

Continental Properties Company, Inc.

December 23, 1997

VIA COURIER (229-0800)

Ms. Pam Mylotta
WISCONSIN DEPARTMENT OF NATURAL RESOURCES
4041 North Richards Street
Milwaukee, WI 53212

RE: Continental 85/87 Fund LLC
Glendale, WI

Dear Pam:

Enclosed is the Request for the Off-Site Source Determination Letter for the Wisconsin Gas Company parcels located in the southeast quadrant of Silver Spring Drive and Green Bay Road in Glendale.

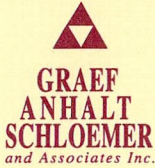
If you have any questions, please contact Larry Boyer at 259-1500 or me at 502-5500.

Sincerely,
CONTINENTAL PROPERTIES COMPANY, INC.



Kimberly Grimm
Development Coordinator

Enclosure



December 18, 1997

Ms. Pam Mylotta
Remediation and Redevelopment Manager
Wisconsin Department of Natural Resources
4041 North Richards Street
P.O. Box 12436
Milwaukee, WI 53212

SUBJECT: Request for Written Determination of "Off-Site" Sources
Wisconsin Gas Company North Service Center and
Vacant Lands Adjacent to the NSC (Parcels A, B, and C)
5400 North Green Bay Road
Glendale, WI 53209

Dear Ms. Mylotta:

This letter is to request formal determination in writing from the Wisconsin Department of Natural Resources (WDNR) on behalf of our client, Continental 87/85 Fund LLC (Continental). Continental requests that the WDNR provide a written determination of an off-site source for the Wisconsin Gas Company, Parcels A, B, and C, at the co-located address of 5400 North Green Bay Road, Glendale, WI 53209. Legal descriptions of the three parcels are attached. The location of these parcels relative to the Wisconsin Gas Company North Service Center (NSC) is shown in Figure 1.

Continental requests this off-site source determination for Wisconsin Gas Company prior to their transfer of ownership of the three parcels, so that Wisconsin Gas, Continental, and the City of Glendale are clear in that neither Wisconsin Gas or Continental Properties (including their partners, assigns, heirs, successors, lenders, and tenants) are viewed as parties responsible for cleanup associated with soil and groundwater contamination of these sites via transport of PCE, TCE, and related degradation products onto the site. These compounds presently have impacted groundwater on Parcels A and B and soils on northwestern portions of Parcel A and B. In addition, contaminants continued to be transported from off-site sources that may affect Parcel C's groundwater in the future. Statute 292.13 Wis.Stats. provides that property owners are not responsible for remediating soil and groundwater contamination that "originated from a source on property that is not possessed or controlled" by said property owner, and if the property owner did not "possess or control the hazardous substances on the property on which the discharge originated or caused the discharge."

Herein, we will detail a brief summary of our investigation and finding on these properties. If warranted, we could meet with you on-site after you have reviewed this letter and the Phase I through III documents, as we both agreed at our meeting on October 23, 1997.

The Phase I investigations of Geraghty & Miller (1996 for Wisconsin Gas), and the Phase I ESA's on Parcels A, B, and C by GAS for Continental, all confirm that the entire 5400 block of North Green Bay Road was farmlands prior to the 1930's, and a sand and gravel quarry prior to the 1950's. The site was probably gradually filled in the 1950's and 1960's.



Documentation exists in our reports and others to show that the site was filled primarily with soils and minor amounts of construction debris.

Soil Contamination

Soil Results, Parcel A

The main compounds of concern detected through Phase II investigations were the tetrachloroethene (PCE) compound and its related degradation products of trichloroethene (TCE), cis 1,2 dichloroethene (cis 1,2, DCE), trans 1,2 dichloroethene (trans 1,2 DCE), and vinyl chloride. Results of VOC scans are summarized in Table 1A.

Significant concentrations of PCE were detected within soil samples collected from 8-10 feet bgs (3,950 ppb) and 10-12 feet bgs (52,100 ppb) within GP-8A, from 6-8 feet bgs (1,740 ppb) and 10-12 feet bgs (1,950 ppb) within GP-10A, and from 6-8 feet bgs (110 ppb) within GP-5A. Additionally, significant concentrations of PCE were detected within soil samples collected from 6-8 feet bgs (496 ppb) and 8-10 feet bgs (4,270 ppb) within MW-2A, and from 8-10 feet bgs (823 ppb) within MW-3A (Figure 2). At the present time, no RCLs are listed for TCE, PCE or DCE in NR 720.

The strongest concentrations of PCE contamination and associated degradation compounds are in the northern half of Parcel A. This is shown by concentrations of PCE ranging from 496 ppb (MW-2A) to 52,100 ppb (GP-8A) as discussed in the preceding paragraph. In the southern half of Parcel A, concentrations of PCE decreased (110 ppb within GP-5A), while only related degradation compounds were detected within a soil sample collected from MW-4A (cis 1,2 DCE - 81 ppb). Concentrations of PCE contamination were almost exclusively obtained from those sampling intervals between 6-12 feet bgs.

Soil Results, Parcel C

Parcel C (Figure 1) is side and downgradient from Parcel A, and upgradient from Parcel B. PCE and related degradation compounds were not encountered at this time in soil samples collected from Parcel C. This may be due to the fact that Parcel C is located in a sidegradient position to the direction of groundwater flow which occurs from the northwest to the southeast across the 5400 block of North Green Bay Road (Table 1C).

Soil Results, Parcel B

Parcel B is the furthest downgradient parcel of the three, and its southern boundary is West Custer Avenue. Degradation products of DCE/TCE were found in soils known to be in contact with the the groundwater table (6-12 ft.) in this downgradient site. Concentrations of cis 1,2 DCE were detected within soil samples collected from 6-8 feet bgs (49.0 ppb) and 10-12 feet bgs (32.0 ppb) within GP-2B, from 8-10 feet bgs (48.0 ppb) and 10-12 feet bgs (154.0 ppb) within GP-3B, from 10-12 feet bgs (169.0 ppb) within MW-1B, and from 10-12 feet bgs (47.0 ppb) within MW-2B (Table 1B, Figure 3).



Groundwater Contamination

Groundwater Results, Parcel A

Figures 4 and 5 depict the approximate groundwater flow direction for the site (Parcels A, C, and B; and the NSC), with groundwater moving from the northwest to the southeast. Results of slug and bail down tests performed on the monitoring wells located at Parcel A indicate a hydraulic conductivity of $2.5E-02$ to $1.0E-05$. The gradient of the groundwater level across Parcel A, on average, drops 0.40 feet per every 100 feet of distance. The geometric mean of the hydraulic conductivity data obtained from Parcel A is $1.33 E-03$ feet/minute. Assuming an effective porosity of the sediments encountered at the site of 0.30, the average velocity of groundwater movement across Parcel A is 9.32 feet per year.

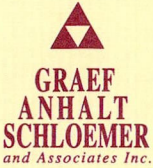
Groundwater analytical results obtained through GAS investigations (Table 2A) depict concentrations of cis 1,2 DCE, PCE, TCE, and vinyl chloride of 300.0, 340.0, 31.0, and 1.1 ppb, respectively, were detected within the groundwater sample collected from MW-2A. All of these detections represented exceedances of the NR140 groundwater enforcement standards (ES) for these compounds. In MW-4A, concentrations of 83.0 ppb cis 1,2 DCE, and 16.0 ppb vinyl chloride exceeded their respective ES. Likewise, within the piezometer PZ-1A, a concentration of 0.62 ppb vinyl chloride exceeded its ES (Figure 5).

Within the groundwater sample collected from MW-3A, concentrations of 2.5 ppb PCE, and 0.74 ppb TCE were detected. These detections represented exceedances of the NR140 groundwater preventive action limit (PAL) for these compounds. The PAL levels set by NR140 for cis 1,2 DCE, PCE, TCE, and vinyl chloride are 7.0, 0.5, 0.5, and 0.02 ppb, respectively. Within the groundwater sample collected from piezometer, PZ-1A, concentrations of 32.0 ppb cis 1,2 DCE, 3.8 ppb PCE, and 0.80 ppb TCE were found to exceed their respective PALs.

A general trend can be noted for concentrations of PCE and related degradation compounds within groundwater. High concentrations of PCE and all degradation compounds can be found within groundwater sampled from MW-2A in the northeast portion of the parcel, while groundwater sampled from MW-4A, located in the southeast portion of the parcel downgradient of MW-2A, is comprised of only cis 1,2 DCE and vinyl chloride, both degradation compounds of PCE.

Groundwater Results, Parcel C

The groundwater flow direction for the entire site and Parcel C moves from the northwest to the southeast. Refer to Figures 4 and 6. Results of slug tests performed on the monitoring well located at Parcel C indicates a hydraulic conductivity of $6.5E-03$ feet per minute. The gradient of the groundwater level across Parcel C, on average, drops 0.88 feet per 100 feet of distance. Assuming an effective porosity of the sediments encountered at the site of 0.30, or 30%, the average velocity of groundwater movement across Parcel C is 100 feet per year based upon information collected only from MW-1C. PCE and related degradation products were not encountered at this time in groundwater samples collected from MW-1C (Table 2C).



Groundwater Results, Parcel B

Groundwater flow direction for the parcel moves from the northwest to the southeast. Refer to Figures 4 and 7. This matches groundwater flow on the entire site. Results of slug tests performed on the monitoring wells located at Parcel B indicate a hydraulic conductivity of 3.2E-02 to 3.3E-02 feet per minute. The gradient of the groundwater level across Parcel B, on average, drops 0.94 feet per 100 feet of distance. The geometric mean of the hydraulic conductivity data obtained from Parcel B is 3.25E-02 feet per minute. Assuming an effective porosity of the sediments encountered at the site of 0.30, or 30%; the average velocity of groundwater movement across Parcel B is 535 feet per year.

VOC concentrations of cis 1,2 DCE, and vinyl chloride of 290.0 and 24.0 ppb, respectively, were detected within the groundwater sample collected from MW-1B (Table 2B), while cis 1,2 DCE, and vinyl chloride of 160.0 and 20.0 ppb, respectively, were detected within the groundwater samples collected from MW-2B. These represent exceedances of the NR140 groundwater ES (Table 2B, Figure 7).

Concentrations of cis 1,2 DCE, and chloromethane of 25.0 and 0.59 ppb, in groundwater samples collected from PZ-1B represent exceedances of the NR140 groundwater PAL.

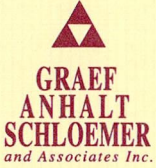
Off-Site Source

All of our investigative results lead us to believe that the soil and groundwater contamination comprised of PCE, TCE and related degradation products, is coming from a very high concentration source area (estimates range as high as 2,700,000 ppb PCE in soils) north of the three parcels at 5400 North Green Bay Road. Confidential information, not yet released by the City of Glendale, confirm these suspicions.

Summary

In summary, no evidence found to date supports releases of contaminants on the three parcels situated for purchase by Continental. However, the most likely off-site source for the PCE/TCE exceedances are from an upgradient contamination source to the north. This is confirmed by the trends in both soil and groundwater contamination across Parcels A, C, and B.


We have little doubt that the source of the contaminants found in our Phase II investigation was a release that originated from off-site. GAS has been working with Continental and their counsel on this matter. The signing of the October Budget Bill (1997, WI ACT 27) has finalized legislation that requires the WDNR to make findings upon request, that a person or entity who owns property contaminated by a discharge originating from a source that is not on the person's property is not responsible or liable for the discharge under the Spills Statute, Section 292.11, Wis. Stats. The department now has authority to formally issue these written commitments. Receipt of such a written commitment from the WDNR would be important to our client and Wisconsin Gas Company prior to a transfer of ownership of Parcels A, B, and C.



Thank you very much for your time and consideration. If you need additional information, please contact me or Brian Karczewski at (414) 259-1500.

Sincerely,

GRAEF, ANHALT, SCHLOEMER
& Associates, Inc.



