

GIS REGISTRY  
Cover Sheet

August 2011  
(RR-5367)

Source Property Information

*J* . AUG 17 2012

CLOSURE DATE: Aug 16, 2012

BRRTS #: 02-41-558867

ACTIVITY NAME: Prostar Milwaukee FMR

PROPERTY ADDRESS: 3101-3105 West Cameron Avenue

MUNICIPALITY: Milwaukee

PARCEL ID #: 2070287100

FID #: 341220990

DATCP #:

PECFA#:

\*WTM COORDINATES:

X: 686646 Y: 294727

\*Coordinates are in  
WTM83, NAD83 (1991)

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

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

Land Use Controls:

- N/A (Not Applicable)
- Soil: maintain industrial zoning (220)  
*(note: soil contamination concentrations between non-industrial and industrial levels)*
- Structural Impediment (224)
- Site Specific Condition (228)
- Cover or Barrier (222)  
*(note: maintenance plan for groundwater or direct contact)*
- Vapor Mitigation (226)
- Maintain Liability Exemption (230)  
*(note: local government unit or economic development corporation was directed to take a response action)*

Monitoring Wells:

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

- Yes
- No
- N/A

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

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

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

BRRTS #:  (No Dashes) PARCEL ID #:   
ACTIVITY NAME:  WTM COORDINATES: X:  Y:

**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 #: 1 & 2 Title: Plat of Survey Plat No. 62-479-1, Parcel Report Tax Key: 2070287100**
- 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**
  - 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**
  - 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 Analytical Results**



BRRTS #: 02-41-558867

ACTIVITY NAME: Prostar Milwaukee FMR

**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 Analytical Results**

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

**Figure #:**                      **Title:**

**Figure #:**                      **Title:**

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

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

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

**Table #: 1 & 2**                      **Title: Soil VOCs & PAHs**

- 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 /Analytical Results (VOCs)**

- 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).

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ACTIVITY NAME: Prostar Milwaukee FMR

**NOTIFICATIONS**

**Source Property**

**Not Applicable**

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

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

**Off-Source Property**

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

**Not Applicable**

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

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

**Number of "Off-Source" Letters:**

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

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

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

**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:**





August 16, 2012

ProStar Milwaukee FMR  
c/o Koller Holdings  
Attn: Judith Koller  
1633A North 24th Street  
Milwaukee WI 53209

Subject: Final Case Closure for ProStar Milwaukee FMR 3101-3105 West Cameron Avenue  
Milwaukee, WI

FID: 341220990  
BRRTS: 02-41-558867

Dear Ms. Koller:

On July 3, 2012, the Wisconsin Department of Natural Resources ("the Department") Southeast Regional Closure Committee reviewed the above referenced 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. On July 3, 2012, you were notified that the Closure Committee had granted conditional closure to this case.

On August 16, 2012, the Department received information or documentation indicating that you have complied with the requirements for final closure. The Department received the GIS Registry Packet for the groundwater contamination plume found onsite and the well abandonment form.

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 GIS Registry. The specific reason is summarized below:

- Groundwater contamination is present above Chapter NR 140 enforcement standards

This letter and information that was submitted with your closure request application will be included on the GIS Registry. 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 <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

ProStar Milwaukee FMR  
3101-3105 West Cameron Avenue  
Milwaukee, WI

### Residual Groundwater Contamination

Groundwater impacted by Benzene contamination greater than enforcement standards set forth in Ch. NR140, Wis. Adm. Code, is present on this contaminated property. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Admin. 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. Failure to submit the above documentation may result in enforcement actions.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8688) at the above address.

Sincerely,



Frances M. Koonce  
Southeast Region Team Supervisor  
Remediation and Redevelopment

C: Kevin Bugel, Giles Engineering  
WDNR SER File



State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
101 S. Webster Street  
Box 7921  
Madison WI 53707-7921

Scott Walker, Governor  
Cathy Stepp, Secretary  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



July 3, 2012

ProStar Milwaukee FMR  
c/o Koller Holdings  
Attn: Judith Koller  
1633A North 24th Street  
Milwaukee WI 53209

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure for ProStar Milwaukee FMR 3101-3105 West Cameron Avenue Milwaukee, WI

FID: 341220990  
BRRTS: 02-41-558867

Dear Ms. Koller:

On July 3, 2012, the Wisconsin Department of Natural Resources ("the Department") Southeast Regional Closure Committee reviewed your request for closure of the case described above. The Southeast Regional Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Southeast Regional Closure Committee has determined that the benzene groundwater contamination from groundwater monitoring well MW-1 appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

- The groundwater monitoring wells and any other remediation systems at the site must be properly abandoned in compliance with Ch. NR 141, Wis. Admin. Code. Documentation of well abandonment must be submitted to this office on Form 3300-5B found at [www.dnr.state.wi.us/org/water/dgw/gw](http://www.dnr.state.wi.us/org/water/dgw/gw) within 60-days on receipt of this letter as required in s. NR 726.05(8)(a)1 and s. NR 141.25 Wis. Admin. Code. The Department requires the abandonment of these wells before issuing a final closure letter.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR's Remediation and Redevelopment GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry. 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>.

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 the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the

above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8688) at the above address.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Hnat", with a long horizontal flourish extending to the right.

