

**GIS REGISTRY INFORMATION**

**SITE NAME:** Van Dyke Knitting  
**BRRTS #:** 02-41-364207 **FID # (if appropriate):** 341063800  
**COMMERCE # (if appropriate):** \_\_\_\_\_  
**CLOSURE DATE:** 07/30/2004  
**STREET ADDRESS:** 2100-2102 W Pierce St  
**CITY:** Milwaukee

**SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):**  
 X= 687849 Y= 285594

**CONTAMINATED MEDIA:** Groundwater  Soil  Both   
**OFF-SOURCE GW CONTAMINATION >ES:**  Yes  No

**IF YES, STREET ADDRESS 1:** \_\_\_\_\_  
**GPS COORDINATES (meters in WTM91 projection):** X= \_\_\_\_\_ Y= \_\_\_\_\_

**OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):**  Yes  No  
**IF YES, STREET ADDRESS 1:** \_\_\_\_\_

**GPS COORDINATES (meters in WTM91 projection):** X= \_\_\_\_\_ Y= \_\_\_\_\_  
**CONTAMINATION IN RIGHT OF WAY:**  Yes  No

**DOCUMENTS NEEDED:**

- Closure Letter, and any conditional closure letter or denial letter issued *85 Cap Maint Plan*
- Copy of any maintenance plan referenced in the final closure letter. *86 Lost MW*
- Copy of (soil or land use) deed notice *if any required as a condition of closure* *48 DAL Exempt:*
- Copy of most recent deed, including legal description, for all affected properties

**Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties**  
**County Parcel ID number, if used for county, for all affected properties**

**Location Map** which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.

**Detailed Site Map(s) for all affected properties**, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.

**Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)**  
**Tables of Latest Soil Analytical Results (no shading or cross-hatching)**

**Isoconcentration map(s), if required for site investigation (SI)** (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.

**GW:** Table of water level elevations, with sampling dates, and free product noted if present  
**GW:** Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)

**SOIL:** Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour  
**Geologic cross-sections, if required for SI.** (8.5x14" if paper copy)

**RP certified statement that legal descriptions are complete and accurate**  
**Copies of off-source notification letters (if applicable)**  
**Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)**





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
PO Box 12436  
Milwaukee, Wisconsin 53212-0436  
Telephone 414-263-8500  
FAX 414-263-8483  
TTY 414-263-8713

August 31, 2004

In Reply Refer To: FID# 341063800  
County of Milwaukee  
BRRTS# 02-41-364207

Ms. Judy Sullivan  
Gorman & Co Inc  
1244 S Park Street  
Madison, WI 53715

Subject: Final Case Closure at the Van Dyke Knitting Property, 2100-2102 W  
Pierce Street, Milwaukee, WI

Dear Ms. Sullivan:

On July 28, 2004, your site, as described above, was reviewed for closure by the Wisconsin Department of Natural Resources ("WDNR"). The WDNR reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

On July 27, 2004, the WDNR received correspondence indicating that you have complied with two of the three conditions of closure. The completed conditions are 1) documentation that the WDNR-approved deed restriction was recorded and 2) documentation that the required cap was installed. The third condition was 3) documentation that the monitoring well on the property was properly abandoned. On August 26, 2004, the WDNR received correspondence indicating that you have attempted to abandon the monitoring well at the site, but that the well was removed during site redevelopment. Based on the information you provided, including the site geology and the presence of an impervious asphalt cap in the area of the well, the WDNR concurs with your conclusion that "it does not appear that remnants of the well will serve as a conduit to any significant water-bearing formations", therefore the site can be closed with a notation on the GIS Registry that the well was not properly abandoned.

Groundwater monitoring data at this site indicates an exceedance of the NR 140 preventive action limit (PAL) for mercury at MW-1, but compliance with the NR 140 enforcement standard. The Department may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application.
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that the above criteria have been or will be met. Therefore, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, an exemption to the PAL is granted for mercury at MW-1. This letter serves as your exemption.