Larry F. Boyer, Ph.D., P.G.
Principal, Senior Geologist

LFB:kap/G:WPEN\LTR\MYLOL1-02.WPD

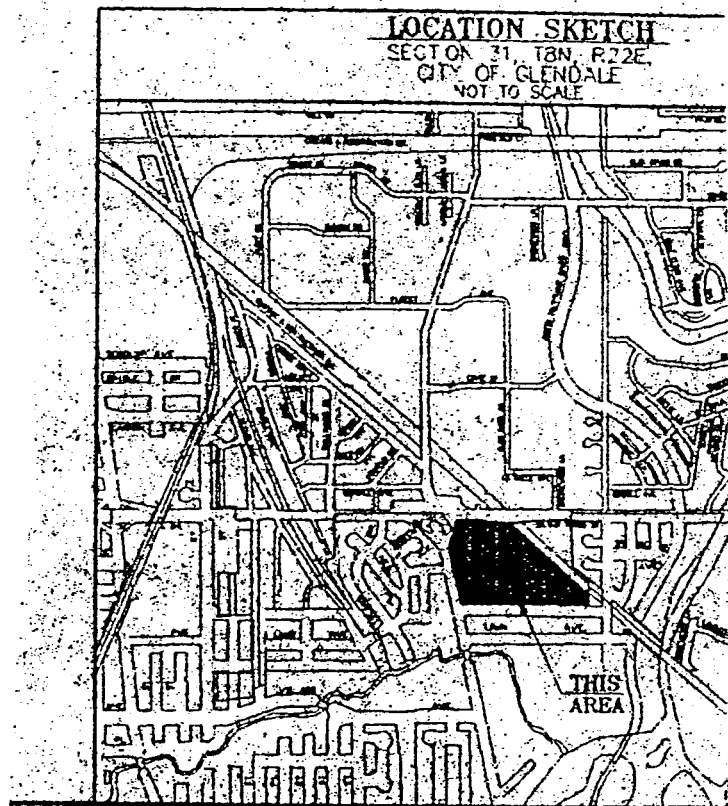
PARCEL A

Legal Description

Part of the Northeast 1/4 of Section 31, Town 8 North, Range 22 East, partly in the Cities of Milwaukee and Glendale, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of said Section 31; thence South $89^{\circ}-59'-27''$ West, along the North line of said 1/4 Section, 1,832.37 feet (recorded as 1832.83 feet); thence South $00^{\circ}-00'-33''$ East, 62.00 feet to a point on the Southern right-of-way line of W. Silver Spring Drive and the point of beginning of the land to be described; thence North $89^{\circ}-20'-13''$ East (recorded as North $89^{\circ}-20'-17''$ East and North $89^{\circ}-58'-15''$ East), along said right-of-way line, 169.42 feet (recorded as 169.62 feet); thence South $25^{\circ}-16'-24''$ East (recorded as South $85^{\circ}-16'-31''$ East and South $85^{\circ}-15'-68''$ East), along said right-of-way line, 245.92 feet to a point of curvature; thence Southeastery 95.68 feet (recorded as 96.12 feet) along the arc of a curve having a radius of 2048.00 feet, its centerpoint to the Northeast, a central angle of $02^{\circ}-40'-36''$ (recorded as $02^{\circ}-41'-21''$) and a long chord that bears South $85^{\circ}-36'-49''$ East (recorded as South $86^{\circ}-24'-64''$ East), 95.67 feet (recorded as 96.12 feet); thence South $49^{\circ}-02'-19''$ East (recorded as South $49^{\circ}-03'-12''$ East and South $49^{\circ}-01'-21''$ East), 486.83 feet (recorded as 486.26 feet); thence South $89^{\circ}-45'-23''$ West, 75.49 feet; thence South $00^{\circ}-15'-58''$ East, 147.21 feet; thence South $89^{\circ}-45'-23''$ West, 540.16 feet; thence North $00^{\circ}-19'-05''$ West, 122.76 feet; thence South $89^{\circ}-17'-08''$ West, 363.23 feet (recorded as South $89^{\circ}-34'-02''$ West, 383.35 feet); thence North $11^{\circ}-18'-48''$ West, 14.53 feet; thence North $00^{\circ}-33''$ West, 61.19 feet to a point on the Easterly right-of-way line of N. Green Bay Avenue; thence continue North $00^{\circ}-00'-33''$ West along said Easterly line 143.24 feet; thence North $89^{\circ}-59'-27''$ East, 104.98 feet; thence North $00^{\circ}-00'-33''$ West, 156.00 feet to the point of beginning.

The above legal description is from Chicago Title Insurance Co. Title Search Commitment Number #1067928, dated 10



National Survey & Engineering

4125 North 124th Street
Brookfield, Wisconsin 53005-1837
Phone 414-781-1000
Fax 414-781-8466
1-800-842-7831

PARCEL B

PARCEL 1 OF A PROPOSED CERTIFIED SURVEY MAP

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE SOUTH 00°15'56" EAST ALONG THE EAST LINE OF SAID 1/4 SECTION 1322.23 FEET TO A POINT; THENCE SOUTH 89°44'04" WEST 210.56 FEET TO A POINT; THENCE NORTH 00°15'56" WEST 30.00 FEET TO THE SOUTHWEST CORNER OF PARCEL A OF CERTIFIED SURVEY MAP NO. 2574 AND THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE SOUTH 89°44'04" WEST ALONG THE NORTH LINE OF WEST CUSTER AVENUE 459.01 FEET TO A POINT; THENCE NORTH 00°13'17" WEST 271.55 FEET TO A POINT; THENCE NORTH 40°56'48" EAST 265.24 FEET TO A POINT; THENCE SOUTH 49°03'12" EAST 124.66 FEET TO A POINT; THENCE NORTH 40°56'48" EAST 1.43 FEET TO A POINT; THENCE SOUTH 49°11'03" EAST 57.47 FEET TO A POINT; THENCE SOUTHEASTERLY 177.98 FEET ALONG THE ARC OF A CURVE WHOSE CENTER IS NORTHEAST, WHOSE RADIUS IS 800.48 FEET AND WHOSE CHORD BEARS SOUTH 55°33'14" EAST 177.62 FEET TO A POINT; THENCE SOUTH 00°15'56" EAST 251.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 165,151 SQUARE FEET OR 3.7913 ACRES.

PREPARED BY: DOUGLAS G. OLSON, RLS
DATED: DECEMBER 22, 1997
PROJECT NO: 158045

158045.EXH

S I T E B A L A N C E



National Survey & Engineering

4125 North 124th Street
Brookfield, Wisconsin 53005-1837
Phone 414-781-1000
Fax 414-781-8466
1-800-842-7831

PARCEL C

PARCEL 2 OF A PROPOSED CERTIFIED SURVEY MAP

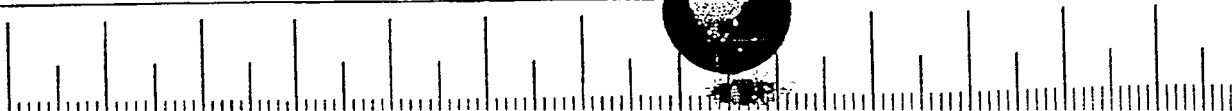
A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE SOUTH 00°15'56" EAST ALONG THE EAST LINE OF SAID 1/4 SECTION 1322.23 FEET TO A POINT; THENCE SOUTH 89°44'04" WEST 210.56 FEET TO A POINT; THENCE NORTH 00°15'56" WEST 30.00 FEET TO THE SOUTHWEST CORNER OF PARCEL A OF CERTIFIED SURVEY MAP NO. 2574; THENCE SOUTH 89°44'04" WEST ALONG THE NORTH LINE OF WEST CUSTER AVENUE 459.01 FEET TO THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE CONTINUE SOUTH 89°44'04" WEST ALONG SAID NORTH LINE 211.35 FEET TO A POINT; THENCE NORTH 00°13'17" WEST 742.26 FEET TO A POINT; THENCE SOUTH 89°45'23" WEST 152.93 FEET TO A POINT; THENCE NORTH 00°15'56" WEST 149.07 FEET TO A POINT; THENCE NORTH 89°45'23" EAST 75.49 FEET TO A POINT; THENCE NORTH 40°56'48" EAST 15.00 FEET TO A POINT; THENCE SOUTH 49°03'12" EAST 230.00 FEET TO A POINT; THENCE SOUTH 40°56'48" WEST 26.00 FEET TO A POINT; THENCE SOUTH 49°03'12" EAST 395.34 FEET TO A POINT; THENCE SOUTH 40°56'48" WEST 265.24 FEET TO A POINT; THENCE SOUTH 00°13'17" EAST 271.55 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 207,135 SQUARE FEET OR 4.7552 ACRES.

PREPARED BY: DOUGLAS G. OLSON, RLS
DATED: DECEMBER 22, 1997
PROJECT NO: 158045

158045.PCL

S I T E B A L A N C E





**GRAEF
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SCHLOEMER**

and Associates Inc.
ENGINEERS & SCIENTISTS

ENVIRONMENTAL SERVICES
DIVISION

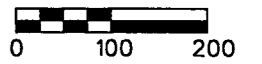
OTHER OFFICES LOCATED AT:

- GREEN BAY, WISCONSIN
- MADISON, WISCONSIN
- CHICAGO, ILLINOIS

CLIENT:

CONTINENTAL 87 FUND LLC

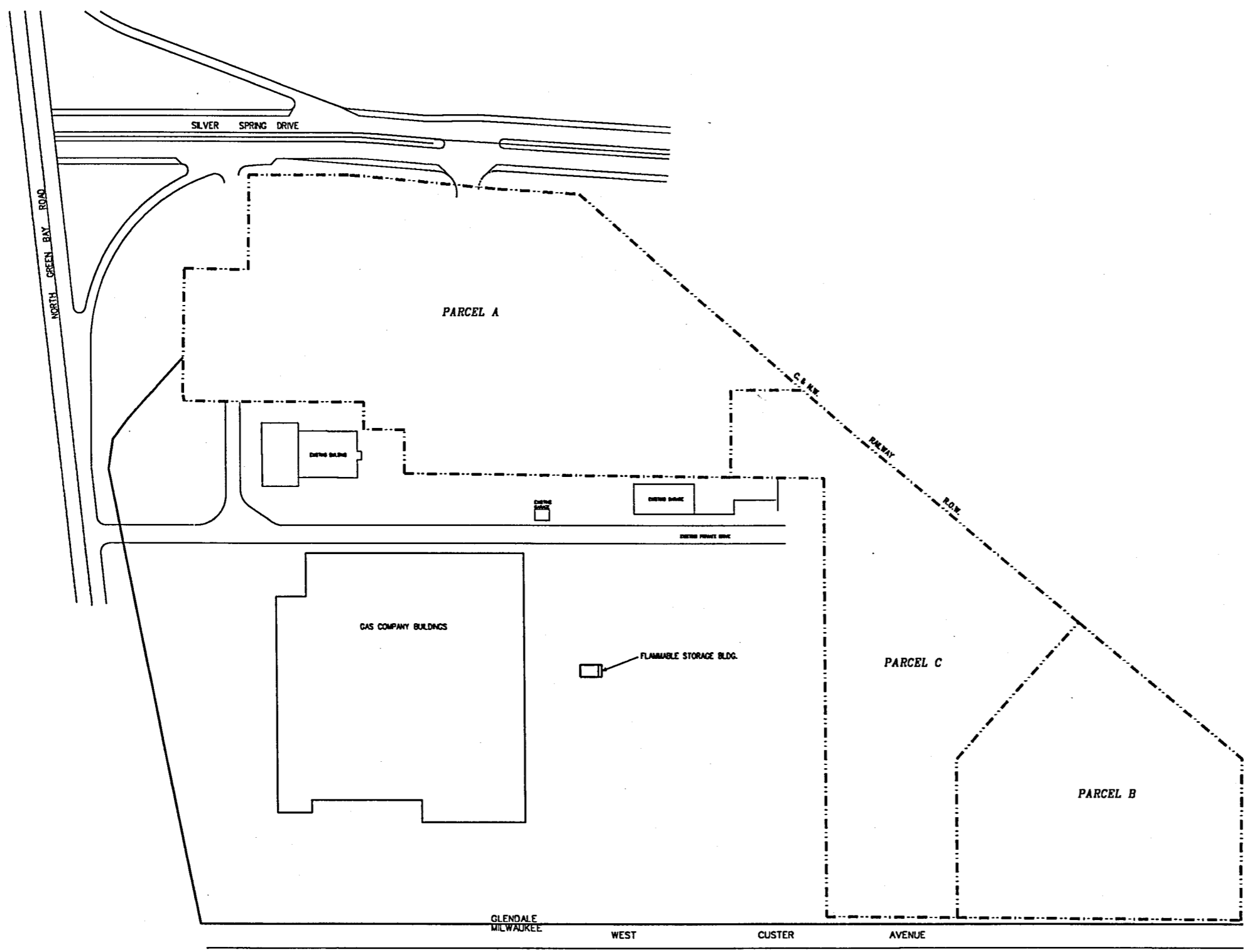
**PARCEL A, B, AND C
LOCATION MAP**



PROJECT NUMBER: 977517.03
 DATE: 11-21-97
 PROJECT MGR: LFB
 DRAWN BY: JZ
 FILE NAME: SITE.DGN
 SCALE: 1" = 200'
 REVISED: 11-26-97