John J. Hnat, P.G., C.P.G.  
Project Manager/Hydrogeologist  
Southeast Region  
Remediation and Redevelopment

C: Kevin Bugel, Giles Engineering  
WDNR SER Files





State Bar of Wisconsin Form 3-2003  
QUIT CLAIM DEED

DOC.# 09679218

Document Number

Document Name

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED 12/10/2008 03:01PM

JOHN LA FAVE  
REGISTER OF DEEDS  
AMOUNT: 11.00  
FEE EXEMPT 77.25 # 0  
TRANSFER FEE. 480.00

THIS DEED, made between Prostar, Inc,

\_\_\_\_\_  
("Grantor," whether one or more),  
and Koller Holdings, LLC

\_\_\_\_\_  
("Grantee," whether one or more)  
Grantor quit claims to Grantee the following described real estate, together with the  
rents, profits, fixtures and other appurtenant interests, in Milwaukee  
County, State of Wisconsin ("Property") (if more space is needed, please attach  
addendum)

Lots One (1), Two (2) and Three (3), in Block Fourteen (14), in North Milwaukee  
Townsite Company's Addition No 1, in the Southeast One-quarter(1/4) of Section  
Thirty-six (36), in Township Eight (8) North, Range Twenty-one (21) East in the  
City of Milwaukee, Milwaukee County, Wisconsin

Recording Area

Name and Return Address  
John R Maynard  
Suite 205  
W62 N248 Washington Ave  
Cedarburg, Wisconsin 53012

207 0287 100 0

Parcel Identification Number (PIN)

This is not \_\_\_\_\_ homestead property  
(is) (is not)

Dated November 26, 2008

PROSTAR, INC  
\_\_\_\_\_  
\* Greg Koller / President (SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_  
\* \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

**AUTHENTICATION**  
Signature(s) of Greg Koller

authenticated on November 26, 2008

\* John R Maynard  
TITLE MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis Stat § 706 06)

THIS INSTRUMENT DRAFTED BY  
John R. Maynard, Esq.

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )  
\_\_\_\_\_) ss  
COUNTY )

Personally came before me on \_\_\_\_\_,  
the above-named \_\_\_\_\_

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

\*  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires \_\_\_\_\_)

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

NOTE THIS IS A STANDARD FORM ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED  
QUIT CLAIM DEED © 2003 STATE BAR OF WISCONSIN FORM NO 3-2003

\* Type name below signatures

10940

REGISTERED LAND SURVEYORS  
**MILTON H. SCHMIDT, Pres.**  
**CLARENCE H. PIEPENBURG, Vice-Pres.**  
**JAMES A. EIDE, Sec.-Treas.**

**BADGER SURVEYING CO., INC.**

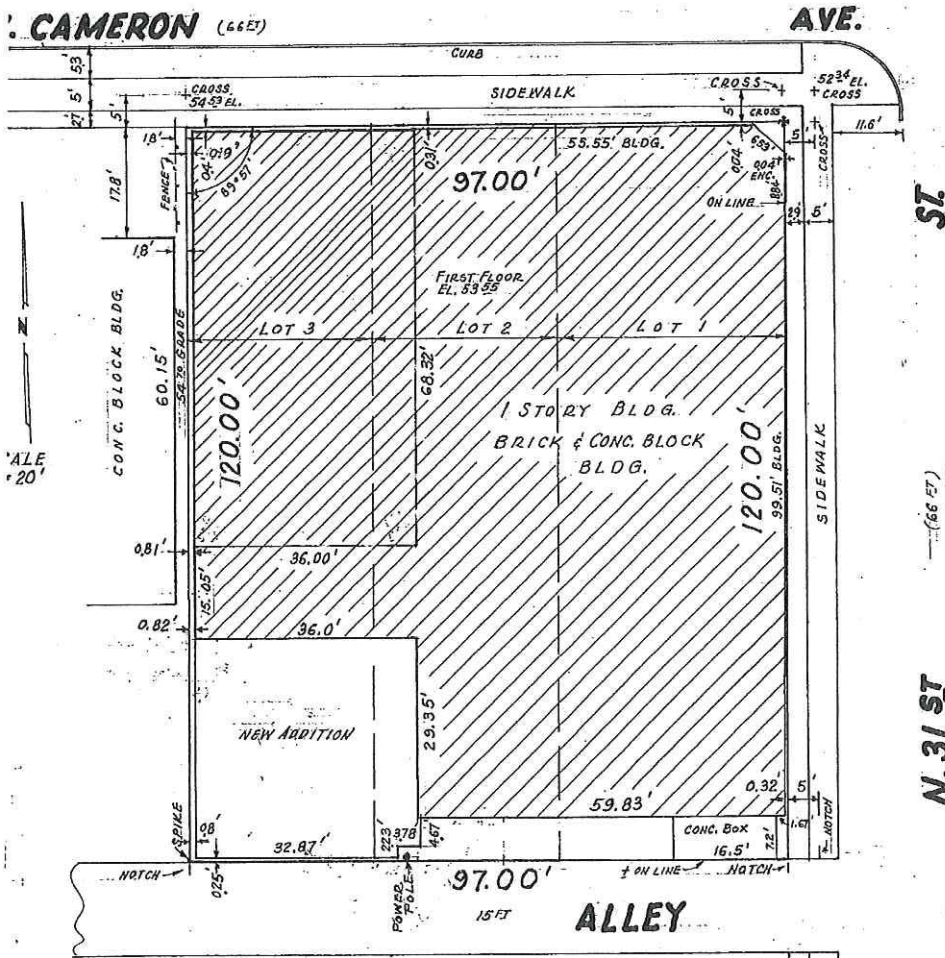
PHONE FLAGSTONE 4-9080  
 7257 N. 51st STREET  
 MILWAUKEE 23, WIS.

