GIS REGISTRY
Cover Sheet

March, 2010
(RR 5367)

Source Property Information

CLOSURE DATE: Jan 5, 2011

BRRTS #: **02-41-556302**

FID #: 241049160

ACTIVITY NAME: 1354 N. 7th Street Property

DATCP #:

PROPERTY ADDRESS: 1354 N. 7th Street Property

COMM #:

MUNICIPALITY: Milwaukee

PARCEL ID #: 3611336112

***WTM COORDINATES:**

X: **689417** Y: **288275**

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

WTM COORDINATES REPRESENT:

◯ Approximate Center Of Contaminant Source

◉ Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

☒ Groundwater Contamination > ES *(236)*

- ☐ Contamination in ROW
- ☐ Off-Source Contamination

*(**note:** for list of off-source properties see "Impacted Off-Source Property" form)*

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

- ☐ Contamination in ROW
- ☐ Off-Source Contamination

*(**note:** for list of off-source properties see "Impacted Off-Source Property" form)*

Land Use Controls:

- ☐ N/A (*Not Applicable*)
- ☐ Soil: maintain industrial zoning *(220)*

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

- ☐ Structural Impediment *(224)*
- ☐ Site Specific Condition *(228)*
- ☒ Cover or Barrier *(222)*

*(**note:** maintenance plan for groundwater or direct contact)*

- ☐ Vapor Mitigation *(226)*
- ☐ Maintain Liability Exemption *(230)*

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

Monitoring Wells:

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

◯ Yes ◯ No ◉ N/A

** Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

State of Wisconsin
Department of Natural Resources
http://dnr.wi.gov

GIS Registry Checklist

Form 4400-245 (R 3/10)

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 #: 02-41-556302 PARCEL ID #: 3611336112

ACTIVITY NAME: 1354 North 7th Street Property ("Site 1") WTM COORDINATES: X: 689417 Y: 288275

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

- [X] **Closure Letter**
- [X] **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

- [X] **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.*
- [X] **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:**
- [X] **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.

- [X] **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**
- [X] **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: Site Plan Map**
- [X] **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 #: 3 **Title: Soil Quality Map**

BRRTS #: | ACTIVITY NAME: 1354 North 7th Street Property ("Site 1")

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 #: **Title:**

Figure #: **Title:**

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

Figure #: 4 **Title: Groundwater Quality Map**

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

Figure #: **Title:**

Figure #: **Title:**

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

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

☒ **Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1 **Title: Soil Quality Results**

☒ **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 **Title: Groundwater Quality 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 #: **Title:**

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 #: | ACTIVITY NAME: 1354 North 7th Street Property ("Site 1")

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: 0

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

☐ **Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies).** This does not apply to right-of-ways.
Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

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

Number of "Governmental Unit/Right-Of-Way Owner" Letters: 0

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

Scott Walker, Governor
Cathy Stepp, Secretary
Gloria L. McCutcheon, Regional Director
Telephone 414-263-8500
FAX 414-263-8606
TTY Access via relay - 711

January 5, 2011

Mr. David Ferron
Mckinley Avenue, LLC
2400 South 4th Street
Milwaukee, Wisconsin 53204

Subject: Final Case Closure with Continuing Obligations
1354 North 7th Street, Milwaukee, Wisconsin
BRRTS# 02-41-556302; FID# 241049160

Dear Mr. Ferron:

On January 5, 2011, the Department reviewed the Subject case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

The Department reviewed the case closure request regarding the low-level VOC, PAH and metals impacts in soil and/or groundwater at this site. Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time. However, you and future property owners must comply with certain continuing obligations as explained in this letter.

GIS Registry
This site will be listed on the Remediation and Redevelopment Program's internet-accessible GIS Registry, to provide notice of residual contamination, and of any continuing obligations. The continuing obligations for this site are summarized below:

- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier.
- Groundwater contamination is present above Chapter NR 140 enforcement standards.

All site information, including the maintenance plan, is on file at the Southeast Regional DNR office, at 2300 N. Dr. Martin Luther King, Jr. Drive, PO Box 12436, Milwaukee, Wisconsin 53212-0436. 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 sites on the GIS Registry web page, visit the RR Sites Map page at http://dnr.wi.gov/org/aw/rr/gis/index.htm.

If the property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at http://dnr.wi.gov/org/water/dwg/3300254.pdf or at the web address listed above for the GIS Registry.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. You must pass on both the information about these continuing obligations and the maintenance plan to the next property owner or owners.

If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department 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 or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with attached maintenance plans, are met.

Impervious Barrier Required

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement or other impervious cap that currently exists in the location shown on the Locations of Residual Impacts and Caps map shall be maintained in compliance with the attached Barrier 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.

Residual soil contamination remains at GP-2 and GP-5/TW-8, as shown on the attached Soil Quality map and in the information submitted to the Department of Natural Resources. If soil in the specific locations shown on the Soil Quality map is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual 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 statutes 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 during excavation activities to prevent a health threat to humans.

The attached Barrier Maintenance Plan and Barrier Inspection Log are to be kept up-to-date and on-site. Please submit the inspection log to the Department only upon request.

Prohibited Activities

The following activities are prohibited on any portion of the property where pavement, the building foundation, engineered cap or other barrier is required as shown on the attached Locations of Residual Impacts and Caps map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure.

Upon Department approval to replace the existing barrier, the replacement barrier must be one of similar permeability, until contaminant levels no longer exceed the applicable standards.

Residual Groundwater Contamination

Groundwater impacted by PAH contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on this contaminated property, as shown on the attached Groundwater Quality map.

Vapor Migration

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Dewatering Permits

The Department'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/ww/

Post-Closure Notification Requirements

In accordance with ss, 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil.

Please send written notifications in accordance with the above requirements to Ms. Victoria Stovall, Southeast Region Headquarters, 2300 N. Dr. Martin Luther King, Jr. Drive, Milwaukee, WI 53212.

The following DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection" has been 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 be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

The Department appreciates 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 Jim Kasdorf at 414-263-8366

Sincerely,

James A. Schmidt

James A. Schmidt, Team Supervisor
Southeast Wisconsin Remediation & Redevelopment Program

Attachments:
- Site Map: Locations of Residual Impacts and Caps Map
- Barrier Maintenance Plan
- Soil Quality Map
- Groundwater Quality Map
- RR 819

Cc:
- Mr. Steven Meer, P.E., The Sigma Group, 1300 West Canal Street, Milwaukee, WI 53233
- WDNR SER Case File

BARRIER MAINTENANCE PLAN
October 7, 2010

Property Located at:
1354 North 7th Street, Milwaukee, Wisconsin
Part of Tax ID # 3611336112

Introduction
This document is the Maintenance Plan for a cap maintenance plan at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing concrete slab and concrete and asphalt pavement covering the surface of the site.

