-2-11
 Rev Date: 7-24-12
 Drafted by: JEB

Current Site Features Diagram
 Former Safer Cleaning Center
 13835 W. Capitol Drive
 Brookfield, Wisconsin

Figure
 2



MW-1	1-3'
	2-7-04
PCE	<32
TCE	<32
CIS	<33

B-16A	6-8'
	10-21-09
PCE	3,430
TCE	264
CIS	134

B-15A	3-5'
	10-21-09
PCE	3,490
TCE	456
CIS	184

B-7A	5.5'
	10-21-09
PCE	4,240
TCE	1,520
CIS	938

B-3	10-12'
	4-3-03
PCE	<30
TCE	<30
CIS	<30

B-29A	8-10'
	10-21-09
PCE	7,060
TCE	1,360
CIS	385

MW-5	2-4'
	1-27-04
PCE	<31
TCE	<31
CIS	<31

B-12A	8.5'
	10-21-09
PCE	1,620
TCE	78.0
CIS	<25.0

W2	6'
	8-3-05
PCE	530
TCE	540
CIS	500

N1	6'
	8-2-05
PCE	32,000
TCE	2,000
CIS	950

B-9A	4.5'
	10-21-09
PCE	52.8
TCE	<25.0
CIS	<25.0

F-4	14'
	8-4-05
PCE	<30
TCE	<30
CIS	<30

B-18	3-4'
	1-27-04
PCE	<30
TCE	<30
CIS	<30

F-3	12'
	8-3-05
PCE	12,000
TCE	940
CIS	450

E3	6'
	8-3-05
PCE	34,000
TCE	1,400
CIS	370

MW-6	2-4'
	1-27-04
PCE	<30
TCE	<30
CIS	<30

S1	6'
	8-4-05
PCE	<29
TCE	120
CIS	<29

B-19	3-4'
	1-27-04
PCE	<29
TCE	<29
CIS	<29

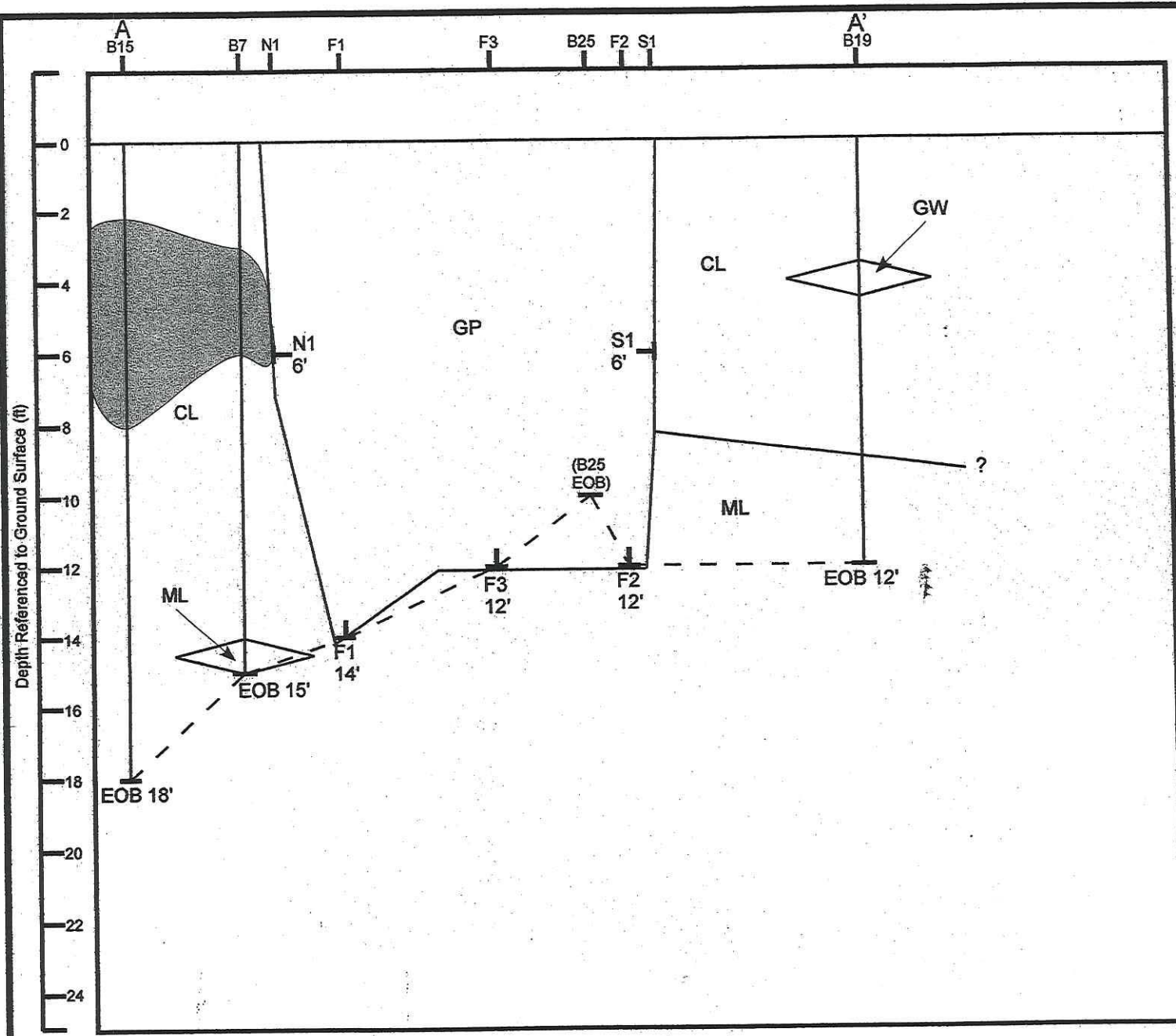
B-13	4.5'
	8-27-03
PCE	<33
TCE	<30
CIS	<30



Drawing No.: 11-0202j
 DWG Date: 09-17-12
 Rev Date:
 Drafted by: JEB

Soil Contamination Contour Map
 Former Safer Cleaning Center
 13835 W. Capitol Drive
 Brookfield, Wisconsin

Figure
5



COARSE-GRAINED SOILS		
CLEAN GRAVELS (LITTLE OR NO FINES)	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)	GM	SILTY GRAVELS, GRAVEL-SAND MIXTURES
	GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
CLEAN SANDS (LITTLE OR NO FINES)	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
	SP	POORLY-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)	SM	SILTY SANDS, SAND-SILT MIXTURES
	SC	CLAYEY SANDS, SAND-CLAY MIXTURES

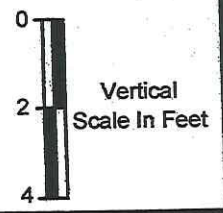
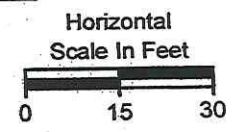
FINE-GRAINED/HIGHLY ORGANIC SOILS		
SILTS AND CLAYS LIQUID LIMIT (LESS THAN 50)	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
	CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
	OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
SILTS AND CLAYS LIQUID LIMIT (GREATER THAN 50)	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS
	CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
	OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS	PT	PEAT, HUMUS, SWAMP SOILS, WITH HIGH ORGANIC CONTENTS

FIGURE 10
Triangle Plaza
Geologic Cross Section A - A'
 with
Estimated Extent of Post-Excavation
PCE Soil Contamination

Legend

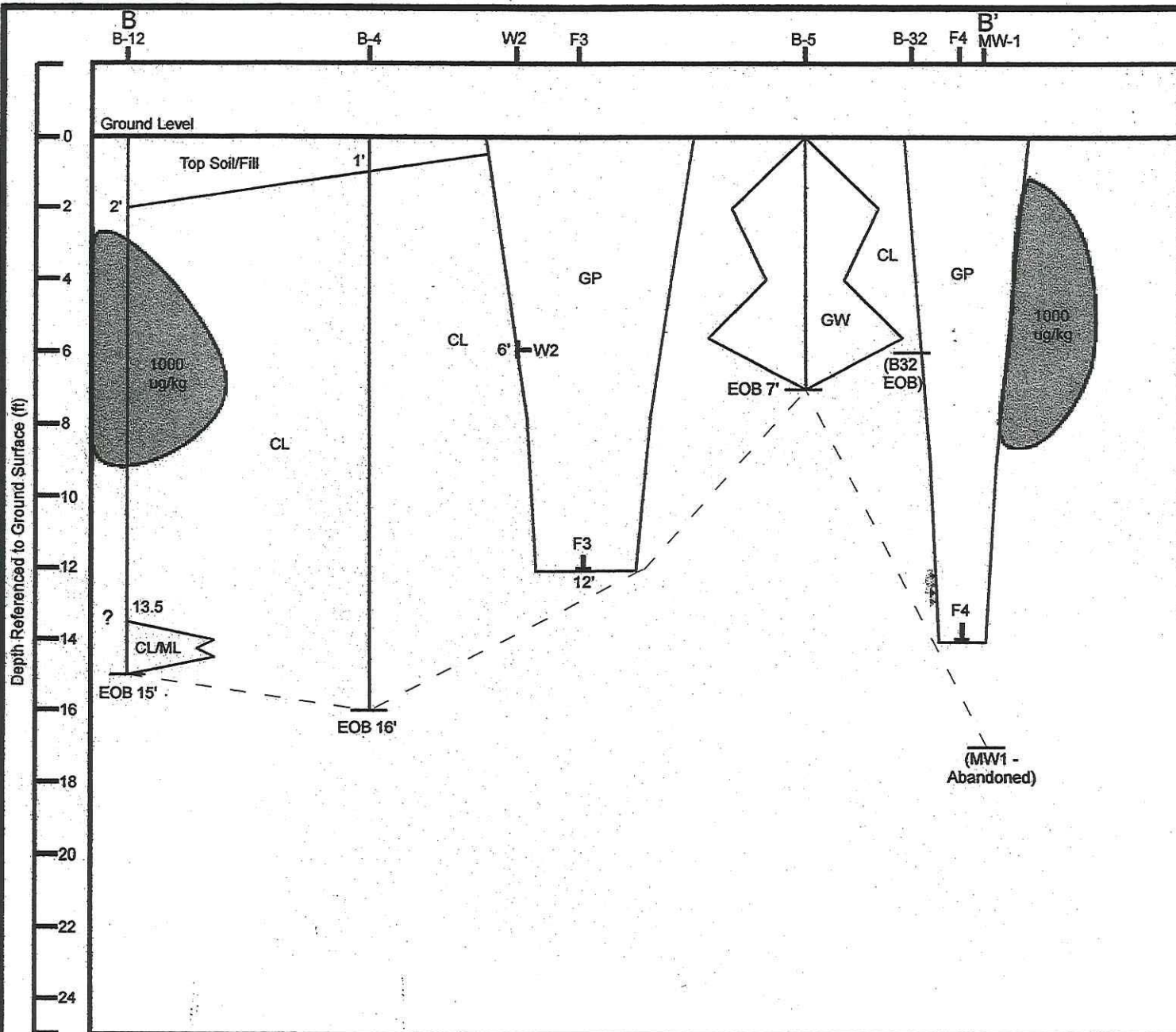
Approximate Extent of PCE Soil Contamination (1000 ug/kg)

