

From: Hnat, John J - DNR
Sent: Tuesday, March 28, 2017 3:48 PM
To: 'taylorduane82@yahoo.com'
Cc: Mylotta, Pamela A - DNR (Pamela.Mylotta@wisconsin.gov)
Subject: 4704 W Burleigh

| Tracking: | Recipient | Delivery |
|-----------|-----------------------------------------------------------|-------------------------------|
| | 'taylorduane82@yahoo.com' | |
| | Mylotta, Pamela A - DNR (Pamela.Mylotta@wisconsin.gov) | Delivered: 03/28/2017 3:48 PM |

Mr. Taylor,

Thank you for your questions about this open former dry cleaner site. I hope the following will answer your questions about the site. It can get pretty technical depending on the results for soil, groundwater, and vapor contamination.

On November 10, 2010, the DNR received a status update for One Hour Fabricare located at 4704 West Burleigh Street. The former environmental consultant, The Sigma Group, completed installing five NR 141 groundwater monitoring wells, collected additional soil samples for laboratory analysis, completed one round of groundwater monitoring, and completed a subslab vapor assessment from beneath the building.

Attached with this email are the results of that submitted document as follows:



**One Hour
Fabricare Tables...**

- Table 1, indicates the depth of groundwater beneath the property is ~ 1.6 to 10.4 feet
- Table 2, is the soil boring sampling results. The main contaminant is tetrachloroethene, commonly known as PCE or "PERC". The main chemical used at this site to dry clean clothes.
- Trichloroethene or TCE, cis-1,2-dichloroethene, trans-1,2-dichloroethene, and vinyl chloride are break down or degrading products from PCE.
- Table 3, shows what was in the groundwater back in May 2010. We haven't any information on the groundwater quality since May 2010.
- Table 4, shows the subslab air quality beneath the floor/foundation. The results show that PCE = 1,140,000 ug/m³ and TCE = 43,800 ug/m³. What this means is the results for PCE and TCE are above the DNR's subslab vapor risk screening levels for small commercial and large commercial site. The DNR's screening levels for small commercial sites for PCE = 6,000 ug/m³ and TCE = 290 ug/m³. Because of the high number results for PCE and TCE beneath the subslab, an environmental consultant would have to evaluate a course of action to remediate the contamination beneath the foundation and possibly install a mitigation system to vent the contaminant air containing the PCE and TCE from beneath the building.
- Figure 2, is a site map of the facility
- Figure 3, shows the direction of the subsurface groundwater flow which is southeast
- Figure 4, is the soil quality map that shows the soil boring sample results and the depths the samples were analyzed at for contaminated soil
- Figure 5, is the groundwater quality map that shows the area where groundwater is contaminated at

To answer your question what has to be done, first of all, the DNR would recommend that Mr. McKay, the Responsible Party, hire an environmental consultant to review the file to propose a work plan to complete the site investigation and based on this site investigation, evaluate, and propose a remediation strategy for the site.

To answer your question on costs, the DNR can't comment on the cost of completing a site investigation and remediation of this site to closure because each dry cleaning site can cost more or less than other sites based on how complex the problem is. The DNR can't determine the costs the environmental consultants charge.

Finally, you wanted to know if someone could start a convenience store at this site. The RP would have to conduct additional subslab and indoor air sampling to find out if there is a vapor intrusion or continuing vapor intrusion issue for this site. If so, then The City Health Department would be relying on these results when the building would be safe to occupy from a vapor and direct contact (soil) issue. The DNR has no control when a building can be occupied or not. I don't know which City of Milwaukee department issues occupancy permits.

If you have any further questions, please contact Pam Mylotta at 414-263-8561, or

pamela.mylotta@wisconsin.gov while I'm on vacation.

I hope this helps. Have a great day.

 *J. Hnat, C.P.G., P.G.,*

Project Manager/Hydrogeologist
Remediation and Redevelopment Program
Southeast Region Headquarters
Wisconsin Department of Natural Resources

(☎) phone: (414) 263-8644

(☎) fax: (414) 263-8550

(✉) e-mail: John.Hnat@wisconsin.gov

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TABLE 1
STATIC GROUNDWATER ELEVATIONS
MCKPLACO - ONE HOUR FABRICARE
4704 WEST BURLEIGH STREET
MILWAUKEE, WISCONSIN
Project Reference #10837

| Monitoring Well Identification | Date | Ground Surface Elevation (feet MSL) | Top of Casing Elevation (feet MSL) | Depth to Groundwater (feet from TOC) | Depth to Groundwater (feet bgs) | Groundwater Elevation (feet MSL) | Well Screen Interval (feet MSL) |
|--------------------------------|----------|-------------------------------------|------------------------------------|--------------------------------------|---------------------------------|----------------------------------|---------------------------------|
| MW-1 | 05/11/10 | 710.59 | 709.92 | 1.6 | 2.27 | 708.32 | 3-13 |
| MW-2 | 05/11/10 | 710.32 | 709.68 | 3.78 | 4.42 | 705.9 | 3.5-13.5 |
| MW-3 | 05/11/10 | 711.56 | 710.77 | 3.24 | 4.03 | 707.53 | 3.5-13.5 |
| MW-4 | 05/11/10 | 712.37 | 711.84 | 10.36 | 10.89 | 701.48 | 5-15 |
| MW-5 | 05/11/10 | 711.09 | 710.53 | 4.16 | 4.72 | 706.37 | 4-14 |
| TMW-2 | 05/11/10 | 712.230 | 711.94 | 2.93 | 3.22 | 709.01 | 4.5-15 |

Notes:

feet MSL = feet above Mean Sea Level
feet from TOC = feet below top of casing
feet bgs = feet below ground surface

TABLE 2
SOIL ANALYTICAL QUALITY RESULTS
VOLATILE ORGANIC COMPOUNDS
One Hour Fabricare - McKplaco
4704 Burleigh Street
Milwaukee, Wisconsin
Project Reference #10837

