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

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

WISCONSIN
DEPT. OF NATURAL RESOURCES

November 8, 2019

Mr. Randy Roth
Endeavor Corp Inc.
330 E. Kilbourn Ave., Ste. 1160
Milwaukee WI 53202

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

Subject: Final Case Closure with Continuing Obligations
1681-1683 N Van Buren Property, Milwaukee WI
BRRTS #: 02-41-562442, FID #: 341143220

Dear Mr. Roth:

The Department of Natural Resources (DNR) considers the 1681-1683 N Van Buren Property closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you. Certain continuing obligations also apply to affected rights-of-way holders. These are identified within each continuing obligation.

This final closure decision is based on the correspondence and data provided and is issued under chs. NR 726 and 727, Wis. Adm. Code. The DNR reviewed the request for closure on October 3, 2019. The DNR reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases.

This property housed an historic dry-cleaning facility from 1963-1966 that contaminated soil with chlorinated volatile organic compounds (VOCs). Remedial actions included soil excavation and vapor and groundwater screening. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

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

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- An engineered cover must be maintained over contaminated soil and the DNR must be notified and approve any changes to this barrier.
- Vapor exposure assumptions were used, based on commercial or industrial use. Current land or property use must be maintained to be protective. If changes to the current property use or land use are planned, an assessment must be made of whether the closure will be protective of the proposed use.
- Remaining contamination could result in vapor intrusion if future construction activities occur. Future construction includes expansion or partial removal of current buildings as well as construction of new buildings. Vapor control technologies will be required for occupied buildings, unless the property owner

assesses the potential for vapor intrusion, and the DNR agrees that vapor control technologies are not needed.

The DNR fact sheet "Continuing Obligations for Environmental Protection," RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may be obtained online at dnr.wi.gov and search "RR-819".

DNR Database

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) online at dnr.wi.gov and search "BOTW", to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, at dnr.wi.gov and search "RRSM".

The DNR's approval prior to well construction or reconstruction is required in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at dnr.wi.gov and search "3300-254".

All site information is also on file at the Southeast Regional DNR office, at 2300 N Dr. Martin Luther King Jr. Dr., Milwaukee, WI 53212. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a Portable Document Format (PDF) in BOTW.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where an engineered cover is required, as shown on the attached map D.2, Location Map, 10/21/2019, unless prior written approval has been obtained from the DNR:

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

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plan are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to:

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
2300 N. Dr. Martin Luther King Jr. Dr.
Milwaukee, WI 53212

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)
Soil contamination remains on the northeast portion of the property as indicated on the attached map B.2.b.i, Residual Soil Contamination Map 0-4 Feet, 10/21/2019. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval. This continuing obligation also applies to the ROW holders for East Brady Street and the alley to the west of the property.

In addition, all current and future owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code)
The asphalt, concrete and building foundation that exists in the specific location shown on the attached map D.2, Location Map, 10/21/2019 shall be maintained in compliance with the attached maintenance plan in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code.

The cover approved for this closure was designed to be protective for a commercial or industrial use setting. Before using the property for residential purposes, you must notify the DNR at least 45 days before taking an action, to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. Before removing or replacing the cover, you must notify the DNR at least 45 days before taking an action. The replacement or modified cover or barrier must be protective of the revised use of the property and must be approved in writing by the DNR prior to implementation. A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the use of the property were to change such that a residential exposure would apply. This may include, but is not limited to, single or multiple family residences, a school, day care, senior center, hospital or similar settings. In addition, a cover or barrier for multi-family residential housing use may not be appropriate for use at a single-family residence.

The attached maintenance plan and inspection log (DNR form 4400-305) are to be kept up-to-date and on-site. Inspections shall be conducted annually, in accordance with the attached maintenance plan. Submit the inspection log to the DNR only upon request.

Vapor Mitigation or Evaluation (s. 292.12 (2), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)
Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Commercial/Industrial Use: Vapor beneath the northern portion of the building contains vapors at levels that would pose a long-term risk to human health, if allowed to migrate into a residential building. Case closure is based on the commercial vapor exposure assumptions. Therefore, use of this property is restricted to commercial or industrial use. If changes in property or land use are planned, the property owner must notify the DNR at least 45 days before changing the use, and evaluate whether the closure is protective for the proposed use. Additional response actions may be necessary.

Future Concern: Chlorinated VOCs remain in soil in the northeast portion of the property, as shown on the attached map B.2.b.i, Residual Soil Contamination 0-4 Feet, 10/21/2019, at levels that may be of concern for vapor intrusion in the future, depending on construction and occupancy of a building. Therefore, before a building is constructed and/or an existing building is modified, the property owner must notify the DNR at least 45 days before the change. Vapor control technologies are required for construction of occupied buildings unless the property owner assesses the vapor pathway and the DNR agrees that vapor control technologies are not needed.

In Closing

Please be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- 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,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats., or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact the DNR Project Manager, Timothy G. Alessi at 414-263-8563, or at timothy.alessi@wisconsin.gov.

Sincerely,

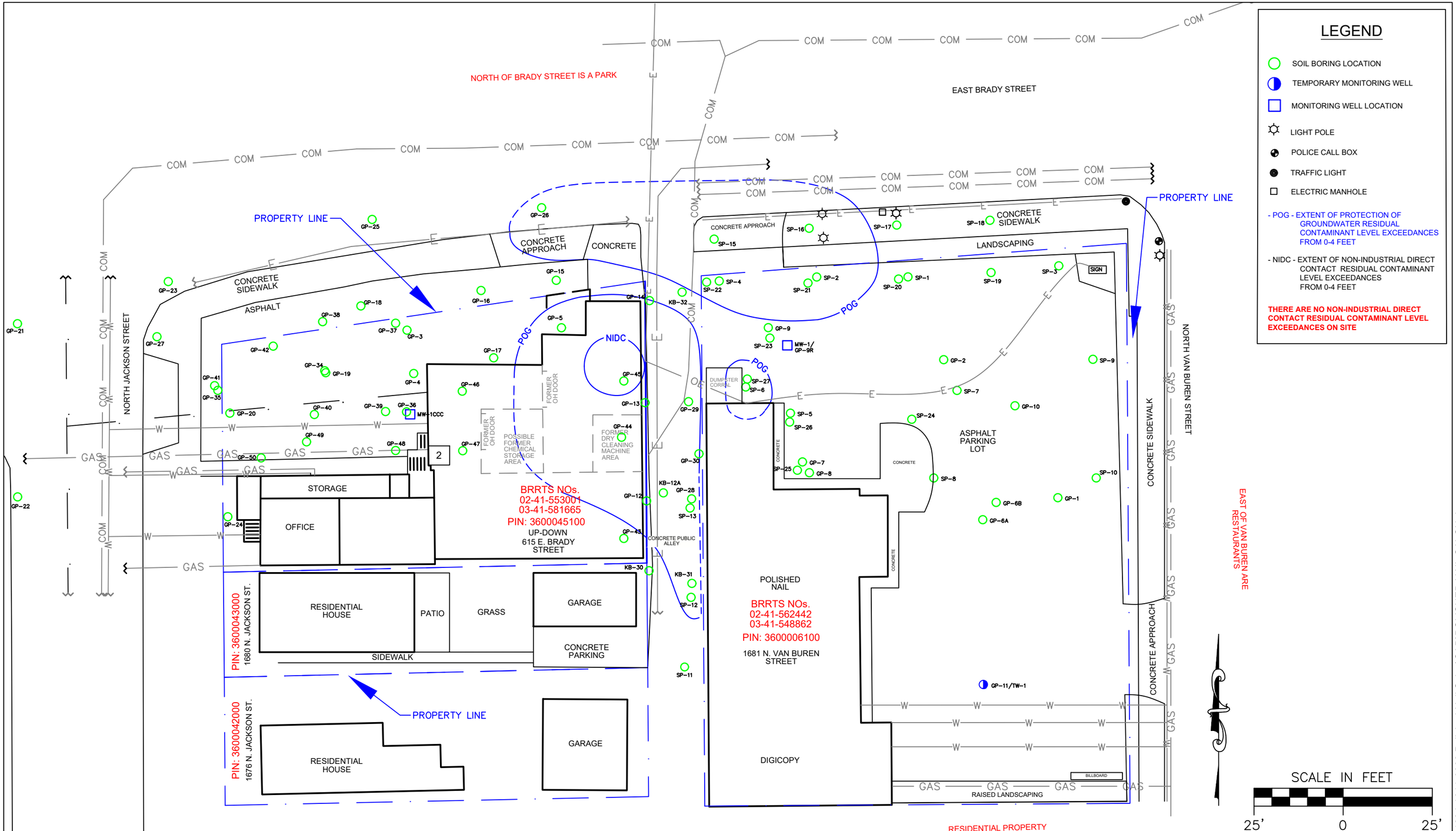
Michele R. Norman

Michele R. Norman
Southeast Team Supervisor
Remediation & Redevelopment Program

Attachments:

- Figure B.2.b.i, Residual Soil Contamination 0-4 Feet, 10/21/2019
- Figure D.2., Location Map, 10/21/2019
- Cap Maintenance Plan, 8/19/2019
- Continuing Obligations Inspection and Maintenance Log, Form 4400-305

cc: Toni Schoen, Key Engineering
Nader Jaber, PE, DPW City of Milwaukee



DESIGNED BY	DATE
TLS	10/21/2019
DRAWN BY	PROJECT
JMD	1604–1011–0002
APPROVED BY	SHEET NO.
TLS	

B.2.b.i
RESIDUAL SOIL CONTAMINATION, 0 TO 4 FEET
1681 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

F:\Work in Progress\1604-1011-0002 Polished Nail Salon\CAD\POLISHED NAIL SALON.dwg

LEGEND

- SOIL BORING LOCATION
- TEMPORARY MONITORING WELL
- MONITORING WELL LOCATION
- LIGHT POLE
- POLICE CALL BOX
- TRAFFIC LIGHT
- ELECTRIC MANHOLE

- POG - EXTENT OF PROTECTION OF GROUNDWATER RESIDUAL CONTAMINANT LEVEL EXCEEDANCES FROM 0-4 FEET AND 5-10 FEET

THERE ARE NO NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINANT LEVEL EXCEEDANCES ON SITE

NORTH OF BRADY STREET IS A PARK

EAST BRADY STREET

NORTH JACKSON STREET

NORTH VAN BUREN STREET

PROPERTY LINE

FROM 0–4 FEET

FROM 5–10 FEET

POG

BARRIER CAP INCLUDES BUILDING, CONCRETE WALKWAY, AND ASPHALT PARKING LOT FOR CHLORINATED SOIL IMPACTS.

BARRIER CAP INCLUDES PARKING LOT AND LANDSCAPING FOR PETROLEUM SOIL IMPACTS

CONCRETE SIDEWALK

CONCRETE APPROACH

CONCRETE

ASPHALT

LANDSCAPING

SIGN

ASPHALT PARKING LOT

CONCRETE PUBLIC ALLEY

CONCRETE APPROACH

CONCRETE SIDEWALK

EAST OF VAN BUREN ARE RESTAURANTS

STORAGE

OFFICE

FORMER OH DOOR

POSSIBLE FORMER CHEMICAL STORAGE AREA

FORMER DRY CLEANING MACHINE AREA

DUMPSTER CORRAL

BRRTS NOs.
02-41-553001
03-41-581665
PIN: 3600045100
UP-DOWN
615 E. BRADY STREET

PIN: 3600043000
1680 N. JACKSON ST.

RESIDENTIAL HOUSE

PATIO

GRASS

GARAGE

CONCRETE PARKING

SIDEWALK

PROPERTY LINE

PIN: 3600042000
1676 N. JACKSON ST.

RESIDENTIAL HOUSE

GARAGE

POLISHED NAIL

BRRTS NOs.
02-41-562442
03-41-548862
PIN: 3600006100
1681 N. VAN BUREN STREET

DIGICOPY

BILLBOARD

RAISED LANDSCAPING

RESIDENTIAL PROPERTY

SCALE IN FEET

25’ 0 25’

DESIGNED BY	DATE
TLS	10/21/2019
DRAWN BY	PROJECT
JMD	1604–1011–0002
APPROVED BY	SHEET NO.
TLS	

D.2
LOCATION MAP
1681 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

F:\Work in Progress\1604-1011-0002 Polished Nail Salon\CAD\POLISHED NAIL SALON.dwg

D.1
BARRIER CAP MAINTENANCE PLAN

August 19, 2019

1681 North Van Buren Street
Milwaukee, Wisconsin 53202
BRRTS No. 02-41-562442
FID No. 341143220

Legal Description

All of Lots 3, 4 and 5, and that part of Lot 2, in Block "B", in Hathaway's Subdivision, in the Southwest ¼ of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point in the East line and 2.58 feet South of the Northeast corner of Lot 2; thence South on and along the East line of said Lot 2, 37.42 feet to the Southeast corner of the said Lot 2; thence West on and along the South line of said Lot 2, 120 feet to the Southwest corner of said Lot 2; thence North on and along the West line of said Lot 2, 31.15 feet to a point; thence Northeasterly on a line 120.16 feet, more or less, to the point of commencement.

Taxkey: 360-0006-100

Introduction

This *Barrier Cap Maintenance Plan* is applicable to the above described property with Taxkey 360-000-6100. This *Barrier Cap Maintenance Plan* was developed in accordance with the requirements of s. NR 724.13 (2) of the Wisconsin Administrative Code.

Contact Information

Site Owner & Operator:
Mr. Randy Roth
Owner
TR Partners, LLC
330 East Kilbourn Avenue, Suite 1160
Milwaukee, Wisconsin 53202
Telephone: 414.331.1939
Email: randy@end-corp.com

Environmental Consultant:
Kenneth W. Wein, CHMM
Key Engineering Group Ltd.
735 North Water Street, Suite 510
Milwaukee, Wisconsin 53202
Telephone: 414.224.8300
Email: kwein@keyengineering.com

Wisconsin DNR: Timothy Alessi
Hydrogeologist
Wisconsin Department of Natural Resources
2300 North Dr. Martin Luther King Jr. Drive
Milwaukee, Wisconsin 53212
Telephone: 414.263.8500
Email: timothy.alessi@wisconsin.gov

Contamination Summary

The investigation of this property included the advancement of 42 soil borings, installation of one temporary well and one monitoring well, collection of seven sub-slab vapor samples, and collection of two indoor air samples. Soil and groundwater samples were laboratory analyzed for volatile organic compounds (VOCs).

- The soil investigation identified protection of groundwater residual contaminant levels (RCLs) exceedances for VOCs from 1 to 10 feet below grade for tetrachloroethene, trichloroethene, and cis-1,2-dichloroethene in one or boring borings including SP-2, SP-4, GP-9, GP-12, GP-13, GP-28, GP-29, KB-31, SP-15, SP-16, and SP-27. The soil contamination are associated with the former dry cleaner operations that were conducted onsite. Soil impacts will be covered by the building and an asphalt barrier (Figure D.2).
- The groundwater investigation identified there were no chlorinated VOC exceedances. Groundwater was encountered from approximately 40 feet below grade.
- The vapor and indoor air investigation identified there were no sub-slab vapor exceedances. There were indoor air exceedances. However, the exceedances were for compounds associated with the current nail salon operations and not the dry cleaner. Therefore, no remedy was implemented to address the indoor air.

Further description of contamination on the Property can be found at:

- The case file in the regional WDNR office:
  Wisconsin Dept. of Natural Resources
  2300 North Dr. Martin Luther King Jr. Drive
  Milwaukee, Wisconsin 53212

- Bureau of Remediation and Redevelopment Tracking Systems (BRRTS) on the Web (WDNR's web based tracking system for sites) http://dnr.wi.gov/botw/SetUpBasicSearchForm.do

- WDNR Geographic Information System (GIS) Registry of Remediation and Redevelopment Sites http://dnrmaps.wi.gov

Barrier Cap Description

The barrier cap includes a portion of the building and a portion of the asphalt parking lot north and east of the building. The barrier cap measures approximately 80 feet by 95 feet. The barrier cap location and estimated extent of soil contamination are depicted on Figure D.2. Photographs of the barrier cap are presented in Attachment D.3.

Barrier Cap Purpose

The building and asphalt barrier cap located over the contaminated soil serves as a barrier to limit infiltration of precipitation to minimize future soil-to-groundwater contamination migration that could violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The building and asphalt overlying the contaminated soil is depicted on Figure D.2. This area will be inspected once each year, normally in the spring after all snow and ice is gone, for deterioration, no significant fissures, cracks, holes, and other potential problems that can cause exposure to underlying soils or allow infiltration of water from the surface. 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 should be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included in Attachment D.4, Form 4400-305, *Continuing Obligations Inspection and Maintenance 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 maintenance plan and inspection log will be kept at the site; or, if there is no acceptable place to keep it at the site, at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources (WDNR) representatives upon their request.

The WDNR may, in some instances, require in the case closure letter that the inspection log be submitted at least annually after every inspection. Please review your case closure letter to determine if a copy of the inspection log must be submitted electronically to the WDNR after every inspection and how often the inspections must be completed if more frequently than annually. Inspections are required annually unless noted on the case closure letter from the WDNR.

Maintenance/Repair Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practicable. Repairs can include patching and filling. If 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 soil barrier cap overlying the contaminated soil is removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Barrier Cap Maintenance Plan unless indicated otherwise by the WDNR or its successor.

A copy of this *Barrier Cap Maintenance Plan* shall be maintained on file in the offices of the owner of the Property, or its successor(s) in interest (the "Owner"), and any company or person that is retained to manage the Property on behalf of the Owner (the "Property Manager"). This Barrier Cap Maintenance Plan should be provided to all onsite employees, contractors, future owners, etc. for viewing and adherence to.

Prohibition of Activities and Notification of WDNR Prior to Actions Affecting the Barrier Cap

The following activities are prohibited on any portion of the property, unless prior written approval has been obtained from the WDNR:

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;
7) changing the use or occupancy of the property to single-family residential use.

If removal, replacement or other changes to a barrier cap, are considered, the property owner will contact the WDNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s. NR 727.07 Wisconsin Administrative Code.

If Owner plans to remove, replace or repair the cap or perform activities that would penetrate below the Barrier Cap and expose the underlying contaminated soils, the WDNR must be contacted and the Owner must receive approval prior to the modification or removal of the barrier cap. The WDNR contact information is provided on Page 1 of this document.

Amendment or Withdrawal of Maintenance Plan

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

Signature

I attest that this *Barrier Cap Maintenance Plan* shall be maintained on file in the offices of the owner of the Property or its successor(s) in interest (the "Owner"), and any company that is retained to manage the Property on behalf of the Owner (the "Property Manager"), and to implement and adhere to this *Barrier Cap Maintenance Plan*. This *Barrier Cap Maintenance Plan* shall be made available to all interested parties (i.e. WDNR, on-site employees, contractors, future property owners, etc.) for viewing.

Randall P Roth

Print Name

Signature

State of Wisconsin
Department of Natural Resources
dnr.wi.gov

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at http://dnr.wi.gov/botw/SetUpBasicSearchForm.do, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name: 1681-1683 North Van Buren Street

BRRTS No.: 02-41-562442

Inspections are required to be conducted (see closure approval letter):

- ◉ annually
- ○ semi-annually
- ○ other – specify ____________

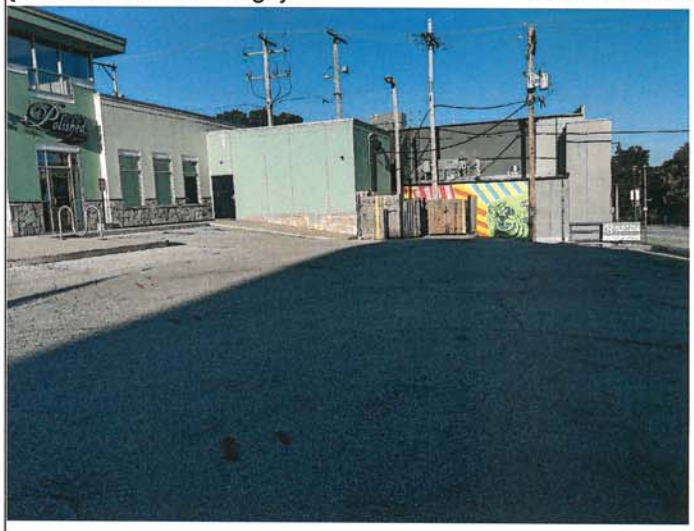
When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N

{Click to Add/Edit Image} Date added: 08/19/2019

Title:

{Click to Add/Edit Image} Date added: 08/19/2019



Title:

State of Wisconsin
Department of Natural Resources
PO Box 7921, Madison WI 53707-7921
dnr.wi.gov

Case Closure

SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN

Notice: Pursuant to ch. 292, Wis. Stats., and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. DNR will consider your request administratively complete when the form and all sections are completed, all attachments are included, and the applicable fees required under ch. NR 749, Wis. Adm. Code, are included, and sent to the proper destinations. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records Law (ss. 19.31 - 19.39, Wis. Stats.). Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided.

Site Information

BRRTS No.	VPLE No.		
02-41-562442			
Parcel ID No.			
36-00-006100			
FID No.	**WTM Coordinates**		
	X	Y	
341143220	690,725	288,800	
BRRTS Activity (Site) Name	**WTM Coordinates Represent:**		
1681-1683 N Van Buren Property	☐ Source Area	☒ Parcel Center	
Site Address	**City**	**State**	**ZIP Code**
1681 North Van Buren Street	Milwaukee	WI	53202
Acres Ready For Use			
0.43			

Responsible Party (RP) Name			
Randy Roth			
Company Name			
Endeavour Corp Inc.			
Mailing Address	**City**	**State**	**ZIP Code**
330 East Kilbourn Avenue, Suite 1160	Milwaukee	WI	53202
Phone Number	**Email**		
(414) 331-1939	randy@end-corp.com		

☒ Check here if the RP is the owner of the source property.

Environmental Consultant Name			
Toni Schoen			
Consulting Firm			
Key Engineering Group, Ltd			
Mailing Address	**City**	**State**	**ZIP Code**
735 N Water Street, Suite 510	Milwaukee	WI	53202
Phone Number	**Email**		
(414) 225-0594	tschoen@keyengineering.com		

Fees and Mailing of Closure Request

1. **Send a copy of page one** of this form and the applicable ch. NR 749, Wis. Adm. Code, fee(s) to the DNR Regional EPA (Environmental Program Associate) at **http://dnr.wi.gov/topic/Brownfields/Contact.html#tabx3**. Check all fees that apply:

   ☒ $1,050 Closure Fee

   ☐ $350 Database Fee for Groundwater or Monitoring Wells (Not Abandoned)

   ☒ $300 Database Fee for Soil

   Total Amount of Payment $ $1,350.00

   ☐ Resubmittal, Fees Previously Paid

2. **Send one paper copy and one e-copy on compact disk of the entire closure package** to the Regional Project Manager assigned to your site. Submit as *unbound, separate documents* in the order and with the titles prescribed by this form. For electronic document submittal requirements, see **http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf.**

Site Summary

If any portion of the Site Summary Section is not relevant to the case closure request, you must fully explain the reasons why in the relevant section of the form. All information submitted shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected.

1. General Site Information and Site History

A. Site Location: Describe the physical location of the site, both generally and specific to its immediate surroundings.

The Site is comprised of one parcel of land located at 1681 North Van Buren Street, in the City of Milwaukee, Milwaukee County, Wisconsin with parcel number is 3600006100. The Site is approximately 0.43 acres. Site is located at 43°05'27.02" North latitude, 87°90'36.69" West longitude. Wisconsin Traverse Mercator (WTM91) coordinates are x 690725, y 288800. The Site is located in the northwest quarter, southwest quarter of Section 21, Township 7 North, Range 22 East (Figure B.1.a).

The Site is developed with an approximately 5,395 square building located on the east side of the property. The building is slab on grade construction surrounded by an asphalt parking lot (Figure B.1.b). The Site is located in a commercial and residential area on the southwest corner of North Van Buren and East Brady Street. The Site is located in an area of commercial and residential land-use activity. Surrounding land-use is described as follows:

North: West Brady Street and a City of Milwaukee park.
South: Residential properties
East: North Van Buren Street
Residential properties
Libby's Fine Food/Good Spirits - bar and restaurant
Angelo's Piano Lounge - bar
Hybrid - bar
West: Residential properties
Up Down - bar and restaurant

B. Prior and current site usage: Specifically describe the current and historic occupancy and types of use.

The 1910 Sanborn map shows several residential houses, a stable, and two stores were presented onsite. The 1951 Sanborn maps shows the 1910 residences and stores have been razed and replaced with a gasoline station with three gasoline underground storage tanks (USTs), two residences, a store and two apartment buildings. The same configuration of buildings is presented in the 1937 aerial photograph. A dry cleaner was reported present onsite between 1963 to 1966. The 1967 aerial photograph and 1968 Sanborn maps shows a filling station. In September 1978, the property was purchased by Giovanni Safina, who operated a restaurant called "Giovanni's." The property was sold to RR 101, LLC in October 2012 and sold to TR Partners LLC in April 2015. Currently, the building is operated by two tenants, including Polished Nail Bar (nail salon) and DigiCOPY (printing and copying services).

C. Current zoning (e.g., industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).

The Site is zoned as LB-2 commercial local business. The neighboring properties are zoned LB2 commerical local business or RT2 residential 2 family. Zoning was verified using the City of Milwaukee Zoning Map (Figure F.3).

D. Describe how and when site contamination was discovered.

Site investigation activities were initiated in 2005. Petroleum and chlorinated volatile organic compounds (VOCs) were identified in soil. A release was reported for a leaking underground storage tank (UST) in March 2007. The LUST case was closed on January 31, 2008 for the petroleum impacts.

On August 11, 2014, the WDNR reported a release on behalf of the property owner for chlorinated VOCs detected in soil at the Site based on information provided in a Supplemental Information & Proposed Work Plan for Additional Site Investigation for Comedy Club, the contaminated neighboring property located at 615 East Brady Street. This report stated that the Site was previously operated a dry-cleaning business from 1963-66. Soil samples collected between 2005 to 2006 during the investigation of petroleum contamination (BRRTS No. 03-41-548862) also identified solvent contamination. "The solvent contamination appears to be from a source originating on your property which is distinct from the chlorinated solvents identified on the Comedy Club site. The leaking underground storage tank case at this site (BRRTS#03-41-548862) which was closed on January 31, 2008 did not address the non-petroleum contamination." BRRTS No. 02-41-562442 was assigned as an Environmental Repair Program case to manage the chlorinated VOC impacts.

Only chlorinated VOCs are addressed in this Case Closure request.

E. Describe the type(s) and source(s) or suspected source(s) of contamination.

The residual soil impacts are associated with tetrachloroethene (PCE), trichloroethene (TCE), and cis-1,2-dichloroethene (cis-1,2-DCE). The source of these chlorianted VOCs is associated with the former dry cleaner that was onsite. There is also a commingled source of chlorinated VOCs in the alley west of the site with impacts from Comedy Club (BRRTS No. 02-41-553001).

F. Other relevant site description information (or enter Not Applicable).

There are commingled soil impacts in the alley located west of the Site. The soil impacts in the alley are commingled with

the soil plume from Comedy Club, open ERP case for chlorinated VOCs (BRRTS No. 02-41-553001).

G. List BRRTS activity/site name and number for BRRTS activities at this source property, including closed cases.
Closed LUST BRRTS No. 03-41-548862 (associated with petroleum impacts addressed)
Open ERP BRRTS No. 02-41-562442 (associated with chlorinated VOCs)

H. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property.
Open LUST BRRTS No. 03-41-581665 Comedy Club Cafe Fmr
Open ERP BRRTS No. 02-41-553001 Comedy Club Cafe

2. General Site Conditions

A. Soil/Geology

i. Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.

The site geology was obtained through the advancement of investigation borings. There is a sand and gravel subbase under the asphalt surface at the Site that generally extends between approximately 2 inches to 1 foot below the asphalt surface. Underlining the sand and gravel, is brown to gray, stiff, clay with trace sand and gravel to approximately 45 feet bgs. There are also intermittent layers of sand and gravel above the water table located from approximately 11and 13.5 feet at SP-21 and approximately 2 to 6 feet at SP-15. The location of and geologic cross sections A-A' and B-B' are presented on Figures B.3.a.i through B.3.a.iii.

ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.

There is a sand and gravel subbase under the asphalt surface at the Site that generally extends between approximately 2 inches to 1 foot below the asphalt surface.

iii. Describe the depth to bedrock, bedrock type, competency and whether or not it was encountered during the investigation.

Bedrock was not encountered during drilling, however based on water supply well constructor's reports, limestone bedrock may be encountered as shallow as 58 feet bgs.

iv. Describe the nature and locations of current surface cover(s) across the site (e.g., natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).

The Site is developed with an approximately 5,395 square building located on the east side of the property. The building is slab on grade construction surrounded by an asphalt parking lot (Figure B.1.b). There is a small raised landscaping bed in the southeast corner of the property and there is a small landscaped area north of the property line and south of the sidewalk along East Brady Street.

B. Groundwater

i. Discuss depth to groundwater and piezometric elevations. Describe and explain depth variations, including high and low water table elevation and whether free product affects measurement of water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.

In June 2006, boring GP-9R was advanced to a depth of 45 feet bgs as part of the LUST investigation. Monitoring well (MW-1) was installed in this borehole. Depth to groundwater was measured on June 22 and November 11, 2006 at 39.69 feet and 39.65 feet below top of casing. A summary of groundwater measurements is presented in Table A.6. This well was abandoned as part of the LUST investigation.

No piezometers were installed.

Free product was not observed.

ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.

Based on the area topography, the groundwater flow direction is expected to be to the northwest towards the Milwaukee River.

iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.

Hydraulic conductivity testing was not conducted at the site since there were no groundwater VOC concentrations detected above their respective NR140 Wis. Admin. Code preventive action limits (PALs). However, based on the geology, the hydraulic conductivity for the Site is thus estimated between 10-4 to 10-5 centimeters per second.

iv. Identify and describe locations/distance of potable and/or municipal wells within 1200 feet of the site. Include general summary of well construction (geology, depth of casing, depth of screened or open interval).

A search for the location of potential water supply wells located within 1,200 feet of the Site was completed using the Wisconsin Department of Agriculture, Trading, and Consumer Protection (DATCP) Well Constructor's Report database (DATCP, 2015). Two private water supply wells were identified approximately 550 feet northeast and 450 feet northwest of the Site (Figure B.1.a). Well Constructor Reports were included in Site Investigation Report.

Well ML17787
The geology was described from ground surface to the bottom of the boring as sand, cinders, and boards to approximately 12 feet; sand and gravel to approximately 39 feet; limestone to approximately 58 feet bgs; alternating layers of limestone and shale of variable thickness to at least 970 feet bgs; and alternating layers of sandstone and limestone to approximately 1720 feet bgs. A 16-inch pipe was installed to 58 bgs with a 12 to 16-inch open bedrock hole to approximately 197 feet.

Well ML17788
The geology and the well construction were not detailed on the Well Construction Report.

3. Site Investigation Summary

A. General

i. Provide a brief summary of the site investigation history. Reference previous submittals by name and date. Describe site investigation activities undertaken since the last submittal for this project and attach the appropriate documentation in Attachment C, if not previously provided.

Between 2005 and 2008, an investigation was conducted for the LUST case (BRRTS No. 03-41-548862).