N1, F1, F3, F2, S1 samples taken during excavation



Vertical Exaggeration: 7.5X

Environmental & Safety
 Consultants, LLC
 West Bend, WI
 Drafted by: TAR



COARSE-GRAINED SOILS		
CLEAN GRAVELS (LITTLE OR NO FINES)	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
	GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
CLEAN SANDS (LITTLE OR NO FINES)	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
	SP	POORLY-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)	SM	SILTY SANDS, SAND-SILT MIXTURES
	SC	CLAYEY SANDS, SAND-CLAY MIXTURES
FINE-GRAINED/HIGHLY ORGANIC SOILS		
SILTS AND CLAYS LIQUID LIMIT (LESS THAN 50)	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
	CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
	OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
SILTS AND CLAYS LIQUID LIMIT (GREATER THAN 50)	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS
	CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
	OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS	PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

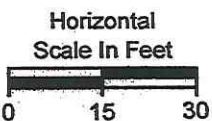
FIGURE 11
Triangle Plaza
Geologic Cross Section B - B'
with
Estimated Extent of Pre-Remedial
PCE Soil Contamination

Environmental & Safety
Consultants, LLC
West Bend, WI

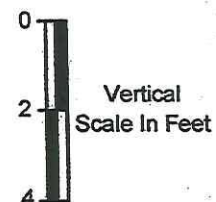
Drafted by: TAR

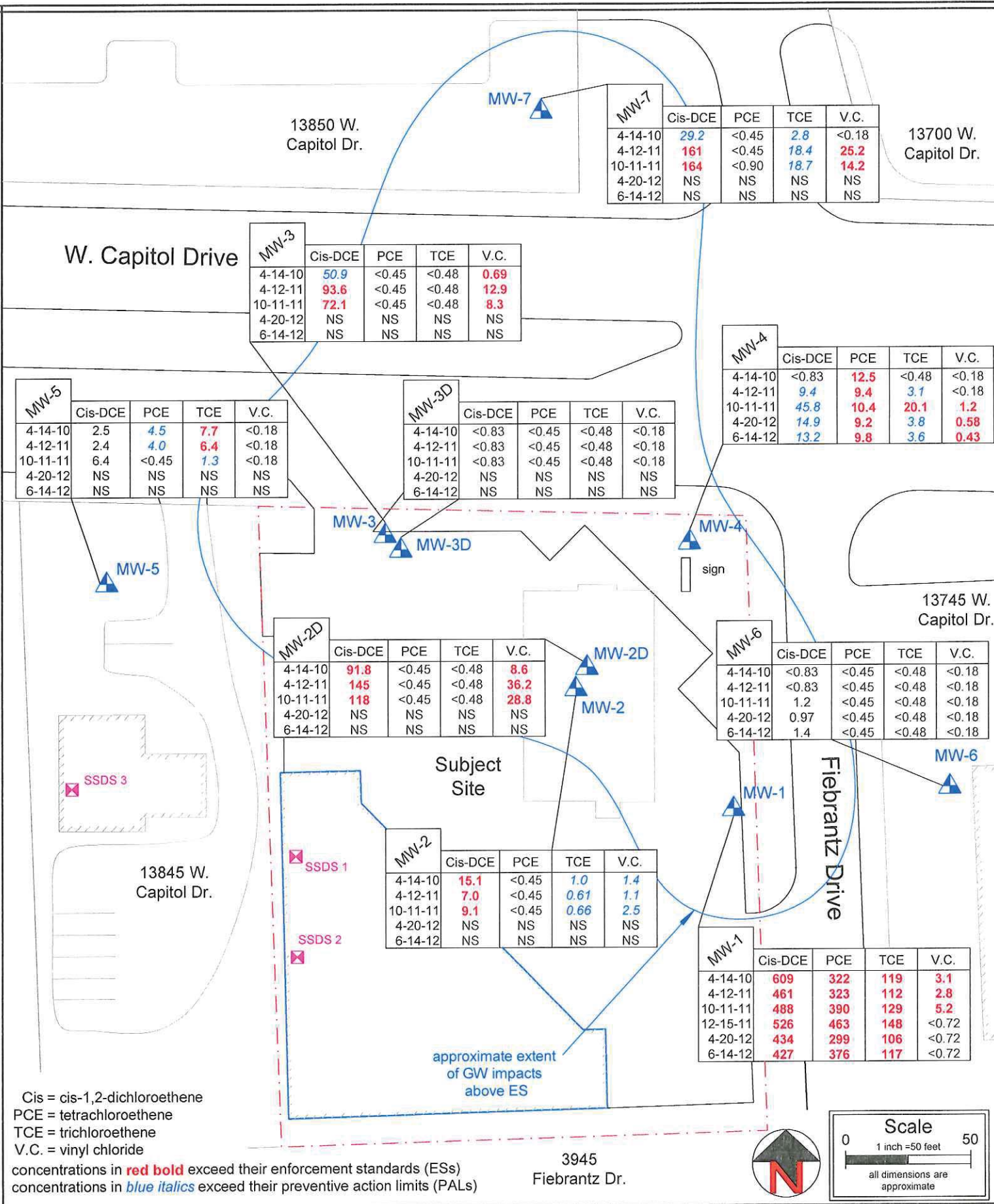
Legend

- Approximate Extent of PCE Soil Contamination (1000 ug/kg)
- Approximate Extent of PCE Soil Contamination (35,000 ug/kg)
- W2, F3, and F4 samples taken during excavation



Vertical Exaggeration: 7.5X





Cis = cis-1,2-dichloroethene
PCE = tetrachloroethene
TCE = trichloroethene
V.C. = vinyl chloride

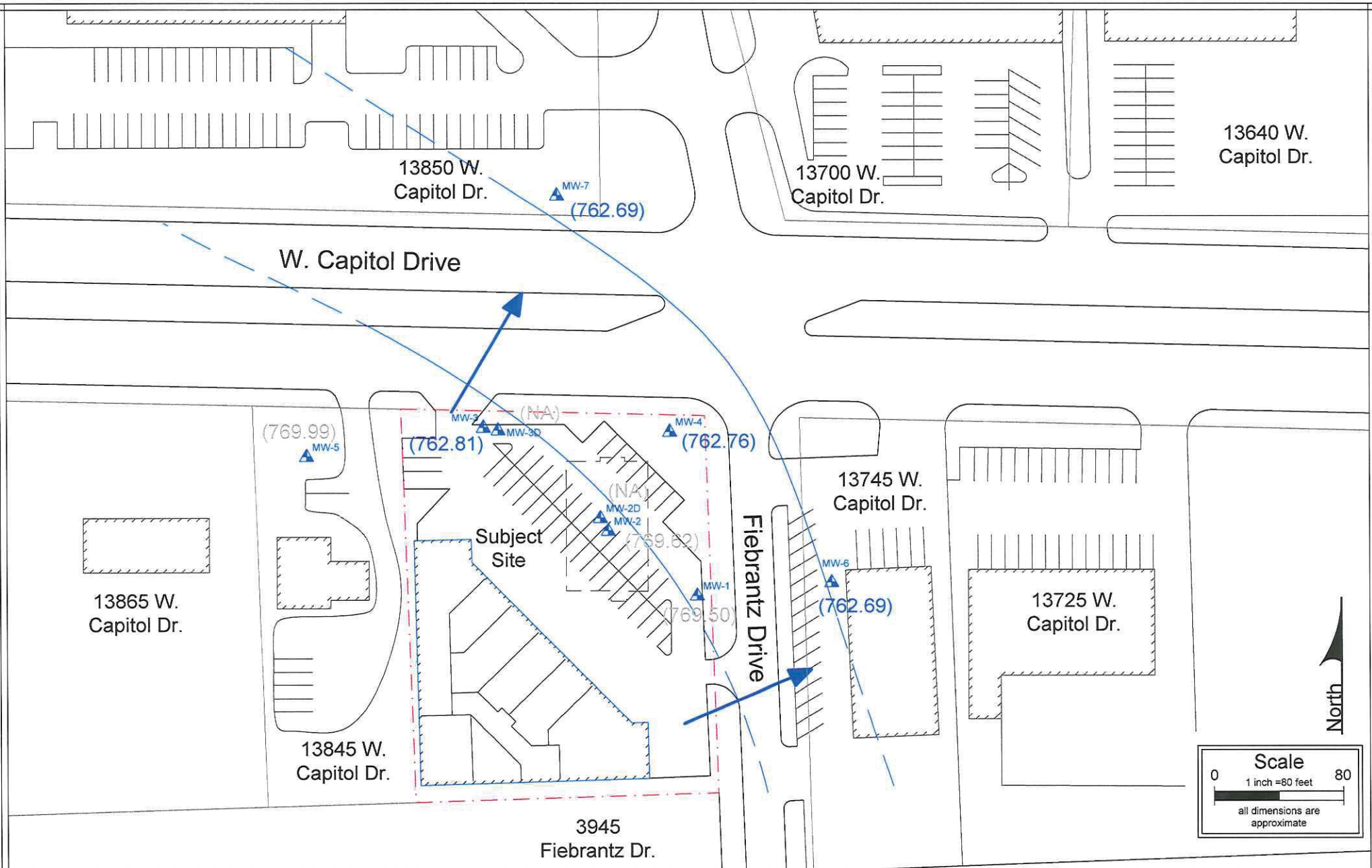
concentrations in **red bold** exceed their enforcement standards (ESs)
concentrations in *blue italics* exceed their preventive action limits (PALs)



Drawing No.: 11-0202h
DWG Date: 07-18-12
Rev Date:
Drafted by: JEB

Groundwater Analytical Results Diagram
Former Safer Cleaning Center
13835 W. Capitol Drive
Brookfield, Wisconsin