| Soil Boring Identification: | | | | | SB-1 | | SB-2 | | SB-3 | | SB-4 | |
|-----------------------------|-------|-------------------------|--------------------------|---------|--------------|--------------|------------|-----------------|---------------|----------|----------|----------|
| Sample Depth (ft): | | | | | 21" | 27.5" | 4 | 11 | 10 | 14 | 4 | 14 |
| PID / FID | | | | | 5.1 | 4.7 | 30 | 0.4 | 19.7 | 0 | 0 | 0 |
| Parameter | Unit | NR 720 | | | NR 746 | | | Collection Date | | | | |
| | | RCL | Table 1 | Table 2 | 10/09/06 | 10/09/06 | 10/09/06 | 10/09/06 | 10/09/06 | 10/09/06 | 10/09/06 | 10/09/06 |
| Benzene | µg/kg | 5.5 | 8,500 | 1,100 | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Bromobenzene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Bromodichloromethane | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| n-Butylbenzene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| sec-Butylbenzene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| tert-Butylbenzene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Carbon tetrachloride | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Chlorobenzene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Chloroethane | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Chloroform | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Chloromethane | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| 2-Chlorotoluene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| 4-Chlorotoluene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Dibromochloromethane | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| 1,2-Dibromo-3-chloropropane | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| 1,2-Dibromoethane | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| 1,2-Dichlorobenzene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| 1,3-Dichlorobenzene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| 1,4-Dichlorobenzene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Dichlorodifluoromethane | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| 1,1-Dichloroethane | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| 1,2-Dichloroethane | µg/kg | 4.9 | 600 | 540 | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| 1,1-Dichloroethene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| cis-1,2-Dichloroethene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | 151 | <25 | <25 | <25 |
| trans-1,2-Dichloroethene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| 1,2-Dichloropropane | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| 1,3-Dichloropropane | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Di-isopropyl ether | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Ethylbenzene | µg/kg | 2,900 | 4,600 | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Hexachlorobutadiene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Isopropylbenzene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| p-Isopropyltoluene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Methylene chloride | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Methyl-tert-butyl-ether | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Naphthalene | µg/kg | NS | 2,700 | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| n-Propylbenzene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| 1,1,2,2-Tetrachloroethane | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Tetrachloroethene | µg/kg | 1230¹ | 33000² | NS | 2,440 | 9,500 | 120 | <25 | 10,100 | <25 | <25 | <25 |
| Toluene | µg/kg | 1,500 | 38,000 | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| 1,2,3-Trichlorobenzene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| 1,2,4-Trichlorobenzene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| 1,1,1-Trichloroethane | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| 1,1,2-Trichloroethane | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Trichloroethene | µg/kg | 160¹ | 14000² | NS | 25J | 45J | <25 | <25 | 190 | <25 | <25 | <25 |
| Trichlorofluoromethane | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| 1,2,4-Trimethylbenzene | µg/kg | NS | 83,000 | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| 1,3,5-Trimethylbenzene | µg/kg | NS | 11,000 | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Vinyl chloride | µg/kg | NS | 870 ² | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Total Xylenes | µg/kg | 4,100 | 42,000 | NS | <75 | <75 | <75 | <75 | <75 | <75 | <75 | <75 |

Notes: Laboratory analyses performed by: Synergy Environmental Lab, Inc. on behalf of Terracon Consultants.
µg/kg = micrograms per kilogram (equivalent to parts per billion)
NA = Not Analyzed NS = No Standard
J = Analyte detected between limit of detection and limit of quantification.
NR 720 RCL = Wisconsin Administrative Code, Chapter NR 720 generic Residual Contaminant Level (industrial land use RCLs for RCRA metals).
NR 746 Table 1 = Wisconsin Administrative Code, Chapter NR 746, Table 1 soil screening level: Indicators of Residual Petroleum Products in Soil Pores.
NR 746 Table 2 = Wisconsin Administrative Code, Chapter NR 746, Table 2: Protection of Human Health from Direct Contact with Contaminated Soil.
¹ = Calculated Site Specific RCLs
² = WDNR hazardous waste contained-out determination values
Exceedances: **BOLD** = detected compound **BOX** = concentration exceeds standard

TABLE 2
