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April 9, 2003

Mr. Greg Michael
Hydrogeologist – Site Review Section
Wisconsin Department of Commerce
Environmental & Regulatory Services
Bureau of PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, WI 53212-3963

RE: Commerce #53218-1543-61B
WDNR BRRTS #03-41-298079
The Phoenix Products Company, Inc.
6161 N. 64th Street, Milwaukee, WI

Dear Mr. Michael:

The Wisconsin Department of Commerce's 5/22/02 Conditional Case Closure letter for the two 10,000-gallon fuel oil tanks removed in 1989 specifies that the three monitoring wells must be property abandoned. These wells are currently being utilized as a component of the upgradient Monitored Natural Attenuation (MNA) monitoring well network for a chlorinated solvent plume, which is not associated with the two fuel oil tanks. Consequently, we respectfully request case closure for the fuel oil tanks without abandonment of the wells. Once the MNA remedy for the chlorinated solvent plume is closed, the wells will be abandoned and the appropriate documentation forwarded.

Please call if you have any questions.

ENSR Corporation

Rick Smith
Client Service Manager

RS
for Scott Tarmann
Senior Project Manager

CC: Mr. Jeff Konkel – Jensar Corporation
Mr. Mike Flanagan – Foley & Lardner
Mr. Bruce Keyes – Foley & Lardner

WDNR BRRTS CASE # 02 - 41 - 285692 WDNR SITE NAME : Former OMC Facility - North Fuel Storage Area

RECEIVED
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By

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Case Summary and Close Out Form

The Case Summary and Close Out Form is designed to provide responsible parties, environmental consultants, Department staff, and other interested persons with instructions and a list of information that must be submitted for evaluation for case closure. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department. Responsible parties and their consultants should specify which option for closure has been selected for the soil and groundwater at the site. Groundwater quality standards found in ch. NR 140 and soil standards found in ch. NR 720 must generally be met. However, NR 726 has an option for case closure where standards are not met, if an institutional control is applied, such as placing the site on the GIS Registry of Closed Remediation Sites or requiring the recording of a deed restriction. Where natural attenuation is the final remedy for Voluntary Party Liability Exemption (VPLE) sites, pollution liability insurance is required to be purchased as a condition of receiving the liability exemption certificate of completion at the time that a case is closed. See RR Publication RR-606 "Guidance on Case Close Out and the Requirements for Institutional Controls and VPLE Environmental Insurance".

In order to expedite the closure process, you should provide a complete and accurate closure package according to the following instructions. Submit the Case Summary and Close Out Form and the required attachments as a stand-alone package. **Please do not submit the close out request or attachments in a bound report. All maps should be no larger than 8.5 x 14 inches <u>except</u> maps that are submitted in electronic form in portable document format (pdf) readable by the adobe acrobat reader. For electronic document submittal requirements, see** http://www.dnr.state.wi.us/org/aw/rr/archives/pubs/RR690.pdf. **Please do not use shading or highlights on any of the analytical tables and maps** as the shading obscures the information that is scanned for inclusion in the GIS Registry. Instead, you **may use a bold font** on information of importance. If more than one table is submitted for contaminated media data (eg. pre- and post-remedial data) please put them in chronological order. Include the level of detection for results which are below the detection level (i.e. do not just list as ND). Tabulate all data in the format specified in ss. NR 716.15(2)(g)3 and 716.15(2)(h)3. (Do not submit lab data sheets unless these have not been submitted in a previous report.) If applicable, document free product recovery estimates as required in s. NR 708.15. All GIS Registry information (in section B) is to be included with this package at the time it is submitted to the department in order for the application to be considered complete. If a deed restriction or deed notice is required as a condition of closure of the selected remedy, include a draft of the document with the close out application.

NOTE: **Completion of this form is mandatory** for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing close out requests and determining the need for additional response action.

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I certify that, to the best of my knowledge, the information presented on and attached to this form is true and accurate. This recommendation for case closure is based upon all available data as of 7-9-03 (date). I have read the Case Summary and Close Out Form instructions and all required information has been included.

Form Completed By: Michelle L Freimund 7-9-03
(Signature) **(Date)**

X **$750.00 Closeout Review Fee Attached**
X **$250.00 GIS Registry Maintenance fee GW sites Fee Attached**
____ **$200.00 GIS Registry Maintenance fee for Soil sites Fee Attached**

Printed Name: Michelle Freimund Company Name: ENSR International

Email address: mfreimund@ensr.com

If not site owner, relationship to site owner: consultant

Address: W239 N2890 Pewaukee Road Unit D, Pewaukee, WI 53072

Telephone Number: (262) 523-2040 ext 237 FAX Number: (262) 523-2059

Environmental Consultant (if different then above):

Address:

Telephone Number: ( ) FAX Number: ( )

The following items should be included in the order shown (if any item is not included, please attach an explanation as part of **attachment A**):

A. A Brief Written Case History should be attached as **Attachment A** that includes the Executive Summary from the Site Investigation Report, a succinct summary of any investigative activities conducted subsequent to the Site Investigation Report, and a summary of the interim and remedial actions taken at the site and the justification for case closure. The summary should also specify the pathway to closure requested for both the soil and groundwater as specified in section H of the form and include a description of any residual contamination in soils or groundwater and their locations on the property(s) within the contamination site boundaries. Submission of tabulated analytical results from previous reports is acceptable (i.e., it is not necessary to create new tables). Do not attach previously submitted reports, but please make sure you correctly reference these reports in the case summary as applicable.

1. Site Name Jensar Northern UST
   Street 64th Street
   Address: 6161 N. 64th Street
   City: **Milwaukee**
2. BRRTS #: **02-41-285692**
3. DNR FID #: PECFA Claim#: 53218-1543-61
4. COM CASE # 53218-1543-61
5. Responsible Party Name & Complete Jensar Corporation c/o Foley & Lardner
   Address: 777 East Wisconsin Avenue
   Milwaukee, WI 53202
6. Date of Incident/Discovery: January 2, 2002 Contaminant Type(s): Petroleum hydrocarbons
7. Quantity Released: unknown
8. Post Remedial Zoning Classification : Light industrial (IL1) **(do not abbreviate zoning terms)**
9. Method Used to Obtain GPS Coordinates:_____On-site using GPS Locator converted or projected onto WTM83/91 X Using RR GIS Registry web site to get WTM83/91 coordinates ____ Other (specify): 683208, 297249

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10. On ✘ Y ___N or Off ___Y ✘ N Source Property Groundwater Contamination Remaining (>ES)
11. On ✘ Y ___N or Off ___Y ✘ N Source Property Residual Soil Contamination > Generic or Site-Specific RCL?
12. Contamination in Right of Way: ___Y ✘ N

B. Required Site Information and GIS Registry Information to be included as **attachment B** to this form in the following order (allows for efficient data entry by DNR staff):

1. **Copy(s) of most recent deed**, including legal description(s), for all affected properties within or partially within contaminated site boundary. (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.)
2. **A copy of certified survey map(s),** as required by s. NR 716.15(2)(j)(2), or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map (lots on subdivided or platted property (*e.g.*, lot 2 of xyz subdivision).
3. **The parcel identification number** (if county uses them) for each property within the contaminated site boundaries. Include the address of each property within the contaminated site boundary (regardless of whether parcel id # exists). **Geographic position** data for each property (meters in WTM83/91 projection) in compliance with the requirements of s. NR 716.15 (2)(k), unless this information was previously submitted to the agency with administrative authority for the site as part of the site investigation report, or unless the agency with administrative authority has directed that the responsible party does not need to provide geographic position data for a specific site.
4. **A site location map** which outlines all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit the easy location of all parcels. If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200 feet of the site. (If only one property, combine with map required in next item #5.)
5. **A map of contaminated properties within the site boundary** showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. This map shall also show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 enforcement standards, and/or in relation to the boundaries of soil contamination exceeding generic or site-specific residual contaminant levels as determined under s. NR 720.09, 720.11 and 720.19.
6. **A table of the most recent analytical results**, with sample collection dates from all monitoring wells, and any potable wells for which samples have been collected for groundwater, and/or showing results for all contaminants found in pre-remedial sampling and in the most recent soil sampling event, for soils (without shading or crosshatching). (Note occurrence of free product.)
7. **An isoconcentration map**, if required as part of the site investigation (SI), of the contaminated properties within the site boundaries. The map must include the areal extent of groundwater contamination exceeding PALS and the areal extent of groundwater contamination exceeding ESs, groundwater flow direction(s) based on the most recent data, and sample collection dates. **If an isoconcentration map was not required** as part of the SI, substitute a map showing the horizontal extent of contamination, based on the most recent data. Note free product location(s).
8. **A table of the previous 4 water level elevation measurements from all monitoring wells**, at a minimum, with the date measurements were made, is to be included. (If present, free product elevation and thickness is to be noted on the table.)
9. **A groundwater flow direction map** representative of groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, 2 groundwater flow maps showing the maximum variation in flow direction are to be submitted. (Maps should be prepared according to the applicable portions of ss. NR 716.15(2)(g)5-8 and 716.15(2)(h)1-2.)
10. For sites closing with residual soil contamination, **include a map showing the location of all soil samples** and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds generic or site specific residual contaminant levels.
11. **A geologic cross section**, if required as part of the SI, showing vertical extent and location of residual soil contamination exceeding generic or site specific RCLs and residual groundwater contamination, source extent

and location, isoconcentrations for all groundwater contaminants that exceed PALs that remain when closure is requested; water table and peizometric elevations, and the location and elevation of geologic units, bedrock, and confining units, if any.

12. **A statement signed by the responsible party,** which states that he or she believes that the legal description has been attached for each property that is within, or partially within, the contaminated site boundary. (The point here is that a legal description for each of the contaminated properties has been submitted. The RP is not required to attest to the accuracy of the attached legal descriptions.)
13. **A copy of the letters sent by the RP to all owners of properties with groundwater exceeding ESs** (including the current source- property owner, if the RP is not the current source-property owner) as required by s. NR 726.05(3)(a)(4)(g). (Off source properties are listed separately on the GIS Registry with a link to the source property.) Letters must contain standard provisions of Appendix A of ch. NR 726.
14. **A copy of all written notifications** provided to the City/village/municipal/state agency or other entity responsible for maintenance of a public street or highway or railroad right-of-way, within or partially within the boundaries of the contaminated site, for contamination exceeding groundwater ESs and/or soil exceeding generic or site specific RCLs.

C. RECEPTORS

1. Identify **all** pre-remedial actual receptors, the assessed risk and their locations (e.g., both on- and off-site utility corridors, basements or sumps of nearby buildings, direct contact threat from soil, water supplies, surface waters, sediments, etc.) (For definitions, refer to s. NR 700.03 (47), Wis. Adm. Code): Vapor and groundwater migration along the storm and sanitary sewer lines that run through and adjacent to the former UST basin.
2. Have the remedial actions addressed the potential or actual impacts to these receptors? ✘ Y ____N
   If no, provide details in case history summary.
   If yes, please identify the nature of the remaining risk and the receptor at risk, if any Groundwater is shallow and LNAPLs will not migrate along sanitary. Vapor survey and groundwater samples were collected along storm and the results indicated no migration of petroleum hydrocarbons.

D. SOIL INVESTIGATION INFORMATION

1. Extent Defined? ✘ Y ____N If not, explain why? ____
2. Soil Type(s): Clays and silty clays Depth of Contamination: 2 feet to 4 feet
3. Type of Bedrock: Dolomite (not encountered) Depth to Bedrock: between 40 and 70 feet bgs
4. Is Any Contaminated Soil (Unsaturated or Saturated) in Contact With the Bedrock? ____Y ✘ N
5. List **All** Contaminants Found in Soil (Regardless of ch. NR 720 standards/attach table as part of **attachment D** if necessary DRO, lead, benzene, ethylbenzene, MTBE, trimethylbenzenes, xylenes, methylnaphthalenes
6. Measurable Free Product? ___Y ✘ N Depth/Location: ____
7. **Attach the Following Maps** to this Form as **Attachment D**:
   a. Pre-Remedial Soil Sample Location Map(s) that depict all soil sample locations relative to site facilities. Note in bold font those sample locations that exceed ch. NR 720 (including free product location) and identify the extent of contamination. Maps should be prepared according to the applicable portions of s. NR 716.15(2) (h)1. You may submit more than one map, for example various contaminant isoconcentration maps.
   b. Pre-Remedial Geologic Cross Section(s) including source location(s), extent of soil and groundwater contamination, free product location/depth, soil sample locations, water table elevation, and bedrock elevation, if encountered. Maps should be prepared according to the requirements in ss. NR 716.15(2)(g)5-8 and 716.15(2)(h)1-2.