Figure
6

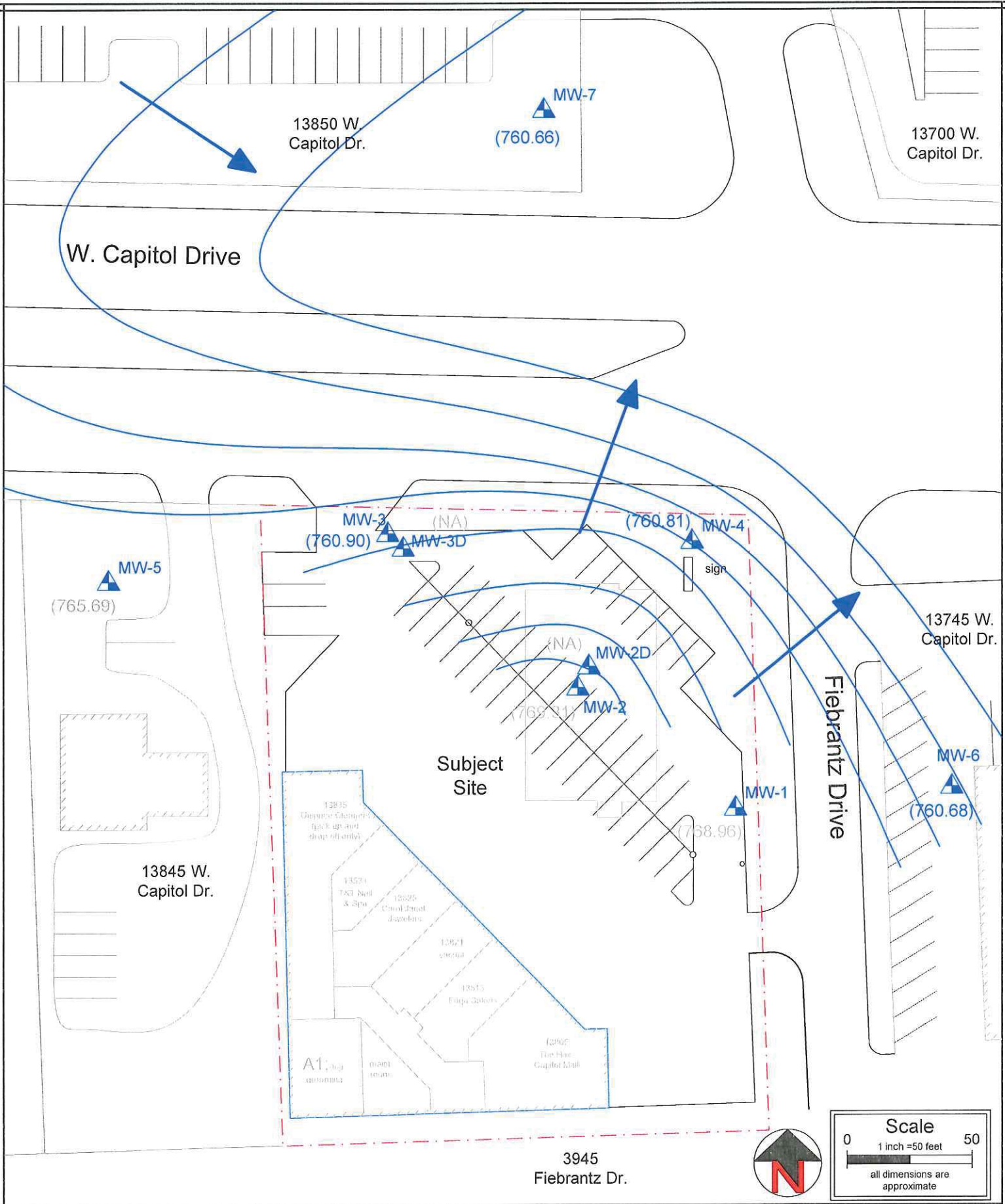


Drawing No.: 11-0202c
 DWG Date: 05-09-11
 Rev Date: 07-24-12
 Drafted by: JEB

Groundwater Elevation Contour Diagram (4-11)
 Former Safer Cleaning Center
 13845 W. Capitol Drive
 Brookfield, Wisconsin

Figure

7



Drawing No.: 11-0202i
 DWG Date: 07-24-12
 Rev Date:
 Drafted by: JEB

Groundwater Elevation Contour Diagram
(June 2012)
 Former Safer Cleaning Center
 13835 W. Capitol Drive
 Brookfield, Wisconsin

Figure

9

TABLE 1 (Page 1 of 2)
Soil VOC Analytical Results
Former Safer Dry Cleaning Center
Brookfield, Wisconsin
(only the detected VOCs are shown)

Sample Location	Sample Depth (ft bgs)	Sampling Date	1,1-DCA (ppb)	cis-1,2-DCE (ppb)	trans-1,2-DCE (ppb)	naphthalene (ppb)	PCE (ppb)	TCE (ppb)	comb. TMBs (ppb)	vinyl chloride (ppb)
B-1	2-4'	4/3/03	NR	<14,000	NR	<14,000	152,000	<14000	NR	<21,000
	10-12'	4/3/03	NR	7,800	NR	<2,910	114,000	14,000	NR	<4,070
B-2	2-4'	4/3/03	NR	<30	NR	<30	53,200	<591	NR	<41
	18-20'	4/3/03	NR	<30	NR	<30	79	<30	NR	<42
B-3	10-12'	4/3/03	NR	<30	NR	<30	<30	<30	NR	<42
	18-20'	4/3/03	NR	<29	NR	<29	<29	<29	NR	<41
B-4	0-2'	4/3/03	NR	<29	NR	<29	565	<29	NR	<41
	10-12'	4/3/03	NR	<30	NR	<30	<30	<30	NR	<42
B-6	4-6'	4/3/03	NR	53	NR	48	91	<32	NR	<44
B-7	5.5'	8/27/03	<29	1,950	32	<29	17,200	2,970	<58	<40
	12.5'	8/27/03	<29	<29	<29	<29	<29	<29	<58	<41
B-7A	5.5'	10/21/09	<25.0	938	41.5	<25.0	4,240	1,520	<50.0	<25.0
B-8	4.5'	8/27/03	<30	<30	<30	<30	130	3.0	<60	<41
B-9	4.5'	8/27/03	<134	<134	<134	<134	7,800	<134	<268	<200
	8.5'	8/27/03	<27	<27	<27	<27	<27	<27	<54	<38
B-9A	4.5'	10/21/09	<25.0	<25.0	<25.0	<25.0	52.8	<25.0	<50.0	<25.0
B-10	5.5'	8/27/03	<14,200	<14,200	<14,200	<14,200	1,030,000	<14,200	<28,400	<21,400
	10'	8/27/03	36	2,450	<28	<28	33	<28	<56	669
B-11	4'	8/27/03	<28	<28	<28	<28	181	<28	<56	<40
B-12	8.5'	8/27/03	<30	<30	<30	<30	27,400	64	<60	<42
	13'	8/27/03	<30	90	<30	<30	<30	<30	<60	<41
B-12A	8.5'	10/21/09	<25.0	<25.0	<25.0	<25.0	1,620	78.0	<50.0	<25.0
B-13	4.5'	8/27/03	<30	<30	<30	<30	<33	<30	<60	<41
B-14	4-6'	1/27/04	<29	583	<29	<29	47,800	851	<58	<41
B-15	3-5'	1/27/04	<29	990	<29	<29	18,400	1,380	<58	<40
	8-10'	1/27/04	<29	1,060	44	<29	265	231	<58	<40
B-15A	3-5'	10/21/09	<25.0	184	<25	<25.0	3,490	456	<50.0	<25.0
B-16	2-4'	1/27/04	<33	<33	<33	<33	344	42	<66	<46
	6-8'	1/27/04	<29	265	<29	<29	10,400	392	<58	<40
B-16A	6-8'	10/21/09	<25.0	134	<25.0	<25.0	3,430	264	<50.0	<25.0
B-17	3-4'	1/27/04	<28	<28	<28	<28	34	<28	<56	<40
B-18	3-4'	1/27/04	<30	<30	<30	<30	<30	<30	<60	<42
B-19	3-4'	1/27/04	<29	<29	<29	<29	<29	<29	<58	<41
MW-5	2-4'	1/27/04	<31	<31	<31	<31	<31	<31	<61	<43
MW-6	2-4'	1/27/04	<30	<30	<30	<30	<30	<30	<60	<42
MW-7	1-3'	2/7/04	<32	<33	<32	<32	<32	<32	<64	<44
SSRCL GW path.			483.6	41.2	58.8	658.7	4.5	3.6	1,379.3	0.1
SSRCL D.C. path.			4,720	156,000	211,000	5,150	30,700	644	89,800	182,000

Notes:

- Concentrations in *green italics* exceed their respective generic, calculated, or suggested standard for the groundwater pathway.
- Concentrations in *red bold* exceed their respective generic, calculated, or suggested standard for the direct contact pathway (only within the top 4 feet bgs).
- SSRCLs for VOCs were calculated from EPA website with Wisconsin defaults and are for non-industrial direct contact.
- Shaded cells are color coded to compare samples collected from similar locations on different dates to evaluate improvement in soil quality.
- Data obtained from Environmental & Safety Consultants and Environmental & Development Solutions, Inc. tables. Lab reports were not provided for review.

TABLE 1 (Page 2 of 2)
Soil VOC Analytical Results
Former Safer Dry Cleaning Center
Brookfield, Wisconsin
(only the detected VOCs are shown)

Sample Location	Sample Depth (ft bgs)	Sampling Date	1,1-DCA (ppb)	cis-1,2-DCE (ppb)	trans-1,2-DCE (ppb)	naphthalene (ppb)	PCE (ppb)	TCE (ppb)	comb. TMBs (ppb)	vinyl chloride (ppb)
B-25	0-4'	6/2/05	<29	3,200	<29	<58	1,200,000	10,000	390	<41
	4-8'	6/2/05	<29	8,500	<29	<59	660,000	18,000	197	<41
	8-10'	6/2/05	<31	5,200	<31	<61	180,000	8,600	<62	<43
B-26	0-4'	6/2/05	<29	1,400	<29	<58	43,000	4,500	<58	<40
	4-8'	6/2/05	<29	4,400	<29	<59	81,000	11,000	<58	<41
	8-10'	6/2/05	<29	1,700	34	<57	96	140	<58	<40
B-27	0-4'	6/2/05	<29	110	<29	<58	16,000	430	<58	<41
	4-8'	6/2/05	<28	1,900	<28	<55	1,300	960	<56	<29
	8-10'	6/2/05	<29	2,700	<29	<58	27,000	2,500	<58	<41
B-28	0-4'	6/2/05	<29	3,000	30	<58	210	41	<58	200
	4-8'	6/2/05	<29	3,500	47	<58	44	320	<58	650
	8-10'	6/2/05	<29	4,400	110	<58	56	170	<58	510
B-29	0-4'	6/2/05	<30	77	<30	<59	830	160	<60	<41
	4-8'	6/2/05	<30	430	<30	<59	850	130	<60	88
	8-10'	6/2/05	30	960	<30	<61	6,000	1,400	<60	150
B-29A	8-10'	10/21/09	<25.0	385	<25.0	<25.0	7,060	1,360	<50.0	<25.0
B-31	0-2'	6/2/05	<28	<28	<28	<56	1,500	<28	<56	<39
	2-4'	6/2/05	<29	<29	<29	<59	3,100	<29	<58	<41
	4-8'	6/2/05	<30	<30	<30	<59	<30	<30	<60	<41
B-32	0-2'	6/2/05	<29	47	<29	<58	220	31	<58	<40
	2-4'	6/2/05	<29	<29	<29	<59	43	<29	<58	<41
	4-6'	6/2/05	<30	120	<30	<60	<30	<30	<60	<42
B-33	0-2'	6/2/05	<29	<29	<29	<59	8,100	190	<58	<41
	2-4'	6/2/05	<29	<29	<29	<59	4,600	100	<58	<40
	4-8'	6/2/05	<30	580	<30	<60	55,000	1,600	<60	<42
B-34	0-4'	6/2/05	<30	<30	<30	<59	690	130	<60	<42
	4-8'	6/2/05	<29	510	34	<57	720	380	<58	<40
	8-10'	6/2/05	<30	230	<30	<60	<30	<30	<60	<42
B-35	0-4'	6/2/05	<30	46	<30	<59	89,000	390	<60	<42
	4-8'	6/2/05	<28	68	<28	<57	58,000	100	<56	<40
	8-10'	6/2/05	<29	200	<29	<57	15,000	260	<58	<40
B-36	0-4'	6/2/05	<31	1,900	<31	<62	77,000	11,000	34	<43
	4-8'	6/2/05	<30	29,000	240	88	320,000	41,000	560	1,100
	8-10'	6/2/05	<29	13,000	320	<57	940	12,000	<58	440
B-37	0-4'	6/2/05	<29	24,500	<29	<59	25,000	3,100	<58	100
	4-8'	6/2/05	<29	2,600	41	<59	13,000	3,400	<58	200
	8-10'	6/2/05	<30	1,300	32	<60	21,000	1,000	<60	53
SSRCL GW path.			483.6	41.2	58.8	658.7	4.5	3.6	1,379.3	0.1
SSRCL D.C. path.			4,720	156,000	211,000	5,150	30,700	644	89,800	182,000

- Notes:
1. Concentrations in **green italics** exceed their respective generic, calculated, or suggested standard for the groundwater pathway.
 2. Concentrations in **red bold** exceed their respective generic, calculated, or suggested standard for the direct contact pathway (only within the top 4 feet bgs).
 3. SSRCLs for VOCs were calculated from the DNR RCL spreadsheet for non-industrial direct contact and groundwater pathways.
 4. Shaded cells are color coded to compare samples collected from similar locations on different dates to evaluate improvement in soil quality.
 5. Data obtained from Environmental & Safety Consultants and Environmental & Development Solutions, Inc. tables. Lab reports were not provided for review.