**PLAT OF SURVEY**

Property at 3101 W. Cameron Avenue  
 Legal Description: Lots 1, 2 and 3, in Block 14, in North Milwaukee  
 Townsite Company's Addition No. 1, in the South East 1/4 of Section 36,  
 Township 8 North, Range 21 East, in the City of Milwaukee, Milwaukee  
 County, Wisconsin. Owner

8-21-36-4 - 0082

FIGURE 1



Prepared for C. T. LEHMAN

State of Wisconsin, }  
 County of Milwaukee } ss.  
 APPENDED FEBRUARY 25<sup>TH</sup>  
 1964.

I hereby certify that on the 8<sup>TH</sup> day of AUGUST,  
 1962, I have accurately surveyed the above described  
 property and that the above plat is a correct represen-  
 tation thereof and shows the exterior boundary lines  
 and location of buildings and other improvements on  
 said property, and the correct measurements thereof.

Plat No. 62-479-1

Signed James A. Eide  
 Registered Land Surveyor S-3

N. 31 ST (66 FT)



# Milwaukee County Land Information Parcel Report

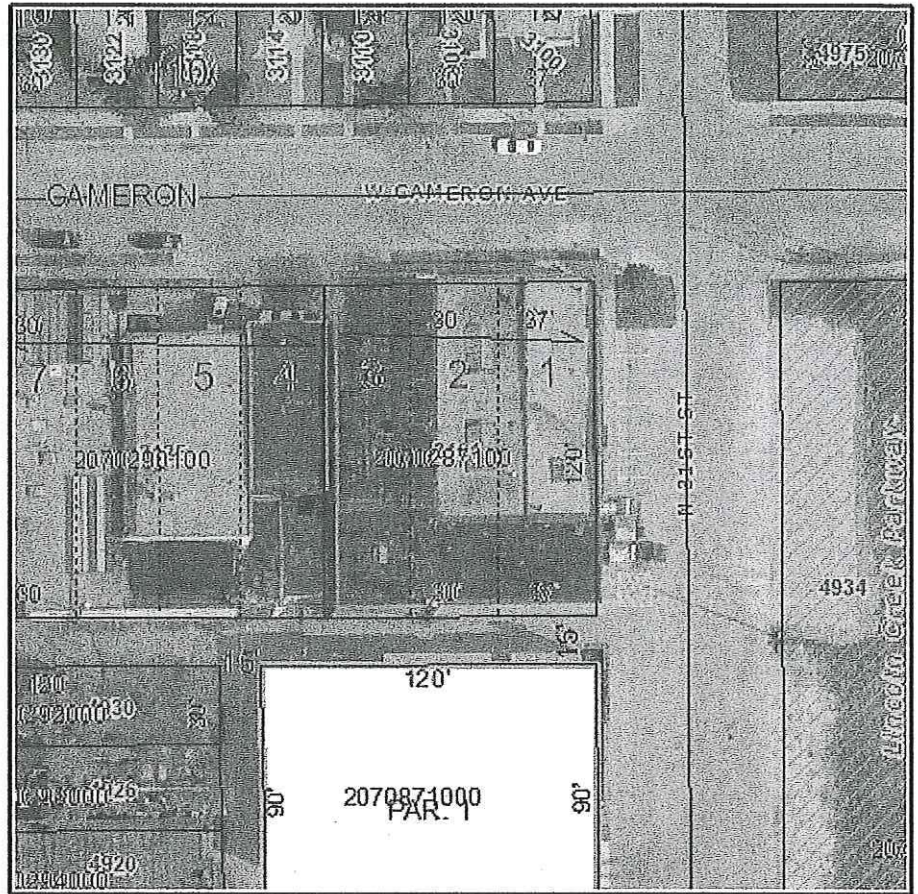
TAXKEY: 2070287100

Report generated 7/2/2012 2:46:00 PM

Figure 2



Parcel location within Milwaukee County



Selected parcel highlighted

## Parcel Information

**TAXKEY:** 2070287100

**Record Date:** 04/12/2011

**Owner(s):** KOLLER HOLDINGS LLC

**Address:** 3101 W CAMERON AVE

**Municipality:** Milwaukee

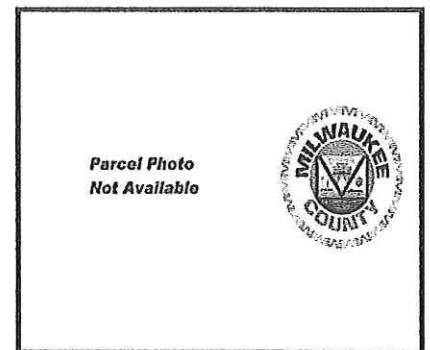
**Acres:** 0.27

**Assessed Value:** \$160,000

**Parcel Description:** COMMERCIAL

**Zoning Description:**

**Legal Description:** NORTH MILWAUKEE TOWNSITE CO'S ADDN NO 1 SE 1/4 SEC 36-8-21 BLOCK 14 LOTS 1-2 & 3



Parcel photo


Koller Holdings, LLC is the party responsible for the impacts originating at 3101 West Cameron Avenue in the City of Milwaukee, Milwaukee County, Wisconsin (BRRTS No. 02-41-558867). First Federal Bank of Wisconsin has been granted a mortgage on said property and is in the process of acquiring the property from Koller Holdings, LLC by a deed in lieu of foreclosure. First Federal Bank of Wisconsin believes that the current legal description is:

Lots 1, 2, and 3, in Block 14, in North Milwaukee, Townsite Company's Addition No. 1, recorded in August 8, 1962, as Plat No. 62-479-1, in the Southeast 1/4 of Section 36, Town 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No.: 207.0287.100