E. SOIL REMEDIATION INFORMATION

1. Remedial Action Completed? ____Y ____N s. NR 720.19 Analysis? ____Y ✘ N If yes, Attach supporting documentation as **Attachment E.**
2. Were Immediate or Interim Actions Conducted? ____Y ✘ N If yes, what action was taken? ____
3. Brief Description of Remedial Action Taken: Not applicable

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4. Were Soils Excavated? ____Y ✘ N Quantity: _____ Disposal Method: _____
5. Final Confirmation Sample Collection Methods: Not applicable
6. Final Soil/Drill Cuttings Disposal Location: Advance Waste Services, Inc. ChemWorks Facility in Milwaukee, WI
7. Estimated Volume and Depth of In Situ Soils Exceeding ch. NR 720 Table RCLs or Site Specific RCLs: 25 cubic yards between 2 and 4 feet bgs
8. Estimated Volume and Depth of In Situ Soils Exceeding ch. NR 746 Table 1 or Table 2 or Site Specific RCLs: None

F. GROUNDWATER INFORMATION

1. Extent of Contamination Defined? ✘ Y _____N _____N/A
2. Remedial Action Completed? ____Y ____N ✘ N/A Brief Description of Remedial Action Taken:
3. # of Sample Rounds: 2 Depth(s) to Groundwater 2'-17' BTOC Flow Direction(s): to the UST basin
4. Field Analyses? ✘ Y _____N Lab Analyses? ✘ Y _____N
5. # of Sampling points: 11 # NR 141 Monitoring Wells Sampled: 7
   # Temporary Groundwater Sampling Points Sampled: 4 # Recovery Sumps Sampled: 0
   # Municipal Wells Sampled: 0 # Private Wells Sampled: 0
6. List **All** Contaminants Found in Groundwater (Regardless of ch. NR 140 Standards/**Attach Table as F** if Necessary) DRO, lead, benzene, chloromethane, 1,1-dichlorethane, 1,2-dichloroethane, cis-1,2-dichloroethene, 1,2-dichloropropane, ethylbenzene, isopropylbenzene, p-isopropyltoluene, methylene chloride, naphthalene (cont. in Att. F)
7. Has DNR Been Notified of Substances in Groundwater Without Standards? ✘ Y ____N
   If Yes, How Many? 12 What Substances? Isopropylbenzene, p-isopropyltoluene (cont. in Table in Att. F)
8. Preventive Action Limit Currently Exceeded? ✘ Y _____N If yes, Identify Location(s) SB-3, MW-7, MW-7A, MW-7B, MW-7C, MW-7D
9. Enforcement Standard Currently Exceeded? ✘ Y _____N If yes, Identify Location(s) MW-7, MW-7A, MW-7C and MW-7D
10. Measurable Free Product Detected? _____Y ✘ N _____ Pre-remediation? _____ Post-remediation?
11. Was Free Product remediated? ____Y ____N Explain:_____
12. Potable Wells Within 1200 Feet of Site? ____Y ✘ N Have They Been Sampled? ____Y____N
    [NOTE: Wells Included **on Map** Described in Item B. 4]
13. Have Well Owners/Occupants Been Notified of Results? ____Y ____N Are Notification Letters Attached as part of section B requirements? ___Y ___N
14. Include a **Groundwater Sample Location Map(s)** as **attachment F** of this form, which shows the site facilities and all monitoring wells, sumps, extraction wells, and potable wells. Use bold font to indicate those wells that have PAL or ES exceedances in the most recent round of sampling (differentiate between PAL and ES). Maps should be prepared according to the applicable portions of ss. NR 716.15(2)(h)1 and 726.05(3)(a)(4)d.
15. Include a **table** of all historic groundwater analytical data for the site as part of **attachment F**.

G. OTHER CONTAMINATED MEDIA INFORMATION

1. Have Other Media Been Impacted (Either On-site or Off-site eg. Sediment, Utilities)? _____Y ✘ N Briefly Describe Type and Extent of **All** Contamination Found in Media Other Than Soil or Groundwater: _____
2. Remedial Action Completed? _____Y _____N ✘ N/A Brief Description of Remedial Action Taken:
3. # of Post Remedial Sample Rounds: _____ Field Analyses? _____Y _____N
   Lab Analyses? _____Y ____N # of Sampling Points:_____
4. Tables of Analytical Results for all contaminants should be **attached as G.**

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H. PATHWAY TO CLOSURE PROPOSED AND ASSOCIATED SITE INFORMATION:

Soil

___< s. NR 720.09/720.11 Generic RCLs

___s. NR 720.19(2) Soil Performance Standards(SPS)

___s. NR 720.19(3) Site Specific Standards(SSRCLs)

___s. NR 720.19(5)(c)**1.b.** Industrial Site Specific RCLs

___s. NR 720.19(5)(c)**2.b.** Industrial Site Specific RCLs

Groundwater

___< s. NR 140.10 Table 1 & Table 2 Values

___s. NR 140.28(2) PAL Exemption

___s. NR 726.05(2)(b), ≥ ES Natural Attenuation

Petroleum Storage Tank Soil Options for Closure:

✘ s. NR 746.07 Requirements Met-Post Investigation

___s. NR 746.08 Requirements Met-Post Remediation

Petroleum Storage Tank GW Options for Closure:

___s. NR 746.07 ≥PAL <ES Low Permeability Site- Post Investigation

✘ s. NR746.07 ≥ES, Permeable Site- Post Investigation

___s. NR 746.08 ≥ES, Low Permeability Site- Post Remediation

___s. NR 746.08 ≥ES, Permeable Site- Post Remediation

1. Enforcement Actions Closed Out? ___Y ___N ✘ N/A Permits Closed Out? ____Y _____N ✘ N/A
2. Proposed Post Remediation Land Use: ____ Residential ____ Commercial ✘ Industrial ____ Other
   Specify: Is currently and future land use is light industrial
3. Does Remedy Include Soil Performance Standard (SPS)? ✘ Y ____N
   Type: ____Cap ____ Soil ____Building ✘ Natural Attenuation of Groundwater ___Other
   Specify: Soil is below NR 746 Tables. Groundwater is defined in low-permeable soils and shows evidence of RNA.
4. Will the Maintenance of the SPS be Consistent With the Proposed Post Remediation Land Use? ✘ Y ___N
   Why?_____
5. Maps and Photos **Attached as part of H** Documenting the Cap Area, Construction, and/or the Integrity of the Cap? ____Y ____N ✘ N/A
6. Is a Maintenance Plan Attached to a Draft Deed Restriction (included with **attachment I)** for the Performance Standard per ss. NR 720.19(2) and 724.13(2), Wis. Adm. Code? ___Y ✘ N
7. Is Zoning Change Required and if so, Has it Been Completed for Post Remedial Land Use? _____Y ✘ N
   If yes, Have you Attached Verification of the Zoning for Affected Properties? ____Y ___N
8. Complete Assumptions and Calculations for SSRCLs as **attachment H** with Justification.
9. Are EPA Soil Screening Level Model Used as Justification for Closure of Sites with Residual Contaminated Soils? ___Y ✘ N. Are the Numbers Used: _____ Site Specific Inputs or _____ Defaults? Include Calculations and Results as Part of **attachment H.**
10. Describe How the Following Pathways are Protected:
    a) Direct Contact Pathway: Boring location with soil impacts above 720 RCLs and below 746 SSLs is beneath asphalt pavement. Groundwater is not a potable source for facility or City of Milwaukee.
    b) Groundwater: Asphalt pavement limits infiltration of precipitation through impacted soil area and natural attenuation will remediate remaining soil and groundwater impacts.
    c) Include as part of **attachment H, graphs and statistical analyses** (Mann–Kendall/Mann-Whitney U Results) which demonstrate the dynamics of the groundwater plume, for sites requesting closure using Natural Attenuation that meet the criteria of s. NR 746 (permeable sites) or s. NR 726.05(2)(b). Refer to WDNR Publication RR-614 for guidance.

I. PROPOSED INSTITUTIONAL CONTROLS (See PUB. RR-606)

1. Is copy of draft deed document(s) included as **attachment I**? ___Y ✘ N Refer to RR- 606 for information at: http://www.dnr.state.wi.us/org/aw/rr/index.html. If so, what type?

✘ RR GIS Registry of Closed Sites ___ Deed Notice

___ Deed Restriction ___ Other

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FOR DEPARTMENT USE ONLY

PROJECT MANAGER: _____ **Date Reviewed:** _____

FIRST REVIEW DATE: _____ **[ ] Approved [ ] Denied**

_____	_____	_____	_____
(Signature)	(Signature)	(Signature)	(Signature)

SECOND REVIEW DATE: _____ **[ ] Approved [ ] Denied**

_____	_____	_____	_____
(Signature)	(Signature)	(Signature)	(Signature)

COMMITTEE RECOMMENDATION:

_____ **Closure Approved With:**

- _____ No Restrictions
- _____ Listing on GIS Registry
- _____ Zoning Verification
- _____ Deed Restriction
- _____ Deed Notice
- _____ Site Specific Close Out Letter
- _____ Well Abandonment Documentation
- _____ Soil Disposal Documentation
- _____ NR 140 Exemption For: _____
- _____ Other Conditions/Comments: _____

_____

_____

_____

_____ **Closure Denied, Needs More:**

- _____ Investigation
- _____ Groundwater Monitoring
- _____ Soil Remediation
- _____ Groundwater Remediation
- _____ Documentation of Soil Landspreading or Biopile Destiny
- _____Specific Comments: _____

_____

_____

_____

Jensar Corporation (Former OMC) Facility - North Fuel Storage Area
6161 North 64th Street, Milwaukee, Wisconsin
WDNR BRRTS #02-41-285692
WDCOM #53218-1543-61

Summary of Site Activities

In December 2001 during a Limited Phase II Environmental Site Assessment conducted by RMT, Inc. (RMT) on behalf of a potential purchaser, soil and groundwater impacts were identified near the former north fuel storage area located north of the building located at 6161 North 64th Street in Milwaukee, Wisconsin (former Outboard Marine Corporation - Evinrude [OMC] facility) which is currently owned by Jensar Corporation (Jensar). Jensar was subsequently notified of the results and a release was reported to the Wisconsin Department of Natural Resources (WDNR) on January 3, 2002. ENSR International (ENSR) was retained by Jensar Corporation to conduct a site investigation of the former underground storage tanks (USTs) area.

On January 28, 2002, ENSR performed additional Phase II activities. One groundwater monitoring well (MW-7) was installed and two soil borings (B-8 and B-9) were advanced to further evaluate the nature of soil and groundwater impacts in this area. The results of the additional investigation indicated that soil and groundwater on the northern portion of the property have been impacted by volatile organic compounds (VOCs). Ethylbenzene, naphthalene and total xylenes concentrations exceeded the WAC Ch NR 720 residual contaminant levels (RCLs) for soils in the sample collected from B-9 at six feet bgs (below the ground surface). DRO concentrations were also detected in the soil samples collected from B-9, but at concentrations below the RCL. Lead concentrations were not detected above the laboratory detection limit in the sample collected from MW-7.

Initial groundwater samples collected from MW-7 had concentrations of benzene, napthalene and trichloroethene (TCE) exceeding the WDNR WAC Ch NR 140 enforcement standards (ES). Benzene concentrations in the groundwater sample collected from B-8 also exceeded the ES. Benzene concentrations in the groundwater sample collected from B-9 and ethylbenzene, cis-1,2-dichloroethene and trimethylbenzenes concentrations in the sample collected from MW-7 exceeded the WDNR WAC Ch NR 140 preventive action limits (PALs). Due to the potential for cross-contamination of sampling equipment by chlorinated VOCs detected in other locations at the site, MW-7 was resampled on April 1, 2002. The laboratory results from this sampling event indicated that cis-1,2-dichloroethene was not present at concentrations above the laboratory detection limits and trichloroethene was not present at concentrations above the ES. Subsequent sampling events indicated that trichloroethene was not present above the laboratory detection limits in the groundwater samples collected from any of the monitoring wells. Benzene concentrations remained above the ES and ethylbenzene, naphthalene and trimethylbenzenes concentrations remained above the PALs.