TABLE IA - EXCAVATION Soil Analytical Results - Contaminated Soil Excavation
 Triangle Plaza, 13805-13841 W. Capitol Drive, Brookfield, WI

Sample Name		F1	F2	F3	F4	N1	S1	E1	E3	
Sample Location		Exc. A Floor	Exc. A Floor	Exc. A Floor	Exc. B Floor	Exc. A	Exc. A	Exc. A	Exc. A	
Sampling Depth in Feet		North End	South End	Middle	Middle	North Wall	South Wall	NE Wall	SE Wall	
Sample Collection Date	units	Standards								
Total Solids	%	--	84	84	89	84	86	86	81	86
Selected Volatile										
Organic Compounds (VOCs):										
cis-1,2-Dichloroethene	ug/kg	--	<30	520	450	<30	950	<29	1,200	370
trans-1,2-Dichloroethene	ug/kg	--	<30	<30	<28	<30	30	<29	51	<29
Methylene Chloride*	ug/kg	--	<60	<59	180	<60	<58	<58	<62	<58
Tetrachloroethene	ug/kg	--	<30	<30	12,000	<30	32,000	<29	13,000	34,000
Trichloroethene	ug/kg	--	<30	<30	940	<30	2,000	120	2,000	1,400
Vinyl Chloride	ug/kg	--	<42	<41	<39	<42	<41	<41	<43	<41
PID	i.u.	--	10.8	6.8	40.8	1.3	127	4.0	84	55.7

Footnotes:

ug/kg = micrograms per kilogram

* = Common Lab Contaminant

PID = Photo-Ionization Detector

i.u. = instrument units

< = less than Method of Detection Limit

TABLE IA - EXCAVATION Soil Analytical Results - Contaminated Soil Excavation
 Triangle Plaza, 13805-13841 W. Capitol Drive, Brookfield, WI

Sample Name			W1	W2	W3	Trip Blank
Sample Location			Exc. A	Exc. A	Exc. A	(MeOH)
Sampling Depth in Feet		WAC NR	NW Wall	West Wall	SW Wall	--
Sample Collection Date	units	720.09 Soil Standards	6'	6'	6'	--
			8/2/05	8/3/05	8/3/05	8/4/05
Total Solids	%	--	87	84	86	--
Selected Volatile						
Organic Compounds (VOCs):						
cis-1,2-Dichloroethene	ug/kg	--	630	500	140	<25
trans-1,2-Dichloroethene	ug/kg	--	29	<30	<29	<25
Methylene Chloride*	ug/kg	--	170	<59	<58	70
Tetrachloroethene	ug/kg	--	180	530	390	<25
Trichloroethene	ug/kg	--	410	540	200	<25
Vinyl Chloride	ug/kg	--	<40	<42	<41	<35
PID	i.u.	--	43.5	39.4	12.2	--

Footnotes:

ug/kg = micrograms per kilogram

* = Common Lab Contaminant

PID = Photo-Ionization Detector

i.u. = instrument units

< = less than Method of Detection Limit

TABLE 2 (Page 1 of 3)
Groundwater VOC Analytical Results
Former Safer Dry Cleaning Center
Brookfield, Wisconsin

Sample Location	Sampling Date	1,1-DCA (ppb)	cis-1,2-DCE (ppb)	trans-1,2-DCE (ppb)	benzene (ppb)	naphthalene (ppb)	PCE (ppb)	TCE (ppb)	comb. TMBs (ppb)	vinyl chloride (ppb)
MW-1	9/3/03	1.1	150	4.3	NR	NR	5.6	5	NR	7.4
	11/19/03	3.8	55	18	NR	NR	46	39	NR	16
	2/19/04	3.1	480	12	NR	NR	21	22	NR	0.84
	6/17/04	<5.0	570	19	NR	NR	29	30	NR	7.6
	12/21/06	<2.0	240	7.2	NR	4.4	27	18	2.68	4.4
	5/18/07	<2.0	300	7.7	NR	<1.0	98	41	<1.6	<0.80
	7/20/07	2.5	330	7.8	NR	<1.0	91	49	<2.20	<0.80
	10/22/07	<2.0	310	8.0	NR	1.1	92	42	<3.70	<0.80
	6/2/08	<2.5	480	13	NR	<1.2	200	85	<2.0	6.7
	11/18/08	<3.8	662	20.5	NR	<4.4	360	101	<9.0	9.3
	3/22/09	<3.0	350	17.2	NR	<3.6	244	68.4	<7.2	<0.72
	10/22/09	4.1	656	24.7	NR	<4.4	212	107	<5.0	9.1
	4/14/10	<3.8	609	16.8	NR	<4.4	322	119	<5.0	3.1
	4/12/11	<3.8	461	14.1	<2.0	<4.4	323	112	<9.0	2.8
	10/11/11	<3.0	488	18.4	<1.6	<3.6	390	129	<7.2	5.2
	12/15/11	3.7	526	25.6	<1.6	<3.6	463	148	<7.2	<0.72
4/20/12	<3.0	434	15.7	<1.6	<3.6	299	106	<7.2	<0.72	
6/14/12	<3.0	427	13.5	<1.6	<3.6	376	117	<7.2	<0.72	
MW-2	9/3/03	<0.50	0.94	<0.50	NR	NR	<0.50	<0.25	NR	<0.25
	11/19/03	1.2	17	1.6	NR	NR	<0.50	<0.20	NR	2.8
	2/19/04	1.3	19	1.7	NR	NR	<0.50	<0.20	NR	2.5
	6/17/04	2	26	2.5	NR	NR	0.52	<0.20	NR	0.27
	12/21/06	<0.50	3.3	<0.50	NR	0.67	<0.50	<0.20	0.91	0.27
	5/18/07	1.0	13	0.9	NR	<0.25	<0.50	0.47	<0.40	1.1
	7/20/07	1.4	16	1.1	NR	0.83	<0.50	0.69	2.11	1.6
	10/22/07	1.0	15	0.84	NR	1.1	<0.50	<0.48	3.51	1.1
	6/2/08	0.66	10	0.78	NR	0.63	0.56	0.80	<0.40	1.4
	11/18/08	<0.75	4.6	<0.89	NR	<0.89	<0.45	<0.48	<1.8	0.73
	3/22/09	<0.75	3.5	<0.89	NR	<0.89	<0.45	<0.48	<1.8	<0.18
	10/22/09	0.92	12.8	<0.89	NR	<0.89	<0.45	0.78	<1.8	3.8
	4/14/10	1.2	15.1	1.1	NR	<0.89	<0.45	1.0	<1.8	1.4
	4/12/11	<0.75	7.0	<0.89	<0.41	<0.89	<0.45	0.61	<1.8	1.1
	10/11/11	<0.75	9.1	<0.89	<0.41	<0.89	<0.45	0.66	<1.8	2.5
	4/20/12	This well was not sampled during these events.								
6/14/12	This well was not sampled during these events.									
MW-3	9/3/03	<0.50	72	0.78	NR	NR	<0.50	<0.25	NR	8.6
	11/19/03	<0.50	51	0.56	NR	NR	<0.50	<0.20	NR	7.2
	2/19/04	<0.50	68	0.65	NR	NR	<0.50	<0.20	NR	10
	6/17/04	<0.50	38	0.7	NR	NR	<0.50	<0.20	NR	7.1
	12/21/06	<2.0	31	<2.0	NR	12	<2.0	<0.80	28.4	4.4
	5/18/07	<0.50	46	<0.50	NR	<0.25	<0.50	<0.20	<0.40	6.4
	7/20/07	<0.50	67	<0.50	NR	0.6	<0.50	<0.20	<0.98	10
	10/22/07	<0.50	63	<0.50	NR	0.37	<0.50	<0.20	<0.77	5.7
	6/2/08	<0.50	85	0.69	NR	<0.25	<0.50	<0.20	<0.40	9.2
	11/18/08	<0.75	<0.83	<0.89	NR	<0.89	<0.45	<0.48	<1.8	<0.18
	3/22/09	<0.75	12.2	<0.89	NR	<0.89	<0.45	<0.48	<1.8	<0.18
	10/22/09	<0.75	114	<0.89	NR	<0.89	<0.45	<0.48	<1.8	17.2
	4/14/10	<0.75	50.9	<0.89	NR	<0.89	<0.45	<0.48	<1.8	0.69
	4/12/11	<0.75	93.6	<0.89	0.60	<0.89	<0.45	<0.48	<1.8	12.9
	10/11/11	<0.75	72.1	<0.89	0.59	<0.89	<0.45	<0.48	<1.8	8.3
	4/20/12	This well was not sampled during these events.								
6/14/12	This well was not sampled during these events.									
ES (ppb)		850	70	100	5	100	5	5	480	0.2
PAL (ppb)		85	7	20	0.5	10	0.5	0.5	96	0.02

Notes:

1. Only the VOCs detected in groundwater and those reported as detected in soil are shown.
2. Concentrations in **blue bold italics** exceed their respective preventive action limits (PALs).
3. Concentrations in **red bold** exceed their respective enforcement standards (ESs)
4. Data obtained from previous consultant tables. Lab reports were not provided.
5. NR = not reported by previous consultants, but compound analyzed.

TABLE 2 (Page 2 of 3)
Groundwater VOC Analytical Results
Former Safer Dry Cleaning Center
Brookfield, Wisconsin

