State of Wisconsin
Department of Natural Resources
P.O. Box 7921, Madison, WI 53707-7921

GIS REGISTRY (Cover Sheet)
Form 4400-280 (R 6/13)

Source Property Information

CLOSURE DATE: 11/26/2013

BRRTS #: 03-30-208770

FID #: 230186330

ACTIVITY NAME: Uptown Radiator

DATCP #:

PROPERTY ADDRESS: 3405 60th St

PECFA#: 53144414505A

MUNICIPALITY: Kenosha

PARCEL ID #: 01-122-01-226-047

***WTM COORDINATES:**

X: **696402** Y: **236496**

** Coordinates are in WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- (•) Approximate Center Of Contaminant Source
- ( ) Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

- [x] Groundwater Contamination > ES *(236)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

  *(**note:** for list of off-source properties see "Impacted Off-Source Property Information, Form 4400-246")*

- [x] Soil Contamination > *RCL or **SSRCL *(232)*
  - [x] Contamination in ROW
  - [ ] Off-Source Contamination

  *(**note:** for list of off-source properties see "Impacted Off-Source Property Information, Form 4400-246")*

Site Specific Obligations:

- [ ] Soil: maintain industrial zoning *(220)*

  *(**note:** soil contamination concentrations between non-industrial and industrial levels)*

- [ ] Structural Impediment *(224)*
- [ ] Site Specific Condition *(228)*
- [x] Cover or Barrier *(222)*
  - [x] Direct Contact
  - [ ] Soil to GW Pathway
- [ ] Vapor Mitigation *(226)*
- [ ] Maintain Liability Exemption *(230)*

  *(**note:** local government unit or economic development corporation was directed to take a response action)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? *(234)*

(•) Yes ( ) No ( ) N/A

** Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
9531 Rayne Rd
Sturtevant WI 53177

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

November 26, 2013

Saul Leibowitz
1421 Hemlock Knoll Terrace
Northbrook, IL 60062

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Uptown Radiator, 3405 60th St, Kenosha WI 53144
DNR BRRTS Activity #: 03-30-208770
FID #: 230186330 PECFA 53144-4145-05

Dear Mr. Leibowitz

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

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wis. Adm. Code. The Southeast Region Remediation and Redevelopment Closure Committee July 2, 2013. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on July 22, 2013, and documentation that the conditions in that letter were met was received on October 24, 2013.

The property is currently used as an auto repair shop. A gas station was operated on this property from the 1960's until the late1990's. Soil and groundwater contamination was discovered when the gasoline and waste oil tanks systems were removed in 2000. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

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

- Groundwater contamination is present above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- A soil barrier must be maintained over contaminated soil and the DNR must approve any changes to this barrier.

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

GIS Registry
This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at http://dnr.wi.gov/topic/Brownfields/rrsm.html, to provide public notice of residual contamination and of

any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the Geographic Information System (GIS) Registry layer, at the same web address.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at http://dnr.wi.gov/topic/wells/documents/3300254.pdf.

All site information is also on file at the Southeast Regional DNR office, at 9531 Rayne Rd, Sturtevant, WI 53177. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a PDF in BRRTS on the Web.

Prohibited Activities

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

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

Closure Conditions

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

Please send written notifications in accordance with the following requirements to WDNR Southeast Regional Office, to the attention of Victoria Stovall, Environmental Program Associate, 2300 North Dr. Martin Luther King Jr Drive, Milwaukee, 53212

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

Groundwater contamination greater than enforcement standard are present on this contaminated property, as shown on the **attached map**. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains in the area of the former waste oil tank on the northwest side of the building as indicated on the **attached map**. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

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

Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code)

The soil cover that exists in the location shown on the **attached map** shall be maintained in compliance with **the attached maintenance plan** in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. In addition, a cover or barrier for multi-family residential housing use may not be appropriate for use at a single family residence.

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

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

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

PECFA Reimbursement
Section 101.143, Wis. Stats., requires that Petroleum Environmental Cleanup Fund Award (PECFA) claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the DNR Project Manager to determine the method for salvaging the equipment.

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

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

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Doug Cieslak at 262-884-2344, Douglas.Cieslak@Wisconsin.Gov.

Sincerely,

Frances M. Koonce

Frances M. Koonce, Team Supervisor
Southeast Remediation & Redevelopment Program

Attachments:

- Groundwater Isoconcentration map, B.3.b, November 26, 2012
- Pre-Remedial Soil Contamination map, B.2.a, April 20, 2011
- Cap Maintenance Plan map, Exhibit B, April 20, 2011
- Gravel Cover Maintenance Plan, Attachment D, May 31, 2013
- Barrier Inspection Log, Exhibit C

cc: Jason Powell, METCO, 709 Gillette St., Ste 3, La Crosse, WI 54603 w/o enclosures
SER Files

B.3.b. GROUNDWATER ISOCONCENTRATION

UPTOWN RADIATOR

METCO
709 Gillette St, Ste 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893
Excellence through experience™

KENOSHA, WISCONSIN

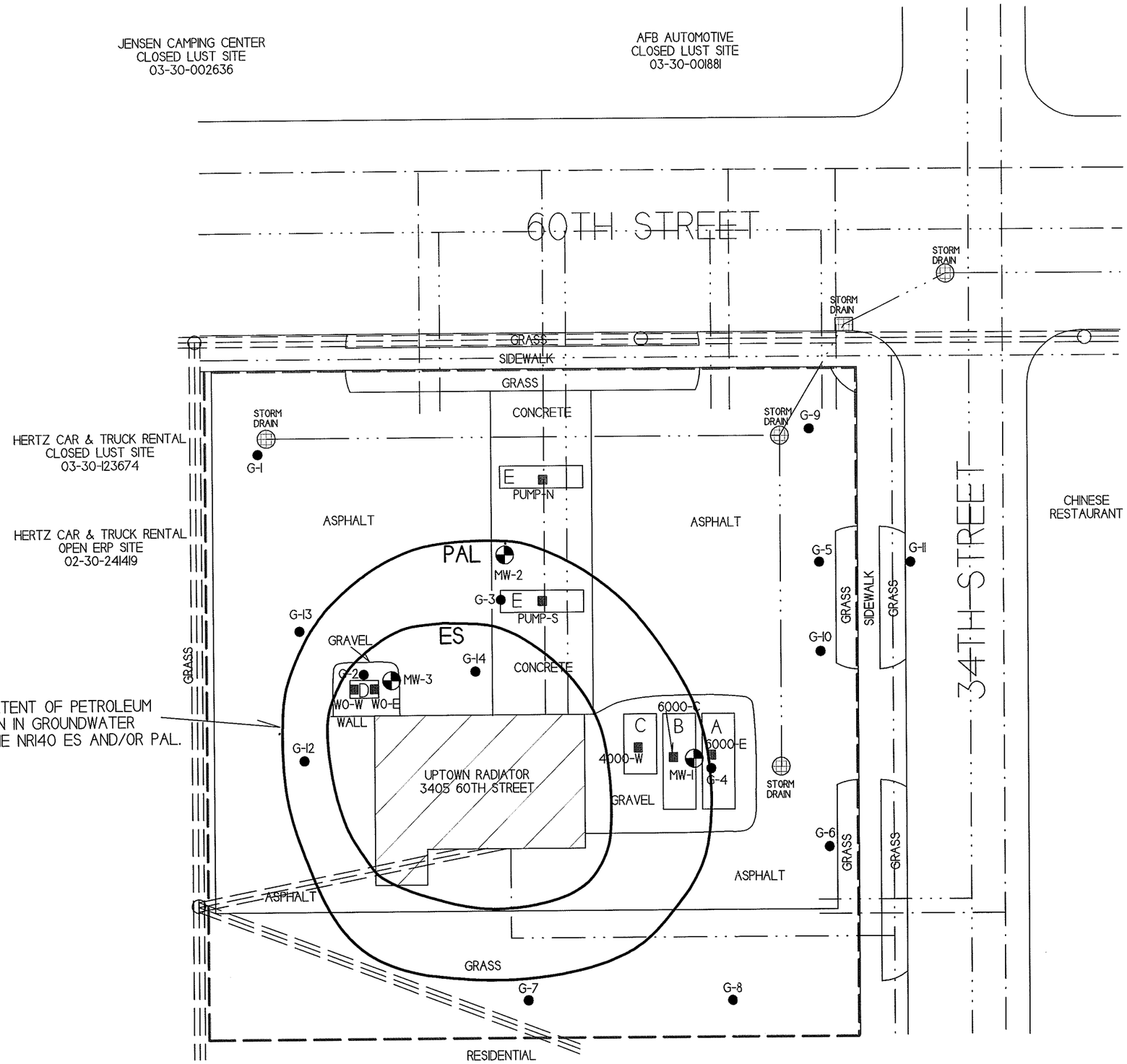
DRAWN BY: ED DATE: 04/20/11
MODIFIED BY: MM DATE: 11/25/12

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

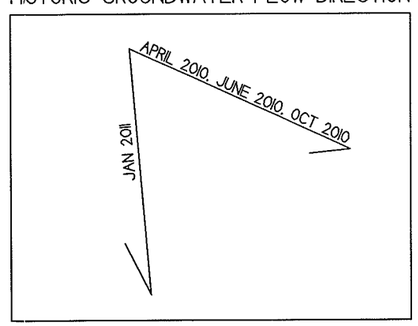
- UST CLOSURE SITE ASSESSMENT SOIL SAMPLE LOCATION
- GEOPROBE BORING LOCATION
- MONITORING WELL LOCATION
- PROPERTY LINE
- WATER LINE
- SANITARY SEWER
- STORM SEWER
- NATURAL GAS
- OVERHEAD UTILITIES

KEY TO UST SYSTEMS
A - REMOVED 6,000 GALLON UNLEADED GASOLINE
B - REMOVED 6,000 GALLON UNLEADED GASOLINE
C - REMOVED 4,000 GALLON UNLEADED GASOLINE
D - REMOVED 500 GALLON WASTE OIL
E - FORMER DISPENSER ISLAND

SCALE:
1 INCH = 25 FEET
0 25



HISTORIC GROUNDWATER FLOW DIRECTION



B.2.a. PRE-REMEDIAL SOIL CONTAMINATION

UPTOWN RADIATOR

METCO
709 Gillette St, Ste. 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893
Excellence through experience

KENOSHA, WISCONSIN

DRAWN BY: ED

DATE: 4/20/11

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

- ■ - UST CLOSURE SITE ASSESSMENT SOIL SAMPLE LOCATION
- ● - GEOPROBE BORING LOCATION
- ◕ - MONITORING WELL LOCATION
- — — — — — - PROPERTY LINE
- — · — · — · — - WATER LINE
- — ·· — ·· — - SANITARY SEWER
- — · — — · — - STORM SEWER
- — · — · — · — - NATURAL GAS
- ═ ═ ═ ═ ═ - OVERHEAD UTILITIES

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JENSEN CAMPING CENTER
CLOSED LUST SITE
03-30-002636

AFB AUTOMOTIVE
CLOSED LUST SITE
03-30-001881

60TH STREET

HERTZ CAR & TRUCK RENTAL
CLOSED LUST SITE
03-30-123674

HERTZ CAR & TRUCK RENTAL
OPEN ERP SITE
02-30-241419

CHINESE RESTAURANT

34TH STREET

STORM DRAIN

GRASS

SIDEWALK

CONCRETE

ASPHALT

GRAVEL

WALL

PUMP-N

PUMP-S

AREA OF UNSATURATED SOIL CONTAMINATION THAT EXCEEDS THE NR720 SOIL CLEANUP STANDARDS AND/OR NR746 TABLE I VALUES.

AREA OF SOIL CONTAMINATION EXCEEDING THE NON-INDUSTRIAL GENERIC RCL's FOR DIRECT CONTACT PAH COMPOUNDS.

AREA OF SOIL CONTAMINATION (INCLUDING SMEAR ZONE) THAT EXCEEDS THE NR720 SOIL CLEANUP STANDARDS AND/OR NR746 TABLE I VALUES.

UPTOWN RADIATOR
3405 60TH STREET

6000-C
6000-E
4000-W

G-1 G-2 G-3 G-4 G-5 G-6 G-7 G-8 G-9 G-10 G-11 G-12 G-13 G-14

MW-1 MW-2 MW-3

WO-W WO-E

RESIDENTIAL

GRAVEL COVER MAINTENANCE PLAN

May 31, 2013

Uptown Radiator

Property Located at:

3405 60th Street, Kenosha, WI 53144

FID # 230186330, WDNR BRRTS # 03-30-208770

See attached deed for legal description (Exhibit A).
Parcel ID # 01-122-01-226-047

Introduction

This document is the Maintenance Plan for a gravel cover at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the gravel surface occupying the area of contaminated soil exceeding direct contact standards on the property. The contaminated soil is impacted by Benzo(a)pyrene, at a depth of 3.5 feet below ground surface in boring G-2 located in the area of the former waste oil UST. The location of the gravel cover to be maintained in accordance with this Maintenance Plan, as well as the impacted soil are identified in the attached map
(Exhibit B).

Cover Purpose

The gravel cover over over the contaminated soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The gravel cover overlying the contaminated soil as depicted in Exhibit B will be inspected once a year, normally in the spring after all snow and ice is gone, for erosion and other potential problems that can cause exposure to the underlying contaminated soils. The inspections will be performed to evaluate erosion due to settling, run-off, and other factors. Any area where the underlying contaminated soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit C, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site or property prior to disposal to ascertain if contaminants remain. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the gravel cover overlying the contaminated soil is removed or replaced, the replacement barrier must be, at a minimum, equal in thickness as the original. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the gravel cover, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

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

Contact Information
April 2013

Site or Property Owner and Operator:

Saul Leibowitz
1421 Hemlock Knoll Terrace
Northbrook, IL 60062

Consultant:

Jason T. Powell
METCO
709 Gillette St., Suite # 3
La Crosse WI, 54603
(608) 781-8879

WDNR:

Doug Cieslak
WDNR Southeast Region
9531 Rayne Road
Sturtevant, WI 53177
(262) 884-2344

Exhibit A

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number | Document Name

DOCUMENT 1573376
RECORDED
At Kenosha County, Kenosha, WI 53140
Louise I. Principe, Register of Deeds
on 12/02/2008 at 10:10AM $163.00
800051626 JANK
REQDEED2

Recording Area

THIS DEED, made between WISCONSIN IRON & METAL CO., INC., A DISSOLVED CORPORATION, BY ITS PRESIDENT/SECRETARY ("Grantor," whether one or more), and BETTE G. LIPMAN, a married woman ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in KENOSHA County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

LEGAL DESCRIPTION ATTACHED

Name and Return Address
BETTE G LIPMAN
P O BOX 546
NORTHBROOK, ILLINOIS 60065-0546

13-

TRANSFER FEE
$ 150.00

01-122-01-226-047
Parcel Identification Number (PIN)

This IS NOT homestead property
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:
NONE

Dated SEPTEMBER 30, 2008

WISCONSIN IRON & METAL CO, INC (SEAL)
* WISCONSIN IRON & METAL CO., INC.

(SEAL)
* SAUL R. LEIBOWITZ, PRESIDENT/SECRETARY

(SEAL)
*

(SEAL)
*

AUTHENTICATION

Signature(s) _____
_____
authenticated on _____

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not authorized by Wis. Stat. § 706.06)

"OFFICIAL SEAL"
M Hedayat
Notary Public, State of Illinois
Commission Expires 7/2/2011

THIS INSTRUMENT DRAFTED BY:
SAUL R. LEIBOWITZ
425 QUADRANGLE DR, BOLINGBROOK, IL

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) ss.
WILL COUNTY)

Personally came before me on SEPTEMBER 30, 2008,
the above-named SAUL R LEIBOWITZ
_____
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* MAZYAR M. HEDAYAT
Notary Public, State of ~~Wisconsin~~ Illinois
My Commission (is permanent) (expires: 07-02-2011)

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
WARRANTY DEED FORM NO. 1-2003
* Type name below signatures

SECURITY UNION TITLE INSURANCE COMPANY

Commitment Number: WIATS0800959

SCHEDULE C

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows.