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

- The case file in the DNR [Region name] regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites): http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do
- GIS Registry PDF file for further information on the nature and extent of contamination: http://dnrmaps.wisconsin.gov/imf/imfApplyTheme.jsp?index=1
- The DNR RR project manager for the site.

Description of Contamination
Soil contaminated by polynuclear aromatic hydrocarbons (PAHs) is located in soil beneath the above-referenced caps extending from the top-most soil to depths as great as approximately 14 feet at the site. Groundwater potentially contaminated by PAHs is located at a depth of approximately 12 feet in the vicinity of soil boring GP-3 shown on **Figure 1** included as **Exhibit A**. The extent of the soil and potential groundwater contamination is shown on **Figure 1**.

Description of the Caps to be maintained
The caps consist of the site building's foundation slab, asphalt pavement on the south and west sides of the building, and concrete pavement on the north side of the building, as shown on **Figure 1**.

Cap Function
The caps over the contaminated soil, and potentially groundwater, serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These caps also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code.

Based on the current and anticipated future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The caps overlying the contaminated soil, and potentially groundwater, and as depicted on **Figure 1** 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 additional infiltration into or 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 and where infiltration from the surface will not be effectively minimized will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as **Exhibit B**, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources ("WDNR") representatives upon their request.

Maintenance Activities

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 caps overlying the contaminated soil, and potentially groundwater, are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor. The property owner, in order to maintain the integrity of the caps, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

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

The following activities are prohibited on any portion of the property where pavement or a building foundation is required as shown on the attached **Figure 1**, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

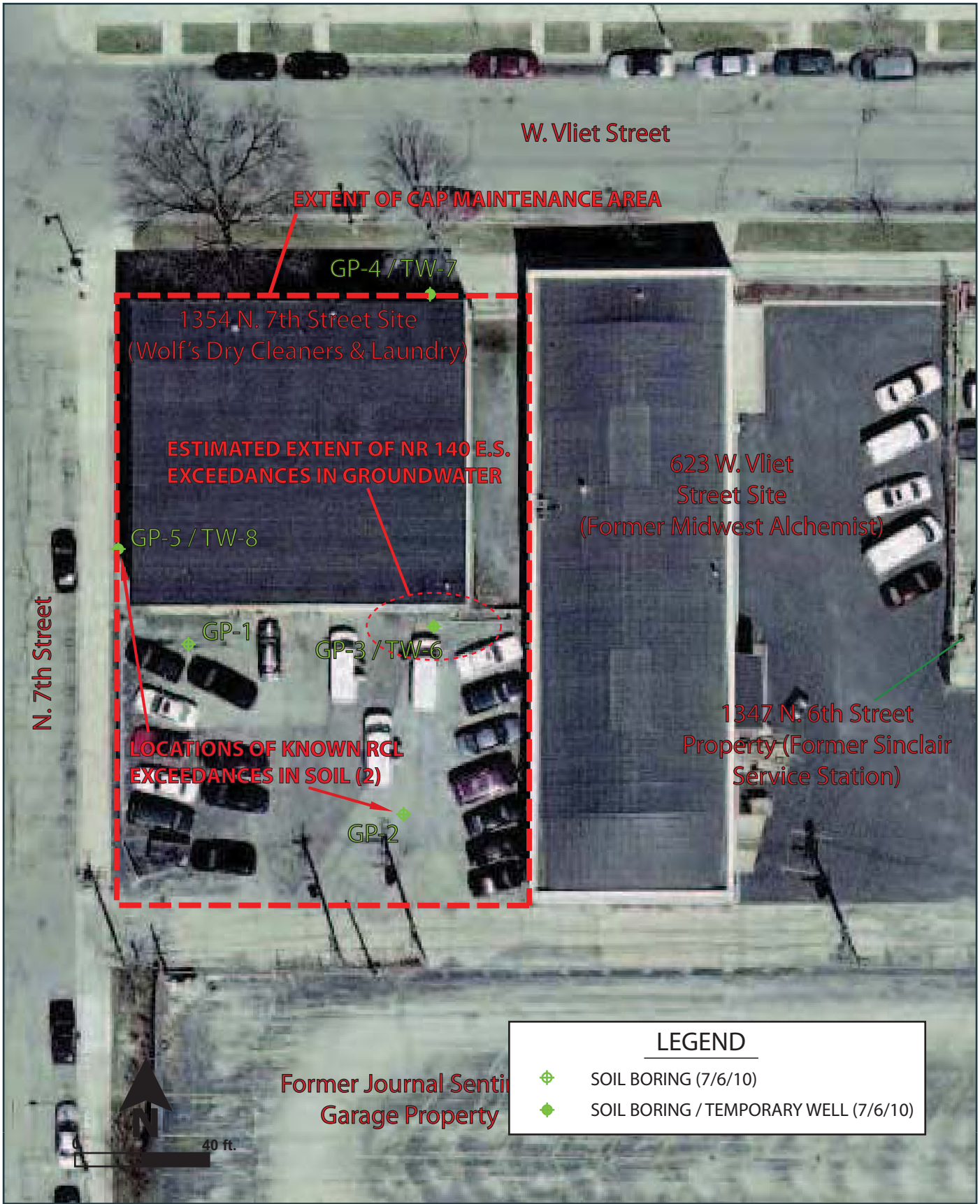
Amendment or Withdrawal of Maintenance Plan
This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information
October, 2010

Site Owner: McKinley Avenue, LLC
Attn: David R. Ferron
2000 South 4th Street, Milwaukee, Wisconsin 53204
(414) 385-6461
Signature: _____

Consultant: Sigma Environmental Services, Inc.
Attn: Timothy E. Wimmer, P.G.
1300 West Canal Street, Milwaukee, Wisconsin 53233
(414) 643-4200

WDNR: Mr. John Hnat, P.G.
Wisconsin Department of Natural Resources
Remediation & Redevelopment Program
2300 North Martin Luther King Jr. Drive, Milwaukee, Wisconsin 53212
(414) 263-8644



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THE SIGMA GROUP
Single Source. Sound Solutions.

LOCATIONS OF RESIDUAL IMPACTS AND CAPS

1354 North 7th Street and 623 W. Vliet Street Properties
Milwaukee, Wisconsin

EXHIBIT

A

Exhibit B
Barrier INSPECTION LOG

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations from previous inspection been implemented?

8179923

REGISTER'S OFFICE | SS
Milwaukee County, WI
RECORDED AT 8:43 AM
12-05-2001
WALTER R. BARCZAK
REGISTER OF DEEDS
AMOUNT 11.00

REEL 5215 IMAGE 0244

STATE BAR OF WISCONSIN FORM 1 – 2000
WARRANTY DEED

Document Number

This Deed, made between STEVEN C. LEES AND NANCY A. LEES Grantor, and McKinley Avenue, LLC Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):

PARCEL A:
The South 1/3 of Lots 1 and 2, except the East 68 feet of the North 26 feet thereof, and all of Lots 3 and 4, together with the vacated alley adjoining said lots on the South, in Block 117 in the Plat of the Town of Milwaukee on the West side of the river, in the Southwest 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.
PARCEL B:
Lots 5 and 6, together with the vacated alley adjoining said lots on the South, in Block 117 in the Plat of the Town of Milwaukee on the West side of the river, in the Southwest 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee,
County of Milwaukee, State of Wisconsin.
ADDRESS: 623 W. VLIET STREET

TRANSFER
$ 1,455.00
FEE

Recording Area

Name and Return Address
McKinley Avenue LLC
N80 W14151 St. George Ct.
Menomonee Falls, WI 53051

Together with all appurtenant rights, title and interests.