SOIL ANALYTICAL QUALITY RESULTS
VOLATILE ORGANIC COMPOUNDS
One Hour Fabricare - McKplaco
4704 Burleigh Street
Milwaukee, Wisconsin
Project Reference #10837

| Soil Boring Identification: | | | | | GP-1 | | GP-2 | | GP-3 | | GP-4 | |
|-----------------------------|-------|-------------------------|--------------------------|---------|-------------|----------|------------|-----------------|---------------|--------------|-------------|----------|
| Sample Depth (ft): | | | | | 2-4 | 6-8 | 0-2 | 4-6 | 0-2 | 6-8 | 2-4 | 4-6 |
| PID / FID | | | | | 1.5 | 1 | 7.9 | 9 | 0.9 | 171 | 1 | 1 |
| Parameter | Unit | NR 720 | | | NR 746 | | | Collection Date | | | | |
| | | RCL | Table 1 | Table 2 | 06/02/09 | 06/02/09 | 06/02/09 | 06/02/09 | 06/02/09 | 06/02/09 | 06/02/09 | 06/02/09 |
| Benzene | µg/kg | 5.5 | 8,500 | 1,100 | <20 | <20 | <20 | <20 | <20 | 1,100 | <20 | <20 |
| Bromobenzene | µg/kg | NS | NS | NS | <34 | <34 | <34 | <34 | <34 | <34 | <34 | <34 |
| Bromodichloromethane | µg/kg | NS | NS | NS | <16 | <16 | <16 | <16 | <16 | <16 | <16 | <16 |
| n-Butylbenzene | µg/kg | NS | NS | NS | <35 | <35 | <35 | <35 | <35 | 660 | <35 | <35 |
| sec-Butylbenzene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | 153 | <25 | <25 |
| tert-Butylbenzene | µg/kg | NS | NS | NS | <23 | <23 | <23 | <23 | <23 | <23 | <23 | <23 |
| Carbon tetrachloride | µg/kg | NS | NS | NS | <21 | <21 | <21 | <21 | <21 | <21 | <21 | <21 |
| Chlorobenzene | µg/kg | NS | NS | NS | <16 | <16 | <16 | <16 | <16 | <16 | <16 | <16 |
| Chloroethane | µg/kg | NS | NS | NS | <23 | <23 | <23 | <23 | <23 | <23 | <23 | <23 |
| Chloroform | µg/kg | NS | NS | NS | <50 | <50 | <50 | <50 | <50 | <50 | <50 | <50 |
| Chloromethane | µg/kg | NS | NS | NS | <43 | <43 | <43 | <43 | <43 | <43 | <43 | <43 |
| 2-Chlorotoluene | µg/kg | NS | NS | NS | <31 | <31 | <31 | <31 | <31 | <31 | <31 | <31 |
| 4-Chlorotoluene | µg/kg | NS | NS | NS | <24 | <24 | <24 | <24 | <24 | <24 | <24 | <24 |
| Dibromochloromethane | µg/kg | NS | NS | NS | <21 | <21 | <21 | <21 | <21 | <21 | <21 | <21 |
| 1,2-Dibromo-3-chloropropane | µg/kg | NS | NS | NS | <37 | <37 | <37 | <37 | <37 | <37 | <37 | <37 |
| 1,2-Dibromoethane | µg/kg | NS | NS | NS | <21 | <21 | <21 | <21 | <21 | <21 | <21 | <21 |
| 1,2-Dichlorobenzene | µg/kg | NS | NS | NS | <32 | <32 | <32 | <32 | <32 | <32 | <32 | <32 |
| 1,3-Dichlorobenzene | µg/kg | NS | NS | NS | <41 | <41 | <41 | <41 | <41 | <41 | <41 | <41 |
| 1,4-Dichlorobenzene | µg/kg | NS | NS | NS | <42 | <42 | <42 | <42 | <42 | <42 | <42 | <42 |
| Dichlorodifluoromethane | µg/kg | NS | NS | NS | <33 | <33 | <33 | <33 | <33 | <33 | <33 | <33 |
| 1,1-Dichloroethane | µg/kg | NS | NS | NS | <22 | <22 | <22 | <22 | <22 | <22 | <22 | <22 |
| 1,2-Dichloroethane | µg/kg | 4.9 | 600 | 540 | <24 | <24 | <24 | <24 | <24 | <24 | <24 | <24 |
| 1,1-Dichloroethene | µg/kg | NS | NS | NS | <27 | <27 | <27 | <27 | <27 | <27 | <27 | <27 |
| cis-1,2-Dichloroethene | µg/kg | NS | NS | NS | <24 | <24 | 83 | 164 | <24 | <24 | <24 | <24 |
| trans-1,2-Dichloroethene | µg/kg | NS | NS | NS | <29 | <29 | <29 | <29 | <29 | <29 | <29 | <29 |
| 1,2-Dichloropropane | µg/kg | NS | NS | NS | <19 | <19 | <19 | <19 | <19 | <19 | <19 | <19 |
| 1,3-Dichloropropane | µg/kg | NS | NS | NS | <21 | <21 | <21 | <21 | <21 | <21 | <21 | <21 |
| Di-isopropyl ether | µg/kg | NS | NS | NS | <15 | <15 | <15 | <15 | <15 | <15 | <15 | <15 |
| Ethylbenzene | µg/kg | 2,900 | 4,600 | NS | <16 | <16 | <16 | <16 | 23 J | 8,800 | <16 | <16 |
| Hexachlorobutadiene | µg/kg | NS | NS | NS | <50 | <50 | <50 | <50 | <50 | <50 | <50 | <50 |
| Isopropylbenzene | µg/kg | NS | NS | NS | <30 | <30 | <30 | <30 | <30 | 580 | <30 | <30 |
| p-Isopropyltoluene | µg/kg | NS | NS | NS | <30 | <30 | <30 | <30 | <30 | 41 J | <30 | <30 |
| Methylene chloride | µg/kg | NS | NS | NS | <44 | <44 | <44 | <44 | <44 | <44 | <44 | <44 |
| Methyl-tert-butyl-ether | µg/kg | NS | NS | NS | <23 | <23 | <23 | <23 | <23 | <23 | <23 | <23 |
| Naphthalene | µg/kg | NS | 2,700 | NS | <117 | <117 | <117 | <117 | <117 | 550 | <117 | <117 |
| n-Propylbenzene | µg/kg | NS | NS | NS | <29 | <29 | <29 | <29 | <29 | 2,780 | <29 | <29 |
| 1,1,2,2-Tetrachloroethane | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Tetrachloroethene | µg/kg | 1230¹ | 33000² | NS | 88 | <18 | 710 | 2,490 | <18 | <18 | <18 | <18 |
| Toluene | µg/kg | 1,500 | 38,000 | NS | <23 | <23 | <23 | <23 | <23 | 62 J | 27 J | <23 |
| 1,2,3-Trichlorobenzene | µg/kg | NS | NS | NS | <87 | <87 | <87 | <87 | <87 | <87 | <87 | <87 |
| 1,2,4-Trichlorobenzene | µg/kg | NS | NS | NS | <53 | <53 | <53 | <53 | <53 | <53 | <53 | <53 |
| 1,1,1-Trichloroethane | µg/kg | NS | NS | NS | <27 | <27 | <27 | <27 | <27 | <27 | <27 | <27 |
| 1,1,2-Trichloroethane | µg/kg | NS | NS | NS | <30 | <30 | <30 | <30 | <30 | <30 | <30 | <30 |
| Trichloroethene | µg/kg | 160¹ | 14000² | NS | 29 J | <20 | 123 | 470 | <20 | <20 | <20 | <20 |
| Trichlorofluoromethane | µg/kg | NS | NS | NS | <16 | <16 | <16 | <16 | <16 | <16 | <16 | <16 |
| 1,2,4-Trimethylbenzene | µg/kg | NS | 83,000 | NS | <20 | <20 | <20 | <20 | 86 | 2,220 | <20 | <20 |
| 1,3,5-Trimethylbenzene | µg/kg | NS | 11,000 | NS | <24 | <24 | <24 | <24 | 29.5 J | 1,220 | <24 | <24 |
| Vinyl chloride | µg/kg | NS | 870² | NS | <17 | <17 | <17 | <17 | <17 | <17 | <17 | <17 |
| Total Xylenes | µg/kg | 4,100 | 42,000 | NS | <48 | <48 | <48 | <48 | 73 J | 2,696 | <48 | <48 |