FIGURE 1

LEGEND
 - - - - - PROPERTY BOUNDARIES





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DIVISION

OTHER OFFICES LOCATED AT:

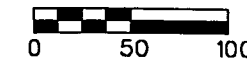
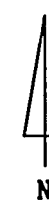
GREEN BAY, WISCONSIN
MADISON, WISCONSIN
CHICAGO, ILLINOIS

CLIENT:

CONTINENTAL 87 FUND LLC

SOIL PCE AND RELATED
DETECTED COMPOUNDS
CONCENTRATION MAP
PARCEL A

PHASE III
ENVIRONMENTAL SITE ASSESSMENT
CONTINENTAL 87 FUND LLC
GLENDALE, WISCONSIN



PROJECT NUMBER: 977517.03

DATE: 09-22-97

PROJECT MGR: LFB

DRAWN BY: TMW/JZ

FILE NAME: PCE-ADGN

SCALE: 1" = 100'

REVISED: 12-05-97

FIGURE 2

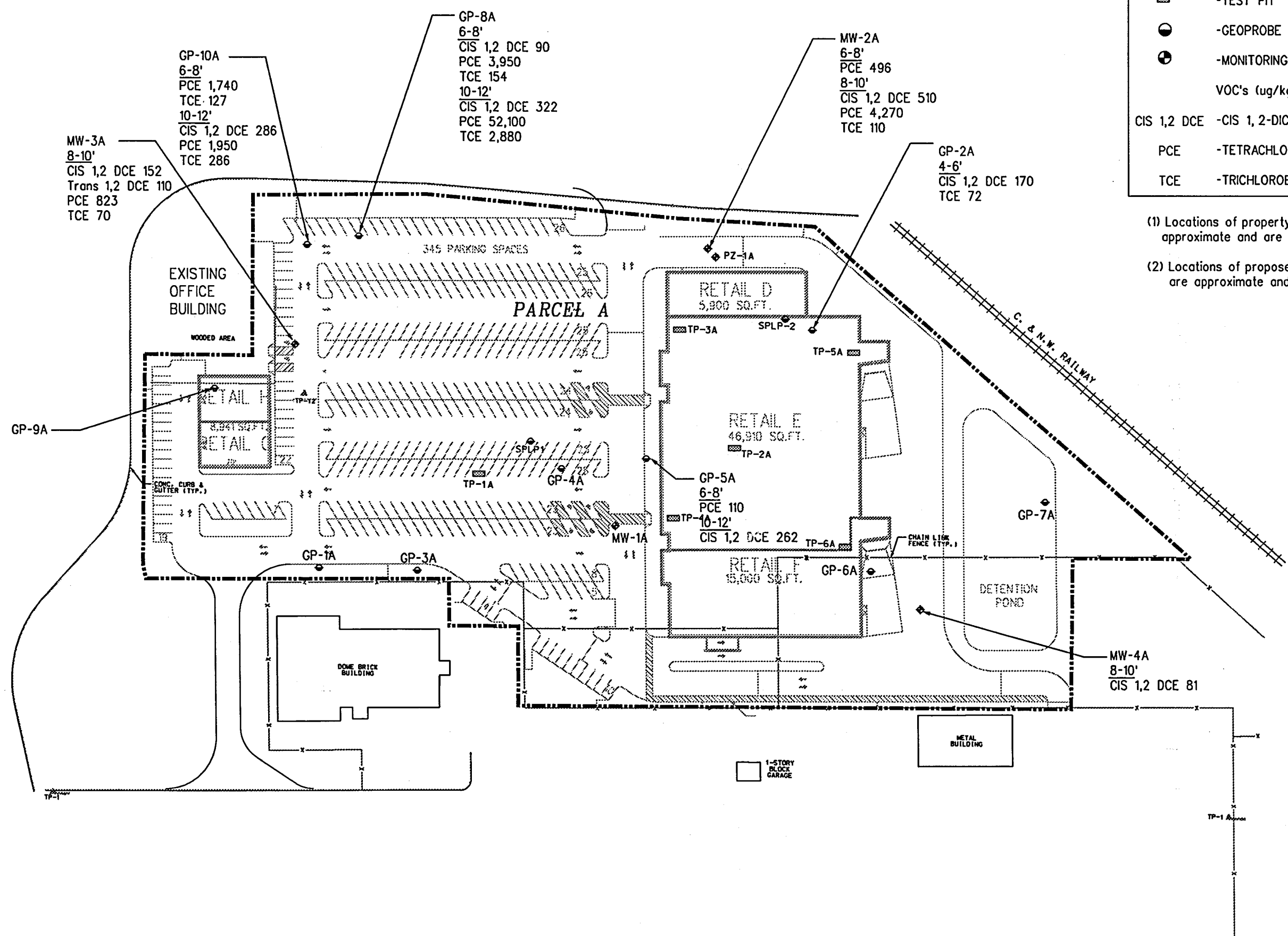
LEGEND

- TEST PIT
- GEOPROBE LOCATION
- MONITORING WELL LOCATION

VOC's (ug/kg)

- CIS 1,2 DCE -CIS 1,2-DICHLOROETHENE
- PCE -TETRACHLOROETHENE
- TCE -TRICHLOROETHENE

(1) Locations of property boundaries are approximate and are not surveyed.
(2) Locations of proposed developments are approximate and not surveyed.





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DIVISION

OTHER OFFICES LOCATED AT:

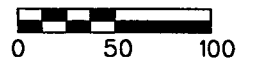
GREEN BAY, WISCONSIN
MADISON, WISCONSIN
CHICAGO, ILLINOIS

CLIENT:

CONTINENTAL 85 FUND LLC

SOIL PCE AND RELATED
DETECTED COMPOUNDS
CONCENTRATION MAP
PARCEL B

PHASE III
ENVIRONMENTAL SITE ASSESSMENT
CONTINENTAL 85 FUND LLC
GLENDALE, WISCONSIN



PROJECT NUMBER: 977517.03
DATE: 09-22-97
PROJECT MGR: LFB
DRAWN BY: TMW/JZ
FILE NAME: PCE-B.DGN
SCALE: 1" = 100'
REVISED: 11-21-97

LEGEND

- TEST PIT
- GEOPROBE LOCATION
- MONITORING WELL LOCATION
- CIS 1,2 DCE -CIS 1,2-DICHLOROETHENE (ppb)
- PCE -TETRACHLOROETHENE (ppb)
- TCE -TRICHLOROETHENE (ppb)

- (1) Locations of property boundaries are approximate and are not surveyed.
- (2) Locations of proposed developments are approximate and not surveyed.

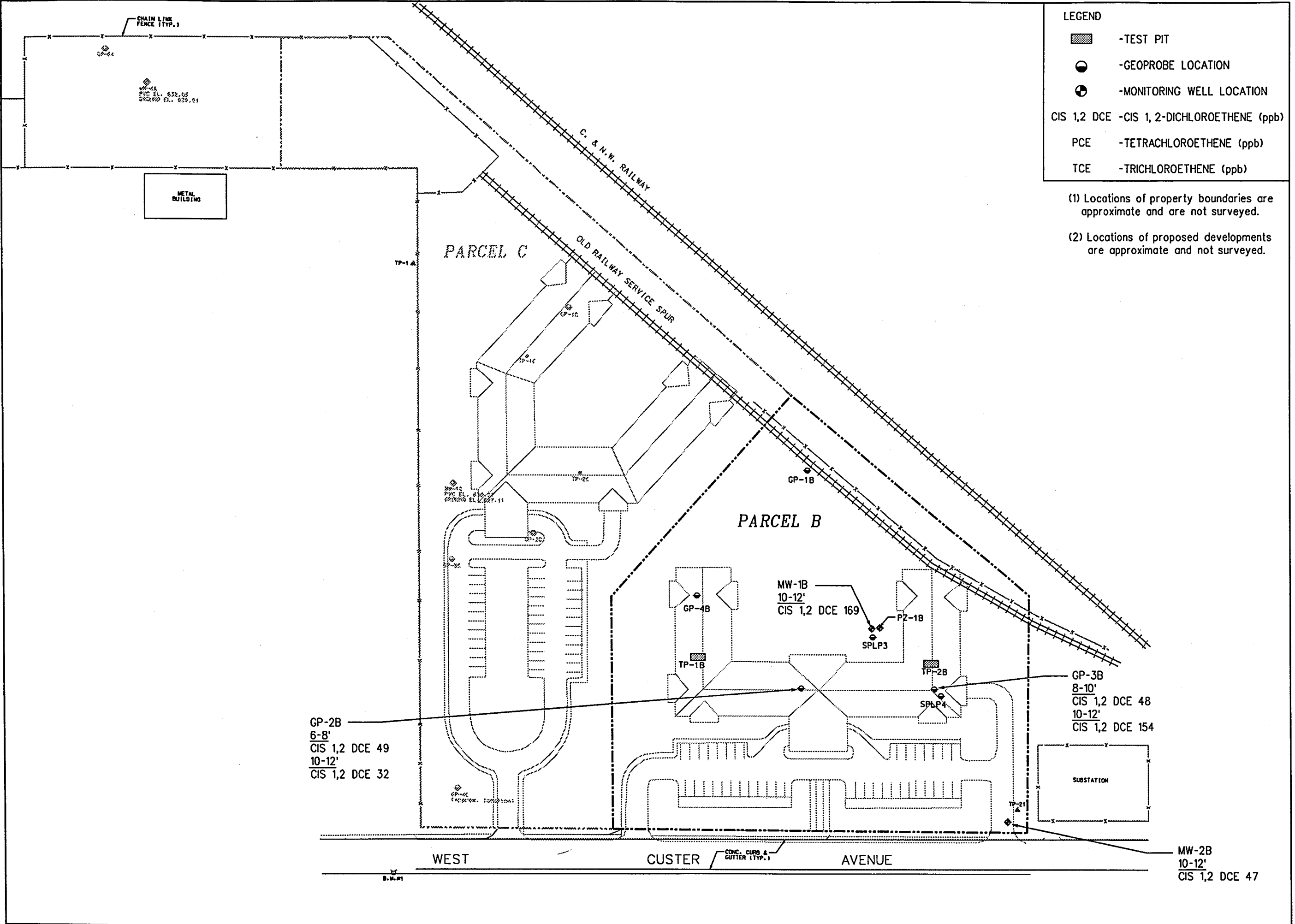


FIGURE 3



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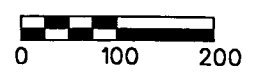
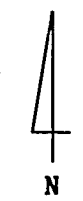
OTHER OFFICES LOCATED AT:

GREEN BAY, WISCONSIN
MADISON, WISCONSIN
CHICAGO, ILLINOIS

CLIENT:

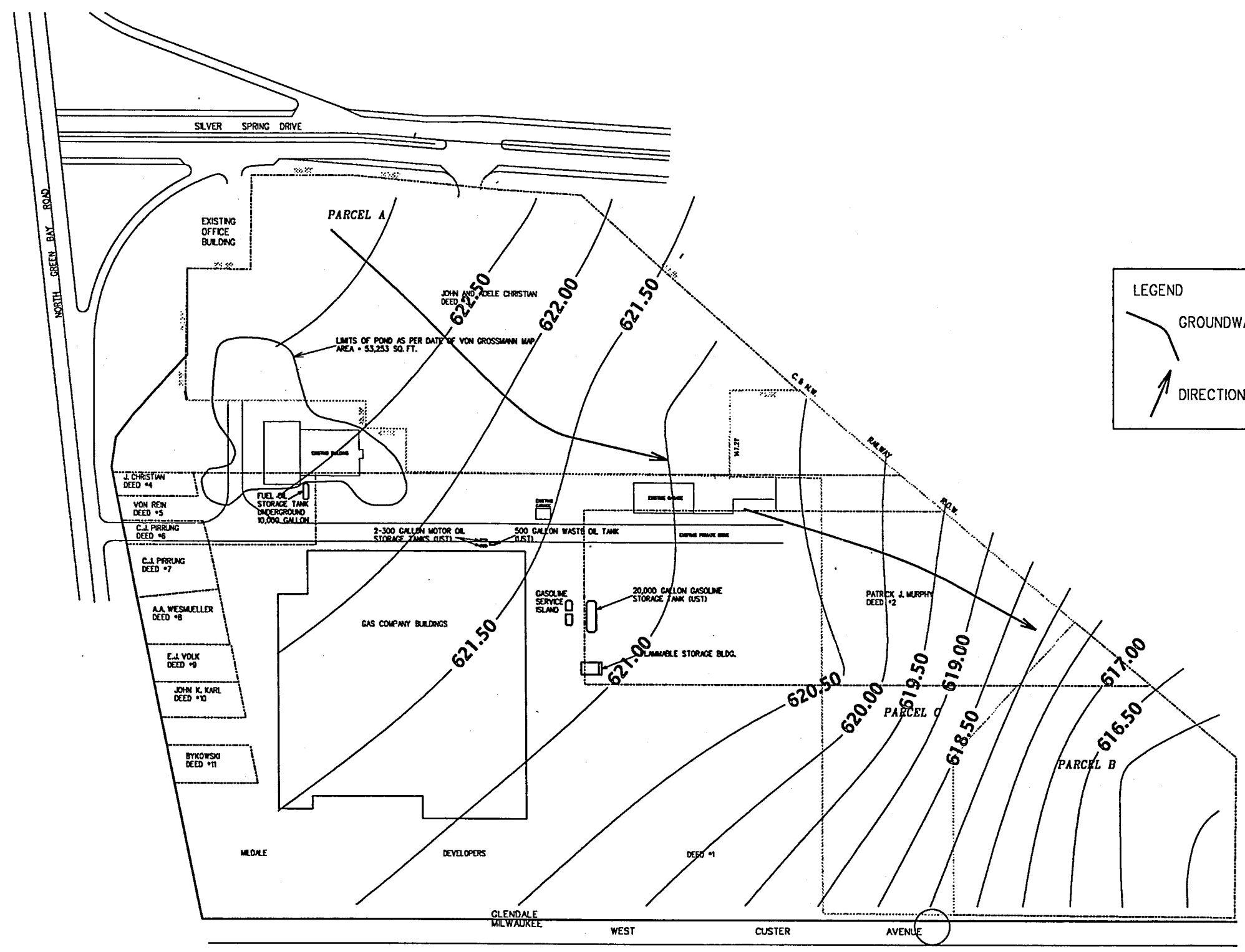
CONTINENTAL 85 FUND LLC
CONTINENTAL 87 FUND LLC

SITE LOCATION MAP
GROUNDWATER CONTOUR MAP



PROJECT NUMBER: 977517.03
DATE: 11-21-97
PROJECT MGR: LFB
DRAWN BY: TMW/JZ
FILE NAME: GW-ALL.DGN
SCALE: 1" = 200'
REVISED: 11-25-97

FIGURE 4



LEGEND

GROUNDWATER CONTOUR

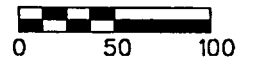
DIRECTION OF GROUNDWATER FLOW

OTHER OFFICES LOCATED AT:
 GREEN BAY, WISCONSIN
 MADISON, WISCONSIN
 CHICAGO, ILLINOIS

CLIENT:
 CONTINENTAL 87 FUND LLC

GROUNDWATER CONTOUR MAP
 AND ANALYTICAL RESULTS
 NR140 EXCEEDENCES
 PARCEL A

OCTOBER AND NOVEMBER, 1997
 PHASE II
 ENVIRONMENTAL SITE ASSESSMENT
 CONTINENTAL 87 FUND LLC
 GLENDALE, WISCONSIN





PROJECT NUMBER: 977517.03
 DATE: 09-22-97
 PROJECT MGR: LFB
 DRAWN BY: TMW/JZ
 FILE NAME: GW-A2D.DGN
 SCALE: 1" = 100'
 REVISED: 12-05-97


FIGURE 5


- (1) Locations of property boundaries are approximate and are not surveyed.
- (2) Locations of proposed developments are approximate and not surveyed.
- (3) Elevations are in Mean Sea Level (MSL)


LEGEND

 GROUNDWATER CONTOUR
 CONTOUR INTERVAL - 0.5FT

 DIRECTION OF GROUNDWATER FLOW

 TEST PIT

 GEOPROBE LOCATION

 MONITORING WELL LOCATION

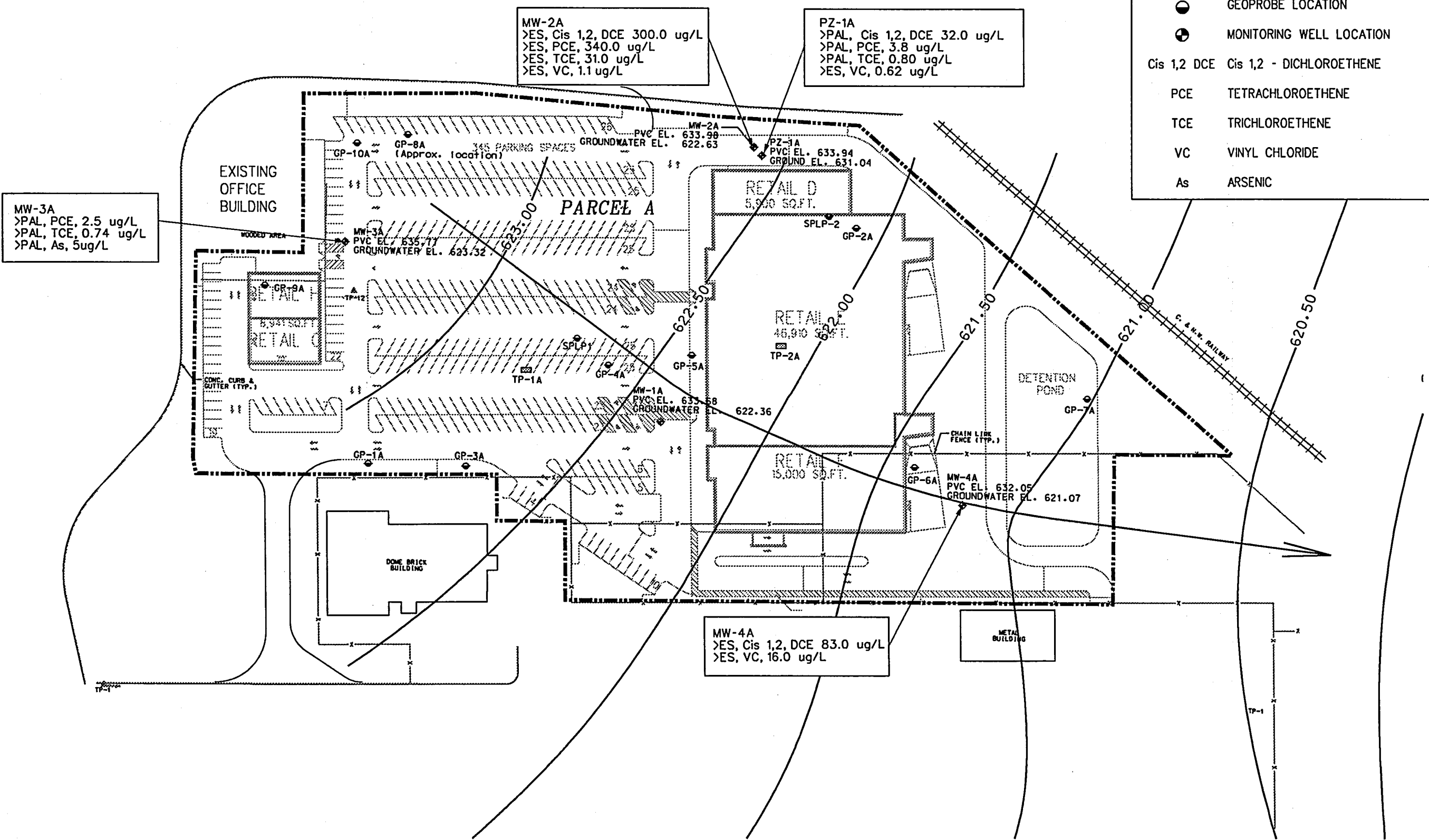
Cis 1,2 DCE Cis 1,2 - DICHLOROETHENE

PCE TETRACHLOROETHENE

TCE TRICHLOROETHENE

VC VINYL CHLORIDE

As ARSENIC





**GRAEF
ANHALT
SCHLOEMER**
and Associates Inc.
ENGINEERS & SCIENTISTS

ENVIRONMENTAL SERVICES
DIVISION

OTHER OFFICES LOCATED AT:

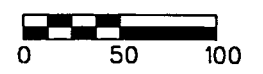
GREEN BAY, WISCONSIN
MADISON, WISCONSIN
CHICAGO, ILLINOIS

CLIENT:

CONTINENTAL 87 FUND LLC

GROUNDWATER CONTOUR MAP
AND ANALYTICAL RESULTS
EXCEEDENCES
PARCEL C

PHASE III
ENVIRONMENTAL SITE ASSESSMENT
CONTINENTAL 85 FUND LLC
GLENDALE, WISCONSIN



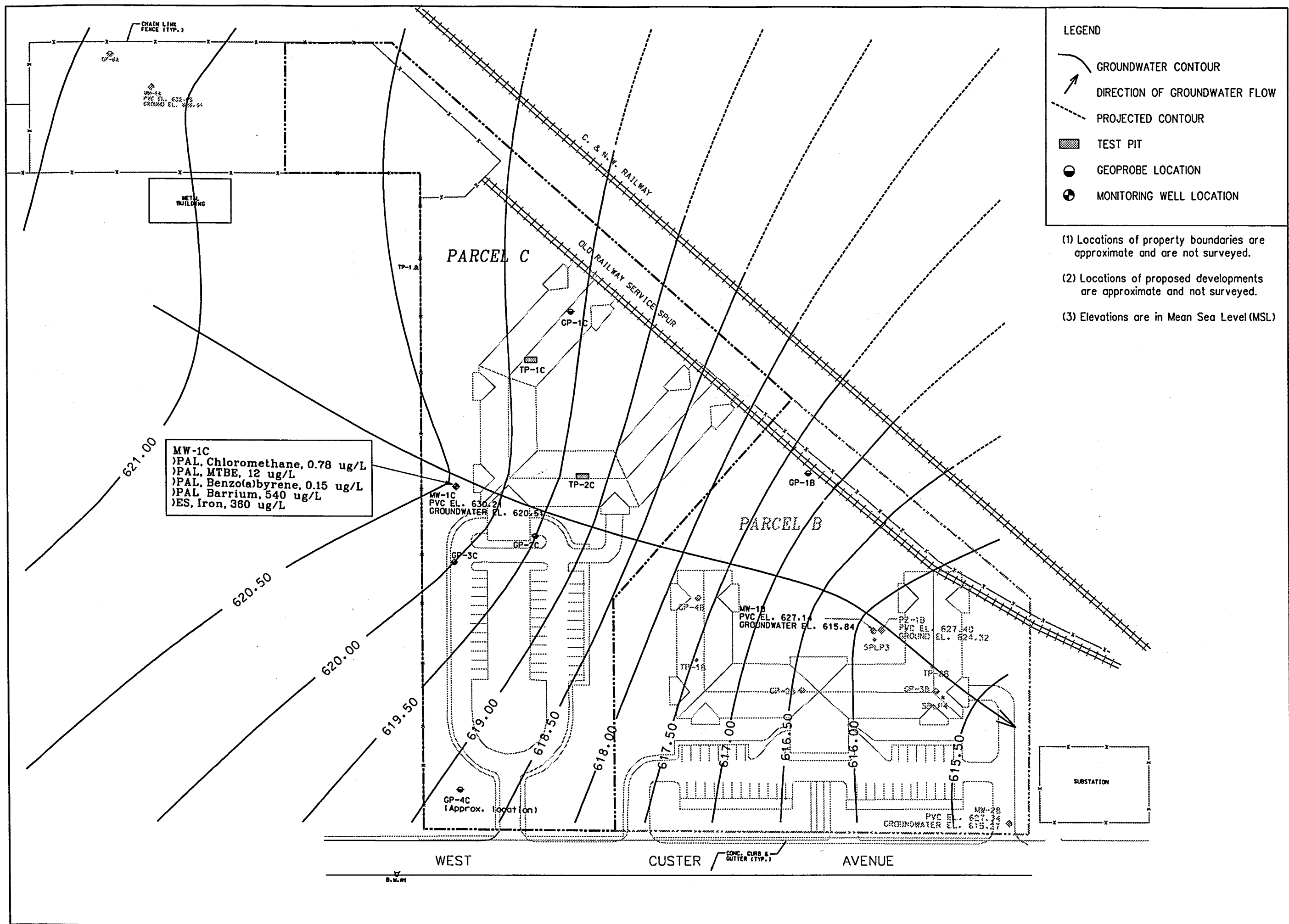
PROJECT NUMBER: 977517.03
DATE: 09-22-97
PROJECT MGR: LFB
DRAWN BY: TMW/JZ
FILE NAME: GW-C2D.DGN
SCALE: 1" = 100'
REVISED: 12-05-97

FIGURE 6

LEGEND

- GROUNDWATER CONTOUR
- DIRECTION OF GROUNDWATER FLOW
- PROJECTED CONTOUR
- TEST PIT
- GEOPROBE LOCATION
- MONITORING WELL LOCATION

- (1) Locations of property boundaries are approximate and are not surveyed.
- (2) Locations of proposed developments are approximate and not surveyed.
- (3) Elevations are in Mean Sea Level (MSL)





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ANHALT
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ENVIRONMENTAL SERVICES
DIVISION

OTHER OFFICES LOCATED AT:

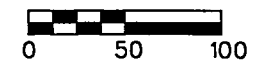
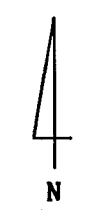
GREEN BAY, WISCONSIN
MADISON, WISCONSIN
CHICAGO, ILLINOIS

CLIENT:

CONTINENTAL 85 FUND LLC

GROUNDWATER CONTOUR MAP
AND ANALYTICAL RESULTS
EXCEEDENCES
PARCEL B

PHASE III -
ENVIRONMENTAL SITE ASSESSMENT
CONTINENTAL 85 FUND LLC
GLENDALE, WISCONSIN



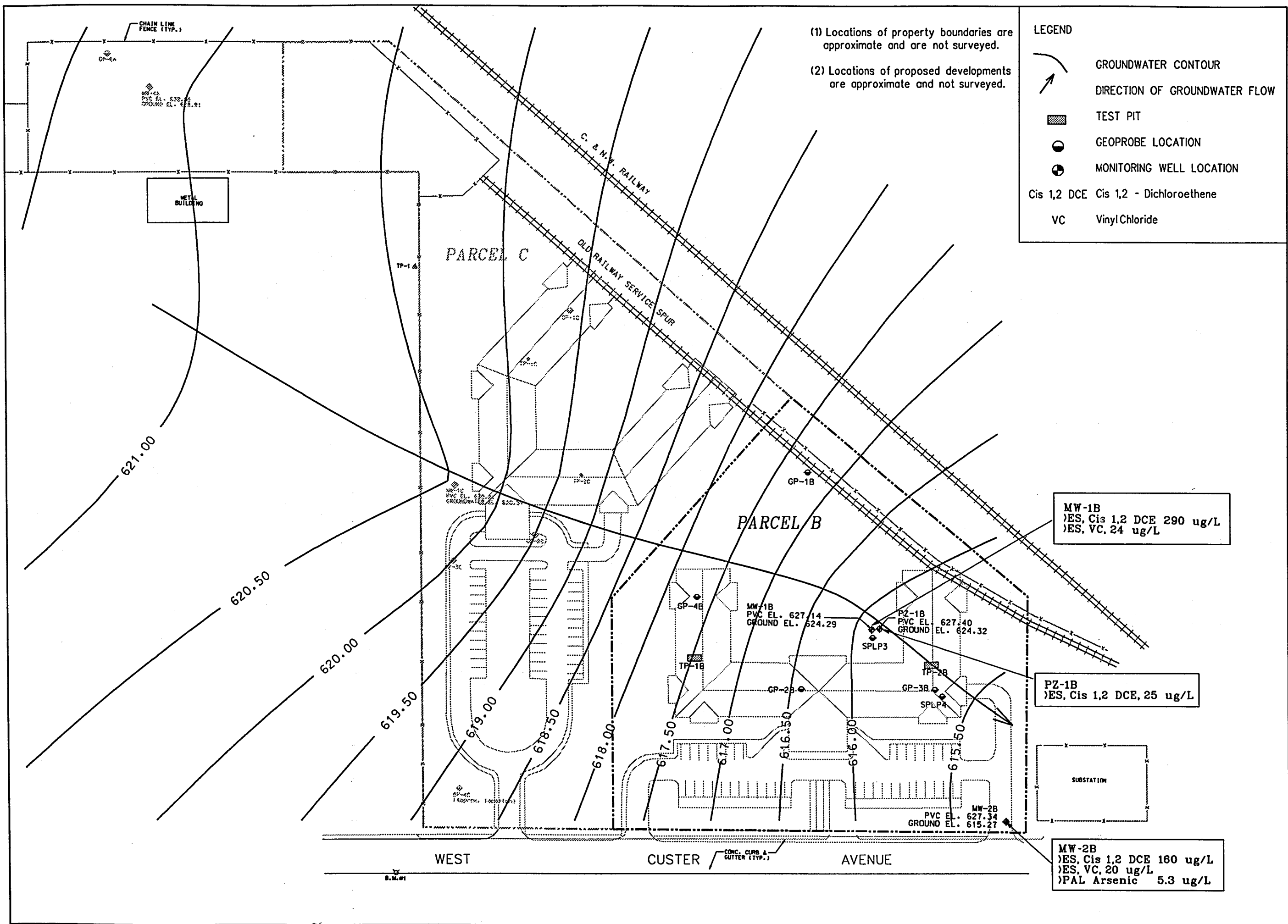
PROJECT NUMBER: 977517.03
DATE: 09-22-97
PROJECT MGR: LFB
DRAWN BY: TMW/JZ
FILE NAME: GW-B2D.DGN
SCALE: 1" = 100'
REVISED: 12-05-97

FIGURE 7

- (1) Locations of property boundaries are approximate and are not surveyed.
- (2) Locations of proposed developments are approximate and not surveyed.

LEGEND

- GROUNDWATER CONTOUR
- DIRECTION OF GROUNDWATER FLOW
- TEST PIT
- GEOPROBE LOCATION
- MONITORING WELL LOCATION
- Cis 1,2 DCE Cis 1,2 - Dichloroethene
- VC Vinyl Chloride



MW-1B
ES, Cis 1,2 DCE 290 ug/L
ES, VC, 24 ug/L

PZ-1B
ES, Cis 1,2 DCE, 25 ug/L

MW-2B
ES, Cis 1,2 DCE 160 ug/L
ES, VC, 20 ug/L
PAL Arsenic 5.3 ug/L

MW-1B
PVC EL. 627.14
GROUND EL. 624.29

PZ-1B
PVC EL. 627.40
GROUND EL. 624.32

MW-2B
PVC EL. 627.34
GROUND EL. 615.27

B.M.#1

CONC. CURB &
GUTTER (TYP.)

TABLE 1A
Soil Analytical Results, Geoprobe
Parcel A
Continental 87 Fund LLC
Glendale, WI
September 30 - October 3, 1997

