

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Waukesha Service Center
141 NW Barstow St
Waukesha WI 53188

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



April 14, 2019

Paralyzed Veterans of America
c/o Scott E. Griffith
2311 South 108th Street
West Allis, WI 53227

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Dry Cleaners Site - Former, 2311 South 108th Street, West Allis, WI 53227
DNR BRRTS Activity #: 02-41-580667
FID # 341293040

Dear Mr. Griffith:

The Department of Natural Resources (DNR) considers the Dry Cleaners Site -Former case closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you.

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

The site was a former dry cleaner from 1962-1986. Various businesses occupied the building from 1986-2000, with the most recent occupant, Paralyzed Veterans of America, moving into the building in 2000. A 150 gallon underground solvent tank, related to the former dry cleaner, was excavated and removed from the property in April 2018. Approximately 15 tons of soil was also removed at the time of the tank excavation. Low levels of vinyl chloride and cis-1,2-dichloroethylene remain in groundwater on the property. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

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

- Groundwater contamination is present at or above ch. NR 140, Wis. Adm. Code enforcement standards.

The DNR fact sheet "Continuing Obligations for Environmental Protection," RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may be obtained at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

DNR Database

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

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

All site information is also on file at the Southeast Regional DNR office, at 141 NW Barstow Street, Room 180, Waukesha, WI 53188. This letter and information that was submitted with your closure request application, including any maps, can be found as a PDF on BOTW.

Closure Conditions

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

Please send written notifications in accordance with the following requirements (with FID# and BRRTS# noted) to:

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

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present both on this contaminated property, as shown on the **attached map** Groundwater Isoconcentration, Figure B.3.b. dated December 12, 2018. If you intend to construct a new well, or reconstruct an existing well, you’ll need prior DNR approval.

In Closing

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

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats., or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

Final Case Closure
Dry Cleaners Site – Former
BRRTS# 02-41-580667

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Jim Delwiche at (262) 574-2145 or at jim.delwiche@wisconsin.gov.

Sincerely,

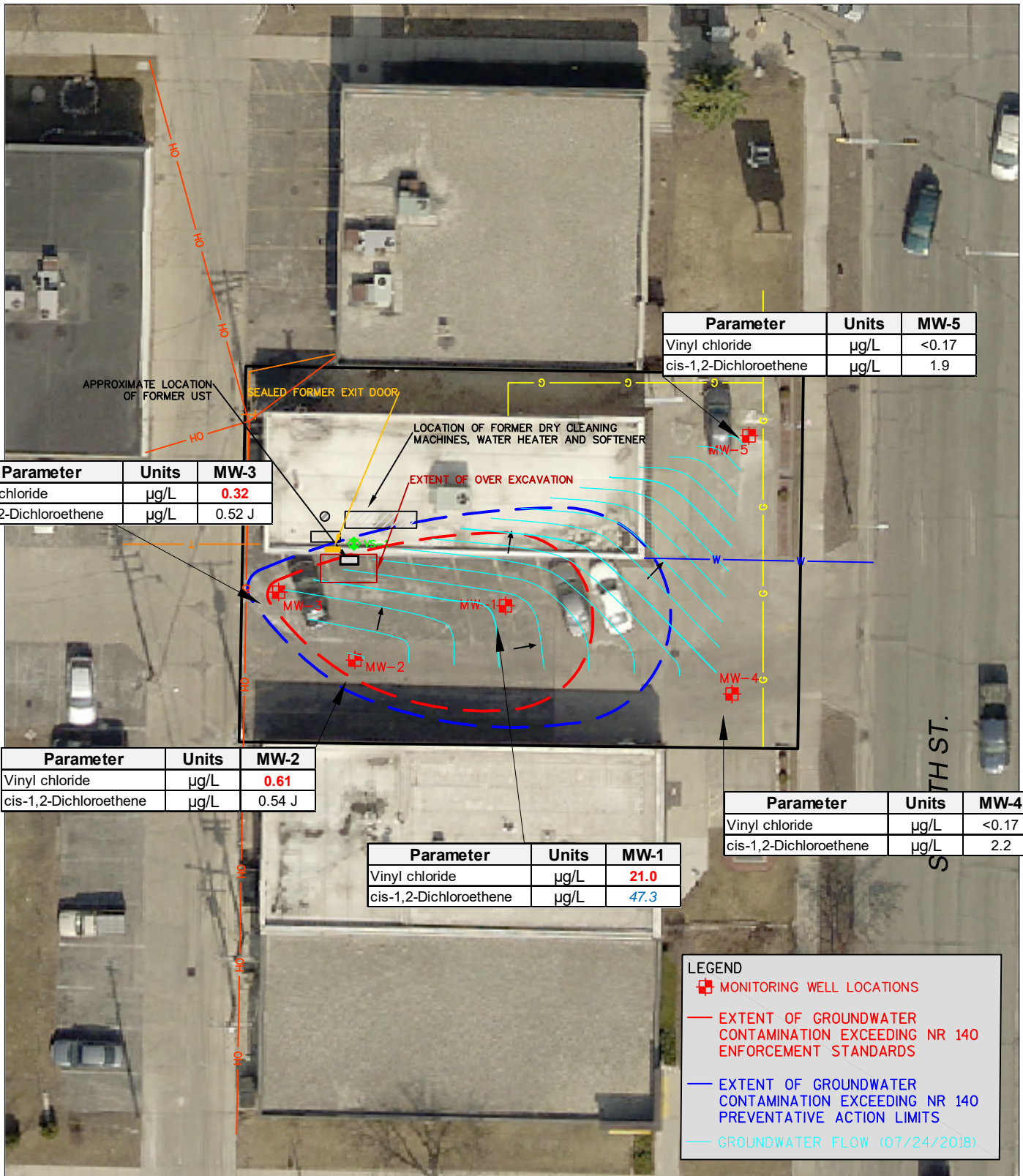
A handwritten signature in blue ink, appearing to read "P. Mylotta".

Pamela A. Mylotta
Southeast Region Team Supervisor
Remediation & Redevelopment Program

Attachments:

- Groundwater Isoconcentration, Figure B.3.b. date December 12, 2018

cc: Travis Peterson, Kauper & Associates, Inc., Milwaukee, WI 53217
SER Case File



Parameter	Units	MW-5
Vinyl chloride	µg/L	<0.17
cis-1,2-Dichloroethene	µg/L	1.9

Parameter	Units	MW-3
Vinyl chloride	µg/L	0.32
cis-1,2-Dichloroethene	µg/L	0.52 J

Parameter	Units	MW-2
Vinyl chloride	µg/L	0.61
cis-1,2-Dichloroethene	µg/L	0.54 J

Parameter	Units	MW-1
Vinyl chloride	µg/L	21.0
cis-1,2-Dichloroethene	µg/L	47.3

Parameter	Units	MW-4
Vinyl chloride	µg/L	<0.17
cis-1,2-Dichloroethene	µg/L	2.2

LEGEND

- MONITORING WELL LOCATIONS
- EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING NR 140 ENFORCEMENT STANDARDS
- EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING NR 140 PREVENTATIVE ACTION LIMITS
- GROUNDWATER FLOW (07/24/2018)



SHEET:
GROUNDWATER ISOCONCENTRATION

PROJECT:
DRY CLEANERS SITE (FORMER)

LOCATION:
2311 S. 108TH STREET, WEST ALLIS, WISCONSIN

FIGURE:
B.3.b

NORTH ARROW:



SCALE: 1" = 30'



SEAL:

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. 02-41-580667	VPLE No.		
Parcel ID No. 48-40-002001			
FID No. 341293040	WTM Coordinates		
	X 679150	Y 282900	
BRRTS Activity (Site) Name Dry Cleaners Site - Former	WTM Coordinates Represent: <input type="checkbox"/> Source Area <input checked="" type="checkbox"/> Parcel Center		
Site Address 2311 S 108th Street	City West Allis	State WI	ZIP Code 53227
Acres Ready For Use 0.22			

Responsible Party (RP) Name Paralyzed Veterans of America			
Company Name c/o Scott E. Griffith			
Mailing Address 2311 S 108th Street	City West Allis	State WI	ZIP Code 53227
Phone Number (414) 328-8910	Email sgriffith@wisconsinpva.org		

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

Environmental Consultant Name Travis Peterson			
Consulting Firm Kapur & Associates, Inc			
Mailing Address 7711 North Port Washington Road	City Milwaukee	State WI	ZIP Code 53217
Phone Number (414) 751-7279	Email tpeterson@kapurinc.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 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>1,400.00</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 site consists of a single Tax Parcel ID Number 4840002001 (Milwaukee County) totaling approximately 0.22 acres located in the northeast 1/4 of Section 7, Township 06N, Range 21E. The site is located southwest of the intersection of S. 108th Street and W. Lincoln Avenue in the City of West Allis, Milwaukee County, Wisconsin.
- B. Prior and current site usage: Specifically describe the current and historic occupancy and types of use.
The site operated as a dry cleaner/laundromat from at least 1962 to 1986, and a 150-gallon solvent UST was identified on the south side of the building. Dry cleaning operations took place in the central portion of the building, and a vent pipe and cap were observed to the south exterior of the building leading to the former UST cavity. The site is currently used as office space.
- C. Current zoning (e.g., industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
The site is zoned C-4 Commercial. The surrounding sites are also zoned C-4 Commercial. Zoning was verified using the West Allis Zoning Webapp.
- D. Describe how and when site contamination was discovered.
On October 4, 2017, a Phase I Environmental Site Assessment (Phase I ESA) was completed for the subject property by K. Singh & Associates, Inc. (KSingh) as part of a potential real estate transaction. The Phase I ESA identified the historical use of the property as a Recognized Environmental Condition (REC). The site operated as a dry cleaner/laundromat from at least 1962 to 1986, and a 150-gallon solvent UST was identified on the south side of the building. Dry cleaning operations took place in the central portion of the building, and a vent pipe and cap were observed to the south exterior of the building leading to the former UST cavity.
- Resulting from the REC identified by KSingh in the Phase I ESA, The Sigma Group, Inc. (Sigma) was retained to remove the 150-gallon solvent UST that used to store tetrachloroethene (PCE) for historical dry-cleaning operations, and a Tank System Site Assessment (TSSA) was completed. The TSSA included the collection of two (2) soil samples from the east and west base of the excavation at an approximate depth of seven (7) feet below ground surface (bgs). The soil samples were submitted to Synergy Environmental Lac, Inc. for analysis of VOCs. The east base sample did not exceed ch. NR 720 RCLs. The west base sample detected VOCs including PCE, cis-1,2-dichloroethen, and trichloroethene (TCE) exceeding ch. NR 720 Soil to Groundwater Pathway RCL, as well as vinyl chloride exceeding ch. NR 720 Non-Industrial Direct Contact RCL. Sigma concluded the soil collected was impacted with chlorinated VOCs, indicative of dry cleaning solvent, and recommended further investigation.
- E. Describe the type(s) and source(s) or suspected source(s) of contamination.
150-gallon solvent UST identified on the south side of the building.
- F. Other relevant site description information (or enter Not Applicable).
Not Applicable
- G. List BRRTS activity/site name and number for BRRTS activities at this source property, including closed cases.
02-41-580667 DRY CLEANERS SITE FMR
- H. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property.
There are no BRRTS activities immediately adjacent to the site.

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.
Native soil types for the subject property are the Matherton Silt Loam. Native soils typically consist of silt and sandy clay. Matherton Silt Loam make up 100 percent of the native soils on site. The Matherton soil are gently sloping, and occupy outwash plains (Ref. 4). Bedrock in the region is expected to be between 50 to 100 feet bgs.
- Based on observations from soil borings at the subject property, the soil generally consisted of clayey sand and gravel from 1 to 5 feet bgs in the asphalt parking lot area. Silt, clay, and sand was observed in borings B-1 through B-3 ranging from 4 to 8 feet bgs. Fine grained sand was observed to range from 6 to 15 feet bgs.

- ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
There is no suspected fill or waste deposits onsite.
- iii. Describe the depth to bedrock, bedrock type, competency and whether or not it was encountered during the investigation.
Bedrock in the region is expected to be between 50 to 100 feet bgs. Bedrock was not encountered during the investigation.
- iv. Describe the nature and locations of current surface cover(s) across the site (e.g., natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).
The site is covered with the onsite building and asphalt parking lot. A small strip on the north side of the building is covered in gravel and there are small landscape berms filled with colored rock on the east side of the property next to the sidewalk.

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.
Based on field results from groundwater sampling activities performed February through July 2018, depth to groundwater in the monitoring wells ranged from 6.51 feet bgs in MW-2 to 8.79 feet bgs in MW-1.
- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.
Onsite shallow groundwater flow direction is to the east-northeast. Deep groundwater flow is anticipated to the east towards Lake Michigan.
- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.
The hydraulic gradient is estimated to be relatively horizontal (0.0075 ft/ft). Hydraulic conductivity was field tested on the subject property and was calculated to be 28.4 meters/year (m/yr), with estimated permeability at 3.2×10^{-2} m/yr.
- 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).
There are no potable or municipal wells within 1200 feet 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.
On October 4, 2017, a Phase I Environmental Site Assessment (Phase I ESA) was completed for the subject property by K. Singh & Associates, Inc. (KSingh) as part of a potential real estate transaction (K. Singh & Associates, Inc. (October 4, 2018) Phase I Environmental Assessment: 2311 S. 108th Street, 2319-2321 S. 108th Street, 10800 W. Flanders Street, and 2300 S. 109th Street, West Allis, Wisconsin 53227). The Phase I ESA identified the historical use of the property as a Recognized Environmental Condition (REC). Resulting from the REC identified by KSingh in the Phase I ESA, The Sigma Group, Inc. (Sigma) was retained to remove the 150-gallon solvent UST that used to store tetrachloroethene (PCE) for historical dry-cleaning operations, and a Tank System Site Assessment (TSSA) was completed (The Sigma Group, Inc. (November 21, 2017) Results for Tank System Site Assessment: Paralyzed Veterans of America Site 2311 S. 108th Street, West Allis, 53227). The WDNR was notified via Form 4400-225 on November 28, 2017, by Sigma. Kapur and Associates, Inc. (Kapur) submitted a Site Investigation Work Plan on January 5, 2018, and a completed Site Investigation/Remedial Action Completion Report on September 20, 2018.
- 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.
No contamination extends beyond the sites property boundary.
- iii. Identify any structural impediments to the completion of site investigation and/or remediation and whether these impediments are on the source property or off the source property. Identify the type and location of any structural impediment (e.g., structure) that also serves as the performance standard barrier for protection of the direct contact or the groundwater pathway.
There were no structural impediments to the completion of the site 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.
No residual soil contamination was found during sampling of the former excavation or in site investigation borings.
- ii. Describe the concentration(s) and types of soil contaminants found in the upper four feet of the soil column.
No soil contaminants were found in the upper four feet of the soil column above laboratory detection limits except for naphthalene in B-3 at a depth of 2-4 feet bgs at a concentration of 0.0987 J(estimated) below all applicable standards.
- 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.
Current ch. NR 720 RCL Non-Industrial Direct Contact and ch. NR 720 RCL Soil to Groundwater Pathway Standards were utilized as cleanup standards for the site investigation activities.