Notes: Laboratory analyses performed by: Synergy Environmental Lab, Inc.
µg/kg = micrograms per kilogram (equivalent to parts per billion)
NA = Not Analyzed NS = No Standard
J = Analyte detected between limit of detection and limit of quantification.
NR 720 RCL = Wisconsin Administrative Code, Chapter NR 720 generic Residual Contaminant Level (industrial land use RCLs for RCRA metals).
NR 746 Table 1 = Wisconsin Administrative Code, Chapter NR 746, Table 1 soil screening level: Indicators of Residual Petroleum Products in Soil Pores.
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Exceedances: **BOLD** = detected compound **BOX** = concentration exceeds standard

TABLE 2
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VOLATILE ORGANIC COMPOUNDS
One Hour Fabricare - McKplaco
4704 Burleigh Street
Milwaukee, Wisconsin
Project Reference #10837

| Soil Boring Identification: | | | | | GP-5 | | GP-6 | | GP-7 | | GP-8 | |
|-----------------------------|-------|-------------------------|--------------------------|---------|-----------------|----------|------------|--------------|----------|----------|--------------|--------------|
| Sample Depth (ft): | | | | | 0-2 | 4-6 | 0-2 | 4-6 | 2-4 | 4-6 | 2-4 | 6-8 |
| PID / FID | | | | | 12 | 0 | 1.2 | 1.6 | 0.6 | 1 | 4 | 6 |
| Parameter | Unit | NR 720 RCL | NR 746 | | Collection Date | | | | | | | |
| | | | Table 1 | Table 2 | 06/02/09 | 06/02/09 | 06/02/09 | 06/02/09 | 06/02/09 | 06/02/09 | 06/02/09 | 06/02/09 |
| Benzene | µg/kg | 5.5 | 8,500 | 1,100 | <20 | <20 | <20 | <20 | <20 | <20 | <20 | <20 |
| Bromobenzene | µg/kg | NS | NS | NS | <34 | <34 | <34 | <34 | <34 | <34 | <34 | <34 |
| Bromodichloromethane | µg/kg | NS | NS | NS | <16 | <16 | <16 | <16 | <16 | <16 | <16 | <16 |
| n-Butylbenzene | µg/kg | NS | NS | NS | <35 | <35 | <35 | <35 | <35 | <35 | <35 | <35 |
| sec-Butylbenzene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| tert-Butylbenzene | µg/kg | NS | NS | NS | <23 | <23 | <23 | <23 | <23 | <23 | <23 | <23 |
| Carbon tetrachloride | µg/kg | NS | NS | NS | <21 | <21 | <21 | <21 | <21 | <21 | <21 | <21 |
| Chlorobenzene | µg/kg | NS | NS | NS | <16 | <16 | <16 | <16 | <16 | <16 | <16 | <16 |
| Chloroethane | µg/kg | NS | NS | NS | <23 | <23 | <23 | <23 | <23 | <23 | <23 | <23 |
| Chloroform | µg/kg | NS | NS | NS | <50 | <50 | <50 | <50 | <50 | <50 | <50 | <50 |
| Chloromethane | µg/kg | NS | NS | NS | <43 | <43 | <43 | <43 | <43 | <43 | <43 | <43 |
| 2-Chlorotoluene | µg/kg | NS | NS | NS | <31 | <31 | <31 | <31 | <31 | <31 | <31 | <31 |
| 4-Chlorotoluene | µg/kg | NS | NS | NS | <24 | <24 | <24 | <24 | <24 | <24 | <24 | <24 |
| Dibromochloromethane | µg/kg | NS | NS | NS | <21 | <21 | <21 | <21 | <21 | <21 | <21 | <21 |
| 1,2-Dibromo-3-chloropropane | µg/kg | NS | NS | NS | <37 | <37 | <37 | <37 | <37 | <37 | <37 | <37 |
| 1,2-Dibromoethane | µg/kg | NS | NS | NS | <21 | <21 | <21 | <21 | <21 | <21 | <21 | <21 |
| 1,2-Dichlorobenzene | µg/kg | NS | NS | NS | <32 | <32 | <32 | <32 | <32 | <32 | <32 | <32 |
| 1,3-Dichlorobenzene | µg/kg | NS | NS | NS | <41 | <41 | <41 | <41 | <41 | <41 | <41 | <41 |
| 1,4-Dichlorobenzene | µg/kg | NS | NS | NS | <42 | <42 | <42 | <42 | <42 | <42 | <42 | <42 |
| Dichlorodifluoromethane | µg/kg | NS | NS | NS | <33 | <33 | <33 | <33 | <33 | <33 | <33 | <33 |
| 1,1-Dichloroethane | µg/kg | NS | NS | NS | <22 | <22 | <22 | <22 | <22 | <22 | <22 | <22 |
| 1,2-Dichloroethane | µg/kg | 4.9 | 600 | 540 | <24 | <24 | <24 | <24 | <24 | <24 | <24 | <24 |
| 1,1-Dichloroethene | µg/kg | NS | NS | NS | <27 | <27 | <27 | <27 | <27 | <27 | <27 | <27 |
| cis-1,2-Dichloroethene | µg/kg | NS | NS | NS | <24 | <24 | <24 | <24 | <24 | <24 | <24 | <24 |
| trans-1,2-Dichloroethene | µg/kg | NS | NS | NS | <29 | <29 | <29 | <29 | <29 | <29 | <29 | <29 |
| 1,2-Dichloropropane | µg/kg | NS | NS | NS | <19 | <19 | <19 | <19 | <19 | <19 | <19 | <19 |
| 1,3-Dichloropropane | µg/kg | NS | NS | NS | <21 | <21 | <21 | <21 | <21 | <21 | <21 | <21 |
| Di-isopropyl ether | µg/kg | NS | NS | NS | <15 | <15 | <15 | <15 | <15 | <15 | <15 | <15 |
| Ethylbenzene | µg/kg | 2,900 | 4,600 | NS | <16 | <16 | <16 | <16 | <16 | <16 | <16 | <16 |
| Hexachlorobutadiene | µg/kg | NS | NS | NS | <50 | <50 | <50 | <50 | <50 | <50 | <50 | <50 |
| Isopropylbenzene | µg/kg | NS | NS | NS | <30 | <30 | <30 | <30 | <30 | <30 | <30 | <30 |
| p-Isopropyltoluene | µg/kg | NS | NS | NS | <30 | <30 | <30 | <30 | <30 | <30 | <30 | <30 |
| Methylene chloride | µg/kg | NS | NS | NS | <44 | <44 | <44 | <44 | <44 | <44 | <44 | <44 |
| Methyl-tert-butyl-ether | µg/kg | NS | NS | NS | <23 | <23 | <23 | <23 | <23 | <23 | <23 | <23 |
| Naphthalene | µg/kg | NS | 2,700 | NS | <117 | <117 | <117 | <117 | <117 | <117 | <117 | <117 |
| n-Propylbenzene | µg/kg | NS | NS | NS | <29 | <29 | <29 | <29 | <29 | <29 | <29 | <29 |
| 1,1,2,2-Tetrachloroethane | µg/kg | NS | NS | NS | <25 | <25 | <25 | <25 | <25 | <25 | <25 | <25 |
| Tetrachloroethene | µg/kg | 1230¹ | 33000² | NS | <18 | <18 | 100 | 1,290 | 210 | 172 | 3,900 | 5,900 |
| Toluene | µg/kg | 1,500 | 38,000 | NS | <23 | <23 | <23 | <23 | <23 | <23 | <23 | 23 J |
| 1,2,3-Trichlorobenzene | µg/kg | NS | NS | NS | <87 | <87 | <87 | <87 | <87 | <87 | <87 | <87 |
| 1,2,4-Trichlorobenzene | µg/kg | NS | NS | NS | <53 | <53 | <53 | <53 | <53 | <53 | <53 | <53 |
| 1,1,1-Trichloroethane | µg/kg | NS | NS | NS | <27 | <27 | <27 | <27 | <27 | <27 | <27 | <27 |
| 1,1,2-Trichloroethane | µg/kg | NS | NS | NS | <30 | <30 | <30 | <30 | <30 | <30 | <30 | <30 |
| Trichloroethene | µg/kg | 160 ¹ | 14000 ² | NS | <20 | <20 | <20 | <20 | <20 | <20 | <20 | 134 |
| Trichlorofluoromethane | µg/kg | NS | NS | NS | <16 | <16 | <16 | <16 | <16 | <16 | <16 | <16 |
| 1,2,4-Trimethylbenzene | µg/kg | NS | 83,000 | NS | <20 | <20 | <20 | <20 | <20 | <20 | <20 | <20 |
| 1,3,5-Trimethylbenzene | µg/kg | NS | 11,000 | NS | <24 | <24 | <24 | <24 | <24 | <24 | <24 | <24 |
| Vinyl chloride | µg/kg | NS | 870 ² | NS | <17 | <17 | <17 | <17 | <17 | <17 | <17 | <17 |
| Total Xylenes | µg/kg | 4,100 | 42,000 | NS | <48 | <48 | <48 | <48 | <48 | <48 | <48 | <48 |

Notes: Laboratory analyses performed by: Synergy Environmental Lab, Inc.
µg/kg = micrograms per kilogram (equivalent to parts per billion)
NA = Not Analyzed NS = No Standard
J = Analyte detected between limit of detection and limit of quantification.
NR 720 RCL = Wisconsin Administrative Code, Chapter NR 720 generic Residual Contaminant Level (industrial land use RCLs for RCRA metals).
NR 746 Table 1 = Wisconsin Administrative Code, Chapter NR 746, Table 1 soil screening level: Indicators of Residual Petroleum Products in Soil Pores.
NR 746 Table 2 = Wisconsin Administrative Code, Chapter NR 746, Table 2: Protection of Human Health from Direct Contact with Contaminated Soil.
¹ = Calculated Site Specific RCLs
² = WDNR hazardous waste contained-out determination values
Exceedances: **BOLD** = detected compound **BOX** = concentration exceeds standard

TABLE 2
SOIL ANALYTICAL QUALITY RESULTS
VOLATILE ORGANIC COMPOUNDS
One Hour Fabricare - McKplaco
4704 Burleigh Street
Milwaukee, Wisconsin
Project Reference #10837