Based on the correspondence and data provided, it appears that your case has been remediated to WDNR standards in accordance with s. NR 726.05, Wis. Adm. Code. The WDNR considers this case closed and no further investigation, remediation or other action is required at this time.

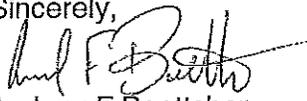
Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

If this is a PECFA site, section 101.143, Wis. Stats., requires that 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 by the PECFA Program 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.

Please be aware that this 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 the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions or concerns regarding this letter, please contact me at (414) 263- 8541.

Sincerely,

  
Andrew F Boettcher  
Hydrogeologist

C: Miller Engineers & Scientists, 5308 S 12<sup>th</sup> Street, Sheboygan, WI 53081-8099

Document Number

WARRANTY DEED

8416993

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED AT 8:49 AM  
12-26-2002

IGNATIUS J. NIEMCZYK  
REGISTER OF DEEDS

AMOUNT 11.00

Recording Area

Name and Return Address

Attorney John W. Van Note  
Mohr, MacDonald, Widder & Paradise  
20 North Carroll Street  
Madison, WI 53703

425-9998-2  
425-9998-6  
(Parcel Identification Number)

REFL 5484  
IMAGE 0063

Mitchell B. Van Dyke LLC conveys and warrants to Knitting Factory Loft Apartments, LLC, a Wisconsin limited liability company, the following described real estate in Milwaukee County, State of Wisconsin:

Parcel I:

That part of the Northwest One-quarter (1/4) of Section Thirty-one (31), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point in the North line of West Pierce Street, as platted, 572.14 feet West of the East line of said 1/4 Section; running thence North 188.91 feet to a point, said point being 572.18 feet West of the East line of said 1/4 Section; thence Easterly along a straight line, said line being the North line of a wall, which wall begins 20 feet East of the West line of this described property, 149.88 feet to a point, said point being 422.30 feet West of the East line of said 1/4 Section, and 188.75 feet North of the North line of West Pierce Street; thence South 188.75 feet to a point in the North line of West Pierce Street, which said point is 422.26 feet West of the East line of said 1/4 Section; thence West on the North line of West Pierce Street 149.88 feet to the place of commencement.

TRANSFER  
\$4,297.<sup>30</sup>  
FEE

Parcel II:

That part of the Northwest One-quarter (1/4) of Section Thirty-one (31), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point on the South line and 217.91 feet West of the Southeast corner of the Northwest 1/4 of Section 31, aforesaid; thence North on a line 217.91 feet West of and parallel to the East line of said 1/4 Section 407.50 feet; thence West on a line 407.50 feet North of and parallel to the South line of said 1/4 Section 217.91 feet to a point; thence South on a line 435.82 feet West of and parallel to the East line of said 1/4 Section 407.50 feet to the South line of said 1/4 Section; thence East on the South line of said 1/4 Section 217.91 feet to the place of beginning. EXCEPTING THEREFROM a rectangular piece in the Southeast corner thereof 179.88 feet East and West and 185 feet North and South. ALSO excepting therefrom those lands described as West Pierce Street.

ALSO a part of said Northwest One-quarter (1/4) bounded and described as follows: Commencing at a point in the South line of said 1/4 Section 435.82 feet West of the Southeast corner thereof; running thence North on a line parallel to the East line of said 1/4 Section 445 feet to a point in the North line of Park Street, extended; thence West on a line parallel to the South line of said 1/4 Section, 138.32 feet to a point in the East line of Mitchell Park; thence South on and along the East line of Mitchell Park, 445 feet to a point in the South line of said 1/4 Section; thence East on and along said South line 138.32 feet to the point of commencement. EXCEPTING from the above-described parcels, a parcel of land bounded and described as follows: Commencing at a point in the North line of West Pierce Street, 572.14 feet West of the East line of said 1/4 Section; running thence North 188.91 feet to a point, said point being 572.18 feet West of the East line of said 1/4 Section; thence Easterly along a straight line, said line being the North line of a wall, which wall begins 20 feet East of the West line of the described property, 149.88 feet to a point; said point being 422.30 feet West of the East line of said 1/4 Section, and 188.75 feet North of the North line of West Pierce Street; thence South 188.75 feet to a point in the North line of West Pierce Street, which said point is 422.26 feet West of the East line of said 1/4 Section; thence West on the North line of West Pierce Street, 149.88 feet to the place of commencement. ALSO excepting therefrom those lands described as West Pierce Street.