3405 60TH STREET, KENOSHA, WISCONSIN

PART OF THE NORTH WEST QUARTER OF SECTION ONE, TOWN ONE RANGE 22 EAST, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT 18 CHAINS AND 75 LINKS EAST OF THE NORTH WEST CORNER OF 1/4 SECTION; THENCE SOUTH 183 FEET, THENCE EAST 115 5 FEET, THENCE NORTH 183 FEET, THENCE WEST 115 5 FEET TO THE BEGINNING, EXCEPT NORTH 33 FEET FOR STREET, LYING AND BEING IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN,

ALSO

34TH AVENUE AND 60 STREET, KENOSHA, WISCONSIN

LOT #49 OF PAUL SCHROEDER SUBDIVISION, IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, AND STATE OF WISCONSIN, AS PER PLAT AND SURVEY OF SAID SUBDIVISION ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR KENOSHA COUNTY, WISCONSIN

01-122-01-226-047
3405 60TH STREET , KENOSHA , WI 53140

EXHIBIT B
CAP MAINTENANCE PLAN

UPTOWN RADIATOR

METCO
709 Gillette St, Ste. 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893
Excellence through experience

KENOSHA, WISCONSIN

DRAWN BY: ED

DATE: 4/20/11

N

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

▩ - UST CLOSURE SITE ASSESSMENT SOIL SAMPLE LOCATION

● - GEOPROBE BORING LOCATION

⊕ - MONITORING WELL LOCATION

- - - - - - PROPERTY LINE
- · - · - WATER LINE
- · · - · · - SANITARY SEWER
- · · · - STORM SEWER
- · · - · · - NATURAL GAS
= = = = = OVERHEAD UTILITIES

KEY TO UST SYSTEMS
A - REMOVED 6,000 GALLON UNLEADED GASOLINE
B - REMOVED 6,000 GALLON UNLEADED GASOLINE
C - REMOVED 4,000 GALLON UNLEADED GASOLINE
D - REMOVED 500 GALLON WASTE OIL
E - FORMER DISPENSER ISLAND

SCALE:
1 INCH = 25 FEET
0 25

▦ = GRAVEL COVER TO BE MAINTAINED

JENSEN CAMPING CENTER
CLOSED LUST SITE
03-30-002636

AFB AUTOMOTIVE
CLOSED LUST SITE
03-30-001881

60TH STREET

HERTZ CAR & TRUCK RENTAL
CLOSED LUST SITE
03-30-123674

HERTZ CAR & TRUCK RENTAL
OPEN ERP SITE
02-30-241419

GRASS
SIDEWALK
GRASS
CONCRETE
ASPHALT
STORM DRAIN
G-1
G-9
E PUMP-N
MW-2
E PUMP-S
G-3
AREA OF SOIL CONTAMINATION EXCEEDING THE NON-INDUSTRIAL GENERIC RCL's FOR DIRECT CONTACT PAH COMPOUNDS.
G-13
G-2
MW-3
G-14
GRAVEL COVER
WALL
CONCRETE
G-12
UPTOWN RADIATOR
3405 60TH STREET
6000-C
C
B
A
4000-W
6000-E
MW-1
G-4
GRAVEL
STORM DRAIN
ASPHALT
ASPHALT
GRASS
G-7
G-8
RESIDENTIAL
G-5
G-10
G-11
G-6
GRASS
SIDEWALK
GRASS
GRASS
GRASS
34TH STREET
CHINESE RESTAURANT

Exhibit C

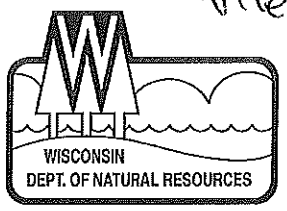
Barrier INSPECTION LOG – (3405 60th Street, Kenosha, WI)

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations from previous inspection been implemented?

File

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



July 22, 2013

Saul Leibowitz
Uptown Radiator
3405 60th St
Kenosha WI 53144

Subject: Conditional Closure Decision,
With Requirements to Achieve Final Closure
Uptown Radiator 3405 60th St Kenosha, Wisconsin
WDNR BRRTS Activity # 03-30-208770

Saul Liebowitz:

On July 2, 2013, the Southeast Region Remediation and Redevelopment Closure Committee reviewed your request for closure of the case described above. This committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the committee has determined that the petroleum, metals, and solvent contamination on the site from the leaking underground storage tanks appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

MONITORING WELL ABANDONMENT
The monitoring wells at the site must be properly abandoned in accordance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to me on Form 3300-005, found at http://dnr.wi.gov/topic/DrinkingWater/documents/forms/3300005.pdf or provided by the Department of Natural Resources.

PURGE WATER, WASTE AND SOIL PILE REMOVAL
Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

When the conditions above have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR's Remediation and Redevelopment GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2.

CONTINUING OBLIGATIONS AND RESPONSIBILITIES
As part of the approval of the closure of this case, you will be responsible for maintaining the following continuing obligations.

- Maintain soil cover to prevent direct contact.

In the final closure approval, you will also be required to conduct annual inspections. Documentation of the inspection will be required to be kept on site.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 262-884-2344.

Sincerely,

Doug Cieslak
Hydrogeologist
Remediation & Redevelopment Program

cc: Ron Anderson – METCO 709 Gillette St Ste 3, La Crosse WI 54603

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

Case Closure - GIS Registry

Form 4400-202 (R 11/12)

SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN

Notice: Pursuant to ch. 292, Wis. Stats., and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided. Any section of the form not relevant to the case closure request must be fully filled out or explained on a separate page and attached to the relevant section of this form. DNR will consider your request administratively complete when the form and all sections are completed, all attachments are included, and the applicable fees required under ch. NR 749, Wis. Adm. Code, are included, and sent to the proper destinations. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records Law (ss. 19.31 - 19.39, Wis. Stats.).

Site Information

BRRTS No.	Parcel ID No.		
03-30-208770	01-122-01-226-047		
BRRTS Activity (Site) Name	WTM Coordinates		
Uptown Radiator	X: 696402	Y: 236496	
Street Address	City	State	ZIP Code
3405 60th Street	Kenosha	WI	53144

Responsible Party (RP) Name: Saul Leibowitz

Company Name:

Street Address	City	State	ZIP Code
1421 Hemlock Knoll Terrace	Northbrook	IL	60062
Phone Number: (773) 569-8271	Email: saulleibowitz@sbcglobal.net		

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

Environmental Consultant Name: Ron Anderson

Consulting Firm: METCO

Street Address	City	State	ZIP Code
709 Gillette Street, Suite #3	La Crosse	WI	54603-2382
Phone Number: (608) 781-8879	Email: rona@metcohq.com		
Acres Ready For Use: 0.5	Voluntary Party Liability Exemption Site? ○ Yes ◉ No		

Fees and Mailing of Closure Request

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

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

   ☒ $750 Closure Fee

   ☒ $200 GIS Registry Fee for Soil

   ☒ $250 GIS Registry Fee for Groundwater Lost Well(s)

   Total Amount of Payment $ $1,200.00

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

Site Summary

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

1. General Site Information and Site History

A. **Site Location**: Describe the physical location of the site, both generally and specific to its immediate surroundings.
The site is located at 3405 60th Street, Kenosha, Wisconsin. It is bound by Commercial use to the west, Residential to the south, by 60th Street to the north, and by 34th Street to the east.

B. **Prior and current site usage**: Specifically describe the current and historic occupancy and types of use.
The subject property is currently used as an auto repair shop. A gas station operated on this property from the 1960's until the late-1990's.

C. Describe how and when site contamination was discovered.
On March 21, 2000, during the UST removal, Advent Environmental Services, Inc. conducted an Underground Storage Tank Closure Site Assessment at the subject property. During the assessment, seven soil samples (WO-W, WO-E, 6000-E, 6000-C, 4000-W, Pumps-S, and Pump-N) were collected from beneath the removed UST's and dispenser islands. Petroleum contamination was detected beneath all four UST's along with the southern dispenser island. The contamination was subsequently reported to the WDNR, who then required that a LUST Investigation be completed.

D. Describe the type(s) and source(s) or suspected source(s) of contamination.
The property has been impacted by petroleum contamination which is most likely from the four removed UST's (two 6,000-gallon unleaded gasoline, one 4,000-gallon unleaded gasoline, and one 500-gallon waste oil) that formerly existed on the subject property.

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

F. List BRRTS activity site name and number for all other BRRTS activities at this property, including closed cases.
There has not been and currently are no other BRRTS activities at this property.

G. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to this site, and those impacted by contamination from this site.
Hertz Car & Truck Rental (03-30-123674/Closed), is located on the adjacent property to the west.
Hertz Car & Truck Rental (02-30-241419/Open), is located on the adjacent property to the west.
Jensen Camping Center (03-30-002636/Closed), which is located approximately 70 feet to the northwest across 60th Street.
AFB Automotive (03-30-001881/Closed), which is located approximately 70 feet to the north across 60th Street.
It does not appear that any of these sites are influencing or being influenced by the subject property.

H. **Current zoning** (e.g. industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
According to the Kenosha County, Wisconsin GIS interactive website (http://kc-web-01.kenoshacounty.org/InteractiveMapping/) as of April 18, 2013, the subject property is zoned "Commercial". Neighboring properties to the west, north, and east are also zoned "Commercial", whereas the properties to the southwest, south, and southeast are zoned "Residential".

2. General Site Conditions

A. Soil/Geology

i. Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.
The soil at the site typically consists of silt/clay from depths ranging from 4 to 8 feet below ground surface (bgs). At depths ranging from 4 to 8 feet and extending to approximately 15 feet below ground surface exists fine to coarse grained sand, and from approximately 15 feet and extending to at least 18 feet bgs, exists very fine to fine grained sand to silty sand to silt.

Sand and gravel backfill material was found in the areas of the removed UST's.

ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
The only fill encountered was in the areas of the former UST tank beds. Sand and gravel backfill exists from approximately 0-11 feet bgs.

iii. Depth to bedrock, bedrock type, and whether or not it was encountered during the investigation.
Bedrock was not encountered during the investigation, but is expected to exist at approximately 100 feet below ground surface.

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

The repair shop building still exists on the site which is located near the south central part of the property. The area south of the building consists of a manicured grass cover, while the rest of the property is covered with asphalt/concrete, with the exception of the former UST areas, which are covered with gravel.

B. Groundwater

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

Depth to groundwater during the investigation ranged from 11.13 to 12.52 feet bgs (or 619.63-620.75 feet msl). Free product has been encountered in monitoring well MW-3, during the two most recent sampling events, however, free product thickness could not be measured due to the viscosity of the product (waste oil). Due to the existence of this thick product, water levels were unable to be collected from the well. The stratigraphic unit where the water table is found is in sand.

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

Groundwater flow has varied from the south to the southeast in the shallow aquifer for the duration of the investigation. No piezometer wells have been installed for the property, therefore flow in the deeper aquifer is unknown.

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

Hydraulic conductivity tests were conducted during the Site Investigation in the three monitoring wells. Hydraulic Conductivity ranges from 0.000646 cm/sec to 0.00116 cm/sec, with flow velocity ranging from 4.96 m/yr to 8.93 m/yr.

iv. Identify and describe locations/distance of potable and/or municipal Wells within 1200 feet of the site.

The City of Kenosha draws its municipal water from Lake Michigan, and there are no known municipal or private potable wells within 1,200 feet of the site.

3. Site Investigation Summary

A. General

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

On March 21, 2000, Advent Environmental Services, Inc. conducted an Underground Storage Tank Closure Site Assessment at the subject property. During the assessment, seven soil samples were collected from beneath the removed UST's and dispenser islands. Petroleum contamination was detected beneath all four UST's along with the southern dispenser island. The contamination was subsequently reported to the WDNR, who then required that a LUST Investigation be completed. (Site Assessment Report for Underground Storage Tank Closure, April 2000)

On May 20, 2009, METCO completed eight geoprobe borings (G-1 thru G-8). Thirty-two soil samples and eight groundwater samples were collected for field and/or laboratory analysis. (Summary Report, 7/28/2009)

On December 1, 2009, METCO completed seven soil borings (G-9 thru G-14 and MW-1) and converted one into a monitoring well (MW-1). Twenty-five soil samples were collected for field and/or laboratory analysis. Upon completion, the monitoring well was properly developed. A groundwater sample was collected from the well on December 29, 2009. (SIR, 05/20/2011)

On February 26, 2010, METCO installed two monitoring wells (MW-2 and MW-3). Six soil samples were collected for field analysis. Upon completion, the monitoring wells were properly developed and surveyed to feet mean sea level. Groundwater sampling events were conducted for all three monitoring wells on March 29, 2010, June 28, 2010, October 28, 2010, and January 27, 2011. (SIR, 05/20/2011)

ii. Identify whether contamination extends beyond the source property boundary, describe the off-site media (e.g., soil, groundwater, etc.) impacted, and the vertical and horizontal extent of off-site impacts.

Soil contamination does extend beyond the eastern property boundary, approximately 25 feet to the east, into the right-of-way of 34th Street. The soil contamination only exists from 12 to 14 feet bgs, which is at or below the watertable (smear zone). It is important to note that a groundwater sample was collected in this area, and showed no laboratory exceedances for any contaminants of concern. The City of Kenosha has been notified of the smear zone contamination.

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

The on-site building did restrict soil borings/monitoring wells to be installed in this area.

B. Soil

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

Unsaturated soil contamination exists in two separate areas (the western former tank bed and the southern dispenser island), with a total of approximately 145 cubic yards of in-situ soils exceeding ch. NR 720 Soil Cleanup Standards and/ or NR746 Table 1 Values. The western former tank bed appears to measure approximately 20 feet long, 15 feet wide, and up to 4.5 feet thick (65 cubic yards), and the former southern dispenser island measures 30 feet long, 15 feet wide, and up to 5.5 feet thick (80 cubic yards).

Based on the soil sampling results, unsaturated soil contamination does not appear to exist underneath the on-site building, nor has there ever been any known impacts to the building.

A water line and a sanitary sewer line exist in the area of soil contamination, however, groundwater is not present at this depth to facilitate contaminant transport along these utility corridors.

ii. Describe the level and types of **soil contaminants** found in the upper four feet of the soil column.

The only soil samples to show any exceedances for any contaminants of concern in the top four feet were soil samples Pump-S (GRO - 290 ppm, Ethylbenzene - 9,440 ppb, Toluene 7,660 ppb, 1,3,5-TMB - 25,400 ppb, and Xylene - 19,700 ppb), and G-2-1 (DRO- 384 ppm and Benzo(a)pyrene - 35 ppb).

iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site: for example, a Residual Contaminant Level (RCL) , a Site-Specific Residual Contaminant Level (SSRCL), or a Performance Standard as determined under ss NR 720.09, 720.11 and 720.19, Wis. Adm. Code. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/information in Attachment C.

The methods used to establish the soil cleanup standards for this site were Residual Contaminant Levels. The property is zoned Commercial, therefore the non-industrial standards were used.

C. Groundwater

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

The groundwater contamination plume which exceeds the NR 140 Enforcement Standard (ES) and/or Preventive Action Limit (PAL), appears to measure approximately 105 feet long and 95 feet wide and its widest respective points, and exists approximately 11 to 12.5 feet bgs. The plume encompasses monitoring well MW-1, MW-2, and MW-3, as well as the former UST tank beds, and the southern dispenser island.

A water line, sanitary sewer line, and gas line exist in the area of the contaminant plume. These utility corridors were likely installed when the building was built (1960's). The depth and construction of the utility corridors is not known. However, sewer and water service lines are typically buried at approximately 6 to 8 feet bgs and backfilled with native soil. These utility corridors likely exist above the watertable and do not appear to be acting as preferential contaminant migration pathways.

Municipal or private wells do not pose a concern as none are located within 1,200 feet of the contaminant plume.

The NR140 ES and PAL plume does exist under the on-site building, however due to the depth to groundwater in these areas, interception with building foundation drain systems appear unlikely (no known drain systems are known to be present).

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

Free product has been encountered in monitoring well MW-3 during the two most recent groundwater sampling events (7/23/12 and 11/6/12), which is located in the area of the former waste oil UST. Thickness of the product could not be determined as the viscosity and color (dark gray) limited such efforts. The free product is most likely waste oil, which is not volitile.

D. Vapor

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

No vapor samples were collected from the on-site building for the following reasons: 1) Free product (of unknown thickness) is present in MW-3, which is located near the building in the area of the removed waste oil UST, however waste oil is not volitile. 2) There does not appear to be any significant PVOC contamination within 5 feet of ground surface. 3) Benzene concentrations in groundwater are significantly lower than 1,000 ppb.

No petroleum vapors have ever been documented for the building.

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

No indoor/sub slap vapor samples were collected.

E. Surface Water and Sediment

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

The nearest surface water is an unnamed stream, which exists approximately 4,000 feet to the northwest of the subject property. Due to the distance from the subject property, surface water and/or sediment were not sampled.

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

No surface water and/or sediment samples were collected.

4. Remedial Actions Implemented and Residual Levels at Closure

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

No remedial activities occurred at this site.

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

No immediate or interim actions occurred at this site.

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

No active remedial actions are/were taken at this site.

D. Provide a discussion of the nature, degree and extent of residual contamination that will remain at the site or on off-site affected properties after case closure.

Unsaturated soil contamination exists in two separate areas (the western former tank bed and the southern dispenser island), with a total of approximately 145 cubic yards of in-situ soils exceeding ch. NR 720 Soil Cleanup Standards and/or NR746 Table 1 Values. The western former tank bed appears to measure approximately 20 feet long, 15 feet wide, and up to 4.5 feet thick (65 cubic yards), and the former southern dispenser island measures 30 feet long, 15 feet wide, and up to 5.5 feet thick (80 cubic yards).

A smear zone soil contamination plume has also formed at the watertable (11-12.5 feet bgs) which appears to measure approximately 150 feet long, and 75 feet wide. This plume has extended to the east of the property boundary, into the right-of-way of 34th Street.