On October 23, 2007, a Case Closure Request and GIS Registy were submitted to the WDNR for the LUST case. The LUST case was closed on January 31, 2008. This file is no longer available from KEY or the WDNR.

On August 11, 2014, the WDNR issued a responsible party letter for the chlorinated VOCs identified during the investigation of the LUST case. BRRTS No. 02-41-562442 was assigned to investigate the chlorinated VOCs.

The following reports and letters were submitted to address the chlorinated VOC impacts.
On October 9, 2014, a Site Investigation Work Plan was submitted to the WDNR.

Between January 28, 2015 and December 7, 2016, vapor intrusion assessment analytical results from sub-slab and indoor air sampling were submitted to the WDNR.

On January 31, 2019, a responsible party letter was issued to TR Partners, LLC.

On February 21, 2019, a hired consultant letter was submitted to the WDNR.

On February 28, 2019, a request was made to change the responsible party to Endeavour Corp Inc.

On March 4, 2019, the WDNR changed the responsible party to Endeavour Corp Inc.

On August 19, 2019, a Site Investigation Report and Remedial Action Plan were submitted to the WDNR. There are no investigation activities undertaken since this submittal.

Investigation activities were completed between November 2005 through July 2019 to complete the investigation of the petroleum and chlorinated VOCs. Sample locations are presented on FigureB.1.b. Investigation activities included the following:
* Advanced 43 soil borings (GP-1, GP-2, GP-6A/6B, GP-10, GP-11 through GP14, GP-28 through GP-30, SP-1 through SP-14, SP-15 through SP-28, KB-12A, KB-31, and KB-32).
* Collected and analyzed 72 VOC soil samples.
* Collected and analyzed three groundwater samples for VOCs from TW-1 and MW-1.
* Collected and analyzed seven sub-slab vapor points (VS-1 through VS-3 and VP-1 through VP-4) and two indoor air samples (AS-1 and IA-1) for VOCs.

ii. Identify whether contamination extends beyond the source property boundary, and if so describe the media affected (e.g., soil, groundwater, vapors and/or sediment, etc.), and the vertical and horizontal extent of impacts.

Chlorinated VOCs were detected offsite in the sidewalk along East Brady Street above the protection of groundwater RCLs at SP-15 for PCE from 2 to 18 feet and TCE from 2 to 4 feet and at SP-16 for PCE from 2 to 4 feet.
* The horizontal extent of impacts is delineated by KB-32 to the southeast and GP-17 to the east and GP-9 to the south.
* The vertical extent of soil impacts is delineated at SP-16 by a soil sample from 8 to 10 feet. The vertical extent of soil impacts are not delineated at SP-15. However, groundwater is present at approximately 40 feet bgs and the soil impacts are SP-15 likely do not extent to this depth based on photoionization readings from this boring that are less than 0.5 parts per million from 18 to 20 feet.

Chlorinated VOCs were detected offsite in the alley west of the Site above the protection of groundwater RCLs at KB-31 for PCE from 1 to 3 feet, GP-28 for PCE from 1 to 3 feet, and GP-29 for PCE and TCE from 1 to 3 feet.
* The shallow soil impacts in the alley are commingled with the soil impacts from Comedy Club. Shallow impacts are

delineated for detected at higher concentrations in borings on Comedy Club.
* The vertical extent of soil impacts is delineated in the alley by soil samples collected between 7 to 10 feet bgs at borings SP-12 (near KB-31), GP-28, and GP-29.

iii. Identify any structural impediments to the completion of site investigation and/or remediation and whether these impediments are on the source property or off the source property. Identify the type and location of any structural impediment (e.g., structure) that also serves as the performance standard barrier for protection of the direct contact or the groundwater pathway.

There are no structural impediment onsite. Soil samples were not collected under the building. However, based on the low levels of chlorinated VOCs in the alley and near the northeast corner of the building, and no sub-slab vapor concentrations detected above the vapor risk screening levels, there are likely not significant impacts under the building.

B. Soil

i. Describe degree and extent of soil contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways.

Chlorinated VOCs were detected onsite for PCE, TCE, and cis-1,2-DCE. The highest impacts are present from 2 to 4 feet bgs along the north property line at SP-2 and in the sidewalk at SP-15 and SP-16. PCE concentrations in the upper 4 feet ranges from 0.067 mg/kg to 9.4 mg/kg. There are lower PCE concentrations in the alley ranging from 0.067 mg/kg to 0.377 mg/kg. The shallow soil impacts in the alley are commingled with the soil impacts from Comedy Club.

Soil concentrations decrease with depth with the vertical extent of impacts delineated along the north property line soil samples from 16 to 18 feet bgs from borings SP-19 through SP-21. The vertical extent of soil impacts is delineated in the alley by soil samples collected between 7 to 10 feet bgs at borings SP-12 (near KB-31), GP-28, and GP-29. The vertical extent of soil impacts is delineated in the sidewalk along Brady Street at SP-16 by a soil sample from 8 to 10 feet. The vertical extent of soil impacts are not delineated at SP-15 in the sidewalk. However, groundwater is present at approximately 40 feet bgs and the soil impacts are SP-15 likely do not extent to this depth based on photoionization readings from this boring that are less than 0.5 parts per million from 18 to 20 feet.

The source of the chlorinated VOCs impacts in soil is attributed to the former dry cleaner that operated onsite.

The Site utilities are located outside the footprint of residual soil impacts except for the shallow electric line that leads from the building to the sign at the northeast corner of the Site. This electric line is not surrounded by a permeable material that could serve as a migration pathway. The utilities located along and under Brady Street are shallow (less than 4 feet bgs), the communication lines in the road are cased in concrete and the electric line along the curb for the light poles is likely not installed in a permeable material that would serve as pathway for migration.

There are likely shallow soil impacts near the building foundation. However, groundwater is encountered at approximately 40 feet bgs and was confirmed to not be impacted. Further, the vapor samples from under the building did not exceed vapor risk screening levels. Therefore, the foundation does not appear to be a migration pathway.

ii. Describe the concentration(s) and types of soil contaminants found in the upper four feet of the soil column.

There are no chlorinated VOCs detected above the non-industrial direct contact RCLs onsite or offsite.

Chlorinated VOCs were detected above their respective protection of groundwater RCLs between 0 and 4 feet bgs for PCE (compared to 0.0045 milligrams per kilogram [mg/kg]), TCE (compared to 0.0036 mg/kg), and cis-1,2-DCE (compared to 0.0412 mg/kg) at the following locations and concentrations.
* SP-2 for PCE (9.4 mg/kg), TCE (0.40 mg/kg), and cis-1,2-DCE (0.043J mg/kg)
* SP-4 for PCE (0.66 mg/kg), TCE (0.308 mg/kg), and cis-1,2-DCE (0.087 mg/kg)
* GP-9 for TCE (0.11 mg/kg) and cis-1,2-DCE (0.46 mg/kg)
* GP-12 for PCE (0.258 mg/kg) and TCE (0.0478J mg/kg)
* GP-13 for PCE (0.584 mg/kg) and TCE (0.0342 mg/kg)
* GP-28 for PCE (0.205)
* GP-29 for PCE (0.377 mg/kg) and TCE (0.0439J mg/kg)
* KB-31 for PCE (0.067 mg/kg)
* SP-15 for PCE (6.4 mg/kg) and TCE (0.28 mg/kg)
* SP-16 for PCE (3.5 mg/kg)
* SP-27 for PCE (0.64 mg/kg)

iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site. This includes a soil performance standard established in accordance with s. NR 720.08, a Residual Contaminant Level (RCL) established in accordance with s. NR 720.10 that is protective of groundwater quality, or an RCL established in accordance with s. NR 720.12 that is protective of human health from direct contact with contaminated soil. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/ information in Attachment C.

Soil cleanup standards were obtained from the WDNR RCL spreadsheet updated December 2018.

C. Groundwater

i. Describe degree and extent of groundwater contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways. Specifically address any potential or existing impacts to water supply wells or interception with building foundation drain systems.

The groundwater investigation included the installation and sampling of two wells (TW-1 and MW-1) as part of the LUST case. Groundwater samples were collected and submitted for laboratory analysis of VOCs from each well. Groundwater VOC analytical results are presented in Table A.1. Well locations are presented on Figure B.1.b.

Groundwater analytical results were compared to the NR 140 Wis. Admin. Code ESs and PALs.

*VOCs were reported below laboratory detection limits in TW-1 in May 2006.
*VOCs were detected in June 2006 for benzene at 0.20 J micrograms per liter (µg/L) and VOCs were reported below laboratory detection limits in November 2006 in MW-1. The benzene concentration was "J" flagged as "estimated" by the laboratory.

Based on the above groundwater analytical results, there are no chlorinated VOCs detected in the groundwater.

ii. Describe the presence of free product at the site, including the thickness, depth, and locations. Identify the depth and location of the smear zone.

No free product was observed.

D. Vapor

i. Describe how the vapor migration pathway was assessed, including locations where vapor, soil gas, or indoor air samples were collected. If the vapor pathway was not assessed, explain reasons why.

Vapor analytical results are presented in Table A.4. The location of the vapor points are presented on Figure B.1.b.

On October 20, 2014, one three sub-slab vapor sample (VS-1) was collected from the northeast corner of the building where chlorinated VOCs were detected in soil. An indoor air sample (AS-1) was collected from inside the nail salon. The sub-slab vapor and indoor air samples were submitted for VOCs.

On November 17, 2015, two sub-slab vapor samples (VS-2 and VS-3) were also collected from under the northeast corner of the building. The vapor sample was submitted for laboratory analysis of select VOCs including PCE, TCE, cis-1,2-DCE and trans-1,2-DCE.

On April 28, 2018, four sub-slab vapor sample (VP-1 through VP-4) were collected from under the northeast corner of the building where chlorinated VOCs were detected in soil. An indoor air sample (IA 1) was also collected from inside the nail salon. The sub-slab vapor and indoor air samples were submitted for VOCs.

* VOCs were detected below the small commercial vapor risk screening levels (VRSLs) in sub-slab vapor samples VS-1 through VS-3 and VP-1 through VP-4 collected during heating and cooling seasons.

* Ethyl acetate was detected above the small commercial vapor action level (VAL) of 310 micrograms per cubic meter (µg/m3) in AS-1 at 1,980 µg/m3 and IA-1 at 2,880 µg/m3, respectively. 2-propanol was detected above the small commercial VAPL of 876 µg/m3 in IA-1 at 9,490 µg/m3. Ethyl acetate and 2-propanol are analytes found in nail polish remover. This portion of the building is operated by Polished Nail Bar, a nail salon. Therefore, since these analytes are expected to be found in the indoor air at a nail salon and not associated with the off gassing from the residual soil impacts at the Site, no vapor mitigation efforts are not warranted to address these exceedances.

ii. Identify the applicable DNR action levels and the land use classification used to establish them. Describe where the DNR action levels were reached or exceeded (e.g., sub slab, indoor air or both).

Sub-slab vapor analytical results were compared to the small commercial vapor risk screening levels (VRSLs) and indoor air analytical results were compared to the small commercial vapor action levels (VALs). The building is slab on grace and less than 25,000 square feet.

No VRSLs were exceeded in the seven sub-slab vapor samples collected.

Ethyl acetate exceeded the small commerical indoor air VAL however, this analyte is found in nail polish and the samples were collected in a nail salon. Therefore, since this analyte is expected to be found in the indoor air at a nail salon and not associated with the off gassing from the residual soil impacts at the Site, no vapor mitigation efforts are not warranted to address this exceedance.

E. Surface Water and Sediment

i. Identify whether surface water and/or sediment was assessed and describe the impacts found. If this pathway was not assessed, explain why.

Surface water or sediment are not present at the site and were therefore not assessed.

ii. Identify any surface water and/or sediment action levels used to assess the impacts for this pathway and how these were derived. Describe where the DNR action levels were reached or exceeded.

Surface water or sediment are not present at the site and were therefore not assessed.

4. Remedial Actions Implemented and Residual Levels at Closure

A. General: Provide a brief summary of the remedial action history. List previous remedial action report submittals by name and date. Identify remedial actions undertaken since the last submittal for this project and provide the appropriate documentation in Attachment C.

Two soil excavations were completed in 2006. Details of these excavations were included in the LUST case. This file is no longer available through KEY or the WDNR. Based on the map included in Attached C.1, one excavation was completed at November 20, 2006 north of the building. This excavation measured approximately 16 feet by 19 feet by 5 feet. Approximately 87 tons of soil was excavated and disposed of at a landfill. A second excavation was completed north and northeast of the building between December 11 and 12, 2006. This excavation was approximately 45 feet by 45 feet and 0.5 feet. This excavation was for preparation of placing new asphalt in the area. Approximately 87 tons of soil was excavated and disposed of at a landfill.

B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.

There were no immediate or interim actions taken at the Site.

C. Describe the *active* remedial actions taken at the source property, including: type of remedial system(s) used for each media affected; the size and location of any excavation or in-situ treatment; the effectiveness of the systems to address the contaminated media and substances; operational history of the systems; and summarize the performance of the active remedial actions. Provide any system performance documentation in Attachment A.7.

Two soil excavations were completed in 2006. Details of these excavations were included in the LUST case. This file is no longer available through KEY or the WDNR. Based on the map included in Attached C.1, one excavation was completed at November 20, 2006 north of the building. This excavation measured approximately 16 feet by 19 feet by 5 feet. Approximately 87 tons of soil was excavated and disposed of at a landfill. A second excavation was completed north and northeast of the building between December 11 and 12, 2006. This excavation was approximately 45 feet by 45 feet and 0.5 feet. This excavation was for preparation of placing new asphalt in the area. This excavation was approximately 45 feet by 45 feet and 0.5 feet. Approximately 87 tons of soil was excavated and disposed of at a landfill.

D. Describe the alternatives considered during the Green and Sustainable Remediation evaluation in accordance with NR 722.09 and any practices implemented as a result of the evaluation.

A green and sustainable remediation evaluation was not completed.

E. Describe the nature, degree and extent of residual contamination that will remain at the source property or on other affected properties after case closure.

Residual soil analytical results are summarized in Table A.3. Sample locations and estimated extent of soil contamination are presented on Figures B.2.b.i through B.2.b.iii.

The residual soil impacts are associated with chlorinated VOCs including PCE, TCE, and cis-1,2-DCE. The source of the impacts is associated with a former dry cleaner that operated onsite.

Below is a summary of key findings and observations from the PCE isoconcentration map for 0 to 4 feet bgs (Figure B.2.b.i).

*The highest onsite PCE concentrations are present from 2 to 4 feet bgs at the north property line at SP 2 at 9.4 mg/kg. There appears to migration north of this location under the sidewalk at SP-15 at 6.4 mg/kg and SP16 at 3.5 mg/kg. There are lower PCE concentrations in the public alley and along the western side of the site building ranging from 0.067 mg/kg to 0.377 mg/kg.

*Based on the soil samples collected near the northeast corner of the building, there are likely low concentrations of PCE located under the building. Vapor sampling was completed under the building to evaluate the risk of vapor intrusion.

*A significant source of PCE was identified near the former dry-cleaning machines offsite at boring GP-45 at 77.7 mg/kg from 3 to 4 feet bgs.

Below is a summary of key findings and observations from the PCE isoconcentration map for 5 to 10 feet bgs (Figure B.2.b.ii).

*The areal extent of the PCE impacts along the north property line are slightly larger with impacts present at SP-1 from 8 to 10 feet at 2.96 mg/kg. However, the areal extent of the impacts under the sidewalk at SP-15 have reduced from 9.4 mg/kg from 2 to 4 feet to 1.3 mg/kg from 8 to 10 feet.

*The vertical extent of PCE in the public alley along the western side of the building and near the northeast corner of the building has been delineated by PCE reported below laboratory detection limits each boring sampled between 7 and 10 feet bgs.

Below is a summary of key findings and observations from the PCE isoconcentration map for 11 to 32 feet bgs (Figure B.2.b.iii).

*Most soil samples were collected from 11 to 18 feet bgs. One soil sample was collected from monitoring well MW-1 from 30 to 32 feet.

*The vertical extent of PCE has been delineated onsite by PCE concentrations reported below laboratory detection limits in borings SP-20 and SP-21 along the north property line from samples from 16 to 18 feet bgs.

*The vertical extent of PCE is not delineated under the sidewalk at boring SP-15. The deepest soil sample from this boring was 16 to 18 feet with PCE detected at 2.5 mg/kg. Although the impacts at this boring have not been horizontally or vertically delineated, the impacts are below the non-industrial RCL, not expected to impact groundwater which is presented at approximately 40 feet bgs (based on the depth to water at MW-1), and likely do not intersect the communication lines in the right of way. Further delineation to the north would require drilling in the right of way of Brady Street within a traffic line, which getting a permit from the City of Milwaukee will be difficult.

F. Describe the residual soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds RCLs established under s. NR 720.12, Wis. Adm. Code, for protection of human health from direct contact.

Chlorinated VOCs were detected below their respective non-industrial direct contact RCLs.

G. Describe the residual soil contamination that is above the observed low water table that attains or exceeds the soil standard(s) for the groundwater pathway.

Chlorinated VOCs were detected above their respective protection of groundwater RCLs between 0 and 4 feet bgs for PCE (compared to 0.0045 milligrams per kilogram [mg/kg]), TCE (compared to 0.0036 mg/kg), and cis-1,2-DCE (compared to 0.0412 mg/kg) at the following locations and concentrations.
*SP-2 for PCE (9.4 mg/kg), TCE (0.40 mg/kg), and cis-1,2-DCE (0.043J mg/kg)
*SP-4 for PCE (0.66 mg/kg), TCE (0.308 mg/kg), and cis-1,2-DCE (0.087 mg/kg)
*GP-9 for TCE (0.11 mg/kg) and cis-1,2-DCE (0.46 mg/kg)
*GP-12 for PCE (0.258 mg/kg) and TCE (0.0478J mg/kg)
*GP-13 for PCE (0.584 mg/kg) and TCE (0.0342 mg/kg)
*GP-28 for PCE (0.205)
*GP-29 for PCE (0.377 mg/kg) and TCE (0.0439J mg/kg)
*KB-31 for PCE (0.067 mg/kg)
*SP-15 for PCE (6.4 mg/kg) and TCE (0.28 mg/kg)
*SP-16 for PCE (3.5 mg/kg)
*SP-27 for PCE (0.064 mg/kg)

Chlorinated VOCs were detected above their respective protection of groundwater RCLs greater than 4 feet bgs at the following locations and concentrations.
*SP-1 from 8 to 10 feet for PCE (2.96 mg/kg), TCE (1.09 mg/kg), and cis-1,2-DCE (0.283 mg/kg)
*SP-2 from 8 to 10 feet for PCE (0.097 mg/kg)
*SP-4 from 8 to 10 feet for TCE (0.087 mg/kg) and cis-1,2-DCE (0.058J mg/kg)
*SP-5 from 8 to 10 feet for PCE (2.96 mg/kg), TCE (1.09 mg/kg), and cis-1,2-DCE (0.283 mg/kg)
*GP-9 from 8 to 10 feet for TCE (0.49 mg/kg) and cis-1,2-DCE (0.3 mg/kg)
*GP-12 from 7 to 9 feet for PCE (7.83 mg/kg), TCE (0.479 mg/kg) and cis-1,2-DCE (0.417 mg/kg)
*GP-13 from 7.5 to 10 feet for PCE (2.35 mg/kg) and TCE (0.229 mg/kg)
*SP-15 from 8 to 10 feet for PCE (1.3 mg/kg) and from 16 to 18 feet for PCE (2.5 mg/kg) and TCE (0.083 mg/kg)

H. Describe how the residual contamination will be addressed, including but not limited to details concerning: covers, engineering controls or other barrier features; use of natural attenuation of groundwater; and vapor mitigation systems or measures.

The ingestion and inhalation pathways for residual soil impacts will be addressed by the barrier cap which will include a protion of the building and a portion of the asphalt parking lot. Remaining residual soil impacts will be placed on the GIS Registry. The offsite soil impacts are also addressed in the alley and sidewalk by an a concrete surface. A 30-day notification was submitted to the City of Milwaukee for the residual soil impacts in the alley and sidewalk.

The non-industrial direct contact RCLs were not exceeded in soil, there are no NR140 Wis. Admin. Code preventive action

limit or enforcement standard exceedances in groundwater, and there are no VRSLs exceedances in vapor from under the slab, and there are no VALs exceeded in the indoor air for chlorinated VOCs to address.

I. If using natural attenuation as a groundwater remedy, describe how the data collected supports the conclusion that natural attenuation is effective in reducing contaminant mass and concentration (e.g., stable or receding groundwater plume).
There are no NR140 Wis. Admin. Code preventive action limit or enforcement standard exceedances in groundwater to address.

J. Identify how all exposure pathways (soil, groundwater, vapor) were removed and/or adequately addressed by immediate, interim and/or remedial action(s).
The ingestion and inhalation pathways for residual soil impacts will be addressed by the barrier cap which will include a protion of the building and a portion of the asphalt parking lot. Remaining residual soil impacts will be placed on the GIS Registry. The offsite soil impacts are also addressed in the alley and sidewalk by an a concrete surface. A 30-day notification was submitted to the City of Milwaukee for the residual soil impacts in the alley and sidewalk.

The non-industrial direct contact RCLs were not exceeded in soil, there are no NR140 Wis. Admin. Code preventive action limit or enforcement standard exceedances in groundwater, and there are no VRSLs exceedances in vapor from under the slab, and there are no VALs exceeded in the indoor air for chlorinated VOCs to address.

K. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.
No system hardware were installed.

L. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.
No PAL or ES exemption is required.

M. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub slab, or both) describe where it was exceeded and how the pathway was addressed.
No sub-slab vapor or indoor air analytical results exceeded action levels for the constituents of concern.

N. Describe the surface water and/or sediment contaminant concentrations and areas after remediation. If a DNR action level was exceeded, describe where it was exceeded and how the pathway was addressed.
No surface water or sediment were collected from the source property.

5. Continuing Obligations: Includes all affected properties and rights-of-way (ROWs). In certain situations, maintenance plans are also required, and must be included in Attachment D.

Directions: For each of the 3 property types below, check all situations that apply to this closure request.

(NOTE: Monitoring wells to be transferred to another site are addressed in Attachment E.)

	This situation applies to the following property or Right of Way (ROW):			Case Closure Situation - Continuing Obligation (database fees will apply, ii. - xiv.)	Maintenance Plan Required
	Property Type:				
	Source Property	Affected Property (Off-Source)	ROW		
i.	☐	☒	☐	None of the following situations apply to this case closure request.	NA
ii.	☐	☐	☐	Residual groundwater contamination exceeds ch. NR 140 ESs.	NA
iii.	☒	☐	☒	Residual soil contamination exceeds ch. NR 720 RCLs.	NA
iv.				Monitoring Wells Remain:	
	☐	☐	☐	• Not Abandoned (filled and sealed)	NA
	☐	☐	☐	• Continued Monitoring (requested or required)	Yes
v.	☐	☐	☐	Cover/Barrier/Engineered Cover or Control for (soil) direct contact pathways (includes vapor barriers)	Yes
vi.	☒	☐	☐	Cover/Barrier/Engineered Cover or Control for (soil) groundwater infiltration pathway	Yes
vii.	☐	☐	☐	Structural Impediment: impedes completion of investigation or remedial action (not as a performance standard cover)	NA
viii.	☐	☐	☐	Residual soil contamination meets NR 720 industrial soil RCLs, land use is classified as industrial	NA
ix.	☐	☐	NA	Vapor Mitigation System (VMS) required due to exceedances of vapor risk screening levels or other health based concern	Yes
x.	☐	☐	NA	Vapor: Dewatering System needed for VMS to work effectively	Yes
xi.	☐	☐	NA	Vapor: Compounds of Concern in use: full vapor assessment could not be completed	NA
xii	☒	☐	NA	Vapor: Commercial/industrial exposure assumptions used.	NA
xiii.	☒	☐	☐	Vapor: Residual volatile contamination poses future risk of vapor intrusion	NA
xiv.	☐	☐	☐	Site-specific situation: (e. g., fencing, methane monitoring, other) (*discuss with project manager before submitting the closure request*)	Site specific

6. Underground Storage Tanks

A. Were any tanks, piping or other associated tank system components removed as part of the investigation or remedial action? ○ Yes ◉ No

B. Do any upgraded tanks meeting the requirements of ch. ATCP 93, Wis. Adm. Code, exist on the property? ○ Yes ◉ No

C. If the answer to question 6.B. is yes, is the leak detection system currently being monitored? ○ Yes ○ No

General Instructions

All information shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected. For each attachment (A-G), provide a Table of Contents page, listing all 'applicable' and 'not applicable' items by Closure Form titles (e.g., A.1. Groundwater Analytical Table, A.2. Soil Analytical Results Table, etc.). If any item is 'not applicable' to the case closure request, you must fully explain the reasons why.

Data Tables (Attachment A)

Directions for Data Tables:

- Use **bold** and italics font for information of importance on tables and figures. Use **bold** font for ch. NR 140, Wis. Adm. Code ES attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, PAL attainments or exceedances.
- Use **bold** font to identify individual ch. NR 720 Wis. Adm. Code RCL exceedances. Tables should also include the corresponding groundwater pathway and direct contact pathway RCLs for comparison purposes. Cumulative hazard index and cumulative cancer risk exceedances should also be tabulated and identified on Tables A.2 and A.3.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e., do not just list as no detect (ND)).
- Include the units on data tables.
- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15(3)(c), Wis. Adm. Code, in the format required in s. NR 716.15(4)(e), Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Soil Analytical Results Table, etc.).
- For required documents, each table (e.g., A.1., A.2., etc.) should be a separate Portable Document Format (PDF).

A. Data Tables

A.1. **Groundwater Analytical Table(s):** Table(s) showing the analytical results and collection dates for all groundwater sampling points (e.g., monitoring wells, temporary wells, sumps, extraction wells, potable wells) for which samples have been collected.

A.2. **Soil Analytical Results Table(s):** Table(s) showing **all** soil analytical results and collection dates. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated).

A.3. **Residual Soil Contamination Table(s):** Table(s) showing the analytical results of only the residual soil contamination at the time of closure. This table shall be a subset of table A.2 and should include only the soil sample locations that exceed an RCL. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated). Table A.3 is optional only if a total of fewer than 15 soil samples have been collected at the site.

A.4. **Vapor Analytical Table(s)**: Table(s) showing type(s) of samples, sample collection methods, analytical method, sample results, date of sample collection, time period for sample collection, method and results of leak detection, and date, method and results of communication testing.

A.5. **Other Media of Concern (e.g., sediment or surface water)**: Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, and time period for sample collection.

A.6. **Water Level Elevations:** Table(s) showing all water level elevation measurements and dates from all monitoring wells. If present, free product should be noted on the table.

A.7. **Other:** This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables pertaining to engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

Maps, Figures and Photos (Attachment B)

Directions for Maps, Figures and Photos:

- Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11 x 17 inches, in a PDF readable by the Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.
- Prepare visual aids, including maps, plans, drawings, fence diagrams, tables and photographs according to the applicable portions of ss. NR 716.15(4), 726.09(2) and 726.11(3), (5) and (6), Wis. Adm. Code.
- Include all sample locations.
- Contour lines should be clearly labeled and defined.
- Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc).
- For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.,) should be a separate PDF.
- Maps, figures and photos should be dated to reflect the most recent revision.

B.1. Location Maps

B.1.a. **Location Map:** A map outlining all properties within the contaminated site boundaries on a United States Geological Survey (U.S.G.S.) topographic map or plat map in sufficient detail to permit easy location of all affected and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the area of contamination.

B.1.b. **Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for all affected properties, 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 attaining or exceeding a ch. NR 140 ES, and/or in relation to the boundaries of soil contamination attaining or exceeding a RCL. Provide parcel identification numbers for all affected properties.

B.1.c. **RR Sites Map:** From RR Sites Map (http://dnrmaps.wi.gov/sl/?Viewer=RR Sites) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

B.2. Soil Figures

B.2.a. **Soil Contamination:** Figure(s) showing the location of **all** identified unsaturated soil contamination. Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720.Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedances (0-4 foot depth).

B.2.b. **Residual Soil Contamination:** Figure(s) showing only the locations of soil samples where unsaturated soil contamination remains at the time of closure (locations represented in Table A.3). Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720 Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedence (0-4 foot depth).

B.3. Groundwater Figures

B.3.a. **Geologic Cross-Section Figure(s):** One or more cross-section diagrams showing soil types and correlations across the site, water table and piezometric elevations, and locations and elevations of geologic rock units, if encountered. Display on one or more figures all of the following:

- Source location(s) and vertical extent of residual soil contamination exceeding an RCL. Distinguish between direct contact and the groundwater pathway RCLs.
- Source location(s) and lateral and vertical extent if groundwater contamination exceeds ch. NR 140 ES.
- Surface features, including buildings and basements, and show surface elevation changes.
- Any areas of active remediation within the cross section path, such as excavations or treatment zones.
- Include a map displaying the cross-section location(s), if they are not displayed on the Detailed Site Map (Map B.1.b.)

B.3.b. **Groundwater Isoconcentration:** Figure(s) showing the horizontal extent of the post-remedial groundwater contamination exceeding a ch. NR 140, Wis. Adm. Code, PAL and/or an ES. Indicate the date and direction of groundwater flow based on the most recent sampling data.

B.3.c. **Groundwater Flow Direction:** Figure(s) representing groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit two groundwater flow maps showing the maximum variation in flow direction.

B.3.d. **Monitoring Wells:** Figure(s) showing all monitoring wells, with well identification number. Clearly designate any wells that: (1) are proposed to be abandoned; (2) cannot be located; (3) are being transferred; (4) will be retained for further sampling, or (5) have been abandoned.

B.4. Vapor Maps and Other Media

B.4.a. **Vapor Intrusion Map:** Map(s) showing all locations and results for samples taken to investigate the vapor intrusion pathway in relation to residual soil and groundwater contamination, including sub-slab, indoor air, soil vapor, soil gas, ambient air, and communication testing. Show locations and footprints of affected structures and utility corridors, and/or where residual contamination poses a future risk of vapor intrusion.

B.4.b. **Other media of concern (e.g., sediment or surface water):** Map(s) showing all sampling locations and results for other media investigation. Include the date of sample collection and identify where any standards are exceeded.

B.4.c. **Other:** Include any other relevant maps and figures not otherwise noted above. (This section may remain blank).

B.5. Structural Impediment Photos: One or more photographs documenting the structural impediment feature(s) which precluded a complete site investigation or remediation at the time of the closure request. The photographs should document the area that could not be investigated or remediated due to a structural impediment. The structural impediment should be indicated on Figures B.2.a and B.2.b.

Documentation of Remedial Action (Attachment C)

Directions for Documentation of Remedial Action:

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc.).
- If the documentation requested below has already been submitted to the DNR, please note the title and date of the report for that particular document requested.

C.1. **Site investigation documentation,** that has not otherwise been submitted with the Site Investigation Report.

C.2. **Investigative waste** disposal documentation.

C.3. Provide a **description of the methodology** used along with all supporting documentation if the RCLs are different than those contained in the Department's RCL Spreadsheet available at: http://dnr.wi.gov/topic/Brownfields/Professionals.html.

C.4. **Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.

C.5. **Decommissioning of Remedial Systems.** Include plans to properly abandon any systems or equipment.

C.6. **Other**. Include any other relevant documentation not otherwise noted above (This section may remain blank).