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

This is not homestead property.

Dated this 19<sup>th</sup> day of DECEMBER, 2002.

MITCHELL B. VANDYKE LLC

By: [Signature] Manager  
PETER H. MOEDE

AUTHENTICATION

Signature(s) Peter H. Moede

ACKNOWLEDGMENT

authenticated this 19<sup>th</sup> day of DECEMBER, 2002  
[Signature]  
signature  
JENNIFER PEARL MURPHY  
type or print name

STATE OF WISCONSIN  
MILWAUKEE COUNTY  
Personally came before me this \_\_\_ day of \_\_\_  
the above named  
to me known to be the person who  
executed the foregoing instrument and acknowledge the  
same.

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

signature  
type or print name

THIS INSTRUMENT WAS DRAFTED BY  
Attorney John W. Van Note

Notary Public Milwaukee County, Wisconsin.  
My commission is permanent. (If not, state expiration date: \_\_\_\_\_)

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

Document Number

DEED RESTRICTION

DOC. #  
8774827

REGISTER'S OFFICE 1 SS  
Milwaukee County, WI

RECORDED AT 1:14 PM

05-03-2004

JOHN LA FAVE  
REGISTER OF DEEDS

AMOUNT 27.00

Declaration of Restrictions

In Re: The property described in the attached Exhibit A, with Wisconsin Transverse Mercator coordinates 687875, 285625 (the "Property").

STATE OF WISCONSIN )

COUNTY OF Milwaukee )

) ss  
)  
JUL 27 2004

Recording Area

Name and Return Address  
Attorney John W. Van Note  
Mohs, MacDonald, Widder & Paradise  
20 N. Carroll Street  
Madison, WI 53703

425-9998-2

425-9999-8

Parcel Identification Number (PIN)

WHEREAS, Knitting Factory Loft Apartments, LLC, a Wisconsin limited liability company, is the owner of the Property (the "Owner").

WHEREAS, one or more lead discharges have occurred on the Property, and as of May 30, 2003 when soil samples were collected on the Property, lead-contaminated soil remained on the Property at the following location: under the asphalt parking lot along the east side of the property (Refer to attached Exhibit B, which Exhibit "B" is a site plan that depicts that portion of the Property containing lead-contaminated soil).

WHEREAS, it is the desire and intention of the Owner of the Property to impose on the Property restrictions which will make it unnecessary to conduct further soil remediation activities on the Property.

NOW THEREFORE, the Owner hereby declares that all of the Property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

The paved surfaces that existed on the Property on the date that this restriction was executed form a barrier that must be maintained in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. These paved surfaces are also required in order to minimize the infiltration of water and prevent additional groundwater contamination that could violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code. The paved surfaces shall be maintained on the Property in the locations shown on the attached map, labeled "Exhibit B", unless another barrier, with an infiltration rate of 10<sup>-7</sup> cm/sec or less, is installed and maintained in their place. The existing pavement and any replacement barrier with an infiltration rate of 10<sup>-7</sup> cm/sec or less, shall be maintained on the Property in compliance with the Cap Maintenance Plan dated November 3, 2003, that was submitted to the Wisconsin Department of Natural Resources by Miller Engineers and Scientists, on behalf of the Owner and as required by section NR 724.13(2), Wis. Adm. Code (1999). A copy of the CAP Maintenance Plan is attached hereto as Exhibit "C".