Tax Key No. 361-1336-112-8
Parcel Identification Number (PIN)
This is not homestead property.

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 under them, recorded easements for the distribution of utilities and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing and the rights of Toddliz, Inc. under written lease.

Date this 30h day of November, 2001.

*STEVEN C. LEES

*NANCY A. LEES

AUTHENTICATION

Signature(s) STEVEN C. LEES AND NANCY A. LEES authenticated this 30th day of November, 2001.

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

THIS INSTRUMENT WAS DRAFTED BY
John P. Brady
Weiss Berzowski Brady LLP
400D Genesee Street
Delafield, WI 53016

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

*

*

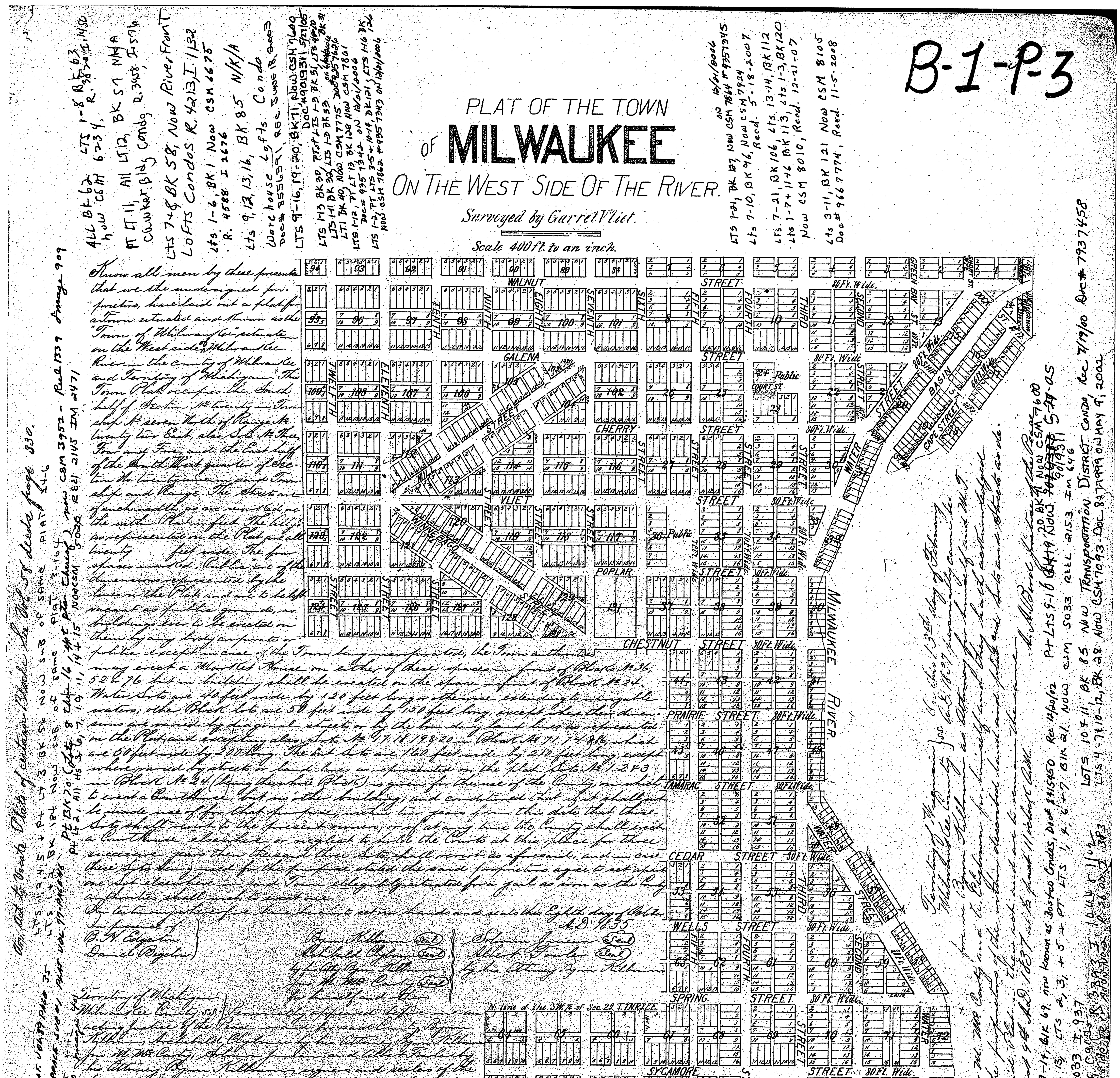
ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
_____County)

Personally came before me this _____ day of _____, _____, _____ the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

*
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: _____, ___.)