Sample Location	Sampling Date	1,1-DCA (ppb)	cis-1,2-DCE (ppb)	trans-1,2-DCE (ppb)	benzene (ppb)	naphthalene (ppb)	PCE (ppb)	TCE (ppb)	comb. TMBs (ppb)	vinyl chloride (ppb)	
MW-4	9/3/03	<1.0	130	4.6	NR	NR	<1.0	5.5	NR	5.1	
	11/19/03	<0.50	13	<0.50	NR	NR	0.52	0.55	NR	0.72	
	2/19/04	<0.50	20	0.57	NR	NR	1.2	0.67	NR	1.1	
	6/17/04	<0.50	6.3	<0.50	NR	NR	7.1	0.55	NR	0.35	
	12/21/06	<0.50	26	0.5	NR	0.68	17	8.2	3.32	1	
	5/18/07	<0.50	13	<0.50	NR	<0.25	12	2.7	<0.40	0.53	
	7/20/07	<0.50	70	1.6	NR	<0.25	11	17	<0.43	3.1	
	10/22/07	<0.50	110	2.0	NR	<0.25	11	48	<0.40	2.8	
	6/2/08	<0.50	12	<0.50	NR	<0.25	9.2	2.0	<0.40	0.79	
	11/18/08	This well was not sampled due to an obstruction.									
	3/22/09	This well was not sampled due to an obstruction.									
	10/22/09	<0.75	69.4	1.9	NR	<0.89	10.1	30.3	<1.8	1.5	
	4/14/10	<0.75	<0.83	<0.89	NR	<0.89	12.5	<0.48	<1.8	<0.18	
	4/12/11	<0.75	9.4	<0.89	<0.41	<0.89	9.4	3.1	<1.8	<0.18	
	10/11/11	<0.75	45.8	1.6	<0.41	<0.89	10.4	20.1	<1.8	1.2	
4/20/12	<0.75	14.9	<0.89	<0.41	<0.89	9.2	3.8	<1.8	0.58		
6/14/12	<0.75	13.2	<0.89	<0.41	<0.89	9.8	3.6	<1.8	0.43		
MW-5	3/22/04	<0.50	6.6	<0.50	NR	NR	5	11	NR	<0.20	
	6/17/04	<0.50	6.2	<0.50	NR	NR	4.4	10	NR	<0.20	
	12/21/06	<0.50	3.2	<0.50	NR	0.27	7.4	15	2.34	<0.20	
	5/18/07	<0.50	1.9	<0.50	NR	<0.25	5.9	9.8	<0.40	<0.20	
	7/20/07	<0.50	1.4	<0.50	NR	<0.25	1.8	4.5	<0.40	<0.20	
	10/22/07	<0.50	1.4	<0.50	NR	0.74	1.6	3.8	2.9	<0.20	
	6/2/08	<0.50	2.5	<0.50	NR	<0.25	3.0	6.9	<0.40	<0.20	
	11/18/08	<0.75	4.7	<0.89	NR	<0.89	0.93	3.5	<1.8	<0.18	
	3/22/09	<0.75	1.4	<0.89	NR	<0.89	4.6	7.8	<1.8	<0.18	
	10/22/09	<0.75	6.6	<0.89	NR	<0.89	<0.45	2.7	<1.8	<0.18	
	4/14/10	<0.75	2.5	<0.89	NR	<0.89	4.5	7.7	<1.8	<0.18	
	4/12/11	<0.75	2.4	<0.89	<0.41	<0.89	4.0	6.4	<1.8	<0.18	
	10/11/11	<0.75	6.4	<0.89	<0.41	<0.89	<0.45	1.3	<1.8	<0.18	
	4/20/12	This well was not sampled during these events.									
	6/14/12	This well was not sampled during these events.									
MW-6	2/19/04	<0.50	0.59	<0.50	NR	NR	<0.50	<0.20	NR	0.45	
	6/17/04	<0.50	<0.50	<0.50	NR	NR	<0.50	<0.20	NR	<0.20	
	12/21/06	<0.50	<0.50	<0.50	NR	1.3	<0.50	<0.20	6.3	0.31	
	5/18/07	<0.50	0.52	<0.50	NR	<0.25	<0.50	<0.20	<0.40	0.26	
	7/20/07	<0.50	0.73	<0.50	NR	<0.25	<0.50	<0.20	<0.46	<0.20	
	10/22/07	<0.50	3.2	<0.50	NR	<0.25	<0.50	<0.20	<0.40	0.6	
	6/2/08	<0.50	1.7	<0.50	NR	<0.25	<0.50	<0.20	<0.40	0.35	
	11/18/08	<0.75	<0.83	<0.89	NR	<0.89	<0.45	<0.48	<1.8	<0.18	
	3/22/09	<0.75	<0.83	<0.89	NR	<0.89	<0.45	<0.48	<1.8	<0.18	
	10/22/09	<0.75	2.6	<0.89	NR	<0.89	<0.45	<0.48	<1.8	0.5	
	4/14/10	<0.75	<0.83	<0.89	NR	<0.89	<0.45	<0.48	<1.8	<0.18	
	4/12/11	<0.75	<0.83	<0.89	<0.41	<0.89	<0.45	<0.48	<1.8	<0.18	
	10/11/11	<0.75	1.2	<0.89	<0.41	<0.89	<0.45	<0.48	<1.8	<0.18	
	4/20/12	<0.75	0.97	<0.89	<0.41	<0.89	<0.45	<0.48	<1.8	<0.18	
	6/14/12	<0.75	1.4	<0.89	<0.41	<0.89	<0.45	<0.67	<1.8	<0.18	
ES (ppb)		850	70	100	5	100	5	5	480	0.2	
PAL (ppb)		85	7	20	0.5	10	0.5	0.5	96	0.02	

Notes:

1. Only the VOCs detected in groundwater and those reported as detected in soil are shown.
2. Concentrations in **blue bold italics** exceed their respective preventive action limits (PALs).
3. Concentrations in **red bold** exceed their respective enforcement standards (ESs).
4. Data obtained from previous consultant tables. Lab reports were not provided.
5. NR = not reported by previous consultants, but compound analyzed.

TABLE 2 (Page 3 of 3)
Groundwater VOC Analytical Results
Former Safer Dry Cleaning Center
Brookfield, Wisconsin

Sample Location	Sampling Date	1,1-DCA (ppb)	cis-1,2-DCE (ppb)	trans-1,2-DCE (ppb)	benzene (ppb)	naphthalene (ppb)	PCE (ppb)	TCE (ppb)	comb. TMBs (ppb)	vinyl chloride (ppb)	
MW-7	2/19/04	<0.50	180	2.7	NR	NR	<0.50	18	NR	10	
	6/17/04	<2.0	120	2	NR	NR	<2.0	17	NR	23	
	12/21/06	<2.0	110	<2.0	NR	3.2	<2.0	16	8.8	2.5	
	5/18/07	<0.50	110	1.3	NR	<0.25	<0.50	25	<0.40	8.0	
	7/20/07	<0.50	130	1.3	NR	<0.25	0.69	29	<0.40	24	
	10/22/07	<0.50	150	1.5	NR	<0.50	<1.0	22	<0.86	12	
	6/2/08	<1.0	120	<0.50	NR	<0.25	<0.50	18	<0.40	33	
	11/18/08	<0.50	147	1.6	NR	<0.89	<0.45	16.5	<1.8	7.6	
	3/22/09	<0.75	60.3	0.93	NR	<0.89	<0.45	11.8	<1.8	9.5	
	10/22/09	<0.75	187	2.6	NR	<0.89	<0.45	14.0	<1.8	14.0	
	4/14/10	<0.75	29.2	<0.89	NR	<0.89	<0.45	2.8	<1.8	<0.18	
	4/12/11	<0.75	161	1.2	<0.41	<0.89	<0.45	18.4	<1.8	25.2	
	10/11/11	<1.5	164	<1.8	<0.82	<1.8	<0.90	18.7	<3.6	14.2	
	4/20/12	This well was not sampled during these events.									
	6/14/12	This well was not sampled during these events.									
MW-2D	9/3/03	<0.50	120	2.3	NR	NR	<0.50	<0.25	NR	18	
	11/19/03	<0.50	130	1.7	NR	NR	<0.50	<0.20	NR	24	
	2/19/04	<1.0	120	<1.0	NR	NR	<1.0	<0.40	NR	35	
	6/17/04	<1.0	130	1.9	NR	NR	<1.0	<0.40	NR	29	
	12/21/06	<0.50	1.2	<0.50	NR	0.65	<0.50	<0.20	5.6	<0.20	
	5/18/07	<0.50	110	<0.50	NR	<0.25	<0.50	<0.20	<0.50	21	
	7/20/07	<0.50	130	0.98	NR	2.0	<0.50	<0.20	5.5	24	
	10/22/07	<1.0	93	<1.0	NR	1.2	<1.0	<0.40	3.4	17	
	6/2/08	<0.50	170	<0.50	NR	<0.25	<0.50	<0.20	0.52	38	
	11/18/08	<0.75	59.1	<0.89	NR	<0.89	<0.45	<0.48	<2.6	10.2	
	3/22/09	<0.75	106	1.3	NR	<0.89	<0.45	<0.45	<2.6	22.4	
	10/22/09	<0.75	190	1.4	NR	<0.89	<0.45	<0.48	<1.8	40.0	
	4/14/10	<0.75	91.8	<0.89	NR	<0.89	<0.45	<0.48	<1.8	8.6	
	4/12/11	<0.75	145	<0.89	0.61	<0.89	<0.45	<0.48	<1.8	36.2	
	10/11/11	<0.75	118	<0.89	0.63	<0.89	<0.45	<0.48	<1.8	28.8	
4/20/12	This well was not sampled during these events.										
6/14/12	This well was not sampled during these events.										
MW-3D	2/19/04	<0.50	2.1	<0.50	NR	NR	<0.50	<0.20	NR	<0.20	
	6/17/04	<0.50	130	<0.50	NR	NR	<0.50	<0.20	NR	<0.20	
	12/21/06	<0.50	<0.50	<0.50	NR	3.6	<0.50	<0.20	77	<0.20	
	5/18/07	<0.50	<0.50	<0.50	NR	<0.25	<0.50	<0.20	<0.50	<0.20	
	7/20/07	<0.50	<0.50	<0.50	NR	1.2	<0.50	<0.20	3.8	<0.20	
	10/22/07	<0.50	<0.50	<0.50	NR	3.5	<0.50	<0.20	9.8	<0.20	
	6/2/08	<0.50	1.6	<0.50	NR	<0.25	<0.50	<0.20	<0.50	<0.20	
	11/18/08	<0.75	74.3	<0.89	NR	<0.89	<0.45	<0.48	<2.6	5.4	
	3/22/09	<0.75	<0.83	<0.89	NR	<0.89	<0.45	<0.48	<2.6	<0.18	
	10/22/09	<0.75	<0.83	<0.89	NR	<0.89	<0.45	<0.48	<1.8	<0.18	
	4/14/10	<0.75	<0.83	<0.89	NR	<0.89	<0.45	<0.48	<1.8	<0.18	
	4/12/11	<0.75	<0.83	<0.89	<0.41	<0.89	<0.45	<0.48	<1.8	<0.18	
	10/11/11	<0.75	<0.83	<0.89	<0.41	<0.89	<0.45	<0.48	<1.8	<0.18	
	4/20/12	This well was not sampled during these events.									
	6/14/12	This well was not sampled during these events.									
ES (ppb)		850	70	100	5	100	5	5	480	0.2	
PAL (ppb)		85	7	20	0.5	10	0.5	0.5	96	0.02	

- Notes:
1. Only the VOCs detected in groundwater and those reported as detected in soil are shown.
 2. Concentrations in **blue bold italics** exceed their respective preventive action limits (PALs).
 3. Concentrations in **red bold** exceed their respective enforcement standards (ESs)
 4. Data obtained from previous consultant tables. Lab reports were not provided.
 5. NR = not reported by previous consultants, but compound analyzed.

TABLE 3
Potable Well VOC Analytical Results
Former Safer Dry Cleaning Center
Brookfield, Wisconsin
(only the VOCs reported for soil are shown)

Sample Location	Sampling Date	1,1-DCA (ppb)	cis-1,2-DCE (ppb)	trans-1,2-DCE (ppb)	naphthalene (ppb)	PCE (ppb)	TCE (ppb)	comb. TMBs (ppb)	vinyl chloride (ppb)
Subject Site Potable Well	11/19/03	<0.50	<0.50	<0.50	NR	<0.50	<0.20	NR	<0.20
	7/16/04	This well was not sampled during this event.							
	12/21/06	<0.50	<0.50	<0.50	NR	<0.50	<0.20	NR	<0.20
	3/23/09	<0.75	<0.83	<0.89	NR	<0.45	<0.48	NR	<0.18
	4/14/10	<0.75	<0.83	<0.89	<0.89	<0.45	<0.48	<1.8	<0.18
3945 Fiebrantz Dr. Potable Well	7/16/04	<0.50	<0.50	<0.50	NR	<0.50	<0.20	NR	<0.20
	4/14/10	<0.75	<0.83	<0.89	<0.89	<0.45	<0.48	<1.8	<0.18
13710 Capitol Dr. Potable Well	7/16/04	This well was not sampled during this event.							
	4/14/10	<0.75	<0.83	<0.89	<0.89	<0.45	<0.48	<1.8	<0.18
13745 Capitol Dr. Potable Well	7/16/04	<0.50	<0.50	<0.50	NR	<0.50	<0.20	NR	<0.20
	4/14/10	<0.75	<0.83	<0.89	<0.89	<0.45	<0.48	<1.8	<0.18
13845 Capitol Dr. Potable Well	7/16/04	<0.50	<0.50	<0.50	NR	<0.50	<0.20	NR	<0.20
	4/13/10	<0.75	<0.83	<0.89	<0.89	<0.45	<0.48	<1.8	<0.18
<i>ES (ppb)</i>		850	70	100	100	5	5	480	0.2
<i>PAL (ppb)</i>		85	7	20	10	0.5	0.5	96	0.02

Notes:

1. Concentrations in **blue bold italics** exceed their respective preventive action limits (PALs).
2. Concentrations in **red bold** exceed their respective enforcement standards (ESs)
3. Data obtained from Environmental & Safety Consultants and Environmental & Development Solutions tables. Lab reports were not provided.