Maintenance Plan(s) and Photographs (Attachment D)

Directions for Maintenance Plans and Photographs:

Attach a maintenance plan for each affected property (source property, each off-source affected property) with continuing obligations requiring future maintenance (e.g., direct contact, groundwater protection, vapor intrusion). See Site Summary section 5 for all affected property(s) requiring a maintenance plan. Maintenance plan guidance and/or templates for: 1) Cover/barrier systems; 2) Vapor intrusion; and 3) Monitoring wells, can be found at: http://dnr.wi.gov/topic/Brownfields/Professionals.html#tabx3

D.1. **Descriptions of maintenance action(s) required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required:**

- Provide brief descriptions of the type, depth and location of residual contamination.

- Provide a description of the system/cover/barrier/monitoring well(s) to be maintained.
- Provide a description of the maintenance actions required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
- Provide contact information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.

D.2. **Location map(s) which show(s):** (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) all property boundaries.

D.3. **Photographs** for site or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system, include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features shall be visible and discernible. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.

D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter. The inspection and maintenance log is found at: http://dnr.wi.gov/files/PDF/forms/4400/4400-305.pdf.

Monitoring Well Information (Attachment E)

Directions for Monitoring Well Information:
For all wells that will remain in use, be transferred to another party, or that could not be located; attach monitoring well construction and development forms (DNR Form 4400-113 A and B: http://dnr.wi.gov/topic/groundwater/documents/forms/4400_113_1_2.pdf)

Select One:

◉ No monitoring wells were installed as part of this response action.

○ All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site

○ ***Select One or More:***

☐ Not all monitoring wells can be located, despite good faith efforts. Attachment E must include a description of efforts made to locate the wells.

☐ One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason(s) the well(s) will remain in use. When one or more monitoring wells will remain in use this is considered a continuing obligation and a maintenance plan will be required and must be included in Attachment D.

☐ One or more monitoring wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address and email for the new owner(s). Provide documentation from the party accepting future responsibility for monitoring well(s).

Source Legal Documents (Attachment F)

Directions for Source Legal Documents:
Label documents with the specific closure form titles (e.g., F.1. Deed, F.2. Certified Survey Map, etc.). Include all of the following documents, in the order listed:

F.1. **Deed:** The most recent deed with legal description clearly listed.

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 beer. inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

F.2. **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. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.

F.3. **Verification of Zoning**: Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.

F.4. **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties. This section applies to the source property only. Signed statements for Other Affected Properties should be included in Attachment G.

Notifications to Owners of Affected Properties (Attachment G)

Directions for Notifications to Owners of Affected Properties:

Complete the table on the following page for sites which require notification to owners of affected properties pursuant to ch. 292, Wis. Stats. and ch. NR 725 and 726, Wis. Adm. Code. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31- 19.39,Wis. Stats.]. The DNR's "Guidance on Case Closure and the Requirements for Managing Continuing Obligations" (PUB-RR-606) lists specific notification requirements http://dnr.wi.gov/files/PDF/pubs/rr/RR606.pdf.

State law requires that the responsible party provide a 30-day, written advance notification to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned. Use form 4400-286, Notification of Continuing Obligations and Residual Contamination, at http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf

Include a copy of each notification sent and accompanying proof of delivery, i.e., return receipt or signature confirmation.

Include the following documents for each property, keeping each property's documents grouped together and labeled with the letter G and the corresponding ID number from the table on the following page. (Source Property documents should only be included in Attachment F):

- **Deed:** The most recent deed with legal descriptions clearly listed for all affected properties.
  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. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

Notifications to Owners of Affected Properties (Attachment G)

ID	Address of Affected Property	Parcel ID No.	Date of Receipt of Letter	Type of Property Owner	WTMX	WTMY	Reasons Notification Letter Sent: Residual Groundwater Contamination = or > ES	Residual Soil Contamination Exceeds RCLs	Monitoring Wells: Not Abandoned	Monitoring Wells: Continued Monitoring	Cover/Barrier/Engineered Control	Structural Impediment	Industrial RCLs Met/Applied	Vapor Mitigation System(VMS)	Dewatering System Needed for VMS	Compounds of Concern in Use	Commercial/Industrial Vapor Exposure Assumptions Applied	Residual Volatile Contamination Poses Future Risk of Vapor Intrusion	Site Specification Situation
A	Alley west of source property and East Brady Street	N/A-ROW	08/19/2019	ROWH	690706	288,819		X											
B																			
C																			
D																			

Signatures and Findings for Closure Determination

This page has been updated as of February 2019 to comply with the requirements of Wis. Admin. Code ch. NR 712.

Check the correct box for this case closure request and complete the corresponding certification statement(s) listed below to demonstrate that the requirements of Wis. Admin. Code ch. NR 712 have been met. The responsibility for signing the certification may not be delegated per Wis. Admin. Code § NR 712.09 (1). Per Wis. Admin. Code § 712.05 (1), the work must be conducted or supervised by the person certifying.

- (●) The investigation and/or response action(s) for this site evaluated and/or addressed groundwater (including natural attenuation remedies). Both a professional engineer and a hydrogeologist must sign this document per Wis. Admin. Code ch. NR 712.
- ( ) The investigation and the response action(s) for this site did not evaluate or address groundwater. A professional engineer must sign this document per Wis. Admin. Code ch. NR 712.

Engineering Certification

I, KURT McCLUNG, hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this document has been prepared in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, al information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.

Signature [signature] P. E. # [illegible]

Title SENIOR ENGINEER P.E. Stamp

WISCONSIN KURT D. McCLUNG E-32615 WAUKESHA, WISCONSIN PROFESSIONAL ENGINEER

Hydrogeologist Certification

I, D'Arcy Gravelle, hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis Adm. Code, am registered in accordance with the requirements of ch. GHSS 2, Wis. Adm. Code, or licensed in accordance with the requirements of ch. GHSS 3, Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.

Signature [signature]

Title Principal Hydrogeologist Date 8/19/19

WISCONSIN D'ARCY J. GRAVELLE PG-12[illegible]-013 WEST BEND, WI PROFESSIONAL GEOLOGIST

Attachment A

Data Tables

1681 North Van Buren Street
Milwaukee, Wisconsin 53202

A.1. Groundwater Analytical Table

1681 North Van Buren Street, Milwaukee, Wisconsin

PARAMETERS	Preventive Action Limits	Enforcement Standards	GP-11/TW-1	MW-1	
Date Collected			5/10/06	6/22/06	11/1/06
Detected VOCs (µg/l)					
Benzene	0.5	5	<0.20	0.20 J	<0.47

Notes:

J - analyte detected between limit of detection and limit of quantitation

µg/l - micrograms per liter

VOCs - volatile organic compounds

A.2. Soil Analytical Results Table

1681-1683 North Van Buren Street, Milwaukee, Wisconsin

Sample Identification	Non-Industrial Direct Contact Residual Contaminant Level	Industrial Direct Contact Residual Contaminant Level	Protection of Groundwater Residual Contaminant Level	SP-1		SP-2		SP-3		SP-4		SP-5		SP-6		SP-7		SP-9		GP-1
Sample Depth (feet bgs)				**2'-4'**	**8'-10'**	**2'-4'**	**8'-10'**	**2'-4'**	**10'-12'**	**2'-4'**	**8'-10'**	**2'-4'***	**8'-10'**	**2'-4'***	**8'-10'**	**2'-4'**	**10'-12'**	**2'-4'**	**10'-12'**	**10'-11'**
Sample Date				**11/2/06**		**11/2/06**		**11/2/06**		**11/2/06**		**11/2/06**		**11/2/06**		**11/2/06**		**11/2/06**		**11/7/05**
Detected VOCs (mg/kg)																				
Benzene	1.6	7.07	0.0051	**0.55**	**0.107**	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.125	**0.221**	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Chloroform	0.454	1.98	0.0033	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
cis-1,2-Dichloroethene	156	2,340	0.0412	<0.025	**0.283**	**0.043 J**	<0.025	<0.025	<0.025	**0.087**	**0.058 J**	<0.125	<0.025	0.035 J	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,1-Dichloroethane	5.06	22.2	0.4834	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Ethylbenzene	8.02	35.4	1.57	1.27	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.125	**5.9**	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Isopropylbenzene	---	---	---	0.050 J	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.125	0.73	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Naphthalene	5.52	24.1	0.6582	0.60	<0.025	0.047 J	<0.025	<0.025	0.063	<0.025	<0.025	<0.125	0.58	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
n-Butylbenzene	108	108	---	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
n-Propylbenzene	264	264	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.125	1.63	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
p-Isopropyltoluene	162	162	---	0.196	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.125	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
sec-Butylbenzene	183	183	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.125	0.0256 J	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
tert-Butylbenzene	145	145	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.125	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Tetrachloroethene	33	145	0.0045	<0.025	**2.96**	**9.4**	**0.097**	<0.025	<0.025	**0.66**	<0.025	16.9	<0.025	4.0	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Toluene	818	818	1.1072	0.0268 J	<0.025	<0.025	0.088	<0.025	<0.025	<0.025	<0.025	<0.125	0.168	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
trans-1,2-Dichloroethene	1560	1850	0.0626	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.125	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,2,4-Trichlorobenzene	24	113	0.408	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,1,1-Trichloroethane	640	640	0.1402	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Trichloroethene	1.3	8.41	0.0036	<0.025	**1.09**	**0.40**	<0.025	<0.025	<0.025	**0.308**	**0.087**	<0.125	<0.025	0.11	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,2,4 -Trimethylbenzene	219	219	---	0.156	<0.025	<0.0259	<0.025	<0.025	<0.025	<0.025	<0.025	<0.125	NA	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,3,5 -Trimethylbenzene	182	182	---	0.0255 J	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.125	NA	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Total Trimethylbenzenes	---	---	0.689	0.1815	<0.050	0.0259	<0.050	<0.050	<0.050	<0.050	<0.050	<0.250	**3.68**	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Total Xylenes	260	260	3.96	***548 J***	<0.075	<0.075	0.057 J	<0.075	<0.075	<0.075	<0.075	<0.125	2.59	<0.075	<0.075	<0.075	<0.075	<0.075	<0.075	<0.075

BOLD concentrations exceeded the protection of groundwater residual contaminant level.

BOXED concentrations exceeded the non-industrial direct contact residual contaminant level.

Underlined concentrations exceed the industrial direct contact residual contaminant level.

* Sample not evaluated since a soil sample was collected from an adjacent boring from the same depth at a later date that is more representative.

--- - no standard established

B - analyte detected in laboratory method blank

bgs - below ground surface

J - estimated concentration

mg/kg - milligrams per kilogram

NA - not analyted or not available

VOCs - volatile organic compounds

A.2. Soil Analytical Results Table

1681-1683 North Van Buren Street, Milwaukee, Wisconsin

Sample Identification	Non-Industrial Direct Contact Residual Contaminant Level	Industrial Direct Contact Residual Contaminant Level	Protection of Groundwater Residual Contaminant Level	GP-2		GP-6B	GP-7*	GP-8	GP-9		GP-9R	GP-10		GP-11		GP-12		GP-13		GP-14	
Sample Depth (feet bgs)				3'-4'	9'-10'	3'-4'	3'-4'	3'-4'	2'-4'	8'-10'	30'-32'	2'-4'	8'-10'	2'-4'	14'-16'	1'-2.5'	7'-9'	1'-2.5'	7.5'-10'	1'-2.5'	7.5'-10'
Sample Date				11/7/05		11/7/05	11/7/05	5/10/06	5/10/06		6/15/06	5/10/06		5/10/06		3/30/09		3/30/09		3/30/09	
Detected VOCs (mg/kg)																					
Benzene	1.6	7.07	0.0051	**0.039**	<0.025	<0.025	<0.025	<0.028	<0.028	**0.18**	<0.025	<0.029	<0.029	<0.030	<0.029	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Chloroform	0.454	1.98	0.0033	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
cis-1,2-Dichloroethene	156	2,340	0.0412	<0.025	<0.025	<0.025	<0.025	<0.028	**0.46**	**0.3**	<0.025	<0.029	<0.029	<0.030	<0.029	0.0341 J	**0.417**	<0.025	<0.025	<0.025	<0.025
1,1-Dichloroethane	5.06	22.2	0.4834	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.025	0.0415 J	<0.025	<0.025	<0.025	<0.025
Ethylbenzene	8.02	35.4	1.57	**2.55**	<0.025	<0.025	<0.025	<0.028	<0.028	0.31	<0.025	<0.029	<0.029	<0.030	<0.029	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Isopropylbenzene	---	---	---	0.284	<0.025	<0.025	<0.025	<0.028	<0.028	<0.027	<0.025	<0.029	<0.029	<0.030	<0.029	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Naphthalene	5.52	24.1	0.6582	**1.1**	<0.025	<0.025	<0.025	<0.028	<0.056	<0.054	<0.025	<0.058	0.23	<0.059	<0.059	<0.025	<0.025	<0.040	<0.040	<0.025	<0.025
n-Butylbenzene	108	108	---	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0404	<0.0404	<0.0404	<0.025	<0.0404	<0.0404
n-Propylbenzene	264	264	---	1.09	<0.025	<0.025	<0.025	<0.028	<0.028	<0.027	<0.025	<0.029	<0.029	<0.030	<0.029	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
p-Isopropyltoluene	162	162	---	0.057	<0.025	<0.025	<0.025	<0.028	<0.028	<0.027	<0.025	<0.029	<0.029	<0.030	<0.029	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
sec-Butylbenzene	183	183	---	0.117	<0.025	<0.025	<0.025	<0.028	<0.028	<0.027	<0.025	<0.029	<0.029	<0.030	<0.029	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
tert-Butylbenzene	145	145	---	0.43	<0.025	<0.025	<0.025	<0.028	<0.028	<0.027	<0.025	<0.029	<0.029	<0.030	<0.029	NA	NA	NA	NA	NA	NA
Tetrachloroethene	33	145	0.0045	<0.025	<0.025	<0.025	0.051 J	<0.028	<0.028	<0.027	<0.025	<0.029	<0.029	<0.030	<0.029	**0.258**	**7.83**	**0.584**	**2.35**	<0.025	<0.025
Toluene	818	818	1.1072	0.17	<0.025	<0.025	<0.025	<0.028	<0.028	0.14	<0.025	<0.029	<0.029	<0.030	<0.029	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
trans-1,2-Dichloroethene	1560	1850	0.0626	<0.025	<0.025	<0.025	<0.025	<0.028	**0.47**	<0.027	<0.025	<0.029	<0.029	<0.030	<0.029	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,2,4-Trichlorobenzene	24	113	0.408	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,1,1-Trichloroethane	640	640	0.1402	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.025	0.0381	<0.025	<0.025	<0.025	<0.025
Trichloroethene	1.3	8.41	0.0036	<0.025	<0.025	<0.025	<0.025	<0.028	**0.11**	**0.49**	<0.025	<0.029	<0.029	<0.030	<0.029	**0.0478 J**	**0.479**	**0.0342**	**0.229**	<0.025	<0.025
1,2,4 -Trimethylbenzene	219	219	---	5.2	0.029 J	<0.025	<0.025	<0.028	<0.028	<0.027	<0.025	<0.029	<0.029	<0.030	<0.029	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,3,5 -Trimethylbenzene	182	182	---	1.12	<0.025	<0.025	<0.025	<0.028	<0.028	<0.027	<0.025	<0.029	<0.029	<0.030	<0.029	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Total Trimethylbenzenes	---	---	0.689	**6.32**	<0.054	<0.050	<0.050	<0.056	<0.056	<0.054	<0.050	<0.058	<0.058	<0.060	<0.058	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Total Xylenes	260	260	3.96	**5.3**	<0.075	<0.075	<0.075	<0.094	<0.096	0.15	<0.075	<41	<41	<41	<0.029	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025

BOLD concentrations exceeded the protection of groundwater residual contaminant level.

BOXED concentrations exceeded the non-industrial direct contact residual contaminant level.

Underlined concentrations exceed the industrial direct contact residual contaminant level.

* Sample not evaluated since a soil sample was collected from an adjacent boring from the same depth at a later date that is more representative.

--- - no standard established

B - analyte detected in laboratory method blank

bgs - below ground surface

J - estimated concentration

mg/kg - milligrams per kilogram

NA - not analyted or not available

VOCs - volatile organic compounds

A.2. Soil Analytical Results Table

1681-1683 North Van Buren Street, Milwaukee, Wisconsin

Sample Identification	Non-Industrial Direct Contact Residual Contaminant Level	Industrial Direct Contact Residual Contaminant Level	Protection of Groundwater Residual Contaminant Level	GP-28		GP-29		KB-12A	KB-30		KB-31	KB-32	SP-11		SP-12	SP-13	SP-15		
Sample Depth (feet bgs)				**1'-3'**	**9'-11'**	**1'-3'**	**7'-9'**	**11'-13'**	**1'-3'**	**13'-15'**	**1'-3'**	**1'-3'**	**1-3**	**7'-9'**	**8'-10'**	**7-9**	**2-4**	**8'-10'**	**16-18**
Sample Date				**11/30/09**		**11/30/09**		**8/23/16**	**8/23/16**		**8/23/16**	**8/23/16**	**7/17/19**		**7/17/19**	**7/17/19**	**7/17/19**		
Detected VOCs (mg/kg)																			
Benzene	1.6	7.07	0.0051	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.0084	<0.0084	<0.0085	<0.0086	<0.0083	<0.0083	<0.0087
Chloroform	0.454	1.98	0.0033	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.021	<0.021	<0.022	<0.022	<0.021	<0.021	<0.022
cis-1,2-Dichloroethene	156	2,340	0.0412	<0.025	<0.025	0.0364 J	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.023	<0.023	<0.024	<0.024	<0.023	<0.023	<0.024
1,1-Dichloroethane	5.06	22.2	0.4834	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.024	<0.024	<0.024	<0.024	<0.023	<0.023	<0.024
Ethylbenzene	8.02	35.4	1.57	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.011	<0.011	<0.011	<0.011	<0.010	<0.010	<0.011
Isopropylbenzene	---	---	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.022	<0.022	<0.022	<0.023	<0.022	<0.022	<0.023
Naphthalene	5.52	24.1	0.6582	<0.025	<0.025	<0.025	<0.025	<0.040	<0.025	<0.025	<0.025	<0.025	<0.019	<0.019	0.10 B	0.033 J,B	0.021 J,B	<0.019	<0.020
n-Butylbenzene	108	108	---	<0.404	<0.404	<0.404	<0.404	<0.025	<0.404	<0.404	<0.404	<0.404	<0.022	<0.022	<0.023	<0.023	<0.022	<0.022	<0.023
n-Propylbenzene	264	264	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.024	<0.024	<0.024	<0.024	<0.023	<0.023	<0.025
p-Isopropyltoluene	162	162	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.021	<0.021	<0.021	<0.021	<0.021	<0.020	<0.022
sec-Butylbenzene	183	183	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.023	<0.023	<0.023	<0.023	<0.023	<0.023	<0.024
tert-Butylbenzene	145	145	---	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.023	<0.023	<0.023	<0.023	<0.023	<0.023	<0.024
Tetrachloroethene	33	145	0.0045	**0.205**	<0.025	**0.377**	<0.025	<0.025	<0.025	<0.025	**0.067**	<0.025	<0.021	<0.021	<0.022	<0.022	**6.4**	**1.3**	**2.5**
Toluene	818	818	1.1072	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.0085	<0.0084	<0.0086	<0.0086	<0.0083	<0.0083	<0.0088
trans-1,2-Dichloroethene	1560	1850	0.0626	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.020	<0.020	<0.020	<0.021	<0.020	<0.020	<0.021
1,2,4-Trichlorobenzene	24	113	0.408	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.020	<0.020	0.045 J	<0.020	<0.019	<0.019	<0.020
1,1,1-Trichloroethane	640	640	0.1402	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.022	<0.022	<0.022	<0.022	<0.022	<0.022	<0.023
Trichloroethene	1.3	8.41	0.0036	<0.025	<0.025	**0.0439 J**	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.0094	<0.0094	<0.0096	<0.0096	**0.28**	<0.0093	**0.083**
1,2,4 -Trimethylbenzene	219	219	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.021	<0.021	<0.021	<0.021	<0.020	<0.020	<0.021
1,3,5 -Trimethylbenzene	182	182	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.022	<0.022	<0.022	<0.022	<0.022	<0.022	<0.023
Total Trimethylbenzenes	---	---	0.689	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.043	<0.043	<0.043	<0.045	<0.042	<0.042	<0.044
Total Xylenes	260	260	3.96	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.013	<0.013	<0.013	<0.013	<0.012	<0.012	<0.013

BOLD concentrations exceeded the protection of groundwater residual contaminant level.

BOXED concentrations exceeded the non-industrial direct contact residual contaminant level.

Underlined concentrations exceed the industrial direct contact residual contaminant level.

* Sample not evaluated since a soil sample was collected from an adjacent boring from the same depth at a later date that is more representative.

--- - no standard established

B - analyte detected in laboratory method blank

bgs - below ground surface

J - estimated concentration

mg/kg - milligrams per kilogram

NA - not analyted or not available

VOCs - volatile organic compounds

A.2. Soil Analytical Results Table

1681-1683 North Van Buren Street, Milwaukee, Wisconsin

Sample Identification	Non-Industrial Direct Contact Residual Contaminant Level	Industrial Direct Contact Residual Contaminant Level	Protection of Groundwater Residual Contaminant Level	SP-16			SP-17			SP-18			SP-19			SP-20	SP-21	SP-22	SP-23	SP-24	
Sample Depth (feet bgs)				**2-4**	**8-10**	**16-18**	**2-4**	**8-10**	**16-18**	**2-4**	**8-10**	**16-18**	**2-4**	**8-10**	**16-18**	**16'-18'**	**16-18**	**8-10**	**16-18**	**2-4**	**8-10**
Sample Date				**7/17/19**			**7/17/19**			**7/17/19**			**7/17/19**			**7/17/19**	**7/17/19**	**7/17/19**	**7/17/19**	**7/17/19**	
Detected VOCs (mg/kg)																					
Benzene	1.6	7.07	0.0051	<0.0089	<0.0085	<0.0081	<0.0099	<0.0078	<0.0085	<0.010	<0.0082	<0.0099	<0.0098	<0.010	<0.0084	<0.0087	<0.0094	<0.0087	<0.0099	<0.0097	<0.010
Chloroform	0.454	1.98	0.0033	<0.023	<0.022	<0.021	<0.025	<0.020	<0.022	<0.026	<0.021	<0.025	<0.025	<0.026	<0.021	<0.022	<0.024	<0.022	<0.025	<0.025	<0.025
cis-1,2-Dichloroethene	156	2,340	0.0412	<0.025	<0.024	<0.023	<0.028	<0.022	<0.024	<0.029	<0.023	<0.028	<0.027	<0.029	<0.024	<0.024	<0.026	<0.024	<0.028	<0.027	<0.028
1,1-Dichloroethane	5.06	22.2	0.4834	<0.025	<0.024	<0.023	<0.028	<0.022	<0.024	<0.029	<0.023	<0.028	<0.028	<0.029	<0.024	<0.025	<0.026	<0.024	<0.028	<0.027	<0.028
Ethylbenzene	8.02	35.4	1.57	<0.011	<0.011	<0.010	<0.012	<0.0098	<0.011	<0.013	<0.010	<0.012	<0.012	<0.013	<0.011	<0.011	0.29	<0.011	<0.012	<0.012	<0.012
Isopropylbenzene	---	---	---	<0.023	<0.022	<0.021	<0.026	<0.021	<0.022	<0.027	<0.022	<0.026	<0.026	<0.027	<0.022	<0.023	<0.025	<0.023	<0.026	<0.025	<0.026
Naphthalene	5.52	24.1	0.6582	0.024 J,B	<0.020	<0.019	<0.023	<0.018	<0.019	0.029 J,B	<0.019	0.031 J,B	<0.022	<0.023	<0.019	<0.020	0.036 J	<0.020	<0.023	<0.022	<0.023
n-Butylbenzene	108	108	---	<0.024	<0.023	<0.022	<0.026	<0.021	<0.023	<0.027	<0.022	<0.026	<0.026	<0.027	<0.022	<0.023	<0.025	<0.023	<0.026	<0.026	<0.026
n-Propylbenzene	264	264	---	<0.025	<0.024	<0.023	<0.028	<0.022	<0.024	<0.029	<0.023	<0.028	<0.028	<0.029	<0.024	<0.025	0.10	<0.025	<0.028	<0.027	<0.028
p-Isopropyltoluene	162	162	---	<0.022	<0.021	<0.020	<0.025	<0.019	<0.021	<0.025	<0.020	<0.024	<0.024	<0.025	<0.021	<0.022	<0.023	<0.021	<0.025	<0.024	<0.025
sec-Butylbenzene	183	183	---	<0.024	<0.023	<0.022	<0.027	<0.021	<0.023	<0.028	<0.022	<0.027	<0.027	<0.028	<0.023	<0.024	<0.026	<0.024	<0.027	<0.026	<0.027
tert-Butylbenzene	145	145	---	<0.024	<0.023	<0.022	<0.027	<0.021	<0.023	<0.028	<0.022	<0.027	<0.027	<0.028	<0.023	<0.024	<0.026	<0.024	<0.027	<0.026	<0.027
Tetrachloroethene	33	145	0.0045	**3.5**	<0.022	<0.021	<0.025	<0.020	<0.022	<0.026	<0.021	<0.025	<0.025	<0.026	<0.021	<0.022	<0.024	<0.022	<0.025	<0.025	<0.025
Toluene	818	818	1.1072	<0.0090	<0.0086	<0.0082	<0.010	<0.0079	<0.0085	<0.010	<0.0082	<0.0099	<0.0099	<0.010	<0.0085	<0.0088	<0.0095	<0.0087	<0.010	<0.0097	<0.010
trans-1,2-Dichloroethene	1560	1850	0.0626	<0.021	<0.020	<0.019	<0.024	<0.019	<0.020	<0.024	<0.020	<0.024	<0.024	<0.025	<0.020	<0.021	<0.023	<0.021	<0.024	<0.023	<0.024
1,2,4-Trichlorobenzene	24	113	0.408	<0.021	<0.020	<0.019	<0.023	<0.018	<0.020	<0.024	<0.019	<0.023	<0.023	<0.024	<0.020	<0.020	<0.022	<0.020	<0.023	<0.023	<0.023
1,1,1-Trichloroethane	640	640	0.1402	<0.023	<0.022	<0.021	<0.026	<0.020	<0.022	<0.027	<0.021	<0.026	<0.026	<0.027	<0.022	<0.023	<0.025	<0.023	<0.026	<0.025	<0.026
Trichloroethene	1.3	8.41	0.0036	<0.010	<0.0096	<0.0091	<0.011	<0.0088	<0.0095	<0.011	<0.0092	<0.011	<0.011	<0.011	<0.0094	<0.0098	<0.011	<0.0097	<0.011	<0.011	<0.011
1,2,4 -Trimethylbenzene	219	219	---	<0.022	<0.021	<0.020	<0.024	<0.019	<0.021	<0.025	<0.020	<0.024	<0.024	<0.025	<0.021	<0.021	<0.023	<0.021	<0.024	<0.024	<0.024
1,3,5 -Trimethylbenzene	182	182	---	<0.023	<0.022	<0.021	<0.026	<0.020	<0.022	<0.027	<0.021	<0.026	<0.026	<0.027	<0.022	<0.023	<0.025	<0.023	<0.026	<0.025	<0.026
Total Trimethylbenzenes	---	---	0.689	<0.045	<0.043	<0.041	<0.050	<0.039	<0.043	<0.052	<0.041	<0.050	<0.050	<0.052	<0.043	<0.044	<0.048	<0.044	<0.050	<0.049	<0.050
Total Xylenes	260	260	3.96	<0.013	<0.013	<0.012	<0.015	<0.012	<0.013	<0.015	<0.012	<0.015	<0.015	<0.015	<0.013	<0.013	<0.014	<0.013	<0.015	<0.015	<0.015

BOLD concentrations exceeded the protection of groundwater residual contaminant level.

BOXED concentrations exceeded the non-industrial direct contact residual contaminant level.

Underlined concentrations exceed the industrial direct contact residual contaminant level.

* Sample not evaluated since a soil sample was collected from an adjacent boring from the same depth at a later date that is more representative.

--- - no standard established

B - analyte detected in laboratory method blank

bgs - below ground surface

J - estimated concentration

mg/kg - milligrams per kilogram

NA - not analyted or not available

VOCs - volatile organic compounds

A.2. Soil Analytical Results Table

1681-1683 North Van Buren Street, Milwaukee, Wisconsin

Sample Identification	**Non-Industrial Direct Contact Residual Contaminant Level**	**Industrial Direct Contact Residual Contaminant Level**	**Protection of Groundwater Residual Contaminant Level**	**SP-25**	**SP-26**	**SP-27**
Sample Depth (feet bgs)				**8-10**	**2-4**	**2-4**
Sample Date				**7/17/19**	**7/17/19**	**7/17/19**
Detected VOCs (mg/kg)						
Benzene	1.6	7.07	0.0051	<0.010	<0.0099	<0.0078
Chloroform	0.454	1.98	0.0033	<0.025	<0.025	<0.020
cis-1,2-Dichloroethene	156	2,340	0.0412	<0.028	<0.028	<0.022
1,1-Dichloroethane	5.06	22.2	0.4834	<0.028	<0.028	<0.022
Ethylbenzene	8.02	35.4	1.57	<0.013	<0.012	<0.0098
Isopropylbenzene	---	---	---	<0.026	<0.026	<0.021
Naphthalene	5.52	24.1	0.6582	<0.023	<0.023	<0.018
n-Butylbenzene	108	108	---	<0.027	<0.026	<0.021
n-Propylbenzene	264	264	---	<0.028	<0.028	<0.022
p-Isopropyltoluene	162	162	---	<0.025	<0.025	<0.019
sec-Butylbenzene	183	183	---	<0.027	<0.027	<0.021
tert-Butylbenzene	145	145	---	<0.027	<0.027	<0.021
Tetrachloroethene	33	145	0.0045	<0.025	<0.025	**0.064**
Toluene	818	818	1.1072	<0.010	<0.010	<0.0079
trans-1,2-Dichloroethene	1560	1850	0.0626	<0.024	<0.024	<0.019
1,2,4-Trichlorobenzene	24	113	0.408	<0.023	<0.023	<0.018
1,1,1-Trichloroethane	640	640	0.1402	<0.026	<0.026	<0.020
Trichloroethene	1.3	8.41	0.0036	<0.011	<0.011	<0.0088
1,2,4 -Trimethylbenzene	219	219	---	<0.025	<0.024	<0.019
1,3,5 -Trimethylbenzene	182	182	---	<0.026	<0.026	<0.020
Total Trimethylbenzenes	---	---	0.689	<0.051	<0.050	<0.039
Total Xylenes	260	260	3.96	<0.015	<0.015	<0.012

BOLD concentrations exceeded the protection of groundwater residual contaminant level.

BOXED concentrations exceeded the non-industrial direct contact residual contaminant level.

Underlined concentrations exceed the industrial direct contact residual contaminant level.

* Sample not evaluated since a soil sample was collected from an adjacent boring from the same depth at a later date that is more representative.