The groundwater contamination plume which exceeds the NR140 ES and/or PAL, appears to measure approximately 105 feet long and 95 feet wide and its widest respective points, and exists approximately 11-12.5 feet bgs.

No sub slab vapor issues appear to be a concern for the on-site building.

Residual contamination will remain on site for soil and groundwater, and in the right-of-way of 34th Street for soil (saturated smear zone contamination only, at 12-14 feet bgs.)

E. Describe the remaining soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds the ch. NR720, Wis. Adm. Code, standard(s) for direct contact.

Soil sample G-2-1 showed the only direct contact exceedance for any soil sample (Benzo(a)pyrene - 35 ppb). This direct contact will be addressed via a Cap Maintenance Plan (Gravel).

F. Describe the remaining soil contamination in the vadose zone that attains or exceeds the soil standard(s) for the groundwater pathway.

Soil contamination that remains in the vadose zone (<11 feet bgs) above the NR720 Soil Cleanup Standards are in the following sampling locations: WO-W, WO-E, Pump-S, G-2, and G-3.

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

Residual contamination in the area of G-2 will be addressed via a Cap Maintenance Plan (Gravel), and the rest of the residual contamination will be addressed via natural attenuation.

H. If using natural attenuation as a groundwater remedy, describe how the data collected supports the conclusion that natural attenuation is effective in reducing contaminant mass and concentration, (e.g. stable or receding groundwater plume).
Based on current and historical groundwater data, the only monitoring well to show an ES exceedance for any compound was MW-3. Contaminant trends in this well appear to be stable to decreasing for all contaminants of concern.

I. Identify how all exposure pathways were removed and/or adequately addressed by immediate and/or remedial action(s) described above in paragraphs, B, C, D, E and F.
Exposure pathways will be addressed via a Cap Maintenance Plan (Gravel) and natural attenuation.

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

K. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.
Monitoring well MW-1 (1,2-DCA - 4.8), MW-2 (1,2-DCA - 1.04 "J" ppb), and MW-3 (Benzene - 33 ppb, Cis-1,2-Dichloroethene - 46 ppb, Naphthalene - 70 ppb, and TMBs - 137.5 ppb).

L. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub slab, or both) describe where it was exceeded and how the pathway was addressed.
No indoor/sub slap vapor samples were collected.

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

5. Continuing Obligations: Situations where a maintenance plan(s) and inclusion on DNR's GIS Registry are required.

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: Maintenance Plans and GIS Registry	Maintenance Plan (s) Required in Attachment D	GIS Registry Listing
	A. On-Site	B. Off-Site			
i.	☒	☐	Engineering Control/Barrier for Direct Contact	✓	✓
ii.	☐	☐	Engineering Control/Barrier for Groundwater Infiltration	✓	✓
iii.	☐	☐	Vapor Mitigation - post closure passive system	✓	✓
iv.	☐	☐	Vapor Mitigation - post closure active system	✓	✓
v.	☐	☒	None of the above scenarios apply to this case closure	NA	NA

6. Continuing Obligations: Situations where inclusion on DNR's GIS Registry is required.

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: GIS Registry Only	GIS Registry Listing
	A. On-Site	B. Off-Site		
i.	☒	☒	Residual soil contamination exceeds ch. NR 720 generic or site-specific RCLs	✓
ii.	☒	☐	Sites with groundwater contamination equal to or greater than the ch. NR 140, enforcement standards (ES)	✓
iii.	☐	☐	Monitoring wells: lost, transferred or remaining in use	✓
iv.	☐	☐	Structural Impediment (not as a performance standard)	✓
v.	☐	☐	Residual soil contamination remaining at ch. NR 720 Industrial Use levels	✓
vi.	☐	☐	Vapor intrusion may be future, post-closure issue if building use or land use changes	✓
vii.	☐	☐	None of the above scenarios apply to this case closure	NA

7. Underground Storage Tanks

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

B. Do any upgraded tanks meeting the requirements of ch. SPS 310, Wis. Adm. Code, exist on the property? ○ Yes ◉ No

C. If the answer to question 7b is yes, is the leak detection system currently being monitored? ○ Yes ○ No

Data Tables (Attachment A)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form.All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General directions for Data Tables:

- Use bold and italics font on information of importance on tables and figures. Use **bold font** for ch. NR 140, Wis. Adm. Code, groundwater enforcement standard (ES) attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, groundwater preventive action limit (PAL) standard attainments or exceedances.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e. do not just list as no detect (ND)).
- Include the units on data tables.
- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15 (2)(g)3, Wis. Adm. Code, in the format required in s. NR 716.15(2)(h)3, Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Pre-remedial Soil Analytical Table, etc).
- For required documents, each table (e.g., A.1., A.2., etc.,) should be a separate PDF.

A. Data Tables

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

A.2. **Pre-remedial Soil Analytical Table(s):** Table(s) showing the soil analytical results and collection dates - prior to conducting the interim and/or remedial action. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).

A.3. **Post-remedial Soil Analytical Table(s):** Table(s) showing the post-remedial action soil analytical results and collection dates. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).

A.4. **Pre and Post Remaining Soil Contamination Soil Analytical Table(s):** Table(s) showing only the pre and post remedial action soil analytical results that exceed a Residual Contaminate Level (RCL) or a Site-Specific Residual Level (SSRCL).

A.5. **Vapor Analytical Table**: Table(s) showing type(s) of samples, sample collection methods, analytical method, sample

results, date of sample collection, time period for sample collection, method and results of leak detection, and date, method and results of communication testing.

A.6. **Other Media of Concern (e.g., sediment or surface water)**: Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, time period for sample collection, method and results sampling.

A.7. **Water Level Elevations:** Table(s) showing all water level elevation measurements and dates from all monitoring wells. If present, free product should be noted on the table.

A.8. **Other:** This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables pertaining to engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

Maps and Figures (Attachment B)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions for all Maps and Figures:

- If any map or figure is not relevant to the case closure request, you must fully explain the reason(s) why and attach that explanation (properly labeled with the map/ figure title) in Attachment B.
- Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11x17 inches, in a portable document format (pdf) readable by the Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.
- Prepare visual aids, including maps, plans, drawings, fence diagrams, tables and photographs according to the applicable portions of ss. NR 716.15(2)(h)1 and 726.05(3)(a)4.d, Wis Adm. Code.
- Do not use shading or highlights on any of the analytical tables.
- Include all sample locations.
- Contour lines should be clearly labeled and defined.
- Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc).
- For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.,) should be a separate PDF.

B.1. Location Maps

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

B.1.b. **Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for on-site and applicable off-site properties, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under ss. NR 720.09, 720.11 and 720.19, Wis. Adm. Code.

B.1.c. **RR Site Map:** From RR Sites Map (http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

B.2. Soil Figures

B.2.a. **Pre-remedial Soil Contamination:** Figure(s) showing the sample location of all pre-remedial, unsaturated contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeded a Residual Contaminant Level (RCL) or a Site-Specific Residual Contaminant Level (SSRCL) as determined under ss. NR 720.09, 720.11 and 720.19, Wis. Adm. Code.

B.2.b. **Post-remedial Soil Contamination :** Figure(s) showing the sample location of all post-remedial, unsaturated contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site-Specific Residual Contaminant Level (SSRCL) as determined under ss. NR 720.09, 720.11 and 720.19, Wis. Adm. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.

B.2.c. **Pre/Post Remaining Soil Contamination:** Figure(s) showing the only location of all pre and post remedial residual soil sample location(s) where unsaturated contaminated soil remains after remediation and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminate Level (RCL) or a Site-Specific Residual Level (SSRCL) as determined under ss. NR 720.09, 720.11 and 720.19, Wis. Admin. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.

B.3. Groundwater Figures

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

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

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

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

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

B.4. Vapor Maps and Other Media

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

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

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

Documentation of Remedial Action (Attachment C)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc).
- If the documentation requested below is "not applicable" to the site-specific circumstances, include a brief explanation to support that conclusion.
- If the documentation requested below has already been submitted to the Department, please note the title and date of the report for that particular document requested.

C.1. **Site investigation documentation,** that has not otherwise been previously submitted.

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

C.3. **NR 720.19 analysis**, assumptions and calculations for site specific RCLs (SSRCLs) , with justification, including EPA Soil Screening Level Model Calculations and results.

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

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

C.6. **Photos.** For sites or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system. Include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features should be visible and discernible. Photographs must be labeled with the site name, the features shown, location and the date on which the photograph was taken.

C.7. **Other**. Include any other relevant documentation not otherwise noted above. (This section may remain blank)

Maintenance Plan(s) (Attachment D)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

When one or more "maintenance plans" are required for a site closure, include in each maintenance plan all required information in sections D.1. through D.5. below, and attach the plan(s) in Attachment D. The following "model" maintenance plans can be located at: (1) Maintenance plan for a engineering control or cover: http://dnr.wi.gov/topic/Brownfields/documents/maintenance-plan.pdf; and (2) Maintenance plan for vapor intrusion: http://dnr.wi.gov/topic/Brownfields/documents/appendix5_606.pdf.

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

D.2. **Brief descriptions** of the type, depth and location of residual contamination.

D.3. **Description of maintenance action(s)** required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.

D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter.

D.5. **Contact information,** including the name, address and phone number of the individual or facility who will be conducting the maintenance.

Monitoring Well Information (Attachment E)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

Attach monitoring well construction and development forms (DNR FORM 4400-113 A and B: http://dnr.wi.gov/org/water/dwg/gw/forms/4400_113_1_2.pdf) for all wells that will remain in-use, be transferred to another party or that could not be located. A figure of these wells should be included in Attachment B.3.d.

Select One:

- ○ No monitoring wells were required as part of this response action.
- ◉ All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site
- ○ ***Select One or More:***
  - ☐ Not all monitoring wells can be located, despite good faith efforts. Attachment E must include description of efforts made to locate the "lost" wells.
  - ☐ One or more wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address and email for the new owner(s).
  - ☐ One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason(s) the well(s) will remain in use.

Notifications to Owners of Impacted Properties (Attachment F)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

- State law requires that the responsible party provide a 30-day, written advance notice (i.e., a letter) to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned.
- A model "template letter" for these mandatory notifications can be downloaded at: http://dnr.wi.gov/files/PDF/pubs/rr/RR919.pdf.

Check all that apply to the site-specific circumstances of this case closure:

	A. Impacted Source Property and Owner is not Conducting Cleanup	B. Impacted Right of Way	C. Impacted Off-Site Property Owner	Impacted Property Notification Situations: Ch. NR 726 Appendix A Letter
1.	☐	☐	☐	Residual groundwater contamination exceeds Ch. NR 140 Wis. Administrative Code enforcement standards.
2.	☐	☒	☐	Residual soil contamination that attains or exceeds standards is present after the remedial action is complete, and must be properly managed should it be excavated or removed.
3.	☐	☐	☐	An engineered cover or a soil barrier (e.g. pavement) must be maintained over contaminated soil for direct contact or groundwater infiltration concerns.
4.	☐	☐	☐	Industrial land use soil standards were used for the clean-up standard.
5.	☐	☐	☐	A vapor mitigation system (or other specific vapor protection) must be operated and maintained.
6.	☐	☐	☐	Vapor assessment needed if use changes.
7.	☐	☐	☐	Structural impediment.
8.	☐	☐	☐	Lost, transferred or open monitoring wells.
9.	☒	☐	☒	Not Applicable.

If any of the previous boxes in rows 1 thru 8 were checked, include the following as part of Attachment F:

- FORM 4400-246;
- Copy of each letter sent, 30 days or more prior to requesting closure; and
- Proof of receipt for each letter.
- For this site closure, __1__ (number) property (ies) has/have been impacted, the owners have been notified, and copies of the letters and receipts are included in Attachment F.

Source Legal Documents (Attachment G)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form.All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

Include all of the following documents, in this order, in Attachment G:

G.1. **Deeds - Source Property and Other Impacted Properties:** The most recent deed with legal descriptions clearly labeled for (1) the **Source Property** (where the contamination originated) and (2) all **off-source** (off-site) properties where letters were required to be sent per the ch. NR 700, Wis. Adm. Code, rule series (e.g., off-site cover maintenance required, lost monitoring well, off-site cover property impacts to groundwater exceeding the ch. NR 140, Wis. Adm. Code.

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.*

G.2. ***Certified Survey Map:*** *A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map.* (Lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

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

G.4. **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

Signatures and Findings for Closure Determination

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

Check the correct signature block below for this case closure request, and have the proper environmental professional(s) sign this document, in accordance with the ch. NR 700 Wis. Adm. Code rule series. Both boxes may be checked if applicable to this case closure.

☒ A response action(s) for this site addresses groundwater contamination (including natural attenuation remedies). In this situation, the closure request must be prepared by, or under the supervision of, a professional engineer and a hydrogeologist, as defined in ch. NR 712, Wis. Adm. Code. Include both signatures provided below with the submittal.

☐ The response action(s) for this site addresses media other than groundwater. In this situation, the case closure request must be prepared by, or under the supervision of, a professional engineer, as defined in ch. NR 712, Wis. Adm. Code. The "engineering certification" language below, at a minimum, must be signed.

Engineering Certification

I _____ hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A–E 4, Wis. Adm. Code; that this case closure request has been prepared in accordance with the Rules of Professional Conduct in ch. A–E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. All phases of work necessary to obtain data, develop conclusions, recommendations and prepare submittals for this case closure request have been prepared by me, or their preparation has been supervised by me. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Printed Name	Title
Signature	Date / P.E. Stamp and Number

Hydrogeologist Certification

I Ron Anderson hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. All phases of work necessary to address groundwater contamination including obtaining data, developing conclusions, recommendations and preparing submittals for this case closure request have been prepared by me, or their preparation has been supervised by me. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Ron Anderson	Senior Hydrogeologist
Printed Name	Title
Ronald S. Anderson PG	6/6/13
Signature	Date

WDNR BRRTS Case # 03-30-208770 **WDNR Site Name:** Uptown Radiator

Attachment A/Data Tables

A.1. Groundwater Analytical Results Summary
Uptown Radiator BRRTS# 03-30-208770

Well MW-1
PVC Elevation = 631.62 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to Water (in feet)	Benzene (ppb)	1,2-Dichloroethane (ppb)	Cis-1,2-Dichloroethene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naph-thalene (ppb)	Toluene (ppb)	1,1,1-Trich-loroethane (ppb)	Trimethyl-benzenes (ppb)	Vinyl Chloride (ppb)	Xylene (Total) (ppb)
12/29/09	620.29	11.33	<0.41	<0.43	<0.68	4.5	4.7	<1.7	<0.51	<0.46	5.4-6.9	<0.2	3.47-4.23
03/29/10	620.15	11.47	*0.59*	<0.43	NS	29.4	4.3	<1.2	1.48	NS	53.6	NS	21.79
06/28/10	620.30	11.32	0.46	NS	NS	0.73	3.5	<1.2	<0.86	NS	0.79-1.52	NS	<2.15
10/28/10	619.78	11.84	<0.38	NS	NS	<0.55	2.41	<0.017	<0.72	NS	<1.20	NS	<1.62
01/27/11	619.51	12.11	<0.5	NS	NS	<0.78	5	<0.02	<0.53	NS	<1.54	NS	<1.9
07/23/12	619.62	12.00	<0.5	*2.81*	<0.74	2.37	3.05	<2.1	<0.53	<0.85	2.02-2.76	<0.18	<1.9
11/06/12	619.47	12.15	<0.5	*4.8*	<0.74	11.9	3.2	<2.1	<0.53	<0.85	9.2-9.97	<0.18	1.2-1.28
ENFORCE MENT STANDARD ES = **Bold**			5	5	70	700	60	100	800	200	480	0.2	2000
PREVENTIVE ACTION LIMIT *PAL* = *Italics*			0.5	0.5	7	140	12	10	160	40	96	0.02	400

Note: NS = not sampled, NM = Not Measured

Well MW-2
PVC Elevation = 631.88 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to Water (in feet)	Benzene (ppb)	1,2-Dichloroethane (ppb)	Cis-1,2-Dichloroethene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naph-thalene (ppb)	Toluene (ppb)	1,1,1-Trich-loroethane (ppb)	Trimethyl-benzenes (ppb)	Vinyl Chloride (ppb)	Xylene (Total) (ppb)
03/29/10	620.56	11.32	<0.41	*0.76"J"*	<0.68	<0.87	0.71	<1.7	<0.51	<0.46	<2.6	<0.2	<2.13
06/28/10	620.75	11.13	<0.4	NS	NS	<0.65	1.12	<1.2	<0.86	NS	<1.49	NS	<2.15
10/28/10	620.09	11.79	<0.38	NS	NS	<0.55	1.12	<0.017	<0.72	NS	<1.20	NS	<1.62
01/27/11	619.75	12.13	<0.5	NS	NS	<0.78	2.12	<0.02	<0.53	NS	<1.54	NS	<1.9
07/23/12	619.83	12.05	<0.5	*0.82 "J"*	<0.74	<0.78	1.38	<2.1	<0.53	<0.85	<1.54	<0.18	<1.9
11/06/12	619.65	12.23	<0.5	*1.04 "J"*	<0.74	<0.78	2.21	<2.1	<0.53	<0.85	<1.54	<0.18	<1.9
ENFORCE MENT STANDARD ES = **Bold**			5	5	70	700	60	100	800	200	480	0.2	2000
PREVENTIVE ACTION LIMIT *PAL* = *Italics*			0.5	0.5	7	140	12	10	160	40	96	0.02	400

Note: NS = not sampled, NM = Not Measured

Well MW-3
PVC Elevation = 632.15 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to Water (in feet)	Benzene (ppb)	1,2-Dichloroethane (ppb)	Cis-1,2-Dichloroethene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naph-thalene (ppb)	Toluene (ppb)	1,1,1-Trich-loroethane (ppb)	Trimethyl-benzenes (ppb)	Vinyl Chloride (ppb)	Xylene (Total) (ppb)
03/29/10	620.64	11.51	**130**	<21.5	**71**	*147*	<25	*95*	*550*	27.5	*236-311*	<10	*683*
06/28/10	620.84	11.31	**91**	NS	NS	117	<4.9	**115**	116	NS	*238*	NS	385
10/28/10	620.11	12.04	**108**	<3.8	**137**	123	*15.8*	**109**	*264*	*42*	*241*	**4.7**	*404*
01/27/11	619.63	12.52	**129**	<5	**180**	109	*26.7*	**112**	13	*42*	*195.5*	**4.3**	134
07/23/12	COULD NOT MEASURE		**58**	<2.5	**117**	61	11.1	**126**	23.1	*7*	*175.8*	<0.9	82
11/06/12	COULD NOT MEASURE		**33**	<2.5	*46*	55	6.8	*70*	38	5.9	*137.5*	<0.9	88
ENFORCE MENT STANDARD ES = **Bold**			5	5	70	700	60	100	800	200	480	0.2	2000
PREVENTIVE ACTION LIMIT *PAL* = *Italics*			0.5	0.5	7	140	12	10	160	40	96	0.02	400

Note: NS = not sampled, NM = Not Measured

Note: Bold type indicates an ES exceedance, *italics* indicates a PAL exceedance. NS = not sampled, NM = Not Measured
"J" = Analyte detected above laboratory method detection limit but below practical quantitation limit.