FIRST FEDERAL BANK OF WISCONSIN

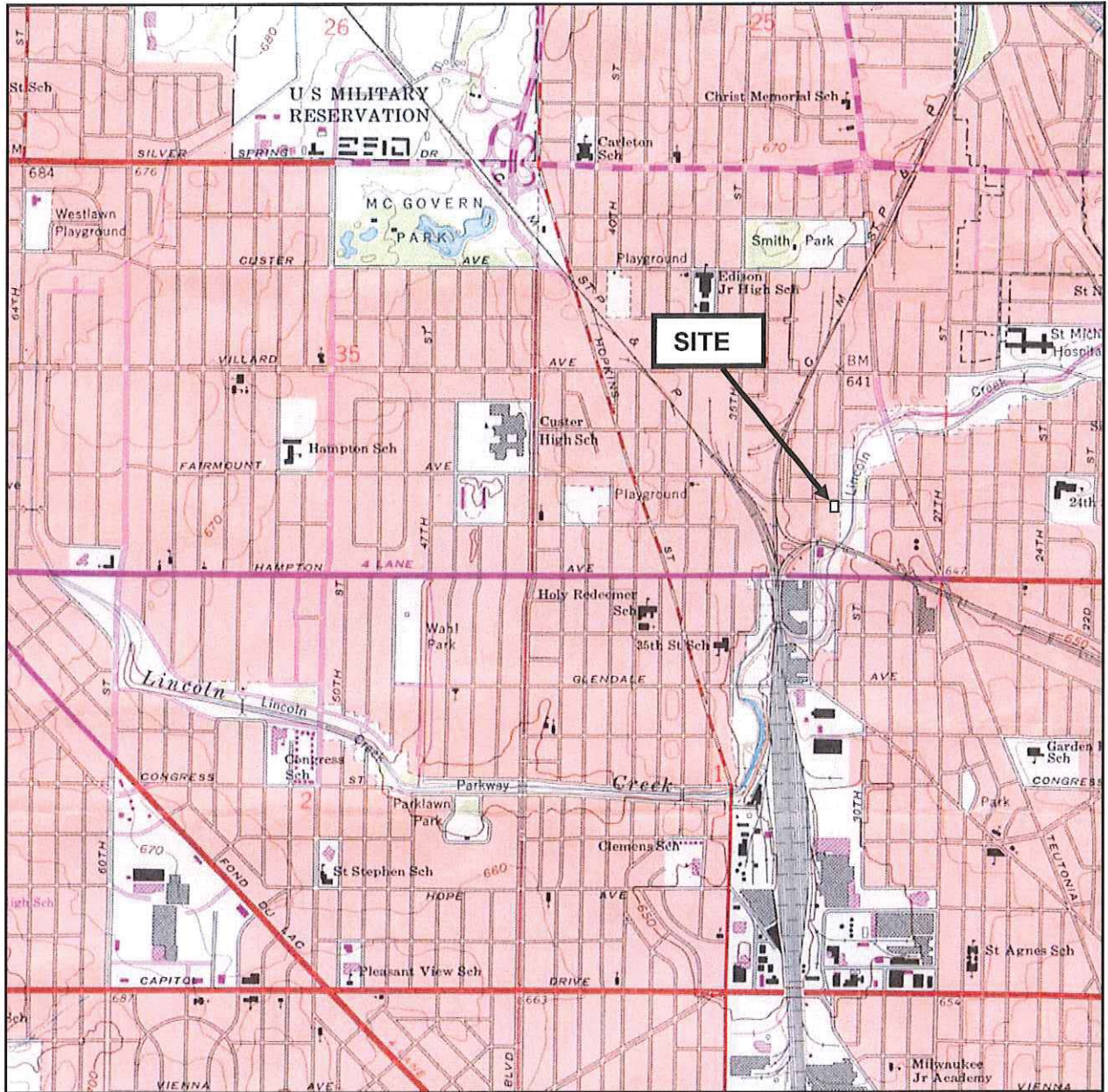
By:

 VP  
Sandra Ethier-Roadt, Vice President

Dated:

July, 19, 2012

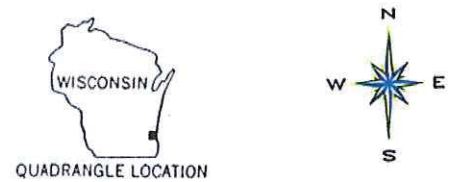




Source: USGS Milwaukee, Wisconsin 1958 (photorevised 1971) 7.5 Minute Series (Topographic) Quadrangle Map