TABLE 4 (Page 1 of 3)
Groundwater Elevation Measurements
Former Safer Dry Cleaning Center
Brookfield, Wisconsin

Well Number	Date	¹ Total Well Depth	Ground Surface Elevation	¹ Top of Casing Elevation	¹ Depth to Water Below Casing	² Depth to Water Below Ground	Groundwater Elevation			
MW-1/	2/19/04	19.69	774.64	774.22	4.64	5.06	769.58			
	6/17/04				2.96	3.38	771.26			
This well was abandoned and replaced with MW-1A										
MW-1	12/19/06	774.63	774.86	774.41	5.75	6.20	768.66			
	7/19/07				6.29	6.74	768.12			
	10/22/07				13.69	14.14	760.72			
	6/2/08				5.32	5.77	769.09			
	11/11/08				5.95	6.40	768.46			
	3/23/09				4.84	5.29	769.57			
	10/22/09				5.99	6.42	768.21			
	3				4/14/10	19.69	20.12	754.51		
	4/12/11				4.70	5.13	769.50			
	10/11/11				5.87	6.30	768.33			
	4/20/12				5.03	5.46	769.17			
	6/14/12				5.24	5.67	768.96			
MW-2	2/19/04	16.45	773.92	773.92	6.42	6.42	767.50			
	6/17/04				3.62	3.62	770.30			
	12/19/06				4.34	4.34	769.58			
	7/19/07				6.55	6.55	767.37			
	10/22/07				3.20	3.20	770.72			
	6/2/08				4.19	4.19	769.73			
	11/11/08				4.80	4.80	769.12			
	3/23/09				4.20	4.20	769.72			
	10/22/09				Water level not measured due to flooded compartment and no expansion plug.					
	3				4/14/10	773.71	773.35	16.45	16.81	756.90
	4/12/11				3.73	4.09	769.62			
	10/11/11				3.81	4.17	769.54			
	4/20/12				3.87	4.23	769.48			
	6/14/12				4.04	4.40	769.31			
MW-3	2/19/04	19.42	772.36	771.98	12.08	12.46	759.90			
	6/17/04				9.21	9.59	762.77			
	12/19/06				9.26	9.64	762.72			
	7/19/07				12.20	12.58	759.78			
	10/22/07				10.10	10.48	761.88			
	6/2/08				10.11	10.49	761.87			
	11/11/08				10.71	11.09	761.27			
	3/23/09				9.35	9.73	762.63			
	10/22/09				772.20	772.00	10.51	10.71	761.49	
	3				4/14/10	19.42	19.62	752.58		
	4/12/11				9.19	9.39	762.81			
	10/11/11				11.78	11.98	760.22			
	4/20/12				9.18	9.38	762.82			
	6/14/12				11.10	11.30	760.90			

Notes:

1. All measurements are presented in feet.
2. Data obtained from Environmental & Safety Consultants and Environmental & Development Solutions, Inc.
3. "1" Measured from the north rim of the top of well casing.
4. "2" Calculated based on depth to water measurements and survey results.
5. "3" Indicates data entered for depth below casing appears to be total depth of well.

TABLE 4 (Page 2 of 3)
Groundwater Elevation Measurements
Former Safer Dry Cleaning Center
Brookfield, Wisconsin

Well Number	Date	¹Total Well Depth	Ground Surface Elevation	¹Top of Casing Elevation	¹Depth to Water Below Casing	²Depth to Water Below Ground	Groundwater Elevation
MW-4	2/19/04	16.91	771.99	771.64	11.75	12.10	759.89
	6/17/04				8.86	9.21	762.78
	12/19/06				8.90	9.25	762.74
	7/19/07				11.75	12.10	759.89
	10/22/07				9.97	10.32	761.67
	6/2/08				9.71	10.06	761.93
	11/11/08	This well was not measured due to obstruction.					
	3/23/09	This well was not measured due to obstruction.					
	10/22/09	3	771.96	771.62	9.96	10.30	761.66
	4/14/10				16.91	17.25	754.71
	4/12/11				8.86	9.20	762.76
	10/11/11				11.38	11.72	760.24
	4/20/12				8.72	9.06	762.90
	6/14/12	10.81	11.15	760.81			
	MW-5	2/19/04	This well was not yet installed.				
6/17/04		17.41	773.68	773.18	4.58	5.08	768.60
12/19/06					5.85	6.35	767.33
7/19/07					12.21	12.71	760.97
10/22/07					16.80	17.30	756.38
6/2/08					5.66	6.16	767.52
11/11/08					6.30	6.80	766.88
3/23/09					4.51	5.01	768.67
10/22/09					15.64	16.14	757.54
3 4/14/10					17.41	17.91	755.77
4/12/11					3.19	3.69	769.99
10/11/11					15.37	15.87	757.81
4/20/12					4.36	4.86	768.82
6/14/12					7.49	7.99	765.69
MW-6	2/19/04				19.02	773.20	772.83
	6/17/04	9.75	10.12	763.08			
	12/19/06	10.89	11.26	761.94			
	7/19/07	12.74	13.11	760.09			
	10/22/07	10.97	11.34	761.86			
	6/2/08	11.05	11.42	761.78			
	11/11/08	11.65	12.02	761.18			
	3/23/09	10.28	10.65	762.55			
	10/22/09	11.48	11.85	761.35			
	3 4/14/10	19.02	19.39	753.81			
	4/12/11	10.14	10.51	762.69			
	10/11/11	12.72	13.09	760.11			
	4/20/12	10.19	10.56	762.64			
	6/14/12	12.15	12.52	760.68			

Notes:

1. All measurements are presented in feet.
2. Data obtained from Environmental & Safety Consultants and Environmental & Development Solutions, Inc.
3. "1" Measured from the north rim of the top of well casing.
4. "2" Calculated based on depth to water measurements and survey results.
5. "3" Indicates data entered for depth below casing appears to be total depth of well.

TABLE 4 (Page 3 of 3)
Groundwater Elevation Measurements
Former Safer Dry Cleaning Center
Brookfield, Wisconsin

Well Number	Date	¹Total Well Depth	Ground Surface Elevation	¹Top of Casing Elevation	¹Depth to Water Below Casing	²Depth to Water Below Ground	Groundwater Elevation
MW-7	2/19/04	19.69	771.62	771.06	11.08	11.64	759.98
	6/17/04				8.50	9.06	762.56
	12/19/06				8.46	9.02	762.60
	7/19/07				11.10	11.66	759.96
	10/22/07				9.27	9.83	761.79
	6/2/08				9.31	9.87	761.75
	11/11/08				9.90	10.46	761.16
	3/23/09				8.52	9.08	762.54
	10/22/09				9.49	10.05	761.57
	3 4/14/10				19.69	20.25	751.37
	4/12/11				8.37	8.93	762.69
	10/11/11				10.97	11.53	760.09
	4/20/12				8.35	8.91	762.71
6/14/12	10.40	10.96	760.66				
MW-2D	2/19/04	29.30	773.92	773.92	13.46	13.46	760.46
	6/17/04				10.72	10.72	763.20
	12/19/06				10.71	10.71	763.21
	7/19/07				13.38	13.38	760.54
	10/22/07				11.53	11.53	762.39
	6/2/08				11.53	11.53	762.39
	11/11/08				12.12	12.12	761.80
	3/23/09				10.76	10.76	763.16
	10/22/09				18.18	18.18	755.74
	3 4/14/10				29.30	29.30	744.62
	4/12/11				10.62	10.62	763.30
	10/11/11				13.21	13.21	760.71
	4/20/12				NM	NM	NM
6/14/12	12.64						
MW-3D	2/19/04	47.35	772.77	772.44	24.25	24.58	748.19
	6/17/04				20.80	21.13	751.64
	12/19/06				18.55	18.88	753.89
	7/19/07				22.39	22.72	750.05
	10/22/07				18.56	18.89	753.88
	6/2/08				17.96	18.29	754.48
	11/11/08				18.60	18.93	753.84
	3/23/09				16.65	16.98	755.79
	10/22/09				38.27	38.60	734.17
	3 4/14/10				47.35	47.68	725.09
	4/12/11				15.83	16.16	756.61
	10/11/11				18.28	18.61	754.16
	4/20/12				NM	NM	NM
6/14/12	18.61						

Notes:

1. All measurements are presented in feet.
2. Data obtained from Environmental & Safety Consultants and Environmental & Development Solutions, Inc.
3. "1" Measured from the north rim of the top of well casing.
4. "2" Calculated based on depth to water measurements and survey results.
5. "3" Indicates data entered for depth below casing appears to be total depth of well.



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July 24, 2012

Mr. David Keren
5135 N. Hollywood
Milwaukee, WI 53217

RE: Notification of Contamination at the Former Safer Cleaning Center Site Located
13835 W. Capitol Drive in Brookfield, Wisconsin; ReadyEarth Project No. 11-
0202; DNR BRRTS Nos. 02-68-443361 (east) and 02-68-525014 (west)

Dear Mr. Keren,

ReadyEarth Consulting, Inc. ("ReadyEarth") submits this letter to notify you of potential soil and groundwater impacts associated with the above-referenced site (the "site"), which is on property that you own. ReadyEarth is preparing a closure request for the site that we will be submitting to the Wisconsin Department of Natural Resources (DNR). This letter is required as part of the final documentation for the site.

The levels of tetrachloroethene (PCE) and trichloroethene (TCE), which are common compounds associated with dry cleaning operations, are present at the site at concentrations above the state soil and groundwater standards found in chapters NR 720 and NR 140, Wisconsin Administrative Code. The soil and groundwater analytical results from the site are summarized on the attached Figures 2 and 3, respectively. The impacts have been investigated to a practical degree and will naturally degrade over time. Remediation by natural attenuation is an acceptable approach to meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code. As referenced earlier, ReadyEarth will be submitting a closure request to the DNR in the very near future. Closure means that the DNR will not require any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of these impacts, as long as you or any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required.

To obtain a copy of the DNR's publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination," you may visit the DNR's website at <http://www.dnr.wi.gov/org/aw/rr/archives/pubs/RR589.pdf>.

The DNR will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the DNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the DNR that is relevant to this closure request, you should mail that information to Mr. David Volkert of the DNR at 141 NW Barstow Street, Room 180, Waukesha, WI 53188, or contact him at (262) 574-2166.

If the DNR closes the site, all properties within the site boundaries where impacts exceed standards will be listed on the DNR's Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS registry includes maps showing the location of properties in Wisconsin where impacts above standards were present at the time that the case was closed. This GIS Registry is available to the general public on the DNR's web site. Please review the attached deed of your property, and notify me within the next 30 days if the legal description is incorrect.