--- - no standard established

B - analyte detected in laboratory method blank

bgs - below ground surface

J - estimated concentration

mg/kg - milligrams per kilogram

NA - not analyted or not available

VOCs - volatile organic compounds

A.3. Residual Soil Contamination Table

1681-1683 North Van Buren Street, Milwaukee, Wisconsin

Sample Identification	Non-Industrial Direct Contact Residual Contaminant Level	Industrial Direct Contact Residual Contaminant Level	Protection of Groundwater Residual Contaminant Level	SP-1		SP-2		SP-4		SP-5	GP-2	GP-9		GP-12		GP-13		GP-28	GP-29	KB-31
Sample Depth (feet bgs)				**2'-4'**	**8'-10'**	**2'-4'**	**8'-10'**	**2'-4'**	**8'-10'**	**8'-10'**	**3'-4'**	**2'-4'**	**8'-10'**	**1'-2.5'**	**7'-9'**	**1'-2.5'**	**7.5'-10'**	**1'-3'**	**1'-3'**	**1'-3'**
Sample Date				**11/2/06**		**11/2/06**		**11/2/06**			**11/7/05**	**5/10/06**		**3/30/09**		**3/30/09**		**11/30/09**	**11/30/09**	**8/23/16**
Detected VOCs (mg/kg)																				
Benzene	1.6	7.07	0.0051	**0.55**	**0.107**	<0.025	<0.025	<0.025	<0.025	**0.221**	**0.039**	<0.028	**0.18**	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Chloroform	0.454	1.98	0.0033	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
cis-1,2-Dichloroethene	156	2,340	0.0412	<0.025	**0.283**	**0.043 J**	<0.025	**0.087**	**0.058 J**	<0.025	<0.025	**0.46**	**0.3**	0.0341 J	**0.417**	<0.025	<0.025	<0.025	0.0364 J	<0.025
1,1-Dichloroethane	5.06	22.2	0.4834	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.025	0.0415 J	<0.025	<0.025	<0.025	<0.025	<0.025
Ethylbenzene	8.02	35.4	1.57	1.27	<0.025	<0.025	<0.025	<0.025	<0.025	**5.9**	**2.55**	<0.028	0.31	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Isopropylbenzene	---	---	---	0.050 J	<0.025	<0.025	<0.025	<0.025	<0.025	0.73	0.284	<0.028	<0.027	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Naphthalene	5.52	24.1	0.6582	0.60	<0.025	0.047 J	<0.025	<0.025	<0.025	0.58	**1.1**	<0.056	<0.054	<0.025	<0.025	<0.040	<0.040	<0.025	<0.025	<0.025
n-Butylbenzene	108	108	---	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0404	<0.0404	<0.0404	<0.025	<0.404	<0.404	<0.404
n-Propylbenzene	264	264	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	1.63	1.09	<0.028	<0.027	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
p-Isopropyltoluene	162	162	---	0.196	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.057	<0.028	<0.027	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
sec-Butylbenzene	183	183	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.0256 J	0.117	<0.028	<0.027	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
tert-Butylbenzene	145	145	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.43	<0.028	<0.027	NA	NA	NA	NA	NA	NA	NA
Tetrachloroethene	33	145	0.0045	<0.025	**2.96**	**9.4**	**0.097**	**0.66**	<0.025	<0.025	<0.025	<0.028	<0.027	**0.258**	**7.83**	**0.584**	**2.35**	**0.205**	**0.377**	**0.067**
Toluene	818	818	1.1072	0.0268 J	<0.025	<0.025	0.088	<0.025	<0.025	0.168	0.17	<0.028	0.14	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
trans-1,2-Dichloroethene	1560	1850	0.0626	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	**0.47**	<0.027	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,2,4-Trichlorobenzene	24	113	0.408	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,1,1-Trichloroethane	640	640	0.1402	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.025	0.0381	<0.025	<0.025	<0.025	<0.025	<0.025
Trichloroethene	1.3	8.41	0.0036	<0.025	**1.09**	**0.40**	<0.025	**0.308**	**0.087**	<0.025	<0.025	**0.11**	**0.49**	**0.0478 J**	**0.479**	**0.0342**	**0.229**	<0.025	**0.0439 J**	<0.025
1,2,4 -Trimethylbenzene	219	219	---	0.156	<0.025	<0.0259	<0.025	<0.025	<0.025	NA	5.2	<0.028	<0.027	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,3,5 -Trimethylbenzene	182	182	---	0.0255 J	<0.025	<0.025	<0.025	<0.025	<0.025	NA	1.12	<0.028	<0.027	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Total Trimethylbenzenes	---	---	0.689	0.1815	<0.050	0.0259	<0.050	<0.050	<0.050	**3.68**	**6.32**	<0.056	<0.054	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Total Xylenes	260	260	3.96	***548 J***	<0.075	<0.075	0.057 J	<0.075	<0.075	2.59	**5.3**	<0.096	0.15	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025

BOLD concentrations exceeded the protection of groundwater residual contaminant level.

BOXED concentrations exceeded the non-industrial direct contact residual contaminant level.

Underlined concentrations exceed the industrial direct contact residual contaminant level.

* Sample not evaluated since a soil sample was collected from an adjacent boring from the same depth at a later date that is more representative.

--- - no standard established

B - analyte detected in laboratory method blank

bgs - below ground surface

J - estimated concentration

mg/kg - milligrams per kilogram

NA - not analyted or not available

VOCs - volatile organic compounds

A.3. Residual Soil Contamination Table

1681-1683 North Van Buren Street, Milwaukee, Wisconsin

Sample Identification	**Non-Industrial Direct Contact Residual Contaminant Level**	**Industrial Direct Contact Residual Contaminant Level**	**Protection of Groundwater Residual Contaminant Level**	**SP-15**			**SP-16**	**SP-27**
Sample Depth (feet bgs)				**2-4**	**8'-10'**	**16-18**	**2-4**	**2-4**
Sample Date				**7/17/19**			**7/17/19**	**7/17/19**
Detected VOCs (mg/kg)								
Benzene	1.6	7.07	0.0051	<0.0083	<0.0083	<0.0087	<0.0089	<0.0078
Chloroform	0.454	1.98	0.0033	<0.021	<0.021	<0.022	<0.023	<0.020
cis-1,2-Dichloroethene	156	2,340	0.0412	<0.023	<0.023	<0.024	<0.025	<0.022
1,1-Dichloroethane	5.06	22.2	0.4834	<0.023	<0.023	<0.024	<0.025	<0.022
Ethylbenzene	8.02	35.4	1.57	<0.010	<0.010	<0.011	<0.011	<0.0098
Isopropylbenzene	---	---	---	<0.022	<0.022	<0.023	<0.023	<0.021
Naphthalene	5.52	24.1	0.6582	0.021 J,B	<0.019	<0.020	0.024 J,B	<0.018
n-Butylbenzene	108	108	---	<0.022	<0.022	<0.023	<0.024	<0.021
n-Propylbenzene	264	264	---	<0.023	<0.023	<0.025	<0.025	<0.022
p-Isopropyltoluene	162	162	---	<0.021	<0.020	<0.022	<0.022	<0.019
sec-Butylbenzene	183	183	---	<0.023	<0.023	<0.024	<0.024	<0.021
tert-Butylbenzene	145	145	---	<0.023	<0.023	<0.024	<0.024	<0.021
Tetrachloroethene	33	145	0.0045	**6.4**	**1.3**	**2.5**	**3.5**	**0.064**
Toluene	818	818	1.1072	<0.0083	<0.0083	<0.0088	<0.0090	<0.0079
trans-1,2-Dichloroethene	1560	1850	0.0626	<0.020	<0.020	<0.021	<0.021	<0.019
1,2,4-Trichlorobenzene	24	113	0.408	<0.019	<0.019	<0.020	<0.021	<0.018
1,1,1-Trichloroethane	640	640	0.1402	<0.022	<0.022	<0.023	<0.023	<0.020
Trichloroethene	1.3	8.41	0.0036	**0.28**	<0.0093	**0.083**	<0.010	<0.0088
1,2,4 -Trimethylbenzene	219	219	---	<0.020	<0.020	<0.021	<0.022	<0.019
1,3,5 -Trimethylbenzene	182	182	---	<0.022	<0.022	<0.023	<0.023	<0.020
Total Trimethylbenzenes	---	---	0.689	<0.042	<0.042	<0.044	<0.045	<0.039
Total Xylenes	260	260	3.96	<0.012	<0.012	<0.013	<0.013	<0.012

BOLD concentrations exceeded the protection of groundwater residual contaminant level.

BOXED concentrations exceeded the non-industrial direct contact residual contaminant level.

Underlined concentrations exceed the industrial direct contact residual contaminant level.

* Sample not evaluated since a soil sample was collected from an adjacent boring from the same depth at a later date that is more representative.

--- - no standard established

B - analyte detected in laboratory method blank

bgs - below ground surface

J - estimated concentration

mg/kg - milligrams per kilogram

NA - not analyted or not available

VOCs - volatile organic compounds

A.4. Vapor Analytical Table
1681 North Van Buren Street, Milwaukee, Wisconsin

Sample I.D.	Residential Sub-Slab Vapor Risk Screening Levels	Residential Indoor Air Vapor Action Levels	Small Commerical Sub-Slab Vapor Risk Screening Level	Small Commerical Indoor Air Vapor Action Levels	VS-1	VS-2	VS-3	AS-1	VP-1	VP-2	VP-3	VP-4	IA-1
Sample Type - Sub-Slab (SS)/Near-Slab (NS)					**SS**	**SS**	**SS**	**IA**	**SS**	**SS**	**SS**	**SS**	**IA**
Duration of Sample Collection (hrs)					**0.5**	**0.5**	**0.5**	**24**	**0.5**	**0.5**	**0.5**	**0.5**	**8**
Date Collected					**10/20/2014**	**11/17/2015**	**11/17/2015**	**11/20/2014**	**4/28/2019**	**4/28/2019**	**4/28/2019**	**4/28/2019**	**4/28/2019**
Detected VOCs (ug/m^3)													
Acetone	1,066,667	32,000	4,666,667	140,000	NA	NA	NA	23,100	1,340	1,780	971	1,440	40,200
Benzene	120	3.6	530	16	NA	NA	NA	<0.43	3.0	2.8	2.7	2.3	<0.21
2-Butanone (MEK)	173,333	5,200	733,333	22,000	NA	NA	NA	<1.0	20.3	65.2	16.0	22.0	802
Carbon disulfide	24,333	730	103,333	3,100	NA	NA	NA	<0.26	<0.39	2.3	<0.38	2.3	<0.30
Chloroform	40	1.2	180	5.3	NA	NA	NA	<0.66	3.8	2.4	<0.34	<0.35	4.1
Chloromethane	3,100	94	13,000	390	NA	NA	NA	<0.70	<0.28	<0.28	<0.27	3.7	<0.21
Cyclohexane	210,000	6,300	866,667	26,000	NA	NA	NA	<0.46	<0.63	7.6	6.9	<0.63	<0.48
Dichlorodifluoromethane	3,300	100	15,000	440	NA	NA	NA	3.2 J	2.5	2.4	<0.51	2.9	3.0
cis-1,2-Dichloroethene	---	---	--	---	17	4.3	<0.43	<0.72	<0.39	<0.39	<0.38	<0.39	<0.30
trans-1,2-Dichloroethene	---	---	--	---	9.0	1.9	<0.67	<0.60	<0.51	<0.51	<0.50	<0.51	<0.39
Ethanol	---	---	--	---	NA	NA	NA	1,510	326	97.2	156	233	1,240
Ethyl acetate	24,333	73	103,333	310	NA	NA	NA	1,980	27.0	28.4	24.6	15.8	2,880
Ethylbenzene	370	11	1,600	49	NA	NA	NA	<0.66	7.1	5.7	6.8	5.1	1.8
4-Ethyltoluene	---	---	--	---	NA	NA	NA	<0.64	2.9 J	4.0 J	4.6	2.1 J	<0.78
n-Heptane	14,000	---	60,000	---	NA	NA	NA	6.5 J	6.0	6.8	6.6	5.1	<0.52
n-Hexane	24,333	730	103,333	3,100	NA	NA	NA	8.1	7.8	10.5	10.8	24.3	119
2-Hexanone	1,033	31	4,333	130	NA	NA	NA	<0.78	<1.3	1.5 J	1.4 J	1.6 J	1.1 J
Methylene Chloride	21,000	630	87,000	2,600	NA	NA	NA	23.2	8.2	11.5	5.6 J	202	13.4
4-Methyl-2-pentanone (MIBK)	103,333	3,100	429,000	13,000	NA	NA	NA	75.4	5.7 J	2.0 J	6.8 J	1.2 J	11.0
Naphthalene	28	0.83	120	3.6	NA	NA	NA	<0.95	<2.4	<2.4	2.8 J	<2.4	<1.8
2-Propanol	6,967	209	29,200	876	NA	NA	NA	<0.34	388	239	205	391	9,490
Styrene	33,333	1,000	146,667	4,400	NA	NA	NA	<0.50	<0.62	<0.62	0.97 J	<0.62	3.5
Tetrachloroethene	1,400	42	6,000	180	322	347	147	15.8	287	221	49.4	146	72.9
Tetrahydrofuran	---		--	---	NA	NA	NA	<0.51	6.3	266	10.5	69.0	<0.35
Toluene	173,333	5,200	733,333	22,000	NA	NA	NA	7.9	11.3	10.2	10.7	10.2	18.0
1,1,1-Trichloroethane	173,333	5,200	733,333	22,000	NA	NA	NA	<0.51	1.8 J	4.7	<0.54	1.4 J	<0.42
Trichloroethene	70	2.1	290	8.8	117	44	1.4	<0.65	23.6	12.9	4.6	8.1	<0.35
Trichlorofluoromethane	---	---	---	---	NA	NA	NA	<0.51	1.4 J	1.5 J	<0.64	1.8 J	<0.50
1,2,4-Trimethylbenzene	2,100	63	8,700	260	NA	NA	NA	<0.45	11.0	11.7	13.4	7.9	4.6
1,3,5-Trimethylbenzene	2,100	63	8,700	260	NA	NA	NA	<0.76	3.6	<0.71	3.5	2.4	1.7
m&p-Xylene	3,300	100	15,000	440	NA	NA	NA	<0.51	17.4	14.7	15.8	12.5	4.1
o-Xylene	3,300	100	15,000	440	NA	NA	NA	<1.6	7.1	5.8	6.2	5.1	1.7

Boxed values exceed indoor air vapor action levels
Bold values exceed sub-slab or near slab vapor risk screening levels
J - Concentration estimated
ug/m3 = Micrograms per cubic meter
Occupational Safety and Health Administration permissible exposure limit for ethyl actetate is 1,400,000 micrograms per cubic meter and found in nail polish remover.
Occupational Safety and Health Administration permissible exposure limit for 2-propanol is 980,000 micrograms per cubic meter and found in nail polish remover.

- - no target subslab vapor standard established
All vapor samples collected into 6 liter Summa canisters
Vapor Action Levels based on USEPA Regional Screening Levels (RSLs), November 2014

Attachment A.5.

Other Media of Concern

1681 North Van Buren Street

Milwaukee, Wisconsin 53202

Sediment and surface water are not present onsite and were therefore not sampled.

A.6. Water Level Elevations

1681 North Van Buren Street, Milwaukee, Wisconsin

WELL IDENTIFICATION (DATE MEASURED)	TOP OF WELL CASING ELEVATION (FEET MSL)	DEPTH TO GROUNDWATER (FEET BTOC)	GROUNDWATER ELEVATION (FEET)
MW-1			
6/22/2006	100.00	39.69	60.31
11/01/2006		39.65	60.35

Notes:
BTOC - below top of casing
MSL - mean sea level

A.7. Other

Offsite Soil Analytical Results from Comedy Club, 615 East Brady Street,

Milwaukee, Wisconsin

Sample Identification	Non-Industrial Direct Contact Residual Contaminant Level	Industrial Direct Contact Residual Contaminant Level	Protection of Groundwater Residual Contaminant Level	GP-3	GP-3	GP-4		GP-4R	GP-5	GP-5R	GP-12		GP-13		GP-14		GP-15		GP-15R	GP-16	
Sample Depth (feet bgs)				**7'-8'**	**11'-12'**	**1'-2'**	**7'-8'**	**11'-13'**	**3'-4'**	**6'-8'**	**1'-2.5'**	**7'-9'**	**1'-2.5'**	**7.5'-10'**	**1'-2.5'**	**7.5'-10'**	**2.5'-5'**	**9'-11'**	**11'-12'**	**1'-2.5'**	**10.5'-12**
Sample Date				**11/7/05**	**11/7/05**	**11/7/05**		**3/30/09**	**11/7/05**	**3/30/09**	**3/30/09**		**3/30/09**		**3/30/09**		**3/30/09**		**11/30/09**	**3/30/09**	
Detected VOCs (mg/kg)																					
Benzene	1.6	7.07	0.0051	<0.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.684	<0.025	<0.025	<0.025
Chloroform	0.454	1.98	0.0033	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
cis-1,2-Dichloroethene	156	2340	0.0412	<0.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.0341 J	**0.417**	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,1-Dichloroethane	5.06	22.2	0.4834	<0.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.0415 J	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Ethylbenzene	8.02	35.4	1.57	**53**	0.034	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Isopropylbenzene	---	---	---	7.4	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Naphthalene	5.52	24.1	0.6582	**13.6**	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.040	<0.040	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
n-Butylbenzene	108	108	---	21.8	<0.025	<0.025	<0.025	<0.0404	<0.025	<0.0404	<0.0404	<0.0404	<0.0404	<0.025	<0.0404	<0.0404	<0.0404	<0.0404	<0.0404	<0.0404	<0.0404
n-Propylbenzene	264	264	---	40	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
p-Isopropyltoluene	162	162	---	0.98	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
sec-Butylbenzene	183	183	---	4.4	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
tert-Butylbenzene	145	145	---	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Tetrachloroethene	33	145	0.0045	<0.5	<0.025	**10**	**0.034 J**	<0.025	**0.087**	<0.025	**0.258**	**7.83**	**0.584**	**2.35**	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Toluene	818	818	1.1072	<0.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.0318 J	<0.025
trans-1,2-Dichloroethene	1560	1850	0.0626	<0.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,2,4-Trichlorobenzene	24	113	0.408	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,1,1-Trichloroethane	640	640	0.1402	<0.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.0381	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Trichloroethene	1.3	8.41	0.0036	<0.5	<0.025	**0.041 J**	<0.025	<0.025	**0.06**	<0.025	**0.0478 J**	**0.479**	**0.0342**	**0.229**	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,2,4 -Trimethylbenzene	219	219	---	4.6	0.041	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,3,5 -Trimethylbenzene	182	182	---	17	0.034	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Total Trimethylbenzenes	---	---	0.689	**21.6**	0.075	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Total Xylenes	260	260	3.96	**46.78**	0.078	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025

BOLD concentrations exceeded the protection of groundwater residual contaminant level.

BOXED concentrations exceeded the non-industrial direct contact residual contaminant level.

Underlined concentrations exceed the industrial direct contact residual contaminant level.

--- - no standard established

B - analyte detected in laboratory method blank

bgs - below ground surface

J - estimated concentration

mg/kg - milligrams per kilogram

NA - not analyted or not available

VOCs - volatile organic compounds

A.7. Other

Offsite Soil Analytical Results from Comedy Club, 615 East Brady Street,

Milwaukee, Wisconsin

Sample Identification	**Non-Industrial Direct Contact Residual Contaminant Level**	**Industrial Direct Contact Residual Contaminant Level**	**Protection of Groundwater Residual Contaminant Level**	**GP-17**		**GP-18**		**GP-19**		**GP-20**		**GP-21**		**GP-22**		**GP-23**	**GP-24**		**GP-25**	
Sample Depth (feet bgs)				**2.5'-5'**	**10.5'-12'**	**1'-2.5'**	**10'-12'**	**1'-2.5'**	**13.5'-15'**	**7'-9'**	**12'-13'**	**7'-9'**	**13'-15'**	**7'-9'**	**13'-15'**	**7'-9'**	**7'-9'**	**13'-15'**	**5'-7'**	**10'-12'**
Sample Date				**3/30/09**		**3/30/09**		**3/30/09**		**3/30/09**		**11/30/09**		**11/30/09**		**11/30/09**	**11/30/09**		**11/30/09**	
Detected VOCs (mg/kg)																				
Benzene	1.6	7.07	0.0051	<0.025	<0.025	**<u>0.362 J</u>**	<0.025	<0.5	<0.025	<0.312	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Chloroform	0.454	1.98	0.0033	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
cis-1,2-Dichloroethene	156	2340	0.0412	<0.025	<0.025	<0.25	<0.025	<0.5	<0.025	**3.13**	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,1-Dichloroethane	5.06	22.2	0.4834	<0.025	<0.025	<0.25	<0.025	<0.5	<0.025	<0.312	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Ethylbenzene	8.02	35.4	1.57	0.0868	<0.025	**30**	<0.025	**8.65**	<0.025	<0.312	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Isopropylbenzene	---	---	---	<0.025	<0.025	3.55	<0.025	2.39	<0.025	<0.312	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Naphthalene	5.52	24.1	0.6582	<0.025	<0.025	**22.6**	<0.025	**14**	<0.025	<0.312	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
n-Butylbenzene	108	108	---	<0.0404	<0.0404	<0.404	<0.0404	<0.808	<0.0404	<505	<0.0404	<0.0404	<0.0404	<0.0404	<0.0404	<0.0404	<0.0404	<0.025	<0.0404	<0.0404
n-Propylbenzene	264	264	---	0.239	<0.025	13.6	<0.025	8.19	<0.025	<0.312	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
p-Isopropyltoluene	162	162	---	<0.025	<0.025	2.22	<0.025	9.87	<0.025	<0.312	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
sec-Butylbenzene	183	183	---	0.149	<0.025	1.52	<0.025	3.85	<0.025	<0.312	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
tert-Butylbenzene	145	145	---	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Tetrachloroethene	33	145	0.0045	<0.025	<0.025	<0.25	<0.025	<0.5	<0.025	**98.8**	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	**0.027 J**	<0.025	<0.025	<0.025
Toluene	818	818	1.1072	<0.025	<0.025	0.381 J	<0.025	<0.5	<0.025	<0.312	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
trans-1,2-Dichloroethene	1560	1850	0.0626	<0.025	<0.025	<0.25	<0.025	<0.5	<0.025	**0.346 J**	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,2,4-Trichlorobenzene	24	113	0.408	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,1,1-Trichloroethane	640	640	0.1402	<0.025	<0.025	<0.25	<0.025	<0.5	<0.025	<0.312	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Trichloroethene	1.3	8.41	0.0036	<0.025	<0.025	<0.25	<0.025	<0.5	<0.025	**<u>15.3</u>**	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,2,4 -Trimethylbenzene	219	219	---	0.0354 J	<0.025	45.9	<0.025	<0.5	<0.025	<0.312	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,3,5 -Trimethylbenzene	182	182	---	<0.025	<0.025	0.595 J	<0.025	1.83 J	<0.025	<0.312	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Total Trimethylbenzenes	---	---	0.689	0.0354 J	<0.050	**46.495**	<0.050	**1.83 J**	<0.050	>0.624	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Total Xylenes	260	260	3.96	<0.025	<0.025	**14.16**	<0.025	<0.5	<0.025	<0.312	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025

BOLD concentrations exceeded the protection of groundwater residual contaminant level.

BOXED concentrations exceeded the non-industrial direct contact residual contaminant level

<u>Underlined</u> concentrations exceed the industrial direct contact residual contaminant level.

--- - no standard established

B - analyte detected in laboratory method blank

bgs - below ground surface

J - estimated concentration

mg/kg - milligrams per kilogram

NA - not analyted or not available

VOCs - volatile organic compounds

A.7. Other

Offsite Soil Analytical Results from Comedy Club, 615 East Brady Street,

Milwaukee, Wisconsin

Sample Identification	**Non-Industrial Direct Contact Residual Contaminant Level**	**Industrial Direct Contact Residual Contaminant Level**	**Protection of Groundwater Residual Contaminant Level**	**GP-26**		**GP-27**		**GP-28**		**GP-29**		**GP-35**	**GP-36**			**GP-37**	**GP-38**		**GP-39**	
Sample Depth (feet bgs)				**3'-5'**	**9'-11'**	**7'-9'**	**13'-15'**	**1'-3'**	**9'-11'**	**1'-3'**	**7'-9'**	**19'-20'**	**1'-2'**	**9'-10'**	**14'-15'**	**3'-4'**	**3'-4'**	**7'-8'**	**3'-4'**	**6'-7'**
Sample Date				**11/30/09**		**11/30/09**		**11/30/09**		**11/30/09**		**9/12/17**	**9/12/17**			**10/19/17**	**10/19/17**		**10/19/17**	
Detected VOCs (mg/kg)																				
Benzene	1.6	7.07	0.0051	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.06	**0.045 J**
Chloroform	0.454	1.98	0.0033	NA	NA	NA	NA	NA	NA	NA	NA	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035	<0.07	<0.035
cis-1,2-Dichloroethene	156	2340	0.0412	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.0364 J	<0.025	<0.032	**0.227**	<0.032	<0.032	<0.032	<0.032	<0.032	<0.064	<0.032
1,1-Dichloroethane	5.06	22.2	0.4834	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.034	<0.034	<0.034	<0.034	<0.034	<0.034	<0.034	<0.068	<0.034
Ethylbenzene	8.02	35.4	1.57	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035	<0.07	<0.035
Isopropylbenzene	---	---	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.034	<0.034	<0.034	<0.034	<0.034	0.112	<0.034	<0.068	<0.034
Naphthalene	5.52	24.1	0.6582	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.094	<0.094	<0.094	<0.094	<0.094	<0.094	<0.094	<0.188	<0.094
n-Butylbenzene	108	108	---	<0.404	<0.404	<0.404	<0.404	<0.404	<0.404	<0.404	<0.404	<0.04	<0.04	<0.04	<0.04	<0.04	<0.211	<0.04	<0.08	<0.04
n-Propylbenzene	264	264	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.033	<0.033	<0.033	<0.033	<0.033	0.50	<0.033	<0.066	<0.033
p-Isopropyltoluene	162	162	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.029	<0.029	<0.029	<0.029	<0.029	<0.029	<0.029	<0.058	<0.029
sec-Butylbenzene	183	183	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.033	<0.033	<0.033	<0.033	<0.033	0.10 J	<0.033	<0.066	<0.033
tert-Butylbenzene	145	145	---	NA	NA	NA	NA	NA	NA	NA	NA	<0.026	<0.026	<0.026	<0.026	<0.026	<0.026	<0.026	<0.052	<0.026
Tetrachloroethene	33	145	0.0045	**0.113**	<0.025	<0.025	<0.025	**0.205**	<0.025	**0.377**	<0.025	<0.032	**0.36**	<0.032	<0.032	<0.032	**0.202**	**0.169**	**27.3**	<0.032
Toluene	818	818	1.1072	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.032	<0.032	<0.032	<0.032	<0.032	<0.032	<0.032	<0.064	<0.032
trans-1,2-Dichloroethene	1560	1850	0.0626	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.028	<0.028	<0.028	<0.028	<0.028	<0.028	<0.028	<0.056	<0.028
1,2,4-Trichlorobenzene	24	113	0.408	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,1,1-Trichloroethane	640	640	0.1402	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.06	<0.03
Trichloroethene	1.3	8.41	0.0036	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	**0.0439 J**	<0.025	<0.041	**1.71**	<0.041	<0.041	<0.041	<0.041	<0.041	**0.199 J**	<0.041
1,2,4 -Trimethylbenzene	219	219	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.05	<0.025
1,3,5 -Trimethylbenzene	182	182	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.032	<0.032	<0.032	<0.032	<0.032	<0.032	<0.032	<0.064	<0.032
Total Trimethylbenzenes	---	---	0.689	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.057	<0.057	<0.057	<0.057	<0.057	<0.057	<0.057	<0.114	<0.057
Total Xylenes	260	260	3.96	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.116	<0.116	<0.116	<0.116	<0.116	<0.116	<0.116	<0.232	<0.116

BOLD concentrations exceeded the protection of groundwater residual contaminant level.

BOXED concentrations exceeded the non-industrial direct contact residual contaminant level

Underlined concentrations exceed the industrial direct contact residual contaminant level.

--- - no standard established

B - analyte detected in laboratory method blank

bgs - below ground surface

J - estimated concentration

mg/kg - milligrams per kilogram

NA - not analyted or not available

VOCs - volatile organic compounds

A.7. Other

Offsite Soil Analytical Results from Comedy Club, 615 East Brady Street,

Milwaukee, Wisconsin

Sample Identification	**Non-Industrial Direct Contact Residual Contaminant Level**	**Industrial Direct Contact Residual Contaminant Level**	**Protection of Groundwater Residual Contaminant Level**	**GP-40**		**GP-41**	**GP-42**		**GP-43**		**GP-44**		**GP-45**		**GP-46**		**GP-47**		**GP-48**	**GP-49**	
Sample Depth (feet bgs)				**3'-4'**	**5'-6'**	**3'-4'**	**3'-4'**	**7'-8'**	**3'-4'**	**7'-8'**	**3'-4'**	**7'-8'**	**3'-4'**	**7'-8'**	**3'-4'**	**7'-8'**	**3'-4'**	**7'-8'**	**7'-8'**	**3'-4'**	**7'-8'**
Sample Date				**10/19/17**		**10/19/17**	**10/19/17**		**4/18/18**		**4/18/18**		**4/18/18**		**4/18/18**		**4/18/18**		**4/18/18**	**4/18/18**	
Detected VOCs (mg/kg)																					
Benzene	1.6	7.07	0.0051	<0.03	<0.03	<0.03	<0.03	<0.03	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Chloroform	0.454	1.98	0.0033	<0.035	<0.035	<0.035	<0.035	<0.035	<0.025	<0.025	<0.025	<0.026	**0.092B**	**0.0704B**	**0.0362B**	**0.0786B**	<0.025	<0.025	<0.025	<0.025	<0.0257
cis-1,2-Dichloroethene	156	2340	0.0412	<0.032	<0.032	<0.032	<0.032	<0.032	<0.025	<0.0259	**0.0505**	**0.0573**	**0.953**	**0.055**	<0.025	**0.0727**	**1.61**	**0.0722**	**0.319**	<0.025	**0.0645**
1,1-Dichloroethane	5.06	22.2	0.4834	<0.034	<0.034	<0.034	<0.034	<0.034	<0.0256	<0.0377	<0.025	<0.0419	<0.0293	***25.7***	<0.025	<0.0272	<0.027	<0.0304	<0.0289	<0.0266	<0.0413
Ethylbenzene	8.02	35.4	1.57	0.309	<0.035	<0.035	<0.035	<0.035	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Isopropylbenzene	---	---	---	0.253	<0.034	<0.034	<0.034	<0.034	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Naphthalene	5.52	24.1	0.6582	<0.094	<0.094	<0.094	<0.094	<0.094	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
n-Butylbenzene	108	108	---	1.1	<0.04	<0.04	<0.04	<0.04	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
n-Propylbenzene	264	264	---	1.31	<0.033	<0.033	<0.033	<0.033	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
p-Isopropyltoluene	162	162	---	0.104	<0.029	<0.029	<0.029	<0.029	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
sec-Butylbenzene	183	183	---	0.291	<0.033	<0.033	<0.033	<0.033	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
tert-Butylbenzene	145	145	---	<0.026	<0.026	<0.026	<0.026	<0.026	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Tetrachloroethene	33	145	0.0045	**0.054 J**	**0.164**	**0.048 J**	**0.034 J**	**0.132**	<0.025	<0.025	**3.64**	**0.934**	**77.7**	**60.3**	**14**	**0.971**	**0.312**	**1.37**	**5.84**	**1.06**	**1.09**
Toluene	818	818	1.1072	<0.032	<0.032	<0.032	<0.032	<0.032	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
trans-1,2-Dichloroethene	1560	1850	0.0626	<0.028	<0.028	<0.028	<0.028	<0.028	<0.025	<0.0356	<0.025	<0.0395	<0.0276	<0.025	<0.025	<0.0256	<0.0255	<0.0287	<0.0272	<0.0251	<0.039
1,2,4-Trichlorobenzene	24	113	0.408	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,1,1-Trichloroethane	640	640	0.1402	<0.03	<0.03	<0.03	<0.03	<0.03	<0.025	<0.0251	<0.025	<0.0279	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.0275
Trichloroethene	1.3	8.41	0.0036	<0.041	<0.041	<0.041	<0.041	<0.041	<0.025	<0.025	**0.774**	**0.188**	**4.57**	**1.49**	**0.0322**	**0.20**	**0.882**	**0.265**	**4.78**	**0.0411**	**0.210**
1,2,4 -Trimethylbenzene	219	219	---	0.048 J	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.0454	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,3,5 -Trimethylbenzene	182	182	---	<0.032	<0.032	<0.032	<0.032	<0.032	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Total Trimethylbenzenes	---	---	0.689	0.048	<0.057	<0.057	<0.057	<0.057	<0.050	<0.050	<0.050	<0.050	0.0454	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Total Xylenes	260	260	3.96	<0.116	<0.116	<0.116	<0.116	<0.116	<0.0619	<0.0914	<0.0323	<0.101	<0.0708	<0.0564	<0.0288	<0.0658	<0.0655	<0.0736	<0.0699	<0.0644	<0.1

BOLD concentrations exceeded the protection of groundwater residual contaminant level.