Scale: 1:24,000  
 Contour Interval: 10 Feet

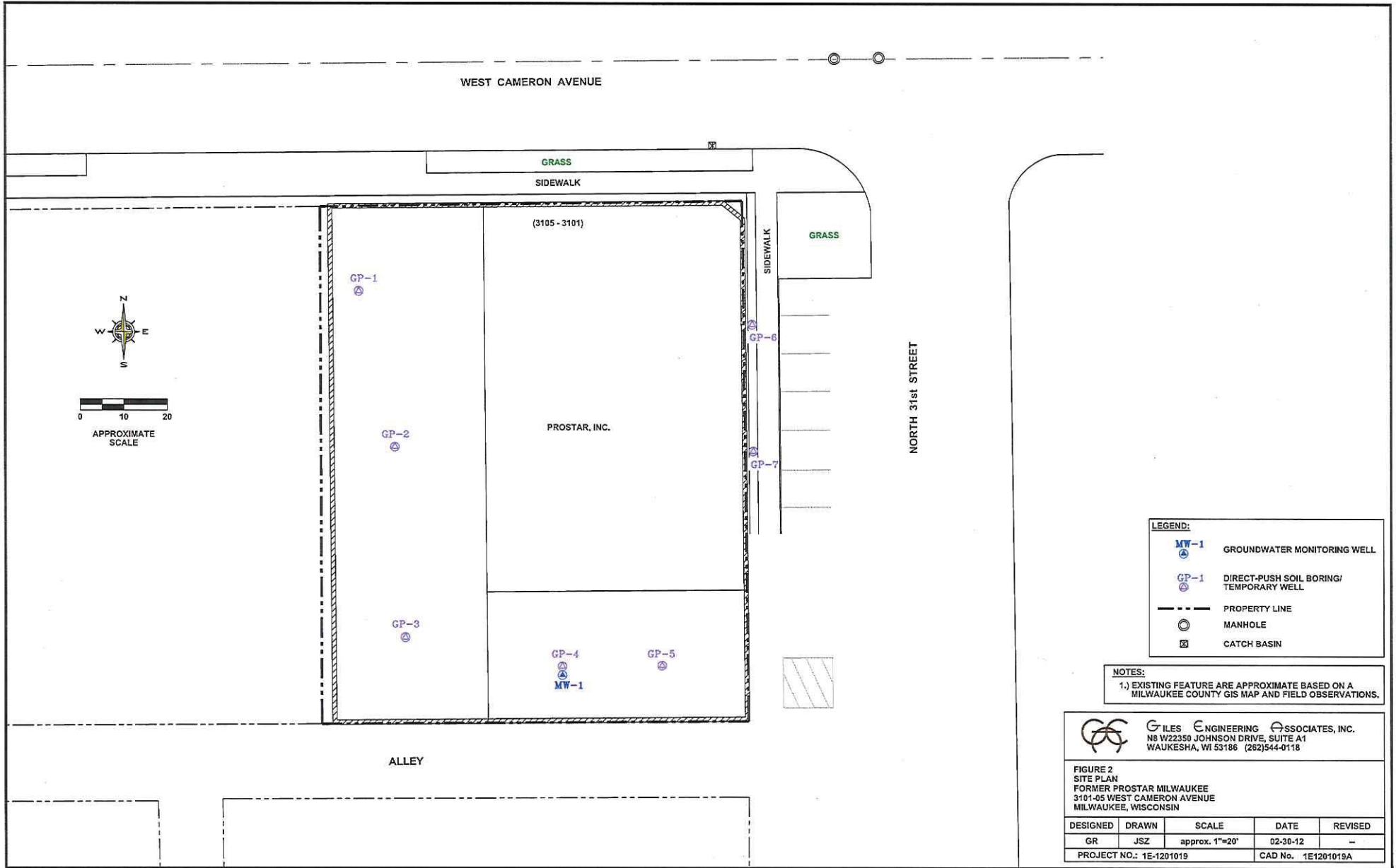
**FIGURE 1**  
**SITE LOCATION MAP**



**Former Pro Star Milwaukee**  
**3101-05 West Cameron Avenue**  
**Milwaukee, Wisconsin**  
**Project No. 1E-1201019**



**GILES**  
 ENGINEERING ASSOCIATES, INC.



**LEGEND:**

MW-1 ⊙	GROUNDWATER MONITORING WELL
GP-1 ⊙	DIRECT-PUSH SOIL BORING/ TEMPORARY WELL
---	PROPERTY LINE
⊙	MANHOLE
⊠	CATCH BASIN

**NOTES:**  
 1.) EXISTING FEATURE ARE APPROXIMATE BASED ON A MILWAUKEE COUNTY GIS MAP AND FIELD OBSERVATIONS.

**GILES ENGINEERING ASSOCIATES, INC.**  
 88 W22350 JOHNSON DRIVE, SUITE A1  
 WAUKESHA, WI 53186 (262)544-0118

**FIGURE 2  
 SITE PLAN  
 FORMER PROSTAR MILWAUKEE  
 3101-05 WEST CAMERON AVENUE  
 MILWAUKEE, WISCONSIN**

DESIGNED	DRAWN	SCALE	DATE	REVISED
GR	JSZ	approx. 1"=20'	02-20-12	-
PROJECT NO.: 1E-1201019			CAD No. 1E1201019A	



WEST CAMERON AVENUE

GRASS  
SIDEWALK

(3105 - 3101)

PROSTAR, INC.

GRASS

SIDEWALK

NORTH 31st STREET

ALLEY

2 - 4' DEPTH	8 - 10' DEPTH
PID = 5.0 DETECTED VOCs 1,2,4-TMB = 734 1,3,5-TMB = 294 n-BuBz = 174 s-BuBz = 140 t-BuBz = 140 IPBz = 38.7 J p-IPT = 115 Napht = 36.9 J n-PBz = 95.8 Xs = 30.4 J DETECTED PAHs C = 16.0 J 1-MN = 11.0 J 2-MN = 14.5 J Napht = 36.0 J PA = 52.8 P = 14.0 J	PID = BDL VOCs < LOD DETECTED PAHs C = 5.7 J

2 - 4' DEPTH	13 - 15' DEPTH
PID = BDL VOCs < LOD PAHs < LOD	PID = BDL VOCs < LOD PAHs < LOD

2 - 4' DEPTH	12 - 14' DEPTH
PID = BDL VOCs < LOD PAHs < LOD	PID = BDL VOCs < LOD PAHs < LOD

2 - 4' DEPTH	6 - 8' DEPTH
PID = 12 DETECTED VOCs 1,3,5-TMB = 5.0 DETECTED PAHs B(a) = 5.0 J C = 5.4 J F = 10.2 J 2-MN = 4.1 J Napht = 3.5 J PA = 7.6 J P = 8.0 J	PID = 189 DETECTED VOCs n-BuBz = 1,280 s-BuBz = 773 t-BuBz = 99.9 IPBz = 543 n-PBz = 1,090 DETECTED PAHs T-MN = 61.7 2-MN = 50.4 Napht = 36.1 PA = 5.2 J