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.
Vinyl Chloride above the NR 140 Enforcement Standard (ES) is found in MW-1, MW-2, and MW-3. cis-1,2-Dichloroethene above the NR 140 Preventative Action Limits (PAL) is found in MW-1. The historic use of the subject property as a dry cleaner and the 150-gallon solvent UST are the likely source of impacts on the property. A natural gas line runs north and south along the east side of the property and the water line comes from the street west towards the southeast corner of the onsite building.
- ii. Describe the presence of free product at the site, including the thickness, depth, and locations. Identify the depth and location of the smear zone.
No free product was detected 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.
Sub-slab vapor testing was performed within the enclosed mechanical closet in the building, located adjacent to the former UST cavity.
- 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).
Analytical results did not identify an obvious vapor intrusion risk as VOCs did not exceed their respective RR-800/ch. NR 700 EPA Residential Indoor Air Vapor Action Levels (Res IAVAL). Additionally, the oxygen concentration was 21.4% and the methane concentration was 0% in VS-1.

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.
This pathway not assessed as surface water and/or sediment were not present within or adjacent to the subject site of this investigation.
- 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 to this investigation.

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.

The Sigma Group, Inc. (Sigma) was retained to remove the 150-gallon solvent UST that used to store tetrachloroethene (PCE) for historical dry-cleaning operations, and a Tank System Site Assessment (TSSA) was completed (The Sigma Group, Inc. (November 21, 2017) Results for Tank System Site Assessment: Paralyzed Veterans of America Site 2311 S. 108th Street, West Allis, 53227).

On April 25, 2018, Kapur and Associates, Inc. (Kapur) completed hotspot soil excavation and monitoring of the former UST cavity at the subject property. Approximately 15.15 tons of solvent impacted soils stemming from an apparent release of the former 150-gallon solvent UST were removed in response to the soil analytical results of the TSSA completed by Sigma.

Excavation activities extended to depths ranging from 4 to 7 feet bgs. A field confirmation sample was acquired prior to the soils leaving the project area and being disposed of at Waste Management's Metro RDF facility in Franklin, Wisconsin.

A total of eight (8) samples were collected and submitted to Pace Analytical Services (PACE) of Green Bay, Wisconsin for VOC analysis; one (1) confirmation sample (EX-1), six (6) wall samples (EX-2 through EX-5, EX-7 and EX-8), and one (1) floor sample (EX-6). All samples were field screened for VOCs using a miniRAE 2000 PID. Analytical results did not identify any residual subsurface contamination remaining, as identified VOCs did not exceed ch. NR 720 residual contaminant levels (RCLs) and/or laboratory detection limits (LDLs). Kapur submitted a completed Site Investigation/ Remedial Action Completion Report on September 20, 2018.

- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.
The Sigma Group, Inc. (Sigma) was retained to remove the 150-gallon solvent UST that used to store tetrachloroethene (PCE) for historical dry-cleaning operations, and a Tank System Site Assessment (TSSA) was completed (The Sigma Group, Inc. (November 21, 2017) Results for Tank System Site Assessment: Paralyzed Veterans of America Site 2311 S. 108th Street, West Allis, 53227).
- C. Describe the *active* remedial actions taken at the source property, including: type of remedial system(s) used for each media affected; the size and location of any excavation or in-situ treatment; the effectiveness of the systems to address the contaminated media and substances; operational history of the systems; and summarize the performance of the active remedial actions. Provide any system performance documentation in Attachment A.7.
No active remedial actions have occurred at the site.
- D. Describe the alternatives considered during the Green and Sustainable Remediation evaluation in accordance with NR 722.09 and any practices implemented as a result of the evaluation.
A Green and Sustainable Remediation evaluation was assessed; however, it was deemed not applicable to this site.
- 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.
VOC groundwater contamination above the NR 140 ES will remain onsite at wells MW-1, MW-2, and MW-3 at a depth ranging from 6.5 to 8.8 feet bgs (729.49-731.25 msl).
- 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.
No residual soil contamination above NR 720.12 Direct Contact RCLs will remain onsite.
- 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.
No residual soil contamination above NR 720.12 Groundwater Pathway RCLs will remain onsite.
- 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.
Natural attenuation will continue to breakdown the observed chlorinated related groundwater contamination based upon observed onsite conditions.
- 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).
Onsite UST contained PCE. Degradation of onsite contamination has occurred prior to site investigation activities to the end product of vinyl chloride. Both groundwater wells MW-4 and MW-5 had concentrations above the ES for vinyl chloride and the PAL for cis-1,2-dichloroethene in April of 2018 and both were below both the ES and the PAL for both compounds in July of 2018.
- J. Identify how all exposure pathways (soil, groundwater, vapor) were removed and/or adequately addressed by immediate, interim and/or remedial action(s).
The source of the contamination was removed when the former UST was closed by removal. Over excavation of the impacted soils surrounding the former UST cavity removed detected soil contamination from the site. Groundwater is shown to be stable and/or receding with no additional source, and vapor samples adjacent to the former source (UST) within the adjacent building were below action levels.
- K. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.
No system hardware is anticipated to be left in place after site closure.
- 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.
A groundwater ES exemption for vinyl chloride at MW-1, MW-2, and MW-3 is needed and a PAL exemption for cis-1,2-dichloroethene is needed at MW-1.

- M. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub slab, or both) describe where it was exceeded and how the pathway was addressed.

No action levels for vapor intrusion were exceeded.

- 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.

Surface water and sediment sources are not located within or adjacent to the property boundary.

5. Continuing Obligations: Situations where sites, including all affected properties and rights-of-way (ROWs), are included on the DNR's GIS Registry. 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 Inclusion on the GIS Registry is Required (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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual groundwater contamination exceeds ch. NR 140 ESs.	NA
iii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination exceeds ch. NR 720 RCLs.	NA
iv.				Monitoring Wells Remain:	
	<input 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 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 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 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

- A.1. **Groundwater Analytical Table(s)**: Table(s) showing the analytical results and collection dates for all groundwater sampling points (e.g., monitoring wells, temporary wells, sumps, extraction wells, potable wells) for which samples have been collected.
- A.2. **Soil Analytical Results Table(s)**: Table(s) showing **all** soil analytical results and collection dates. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated).
- A.3. **Residual Soil Contamination Table(s)**: Table(s) showing the analytical results of only the residual soil contamination at the time of closure. This table shall be a subset of table A.2 and should include only the soil sample locations that exceed an RCL. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated). Table A.3 is optional only if a total of fewer than 15 soil samples have been collected at the site.
- A.4. **Vapor Analytical Table(s)**: Table(s) showing type(s) of samples, sample collection methods, analytical method, sample results, date of sample collection, time period for sample collection, method and results of leak detection, and date, method and results of communication testing.
- A.5. **Other Media of Concern (e.g., sediment or surface water)**: Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, and time period for sample collection.
- A.6. **Water Level Elevations**: Table(s) showing all water level elevation measurements and dates from all monitoring wells. If present, free product should be noted on the table.
- A.7. **Other**: This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables pertaining to engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

Maps, Figures and Photos (Attachment B)

Directions for Maps, Figures and Photos:

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

B.1. Location Maps

- B.1.a. **Location Map**: A map outlining all properties within the contaminated site boundaries on a United States Geological Survey (U.S.G.S.) topographic map or plat map in sufficient detail to permit easy location of all affected and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the area of contamination.
- B.1.b. **Detailed Site Map**: A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for all affected properties, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination attaining or exceeding a ch. NR 140 ES, and/or in relation to the boundaries of soil contamination attaining or exceeding a RCL. Provide parcel identification numbers for all affected properties.
- B.1.c. **RR Sites Map**: From RR Sites Map ([http://dnrmaps.wi.gov/si/?Viewer=RR Sites](http://dnrmaps.wi.gov/si/?Viewer=RR%20Sites)) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

B.2. Soil Figures

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

B.3. Groundwater Figures

- B.3.a. Geologic Cross-Section Figure(s):** One or more cross-section diagrams showing soil types and correlations across the site, water table and piezometric elevations, and locations and elevations of geologic rock units, if encountered. Display on one or more figures all of the following:
- Source location(s) and vertical extent of residual soil contamination exceeding an RCL. Distinguish between direct contact and the groundwater pathway RCLs.
 - Source location(s) and lateral and vertical extent if groundwater contamination exceeds ch. NR 140 ES.
 - Surface features, including buildings and basements, and show surface elevation changes.
 - Any areas of active remediation within the cross section path, such as excavations or treatment zones.
 - Include a map displaying the cross-section location(s), if they are not displayed on the Detailed Site Map (Map B.1.b.)
- B.3.b. Groundwater Isoconcentration:** Figure(s) showing the horizontal extent of the post-remedial groundwater contamination exceeding a ch. NR 140, Wis. Adm. Code, PAL and/or an ES. Indicate the date and direction of groundwater flow based on the most recent sampling data.
- B.3.c. Groundwater Flow Direction:** Figure(s) representing groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit two groundwater flow maps showing the maximum variation in flow direction.
- B.3.d. Monitoring Wells:** Figure(s) showing all monitoring wells, with well identification number. Clearly designate any wells that: (1) are proposed to be abandoned; (2) cannot be located; (3) are being transferred; (4) will be retained for further sampling, or (5) have been abandoned.

B.4. Vapor Maps and Other Media

- B.4.a. Vapor Intrusion Map:** Map(s) showing all locations and results for samples taken to investigate the vapor intrusion pathway in relation to residual soil and groundwater contamination, including sub-slab, indoor air, soil vapor, soil gas, ambient air, and communication testing. Show locations and footprints of affected structures and utility corridors, and/or where residual contamination poses a future risk of vapor intrusion.
- B.4.b. Other media of concern (e.g., sediment or surface water):** Map(s) showing all sampling locations and results for other media investigation. Include the date of sample collection and identify where any standards are exceeded.
- B.4.c. Other:** Include any other relevant maps and figures not otherwise noted above. (This section may remain blank).

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

Documentation of Remedial Action (Attachment C)**Directions for Documentation of Remedial Action:**

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc.).
- If the documentation requested below has already been submitted to the DNR, please note the title and date of the report for that particular document requested.
 - C.1. **Site investigation documentation**, that has not otherwise been submitted with the Site Investigation Report.
 - C.2. **Investigative waste disposal documentation**.
 - C.3. Provide a **description of the methodology** used along with all supporting documentation if the RCLs are different than those contained in the Department's RCL Spreadsheet available at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html>.
 - C.4. **Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.
 - C.5. **Decommissioning of Remedial Systems.** Include plans to properly abandon any systems or equipment.
 - C.6. **Other.** Include any other relevant documentation not otherwise noted above (This section may remain blank).

Maintenance Plan(s) and Photographs (Attachment D)**Directions for Maintenance Plans and Photographs:**

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

- D.1. Descriptions of maintenance action(s) required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required:**
- Provide brief descriptions of the type, depth and location of residual contamination.

- Provide a description of the system/cover/barrier/monitoring well(s) to be maintained.
 - Provide a description of the maintenance actions required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
 - Provide contact information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.
- D.2. **Location map(s) which show(s):** (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) all property boundaries.
- D.3. **Photographs** for site or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system, include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features shall be visible and discernible. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.
- D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter. The inspection and maintenance log is found at: <http://dnr.wi.gov/files/PDF/forms/4400/4400-305.pdf>.

Monitoring Well Information (Attachment E)

Directions for Monitoring Well Information:

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

Select One:

- No monitoring wells were installed as part of this response action.
- All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site
- Select One or More:**
- Not all monitoring wells can be located, despite good faith efforts. Attachment E must include a description of efforts made to locate the wells.
- One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason (s) the well(s) will remain in use. When one or more monitoring wells will remain in use this is considered a continuing obligation and a maintenance plan will be required and must be included in Attachment D.
- One or more monitoring wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address and email for the new owner(s). Provide documentation from the party accepting future responsibility for monitoring well(s).

Source Legal Documents (Attachment F)

Directions for Source Legal Documents:

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

- F.1. **Deed:** The most recent deed with legal description clearly listed.
- Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has 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. (These items will not be placed on the GIS Registry.)

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

Check the correct box for this case closure request, and have either a professional engineer or a hydrogeologist, as defined in ch. NR 712, Wis. Adm. Code, sign this document.

[X] A response action(s) for this site addresses groundwater contamination (including natural attenuation remedies).

[X] The response action(s) for this site addresses media other than groundwater.

Engineering Certification

I, Jeremy Schwartz 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 case closure request has been prepared by me or prepared under my supervision 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 case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."



Jeremy Schwartz
Printed Name

Project Engineer
Title

[Signature]
Signature

12-17-13
Date

P.E. Stamp and Number

Hydrogeologist Certification

I, Matt Dahlem hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this case closure request is correct and the document was prepared by me or prepared under my supervision and, in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Matt Dahlem
Printed Name

Sr. Engineering Hydrogeologist
Title

[Signature]
Signature

3/4/19
Date



ATTACHMENT A

DATA TABLES

A.1. Groundwater Analytical Table(s)

Parameter	Units	ch. NR 140 GW Quality Enforcement Standards	ch. NR 140 GW Quality Preventive Action Limits	MW-1				MW-2			
				Sample Date:	2/1/2018	2/22/2018	4/6/2018	7/24/2018	2/1/2018	2/22/2018	4/6/2018
Volatile Organic Compounds (VOCs)											
1,2,3-Trichloropropane	ug/L	60	12	7.2	<0.50	<0.50	<0.59	<0.50	<0.50	<0.50	<0.59
1,2,4-Trimethylbenzene	ug/L	480	96	<0.50	<0.50	<0.50	<0.84	6.1	<0.50	<0.50	<0.84
1,3,5-Trimethylbenzene	ug/L	480	96	<0.50	<0.50	<0.50	<0.87	2.1	<0.50	<0.50	<0.87
Chloromethane	ug/L	30	3	<0.50	<0.50	0.69 J	<2.2	<0.50	<0.50	0.65 J	<2.2
Ethylbenzene	ug/L	700	140	<0.50	<0.50	<0.50	<0.22	1.4	<0.50	<0.50	<0.22
Isopropylbenzene (Cumene)	ug/L			<0.14	<0.14	<0.14	<0.39	0.28 J	<0.14	<0.14	<0.39
Toluene	ug/L	800	160	<0.50	<0.50	<0.50	<0.17	1.7	<0.50	<0.50	<0.17
Vinyl chloride	ug/L	.2	.02	30.2	19.6	18.1	21.0	0.38 J	<0.18	0.45	0.61
cis-1,2-Dichloroethene	ug/L	70	7	<i>40.3</i>	<i>42.6</i>	<i>47.8</i>	<i>47.3</i>	<0.26	0.38J	0.39 J	0.54 J
m&p-Xylene	ug/L	2000	400	<1.0	<1.0	<1.0	<0.47	5.5	<1.0	<1.0	<0.47
n-Propylbenzene	ug/L			<0.50	<0.50	<0.50	<0.81	0.85 J	<0.50	<0.50	<0.81
o-Xylene	ug/L	2000	400	<0.50	<0.50	<0.50	<0.26	3.2	<0.50	<0.50	<0.26
trans-1,2-Dichloroethene	ug/L	100	20	1.9	1.6	<0.26	2.0 J	<0.26	<0.26	<0.26	<1.1