NOT TO SCALE



Doc YT: 2010 Doc# PL001 Page # 3 of 89

NOT TO SCALE

NOT TO SCALE

STATEMENT BY RESPONSIBLE PARTY

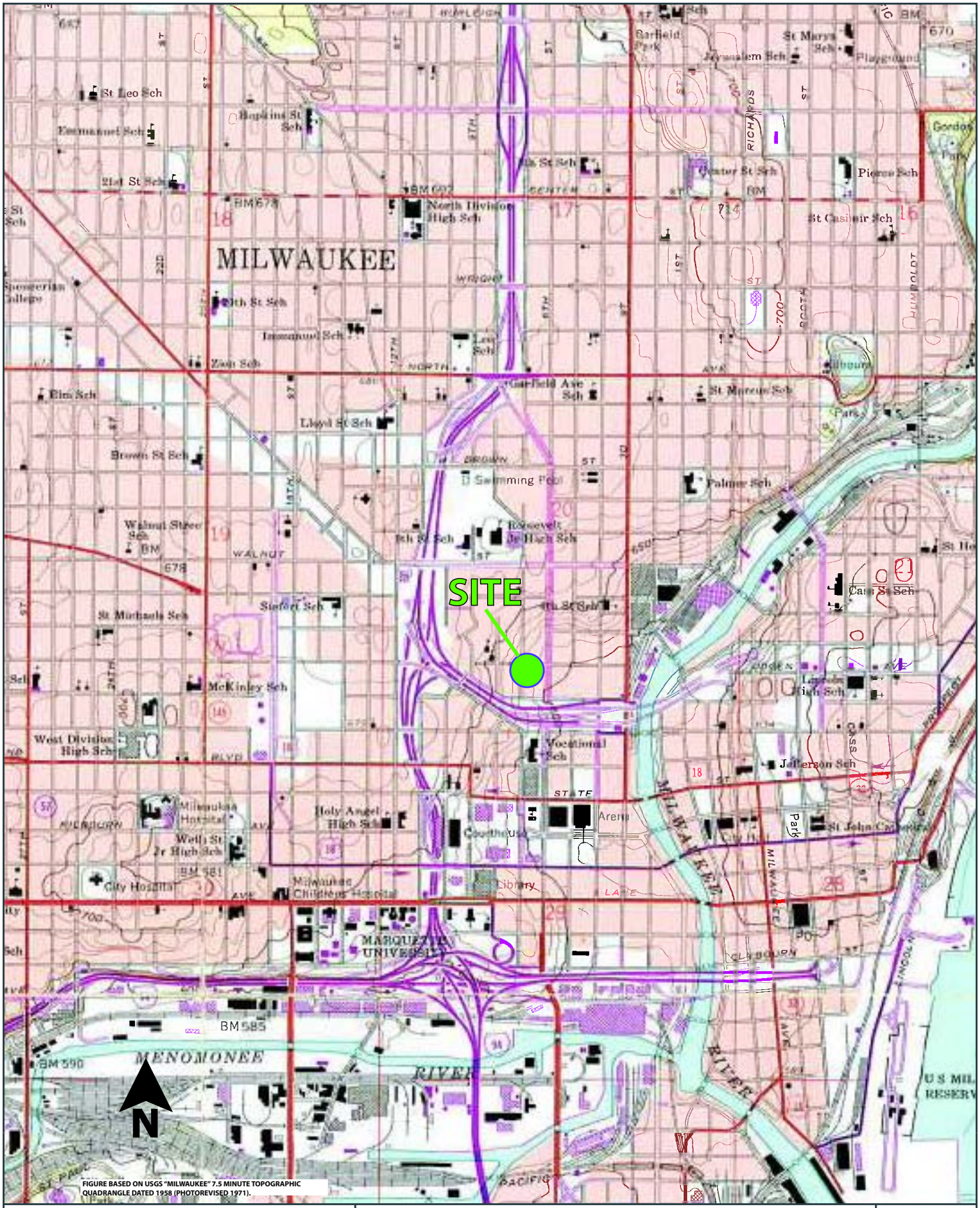
McKinley Avenue, LLC, the owner of the property located at 1354 North 7th Street in Milwaukee, Wisconsin, states that the legal description provided to the Wisconsin Department of Natural Resources (and attached to this statement) for the property's case file is complete and accurate to the best of our knowledge.

Signature of Representative for Responsible Party

11/12/10
Date

DANIEL B. DILLON
Printed Name

PRESIDENT
Title



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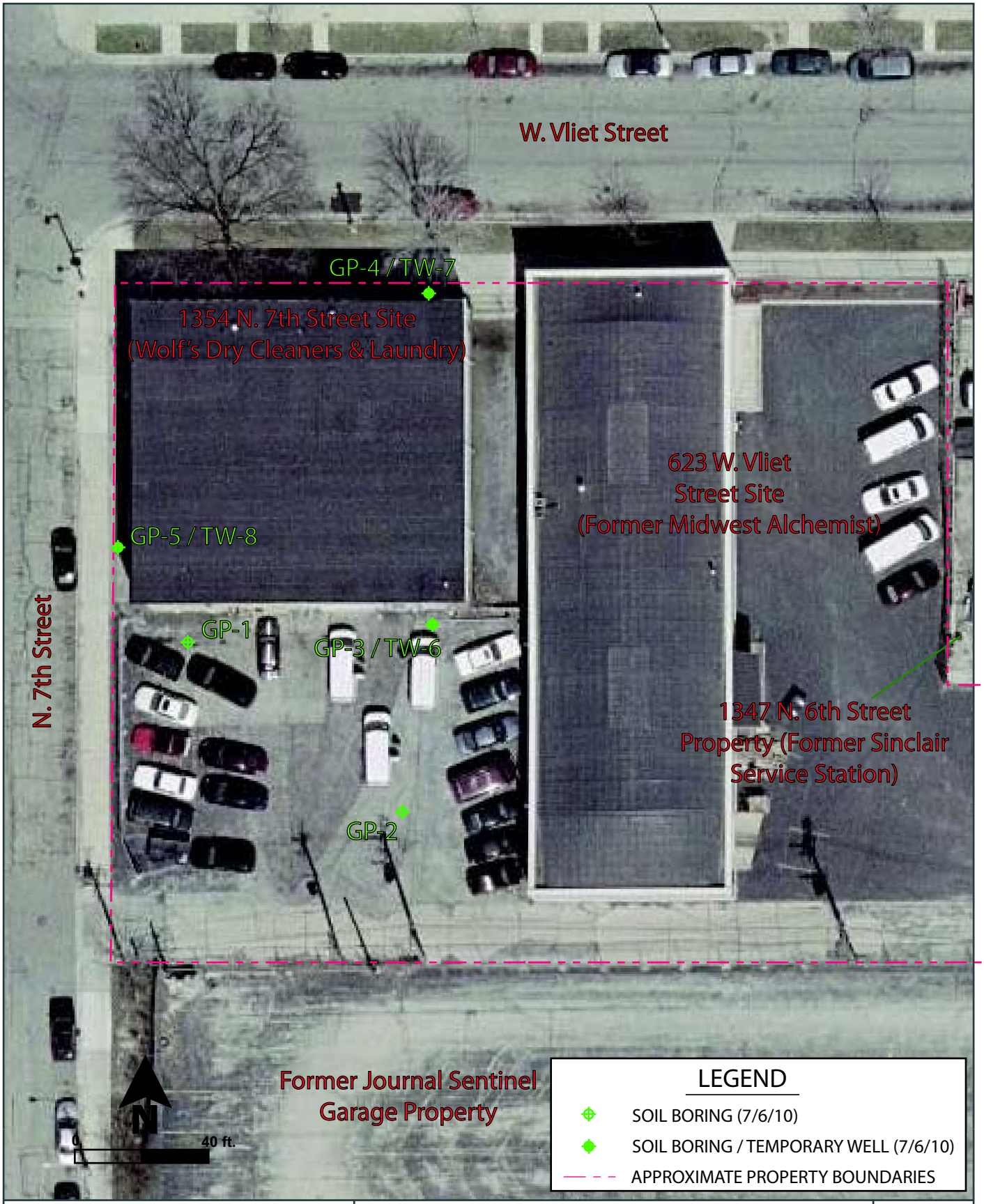
SITE LOCATION MAP

1354 North 7th Street Property
1354 N. 7th Street, Milwaukee, Wisconsin

FIGURE
1



Project: 12268 | Directory: I:\McKinley Ave LLC\12268-Phase II\Figures | Filename: 12268 Figures 07-13-2010.ai | Created By: ERS | Date: 07/13/2010 | Plot File: 12268 SPM Figures 07-13-2010.pdf

