

**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.		
02-68-576741			
Parcel ID No.			
1350124			
FID No.	WTM Coordinates		
268280430	X 664703	Y 281000	
BRRTS Activity (Site) Name	WTM Coordinates Represent:		
Krystal Kleeners	<input type="checkbox"/> Source Area <input checked="" type="checkbox"/> Parcel Center		
Site Address	City	State	ZIP Code
145 E. Sunset Drive Acres Ready For Use	Waukesha	WI	53186
3.01			

Responsible Party (RP) Name			
Don Scherf			
Company Name			
Scherf Properties Trust II			
Mailing Address	City	State	ZIP Code
1700 Howlett Lane	Waukesha	WI	53186
Phone Number	Email		
(414) 550-2229	mdjscherf@msn.com		

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

Environmental Consultant Name			
Robert A. Cigale			
Consulting Firm			
Endpoint Solutions Corp.			
Mailing Address	City	State	ZIP Code
6871 S. Lovers Lane	Franklin	WI	53132
Phone Number	Email		
(414) 427-1200	bob@endpointcorporation.com		

**Fees and Mailing of Closure Request**

- 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:

<input checked="" type="checkbox"/> \$1,050 Closure Fee	<input checked="" type="checkbox"/> \$300 Database Fee for Soil
<input checked="" type="checkbox"/> \$350 Database Fee for Groundwater or Monitoring Wells (Not Abandoned)	Total Amount of Payment \$ <u>1,700.00</u>
	<input type="checkbox"/> Resubmittal, Fees Previously Paid
- 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 subject property is located in Waukesha County, Wisconsin. The subject property consists of a single parcel (Tax Key #WAKC1350124) totaling 3.01 acres with an approximate 31,131 square foot multi-tenant retail center. The addresses associated with the subject property include 131 to 159 East Sunset Drive (odd numbers only) and 1420-1424 Big Bend Road. The subject property is located in a mixed commercial and residential area of Waukesha County. Dry cleaning operations were historically performed in the tenant space identified as 145 East Sunset Drive.
- B. Prior and current site usage: Specifically describe the current and historic occupancy and types of use.  
Historically, the 145 East Sunset Drive tenant space has been operated as a dry cleaning facility under the following company names: 1991-1996 - One Hour Martinizing; 2001 to 2006 - Martinizing One Hour Cleaners West; 2006 to 2010 - Carriage Cleaners; and, 2010 to 2018 - Krystal Kleeners.
- C. Current zoning (e.g., industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).  
The subject property is located in a mixed commercial and residential area of Waukesha County. Commercial properties are located to the north and east while, residential neighborhoods are located to the south, southwest, northwest and northeast of the site.
- D. Describe how and when site contamination was discovered.  
In November 2015, Endpoint Solutions Corp. (Endpoint) conducted a Phase I Environmental Site Assessment (ESA) of the property located at 131 East Sunset Drive in the City of Waukesha, Waukesha County, Wisconsin (the Site). The results of the Phase I ESA indicated a dry cleaning operation (most recently Krystal Kleeners) has operated at the Site since the Site was developed in 1988 in the tenant space identified as 145 East Sunset Drive. Although the conditions observed at the dry cleaning operation did not indicate releases of dry cleaning chemicals to the environment were currently occurring, it was not possible to determine whether releases had historically occurred based solely on visual observations. As such, the historical presence of the dry cleaning operation at the Site was classified as a recognized environmental condition (REC) with the only way to confirm or deny the release of dry cleaning chemicals to the subsurface at the Site being through the collection and analysis of samples as part of a Phase II Environmental Assessment (EA).
- E. Describe the type(s) and source(s) or suspected source(s) of contamination.  
The results of the Phase II EA activities completed in December 2015, indicated the presence of low-concentrations of dry cleaning solvents (TCE and PCE) in the soil and groundwater near the south door of the 145 East Sunset Drive tenant space and significantly elevated concentrations of dry cleaning solvents in the sub-slab vapors beneath the 145 East Sunset Drive tenant space.
- F. Other relevant site description information (or enter Not Applicable).  
Based on a review of the USGS Muskego Wisconsin Quadrangle Topographic Map, the subject property is situated approximately 945 feet above mean sea level. The nearest surface water body is Pebble Creek located approximately 3,000 feet southeast of the subject property. Also, with the exception of Waukesha Municipal well #5, no public or private potable wells were determined to be within 1,200 feet of the Site. Municipal Well #5 is located on the southwest corner of East Sunset Drive and South East Street, approximately 900 feet west of the Site. The horizontal extent of the groundwater plume does not extend off Site to the west in the direction of Municipal Well #5. In addition, the groundwater sample collected from PZ-1 did not indicate downward migration of the contaminants.
- G. List BRRTS activity/site name and number for BRRTS activities at this source property, including closed cases.  
OPEN ERP, 02-68-576741 / Krystal Kleeners.
- H. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property.  
CLOSED LUST (Completed Cleanup), 03-68-385743 / Penske Auto Center Waukesha, 120 E Sunset Drive, Site B. NO ACTION REQUIRED, 09-68-291771 / K-Mart Corp., 120 E Sunset Drive. CLOSED LUST, 03-68-385926 / KMart, 120 E Sunset Drive.

### 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.  
In order to define the soil profile eight (8) soil borings were advanced. In general, the soil profile consists of silty clay and stone fill beneath the asphalt paved surface from (0-8 ft bgs) with natural soils consisting of fine to coarse sand from (8-12 ft bgs).

- ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.  
A layer of fill was observed in the soil borings from 0-8.5 ft bgs, which consists of a silty clay and stone below the asphalt paved 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 Endpoint's site investigation activities. However, according to the USGS, bedrock beneath the subject property consists of Paleozoic Silurian dolomite and is assumed to be 50 to 100 feet below ground surface (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 subject property consists of a single parcel totaling 3.01 acres with an approximate 31,131 square foot multi-tenant retail center building on the site. The majority of the site is covered with either the retail center building or an asphalt surface interspersed with small landscape areas. A narrow grassy area with trees is present between the site parking lot and the two roadways - Sunset Drive to the north and Big Bend Road to the east. In addition, a line of cedar trees is also present along the southeastern property line.

**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.  
The shallow groundwater at the site was encountered at approximately eight (8 to 8.5) ft bgs which would put it in either the silty clay and stone layer of fill or at the interface between the layer of fill and the native fine to coarse sand below.
- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.  
The groundwater elevations collected indicate a westerly flow with a horizontal gradient of approximately 0.015 ft/ft. A comparison of the groundwater elevations measured in monitoring MW-1 and piezometer PZ-1 provide an indication of the vertical groundwater gradient. The groundwater elevation measured in monitoring MW-1 on May 5, 2016 was 94.72 ft (local datum), while the groundwater elevation measured in piezometer PZ-1 was 93.43 ft (local datum). Based on these measurements, the vertical groundwater gradient was 0.0586 ft/ft downward.

The depth to groundwater in the five (5) wells varies from 5.32 to 7.94 ft bgs.

The variation between the high and low water table elevations in the three wells (MW-1, MW-2, MW-3) sampled at

- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.  
The groundwater elevations collected indicate a westerly flow with a horizontal gradient of approximately 0.015 ft/ft. A comparison of the groundwater elevations measured in monitoring MW-1 and piezometer PZ-1 provide an indication of the vertical groundwater gradient. The groundwater elevation measured in monitoring MW-1 on May 5, 2016 was 94.72 ft (local datum), while the groundwater elevation measured in piezometer PZ-1 was 93.43 ft (local datum). Based on these measurements, the vertical groundwater gradient was 0.0586 ft/ft downward.
- 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).  
With the exception of Waukesha Municipal well #5, no public or private potable wells were determined to be within 1,200 feet of the Site. Municipal Well #5 is located on the southwest corner of East Sunset Drive and South East Street, approximately 900 feet west of the Site.

**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.  
In November 2015, Endpoint Solutions Corp. (Endpoint) conducted a Phase I Environmental Site Assessment (ESA) of the property located at 131 East Sunset Drive in the City of Waukesha, Waukesha County, Wisconsin (the Site). The results of the Phase I ESA indicated a dry cleaning operation (most recently Krystal Kleaners) has operated at the Site at the tenant address of 145 East Sunset Drive since the Site was developed in 1988. Although the conditions observed at the dry cleaning operation did not indicate releases of dry cleaning chemicals to the environment were occurring, it was not possible to determine whether releases had historically occurred based solely on visual observations. As such, the historical presence of the dry cleaning operation at the Site was classified as a recognized environmental condition (REC). The only way to confirm or deny the release of dry cleaning chemicals to the subsurface at the Site was through the collection and analysis of samples.

Therefore, in December 2015, Endpoint performed Phase II Environmental Assessment activities (EA) to evaluate

whether the REC identified during the Phase I ESA had caused environmental contamination at the Site. Two (2) soil borings (B-1 and B-2) were advanced for the collection of soil and groundwater samples for laboratory analysis and two (2) sample points were installed for the collection of sub-slab vapor samples from within the 145 East Sunset Drive tenant space for laboratory analysis. The results of the Phase II EA activities indicated the presence of low-concentrations of dry cleaning solvents in the soil and groundwater near the south door of the 145 East Sunset Drive tenant space and significantly elevated concentrations of dry cleaning solvents in the sub-slab vapors beneath the 145 East Sunset Drive tenant space.

As such, a Site Investigation work plan was performed. In February, 2016, three (3) soil borings were advanced to 12 feet below the ground surface (ft bgs) to the south of the 145 East Sunset Drive tenant space. The soil borings were identified as MW-1, MW-2 and MW-3. All three (3) of the soil borings were converted to permanent groundwater monitoring wells.

At the MW-1 soil boring location, an estimated concentration (0.162 milligrams per kilogram [mg/kg]) of tetrachloroethene (PCE) was detected in the six (6) to eight (8) ft bgs soil sample. The concentration was estimated because the result was above the limit of detection (LOD), but below the limit of quantitation (LOQ) of the laboratory instrument. The estimated concentration of PCE in this sample exceeds the soil-to-groundwater residual contaminant level (RCL) but is below the non-industrial direct contact RCL.

Detectable concentrations of PCE, TCE and Toluene was observed in the groundwater in MW-1 and MW-3.

In May, 2016, investigation activities included the installation of two (2) additional soil borings (B-4 and B-5), advanced to eight (8) ft bgs to the west of the B2/MW-1 location. Both of the soil borings were converted to permanent groundwater monitoring wells (MW-4 and MW-5). In addition, a piezometer (PZ-1) was installed adjacent to the MW-1 location. The piezometer was installed to a depth of 30 ft bgs with a five (5) foot section of screen set from 25 to 30 ft bgs.

No VOC constituents were detected in the any of the soil samples submitted from the MW-4 and MW-5 soil boring locations. PZ-1 was installed adjacent to the previously sampling B-2/MW-1 boring location. Therefore, no soil samples were submitted for analysis from PZ-1.

Two (2) shallow sub-slab soil samples were collected from each of the 141, 143 and 145 East Sunset Drive tenant spaces. Due to the presence of greater than 18 inches of clear stone base course beneath the slab in the southern portion of the 147 East Sunset Drive tenant space, only one (1) sub-slab soil sample was collected from the north end of the 147 East Sunset Drive tenant space. None of the samples contained detectable concentrations of any VOC constituents with the exception of the southern sample collected from the 145 East Sunset Drive tenant space. This sample contained an estimated concentration of tetrachloroethene (PCE) of 0.046 milligrams per kilogram (mg/kg). This result was reported as an estimate because the concentration was between the limit of detection (LOD) and the limit of quantitation (LOQ). Although the result was reported as an estimate, the estimated concentration exceeds the soil-to-groundwater residual contaminant level (RCL) established by the WDNR. However, the results of the sub-slab soil sampling indicate the horizontal extent of the CVOC contamination does not extend beyond the footprint of the 145 East Sunset Drive tenant space.

Groundwater samples collected from monitoring wells MW-1 and MW-4 contained concentrations of PCE which exceed its ES of 5 µg/L. The groundwater samples collected from monitoring wells MW-2, MW-3 and MW-5 contained PCE concentrations is excess of its PAL (0.5 µg/L), but less than its ES. The groundwater samples collected from monitoring wells MW-1 and MW-4 also contained concentration s of TCE which exceed its PAL (0.5 µg/L). No VOCs were detected which exceeded PALs in the groundwater sample collected from piezometer PZ-1.

In addition to the soil borings and monitoring wells implemented in the investigation, two (2) sub-slab vapor monitoring points were also installed; one (1) in the 147 East Sunset Drive tenant space to the east and one (1) in the 143 East Sunset Drive tenant space to the west of the 145 East Sunset Drive tenant space in February, 2016. Both sub-slab vapor monitoring points contained detections of VOC constituents. However, only the monitoring point in the Sunset Tan tenant space contained concentrations of PCE and TCE that exceeded sub-slab regional screening levels established by the USEPA.

An additional sub-slab vapor monitoring point was also installed in the 141 East Sunset Drive tenant space . The sub-slab sample collected contained detections of numerous VOC constituents; however, none of the detections approached sub-slab regional screening levels established by the USEPA

Based on review of the 2016 Site Investigation Report, the WDNR requested four (4) quarters of groundwater monitoring and two (2) additional sub-slab vapor monitoring points be points be installed on the northern half of the 143

- 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.

Based on the December 2017 groundwater monitoring results, it is unlikely that contamination extends beyond the property boundaries.

- 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.

The adjacent multi-tenant commercial building on the subject property did not act as an impediment to investigation or remediation.

#### B. Soil

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

The extent of soil contamination was delineated and is limited to the unsaturated soils beneath the southern portion of the 145 East Sunset Drive tenant space, the southeastern portion of the 143 East Sunset Drive tenant space and the area surrounding the MW-1 and B-2 locations. The concentrations in the soil do not include any direct-contact exceedances; therefore, the direct-contact pathway is not complete and will not need to be addressed. The soil exceedances detected are limited to the soil-to-groundwater pathway. The extent of contaminated soil is also currently capped by the existing building or the existing asphalt parking lot.

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

The soil sample collected from three (3) to four (4) ft bgs at the soil boring B-2 location near the rear door of the 145 East Sunset Drive tenant space contained an elevated concentration (0.033 milligrams per kilogram [mg/kg]) of cis-1,2-dichloroethene. The result was qualified with a "J" flag indicating an estimated concentration between the limit of detection (LOD) and the limit of quantitation (LOQ) of the instrument. The estimated concentration of cis-1,2-dichloroethene did not exceed any currently published WDNR residual contaminant levels (RCLs).

At the MW-1 soil boring location, no contamination was detected in the sample collected from two (2) to four (4) ft bgs. However, an estimated concentration (0.162 milligrams per kilogram [mg/kg]) of tetrachloroethene (PCE) was detected in the six (6) to eight (8) ft bgs sample. The concentration was estimated because the result was above the limit of detection (LOD), but below the limit of quantitation (LOQ) of the laboratory instrument. The estimated concentration of PCE in this sample exceeds the soil-to-groundwater residual contaminant level (RCL) but is below the non-industrial direct contact RCL.

Per the WDNR request two (2) shallow sub-slab soil samples were collected from each of the 141, 143, and 145 East Sunset Drive tenant spaces to delineate the extent and character of the contamination beneath the building. None of the samples contained detectable concentrations of any VOC constituents with the exception of the southern sample collected from the 145 East Sunset Drive tenant space. This sample contained an estimated concentration of tetrachloroethene (PCE) of 0.046 milligrams per kilogram (mg/kg). This result was reported as an estimate because the concentration was between the limit of detection (LOD) and the limit of quantitation (LOQ). Although the result was reported as an estimate, the estimated concentration exceeds the soil-to-groundwater residual contaminant level (RCL) established by the WDNR. However, the results of the sub-slab soil sampling indicate the horizontal extent of the

- 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.

RCLs included in the WDNR default spreadsheets using the USEPA Region 3 Screening Level calculated were utilized. No site-specific RCLs were developed.

#### 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.

As of the most recent groundwater sampling event conducted in December 2017, PAL exceedances for PCE were detected in the groundwater samples collected from monitoring wells MW-1 and MW-3, and a PAL exceedance for TCE was detected in the groundwater sample collected from MW-4. The area of PAL exceedances extends south from the 145 East Sunset Drive tenant space and is migrating along the westward flowline of the shallow groundwater; however, no exceedances have been detected in downgradient monitoring well MW-5. Therefore, it is our opinion the plume of PAL exceedances is not a potential threat to migrate off the Site.

- 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 NAPL has been measured at the site.

**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.

In December 2015, Endpoint performed a Phase II Environmental Assessment as a result of a recognized environmental condition identified from the site being used as a dry cleaning operation and the likelihood a possible release. Two (2) soil borings were advanced for the collection of soil and groundwater samples for laboratory analysis and two (2) sample points were installed for the collection of sub-slab vapor samples from within the 145 East Sunset Drive tenant space for laboratory analysis. The results of the Phase II EA activities indicated the presence of low-concentrations of dry cleaning solvents in the soil and groundwater near the south door of the 145 East Sunset Drive tenant space and significantly elevated concentrations of dry cleaning solvents in the sub-slab vapors beneath the 145 East Sunset Drive tenant space.

As such it was determined that a vapor mitigation system would be installed beneath the 143 and 145 East Sunset Drive tenant spaces. To properly design the sub-slab vapor mitigation system, a sub-slab continuity test was performed to determine the sub-slab radius of influence of the depressurization system. This data was used to determine how many vents will be required and the power requirements for the vent blower. Based on the zone of influence determination, the sub-slab depressurization and venting systems was designed. Once the mitigation system was installed and the fan was operating, vacuum readings were collected from the main suction point and four (4) of the five (5) installed sub-slab vapor monitoring points

- 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 soil vapors which exceed regional screening levels are limited to the 145 East Sunset Drive tenant space, as well as the west-adjointing 143 East Sunset Drive tenant space. No sub-slab vapor exceedances were noted in the sample collected from the 141 East Sunset Drive tenant space or the east-adjointing 147 East Sunset Drive tenant space. Indoor air samples were not collected in the 143 or 145 East Sunset Drive tenant spaces.

Two (2) additional monitoring points were installed on the northern half of the 143 and 145 East Sunset Drive tenant spaces. Only sub-slab vapor samples collected from VP-1 and VP-145N within the 145 East Sunset Drive tenant space contained an exceedance of the Small Commercial Sub Slab Vapor Regional Screening Levels for PCE and TCE

**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.

No surface water present and no impacts to surface water and/or sediments.

- 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.

Not applicable

**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.

A site investigation was performed at the site which identified elevated concentrations of chlorinated volatile organic compounds (CVOCs) in the soil, groundwater and sub-slab vapors at the site. Based on the detection of elevated concentrations of CVOCs, a remedial scheme including the installation of a SSDS and natural attenuation was developed. The Remedial Design and Installation Results Report dated April 5, 2017, Endpoint Solutions, summarizes the results of the tasks taken to design and implement a SSDS at the site. In addition, Endpoint Solutions has also submitted the following reports/documents in reference to the remedial and monitoring activities taken to date, Status of Remediation, September 25, 2017, Status of Remediation - Supplemental Report and Closure Request dated June 27, 2018 attached in Attachment C).

- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.  
None taken.

- C. Describe the *activeremedial* 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.

A site investigation was performed at the site which identified elevated concentrations of CVOCs in the soil, groundwater and sub-slab vapors at the site. Based on the detection of elevated concentrations of CVOCs, a remedial scheme including the installation of a SSDS was prepared and implemented.

On February 24 and 27, 2017, SWAT Environmental and Endpoint installed the sub-slab vapor mitigation system as designed. Based on the results of the sub-slab communication test discussed above, it was determined that sufficient extraction could be achieved through the installation of a three-inch (3") main suction point within the boiler room of the 145 East Sunset Drive tenant space with a secondary three-inch (3") suction point along the west wall of the 145 East Sunset Drive tenant space. The 3" secondary line was manifolded to the 3" main line prior to exiting the south wall of the 145 East Sunset Drive tenant space. To complete the system design, a single high static pressure fan was installed on the exterior wall of the 145 East Sunset Drive tenant space with a 2" vent line extending three-feet (3 ft) above the roof line.

Vacuum readings collected from the main suction point and four (4) of the five (5) installed sub-slab vapor monitoring points following the installation of the SSDS indicated up to -0.21 inches of water vacuum in VP-1. To date, the system has worked effectively to remove and reduce the chlorinated volatile organic compounds (CVOC) in the sub-surface soils as monitored across seven (7) vapor extraction points and is expected to continue as such in the future.

- 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.

None

- 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](#).

The extent of soil contamination was adequately delineated and is limited to the unsaturated soils beneath the southern portion of the 145 East Sunset Drive tenant Space, the southeast portion of the 143 East Sunset Drive tenant space and the area surrounding the MW-1 and B-2 locations. The detected concentrations do not include any direct-contact exceedances; therefore, the direct-contact pathway is not complete and will not need to be addressed. The soil exceedances are limited to the soil-to-groundwater pathway. The extent of contaminated soil is also currently capped by the existing building and the asphalt parking lot.

The extent of groundwater contamination has been delineated to extend approximately 50 feet in a downgradient direction from the 145 East Sunset Drive tenant space. While the groundwater elevation data indicates a downward vertical gradient, the groundwater sample collected from piezometer PZ-1 did not contain any detections of PCE, TCE or their daughter products. The downgradient extent of the groundwater plume does not extend off the Site. As of December 2017, PCE concentrations in excess of its PAL were detected in the groundwater samples collected from MW-1 and MW-3, and the TCE concentration detected in the sample collected from monitoring well MW-4 exceeded its PAL.

Sub-slab soil vapors which exceed regional screening levels are limited to the 145 East Sunset Drive tenant space, as well as the west-adjointing 143 East Sunset Drive tenant space. No sub-slab vapor exceedances were noted in the sample collected from the 141 East Sunset Drive tenant space. Indoor air samples have not been collected in the 143 or 145 East Sunset Drive tenant spaces. To date, the sub-slab vapor mitigation system has worked very well to remove and reduce the chlorinated volatile organic compounds (CVOC) in the sub-surface soils as monitored across seven (7) vapor extraction points and

- 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.

There is no residual soil contamination within four (4) feet of ground surface that exceeds an RCL, other than one (1) sample taken from beneath the building floor slab in the 145 East Sunset Drive tenant space. This sample contained an estimated concentration of tetrachloroethene (PCE) of 0.046 milligrams per kilogram (mg/kg). This result was reported as an estimate because the concentration was between the limit of detection (LOD) and the limit of quantitation (LOQ). Although the result was reported as an estimate, the estimated concentration exceeds the soil-to-groundwater residual contaminant level (RCL) established by the WDNR.

The only other exceedances were for the following: In MW-1 from six (6) to eight (8) ft bgs for 0.162 mg/kg PCE. In soil boring B-2 from six (6) to seven (7) ft bgs which contained an elevated concentration of 0.097 mg/kg PCE. This result was also qualified with a "J" flag indicating an estimated concentration between the LOD and the LOQ. These concentrations exceed the currently published WDNR soil-to-groundwater RCL.

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.

A limited amount of shallow soil contamination has been delineated to the unsaturated soils surrounding the MW-1 and B-2 locations. The detected concentrations do not include any direct-contact exceedances; therefore, the direct-contact pathway is not complete and will not need to be addressed. The soil exceedances are limited to the soil-to-groundwater pathway.

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.

While concentrations of PCE and TCE have been detected in the groundwater samples collected from monitoring wells MW-1, MW-3 and MW-4, the concentrations have decreased or remained stable over time with no PAL exceedances detected during the most recent groundwater sampling event. This trend would be expected to continue as the source has been removed and an effective vapor extraction system has been implemented at the Site.

To date, the sub-slab vapor mitigation system has worked adequately to remove and reduce the CVOCs in the sub-surface soils as monitored across seven (7) vapor extraction points and should continue to do so in the future.

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).

The Mann-Whitney statistical analysis for MW-1 indicates a "decreasing trend" for PCE and TCE over the past eight (8) sampling events. The concentration of PCE and TCE was 25.40 and 3.70 µg/L respectively in February 2016, with the concentrations of both constituents decreasing to non-detect reading in the samples collected in December 2017.

In MW-3 and MW-4, while PCE was detected during all of the quarterly sampling events, including several concentrations detected above the ES, the concentration of PCE in the groundwater samples collected from MW-3 and MW-4 have decreased steadily since March 2017 to an estimated concentration slightly above its PAL in MW-3 and an estimated concentration below its PAL in MW-4 during the December 2017 sampling event.