For the site investigation reported herein, four soil probe borings were advanced to depths of 8 feet below ground surface (bgs) to evaluate potential impacts from the former USTs to the adjacent storm sewer line. Six monitoring wells were also installed to depths between 12 and 19 feet bgs to delineate the extent of petroleum impacted soil and groundwater. Unconsolidated material at the Site consisted primarily of silty clay and clay. Groundwater was encountered in the soil borings between 4.5 and 9 feet bgs and measured at between approximately 2 and 17 feet bgs in the monitoring wells, and likely flows toward the former UST basin. The measured groundwater flow direction is due to the coarser backfill material placed in the former UST basin during removal of the tanks, which acts as a drain for the surrounding silty clay soils.

DRO concentrations in soil ranged from 5.7 to 18 milligrams per kilogram (mg/kg) in the samples collected from MW-7B, MW-7C and MW-7D, which are below the RCL. Lead concentrations were detected in the sample collected from MW-7A at 6.9 mg/kg, below its respective RCL. Lead concentrations were not detected in the soil samples collected from the other borings. PAHs were detected in the soil sample collected from MW-7D at concentrations below the RCLs. Benzene was detected in the soil sample collected from MW-7C at 120 micrograms per kilogram (μg/kg), which was above the NR 720 RCL, but below the NR 746 Soil Screening Levels (SSLs). Ethylbenzene, xylenes, methyl-tert-butyl ether and trimethylbenzenes concentrations were detected below their RCLs. The estimated extent of impacted soils is presented on Figure 6.

Monitoring wells MW-7, MW-7A and MW-7C had groundwater benzene concentrations exceeding the ES. Ethylbenzene, naphthalene and trimethylbenzenes were detected at concentrations above their respective PALs in these locations. Benzo(a)pyrene was detected above its PAL and benzo(b)fluoranthene and chrysene were detected above their respective ESs in the groundwater sample collected from MW-7D during the March 2003 sampling event. However, slight sediment in the sample during this event may have resulted in a high bias to the PAH results. The estimated extent of impacted groundwater is presented on Figure 7.

An estimated 25 cubic yards of soils between 2 and 4 feet bgs have been impacted above the NR 720 RCLs on Site. However, the observed benzene concentrations are below the NR 746 SSLs. The estimated extent of the petroleum impacted groundwater plume is 90 feet (north-south) by 40 feet (east-west) on Site. The soil and groundwater impacts do not extend off site.

Based on the limited amount of soil and groundwater impacted at the Site related to the former USTs, the evidence of aerobic and anaerobic degradation presented in this report, and the fact that the site meets the NR 746 Screening Criteria, ENSR, on behalf of Jensar Corporation, is recommending closure for the Northern Fuel Storage Area release utilizing the GIS Registry for Groundwater. There is no apparent threat to public health, safety or welfare, or the environment.

ATTACHMENT B

Chicago Title Insurance Company ALTA Owner's Policy
Site Location Map with GPS Coordinates
Site Layout Map
Site Investigation Soil Analytical Results Summary
Site Investigation Groundwater Analytical Results Summary
Estimated Extent of Impacts to Groundwater
Groundwater Elevation Contour Map – March 25, 2003
Estimated Extent of Impacts to Soil
Cross Section A-A'
Cross Section B-B'
Legal Description Affidavit

A.L.T.A. COMMITMENT
CHICAGO TITLE INSURANCE COMPANY
SCHEDULE A

Prepared for:
FOLEY & LARDNER, ATTORNEYS AT LAW
777 E. WISCONSIN AVENUE
MILWAUKEE, WISCONSIN 53202-5367
HUGH O'HALLORAN

Copies to: See Schedule B -II

Commitment No: 1147895 / COM REVISED 5/21/03 **Effective Date** April 28, 2003 **at** 7:00 A.M.

1. Policy or Policies to be Issued:

ALTA OWNER'S POLICY (10-17-92) **Amount** $7,000,000.00
Proposed Insured:
64TH STREET, LLC, a Delaware limited liability company

ALTA LOAN POLICY (10-17-92) **Amount** $5,400,000.00
Proposed Insured:
PRINCIPAL LIFE INSURANCE COMPANY, an Iowa corporation, its successors and/or assigns

2. Title to the fee simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof of record in:
JENSAR CORPORATION, a Wisconsin corporation

3. The land referred to in the Commitment is described as follows:
That part of the Northeast 1/4 of Section 27, Township 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows:
Commencing at the Southwest corner of said 1/4 Section; thence North 0° 47' 33" East along the West line of said 1/4 Section, 918.23 feet to the point of beginning of the land to be described; thence continuing North 0° 47' 33" East along the West line of said 1/4 Section, 620.87 feet to a point in the Southerly line of the Chicago and Northwestern Transportation Co. right of way; thence North 76° 58' 50" East along the Southerly line of said right of way 277.53 feet to a point of curve; thence Easterly along the Southerly line of said right of way on a curved line (whose center lies to the Southeast, having a radius of 5638.57 feet, with a chord of 1018.56 feet, bearing North 82° 09' 45.5" East) a distance of 1019.95 feet to a point in the West line of North 64th Street; thence South 0° 41' 48" West along the West line of said North 64th Street, 809.08 feet; thence North 89° 12' 12" West, 1099.26 feet; thence South 0° 47' 48" West, 31.00 feet; thence North 89° 12' 12" West, 178.61 feet to the point of

continued

DIRECT INQUIRIES TO: JOHN A. PFANNERSTILL, JR. (262) 796-3875

Commitment No: 1147895

beginning.

Tax Key No. 155-9983-200-6

ADDRESS: 6161 North 64th Street

SCHEDULE B - I

Commitment No: 1147895 Requirements

The following are requirements to be complied with:

A (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

B **(b) PAYMENT TO THE COMPANY OF THE PREMIUMS, FEES AND CHARGES FOR THE POLICY.**

R (c) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:

Deed from JENSAR CORPORATION, a Wisconsin corporation, to 64TH STREET, LLC, a Delaware a limited liability company.

Mortgage from 64TH STREET, LLC, a Delaware a limited liability company to PRINCIPAL LIFE INSURANCE COMPANY, an Iowa corporation.

BB (d) If the mortgage to be insured is to be a construction mortgage, it must clearly state on its first page that it is a construction mortgage, pursuant to Section 706.11(1m) of the Wisconsin Statutes.

T * * * * *

SCHEDULE B-II

Commitment No: 1147895 Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

C 1. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.**

D Note: Exception 1 will be removed only if no intervening matters appear of record between the effective date of this commitment and the recording of the instruments called for at Item (c) of Schedule B-I, or if a gap endorsement is issued in conjunction with this commitment and the requirements for the issuance of "gap" coverage as described in the endorsement are met, including the payment of the premium.

E 2. **Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years.**

F Note: Exception 2 will be removed only if the Company receives written evidence from the municipality that there are no special assessments against the land, or that all such items have been paid in full.

G 3. **Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the land, whether assessed or charged before or after the Date of Policy.**

H **The Company assures the priority of the lien of the insured mortgage over any such lien, charge or fee.**

I Note: Exception 3 will be removed only if the Company receives (1) written evidence from the municipality that there are no deferred charges, hookup fees, or other fees or charges attaching to the property; (2) evidence that the land contains a completed building; and (3) a statement showing that the land has a water and sewer use account. If the land is vacant, this exception will not be removed.

J 4. **Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**

K Note: Exception 4 will be removed only if the Company receives the Construction Work and Tenants Affidavit on the form furnished by the Company and the following is true:

No work done: the Affidavit must establish that there has been no lienable construction work in the previous six months.

Repair work done: if repair work has been done on an existing structure in the last six months, the affidavit must accurately disclose all parties who have done lienable work in the last six months, and have attached to it original full waivers of lien from each person or company.

New construction: if the property contains a newly-built structure, the Affidavit must incorporate a complete list of all parties who have done lienable work in the last six months, and have attached to it original

Commitment No.: 1147895

full waivers of lien from each person or company. If Exception 4 is removed, it may be replaced by the following exception: "Any construction lien claim by a party not shown on the Construction Work and Tenants Affidavit supplied to the Company."

L 5. **Rights or claims of parties in possession not shown by the public records.**

M Note: Exception 5 will be removed only if the Company receives the Construction Work and Tenants Affidavit on the form furnished by the Company. If the affidavit shows that there are tenants, Exception 5 will be replaced by an exception for the rights of the tenants disclosed by the Affidavit.

N 6. **Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.**

O 7. **Easements or claims of easements not shown by the public records.**

P 8. **Any claim of adverse possession or prescriptive easement.**

Q Note: Exceptions 6, 7 and 8 will be removed only if the Company receives an original survey which (1) has a current date, (2) is satisfactory to the Company, and (3) complies with current ALTA/ACSM Minimum Survey Standards or Wisconsin Administrative Code AE-7. If the survey shows matters which affect the title to the property, Exceptions 6, 7 and 8 will be replaced by exceptions describing those matters.

U 9. General taxes for the year 2003.

AL 10. Unpaid taxes for the year 2002, in the sum of $39,718.47, payment deferred.

AM 11. Water and sewer service charges, if any.

AN 12. Right to a lien for unpaid commissions, if any, in favor of any real estate broker for the property, pursuant to Section 779.32, Wis. Stats. This exception will be removed on receipt by the Company of satisfactory affidavits of the present owner and purchaser that no such commissions are owed, or that all commissions will be paid at closing. No broker lien or notice of intent to file lien has been recorded as of the effective date of this commitment to insure.

W 13. Utility Easement granted to The Milwaukee Electric Railway and Light Company, recorded as Document No. 1441471.

X 14. Utility Easement granted to The Milwaukee Electric Railway and Light Company, recorded as Document No. 1642742.

Y 15. Utility Easement granted to Wisconsin Electric Power Company, recorded as Document No. 2403587 and which has been partially abandoned by an instrument recorded as Document No. 2626405.

Commitment No.: 1147895

Z 16. Utility Easement granted to Wisconsin Electric Power Company, recorded as Document No. 2626407.

AA 17. Utility Easement granted to Milwaukee Gas Light Company, recorded as Document No. 3531396.

AB 18. Utility Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company, recorded as Document No. 4324178.

AC 19. Utility Easement granted to Wisconsin Electric Power Company, recorded as Document No. 4771497.

AD 20. Utility Easement granted to Wisconsin Electric Power Company, recorded as Document No. 4814835.

AE 21. Agreement recorded as Document No. 6456930.

AU 22. Easement Agreement recorded as Document No. 8458797.

BC 23. Notice of Contamination to Property recorded on May 15, 2003, as Document No. 8529631.

AF 24. Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises.

AG 25. Mortgage, according to the terms and provisions thereof, from JENSAR CORPORATION, a Wisconsin corporation to MARINE BANK, to secure the originally stated indebtedness of $6,108,733.44, and any other amount payable under the terms thereof dated March 1, 1988 and recorded April 22, 1988 on Reel 2202, Image 1358, as Document No. 6163745, as amended by First Amendment to Mortgage from JENSAR CORPORATION to BANK ONE, MILWAUKEE, NATIONAL ASSOCIATION f/k/a MARINE BANK, NATIONAL ASSOCIATION, dated March 28, 1995 and recorded March 30, 1995 on Reel 3511, Image 538, as Document No. 7066723.

Assignment of Rents and Lease, given as additional security for the payment of the mortgage described above, executed by JENSAR CORPORATION, a Wisconsin corporation to MARINE BANK, NATIONAL ASSOCIATION, dated March 1, 1988 and recorded April 22, 1988 on Reel 2202, Image 1377, as Document No. 6163747, as amended by First Amendment to Assignment of Rents and Lease from JENSAR CORPORATION to BANK ONE, MILWAUKEE, NATIONAL ASSOCIATION f/k/a MARINE BANK, NATIONAL ASSOCIATION, dated March 28, 1995 and recorded March 30, 1995 on Reel 3511, Image 542, as Document No. 7066724.

AI 26. Mortgage, according to the terms and provisions thereof, from JENSAR CORPORATION, a Wisconsin corporation to AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, to secure the originally stated indebtedness of $2,650,000.00, and any other amount payable under the terms thereof dated June 2, 1997 and recorded on June 5, 1997, on Reel 4068, Image 240 as Document No. 7374553, as amended by Modification Agreement recorded as Document No. 7905250.