A.1. Groundwater Analytical Table
Uptown Radiator BRRTS# 03-30-208770

Well Sampling Conducted on:	07/23/12	07/23/12	07/23/12	11/06/12	11/06/12	11/06/12		
VOC's Well Name	MW-1	MW-2	MW-3	MW-1	MW-2	MW-3	ENFORCE MENT STANDARD = ES – Bold	*PREVENTIVE ACTION LIMIT = PAL - Italics*
Benzene/ppb	< 0.5	< 0.5	**58**	< 0.5	< 0.5	**33**	**5**	*0.5*
Bromobenzene/ppb	< 0.74	< 0.74	< 3.7	< 0.74	< 0.74	< 3.7	==	==
Bromodichloromethane/ppb	< 0.68	< 0.68	< 3.4	< 0.68	< 0.68	< 3.4	==	==
Bromoform/ppb	< 0.43	< 0.43	< 2.15	< 0.43	< 0.43	< 2.15	==	==
tert-Butylbenzene/ppb	< 0.71	< 0.71	< 3.55	< 0.71	< 0.71	< 3.55	==	==
sec-Butylbenzene/ppb	< 1	< 1	< 5	< 1	< 1	< 5	==	==
n-Butylbenzene/ppb	< 0.9	< 0.9	< 4.5	< 0.9	< 0.9	< 4.5	==	==
Carbon Tetrachloride/ppb	< 0.47	< 0.47	< 2.35	< 0.47	< 0.47	< 2.35	==	==
Chlorobenzene/ppb	< 0.51	< 0.51	< 2.55	< 0.51	< 0.51	< 2.55	==	==
Chloroethane/ppb	< 1.4	< 1.4	< 7	< 1.4	< 1.4	< 7	==	==
Chloroform/ppb	< 0.49	< 0.49	< 2.45	< 0.49	< 0.49	< 2.45	==	==
Chloromethane/ppb	< 1.9	< 1.9	< 9.5	< 1.9	< 1.9	< 9.5	==	==
2-Chlorotoluene/ppb	< 0.7	< 0.7	< 3.5	< 0.7	< 0.7	< 3.5	==	==
4-Chlorotoluene/ppb	< 0.44	< 0.44	< 2.2	< 0.44	< 0.44	< 2.2	==	==
1,2-Dibromo-3-chloropropane/ppb	< 2.8	< 2.8	< 14	< 2.8	< 2.8	< 14	==	==
Dibromochloromethane/ppb	< 0.55	< 0.55	< 2.75	< 0.55	< 0.55	< 2.75	==	==
1,4-Dichlorobenzene/ppb	< 0.98	< 0.98	< 4.9	< 0.98	< 0.98	< 4.9	==	==
1,3-Dichlorobenzene/ppb	< 0.87	< 0.87	< 4.35	< 0.87	< 0.87	< 4.35	==	==
1,2-Dichlorobenzene/ppb	< 0.76	< 0.76	< 3.8	< 0.76	< 0.76	< 3.8	==	==
Dichlorodifluoromethane/ppb	< 1.8	< 1.8	< 9	< 1.8	< 1.8	< 9	==	==
1,2-Dichloroethane/ppb	*2.81*	*0.82 "J"*	< 2.5	*4.8*	*1.04 "J"*	< 2.5	**5**	*0.5*
1,1-Dichloroethane/ppb	< 0.98	< 0.98	37	< 0.98	< 0.98	16.5	==	==
1,1-Dichloroethene/ppb	< 0.6	< 0.6	< 3	< 0.6	< 0.6	< 3	==	==
cis-1,2-Dichloroethene/ppb	< 0.74	< 0.74	**117**	< 0.74	< 0.74	*46*	**70**	*7*
trans-1,2-Dichloroethene/ppb	< 0.79	< 0.79	< 3.95	< 0.79	< 0.79	< 3.95	**100**	*20*
1,2-Dichloropropane/ppb	< 0.4	< 0.4	< 2	< 0.4	< 0.4	< 2	==	==
2,2-Dichloropropane/ppb	< 1.9	< 1.9	< 9.5	< 1.9	< 1.9	< 9.5	==	==
1,3-Dichloropropane/ppb	< 0.71	< 0.71	< 3.55	< 0.71	< 0.71	< 3.55	==	==
Di-isopropyl ether/ppb	< 0.69	< 0.69	< 3.45	< 0.69	< 0.69	< 3.45	==	==
EDB (1,2-Dibromoethane)/ppb	< 0.63	< 0.63	< 3.15	< 0.63	< 0.63	< 3.15	**0.05**	*0.005*
Ethylbenzene/ppb	2.37 "J"	< 0.78	61	11.9	< 0.78	55	**700**	*140*
Hexachlorobutadiene/ppb	< 2.2	< 2.2	< 11	< 2.2	< 2.2	< 11	==	==
Isopropylbenzene/ppb	< 0.92	< 0.92	< 4.6	1.52 "J"	< 0.92	< 4.6	==	==
p-Isopropyltoluene/ppb	< 0.92	< 0.92	< 4.6	< 0.92	< 0.92	< 4.6	==	==
Methylene chloride/ppb	< 1.1	< 1.1	< 5.5	< 1.1	< 1.1	< 5.5	==	==
Methyl tert-butyl ether (MTBE)/ppb	3.05	1.38 "J"	11.1 "J"	3.2	2.21 "J"	6.8 "J"	**60**	*12*
Naphthalene/ppb	< 2.1	< 2.1	**126**	< 2.1	< 2.1	*70*	**100**	*10*
n-Propylbenzene/ppb	0.67 "J"	< 0.59	11	3.05	< 0.59	11.1	==	==
1,1,2,2-Tetrachloroethane/ppb	< 0.53	< 0.53	< 2.65	< 0.53	< 0.53	< 2.65	==	==
1,1,1,2-Tetrachloroethane/ppb	< 1	< 1	< 5	< 1	< 1	< 5	==	==
Tetrachloroethene (PCE)/ppb	< 0.44	< 0.44	< 2.2	< 0.44	< 0.44	< 2.2	**5**	*0.5*
Toluene/ppb	< 0.53	< 0.53	23.1	< 0.53	< 0.53	38	**800**	*160*
1,2,4-Trichlorobenzene/ppb	< 1.5	< 1.5	< 7.5	< 1.5	< 1.5	< 7.5	==	==
1,2,3-Trichlorobenzene/ppb	< 1.3	< 1.3	< 6.5	< 1.3	< 1.3	< 6.5	==	==
1,1,1-Trichloroethane/ppb	< 0.85	< 0.85	7 "J"	< 0.85	< 0.85	5.9 "J"	**200**	*40*
1,1,2-Trichloroethane/ppb	< 0.47	< 0.47	< 2.35	< 0.47	<0.47	< 2.35	==	==
Trichloroethene (TCE)/ppb	< 0.47	< 0.47	< 2.35	< 0.47	< 0.47	< 2.35	**5**	*0.5*
Trichlorofluoromethane/ppb	< 1.7	< 1.7	< 8.5	< 1.7	< 1.7	< 8.5	==	==
1,2,4-Trimethylbenzene/ppb	2.02 "J"	< 0.8	169	9.2	< 0.8	131		
1,3,5-Trimethylbenzene/ppb	< 0.74	< 0.74	6.8 "J"	< 0.74	< 0.74	6.5 "J"	**480**	*96*
Vinyl Chloride/ppb	< 0.18	< 0.18	< 0.9	< 0.18	< 0.18	< 0.9	**0.2**	*0.02*
m&p-Xylene/ppb	< 1.1	< 1.1	49	1.2 "J"	< 1.1	53		
o-Xylene/ppb	< 0.8	< 0.8	33	< 0.8	< 0.8	35	**2000**	*400*

NS = not sampled, NM = Not Measured
"J" = Analyte detected above laboratory method detection limit but below practical quantitation limit.

A.1. Groundwater PAH Data Summary Table
Uptown Radiator BRRTS# 03-30-208770

Well MW-1
PVC Elevation = 631.62 (feet) (MSL)

Date	Ace-naphthene (ppb)	Acenaph-thylene (ppb)	Anthracene (ppb)	Benzo(a) anthracene (ppb)	Benzo(a) pyrene (ppb)	Benzo(b) fluoranthene (ppb)	Benzo(g,h,i) Perylene (ppb)	Benzo(k) fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h) anthracene (ppb)	Fluoran-thene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd) pyrene (ppb)	1-Methyl-naphthalene (ppb)	2-Methyl-naphthalene (ppb)	Naph-thalene (ppb)	Phenan-threne (ppb)	Pyrene (ppb)
10/28/10	0.043	<0.016	<0.018	0.030	<0.016	<0.017	<0.017	<0.029	<0.017	<0.016	<0.019	0.041	<0.016	0.2	<0.017	<0.017	0.038	<0.02
01/27/11	0.031	<0.016	<0.018	<0.02	<0.016	<0.017	<0.017	<0.029	<0.017	<0.016	<0.019	0.025	<0.016	0.05	<0.017	<0.02	<0.019	<0.02
ENFORCE MENT STANDARD = ES **Bold**			3000	==	0.2	0.2	==	==	0.2	==	400	400	==	==	==	100	==	250
PREVENTIVE ACTION LIMIT = PAL *Italics*			600	==	0.02	0.020	==	==	0.02	==	80	80	==	==	==	10	==	50

Note: Bold type indicates an ES exceedance, *Italics* indicates a PAL exceedance. NS = not sampled

Well MW-2
PVC Elevation = 631.88 (feet) (MSL)

Date	Ace-naphthene (ppb)	Acenaph-thylene (ppb)	Anthracene (ppb)	Benzo(a) anthracene (ppb)	Benzo(a) pyrene (ppb)	Benzo(b) fluoranthene (ppb)	Benzo(g,h,i) Perylene (ppb)	Benzo(k) fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h) anthracene (ppb)	Fluoran-thene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd) pyrene (ppb)	1-Methyl-naphthalene (ppb)	2-Methyl-naphthalene (ppb)	Naph-thalene (ppb)	Phenan-threne (ppb)	Pyrene (ppb)
10/28/10	<0.017	<0.016	<0.018	<0.017	<0.016	<0.017	<0.017	<0.029	<0.017	<0.016	<0.019	<0.018	<0.016	<0.016	<0.017	<0.017	<0.019	<0.02
01/27/11	<0.017	<0.016	<0.018	<0.02	<0.016	<0.017	<0.017	<0.029	<0.017	<0.016	<0.019	<0.018	<0.016	<0.016	<0.017	<0.02	<0.019	<0.02
ENFORCE MENT STANDARD = ES **Bold**			3000	==	0.2	0.2	==	==	0.2	==	400	400	==	==	==	100	==	250
PREVENTIVE ACTION LIMIT = PAL *Italics*			600	==	0.02	0.020	==	==	0.02	==	80	80	==	==	==	10	==	50

Note: Bold type indicates an ES exceedance, *Italics* indicates a PAL exceedance. NS = not sampled

Well MW-3
PVC Elevation = 632.15 607.50

Date	Ace-naphthene (ppb)	Acenaph-thylene (ppb)	Anthracene (ppb)	Benzo(a) anthracene (ppb)	Benzo(a) pyrene (ppb)	Benzo(b) fluoranthene (ppb)	Benzo(g,h,i) Perylene (ppb)	Benzo(k) fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h) anthracene (ppb)	Fluoran-thene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd) pyrene (ppb)	1-Methyl-naphthalene (ppb)	2-Methyl-naphthalene (ppb)	Naph-thalene (ppb)	Phenan-threne (ppb)	Pyrene (ppb)
10/28/10	<1.7	<1.6	<1.8	4.2	**1.86**	**1.98**	2.51	<2.9	**2.25**	1.72	2.47	<1.8	1.98	48	73	*93*	4.3	3.8
01/27/11	<0.85	<0.8	<0.9	1.46	<0.8	<0.85	0.97	<1.45	<0.85	<0.8	1.38	1.13	<0.8	50	40	**112**	3.2	2.41
ENFORCE MENT STANDARD = ES **Bold**			3000	==	0.2	0.2	==	==	0.2	==	400	400	==	==	==	100	==	250
PREVENTIVE ACTION LIMIT = PAL *Italics*			600	==	0.02	0.020	==	==	0.02	==	80	80	==	==	==	10	==	50

Note: Bold type indicates an ES exceedance, *Italics* indicates a PAL exceedance. NS = not sampled

A.1. Geoprobe Groundwater Analytical Table

Uptown Radiator BRRTS# 03-30-208770

Sample ID	Date	Lead (ppm)	DRO (ppm)	GRO (ppm)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naph-thalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)	Other VOC's (ppb)
G-1-W	5/20/09	NS	NS	NS	<0.41	<0.87	2.19	<1.7	<0.51	<2.6	<2.13	NS
G-2-W	5/20/09	NS	NS	NS	<0.41	<0.87	0.93	<1.7	0.93	<2.6	<2.13	NS
G-3-W	5/20/09	NS	NS	NS	<0.41	<0.87	1.38	<1.7	<0.51	<2.6	<2.13	NS
G-4-W	5/20/09	NS	NS	NS	*1.14*	9.7	1.97	4.2	4.1	14.87	4.36	NS
G-5-W	5/20/09	NS	NS	NS	<0.41	<0.87	1.66	<1.7	<0.51	<2.6	<2.13	NS
G-6-W	5/20/09	NS	NS	NS	<0.41	<0.87	2.62	<1.7	<0.51	<2.6	<2.13	NS
G-7-W	5/20/09	NS	NS	NS	<0.41	<0.87	4.4	<1.7	<0.51	<2.6	<2.13	NS
G-8-W	5/20/09	NS	NS	NS	<0.41	<0.87	3.5	<1.7	<0.51	<2.6	<2.13	NS
ENFORCE MENT STANDARD **ES = Bold**		15	-	-	5	700	60	100	800	480	2000	
PREVENTIVE ACTION LIMIT *PAL = Italics*		1.5	-	-	0.5	140	12	10	160	96	400	

A.2. Pre-Remedial Soil Analytical Table
Uptown Radiator LUST Site BRRTS# 03-30-208770