J. Identify how all exposure pathways (soil, groundwater, vapor) were removed and/or adequately addressed by immediate, interim and/or remedial action(s).

The soil exceedances are limited to the soil-to-groundwater pathway. The extent of contaminated soil is also currently capped by the existing building or the existing asphalt parking lot.

While concentrations of PCE and TCE have been detected in the samples collected from monitoring wells MW-1, MW-3 and MW-4, only PAL exceedances were noted during the most recent sampling event in December 2017.

To date, the sub-slab vapor mitigation system has worked very well to remove and reduce the chlorinated volatile organic compounds (CVOC) in the sub-surface soils as monitored across seven (7) vapor extraction points and should continue to do so in the future.

K. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.

The sub-slab vapor mitigation system which is presently operating at the site will be left in place and operational for an indefinite amount of time or until it is deemed to be no longer necessary. An operation, maintenance and monitoring plan for the final system is included with this document and may be found in Attachment D.

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.

PAL exemptions for PCE at MW-1 and MW-3, and a PAL exemption for TCE at MW-4.

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.

Sub-slab soil vapors which exceed regional screening levels are limited to the 145 East Sunset Drive tenant space.

An active vapor mitigation system is presently operating at the site and has worked very well to remove and reduce the residual CVOCs in the sub-surface soils as monitored across seven (7) vapor extraction points. Further, the source of contamination has been removed as Krvstal Kleaners at the 145 East Sunset Drive tenant space is no longer in operation.

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.

Not applicable.



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

- 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.
- 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).
- 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.
- 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.
- 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.
- 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.
- 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

- 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.
- 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.
- RR Sites Map:** From RR Sites Map ([http://dnrmaps.wi.gov/sl/?Viewer=RR\\_Sites](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.

### 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](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 exceedance (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.

### 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.

**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.

**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](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 been 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.



**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**

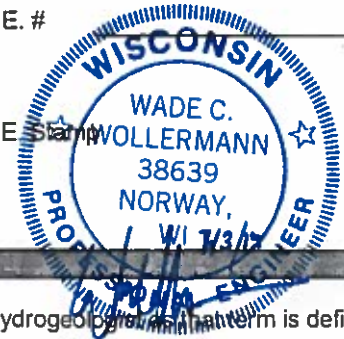
I, Wade C. Wollermann, hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this document has been prepared in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all 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 

P. E. # \_\_\_\_\_

Title Principal Consultant

P.E. Stamp



**Hydrogeologist Certification**

I, Robert A. Cigale, 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 

Title Principal Consultant

Date 7/3/19













**TABLE A.2.2  
Sub-Slab Soil VOC Analytical Results**

131 East Sunset Drive  
Waukesha, Wisconsin

Parameter	Industrial Direct Contact RCL	Non-Industrial Direct Contact RCL	Soil to Groundwater Pathway RCL	Boring ID, Date of Advancement and Saturated vs. Unsaturated						
				141 N 2/24/17 Unsaturated	141 S 2/24/17 Unsaturated	143 N 2/24/17 Unsaturated	143 S 2/24/17 Unsaturated	145 N 2/24/17 Unsaturated	145 S 2/24/17 Unsaturated	147 N 2/24/17 Unsaturated
<b>VOC (mg/kg)</b>										
Benzene	7.07	<u>1.6</u>	<b>0.0051</b>	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03
Bromobenzene	679	<u>342</u>	----	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Bromodichloromethane	1.83	<u>0.418</u>	<b>0.0003</b>	<0.074	<0.074	<0.074	<0.074	<0.074	<0.074	<0.074
Bromoform	113	<u>25.4</u>	<b>0.0023</b>	<0.029	<0.029	<0.029	<0.029	<0.029	<0.029	<0.029
tert-Butylbenzene	183	<u>183</u>	----	<0.026	<0.026	<0.026	<0.026	<0.026	<0.026	<0.026
sec-Butylbenzene	145	<u>145</u>	----	<0.033	<0.033	<0.033	<0.033	<0.033	<0.033	<0.033
n-Butylbenzene	108	<u>108</u>	----	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Carbon Tetrachloride	4.25	<u>0.854</u>	<b>0.0039</b>	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016
Chlorobenzene	761	<u>392</u>	----	<0.013	<0.013	<0.013	<0.013	<0.013	<0.013	<0.013
Chloroethane	2,120	----	<b>0.2266</b>	<0.091	<0.091	<0.091	<0.091	<0.091	<0.091	<0.091
Chloroform	2.13	<u>0.423</u>	<b>0.0033</b>	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035
Chloromethane	720	<u>171</u>	<b>0.0155</b>	<0.076	<0.076	<0.076	<0.076	<0.076	<0.076	<0.076
2-Chlorotoluene	253	<u>907</u>	----	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015
4-Chlorotoluene	907	<u>253</u>	----	<0.018	<0.018	<0.018	<0.018	<0.018	<0.018	<0.018
1,2-Dibromo-3-chloropropane	0.099	<u>0.008</u>	<b>0.0002</b>	<0.058	<0.058	<0.058	<0.058	<0.058	<0.058	<0.058
Dibromodichloromethane	34.1	<u>7.6</u>	<b>0.032</b>	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,4-Dichlorobenzene	17.5	<u>3.48</u>	<b>0.144</b>	<0.037	<0.037	<0.037	<0.037	<0.037	<0.037	<0.037
1,3-Dichlorobenzene	297	<u>297</u>	<b>1.1528</b>	<0.037	<0.037	<0.037	<0.037	<0.037	<0.037	<0.037
1,2-Dichlorobenzene	376	<u>376</u>	<b>1.168</b>	<0.028	<0.028	<0.028	<0.028	<0.028	<0.028	<0.028
Dichlorodifluoromethane	571	<u>135</u>	<b>3.0863</b>	<0.048	<0.048	<0.048	<0.048	<0.048	<0.048	<0.048
1,2-Dichloroethane	3.03	<u>0.608</u>	<b>0.0028</b>	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038
1,1-Dichloroethane	23.7	<u>4.72</u>	<b>0.4828</b>	<0.034	<0.034	<0.034	<0.034	<0.034	<0.034	<0.034
1,1-Dichloroethene	1,190	<u>342</u>	<b>0.005</b>	<0.022	<0.022	<0.022	<0.022	<0.022	<0.022	<0.022
cis-1,2-Dichloroethene	2,040	<u>156</u>	<b>0.0412</b>	<0.032	<0.032	<0.032	<0.032	<0.032	<0.032	<0.032
trans-1,2-Dichloroethene	1,850	<u>1,560</u>	<b>0.0626</b>	<0.028	<0.028	<0.028	<0.028	<0.028	<0.028	<0.028
1,2-Dichloropropane	6.62	<u>1.33</u>	<b>0.0033</b>	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035
1,3-Dichloropropane	1,490	<u>1,490</u>	----	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
trans-1,3-Dichloropropene	1,510	<u>1,510</u>	<b>0.0003</b>	<0.022	<0.022	<0.022	<0.022	<0.022	<0.022	<0.022
cis-1,3-Dichloropropene	1,210	<u>1,210</u>	<b>0.0003</b>	<0.039	<0.039	<0.039	<0.039	<0.039	<0.039	<0.039
Di-isopropyl ether	2,260	<u>2,260</u>	----	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
1,2-Dibromoethane (EDB)	0.23	<u>0.047</u>	----	<0.023	<0.023	<0.023	<0.023	<0.023	<0.023	<0.023
Ethylbenzene	35.4	<u>8.02</u>	<b>1.57</b>	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035
Hexachlorobutadiene	7.45	<u>1.51</u>	----	<0.085	<0.085	<0.085	<0.085	<0.085	<0.085	<0.085
Isopropylbenzene	268	----	----	<0.034	<0.034	<0.034	<0.034	<0.034	<0.034	<0.034
p-Isopropyltoluene	162	<u>162</u>	----	<0.029	<0.029	<0.029	<0.029	<0.029	<0.029	<0.029
Methylene Chloride	1,070	<u>60.7</u>	<b>0.0026</b>	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15
Methyl-tert-butyl-ether (MTBE)	293	<u>59.4</u>	<b>0.027</b>	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Naphthalene	24.1	<u>5.52</u>	<b>0.6582</b>	<0.094	<0.094	<0.094	<0.094	<0.094	<0.094	<0.094
n-Propylbenzene	264	<u>264</u>	----	<0.033	<0.033	<0.033	<0.033	<0.033	<0.033	<0.033
1,1,2,2-Tetrachloroethane	3.69	<u>0.753</u>	<b>0.0002</b>	<0.028	<0.028	<0.028	<0.028	<0.028	<0.028	<0.028
1,1,1,2-Tetrachloroethane	12.9	<u>2.59</u>	<b>0.0534</b>	<0.028	<0.028	<0.028	<0.028	<0.028	<0.028	<0.028
Tetrachloroethene (PCE)	145	<u>33</u>	<b>0.0045</b>	<0.032	<0.032	<0.032	<0.032	<0.032	<b>0.045 "J"</b>	<0.032
Toluene	818	<u>818</u>	<b>1.1072</b>	<0.032	<0.032	<0.032	<0.032	<0.032	<0.032	<0.032
1,2,4-Trichlorobenzene	98.7	<u>22</u>	<b>0.408</b>	<0.064	<0.064	<0.064	<0.064	<0.064	<0.064	<0.064
1,2,3-Trichlorobenzene	818	<u>62.6</u>	----	<0.066	<0.066	<0.066	<0.066	<0.066	<0.066	<0.066
1,1,1-Trichloroethane	640	<u>640</u>	<b>0.1402</b>	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03
1,1,2-Trichloroethane	7.34	<u>1.48</u>	<b>0.0032</b>	<0.033	<0.033	<0.033	<0.033	<0.033	<0.033	<0.033
Trichloroethene (TCE)	8.41	<u>1.3</u>	<b>0.0036</b>	<0.041	<0.041	<0.041	<0.041	<0.041	<0.041	<0.041
Trichlorofluoromethane	1,230	<u>1,230</u>	----	<0.041	<0.041	<0.041	<0.041	<0.041	<0.041	<0.041
1,2,4-Trimethylbenzene	219	<u>219</u>	<b>1.382</b>	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
1,3,5-Trimethylbenzene	182	<u>182</u>		<0.032	<0.032	<0.032	<0.032	<0.032	<0.032	<0.032
Vinyl Chloride	2.08	<u>0.067</u>	<b>0.0001</b>	<0.019	<0.019	<0.019	<0.019	<0.019	<0.019	<0.019
m&p-Xylene	260	<u>260</u>	<b>3.96</b>	<0.072	<0.072	<0.072	<0.072	<0.072	<0.072	<0.072
o-Xylene				<0.044	<0.044	<0.044	<0.044	<0.044	<0.044	<0.044

- VOC - Volatile Organic Compound
- mg/kg - milligrams per kilogram
- RCL - Residual Contaminant Level (mg/kg)
- - Standard not established
- "J" - Indicates estimated result between the limit of detection (LOD) and the limit of quantitation (LOQ)
- Italicized* result indicates Industrial Direct Contact RCL exceedance
- Underlined result indicates a Non-Industrial Direct Contact RCL exceedance
- Bold** result indicates a Soil-to-Groundwater Pathway RCL exceedance

**TABLE A.3.1**  
**Residual Soil Analytical Results**

131 E. Sunset Dr.  
Waukesha, Wisconsin

Parameter	Industrial Direct Contact RCL	Non-Industrial Direct Contact RCL	Soil to Groundwater Pathway RCL	6 - 7'	6 - 8'
				12/4/15 Sat	2/11/16 Sat
<b>VOCs (mg/kg)</b>					
Benzene	7.07	1.6	<b>0.0051</b>	<0.016	<0.016
Bromobenzene	679	342	-----	<0.039	<0.039
Bromodichloromethane	1.83	0.418	<b>0.0003</b>	<0.015	<0.015
Bromoform	113	25.4	<b>0.0023</b>	<0.023	<0.023
tert-Butylbenzene	183	183	-----	<0.035	<0.035
sec-Butylbenzene	145	145	-----	<0.036	<0.036
n-Butylbenzene	108	108	-----	<0.086	<0.086
Carbon Tetrachloride	4.25	0.854	<b>0.0039</b>	<0.021	<0.021
Chlorobenzene	761	392	-----	<0.039	<0.039
Chloroethane	2,120	-----	<b>0.2266</b>	<0.045	<0.045
Chloroform	2.13	0.423	<b>0.0033</b>	<0.026	<0.026
Chloromethane	720	171	<b>0.0155</b>	<0.25	<0.25
2-Chlorotoluene	253	907	-----	<0.029	<0.029
4-Chlorotoluene	907	253	-----	<0.032	<0.032
1,2-Dibromo-3-chloropropane	0.099	0.008	<b>0.0002</b>	<0.078	<0.078
Dibromodichloromethane	34.1	7.6	<b>0.032</b>	<0.031	<0.031
1,4-Dichlorobenzene	17.5	3.48	<b>0.144</b>	<0.03	<0.03
1,3-Dichlorobenzene	297	297	<b>1.1528</b>	<0.03	<0.03
1,2-Dichlorobenzene	376	376	<b>1.168</b>	<0.039	<0.039
Dichlorodifluoromethane	571	135	<b>3.0863</b>	<0.043	<0.043
1,2-Dichloroethane	3.03	0.608	<b>0.0028</b>	<0.03	<0.03
1,1-Dichloroethane	23.7	4.72	<b>0.4828</b>	<0.025	<0.025
1,1-Dichloroethene	1,190	342	<b>0.005</b>	<0.029	<0.029
cis-1,2-Dichloroethene	2,040	156	<b>0.0412</b>	<0.021	<0.021
trans-1,2-Dichloroethene	1,850	1,560	<b>0.0626</b>	<0.024	<0.024
1,2-Dichloropropane	6.62	1.33	<b>0.0033</b>	<0.025	<0.025
2,2-Dichloropropane	1,490	1,490	-----	<0.1	<0.1
1,3-Dichloropropane	1,510	1,510	<b>0.0003</b>	<0.031	<0.031
Di-isopropyl ether	2,260	2,260	-----	<0.012	<0.012
1,2-Dibromoethane (EDB)	0.23	0.047	-----	<0.035	<0.035
Ethylbenzene	35.4	8.02	<b>1.57</b>	<0.027	<0.027
Hexachlorobutadiene	7.45	1.51	-----	<0.11	<0.11
Isopropylbenzene	268	-----	-----	<0.037	<0.037
p-Isopropyltoluene	162	162	-----	<0.056	<0.056
Methylene Chloride	1,070	60.7	<b>0.0026</b>	<0.22	<0.22
Methyl-tert-butyl-ether (MTBE)	293	59.4	<b>0.027</b>	<0.025	<0.025
Naphthalene	24.1	5.52	<b>0.6582</b>	<0.087	<0.087
n-Propylbenzene	264	264	-----	<0.035	<0.035
1,1,2,2-Tetrachloroethane	3.69	0.753	<b>0.0002</b>	<0.013	<0.013
1,1,1,2-Tetrachloroethane	12.9	2.59	<b>0.0534</b>	<0.029	<0.029
Tetrachloroethene (PCE)	145	33	<b>0.0045</b>	<b>0.097 "J"</b>	<b>0.162 "J"</b>
Toluene	818	818	<b>1.1072</b>	<0.031	<0.031
1,2,4-Trichlorobenzene	98.7	22	<b>0.408</b>	<0.085	<0.085
1,2,3-Trichlorobenzene	818	62.6	-----	<0.12	<0.12
1,1,1-Trichloroethane	640	640	<b>0.1402</b>	<0.04	<0.04
1,1,2-Trichloroethane	7.34	1.48	<b>0.0032</b>	<0.033	<0.033
Trichloroethene (TCE)	8.41	1.3	<b>0.0036</b>	<0.042	<0.042
Trichlorofluoromethane	1,230	1,230	-----	<0.06	<0.06
1,2,4-Trimethylbenzene	219	219	<b>1.382</b>	<0.078	<0.078
1,3,5-Trimethylbenzene	182	182	-----	<0.089	<0.089
Vinyl Chloride	2.08	0.067	<b>0.0001</b>	<0.01	<0.01
m&p-Xylene				<0.07	<0.07
o-Xylene	260	260	<b>3.96</b>	<0.029	<0.029

- 1) VOC - Volatile Organic Compound
- 2) mg/kg - milligrams per kilogram
- 3) RCL - Residual Contaminant Level (mg/kg)
- 4) ----- - Standard not established
- 5) "J" : Estimated concentration at or above the limit of detection (LOD) and below the limit of quantitation (LOQ)
- 6) *Italicized* result indicates Industrial Direct Contact RCL exceedance
- 7) Underlined result indicates a Non-Industrial Direct Contact RCL exceedance
- 8) **Bold** result indicates a Soil-to-Groundwater Pathway RCL exceedance

**TABLE A.3.2**  
**Residual Sub-Slab Soil VOC Analytical Results**

131 East Sunset Drive  
Waukesha, Wisconsin

Parameter	Industrial Direct Contact RCL	Non-Industrial Direct Contact RCL	Soil to Groundwater Pathway RCL	145 S
				2/24/17 Unsaturated
<b>VOC (mg/kg)</b>				
Benzene	7.07	<u>1.6</u>	<b>0.0051</b>	<0.03
Bromobenzene	679	<u>342</u>	-----	<0.025
Bromodichloromethane	1.83	<u>0.418</u>	<b>0.0003</b>	<0.074
Bromoform	113	<u>25.4</u>	<b>0.0023</b>	<0.029
tert-Butylbenzene	183	<u>183</u>	-----	<0.026
sec-Butylbenzene	145	<u>145</u>	-----	<0.033
n-Butylbenzene	108	<u>108</u>	-----	<0.04
Carbon Tetrachloride	4.25	<u>0.854</u>	<b>0.0039</b>	<0.016
Chlorobenzene	761	<u>392</u>	-----	<0.013
Chloroethane	2,120	-----	<b>0.2266</b>	<0.091
Chloroform	2.13	<u>0.423</u>	<b>0.0033</b>	<0.035
Chloromethane	720	<u>171</u>	<b>0.0155</b>	<0.076
2-Chlorotoluene	253	<u>907</u>	-----	<0.015
4-Chlorotoluene	907	<u>253</u>	-----	<0.018
1,2-Dibromo-3-chloropropane	0.099	<u>0.008</u>	<b>0.0002</b>	<0.058
Dibromodichloromethane	34.1	<u>7.6</u>	<b>0.032</b>	<0.025
1,4-Dichlorobenzene	17.5	<u>3.48</u>	<b>0.144</b>	<0.037
1,3-Dichlorobenzene	297	<u>297</u>	<b>1.1528</b>	<0.037
1,2-Dichlorobenzene	376	<u>376</u>	<b>1.168</b>	<0.028
Dichlorodifluoromethane	571	<u>135</u>	<b>3.0863</b>	<0.048
1,2-Dichloroethane	3.03	<u>0.608</u>	<b>0.0028</b>	<0.038
1,1-Dichloroethane	23.7	<u>4.72</u>	<b>0.4828</b>	<0.034
1,1-Dichloroethene	1,190	<u>342</u>	<b>0.005</b>	<0.022
cis-1,2-Dichloroethene	2,040	<u>156</u>	<b>0.0412</b>	<0.032
trans-1,2-Dichloroethene	1,850	<u>1,560</u>	<b>0.0626</b>	<0.028
1,2-Dichloropropane	6.62	<u>1.33</u>	<b>0.0033</b>	<0.035
1,3-Dichloropropane	1,490	<u>1,490</u>	-----	<0.025
trans-1,3-Dichloropropene	1,510	<u>1,510</u>	<b>0.0003</b>	<0.022
cis-1,3-Dichloropropene	1,210	<u>1,210</u>	<b>0.0003</b>	<0.039
Di-isopropyl ether	2,260	<u>2,260</u>	-----	<0.01
1,2-Dibromoethane (EDB)	0.23	<u>0.047</u>	-----	<0.023
Ethylbenzene	35.4	<u>8.02</u>	<b>1.57</b>	<0.035
Hexachlorobutadiene	7.45	<u>1.51</u>	-----	<0.085
Isopropylbenzene	268	-----	-----	<0.034
p-Isopropyltoluene	162	<u>162</u>	-----	<0.029
Methylene Chloride	1,070	<u>60.7</u>	<b>0.0026</b>	<0.15
Methyl-tert-butyl-ether (MTBE)	293	<u>59.4</u>	<b>0.027</b>	<0.05
Naphthalene	24.1	<u>5.52</u>	<b>0.6582</b>	<0.094
n-Propylbenzene	264	<u>264</u>	-----	<0.033
1,1,2,2-Tetrachloroethane	3.69	<u>0.753</u>	<b>0.0002</b>	<0.028
1,1,1,2-Tetrachloroethane	12.9	<u>2.59</u>	<b>0.0534</b>	<0.028
Tetrachloroethene (PCE)	145	<u>33</u>	<b>0.0045</b>	<b>0.045 "J"</b>
Toluene	818	<u>818</u>	<b>1.1072</b>	<0.032
1,2,4-Trichlorobenzene	98.7	<u>22</u>	<b>0.408</b>	<0.064
1,2,3-Trichlorobenzene	818	<u>62.6</u>	-----	<0.066
1,1,1-Trichloroethane	640	<u>640</u>	<b>0.1402</b>	<0.03
1,1,2-Trichloroethane	7.34	<u>1.48</u>	<b>0.0032</b>	<0.033
Trichloroethene (TCE)	8.41	<u>1.3</u>	<b>0.0036</b>	<0.041
Trichlorofluoromethane	1,230	<u>1,230</u>	-----	<0.041
1,2,4-Trimethylbenzene	219	<u>219</u>	<b>1.382</b>	<0.025
1,3,5-Trimethylbenzene	182	<u>182</u>		<0.032
Vinyl Chloride	2.08	<u>0.067</u>	<b>0.0001</b>	<0.019
m&p-Xylene				<0.072
o-Xylene	260	<u>260</u>	<b>3.96</b>	<0.044

- 1) VOC - Volatile Organic Compound
- 2) mg/kg - milligrams per kilogram
- 3) RCL - Residual Contaminant Level (mg/kg)
- 4) ----- - Standard not established
- 5) "J" - Indicates estimated result between the limit of detection (LOD) and the limit of quantitation (LOQ)
- 6) *Italicized* result indicates Industrial Direct Contact RCL exceedance
- 7) Underlined result indicates a Non-Industrial Direct Contact RCL exceedance
- 8) **Bold** result indicates a Soil-to-Groundwater Pathway RCL exceedance



## A. DATA TABLES

### A.5. OTHER MEDIA OF CONCERN

NO OTHER MEDIA OF CONCERN HAS BEEN IDENTIFIED AT THE SITE.