| Soil Boring Identification: | | | | | HA-1 | | HA-2 | MW-1 | MW-4 | MW-5 |
|-----------------------------|-------|-------------------------|--------------------------|---------|-----------------|------------|--------------|--------------|----------|----------|
| Sample Depth (ft): | | | | | 3 | 6 | 6 | 2-4 | 2-4 | 2-4 |
| PID / FID | | | | | 8 | 4.5 | 23 | 0 | 0 | 0 |
| Parameter | Unit | NR 720 | NR 746 | | Collection Date | | | | | |
| | | RCL | Table 1 | Table 2 | 06/02/09 | 06/02/09 | 06/02/09 | 05/05/10 | 05/05/10 | 05/05/10 |
| Benzene | µg/kg | 5.5 | 8,500 | 1,100 | <20 | <20 | <20 | <35 | <35 | <35 |
| Bromobenzene | µg/kg | NS | NS | NS | <34 | <34 | <34 | <55 | <55 | <55 |
| Bromodichloromethane | µg/kg | NS | NS | NS | <16 | <16 | <16 | <31 | <31 | <31 |
| n-Butylbenzene | µg/kg | NS | NS | NS | <35 | <35 | <35 | <46 | <46 | <46 |
| sec-Butylbenzene | µg/kg | NS | NS | NS | <25 | <25 | <25 | <35 | <35 | <35 |
| tert-Butylbenzene | µg/kg | NS | NS | NS | <23 | <23 | <23 | <41 | <41 | <41 |
| Carbon tetrachloride | µg/kg | NS | NS | NS | <21 | <21 | <21 | <28 | <28 | <28 |
| Chlorobenzene | µg/kg | NS | NS | NS | <16 | <16 | <16 | <40 | <40 | <40 |
| Chloroethane | µg/kg | NS | NS | NS | <23 | <23 | <23 | <80 | <80 | <80 |
| Chloroform | µg/kg | NS | NS | NS | <50 | <50 | <50 | <39 | <39 | <39 |
| Chloromethane | µg/kg | NS | NS | NS | <43 | <43 | <43 | <43 | <43 | <43 |
| 2-Chlorotoluene | µg/kg | NS | NS | NS | <31 | <31 | <31 | <46 | <46 | <46 |
| 4-Chlorotoluene | µg/kg | NS | NS | NS | <24 | <24 | <24 | <36 | <36 | <36 |
| Dibromochloromethane | µg/kg | NS | NS | NS | <21 | <21 | <21 | <42 | <42 | <42 |
| 1,2-Dibromo-3-chloropropane | µg/kg | NS | NS | NS | <37 | <37 | <37 | <67 | <67 | <67 |
| 1,2-Dibromoethane | µg/kg | NS | NS | NS | <21 | <21 | <21 | <20 | <20 | <20 |
| 1,2-Dichlorobenzene | µg/kg | NS | NS | NS | <32 | <32 | <32 | <41 | <41 | <41 |
| 1,3-Dichlorobenzene | µg/kg | NS | NS | NS | <41 | <41 | <41 | <37 | <37 | <37 |
| 1,4-Dichlorobenzene | µg/kg | NS | NS | NS | <42 | <42 | <42 | <20 | <20 | <20 |
| Dichlorodifluoromethane | µg/kg | NS | NS | NS | <33 | <33 | <33 | <33 | <33 | <33 |
| 1,1-Dichloroethane | µg/kg | NS | NS | NS | <22 | <22 | <22 | <45 | <45 | <45 |
| 1,2-Dichloroethane | µg/kg | 4.9 | 600 | 540 | <24 | <24 | <24 | <45 | <45 | <45 |
| 1,1-Dichloroethene | µg/kg | NS | NS | NS | <27 | <27 | <27 | <44 | <44 | <44 |
| cis-1,2-Dichloroethene | µg/kg | NS | NS | NS | <24 | <24 | <24 | <44 | <44 | <44 |
| trans-1,2-Dichloroethene | µg/kg | NS | NS | NS | <29 | <29 | <29 | <43 | <43 | <43 |
| 1,2-Dichloropropane | µg/kg | NS | NS | NS | <19 | <19 | <19 | <38 | <38 | <38 |
| 1,3-Dichloropropane | µg/kg | NS | NS | NS | <21 | <21 | <21 | <33 | <33 | <33 |
| Di-isopropyl ether | µg/kg | NS | NS | NS | <15 | <15 | <15 | <31 | <31 | <31 |
| Ethylbenzene | µg/kg | 2,900 | 4,600 | NS | <16 | <16 | <16 | <56 | <56 | <56 |
| Hexachlorobutadiene | µg/kg | NS | NS | NS | <50 | <50 | <50 | <79 | <79 | <79 |
| Isopropylbenzene | µg/kg | NS | NS | NS | <30 | <30 | <30 | <39 | <39 | <39 |
| p-Isopropyltoluene | µg/kg | NS | NS | NS | <30 | <30 | <30 | <43 | <43 | <43 |
| Methylene chloride | µg/kg | NS | NS | NS | <44 | <44 | <44 | <52 | <52 | <52 |
| Methyl-tert-butyl-ether | µg/kg | NS | NS | NS | <23 | <23 | <23 | <27 | <27 | <27 |
| Naphthalene | µg/kg | NS | 2,700 | NS | <117 | <117 | <117 | <53 | <53 | <53 |
| n-Propylbenzene | µg/kg | NS | NS | NS | <29 | <29 | <29 | <44 | <44 | <44 |
| 1,1,2,2-Tetrachloroethane | µg/kg | NS | NS | NS | <25 | <25 | <25 | <29 | <29 | <29 |
| Tetrachloroethene | µg/kg | 1230¹ | 33000² | NS | 1,360 | 980 | 2,820 | 1,730 | <53 | 141 J |
| Toluene | µg/kg | 1,500 | 38,000 | NS | <23 | <23 | <23 | <51 | <51 | <51 |
| 1,2,3-Trichlorobenzene | µg/kg | NS | NS | NS | <87 | <87 | <87 | <58 | <58 | <58 |
| 1,2,4-Trichlorobenzene | µg/kg | NS | NS | NS | <53 | <53 | <53 | <48 | <48 | <48 |
| 1,1,1-Trichloroethane | µg/kg | NS | NS | NS | <27 | <27 | <27 | <28 | <28 | <28 |
| 1,1,2-Trichloroethane | µg/kg | NS | NS | NS | <30 | <30 | <30 | <36 | <36 | <36 |
| Trichloroethene | µg/kg | 160 ¹ | 14000 ² | NS | <20 | <20 | 60 J | 169 | <50 | <50 |
| Trichlorofluoromethane | µg/kg | NS | NS | NS | <16 | <16 | <16 | <35 | <35 | <35 |
| 1,2,4-Trimethylbenzene | µg/kg | NS | 83,000 | NS | <20 | <20 | <20 | <73 | <73 | <73 |
| 1,3,5-Trimethylbenzene | µg/kg | NS | 11,000 | NS | <24 | <24 | <24 | <57 | <57 | <57 |
| Vinyl chloride | µg/kg | NS | 870 ² | NS | <17 | <17 | <17 | <33 | <33 | <33 |
| Total Xylenes | µg/kg | 4,100 | 42,000 | NS | <48 | <48 | <48 | <124 | <124 | <124 |

Notes: Laboratory analyses performed by: Synergy Environmental Lab, Inc.
µg/kg = micrograms per kilogram (equivalent to parts per billion)
NA = Not Analyzed NS = No Standard
J = Analyte detected between limit of detection and limit of quantification.
NR 720 RCL = Wisconsin Administrative Code, Chapter NR 720 generic Residual Contaminant Level (industrial land use RCLs for RCRA metals).
NR 746 Table 1 = Wisconsin Administrative Code, Chapter NR 746, Table 1 soil screening level: Indicators of Residual Petroleum Products in Soil Pores.
NR 746 Table 2 = Wisconsin Administrative Code, Chapter NR 746, Table 2: Protection of Human Health from Direct Contact with Contaminated Soil.
¹ = Calculated Site Specific RCLs
² = WDNR hazardous waste contained-out determination values
Exceedances: **BOLD** = detected compound **BOX** = concentration exceeds standard