Sample Location	Date Collected	Depth (in feet)	PID as i.u.	Lead (ppm)	DRO (ppm)	GRO (ppm)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Napth-thalene (ppb)	Toluene (ppb)	1,2,4-TMB (ppb)	1,3,5 TMB (ppb)	Xylene (Total) (ppb)
WO-W	3/21/2000	8	78	NA	**4640**	NA	NA	NA	NA	NA	NA	NA	NA	NA
WO-E	3/21/2000	8	115	NA	**11300**	NA	NA	NA	NA	NA	NA	NA	NA	NA
6000-E	3/21/2000	12	>200	NA	NA	**2530**	**12700**	**42300**	2410	NA	**43100**	76300	**26600**	**167000**
6000-C	3/21/2000	12	>200	NA	NA	**721**	**2670**	**18000**	<250	NA	**5280**	**94200**	**32400**	**77000**
4000-W	3/21/2000	12	110	NA	NA	**203**	**427**	2160	<25	NA	367	19700	5690	**6800**
PUMP-S	3/21/2000	2	>200	NA	NA	**2090**	<250	**9440**	<250	NA	**7660**	61500	**25400**	**19700**
PUMP-N	3/21/2000	2	25	NA	NA	<5.94	<25	<25	<25	NA	<25	42.5	62.3	33.7
G-1-1	5/20/2009	3.5	0	NOT SAMPLED										
G-1-2	5/20/2009	7.5	0	NOT SAMPLED										
G-1-3	5/20/2009	11.5	0	NOT SAMPLED										
G-1-4	5/20/2009	14.5	0	NOT SAMPLED										
G-2-1	5/20/2009	3.5	0	3.42	**384**	NA	<20	<16	<23	<13	<23	<23	<24	<48
G-2-2	5/20/2009	7.5	0	5.91	<10	NA	<20	<16	<23	<13	<23	<20	<24	<48
G-2-3	5/20/2009	11	10	7.05	**7520**	NA	<20	24	<23	22.9	<23	168	159	30.8-63.8
G-2-4	5/20/2009	14	50	22.1	**5520**	NA	**490**	**7900**	<250	**10100**	1270	22900	4000	**4830**
G-3-1	5/20/2009	3.5	0	NA	NA	<10	<25	40	<25	<25	<25	86	67	54-104
G-3-2	5/20/2009	7.5	100	NA	NA	**200**	<20	294	<23	510	<23	<20	<24	51-66
G-3-3	5/20/2009	11.5	10	NA	NA	<10	<25	41	<25	<25	32	29.1	<25	44-94
G-3-4	5/20/2009	14.5	10	NA	NA	<10	<25	71	41	<25	111	130	44	212
G-4-1	5/20/2009	3.5	0	NA	NA	<10	<25	43	<25	<25	31.4	<25	<25	<75
G-4-2	5/20/2009	7.5	0	NA	NA	<10	<25	<25	<25	<25	<25	<25	<25	<75
G-4-3	5/20/2009	11	0	NA	NA	<10	<25	62	<25	<25	25.4	151	83	117
G-4-4	5/20/2009	14	200	NA	NA	**230**	**127**	1720	<25	620	590	340	250	1210
G-5-1	5/20/2009	3.5	0	NOT SAMPLED										
G-5-2	5/20/2009	7.5	0	NOT SAMPLED										
G-5-3	5/20/2009	11	0	NOT SAMPLED										
G-5-4	5/20/2009	14	200	NOT SAMPLED										
G-6-1	5/20/2009	3.5	0	NOT SAMPLED										
G-6-2	5/20/2009	7.5	0	NOT SAMPLED										
G-6-3	5/20/2009	11	0	NOT SAMPLED										
G-6-4	5/20/2009	14	0	NOT SAMPLED										
G-7-1	5/20/2009	3.5	0	NOT SAMPLED										
G-7-2	5/20/2009	7.5	0	NOT SAMPLED										
G-7-3	5/20/2009	11	0	NOT SAMPLED										
G-7-4	5/20/2009	14	0	NOT SAMPLED										
G-8-1	5/20/2009	3.5	0	NOT SAMPLED										
G-8-2	5/20/2009	7.5	0	NOT SAMPLED										
G-8-3	5/20/2009	11	0	NOT SAMPLED										
G-8-4	5/20/2009	14	0	NOT SAMPLED										
G-9-1	12/1/2009	4	0	NA	NA	<10	<25	<25	<25	<25	<25	<25	<25	<75
G-9-2	12/1/2009	8	10	NA	NA	<10	<25	52	<25	<25	52	76	38	59-109
G-9-3	12/1/2009	12	17	NA	NA	<10	<25	<25	<25	<25	36	<25	<25	<75
G-10-1	12/1/2009	4	10	NA	NA	<10	<25	<25	<25	<25	<25	<25	<25	<75
G-10-2	12/1/2009	8	20	NA	NA	<10	<25	59	<25	<25	<25	55	41	33-83
G-10-3	12/1/2009	12	100	NA	NA	**156**	<50	170	<50	1140	64	1230	1230	916
G-11-1	12/1/2009	4	20	NA	NA	<10	<25	<25	<25	<25	<25	<25	<25	<75
G-11-2	12/1/2009	8	20	NA	NA	13	<25	107	<25	<25	48	158	140	127
G-11-3	12/1/2009	12	110	NA	NA	**680**	<50	**3400**	<50	**9200**	720	3010	4500	**4560**
G-12-1	12/1/2009	3	0	NA	<10	NA	<25	<25	<25	<13	<25	<25	<25	<75
G-12-2	12/1/2009	8	0	NA	<10	NA	<25	<25	<25	<13	<25	<25	<25	<75
G-12-3	12/1/2009	12	0	NA	<10	NA	<25	<25	<25	<13	55	<25	<25	<75
G-12-4	12/1/2009	15	0	NA	<10	NA	<25	<25	<25	<13	<25	<25	<25	<75
G-13-1	12/1/2009	3	0	NA	<10	NA	<25	<25	<25	<13	<25	<25	<25	<75
G-13-2	12/1/2009	8	0	NA	<10	NA	<25	<25	<25	<13	<25	<25	<25	<75
G-13-3	12/1/2009	12	0	NA	<10	NA	<25	<25	<25	<13	<25	<25	<25	<75
G-13-4	12/1/2009	15	0	NA	<10	NA	<25	29.2	<25	<13	26.5	<25	<25	<75
G-14-1	12/1/2009	3	0	NA	<10	NA	<25	<25	<25	<13	<25	<25	<25	<75
G-14-2	12/1/2009	8	0	NA	<10	NA	<25	<25	<25	<13	<25	<25	<25	<75
G-14-3	12/1/2009	13	50	NA	**14700**	NA	**420**	**5500**	<25	**4400**	370	37000	2710	**11300**
G-14-4	12/1/2009	15	10	NA	<10	NA	<25	<25	<25	<13	<25	<25	<25	<75
MW-1-1	12/1/2009	4	6	NOT SAMPLED										
MW-1-2	12/1/2009	8	8	NOT SAMPLED										
MW-1-3	12/1/2009	12	300	NOT SAMPLED										
MW-1-4	12/1/2009	18	30	NOT SAMPLED										
MW-2-1	2/26/2010	4	0	NOT SAMPLED										
MW-2-2	2/26/2010	9	0	NOT SAMPLED										
MW-2-3	2/26/2010	15	0	NOT SAMPLED										
MW-3-1	2/26/2010	4	0	NOT SAMPLED										
MW-3-2	2/26/2010	9	70	NOT SAMPLED										
MW-3-3	2/26/2010	15	60	NOT SAMPLED										
NR 720 Standards				50	100	100	5.5	2,900	---	---	1,500	---	---	4,100
NR746 Table 1				---	---	---	8,500	4,600	---	2700	38,000	83,000	11,000	42,000
NR746 Table 2				---	---	---	1,100	---	---	---	---	---	---	---

Note: Bold indicates NR720 Exceedance, Underline indicates NR746 Exceedance. NA = not analyzed

A.2. Pre-Remedial Soil Analytical Table (PAH)
Uptown Radiator LUST Site BRRTS# 03-30-208770

Sample Location	Date Collected	Depth (in feet)	Acenaph-thene (ppb)	Acenaph-thylene (ppb)	Anthracene (ppb)	Benzo(a) anthracene (ppb)	Benzo(a) pyrene (ppb)	Benzo(b) fluoranthene (ppb)	Benzo(g,h,I) perylene (ppb)	Benzo(k) fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h) anthracene (ppb)	Fluoranthene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd) pyrene (ppb)	1-Methyl-naphthalene (ppb)	2-Methyl-naphthalene (ppb)	Naph-thalene (ppb)	Phenan-threne (ppb)	Pyrene (ppb)
G-2-1	5/20/2009	3.5	<19	<11	<19	35	**35**	41	59	<16	71	<22	18.2	<8.3	<12	<15	<17	<13	28.9	80
G-2-2	5/20/2009	7.5	<19	<11	<19	<16	<25	<18	19.8	<16	<18	<22	<13	<8.3	<12	<15	<17	<13	<14	<15
G-2-3	5/20/2009	11	<19	<11	<19	41	**51**	66	175	<16	34	<22	48	11.3	33	139	142	22.9	64	201
G-2-4	5/20/2009	14	<380	<220	<380	**800**	<500	**400**	500	<320	370	<440	840	350	<240	11,200	12,800	10,100	1,500	1,540
G-12-1	12/1/2009	3	<19	<11	<19	<16	<25	<18	<19	<16	<18	<22	15.4	<8.3	<12	<15	<17	<13	<14	20
G-12-2	12/1/2009	8	<19	<11	<19	<16	<25	<18	<19	<16	<18	<22	<13	<8.3	<12	<15	<17	<13	17	<15
G-12-3	12/1/2009	12	<19	<11	<19	<16	<25	<18	<19	<16	<18	<22	<13	<8.3	<12	<15	<17	<13	<14	<15
G-12-4	12/1/2009	15	<19	<11	<19	<16	<25	<18	<19	<16	<18	<22	<13	<8.3	<12	<15	<17	<13	<14	<15
G-13-1	12/1/2009	3	<19	<11	<19	<16	<25	<18	<19	<16	<18	<22	<13	<8.3	<12	<15	<17	<13	<14	<15
G-13-2	12/1/2009	8	<19	<11	<19	<16	<25	<18	<19	<16	<18	<22	<13	<8.3	<12	<15	<17	<13	<14	<15
G-13-3	12/1/2009	12	<19	<11	<19	<16	<25	<18	<19	<16	<18	<22	<13	<8.3	<12	<15	<17	<13	20.5	<15
G-13-4	12/1/2009	15	<19	<11	<19	<16	<25	<18	<19	<16	<18	<22	<13	<8.3	<12	<15	<17	<13	<14	<15
G-14-1	12/1/2009	3	<19	<11	<19	<16	<25	<18	<19	<16	<18	<22	<13	<8.3	<12	<15	<17	<13	<14	<15
G-14-2	12/1/2009	8	<19	<11	<19	<16	<25	<18	<19	<16	<18	<22	<13	<8.3	<12	<15	<17	<13	<14	<15
G-14-3	12/1/2009	13	227	194	450	**660**	**309**	**370**	490	<160	490	<220	900	400	<120	10,400	3,110	4,400	1,290	1,690
G-14-4	12/1/2009	15	<19	<11	<19	<16	<25	<18	<19	<16	<18	<22	<13	<8.3	<12	20.5	<17	<13	26.9	<15
Non-Industrial RCL			900,000	18,000	5,000,000	88	8.8	88	1,800	880	8,800	8.8	600,000	600,000	88	1,100,000	600,000	20,000	18,000	500,000
Industrial RCL			60,000,000	360,000	300,000,000	3,900	390	3,900	39,000	39,000	390,000	390	40,000,000	40,000,000	3,900	70,000,000	40,000,000	110,000	390,000	30,000,000

Bold = Non-Industrial RCL Exceedance, Underline = Industrial RCL Exceedance

A.4. Pre-Remedial Remaining Soil Contamination Analytical Table
Uptown Radiator LUST Site BRRTS# 03-30-208770

Sample Location	Date Collected	Depth (in feet)	PID as i.u.	Lead (ppm)	DRO (ppm)	GRO (ppm)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Napth-thalene (ppb)	Toluene (ppb)	1,2,4-TMB (ppb)	1,3,5 TMB (ppb)	Xylene (Total) (ppb)
WO-W	3/21/2000	8	78	NA	**4640**	NA	NA	NA	NA	NA	NA	NA	NA	NA
WO-E	3/21/2000	8	115	NA	**11300**	NA	NA	NA	NA	NA	NA	NA	NA	NA
6000-E	3/21/2000	12	>200	NA	NA	**2530**	**12700**	**42300**	2410	NA	**43100**	76300	**26600**	**167000**
6000-C	3/21/2000	12	>200	NA	NA	**721**	**2670**	**18000**	<250	NA	**5280**	**94200**	**32400**	**77000**
4000-W	3/21/2000	12	110	NA	NA	**203**	**427**	2160	<25	NA	367	19700	5690	**6800**
PUMP-S	3/21/2000	2	>200	NA	NA	**2090**	<250	**9440**	<250	NA	**7660**	61500	**25400**	**19700**
G-2-1	5/20/2009	3.5	0	3.42	**384**	NA	<20	<16	<23	<13	<23	<23	<24	<48
G-2-3	5/20/2009	11	10	7.05	**7520**	NA	<20	24	<23	22.9	<23	168	159	30.8-63.8
G-2-4	5/20/2009	14	50	22.1	**5520**	NA	**490**	**7900**	<250	**10100**	1270	22900	4000	**4830**
G-3-2	5/20/2009	7.5	100	NA	NA	**200**	<20	294	<23	510	<23	<20	<24	51-66
G-4-4	5/20/2009	14	200	NA	NA	**230**	**127**	1720	<25	620	590	340	250	1210
G-10-3	12/1/2009	12	100	NA	NA	**156**	<50	170	<50	1140	64	1230	1230	916
G-11-3	12/1/2009	12	110	NA	NA	**680**	<50	**3400**	<50	**9200**	720	3010	4500	**4560**
G-14-3	12/1/2009	13	50	NA	**14700**	NA	**420**	**5500**	<25	**4400**	370	37000	2710	**11300**
NR 720 Standards				50	100	100	5.5	2,900	---	---	1,500	---	---	4,100
NR746 Table 1				---	---	---	8,500	4,600	---	2700	38,000	83,000	11,000	42,000
NR746 Table 2				---	---	---	1,100	---	---	---	---	---	---	---

Note: Bold indicates NR720 Exceedance, Underline indicates NR746 Exceedance. NA = not analyzed

A.4. Pre-Remedial Remaining Soil Contamination Analytical Table (PAH)
Uptown Radiator LUST Site BRRTS# 03-30-208770

Sample Location	Date Collected	Depth (in feet)	Acenaph-thene (ppb)	Acenaph-thylene (ppb)	Anthracene (ppb)	Benzo(a) anthracene (ppb)	Benzo(a) pyrene (ppb)	Benzo(b) fluoranthene (ppb)	Benzo(g,h,l) perylene (ppb)	Benzo(k) fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h) anthracene (ppb)	Fluoranthene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd) pyrene (ppb)	1-Methyl-naphthalene (ppb)	2-Methyl-naphthalene (ppb)	Naph-thalene (ppb)	Phenan-threne (ppb)	Pyrene (ppb)
G-2-1	5/20/2009	3.5	<19	<11	<19	35	**35**	41	59	<16	71	<22	18.2	<8.3	<12	<15	<17	<13	28.9	80
G-2-3	5/20/2009	11	<19	<11	<19	41	**51**	66	175	<16	34	<22	48	11.3	33	139	142	22.9	64	201
G-2-4	5/20/2009	14	<380	<220	<380	**800**	<500	**400**	500	<320	370	<440	840	350	<240	11,200	12,800	10,100	1,500	1,540
G-14-3	12/1/2009	13	227	194	450	**660**	**309**	**370**	490	<160	490	<220	900	400	<120	10,400	3,110	4,400	1,290	1,690
Non-Industrial RCL			900,000	18,000	5,000,000	88	8.8	88	1,800	880	8,800	8.8	600,000	600,000	88	1,100,000	600,000	20,000	18,000	500,000
Industrial RCL			60,000,000	360,000	300,000,000	3,900	390	3,900	39,000	39,000	390,000	390	40,000,000	40,000,000	3,900	70,000,000	40,000,000	110,000	390,000	30,000,000

Bold = Non-Industrial RCL Exceedance, Underline = Industrial RCL Exceedance

A.7. Water Level Elevations
Uptown Radiator BRRTS# 03-30-208770
Kenosha, Wisconsin

	MW-1	MW-2	MW-3
top of casing	631.62	631.88	632.15
well depth	18	17	17
top of screen	623.62	624.88	625.15
bottom of screen	613.62	614.88	615.15

Date			
12/29/09	620.29	NI	NI
03/29/10	620.15	620.56	620.64
06/28/10	620.30	620.75	620.84
10/28/10	619.78	620.09	620.11
01/27/11	619.51	619.75	619.63
07/23/12	619.62	619.83	CNM
11/06/12	619.47	619.65	CNM

Note: Elevations are presented in feet mean sea level (msl).
CNL = Could Not Locate
NI = Not Installed
NM = Not Measured
CNM = Could Not Measure

A.3. Post-remedial Soil Analytical Table

No remedial activities occurred at this site.

A.5. Vapor Analytical Table

No vapor samples were collected from the on-site building for the following reasons: 1) Free product (of unknown thickness) is present in MW-3, which is located near the building in the area of the removed waste oil UST, however waste oil is not volitile. 2) There does not appear to be any significant PVOC contamination within 5 feet of ground surface. 3) Benzene concentrations in groundwater are significantly lower than 1,000 ppb.