**Table A.6  
Water Elevations**

131 E. Sunset Dr.  
Waukesha, Wisconsin

Well	Date	Ground Surface Elevation	TOC Elevation	Depth to Water	Groundwater Elevation	Depth Below Ground Surface
MW-1	2/16/2016	891.42	891.00	6.63	884.37	7.05
	5/5/2016			5.28	885.72	5.70
	9/29/2016			7.38	883.62	7.80
	12/12/2016			7.51	883.49	7.93
	3/22/2017			6.21	884.79	6.63
	6/8/2017			4.12	886.88	4.54
	9/11/2017			7.63	883.37	8.05
	12/12/2017			8.75	882.25	9.17
MW-2	2/16/2016	892.49	892.13	7.58	884.55	7.94
	5/5/2016			6.12	886.01	6.48
	9/29/2016			8.31	883.82	8.67
	12/12/2016			8.48	883.65	8.84
	3/22/2017			7.11	885.02	7.47
	6/8/2017			6.01	886.12	6.37
	9/11/2017			8.56	883.57	8.92
	12/12/2017			9.71	882.42	10.07
MW-3	2/16/2016	892.24	891.91	7.46	884.45	7.79
	5/5/2016			6.05	885.86	6.38
	9/29/2016			8.17	883.74	8.50
	12/12/2016			8.39	883.52	8.72
	3/22/2017			7.08	884.83	7.41
	6/8/2017			5.88	886.03	6.21
	9/11/2017			8.52	883.39	8.85
	12/12/2017			9.64	882.27	9.97
MW-4	5/5/2016	890.98	890.56	5.26	885.30	5.68
	9/29/2016			7.12	883.44	7.54
	12/12/2016			7.31	883.25	7.73
	3/22/2017			6.07	884.49	6.49
	6/8/2017			5.14	885.42	5.56
	9/11/2017			7.52	883.04	7.94
	12/12/2017			8.54	882.02	8.96
MW-5	5/5/2016	890.19	889.76	4.89	884.87	5.32
	9/29/2016			6.67	883.09	7.10
	12/12/2016			6.31	883.45	6.74
	3/22/2017			5.45	884.31	5.88
	6/8/2017			4.64	885.12	5.07
	9/11/2017			7.02	882.74	7.45
	12/12/2017			7.94	881.82	8.37
PZ-1	5/5/2016	891.58	891.20	6.77	884.43	7.15
	9/29/2016			8.85	882.35	9.23
	12/12/2016			7.72	883.48	8.10
	3/22/2017			6.26	884.94	6.64
	6/8/2017			5.18	886.02	5.56
	9/11/2017			7.76	883.44	8.14
	12/12/2017			8.90	882.30	9.28

Notes:

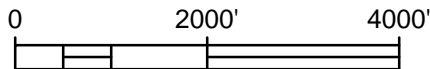
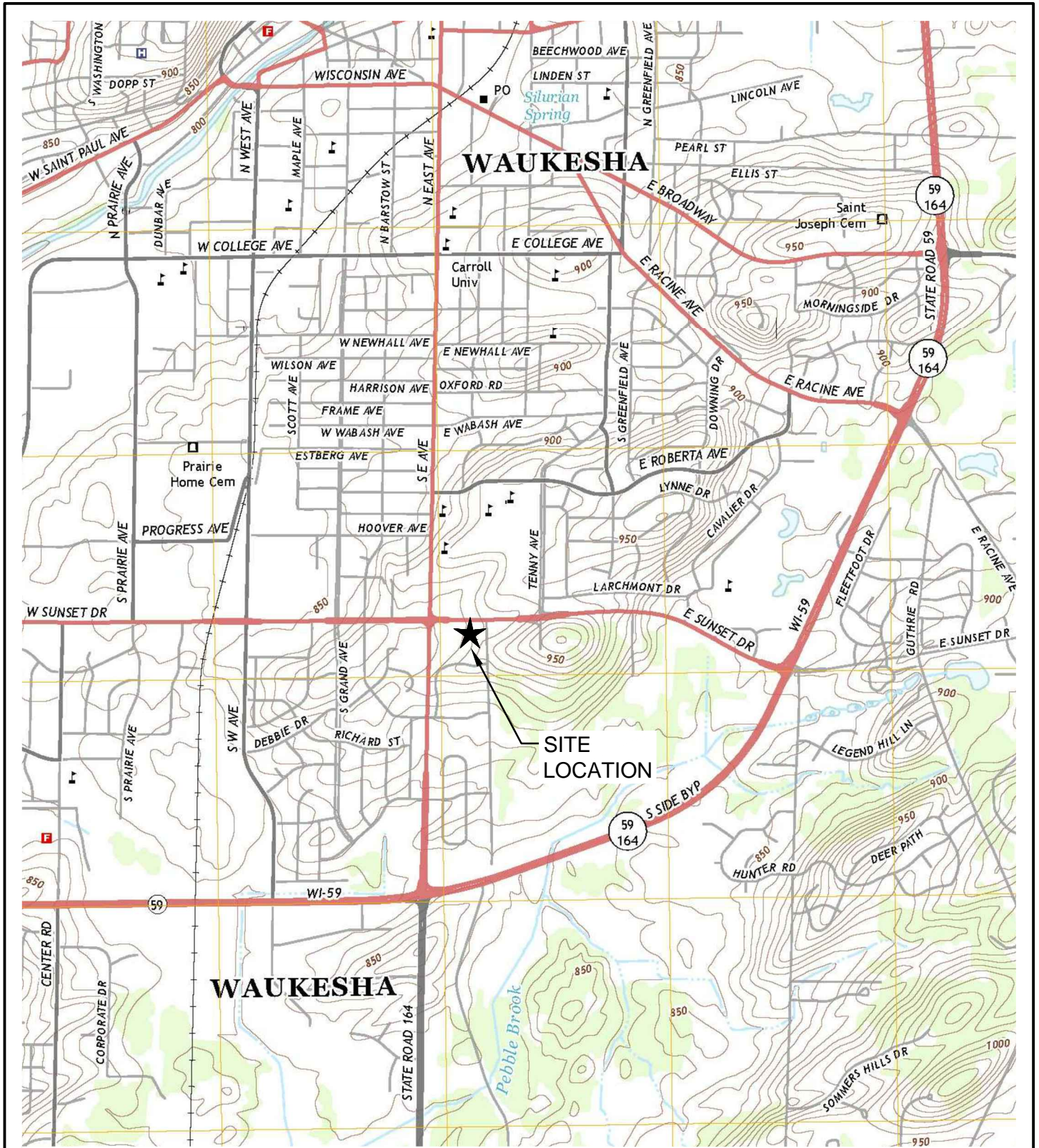
TOC = Top of casing

Elevations are referenced to feet above mean sea level (NAVD88)

**A. DATA TABLES**

A.7. OTHER

NOT APPLICABLE



## LOCATION MAP

131 E. SUNSET DRIVE  
WAUKESHA, WISCONSIN 53186

**Endpoint Solutions**

6871 S. Lovers Lane  
Franklin, WI 53132

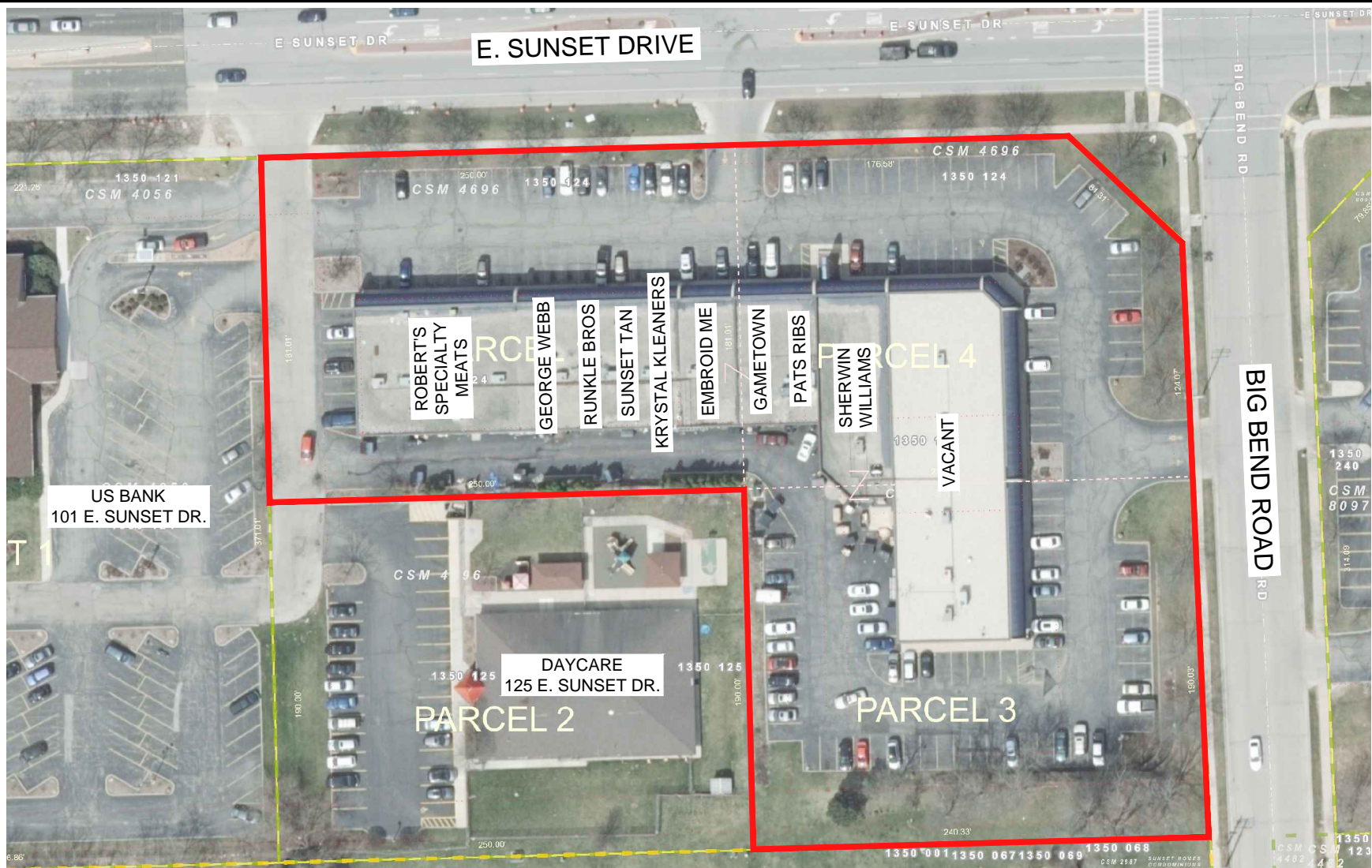
Phone: (414) 427-1200


Fax: (414) 427-1259

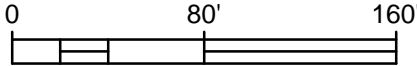
DRAWN BY: NWD DATE: 07/20/18

REVIEWED BY: TJH PROJECT NO: 403-001-010

B.1.a



 SUBJECT PROPERTY



## DETAILED SITE MAP

131 E. SUNSET DRIVE  
WAUKESHA, WISCONSIN 53186

**Endpoint Solutions**

6871 S. Lovers Lane  
Franklin, WI 53132

Phone: (414) 427-1200

Fax: (414) 427-1259

DRAWN BY: NWD

DATE: 08/03/18

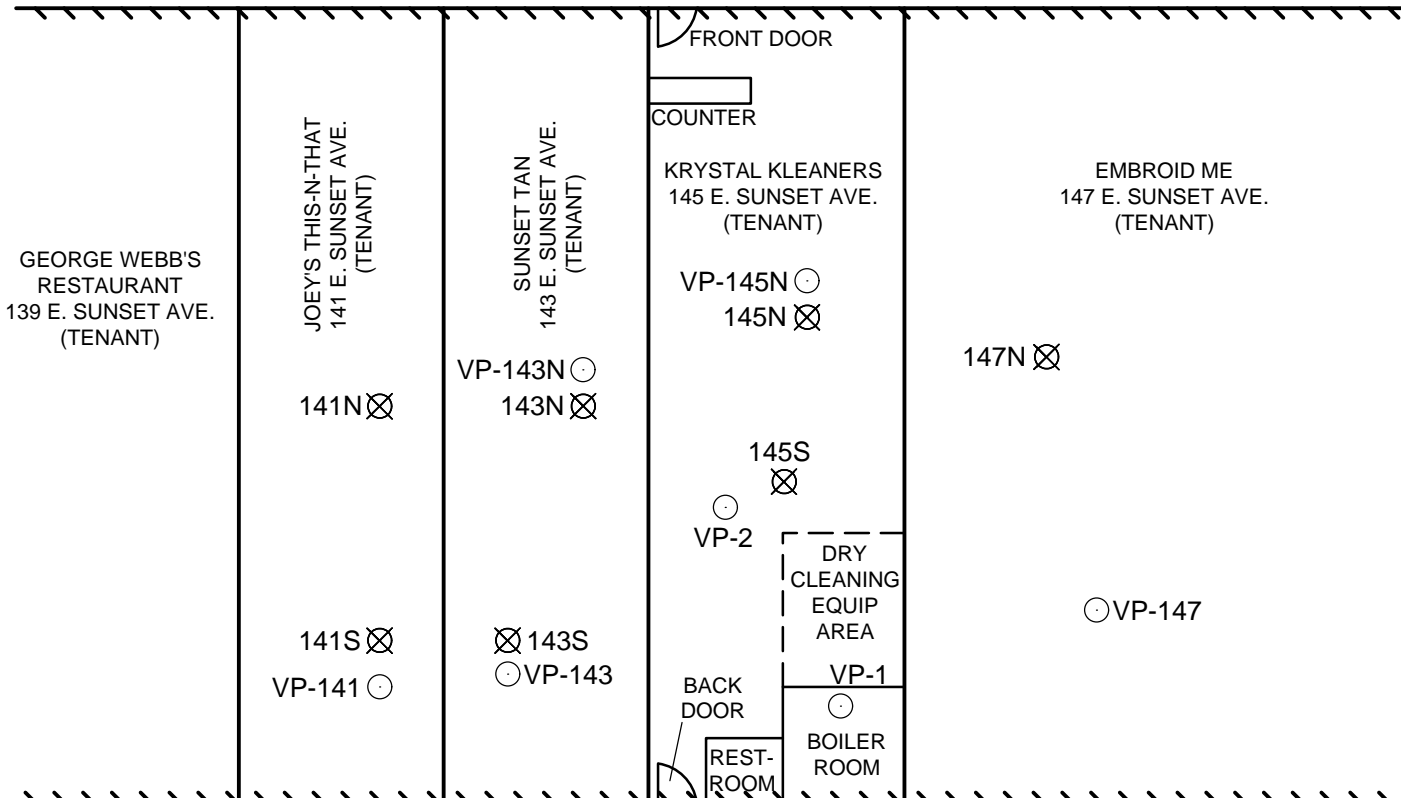
REVIEWED BY: TJH

PROJECT NO: 403-001-010

B.1.b.1

⊕ B-1

	EDGE OF BUILDING
	FENCE
	SOIL & GROUNDWATER SAMPLE LOCATION
	SHALLOW SOIL SAMPLE LOCATION AND IDENTIFIER
	SUBSLAB VAPOR SAMPLING POINT LOCATION
	MONITORING WELL/PIEZOMETER LOCATION



⊕ B-2

MW-4

MW-1 PZ-1

MW-2

MW-5

MW-3

### DETAILED SITE MAP

131 E. SUNSET DRIVE  
WAUKESHA, WISCONSIN 53186

## Endpoint Solutions

6871 S. Lovers Lane  
Franklin, WI 53132

Phone: (414) 427-1200

Fax: (414) 427-1259

DRAWN BY: NWD

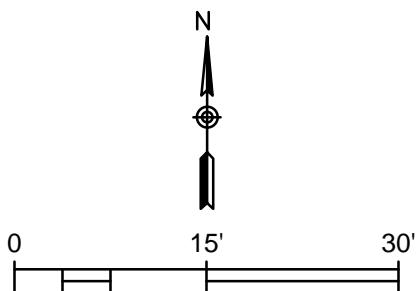
DATE: 04/23/19

REVIEWED BY: TJH

PROJECT NO: 403-001-010

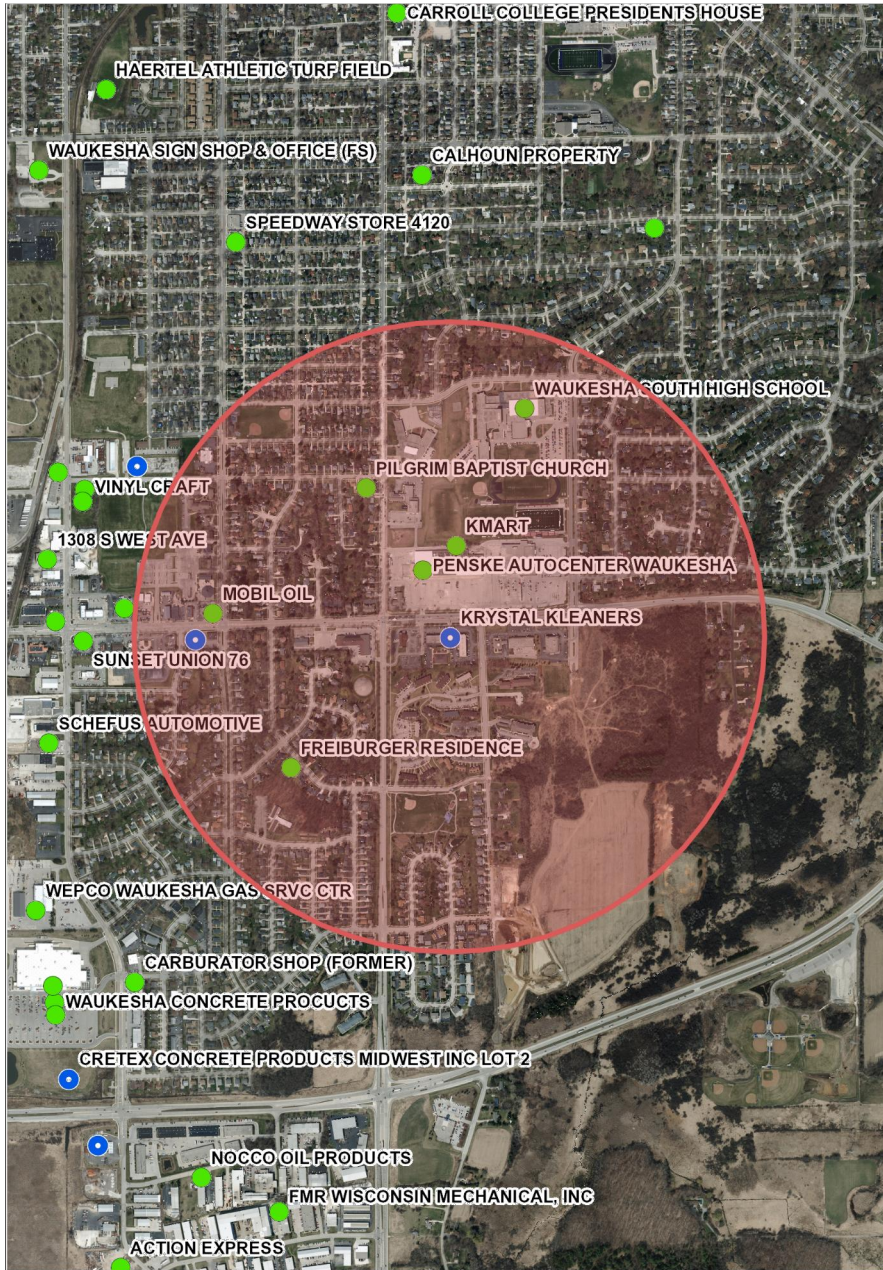
B.1.b.2

P:\Scherf Properties - 403\001 - 131 East Sunset Drive\CAD\001-010 Closure Figures\B.1.b.2\_403-001-010 Detailed Site Map.dwg

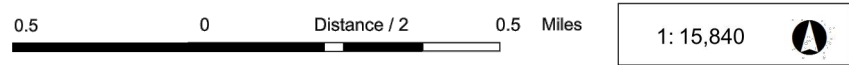




# RR SITES MAP



- Legend**
- Open Site (ongoing cleanup)
  - Closed Site (completed cleanup)



NAD\_1983\_HARN\_Wisconsin\_TM

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/org/legal/>

Note: Not all sites are mapped.

**Notes**

## RR SITES MAP

131 E. SUNSET DRIVE  
WAUKESHA, WISCONSIN 53186

**Endpoint Solutions**

6871 S. Lovers Lane  
Franklin, WI 53132

Phone: (414) 427-1200 Fax: (414) 427-1259

DRAWN BY: NWD	DATE: 07/20/18	B.1.c
REVIEWED BY: TJH	PROJECT NO: 403-001-010	

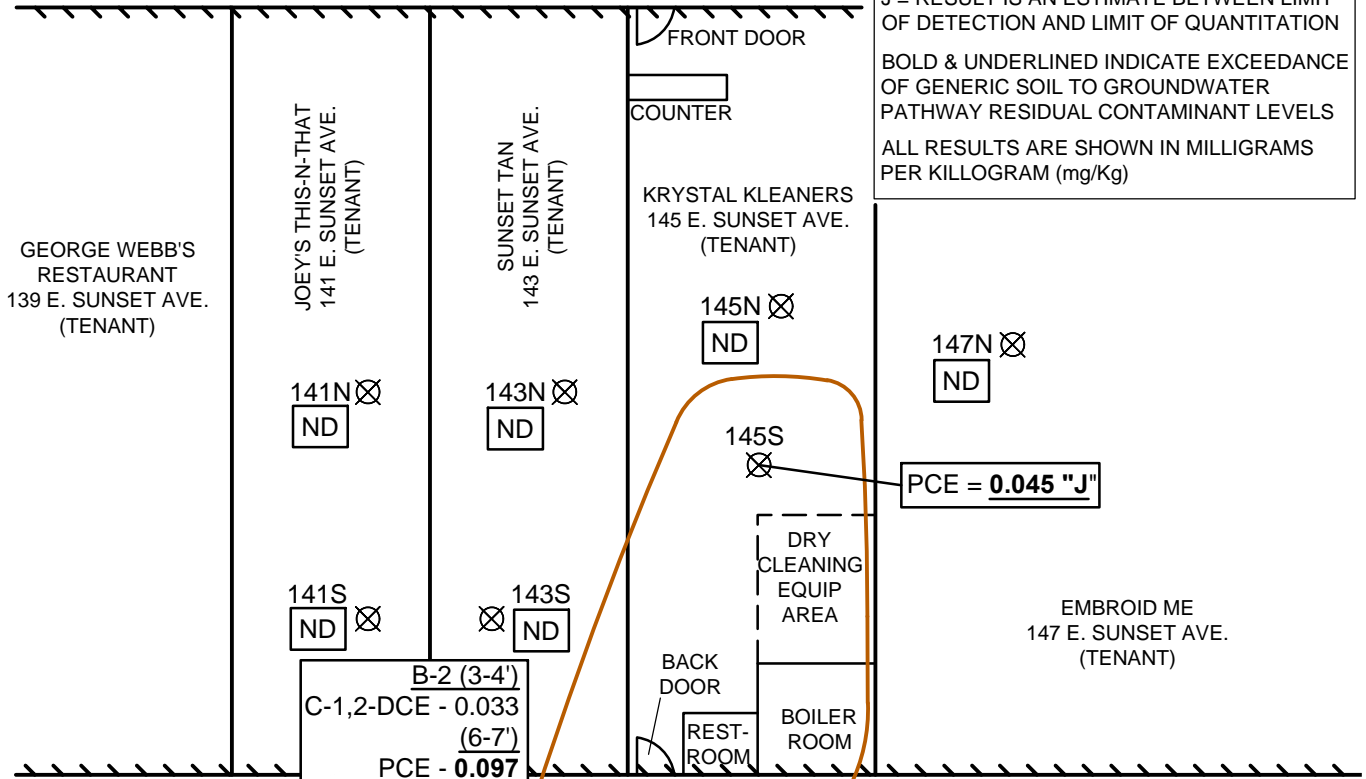
P:\Scherf Properties - 403\001 - 131 East Sunset Drive\CAD\001-010 Closure Figures\B.1.c\_403-001-010-RR Sites Map.dwg

SOURCE: WDNR

B-1  
 B-1 (3-4')  
 ND  
 (6-7')  
 ND

EDGE OF BUILDING  
 FENCE  
 SOIL BORING LOCATION  
 SHALLOW SOIL SAMPLE LOCATION AND IDENTIFIER  
 SOIL BORING W/ MONITORING WELL LOCATION

ND = NON-DETECT  
 C-1,2-DCE = CIS-1,2-DICHLOROETHENE  
 PCE = TETRACHLOROETHENE  
 J = RESULT IS AN ESTIMATE BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTITATION  
 BOLD & UNDERLINED INDICATE EXCEEDANCE OF GENERIC SOIL TO GROUNDWATER PATHWAY RESIDUAL CONTAMINANT LEVELS  
 ALL RESULTS ARE SHOWN IN MILLIGRAMS PER KILOGRAM (mg/Kg)