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SITE PLAN MAP

1354 North 7th Street and 623 W. Vliet Street Properties
Milwaukee, Wisconsin

FIGURE
2

Plot File: 12268 SQM Figures 07-13-2010.pdf | Date: 10/06/2010 | Created By: ERS | Filename: 12268 Figures 07-13-2010.ai | Directory: I:\McKinley Ave LLC\12268-Phase II\Figures | Project: 12268

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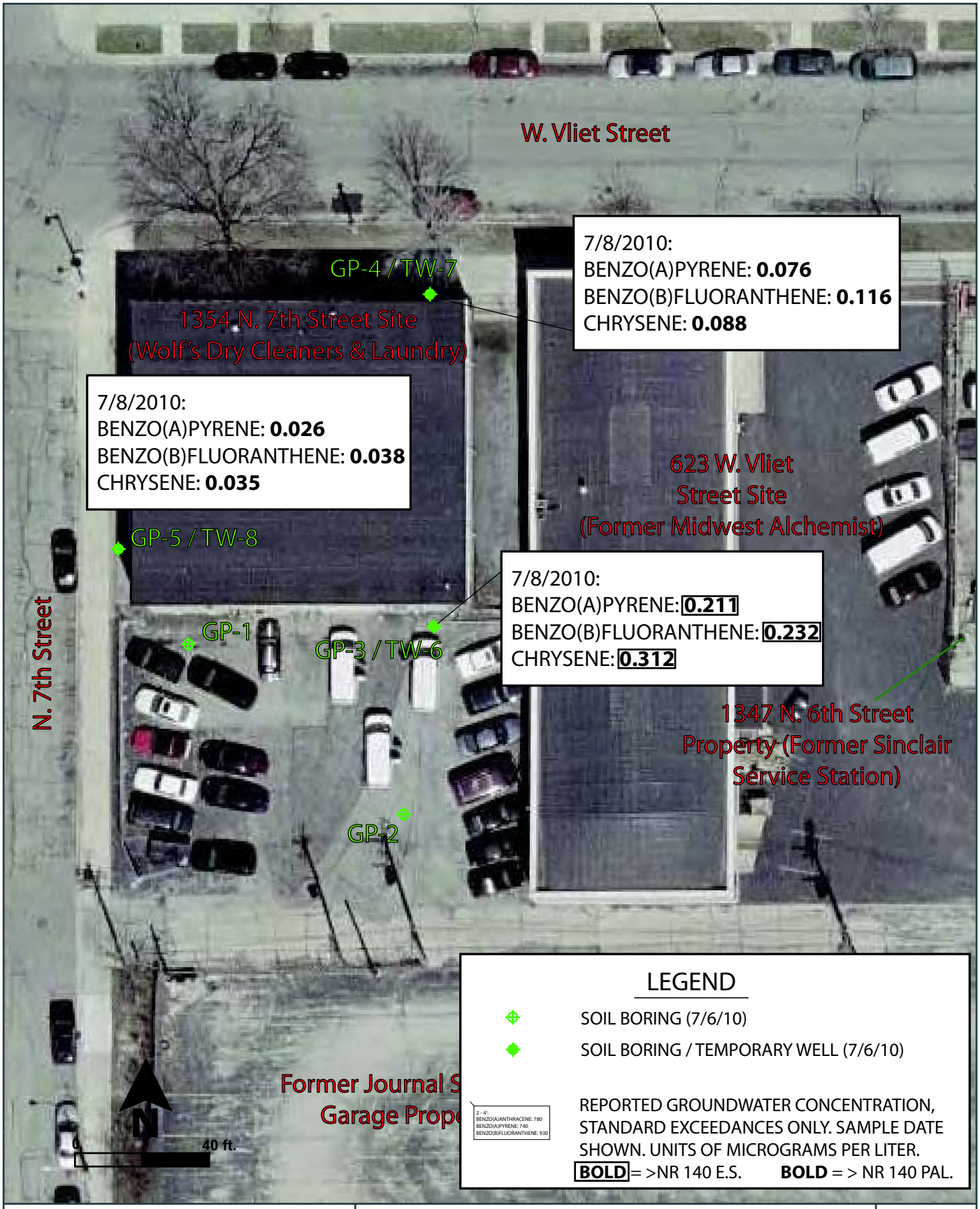
SOIL QUALITY MAP

1354 North 7th Street and 623 W. Vliet Street Properties
Milwaukee, Wisconsin

FIGURE
3



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GROUNDWATER QUALITY MAP

1354 North 7th Street and 623 W. Vliet Street Properties
Milwaukee, Wisconsin

FIGURE
4

Project: 12268 | Directory: I:\McKinley Ave LLC\12268-Phase II\Figures | Filename: 12268 Figures 07-13-2010.ai | Created By: ERS | Date: 10/06/2010 | Plot File: 12268 GQM Figures 07-13-2010.pdf

TABLE 1
SOIL QUALITY RESULTS
VOLATILE ORGANIC COMPOUNDS
1354 North 7th Street Property
1354 North 7th Street
Milwaukee, Wisconsin
Project Reference #12268