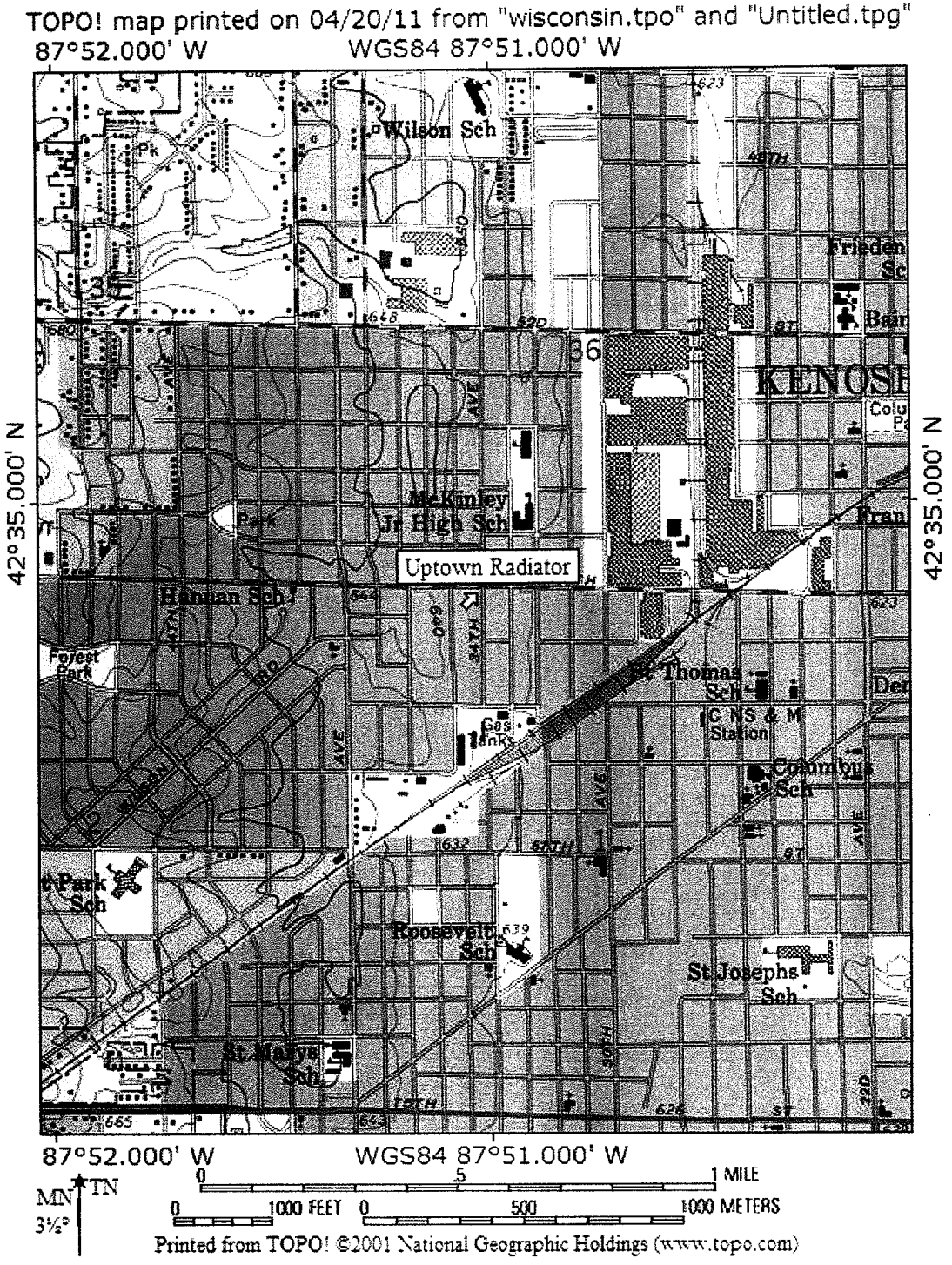
A.6. Other Media of Concern

The nearest surface water is an unnamed stream, which exists approximately 4,000 feet to the northwest of the subject property. Due to the distance from the subject property, surface water and/or sediment were not sampled.

A.8. Other

No natural attenuation data was collected from this site.
No engineered remedial systems were installed or operated at this site.

Attachment B/Maps and Figures



B.1.a. LOCATION MAP – CONTOUR INTERVAL 10 FEET
UPTOWN RADIATOR – KENOSHA, WI
SEAMLESS USGS TOPOGRAPHIC MAPS ON CD-ROM

B.I.b.
SITE LAYOUT MAP
UPTOWN RADIATOR

METCO
Excellence through experience
709 Gillette St, Ste. 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893

KENOSHA, WISCONSIN

DRAWN BY: ED

DATE: 4/20/11

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

- ▩ - UST CLOSURE SITE ASSESSMENT SOIL SAMPLE LOCATION
- ● - GEOPROBE BORING LOCATION
- ⊕ - MONITORING WELL LOCATION
- — — — — — - PROPERTY LINE
- — · — · — · — - WATER LINE
- — · · — · · — - SANITARY SEWER
- — · — · — · — - STORM SEWER
- — · · — · · — - NATURAL GAS
- ═ ═ ═ ═ ═ - OVERHEAD UTILITIES

KEY TO UST SYSTEMS
A - REMOVED 6,000 GALLON UNLEADED GASOLINE
B - REMOVED 6,000 GALLON UNLEADED GASOLINE
C - REMOVED 4,000 GALLON UNLEADED GASOLINE
D - REMOVED 500 GALLON WASTE OIL
E - FORMER DISPENSER ISLAND

SCALE:
1 INCH = 25 FEET
0 25

JENSEN CAMPING CENTER
CLOSED LUST SITE
03-30-002636

AFB AUTOMOTIVE
CLOSED LUST SITE
03-30-001881

60TH STREET

HERTZ CAR & TRUCK RENTAL
CLOSED LUST SITE
03-30-123674

HERTZ CAR & TRUCK RENTAL
OPEN ERP SITE
02-30-241419

CHINESE RESTAURANT

34TH STREET

STORM DRAIN
STORM DRAIN
STORM DRAIN
STORM DRAIN
STORM DRAIN

GRASS
SIDEWALK
GRASS
CONCRETE
ASPHALT
ASPHALT
GRASS
GRAVEL
CONCRETE
GRAVEL
ASPHALT
ASPHALT
GRASS
GRASS
SIDEWALK
GRASS
GRASS
GRASS
GRASS
GRASS
RESIDENTIAL

G-1
G-9
E PUMP-N
MW-2
G-3 E PUMP-S
G-13
G-14
G-2 D WO-W WO-E WALL
MW-3
G-12
6000-C
C 4000-W
B MW-1
A 6000-E G-4
UPTOWN RADIATOR
3405 60TH STREET
G-5
G-11
G-10
G-6
G-7
G-8

B.1.c. RR Site Map

Legend

- Open Sites (ongoing cleanups)
- Open Sites (ongoing cleanups) - site boundaries shown
- Closed Sites (completed cleanups)
- Closed Sites (completed cleanups) - site boundaries shown
- County Boundary
- Railroads
- County Roads (WDOT)
- County Trunk Highway
- State and U.S. Highways (WDOT)
- State Trunk Highway
- US Highway
- Interstate Highways (WDOT)
- Interstate Highway
- Local Roads (WDOT)
- Civil Towns
- Civil Town
- 24K Open Water
- 24K Rivers and Shorelines
- Municipalities

0 150 300 450 ft.

Map created on Apr 19, 2013
Note: Not all RR Sites have been geo-located yet.

Scale: 1:1,530

B.2.a. PRE-REMEDIAL SOIL CONTAMINATION

UPTOWN RADIATOR

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La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893
Excellence through experience

KENOSHA, WISCONSIN

DRAWN BY: ED

DATE: 4/20/11

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

- ■ - UST CLOSURE SITE ASSESSMENT SOIL SAMPLE LOCATION
- ● - GEOPROBE BORING LOCATION
- ◕ - MONITORING WELL LOCATION
- — — — — — - PROPERTY LINE
- — · — · — · — - WATER LINE
- — ·· — ·· — - SANITARY SEWER
- — · — — · — - STORM SEWER
- — · — · — · — - NATURAL GAS
- ═ ═ ═ ═ ═ - OVERHEAD UTILITIES

KEY TO UST SYSTEMS
A - REMOVED 6,000 GALLON UNLEADED GASOLINE
B - REMOVED 6,000 GALLON UNLEADED GASOLINE
C - REMOVED 4,000 GALLON UNLEADED GASOLINE
D - REMOVED 500 GALLON WASTE OIL
E - FORMER DISPENSER ISLAND

SCALE:
1 INCH = 25 FEET
0 25

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03-30-002636

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CLOSED LUST SITE
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CHINESE RESTAURANT

34TH STREET

STORM DRAIN

GRASS

SIDEWALK

CONCRETE

ASPHALT

GRAVEL

WALL

PUMP-N

PUMP-S

AREA OF UNSATURATED SOIL CONTAMINATION THAT EXCEEDS THE NR720 SOIL CLEANUP STANDARDS AND/OR NR746 TABLE I VALUES.

AREA OF SOIL CONTAMINATION EXCEEDING THE NON-INDUSTRIAL GENERIC RCL's FOR DIRECT CONTACT PAH COMPOUNDS.

AREA OF SOIL CONTAMINATION (INCLUDING SMEAR ZONE) THAT EXCEEDS THE NR720 SOIL CLEANUP STANDARDS AND/OR NR746 TABLE I VALUES.

UPTOWN RADIATOR
3405 60TH STREET

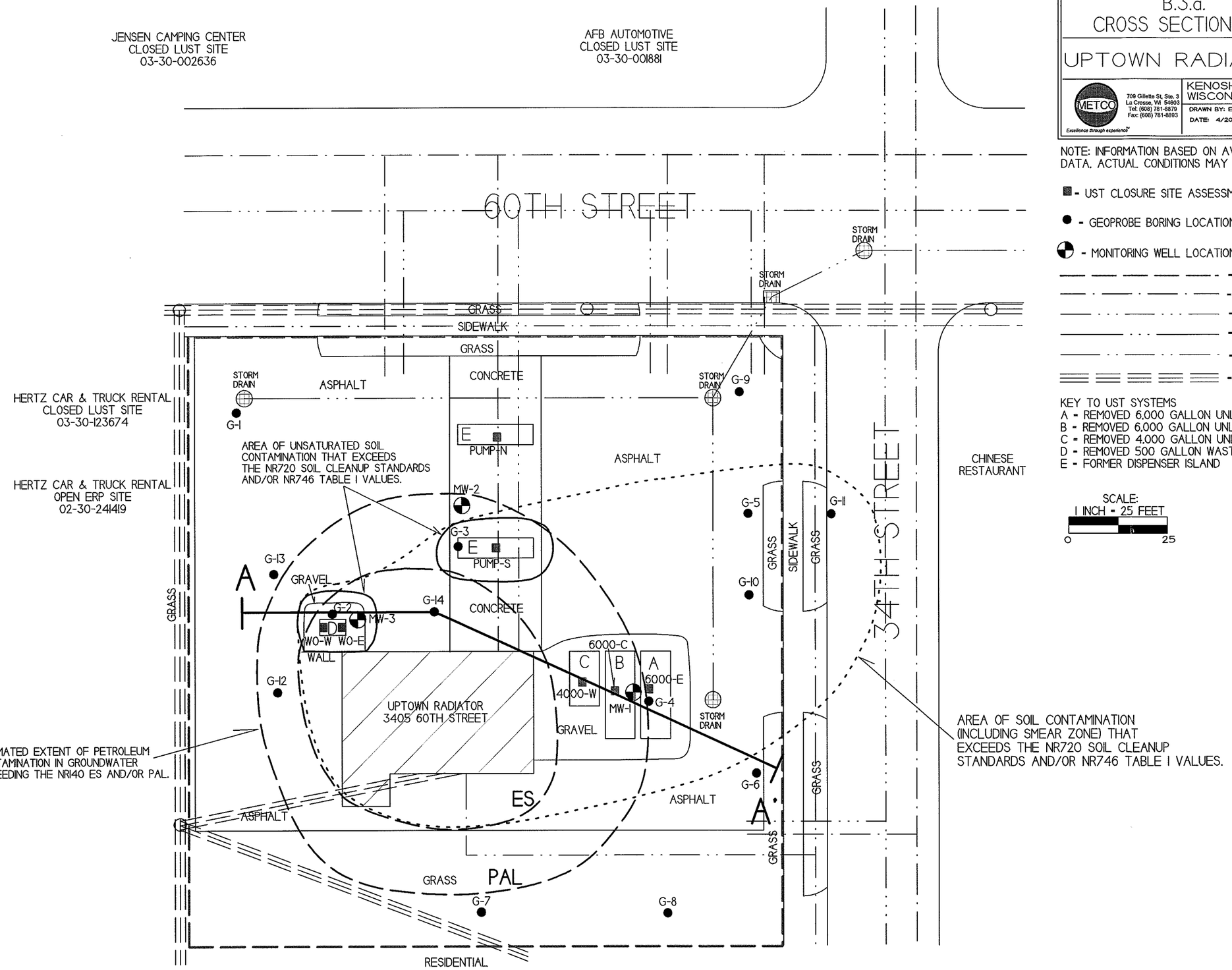
6000-C
6000-E
4000-W

G-1 G-2 G-3 G-4 G-5 G-6 G-7 G-8 G-9 G-10 G-11 G-12 G-13 G-14

MW-1 MW-2 MW-3

WO-W WO-E

RESIDENTIAL



B.3.a.

CROSS SECTION MAP

UPTOWN RADIATOR

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La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893
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KENOSHA, WISCONSIN

DRAWN BY: ED

DATE: 4/20/11

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

- ■ - UST CLOSURE SITE ASSESSMENT SOIL SAMPLE LOCATION
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- ═ ═ ═ ═ ═ - OVERHEAD UTILITIES

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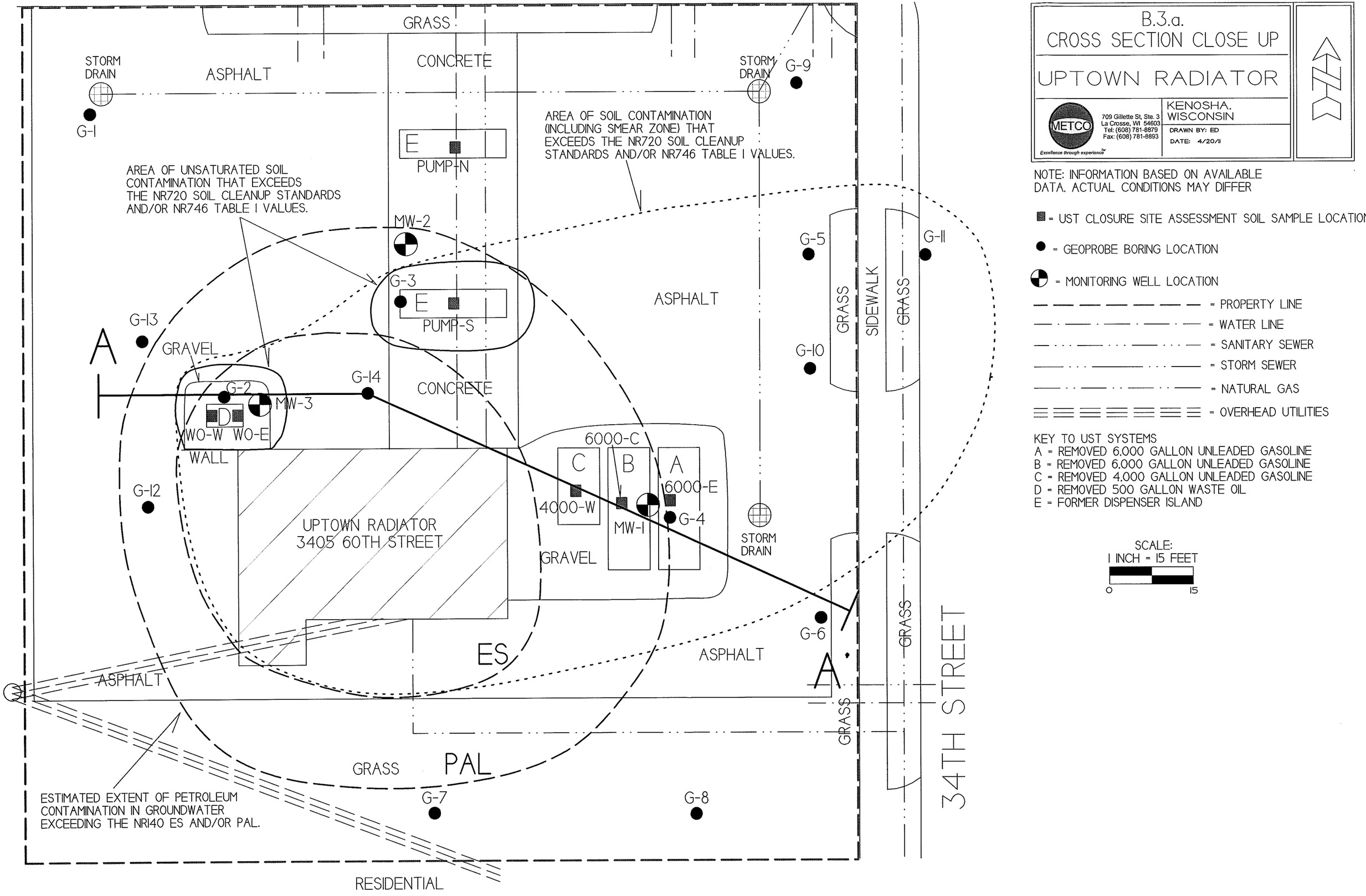
D - REMOVED 500 GALLON WASTE OIL
E - FORMER DISPENSER ISLAND

SCALE:
1 INCH = 25 FEET
0 25



B.3.a.