B-2 (3-4')  
 C-1,2-DCE - 0.033  
 (6-7')  
 PCE - **0.097**

PCE = **0.045 "J"**

MW-5 (2-4')  
 ND  
 (6-8')  
 ND

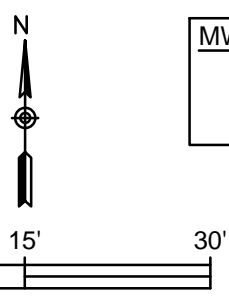
MW-2 (3-4')  
 ND  
 (6-8')  
 ND

MW-5 (2-4')  
 ND  
 (6-8')  
 ND

MW-1 (2-4')  
 ND  
 (6-8')  
 PCE - **0.162 J**

MW-3 (2-3')  
 ND  
 (6-8')  
 ND

APPROXIMATE EXTENT OF SOILS EXCEEDING SOIL-TO-GROUNDWATER PATHWAY RCLs



**SOIL CONTAMINATION**

131 E. SUNSET DRIVE  
 WAUKESHA, WISCONSIN 53186

**Endpoint Solutions**

6871 S. Lovers Lane  
 Franklin, WI 53132

Phone: (414) 427-1200 Fax: (414) 427-1259

DRAWN BY: NWD	DATE: 04/23/19	B.2.a
REVIEWED BY: TJH	PROJECT NO: 403-001-010	

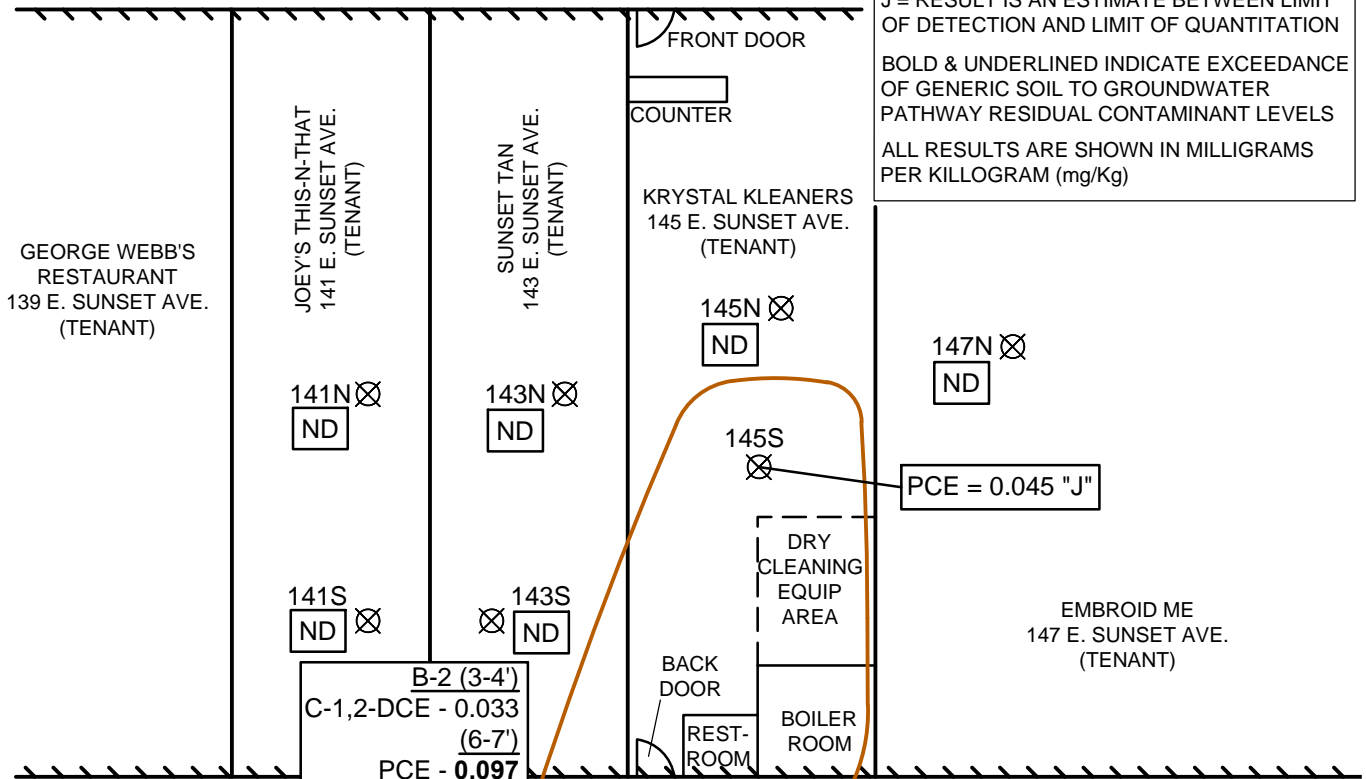
P:\Scherf Properties - 403\001 - 131 East Sunset Drive\CAD\001-010 Closure Figures\B.2.a\_403-001-010 Soil Contamination.dwg

SOURCE:

B-1  
 B-1 (3-4')  
 ND  
 (6-7')  
 ND

EDGE OF BUILDING  
 FENCE  
 SOIL BORING LOCATION  
 SHALLOW SOIL SAMPLE LOCATION AND IDENTIFIER  
 SOIL BORING W/ MONITORING WELL LOCATION

ND = NON-DETECT  
 C-1,2-DCE = CIS-1,2-DICHLOROETHENE  
 PCE = TETRACHLOROETHENE  
 J = RESULT IS AN ESTIMATE BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTITATION  
 BOLD & UNDERLINED INDICATE EXCEEDANCE OF GENERIC SOIL TO GROUNDWATER PATHWAY RESIDUAL CONTAMINANT LEVELS  
 ALL RESULTS ARE SHOWN IN MILLIGRAMS PER KILOGRAM (mg/Kg)



B-2 (3-4')  
 C-1,2-DCE - 0.033  
 (6-7')  
 PCE - **0.097**

PCE = 0.045 "J"

MW-1 (2-4')  
 ND  
 (6-8')  
 PCE - **0.162 J**

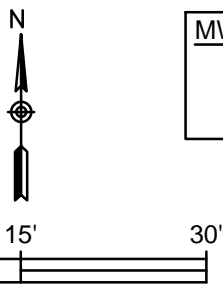
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 ND  
 (6-8')  
 ND

MW-2 (3-4')  
 ND  
 (6-8')  
 ND

MW-5 (2-4')  
 ND  
 (6-8')  
 ND

MW-3 (2-3')  
 ND  
 (6-8')  
 ND

APPROXIMATE EXTENT OF SOILS EXCEEDING SOIL-TO-GROUNDWATER PATHWAY RCLs



**RESIDUAL SOIL CONTAMINATION**

131 E. SUNSET DRIVE  
 WAUKESHA, WISCONSIN 53186

**Endpoint Solutions**

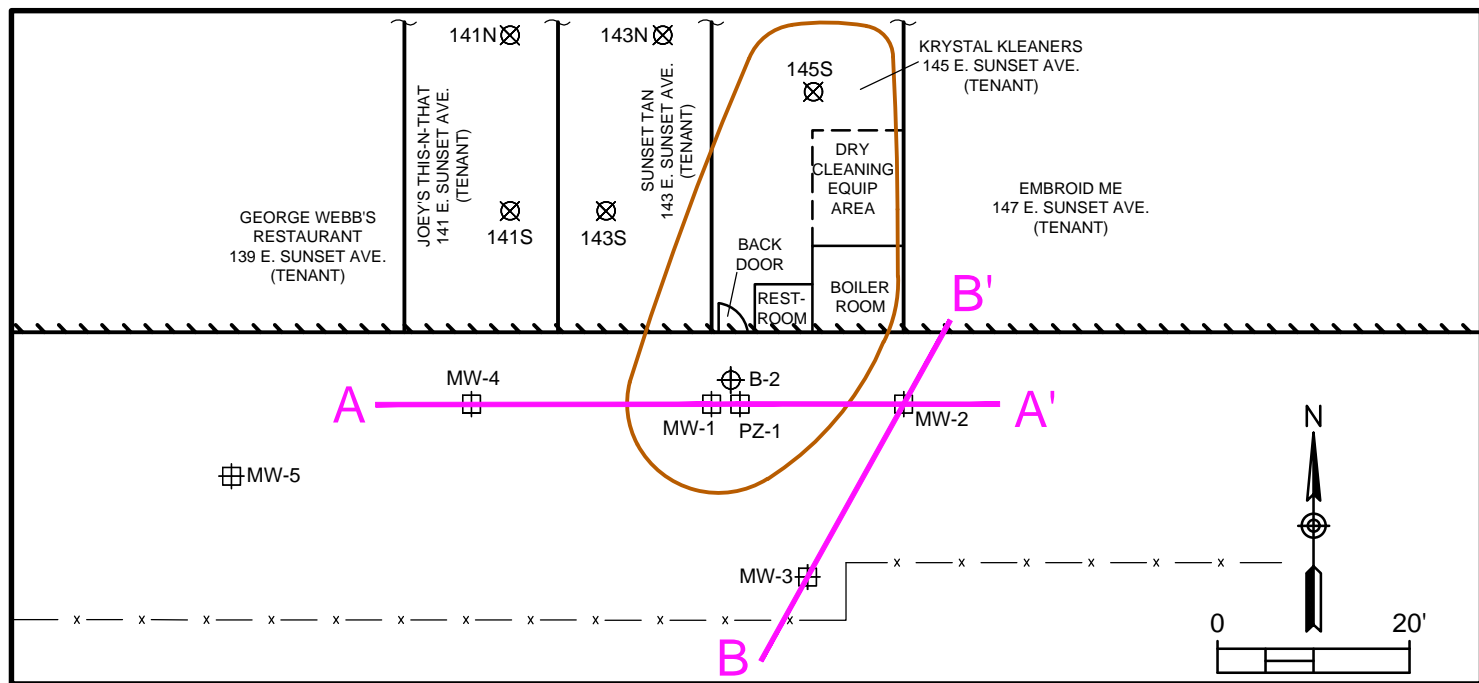
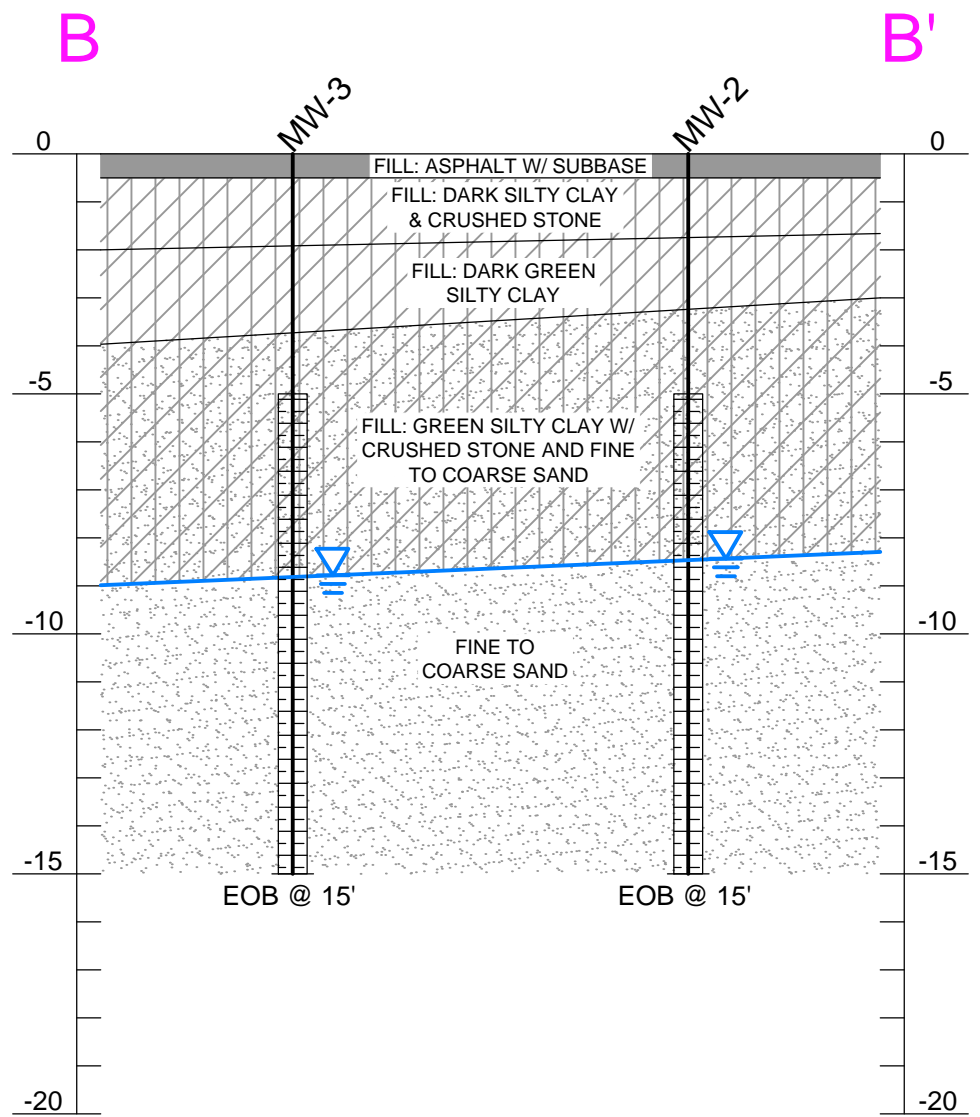
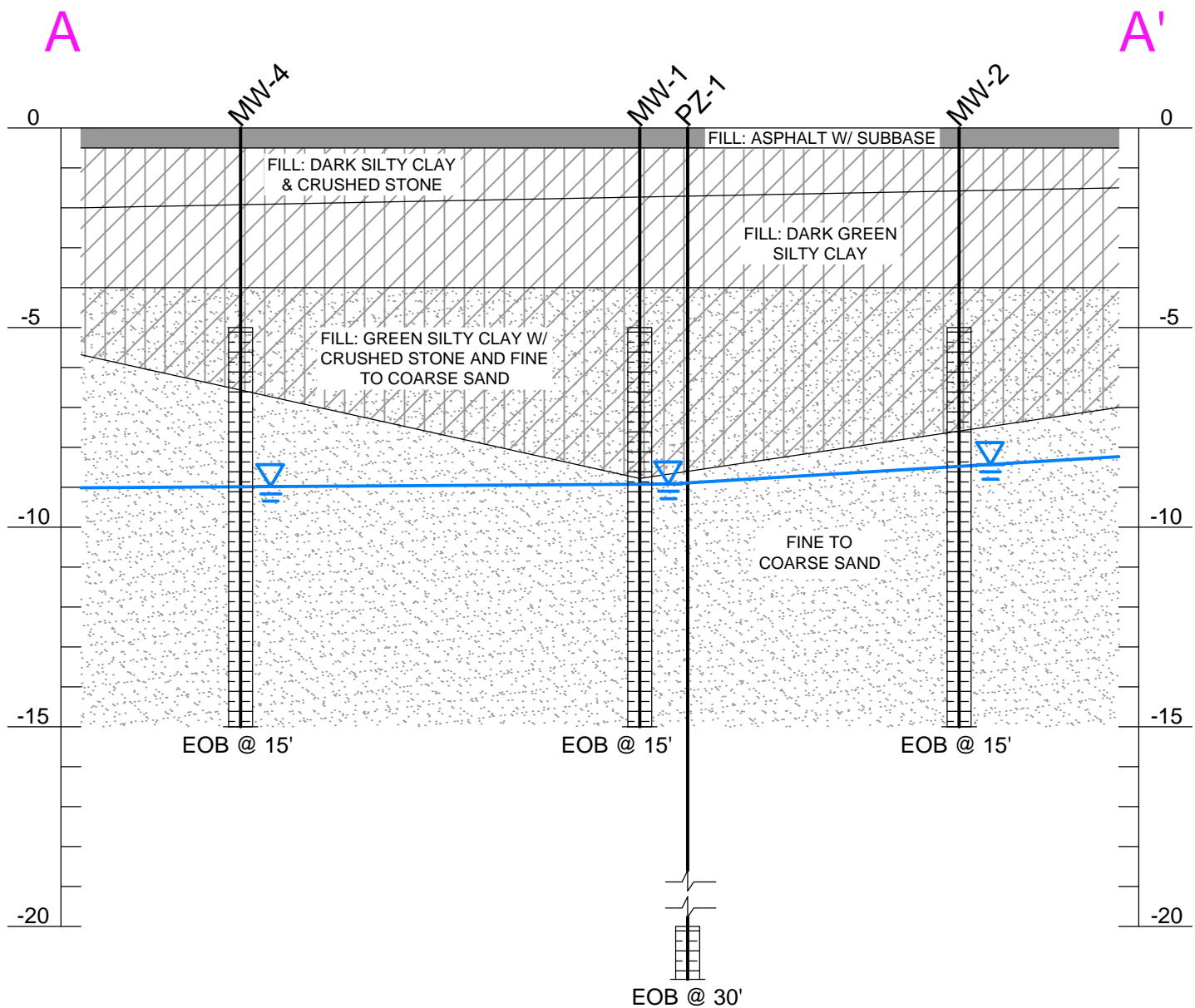
6871 S. Lovers Lane  
 Franklin, WI 53132


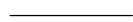



Phone: (414) 427-1200 Fax: (414) 427-1259

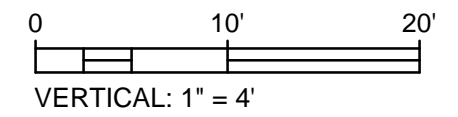
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REVIEWED BY: TJH	PROJECT NO: 403-001-010	



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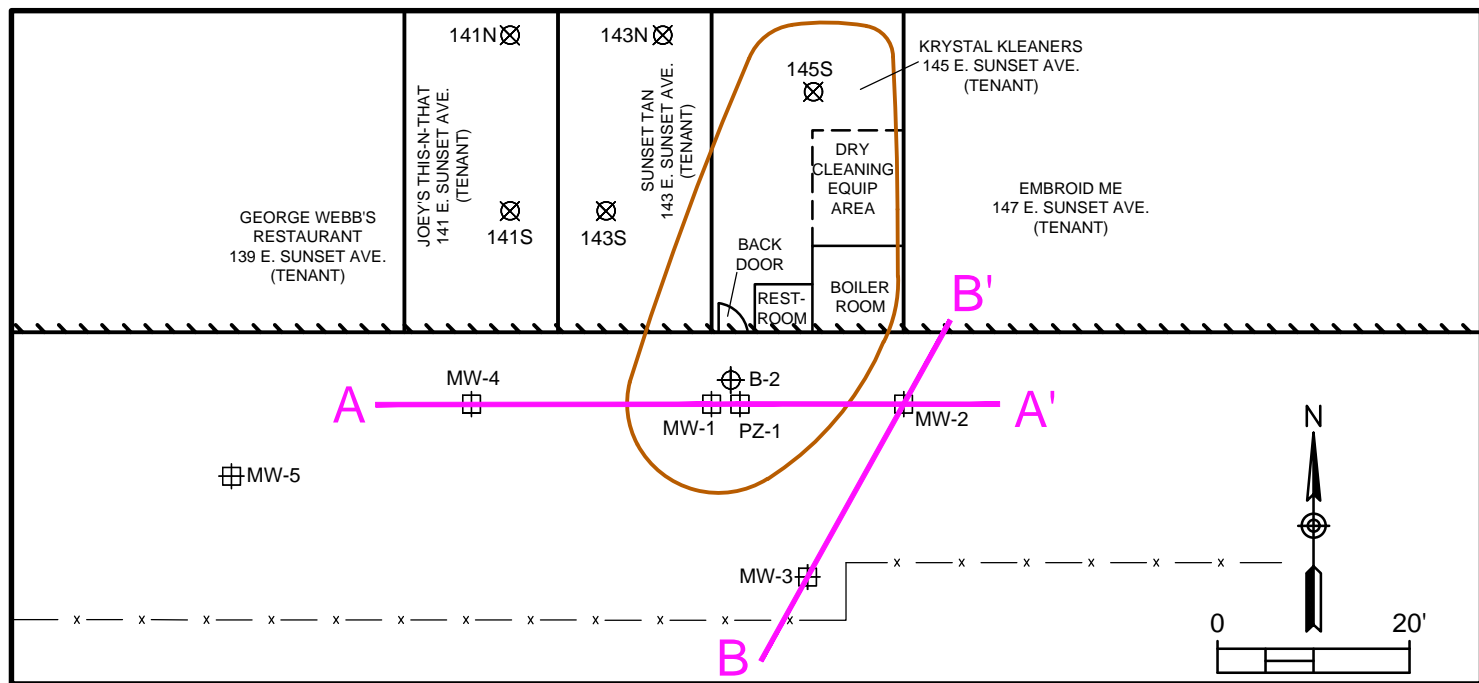
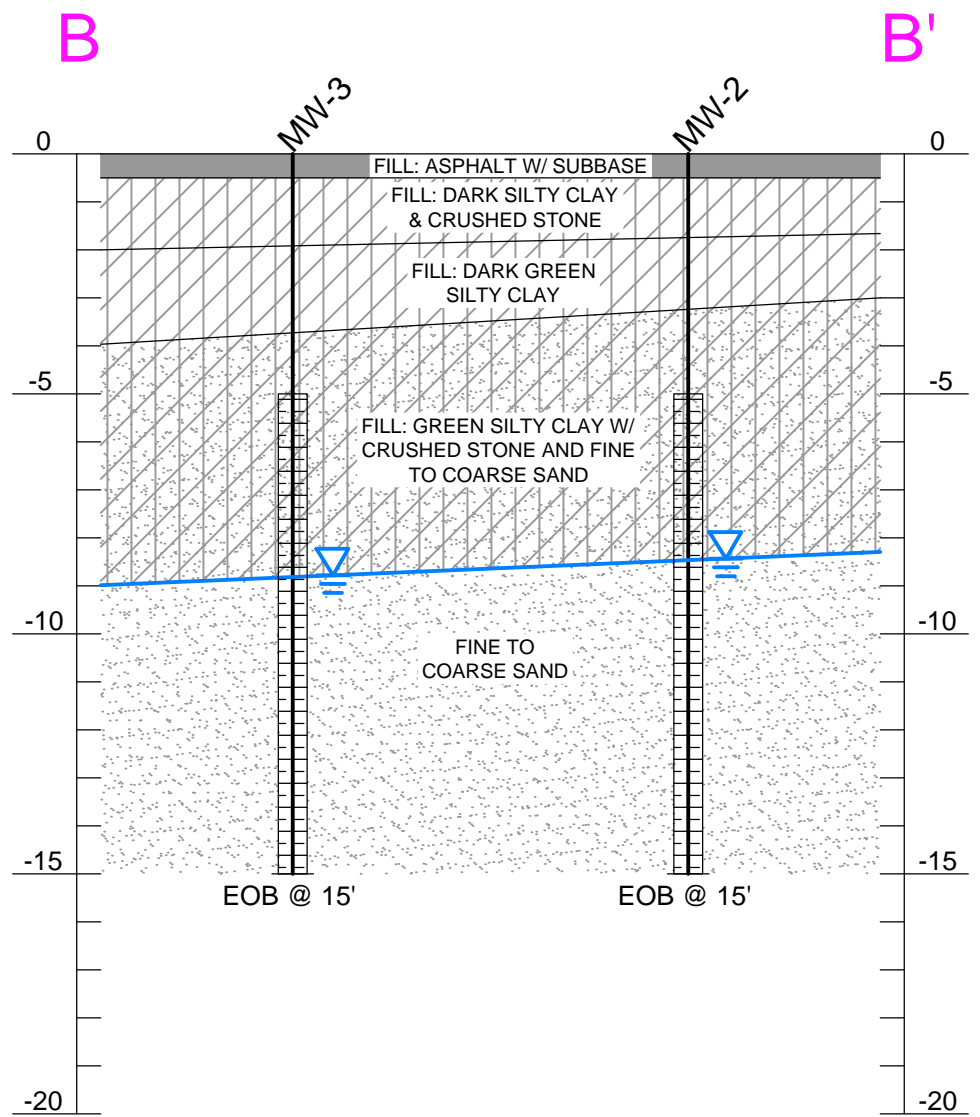
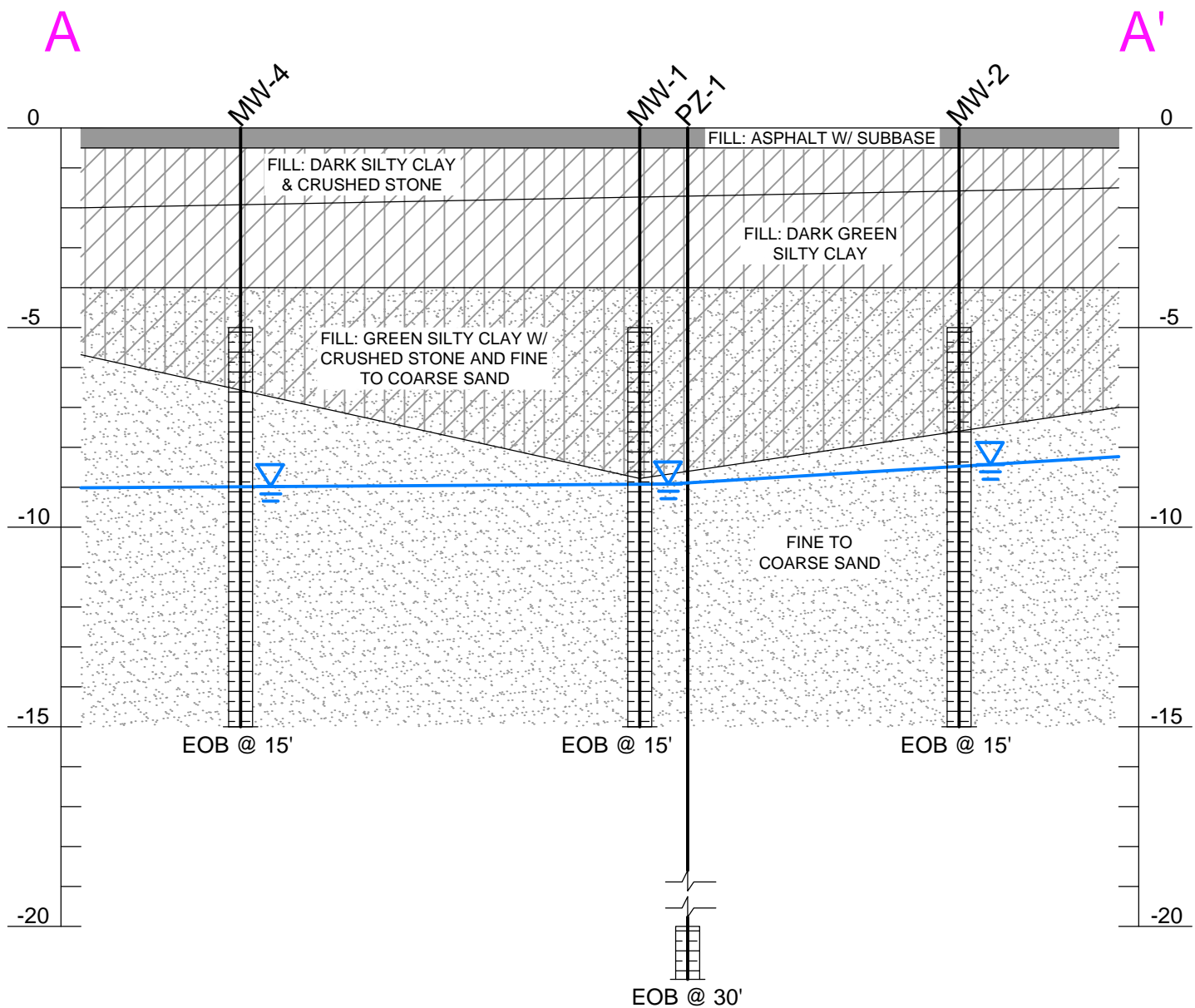