Soil Boring Identification:					GP-1	GP-2		GP-3	GP-4	GP-5	
Sample Depth (ft):					6-8	2-4	6-8	10-12	10-12	10-12	12-14
Parameter	Unit	NR 720 RCL	NR 746 Table 1	NR 746 Table 2	Collection Date 07/07/10	07/07/10	07/07/10	07/07/10	07/07/10	07/07/10	07/07/10
Benzene	µg/kg	5.5	8,500	1,100	<35	<35	<35	<35	<35	(1) 69^{J}	<35
Bromobenzene	µg/kg	NS	NS	NS	<55	<55	<55	<55	<55	<55	<55
Bromodichloromethane	µg/kg	NS	NS	NS	<31	<31	<31	<31	<31	<31	<31
Bromoform	µg/kg	NS	NS	NS	<18	<18	<18	<18	<18	<18	<18
tert-Butylbenzene	µg/kg	NS	NS	NS	<41	<41	<41	<41	<41	<41	<41
sec-Butylbenzene	µg/kg	NS	NS	NS	<35	<35	<35	<35	<35	<35	<35
n-Butylbenzene	µg/kg	NS	NS	NS	<46	<46	<46	<46	<46	<46	<46
Carbon tetrachloride	µg/kg	NS	NS	NS	<28	<28	<28	<28	<28	<28	<28
Chlorobenzene	µg/kg	NS	NS	NS	<40	<40	<40	<40	<40	<40	<40
Chloroethane	µg/kg	NS	NS	NS	<80	<80	<80	<80	<80	<80	<80
Chloroform	µg/kg	NS	NS	NS	<39	<39	<39	<39	<39	<39	<39
Chloromethane	µg/kg	NS	NS	NS	<43	<43	<43	<43	<43	<43	<43
2-Chlorotoluene	µg/kg	NS	NS	NS	<46	<46	<46	<46	<46	<46	<46
4-Chlorotoluene	µg/kg	NS	NS	NS	<36	<36	<36	<36	<36	<36	<36
1,2-Dibromo-3-chloropropane	µg/kg	NS	NS	NS	<67	<67	<67	<67	<67	<67	<67
Dibromochloromethane	µg/kg	NS	NS	NS	<42	<42	<42	<42	<42	<42	<42
1,4-Dichlorobenzene	µg/kg	NS	NS	NS	<20	<20	<20	<20	<20	<20	<20
1,3-Dichlorobenzene	µg/kg	NS	NS	NS	<37	<37	<37	<37	<37	<37	<37
1,2-Dichlorobenzene	µg/kg	NS	NS	NS	<41	<41	<41	<41	<41	<41	<41
Dichlorodifluoromethane	µg/kg	NS	NS	NS	<33	<33	<33	<33	<33	<33	<33
1,2-Dichloroethane	µg/kg	4.9	600	540	<45	<45	<45	<45	<45	<45	<45
1,1-Dichloroethane	µg/kg	NS	NS	NS	<45	<45	<45	<45	<45	<45	<45
1,1-Dichloroethene	µg/kg	NS	NS	NS	<44	<44	<44	<44	<44	<44	<44
cis-1,2-Dichloroethene	µg/kg	NS	NS	NS	<44	<44	<44	<44	<44	<44	<44
trans-1,2-Dichloroethene	µg/kg	NS	NS	NS	<43	<43	<43	<43	<43	<43	<43
1,2-Dichloropropane	µg/kg	NS	NS	NS	<38	<38	<38	<38	<38	<38	<38
2,2-Dichloropropane	µg/kg	NS	NS	NS	<87	<87	<87	<87	<87	<87	<87
1,3-Dichloropropane	µg/kg	NS	NS	NS	<33	<33	<33	<33	<33	<33	<33
Di-isopropyl ether	µg/kg	NS	NS	NS	<31	<31	<31	<31	<31	<31	<31
EDB (1,2-Dibromoethane)	µg/kg	NS	NS	NS	<20	<20	<20	<20	<20	<20	<20
Ethylbenzene	µg/kg	2,900	4,600	NS	<56	<56	<56	<56	<56	111^{J}	<56
Hexachlorobutadiene	µg/kg	NS	NS	NS	<79	<79	<79	<79	<79	<79	<79
Isopropylbenzene	µg/kg	NS	NS	NS	<39	<39	<39	<39	<39	73^{J}	<39
p-Isopropyltoluene	µg/kg	NS	NS	NS	<43	<43	<43	<43	<43	<43	<43
Methylene chloride	µg/kg	NS	NS	NS	<52	<52	<52	<52	<52	<52	<52
Methyl-tert-butyl-ether	µg/kg	NS	NS	NS	<27	<27	<27	<27	<27	<27	<27
Naphthalene	µg/kg	NS	2,700	NS	<53	<53	<53	450	<53	176	440
n-Propylbenzene	µg/kg	NS	NS	NS	<44	<44	<44	<44	<44	111^{J}	<44
1,1,2,2-Tetrachloroethane	µg/kg	NS	NS	NS	<29	<29	<29	<29	<29	<29	<29
1,1,1,2-Tetrachloroethane	µg/kg	NS	NS	NS	<29	<29	<29	<29	<29	<29	<29
Tetrachloroethene	µg/kg	NS	NS	NS	<53	<53	<53	<53	<53	<53	<53
Toluene	µg/kg	1,500	38,000	NS	<51	<51	<51	<51	<51	330	<51
1,2,4-Trichlorobenzene	µg/kg	NS	NS	NS	<48	<48	<48	<48	<48	<48	<48
1,2,3-Trichlorobenzene	µg/kg	NS	NS	NS	<58	<58	<58	<58	<58	<58	<58
1,1,1-Trichloroethane	µg/kg	NS	NS	NS	<28	<28	<28	<28	<28	<28	<28
1,1,2-Trichloroethane	µg/kg	NS	NS	NS	<36	<36	<36	<36	<36	<36	<36
Trichloroethene	µg/kg	NS	NS	NS	<50	<50	<50	<50	<50	<50	<50
Trichlorofluoromethane	µg/kg	NS	NS	NS	<35	<35	<35	<35	<35	<35	<35
1,2,4-Trimethylbenzene	µg/kg	NS	83,000	NS	<73	<73	<73	<73	<73	130^{J}	<73
1,3,5-Trimethylbenzene	µg/kg	NS	11,000	NS	<57	<57	<57	<57	<57	<57	<57
Vinyl chloride	µg/kg	NS	NS	NS	<33	<33	<33	<33	<33	<33	<33
Total Xylenes	µg/kg	4,100	42,000	NS	<73	<73	<73	<73	<73	559	<73

Notes:

µg/kg = micrograms per kilogram (equivalent to parts per billion)

NA = Not Analyzed NS = No Standard

J = Analyte detected at result between limit of detection and limit of quantitation. Concentration estimated.

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.

Exceedances: **BOLD** = detected compound

(1) = concentration exceeds suggested NR 720 Generic RCLs for VOC Compounds in Soil

(2) = concentration exceeds suggested NR 746 Generic RCLs for VOC Compounds in Soil (Table 1)

(3) = concentration exceeds suggested NR 746 Generic RCLs for VOC Compounds in Soil (Table 2)

TABLE 1
SOIL QUALITY RESULTS
POLYNUCLEAR AROMATIC HYDROCARBONS
1354 North 7th Street Property
1354 North 7th Street
Milwaukee, Wisconsin
Project Reference #12268