Assignment of Leases, Rents and Profits, given as additional security

Commitment No.: 1147895

for the payment of the mortgage described above, executed by Jensar Corporation, a Wisconsin corporation to American National Bank and Trust Company of Chicago, dated June 2, 1997 and recorded on June 5, 1997 on Reel 4068, Image 248 as Document No. 7374555.

AJ 27. Mortgage, according to the terms and provisions thereof, from JENSAR CORPORATION, a Wisconsin corporation to AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, to secure the originally stated indebtedness of $5,000,000.00, and any other amount payable under the terms thereof plus interest thereon and all costs of collection dated June 2, 1997 and recorded on June 5, 1997, on Reel 4068, Image 244 as Document No. 7374554.

Assignment of Leases, Rents and Profits, given as additional security for the payment of the mortgage described above, executed by Jensar Corporation, a Wisconsin corporation to American National Bank and Trust Company of Chicago, dated June 2, 1997 and recorded on June 5, 1997 on Reel 4068, Image 248 as Document No. 7374555.

AH 28. Rights of Phoenix Products Company, Inc., as lessee and those claiming under it, under an unrecorded lease, a memorandum of which was recorded April 22, 1988 on Reel 2202, Image 1373, as Document No. 6163746. The interest of said party is subject to the following:

Subordination Agreement, Estoppel and Attornment Agreement, entered into by and between American National Bank and Trust Company of Chicago, Phoenix Products Company, Inc., a Wisconsin corporation and Phoenix Health Care Products LLC, a Wisconsin limited liability company dated June 2, 1997 and recorded on June 5, 1997 on Reel 4068, Image 254 as Document No. 7374556.

AK 29. Rights of Phoenix Health Care Products LLC, as Lessee and those claiming under it, under an unrecorded Lease. The interest of said party is subject to the following:

Subordination Agreement, Estoppel and Attornment Agreement, entered into by and between American National Bank and Trust Company of Chicago, Phoenix Products Company, Inc., a Wisconsin corporation and Phoenix Health Care Products LLC, a Wisconsin limited liability company dated June 2, 1997 and recorded on June 5, 1997 on Reel 4068, Image 254 as Document No. 7374556.

BF 30. Rights of Pechiney Plastic Packaging, Inc., a Delaware corporation, as lessee under an unrecorded Lease Agreement entered into by and between said lessee and Jensar Corporation, a Wisconsin corporation, as lessor, under date of February 1, 2002, together with unrecorded Amendment thereto dated November 18, 2002, including any rights of said lessee as owner of any tenants fixtures located on the demised premises and any liens on such tenants fixtures, and all parties having a lien on or claiming by, through or under the lessee, which parties and liens are not separately shown herein.

BG 31. Terms and conditions of an unrecorded Real Estate Agreement by and between

Commitment No.: 1147895

Pechiney Plastic Packaging, Inc., a Delaware corporation, Phoenix Health Care Products LLC, a Wisconsin limited liability company, Phoenix Products Company, Inc., a Wisconsin corporation, Phoenix II, Inc., a Wisconsin corporation, and Jensar Corporation, a Wisconsin corporation, dated February 1, 2002.

AP 32. Rights of tenants in possession including any rights to tenants fixtures owned by such tenants located on the demised premises and any liens on such tenants fixtures, and all parties having a lien on or claiming by, through or under the lessee, which parties and liens are not separately shown herein.

AS * * * * *

AV EXCEPTIONS NUMBERED 6, 7 AND 8 OF SCHEDULE B-II HEREOF ARE NOT APPLICABLE TO THE ISSUANCE OF THE OWNER'S POLICY.

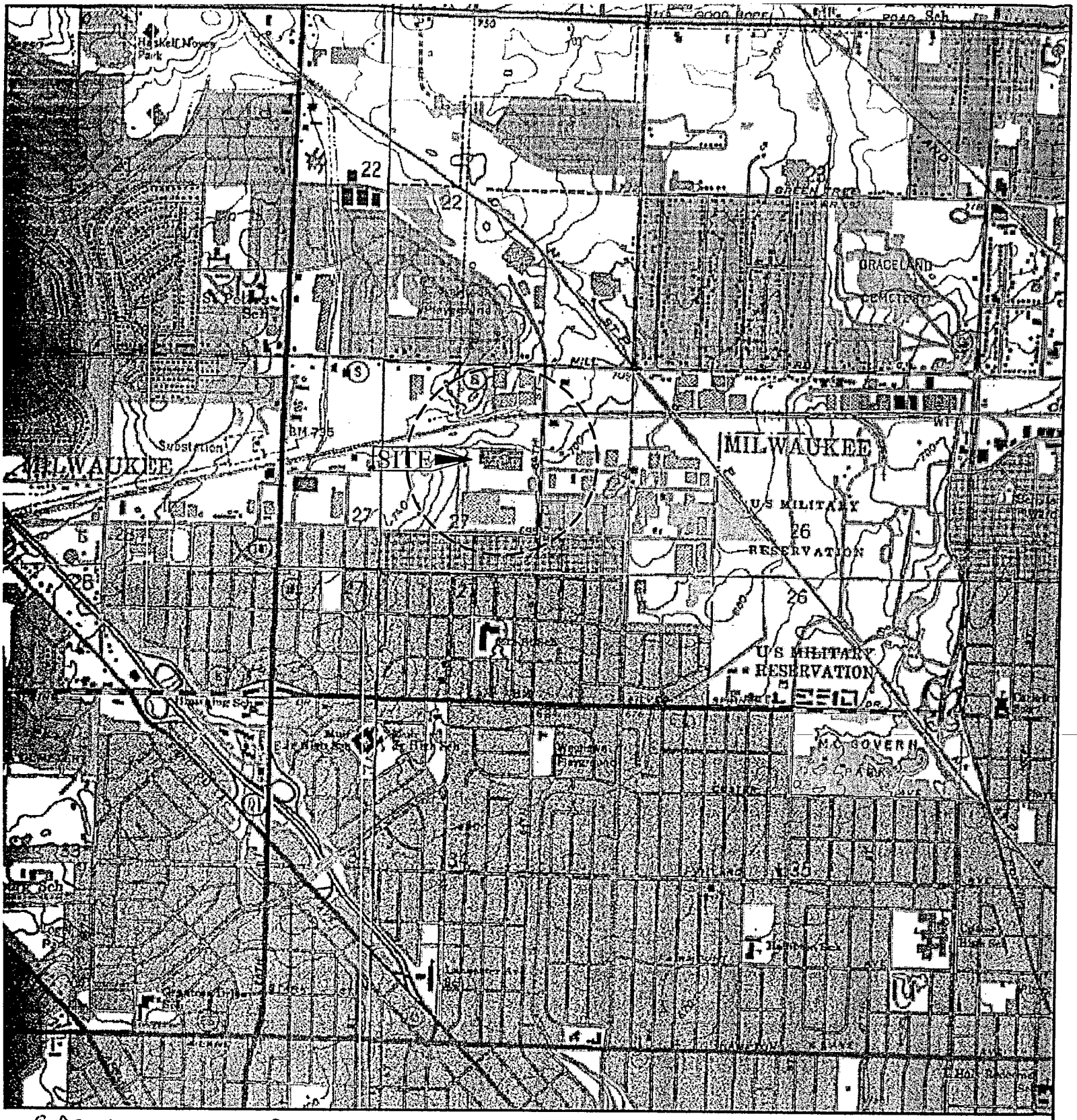
AW * * * * *

AX This policy provides no coverage with respect to any changes which may have been made in the location of fences or improvements since February 6, 2003.

AY * * * * *

BD INFORMATIONAL NOTE: A Certificate of Completion executed by the Redevelopment Authority of the City of Milwaukee on March 20, 2003 was recorded on May 15, 2003 as Document No. 8529632.

BE * * * * *



GPS Coord: 683208, 297249

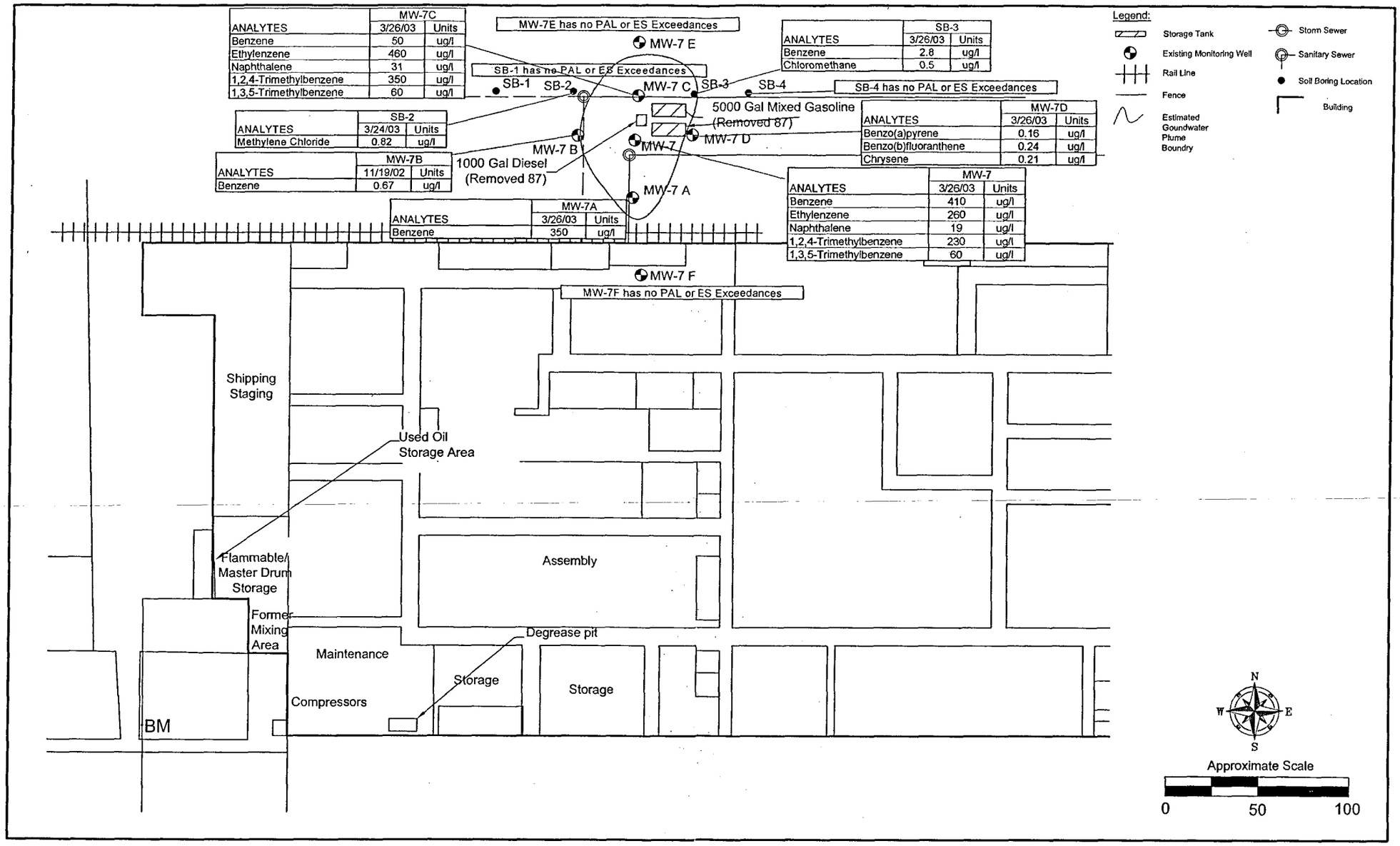
Adapted from: USGS 7.5 minute series Thiensville, Wisconsin topographic quadrangle and Milwukee, Wisconsin topographic quadrangle.