BOXED concentrations exceeded the non-industrial direct contact residual contaminant level

Underlined concentrations exceed the industrial direct contact residual contaminant level.

--- - no standard established

B - analyte detected in laboratory method blank

bgs - below ground surface

J - estimated concentration

mg/kg - milligrams per kilogram

NA - not analyted or not available

VOCs - volatile organic compounds

A.7. Other

Offsite Soil Analytical Results from Comedy Club, 615 East Brady Street,

Milwaukee, Wisconsin

Sample Identification	Non-Industrial Direct Contact Residual Contaminant Level	Industrial Direct Contact Residual Contaminant Level	Protection of Groundwater Residual Contaminant Level	GP-50		KB-12A	KB-30		KB-31	KB-32	SP-11		SP-12	SP-13
Sample Depth (feet bgs)				3'-4'	7'-8'	11'-13'	1'-3'	13'-15'	1'-3'	1'-3'	1-3	7'-9'	8'-10'	7-9
Sample Date				4/18/18		8/23/16	8/23/16		8/23/16	8/23/16	7/17/19		7/17/19	7/17/19
Detected VOCs (mg/kg)														
Benzene	1.6	7.07	0.0051	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.0084	<0.0084	<0.0085	<0.0086
Chloroform	0.454	1.98	0.0033	<0.025	<0.0284						<0.021	<0.021	<0.022	<0.022
cis-1,2-Dichloroethene	156	2340	0.0412	<0.025	<0.0313	<0.025	<0.025	<0.025	<0.025	<0.025	<0.023	<0.023	<0.024	<0.024
1,1-Dichloroethane	5.06	22.2	0.4834	<0.0283	<0.0457	<0.025	<0.025	<0.025	<0.025	<0.025	<0.024	<0.024	<0.024	<0.024
Ethylbenzene	8.02	35.4	1.57	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.011	<0.011	<0.011	<0.011
Isopropylbenzene	---	---	---	NA	NA	<0.025	<0.025	<0.025	<0.025	<0.025	<0.022	<0.022	<0.022	<0.023
Naphthalene	5.52	24.1	0.6582	NA	NA	<0.040	<0.025	<0.025	<0.025	<0.025	<0.019	<0.019	0.10B	0.033 J,B
n-Butylbenzene	108	108	---	NA	NA	<0.025	<0.404	<0.404	<0.404	<0.404	<0.022	<0.022	<0.023	<0.023
n-Propylbenzene	264	264	---	NA	NA	<0.025	<0.025	<0.025	<0.025	<0.025	<0.024	<0.024	<0.024	<0.024
p-Isopropyltoluene	162	162	---	NA	NA	<0.025	<0.025	<0.025	<0.025	<0.025	<0.021	<0.021	<0.021	<0.021
sec-Butylbenzene	183	183	---	NA	NA	<0.025	<0.025	<0.025	<0.025	<0.025	<0.023	<0.023	<0.023	<0.023
tert-Butylbenzene	145	145	---	NA	NA	NA	NA	NA	NA	NA	<0.023	<0.023	<0.023	<0.023
Tetrachloroethene	33	145	0.0045	**0.228**	<0.025	<0.025	<0.025	<0.025	**0.067**	<0.025	<0.021	<0.021	<0.022	<0.022
Toluene	818	818	1.1072	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.0085	<0.0084	<0.0086	<0.0086
trans-1,2-Dichloroethene	1560	1850	0.0626	<0.0267	<0.0431	<0.025	<0.025	<0.025	<0.025	<0.025	<0.020	<0.020	<0.020	<0.021
1,2,4-Trichlorobenzene	24	113	0.408	NA	NA	NA	NA	NA	NA	NA	<0.020	<0.020	0.045 J	<0.020
1,1,1-Trichloroethane	640	640	0.1402	<0.025	<0.0304	<0.025	<0.025	<0.025	<0.025	<0.025	<0.022	<0.022	<0.022	<0.022
Trichloroethene	1.3	8.41	0.0036	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.0094	<0.0094	<0.0096	<0.0096
1,2,4 -Trimethylbenzene	219	219	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.021	<0.021	<0.021	<0.021
1,3,5 -Trimethylbenzene	182	182	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.022	<0.022	<0.022	<0.022
Total Trimethylbenzenes	---	---	0.689	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.043	<0.043	<0.043	<0.045
Total Xylenes	260	260	3.96	<0.0686	<0.111	<0.025	<0.025	<0.025	<0.025	<0.025	<0.013	<0.013	<0.013	<0.013

BOLD concentrations exceeded the protection of groundwater residual contaminant level.

BOXED concentrations exceeded the non-industrial direct contact residual contaminant level

Underlined concentrations exceed the industrial direct contact residual contaminant level.

--- - no standard established

B - analyte detected in laboratory method blank

bgs - below ground surface

J - estimated concentration

mg/kg - milligrams per kilogram

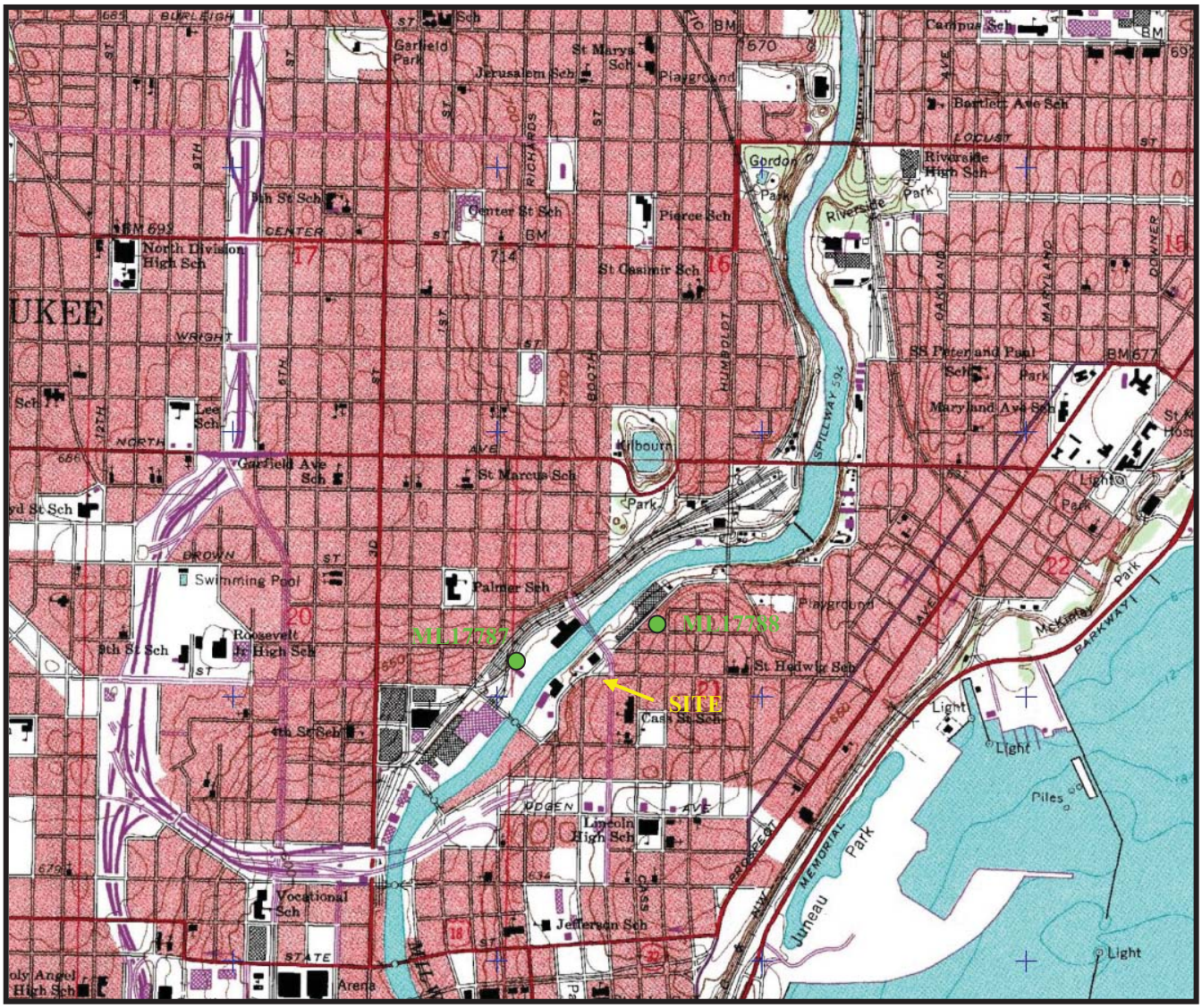
NA - not analyted or not available

VOCs - volatile organic compounds

Attachment B

Maps, Figures and Photos

1681 North Van Buren Street
Milwaukee, Wisconsin 53202

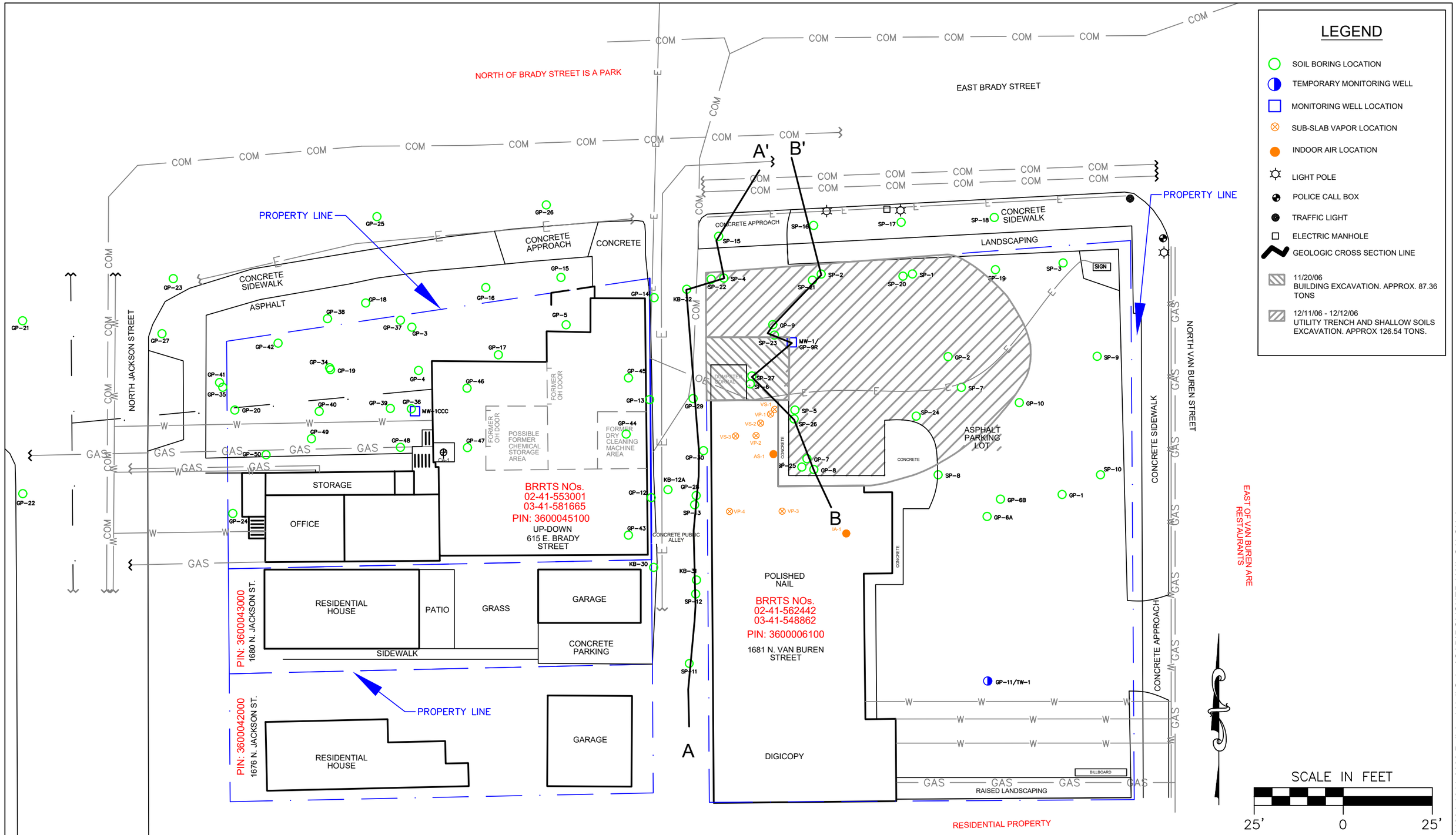


● **POTENTIAL WATER SUPPLY WELL**

Project:	1604-1011-0002
Map Source:	United States Geologic Survey
Map Date:	1971
Quadrangle Map:	Milwaukee, Wisconsin 7.5 Minute Series

FIGURE B.1.A
LOCATION MAP
1681 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
A Division of SET Environmental Inc



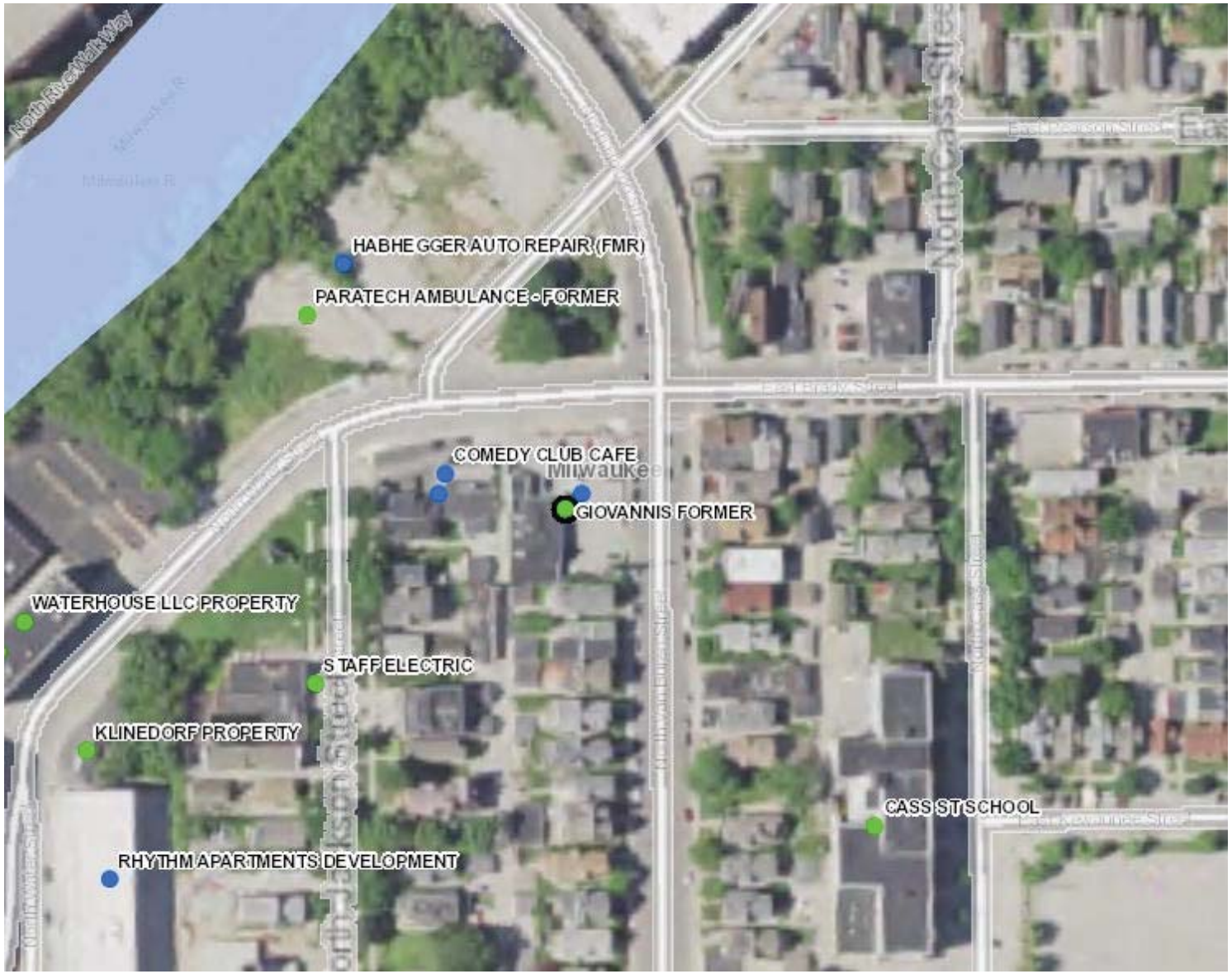
DESIGNED BY: TLS	DATE: 10/21/2019
DRAWN BY: JMD	PROJECT: 1604–1011–0002
APPROVED BY: TLS	SHEET NO.

B.1.b
DETAILED SITE MAP
1681 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

F:\Work in Progress\1604-1011-0002 Polished Nail Salon\CAD\POLISHED NAIL SALON.dwg

B.1.c RR Sites Map



Legend

- Open Site
- Closed Site
- Continuing Obligations Apply
- Facility-wide Site

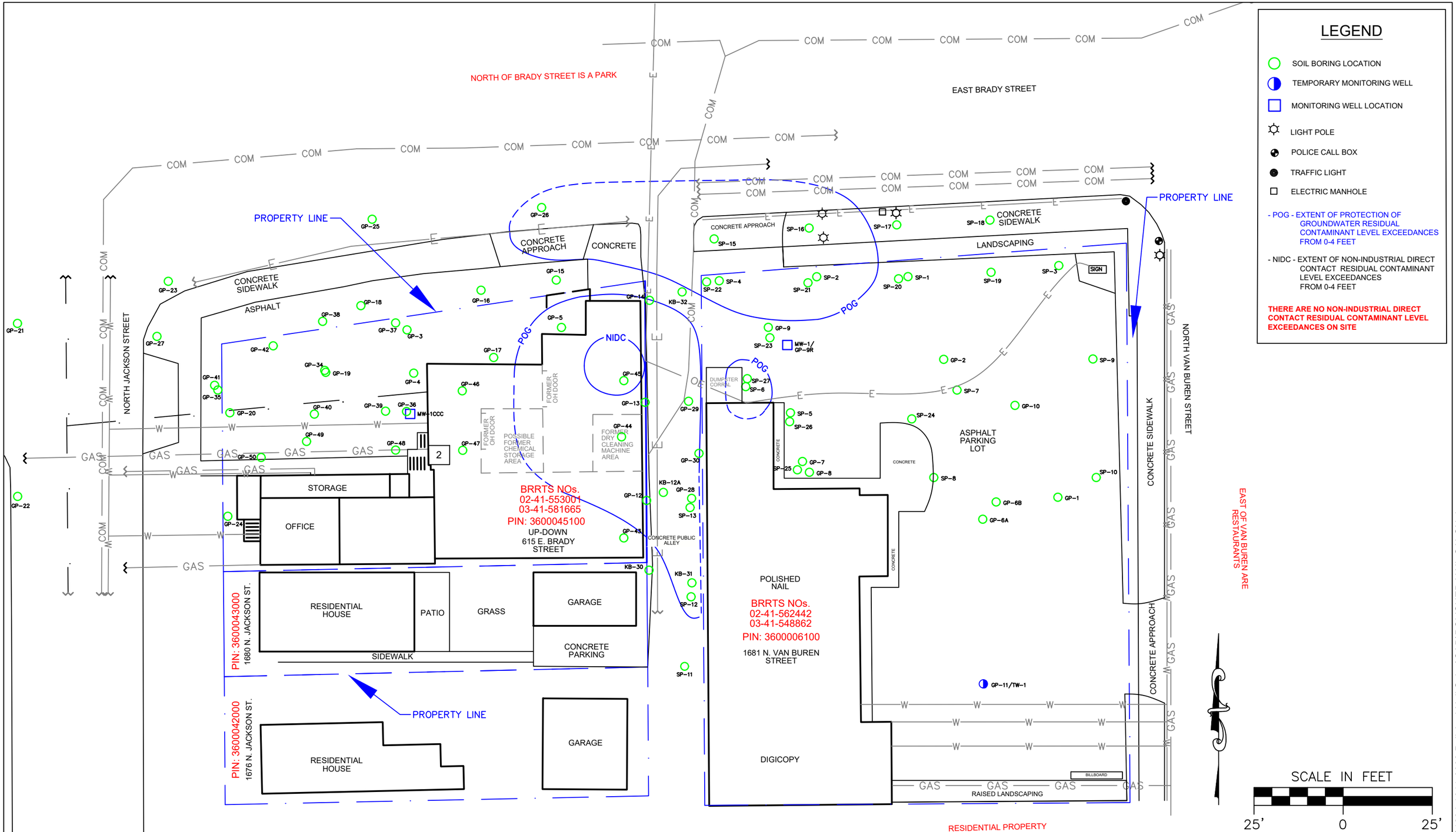
0.1 0 0.03 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

1: 1,980

Note: Not all sites are mapped.

Notes



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DRAWN BY: JMD	PROJECT: 1604–1011–0002
APPROVED BY: TLS	SHEET NO.

B.2.a.i
SOIL CONTAMINATION, 0 TO 4 FEET
1681 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

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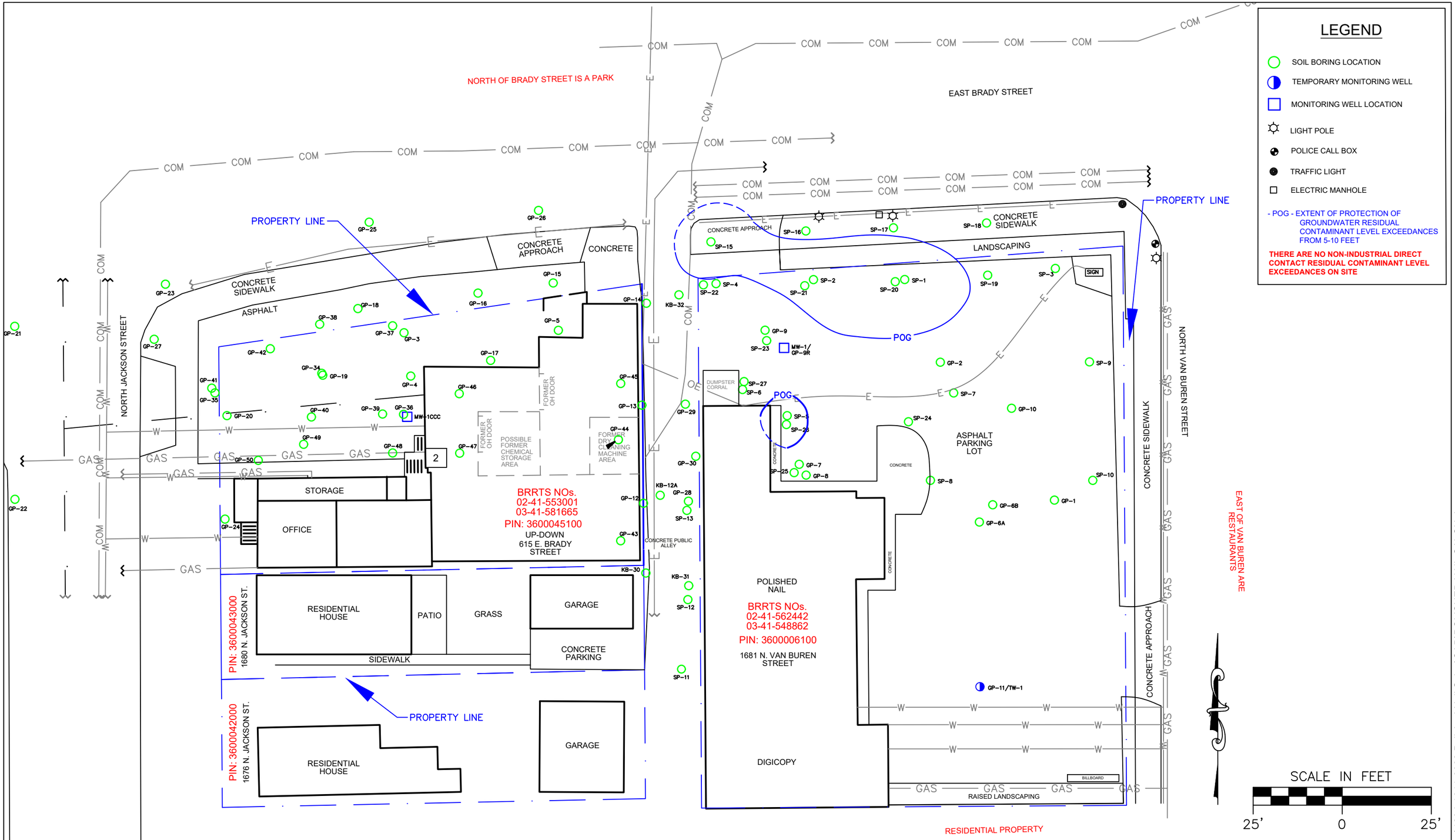

DESIGNED BY	DATE
TLS	10/21/2019
DRAWN BY	PROJECT
JMD	1604-1011-0002
APPROVED BY	SHEET NO.
TLS	

B.2.a.ii
SOIL CONTAMINATION, 5 TO 10 FEET
1681 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

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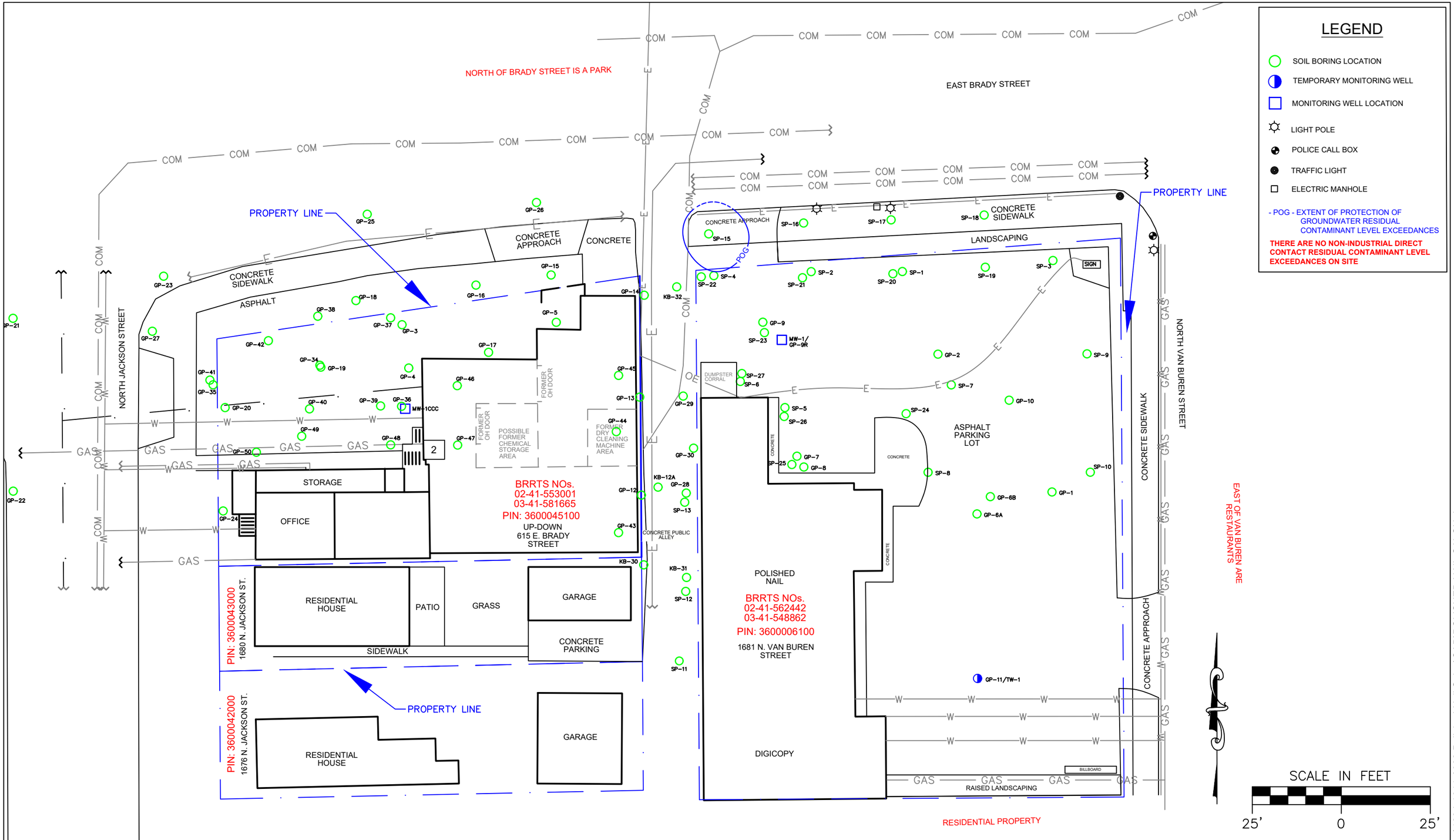

DESIGNED BY: TLS	DATE: 10/21/2019
DRAWN BY: JMD	PROJECT: 1604–1011–0002
APPROVED BY: TLS	SHEET NO.