2 - 4' DEPTH	11 - 13' DEPTH
PID = BDL VOCs < LOD DETECTED PAHs 1-MN = 3.4 J 2-MN = 6.3 J Napht = 4.5 J	PID = BDL VOCs < LOD DETECTED PAHs C = 3.9 J

2 - 4' DEPTH	7 - 9' DEPTH
PID = BDL VOCs < LOD PAHs < LOD	PID = BDL PAHs < LOD DETECTED VOCs 1,3,5-TMB = 0.5

**CHEMICAL KEY:**

- B(a): BENZO (a) ANTHRACENE
- C: CHRYSENE
- F: FLUORANTHENE
- IPBz: ISOPROPYLBENZENE
- MN: METHYLNAPHTHALENE
- n-BuBz: n-BUTYLBENZENE
- n-PBz: n-PROPYLBENZENE
- Napht: NAPHTHALENE
- P: PYRENE
- PA: PHENANTHRENE
- p-IPT: p-ISOPROPYLTOLUENE
- s-BuBz: Sec-BUTYLBENZENE
- t-BuBz: TERT-BUTYLBENZENE
- TMB: TRIMETHYLBENZENE
- Xs: TOTAL XYLENES

**ABBREVIATIONS:**

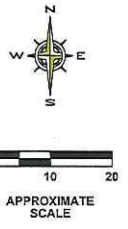
- BDL: BELOW DETECTION LIMIT
- LOD: LIMIT OF DETECTION
- PAHs: POLYNUCLEAR AROMATIC HYDROCARBONS
- PID: PHOTOIONIZATION DETECTOR (FIELD)
- VOCs: VOLATILE ORGANIC COMPOUNDS

**NOTES:**

FIELD PID RESULTS EXPRESSED IN INSTRUMENT UNITS

VOC AND PAH RESULTS EXPRESSED IN MILLIGRAMS PER KILOGRAM (mg/kg) EQUIVALENT TO PARTS PER MILLION (ppm)

J: CONCENTRATION BETWEEN LABORATORY LIMIT OF DETECTION AND QUANTITATION LIMIT.



**LEGEND:**

- GP-1 DIRECT-PUSH SOIL BORING/ TEMPORARY WELL
- PROPERTY LINE
- MANHOLE
- ☒ CATCH BASIN

**NOTES:**

1.) EXISTING FEATURE ARE APPROXIMATE BASED ON A MILWAUKEE COUNTY GIS MAP AND FIELD OBSERVATIONS.

**GILES ENGINEERING ASSOCIATES, INC.**  
 N8 W22350 JOHNSON DRIVE, SUITE A1  
 WAUKESHA, WI 53186 (262)544-0118

**FIGURE 3**  
 SOIL ANALYTICAL RESULTS  
 FORMER PROSTAR MILWAUKEE  
 3101-05 WEST CAMERON AVENUE  
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB	JSZ	approx. 1"=20'	04-30-12	--
PROJECT NO.: 1E-1201019			CAD No. 1E1201019B	

WEST CAMERON AVENUE

GRASS

SIDEWALK

(3105 - 3101)

GRASS

SIDEWALK

PROSTAR, INC.

NORTH 31st STREET

ALLEY

INFERRED DIRECTION OF GROUNDWATER FLOW TOWARD LINCOLN CREEK

**CHEMICAL KEY:**

- B: BENZENE
- E: ETHYLBENZENE
- IPBz: ISOPROPYLBENZENE
- MeChl: METHYLENE CHLORIDE
- n-BuBz: n-BUTYLBENZENE
- n-PBz: n-PROPYLBENZENE
- NaphT: NAPHTHALENE
- s-BuBz: Sec-BUTYLBENZENE
- T: TOLUENE
- t-BuBz: TERT-BUTYLBENZENE
- TMBs: TOTAL TRIMETHYLBENZENE
- Xs: TOTAL XYLENES

**ABBREVIATIONS:**

- LOD: LIMIT OF DETECTION
- NR: NATURAL RESOURCES
- PVOCs: PETROLEUM VOLATILE ORGANIC COMPOUNDS
- VOCs: VOLATILE ORGANIC COMPOUNDS
- WAC: WISCONSIN ADMINISTRATIVE CODE

**NOTES:**

VOC AND PVOc RESULTS EXPRESSED IN MICROGRAMS PER LITER (ug/L) EQUIVALENT TO PARTS PER BILLION (ppb)

RESULTS INDICATED IN BLUE / (PARENTHESIS) EXCEED THE WAC NR 140 PREVENTIVE ACTION LIMITS

RESULTS INDICATED IN RED / UNDERLINED EXCEED THE WAC NR 140 ENFORCEMENT STANDARDS

J: CONCENTRATION BETWEEN LABORATORY LIMIT OF DETECTION AND QUANTITATION LIMIT.