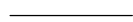



 EDGE OF BUILDING  
 FENCE  
 SOIL BORING LOCATION  
 SHALLOW SOIL SAMPLE LOCATION AND IDENTIFIER  
 SOIL BORING W/ MONITORING WELL LOCATION  
  
 ND = NON-DETECT  
 C-1,2-DCE = CIS-1,2-DICHLOROETHENE  
 PCE = TETRACHLOROETHENE  
 J = RESULT IS AN ESTIMATE BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTITATION  
 BOLD & UNDERLINED INDICATE EXCEEDANCE OF GENERIC SOIL TO GROUNDWATER PATHWAY RESIDUAL CONTAMINANT LEVELS  
 ALL RESULTS ARE SHOWN IN MILLIGRAMS PER KILLOGRAM (mg/Kg)

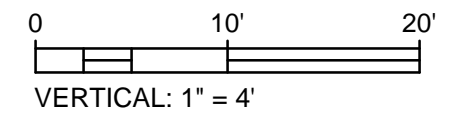


GEOLOGIC CROSS-SECTION		
131 E. SUNSET DRIVE WAUKESHA, WISCONSIN 53186		
<b>Endpoint Solutions</b>		
6871 S. Lovers Lane Franklin, WI 53132		
Phone: (414) 427-1200	DATE: 04/23/19	Fax: (414) 427-1259
DRAWN BY: NWD	REVIEWED BY: TJH	B.3.a
PROJECT NO: 403-001-010		

P:\Scherff Properties - 403\001 - 131 East Sunset Drive\CAD\001-010 Closure Figures\B.3.a\_403-001-010 Geologic Cross Sections.dwg



 EDGE OF BUILDING  
 FENCE  
 SOIL BORING LOCATION  
 SHALLOW SOIL SAMPLE LOCATION AND IDENTIFIER  
 SOIL BORING W/ MONITORING WELL LOCATION  
  
 ND = NON-DETECT  
 C-1,2-DCE = CIS-1,2-DICHLOROETHENE  
 PCE = TETRACHLOROETHENE  
 J = RESULT IS AN ESTIMATE BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTITATION  
 BOLD & UNDERLINED INDICATE EXCEEDANCE OF GENERIC SOIL TO GROUNDWATER PATHWAY RESIDUAL CONTAMINANT LEVELS  
 ALL RESULTS ARE SHOWN IN MILLIGRAMS PER KILLOGRAM (mg/Kg)



**GEOLOGIC CROSS-SECTION**

131 E. SUNSET DRIVE  
WAUKESHA, WISCONSIN 53186

**Endpoint Solutions**

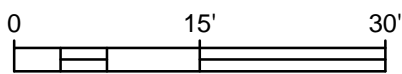
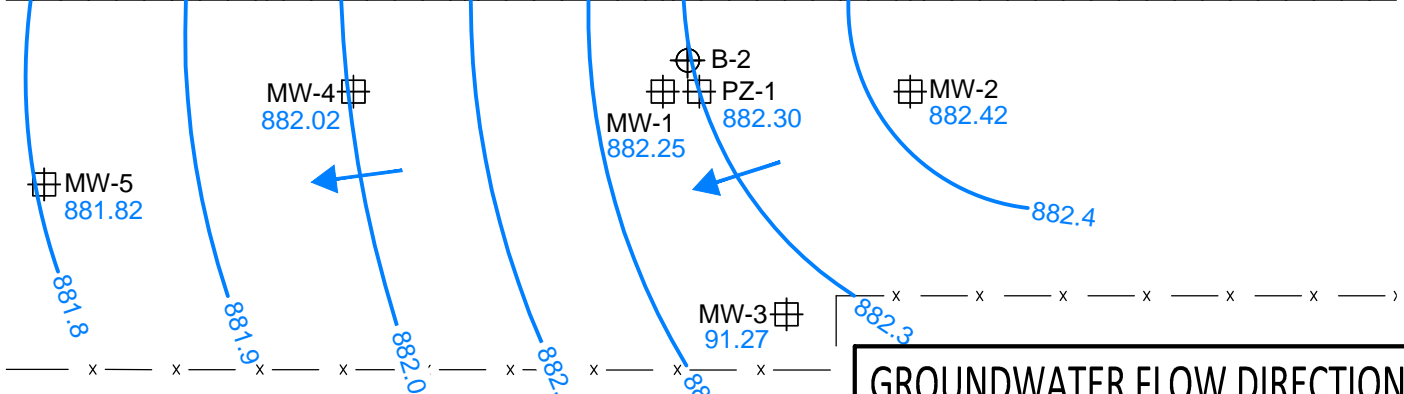
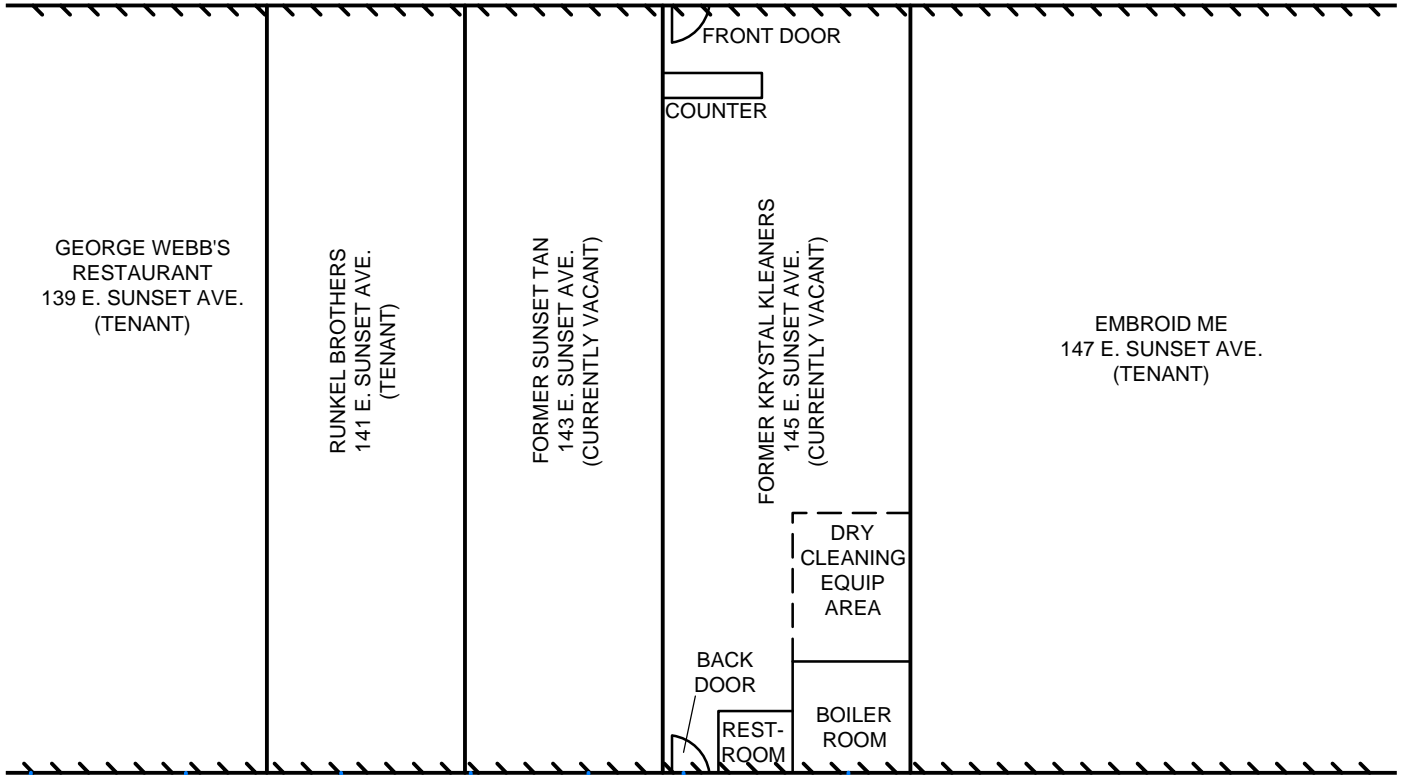
6871 S. Lovers Lane  
Franklin, WI 53132

Phone: (414) 427-1200      Fax: (414) 427-1259

DRAWN BY: NWD	DATE: 07/31/18	B.3.a
REVIEWED BY: TJH	PROJECT NO: 403-001-010	

⊕ B-1

	EDGE OF BUILDING
	FENCE
	SOIL BORING LOCATION W/ GROUNDWATER SAMPLE
	MONITORING WELL LOCATION
882.25	GROUNDWATER ELEVATION
	GROUNDWATER CONTOUR (0.5 FT CONTOUR INTERVAL)
	GROUNDWATER FLOW DIRECTION



**GROUNDWATER FLOW DIRECTION  
DECEMBER 2017**

131 E. SUNSET DRIVE  
WAUKESHA, WISCONSIN 53186

**Endpoint Solutions**

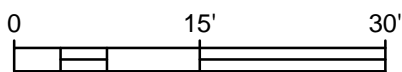
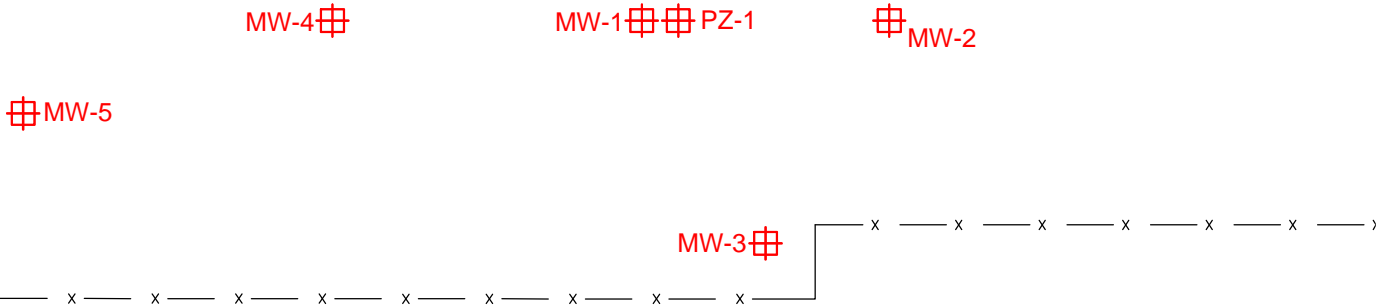
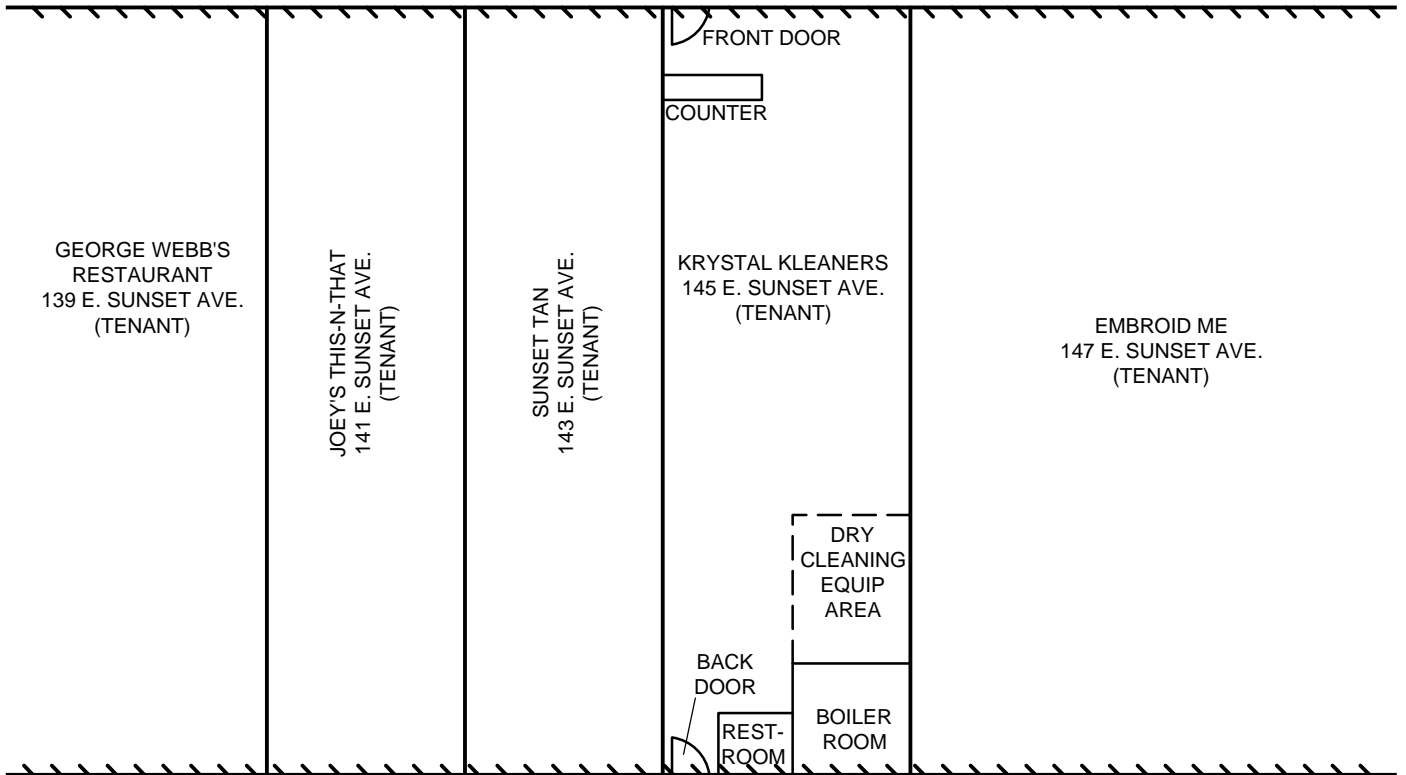
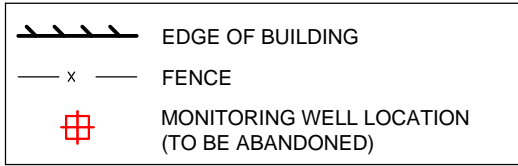
6871 S. Lovers Lane  
Franklin, WI 53132

Phone: (414) 427-1200 Fax: (414) 427-1259

DRAWN BY: NWD	DATE: 02/01/19	B.3.c.2
REVIEWED BY: TJH	PROJECT NO: 403-001-010	

P:\Scherf Properties - 403\001 - 131 East Sunset Drive\CAD\001-010 Closure Figures\B.3.c.2\_403-001-010 GW Flow Direction Dec17.dwg

SOURCE:



## MONITORING WELLS

131 E. SUNSET DRIVE  
WAUKESHA, WISCONSIN 53186

**Endpoint Solutions**

6871 S. Lover's Lane  
Franklin, WI 53132

Phone: (414) 427-1200

Fax: (414) 427-1259

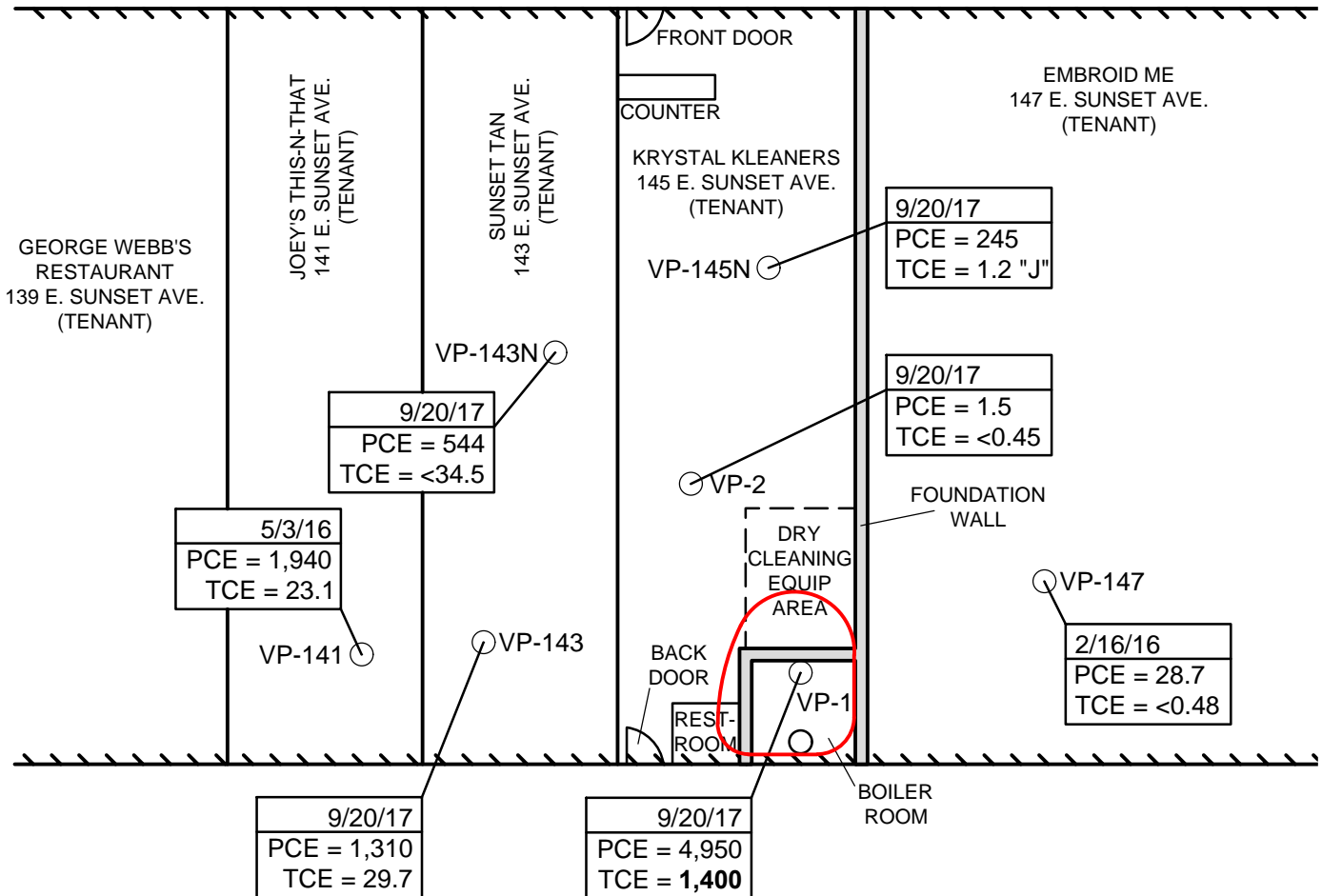
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DATE: 07/20/18

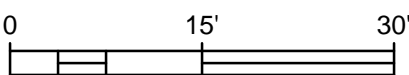
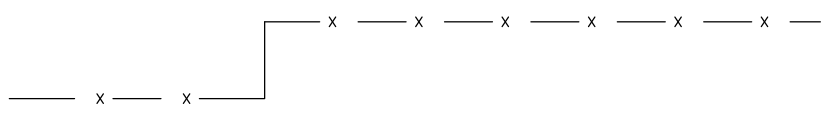
REVIEWED BY: TJH

PROJECT NO: 403-001-010

B.3.d



EDGE OF BUILDING  
 FENCE  
 EXTENT OF SMALL COMMERCIAL SUB-SLAB REGIONAL SCREENING LEVEL EXCEEDANCE  
 SUBSLAB VAPOR SAMPLING POINT LOCATION  
 PCE = TETRACHLOROETHENE  
 TCE = TRICHLOROETHENE  
 ALL RESULTS ARE SHOWN IN MICROGRAMS PER CUBIC METER (ug/m<sup>3</sup>)  
 BOLD INDICATES EXCEEDANCE OF SMALL COMMERCIAL SUB-SLAB REGIONAL SCREENING LEVEL



**VAPOR INTRUSION MAP**

131 E. SUNSET DRIVE  
WAUKESHA, WISCONSIN 53186

**Endpoint Solutions**

6871 S. Lovers Lane  
Franklin, WI 53132

Phone: (414) 427-1200 Fax: (414) 427-1259

DRAWN BY: NWD	DATE: 04/23/19	B.4.a
REVIEWED BY: TJH	PROJECT NO: 403-001-010	

## **B-4. VAPOR MAPS AND OTHER MEDIA**

### **B.4.B. OTHER MEDIA OF CONCERN**

NO OTHER MEDIA OF CONCERN HAS BEEN IDENTIFIED AT THE SITE.

## **B-4. VAPOR MAPS AND OTHER MEDIA**

B.4.C. OTHER




NOT APPLICABLE

## **B-5. STRUCTURAL IMPEDIMENT PHOTOS**

THE STRUCTURE WAS NOT AN IMPEDIMENT TO THE INVESTIGATION OR REMEDIATION OF THE CONTAMINATION PRESENT.



Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

<b>NON-HAZARDOUS WASTE MANIFEST</b>		1. Generator ID Number	2. Page 1 of <b>1</b>	3. Emergency Response Phone <b>800-424-9300</b>	4. Waste Tracking Number <b>052416SPT</b>	
5. Generator's Name and Mailing Address <b>Scherf Properties Trust II 131 East Sunset Drive Waukesha WI 53186</b>			Generator's Site Address (if different than mailing address) <b>Att: Don Scherf</b>			
6. Transporter 1 Company Name <b>Badger Disposal of WI, Inc.</b>			U.S. EPA ID Number <b>W I D 9 8 8 5 8 0 0 5 8</b>			
7. Transporter 2 Company Name			U.S. EPA ID Number			
8. Designated Facility Name and Site Address <b>Badger Disposal of WI, Inc. 5611 West Hemlock Street Milwaukee WI 53223</b>			U.S. EPA ID Number <b>W I D 9 8 8 5 8 0 0 5 8</b>			
Facility's Phone: <b>414 760-9175</b>						
9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers		11. Total Quantity	12. Unit WL/Vol.	
		No.	Type			
1.	<b>Non-regulated material</b>	<b>6</b>	<b>DM</b>	<b>330</b>	<b>G</b>	<b>NONE</b>
2.						
3.						
4.						
13. Special Handling Instructions and Additional Information <b>1)WS045001 Soil Cuttings Emergency Contact: CHEMTREC #CCN708044</b>						
14. <b>GENERATOR'S CERTIFICATION:</b> I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste.						
Generator's/Officer's Printed/Typed Name <b>Information for Scherf</b>			Signature 		Month Day Year <b>5   24   16</b>	
15. International Shipments <input type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S. Port of entry/exit: _____ Date leaving U.S.: _____						
16. Transporter Acknowledgment of Receipt of Materials						
Transporter 1 Printed/Typed Name <b>Mike Pawasun</b>			Signature 		Month Day Year <b>5   24   16</b>	
Transporter 2 Printed/Typed Name			Signature		Month Day Year	
17. Discrepancy						
17a. Discrepancy Indication Space <input type="checkbox"/> Quantity <input type="checkbox"/> Type <input type="checkbox"/> Residue <input type="checkbox"/> Partial Rejection <input type="checkbox"/> Full Rejection						
Manifest Reference Number:						
17b. Alternate Facility (or Generator)			U.S. EPA ID Number			
Facility's Phone:						
17c. Signature of Alternate Facility (or Generator)					Month Day Year	
18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a						
Printed/Typed Name <b>Sarah Webster</b>			Signature 		Month Day Year <b>5   24   16</b>	

GENERATOR

INTL

TRANSPORTER

DESIGNATED FACILITY

0341934 585602 1626071



# AZARDOUS MANIFEST

NON-HAZARDOUS MANIFEST		1. Generator's US EPA ID No.	Manifest Doc No.	2. Page 1 of 1
3. Generator's Mailing Address: End Point Solutions/Scherf Properties 131 E. Sunset Dr. Waukesha, WI 53186		Generator's Site Address (if different than mailing): Trade Treatment & Recycling 5611 W. Hemlock St Milwaukee, WI 53223 <i>131 E Sunset Dr. Waukesha, WI 53186</i>		A. Manifest Number WMNA T 585602
4. Generator's Phone 414-858-1202		B. State Generator's ID		
5. Transporter 1 Company Name Waste Management of WI Field Services		6. US EPA ID Number WID988573648		C. State Transporter's ID D. Transporter's Phone 262-509-5641
7. Transporter 2 Company Name		8. US EPA ID Number		E. State Transporter's ID F. Transporter's Phone
9. Designated Facility Name and Site Address Trade Treatment and Recycling of WI LLC 5611 W. Hemlock St. Milwaukee, WI 53223		10. US EPA ID Number WID988580056		G. State Facility ID H. State Facility Phone 866-271-0961

GENERATOR

11. Description of Waste Materials	12. Containers		13. Total Quantity	14. Unit Wt./Vol.	1. Misc. Comments
	No.	Type			
a. Groundwater WM Profile #	1	DM	300	P	Non-RCRA
b. WM Profile #					
c. WM Profile #					
d. WM Profile #					

J. Additional Descriptions for Materials Listed Above

K. Disposal Location

Cell		Level	
Grid			

15. Special Handling Instructions and Additional Information

Purchase Order # \_\_\_\_\_ EMERGENCY CONTACT / PHONE NO.: \_\_\_\_\_ EMERGENCY CONTACT \_\_\_\_\_

16. GENERATOR'S CERTIFICATE:  
I hereby certify that the above-described materials are not hazardous wastes as defined by CFR Part 261 or any applicable state law, have been fully and accurately described, classified and packaged and are in proper condition for transportation according to applicable regulations.

Printed Name: *Jim Fritsch* for Scherf Signature: *Jim Fritsch* on behalf of Scherf Month: *12* Day: *20* Year: *2017*

TRANSPORTER

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed Name: *Dawn Kelley* Signature: *Dawn Kelley* Month: *12* Day: *20* Year: *17*

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Month: \_\_\_\_\_ Day: \_\_\_\_\_ Year: \_\_\_\_\_

FACILITY

19. Certificate of Final Treatment/Disposal  
I certify, on behalf of the above listed treatment facility, that to the best of my knowledge, the above-described waste was managed in compliance with all applicable laws, regulations, permits and licenses on the dates listed above.

20. Facility Owner or Operator: Certification of receipt of non-hazardous materials covered by this manifest.

Printed Name: *Deise Michalski* Signature: *Deise Michalski* Month: *1* Day: *4* Year: *18*

White- TREATMENT, STORAGE, DISPOSAL FACILITY COPY      Blue- GENERATOR #2 COPY      Yellow- GENERATOR #1 COPY  
Pink- FACILITY USE ONLY      Gold- TRANSPORTER #1 COPY

**PROTECTIVE BARRIER AND VAPOR MITIGATION SYSTEM MAINTENANCE AND OPERATION PLAN**  
**July 3, 2019**

**PROPERTY LOCATED AT:**  
**145 EAST SUNSET DRIVE**  
**WAUKESHA, WISCONSIN**

**FID #268280430**  
**WDNR BRRTS #02-68-576741**

**Legal Description:**

The subject property is located in the northwest ¼ of the northwest ¼ of Section 14, Township 06 North, Range 19 East in the City of Waukesha, County of Waukesha, State of Wisconsin. The subject property consists of a single parcel totaling 3.01 acre. The property contains a 31,131 square foot multi-tenant retail center. The location of the subject property is depicted on **Figure D.2.a**.

The addresses associated with the subject property include 131 to 159 East Sunset Drive as separate tenant spaces/businesses. The specific address of the business that contains the referenced contamination is 145 East Sunset Drive, Waukesha, Wisconsin.

Tax Key #WAKC1350124  
Parcel ID #1350124

**Introduction**

This document is the maintenance plan for the barrier and associated vapor mitigation system at the above referenced property in accordance with s. NR 724.13(2), Wis. Admin. Code. The maintenance and operation activities relate to the existing barrier/cover and sub-slab depressurization system (SSDS) which addresses or occupies the area over the contaminated groundwater, soil and vapor.

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

- The case file in the (Wisconsin Department of Natural Resources (WDNR) Southeast regional office;
- [BRRTS on the Web](http://dnr.wi.gov/imf/imf.jsp?site=brrts2) (WDNR's internet-based data base of contaminated sites): <http://dnr.wi.gov/imf/imf.jsp?site=brrts2>; for the link to a PDF for Site-specific information at the time of closure and on continuing obligations;
- [RR Sites Map/GIS Registry Layer](#) for a map view of the Site; and
- The WDNR project manager for the referenced site and/or Waukesha County (presently Mr. James Delwiche).

**D.1 Descriptions:**

**Background**

The subject property consists of a single parcel encompassing 3.01 acres. The property contains a 31,131 square foot multi-tenant retail center.

The addresses associated with the subject property include 131 to 159 East Sunset Drive as separate tenant spaces/businesses. The specific address of the business that contains the referenced contamination is 145 East Sunset Drive, Waukesha, Wisconsin. The site is supplied with municipal water and sanitary sewer services. There are no surface water bodies in close proximity to the site.

Historically the site has been used as a dry-cleaning operation for the most part under the following company names: From 1991-1996, a One Hour Martinizing Dry Cleaning. In 2001-2006 the space was occupied by Martinizing One Hour Cleaners West and from 2006-2010 it became Carriage Cleaners. The site has been most recently occupied by Krystal Kleeners from 2010-2018. A detailed view of the area of contamination is presented on **Figure D.2.b**.

Investigation activities have been completed at the Site over the time period from 2015 to present and have included soil, groundwater and vapor sampling and analysis. Based on the work completed to date, the soil profile at the Site consists primarily of a silty clay fill followed by a tan fine to coarse sand between eight (8) and 12 ft bgs. Groundwater at the site was encountered at approximately seven (7) to eight (8) feet bgs and generally flows in a west southwesterly direction.

## **Description of Contamination**

### Soil

The extent of soil contamination was delineated and is limited to the unsaturated soils beneath the south end of the 145 East Sunset Drive tenant space, the southeast corner of the 143 East Sunset Drive tenant space and the area surrounding the MW-1 and B-2 locations to the south of the subject property building. The soil contamination does not include any direct-contact exceedances; therefore, the direct-contact pathway is not complete and will not need to be addressed. The soil exceedances are limited to the soil-to-groundwater pathway. The extent of soil impacts exceeding generic groundwater pathway Residual Contaminant Levels (RCLs), is depicted on **Figure D.2.c**. The extent of contaminated soil is also currently capped by the existing building or the existing asphalt parking lot.

### Groundwater

The vertical and horizontal extent of groundwater contamination exceeding Wisconsin Administrative Code (WAC) Chapter NR 140 Enforcement Standards (ESs) and Preventative Action Limits (PALs) for specific VOCs have been defined on the site as shown on **Figure D.2.d**. Groundwater containing elevated concentrations of VOCs is located at a depth of approximately seven (7) to eight (8) feet below ground surface (bgs). The lateral extent of the plume has been delineated to extend approximately 50 feet west-southwest from the 145 East Sunset Drive tenant space. While the groundwater elevation data indicates a downward vertical gradient, the groundwater sample collected from piezometer PZ-1 did not contain any detections of tetrachloroethene (PCE), trichloroethene (TCE) or their daughter products. The downgradient extent of the groundwater plume does not extend off the Site.

During the most recent groundwater sampling event conducted in December 2017, PAL exceedances for PCE were detected in the samples collected from monitoring wells MW-1 and MW-3, and a PAL exceedance for TCE was detected in the groundwater sample collected from MW-4.

### Vapor

Sub-slab vapor samples were collected from the 145 East Sunset Drive tenant space and each of the adjoining tenant spaces; 147 East Sunset Drive to the east, and 143 East Sunset Drive to the west for VOC analysis. The sub-slab vapor sample collected from the 143 East Sunset Drive tenant space did not

contain any concentrations which exceeded the published Small Commercial Sub-Slab Regional Screening Levels. The sub-slab vapor samples collected from the 143 and 145 East Sunset Drive tenant spaces contained concentrations of PCE and TCE which both exceeded published Small Commercial Sub-Slab Regional Screening Levels. The sub-slab vapor screening results are depicted on **Figure D.2.e**. The results are as follows:

- 145 East Sunset Drive: Sub-slab vapor samples collected from VP-1 and VP-2 historically contained concentrations of PCE and TCE which exceeded their respective Small Commercial Sub-Slab Regional Screening Levels; however, following the installation and operation of the Sub-Slab Venting System, only the concentration of TCE at the VP-1 location continued to exceed its Small Commercial Sub-Slab Regional Screening Level.
- 143 East Sunset Drive: The original sub-slab vapor sample collected from the 143 East Sunset Drive tenant space contained concentrations of PCE and TCE which exceeded their respective Small Commercial Sub-Slab Regional Screening Levels; however, following the installation and operation of the Sub-Slab Venting System, neither the concentration of PCE or TCE continued to exceed their respective Small Commercial Sub-Slab Regional Screening Levels.

## **PROTECTIVE BARRIERS**

### Description and Purpose of the Protective Barriers/Cover to be Maintained

The concrete slab on grade building and the asphalt parking lot to the south of the 143 and 145 East Sunset Drive tenant spaces adequately cover the contaminated soil, groundwater and vapor, **Figure D.2.f**.

The slab-on-grade and paved parking lot will act as a barrier to minimize additional future soil-to-groundwater contaminant migration. Further, it provides a surface seal for the vapor mitigation system installed at the site, to capture and release to the atmosphere any harmful vapors before they can migrate to indoor air spaces and pose a potential health risk.

### Type

The barrier/cover consists of approximately three (3) inches of concrete inside the building (slab on grade). Outside and adjacent to the building, the cover consists of approximately 3 inches of bituminous asphalt. The barrier is expected to function adequately based on the current use of the site unless disturbed. Photographs of the Protective Barrier/Cover System may be found in **Attachment D.3**.

### Inspections

The barrier inside and outside the building should be inspected once a year, in the spring preferably, after all snow and ice is gone and evaluated for deterioration, cracks, displacement, settling or any other potential problems. The inspections will be performed by the property owner or their designated representative. Inspections will be performed to evaluate any damage due to settling, exposure to the weather, wear from traffic, age or other factors. Any areas that show damage in which soils are exposed or likely to become exposed or where infiltration from the surface could occur should be noted, subsequently repaired and documented.

A log of the inspections and repairs will be maintained by the Site owner. An example Inspection and Maintenance Log (WDNR Form 4400-305) is attached as **Attachment D.4**. The log will include

recommendations for the repair of any areas of damaged cover, including any recommendations for improving Site conditions to avoid future damage to the cover. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the Site owner and available for submittal or inspection by the WDNR representatives upon their request.

#### Maintenance Activities

If problems are noted during the annual inspections or at any other time, repairs will be scheduled as soon as practical. The barrier will be restored to meet original conditions. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE).

The owner must also sample any soil excavated for 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 all applicable local, state and federal law.

The property owner, in order to maintain the integrity of the barrier, will maintain a copy of this Maintenance Plan either at the site or at the property owners address (if there is no acceptable place to keep it at the site). The property owner must make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

### **SUB-SLAB DEPRESSURIZATION SYSTEM (SSDS) at 145 East Sunset Drive**

#### Description and Purpose of the SSDS System

Elevated concentrations of PCE and TCE above their respective Small Commercial Sub-Slab Regional Screening Level were detected beneath the 143 and 145 East Sunset Drive tenant spaces, see Vapor Intrusion Map in **Figure D.2.e**. Therefore, to address the presence of contaminants a Vapor Mitigation System or SSDS was designed.

The SSDS consists of solvent-glued PVC pipe which penetrates the slab-on-grade in two (2) locations. A rubberized latex caulk was utilized to seal the suction pipe penetrations through the slab-on-grade. A RadonAway HS Series fan was installed on the south exterior wall of the building to provide suction to the two (2) penetrations. Photographs of the installed mitigation system may be found in **Attachment D.3**.

#### Inspections

The operation of the SSDS system should be inspected at a minimum quarterly for the first year and once a year thereafter. The inspections are to be performed by the Site owner, informed tenant and/or a designated representative. The inspections will be performed to evaluate the system for proper operation and/or damage due to wear and tear. Any mechanical issues should be noted, repaired and documented accordingly.

A log of the inspections and repairs will be maintained by the Site owner. An example Inspection and Maintenance Log (WDNR Form 4400-305) is attached as **Attachment D.4**. The log will include recommendations for the repair of any areas of the SSDS, including any recommendations for improving

Site conditions to avoid future damage to the system. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the Site owner and available for submittal or inspection by the WDNR representatives upon their request.

The inspection should include at a minimum the following items:

- Check fan to make sure it is operating and listen for any unusual noises or vibrations;
- Verify through a manometer measurement that the system is operating properly. In order to do this properly, the meter should be read from the side of the gauge that is attached to the tubing (fan). The column of water on this side should be higher (indicating a vacuum or suction on the system) than the other side of the gauge (opposite that of the tubing) and should measure at least a 1.0 on the gauge while the fan is operating;
- Assess pipe connections and supports to make sure they are secure;
- Inspect the concrete slab-on-grade around the two (2) vapor suction points/pipes to ensure the pipes are sufficiently sealed to prevent short-circuiting of indoor air into the SSDS.
- Periodically inspect the exterior fan roof vent to make sure there is no damage or obstructions to the outward flow of air.

#### Maintenance Activities

If problems are noted during the annual inspections or at any other time of the SSDS, repairs will be scheduled as soon as practical. Maintenance actions, can include repairs or replacement of equipment. In the event that maintenance activities are necessary, the owner must inform maintenance workers of the exposure hazards and provide them with the appropriate PPE. The SSDS must be restored to meet original conditions if any repairs are necessary. Any replacement equipment will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor. The Site owner, in order to maintain the integrity of the system will maintain a copy of this Maintenance Plan at the Site and make it available to all interested parties for viewing.

#### Prohibition of Activities and Notification of DNR Prior to Actions Affecting an SSDS

Note, if Site uses or facility layouts change any components or operational abilities of the barrier system or the SSDS as describe herein, the Site property owner will contact DNR 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, Wis. Adm. Code.

#### Amendment or Withdrawal of Maintenance Plan

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

**Contact Information**

May 31, 2019

**Site Owner:** Mr. Don Scherf  
1700 Howlett Lane  
Waukesha, WI 53186  
(414) 550-2229

**Signature:**

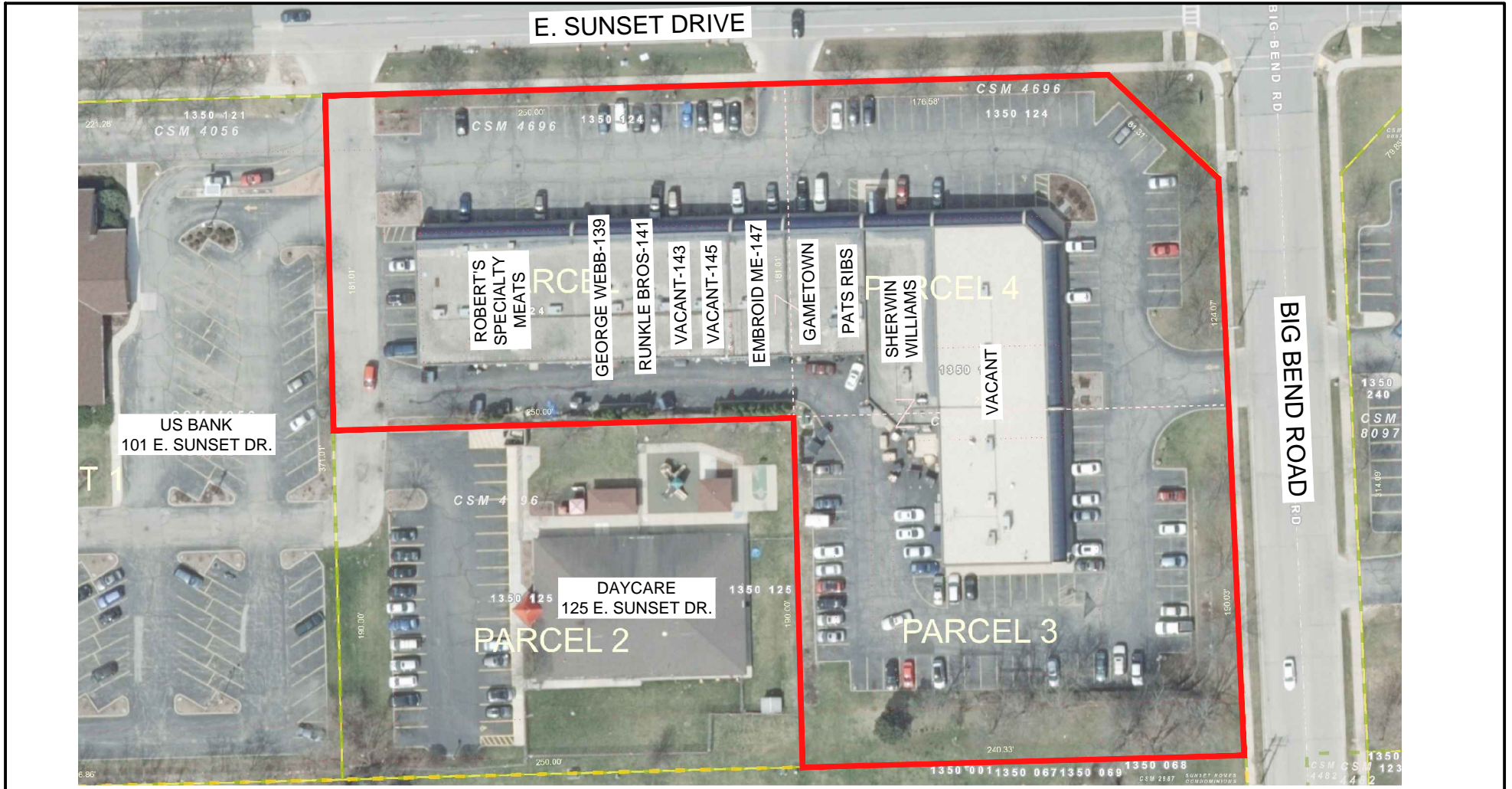
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(WDNR may request signature of affected property owners, on a case-by-case basis)

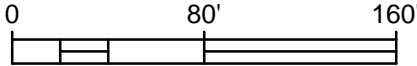
**Consultant:** Endpoint Solutions Corp/Robert Cigale  
6871 S. Lovers Lane  
Franklin, WI 53132  
(414) 427-1200

**WDNR:** Mr. James Delwiche, Hydrogeologist  
Wisconsin Department of Natural Resources  
141 NW Barstow Street, Room 180  
Waukesha, WI 53188  
(262) 574-2145  
[Jim.Delwiche@wisconsin.gov](mailto:Jim.Delwiche@wisconsin.gov)





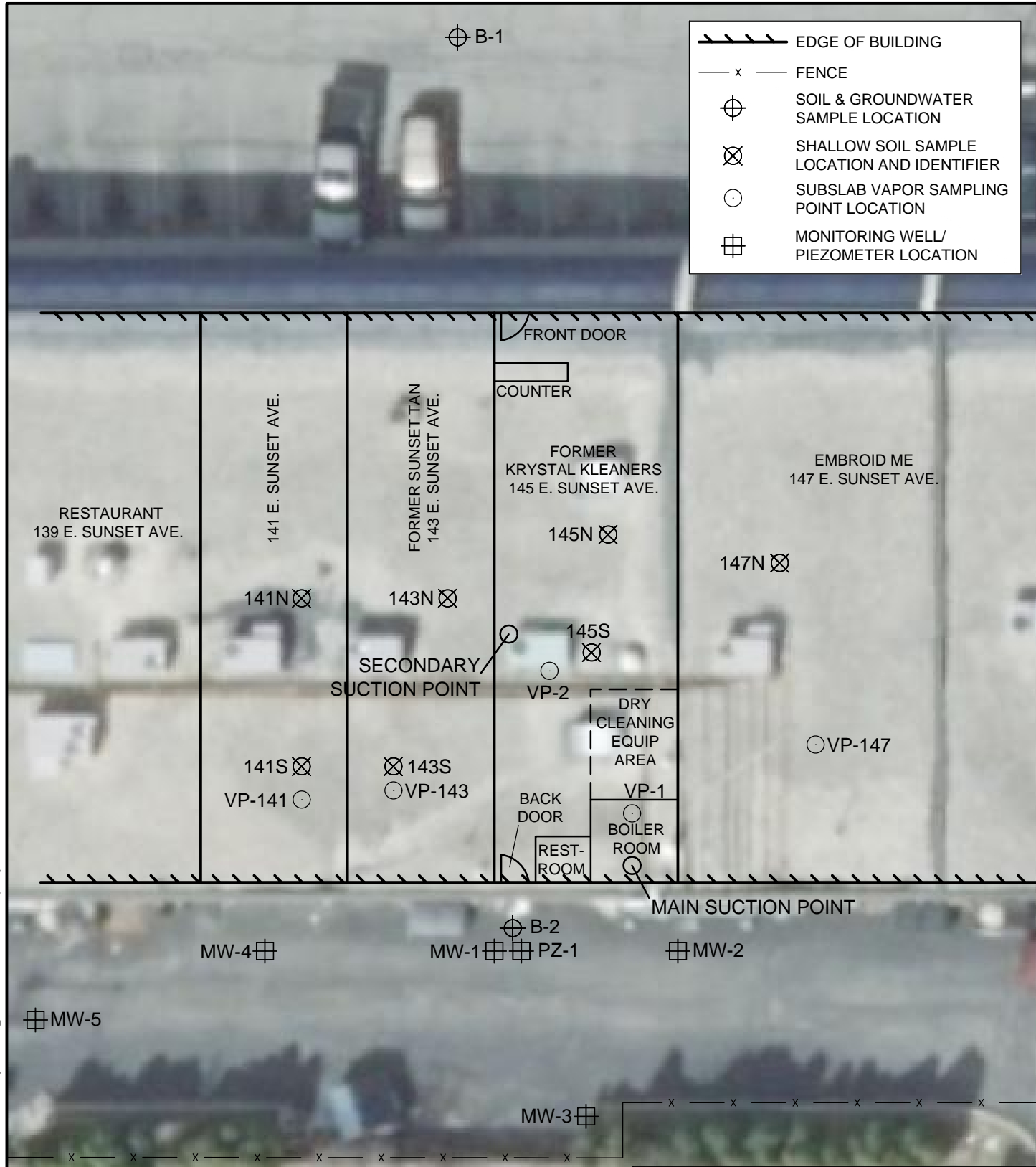
 SUBJECT PROPERTY



<b>SITE MAP</b>		
131 E. SUNSET DRIVE WAUKESHA, WISCONSIN 53186		
<b>Endpoint Solutions</b>		
6871 S. Lovers Lane Franklin, WI 53132		
Phone: (414) 427-1200		Fax: (414) 427-1259
DRAWN BY: NWD	DATE: 05/16/19	D.2.a
REVIEWED BY: RAC	PROJECT NO: 403-001-010	