In addition, the following activities are prohibited on that portion of the Property shown on Exhibit "B" where an impervious cap has been placed or where impervious surfaces exist, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successors or assigns: (1) Excavating or grading of the land surface shown on Exhibit "B"; (2) Filling on capped areas and areas with impervious surfaces shown on Exhibit "B"; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a

REEL 5829

IMAGE 5473

9

building or other structure with a foundation that would sit on or be placed within the cap or impervious surface shown on Exhibit "B".

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the Property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Wisconsin Department of Natural Resources, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the Property may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Wisconsin Department of Natural Resources determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Wisconsin Department of Natural Resources' written determination, may be recorded by the Property Owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, Gary J. Gorman, in his capacity as the president of Gorman & Company, Inc., the managing member of the Owner, asserts that he is duly authorized to sign this document on behalf of Knitting Factory Loft Apartments, LLC.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 15 day of April, 2004.

Knitting Factory Loft Apartments, LLC

Signature: [Handwritten Signature]  
Printed Name: Gary J. Gorman, President of Gorman & Company, Inc., Managing Member of Knitting Factory Loft Apartments, LLC

Subscribed and sworn to before me this 15 day of April, 2004.

[Handwritten Signature]  
Notary Public, State of WISCONSIN  
My commission IS PERMANENT

JOHN W. VAN NOTE  
NOTARY PUBLIC  
STATE OF WISCONSIN

This document was drafted by Attorney John W. Van Note, based upon information provided by the Wisconsin Department of Natural Resources.

REEL 5829  
IMAGE 5474

EXHIBIT "A"

**Legal Description of the Property**

Parcel I:

That part of the Northwest One-quarter (1/4) of Section Thirty-one (31), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point in the North line of West Pierce Street, as platted, 572.14 feet West of the East line of said 1/4 Section; running thence North 188.91 feet to a point, said point being 572.18 feet West of the East line of said 1/4 Section; thence Easterly along a straight line, said line being the North line of a wall, which wall begins 20 feet East of the West line of this described property, 149.88 feet to a point, said point being 422.30 feet West of the East line of said 1/4 Section, and 188.75 feet North of the North line of West Pierce Street; thence South 188.75 feet to a point in the North line of West Pierce Street, which said point is 422.26 feet West of the East line of said 1/4 Section; thence West on the North line of West Pierce Street 149.88 feet to the place of commencement.

2102 West Pierce Street

Tax Key No. 425-9998-2

Parcel II:

That part of the Northwest One-quarter (1/4) of Section Thirty-one (31), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point on the South line and 217.91 feet West of the Southeast corner of the Northwest 1/4 of Section 31, aforesaid; thence North on a line 217.91 feet West of and parallel to the East line of said 1/4 Section 407.50 feet; thence West on a line 407.50 feet North of and parallel to the South line of said 1/4 Section 217.91 feet to a point; thence South on a line 435.82 feet West of and parallel to the East line of said 1/4 Section 407.50 feet to the South line of said 1/4 Section; thence East on the South line of said 1/4 Section 217.91 feet to the place of beginning. EXCEPTING THEREFROM a rectangular piece in the Southeast corner thereof 179.86 feet East and West and 185 feet North and South. ALSO excepting therefrom those lands described as West Pierce Street.