**LEGEND:**

- APPROXIMATE EXTENT OF IMPACTED GROUNDWATER EXCEEDING NR140 ENFORCEMENT STANDARDS
- APPROXIMATE EXTENT OF IMPACTED GROUNDWATER EXCEEDING NR140 PREVENTIVE ACTION LIMITS
- GROUNDWATER MONITORING WELL
- DIRECT-PUSH SOIL BORING/ TEMPORARY WELL
- PROPERTY LINE
- MANHOLE
- CATCH BASIN

**NOTES:**

1.) EXISTING FEATURE ARE APPROXIMATE BASED ON A MILWAUKEE COUNTY GIS MAP AND FIELD OBSERVATIONS.

GILES ENGINEERING ASSOCIATES, INC.  
 N8 W22350 JOHNSON DRIVE, SUITE A1  
 WAUKESHA, WI 53186 (262)544-0118

FIGURE 4  
 GROUNDWATER ANALYTICAL RESULTS  
 FORMER PROSTAR MILWAUKEE  
 3101-05 WEST CAMERON AVENUE  
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB	JSZ	approx. 1"=20'	06-27-12	--
PROJECT NO.: 1E-1201019			CAD No. 1E1201019C	



APPROXIMATE SCALE

2-9-12  
 DETECTED VOCs  
 T = 0.50 J

GP-2

2-9-12  
 DETECTED VOCs  
 TMBs = 2.3

GP-3

2-9-12  
 VOCs < LOD

GP-6

2-9-12  
 VOCs < LOD

GP-7

2-9-12  
 DETECTED VOCs  
B = 3.1  
 n-BuBz = 38.9  
 s-BuBz = 35.9  
 t-BuBz = 7.9  
 IPBz = 74.5  
 MeChl = (0.51 J)  
 NaphT = 2.7 J  
 n-PBz = 109  
 T = 1.6  
 TMBs = 1.0  
 Xs = 1.9 J

3-9-12  
 DETECTED VOCs  
B = 15  
 n-BuBz = 15  
 s-BuBz = 20  
 t-BuBz = 5.3  
 E = 0.59 J  
 IPBz = 50  
 NaphT = 0.33  
 n-PBz = 82  
 T = 2.3  
 Xs = 7.0

3-29-12  
 DETECTED VOCs  
B = 8.3  
 n-BuBz = 17  
 s-BuBz = 18  
 t-BuBz = 4.7  
 IPBz = 39  
 NaphT = 0.33 J  
 n-PBz = 62  
 T = 2.0  
 Xs = 5.0 J

6-11-12  
 DETECTED PVOCS  
B = 12.3  
 T = 1.79  
 Xs = 8.41



**TABLE 1  
SOIL ANALYTICAL RESULTS (Detected VOCs)**

FORMER PROSTAR MILWAUKEE PROPERTY  
3101-05 WEST CAMERON AVENUE  
MILWAUKEE, WISCONSIN  
PROJECT NO. 1E-1201019

Analyte	Sample Location												WAC NR 720 RCLs	NR 746.06 Table 1 (Product Indicator)	NR 746.06 Table 2 (Direct Contact)	
	GP-1		GP-2		GP-3		GP-4		GP-5		GP-7					
Date	2/6/2012	2/6/2012	2/6/2012	2/6/2012	2/6/2012	2/6/2012	2/6/2012	2/6/2012	2/6/2012	2/6/2012	2/6/2012	2/6/2012	2/6/2012			
Sample Depth (feet)	2-4	8-10	2-4	12-14	2-4	7-9	2-4	6-8	2-4	13-15	2-4	11-13				
PID (instrument units)	5.0	BDL	BDL	BDL	BDL	BDL	12	189	BDL	BDL	BDL	BDL				
Detected VOCs (ug/kg)																
1,2,4-Trimethylbenzene	734	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS	83,000	NS
1,3,5-Trimethylbenzene	294	<25.0	<25.0	<25.0	<25.0	0.5	5.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS	11,000	NS
n-Butylbenzene	174	<40.4	<40.4	<40.4	<40.4	<40.4	<40.4	1,280	<40.4	<40.4	<40.4	<40.4	<40.4	NS	NS	NS
sec-Butylbenzene	140	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	773	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
tert-Butylbenzene	140	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	99.9	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Isopropylbenzene	38.7j	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	543	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
p-Isopropyltoluene	116	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Naphthalene	36.9j	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS	2,700	NS
n-Propylbenzene	95.8	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	1,090	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Total Xylenes	30.4j	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	4,100	42,000	NS

**NOTES:**

PID: Photoionization Detector

BDL: Below Detection Limit

VOCs: Volatile Organic Compounds

RCLs: Residual Contaminant Levels

mg/kg: Milligrams per kilogram; equivalent to parts per million (ppm)

ug/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)

J: Result detected between laboratory method detection limit and quantitation limit

ND: Not Detected

WAC: Wisconsin Administrative Code

NR: Natural Resources

NS: No Standard Established

--: Not Analyzed

J: Result is less than the reporting limit but greater than or equal to the method detection limit and the concentration is an approximate value

Results in red/underline exceed the WDNR ch NR720 Table 1 generic RCLs based on groundwater protection

Results indicated in brown/#....# exceed the WAC NR 746-Table 1 Free Product Indicator Parameters

Results in green/parenthesis exceed the WDNR ch NR 746 generic non-industrial RCLs based on the direct-contact pathway for soils shallower than 4 feet