B.2.a.iii
SOIL CONTAMINATION, 11 TO 32 FEET
1681 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

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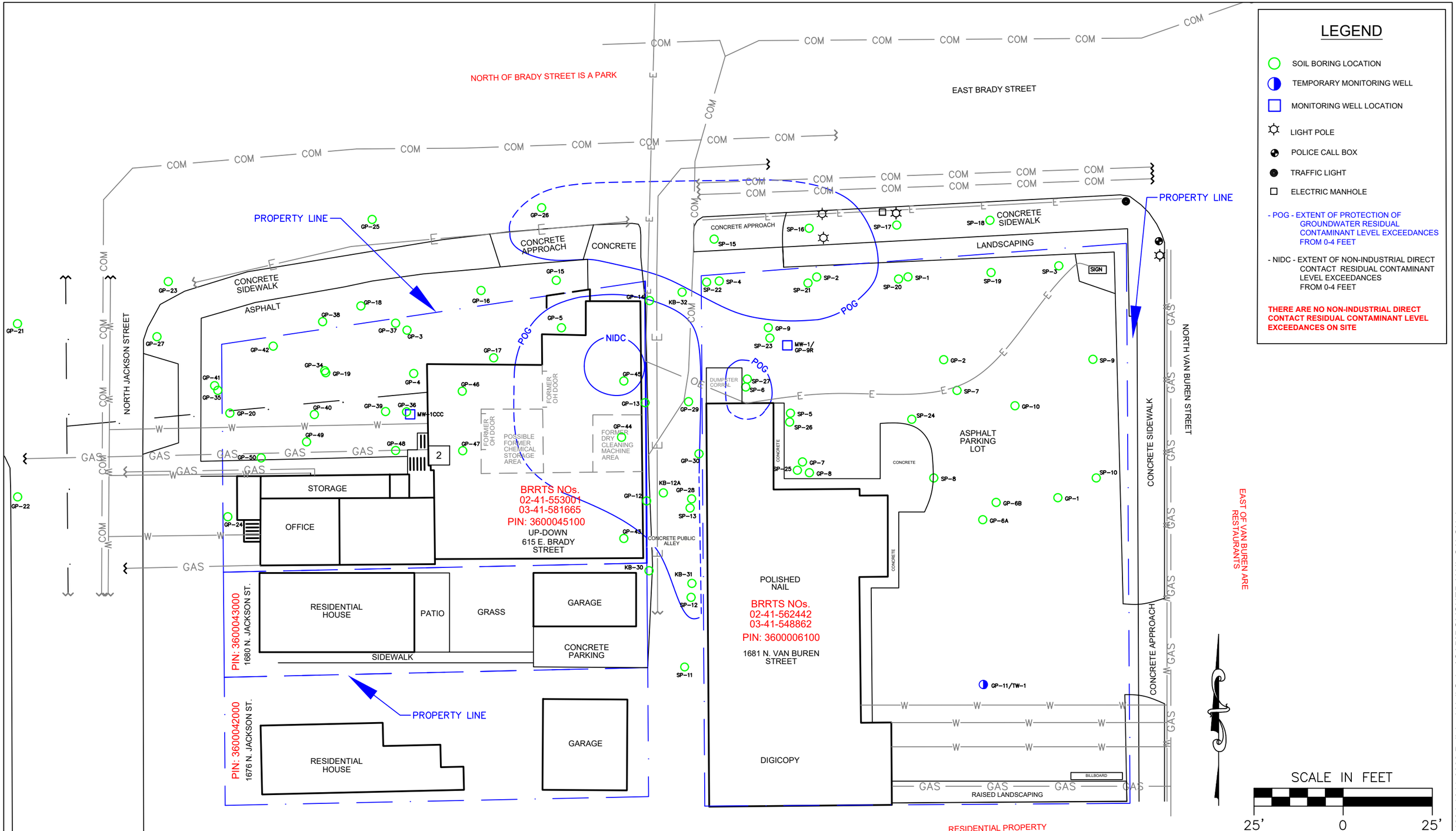

DESIGNED BY	DATE
TLS	10/21/2019
DRAWN BY	PROJECT
JMD	1604–1011–0002
APPROVED BY	SHEET NO.
TLS	

B.2.b.i
RESIDUAL SOIL CONTAMINATION, 0 TO 4 FEET
1681 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

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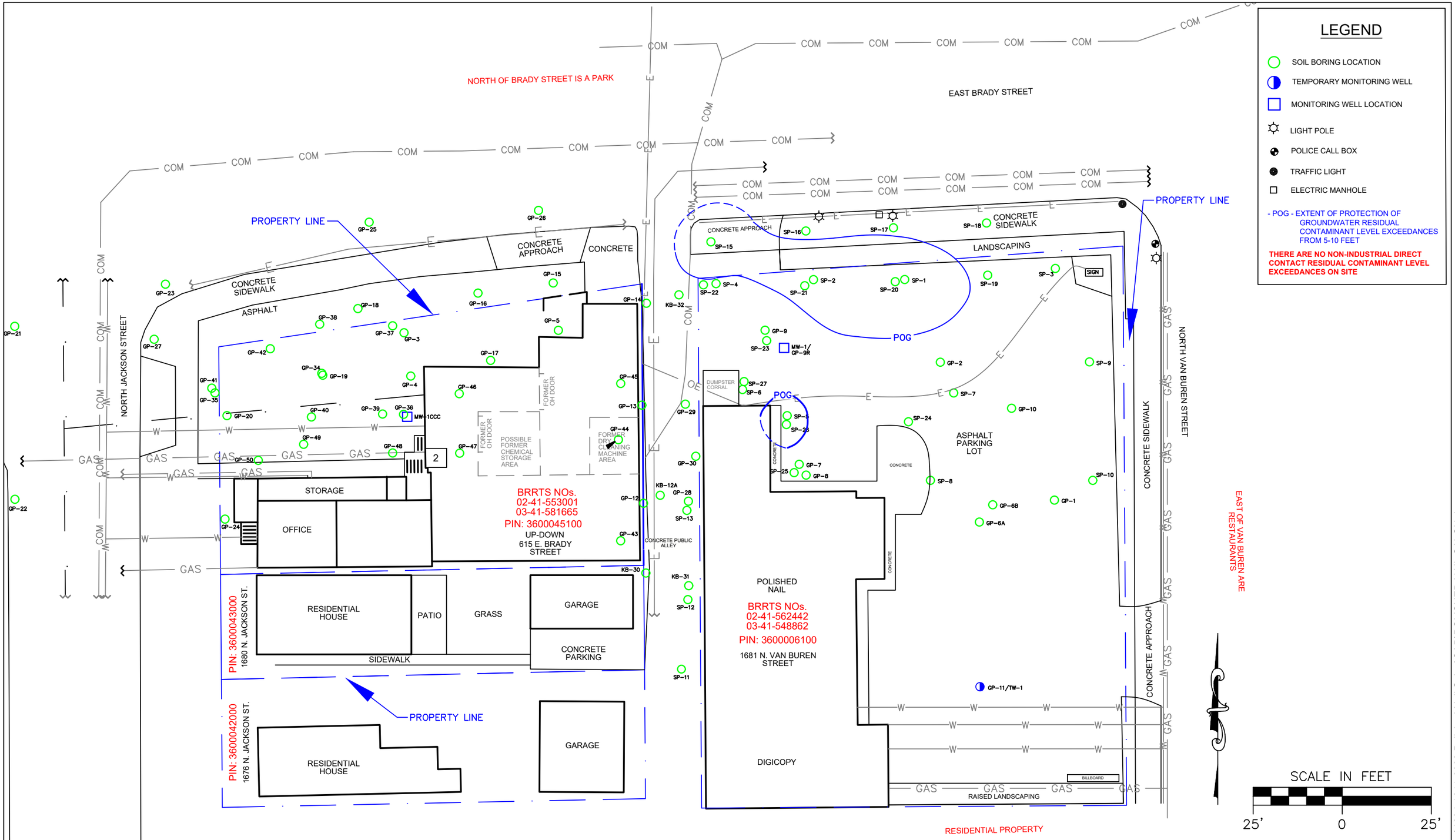
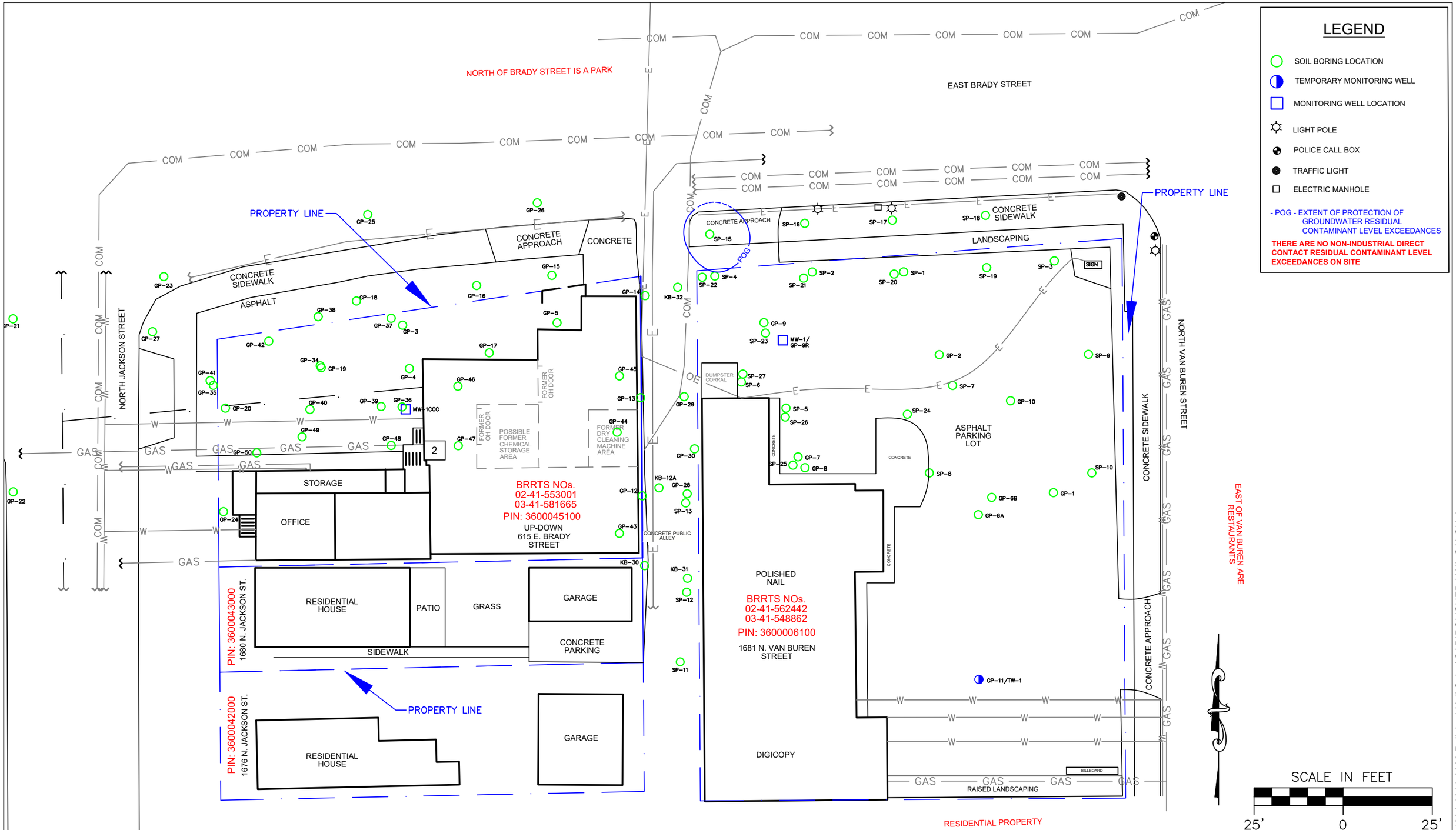


DESIGNED BY: TLS	DATE: 10/21/2019
DRAWN BY: JMD	PROJECT: 1604-1011-0002
APPROVED BY: TLS	SHEET NO.

B.2.b.ii
RESIDUAL SOIL CONTAMINATION, 5 TO 10 FEET
1681 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

F:\Work in Progress\1604-1011-0002 Polished Nail Salon\CAD\POLISHED NAIL SALON.dwg

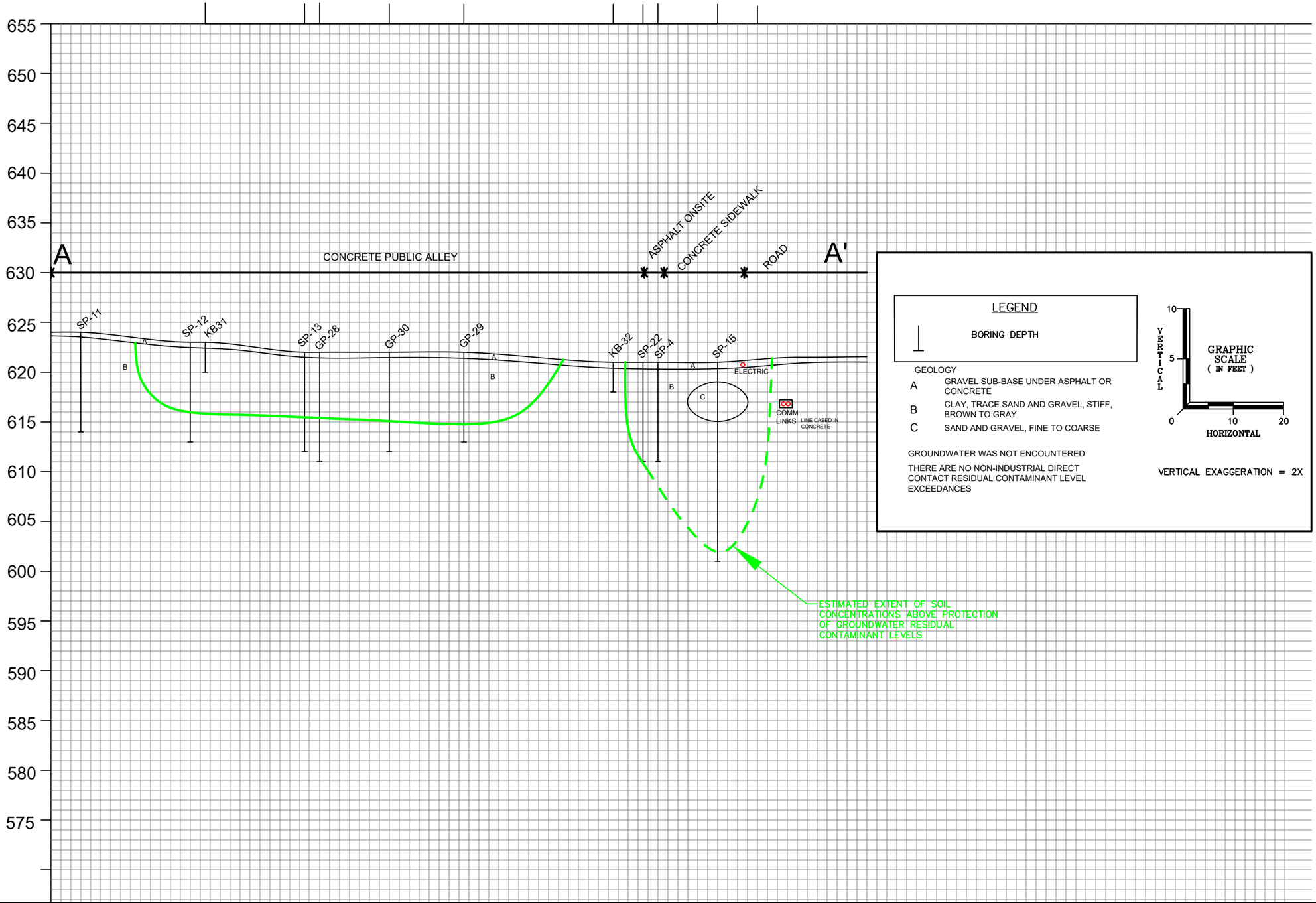


DESIGNED BY: TLS	DATE: 10/21/2019
DRAWN BY: JMD	PROJECT: 1604–1011–0002
APPROVED BY: TLS	SHEET NO.

B.2.b.iii
RESIDUAL SOIL CONTAMINATION, 11 TO 32 FEET
1681 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

F:\Work in Progress\1604-1011-0002 Polished Nail Salon\CAD\POLISHED NAIL SALON.dwg



LEGEND

BORING DEPTH

GEOLOGY

A	GRAVEL SUB-BASE UNDER ASPHALT OR CONCRETE
B	CLAY, TRACE SAND AND GRAVEL, STIFF, BROWN TO GRAY
C	SAND AND GRAVEL, FINE TO COARSE

GROUNDWATER WAS NOT ENCOUNTERED

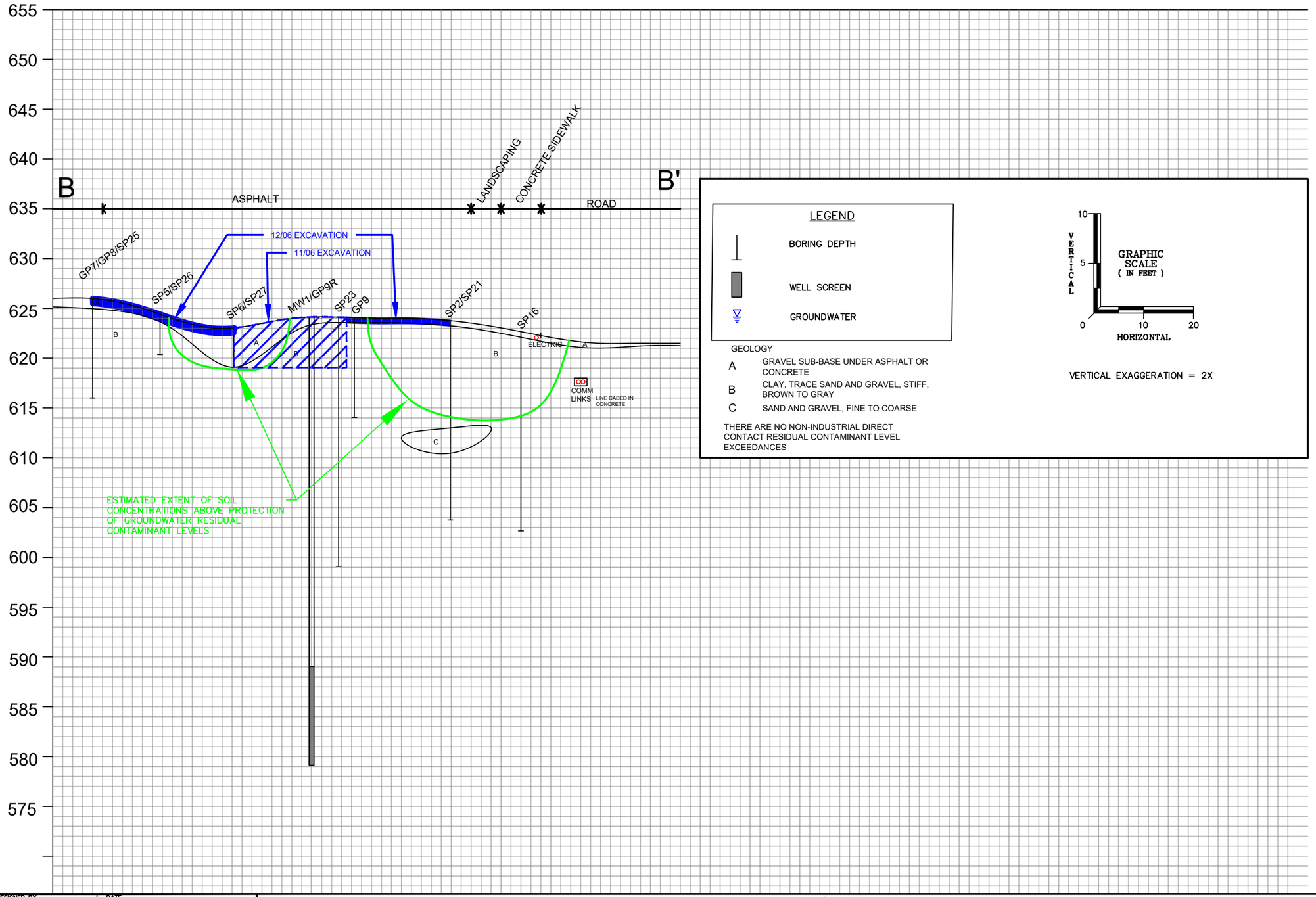
THERE ARE NO NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINANT LEVEL EXCEEDANCES

VERTICAL EXAGGERATION = 2X

DESIGNED BY: TLS	DATE: 10/21/2019
DRAWN BY: OLW/JMD	PROJECT: 1604-1011-0002
APPROVED BY: TLS	SHEET NO.

B.3.a.i
GEOLOGIC CROSS SECTION FIGURE A-A'
1681 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

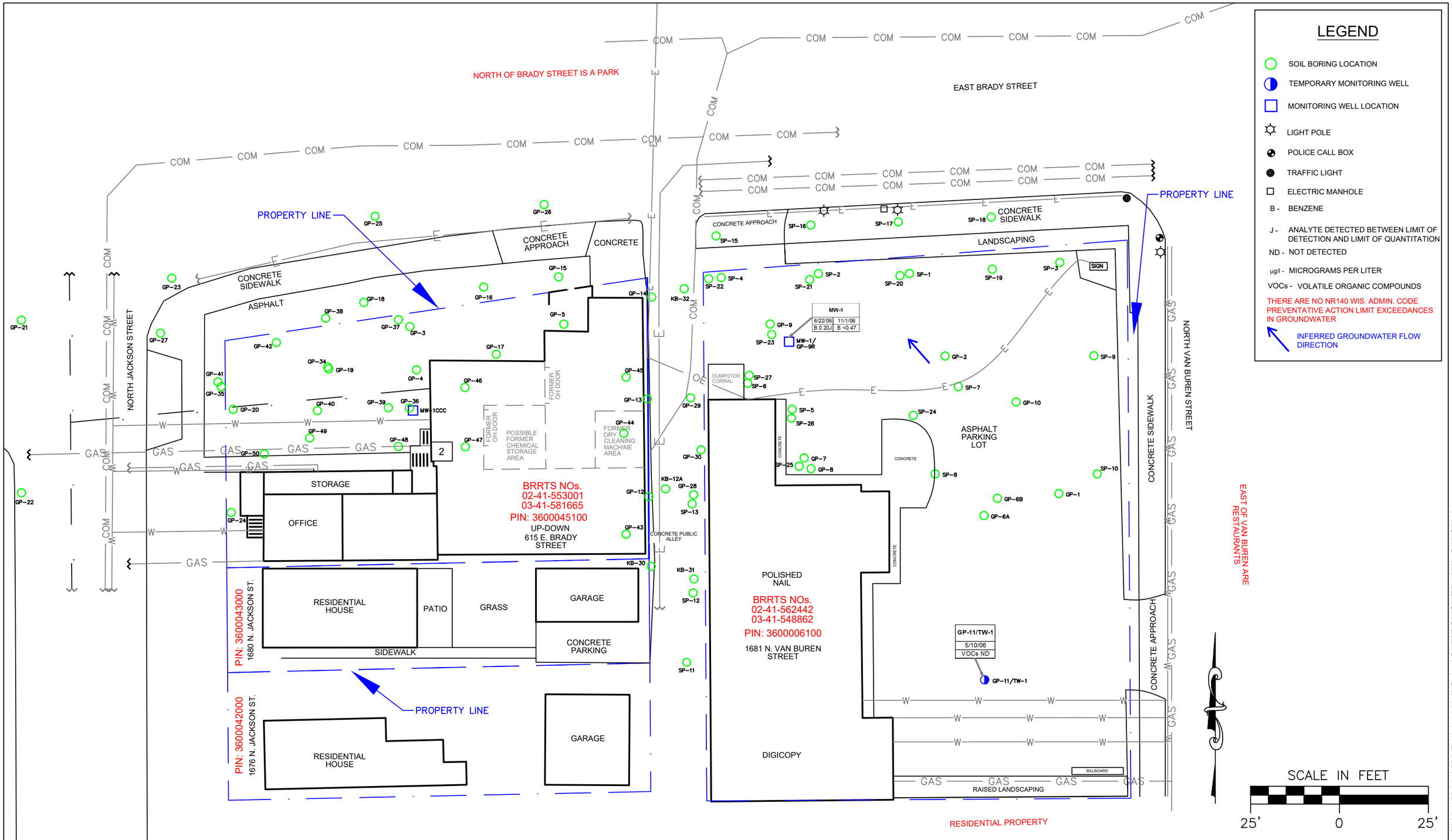
KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)



DESIGNED BY TLS	DATE 10/21/2019
DRAWN BY OLW/JMD	PROJECT 1604-1011-0002
APPROVED BY TLS	SHEET NO.

B.3.a.ii
GEOLOGIC CROSS SECTION FIGURE B-B'
1681 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

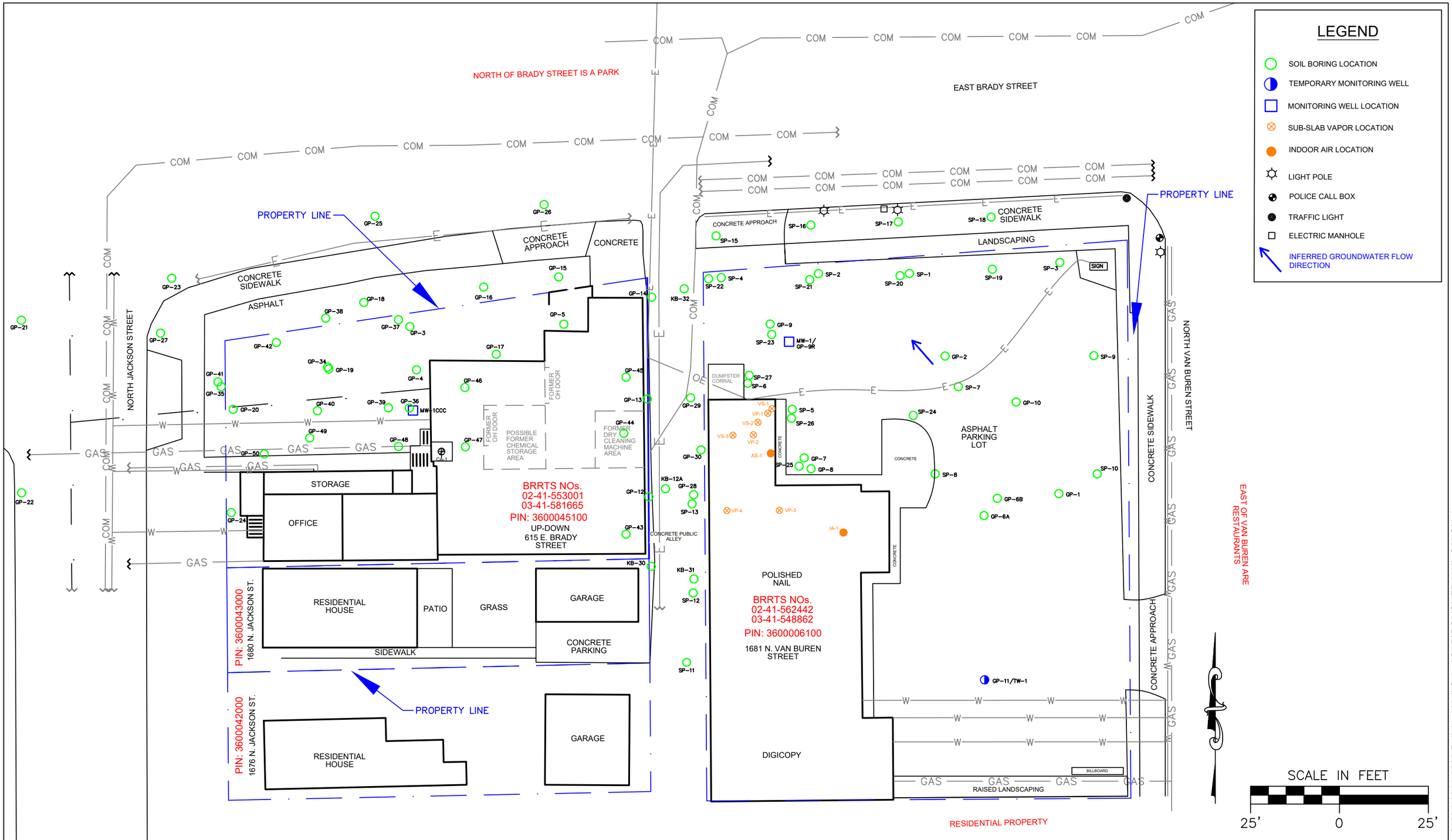


DESIGNED BY	DATE
TLS	10/21/2019
DRAWN BY	PROJECT
JMD	1604–1011–0002
APPROVED BY	SHEET NO.
TLS	

B.3.b
GROUNDWATER ISOCONCENTRATION
1681 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

F:\Work in Progress\1604-1011-0002 Polished Nail Salon\CAD\POLISHED NAIL SALON.dwg



DESIGNED BY	DATE
TLS	10/21/2019
DRAWN BY	PROJECT
JMD	1604–1011–0002
APPROVED BY	SHEET NO.
TLS	

B.3.c
GROUNDWATER FLOW DIRECTION
1681 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

F:\Work in Progress\1604-1011-0002 Polished Nail Salon\CAD\POLISHED NAIL SALON.dwg

LEGEND

- TEMPORARY MONITORING WELL
- MONITORING WELL LOCATION
- LIGHT POLE
- POLICE CALL BOX
- TRAFFIC LIGHT
- ELECTRIC MANHOLE
- INFERRED GROUNDWATER FLOW DIRECTION

NORTH OF BRADY STREET IS A PARK

EAST BRADY STREET

NORTH JACKSON STREET

NORTH VAN BUREN STREET

PROPERTY LINE

PROPERTY LINE

CONCRETE SIDEWALK

ASPHALT

CONCRETE APPROACH

CONCRETE

CONCRETE SIDEWALK

LANDSCAPING

SIGN

MW-1CCC

MW-1/ GP-9R

DUMPSTER CORRAL

FORMER OH DOOR

FORMER OH DOOR

POSSIBLE FORMER CHEMICAL STORAGE AREA

FORMER DRY CLEANING MACHINE AREA

2

STORAGE

OFFICE

BRRTS NOs.
02-41-553001
03-41-581665
PIN: 3600045100
UP-DOWN
615 E. BRADY STREET

CONCRETE PUBLIC ALLEY

ASPHALT PARKING LOT

CONCRETE

CONCRETE

CONCRETE

CONCRETE SIDEWALK

CONCRETE APPROACH

EAST OF VAN BUREN ARE RESTAURANTS

PIN: 3600043000
1680 N. JACKSON ST.

RESIDENTIAL HOUSE

PATIO

GRASS

GARAGE

CONCRETE PARKING

SIDEWALK

POLISHED NAIL

BRRTS NOs.
02-41-562442
03-41-548862
PIN: 3600006100
1681 N. VAN BUREN STREET

GP-11/TW-1

PROPERTY LINE

PIN: 3600042000
1676 N. JACKSON ST.