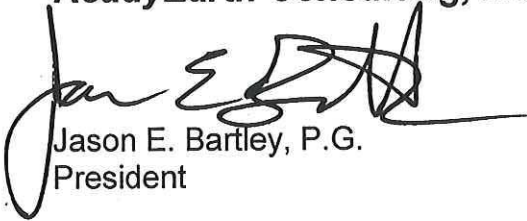
Once the DNR makes a decision on the closure request, it will be documented in a letter. If the DNR grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS registry on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm>. A copy of the closure letter is included as part of the site file on the GIS registry.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater impacts. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is available on the DNR's website at <http://www.dnr.wi.gov/org/water/dwg/3300254.pdf>, or may be accessed through the GIS registry web address in the preceding paragraph.

If you need more information, you may contact me at (262) 522-3520 or the mailing address at the top of this letter. You may also contact Mr. David Volkert of the DNR at (262) 574-2166 or 141 NW Barstow Street, Rom 180, Waukesha, WI 53188.

Sincerely,

ReadyEarth Consulting, Inc.



Jason E. Bartley, P.G.
President

attachments

cc: Mr. Donald Hoeller
Mr. David Volkert – Wisconsin Department of Natural Resources

11-0202r

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2. Article Number
(Transfer from service label) 7011 3500 0001 1372 4412

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 DAVID KERON Agent Addressee

B. Received by (Printed Name) DAVID KERON C. Date of Delivery JUL 26 2012

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1040

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #: 02-68-443361 & 02-68-525014

ACTIVITY NAME: SAFER DRY CLEANERS (East & West)

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
A	13845 W Capitol Dr, Brookfield, WI	BR C1054032	675933	292514
B	13850 W Capitol Dr, Brookfield, WI	BR C1011995001	675978	292574
C				
D				
E				
F				
G				
H				
I				



ReadyEarth
Consulting, Inc.

P.O. Box 365
Pewaukee, WI 53072

jbartley@ReadyEarth.net

PHONE 262.522.3520

MOBILE 414.731.9874

FAX 262.522.3501

www.readyearth.net

MAILED 7-18-12 CENTER
W. Capitol Drive
July 17, 2012

Dr. Patricio Viernes
Ms. Merina Viernes
13845 W. Capitol Drive
Brookfield, WI 53005

RE: Off-Site Right-of-Way Notification for the Former Safer Cleaning Center Site
Located 13835 W. Capitol Drive in Brookfield, Wisconsin; ReadyEarth Project
No. 11-0202; DNR BRRTS Nos. 02-68-443361 (east) and 02-68-525014 (west)

Dear Mr. and Mrs. Viernes,

ReadyEarth Consulting, Inc. ("ReadyEarth") submits this letter to notify you of potential soil and groundwater impacts beneath your property located at 13845 W. Capitol Drive, which is adjacent to the above-referenced site (the "site"). ReadyEarth is preparing a closure request for the site that we will be submitting to the Wisconsin Department of Natural Resources (DNR). This letter is required as part of the final documentation for the site.

Soil and/or groundwater impacts that appear to have originated on the site may have migrated onto your property at 13845 W. Capitol Drive. The levels of tetrachloroethene (PCE) and trichloroethene (TCE), which are common compounds associated with dry cleaning operations, may be present beneath your property at concentrations above the state soil and groundwater standards found in chapters NR 720 and NR 140, Wisconsin Administrative Code. The soil and groundwater analytical results from the site are summarized on the attached Figures 2 and 3, respectively. The impacts have been investigated to a practical degree and will naturally degrade over time. Remediation by natural attenuation is an acceptable approach to meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code. As referenced earlier, ReadyEarth will be submitting a closure request to the DNR in the very near future. Closure means that the DNR will not require any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the impacts is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of these impacts, as long as you or any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. To obtain a copy of the DNR's publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination," you may visit the DNR's website at <http://www.dnr.wi.gov/org/aw/rr/archives/pubs/RR589.pdf>.

The DNR will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the DNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the DNR that is relevant to this closure request, you should mail that information to Mr. David Volkert of the DNR at 141 NW Barstow Street, Room 180, Waukesha, WI 53188, or contact him at (262) 574-2166.

If the DNR closes the site, all properties within the site boundaries where impacts exceed standards will be listed on the DNR's Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS registry includes maps showing the location of properties in Wisconsin where impacts above standards were present at the time that the case was closed. This GIS Registry is available to the general public on the DNR's web site. Please review the attached deed of your property, and notify me within the next 30 days if the legal description is incorrect.

Once the DNR makes a decision on the closure request, it will be documented in a letter. If the DNR grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS registry on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm>. A copy of the closure letter is included as part of the site file on the GIS registry.

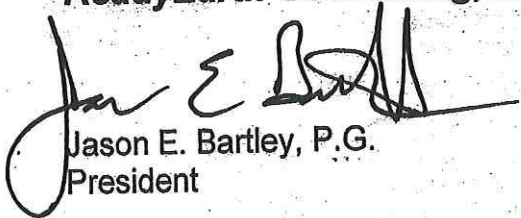
Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater impacts. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is available on the DNR's website at

<http://www.dnr.wi.gov/org/water/dwg/3300254.pdf>, or may be accessed through the GIS registry web address in the preceding paragraph.

If you need more information, you may contact me at (262) 522-3520 or the mailing address at the top of this letter. You may also contact Mr. David Volkert of the DNR at (262) 574-2166 or 141 NW Barstow Street, Rom 180, Waukesha, WI 53188.

Sincerely,

ReadyEarth Consulting, Inc.



Jason E. Bartley, P.G.
President

attachments

cc: Mr. Donald Hoeller
Mr. David Volkert – Wisconsin Department of Natural Resources

11-0202m

OFF-SOURCE
A
PROPERTY

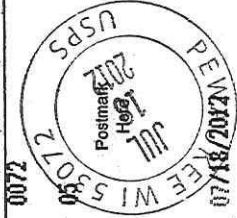
**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage \$	\$0.65
Certified Fee	\$2.95
Return Receipt Fee (Endorsement Required)	\$2.35
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees \$	\$5.95



Sent To

DR. PATRICIO & MS. MERINA VIERNES
Street, Apt. No., PO Box No. 13845
City, State, ZIP+4
BROOKFIELD, WI 53005

PS Form 3811, February 2004 See Reverse for Instructions

7011 3500 0001 1540 2707

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DR. PATRICIO VIERNES
MS. MERINA VIERNES
13845 W. CAPITOL DR.
BROOKFIELD, WI 53005

2. Article Number
(Transfer from service label)

7011 3500 0001 1540 2707

PS Form 3811, February 2004

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* Agent Addressee

B. Received by (Printed Name)
JACKIE GUANSU C. Date of Delivery
5/19/04

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

102595-02-M-1540

OFF-SOURCE
A
PROPERTY

This instrument was drafted by _____

1282395

DOCUMENT NO. STATE BAR OF WISCONSIN FORM 1—1982 THIS SPACE RESERVED FOR RECORDING DATA
WARRANTY DEED

1282395

This Deed, made between JAMES W. STEFFEN and ROWENE J. STEFFEN, husband and wife

1984 DEC 31 PM 12: 25
REEL 649 IMAGE 693

Grantor, and PATRICIO F. VIERNES and MERINA C. VIERNES, husband and wife

Register of Deeds
Sandra M. Hurlinger

Witnesseth, That the said Grantor, for a valuable consideration.....

REEL 649 IMAGE 693

conveys to Grantee the following described real estate in Waukesha County, State of Wisconsin:

RETURN TO First Wisconsin National Bank Milwaukee 777 E Wisconsin Ave. Milwaukee WI 53202 Capitol @ Lisbon CL

Tax Parcel No.: BRC 1054.032

The West 45 feet of Lot Three (3) and all except the West 25 feet of Lot Four (4), Block Two (2) in Capitol Drive Garden Acres, being a subdivision of the West One-half (1/2) of the Northwest One-quarter of Section Twelve (12), Township Seven (7) North, Range Twenty (20) East, in the City of Brookfield, Waukesha County, Wisconsin.

This Deed is given in fulfillment of that certain Land Contract dated February 18, 1982, and recorded in the office of the Register of Deeds for Waukesha County, Wisconsin, on February 23, 1982 in Reel 484, Image 575, as Document No. 1177294.

TRANSFER
300.00
FEE

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; And JAMES W. STEFFEN and ROWENE J. STEFFEN, husband and wife warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except any liens or encumbrances created by act or default of Grantees & except municipal & zoning ordinances, recorded easements, building & use restrictions & covenants, & general taxes & special assessments for year in which Grantees fully satisfy the terms and conditions of said Land Contract, and will warrant and defend the same.

Dated this 26th day of December, 1984.

(SEAL)

JAMES W. STEFFEN (SEAL)

(SEAL)

ROWENE J. STEFFEN (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

STATE OF WISCONSIN

authenticated this _____ day of _____, 19_____

MILWAUKEE County. ss. Personally came before me this 26th day of December 1984 the above named JAMES W. STEFFEN and ROWENE J. STEFFEN, husband and wife

TITLE: MEMBER STATE BAR OF WISCONSIN

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

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

THIS INSTRUMENT WAS DRAFTED BY NICHOLAS G. EWENS

NICHOLAS G. EWENS

Attorney at Law

Ozaukee County, Wis. My Commission is permanent (OR COMMISSION EXPIRES _____)

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

*Names of persons signing

OFF-SOURCE
A
PROPERTY

Waukesha County LIS Parcel Report

Owner: PATRICIO F VIERNES



LAND INFORMATION SYSTEMS DIVISION

Property Address: 13845 W CAPITOL DR

Mailing Address: MERINA VIERNES

18265 LE CHATEAU DR
BROOKFIELD, WI 53045

Tax Key: BR C1054032

Total Value: \$251100

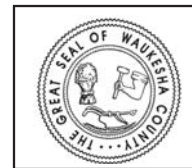
GIS Acres: 0.54

Report Date: 12-Oct-2012

Property Map for Tax Key:
BR C1054032



Overview Map



The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.



ReadyEarth
Consulting, Inc.
P.O. Box 365
Pewaukee, WI 53072
jhartley@ReadyEarth.net
PHONE 262.522.3520
MOBILE 414.731.9874
FAX 262.522.3501
www.readyearth.net

MAILED 7-18-12 CONTINUED

W RETURN NOT

July 17, 2012

ODG SK1 LLC
6495 S. 27th Street
Franklin, WI 53132

RE: Off-Site Right-of-Way Notification for the Former Safer Cleaning Center Site
Located 13835 W. Capitol Drive in Brookfield, Wisconsin; ReadyEarth Project
No. 11-0202; DNR BRRTS Nos. 02-68-443361 (east) and 02-68-525014 (west)

Dear Sir or Madam,

ReadyEarth Consulting, Inc. ("ReadyEarth") submits this letter to notify you of potential soil and groundwater impacts beneath your property located at 13850 W. Capitol Drive, which is adjacent to the above-referenced site (the "site"). ReadyEarth is preparing a closure request for the site that we will be submitting to the Wisconsin Department of Natural Resources (DNR). This letter is required as part of the final documentation for the site.