CROSS SECTION CLOSE UP

UPTOWN RADIATOR

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KENOSHA, WISCONSIN

DRAWN BY: ED

DATE: 4/20/11

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

■ = UST CLOSURE SITE ASSESSMENT SOIL SAMPLE LOCATION

● = GEOPROBE BORING LOCATION

⊕ = MONITORING WELL LOCATION

— — — — — — — = PROPERTY LINE

— · — · — · — · — = WATER LINE

— · · — · · — · · — = SANITARY SEWER

— · · — · · — · · — = STORM SEWER

— · — · — · — · — = NATURAL GAS

═══ = OVERHEAD UTILITIES

KEY TO UST SYSTEMS
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D = REMOVED 500 GALLON WASTE OIL
E = FORMER DISPENSER ISLAND

SCALE:
1 INCH = 15 FEET

0 15

B.3.a.
GEOLOGIC CROSS SECTION
UPTOWN RADIATOR

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La Crosse, WI 54603
Tel: (608) 781-8879
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KENOSHA, WISCONSIN

DRAWN BY: ED

DATE: 5/1/1

● - GEOPROBE BORING LOCATION

◐ - MONITORING WELL LOCATION

▩ - SOIL SAMPLE LOCATION

▼ - WATERTABLE

TAN TO BROWN TO GRAY TO BLACK SAND/GRAVEL (FILL)

GRAY TO BLACK, FINE TO COARSE GRAINED SAND

TAN TO BROWN TO GRAY SILT/CLAY

GRAY, VERY FINE TO FINE GRAINED SAND TO SILTY SAND TO SILT.

VERTICAL SCALE: 1 INCH = 5 FEET (0 – 5)

HORIZONTAL SCALE: 1 INCH = 15 FEET (0 – 15)

INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER.

SOIL SAMPLE RESULTS ARE PRESENTED IN PARTS PER MILLION (PPM).

GROUNDWATER SAMPLE RESULTS ARE PRESENTED IN PARTS PER BILLION (PPB).

GROUNDWATER FLOW IS GENERALLY TOWARD THE SOUTHEAST.

NOTE: SOIL AND GROUNDWATER SAMPLE DATA IS BASED ON LABORATORY RESULTS FROM SAMPLES COLLECTED DURING THE FOLLOWING EVENTS:
- UST CLOSURE SITE ASSESSMENT (3/21/00)
- GEOPROBE PROJECT (5/20/09)
- DRILLING/GEOPROBE PROJECT (12/1/09)
- DRILLING PROJECT (2/26/10)
- ROUND 7 GROUNDWATER SAMPLING (11/06/12)

B - BENZENE
B(A)P - BENZO(A)PYRENE
CIS-1,2-DCE - CIS-1,2-DICHLOROETHENE
1,2-DCA - 1,2-DICHLOROETHANE
DRO - DIESEL RANGE ORGANICS
E - ETHYLBENZENE
GRO - GASOLINE RANGE ORGANICS
MTBE - METHYL-TERT-BUTYL-ETHER
PAH - POLYNUCLEAR AROMATIC HYDROCARBONS
PID - PHOTO IONIZATION DETECTOR
PVOC - PETROLEUM VOLATILE ORGANIC COMPOUNDS
N - NAPHTHALENE
T - TOLUENE
1,1,1-TCE - 1,1,1-TRICHLOROETHANE
TMB - TRIMETHYLBENZENE
VC - VINYL CHLORIDE
X - XYLENE

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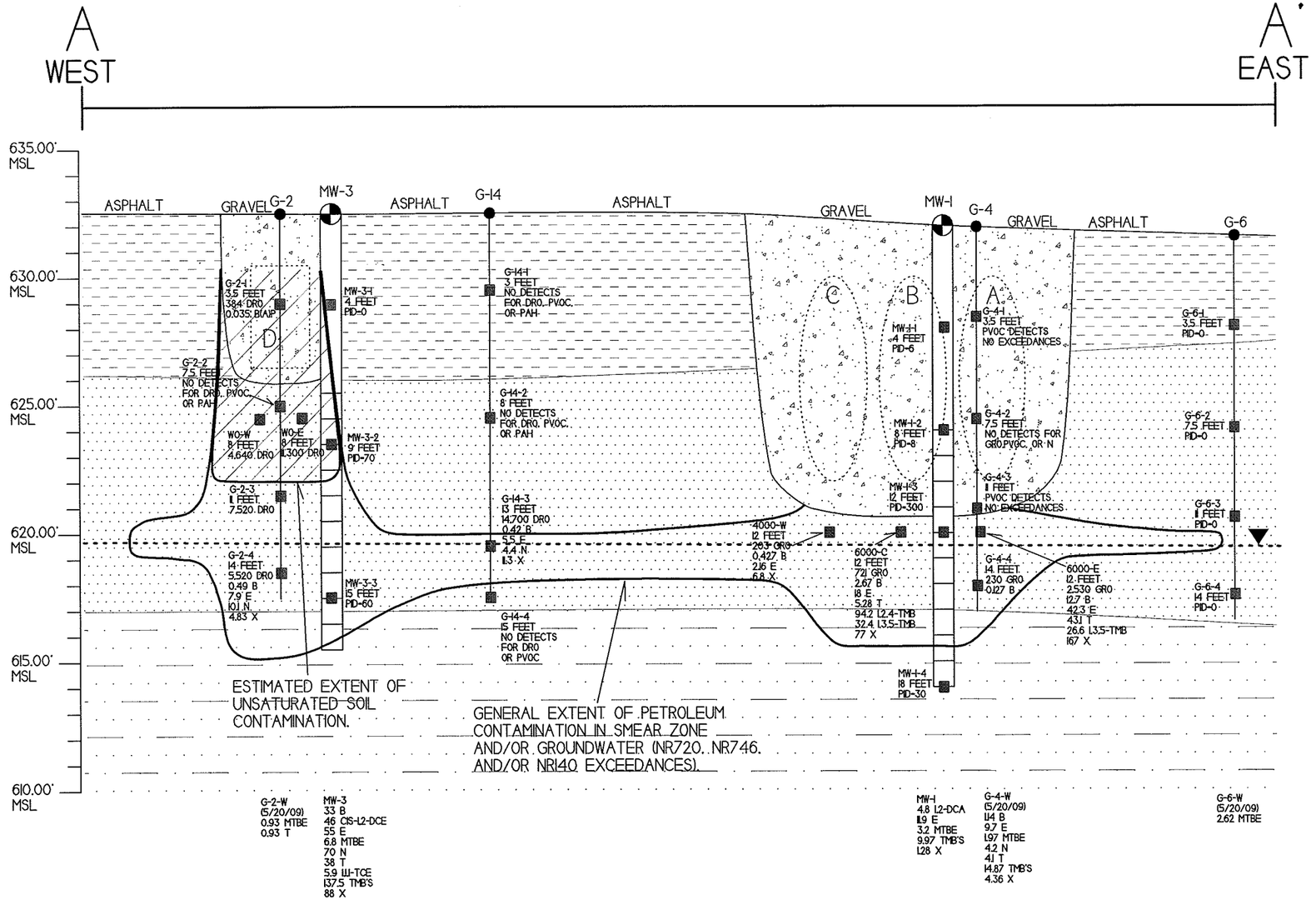

B.3.b. GROUNDWATER ISOCONCENTRATION

UPTOWN RADIATOR

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709 Gillette St, Ste 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893
Excellence through experience™

KENOSHA, WISCONSIN

DRAWN BY: ED DATE: 04/20/11
MODIFIED BY: MM DATE: 11/25/12

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

- UST CLOSURE SITE ASSESSMENT SOIL SAMPLE LOCATION
- GEOPROBE BORING LOCATION
- MONITORING WELL LOCATION
- PROPERTY LINE
- WATER LINE
- SANITARY SEWER
- STORM SEWER
- NATURAL GAS
- OVERHEAD UTILITIES

KEY TO UST SYSTEMS
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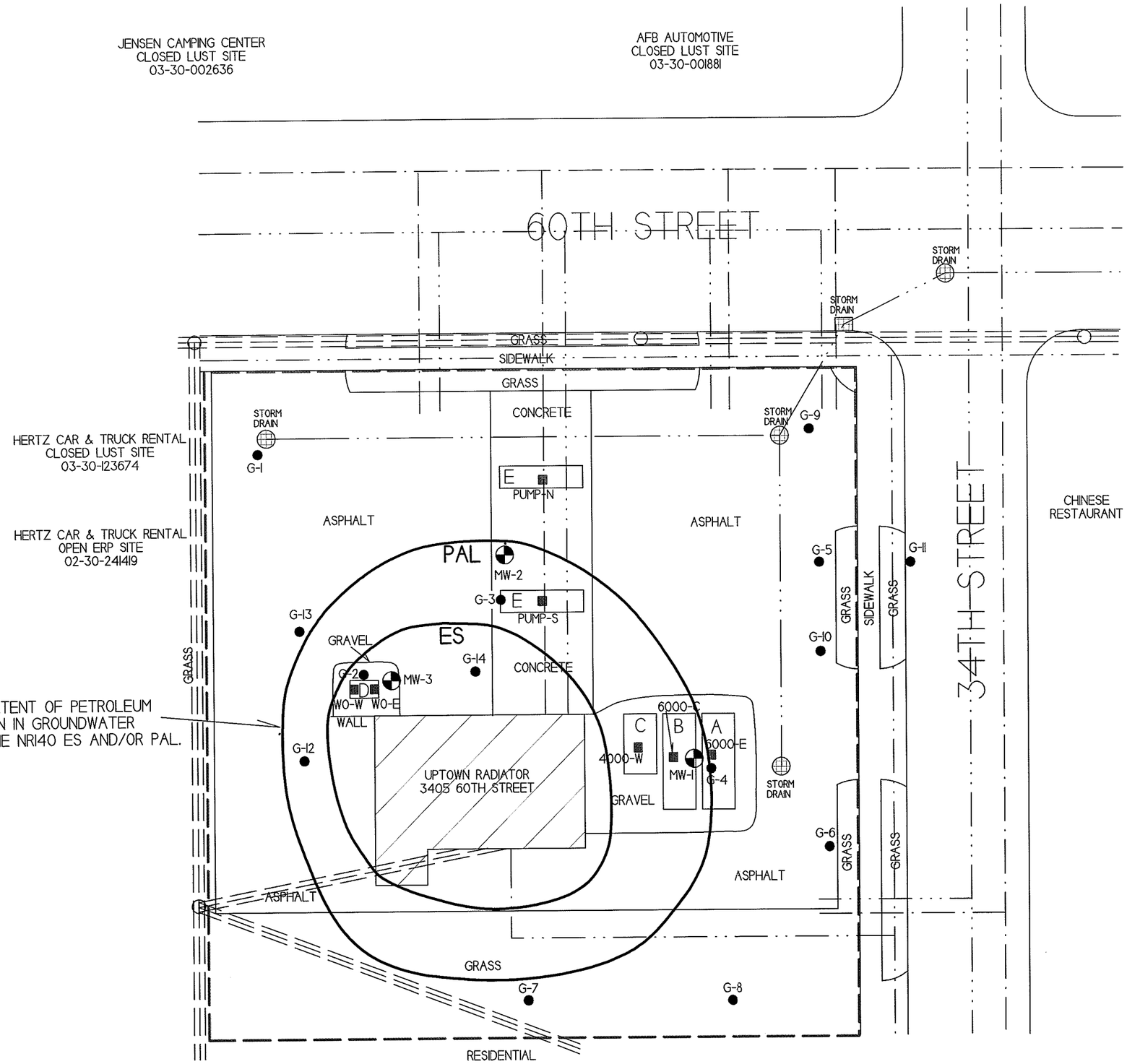
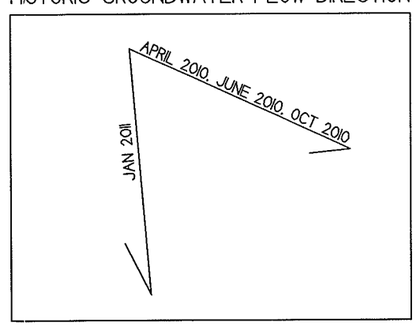
C - REMOVED 4,000 GALLON UNLEADED GASOLINE
D - REMOVED 500 GALLON WASTE OIL
E - FORMER DISPENSER ISLAND

SCALE:
1 INCH = 25 FEET
0 25



HISTORIC GROUNDWATER FLOW DIRECTION



B.3.c.
GROUNDWATER FLOW
DIRECTION (3/29/2010)

UPTOWN RADIATOR

METCO
709 Gillette St, Ste. 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893
Excellence through experience

KENOSHA,
WISCONSIN

DRAWN BY: ED
DATE: 4/20/11

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

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0 25

JENSEN CAMPING CENTER
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03-30-002636

AFB AUTOMOTIVE
CLOSED LUST SITE
03-30-001881

60TH STREET

HERTZ CAR & TRUCK RENTAL
CLOSED LUST SITE
03-30-123674

HERTZ CAR & TRUCK RENTAL
OPEN ERP SITE
02-30-241419

CHINESE
RESTAURANT

34TH STREET

GRASS
SIDEWALK
GRASS
CONCRETE
STORM DRAIN
G-1
G-9
E
PUMP-N
620.56' MSL
MW-2
ASPHALT
G-3
E
PUMP-S
620.60' MSL
620.50' MSL
620.40' MSL
620.30' MSL
620.20' MSL
G-13
GRAVEL 620.64' MSL
G-14
G-2
MW-3
D
WO-W WO-E
WALL
CONCRETE
6000-C
C
B
A
4000-W
6000-E
MW-1
620.15' MSL
G-4
G-12
UPTOWN RADIATOR
3405 60TH STREET
GRAVEL
STORM DRAIN
G-5
G-11
G-10
G-6
G-7
G-8
RESIDENTIAL

B.3.c.
GROUNDWATER FLOW
DIRECTION (1/27/2011)

UPTOWN RADIATOR

METCO
709 Gillette St, Ste. 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893
Excellence through experience

KENOSHA,
WISCONSIN

DRAWN BY: ED
DATE: 4/20/11

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

- UST CLOSURE SITE ASSESSMENT SOIL SAMPLE LOCATION
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0 25

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CLOSED LUST SITE
03-30-002636

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CHINESE RESTAURANT

34TH STREET

GRASS
SIDEWALK
GRASS
CONCRETE
ASPHALT
ASPHALT
GRASS
GRAVEL
CONCRETE
GRAVEL
ASPHALT
ASPHALT
GRASS
GRASS
GRASS
GRASS
GRASS
GRASS
GRASS

STORM DRAIN
STORM DRAIN
STORM DRAIN
STORM DRAIN
STORM DRAIN

G-1
G-2
G-3
G-4
G-5
G-6
G-7
G-8
G-9
G-10
G-11
G-12
G-13
G-14

E
PUMP-N
PUMP-S

MW-2
619.75' MSL

619.70' MSL

MW-3
619.63' MSL

619.60' MSL

WO-W WO-E
WALL

6000-C
C
4000-W
B
MW-1
619.51' MSL
A
6000-E

UPTOWN RADIATOR
3405 60TH STREET

RESIDENTIAL

B.3.d.
MONITORING WELLS
UPTOWN RADIATOR

METCO
709 Gillette St, Ste. 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893
Excellence through experience™

KENOSHA, WISCONSIN

DRAWN BY: ED

DATE: 4/20/11

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

- ■ - UST CLOSURE SITE ASSESSMENT SOIL SAMPLE LOCATION
- ● - GEOPROBE BORING LOCATION
- ⊕ - MONITORING WELL LOCATION
- — — — — — - PROPERTY LINE
- — · — · — · — - WATER LINE
- — · · · — · · · — - SANITARY SEWER
- — · · · — · · · — - STORM SEWER
- — · — · — · — - NATURAL GAS
- ═ ═ ═ ═ ═ - OVERHEAD UTILITIES

KEY TO UST SYSTEMS
A - REMOVED 6,000 GALLON UNLEADED GASOLINE
B - REMOVED 6,000 GALLON UNLEADED GASOLINE
C - REMOVED 4,000 GALLON UNLEADED GASOLINE
D - REMOVED 500 GALLON WASTE OIL
E - FORMER DISPENSER ISLAND

SCALE:
1 INCH = 25 FEET
0 25

JENSEN CAMPING CENTER
CLOSED LUST SITE
03-30-002636

AFB AUTOMOTIVE
CLOSED LUST SITE
03-30-001881

60TH STREET

HERTZ CAR & TRUCK RENTAL
CLOSED LUST SITE
03-30-123674

HERTZ CAR & TRUCK RENTAL
OPEN ERP SITE
02-30-241419

CHINESE RESTAURANT

34TH STREET

STORM DRAIN

GRASS

SIDEWALK

CONCRETE

ASPHALT

GRAVEL

WALL

RESIDENTIAL

G-1 G-2 G-3 G-4 G-5 G-6 G-7 G-8 G-9 G-10 G-11 G-12 G-13 G-14

MW-1 MW-2 MW-3

E PUMP-N

E PUMP-S

D WO-W WO-E

C 4000-W

B 6000-C

A 6000-E

UPTOWN RADIATOR
3405 60TH STREET

B.2.b. Post-remedial Soil Contamination

No remedial activities occurred at this site.