SCALE 1:24,000

ENSR INTERNATIONAL

N
W E
S

Figure 1
Site Location Map
Jensar, Inc. Milwaukee, WI



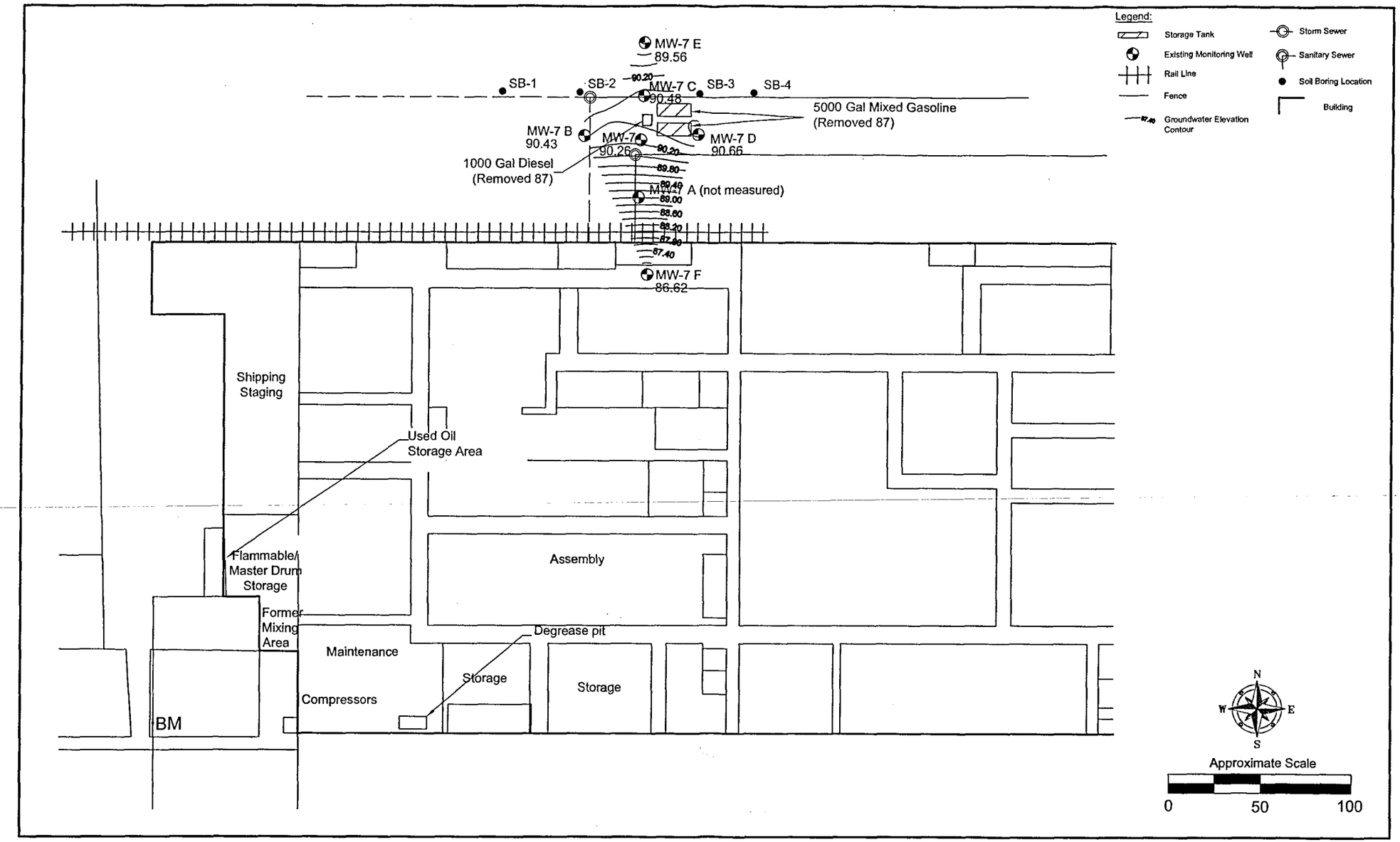
REV#	DATE	DESCRIPTION	APP'D

ENSR INTERNATIONAL

Estimated Extent of Impacts to Groundwater

Jensar, Inc.
Milwaukee, WI

DRWN:	SCALE: AS SHOWN
CHK'D:	DATE: 4-22-03
APP'D:	**Figure 7**



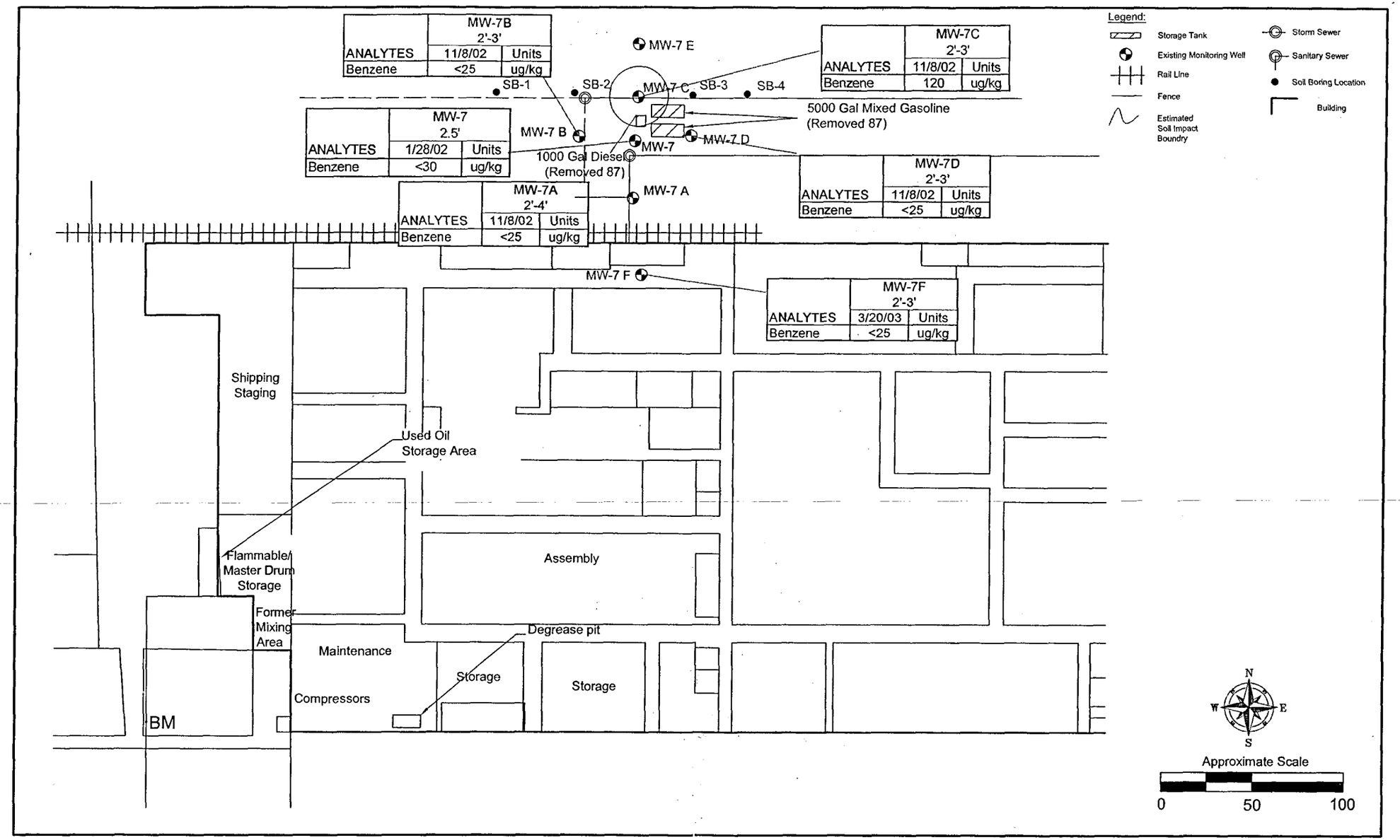
REV#	DATE	DESCRIPTION	APP'D

ENSR INTERNATIONAL

Groundwater Elevation Contour Map, March 25, 2003

Jensar, Inc.
Milwaukee, WI

DRWN:	SCALE: AS SHOWN
CHK'D:	DATE: 3-12-03
APP'D:	**Figure 3**



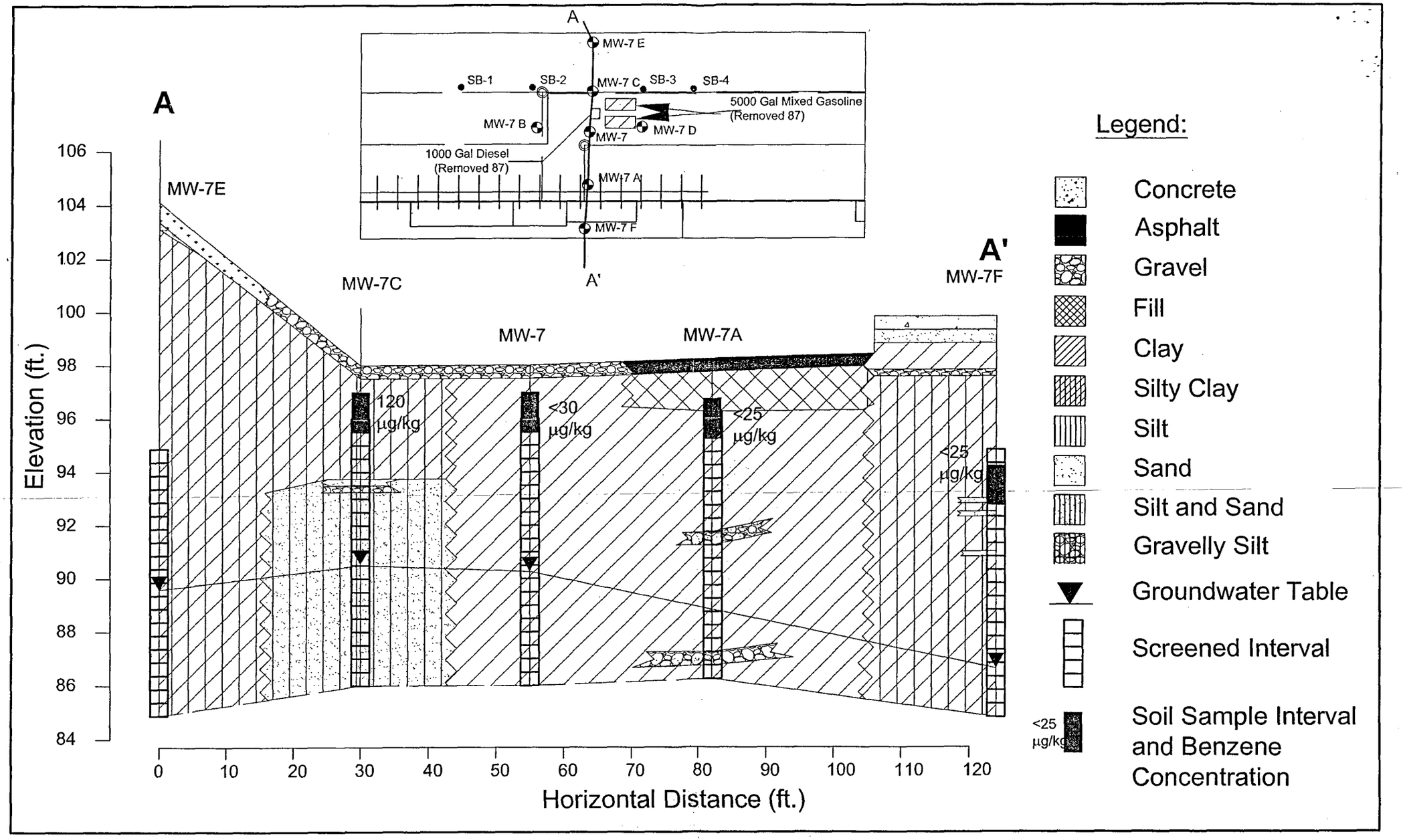
REV#	DATE	DESCRIPTION	APP'D

ENSR INTERNATIONAL