TABLE 4
 SUB-SLAB AIR ANALYTICAL QUALITY RESULTS
 ONE HOUR FABRICARE - MCKPLACO
 4704 WEST BURLEIGH STREET
 MILWAUKEE, WISCONSIN
 Project Reference #10837

| Volatile Organic Compounds - Detects Only | Unit | Calculated Sub-Slab Air Standard | SSV-1-10837 |
|-------------------------------------------|-------|----------------------------------|-----------------|
| | | | Collection Date |
| | | | 8/2/2010 |
| cis 1,2- dichloroethene | µg/m3 | NS | 198 |
| tetrachloroethene | µg/m3 | 41 | 1140000 |
| trans 1,2-dichloroethene | µg/m3 | 630 | 75 |
| trichloroethene | µg/m3 | 120 | 43800 |
| vinyl chloride | µg/m3 | 16 | <2.2 |

Notes:

µg/m3 =micrograms per cubic meter of air

NS = No calculated standard

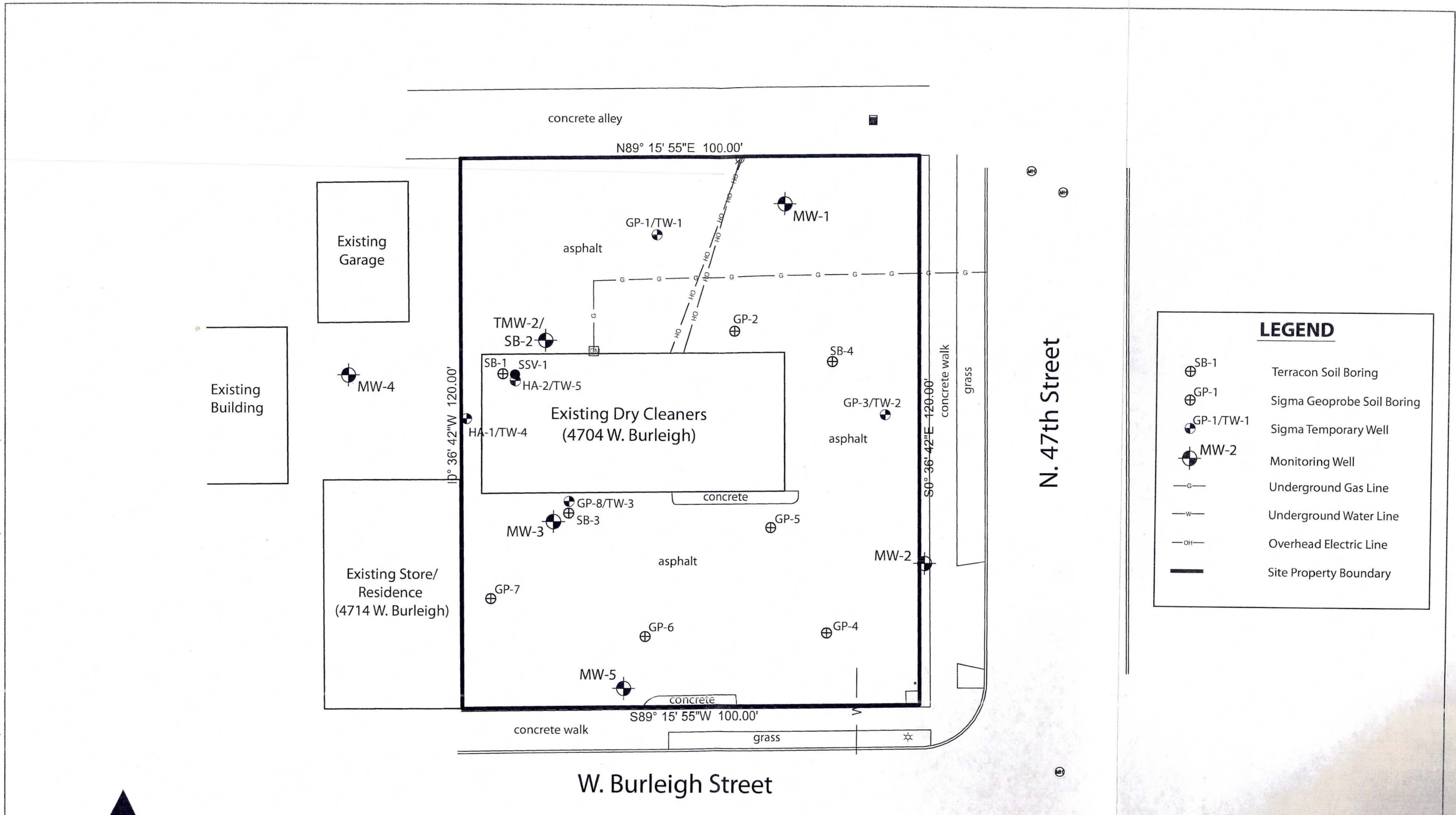
Sub-Slab Air Stanard

= The sub-slab air standard was calculated using EPA Residential Air Standard and the WDNR conversion factor of 10 for a non-carcinogenic and 100 for a carcinogenic analyte.

Exceedances: **BOLD** = concentration exceeds calculated sub-slab air standard

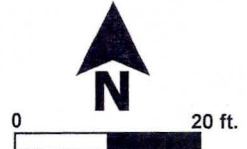
See Cont #
 PCE SS VASEL = 6,000
 TCE = 290

Project: 10837 Directory: Graphics Filename: 10837_Fig 25PMap.mxd Created By: MET Date: 06/08/2010



LEGEND

- SB-1 Terracon Soil Boring
- GP-1 Sigma Geoprobe Soil Boring
- GP-1/TW-1 Sigma Temporary Well
- MW-2 Monitoring Well
- G Underground Gas Line
- W Underground Water Line
- OH Overhead Electric Line
- Site Property Boundary