ALSO a part of said Northwest One-quarter (1/4) bounded and described as follows: Commencing at a point in the South line of said 1/4 Section 435.82 feet West of the Southeast corner thereof; running thence North on a line parallel to the East line of said 1/4 Section 445 feet to a point in the North line of Park Street, extended; thence West on a line parallel to the South line of said 1/4 Section, 136.32 feet to a point in the East line of Mitchell Park; thence South on and along the East line of Mitchell Park, 445 feet to a point in the South line of said 1/4 Section; thence East on and along said South line 136.32 feet to the point of commencement. EXCEPTING from the above-described parcels, a parcel of land bounded and described as follows: Commencing at a point in the North line of West Pierce Street, 572.14 feet West of the East line of said 1/4 Section; running thence North 188.91 feet to a point, said point being 572.18 feet West of the East line of said 1/4 Section; thence Easterly along a straight line, said line being the North line of a wall, which wall begins 20 feet East of the West line of the described property, 149.88 feet to a point; said point being 422.30 feet West of the East line of said 1/4 Section, and 188.75 feet North of the North line of West Pierce Street; thence South 188.75 feet to a point in the North line of West Pierce Street, which said point is 422.26 feet West of the East line of said 1/4 Section; thence West on the North line of West Pierce Street, 149.88 feet to the place of commencement. ALSO excepting therefrom those lands described as West Pierce Street.

2100 West Pierce Street

Tax Key No. 425-9999-8

REEL 5829

IMAGE 5475

EXHIBIT "B"

Site Plan

[attached]

WELL 5829

IMAGE 5476



EXHIBIT "C"

CAP Maintenance Plan

[attached]

NEEL

5829

IMAGE

5478

# MILLER

ENGINEERS  
SCIENTISTS

An Employee-Owned Company

November 3, 2003

02-1-15990

Wisconsin Department of Natural Resources  
Attn: Mr. Andrew Boettcher  
2300 N. Dr. Martin Luther King, Jr. Drive  
P.O. Box 12436  
Milwaukee, WI 53212

Subject: **Cap Maintenance Plan**  
Knitting Factory Loft Apartments, LLC  
Van Dyke Knitting Factory  
2100 – 2102 W. Pierce Street, Milwaukee, Wisconsin  
BRRTS ID# 02-41-364207

Dear Mr. Boettcher:

As requested by you, and on behalf of Knitting Factory Loft Apartments, LLC, Miller Engineers & Scientists is submitting the following *Cap Maintenance Plan* for WDNR review, comment, and approval. Knitting Factory Loft Apartments, LLC (KFLA) is the current owner of the former Van Dyke Knitting Factory site at 2100 – 2102 W. Pierce Street in Milwaukee.

Several areas of lead-affected soil were identified at the site during a Phase II Environmental Site Assessment conducted in 2002. As a remedial action, to prevent direct contact with the lead-affected soil, affected soil was removed and placed under an asphalt-paved parking lot located on the east side of the site. KFLA proposes to maintain the existing on-site asphalt cap (refer to attached *Site Diagram*). KFLA (or their designated agent) will inspect the capping material annually in the spring of the year and repairs will be completed as required. General repairs may include (but are not limited to) crack filling and replacement of areas in which crack filling will not be sufficient to maintain the cap integrity. KFLA will maintain the cap until the time at which it can be demonstrated to the department that the cap is no longer required for protection of human health or the environment.

KFLA understands that if the cap is not maintained, the department has the authority to reopen the case. In the event that KFLA sells the property, the responsibilities outlined in this agreement with the Department of Natural Resources will be transferred to the new owner as part of the purchase agreement.

KEEL  
5829

IMAGE  
5479

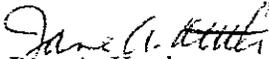
Mr. Andy Boettcher  
November 3, 2003  
Page 2

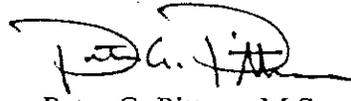
Knitting Loft Apartments, LLC appreciates your review of the proposed *Cap Maintenance Plan* and requests your signature indicating your approval. If you have any questions, please call Jane Kettler at Miller Engineers & Scientists (920-458-6164).