NOTES:

only analytes with a detection in at least one sample are shown

All results are in ug/L unless otherwise noted (equivalent to ppb)

NA = Not Analyzed

NR = Not Reported/Below Detection Limits

Concentrations equal to or exceeding the WI NR 140 GW Quality Enforcement Standards are **bold faced**

Concentrations equal to or exceeding the WI NR 140 GW Quality Preventive Action Limits are *italicized*

J = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

Parameter	Units	ch. NR 140 GW Quality Enforcement Standards	ch. NR 140 GW Quality Preventive Action Limits	MW-3				MW-4		MW-5	
				Sample Date:	2/1/2018	2/22/2018	4/6/2018	7/24/2018	4/6/2018	7/24/2018	4/6/2018
Volatile Organic Compounds (VOCs)											
1,2,3-Trichloropropane	ug/L	60	12	<0.50	<0.50	<0.50	<0.59	<0.50	<0.59	<0.50	<0.59
1,2,4-Trimethylbenzene	ug/L	480	96	0.63 J	<0.50	<0.50	<0.84	<0.50	<0.84	<0.50	<0.84
1,3,5-Trimethylbenzene	ug/L	480	96	<0.50	<0.50	<0.50	<0.87	<0.50	<0.87	<0.50	<0.87
Chloromethane	ug/L	30	3	<0.50	<0.50	1.1	<2.2	0.63 J	<2.2	1.3	<2.2
Ethylbenzene	ug/L	700	140	<0.50	<0.50	<0.50	<0.22	<0.50	<0.22	<0.50	<0.22
Isopropylbenzene (Cumene)	ug/L			<0.14	<0.14	<0.14	<0.39	<0.14	<0.39	<0.14	<0.39
Toluene	ug/L	800	160	<0.50	<0.50	<0.50	<0.17	0.68 J	<0.17	<0.50	<0.17
Vinyl chloride	ug/L	.2	.02	0.74 J	0.41J	0.32	0.32	1.0	<0.17	0.53	<0.17
cis-1,2-Dichloroethene	ug/L	70	7	0.40 J	<0.26	0.27 J	0.52 J	<i>12.6</i>	2.2	<i>38.1</i>	1.9
m&p-Xylene	ug/L	2000	400	<1.0	<1.0	<1.0	<0.47	<1.0	<0.47	<1.0	<0.47
n-Propylbenzene	ug/L			<0.50	<0.50	<0.50	<0.81	<0.50	<0.81	<0.50	<0.81
o-Xylene	ug/L	2000	400	<0.50	<0.50	<0.50	<0.26	<0.50	<0.26	<0.50	<0.26
trans-1,2-Dichloroethene	ug/L	100	20	<0.26	<0.26	<0.26	<1.1	<0.26	<1.1	<0.26	<1.1

NOTES:

only analytes with a detection in at least one sample are shown

All results are in ug/L unless otherwise noted (equivalent to ppb)

NA = Not Analyzed

NR = Not Reported/Below Detection Limits

Concentrations equal to or exceeding the WI NR 140 GW Quality Enforcement Standards are **bold faced**

Concentrations equal to or exceeding the WI NR 140 GW Quality Preventive Action Limits are *italicized*

J = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

A.2. Soil Analytical Results Table(s)

Parameter	Units	ch. NR 720 Direct Contact Industrial RCLs	ch. NR 720 Direct Contact Non-Industrial RCLs	ch. NR 720 Soil to Groundwater Pathway RCLs	Background Threshold Value	Sample Date: 01/25/2018						Sample Date: 03/28/2018				Sample Date: 04/25/2018								Sample Date: 11/14/2017	
						B-1	B-1	B-2	B-2	B-3	B-3	B-4	B-4	B-5	B-5	EX-1	EX-2	EX-3	EX-4	EX-5	EX-6	EX-7	EX-8	TSSA WEST END	TSSA EAST END
Fill/Native Soil:						GW/GC	SP	GW/GC	SP	GW/GC	CL/SP	CL/ML	ML/GP	GW-GC	MH/SP	ML	ML	GW/GC	ML	GW/GC	ML	ML	ML	NA	NA
Saturated/Unsaturated:						U	U	U	S	U	U	U	U	U	U	U	U	U	U	U	U	U	U	NA	NA
Sample Depth:						(2-4)	(6-8)	(2-4)	(7-9)	(2-4)	(6-8)	(2-4)	(6-8)	(2-4)	(6-8)	6	6	4	6	4	6	7	7	NA	NA
Volatile Organic Compounds (VOCs)																									
Naphthalene	mg/kg	24.1	5.52	0.6582		<0.0400	<0.0400	<0.0400	<0.0400	0.0987 J	<0.0400	<0.0400	<0.0400	<0.0400	<0.0400	<0.0400	<0.0400	<0.0400	<0.0400	<0.0400	<0.0400	<0.0400	<0.094	<0.094	
Tetrachloroethene	mg/kg	145	33	0.0045		<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	[15.7]	<0.032	
Trichloroethene	mg/kg	8.41	1.3	0.0036		<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	[0.38]	<0.041	
Vinyl chloride	mg/kg	2.08	0.067	0.0001		<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	[0.197]	<0.019	
cis-1,2-Dichloroethene	mg/kg	2340	156	0.0412		<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	[0.6]	<0.032	
Percent Moisture	%					11.3	42.8	12.3	28.3	15.0	21.0	15.7	11.0	13.4	19.9	60.3	47.9	17.2	42.7	8.9	22.5	21.7	24.4	NA	NA
PID	ppmv					0.8	0.7	0.4	1.8	0.4	0.6	1.1	2.1	1	3.3	4.1	6.7	0.5	1.8	0.2	1	2.1	2.2	NA	NA

NOTES:

NR = Not Reported/Below Detection Limits
 (2-3) = sample depth in feet below ground surface
 PID = Photoionization Detector
 ppmv = parts per million by volume in air

µg/kg = micrograms per kilogram
 mg/kg = milligrams per kilogram equal to parts per million (ppm)
 RCL = Residual Contaminant Level
 NA = Not Analyzed

Soil Classification:
 GW/GC = Clayey Sand and Gravel
 SP= Poorly graded sand
 CL = Clay of low plasticity
 MH = Elastic silt
 ML = Silt
 GP = Poorly graded gravel

WDNR background concentration level for Arsenic is 8 parts per million (ppm)
 Concentrations equal to or exceeding the NR 720 Soil RCL Industrial Direct Contact Standards are **bolded red**
 Concentrations equal to or exceeding the NR 720 Soil RCL Non-Industrial Direct Contact Standards are **bolded blue**
 Concentrations equal to or exceeding the NR 720 Soil RCL (via EPA RSLs) Soil to Groundwater Standards are in **[Brackets]**
 J = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit

A.3. Residual Soil Contamination Table(s)

Not Applicable. Soil analytical results indicate no residual soil contamination remains onsite.

A.4. Vapor Analytical table(s)

Indoor Air Vapor Action Levels and Vapor Risk Screening Levels							
				Residential	Small Commercial	Large Commercial/ Industrial	
				AF = 0.03	AF = 0.03	AF = 0.01	1/24/2018
Parameter	Method	Matrix	Units	Sus-Slab Vapor VRSL	Sus-Slab Vapor VRSL	Sus-Slab Vapor VRSL	VS-1
1,2,4-Trimethylbenzene	TO-15	Air	ug/m3	2,100	8,700	26,000	0.98 J
2-Butanone (MEK)	TO-15	Air	ug/m3	NS	NS	NS	1.7 J
Benzene	TO-15	Air	ug/m3	120	530	1,600	0.82
Dichlorodifluoromethane	TO-15	Air	ug/m3	3,300	15,000	44,000	2.8
Ethanol	TO-15	Air	ug/m3	NS	NS	NS	8.0
Methylene Chloride	TO-15	Air	ug/m3	21,000	87,000	260,000	4.8 J
Tetrachloroethene	TO-15	Air	ug/m3	1,400	6,000		14.2
Toluene	TO-15	Air	ug/m3	170,000	730,000	2,200,000	3.1
Trichlorofluoromethane	TO-15	Air	ug/m3	24,300	103,333		1.5 J
m&p-Xylene	TO-15	Air	ug/m3	3,300	15,000	15,000	2.5 J
o-Xylene	TO-15	Air	ug/m3	3,300	15,000	44,000	0.85 J
Methane	GEM-5000	Air	%				0
Carbon Dioxide	GEM-5000	Air	%				0
Oxygen	GEM-5000	Air	%				21.4

NOTES:

AF = Attenuation Factor

All results are in micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) unless noted otherwise

Concentrations exceeding the Residential Sub-Slab Vapor Risk Screening Levels are *italicized*

Concentrations exceeding the Non-Residential Sub-Slab Vapor Risk Screening Levels are **bold and outlined**

Methane concentrations are bolded in **blue**

J = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

A.5. Other Media of Concern (e.g., sediment or surface water)

Not Applicable for this Investigation as surface water and/or sediment were not present within or adjacent to the subject site of this investigation.

A.6. Water Level Elevations

Well Data				
Well ID	Date	PVC Well Elevation (ft MSL)	Depth to Water (From TOC in feet bgs)	Water Elevation (ft MSL)
MW-1	February 1, 2018	738.28	8.79	729.49
	February 22, 2018		7.18	731.1
	April 6, 2018		7.46	730.82
	July 24, 2018		7.3	730.98
MW-2	February 1, 2018	737.76	7.32	730.44
	February 22, 2018		6.51	731.25
	April 6, 2018		6.74	731.02
	July 24, 2018		6.7	731.06
MW-3	February 1, 2018	738.16	7.92	730.24
	February 22, 2018		6.82	731.34
	April 6, 2018		7.3	730.86
	July 24, 2018		7	731.16
MW-4	April 6, 2018	738.36	7.24	731.12
	July 24, 2018		7.6	730.76
MW-5	April 6, 2018	738.12	7.9	730.22
	July 24, 2018		7.85	730.27

NOTES:

ft MSL = Feet above Mean Sea Level

TOC = Top of casing

A.7. Other

Water Quality Data Results

Table A.7: Water Quality Data Results
 Dry Cleaners Site (Former)
 2311 S. 108th Street, West Allis, Wisconsin

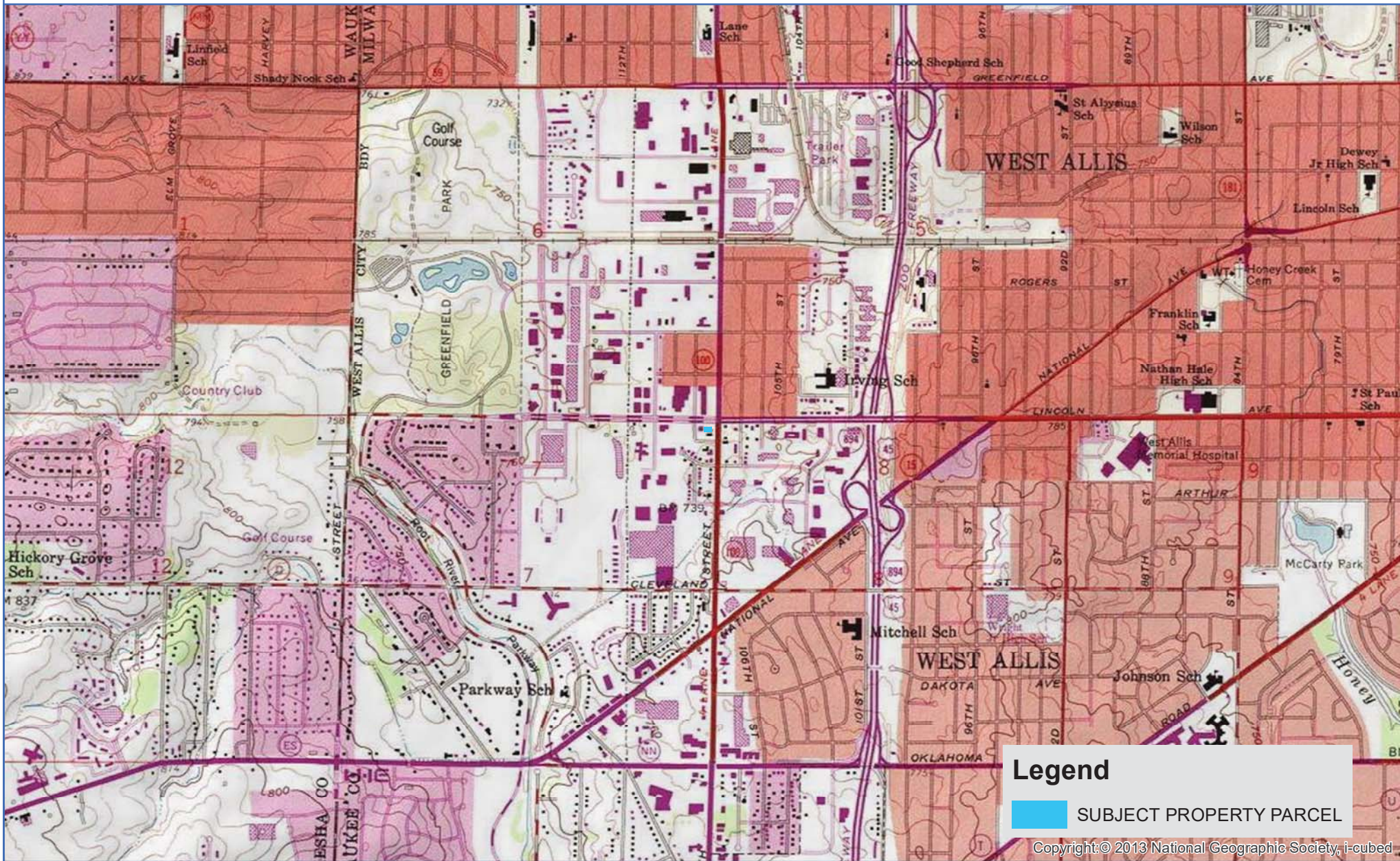
WATER QUALITY DATA												
Well #	Well Elevation	Time	Date	H2O Depth	GW Elevation	Well Depth	Temp	DO%	DO (ppmv)	SPC (mS/cm)	PH	ORP (mV)
MW-1	738.28	10:20	1-Feb-18	8.79	729.49	15.3	13.2	103.2	10.5	5308	7.29	-21.2
		11:10	22-Feb-18	7.18	731.1	15.34	12.2	48.1	4.96	6353	7.61	-89.3
		10:00	24-Jul-18	7.3	730.98	15.32	14.6	30.4	3	7990	7	-402.4
MW-2	737.76	10:35	1-Feb-18	7.32	730.46	15.29	13.3	109.2	10.45	15890	6.88	-58.2
		10:30	22-Feb-18	6.51	731.25	15.31	12.4	122.9	12.07	31119	7.23	-54.8
		10:10	24-Jul-18	6.7	731.06	15.3	16.5	7.4	0.68	17680	7	-482.1
MW-3	738.16		1-Feb-18	7.92	730.24	15.15	Unable to be sampled (Cold Temperatures)					
		10:50	2/22/2018	6.82	731.34	15.39	11.6	88.5	7.88	39688	7	-97.1
		10:30	24-Jul-18	7	731.16	15.38	15.2	48.1	4.34	23300	7	378.8
MW-4	738.36	9:55	24-Jul-18	7.6	730.76	15	13.6	10.7	1	26700	7	-390.7
MW-5	738.12	9:40	24-Jul-18	7.85	730.27	15	17.4	16.4	1.48	11480	7	-385.4


ATTACHMENT B

MAPS, FIGURES AND PHOTOS

B.1 Location Maps

B.1.a Location Map




Legend
 SUBJECT PROPERTY PARCEL

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SHEET: LOCATION MAP	FIGURE: B.1.a
PROJECT: SITE INVESTIGATION (DRY CLEANERS SITE FORMER)	
LOCATION: 2311 S. 108TH STREET, WEST ALLIS, WISCONSIN 53227	
DRAWN BY: AHA	CHECKED BY: TWP
APPROVED BY: TWP	PROJECT NO. 18.0117.01
	DATE: 1/08/2018

NORTH ARROW:



0 1,375 2,750 Feet

1 inch = 2,000 feet

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B.1.b. Detailed Site Map



LEGEND

- ⊕ SOIL BORING LOCATIONS
- ⊕ MONITORING WELL LOCATIONS
- ◇ SUB-SLAB VAPOR LOCATION



SHEET:
DETAILED SITE MAP

FIGURE:
B.1.b

NORTH ARROW:



PROJECT:
DRY CLEANERS SITE (FORMER)

LOCATION:
2311 S. 108TH STREET, WEST ALLIS, WISCONSIN

SEAL:

www.kapurengineers.com

DRAWN BY: AHA CHECKED BY:

TWP APPROVED BY:

TWP PROJECT NO.