B.2.c. Pre/Post Remaining Soil Contamination

No remedial activities occurred at this site.

B.4.a. Vapor Intrusion Map

No vapor samples were collected from the on-site building for the following reasons: 1) Free product (of unknown thickness) is present in MW-3, which is located near the building in the area of the removed waste oil UST, however waste oil is not volitile. 2) There does not appear to be any significant PVOC contamination within 5 feet of ground surface. 3) Benzene concentrations in groundwater are significantly lower than 1,000 ppb.

B.4.b. Other Media of Concern

The nearest surface water is an unnamed stream, which exists approximately 4,000 feet to the northwest of the subject property. Due to the distance from the subject property, surface water and/or sediment were not sampled.

Documentation of Remedial Action (Attachment C)

DISCLAIMER

Documents contained in Attachment C of the Case Closure – GIS Registry (Form 4400-202) are not included in the electronic version (GIS Registry Packet) available on RR Sites Map to limit file size.

For information on how to obtain a copy or to review the file, please contact the Remediation & Redevelopment (RR) Environmental Program Associate (EPA) at http://dnr.wi.gov/topic/Brownfields/Contact.html

WISCONSIN
DEPT. OF NATURAL RESOURCES

Attachment D/Maintenance Plan(s)

GRAVEL COVER MAINTENANCE PLAN

May 31, 2013

Uptown Radiator

Property Located at:

3405 60th Street, Kenosha, WI 53144

FID # 230186330, WDNR BRRTS # 03-30-208770

See attached deed for legal description (Exhibit A).
Parcel ID # 01-122-01-226-047

Introduction

This document is the Maintenance Plan for a gravel cover at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the gravel surface occupying the area of contaminated soil exceeding direct contact standards on the property. The contaminated soil is impacted by Benzo(a)pyrene, at a depth of 3.5 feet below ground surface in boring G-2 located in the area of the former waste oil UST. The location of the gravel cover to be maintained in accordance with this Maintenance Plan, as well as the impacted soil are identified in the attached map
(Exhibit B).

Cover Purpose

The gravel cover over over the contaminated soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The gravel cover overlying the contaminated soil as depicted in Exhibit B will be inspected once a year, normally in the spring after all snow and ice is gone, for erosion and other potential problems that can cause exposure to the underlying contaminated soils. The inspections will be performed to evaluate erosion due to settling, run-off, and other factors. Any area where the underlying contaminated soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit C, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site or property prior to disposal to ascertain if contaminants remain. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the gravel cover overlying the contaminated soil is removed or replaced, the replacement barrier must be, at a minimum, equal in thickness as the original. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the gravel cover, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

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

Contact Information
April 2013

Site or Property Owner and Operator:

Saul Leibowitz
1421 Hemlock Knoll Terrace
Northbrook, IL 60062

Consultant:

Jason T. Powell
METCO
709 Gillette St., Suite # 3
La Crosse WI, 54603
(608) 781-8879

WDNR:

Doug Cieslak
WDNR Southeast Region
9531 Rayne Road
Sturtevant, WI 53177
(262) 884-2344

Exhibit A

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number | Document Name

DOCUMENT 1573376
RECORDED
At Kenosha County, Kenosha, WI 53140
Louise I. Principe, Register of Deeds
on 12/02/2008 at 10:10AM $163.00
800051626 JANK
REQDEED2

Recording Area

THIS DEED, made between WISCONSIN IRON & METAL CO., INC., A DISSOLVED CORPORATION, BY ITS PRESIDENT/SECRETARY ("Grantor," whether one or more), and BETTE G. LIPMAN, a married woman ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in KENOSHA County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

LEGAL DESCRIPTION ATTACHED

Name and Return Address
BETTE G LIPMAN
P O BOX 546
NORTHBROOK, ILLINOIS 60065-0546

13-

TRANSFER FEE
$ 150.00

01-122-01-226-047
Parcel Identification Number (PIN)

This IS NOT homestead property
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:
NONE

Dated SEPTEMBER 30, 2008

WISCONSIN IRON & METAL CO, INC (SEAL)
* WISCONSIN IRON & METAL CO., INC.

(SEAL)
* SAUL R. LEIBOWITZ, PRESIDENT/SECRETARY

(SEAL)
*

(SEAL)
*

AUTHENTICATION

Signature(s) _____
_____
authenticated on _____

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not authorized by Wis. Stat. § 706.06)

"OFFICIAL SEAL"
M Hedayat
Notary Public, State of Illinois
Commission Expires 7/2/2011

THIS INSTRUMENT DRAFTED BY:
SAUL R. LEIBOWITZ
425 QUADRANGLE DR, BOLINGBROOK, IL

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) ss.
WILL COUNTY)

Personally came before me on SEPTEMBER 30, 2008,
the above-named SAUL R LEIBOWITZ
_____
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* MAZYAR M. HEDAYAT
Notary Public, State of ~~Wisconsin~~ Illinois
My Commission (is permanent) (expires: 07-02-2011)

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
WARRANTY DEED FORM NO. 1-2003
* Type name below signatures

SECURITY UNION TITLE INSURANCE COMPANY

Commitment Number: WIATS0800959

SCHEDULE C

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows.

3405 60TH STREET, KENOSHA, WISCONSIN

PART OF THE NORTH WEST QUARTER OF SECTION ONE, TOWN ONE RANGE 22 EAST, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT 18 CHAINS AND 75 LINKS EAST OF THE NORTH WEST CORNER OF 1/4 SECTION; THENCE SOUTH 183 FEET, THENCE EAST 115 5 FEET, THENCE NORTH 183 FEET, THENCE WEST 115 5 FEET TO THE BEGINNING, EXCEPT NORTH 33 FEET FOR STREET, LYING AND BEING IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN,

ALSO

34TH AVENUE AND 60 STREET, KENOSHA, WISCONSIN

LOT #49 OF PAUL SCHROEDER SUBDIVISION, IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, AND STATE OF WISCONSIN, AS PER PLAT AND SURVEY OF SAID SUBDIVISION ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR KENOSHA COUNTY, WISCONSIN

01-122-01-226-047
3405 60TH STREET , KENOSHA , WI 53140

EXHIBIT B
CAP MAINTENANCE PLAN

UPTOWN RADIATOR

METCO
709 Gillette St, Ste. 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893
Excellence through experience

KENOSHA, WISCONSIN

DRAWN BY: ED

DATE: 4/20/11

N

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

▩ - UST CLOSURE SITE ASSESSMENT SOIL SAMPLE LOCATION

● - GEOPROBE BORING LOCATION

⊕ - MONITORING WELL LOCATION

- - - - - - PROPERTY LINE
- · - · - WATER LINE
- · · - · · - SANITARY SEWER
- · · · - STORM SEWER
- · · - · · - NATURAL GAS
= = = = = OVERHEAD UTILITIES

KEY TO UST SYSTEMS
A - REMOVED 6,000 GALLON UNLEADED GASOLINE
B - REMOVED 6,000 GALLON UNLEADED GASOLINE
C - REMOVED 4,000 GALLON UNLEADED GASOLINE
D - REMOVED 500 GALLON WASTE OIL
E - FORMER DISPENSER ISLAND

SCALE:
1 INCH = 25 FEET
0 25

▦ = GRAVEL COVER TO BE MAINTAINED

JENSEN CAMPING CENTER
CLOSED LUST SITE
03-30-002636

AFB AUTOMOTIVE
CLOSED LUST SITE
03-30-001881

60TH STREET

HERTZ CAR & TRUCK RENTAL
CLOSED LUST SITE
03-30-123674

HERTZ CAR & TRUCK RENTAL
OPEN ERP SITE
02-30-241419

GRASS
SIDEWALK
GRASS
CONCRETE
ASPHALT
STORM DRAIN
G-1
G-9
E PUMP-N
MW-2
E PUMP-S
G-3
AREA OF SOIL CONTAMINATION EXCEEDING THE NON-INDUSTRIAL GENERIC RCL's FOR DIRECT CONTACT PAH COMPOUNDS.
G-13
G-2
MW-3
G-14
GRAVEL COVER
WALL
CONCRETE
G-12
UPTOWN RADIATOR
3405 60TH STREET
6000-C
C
B
A
4000-W
6000-E
MW-1
G-4
GRAVEL
STORM DRAIN
ASPHALT
ASPHALT
GRASS
G-7
G-8
RESIDENTIAL
G-5
G-10
G-11
G-6
GRASS
SIDEWALK
GRASS
GRASS
GRASS
34TH STREET
CHINESE RESTAURANT

Exhibit C

Barrier INSPECTION LOG – (3405 60th Street, Kenosha, WI)

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations from previous inspection been implemented?

Uptown Radiator - Gravel Cap Area

Uptown Radiator - Gravel Cap Area

Attachment E/Monitoring Well Information

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

Attachment F/Notification to Owners of Impacted Properties

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

Impacted Property Notification Information

Form 4400-246 (R 10/12)

Notice: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, where specific circumstances exist at the time of case closure. This form applies to situations where: (1) the party conducting the cleanup does not own the source property; (2) contamination has impacted a neighboring property to a certain degree; and (3) not all monitoring wells can/will be abandoned at the time of closure. A letter notifying these property owners is required of the responsible party if certain circumstances exist. The DNR's "Guidance on Case Closure and the Requirements for Managing Continuing Obligations" (PUB-RR-606) specifies those notification requirements. A model "Template for Notification of Residual Contamination and Continuing Obligations" (PUB-RR-919) can be downloaded at: http://dnr.wi.gov/files/PDF/pubs/rr/RR919.pdf. 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. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS No.	Activity Name
03-30-208770	UPTOWN RADIATOR

						Letter Sent To:			Reasons Letter Sent:							
ID	Impacted Property Address	Parcel No.	Date of Letter	WTMX	WTMY	Source Property Owner is not RP	Right of Way Government or Other	Impacted Off-Site Property Owner	Groundwater Exceeds ES	Residual Soil Exceeds Standards	Cap/Engineerd Control	Industrial Use Soil Standards	Vapor System in Place	Vapor Asmt Needed if use Changes	Structural Impediment	Lost, Transferred or Open Wells
A	34th St ROW	NA	04/29/2013	NA	NA		X			X						

METCO
Excellence through experience™

709 Gillette St, Ste. 3 ♦ La Crosse, WI 54603 ♦ 1-800-552-2932 ♦ Fax (608) 781-8893 Email: rona@metcohq.com ♦ www.metcohq.com

April 29, 2013

City of Kenosha Street Division
Attn: John Prijic
6415 35th Avenue
Kenosha, WI 53142

Notification: Uptown Radiator (BRRTS # 03-30-208770), Conditional Case Closure Notification

Dear Mr. Prijic,

I am writing on behalf of Saul Leibowitz to inform you that petroleum contaminated soil from the Uptown Radiator site, located at 3405 60th Street, Kenosha, Wisconsin, exists within the right-of-way 34th Street.

A Case Summary and Close Out Request is being submitted to the Wisconsin Department of Natural Resources for the Uptown Radiator site. Case closure means that the Wisconsin Department of Natural Resources will not be requiring any further investigation or cleanup action to be taken. As part of the required closure documentation, you are hereby notified that residual petroleum contamination exists in soil within the right-of-way of 34th Street to east of the Uptown Radiator site. This soil contamination exists from approximately 12 to 14 feet (watertable interface) below ground surface. We are enclosing a site map displaying the inferred soil contamination plume.

If the contaminated soil is encountered during future construction, it may pose inhalation or other direct contact hazards. Any contaminated soil encountered will require sampling and analysis, as well as proper storage, treatment, and disposal of any excavated materials. We are enclosing a site map displaying the inferred soil contamination plume.

If you have any questions, or require more detailed information, please contact me at METCO's La Crosse office (608-781-8879).

Sincerely,

Jason T. Powell
Staff Scientist

Enclosure: Map

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

N PRIJIC
Y OF KENOSHA STREET DIVISION
5 35TH AVE.
NOSHA WI 5 3142

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Jaime Polsiecha ☒ Agent ☐ Addressee

B. Received by (Printed Name) J. Polsiecha
C. Date of Delivery 5-2-13

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7012 1010 0000 2236 1668

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

Attachment G/Source Legal Documents

6.1. Deed

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number | Document Name

DOCUMENT 1573376
RECORDED
At Kenosha County, Kenosha, WI 53140
Louise I. Principe, Register of Deeds
on 12/02/2008 at 10:10AM $163.00
00051626 JANK
REGDEED2

Recording Area

Name and Return Address
BETTE G LIPMAN
P O BOX 546
NORTHBROOK, ILLINOIS 60065-0546

13-

THIS DEED, made between WISCONSIN IRON & METAL CO., INC., A DISSOLVED CORPORATION, BY ITS PRESIDENT/SECRETARY ("Grantor," whether one or more), and BETTE G. LIPMAN, a married woman ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in KENOSHA County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

LEGAL DESCRIPTION ATTACHED

TRANSFER FEE
$ 150.00

01-122-01-226-047
Parcel Identification Number (PIN)

This IS NOT homestead property
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:
NONE

Dated SEPTEMBER 30, 2008

WISCONSIN IRON & METAL CO, INC (SEAL)
* WISCONSIN IRON & METAL CO., INC.

(SEAL)
* SAUL R. LEIBOWITZ, PRESIDENT/SECRETARY

(SEAL)
*

(SEAL)
*

AUTHENTICATION

Signature(s) _____
_____
authenticated on _____

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not authorized by Wis. Stat. § 706.06)

"OFFICIAL SEAL"
M Hedayat
Notary Public, State of Illinois
Commission Expires 7/2/2011

THIS INSTRUMENT DRAFTED BY:
SAUL R. LEIBOWITZ
425 QUADRANGLE DR , BOLINGBROOK, IL

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) ss.
WILL COUNTY)

Personally came before me on SEPTEMBER 30, 2008,
the above-named SAUL R LEIBOWITZ
_____
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
* MAZYAR M. HEDAYAT
Notary Public, State of ~~Wisconsin~~ Illinois
My Commission (is permanent) (expires: 07-02-2011)

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

SECURITY UNION TITLE INSURANCE COMPANY

Commitment Number: WIATS0800959

SCHEDULE C

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows.

3405 60TH STREET, KENOSHA, WISCONSIN

PART OF THE NORTH WEST QUARTER OF SECTION ONE, TOWN ONE RANGE 22 EAST, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT 18 CHAINS AND 75 LINKS EAST OF THE NORTH WEST CORNER OF 1/4 SECTION; THENCE SOUTH 183 FEET, THENCE EAST 115 5 FEET, THENCE NORTH 183 FEET, THENCE WEST 115 5 FEET TO THE BEGINNING, EXCEPT NORTH 33 FEET FOR STREET, LYING AND BEING IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN,

ALSO

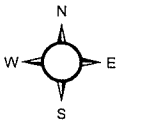
34TH AVENUE AND 60 STREET, KENOSHA, WISCONSIN

LOT #49 OF PAUL SCHROEDER SUBDIVISION, IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, AND STATE OF WISCONSIN, AS PER PLAT AND SURVEY OF SAID SUBDIVISION ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR KENOSHA COUNTY, WISCONSIN

01-122-01-226-047
3405 60TH STREET , KENOSHA , WI 53140

G.2.

Kenosha County



1 inch = 50 feet

Source: Kenosha County Land Information Office

G.3 Verification of Zoning

According to the Kenosha County, Wisconsin GIS interactive website (http://kc-web-01.kenoshacounty.org/InteractiveMapping/) as of April 18, 2013, the Uptown Radiator site is zoned "Commercial".

G.4.

WDNR BRRTS Case #: 03-30-208770

WDNR Site Name: Uptown Radiator

Geographic Information System (GIS) Registry of Closed Remediation Sites

In compliance with the revisions to the NR 700 rule series requiring certain closed sites to be listed on the Geographic Information System (GIS) Registry of Closed Remediation Sites (Registry) effective Nov., 2001, I have provided the following information.

To the best of my knowledge the legal descriptions provided and attached to this statement are complete and accurate.

Responsible Party:

Saul R. Leibowitz Agent
(print name/title)

(signature) 05/20/13
(date)