Signature \_\_\_\_\_ Date \_\_\_\_\_

Sincerely,

MILLER ENGINEERS & SCIENTITSTS

  
Jane A. Kettler  
Project Chemist

  
Peter G. Pittner, M.S.  
Vice President

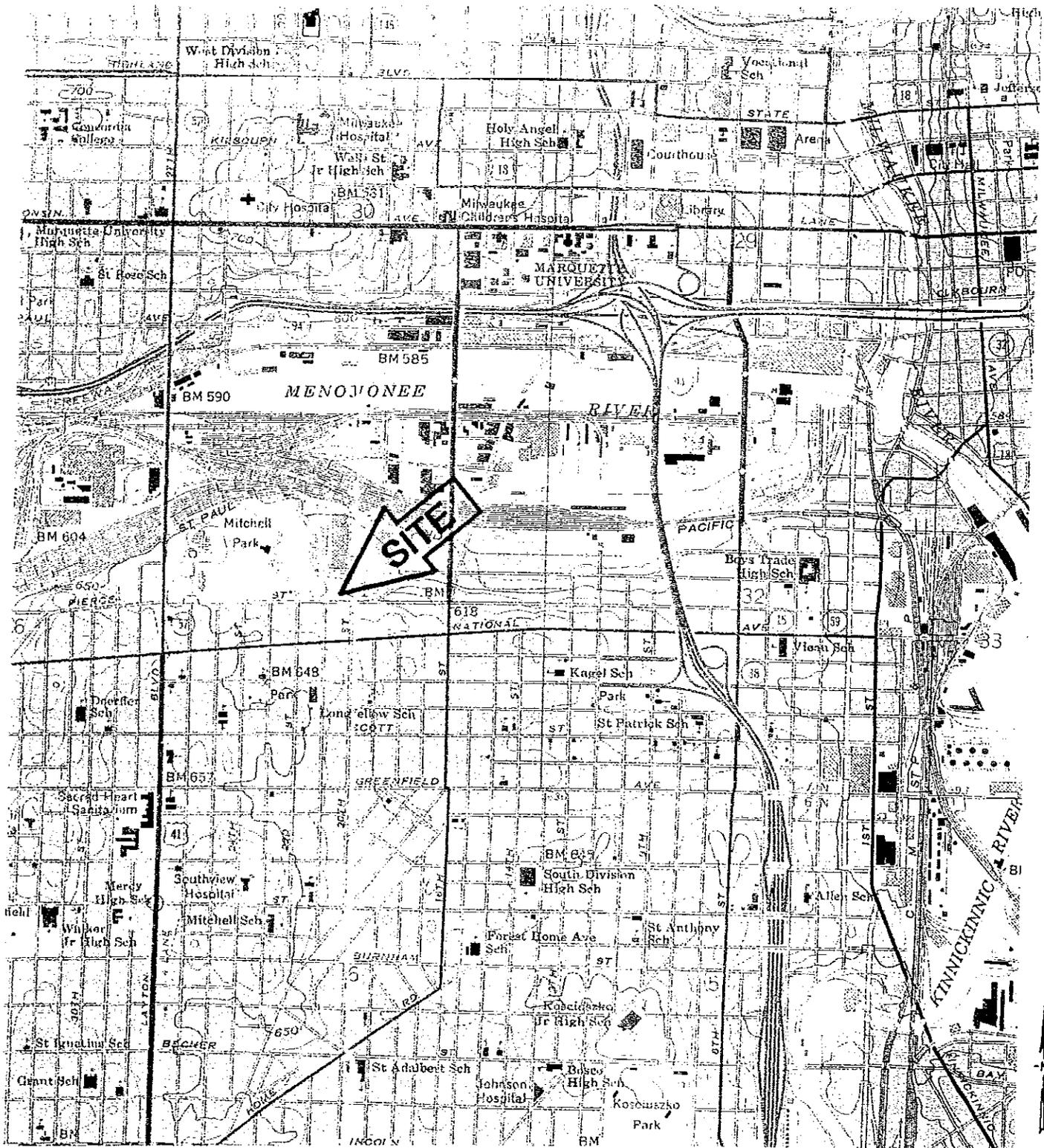
Attachment: Site Diagram

c: Ms. Judy Sullivan, Gorman & Company, Inc.  
Mr. John Van Note, Mohs, MacDonald, Widder & Paradise