18,0117.01 DATE:

2018-08-7 REVISION DATE:

FILENAME: S:_Environ\180117-PVOA 2311 S 108th St. ENV\Figures\AutoCAD\B.1.b-new.dwg

PLOT DATE/TIME: 12/17/2018 9:52 AM

PLOTTED BY: PATRICIA E. HERMANN

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B.1.c. RR Sites Map



B.1.c RR Sites Map



Legend

- Open Site (ongoing cleanup)
- Closed Site (completed cleanup)
- Municipality
- State Boundaries
- County Boundaries
- Major Roads**
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads**
 - County HWY
 - Local Road
- + Railroads
- Tribal Lands

0.5 0 0.25 0.5 Miles

NAD_1983_HARN_Wisconsin_TM

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1: 15,840



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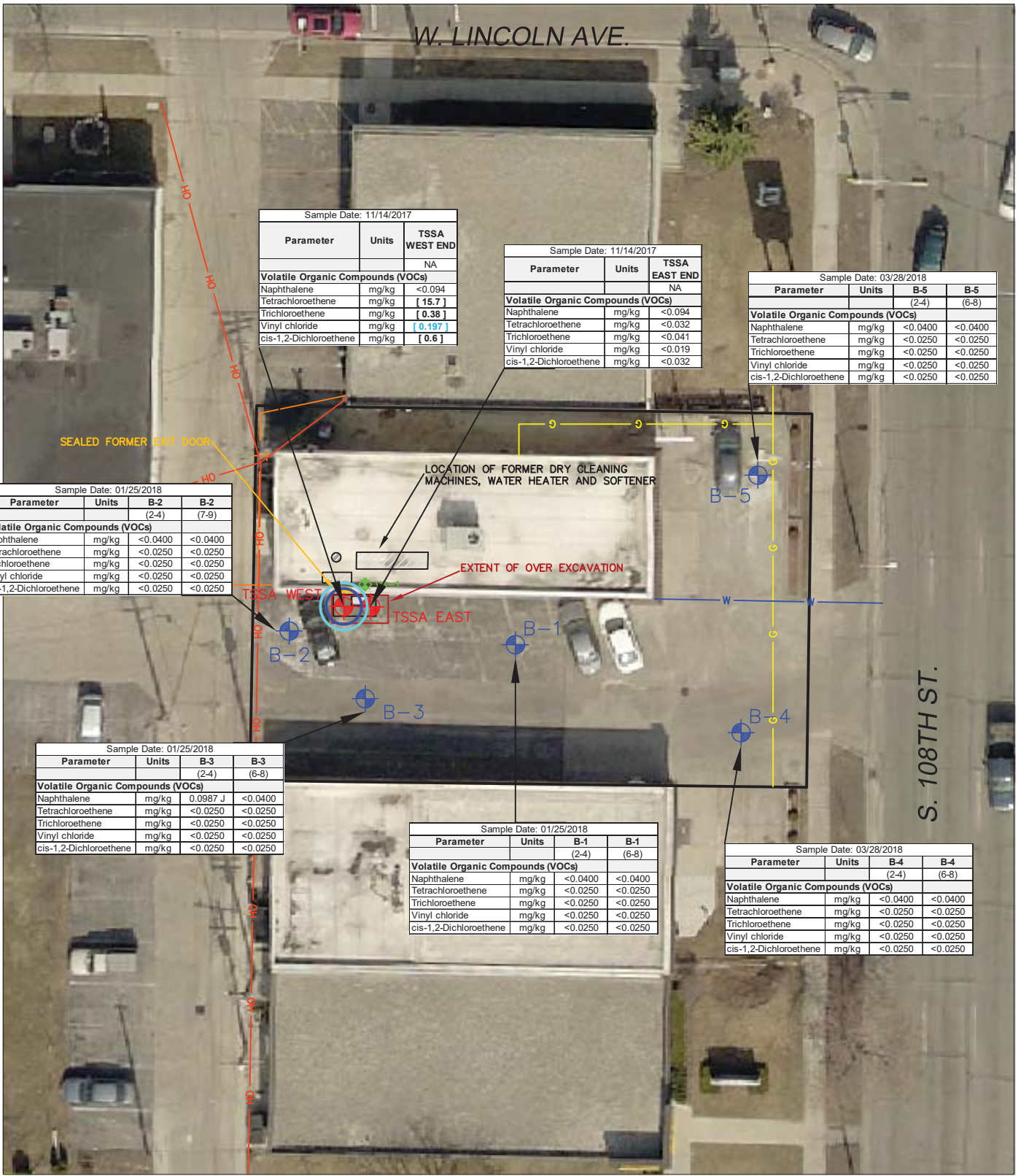
Note: Not all sites are mapped.

Notes

2311 S. 108th Street, West Allis, WI 53227

B.2. Soil Figures

B.2.a. Soil Contamination



Sample Date: 11/14/2017

Parameter	Units	TSSA WEST END
NA		
Volatile Organic Compounds (VOCs)		
Naphthalene	mg/kg	<0.094
Tetrachloroethene	mg/kg	[15.7]
Trichloroethene	mg/kg	[0.38]
Vinyl chloride	mg/kg	[0.197]
cis-1,2-Dichloroethene	mg/kg	[0.6]

Sample Date: 11/14/2017

Parameter	Units	TSSA EAST END
NA		
Volatile Organic Compounds (VOCs)		
Naphthalene	mg/kg	<0.094
Tetrachloroethene	mg/kg	<0.032
Trichloroethene	mg/kg	<0.041
Vinyl chloride	mg/kg	<0.019
cis-1,2-Dichloroethene	mg/kg	<0.032

Sample Date: 03/28/2018

Parameter	Units	B-5 (2-4)	B-5 (6-8)
Volatile Organic Compounds (VOCs)			
Naphthalene	mg/kg	<0.0400	<0.0400
Tetrachloroethene	mg/kg	<0.0250	<0.0250
Trichloroethene	mg/kg	<0.0250	<0.0250
Vinyl chloride	mg/kg	<0.0250	<0.0250
cis-1,2-Dichloroethene	mg/kg	<0.0250	<0.0250

Sample Date: 01/25/2018

Parameter	Units	B-2 (2-4)	B-2 (7-9)
Volatile Organic Compounds (VOCs)			
Naphthalene	mg/kg	<0.0400	<0.0400
Tetrachloroethene	mg/kg	<0.0250	<0.0250
Trichloroethene	mg/kg	<0.0250	<0.0250
Vinyl chloride	mg/kg	<0.0250	<0.0250
cis-1,2-Dichloroethene	mg/kg	<0.0250	<0.0250

Sample Date: 01/25/2018

Parameter	Units	B-3 (2-4)	B-3 (6-8)
Volatile Organic Compounds (VOCs)			
Naphthalene	mg/kg	0.0987 J	<0.0400
Tetrachloroethene	mg/kg	<0.0250	<0.0250
Trichloroethene	mg/kg	<0.0250	<0.0250
Vinyl chloride	mg/kg	<0.0250	<0.0250
cis-1,2-Dichloroethene	mg/kg	<0.0250	<0.0250

Sample Date: 01/25/2018

Parameter	Units	B-1 (2-4)	B-1 (6-8)
Volatile Organic Compounds (VOCs)			
Naphthalene	mg/kg	<0.0400	<0.0400
Tetrachloroethene	mg/kg	<0.0250	<0.0250
Trichloroethene	mg/kg	<0.0250	<0.0250
Vinyl chloride	mg/kg	<0.0250	<0.0250
cis-1,2-Dichloroethene	mg/kg	<0.0250	<0.0250

Sample Date: 03/28/2018

Parameter	Units	B-4 (2-4)	B-4 (6-8)
Volatile Organic Compounds (VOCs)			
Naphthalene	mg/kg	<0.0400	<0.0400
Tetrachloroethene	mg/kg	<0.0250	<0.0250
Trichloroethene	mg/kg	<0.0250	<0.0250
Vinyl chloride	mg/kg	<0.0250	<0.0250
cis-1,2-Dichloroethene	mg/kg	<0.0250	<0.0250

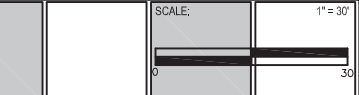
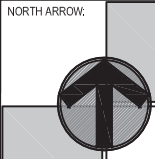


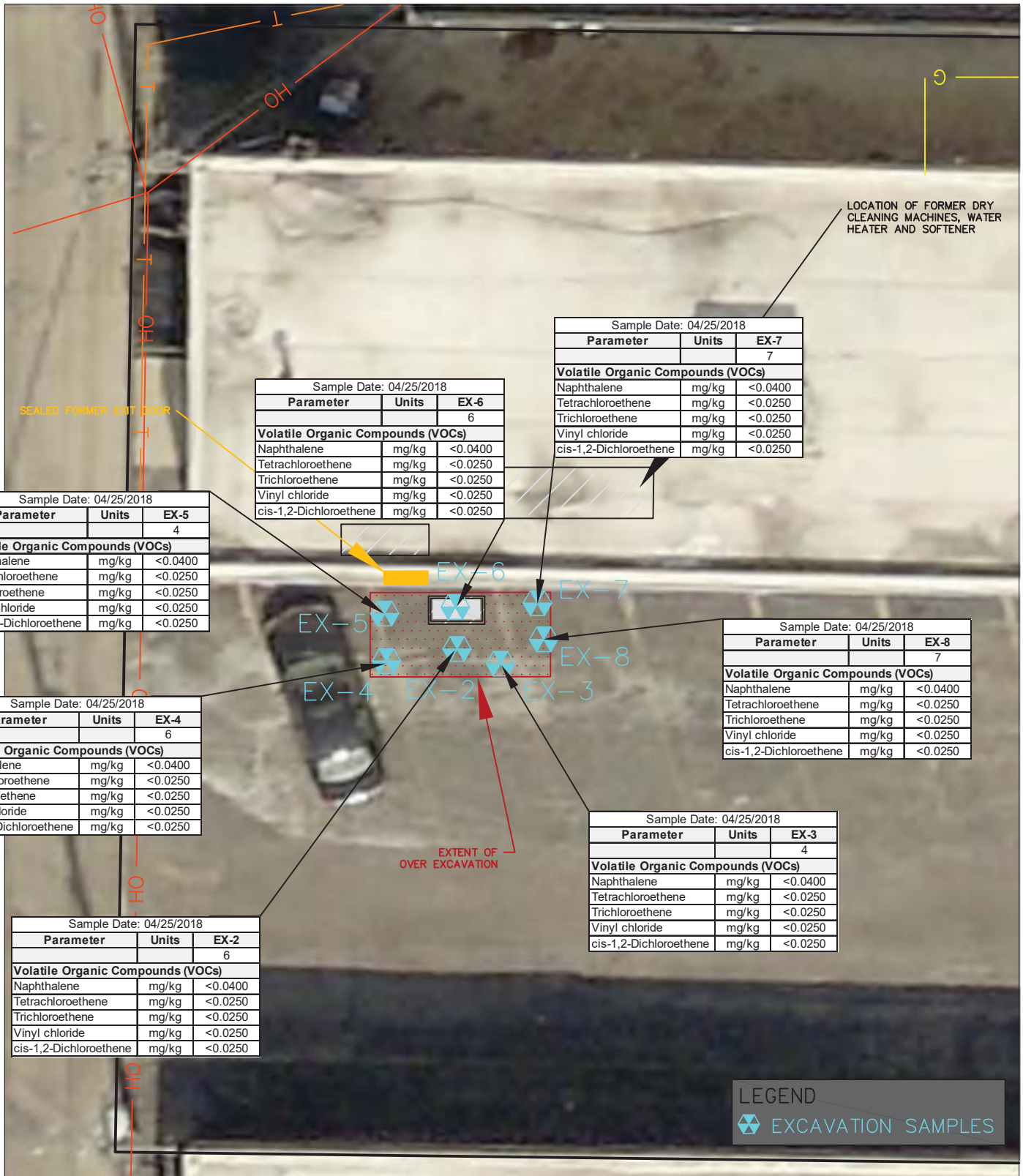
SHEET:
SOIL CONTAMINATION

PROJECT:
DRY CLEANERS SITE (FORMER)

LOCATION:
2311 S. 108TH STREET, WEST ALLIS, WISCONSIN

FIGURE:
B.2.a.i





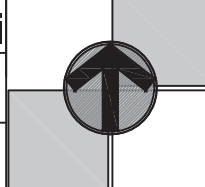
SHEET:
OVER EXCAVATION MAP

FIGURE:
B.2.a.ii

PROJECT:
DRY CLEANERS SITE (FORMER)

LOCATION:
2311 S. 108TH STREET, WEST ALLIS, WISCONSIN

NORTH ARROW:



SCALE: 1" = 10'



SEAL:

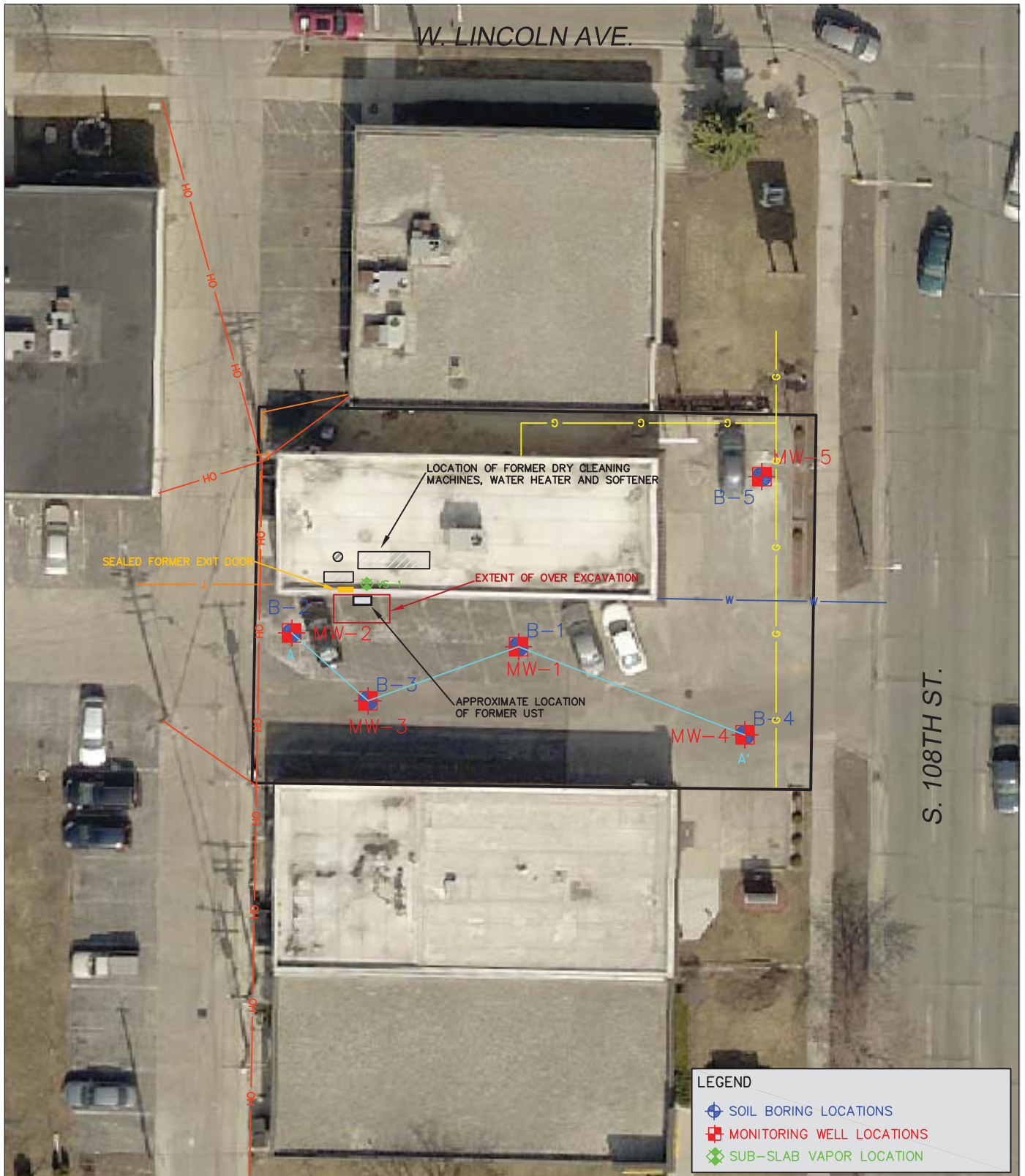
Use Rulers, use Inkognito, use Turn your vision into reality.

B.2.b. Residual Soil Contamination

Not Applicable. Soil analytical results indicate no residual soil contamination remains onsite.

B.3. Groundwater Figures

B.3.a. Geologic Cross-Section Figure(s)



LEGEND

- ⊕ SOIL BORING LOCATIONS
- ⊕ MONITORING WELL LOCATIONS
- ◇ SUB-SLAB VAPOR LOCATION



SHEET:
GEOLOGIC CROSS SECTION

FIGURE:
B.3.a

NORTH ARROW:



SCALE: 1" = 30'



PROJECT:
DRY CLEANERS SITE (FORMER)

LOCATION:
2311 S. 108TH STREET, WEST ALLIS, WISCONSIN

SEAL:

REVISION DATE:



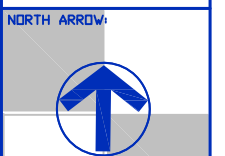
KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 7711 N. PORT WASHINGTON ROAD
 MILWAUKEE, WISCONSIN 53217
 Phone: 414.351.8668 Fax: 414.351.4117
 www.kapurengineers.com

PROJECT:
 DRY CLEANERS
 SITE (FORMER)

LOCATION:
 2311 S. 108TH
 STREET, WEST
 ALLIS, WISCONSIN

CLIENT:
 PARALYZED
 VETERANS OF
 AMERICA

RELEASE:
 18.0117.01



SCALE: 1" = 10'

SEAL:

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SHEET:
 GEOLOGIC CROSS
 SECTION A-A'

PROJECT MANAGER: THP
PROJECT NUMBER: 18.0117.01
DATE: 3/17/17

SHEET NUMBER:
 B.3.a.i

EXISTING OFFICE BUILDING

EXTENT OF
 REMEDIAL
 EXCAVATION

FORMER 150-GALLON
 SOLVENT TANK LOCATION

ESTIMATED EXTENT OF
 GROUNDWATER ABOVE THE
 ENFORCEMENT STANDARD

A'

A

MW/B-2

MW/B-3

MW/B-1

MW/B-4

ASPHALT PARKING

0
5
10
15
20

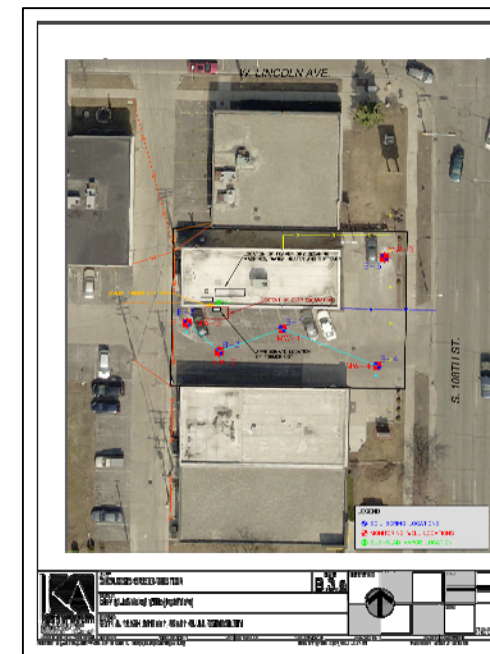
Parameter	Units	MW-2
Vinyl chloride	µg/L	0.61
cis-1,2-Dichloroethene	µg/L	0.54 J

Parameter	Units	MW-3
Vinyl chloride	µg/L	0.32
cis-1,2-Dichloroethene	µg/L	0.52 J

Parameter	Units	MW-1
Vinyl chloride	µg/L	21.0
cis-1,2-Dichloroethene	µg/L	47.3

Parameter	Units	MW-4
Vinyl chloride	µg/L	<0.17
cis-1,2-Dichloroethene	µg/L	2.2

Parameter	Units	ch. NR 720 Direct Contact Industrial RCLs	ch. NR 720 Direct Contact Non-Industrial RCLs	ch. NR 720 Soil to Groundwater Pathway RCLs	Background Threshold Value	Sample Date: 01/25/2018				Sample Date: 03/28/2018					
						B-1	B-1	B-2	B-2	B-3	B-3	B-4	B-4	B-5	B-5
Fill/Native Soil:						GW/GC	SP	GW/GC	SP	GW/GC	CL/SP	CL/ML	ML/GP	GW-GC	MH/SP
Saturated/Unsaturated:						U	U	U	S	U	U	U	U	U	U
Sample Depth:						(2-4)	(6-8)	(2-4)	(7-9)	(2-4)	(6-8)	(2-4)	(6-8)	(2-4)	(6-8)
Volatile Organic Compounds (VOCs)															
Naphthalene	mg/kg	24.1	5.52	0.6582		<0.0400	<0.0400	<0.0400	<0.0400	0.0987 J	<0.0400	<0.0400	<0.0400	<0.0400	<0.0400
Tetrachloroethene	mg/kg	145	33	0.0045		<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250
Trichloroethene	mg/kg	8.41	1.3	0.0036		<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250
Vinyl chloride	mg/kg	2.08	0.067	0.0001		<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250
cis-1,2-Dichloroethene	mg/kg	2340	156	0.0412		<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250	<0.0250
Percent Moisture	%					11.3	42.8	12.3	28.3	15.0	21.0	15.7	11.0	13.4	19.9
PID	ppmv					0.8	0.7	0.4	1.8	0.4	0.6	1.1	2.1	1	3.3



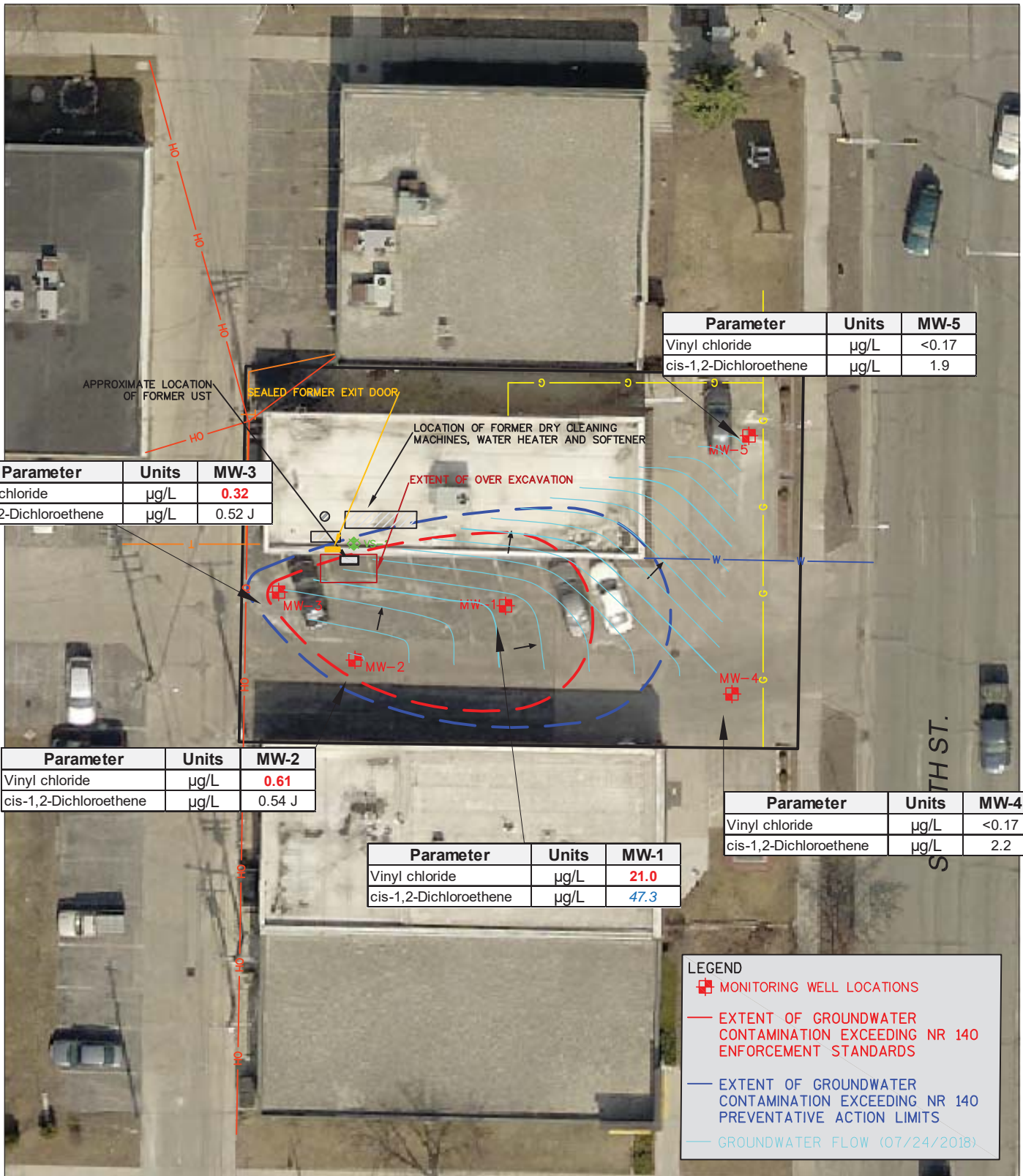
ESTIMATED EXTENT OF
 GROUNDWATER ABOVE THE
 PREVENTIVE
 ACTION LIMIT

LEGEND

ASPHALT/FILL		SAMPLE DEPTH RANGE
CLAY		OBSERVED GROUNDWATER ELEVATION
SAND AND GRAVEL		
CLAYEY SAND		
SAND		
SILT		

FILENAME: S:\Environ\180117-POA 2311 S 108th St. ENV\Figures\AutoCAD\Fig.5.a.1 Cross Section A-A'.dwg

B.3.b. Groundwater Isoconcentration



Parameter	Units	MW-5
Vinyl chloride	µg/L	<0.17
cis-1,2-Dichloroethene	µg/L	1.9

Parameter	Units	MW-3
Vinyl chloride	µg/L	0.32
cis-1,2-Dichloroethene	µg/L	0.52 J

Parameter	Units	MW-2
Vinyl chloride	µg/L	0.61
cis-1,2-Dichloroethene	µg/L	0.54 J

Parameter	Units	MW-1
Vinyl chloride	µg/L	21.0
cis-1,2-Dichloroethene	µg/L	47.3

Parameter	Units	MW-4
Vinyl chloride	µg/L	<0.17
cis-1,2-Dichloroethene	µg/L	2.2

LEGEND

- MONITORING WELL LOCATIONS
- EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING NR 140 ENFORCEMENT STANDARDS
- EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING NR 140 PREVENTATIVE ACTION LIMITS
- GROUNDWATER FLOW (07/24/2018)



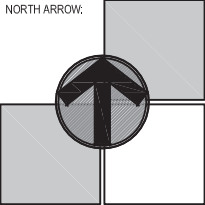
SHEET:
GROUNDWATER ISOCONCENTRATION

PROJECT:
DRY CLEANERS SITE (FORMER)

LOCATION:
2311 S. 108TH STREET, WEST ALLIS, WISCONSIN

FIGURE:
B.3.b

NORTH ARROW:



SCALE: 1" = 30'



SEAL:

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B.3.c. Groundwater Flow Direction



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CONSULTING ENGINEERS
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 MILWAUKEE, WISCONSIN 53217
 Phone: 414.351.8688 Fax: 414.351.4117

www.kapurengineers.com

SHEET:
 GROUNDWATER FLOW DIRECTION (07/24/2018)

PROJECT:
 DRY CLEANERS SITE (FORMER)

LOCATION:
 2311 S. 108TH STREET, WEST ALLIS, WISCONSIN

FIGURE:

B.3.c

NORTH ARROW:



SCALE:

1" = 30'



SEAL:

Use Blotter, use Inkoverset,
 Use form your vision into reality.