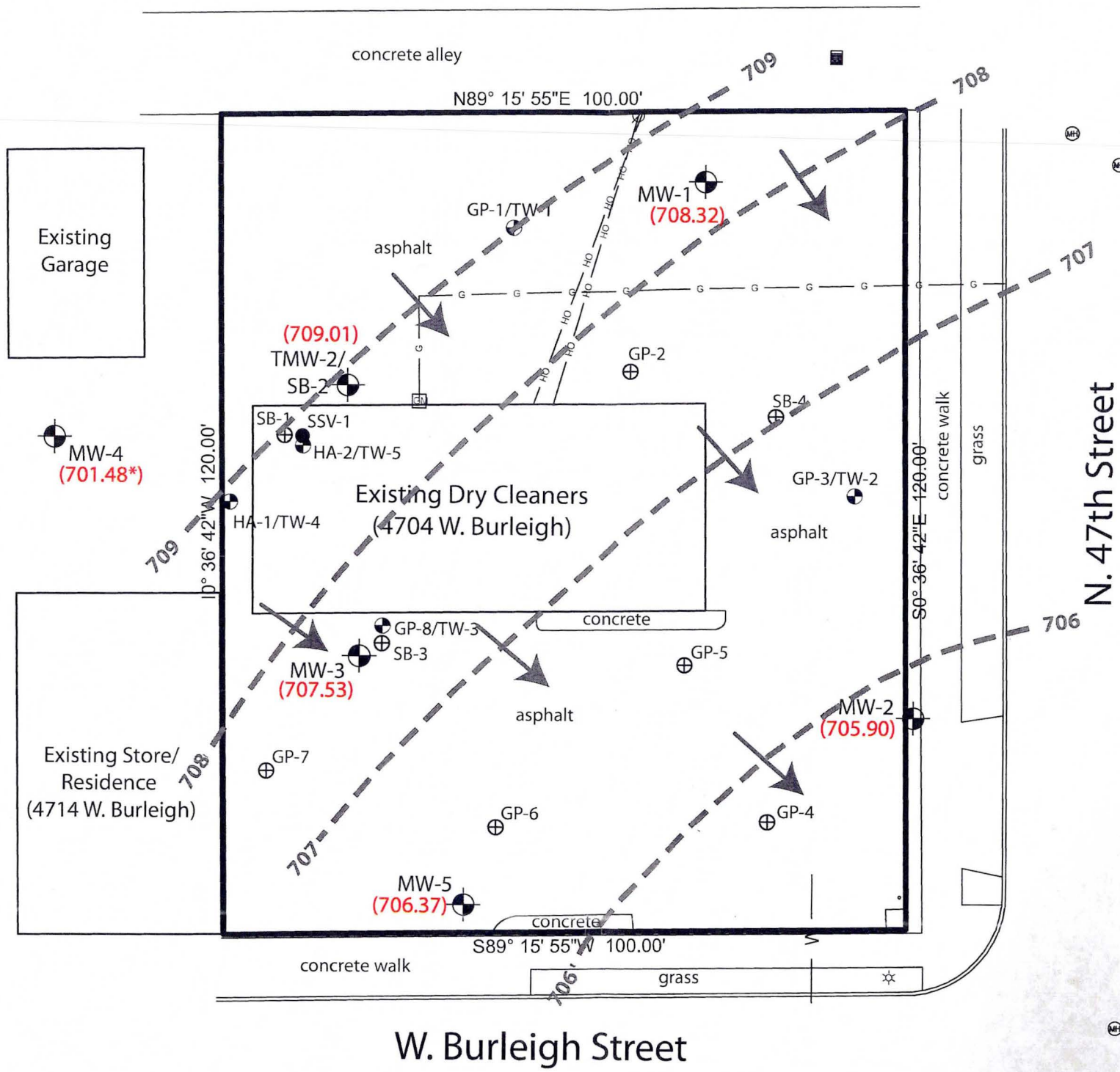


THE SIGMA GROUP
 Single Source. Sound Solutions.

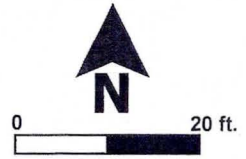
SITE PLAN MAP
 McKplaco, Inc./One Hour Fabricare Cleaners
 4704 W. Burleigh, Milwaukee, Wisconsin

FIGURE
2

Project: 10137 Directory Graphics
 Filename: 10137_Fig 3_GCM.ai
 Created By: MET
 Date: 11/01/2010



| LEGEND | |
|--------|----------------------------|
| | Terracon Soil Boring |
| | Sigma Geoprobe Soil Boring |
| | Sigma Temporary Well |
| | Monitoring Well |
| | Underground Gas Line |
| | Underground Water Line |
| | Overhead Electric Line |
| | Site Property Boundary |
| | Groundwater Contour |
| | Groundwater Elevation |
| | Groundwater Flow Direction |



* = groundwater elevation not considered during evaluation of groundwater flow.

| | | |
|--|--------------------------------|----------|
| | GROUNDWATER CONTOUR MAP | FIGURE |
| | | 3 |

McKplaco, Inc./One Hour Fabricare Cleaners
 4704 W. Burleigh, Milwaukee, Wisconsin

Soil Quality Legend

All results reported in micrograms per kilograms (ug/kg).

J = Concentrations reported between the laboratory

PCE = Tetrachloroethene

TCE = Trichloroethene

DCE = cis 1,2-dichloroethene

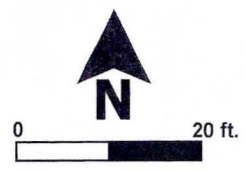
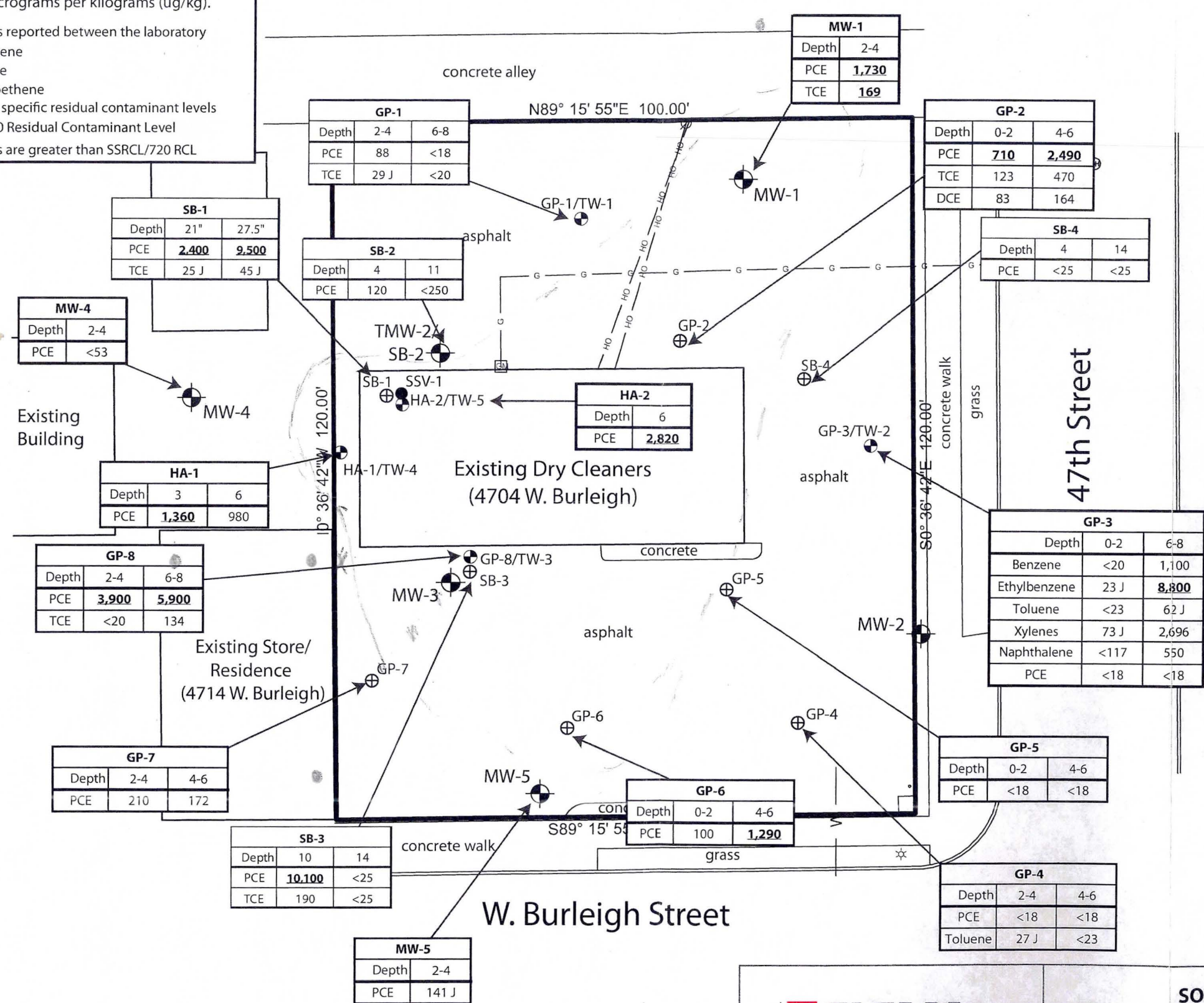
SSRCL = Calculated site specific residual contaminant levels