Estimated Extent of Impacts to Soil

Jensar, Inc.
Milwaukee, WI

DRWN:	SCALE: AS SHOWN
CHK'D:	DATE: 4-22-03
APP'D:	**Figure 6**



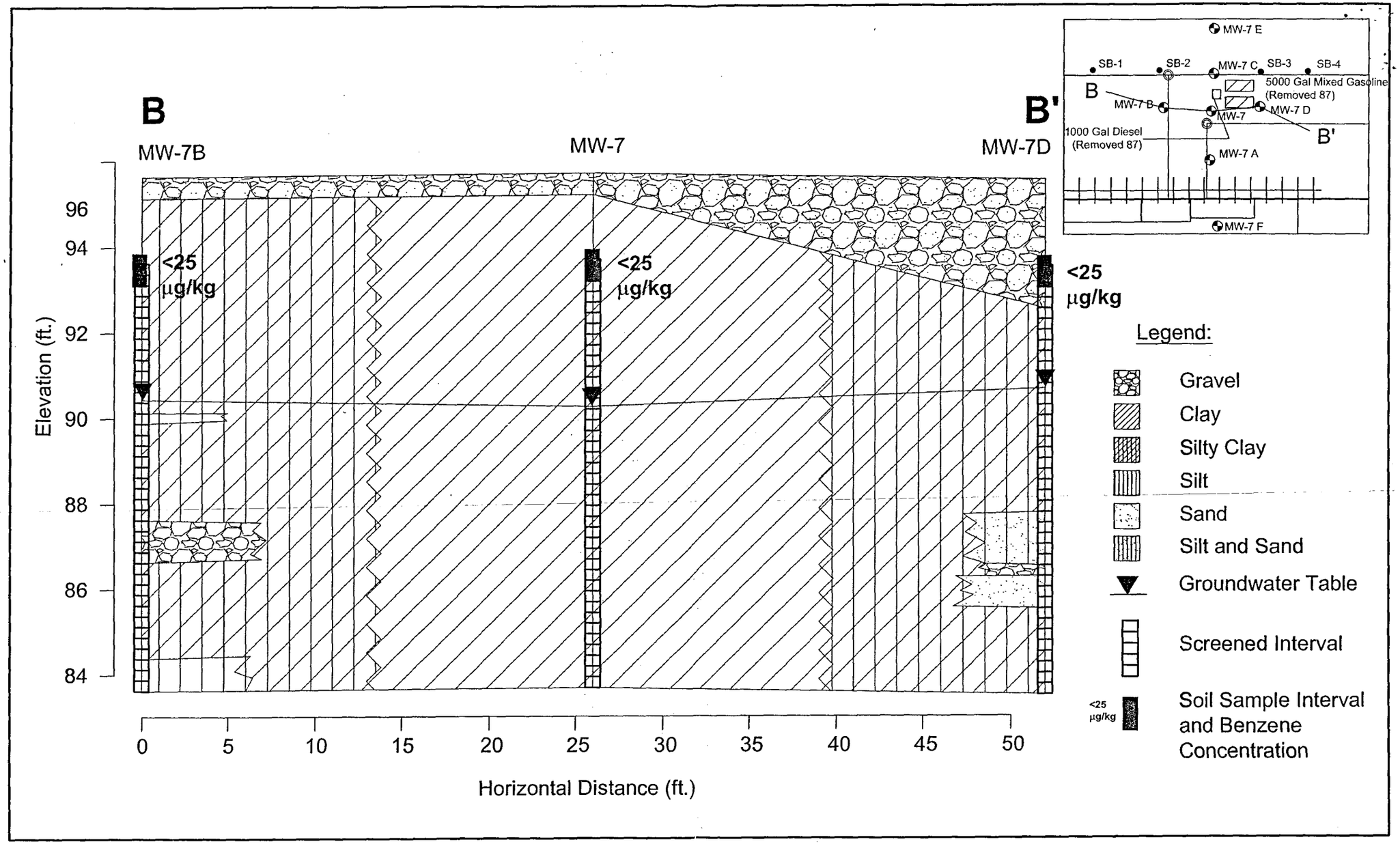
REV#	DATE	DESCRIPTION	APP'D

ENSR INTERNATIONAL

Cross Section A-A', North to South

Jensar, Inc.
Milwaukee, WI

DRWN:	SCALE: AS SHOWN
CHK'D:	DATE: 4-22-03
APP'D:	Figure 4



REV#	DATE	DESCRIPTION	APP'D

ENSR INTERNATIONAL

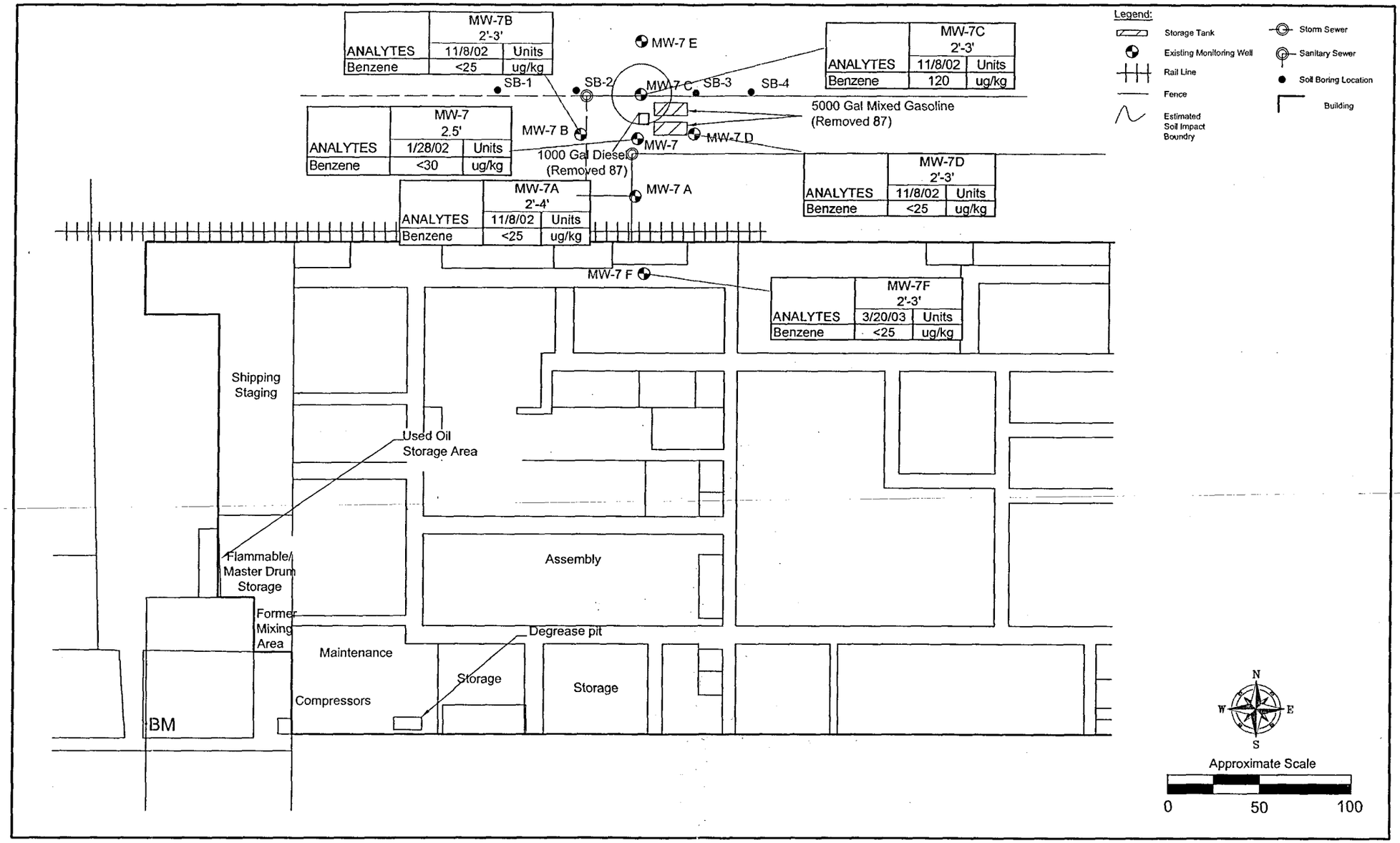
Cross Section B - B', West to East

Jensar, Inc.
Milwaukee, WI

DRWN:	SCALE: AS SHOWN
CHK'D:	DATE: 4-17-03
APP'D:	**Figure 5**

ATTACHMENT D

Estimated Extent of Impacts to Soil
Cross Section A-A'
Cross Section B-B'