DRAWN BY:

AHA CHECKED BY:

TWP APPROVED BY:

TWP PROJECT NO.

18,0117.01 DATE:

2018-08-7

REVISION DATE:

12/12/2018

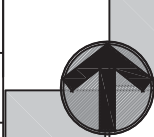
B.3.d. Monitoring Wells



SHEET:
MONITORING WELLS

FIGURE:
B.3.d

NORTH ARROW:



SCALE: 1" = 30'



PROJECT:
DRY CLEANERS SITE (FORMER)

LOCATION:
2311 S. 108TH STREET, WEST ALLIS, WISCONSIN

SEAL:

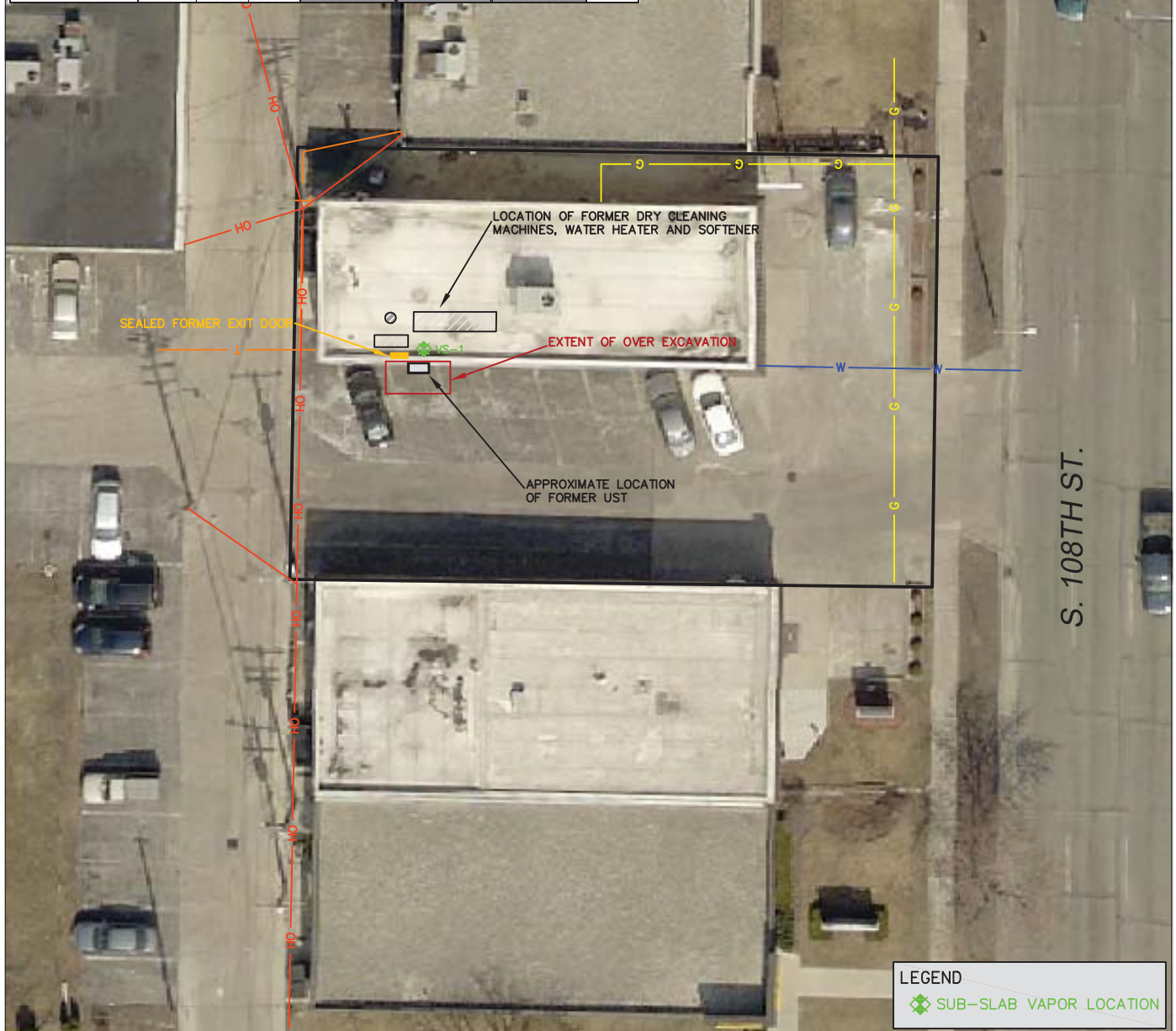
REVISION DATE:

B.4. Vapor Maps and Other Media

B.4.a. Vapor Intrusion Map

Indoor Air Vapor Action Levels and Vapor Risk Screening Levels							
				Residential	Small Commercial	Large Commercial/Industrial	
				AF = 0.03	AF = 0.03	AF = 0.01	1/24/2018
Parameter	Method	Matrix	Units	Sus-Slab Vapor VRSL	Sus-Slab Vapor VRSL	Sus-Slab Vapor VRSL	VS-1
1,2,4-Trimethylbenzene	TO-15	Air	ug/m3	2,100	8,700	26,000	0.98 J
2-Butanone (MEK)	TO-15	Air	ug/m3	NS	NS	NS	1.7 J
Benzene	TO-15	Air	ug/m3	120	530	1,600	0.82
Dichlorodifluoromethane	TO-15	Air	ug/m3	3,300	15,000	44,000	2.8
Ethanol	TO-15	Air	ug/m3	NS	NS	NS	8.0
Methylene Chloride	TO-15	Air	ug/m3	21,000	87,000	260,000	4.8 J
Tetrachloroethene	TO-15	Air	ug/m3	1,400	6,000		14.2
Toluene	TO-15	Air	ug/m3	170,000	730,000	2,200,000	3.1
Trichlorofluoromethane	TO-15	Air	ug/m3	24,300	103,333		1.5 J
m&p-Xylene	TO-15	Air	ug/m3	3,300	15,000	15,000	2.5 J
o-Xylene	TO-15	Air	ug/m3	3,300	15,000	44,000	0.85 J
Methane	GEM-5000	Air	%				0
Carbon Dioxide	GEM-5000	Air	%				0
Oxygen	GEM-5000	Air	%				21.4

W. LINCOLN AVE.



LEGEND

SUB-SLAB VAPOR LOCATION

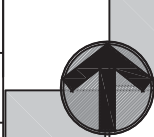


SHEET:
VAPOR INTRUSION MAP

PROJECT:
DRY CLEANERS SITE (FORMER)

FIGURE:
B.4.a

NORTH ARROW:



SCALE: 1" = 30'

LOCATION:
2311 S. 108TH STREET, WEST ALLIS, WISCONSIN

SEAL:

Use Blotter, use Inkwrite, use firm your vision into reality.

B.4.b. Other Media of Concern (e.g., Sediment or Surface Water)

Not applicable as surface water and/or sediment were not present within or adjacent to the subject site of this investigation.

B.4.c. Other

Not applicable.

B.5. Structural Impediment Photos

*Not applicable as structural impediments were not present
at the subject site of this investigation*

ATTACHMENT C

DOCUMENTATION OF REMEDIAL ACTION

C.1. Site Investigation Documentation

Kapur & Associates, Inc. (September 20, 2018) "Site Investigation / Remedial Action Completion Report – Dry Cleaners Site (Former), 2311 108th Street, West Allis, Wisconsin 53227"

C.2. Investigative Waste

Soil cuttings from soil borings and groundwater well installation were containerized and taken for proper disposal with the UST over excavated soils. Purged groundwater was containerized in 55-gallon drums and disposed of by OSI Environmental.



NON-HAZARDOUS MANIFEST

NON-HAZARDOUS MANIFEST		1. Generator's US EPA ID No.	Manifest Doc No.	2. Page 1 of	#106		
3. Generator's Mailing Address: Kapur & Associates, Inc. 7711 N. Port Washington Road Milwaukee WI 53217		Generator's Site Address (if different than mailing): Paralyzed Veterans of America 750 N. Lincoln Memorial Drive, Suite 306 Milwaukee WI 53202		A. Manifest Number WMNA	425181045		
4. Generator's Phone (414) 270-4153				B. State Generator's ID (15.15)			
5. Transporter 1 Company Name <i>Custom Grading #106</i>		6. US EPA ID Number		C. State Transporter's ID			
7. Transporter 2 Company Name		8. US EPA ID Number		D. Transporter's Phone			
9. Designated Facility Name and Site Address Metro RDF 10712 South 124th St. Franklin, WI 53132		10. US EPA ID Number		E. State Transporter's ID			
				F. Transporter's Phone			
				G. State Facility ID			
				H. State Facility Phone 414-529-6180			
GENERATOR	11. Description of Waste Materials		12. Containers		13. Total Quantity	14. Unit Wt./Vol.	I. Misc. Comments
	a. Solvent Contaminated Soil		No.	Type			
	WM Profile # V129203WI						
	b.						
	WM Profile #						
	c.						
	WM Profile #						
	d.						
	WM Profile #						
	J. Additional Descriptions for Materials Listed Above		K. Disposal Location				
BILL TO:		Cell		Level			
		Grid					
15. Special Handling Instructions and Additional Information							
Purchase Order #		EMERGENCY CONTACT / PHONE NO.: (414) 270-4153					
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 <i>Lewis Peterson</i>		Signature "On behalf of" <i>Lewis Peterson</i> - PVOA			Month 4	Day 25	Year 18
17. Transporter 1 Acknowledgement of Receipt of Materials		Printed Name <i>Scott Kieffer</i>			Signature <i>Scott Kieffer</i>		
					Month 4	Day 25	Year 18
18. Transporter 2 Acknowledgement of Receipt of Materials		Printed Name			Signature		
					Month	Day	Year
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 <i>Bill Dorian</i>		Signature <i>Bill Dorian</i>			Month 4	Day 25	Year 18

GENERATOR

TRANSPORTER

FACILITY

NON-HAZARDOUS WASTE MANIFEST	1. Generator ID Number	2. Page 1 of 1	3. Emergency Response Phone 1-800-732-5667	4. Waste Tracking Number 108411
5. Generator's Name and Mailing Address KAPUR & ASSOCIATES 7711 N PORT WASHINGTON MILWAUKEE WI 53217		Generator's Site Address (if different than mailing address) 2311 S. 108 th St. WEST ALLIS, WI 53227		
Generator's Phone: 414 254-6358				
6. Transporter 1 Company Name OSI ENVIRONMENTAL, INC.		U.S. EPA ID Number MNT280011586		
7. Transporter 2 Company Name		U.S. EPA ID Number		
8. Designated Facility Name and Site Address OSI ENVIRONMENTAL, INC. 912 TESCH CT WAUKESHA, WI 53186		U.S. EPA ID Number WTR000147397		
Facility's Phone: 262 278-4870				
GENERATOR	9. Waste Shipping Name and Description	10. Containers		11. Total Quantity
		No.	Type	12. Unit Wt./Vol.
	1. NON HAZARDOUS, NON REGULATED LIQUID (PETROLEUM CONTAMINATED WATER)	1	DM	55 G
	2.			
	3.			
13. Special Handling Instructions and Additional Information				
14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.				
Generator's/Offeor's Printed/Typed Name Alex Amundson		Signature <i>Alex Amundson</i>		Month Day Year 06 07 18
15. International Shipments <input checked="" type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S.		Port of entry/exit: Date leaving U.S.:		
TRANSPORTER	16. Transporter Acknowledgment of Receipt of Materials			
	Transporter 1 Printed/Typed Name Bob Miller - OSI REP		Signature <i>Bob Miller</i>	
	Transporter 2 Printed/Typed Name		Signature	
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				
17b. Alternate Facility (or Generator) Manifest Reference Number: U.S. EPA ID Number				
Facility's Phone:				
DESIGNATED FACILITY	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		Signature		Month Day Year

NON-HAZARDOUS WASTE MANIFEST

1. Generator ID Number

2. Page 1 of

3. Emergency Response Phone

4. Waste Tracking Number

5. Generator's Name and Mailing Address

KAPUR & ASSOCIATES
7711 N FORT WASHINGTON
MILWAUKEE WI 53217

Generator's Site Address (if different than mailing address)

2311 S. 108th St.
WEST ALLIS, WI 53227

Generator's Phone: **414 254-6358**

6. Transporter 1 Company Name

OSI ENVIRONMENTAL, INC.

U.S. EPA ID Number

7. Transporter 2 Company Name

U.S. EPA ID Number **WI R 28001158**

8. Designated Facility Name and Site Address

OSI ENVIRONMENTAL, INC.
912 TESCH CT
WAUKESHA, WI 53186

U.S. EPA ID Number

Facility's Phone: **262 278-4870**

9. Waste Shipping Name and Description

NON HAZARDOUS, NON REGULATED LIQUID (PETROLEUM / CONTAMINATED WATER)

10. Containers

No. Type

11. Total Quantity

12. Unit Wt./Vol.

W I R 00014739

1.

DM 55 G

2.

3.

4.

13. Special Handling Instructions and Additional Information

14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offero's Printed/Typed Name

BOB Miller OSI

Signature

No one outside

Month Day Year **10/19/18**

15. International Shipments

Import to U.S.

Export from U.S.

Port of entry/exit:

Transporter Signature (for exports only):

Date leaving U.S.:

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name

Chris Miller

Signature

[Handwritten Signature]

Month Day Year **10/19/18**

Transporter 2 Printed/Typed Name

Signature

Month Day Year

17. Discrepancy

17a. Discrepancy Indication Space

Quantity

Type

Residue

Partial Rejection

Full Rejection

Manifest Reference Number:

U.S. EPA ID Number

17b. Alternate Facility (or Generator)

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

Trace Dorpat

Signature

[Handwritten Signature]

Month Day Year **10/23/18**

GENERATOR

INT'L

TRANSPORTER

DESIGNATED FACILITY

C.3. NR 720.19 Analysis

Methodologies were submitted along with the Kapur & Associates, Inc. (September 20, 2018) “Site Investigation / Remedial Action Completion Report – Dry Cleaners Site (Former), 2311 108th Street, West Allis, Wisconsin 53227”.

Established ch. NR 720 Residual Contaminant Levels for Non-Industrial properties and the Groundwater Pathway were utilized for contaminant standards throughout this investigation.

C.4. Construction Documentation

Not applicable. There were no constructed remedial or interim actions at the site.

C.5. Decommissioning of Remedial Systems

Not Applicable to this Site.

C.6. Other

Not applicable. No other information is available.

ATTACHMENT D

MAINTENANCE PLAN(S) AND PHOTOGRAPHS

D.1. Description of Maintenance Actions

Not applicable. No maintenance plan is required for this site.