Analyte	Unit	Residual Contaminant Level*	GP-1A		GP-2A		GP-3A		GP-4A		GP-5A		GP-6A		GP-7A		GP-8A		GP-9A		GP-10A	
			SS6 10-12 ft.	SS7 12-14 ft.	SS3 4-6 ft.	SS6 10-12 ft.	SS6 10-12 ft.	SS7 12-14 ft.	SS3 4-6 ft.	SS7 12-14 ft.	SS4 6-8 ft.	SS6 10-12 ft.	SS4 6-8 ft.	SS6 10-12 ft.	SS3 4-6 ft.	SS5 8-10 ft.	SS5 8-10 ft.	SS6 10-12 ft.	SS4 6-8 ft.	SS6 10-12 ft.	SS4 6-8 ft.	SS6 10-12 ft.
DRO (WI Modified DRO)	mg/kg	100 mg/kg	<5.5	<5.4	510(H)	<5.8	<6.0	<6.1	22(H)	<6.1	96.0(H)	15.0	1,200(H)	<5.6	933(H)	<5.8	844(H)	14.0	29.0(H)	<5.7	28.0(H)	<5.7
GRO (WI Modified GRO)	mg/kg	100 mg/kg	<5.5	<5.4	NT	NT	<6.0	<5.4	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
VOCs (EPA 8260)																						
Benzene	µg/kg	5.5 µg/kg	<27.0	<27.0	380	<29.0	<30.0	<27.0	<26.0	<31.0	<28.0	<30.0	<27.0	<28.0	67.0	<29.0	<27.0	<28.0	<27.0	<28.0	<29.0	<29.0
N-Butylbenzene	µg/kg	NL	<27.0	<27.0	58.0	<29.0	<30.0	<27.0	<26.0	<31.0	<28.0	<30.0	<27.0	<28.0	<30.0	<29.0	59.0	<28.0	<28.0	<28.0	<29.0	<29.0
Sec-Butylbenzene	µg/kg	NL	<27.0	<27.0	<28.0	<29.0	<30.0	<27.0	<26.0	<31.0	<28.0	<30.0	<27.0	<28.0	<30.0	<29.0	31.0	<28.0	<28.0	<28.0	<29.0	<29.0
Cis-1,2 Dichloroethene	µg/kg	NL	<27.0	<27.0	170	<29.0	<30.0	<27.0	<26.0	<31.0	<28.0	262.0	<27.0	<28.0	<30.0	<29.0	90.0	322.0	<28.0	<28.0	<29.0	286.0
Trans-1,2 Dichloroethene	µg/kg	NL	<27.0	<27.0	<28.0	<29.0	<30.0	<27.0	<26.0	<31.0	<28.0	<30.0	<27.0	<28.0	<30.0	<29.0	<27.0	<28.0	<28.0	<28.0	<29.0	<29.0
Ethylbenzene	µg/kg	2,900	<27.0	<27.0	<28.0	<29.0	<30.0	<27.0	<26.0	<31.0	<28.0	<30.0	<27.0	<28.0	<30.0	<29.0	49.0	<28.0	<28.0	<28.0	<29.0	<29.0
P-Isopropyltoluene	µg/kg	NL	<27.0	<27.0	<28.0	<29.0	<30.0	<27.0	<26.0	<31.0	<28.0	<30.0	<27.0	<28.0	<30.0	<29.0	88.0	<28.0	<28.0	<28.0	<29.0	<29.0
Naphthalene	µg/kg	NL	<27.0	<27.0	3,510.0	71.0	<30.0	<27.0	<26.0	<31.0	148.0	38.0	219	<28.0	<30.0	<29.0	8,770.0	<28.0	<28.0	<28.0	<29.0	39.0
N-Propylbenzene	µg/kg	NL	<27.0	<27.0	<28.0	<29.0	<30.0	<27.0	<26.0	<31.0	<28.0	<30.0	<27.0	<28.0	<30.0	<29.0	36.0	<28.0	<28.0	<28.0	<29.0	<29.0
Tetrachloroethene	µg/kg	NL	<27.0	<27.0	<28.0	<29.0	<30.0	<27.0	<26.0	<31.0	110.0	<30.0	<27.0	<28.0	<30.0	<29.0	3,950.0	52,100.0	<28.0	<28.0	<28.0	1,740.0
Toluene	µg/kg	1,500	<27.0	<27.0	55.0	<29.0	<30.0	<27.0	<26.0	<31.0	<28.0	<30.0	<27.0	<28.0	<30.0	<29.0	<27.0	<28.0	<28.0	<28.0	<29.0	<29.0
Trichloroethene	µg/kg	NL	<27.0	<27.0	72.0	<29.0	<30.0	<27.0	<26.0	<31.0	<28.0	<30.0	<27.0	<28.0	<30.0	<29.0	154.0	2,880.0	<28.0	<28.0	<28.0	127.0
1,2,4 Trimethylbenzene	µg/kg	NL	<27.0	<27.0	100.0	<29.0	<30.0	<27.0	<26.0	<31.0	<28.0	<30.0	<27.0	<28.0	<30.0	<29.0	252.0	<28.0	<28.0	<28.0	<29.0	<29.0
1,3,5 Trimethylbenzene	µg/kg	NL	<27.0	<27.0	52.0	<29.0	<30.0	<27.0	<26.0	<31.0	<28.0	<30.0	<27.0	<28.0	<30.0	<29.0	92.0	<28.0	<28.0	<28.0	<29.0	<29.0
Vinyl Chloride	µg/kg	NL	<27.0	<27.0	<28.0	<29.0	<30.0	<27.0	<26.0	<31.0	<28.0	<30.0	<27.0	<28.0	<30.0	<29.0	<27.0	<28.0	<28.0	<28.0	<29.0	<29.0
Total Xylenes	µg/kg	4,100	<38.0	<27.0	125.0	<40.0	<42.0	<38.0	<36.0	<43.0	<40.0	<42.0	<38.0	<39.0	<42.0	<41.0	197.0	<39.0	<39.0	<40.0	<40.0	<40.0
PNA's (EPA 8310)																						
Anthracene	mg/kg	3,000/5,000**	<0.0055	<0.0054	4.3	<0.0058	0.017	<0.0054	1.42	<0.0061	NT	<0.006	2.19	<0.0056	0.443	<0.0058	7.68	<0.0055	0.178	<0.0057	<0.12	<0.0057
Benzo(a)anthracene	mg/kg	17/0.088**	<0.0055	0.001	6.91	0.016	0.041	<0.0054	3.02	<0.0061	NT	<0.006	4.82	<0.0056	0.825	<0.0058	18.6	0.017	0.466	<0.0057	0.197	<0.0057
Benzo(b)fluoranthene	mg/kg	360/0.088**	<0.0055	<0.0054	2.26	<0.0058	0.018	<0.0054	1.35	<0.0061	NT	<0.006	1.97	<0.0056	0.263	<0.0058	8.99	<0.0055	0.2	<0.0057	<0.12	<0.0057
Benzo(k)fluoranthene	mg/kg	870/0.88**	<0.0055	<0.0054	2.6	<0.0058	0.02	<0.0054	1.56	<0.0061	NT	<0.006	2.08	<0.0056	0.323	<0.0058	4.71	<0.0055	0.122	<0.0057	<0.12	<0.0057
Benzo(a)pyrene	mg/kg	48/0.0088**	<0.0055	0.0091	4.98	<0.0058	0.04	<0.0054	3.02	<0.0061	NT	<0.006	4.16	<0.0056	0.634	<0.0058	21.9	0.013	0.466	<0.0057	0.301	<0.0057
Benzo(g,h,i)perylene	mg/kg	6,800/1.8**	<0.0055	<0.0054	3.62	<0.0058	0.033	<0.0054	2.6	<0.0061	NT	<0.006	3.07	<0.0056	0.311	<0.0058	19.7	0.0089	0.388	<0.0057	0.185	<0.0057
Chrysene	mg/kg	37/8.8**	<0.0055	0.0062	5.66	<0.0058	0.029	<0.0054	2.6	<0.0061	NT	0.0066	4.16	<0.0056	0.49	<0.0058	14.3	0.013	0.344	0.0081	0.185	0.0072
Fluoranthene	mg/kg	500/600**	<0.011	0.015	22.7	0.012	0.083	<0.011	8.22	<0.012	NT	<0.012	13.1	<0.011	1.67	<0.012	13.9	0.027	0.899	0.011	0.405	<0.011
Fluorene	mg/kg	100/600**	<0.011	<0.011	0.838	<0.012	0.013	<0.011	0.687	<0.012	NT	<0.012	2.19	<0.011	0.191	<0.012	4.06	<0.011	0.144	<0.011	<0.24	<0.011
Indeno(1,2,3-cd)pyrene	mg/kg	680/0.088**	<0.0055	<0.0054	2.15	<0.0058	0.023	<0.0054	1.77	<0.0061	NT	<0.006	1.86	<0.0056	0.215	<0.0058	14.3	0.0066	0.277	<0.0057	0.127	<0.0057
2-Methylnaphthalene	mg/kg	20/600**	<0.027	<0.027	2.83	<0.029	<0.03	<0.021	<0.26	<0.031	NT	<0.03	<0.54	<0.028	<0.03	<0.029	<0.27	<0.028	<0.028	<0.028	<0.58	<0.029
Naphthalene	mg/kg	0.4/20**	<0.033	<0.032	2.72	<0.035	<0.036	<0.032	<0.31	<0.037	NT	<0.0366	<0.66	<0.033	<0.036	<0.035	<0.33	<0.033	<0.033	<0.034	<0.7	<0.034
Phenanthrene	mg/kg	1.8/18**	<0.0055	<0.0054	11.1	<0.0058	0.042	<0.0054	5.1	<0.0061	NT	<0.006	6.9	<0.0056	0.861	<0.0058	26.3	0.018	0.511	<0.0057	0.174	<0.0057
Pyrene	mg/kg	8,700/500**	<0.0055	<0.015	22.7	0.0091	0.083	<0.0054	7.7	<0.0061	NT	0.007	12	<0.0056	1.32	<0.0058	35.1	0.027	0.855	<0.012	0.394	0.009

NOTES:

Only those compounds that exceeded detection limits are listed.

DRO = Diesel Range Organics

GRO = Gasoline Range Organics

VOC = Volatile Organic Compounds

NL = No Residual Contaminant Level Listed in NR 720

PNA = Polynuclear Aromatic Hydrocarbons

Bold Text = Compound detected

Light Shaded Cell = Compound concentration exceeds the Residual Contaminant Level, or Interim Limit for PNAs

NT = Not Tested

(H) = Late eluting hydrocarbons

*Residual Contaminant Level assumes permeability >1x10⁻⁶ cm/sec. and non-industrial land use.

**First value for protection of groundwater, second value for direct contact (non-industrial), interim standards for PNAs.

WDNR Interim Guidance Document (PAH Soils), WDNR Publication RR-519-97, April 1997

Samples analyzed by NET Laboratories, Watertown, WI

TABLE 1A (Cont'd.)
Soil Analytical Results, Monitoring Wells and Hand Auger Borings
Parcel A
Continental 87 Fund LLC
Glendale, WI
September 30 - November 11, 1997

Analyte	Unit	Residual Contaminant Level*	MW-1A		MW-2A		MW-3A		MW-4A		HA-1A	HA-2A	HA-3A	HA-4A
			SS-4 6-8 ft.	SS-6 10-12 ft.	SS-4 6-8 ft.	SS-5 8-10 ft.	SS-5 8-10 ft.	SS-6 10-12 ft.	SS-3 4-6 ft.	SS-5 8-10 ft.	SS-1 1-2 ft.	SS-1 1-2 ft.	SS-1 1-2 ft.	SS-1 1-2 ft.
DRO (WI Modified DRO)	mg/kg	100 mg/kg	42.0(H)	<5.9	<5.6	6.3	1,050(H)	<6.2	1,080(H)	386.0(H)	NT	NT	NT	NT
VOCs (EPA 8260)														
Cis-1,2 Dichloroethene	µg/kg	NL	<30.0	<29.0	<28.0	510.0	152.0	<31.0	<27.0	81.0	NT	NT	NT	NT
Trans-1,2 Dichloroethene	µg/kg	NL	<30.0	<29.0	<28.0	<30.0	110.0	<31.0	<27.0	<30.0	NT	NT	NT	NT
Napthalene	µg/kg	NL	51.0	<29.0	<28.0	<30.0	1,230.0	82.0	90.0	52.0	NT	NT	NT	NT
Tetrachloroethene	µg/kg	NL	<30.0	<29.0	496.0	4,270.0	823.0	<31.0	<27.0	<30.0	NT	NT	NT	NT
Toluene	µg/kg	1,500	<30.0	<29.0	<28.0	<30.0	<32.0	<31.0	57.0	<30.0	NT	NT	NT	NT
Trichloroethene	µg/kg	NL	<30.0	<29.0	<28.0	110.0	70.0	<31.0	<27.0	<30.0	NT	NT	NT	NT
PNA's (EPA 8310)														
Anthracene	mg/kg	3,000/5,000**	1.33	<0.0059	<0.0056	<0.0059	0.468	<0.0062	1.52	0.518	0.22	0.73	<0.0052	2.12
Benzo(a)anthracene	mg/kg	17/0.088**	2.29	<0.0059	<0.0056	<0.0059	0.886	<0.0062	4.23	1.93	<0.11	1.93	0.036	7.25
Benzo(b)fluoranthene	mg/kg	360/0.088**	1.0	<0.0059	<0.0056	<0.0059	0.506	<0.0062	2.49	0.783	0.165	0.215	0.027	3.34
Benzo(k)fluoranthene	mg/kg	870/0.88**	1.11	<0.0059	<0.0056	<0.0059	0.506	<0.0062	2.93	1.2	0.661	0.999	0.024	3.90
Benzo(a)pyrene	mg/kg	48/0.0088**	2.29	<0.0059	<0.0056	<0.0059	1.150	<0.0062	5.53	1.57	1.21	1.83	0.045	7.47
Benzo(g,h,i)perylene	mg/kg	6,800/1.8**	2.05	<0.0059	<0.0056	<0.0059	0.911	<0.0062	5.21	0.964	1.43	1.93	0.057	6.69
Chrysene	mg/kg	37/8.8**	1.81	<0.0059	<0.0056	<0.0059	0.772	<0.0062	3.25	1.57	<0.11	1.5	0.041	6.02
Fluoranthene	mg/kg	500/600**	5.9	<0.012	<0.011	<0.012	2.03	<0.016	9.22	5.18	1.87	4.4	0.086	15.60
Fluorene	mg/kg	100/600**	1.07	<0.012	<0.011	<0.012	0.304	<0.012	0.564	0.602	<0.22	<0.215	<0.01	2.79
Indeno(1,2,3-cd)pyrene	mg/kg	680/0.088**	1.69	<0.0059	<0.0056	<0.0059	0.696	<0.0062	3.69	0.904	0.694	1.18	0.036	4.35
2-Methylnaphthalene	mg/kg	20/600**	<0.6	<0.029	<0.028	<0.03	<0.032	<0.031	<0.68	<0.6	<0.56	<0.54	<0.026	<0.28
Naphthalene	mg/kg	0.4/20**	<0.72	<0.035	<0.034	<0.036	<0.038	<0.037	<0.8	>0.72	<0.66	<0.64	<0.032	1.23
Phenanthrene	mg/kg	1.8/18**	3.98	<0.0059	<0.0056	<0.0059	1.39	0.011	3.36	0.566	<0.11	2.58	0.026	8.25
Pyrene	mg/kg	8,700/500**	4.7	0.0086	<0.0056	<0.0059	1.65	0.011	7.7	4.58	1.76	3.54	0.063	15.60

NOTES:

Only those compounds that exceeded detection limits are listed.