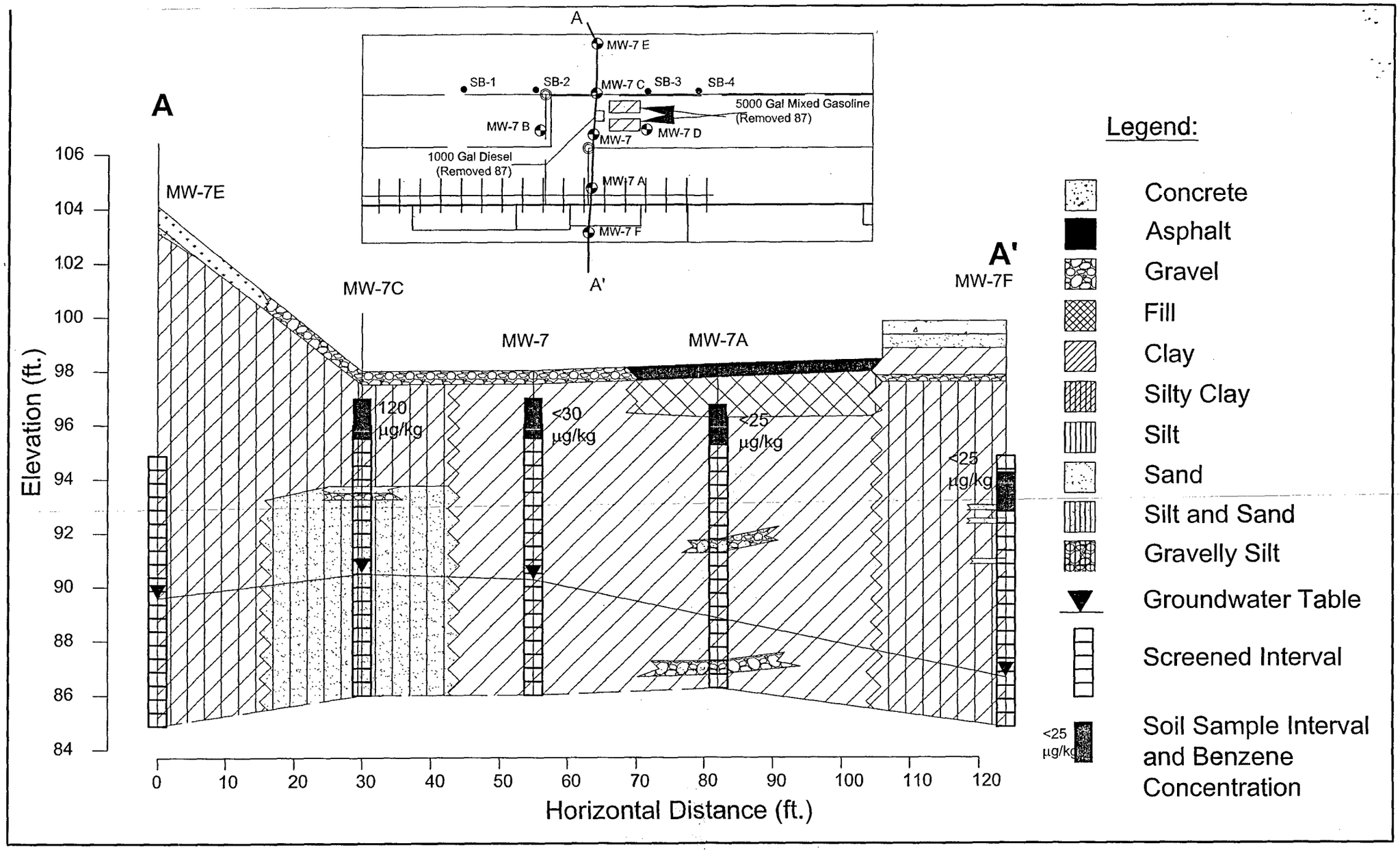
REV#	DATE	DESCRIPTION	APP'D

ENSR INTERNATIONAL

Estimated Extent of Impacts to Soil

Jensar, Inc.
Milwaukee, WI

DRWN:	SCALE: AS SHOWN
CHK'D:	DATE: 4-22-03
APP'D:	**Figure 6**



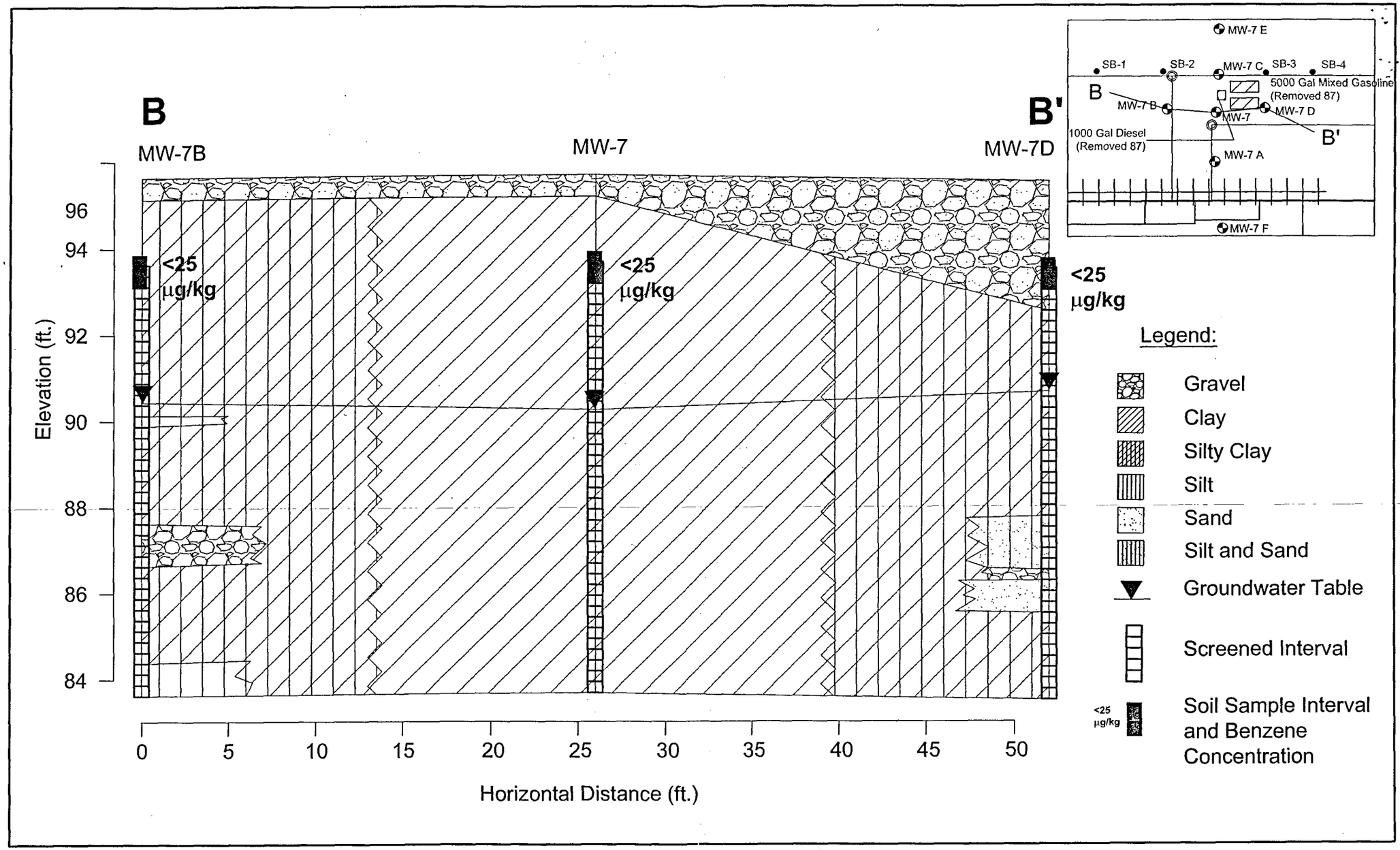
REV#	DATE	DESCRIPTION	APP'D

ENSR INTERNATIONAL

Cross Section A-A', North to South

Jensar, Inc.
Milwaukee, WI

DRWN:	SCALE: AS SHOWN
CHK'D:	DATE: 4-22-03
APP'D:	Figure 4



REV#	DATE	DESCRIPTION	APP'D

ENSR INTERNATIONAL

Cross Section B - B', West to East

Jensar, Inc.
Milwaukee, WI

DRWN:	SCALE: AS SHOWN
CHK'D:	DATE: 4-17-03
APP'D:	Figure 5

ATTACHMENT F

(Continuation of listing of contaminants in groundwater and those substances without standards: Site Investigation Groundwater Analytical Results Summary)
Estimated Extent of Impacts to Groundwater
Site Investigation Groundwater Analytical Results Summary

TABLE 2

Northern UST Site Investigation Groundwater Analytical Results Summary

Jensar Corporation (Former OMC) Facility

6161 North 64th Street, Milwaukee, Wisconsin

	Sample ID and Date Collected																	
Parameter	SB-1 3/26/2003	SB-2 and duplicate 3/24/2002	SB-2 and duplicate 3/26/2003	SB-3 3/24/2003	SB-4 3/26/2003	MW-7 01/31/02	MW-7 04/01/02	MW-7 03/26/03	MW-7A 11/19/02	MW-7B 11/19/02	MW-7C 11/19/02	MW-7C 03/26/03	MW-7D 11/19/02	MW-7D 03/26/03	MW-7E 03/25/03	MW-7F 03/25/03	PAL	ES
DRO (µg/l)	NA	NA	NA	NA	NA	2,300	NA	NA	200*	<100	980*	NA	260*	NA	NA	NA	NL	NL
Lead (µg/l)	NA	NA	NA	NA	NA	NA	NA	NA	0.23[c]	0.82[c]	**3.5**	NA	0.57[c]	NA	NA	NA	1.5	15
VOCs[a] (µg/l)																		
Benzene	<0.41	<0.41	<0.41	**2.8**	NA	**290**	**250**	**410**	**350**	**0.67**	**110**	**50**	<0.25	<0.41	<0.41	<0.41	0.5	5.0
Chloromethane	<0.24	<0.24	<0.24	**0.5**	NA	<25	<1.0	<1.2	<0.54	<0.27	<4.2	<1.2	<0.27	<0.24	<0.24	<0.24	0.3	3.0
1,1-Dichloroethane	<0.75	<0.75	<0.75	<0.75	NA	<25	1.7	<3.8	<1.7	<0.87	<4.3	<3.8	<0.87	<0.75	<0.75	<0.75	85	850
1,2-Dichloroethane	<0.57	<0.57	<0.57	<0.57	NA	<25	<1.0	<2.8	<1.1	<0.55	<2.8	<2.8	<0.55	<0.57	<0.57	<0.57	0.5	5.0
cis-1,2-Dichloroethene	<0.83	<0.83	<0.83	<0.83	NA	**69**	<1.0	<4.2	<1.6	<0.81	<4.0	<4.2	<0.81	<0.83	<0.83	<0.83	7.0	70
1,2-Dichloropropane	<0.46	<0.46	<0.46	<0.46	NA	<25	<1.0	<2.3	<0.78	<0.39	<1.9	<2.3	<0.39	<0.46	<0.46	<0.46	0.5	5.0
Ethylbenzene	<0.54	<0.54	<0.54	<0.54	NA	**300**	**230**	**260**	50	<0.53	**540**	**460**	<0.53	<0.54	<0.54	<0.54	140	700
Isopropylbenzene	<0.59	<0.59	<0.59	<0.59	NA	<25	14	18	4.5	<0.66	20	28	<0.66	<0.59	<0.59	<0.59	NL	NL
p-Isopropyltoluene	<0.67	<0.67	<0.67	<0.67	NA	<25	1.4	<3.4	<1.2	<0.58	<2.9	<3.4	<0.58	<0.67	<0.67	<0.67	NL	NL
Methylene Chloride	<0.43	**0.82[e]**	<0.43	<0.43	NA	<25	**5.0[d]**	<2.2	<0.94	<0.47	<2.3	<2.2	<0.47	<0.43	<0.43	**0.74[e]**	0.5	5.0
Naphthalene	1.7	<0.74	<0.74	<0.74	NA	**48**	**31**	**19**	3.8	<0.63	**32**	**31**	<0.63	<0.74	<0.74	<0.74	8.0	40
n-Propylbenzene	<0.81	<0.81	<0.81	<0.81	NA	40	29	42	6.1	<0.95	50	62	<0.95	<0.81	<0.81	<0.81	NL	NL
Toluene	<0.67	<0.67	<0.67	<0.67	NA	100	77	63	21	<0.84	120	37	<0.84	<0.67	<0.67	<0.67	200	1,000
Trichloroethene	<0.48	<0.48	<0.48	<0.48	NA	**1,000**	**4.2**	<2.4	<0.78	<0.39	<1.9	<2.4	<0.39	<0.48	<0.48	<0.48	0.5	5.0
1,2,4-Trimethylbenzene	<0.97	<0.97	<0.97	<0.97	NA	**290**	**270**	**230**	44	<0.69	**260**	**350**	<0.69	<0.97	<0.97	<0.97	96	480
1,3,5-Trimethylbenzene	<0.83	<0.83	<0.83	<0.83	NA	**59**	**83**	**60**	4.8	<0.64	**54**	**60**	<0.64	<0.83	<0.83	<0.83		
Xylenes, total	<1.8	<1.8	<1.8	<1.8	NA	660	500	328	113.8	<1.1	670	623	<1.1	<1.8	<1.8	<1.8	1,000	10,000
PAHs[b] (µg/l)																		
Acenaphthylene	<0.020	NA	NA	NA	<0.21	NA	NA	<0.98	<0.019	<0.019	<1.9	<0.95	<0.019	0.028	<0.21	<0.023	NL	NL
Anthracene	<0.021	NA	NA	NA	<0.22	NA	NA	<0.40	<0.020	<0.020	<2.0	<1.0	<0.020	0.039	<0.22	<0.024	600	3000
Benzo(a)anthracene	<0.013	NA	NA	NA	<0.13	NA	NA	<0.24	<0.012	<0.012	<1.2	<0.60	<0.012	0.12	<0.13	<0.015	NL	NL
Benzo(a)pyrene	<0.015	NA	NA	NA	<0.15	NA	NA	<0.28	<0.014	<0.014	<1.4	<0.70	<0.014	**0.16**	<0.15	<0.017	0.02	0.2
Benzo(b)fluoranthene	<0.014	NA	NA	NA	<0.015	NA	NA	<0.26	<0.013	<0.013	<1.3	<0.65	0.017	**0.24**	<0.014	<0.016	0.02	0.2
Benzo(g,h,i)perylene	<0.017	NA	NA	NA	<0.018	NA	NA	<0.32	<0.016	<0.016	<1.6	<0.80	0.022	0.21	0.049	0.024	NL	NL
Benzo(k)fluoranthene	<0.020	NA	NA	NA	<0.021	NA	NA	<0.38	<0.019	<0.019	<1.9	<0.95	<0.019	0.15	<0.021	<0.023	NL	NL
Chrysene	<0.015	NA	NA	NA	<0.016	NA	NA	<0.28	<0.014	<0.014	<1.4	<0.70	0.015	**0.21**	<0.015	<0.017	0.02	0.2
Dibenso(a,h)anthracene	<0.017	NA	NA	NA	<0.017	NA	NA	<0.32	<0.016	<0.016	<1.6	<0.80	<0.016	0.058	<0.017	<0.019	NL	NL
Fluoranthene	<0.014	NA	NA	NA	<0.015	NA	NA	<0.26	<0.013	<0.013	<1.3	<0.65	0.035	0.31	0.43	0.24	80	400
Indeno(1,2,3-cd)pyrene	<0.022	NA	NA	NA	<0.023	NA	NA	<0.34	<0.021	<0.021	<2.1	<1.0	<0.021	0.17	<0.023	<0.025	NL	NL
1-Methylnaphthalene	<0.019	NA	NA	NA	<0.020	NA	NA	1.1	0.02	0.03	<1.7	<0.90	0.11	0.061	0.021	0.1	NL	NL
2-Methylnaphthalene	<0.018	NA	NA	NA	<0.021	NA	NA	1.7	<0.017	0.033	<1.7	<0.85	0.027	<0.018	0.049	<0.021	NL	NL
Naphthalene	<0.025	NA	NA	NA	<0.020	NA	NA	9.4	2.3	0.16	**20**	**16**	0.048	0.034	0.087	0.045	8.0	40
Phenanthrene	<0.017	NA	NA	NA	<0.018	NA	NA	<0.32	<0.016	<0.016	<1.6	<0.80	0.027	0.15	0.33	0.11	NL	NL
Pyrene	<0.018	NA	NA	NA	<0.020	NA	NA	<0.34	<0.017	<0.017	<1.7	<0.85	0.034	0.29	0.51	0.32	50	250

Notes:

* The laboratory reported front eluting peaks, late eluting hump and diesel range peaks were present in the chromatogram.