D.2. Location Map(s)

Not applicable. No maintenance plan is required for this site.

D.3. Photographs

Not applicable. No maintenance plan is required for this site.

D.4. Inspection Log

Not applicable. No maintenance plan is required for this site.

ATTACHMENT E

MONITORING WELL INFORMATION

All monitoring wells have been located and will be properly abandoned.

ATTACHMENT F

SOURCE LEGAL DOCUMENTS

F.1. Deeds

RECORDED
06/01/2018 06:02 AM

JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00

TRANSFER FEE: 1,245.00
FEE EXEMPT #:

This document has been electronically recorded and returned to the submitter.

State Bar of Wisconsin Form 11 - 2003
LAND CONTRACT
(TO BE USED FOR NON-CONSUMER ACT TRANSACTIONS)

Document Number

Document Name

CONTRACT, by and between Paralyzed Veterans Of America - Wisconsin Chapter, Inc. ("Vendor," whether one or more), and Blue Water Investment Properties LLC ("Purchaser," whether one or more).

Vendor sells and agrees to convey to Purchaser, upon the prompt and full performance of this Contract by Purchaser, the following real estate, together with the rents, profits, fixtures and other appurtenant interests "Property", in Milwaukee County, State of Wisconsin:

- 2311 South 108th Street, West Allis WI (tax key: 484-0002-001)
- 2319-2321 South 108th Street, West Allis WI (tax key: 484-0004-000)
- 108 Flanders Street, West Allis WI (tax key: 484-0006-000)
- 23 South 109th Street, West Allis WI (tax key: 484-0007-000)

(See Addendum A)

Recording Area

Name and Return Address

Khaled Alouf
6611 S. 27th St
Franklin WI 53132

Parcel Identification Number (PIN)

This not homestead property.
(is) (is not)

This is a purchase money mortgage.
(is) (is not)

Purchaser agrees to purchase the Property and to pay to Vendor at closing

the sum of \$ 415,000.00 in the following manner:

(a) \$ 155,000.00 at the execution of this Contract; and

(b) the balance of \$ 260,000.00, together with interest from the date hereof on the balance outstanding from time to time at the rate of 4.500 % per annum until paid in full as follows:

Beginning on September 1, 2018, Buyer agrees to pay Vendor monthly installments of principal and interest not less than \$2,694.60.

See attached Amortization Schedule.

provided the entire outstanding balance shall be paid in full on or before May 31, 2021 ("Maturity Date"). Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal.

CHOOSE ONE OF THE FOLLOWING OPTIONS; IF NO OPTION IS CHOSEN, OPTION A SHALL APPLY:

A. Any amount may be prepaid without premium or fee upon principal at any time.

B. Any amount may be prepaid without premium or fee upon principal at any time after _____.

C. There may be no prepayment of principal without written permission of Vendor.

Knight-Barry File # 901018

State Bar of Wisconsin Form 11 - 2003
LAND CONTRACT
(TO BE USED FOR NON-CONSUMER ACT TRANSACTIONS)

Document Number

Document Name

CONTRACT, by and between Paralyzed Veterans Of America - Wisconsin Chapter, Inc. ("Vendor," whether one or more), and Blue Water Investment Properties LLC ("Purchaser," whether one or more).

Vendor sells and agrees to convey to Purchaser, upon the prompt and full performance of this Contract by Purchaser, the following real estate, together with the rents, profits, fixtures and other appurtenant interests "Property", in Milwaukee County, State of Wisconsin:

2311 South 108th Street, West Allis WI (tax key: 484-0002-001)

2319-2321 South 108th Street, West Allis WI (tax key: 484-0004-000)

108 Flanders Street, West Allis WI (tax key: 484-0006-000)

23 South 109th Street, West Allis WI (tax key: 484-0007-000)

(See Addendum A)

ORIGINAL DOCUMENT
RECORDED ELECTRONICALLY

Date: 6/1/18

Doc. No. 10781361

Knight-Barry Title Group
www.knightbarry.com

Recording Area

Name and Return Address

Khaled Aloul
6611 S. 27th St
Franklin WI 53132

Parcel Identification Number (PIN)

This not homestead property.
(is) (is not)

This is a purchase money mortgage.
(is) (is not)

Purchaser agrees to purchase the Property and to pay to Vendor at closing

the sum of \$ 415,000.00 in the following manner:

(a) \$ 155,000.00 at the execution of this Contract; and

(b) the balance of \$ 260,000.00, together with interest from the date hereof on the balance outstanding from time to time at the rate of 4.500 % per annum until paid in full as follows:

Beginning on September 1, 2018, Buyer agrees to pay Vendor monthly installments of principal and interest not less than \$2,694.60.

See attached Amortization Schedule.

provided the entire outstanding balance shall be paid in full on or before May 31, 2021 ("Maturity Date"). Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal.

CHOOSE ONE OF THE FOLLOWING OPTIONS; IF NO OPTION IS CHOSEN, OPTION A SHALL APPLY:

A. Any amount may be prepaid without premium or fee upon principal at any time.

B. Any amount may be prepaid without premium or fee upon principal at any time after _____.

C. There may be no prepayment of principal without written permission of Vendor.

CHOOSE ONE OF THE FOLLOWING OPTIONS; IF NEITHER IS CHOSEN, OPTION A SHALL APPLY:

- A. Any prepayment shall be applied to principal in the inverse order of maturity and shall not delay the due dates or change the amount of the remaining payments until the unpaid balance of principal and interest is paid in full.
- B. In the event of any prepayment, this Contract shall not be treated as in default with respect to payment so long as the unpaid balance of principal and interest (and in such case accruing interest from month to month shall be treated as unpaid principal) is less than the amount that said indebtedness would have been had the monthly payments been made as specified above; provided that monthly payments shall continue in the event of credit of any proceeds of insurance or condemnation, the condemned premises being thereafter excluded from this Contract.

Purchaser shall pay prior to delinquency all taxes and assessments levied on the Property at the time of the execution of this Contract and thereafter, and deliver to Vendor on demand receipts showing such payment.

Purchaser shall keep the improvements on the Property insured against loss or damage occasioned by fire, extended coverage perils and such other hazards as Vendor may require, without co-insurance, through insurers approved by Vendor, in the amount of the full replacement value of the improvements on the Property. Purchaser shall pay the insurance premiums when due. The policies shall contain the standard clause in favor of Vendor's interest, and evidence of such policies covering the Property shall be provided to Vendor. Purchaser shall promptly give notice of loss to insurance companies and Vendor. Unless Purchaser and Vendor otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided Vendor deems the restoration or repair to be economically feasible.

- Purchaser is required to pay Vendor amounts sufficient to pay reasonably anticipated taxes, assessments, and insurance premiums as part of Purchaser's regular payments [CHECK BOX AT LEFT IF APPLICABLE].**

Purchaser shall not commit waste nor allow waste to be committed on the Property, keep the Property in good tenable condition and repair, and free from liens superior to the lien of this Contract, and comply with all laws, ordinances and regulations affecting the Property. If a repair required of Purchaser relates to an insured casualty, Purchaser shall not be responsible for performing such repair if Vendor does not make available to Purchaser the insurance proceeds therefor.

Vendor agrees that if the purchase price with interest is fully paid and all conditions fully performed as specified herein, Vendor will execute and deliver to Purchaser a Warranty Deed in fee simple of the Property, free and clear of all liens and encumbrances, except those created by the act or default of Purchaser, and:

CHOOSE ONE OF THE FOLLOWING OPTIONS; IF NO OPTION IS CHOSEN, OPTION A SHALL APPLY:

- A. Purchaser states that Purchaser is satisfied with the title as shown by the title evidence submitted to Purchaser for examination, at the time of execution of this Contract.
- B. Purchaser states that the following exceptions set forth in the title evidence submitted to Purchaser for examination, at the time of execution of this Contract, are unsatisfactory to Purchaser: _____

- C. No title evidence was provided prior to execution of this Contract.

CHOOSE ONE OF THE FOLLOWING OPTIONS; IF NEITHER IS CHOSEN, OPTION A SHALL APPLY:

A. Purchaser agrees to pay the cost of future title evidence.

B. Vendor agrees to pay the cost of future title evidence.

Purchaser shall be entitled to take possession of the Property on May 31, 2018 .

Time is of the essence as to all provisions hereunder.

Purchaser agrees that in the event of a default in the payment of principal or interest which continues for a period of 90 days following the due date or a default in performance of any other obligation of Purchaser which continues for a period of 90 days following written notice thereof by Vendor (delivered personally or mailed by certified mail), the entire outstanding balance under this contract shall become immediately due and payable at Vendor's option and without notice (which Purchaser hereby waives), and Vendor may singly, alternatively or in combination: (i) terminate this Contract and either recover the Property through strict foreclosure or have the Property sold by foreclosure sale; in either event, with a period of redemption, in the court's discretion, to be conditioned on full payment of the entire outstanding balance, with interest thereon from the date of default and other amounts due hereunder (failing which all amounts previously paid by Purchaser shall be forfeited as liquidated damages for failure to fulfill this Contract and as rental for the Property); (ii) sue for specific performance of this Contract; (iii) sue for the unpaid purchase price or any portion thereof; (iv) declare this Contract at an end and remove this Contract as a cloud on title in a quiet-title action if the equitable interest of Purchaser is insignificant; (v) have Purchaser ejected from possession of the Property and have a receiver appointed to collect any rents, issues or profits; or (vi) pursue any other remedy available in law or equity. An election of any of the foregoing remedies shall only be binding on Vendor if and when pursued in litigation. All costs and expenses including reasonable attorney fees of Vendor incurred to pursue any remedy hereunder to the extent not prohibited by law and expenses of title evidence shall be paid by Purchaser and included in any judgment. The parties agree that Vendor shall have the options set forth in this paragraph available to exercise in Vendor's sole discretion.

Following any default in payment, interest shall accrue at the rate of 7.000 % per annum on the entire amount in default (which shall include, without limitation, delinquent interest and, upon acceleration or maturity, the entire principal balance).

Vendor may waive any default without waiving any other subsequent or prior default of Purchaser.

Purchaser may not transfer, sell or convey any legal or equitable interest in the Property, including but not limited to a lease for a term greater than one year, without the prior written consent of Vendor unless the outstanding balance payable under this Contract is paid in full. In the event of any such transfer, sale or conveyance without Vendor's written consent, the entire outstanding balance payable under this Contract shall become immediately due and payable in full at Vendor's option without notice.

Vendor may mortgage the Property, including the continuation of any mortgage in force on the date of this Contract, provided Vendor shall make timely payment of all amounts due under any mortgage, and the total due under such mortgages shall not at any time exceed the then remaining principal balance under this Contract. If Vendor defaults under such mortgages and Purchaser is not in default hereunder, Purchaser may make payments directly to Vendor's mortgagee and such payments will be credited as payments hereunder.

All terms of this Contract shall be binding upon and inure to the benefit of the heirs, legal representatives, successors and assigns of Vendor and Purchaser.

5.31.18

Dated _____

VENDOR:

PURCHASER:

Scott Griffith
* SCOTT GRIFFITH, TREASURER

(SEAL) Khaled Alowl (SEAL)
* KHALED ALOUL, SOLE MEMBER

* _____

(SEAL) _____ (SEAL)
* _____

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

STATE OF WISCONSIN)

authenticated on _____

milw) ss. COUNTY)

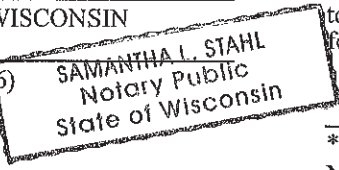
* _____

Personally came before me on 5.31.18,
the above-named Scott Griffith and Khaled Alowl

TITLE: MEMBER STATE BAR OF WISCONSIN

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

(If not, _____
authorized by Wis. Stat. § 706.06)



THIS INSTRUMENT DRAFTED BY: _____

* Samantha L. Stahl

Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 1-10-2020)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

LAND CONTRACT

STATE BAR OF WISCONSIN

FORM No. 11-2003

*Type name below signatures.

EXHIBIT "A"

	Address	Tax Key	Acreage (approximately)
1	2311 South 108 th St.	484-0002-001	0.217
2	2319-2321 South 108 th St.	484-0004-000	0.109
3	108 Flanders St.	484-0006-000	0.101
4	23 South 109 th St.	484-0007-000	0.169

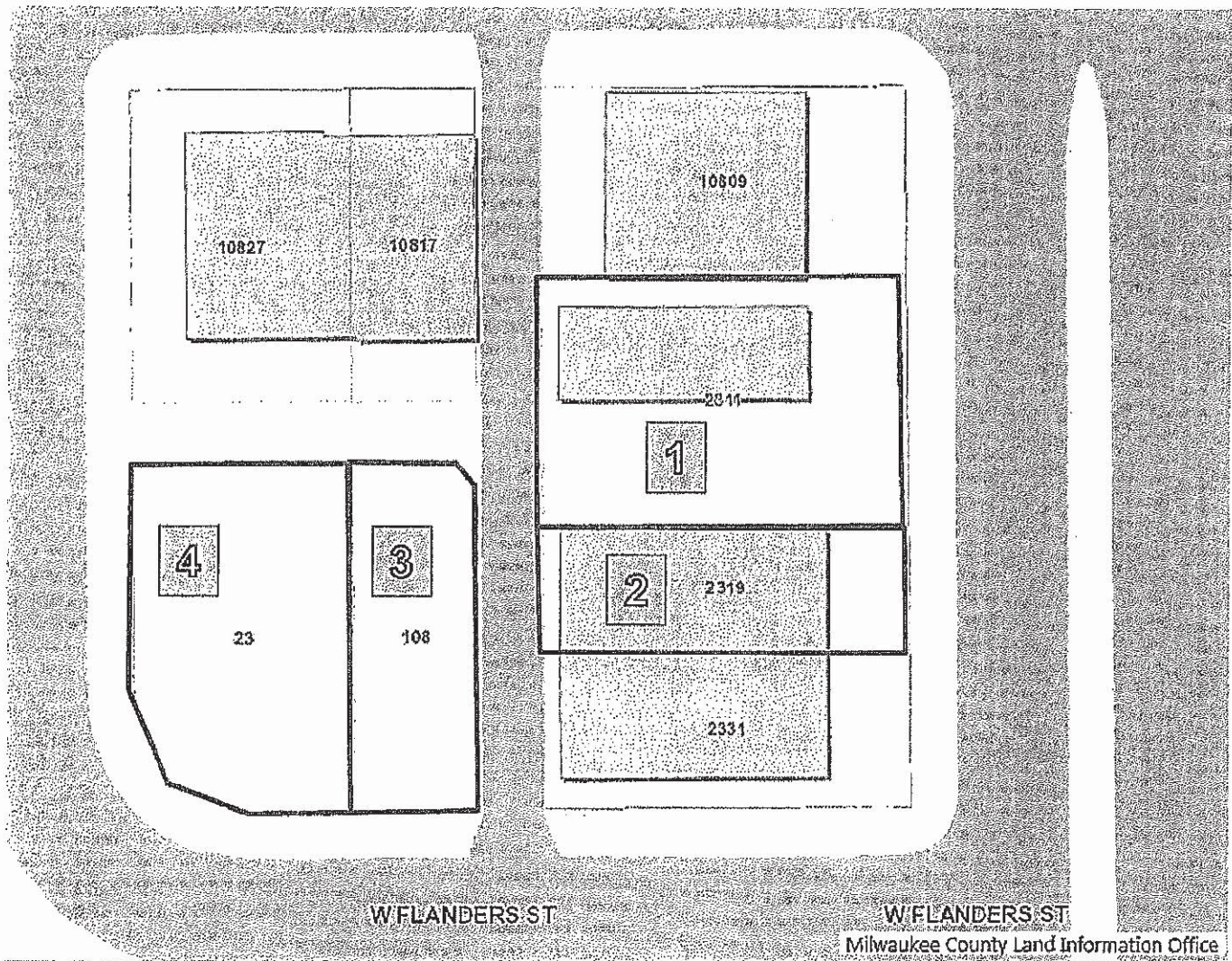


EXHIBIT A**PARCEL 1:**

Lots 2 and 3 in Block 1, in Lincoln Lawns, being a subdivision of a part of the Northeast 1/4 of Section 7, in Township 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin.