RESIDENTIAL HOUSE

GARAGE

DIGICOPY

BILLBOARD

RAISED LANDSCAPING

RESIDENTIAL PROPERTY

SCALE IN FEET

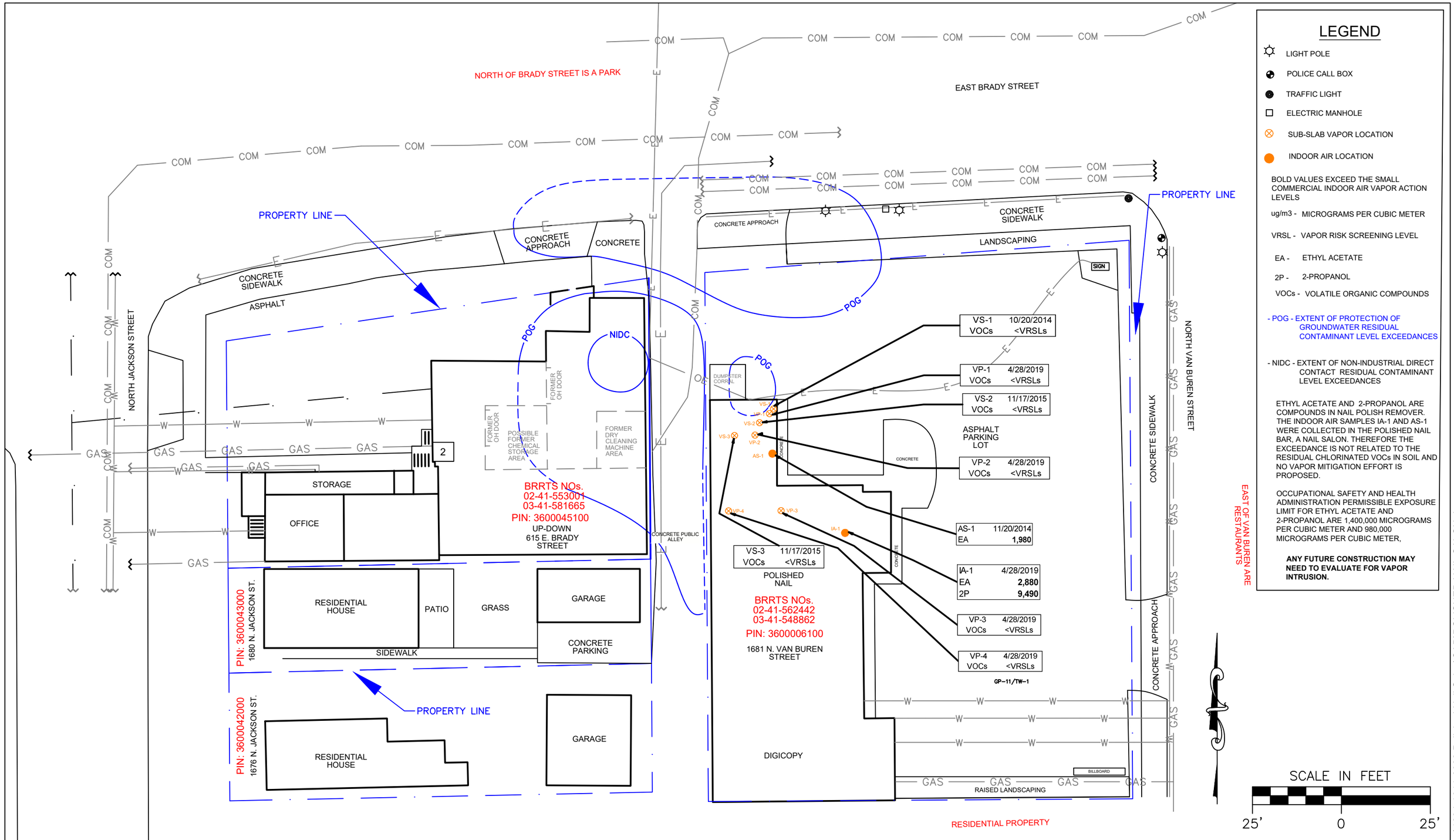
25’ 0 25’

DESIGNED BY	DATE
TLS	10/21/2019
DRAWN BY	PROJECT
JMD	1604–1011–0002
APPROVED BY	SHEET NO.
TLS	

B.3.d
MONITORING WELLS
1681 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

F:\Work in Progress\1604-1011-0002 Polished Nail Salon\CAD\POLISHED NAIL SALON.dwg



LEGEND

- LIGHT POLE
- POLICE CALL BOX
- TRAFFIC LIGHT
- ELECTRIC MANHOLE
- SUB-SLAB VAPOR LOCATION
- INDOOR AIR LOCATION

BOLD VALUES EXCEED THE SMALL COMMERCIAL INDOOR AIR VAPOR ACTION LEVELS

ug/m3 - MICROGRAMS PER CUBIC METER

VRSL - VAPOR RISK SCREENING LEVEL

EA - ETHYL ACETATE

2P - 2-PROPANOL

VOCs - VOLATILE ORGANIC COMPOUNDS

- POG - EXTENT OF PROTECTION OF GROUNDWATER RESIDUAL CONTAMINANT LEVEL EXCEEDANCES

- NIDC - EXTENT OF NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINANT LEVEL EXCEEDANCES

ETHYL ACETATE AND 2-PROPANOL ARE COMPOUNDS IN NAIL POLISH REMOVER. THE INDOOR AIR SAMPLES IA-1 AND AS-1 WERE COLLECTED IN THE POLISHED NAIL BAR, A NAIL SALON. THEREFORE THE EXCEEDANCE IS NOT RELATED TO THE RESIDUAL CHLORINATED VOCs IN SOIL AND NO VAPOR MITIGATION EFFORT IS PROPOSED.

OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PERMISSIBLE EXPOSURE LIMIT FOR ETHYL ACETATE AND 2-PROPANOL ARE 1,400,000 MICROGRAMS PER CUBIC METER AND 980,000 MICROGRAMS PER CUBIC METER,

ANY FUTURE CONSTRUCTION MAY NEED TO EVALUATE FOR VAPOR INTRUSION.

DESIGNED BY	DATE
TLS	10/21/2019
DRAWN BY	PROJECT
JMD	1604–1011–0002
APPROVED BY	SHEET NO.
TLS	

B.4.a
VAPOR INTRUSION MAP
1681 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

F:\Work in Progress\1604-1011-0002 Polished Nail Salon\CAD\POLISHED NAIL SALON.dwg

Attachment B.4.b

Other Media of Concern

1681 North Van Buren Street

Milwaukee, Wisconsin 53202

Sediment and surface water are not present at the Site. There are no other data to provide.

Attachment B.4.c

Other

1681 North Van Buren Street
Milwaukee, Wisconsin 53202

There are no other relevant maps or figures to provide.

Attachment B.5

Structural Impediment Photos

1681 North Van Buren Street
Milwaukee, Wisconsin 53202

There is no structural impediment onsite.

Attachment C

Documentation of Remedial Action

1681 North Van Buren Street
Milwaukee, Wisconsin 53202

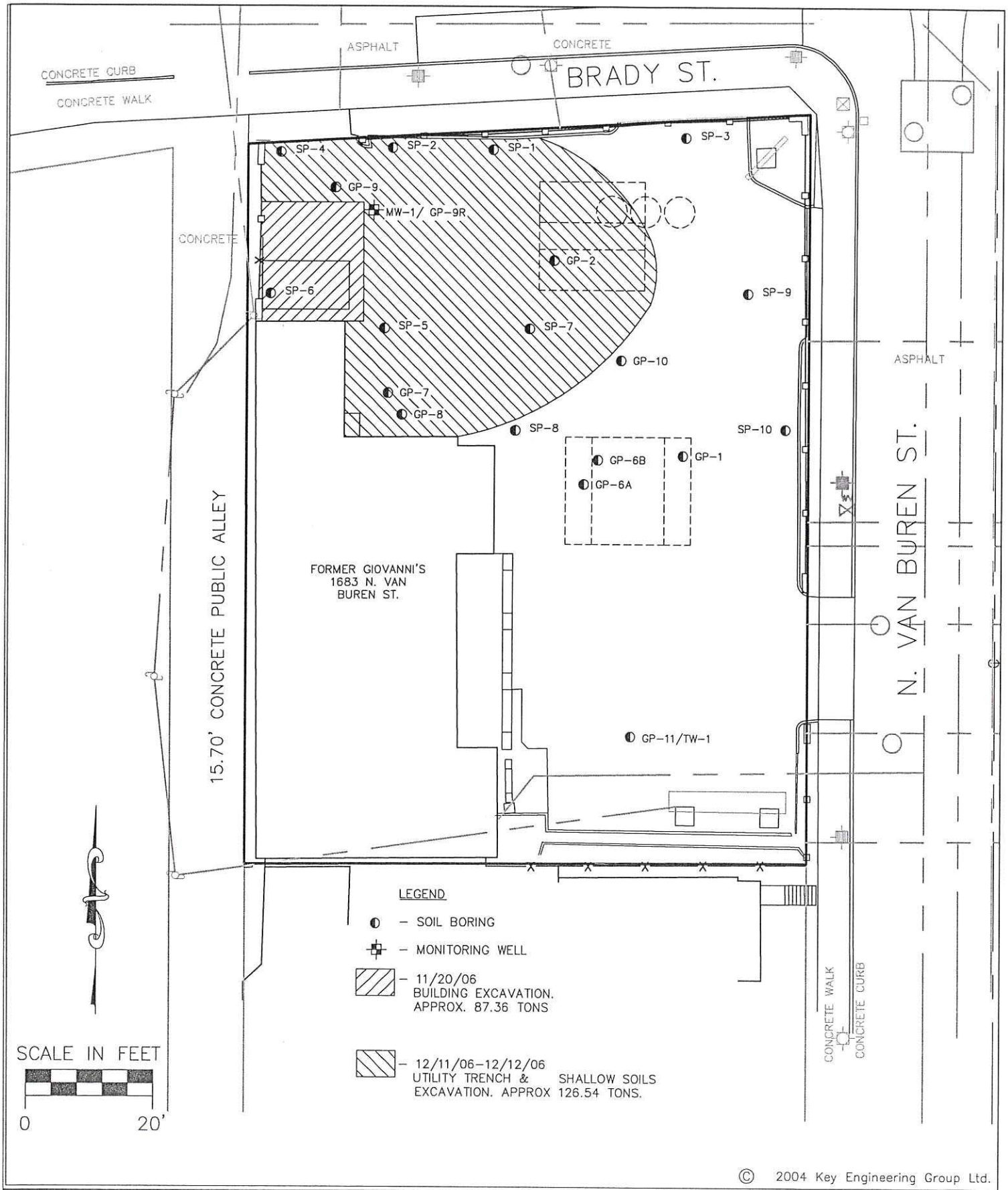
Attachment C.1

Site Investigation Documentation

1681 North Van Buren Street

Milwaukee, Wisconsin 53202

Soil analytical tables for the Comedy Club ERP case (615 East Brady Street) are attached. There are commingled soil impacts in they alley shared by Comedy Club and the Site.



DESIGNED BY: MRT	DATE: 3/26/07
DRAWN BY: AMF	PROJECT: 1603009
APPROVED BY: MRT	SHEET NO.: 1
CADFILE G:\ACAD\1603009\FIGURE 2.dwg XREF G:\ACAD\1603009\FIGURE 2.dwg LMAN	

(FIGURE 4)
SOIL EXCAVATION AREAS
FORMER GIOVANNI'S
1683 N. VAN BUREN ST.
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
ENVIRONMENTAL • CIVIL • RAILROAD
735 N. WATER STREET, SUITE 1000 - MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

Mar 06, 2013 – 7:47am G:\ACAD\1603009\FIGURE 2.dwg

Figure 8

Attachment C.2

Investigative Waste

1681 North Van Buren Street

Milwaukee, Wisconsin 53202

Waste disposal manifests were submitted for the LUST case that was closed by the Wisconsin Department of Natural Resources. BRRTS No. 03-41-548862

Attachment C.3

Description of Methodology

1681 North Van Buren Street

Milwaukee, Wisconsin 53202

Soil cleanup standards were obtained from the WDNR RCL spreadsheet updated December 2018.

Attachment C.4

Construction Documentation

1681 North Van Buren Street

Milwaukee, Wisconsin 53202

No construction documentation is presented in this closure request.

Attachment C.5

Decommissioning Documentation

1681 North Van Buren Street

Milwaukee, Wisconsin 53202

No remedial systems were installed at the site to decommission.

Attachment C.6

Other

1681 North Van Buren Street
Milwaukee, Wisconsin 53202

No other pertinent information is attached.

Attachment D

Maintenance Plan and Photographs

1681 North Van Buren Street
Milwaukee, Wisconsin 53202

D.1
BARRIER CAP MAINTENANCE PLAN

August 19, 2019

1681 North Van Buren Street
Milwaukee, Wisconsin 53202
BRRTS No. 02-41-562442
FID No. 341143220

Legal Description

All of Lots 3, 4 and 5, and that part of Lot 2, in Block "B", in Hathaway's Subdivision, in the Southwest ¼ of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point in the East line and 2.58 feet South of the Northeast corner of Lot 2; thence South on and along the East line of said Lot 2, 37.42 feet to the Southeast corner of the said Lot 2; thence West on and along the South line of said Lot 2, 120 feet to the Southwest corner of said Lot 2; thence North on and along the West line of said Lot 2, 31.15 feet to a point; thence Northeasterly on a line 120.16 feet, more or less, to the point of commencement.

Taxkey: 360-0006-100

Introduction

This *Barrier Cap Maintenance Plan* is applicable to the above described property with Taxkey 360-000-6100. This *Barrier Cap Maintenance Plan* was developed in accordance with the requirements of s. NR 724.13 (2) of the Wisconsin Administrative Code.

Contact Information

Site Owner & Operator:
Mr. Randy Roth
Owner
TR Partners, LLC
330 East Kilbourn Avenue, Suite 1160
Milwaukee, Wisconsin 53202
Telephone: 414.331.1939
Email: randy@end-corp.com

Environmental Consultant:
Kenneth W. Wein, CHMM
Key Engineering Group Ltd.
735 North Water Street, Suite 510
Milwaukee, Wisconsin 53202
Telephone: 414.224.8300
Email: kwein@keyengineering.com

Wisconsin DNR: Timothy Alessi
Hydrogeologist
Wisconsin Department of Natural Resources
2300 North Dr. Martin Luther King Jr. Drive
Milwaukee, Wisconsin 53212
Telephone: 414.263.8500
Email: timothy.alessi@wisconsin.gov

Contamination Summary

The investigation of this property included the advancement of 42 soil borings, installation of one temporary well and one monitoring well, collection of seven sub-slab vapor samples, and collection of two indoor air samples. Soil and groundwater samples were laboratory analyzed for volatile organic compounds (VOCs).

- The soil investigation identified protection of groundwater residual contaminant levels (RCLs) exceedances for VOCs from 1 to 10 feet below grade for tetrachloroethene, trichloroethene, and cis-1,2-dichloroethene in one or boring borings including SP-2, SP-4, GP-9, GP-12, GP-13, GP-28, GP-29, KB-31, SP-15, SP-16, and SP-27. The soil contamination are associated with the former dry cleaner operations that were conducted onsite. Soil impacts will be covered by the building and an asphalt barrier (Figure D.2).
- The groundwater investigation identified there were no chlorinated VOC exceedances. Groundwater was encountered from approximately 40 feet below grade.
- The vapor and indoor air investigation identified there were no sub-slab vapor exceedances. There were indoor air exceedances. However, the exceedances were for compounds associated with the current nail salon operations and not the dry cleaner. Therefore, no remedy was implemented to address the indoor air.

Further description of contamination on the Property can be found at:

- The case file in the regional WDNR office:
  Wisconsin Dept. of Natural Resources
  2300 North Dr. Martin Luther King Jr. Drive
  Milwaukee, Wisconsin 53212

- Bureau of Remediation and Redevelopment Tracking Systems (BRRTS) on the Web (WDNR's web based tracking system for sites) http://dnr.wi.gov/botw/SetUpBasicSearchForm.do

- WDNR Geographic Information System (GIS) Registry of Remediation and Redevelopment Sites http://dnrmaps.wi.gov

Barrier Cap Description

The barrier cap includes a portion of the building and a portion of the asphalt parking lot north and east of the building. The barrier cap measures approximately 80 feet by 95 feet. The barrier cap location and estimated extent of soil contamination are depicted on Figure D.2. Photographs of the barrier cap are presented in Attachment D.3.

Barrier Cap Purpose

The building and asphalt barrier cap located over the contaminated soil serves as a barrier to limit infiltration of precipitation to minimize future soil-to-groundwater contamination migration that could violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The building and asphalt overlying the contaminated soil is depicted on Figure D.2. This area will be inspected once each year, normally in the spring after all snow and ice is gone, for deterioration, no significant fissures, cracks, holes, and other potential problems that can cause exposure to underlying soils or allow infiltration of water from the surface. 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 should be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included in Attachment D.4, Form 4400-305, *Continuing Obligations Inspection and Maintenance 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 maintenance plan and inspection log will be kept at the site; or, if there is no acceptable place to keep it at the site, at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources (WDNR) representatives upon their request.

The WDNR may, in some instances, require in the case closure letter that the inspection log be submitted at least annually after every inspection. Please review your case closure letter to determine if a copy of the inspection log must be submitted electronically to the WDNR after every inspection and how often the inspections must be completed if more frequently than annually. Inspections are required annually unless noted on the case closure letter from the WDNR.

Maintenance/Repair Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practicable. Repairs can include patching and filling. If 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 soil barrier cap overlying the contaminated soil is removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Barrier Cap Maintenance Plan unless indicated otherwise by the WDNR or its successor.

A copy of this *Barrier Cap Maintenance Plan* shall be maintained on file in the offices of the owner of the Property, or its successor(s) in interest (the "Owner"), and any company or person that is retained to manage the Property on behalf of the Owner (the "Property Manager"). This Barrier Cap Maintenance Plan should be provided to all onsite employees, contractors, future owners, etc. for viewing and adherence to.

Prohibition of Activities and Notification of WDNR Prior to Actions Affecting the Barrier Cap

The following activities are prohibited on any portion of the property, unless prior written approval has been obtained from the WDNR:

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;
7) changing the use or occupancy of the property to single-family residential use.

If removal, replacement or other changes to a barrier cap, are considered, the property owner will contact the WDNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s. NR 727.07 Wisconsin Administrative Code.

If Owner plans to remove, replace or repair the cap or perform activities that would penetrate below the Barrier Cap and expose the underlying contaminated soils, the WDNR must be contacted and the Owner must receive approval prior to the modification or removal of the barrier cap. The WDNR contact information is provided on Page 1 of this document.

Amendment or Withdrawal of Maintenance Plan

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

Signature

I attest that this *Barrier Cap Maintenance Plan* shall be maintained on file in the offices of the owner of the Property or its successor(s) in interest (the "Owner"), and any company that is retained to manage the Property on behalf of the Owner (the "Property Manager"), and to implement and adhere to this *Barrier Cap Maintenance Plan*. This *Barrier Cap Maintenance Plan* shall be made available to all interested parties (i.e. WDNR, on-site employees, contractors, future property owners, etc.) for viewing.

Randall P Roth

Print Name

Signature

LEGEND

- SOIL BORING LOCATION
- TEMPORARY MONITORING WELL
- MONITORING WELL LOCATION
- LIGHT POLE
- POLICE CALL BOX
- TRAFFIC LIGHT
- ELECTRIC MANHOLE

- POG - EXTENT OF PROTECTION OF GROUNDWATER RESIDUAL CONTAMINANT LEVEL EXCEEDANCES FROM 0-4 FEET AND 5-10 FEET

THERE ARE NO NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINANT LEVEL EXCEEDANCES ON SITE

NORTH OF BRADY STREET IS A PARK

EAST BRADY STREET

NORTH JACKSON STREET

NORTH VAN BUREN STREET

PROPERTY LINE

FROM 0–4 FEET

FROM 5–10 FEET

POG

BARRIER CAP INCLUDES BUILDING, CONCRETE WALKWAY, AND ASPHALT PARKING LOT FOR CHLORINATED SOIL IMPACTS.

BARRIER CAP INCLUDES PARKING LOT AND LANDSCAPING FOR PETROLEUM SOIL IMPACTS

CONCRETE SIDEWALK

CONCRETE APPROACH

CONCRETE

ASPHALT

LANDSCAPING

SIGN

ASPHALT PARKING LOT

CONCRETE PUBLIC ALLEY

CONCRETE APPROACH

CONCRETE SIDEWALK

EAST OF VAN BUREN ARE RESTAURANTS

STORAGE

OFFICE

FORMER OH DOOR

POSSIBLE FORMER CHEMICAL STORAGE AREA

FORMER DRY CLEANING MACHINE AREA

DUMPSTER CORRAL

BRRTS NOs.
02-41-553001
03-41-581665
PIN: 3600045100
UP-DOWN
615 E. BRADY STREET

PIN: 3600043000
1680 N. JACKSON ST.

RESIDENTIAL HOUSE

PATIO

GRASS

GARAGE

CONCRETE PARKING

SIDEWALK

PROPERTY LINE

PIN: 3600042000
1676 N. JACKSON ST.

RESIDENTIAL HOUSE

GARAGE

POLISHED NAIL

BRRTS NOs.
02-41-562442
03-41-548862
PIN: 3600006100
1681 N. VAN BUREN STREET

DIGICOPY

BILLBOARD

RAISED LANDSCAPING

RESIDENTIAL PROPERTY

SCALE IN FEET

25’ 0 25’

DESIGNED BY	DATE
TLS	10/21/2019
DRAWN BY	PROJECT
JMD	1604–1011–0002
APPROVED BY	SHEET NO.
TLS	

D.2
LOCATION MAP
1681 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

F:\Work in Progress\1604-1011-0002 Polished Nail Salon\CAD\POLISHED NAIL SALON.dwg

PHOTOGRAPH 1:

View of building and asphalt parking lot looking northwest

Photograph taken August 19, 2019

PHOTOGRAPH 2:

View of building and asphalt parking lot looking west

Photograph taken August 19, 2019

PHOTOGRAPH 3:

View of building and asphalt parking lot looking south

Photograph taken August 19, 2019

Attachment D.4

Inspection Log

1681 North Van Buren Street
Milwaukee, Wisconsin 53202

State of Wisconsin
Department of Natural Resources
dnr.wi.gov

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at http://dnr.wi.gov/botw/SetUpBasicSearchForm.do, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name: 1681-1683 North Van Buren Street

BRRTS No.: 02-41-562442

Inspections are required to be conducted (see closure approval letter):
- (●) annually
- ( ) semi-annually
- ( ) other – specify ____________

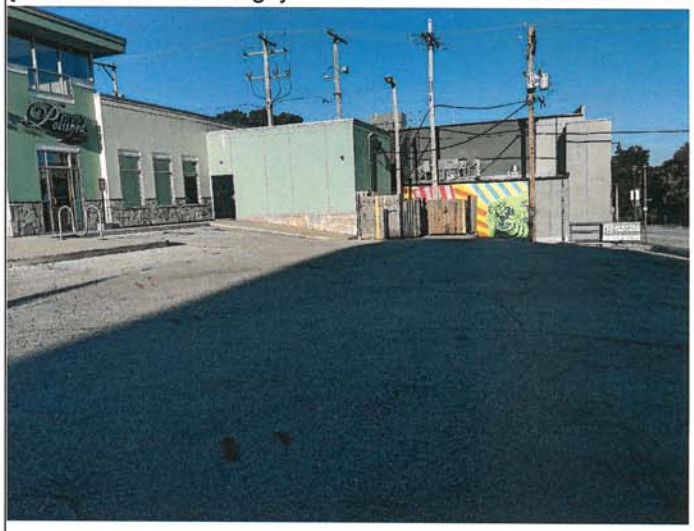
When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N

{Click to Add/Edit Image} Date added: 08/19/2019

Title:

{Click to Add/Edit Image} Date added: 08/19/2019



Title:

Attachment E

Monitoring Well Information

1681 North Van Buren Street

Milwaukee, Wisconsin 53202

Monitoring well MW1 was abandoned when the leaking underground storage tank case was closed. BRRTS No. 03-41-548862

Attachment F

Source Legal Documents

1681 North Van Buren Street
Milwaukee, Wisconsin 53202

F.1 Deed

DOC.# 10455800

RECORDED
04/28/2015 02:16PM

JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: $30.00
TRANSFER FEE: $3,780.00
FEE EXEMPT #: 0
0
***This document has been electronically recorded and returned to the submitter. **

Document Number

STATE BAR OF WISCONSIN FORM 3 – 2000
QUIT CLAIM DEED

This Deed, made between RR 101, LLC, a Wisconsin limited liability company Grantor, and TR Partners LLC, a Wisconsin limited liability company Grantee.

Grantor quit claims to Grantee the following described real estate in Milwaukee County, State of Wisconsin (if more space is needed, please attach addendum):

All of Lots Three (3), Four (4) and Five (5) and that part of Lot Two (2) in Block Lettered "B" in HATHAWAY'S SUBDIVISION, in the Southwest One-quarter (1/4) of Section Twenty-one (21), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point in the East line and 2.58 feet South of the Northeast corner of Lot 2; thence South on and along the East line of said Lot 2, 37.42 feet to the Southeast corner of said Lot 2; thence West on and along the South line of said Lot 2, 120 feet to the Southwest corner of said Lot 2; thence North on and along the West line of said Lot 2, 31.15 feet to a point; thence Northeasterly on a line 120.16 feet, more or less, to the point of commencement.

Recording Area

Name and Return Address
TR Partners LLC
Attn: Randall Roth
770 N. Milwaukee Street
Milwaukee, WI 53202

360-0006-100-4
Parcel Identification Number (PIN)
This is not homestead property.

Together with all appurtenant rights, title and interests.

Dated this 24th day of April, 2015.

RR 101, LLC

*By Randall Roth, Sole Member

*

*

AUTHENTICATION

Signature(s) _____ authenticated this _____ day of _____, _____.

*

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

THIS INSTRUMENT WAS DRAFTED BY
Ryan H. Wolter, Esq.

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

ACKNOWLEDGMENT

STATE OF Wisconsin)
) ss.
Milwaukee County)

2015 Personally came before me this 24 day of April, the above named Randall Roth to me known to be the person who executed the foregoing instrument and acknowledged the same.

Kelly A. Krueck

Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: April 26, 2019.)

*Names of persons signing in any capacity must be typed or printed below their signature.

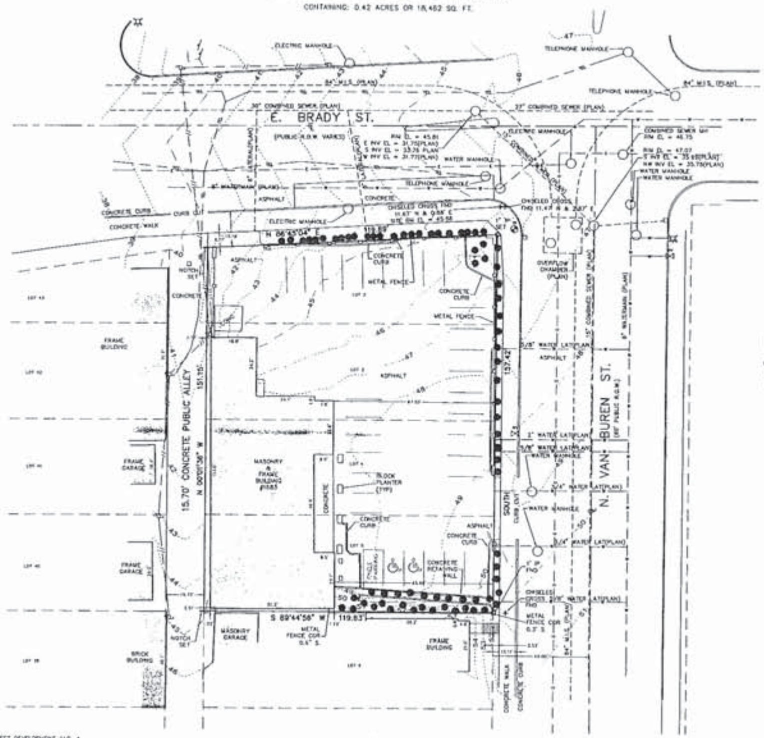
F.2 Certified Survey Map

LEGAL DESCRIPTION:

ALL OF LOTS 3, 4 AND 5, AND THAT PART OF LOT 2, IN BLOCK "B", IN HATHAWAY'S SUBDIVISION, IN THE SOUTHWEST 1/4 OF SECTION 21, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE EAST LINE AND 2.58 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 2, THENCE SOUTH ON AND ALONG THE EAST LINE OF SAID LOT 2, 37.42 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST ON AND ALONG THE SOUTH LINE OF SAID LOT 2, 120 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH ON AND ALONG THE WEST LINE OF SAID LOT 2, 31.15 FEET TO A POINT; THENCE NORTHEASTERLY ON A LINE 120.16 FEET, MORE OR LESS, TO THE POINT OF COMMENCEMENT.

CONTAINING: 0.42 ACRES OR 18,482 SQ. FT.

VICINITY MAP



NOTES

1. SUBJECT PROPERTY ZONED: LB2, LOCAL BUSINESS DISTRICT DISTRICT.

2. SETBACKS BASED ON CITY OF MILWAUKEE ZONING CODE AND ARE AS FOLLOWS:

FRONT SETBACK:	MIN – NONE
	MAX – AVERAGE
SECONDARY:	MIN – NONE
	MAX – 5'
REAR:	NONE
SIDE:	NONE
HEIGHT	MIN – 18'
	MAX – 60'

3. LEGAL DESCRIPTION OF SUBJECT PROPERTY IS BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1212210 EFFECTIVE DATE OF MARCH 8, 2006.

4. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

5. SUBJECT PROPERTY LIES IN ZONE C AND IS NOT IN THE 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP – COMMUNITY PANEL #550278 0004 B, EFFECTIVE DATE MARCH 1, 1982.

6. BUILDING CONTAINS 18,482 SQUARE FEET.

7. SITE CONTAINS 25 REGULAR PARKING STALLS, 2 HANDICAPPED PARKING STALLS AND 1 MOTORCYCLE PARKING STALL.

8. PROJECT BENCHMARK – CITY OF MILWAUKEE STANDARD BENCHMARK NO. 46, EL = 46.564

9. SITE BENCHMARK – CHISELED CROSS AT THE SOUTHWEST CORNER, INTERSECTION OF N. VAN BUREN AND E. BRADY STREET, EL = 45.88 (AS SHOWN)

10. ELEVATIONS BASED ON DATA RECEIVED FROM THE CITY OF MILWAUKEE AND ARE AT THE CITY OF MILWAUKEE DATUM.

EXCEPTIONS

THERE ARE NO PLOTTABLE EXCEPTIONS LISTED IN THE SUPPLIED TITLE COMMITMENT.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

LEGEND

EXISTING WATER MAIN
UNDERGROUND GAS SERVICE
UNDERGROUND TELEPHONE SERVICE
UNDERGROUND CABLE TV SERVICE
UNDERGROUND ELECTRIC SERVICE
OVERHEAD UTILITY LINES
METAL FENCE
UTILITY POLE
ELECTRIC METER
CABLE TV PEDESTAL
TELEPHONE PEDESTAL
GAS METER
MAIL BOX
METAL SIGN
HYDRANT
BOLLARD
BUSH

To: CHICAGO TITLE INSURANCE COMPANY, ENDEAVOR PROJECT DEVELOPMENT, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, GIOVANNI SAFINA AND ROSA SAFINA, the successors and assigns of any of the foregoing and any other person who purchases, mortgages or guarantees the title thereto within one year of the date of this survey.