DRO = Diesel Range Organics

GRO = Gasoline Range Organics

VOC = Volatile Organic Compounds

NL = No Residual Contaminant Level Listed in NR 720

PNA = Polynuclear Aromatic Hydrocarbons

Bold Text = Compound detected

Light Shaded Cell = Compound concentration exceeds the Residual Contaminant Level, or Interim Limit for PNAs

NT = Not Tested

(H) = Late eluting hydrocarbons

*Residual Contaminant Level (RCL) assumes permeability >1x10⁻⁶ cm/sec. and non-industrial land use.

**First value for protection of groundwater, second value for direct contact (non-industrial), interim standards for PNAs.

All RCLs are generic standards and are not site specific.

WDNR Interim Guidance Document (PAH Soils), WDNR Publication RR-519-97, April 1997

Samples analyzed by NET Laboratories, Watertown, WI

TABLE 2A
Groundwater Analytical Results
Parcel A
Continental 87 Fund LLC
Glendale, WI
October 5-8, 1997

Analyte	Unit	NR 140 Groundwater Standards		MW-1A			MW-2A	MW-3A	MW-4A			PZ-1A
		ES	PAL	10/5/97	10/20/97	11/13/97	10/5/97	10/5/97	10/8/97	10/20/97	11/13/97	10/5/97
				(NET)	(NET)**	(NET)**	(NET)	(NET)	(NET)	(NET)**	(NET)**	(NET)
VOCs (EPA 8260)												
Cis-1,2-Dichloroethene	µg/L	70.0	7.0	4.1	NT	NT	300.0	4.6	83.0	NT	NT	32.0
Trans-1,2-Dichloroethene	µg/L	100.0	20.0	0.78	NT	NT	4.3	1.5	2.9	NT	NT	<0.39
Naphthalene	µg/L	40.0	8.0	<0.35	NT	NT	<0.35	0.71	<0.35	NT	NT	<0.35
Tetrachloroethene	µg/L	5.0	0.5	<0.63	NT	NT	340.0	2.5	<0.63	NT	NT	3.8
Toluene	µg/L	343	68.6	0.47	NT	NT	2.2	0.65	<0.39	NT	NT	<0.39
Trichloroethene	µg/L	5.0	0.5	<0.49	NT	NT	31.0	0.74	<0.49	NT	NT	0.80
1,2,4-Trimethylbenzene	µg/L	NL	NL	<0.32	NT	NT	0.54	0.39	<0.32	NT	NT	<0.32
Vinyl Chloride	µg/L	0.2	0.02	<0.46	NT	NT	1.1	<0.46	16.0	NT	NT	0.62
PNAs (EPA 8310)												
Anthracene	µg/L	NL	NL	0.067	<0.020	<0.020	<0.02	<0.02	0.33	0.15	0.14	NT
Benzo(a)anthracene	µg/L	NL	NL	0.32	<0.032	<0.032	<0.032	<0.032	0.65	0.047	<0.032	NT
Benzo(b)fluoranthene	µg/L	NL	NL	0.11	<0.088	<0.088	<0.088	<0.088	0.20	<0.088	<0.088	NT
Benzo(k)fluoranthene	µg/L	NL	NL	<0.061	<0.061	<0.061	<0.061	<0.061	0.43	<0.061	<0.061	NT
Benzo(a)pyrene	µg/L	0.2	0.02	0.19	<0.063	<0.063	<0.063	<0.063	0.69	<0.063	<0.063	NT
Benzo(g,h,i)perylene	µg/L	NL	NL	0.17	<0.11	<0.11	<0.11	<0.11	0.76	<0.11	<0.11	NT
Chrysene	µg/L	NL	NL	0.22	<0.021	<0.021	<0.021	<0.021	0.49	<0.021	<0.021	NT
Fluoranthene	µg/L	NL	NL	0.39	<0.060	<0.060	<0.060	<0.060	1.8	0.71	0.63	NT
Fluorene	µg/L	400	80	<0.075	<0.075	<0.075	<0.075	<0.075	0.65	0.58	0.45	NT
Indeno(1,2,3-cd)pyrene	µg/L	NL	NL	0.10	<0.057	<0.057	<0.057	<0.057	<0.057	<0.057	<0.057	NT
2-Methylnaphthalene	µg/L	NL	NL	<0.65	<0.65	<0.65	<0.65	<0.65	<0.065	<0.065	<0.65	NT
Naphthalene	µg/L	40	8	<0.31	<0.31	<0.31	<0.31	<0.31	<0.31	<0.31	<0.31	NT
Phenanthrene	µg/L	NL	NL	0.67	<0.025	<0.025	<0.025	<0.025	0.66	0.18	0.093	NT
Pyrene	µg/L	NL	NL	0.40	<0.064	<0.064	<0.064	<0.064	1.4	0.44	0.39	NT
BIOREMEDIATION PARAMETERS												
Methane (GC-FID, Methane in Water, V.1.0)	1.8 µg/L	NL	NL	81	NT	NT	11	3.8	100	NT	NT	NT
Nitrate & Nitrite	µg/L	10,000	2,000	<17.0	NT	NT	1,200.0	83.0	140.0	NT	NT	NT
Sulfate, IC*	mg/L	250,000	125,000	170,000	NT	NT	73,000	180,000	190,000	NT	NT	NT
Dissolved Oxygen	mg/L	NL	NL	0.5	NT	NT	4.4	6.8	0.4	NT	NT	NT

NOTES:

Bold text = Compound detected

Light Shaded Cell = Preventive Action Limit Exceedance

Dark Shaded cell = Enforcement Standard Exceedance

*Public welfare standard

**Wells resampled using low-flow purging method (WDNR, PUBL-DG-038-96)

NT = No tested

TABLE 1B
Soil Analytical Results, Geoprobe, Hand Auger, and Monitoring Well
Parcel B
Continental 85 Fund LLC
Glendale, WI
September 30 - November 10, 1997

Analyte	Unit	Residual Contaminant Level*	GP-1B		GP-2B		GP-3B		GP-4B		MW-1B		MW-2B		HA-1B	HA-2B	HA-3B
			SS-4 6-8 ft.	SS-6 10-12 ft.	SS-4 6-8 ft.	SS-6 10-12 ft.	SS-5 8-10 ft.	SS-6 10-12 ft.	SS-4 6-8 ft.	SS-6 10-12 ft.	SS-3 4-6 ft.	SS-6 10-12 ft.	SS-5 8-10 ft.	SS-6 10-12 ft.	SS-1 1-2 ft.	SS-1 1-2 ft.	SS-1 1-2 ft.
DRO (WI Modified DRO)	mg/kg	100 mg/kg	5.9	6.5	<7.4	<5.4	<5.6	6.9	<6.1	9.3	265(H)	<5.6	<5.7	<5.9	NT	NT	NT
VOCs (EPA 8260)																	
Cis-1,2 Dichloroethene	µg/kg	NL	<27.0	<31.0	49.0	32.0	48.0	154.0	<30.0	<31.0	<32.0	169.0	<28.0	47.0	NT	NT	NT
Napthalene	µg/kg	400/20,000	46.0	<31.0	<37.0	<27.0	<28.0	<27.0	<30.0	<31.0	<32.0	<28.0	<28.0	<29.0	NT	NT	NT
PNA's (EPA 8310)																	
Anthracene	mg/kg	3,000/5,000**	<0.0054	<0.0062	<0.0074	<0.0054	0.0067	<0.0055	<0.0061	<0.0063	0.227	<0.0056	<0.0057	<0.0059	0.224	2.87	0.234
Benzo(a)anthracene	mg/kg	17/0.088**	<0.0054	<0.0062	0.024	<0.0054	0.033	<0.0055	<0.0061	<0.0063	0.265	<0.0056	0.0089	<0.0059	1.01	9.17	0.58
Benzo(b)fluoranthene	mg/kg	360/0.088**	<0.0054	<0.0062	0.013	<0.0054	0.017	<0.0055	<0.0061	<0.0063	0.093	<0.0056	<0.0057	<0.0059	0.471	0.331	0.234
Benzo(k)fluoranthene	mg/kg	870/0.88**	<0.0054	<0.0062	0.008	<0.0054	0.0068	<0.0055	<0.0061	<0.0063	0.1	<0.0056	<0.0057	<0.0059	0.572	1.66	0.284
Benzo(a)pyrene	mg/kg	48/0.0088**	<0.0054	<0.0062	0.024	<0.0054	0.034	<0.0055	<0.0061	<0.0063	0.202	<0.0056	<0.0057	<0.0059	1.09	0.939	0.481
Benzo(g,h,i)perylene	mg/kg	6,800/1.8**	<0.0054	<0.0062	0.027	<0.0054	0.031	<0.0055	<0.0061	<0.0063	0.164	<0.0056	<0.0057	<0.0059	1.02	5.97	0.419
Chrysene	mg/kg	37/8.8**	<0.0054	0.009	0.021	<0.0054	0.028	<0.0055	<0.0061	<0.0063	0.177	<0.0056	0.0062	<0.0059	0.774	6.74	0.444
Fluoranthene	mg/kg	500/600**	<0.011	<0.012	0.043	<0.011	0.054	<0.011	<0.012	<0.012	0.758	<0.011	0.014	<0.012	2.02	24.3	1.21
Fluorene	mg/kg	100/600**	<0.011	<0.012	<0.015	<0.011	<0.001	<0.011	<0.012	<0.012	0.189	<0.011	<0.011	<0.012	0.382	3.76	0.096
Indeno(1,2,3-cd)pyrene	mg/kg	680/0.088**	<0.0054	<0.0062	0.019	<0.0054	0.021	<0.0055	<0.0061	<0.0063	0.11	<0.0056	<0.0057	<0.0059	0.696	3.76	0.296
2-Methylnaphthalene	mg/kg	20/600**	<0.027	<0.031	<0.037	<0.027	<0.028	<0.027	<0.03	<0.031	<0.032	<0.028	<0.028	<0.029	<0.042	<0.028	<0.046
Napthalene	mg/kg	0.4/20**	<0.032	<0.038	<0.044	<0.033	<0.033	<0.033	<0.036	<0.038	<0.038	<0.034	<0.034	<0.035	<0.51	<0.033	<0.056
Phenanthrene	mg/kg	1.8/18**	<0.0054	<0.0062	0.014	<0.0054	<0.017	<0.0055	<0.0061	<0.0063	0.455	<0.0056	<0.0057	<0.0059	0.831	8.51	0.641
Pyrene	mg/kg	8,700/500**	<0.0054	0.0074	0.046	<0.0054	0.053	<0.0055	<0.0061	<0.0063	0.467	<0.0056	0.01	<0.0059	1.80	18.80	0.912

NOTES:

Only those compounds that exceeded detection limits are listed.

DRO = Diesel Range Organics

GRO = Gasoline Range Organics

VOC = Volatile Organic Compounds

NL = No Residual Contaminant Level Listed in NR 720

PNA = Polynuclear Aromatic Hydrocarbons

Bold Text = Compound detected

Light Shaded Cell = Compound concentration exceeds the Residual Contaminant Level, or Interim Limit for PNAs

NT = Not Tested

(H) = Late eluting hydrocarbons

*Residual Contaminant Level assumes permeability >1x10⁻⁶ cm/sec. and non-industrial land use.