ALSO that part of the Northeast 1/4 of Section 7, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Northeast corner of the above said Northeast 1/4 of Section 7; thence South 0°17' East along the East line of said 1/4 Section 215.00 feet to a point; thence West and parallel with the North line of said 1/4 Section 62.00 feet to a point, said point being the point of beginning of the lands to be conveyed; thence continuing West along the South line of Lot 3 extended, Block 1 of Lincoln Lawns a platted subdivision, 18.00 feet to a point, said point being the Southeast corner of said Lot 3, Block 1, of Lincoln Lawns, thence North 0°17' West and parallel with the East line of said 1/4 Section, 80.00 feet to a point, said point being the Northeast corner of said Lot 2; thence East and parallel with the North line of said 1/4 Section 18.00 feet to a point; thence South 0°17' East and parallel with the East line of said 1/4 Section 80.00 feet to the point of beginning.

Property Address: 2311 South 108th Street
Tax Key Number: 484-0002-001

PARCELS 2, 3 and 4:

Lots 4, 6 and 7 in Block 1, in Lincoln Lawns, being a subdivision of a part of the Northeast 1/4 of Section 7, in Township 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin.

ALSO that part of the Northeast 1/4 of Section 7, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Northeast corner of the above said Northeast 1/4 of Section 7; thence South 0°17' East along the East line of said 1/4 Section 255.00 feet to a point; thence West and parallel with the North line of said 1/4 Section 62.00 feet to a point, said point being the point of beginning of the lands to be conveyed; thence continuing West along the South line of Lot 4 extended, Block 1 of Lincoln Lawns a platted subdivision, 18.00 feet to a point, said point being the Southeast corner of said Lot 4, Block 1, of Lincoln Lawns, thence North 0°17' West and parallel with the East line of said 1/4 Section, 40.00 feet to a point, said point being the Northeast corner of said Lot 4; thence East and parallel with the North line of said 1/4 Section 18.00 feet to a point; thence South 0°17' East and parallel with the East line of said 1/4 Section 40.00 feet to the point of beginning.

Property Addresses: 2319-2321 South 108th Street (PARCEL 2); 108 West Flanders Street (PARCEL 3) and 23 109th Street (PARCEL 4)
Tax Key Numbers: 484-0004-000 (PARCEL 2); 484-0006-000 (PARCEL 3) and 484-0007-000 (PARCEL 4)

Property Address: See "Exhibit A" attached
Tax Key No: See "Exhibit A" attached

Electronic Real Estate Transfer Receipt

54DJ5

Wisconsin Department of Revenue**Instructions**

1. Grantors and grantees must review this receipt, noting grantor and grantee responsibilities
2. Mail or deliver the following items:

Milwaukee County Register of Deeds, 901 N 9TH ST, RM 103, MILWAUKEE, WI 53233-1458

- This receipt page and a transfer fee of \$1,245.00
- The deed or instrument of conveyance and a recording fee of \$30.00 (regardless of the number of pages)

To view real estate transfer return details online, visit:

<https://ww2.revenue.wi.gov/RETRWebPublic/application>. You will need your receipt number, total value of real estate transferred, and the last name of one grantor or grantee.

Receipt **54DJ5**. Filed May 30, 2018, 8:45 AM - **Milwaukee County**. Conveyance date **2018-05-31**.

Value transferred	\$415,000	Transfer fee	\$1,245.00
Value subject to fee	\$415,000	Fee exemption number	

Grantors	PARALYZED VETERANS OF AMERICA-WISCONSIN CHAPTER INC.
Grantees	BLUE WATER INVESTMENT PROPERTIES LLC
Tax bill address	BLUE WATER INVESTMENT PROPERTIES LLC, 6611 S 27TH ST, FRANKLIN, Wisconsin 53132
Property Location	2311 S 108TH ST (City of West Allis)
Parcels	484-0002-001, 484-0004-000, 484-0006-000, 484-0007-000
Legal description	PARCEL 1: Lots 2 and 3 in Block 1, in Lincoln Lawns, being a subdivision of a part of the Northeast 1/4 of Section 7, in Township 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin. ALSO that part of the

Grantor responsibilities: Grantors are responsible for paying the proper fee amount—verify the total property value, fee amount and fee exemption before sending this receipt to the county Register of Deeds.

Grantee responsibilities: Grantees assert that this property is not a primary residence.

Preparer	KNIGHT BARRY TITLE, 414-727-4545, SAMANTHA@KNIGHTBARRY.COM
Grantor agent	SCOTT GRIFFITH, 414-999-9999
Grantee agent	KHALED ALOUL, 414-999-9999

If you have questions on the Real Estate Transfer Return (RETR), visit the Wisconsin Department of Revenue's Real Estate Transfer Fee web page at: revenue.wi.gov/retr/index.html, or contact your County Register of Deeds. To locate your Register of Deeds, visit: wrdaonline.org. Information on a real estate transfer return is used to administer various Wisconsin laws, including: income tax, real estate transfers, rental unit energy efficiency, lottery tax credit, and general property tax. Whether you are a resident, part-year resident, or non-resident, you must report the transfer of Wisconsin real estate in a taxable transaction on your Wisconsin income tax return. If you are a non-resident, you must file Form 1NPR to report the sale.

Penalties imposed under the following Wisconsin Statutes or Administrative Code:

Using an improper exemption - sec. 77.26(8), Wis. Stats.; falsifying the property value - sec. 77.27, Wis. Stats.; improperly claiming lottery and gaming credit as primary residence - chapter tax 20.12, Wis. Adm. Code. Weatherization program under sec. 101.122, Wis. Stats., no longer exists.

F.2. Certified Survey Map

SURVEYED FOR C. Nedset 2625 S. 124th St.

DESCRIPTION OF PROPERTY: 2307 S. 108th St.

Lot 1, Lot 2 and Lot 3, Block 1, Lincoln Lawns, being a subdivision of a part of the Northeast 1/4 Section 7, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin

W. LINCOLN AVE.

B.M. 10.00
ELEV

SECTION CORNER

MACADAM PAV.

FLOOR
YARD GRADE AT
BLDG. TO BE 11.30

V.F.C.C.E.G.

35' R.

2311

PARKING LOT

LOT 1

30' DRIVEWAY

V.F.C.C.E.G.

ASPHALT PAV.
S. 108th ST.
HWG. 100

SCALE 1" = 30'

20' UNIMPROVED ALLEY

PROPOSED 1 STORY
CONC. BLK. BLDG.

LOT 2
LOT 3

APPROVED FOR GRADE
R.H. Burbach
CITY ENGINEER
10-30-56

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

I HEREBY CERTIFY THAT THE ABOVE SURVEY IS A TRUE REPRESENTATION OF THE LOT LINES THEREOF AND OF THE PRINCIPAL LINES OF THE BUILDINGS THEREON, AND I FURTHER CERTIFY THAT I HAVE PROCURED THE OFFICIAL DESCRIPTION FROM OFFICIAL RECORDS.

DATE OF SURVEY OCT. 14, 1956

Richard H. Gulbranson
RICHARD H. GULBRANSON, SURVEYOR
7008 W. OHIO AVE.

F.3. Verification of Zoning



Property Search

484-0002-001 | 2311 S 108 ST
Exempt Property Information



Address: 2311 S 108 ST
Tax Key Number: 484-0002-001
Property Type: Exempt other
Neighborhood: Root River Estates
Neighborhood Group: Exempt
Zip Code: 53227
Zoning: C-4: Regional Commercial District
Water/Sewer Account(s): [27559-27094](#)
Interactive Property Map: [View map](#)
Legal Description: LINCOLN LAWNS LOTS 2 & 3
BLK 1 & HWY REMNANT ADJ
ON E
Lot Dimensions: 80 x 118
Lot Acreage: 0.216
TIF District:
Census Tract: 101000
Census Group: 101000BG1
Census Block: 1000
Section: 7
Township: 6
Range: 21
Quarter Section: 484
Longitude: -88.0472518
Latitude: 43.0021505
Northing: 371365.4586614
Easting: 2522334.9107612

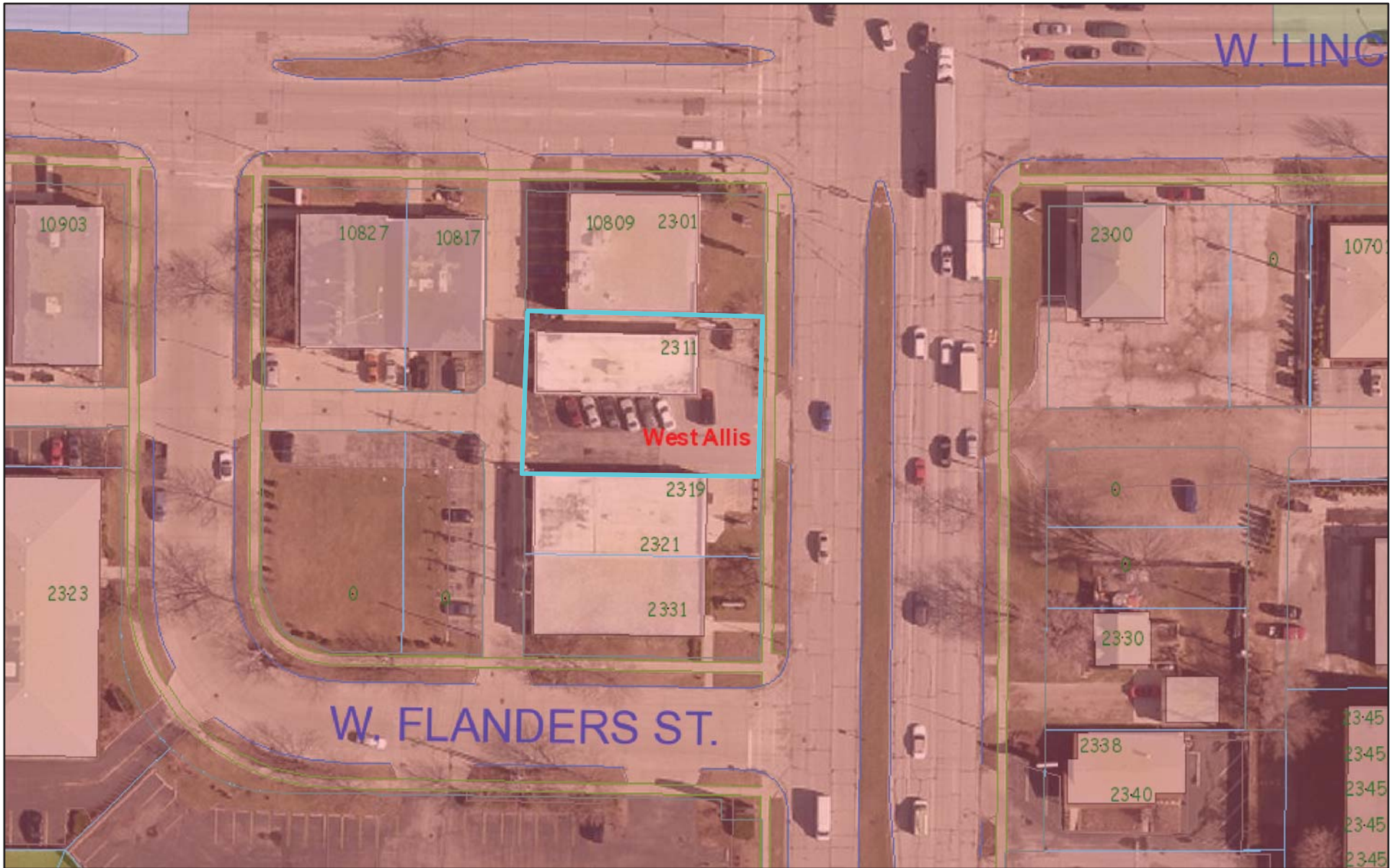
[Show Basic Property Information](#)



Assessor's Office
City Hall Room 102
(414) 302-8230
Fax: (414) 302-8238
[Contact City Assessor](#)

West Allis City Hall
7525 W. Greenfield Ave
West Allis, WI 53214
(414) 302-8200
8:00 am - 5:00 pm
M-F
[Map](#)

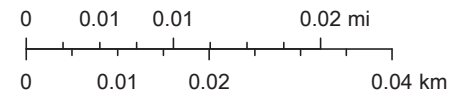
West Allis ArcGIS Web Map



12/11/2018, 10:10:53 AM

- | | | | |
|--------------------------------|-----------------|---------------------|--------------------------------|
| Waukesha Minor Civil Divisions | City Structures | Walks | Zoning |
| Minor Civil Divisions Milw | Water Ponds | Curbs | RE Residential Estate District |
| Structures | Drives | West Allis Boundary | RA-1 Residence District |

1:1,128



Patrick Walker, GISP, Esri, HERE, Garmin, © OpenStreetMap contributors,

Patrick Walker, GISP
West Allis ArcGIS

F.4. Signed Statement



Paralyzed Veterans of America

Wisconsin Chapter

750 N. Lincoln Memorial Drive
Suite 306
Milwaukee, WI 53202
(T) 414-328-8910
(F) 414-328-8948
www.wisconsinpva.org
info@wisconsinpva.org

I, Scott E. Griffith, for Paralyzed Veterans of America (Wisconsin Paralyzed Veterans) responsible party of the WDNR Environmental Repair Property (BRRTS #02-41-580667) site at 2311 South 108th Street, located in the City of West Allis, Milwaukee County, Wisconsin; certify that to the best of my knowledge, the legal description below accurately describes each property that is within, or partially within, the contaminated boundary.

LINCOLN LAWNS LOTS 2 & 3 BLK 1 & HWY REMNANT ADJ ON E

Scott E. Griffith.
Paralyzed Veterans of America

Date: 12/12/2018



ATTACHMENT G

NOTIFICATIONS TO PROPERTY OWNERS OF IMPACTED PROPERTIES

Not applicable to this site investigation.