I hereby certify that the survey was prepared from an actual on-the-ground instrument survey of the subject premises; that the same accurately shows the location of the boundaries of the subject premises and the location of all streets, highways, alleys and public ways crossing and abutting said premises; that the dimensions of any improvements and the location thereof with respect to the boundaries are accurately shown as the same were situated on APRIL 6, 2006; that there are no encroachments by improvements appurtenant to adjoining premises upon the subject premises, nor from the subject premises unless shown hereon; that all easements and rights of way which are appurtenant to or burden the subject premises and are referred to in the title commitment number 1212220 for the subject premises dated MARCH 8, 2006; issued by CHICAGO TITLE INSURANCE COMPANY or are apparent from a visual inspection, are delineated hereon; that the subject premises are not in a 100-year interval flood plain or special flood hazard area and that, without limiting the foregoing, this survey was made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1999, and meets the accuracy requirements of an Suburban Survey as defined therein.

4-6 2006
DATE

MICHAEL J. BERRY, R.L.S.
REGISTERED LAND SURVEYOR S-2545

WISCONSIN MICHAEL J BERRY 2545 BROOKFIELD WI LAND SURVEYOR

REVISION NO.	DESCRIPTION	DATE	BY

DESIGNED BY DHS	DATE 4-6-06
DRAWN BY DHS	DATE 4-6-06
APPROVED BY MJB	DATE 4-6-06
CADFILE	

ALTA/ACSM LAND TITLE SURVEY
ENDEAVOUR PROJECT DEVELOPMENT, LLC
MILWAUKEE, WI

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

KEY ENGINEERING GROUP LTD.

KEY PROJECT NUMBER	1603009
PROJECT SCALE	1" = 20'
SHEET NUMBER	C-1

F.3 VERIFICATION OF ZONING

- Legend -

Parcels - MPROP_lite

Zoning

- Unknown or pending zoning
- Residential - single family
- Residential - two family
- Residential - multi-family
- Residential - residence and office
- Commercial - neighborhood shopping
- Commercial - local business
- Commercial - commercial service
- Commercial - regional business
- Commercial - central business
- Industrial - commercial
- Industrial - office
- Industrial - light
- Industrial - mixed
- Industrial - heavy
- Special - parks
- Special - institutional
- Special - planned development
- Special - redevelopment district

House numbers

- Notes -

Map Scale: 1: 1,118

93.2 0 46.58 93.2 Feet

City of Milwaukee
Department of Administration - ITMD

Attachment F.4

Signed Statement

1681 North Van Buren Street

Milwaukee, Wisconsin 53202

To the best of my knowledge, the attached legal description depicted on the current deed is complete, accurate, and identified the property located at 1681 North Van Buren Street, Milwaukee, Wisconsin.

Randell P Roth — 8/19/19

Print Name — Date

Signature

Attachment G

Notifications to Owners of Affected Properties

1681 North Van Buren Street

Milwaukee, Wisconsin 53202

AFFECTED PROPERTY **A** RIGHT-OF-WAY

Notification of Continuing Obligations and Residual Contamination

The affected property is:

- ○ the source property (the source of the hazardous substance discharge), but the property is not owned by the person who conducted the cleanup (a deeded property)
- ○ a deeded property affected by contamination from the source property
- ◉ a right-of-way (ROW)
- ○ a Department of Transportation (DOT) ROW

Include this completed page as an attachment with all notifications provided under sections A and B.

Contact Information

Responsible Party: The person responsible for sending this form, and for conducting the environmental investigation and cleanup is:

Responsible Party Name: Endeavour Corp Inc.

Contact Person Last Name	First	MI	Phone Number (include area code)
Roth	Randy		(414) 331-1939

Address	City	State	ZIP Code
330 East Kilbourn Avenue	Milwaukee	WI	53202

E-mail: randy@end-corp.com

Name of Party Receiving Notification:

Business Name, if applicable: City of Milwaukee

Title	Last Name	First	MI	Phone Number (include area code)
Mr.	Jaber	Nader		(414) 286-0514

Address	City	State	ZIP Code
841 North Broadway Street, Room 820	Milwaukee	WI	53202

Site Name and Source Property Information:

Site (Activity) Name: 1681-1683 N Van Buren Property

Address	City	State	ZIP Code
1683 N Van Buren St	Milwaukee	WI	

DNR ID # (BRRTS#)	(DATCP) ID #
02-41-562442	

Contacts for Questions:

If you have any questions regarding the cleanup or about this notification, please contact the Responsible Party identified above, or contact:

Environmental Consultant: Key Engineering Group, Ltd

Contact Person Last Name	First	MI	Phone Number (include area code)
Schoen	Toni		(414) 225-0594

Address	City	State	ZIP Code
735 North Water Street, Suite 510	Milwaukee	WI	53202

E-mail: tschoen@keyengineering.com

Department Contact:

To review the Department's case file, or for questions on cleanups or closure requirements, contact:

Department of: Natural Resources (DNR) Office: Milwaukee

Address	City	State	ZIP Code
2300 North Martin Luther King Drive	Milwaukee	WI	53212

Contact Person Last Name	First	MI	Phone Number (include area code)
Alessi	Timothy		(414) 263-8500

E-mail (Firstname.Lastname@wisconsin.gov): timothy.alessi@wisconsin.gov

AFFECTED PROPERTY

A

RIGHT-OF-WAY

Notification of Continuing Obligations and Residual Contamination

Section B: ROW Notification: Residual Contamination and/or Continuing Obligations - Non-DOT ROWs

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

841 North Broadway Street, Room 820
Milwaukee, WI, 53202

Dear Mr. Jaber:

I am providing this notification to inform you of the location and extent of contamination remaining in a right-of-way for which you are responsible, and of certain long-term responsibilities (continuing obligations) for which city of Milwaukee may become responsible. I investigated a release of: chlorinated volatile organic compounds on 1683 N Van Buren St, Milwaukee, WI, [Zip] that has shown that contamination remains in the right-of-way for which Milwaukee is responsible. I have responded to the release, and will be requesting that the Department of Natural Resources (DNR) grant case closure. Closure means that the DNR will not be requiring any further investigation or cleanup action to be taken. However, continuing obligations may be imposed as a condition of closure approval.

You have 30 days to comment on the proposed closure request:

The DNR will not review my closure request for at least 30 days after the date of this letter. As an affected right-of-way holder, you have a right to contact the DNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the DNR that is relevant to this closure request, you should mail that information to the DNRcontact: 2300 North Martin Luther King Drive, Milwaukee, WI, 53212, or at timothy.alessi@wisconsin.gov.

Residual Contamination:

Soil Contamination:

Soil contamination remains at:
boring SP-15, SP-16, KB-31, GP-28, and GP-29
The remaining contaminants include :
tetrachloroethene and trichloroethene
at levels which exceed the soil standards found in ch. NR 720, Wis. Adm. Code. The following steps have been taken to address any exposure to the remaining soil contamination.
The sidewalk, road, and alley are located over the residual soil impacts.

If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for Discharge of Contaminated Groundwater from Remedial Action Operations may be needed. If you or any other person plan to conduct utility or building construction for which dewatering will be necessary, you or that person must contact the DNR's Water Quality Program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at http://dnr.wi.gov/topic/wastewater/GeneralPermits.html.

Continuing Obligations on the Right-of-Way (ROW) : As part of the response actions, I am proposing that the following continuing obligations be used at the affected ROW. If my closure request is approved, you will be responsible for the following continuing obligations:

Residual Soil Contamination:

If soil is excavated from the areas with residual contamination, the right-of-way holder at the time of excavation will be responsible for the following:

- determine if contamination is present,
- determine whether the material would be considered solid or hazardous waste,
- ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. Contaminated soil may be managed in-place, in accordance with s. NR 718, Wis. Adm. Code, with prior Department approval.

The right-of-way holder needs 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 from ingestion, inhalation or dermal contact.

AFFECTED A PROPERTY | RIGHT-OF-WAY

Notification of Continuing Obligations and Residual Contamination

Depending on site-specific conditions, construction over contaminated soils or groundwater 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.

Well Construction Requirements:

If this site is closed, all properties within the site boundaries where contamination remains, or where a continuing obligation is applied, will be listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web, at https://dnr.wi.gov/topic/Brownfields/WRRD.html. Inclusion on this database provides public notice of remaining contamination and of any continuing obligations. Documents can be viewed on this database, and include final closure letters, site maps and any applicable maintenance plans. The location of the site may also be viewed on the Remediation and Redevelopment Sites Map (RR Sites Map), at the same internet address listed above.

DNR approval prior to well construction or reconstruction is required in accordance with s. NR 812.09 (4) (w), Wis. Adm Code. This requirement applies to private drinking water wells and high capacity wells. Special well construction standards may be necessary to protect the well from the remaining contamination. The property owner needs to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. A well driller can help complete this form. The well construction application, form 3300−254, is on the internet at https://dnr.wi.gov/files/PDF/forms/3300/3300-254.pdf

If you have any questions regarding this notification, I can be reached at: (414) 225-0594 ,
tschoen@keyengineering.com .

Signature of responsible party/environmental consultant for the responsible party	Date Signed
Tim Schoen	8-19-19

Attachments

Contact Information

Legal Description for each Parcel:

MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE

AFFECTED **A** PROPERTY

RIGHT-OF-WAY

100 0 50 100 Feet

NAD_1983_2011_StatePlane_Wisconsin_South_FIPS_4803_Ft_US

1: 600

©MCAMLIS

DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website.The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

AFFECTED **A** PROPERTY

RIGHT-OF-WAY

Residual Soil Contamination Table

1681-1683 North Van Buren Street, Milwaukee, Wisconsin

Sample Identification	**Non-Industrial Direct Contact Residual Contaminant Level**	**Industrial Direct Contact Residual Contaminant Level**	**Protection of Groundwater Residual Contaminant Level**	**SP-1**		**SP-2**		**SP-4**		**SP-5**	**GP-2**	**GP-9**		**GP-12**		**GP-13**		**GP-28**	**GP-29**	**KB-31**
Sample Depth (feet bgs)				**2'-4'**	**8'-10'**	**2'-4'**	**8'-10'**	**2'-4'**	**8'-10'**	**8'-10'**	**3'-4'**	**2'-4'**	**8'-10'**	**1'-2.5'**	**7'-9'**	**1'-2.5'**	**7.5'-10'**	**1'-3'**	**1'-3'**	**1'-3'**
Sample Date				**11/2/06**		**11/2/06**		**11/2/06**			**11/7/05**	**5/10/06**		**3/30/09**		**3/30/09**		**11/30/09**	**11/30/09**	**8/23/16**
Detected VOCs (mg/kg)																				
Benzene	1.6	7.07	0.0051	**0.55**	**0.107**	<0.025	<0.025	<0.025	<0.025	**0.221**	**0.039**	<0.028	**0.18**	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Chloroform	0.454	1.98	0.0033	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
cis-1,2-Dichloroethene	156	2,340	0.0412	<0.025	**0.283**	**0.043 J**	<0.025	**0.087**	**0.058 J**	<0.025	<0.025	**0.46**	**0.3**	0.0341 J	**0.417**	<0.025	<0.025	<0.025	0.0364 J	<0.025
1,1-Dichloroethane	5.06	22.2	0.4834	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.025	0.0415 J	<0.025	<0.025	<0.025	<0.025	<0.025
Ethylbenzene	8.02	35.4	1.57	1.27	<0.025	<0.025	<0.025	<0.025	<0.025	**5.9**	**2.55**	<0.028	0.31	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Isopropylbenzene	---	---	---	0.050 J	<0.025	<0.025	<0.025	<0.025	<0.025	0.73	0.284	<0.028	<0.027	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Naphthalene	5.52	24.1	0.6582	0.60	<0.025	0.047 J	<0.025	<0.025	<0.025	0.58	**1.1**	<0.056	<0.054	<0.025	<0.025	<0.040	<0.040	<0.025	<0.025	<0.025
n-Butylbenzene	108	108	---	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0404	<0.0404	<0.0404	<0.025	<0.404	<0.404	<0.404
n-Propylbenzene	264	264	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	1.63	1.09	<0.028	<0.027	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
p-Isopropyltoluene	162	162	---	0.196	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.057	<0.028	<0.027	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
sec-Butylbenzene	183	183	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.0256 J	0.117	<0.028	<0.027	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
tert-Butylbenzene	145	145	---	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.43	<0.028	<0.027	NA	NA	NA	NA	NA	NA	NA
Tetrachloroethene	33	145	0.0045	<0.025	**2.96**	**9.4**	**0.097**	**0.66**	<0.025	<0.025	<0.025	<0.028	<0.027	**0.258**	**7.83**	**0.584**	**2.35**	**0.205**	**0.377**	**0.067**
Toluene	818	818	1.1072	0.0268 J	<0.025	<0.025	0.088	<0.025	<0.025	0.168	0.17	<0.028	0.14	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
trans-1,2-Dichloroethene	1560	1850	0.0626	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	**0.47**	<0.027	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,2,4-Trichlorobenzene	24	113	0.408	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,1,1-Trichloroethane	640	640	0.1402	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.025	0.0381	<0.025	<0.025	<0.025	<0.025	<0.025
Trichloroethene	1.3	8.41	0.0036	<0.025	**1.09**	**0.40**	<0.025	**0.308**	**0.087**	<0.025	<0.025	**0.11**	**0.49**	**0.0478 J**	**0.479**	**0.0342**	**0.229**	<0.025	**0.0439 J**	<0.025
1,2,4 -Trimethylbenzene	219	219	---	0.156	<0.025	<0.0259	<0.025	<0.025	<0.025	NA	5.2	<0.028	<0.027	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,3,5 -Trimethylbenzene	182	182	---	0.0255 J	<0.025	<0.025	<0.025	<0.025	<0.025	NA	1.12	<0.028	<0.027	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Total Trimethylbenzenes	---	---	0.689	0.1815	<0.050	0.0259	<0.050	<0.050	<0.050	**3.68**	**6.32**	<0.056	<0.054	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Total Xylenes	260	260	3.96	***548 J***	<0.075	<0.075	0.057 J	<0.075	<0.075	2.59	**5.3**	<0.096	0.15	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025

BOLD concentrations exceeded the protection of groundwater residual contaminant level.

BOXED concentrations exceeded the non-industrial direct contact residual contaminant level.

Underlined concentrations exceed the industrial direct contact residual contaminant level.

* Sample not evaluated since a soil sample was collected from an adjacent boring from the same depth at a later date that is more representative.

--- - no standard established

B - analyte detected in laboratory method blank

bgs - below ground surface

J - estimated concentration

mg/kg - milligrams per kilogram

NA - not analyted or not available

VOCs - volatile organic compounds

AFFECTED **A** PROPERTY

RIGHT-OF-WAY

Residual Soil Contamination Table

1681-1683 North Van Buren Street, Milwaukee, Wisconsin

Sample Identification	**Non-Industrial Direct Contact Residual Contaminant Level**	**Industrial Direct Contact Residual Contaminant Level**	**Protection of Groundwater Residual Contaminant Level**	**SP-15**			**SP-16**	**SP-27**
Sample Depth (feet bgs)				**2-4**	**8'-10'**	**16-18**	**2-4**	**2-4**
Sample Date				**7/17/19**			**7/17/19**	**7/17/19**
Detected VOCs (mg/kg)								
Benzene	1.6	7.07	0.0051	<0.0083	<0.0083	<0.0087	<0.0089	<0.0078
Chloroform	0.454	1.98	0.0033	<0.021	<0.021	<0.022	<0.023	<0.020
cis-1,2-Dichloroethene	156	2,340	0.0412	<0.023	<0.023	<0.024	<0.025	<0.022
1,1-Dichloroethane	5.06	22.2	0.4834	<0.023	<0.023	<0.024	<0.025	<0.022
Ethylbenzene	8.02	35.4	1.57	<0.010	<0.010	<0.011	<0.011	<0.0098
Isopropylbenzene	---	---	---	<0.022	<0.022	<0.023	<0.023	<0.021
Naphthalene	5.52	24.1	0.6582	0.021 J,B	<0.019	<0.020	0.024 J,B	<0.018
n-Butylbenzene	108	108	---	<0.022	<0.022	<0.023	<0.024	<0.021
n-Propylbenzene	264	264	---	<0.023	<0.023	<0.025	<0.025	<0.022
p-Isopropyltoluene	162	162	---	<0.021	<0.020	<0.022	<0.022	<0.019
sec-Butylbenzene	183	183	---	<0.023	<0.023	<0.024	<0.024	<0.021
tert-Butylbenzene	145	145	---	<0.023	<0.023	<0.024	<0.024	<0.021
Tetrachloroethene	33	145	0.0045	**6.4**	**1.3**	**2.5**	**3.5**	**0.064**
Toluene	818	818	1.1072	<0.0083	<0.0083	<0.0088	<0.0090	<0.0079
trans-1,2-Dichloroethene	1560	1850	0.0626	<0.020	<0.020	<0.021	<0.021	<0.019
1,2,4-Trichlorobenzene	24	113	0.408	<0.019	<0.019	<0.020	<0.021	<0.018
1,1,1-Trichloroethane	640	640	0.1402	<0.022	<0.022	<0.023	<0.023	<0.020
Trichloroethene	1.3	8.41	0.0036	**0.28**	<0.0093	**0.083**	<0.010	<0.0088
1,2,4 -Trimethylbenzene	219	219	---	<0.020	<0.020	<0.021	<0.022	<0.019
1,3,5 -Trimethylbenzene	182	182	---	<0.022	<0.022	<0.023	<0.023	<0.020
Total Trimethylbenzenes	---	---	0.689	<0.042	<0.042	<0.044	<0.045	<0.039
Total Xylenes	260	260	3.96	<0.012	<0.012	<0.013	<0.013	<0.012

BOLD concentrations exceeded the protection of groundwater residual contaminant level.

BOXED concentrations exceeded the non-industrial direct contact residual contaminant level.

Underlined concentrations exceed the industrial direct contact residual contaminant level.

* Sample not evaluated since a soil sample was collected from an adjacent boring from the same depth at a later date that is more representative.

--- - no standard established

B - analyte detected in laboratory method blank

bgs - below ground surface

J - estimated concentration

mg/kg - milligrams per kilogram

NA - not analyted or not available

VOCs - volatile organic compounds

AFFECTED A PROPERTY

RIGHT-OF-WAY

NORTH OF BRADY STREET IS A PARK

EAST BRADY STREET

PROPERTY LINE

PROPERTY LINE

POG

POG

NIDC

NORTH JACKSON STREET

NORTH VAN BUREN STREET

CONCRETE SIDEWALK

ASPHALT

CONCRETE APPROACH

CONCRETE

CONCRETE SIDEWALK

LANDSCAPING

SIGN

CONCRETE SIDEWALK

ASPHALT PARKING LOT

CONCRETE

CONCRETE

CONCRETE APPROACH

DUMPSTER CORRAL

FORMER OH DOOR

FORMER OH DOOR

POSSIBLE FORMER CHEMICAL STORAGE AREA

FORMER DRY CLEANING MACHINE AREA

STORAGE

OFFICE

2

BRRTS NOs.
02-41-553001
03-41-581665
PIN: 3600045100
UP-DOWN
615 E. BRADY STREET

CONCRETE PUBLIC ALLEY

PIN: 3600043000
1680 N. JACKSON ST.

RESIDENTIAL HOUSE

PATIO

GRASS

GARAGE

CONCRETE PARKING

SIDEWALK

PROPERTY LINE

PIN: 3600042000
1676 N. JACKSON ST.

RESIDENTIAL HOUSE

GARAGE

POLISHED NAIL

BRRTS NOs.
02-41-562442
03-41-548862
PIN: 3600006100
1681 N. VAN BUREN STREET

DIGICOPY

BILLBOARD

RAISED LANDSCAPING

CONCRETE APPROACH

EAST OF VAN BUREN ARE RESTAURANTS

RESIDENTIAL PROPERTY

LEGEND

- SOIL BORING LOCATION
- TEMPORARY MONITORING WELL
- MONITORING WELL LOCATION
- LIGHT POLE
- POLICE CALL BOX
- TRAFFIC LIGHT
- ELECTRIC MANHOLE

- POG - EXTENT OF PROTECTION OF GROUNDWATER RESIDUAL CONTAMINANT LEVEL EXCEEDANCES

- NIDC - EXTENT OF NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINANT LEVEL EXCEEDANCES

THERE ARE NO NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINANT LEVEL EXCEEDANCES ON SITE

SCALE IN FEET

25’ 0 25’

DESIGNED BY	DATE
TLS	08/16/2019
DRAWN BY	PROJECT
JMD	1604–1011–0002
APPROVED BY	SHEET NO.
TLS	

B.2.b.i
RESIDUAL SOIL CONTAMINATION, 0 TO 4 FEET
1681 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

F:\Work in Progress\1604-1011-0002 Polished Nail Salon\CAD\POLISHED NAIL SALON.dwg

AFFECTED **A** PROPERTY

RIGHT-OF-WAY

LEGEND

- SOIL BORING LOCATION
- TEMPORARY MONITORING WELL
- MONITORING WELL LOCATION
- LIGHT POLE
- POLICE CALL BOX
- TRAFFIC LIGHT
- ELECTRIC MANHOLE

- POG - EXTENT OF PROTECTION OF GROUNDWATER RESIDUAL CONTAMINANT LEVEL EXCEEDANCES

THERE ARE NO NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINANT LEVEL EXCEEDANCES ON SITE

NORTH OF BRADY STREET IS A PARK

EAST BRADY STREET

PROPERTY LINE

POG

CONCRETE APPROACH

CONCRETE

CONCRETE SIDEWALK

ASPHALT

LANDSCAPING

SIGN

NORTH JACKSON STREET

NORTH VAN BUREN STREET

DUMPSTER CORRAL

FORMER OH DOOR

POSSIBLE FORMER CHEMICAL STORAGE AREA

FORMER DRY CLEANING MACHINE AREA

ASPHALT PARKING LOT

CONCRETE SIDEWALK

STORAGE

OFFICE

2

BRRTS NOs.
02-41-553001
03-41-581665
PIN: 3600045100
UP-DOWN
615 E. BRADY STREET

CONCRETE PUBLIC ALLEY

RESIDENTIAL HOUSE

PATIO

GRASS

GARAGE

CONCRETE PARKING

SIDEWALK

PIN: 3600043000
1680 N. JACKSON ST.

PROPERTY LINE

PIN: 3600042000
1676 N. JACKSON ST.

RESIDENTIAL HOUSE

GARAGE

POLISHED NAIL

BRRTS NOs.
02-41-562442
03-41-548862
PIN: 3600006100
1681 N. VAN BUREN STREET

DIGICOPY

CONCRETE APPROACH

BILLBOARD

RAISED LANDSCAPING

EAST OF VAN BUREN ARE RESTAURANTS

RESIDENTIAL PROPERTY

SCALE IN FEET

25’ 0 25’

DESIGNED BY	DATE
TLS	08/16/2019
DRAWN BY	PROJECT
JMD	1604–1011–0002
APPROVED BY	SHEET NO.
TLS	

B.2.b.ii
RESIDUAL SOIL CONTAMINATION, 5 TO 10 FEET
1681 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

F:\Work in Progress\1604-1011-0002 Polished Nail Salon\CAD\POLISHED NAIL SALON.dwg

AFFECTED PROPERTY

RIGHT-OF-WAY

LEGEND

- SOIL BORING LOCATION
- TEMPORARY MONITORING WELL
- MONITORING WELL LOCATION
- LIGHT POLE
- POLICE CALL BOX
- TRAFFIC LIGHT
- ELECTRIC MANHOLE

- POG - EXTENT OF PROTECTION OF GROUNDWATER RESIDUAL CONTAMINANT LEVEL EXCEEDANCES

THERE ARE NO NON-INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINANT LEVEL EXCEEDANCES ON SITE

NORTH OF BRADY STREET IS A PARK

EAST BRADY STREET

NORTH JACKSON STREET

NORTH VAN BUREN STREET

PROPERTY LINE

CONCRETE SIDEWALK

ASPHALT

CONCRETE APPROACH

CONCRETE

LANDSCAPING

SIGN

DUMPSTER CORRAL

ASPHALT PARKING LOT

POSSIBLE FORMER CHEMICAL STORAGE AREA

FORMER DRY CLEANING MACHINE AREA

FORMER OH DOOR

STORAGE

OFFICE

BRRTS NOs.
02-41-553001
03-41-581665
PIN: 3600045100
UP-DOWN
615 E. BRADY STREET

CONCRETE PUBLIC ALLEY

PIN: 3600043000
1680 N. JACKSON ST.

RESIDENTIAL HOUSE

PATIO

GRASS

GARAGE

CONCRETE PARKING

SIDEWALK

PIN: 3600042000
1676 N. JACKSON ST.

RESIDENTIAL HOUSE

GARAGE

POLISHED NAIL

BRRTS NOs.
02-41-562442
03-41-548862
PIN: 3600006100
1681 N. VAN BUREN STREET

DIGICOPY

CONCRETE APPROACH

RAISED LANDSCAPING

BILLBOARD

EAST OF VAN BUREN ARE RESTAURANTS

RESIDENTIAL PROPERTY

SCALE IN FEET

25' 0 25'

DESIGNED BY: TLS	DATE: 08/16/2019
DRAWN BY: JMD	PROJECT: 1604-1011-0002
APPROVED BY: TLS	SHEET NO.

B.2.b.iii
RESIDUAL SOIL CONTAMINATION, 11 TO 32 FEET
1681 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

F:\Work in Progress\1604-1011-0002 Polished Nail Salon\CAD\POLISHED NAIL SALON.dwg

AFFECTED A PROPERTY | RIGHT-OF-WAY

Toni Schoen

From: Toni Schoen
Sent: Monday, August 19, 2019 8:45 AM
To: 'njaber@milwaukee.gov'
Subject: Notification of Continuing Obligations and Residual Contamination in Milwaukee ROW
Attachments: Notification to City of Milwaukee.pdf

Mr . Jaber,

Attached is a notification of Continuing Obligations and Residual Contamination in Milwaukee ROW including the sidewalk and road of East Brady Street and alley that abuts to 1681 North Van Buren Street, in Milwaukee, Wisconsin. This notification is a requirement of the Wisconsin Department of Natural Resources in order for the property owner to receive case closure for residual soil contamination.

Please email me back that you have received this notification. Please review and let me know if you have any questions or comments.

Thank you.

Ms. Toni Schoen
Senior Project Manager
Key Engineering Group, Ltd.
735 North Water Street, Suite 510
Milwaukee, WI 53202
Direct Telephone: (414) 225-0594
Fax: (414) 224-8383
Mobile: (414) 305-8474

www.keyengineering.com

AFFECTED A PROPERTY | RIGHT-OF-WAY

Toni Schoen

From: Jaber, Nader <njaber@milwaukee.gov>
Sent: Wednesday, September 4, 2019 9:56 AM
To: Toni Schoen
Subject: RE: Notification of Continuing Obligations and Residual Contamination in Milwaukee ROW

Toni,

We have reviewed the Notification and hereby waive the 30 day notification period.

Nader Jaber, PE | Engineer-in-Charge | Environmental Engineering Section | DPW @ City of Milwaukee

414-286-0514 (O) | 414-426-3100 (C) | 414-286-2010 (F)
841 N Broadway, Room 820, Milwaukee, WI 53202

For more info on our new Downspout Disconnection Program (DDP), please click HERE
For more info on the City's SWM Program, please click HERE

From: Toni Schoen [mailto:tschoen@keyengineering.com]
Sent: Monday, August 19, 2019 8:46 AM
To: Jaber, Nader
Subject: Notification of Continuing Obligations and Residual Contamination in Milwaukee ROW

Mr . Jaber,

Attached is a notification of Continuing Obligations and Residual Contamination in Milwaukee ROW including the sidewalk and road of East Brady Street and alley that abuts to 1681 North Van Buren Street, in Milwaukee, Wisconsin. This notification is a requirement of the Wisconsin Department of Natural Resources in order for the property owner to receive case closure for residual soil contamination.

Please email me back that you have received this notification. Please review and let me know if you have any questions or comments.

Thank you.

Ms. Toni Schoen
Senior Project Manager
Key Engineering Group, Ltd.
735 North Water Street, Suite 510
Milwaukee, WI 53202
Direct Telephone: (414) 225-0594
Fax: (414) 224-8383
Mobile: (414) 305-8474

www.keyengineering.com

AFFECTED
A
PROPERTY

RIGHT-OF-WAY

Before printing, think about the environment.

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

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

WISCONSIN DEPT. OF NATURAL RESOURCES

AFFECTED **A** PROPERTY | RIGHT-OF-WAY

November 8, 2019

Mr. Nader Jaber
City of Milwaukee DPW
841 North Broadway Street, Room 820
Milwaukee, WI 53202

Subject: Notice of Closure Approval with Continuing Obligations for Rights-of-Way Holders for 1681 N Van Buren Street and the alley located south of East Brady Street between North Jackson and North Van Buren Street
Final Case Closure for 1681-6183 N Van Buren Property, Milwaukee, WI
BRRTS #: 02-41-562442, FID #: 341143220

Dear Mr. Jaber:

The Department of Natural Resources (DNR) recently approved the completion of environmental work done at the 1681-1683 N Van Buren Property site. This letter describes how that approval applies to the right-of-way (ROW) at 1681 N Van Buren Street and the alley located south of East Brady Street between North Jackson and North Van Buren Street. As the right-of-way holder, you are responsible for complying with these continuing obligations for any work you conduct in the right-of-way.

State law directs parties responsible for environmental contamination to take actions to restore the environment and minimize harmful effects. The law allows some contamination to remain in soil and groundwater if it does not pose a threat to public health, safety, welfare or to the environment.

On August 19, 2019, you received information from Key Engineering about soil contaminated with volatile organic compounds (VOCs) in the ROW from 1681-1683 N Van Burn Property, located at 1681 N Van Buren Street, and about the continuing obligations. Continuing obligations are meant to limit exposure to any remaining contamination.

Applicable Continuing Obligations

The continuing obligations that apply to this right-of-way are described below, and are consistent with Wis. Stat. § 292.12, and Wis. Admin. § NR 700 series.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)
Soil contamination remains on the northeast portion of the property as indicated on the attached map B.2.b.i, Residual Soil Contamination Map 0-4 Feet, 10/21/2019. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

In addition, all current and future owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Send all written notifications in accordance with these requirements to DNR Southeast Region, 2300 N. Dr. Martin Luther King Jr. Dr., Milwaukee, WI 53212, to the attention of the Remediation and Redevelopment Program's Environmental Program Associate.

Additional Information

Additional information about this case is available at the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) at dnr.wi.gov and search "BOTW". Enter 02-41-562442 in the **Activity Number** field in the initial screen, then click on **Search**. Scroll down and click on the **CO Packet** link for information about the completion of the environmental work. The site may also be seen on the map view, RR Sites Map. RR Sites Map can be found online at dnr.wi.gov and search "WRRD".

Please contact Tim Alessi, the DNR project manager, at 414-263-8563 or timothy.alessi@wisconsin.gov with any questions or concerns.

Sincerely,

Michele R. Norman
Southeast Team Supervisor
Remediation & Redevelopment Program

Attachments:
D.2 Location Map, October 21, 2019
B.2.b.i, Residual Soil Contamination Map 0-4 Feet, 10/21/2019

cc: Mr. Randy Roth, Endeavor Corp Inc., 330 E. Kilbourn Ave., Ste. 1160, Milwaukee, WI 53202
Ms. Toni Schoen, Key Engineering, 735 N. Water Street, Ste. 510, Milwaukee, WI 53202