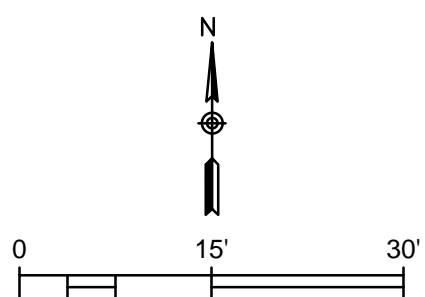
⊕ B-1

	EDGE OF BUILDING
	FENCE
	SOIL & GROUNDWATER SAMPLE LOCATION
	SHALLOW SOIL SAMPLE LOCATION AND IDENTIFIER
	SUBSLAB VAPOR SAMPLING POINT LOCATION
	MONITORING WELL/PIEZOMETER LOCATION

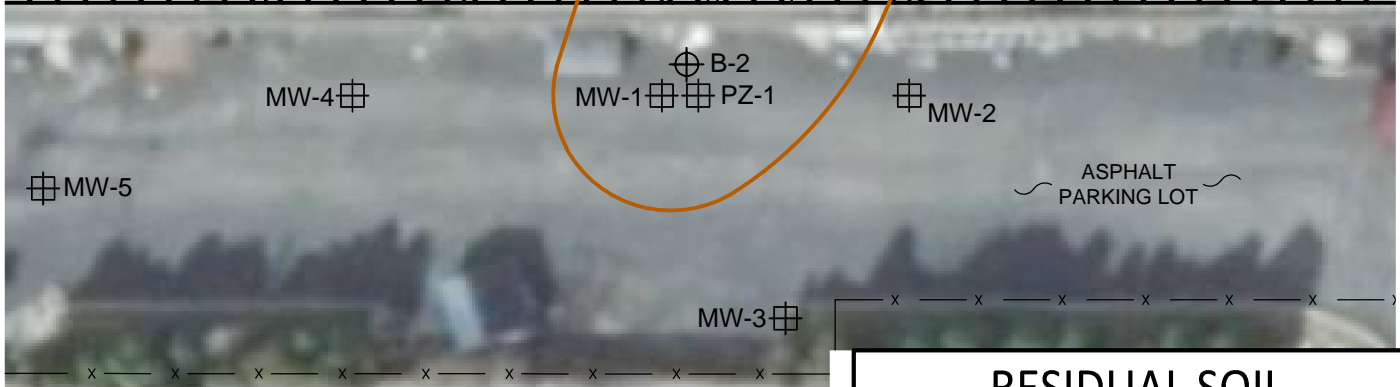
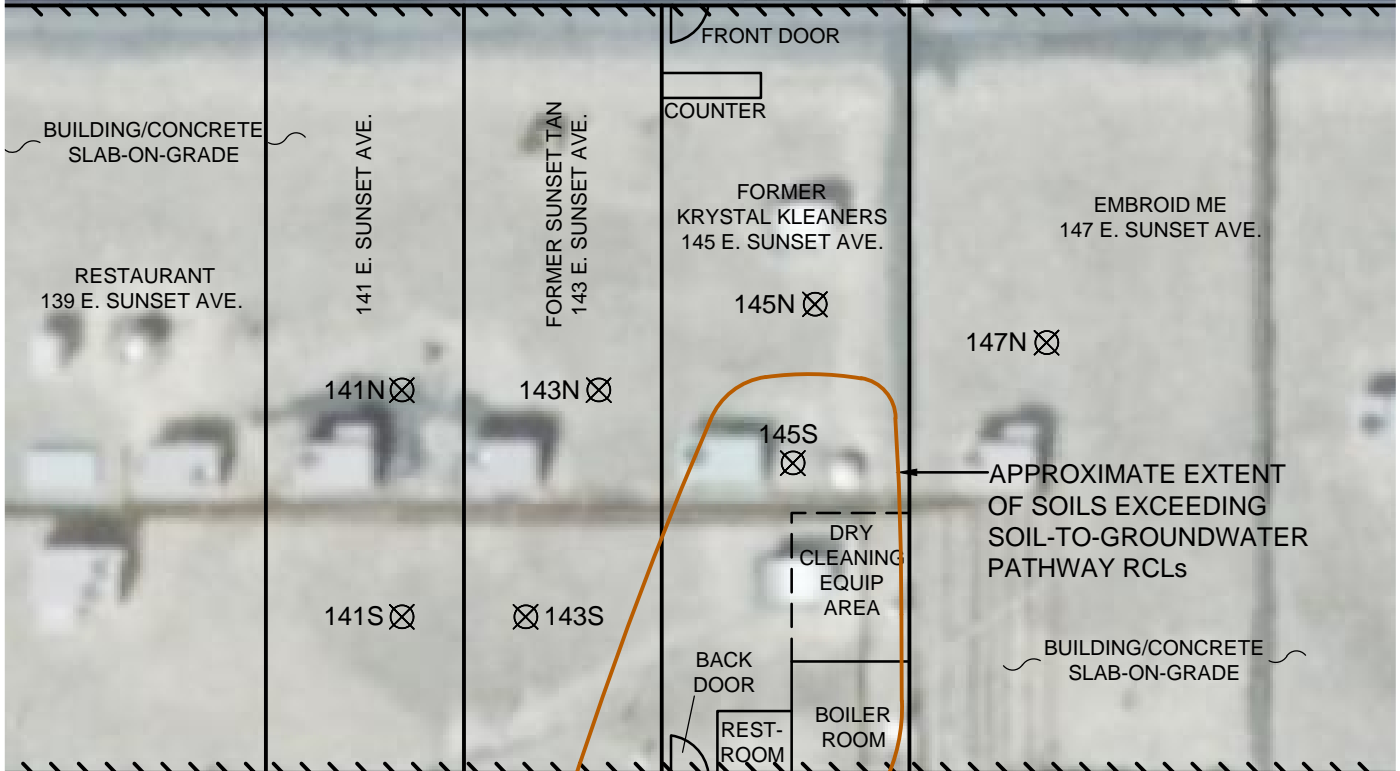
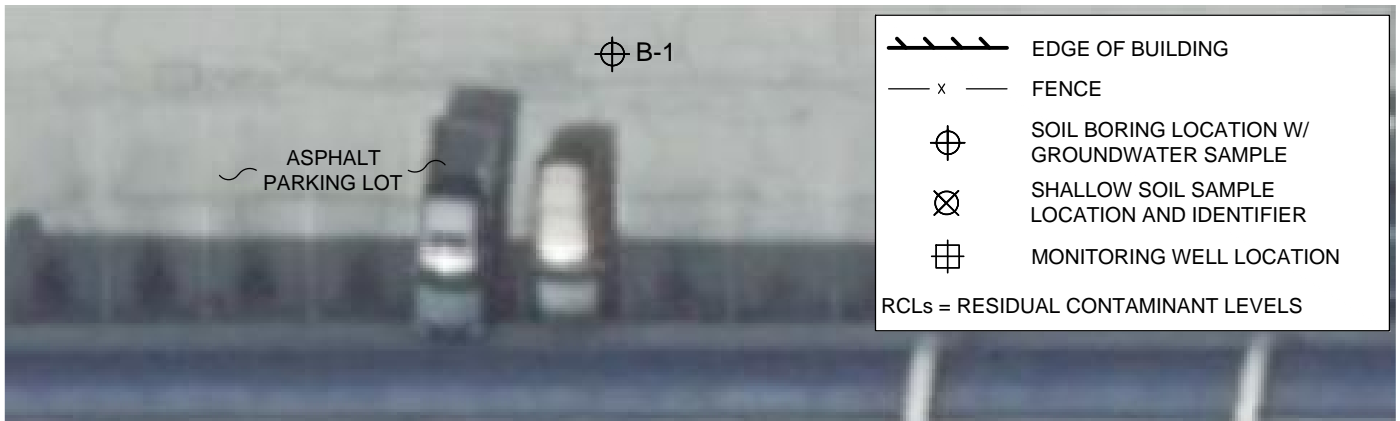


P:\Scherf Properties - 403\001 - 131 East Sunset Drive\CAD\001-010 Closure Figures\D.2\_b\_403-001-010 Detailed Site Map.dwg

SOURCE: WAUKESHA COUNTY GIS



<b>DETAILED SITE MAP</b>		
131 E. SUNSET DRIVE WAUKESHA, WISCONSIN 53186		
<b>Endpoint Solutions</b>		
6871 S. Lovers Lane Franklin, WI 53132		
Phone: (414) 427-1200		Fax: (414) 427-1259
DRAWN BY: NWD	DATE: 05/16/19	D.2.b
REVIEWED BY: RAC	PROJECT NO: 403-001-010	



# RESIDUAL SOIL CONTAMINATION

131 E. SUNSET DRIVE  
WAUKESHA, WISCONSIN 53186






**Endpoint Solutions**

6871 S. Lovers Lane  
Franklin, WI 53132  
Phone: (414) 427-1200 Fax: (414) 427-1259

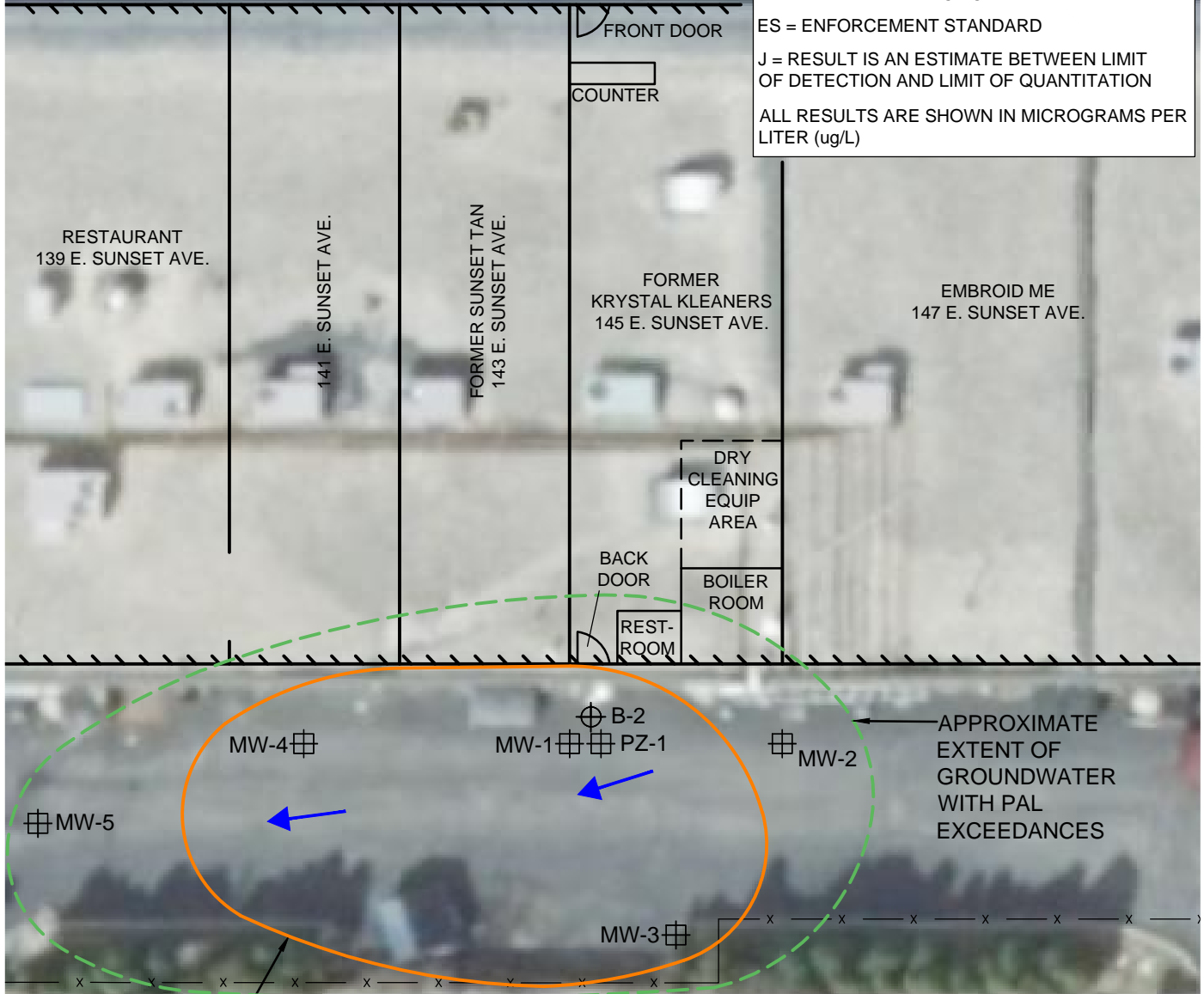
DRAWN BY: NWD	DATE: 05/16/19	D.2.c
REVIEWED BY: RAC	PROJECT NO: 403-001-010	

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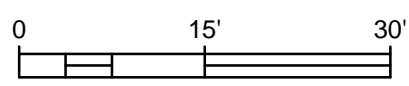
⊕ B-1

-  EDGE OF BUILDING
-  FENCE
-  SOIL BORING LOCATION W/  
GROUNDWATER SAMPLE
-  MONITORING WELL LOCATION
-  GROUNDWATER FLOW  
DIRECTION

ND = NOT DETECTED  
 PCE = TETRACHLOROETHENE  
 TCE = TRICHLOROETHENE  
 PAL = PREVENTIVE ACTION LIMIT  
 ES = ENFORCEMENT STANDARD  
 J = RESULT IS AN ESTIMATE BETWEEN LIMIT  
 OF DETECTION AND LIMIT OF QUANTITATION  
 ALL RESULTS ARE SHOWN IN MICROGRAMS PER  
 LITER (ug/L)



APPROXIMATE  
EXTENT OF  
GROUNDWATER  
WITH ES  
EXCEEDANCES



## GROUNDWATER ISOCONCENTRATION

131 E. SUNSET DRIVE  
WAUKESHA, WISCONSIN 53186

**Endpoint Solutions**

6871 S. Lovers Lane  
Franklin, WI 53132

Phone: (414) 427-1200

Fax: (414) 427-1259

DRAWN BY: NWD

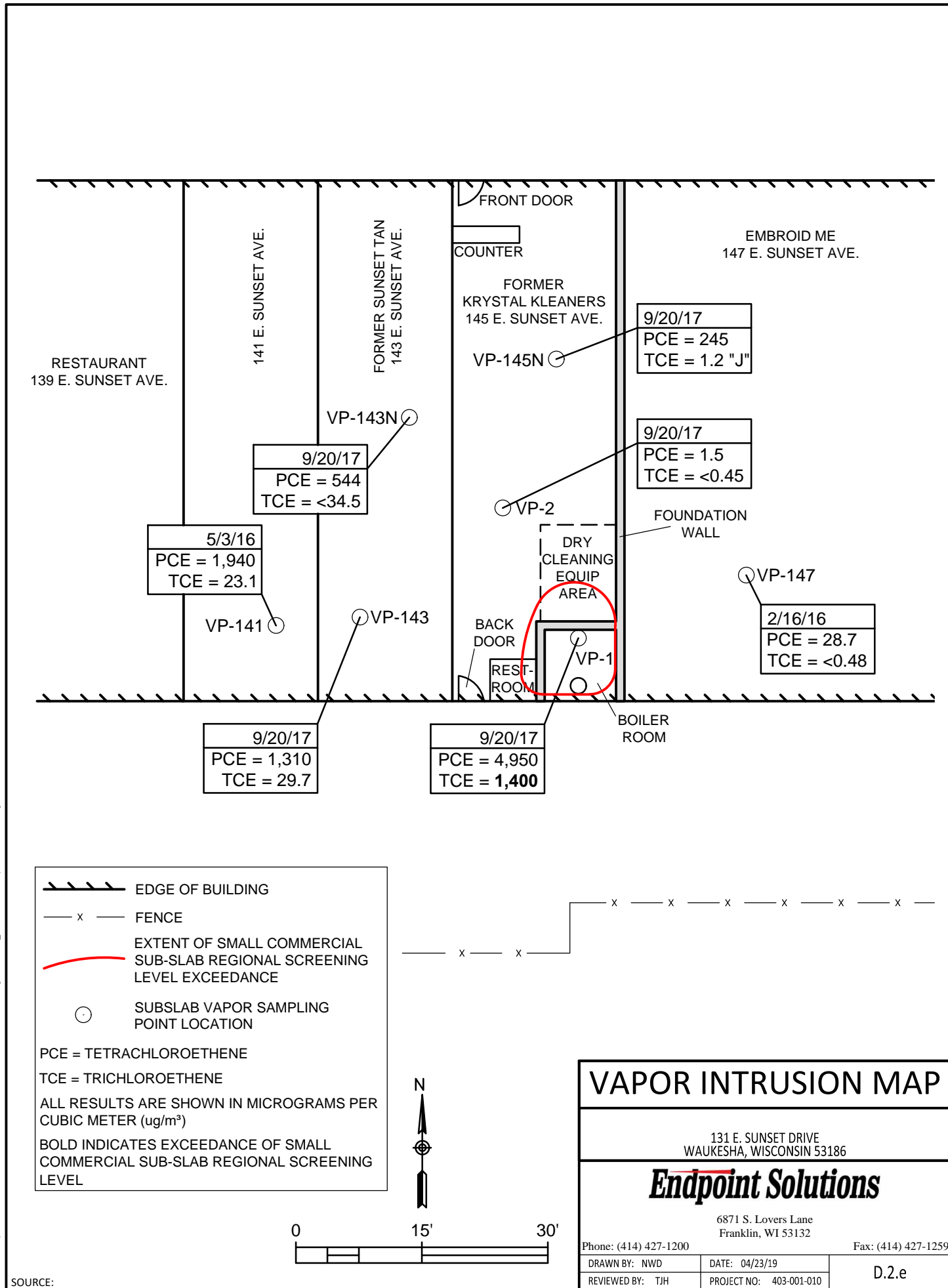
DATE: 05/16/19

D.2.d

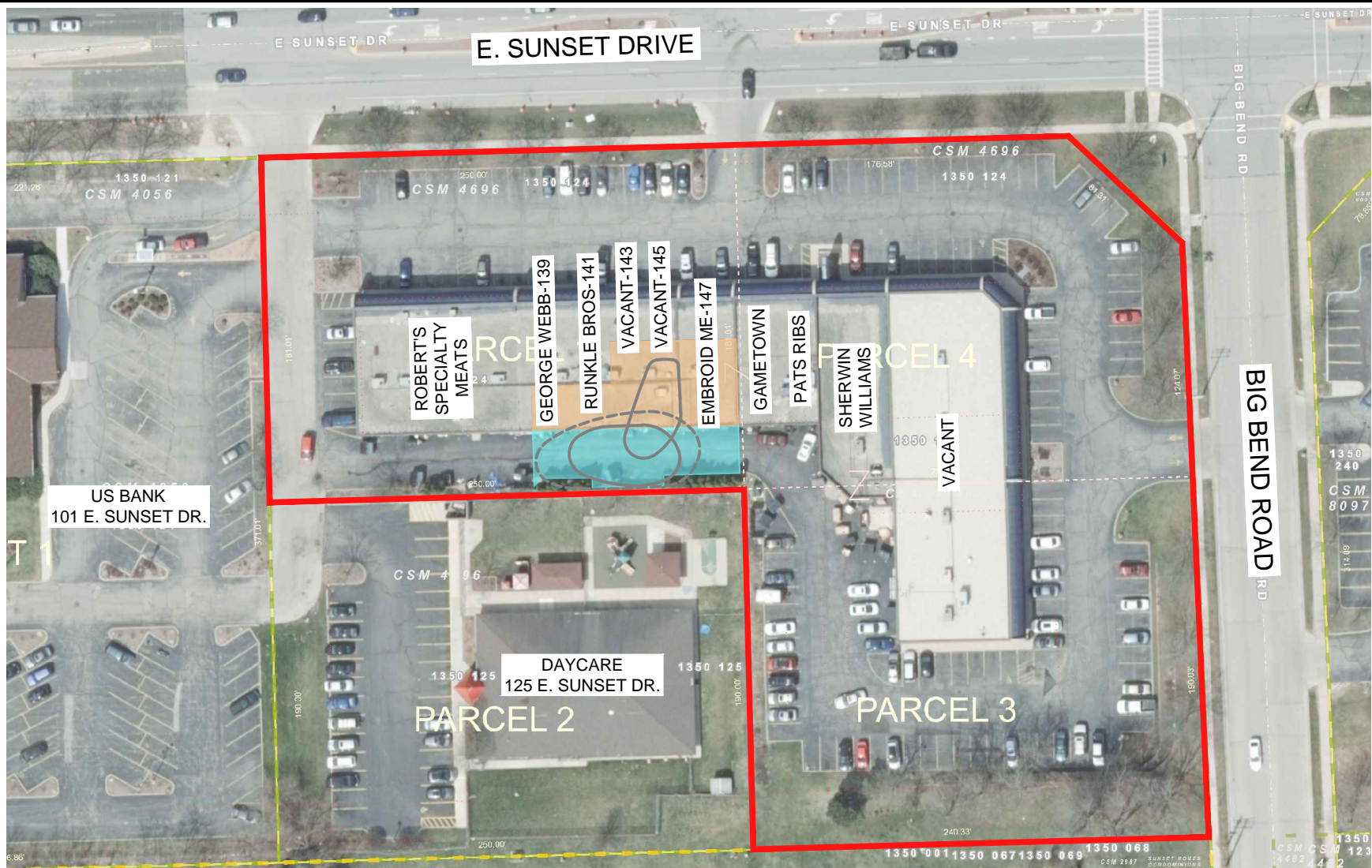
REVIEWED BY: RAC

PROJECT NO: 403-001-010

P:\Scherf Properties - 403\001 - 131 East Sunset Drive\CAD\001-010 Closure Figures\D.2.e\_403-001-010 Vapor Intrusion.dwg



SOURCE:

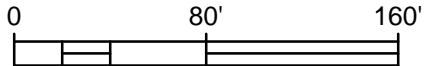


US BANK  
101 E. SUNSET DR.

DAYCARE  
125 E. SUNSET DR.