Soil and/or groundwater impacts that appear to have originated on the site may have migrated onto your property at 13850 W. Capitol Drive. The levels of tetrachloroethene (PCE) and trichloroethene (TCE), which are common compounds associated with dry cleaning operations, may be present beneath your property at concentrations above the state soil and groundwater standards found in chapters NR 720 and NR 140, Wisconsin Administrative Code. The soil and groundwater analytical results from the site are summarized on the attached Figures 2 and 3, respectively. The impacts have been investigated to a practical degree and will naturally degrade over time. Remediation by natural attenuation is an acceptable approach to meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code. As referenced earlier, ReadyEarth will be submitting a closure request to the DNR in the very near future. Closure means that the DNR will not require any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the impacts is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of these

impacts, as long as you or any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. To obtain a copy of the DNR's publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination," you may visit the DNR's website at <http://www.dnr.wi.gov/org/aw/rr/archives/pubs/RR589.pdf>.

The DNR will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the DNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the DNR that is relevant to this closure request, you should mail that information to Mr. David Volkert of the DNR at 141 NW Barstow Street, Room 180, Waukesha, WI 53188, or contact him at (262) 574-2166.

If the DNR closes the site, all properties within the site boundaries where impacts exceed standards will be listed on the DNR's Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS registry includes maps showing the location of properties in Wisconsin where impacts above standards were present at the time that the case was closed. This GIS Registry is available to the general public on the DNR's web site. Please review the attached deed of your property, and notify me within the next 30 days if the legal description is incorrect.

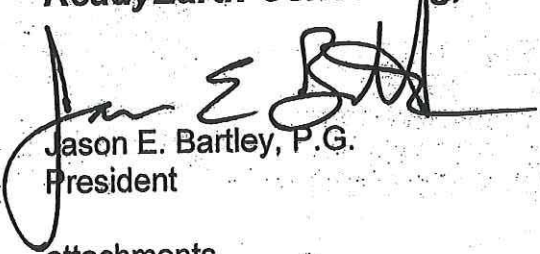
Once the DNR makes a decision on the closure request, it will be documented in a letter. If the DNR grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS registry on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm>. A copy of the closure letter is included as part of the site file on the GIS registry.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater impacts. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is available on the DNR's website at <http://www.dnr.wi.gov/org/water/dwg/3300254.pdf>, or may be accessed through the GIS registry web address in the preceding paragraph.

If you need more information, you may contact me at (262) 522-3520 or the mailing address at the top of this letter. You may also contact Mr. David Volkert of the DNR at (262) 574-2166 or 141 NW Barstow Street, Rom 180, Waukesha, WI 53188.

Sincerely,

ReadyEarth Consulting, Inc.



Jason E. Bartley, P.G.
President

attachments

cc: Mr. Donald Hoeller
Mr. David Volkert – Wisconsin Department of Natural Resources

11-0202n

OFF-SOURCE
B
PROPERTY

7011 3500 0001 1540 2691

Sent to
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

Return Receipt Fee
(Endorsement Required)
Restricted Delivery Fee
(Endorsement Required)

Certified Fee
Postage \$

\$	\$0.65
\$	\$2.95
\$	\$2.35
\$	\$0.00
\$	\$5.95



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FRANKLIN WISE
For delivery information visit our website at www.usps.com®

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

00G SK1 LLC
6495 S. 27TH ST.
FRANKLIN, WI 53132

2. Article Number (Transfer from) 7011 3500 0001 1540 2691

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Alise Lemieux Agent Addressee

B. Received by (Printed Name) Alise Lemieux
C. Date of Delivery 7/19/12

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Community Health Care Services of Menomonee Falls, Inc., n/k/a Community Memorial Hospital of Menomonee Falls, Inc., a Wisconsin non-stock corporation, ("Grantor," whether one or more), and ODG SK1 LLC, a Wisconsin limited liability company, ("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Waukesha County, State of Wisconsin ("Property"):

Parcel 1 of Certified Survey Map No. 7819, recorded in the office of the Register of Deeds for Waukesha County, Wisconsin, on September 29, 1995, in Volume 67 of Certified Survey Maps at Page 174 to 176, as Document No. 2070054, being a redivision of Outlot 1, Certified Survey Map No. 7784 and lands in part of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 7 North, Range 20 East. Said land being in the City of Brookfield, County of Waukesha, State of Wisconsin.

THIS SPACE RESERVED FOR RECORDING DATA

Name and Return Address

Brad I. Dallet, Esq.
Whyte Hirschboeck Dudek S.C.
555 East Wells Street, Suite 1900
Milwaukee, WI 53202

BRC 1011-995-001

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, restriction on access, reciprocal easement for access, and general taxes levied in the year of closing.

Dated this 11th day of November, 2010.

Community Health Care Services of Menomonee Falls, Inc.
n/k/a Community Memorial Hospital of Menomonee Falls, Inc.

By: [Signature] (SEAL)

* Dennis M. Pollard, President

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 20 _____

ACKNOWLEDGMENT

STATE OF WISCONSIN,

Waukesha COUNTY

Personally came before me this 12 day of November, 2010, the above named Dennis M. Pollard to me known to be the President of Community Memorial Hospital of Menomonee Falls, Inc. and the person who executed the foregoing instrument and acknowledged the same on behalf of the corporation.

[Signature] Notary Public, State of Wisconsin

My commission: August 4, 2013

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

THIS INSTRUMENT WAS DRAFTED BY:

Anne Wal, Esq.
von Briesen & Roper, s.c.
411 E. Wisconsin Ave., Ste. 700
Milwaukee, WI 53202

3794164

REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON

November 22, 2010 12:25 PM
James R Behrend
Register of Deeds

1 PG
TOTAL FEE: \$30.00
TRANS FEE: \$9,600.00
Book Page -



Pd
20
1

OFF-SOURCE
B
PROPERTY

Waukesha County LIS Parcel Report

Owner: ODG SK1 LLC

Property Address: 13850 W CAPITOL DR

Mailing Address: 6495 S 27TH ST
FRANKLIN, WI 53132



LAND INFORMATION SYSTEMS DIVISION

Tax Key: BR C1011995001

Total Value: \$3306900

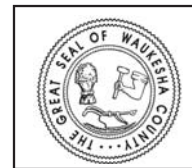
GIS Acres: 2.67

Report Date: 12-Oct-2012

Property Map for Tax Key:
BR C1011995001



Overview Map



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Jason Bartley <jbartley@readyearth.net>

Hwy ROW notification form

TeBeest, Sharlene - DOT <Sharlene.TeBeest@dot.wi.gov>
To: Jason Bartley <jbartley@readyearth.net>

Thu, Jul 19, 2012 at 2:23 PM

Thank you Jason,

I've received the notification for the former Safer Cleaning Company, BRRS # 02-68-525014 (west) and 02-68-443331 (east) in Waukesha county.

Please keep a copy of this e-mail for your files.

Thank you!

Shar

Sharlene Te Beest

Hazardous Materials Specialist

WisDOT- BTS-ESS

4802 Sheboygan Ave Rm 451

PO Box 7965

Madison, WI 53707-7965

Phone 608-266-1476

Cell 608-692-4546

e-mail sharlene.tebeest@dot.wi.gov

From: Jason Bartley [mailto:jbartley@readyearth.net]

Sent: Thursday, July 19, 2012 2:22 PM

To: TeBeest, Sharlene - DOT

Subject: Re: Hwy ROW notification form

[Quoted text hidden]

Notification of Contamination within the Right of Way

County: WAUKESHA
Highway: HWY 190 (W. CAPITOL DRIVE)
Site Name: FMR. SAFER CLEANING CENTER
Site Address: 13805 W. CAPITOL DRIVE, BROOKFIELD, WI 53005
BRRTS Number: 02-68-525014 (west) and 02-68-443331 (east)
PECFA Number: NA
FID Number: 268340380

Owner's Name: DAVID KEREN
Owner's Address: P.O. BOX 71192, SHOREWOOD, WI 53211

Consulting Firm: READYEARTH CONSULTING, INC.
Consultant Contact: JASON BARTLEY
Consultant Address: P.O. BOX 365, PEWAUKEE, WI 53072
Consultant Phone, Fax and E-mail: (262) 522-3520 – jbartley@readyearth.net

Soil contamination? Yes/no: YES
Depth to contaminated soil: 2 FEET BGS
Vertical extent of contaminated soil: (e.g. from 2 feet to 13 feet below ground surface)
Groundwater contamination? Yes/no: YES
Depth to water table: 5-13 FEET BGS

Describe the type(s) of contamination present. CHLORINATED SOLVENTS FROM FORMER DRY CLEANING OPERATIONS

Brief summary of cleanup activity: EXACVATION OF 1,051.83 TONS OF SOIL, INJECTION OF 2,641 GALLONS OF OXIDANT, NATURAL ATTENUATION GROUNDWATER MONITORING

Attach a current plume map for groundwater contamination
Attach a current plume map for soil contamination



ReadyEarth
Consulting, Inc.
P.O. Box 365
Pewaukee, WI 53072
jbartley@ReadyEarth.net
PHONE 262.522.3520
MOBILE 414.731.9874
FAX 262.522.3501
www.readyearth.net

July 17, 2012

Mr. Thomas M. Grisa
Director of Public Works
2000 N. Calhoun Road
Brookfield, WI 53005

RE: Off-Site Right-of-Way Notification for the Former Safer Cleaning Center Site
Located 13835 W. Capitol Drive in Brookfield, Wisconsin; ReadyEarth Project
No. 11-0202; DNR BRRTS Nos. 02-68-443361 (east) and 02-68-525014 (west)

Dear Mr. Grisa,

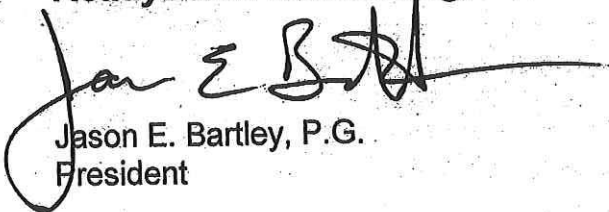
ReadyEarth Consulting, Inc. ("ReadyEarth") submits this letter to notify the City of Brookfield of groundwater and potential soil impacts beneath the public right-of-ways adjacent to the above-referenced site (the "site"). ReadyEarth is preparing a closure request that we will be submitting to the Wisconsin Department of Natural Resources (DNR). This letter is required as part of the final documentation for the site.

Groundwater and potential soil impacts originating from the site appear to have migrated beneath the portions of the right-of-ways of W. Capitol Drive and Fiebrantz Drive that are adjacent to the site. Select volatile organic compounds (VOCs) were detected within soil and/or groundwater collected from the site adjacent to the right-of-ways and within groundwater at MW-7, which is located off-site beyond the W. Capitol Drive right-of-way from the site. The sampling locations and analytical results are presented on the attached Figures 2 and 3. Impacts beneath the right-of-ways may be at concentrations above the state groundwater and soil standards found in chapters NR 140 and NR 720, Wisconsin Administrative Code. Based on all the sampling data collected from the site, the impacts have been investigated to the point practicable and will naturally degrade over time. Remediation by natural attenuation is an acceptable approach to meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code. As referenced earlier, ReadyEarth will be submitting a closure request to the DNR in the very near future. Closure means that the DNR will not require any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

If you need more information, you may contact me at (262) 522-3520 or the mailing address at the top of this letter. You may also contact Mr. David Volkert of the DNR at (262) 574-2166 or 141 NW Barstow Street, Room 180, Waukesha, WI 53188.

Sincerely,

ReadyEarth Consulting, Inc.



Jason E. Bartley, P.G.
President

attachments

cc: Mr. Don Hoeller
Mr. David Volkert – Wisconsin Department of Natural Resources

11-02021