NR 720 RCL = Chapter NR 720 Residual Contaminant Level

Bold = Concentrations are greater than SSRCL/720 RCL

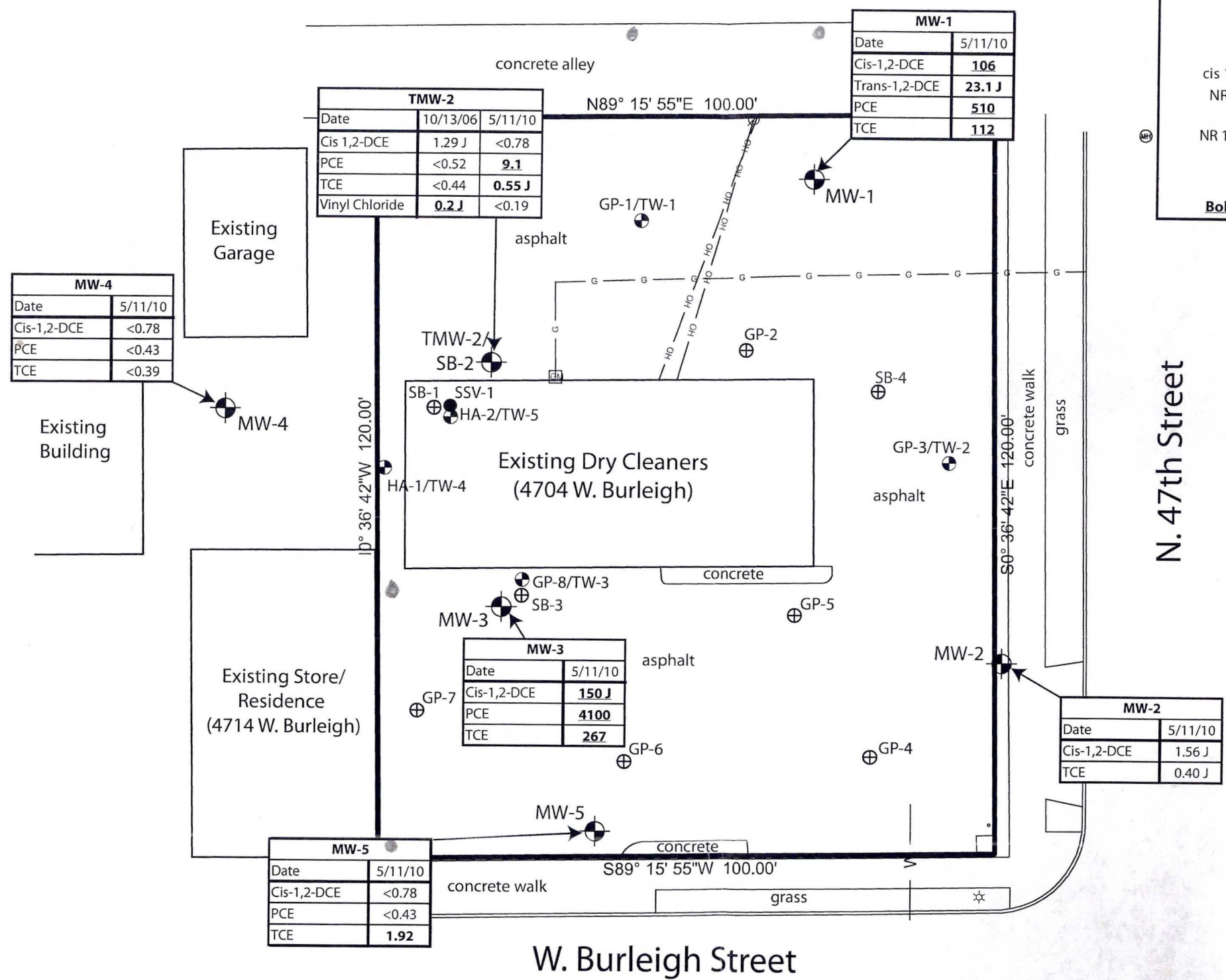
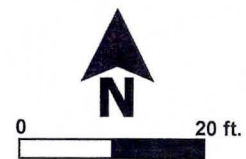
LEGEND

- SB-1 Terracon Soil Boring
- GP-1 Sigma Geoprobe Soil Boring
- GP-1/TW-1 Sigma Temporary Well
- MW-2 Monitoring Well
- Underground Gas Line
- Underground Water Line
- Overhead Electric Line
- Site Property Boundary



Project: 10837 | Directory: Graphics | Filename: 10137_Fig 4SGM.ai | Created By: MET | Date: 06/09/2010

Project: 10837
 Directory: Graphics
 Filename: 10837_Fig 5 GQM.mxd
 Created By: MET
 Date: 06/09/2010



| TMW-2 | | |
|----------------|--------------|---------------|
| Date | 10/13/06 | 5/11/10 |
| Cis-1,2-DCE | 1.29 J | <0.78 |
| PCE | <0.52 | 9.1 |
| TCE | <0.44 | 0.55 J |
| Vinyl Chloride | 0.2 J | <0.19 |

| MW-1 | |
|---------------|---------------|
| Date | 5/11/10 |
| Cis-1,2-DCE | 106 |
| Trans-1,2-DCE | 23.1 J |
| PCE | 510 |
| TCE | 112 |

| MW-4 | |
|-------------|---------|
| Date | 5/11/10 |
| Cis-1,2-DCE | <0.78 |
| PCE | <0.43 |
| TCE | <0.39 |

| MW-3 | |
|-------------|--------------|
| Date | 5/11/10 |
| Cis-1,2-DCE | 150 J |
| PCE | 4100 |
| TCE | 267 |

| MW-2 | |
|-------------|---------|
| Date | 5/11/10 |
| Cis-1,2-DCE | 1.56 J |
| TCE | 0.40 J |

| MW-5 | |
|-------------|-------------|
| Date | 5/11/10 |
| Cis-1,2-DCE | <0.78 |
| PCE | <0.43 |
| TCE | 1.92 |

| Groundwater Quality Legend | |
|------------------------------------------------------|-------------------------------------------------------------------------|
| All results reported in micrograms per liter (ug/l). | |
| NA | = Not Analyzed |
| PCE | = Tetrachloroethene |
| TCE | = Trichloroethene |
| cis 1,2-DCE | = cis 1,2-Dichloroethene |
| NR 140 ES | = Wisconsin Administrative Code, Chapter NR 140 Enforcement Standard |
| NR 140 PAL | = Wisconsin Administrative Code, Chapter NR 140 Preventive Action Limit |
| Bold | = Concentrations are greater than NR 140 PAL |
| Bold/Line | = Concentrations are greater than NR 140 ES |

| LEGEND | |
|--------|----------------------------|
| | Terracon Soil Boring |
| | Sigma Geoprobe Soil Boring |
| | Sigma Temporary Well |
| | Monitoring Well |
| | Underground Gas Line |
| | Underground Water Line |
| | Overhead Electric Line |
| | Site Property Boundary |

| | | |
|--|-------------------------------------------------------------------------------|----------|
| | GROUNDWATER QUALITY MAP (Exceedances from NR 141 Wells Only) | FIGURE |
| | | 5 |

McKplaco, Inc./One Hour Fabricare Cleaners
 4704 W. Burleigh, Milwaukee, Wisconsin