PARCEL 2

PARCEL 3



- SUBJECT PROPERTY
- BUILDING CONCRETE SLAB-ON-GRADE BARRIER
- PAVEMENT BARRIER

## SITE PROTECTION BARRIER

131 E. SUNSET DRIVE  
WAUKESHA, WISCONSIN 53186

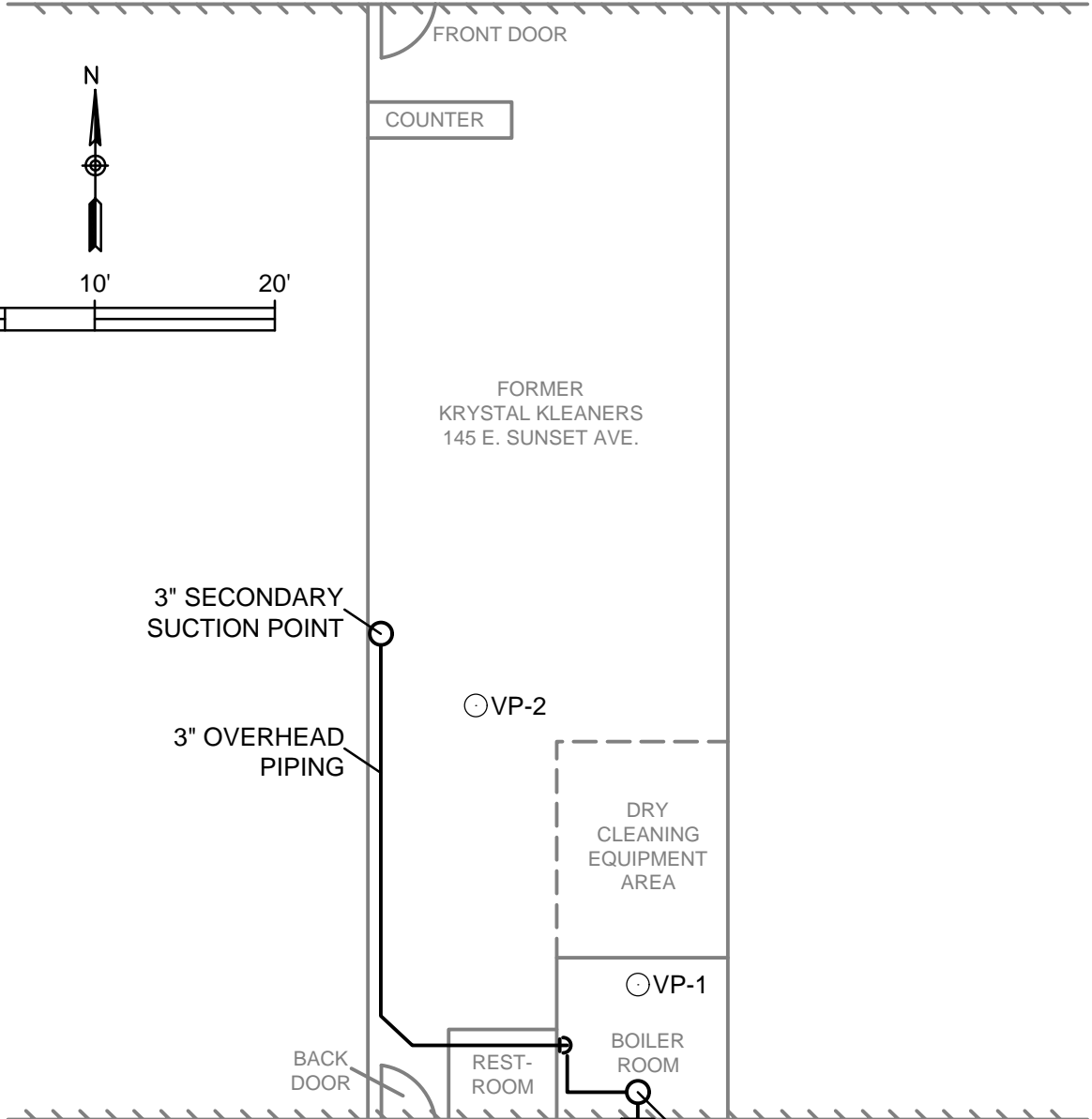
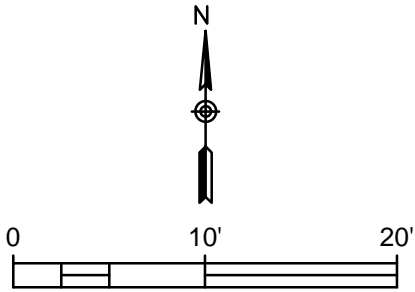
**Endpoint Solutions**

6871 S. Lovers Lane  
Franklin, WI 53132

Phone: (414) 427-1200      Fax: (414) 427-1259

DRAWN BY: NWD	DATE: 05/16/19	D.2.f
REVIEWED BY: RAC	PROJECT NO: 403-001-010	

⊕ B-1



⊕ B-2

EDGE OF BUILDING  
 SOIL & GROUNDWATER SAMPLE LOCATION  
 SUBSLAB VAPOR SAMPLING POINT LOCATION  
**NOTE:**  
 INTERIOR FEATURES NOT TO SCALE BUT LOCATED BASED ON BEST ESTIMATE.

### SUB-SLAB MITIGATION SYSTEM

131 E. SUNSET DRIVE  
WAUKESHA, WISCONSIN 53186

## Endpoint Solutions

6871 S. Lover's Lane  
Franklin, WI 53132

Phone: (414) 427-1200

Fax: (414) 427-1259

DRAWN BY: NWD

DATE: 05/16/19

REVIEWED BY: RAC

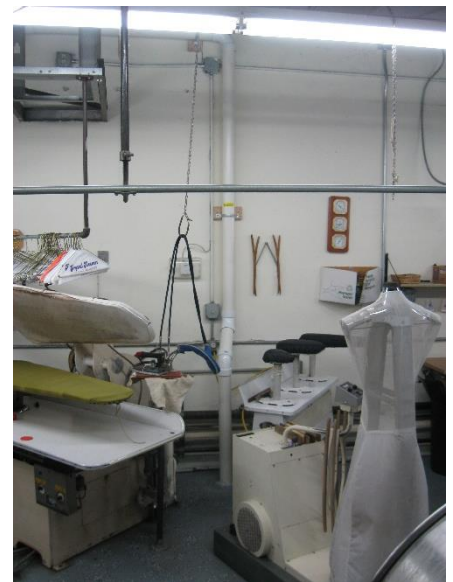
PROJECT NO: 403-001-010

D.2.g



1. 3" secondary suction pipe penetration.

2. 3" secondary suction pipe routing.



3. 3" secondary suction pipe overhead routing.

**D.3 - SITE PHOTOGRAPHS**

145 E SUNSET DRIVE

WAUKESHA, WI 53186

PROJECT NO:  
403-001-006

**Endpoint**





4. 3" secondary suction pipe overhead routing.

5. Manometer on 3" main suction pipe after fan install.



6. Exterior fan installation.

**D.3 - SITE PHOTOGRAPHS**

145 EAST SUNSET DRIVE

WAUKESHA, WISCONSIN 53186

PROJECT NO:  
403-001-006

**Endpoint**

8/22/2018

Waukesha, Wisconsin - Google Maps



10. South side of building looking East. The back door of Krystal Kleeners (on left) and asphalt protective barrier with MW-1, PZ-1 (foreground), MW2 (right) and MW-2 (in background).

8/22/2018

Waukesha, Wisconsin - Google Maps



11. Protective barrier of asphalt in parking lot. MW-1 and PZ-1 outside the back door of Krystal Kleeners.

**D.3 - SITE PHOTOGRAPHS**

145 EAST SUNSET DRIVE

WAUKESHA, WISCONSIN 53186

PROJECT NO:  
403-001-006

**Endpoint**

**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 <b>Krystal Kleeners</b>	BRRTS No. <b>02-68-576741</b>
---	----------------------------------

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?
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N

{Click to Add/Edit Image}

Date added:

Title:

{Click to Add/Edit Image}

Date added:

Title:

## **E. MONITORING WELLS**

ALL MONITORING WELLS HAVE BEEN LOCATED AND WILL BE PROPERLY ABANDONED UPON THE DNR GRANTING  
CONDITIONAL CLOSURE OF THE SITE.



000118 JUN -28

STATE BAR OF WISCONSIN FORM 1 - 1999  
**WARRANTY DEED**

3391789

REGISTER'S OFFICE  
WAUKESHA COUNTY, WI  
RECORDED ON

06-02-2006 9:05 AM

MICHAEL J. HASLINGER  
REGISTER OF DEEDS

REC. FEE: 6.00  
REC. FEE-CO: 5.00  
REC. FEE-ST: 2.00  
TRAN. FEE: 2565.00  
TRAN. FEE-STAT: 10260.0  
PAGES: 2

This Deed, made between SUNSET FIELDS LLC, a Wisconsin limited liability company

Grantor, and SCHERF PROPERTIES TRUST II dated 7/17/92

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

Parcels One (1), Three (3) and Four (4) of CERTIFIED SURVEY MAP NO. 4696, being a Re-division of Lot Two (2) of Certified Survey Map No. 4056, being a part of the Northwest One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Fourteen (14), in Township Six (6) North, Range Nineteen (19) East, in the City of Waukesha, County of Waukesha, State of Wisconsin, recorded in the Office of the Register of Deeds for Waukesha County on April 19, 1985 in Volume 38 of Certified Survey Maps on Page 13, as Document No. 1293018.

Recording Area

Name and Return Address  
Attorney John Remmers  
Cramer, Multhaupt & Hammes, LLP  
1601 East Racine Avenue  
Waukesha, WI 53186

WAKC 1350-124

Parcel Identification Number (PIN)

This is not homestead property.

(ix) (is not)

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except See attached Exhibit A

Dated this 26 day of May, 2006

TRANSFER  
\$ 12,825.00  
FEE

SUNSET FIELDS LLC

Michael L. Green, Member

20  
13  
2

AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated this \_\_\_\_\_ day of \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF Wisconsin )

) ss.

Milwaukee County )

Personally came before me this \_\_\_\_\_ day of May, 2006 the above named Michael L. Green, a member of Sunset Fields LLC, a Wisconsin limited liability company

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

Diane Bennett

Notary Public, State of Wisconsin

My Commission is permanent. (If not, state expiration date: \_\_\_\_\_)

August 9, 2009

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY  
Attorney Frederick R. Croen

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

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

WARRANTY DEED

STATE BAR OF WISCONSIN  
FORM No. 1 - 1999

Information Professionals Company, Fond du Lac, WI  
DIANE BENNETT  
Notary Public  
State of Wisconsin  
530-655-2031

13

000119 JUN-28

**EXHIBIT A**  
**TO WARRANTY DEED**

**GRANTOR:** SUNSET FIELD LLC, a Wisconsin Limited Liability Company

**GRANTEE:** SCHERF PROPERTIES TRUST II dated 7/17/92

**The following constitute additional exceptions to Grantor's warranty:**

municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing, and

No access limits to East Sunset Drive and Big Bend Road as shown on the recorded Plat of Certified Survey Map No. 4696.

Access restriction as noted on the recorded plat of Certified Survey Map No. 4696, reciting as follows:

"Parcel 4 restricted to 240 feet west of C/L of Big Bend Road"

"Parcel 4 restricted to 150 feet South of C/L of Sunset Drive"

Restriction noted on the recorded plat of Certified Survey Map No. 4696, providing as follows:

"No buildings or fences shall be constructed in easements. No trees or bushes which grow to more than four feet in height shall be planted within said easements shown on plat without approval by the City of Waukesha Engineering Department."

Easement recorded on July 20, 1981 in Reel 461, Image 207 as Document No. 1162856.

Easement Agreement recorded on August 25, 1980 in Reel 419, Image 1081 as Document No. 1135129.

Easement Agreement recorded April 19, 1985 on Reel 667, Image 865 as Document No. 1293071.

Consent to Granting of Easement recorded April 19, 1985 in Reel 667, Image 869 as Document No. 1293072.

Easement recorded on October 7, 1987 in Reel 945, Image 451 as Document No. 1451017.

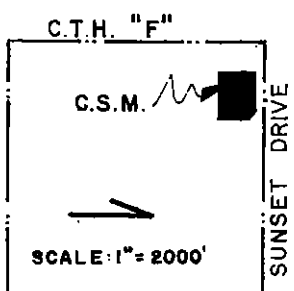
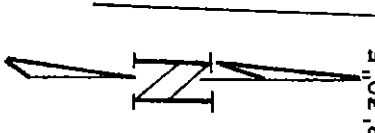
Access restriction to Sunset Drive and Big Bend Road as contained in a Quit Claim Deed recorded February 16, 1971 in Volume 1219 Page 185 as Document No. 778461

Encroachment of 1 story building onto the easement areas set forth at No. 9, 12, and 19 in Schedule B as shown on Plat of Survey prepared by McClure Engineering Associates, Inc., under a date of September 6, 2001 as Job No. 08-13-01-155.

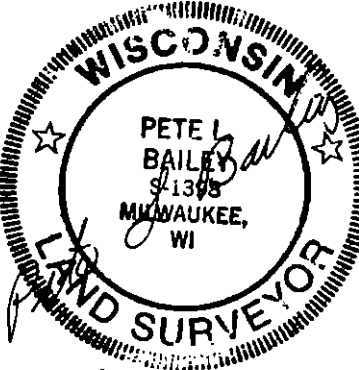


1293018

N.W.COR. SEC.14-6-19



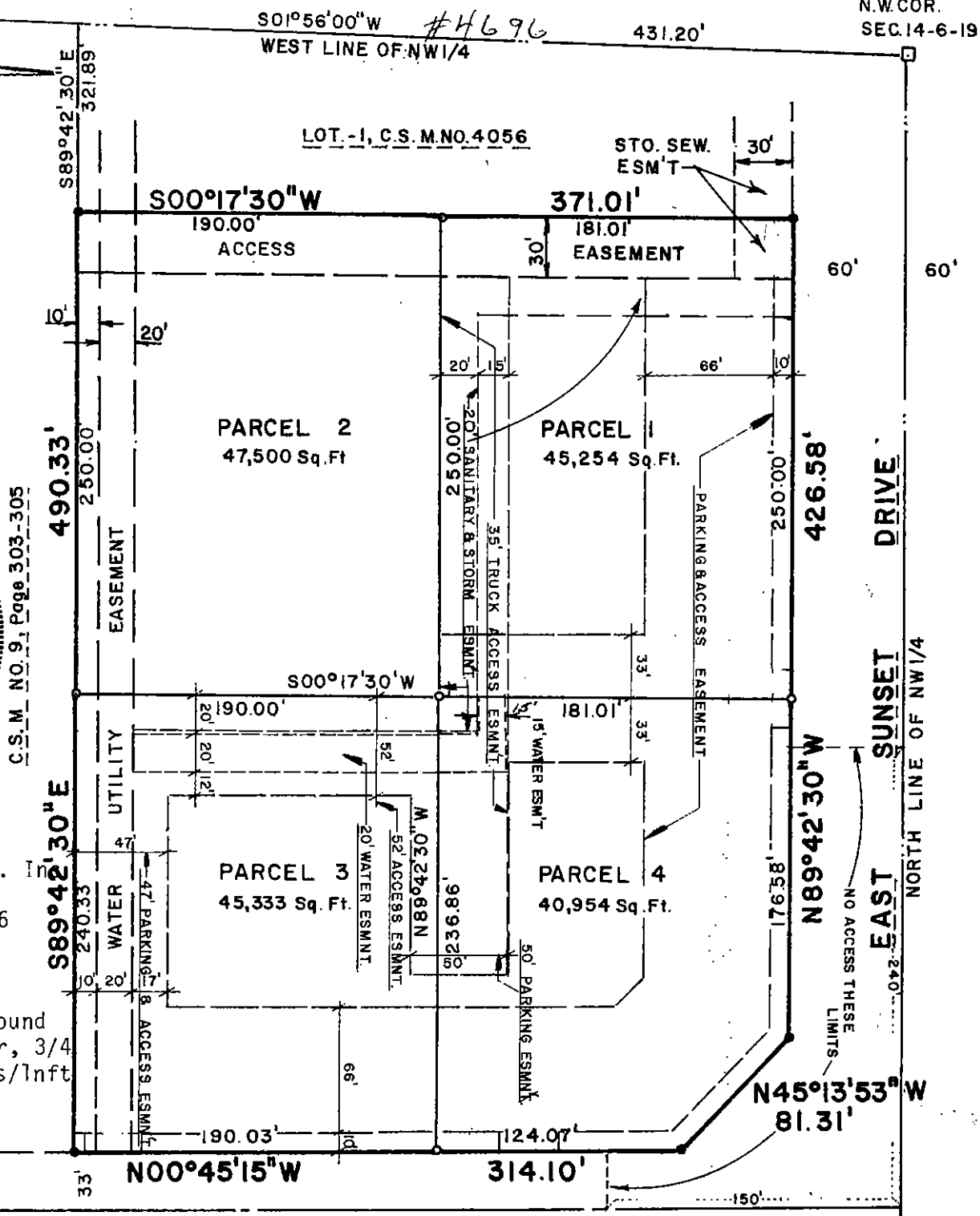
LOCATION MAP NW1/4, SEC.14-6-19



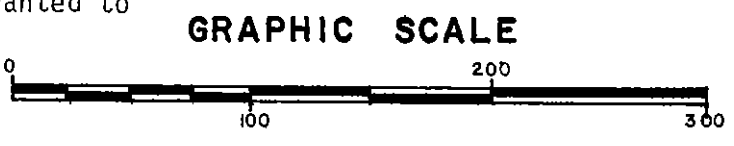
2nd March, 1985 Revised 25th, March, 1985

PREPARED BY: American Surveying Co. Inc. 11931 Hwy. "K" Franksville, WI. 53126 (414) 835-4774

LEGEND: ●-denotes Iron Pipe Found o-denotes No. 6 Re-bar, 3/4 dia, 24' Long, 1.50 lbs/1ft w/cap



NOTE: Sanitary, Storm Sewer and Watermain Easements granted to the City of Waukesha.



SCALE: 1" = 80' CERTIFIED SURVEY MAP NO. 4696

Being a Re-division of Lot No. 2 of Certified Survey Map No. 4056, Being a part of the Northwest 1/4 of the Northwest 1/4 of Section 14, Town 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin.

RESTRICTION:

Parcel 4 restricted to 240 feet West of C/L of Big Bend Road. Parcel 4 restricted to 150 feet South of C/L of Sunset Drive.

No buildings or fences shall be constructed in Easements: No trees or bushes which grow to more than four feet in height shall be planted within said easements shown on plat without approval by the City of Waukesha Engineering Department



City of Waukesha, County of Waukesha, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Pete L. Bailey, Registered Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a tract of land, located in the Northwest 1/4 of the Northwest 1/4 of Section 14, Town 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin. Commence at the Northwest corner of said Section; thence S 01°56'00" W, along the West line of said 1/4 Section, 431.20 feet to a point; thence S 89°42'30" E, 321.89 feet to the point of beginning; thence continuing S 89° 42'30" E, 490.33 feet to a point; thence N 00°45'15" W, 314.10 feet to a point; thence N 45°13'53" W, 81.31 feet to a point; thence N 89°42'30" W, 426.58 feet to a point; thence S 00°17'30" W, 371.01 feet to the point of beginning.

Contains 179,040 Sq. Ft.

That I have made such survey, land-division and map by the direction of the owners of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the regulations of the City of Waukesha is surveying, dividing and mapping the same.



Pete L. Bailey  
Pete L. Bailey, RLS No. 1398  
Dated this 2nd day of March, 1985.  
Revised 25th, March, 1985

OWNER'S CERTIFICATE OF DEDICATION:

As owners, We hereby certify that we caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map. We also certify that this map is required by s 236.10 or s 236.12 to be submitted to the following for approval or objection: City of Waukesha.

WITNESS the hand and seal of said owners this 11 day of April, 1984.

In Presence of:

Brian R. Pardon  
Witness

Jerome D. Schwelling (Seal)  
Jerome D. Schwelling

Brian R. Pardon  
Witness

Barbara Multhaupt (Seal)  
Barbara Multhaupt

STATE OF WISCONSIN)  
Waukesha COUNTY) SS

Personally came before me this 11<sup>th</sup> day of April, 1985, the above named JEROME D. SCHWELLINGER and BARBARA MULTHAUF to me known to the persons who executed the foregoing instrument and acknowledge the same.

James H. Hammer  
Notary Public, Waukesha, Wisconsin.  
My commission expires PERMANENT.



CERTIFIED SURVEY MAP \_\_\_\_\_

City of Waukesha, County of Waukesha, Wisconsin

CONSENT OF CORPORATE MORTGAGEE:

WAUKESHA STATE BANK, a corporation duly organized and existing under and by the virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this map, and does thereby consent to the above certificate of JEROME D. SCHWELLINGER and BARBARA MULTHAUF, owners.

IN WITNESS WHEREOF, the said WAUKESHA STATE BANK has caused these present to be signed by Don L. Taylor, its President and countersigned by John R. Pugh, its Cashier, at Waukesha, Wisconsin, and its corporate seal to be hereunto affixed this 16th day of April, 1985.

In presence of:

[Signature]  
DON L. TAYLOR, President

[Signature]  
JOHN R. PUGH, Cashier

STATE OF WISCONSIN)  
Waukesha COUNTY)

Personally came before me this 16th day of April, 1985, DON L. TAYLOR, President and JOHN R. PUGH, Cashier, of the above name corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Cashier of said corporation, and acknowledged that they executed the foregoing instrument as such officers as deed of said corporation, by its authority.

[Signature]  
Notary Public, Waukesha Wisconsin.  
My commission expires 7-28-85

PLAN COMMISSION APPROVAL:

APPROVED by the Plan Commission of the City of Waukesha on this 13th day of MARCH 1985.

[Signature]  
Paul Keenan, Chairman

[Signature]  
Frank Hedcock, Secretary

COMMON COUNCIL APPROVAL:

APPROVED by the Common Council of the City of Waukesha on this 19th day of MARCH, 1985.

[Signature]  
Paul Keenan, Mayor

[Signature]  
Ruth Goetz, City Clerk

This instrument was drafted by Pete L. Bailey

REGISTER'S OFFICE) No. 1293018

Waukesha Co. Wis. ) No. \_\_\_\_\_

RECEIVED FOR RECORD THE 19th DAY  
April, A. D. 1985 AT 9:49

CLOCK A.M. & RECORDED IN Vol. 38  
OF C.S.M. FOR Pgs. 13-14-15

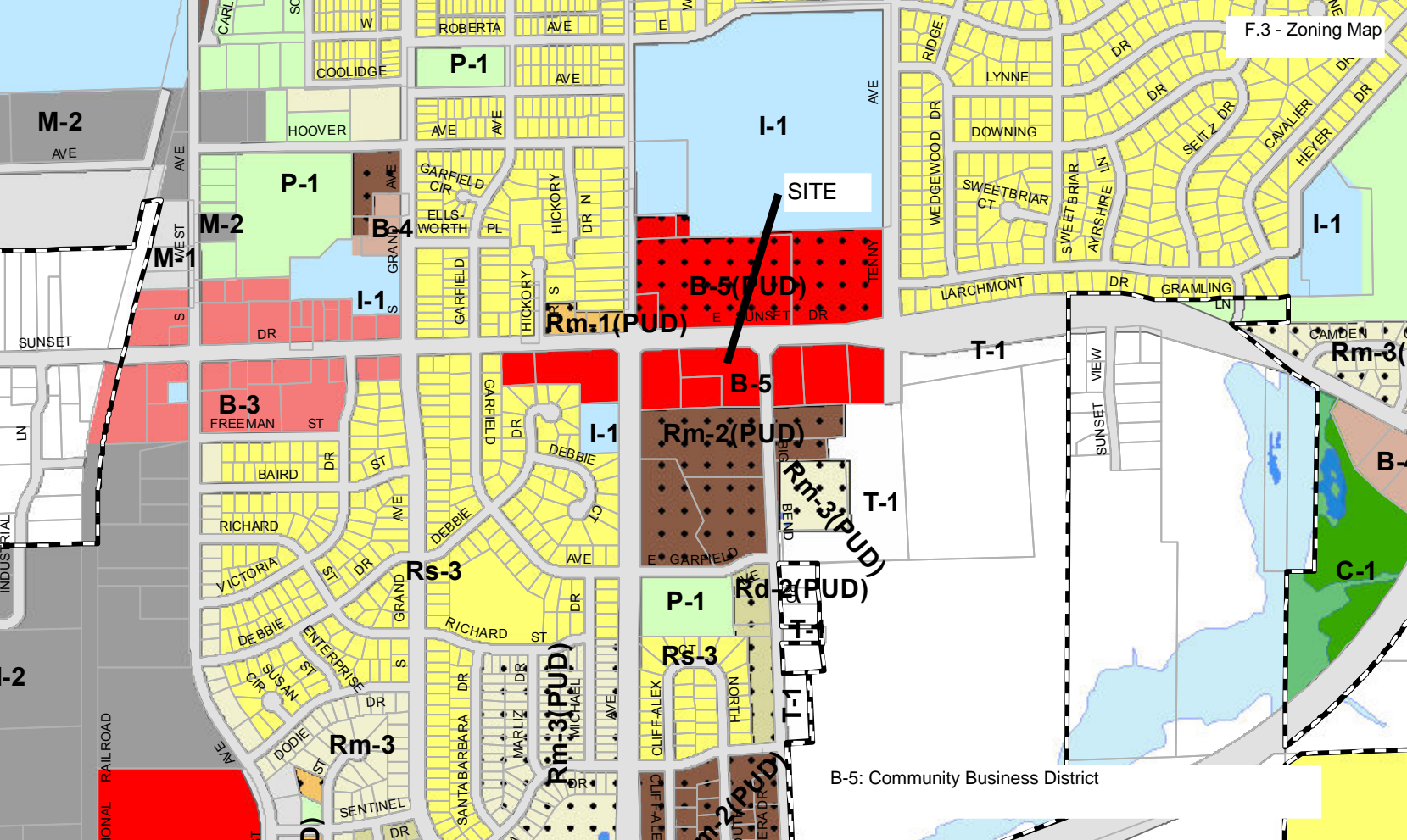
Michael J. [Signature]



16th, April, 1985

PR  
8-00

15

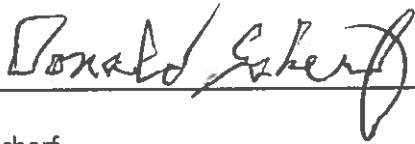


B-5: Community Business District

**F. SOURCE LEGAL DOCUMENTS**

F.4. SIGNED STATEMENT

I, Donald Scherf, believe that to the best of my knowledge, a legal description has been attached for each property that is within, or partially within, the contaminated site boundary at the above-referenced site.



10/4/19

Donald Scherf  
Scherf Properties Trust II

Date

## **G. NOTIFICATION OF OWNERS OF AFFECTED PROPERTIES**

NOT APPLICABLE, NO OFF-SITE PROPERTIES ARE AFFECTED