Soil Boring Identification:					GP-1	GP-2		GP-3	GP-4	GP-5	
Sample Depth (ft):					6-8	2-4	6-8	10-12	10-12	10-12	12-14
Parameter	Units	Suggested Generic RCLs for PAH Compounds in Soil			Collection Date						
		Groundwater (1) Pathway	(2) Non-Industrial	(3) Industrial	07/07/10	07/07/10	07/07/10	07/07/10	07/07/10	07/07/10	07/07/10
Acenaphthene	µg/kg	38,000	900,000	60,000,000	<15.2	**79**	<15.2	<15.2	<15.2	<15.2	**340**
Acenphthylene	µg/kg	700	18,000	360,000	<5.1	**29.6**	<5.1	<5.1	<5.1	**10.4**^{J}	**140**
Anthracene	µg/kg	3,000,000	5,000,000	300,000	<6.4	**262**	<6.4	<6.4	<6.4	**59**	**1400**
Benzo(a)anthracene	µg/kg	17,000	88	3,900	<12.9	**(2) 780**	**27.7**^{J}	**16**^{J}	<12.9	**(2) 111**	**(2) 1780**
Benzo(a)pyrene	µg/kg	48,000	8.8	390	**6.6**^{J}	**(2,3) 740**	**(2) 41**	**(2) 10.5**^{J}	**4.8**^{J}	**(2) 77**	**(2,3) 1330**
Benzo(b)fluoranthene	µg/kg	360,000	88	3,900	**8.3**^{J}	**(2) 930**	**59**	**13.2**^{J}	<6.5	**(2) 101**	**(2) 1570**
Benzo(ghi)perylene	µg/kg	6,800,000	1,800	39,000	**13.2**^{J}	**580**	**62**	**15.2**^{J}	**7.7**^{J}	**55**	**700**
Benzo(k)fluoranthene	µg/kg	870,000	880	39,000	<9.8	**311**	**22.4**^{J}	<9.8	<9.8	**38**	**540**
Chrysene	µg/kg	37,000	8,800	390,000	**11.6**^{J}	**710**	**36**	**11.3**^{J}	<8.9	**90**	**1260**
Dibenz(a,h)anthracene	µg/kg	38,000	8.8	390	**(2) 8.8**^{J}	**(2) 133**	**(2) 14.7**^{J}	<5.5	**7.1**^{J}	**(2) 19.5**	**(2) 208**
Fluoranthene	µg/kg	500,000	600,000	40,000,000	<9.2	**1660**	**42**	**14.8**^{J}	<9.2	**176**	**3800**
Fluorene	µg/kg	100,000	600,000	40,000,000	<5.6	**63**	<5.6	<5.6	<5.6	**12.7**^{J}	**490**
Indeno(1,2,3-cd)pyrene	µg/kg	680,000	88	3,900	**10.6**^{J}	**(2) 450**	**41**	**11.4**^{J}	<7.8	**43**	**(2) 670**
1-Methylnaphthalene	µg/kg	23,000	1,100,000	70,000,000	<15	**56**	<15	<15	<15	**217**	**134**
2-Methylnaphthalene	µg/kg	20,000	600,000	40,000,000	<9.7	**59**	<9.7	<9.7	<9.7	**265**	**146**
Naphthalene	µg/kg	400	20,000	110,000	<16.2	**49**^{J}	<16.2	<16.2	<16.2	**188**	**203**
Phenanthrene	µg/kg	1,800	18,000	390,000	<10.6	**850**	<10.6	**13.9**^{J}	<10.6	**214**	**(1) 3400**
Pyrene	µg/kg	8,700,000	500,000	30,000,000	<7.7	**1460**	**37**	**12.6**^{J}	<7.7	**149**	**2930**

Notes:

J = analyte detected between Limit of Detection and Limit of Quantitation

µg/kg = micrograms per kilogram (equivalent to parts per billion)

NA = Not Analyzed

NS = No Standard

Suggested Generic Interim RCL = More stringent generic Residual Contaminant Level for protection of groundwater (gw) or direct contact (dc) pathway for non-industrial land use from WDNR Publication RR-519-97 *"Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance"* (April 1997)

Exceedances: **BOLD** = detected compound

(1) = concentration exceeds suggested Generic RCLs for PAH Compounds in Soil (Groundwater Pathway)

(2) = concentration exceeds suggested Generic RCLs for PAH Compounds in Soil (Non-Industrial)

(3) = concentration exceeds suggested Generic RCLs for PAH Compounds in Soil (Industrial)

TABLE 1
SOIL QUALITY RESULTS
RCRA METALS
1354 North 7th Street Property
1354 North 7th Street
Milwaukee, Wisconsin
Project Reference #12268

Soil Boring Identification:				GP-2	GP-3	GP-5
Sample Depth (ft):				2-4	6-8	10-12
Parameter	Units	NR 720 RCL Table 2		Collection Date		
		Non-Industrial	Industrial	07/07/10	07/07/10	07/07/10
Arsenic	mg/kg	0.039	1.6	4.54	5.51	21.3
Barium	mg/kg	NS	NS	100	28.6	98.0
Cadmium	mg/kg	8.0	510	<0.8	<0.8	<0.8
Chromium (Trivalent)	mg/kg	16,000	NS	14.5	8.04	3.09
Lead	mg/kg	50	500	271	132	75.8
Mercury	mg/kg	3.58*	NS	0.551	0.220	1.05
Selenium	mg/kg	NS	NS	<0.7	<0.7	<0.7
Silver	mg/kg	NS	NS	<0.34	<0.34	<0.34

Notes: Laboratory analyses performed by: Synergy Environmental Lab Inc.

mg/kg = milligrams per kilogram (equivalent to parts per million)

NS = No Standard Established

NR 720 RCL = Wisconsin Administrative Code, Chapter NR 720 Table 2 generic Residual Contaminant Level.

* = RCL is direct contact (residential) SSL for elemental mercury calculated with EPA web site using Wisconsin default parameters and site area = 1 acre. No NR 720 generic RCL established for substance. Corresponding SSLs for other mercury species (mercuric chloride and mercuric sulfide) available in EPA web site were larger than elemental mercury SSL.

Exceedances: **BOX** = concentration exceeds RCL for direct contact for industrial land use.

TABLE 2
GROUNDWATER QUALITY RESULTS
VOLATILE ORGANIC COMPOUNDS
1354 North 7th Street Property
1354 North 7th Street, Milwaukee, Wisconsin
Project Reference #12268