[a] Volatile organic compounds, only detected compounds are presented on the table.

[b] Polynuclear aromatic hydrocarbons, only detected compounds are presented on the table.

[c] Laboratory reported that analyte was detected in method blank at a concentration of 0.10 µg/l)

[d] Laboratory reported that the analyte is a "common lab solvent and contaminant

[e] Methylene chloride was detected in the trip blank at a concentration of 0.81 µg/L.

NA = Not analyzed

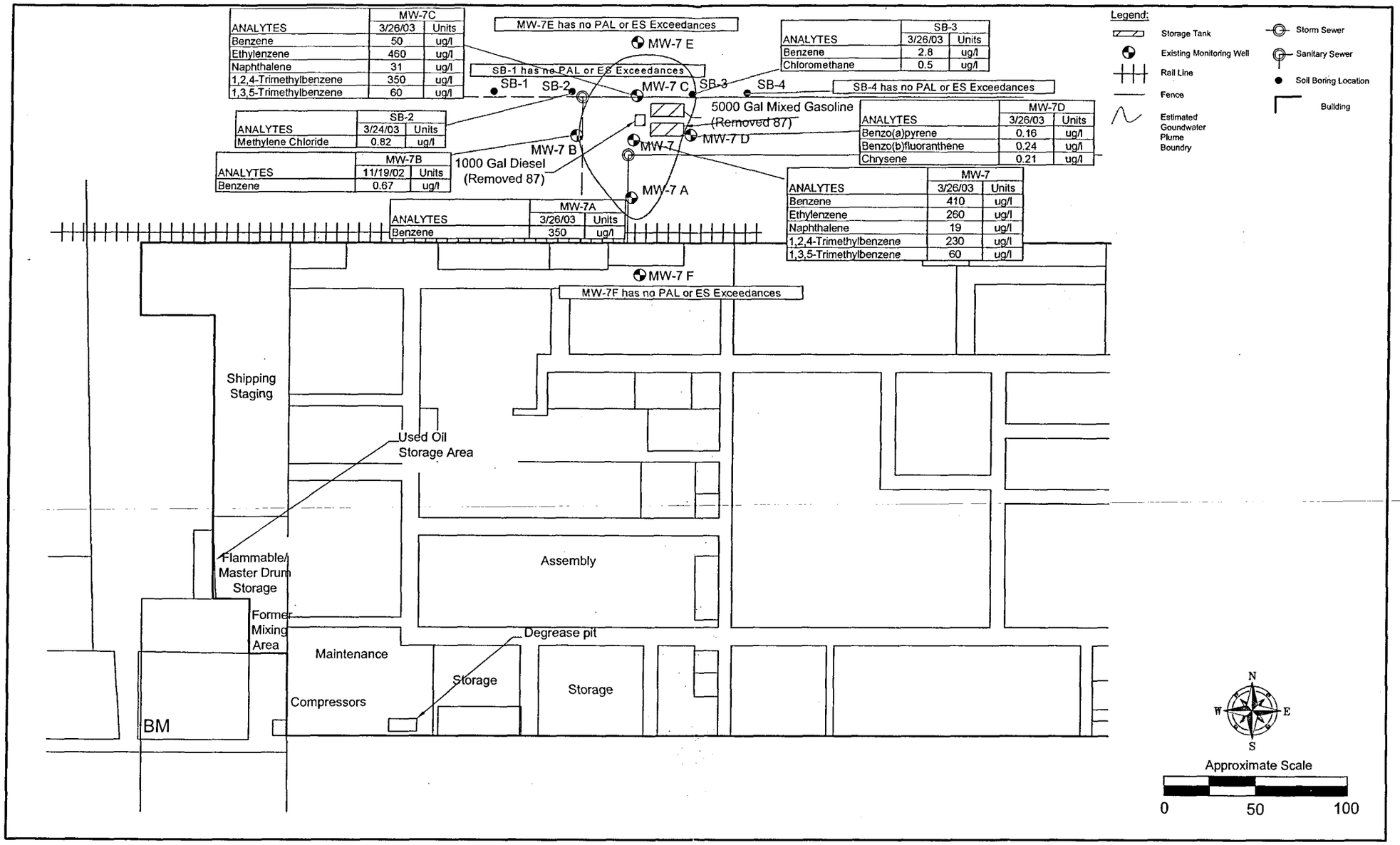
PAL = Preventive Action Limit, as derived from Table 1 of the Wis. Adm. Code ch. NR 140.

ES = Enforcement Standard, as derived from Table 1 of the Wis. Adm. Code ch. NR 140.

DRO = Diesel Range Organics

µg/l = micrograms per liter (parts per billion)

NL = No established limit or standard.



REV#	DATE	DESCRIPTION	APP'D

ENSR INTERNATIONAL

Estimated Extent of Impacts to Groundwater

Jensar, Inc.
Milwaukee, WI

DRWN:	SCALE: AS SHOWN
CHK'D:	DATE: 4-22-03
APP'D:	**Figure 7**

TABLE 2

Northern UST Site Investigation Groundwater Analytical Results Summary

Jensar Corporation (Former OMC) Facility

6161 North 64th Street, Milwaukee, Wisconsin

	Sample ID and Date Collected																	
	SB-1	SB-2 and duplicate		SB-3	SB-4	MW-7			MW-7A	MW-7B	MW-7C		MW-7D		MW-7E	MW-7F		
Parameter	3/26/2003	3/24/2002	3/26/2003	3/24/2003	3/26/2003	01/31/02	04/01/02	03/26/03	11/19/02	11/19/02	11/19/02	03/26/03	11/19/02	03/26/03	03/25/03	03/25/03	PAL	ES
DRO (µg/l)	NA	NA	NA	NA	NA	2,300	NA	NA	200*	<100	980*	NA	260*	NA	NA	NA	NL	NL
Lead (µg/l)	NA	NA	NA	NA	NA	NA	NA	NA	0.23[c]	0.82[c]	**3.5**	NA	0.57[c]	NA	NA	NA	1.5	15
VOCs[a] (µg/l)																		
Benzene	<0.41	<0.41	<0.41	**2.8**	NA	**290**	**250**	**410**	**350**	**0.67**	**110**	**50**	<0.25	<0.41	<0.41	<0.41	0.5	5.0
Chloromethane	<0.24	<0.24	<0.24	**0.5**	NA	<25	<1.0	<1.2	<0.54	<0.27	<4.2	<1.2	<0.27	<0.24	<0.24	<0.24	0.3	3.0
1,1-Dichloroethane	<0.75	<0.75	<0.75	<0.75	NA	<25	1.7	<3.8	<1.7	<0.87	<4.3	<3.8	<0.87	<0.75	<0.75	<0.75	85	850
1,2-Dichloroethane	<0.57	<0.57	<0.57	<0.57	NA	<25	<1.0	<2.8	<1.1	<0.55	<2.8	<2.8	<0.55	<0.57	<0.57	<0.57	0.5	5.0
cis-1,2-Dichloroethene	<0.83	<0.83	<0.83	<0.83	NA	**69**	<1.0	<4.2	<1.6	<0.81	<4.0	<4.2	<0.81	<0.83	<0.83	<0.83	7.0	70
1,2-Dichloropropane	<0.46	<0.46	<0.46	<0.46	NA	<25	<1.0	<2.3	<0.78	<0.39	<1.9	<2.3	<0.39	<0.46	<0.46	<0.46	0.5	5.0
Ethylbenzene	<0.54	<0.54	<0.54	<0.54	NA	**300**	**230**	**260**	50	<0.53	**540**	**460**	<0.53	<0.54	<0.54	<0.54	140	700
Isopropylbenzene	<0.59	<0.59	<0.59	<0.59	NA	<25	14	18	4.5	<0.66	20	28	<0.66	<0.59	<0.59	<0.59	NL	NL
p-Isopropyltoluene	<0.67	<0.67	<0.67	<0.67	NA	<25	1.4	<3.4	<1.2	<0.58	<2.9	<3.4	<0.58	<0.67	<0.67	<0.67	NL	NL
Methylene Chloride	<0.43	**0.82[e]**	<0.43	<0.43	NA	<25	**5.0[d]**	<2.2	<0.94	<0.47	<2.3	<2.2	<0.47	<0.43	<0.43	**0.74[e]**	0.5	5.0
Naphthalene	1.7	<0.74	<0.74	<0.74	NA	**48**	**31**	**19**	3.8	<0.63	**32**	**31**	<0.63	<0.74	<0.74	<0.74	8.0	40
n-Propylbenzene	<0.81	<0.81	<0.81	<0.81	NA	40	29	42	6.1	<0.95	50	62	<0.95	<0.81	<0.81	<0.81	NL	NL
Toluene	<0.67	<0.67	<0.67	<0.67	NA	100	**77**	63	21	<0.84	120	37	<0.84	<0.67	<0.67	<0.67	200	1,000
Trichloroethene	<0.48	<0.48	<0.48	<0.48	NA	**1,000**	**4.2**	<2.4	<0.78	<0.39	<1.9	<2.4	<0.39	<0.48	<0.48	<0.48	0.5	5.0
1,2,4-Trimethylbenzene	<0.97	<0.97	<0.97	<0.97	NA	**290**	**270**	**230**	44	<0.69	**260**	**350**	<0.69	<0.97	<0.97	<0.97	96	480
1,3,5-Trimethylbenzene	<0.83	<0.83	<0.83	<0.83	NA	**59**	**83**	**60**	4.8	<0.64	**54**	**60**	<0.64	<0.83	<0.83	<0.83		
Xylenes, total	<1.8	<1.8	<1.8	<1.8	NA	660	500	328	113.8	<1.1	670	623	<1.1	<1.8	<1.8	<1.8	1,000	10,000
PAHs[b] (µg/l)																		
Acenaphthylene	<0.020	NA	NA	NA	<0.21	NA	NA	<0.98	<0.019	<0.019	<1.9	<0.95	<0.019	0.028	<0.21	<0.023	NL	NL
Anthracene	<0.021	NA	NA	NA	<0.22	NA	NA	<0.40	<0.020	<0.020	<2.0	<1.0	<0.020	0.039	<0.22	<0.024	600	3000
Benzo(a)anthracene	<0.013	NA	NA	NA	<0.13	NA	NA	<0.24	<0.012	<0.012	<1.2	<0.60	<0.012	0.12	<0.13	<0.015	NL	NL
Benzo(a)pyrene	<0.015	NA	NA	NA	<0.15	NA	NA	<0.28	<0.014	<0.014	<1.4	<0.70	<0.014	**0.16**	<0.15	<0.017	0.02	0.2
Benzo(b)fluoranthene	<0.014	NA	NA	NA	<0.015	NA	NA	<0.26	<0.013	<0.013	<1.3	<0.65	0.017	**0.24**	<0.014	<0.016	0.02	0.2
Benzo(g,h,i)perylene	<0.017	NA	NA	NA	<0.018	NA	NA	<0.32	<0.016	<0.016	<1.6	<0.80	0.022	0.21	0.049	0.024	NL	NL
Benzo(k)fluoranthene	<0.020	NA	NA	NA	<0.021	NA	NA	<0.38	<0.019	<0.019	<1.9	<0.95	<0.019	0.15	<0.021	<0.023	NL	NL
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Dibenso(a,h)anthracene	<0.017	NA	NA	NA	<0.017	NA	NA	<0.32	<0.016	<0.016	<1.6	<0.80	<0.016	0.058	<0.017	<0.019	NL	NL
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1-Methylnaphthalene	<0.019	NA	NA	NA	<0.020	NA	NA	1.1	0.02	0.03	<1.7	<0.90	0.11	0.061	0.021	0.1	NL	NL
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Naphthalene	<0.025	NA	NA	NA	<0.020	NA	NA	**9.4**	2.3	0.16	**20**	**16**	0.048	0.034	0.087	0.045	8.0	40
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Pyrene	<0.018	NA	NA	NA	<0.020	NA	NA	<0.34	<0.017	<0.017	<1.7	<0.85	0.034	0.29	0.51	0.32	50	250

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