**TABLE 2  
SOIL ANALYTICAL RESULTS (PAHs)**

FORMER PROSTAR MILWAUKEE PROPERTY  
3101-05 WEST CAMERON AVENUE  
MILWAUKEE, WISCONSIN  
PROJECT NO. 1E-1201019

Analyte	Sample Location												Suggested Generic RCLs		
	GP-1		GP-2		GP-3		GP-4		GP-6		GP-7		Direct Contact, Non-Industrial Pathway	Direct Contact, Industrial Pathway	Groundwater Pathway
Date	2/6/2012	2/6/2012	2/6/2012	2/6/2012	2/6/2012	2/6/2012	2/6/2012	2/6/2012	2/6/2012	2/6/2012	2/6/2012	2/6/2012			
Sample Depth (feet)	2-4	8-10	2-4	12-14	2-4	7-9	2-4	6-8	2-4	13-15	2-4	11-13			
PID (instrument units)	5.0	BDL	BDL	BDL	BDL	BDL	12	189	BDL	BDL	BDL	BDL			
<b>PAHs (ug/kg)</b>															
Benzo (a) anthracene	<5.6	<2.8	<2.8	<2.8	<2.9	<2.9	5.0j	<3.3	<2.8	<3.0	<2.9	<2.7	88	3,900	17,000
Chrysene	16.0j	5.7j	<3.6	<3.6	<3.7	<3.7	5.4j	<4.2	<3.6	<3.8	<3.7	3.9j	8,800	390,000	37,000
Fluoranthene	<19.7	<9.7	<9.8	<10	<10.3	<10.2	10.2j	<11.5	<9.9	<10.4	<10.3	<9.6	600,000	40,000,000	500,000
1-Methylnaphthalene	11.0j	<3.0	<3.0	<3.0	<3.1	<3.1	<3.0	61.7	<3.0	<3.2	3.4j	<2.9	1,100,000	70,000,000	23,000
2-Methylnaphthalene	14.5j	<3.0	<3.0	<3.0	<3.1	<3.1	4.1j	50.4	<3.0	<3.2	6.3j	<2.9	20,000	6,000,000	40,000,000
Naphthalene	36.0j	<3.4	<3.4	<3.5	<3.6	<3.6	3.5j	36.1	<3.5	<3.6	4.5j	<3.4	20,000	110,000	400
Phenanthrene	52.8	<4.3	<4.3	<4.4	<4.5	<4.5	7.6j	5.2j	<4.4	<4.6	<4.5	<4.2	18,000	390,000	1,800
Pyrene	14.0j	<3.5	<3.6	<3.7	<3.8	<3.7	8.0j	<4.2	<3.6	<3.8	<3.8	<3.5	500,000	30,000,000	8,700,000

**NOTES:**

PID: Photoionization Detector

BDL: Below Detection Limit

WDNR: Wisconsin Department of Natural Resources

PAHs: Polynuclear Aromatic Hydrocarbons

RCLs: Residual Contaminant Levels

j): Concentration between laboratory method detection limit and limit of quantitation

ug/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)

—: Not Analyzed

Results in green/parenthesis exceed the WDNR suggested generic non-industrial RCLs based on the direct-contact pathway for soils shallower than 4 feet

Results in brown/# exceed the WDNR suggested generic industrial RCLs based on the direct-contact pathway for soils shallower than 4 feet

Results in red/underline exceed the WDNR suggested generic RCLs based on groundwary protection



**TABLE 3  
GROUNDWATER ANALYTICAL RESULTS (VOCs)**

FORMER PROSTAR MILWAUKEE PROPERTY  
3101-05 WEST CAMERON AVENUE  
MILWAUKEE, WISCONSIN  
PROJECT NO. 1E-1201019

Analyte	Sample Location								NR 140 PAL	NR 140 ES
	GP-2	GP-3	GP-4	GP-6	GP-7	MW-1				
Date	2/9/2012	2/6/2012	2/6/2012	2/9/2012	2/9/2012	3/9/2012	3/29/2012	6/11/2012		
Detected VOCs (ug/L)										
Benzene	<0.20	<0.41	(3.1)	<0.20	<0.20	<u>15</u>	<u>8.6</u>	<u>12.9</u>	0.5	5
n-Butylbenzene	<0.20	<0.93	38.9	<0.20	<0.20	15	17	--	NS	NS
sec-Butylbenzene	<0.25	<0.89	35.9	<0.25	<0.25	20	18	--	NS	NS
tert-Butylbenzene	<0.20	<0.97	7.9	<0.20	<0.20	5.3	4.7	--	NS	NS
Ethylbenzene	<0.50	<0.54	<0.54	<0.50	<0.50	0.59j	<0.50	<0.50	140	700
Isopropylbenzene	<0.20	<0.59	74.5	<0.20	<0.20	50	39	--	NS	NS
Methylene Chloride	<1.0	<0.43	(0.51j)	<1.0	<1.0	<1.0	<1.0	--	0.5	5
Naphthalene	<0.25	<0.89	2.7j	<0.25	<0.25	0.33	0.33J	--	10	100
n-Propylbenzene	<0.50	<0.81	109	<0.50	<0.50	82	62	--	NS	NS
Toluene	0.50J	<0.67	1.6	<0.50	<0.50	2.3	2.0	1.79	160	800
Trimethylbenzenes	<0.20	2.3	1.0	<0.20	<0.20	<0.20	<0.40	--	96	480
Xylenes	<0.50	<2.6	1.9j	<0.50	<0.50	7.0	5.0J	8.41	400	2,000

**NOTES:**

VOCs: Volatile Organic Compounds

WAC: Wisconsin Administrative Code

NR: Natural Resources Chapter

ES: WAC NR 140 Enforcement Standards

PAL: WAC NR 140 Preventive Action Limit

ug/L: Micrograms per Liter; equivalent to parts per billion (ppb)

NS: No Standard

Results indicated in blue/parenthesis exceed the WAC NR 140 Preventive Action Limit (PAL)

Results indicated in red/underlined exceed the WAC NR 140 Enforcement Standards (ES)