Monitoring Well Identification:				**TW-6**	**TW-7**	**TW-8**
Parameter	Unit	NR 140				
		ES	PAL	07/08/10	07/08/10	07/08/10
Benzene	µg/L	5.0	0.5	<0.38	<0.38	<0.38
Bromobenzene	µg/L	NS	NS	<1.0	<1.0	<1.0
Bromodichloromethane	µg/L	0.6	0.06	<0.64	<0.64	<0.64
Bromoform	µg/L	4.4	0.44	<0.39	<0.39	<0.39
tert-Butylbenzene	µg/L	NS	NS	<0.55	<0.55	<0.55
sec-Butylbenzene	µg/L	NS	NS	<0.59	<0.59	<0.59
n-Butylbenzene	µg/L	NS	NS	<0.94	<0.94	<0.94
Carbon Tetrachloride	µg/L	5.0	0.5	<0.25	<0.25	<0.25
Chlorobenzene	µg/L	100	10	<0.91	<0.91	<0.91
Chloroethane	µg/L	400	80	<0.67	<0.67	<0.67
Chloroform	µg/L	6.0	0.6	<0.32	<0.32	<0.32
Chloromethane	µg/L	3.0	0.3	<1.2	<1.2	<1.2
2-Chlorotoluene	µg/L	NS	NS	<0.51	<0.51	<0.51
4-Chlorotoluene	µg/L	NS	NS	<0.74	<0.74	<0.74
1,2-Dibromo-3-Chloropropane	µg/L	0.2	0.02	<1.9	<1.9	<1.9
Dibromochloromethane	µg/L	60	6.0	<1.1	<1.1	<1.1
1,4-Dichlorobenzene	µg/L	75	15	<0.95	<0.95	<0.95
1,3-Dichlorobenzene	µg/L	1,250	125	<0.79	<0.79	<0.79
1,2-Dichlorobenzene	µg/L	600	60	<0.84	<0.84	<0.84
Dichlorodifluoromethane	µg/L	1,000	200	<0.7	<0.7	<0.7
1,2-Dichloroethane	µg/L	5.0	0.5	<0.38	<0.38	<0.38
1,1-Dichloroethane	µg/L	850	85	<0.69	<0.69	<0.69
1,1-Dichloroethene	µg/L	7.0	0.7	<0.7	<0.7	<0.7
cis-1,2-Dichloroethene	µg/L	70	7.0	<0.78	<0.78	<0.78
trans-1,2-Dichloroethene	µg/L	100	20	<1.3	<1.3	<1.3
1,2-Dichloropropane	µg/L	5.0	0.5	<0.34	<0.34	<0.34
2,2-Dichloropropane	µg/L	NS	NS	<0.46 [4]	<0.46 [4]	<0.46 [4]
1,3-Dichloropropane	µg/L	NS	NS	<0.97	<0.97	<0.97
Di-isopropyl ether	µg/L	NS	NS	<0.7	<0.7	<0.7
EDB (1,2-Dibromoethane)	µg/L	0.05	0.01	<0.95	<0.95	<0.95
Ethylbenzene	µg/L	700	140	<0.55	<0.55	<0.55
Hexachlorobutadiene	µg/L	NS	NS	<1.8	<1.8	<1.8
Isopropylbenzene	µg/L	NS	NS	<0.71	<0.71	<0.71
p-Isopropyltoluene	µg/L	NS	NS	<0.91	<0.91	<0.91
Methylene Chloride	µg/L	5.0	0.5	<0.47	<0.47	<0.47
Methyl Tert Butyl Ether (MTBE)	µg/L	60	12	<0.25	<0.25	<0.25
Naphthalene	µg/L	100	10	<2.4	<2.4	<2.4
n-Propylbenzene	µg/L	NS	NS	<0.67	<0.67	<0.67
1,1,2,2-Tetrachloroethane	µg/L	0.2	0.02	<0.5	<0.5	<0.5
1,1,1,2-Tetrachloroethane	µg/L	70	7.0	<0.7	<0.7	<0.7
Tetrachloroethene	µg/L	5.0	0.5	<0.43	<0.43	<0.43
Toluene	µg/L	1,000	200	<0.72	<0.72	<0.72
1,2,4-Trichlorobenzene	µg/L	70	14	<1.5	<1.5	<1.5
1,2,3-Trichlorobenzene	µg/L	NS	NS	<2.8	<2.8	<2.8
1,1,1-Trichloroethane	µg/L	200	40	<0.53	<0.53	<0.53
1,1,2-Trichloroethane	µg/L	5.0	0.5	<0.47	<0.47	<0.47
Trichloroethene (TCE)	µg/L	5.0	0.5	<0.39	<0.39	<0.39
Trichlorofluoromethane	µg/L	3,490	698	<0.56	<0.56	<0.56
1,2,4-Trimethylbenzene	µg/L	**	**	<0.65	<0.65	<0.65
1,3,5-Trimethylbenzene	µg/L	**	**	<0.55	<0.55	<0.55
Total Trimethylbenzenes	µg/L	480	96	<0.65	<0.65	<0.65
Vinyl Chloride	µg/L	0.2	0.02	<0.19	<0.19	<0.19
Xylenes (total)	µg/L	10,000	1,000	<1.1	<1.1	<1.1

Notes:

2 = relative percent difference failed for laboratory spiked samples
3 = matrix spike not within established limits
4 = continuing calibration standard not within established limits
5 = QC blank not within established limits
J = analyte detected between Limit of Detection and Limit of Quantitation
µg/L = micrograms per liter (equivalent to parts per billion)
NA = Not Analyzed NS =No Standard
NR 140 ES = Wisconsin Administrative Code, Chapter NR 140 Enforcement Standard
NR 140 PAL = Wisconsin Administrative Code, Chapter NR 140 Preventive Action Limit
Exceedances: **BOLD** = concentration exceeds Chapter NR
BOX = concentration exceeds Chapter NR

TABLE 2
GROUNDWATER QUALITY RESULTS
POLYNUCLEAR AROMATIC HYDROCARBONS
1354 N. 7th Street Property
1354 North 7th Street, Milwaukee, Wisconsin
Project Reference #12268

Monitoring Well Identification:				**TW-6**	**TW-7**	**TW-8**
Parameter	Unit	NR 140		Collection Date		
		ES	PAL	07/08/10	07/08/10	07/08/10
Acenaphthene	µg/L	NS	NS	0.161	<0.017	0.020[J]
Acenaphthylene	µg/L	NS	NS	0.147	<0.016	<0.016
Anthracene	µg/L	3,000	600	0.125	0.031[J]	0.025[J]
Benzo(a)anthracene	µg/L	NS	NS	0.36	0.09	0.044[J]
Benzo(a)pyrene	µg/L	0.2	0.02	**0.211**	**0.076**	**0.026[J]**
Benzo(b)fluoranthene	µg/L	0.2	0.02	**0.232**	**0.116**	**0.038[J]**
Benzo(ghi)perylene	µg/L	NS	NS	0.44	0.082	0.024[J]
Benzo(k)fluoranthene	µg/L	NS	NS	0.062	0.041[J]	<0.029
Chrysene	µg/L	0.2	0.02	**0.312**	**0.088**	**0.035[J]**
Dibenzo(a,h)anthracene	µg/L	NS	NS	0.042[J]	0.017[J]	<0.016
Fluoranthene	µg/L	400	80	0.56	0.188	0.1
Fluorene	µg/L	400	80	0.272	<0.018	0.076
Indeno(1,2,3-cd)pyrene	µg/L	NS	NS	0.111	0.058	0.016[J]
1-Methylnaphthalene	µg/L	NS	NS	6.0	0.031[J]	1.91
2-Methylnaphthalene	µg/L	NS	NS	9.3	0.028[J]	1.7
Naphthalene	µg/L	100	10	5.5	0.055	4.9
Phenanthrene	µg/L	NS	NS	0.64	0.126	0.32
Pyrene	µg/L	250	50	0.83	0.16	0.081

Notes:

J = analyte detected between Limit of Detection and Limit of Quantitation
µg/L = micrograms per liter (equivalent to parts per billion)
NA = Not Analyzed NS =No Standard
NR 140 ES = Wisconsin Administrative Code, Chapter NR 140 Enforcement Standard
NR 140 PAL = Wisconsin Administrative Code, Chapter NR 140 Preventive Action Limit
Exceedances: **BOLD** = concentration exceeds Chapter NR 140
BOX = concentration exceeds Chapter NR 140 ES