**First value for protection of groundwater, second value for direct contact (non-industrial), interim standards for PNAs.

WDNR Interim Guidance Document (PAH Soils), WDNR Pub. RR-519-97, Apr. 1997

Samples analyzed by NET Laboratories, Watertown, WI

TABLE 2B
Groundwater Analytical Results
Parcel B
Continental 85 Fund LLC
Glendale, WI
October 5-8, 1997

Analyte	Unit	NR 140 Groundwater Standards		MW-1B	MW-2B	PZ-1B
		ES	PAL	10/97 (NET)	10/97 (NET)	10/97 (NET)
VOCs (EPA 8260)						
Cis-1,2-Dichloroethene	µg/L	70.0	7.0	290	180	25
Trans-1,2-Dichloroethene	µg/L	100.0	20.0	2.4	1.6	<0.39
Naphthalene	µg/L	40.0	8.0	<0.35	<0.35	<0.35
Tetrachloroethene	µg/L	5.0	0.5	<0.63	<0.63	<0.63
Toluene	µg/L	343	68.6	2.0	<0.39	<0.39
Trichloroethene	µg/L	5.0	0.5	<0.49	<0.49	<0.49
1,2,4-Trimethylbenzene	µg/L	NL	NL	<0.32	<0.32	<0.32
Vinyl Chloride	µg/L	0.2	0.02	24	20	<0.46
Chloromethane	µg/L	3	0.3	<0.38	<0.38	0.59
PNAs (EPA 8310)						
Anthracene	µg/L	NL	NL	<0.020	<0.020	NT
Benzo(a)anthracene	µg/L	NL	NL	<0.032	<0.032	NT
Benzo(b)fluoranthene	µg/L	NL	NL	<0.088	<0.088	NT
Benzo(k)fluoranthene	µg/L	NL	NL	<0.061	<0.061	NT
Benzo(a)pyrene	µg/L	0.2	0.02	<0.063	<0.063	NT
Benzo(g,h,i)perylene	µg/L	NL	NL	<0.11	<0.11	NT
Chrysene	µg/L	NL	NL	<0.021	<0.021	NT
Fluoranthene	µg/L	NL	NL	<0.060	<0.060	NT
Fluorene	µg/L	400	80	<0.075	<0.075	NT
Indeno(1,2,3-cd)pyrene	µg/L	NL	NL	0.057	0.057	NT
2-Methylnaphthalene	µg/L	NL	NL	<0.65	<0.65	NT
Naphthalene	µg/L	40	8	<0.31	<0.31	NT
Phenanthrene	µg/L	NL	NL	<0.025	<0.025	NT
Pyrene	µg/L	NL	NL	<0.064	<0.064	NT
BIOREMEDIATION PARAMETERS						
Methane (GC-FID, Methane in Water, V.1.0)	1.8 µg/L	NL	NL	280	550	NT
Nitrate & Nitrite	µg/L	10,000	2,000	<17.0	<17.0	NT
Sulfate, IC*	mg/L	250,000	125,000	130,000	120,000	NT

NOTES:

Bold text = Compound detected

Light Shaded Cell = Preventive Action Limit Exceedance

Dark Shaded cell = Enforcement Standard Exceedance

*Public welfare standard

NT = No tested

TABLE 1C
Soil Analytical Results, Geoprobe, Hand Auger, and Monitoring Well
Parcel C
Continental 85 Fund LLC
Glendale, WI
September 30 - November 10, 1997

Analyte	Unit	Residual Contaminant Level*	GP-1C		GP-2C		GP-3C		GP-4C		MW-1C		HA-1C	HA-2C	HA-3C
			SS-4 6-8 ft.	SS-6 10-12 ft.	SS-5 8-10 ft.	SS-6 10-12 ft.	SS-4 6-8 ft.	SS-6 10-12 ft.	SS-3 4-6 ft.	SS-6 10-12 ft.	SS-5 8-10 ft.	SS-6 10-12 ft.	SS-1 1-2 ft.	SS-1 1-2 ft.	SS-1 1-2 ft.
DRO (WI Modified DRO)	mg/kg	100 mg/kg	8.7	<6.0	<6.3	<6.0	535(H)	NT	36.0(H)	10.0(H)	10.0	<6.0	NT	NT	NT
VOCs (EPA 8260)															
Benzene	µg/kg	5.5	<30.0	<30.0	<31.0	<30.0	31.0	<30.0	<28.0	<30.0	<29.0	<30.0	NT	NT	NT
Ethylbenzene	µg/kg	2,900	<30.0	<30.0	<31.0	<30.0	<28.0	<31.0	<28.0	<30.0	<29.0	<30.0	NT	NT	NT
Methylene Chloride	µg/kg	NL	<59.0	<60.0	<63.0	<60.0	<57.0	<59.0	<56.0	<59.0	208.0(L)	<60.0	NT	NT	NT
Napthalene	µg/kg	NL	<30.0	<30.0	<31.0	<30.0	194.0	34.0	74.0	34.0	936.0	52.0	NT	NT	NT
PNA's (EPA 8310)															
Anthracene	mg/kg	3,000/5,000**	0.058(M)	<0.006	0.014	<0.006	0.205	NT	0.225	1.12	1.62	<0.006	36.3	0.385	0.832
Benzo(a)anthracene	mg/kg	17/0.088**	0.097(M)	<0.006	0.026	<0.006	0.592	NT	0.371	1.7	2.08	0.0098	74.7	1.65	3.26
Benzo(b)fluoranthene	mg/kg	360/0.088**	0.04	<0.006	0.012	<0.006	0.296	NT	0.157	0.614	0.948	0.0064	15.4	0.835	0.35
Benzo(k)fluoranthene	mg/kg	870/0.88**	0.032(M)	<0.006	<0.0063	<0.006	0.125	NT	0.169	0.697	0.543	<0.006	18.7	0.945	1.10
Benzo(a)pyrene	mg/kg	48/0.0088**	0.068(M)	<0.006	0.021	<0.006	0.592	NT	0.337	1.3	1.97	0.01	36.3	1.65	2.05
Benzo(g,h,i)perylene	mg/kg	6,800/1.8**	0.063(M)	<0.006	0.019	<0.006	0.626	NT	0.303	1.03	1.85	<0.006	16.5	1.07	1.33
Chrysene	mg/kg	37/8.8**	0.042(M)	<0.006	0.02	<0.006	0.456	NT	0.303	1.3	1.62	<0.006	27.5	1.21	1.57
Fluoranthene	mg/kg	500/600**	0.039(M)	<0.012	0.064	<0.012	1.25	NT	1.0	4.6	4.62	0.032	35.2	3.19	1.21
Fluorene	mg/kg	100/600**	0.03	<0.012	<0.012	<0.012	0.1	NT	<0.11	0.638	0.682	<0.012	30.8	0.231	0.507
Indeno(1,2,3-cd)pyrene	mg/kg	680/0.088**	0.034(M)	<0.006	0.012	<0.006	0.308	NT	0.213	0.649	1.39	<0.006	15.4	1.07	1.18
2-Methylnaphthalene	mg/kg	20/600**	<0.03	<0.03	<0.031	<0.03	<0.28	NT	<0.28	<0.6	<1.2	<0.03	<3.4	<0.04	<0.75
Naphthalene	mg/kg	0.4/20**	<0.035	<0.036	<0.038	<0.036	<0.34	NT	<0.34	<0.7	<1.4	<0.036	<4.1	<0.05	<0.9
Phenanthrene	mg/kg	1.8/18**	0.154(M)	<0.006	0.048	<0.006	0.501	NT	0.607	3.07	3.7	<0.006	95.6	1.65	2.29
Pyrene	mg/kg	8,700/500**	0.201(M)	<0.006	0.054	<0.006	0.9	NT	0.865	3.07	4.16	0.02	126	1.98	6.03

NOTES: Only those compounds that exceeded detection limits are listed.

DRO = Diesel Range Organics

GRO = Gasoline Range Organics

VOC = Volatile Organic Compounds

NL = No Residual Contaminant Level Listed in NR 720

PNA = Polynuclear Aromatic Hydrocarbons

Bold Text = Compound detected

Light Shaded Cell = Compound concentration exceeds the Residual Contaminant Level, or Interim Limit for PNAs

NT = Not Tested

(H) = Late eluting hydrocarbons

(L) = Common lab solvent and contaminant

(M) = Matrix interference

*Residual Contaminant Level assumes permeability >1x10⁻⁶ cm/sec. and non-industrial land use.

**First value for protection of groundwater, second value for direct contact (non-industrial), interim standards for PNAs.

WDNR Interim Guidance Document (PAH Soils), WDNR Pub. RR-519-97, Apr. 1997

Samples analyzed by NET Laboratories, Watertown, WI

TABLE 2C
Groundwater Analytical Results
Parcel C
Continental 85 Fund LLC
Glendale, WI
October 5-8, 1997

Analyte	Unit	NR 140 Groundwater Standards		MW-1C 10/97	MW-1C 10/20/97	MW-1C 11/13/97
		ES	PAL	(NET)	(NET)	(NET)
VOCs (EPA 8260)						
Cis-1,2-Dichloroethene	µg/L	70.0	7.0	<0.23	NT	NT
Trans-1,2-Dichloroethene	µg/L	100.0	20.0	<0.39	NT	NT
Naphthalene	µg/L	40.0	8.0	1.2	NT	NT
Tetrachloroethene	µg/L	5.0	0.5	<0.63	NT	NT
Toluene	µg/L	343	68.6	0.40	NT	NT
Trichloroethene	µg/L	5.0	0.5	<0.49	NT	NT
1,2,4-Trimethylbenzene	µg/L	NL	NL	<0.32	NT	NT
Vinyl Chloride	µg/L	0.2	0.02	<0.46	NT	NT
Chloromethane	µg/L	3	0.3	0.78	NT	NT
Chloroethane	µg/L	400	80	33	NT	NT
1,1-Dichloroethane	µg/L	850	85	0.48	NT	NT
Methyl-t-butyl ether (MTBE)	µg/L	60	12	12	NT	NT
PNAs (EPA 8310)						
Anthracene	µg/L	NL	NL	0.088	<0.020	<0.020
Benzo(a)anthracene	µg/L	NL	NL	0.14	<0.032	<0.032
Benzo(b)fluoranthene	µg/L	NL	NL	0.071	<0.088	<0.088
Benzo(k)fluoranthene	µg/L	NL	NL	<0.061	<0.061	<0.061
Benzo(a)pyrene	µg/L	0.2	0.02	0.15	<0.063	<0.063
Benzo(g,h,i)perylene	µg/L	NL	NL	<0.11	<0.11	<0.11
Chrysene	µg/L	NL	NL	0.074	<0.021	<0.021
Fluoranthene	µg/L	NL	NL	0.26	<0.060	<0.060
Fluorene	µg/L	400	80	0.51	0.14	0.27
Indeno(1,2,3-cd)pyrene	µg/L	NL	NL	<0.057	<0.057	<0.057
2-Methylnaphthalene	µg/L	NL	NL	<0.65	<0.65	<0.65
Naphthalene	µg/L	40	8	<0.31	0.52	<0.31
Phenanthrene	µg/L	NL	NL	0.38	0.11	0.066
Pyrene	µg/L	NL	NL	0.24	<0.064	<0.064
Bioremediation Parameters						
Methane (GC-FID, Methane in Water, V.1.0)	1.8 µg/L	NL	NL	440	NT	NT
Nitrate & Nitrite	µg/L	10,000	2,000	<17.0	NT	NT
Sulfate, IC*	mg/L	250.00	125.00	110,000	NT	NT

NOTES:

Bold text = Compound detected

Light Shaded Cell = Preventive Action Limit Exceedance

Dark Shaded cell = Enforcement Standard Exceedance

NT = Not tested

*Public welfare standard