I:\DATA\2002\15000\1-15990\CapMaintPlan.doc

RECEIVED  
5829  
IMAGE  
5480





DATE	8/9/02	BY	SJJ	CLIENT:	GORMAN & CO., INC.
PROJECT NO.	15990SE10	CK	JAK	JOB:	PHASE I ENVIRONMENTAL SITE ASSESSMENT
Milwaukee Quadrangle Scale 1:24000 Wisconsin - Milwaukee Co. 7.5 Minute Series (Topographic) 15' Quadrangle				LOCATION:	SOUTH 21 <sup>ST</sup> AND WEST PIERCE STREETS MILWAUKEE, WISCONSIN

**Figure 1: Site Location Map**

**TABLE 1**  
**Soil Analytic Test Results**

Gorman & Company, Inc.  
S. 21st & W. Pierce Streets, Milwaukee  
Project Number: 15990S

Sample Interval Depth (feet) Sample Date	GP1-2	GP2-2	GP3-1	GP4-1	GP5-1	GP6-1	GP6-3	NR 720	NR 746	NR 746
	4-8	4-8	0-4	0-4	0-4	0-4	8-12	RCL's	Table 1	Table 2
	<u>8/26/2002</u>	(µg/kg)	(µg/kg)	(µg/kg)						
<b>Analyte (µg/kg)</b>										
Benzene	<25	40	<25	<25	<25	<25	<25	5.5	8,500	1,100
sec-Butylbenzene	-	530	<25	<25	<25	<25	<25	--	--	--
n-Butylbenzene	-	2,400	<25	<25	<25	<25	<25	--	--	--
1,1-Dichloroethene	-	<25	<25	<25	<25	<25	<25	--	--	--
cis-1,2-Dichloroethene	-	<25	<25	<25	<25	<25	<25	--	--	--
trans-1,2-Dichloroethene	-	<25	<25	<25	<25	<25	<25	--	--	--
Ethylbenzene	<25	550	<25	<25	<25	<25	<25	2,900	4,600	4,600
Isopropylbenzene	-	500	<25	<25	<25	<25	<25	--	--	--
MTBE	<25	<25	<25	<25	<25	<25	<25	--	--	--
p-Isopropyltoluene	-	360	<25	<25	<25	<25	<25	--	--	--
Naphthalene	-	150	<25	<25	<25	<25	250	--	2,700	2,700
n-Propylbenzene	-	480	<25	<25	<25	<25	<25	--	--	--
Tetrachloroethene	-	<25	<25	<25	<25	<25	<25	--	--	--
Toluene	120	200	<25	<25	<25	<25	<25	1,500	38,000	38,000
Trichloroethene	-	<25	<25	<25	<25	<25	<25	--	--	--
1,2,4-Trimethylbenzene	1,400	1,300	<25	<25	<25	<25	<25	--	83,000	83,000
1,3,5-Trimethylbenzene	510	570	<25	<25	<25	<25	<25	--	11,000	11,000
Vinyl Chloride	-	<25	<25	<25	<25	<25	<25	--	--	--
Xylenes	<75	<75	<75	<75	<75	<75	<75	4,100	42,000	42,000
Total VOC	2,030	7,080	ND	ND	ND	ND	250			
DRO	20	21	<10	<10	-	-	670	100	--	--
GRO	-	-	-	-	-	-	<10	100	--	--
Depth (feet)	4-8	4-8	0-4	0-4	0-4	0-4	8-12	NR 720 RCL's	NR 720 RCL's	
<b>Analyte (mg/kg)</b>								Non-Industrial (mg/kg)	Industrial (mg/kg)	
Arsenic	-	-	-	-	7.0	11	-	0.039	1.6	
Barium	-	-	-	-	739	102	-	--	--	
Cadmium	-	-	-	-	<0.7	0.7†	-	8	510	
**Chromium	-	-	-	-	12	37	-	16,000	NA	
Lead	-	-	-	-	252	120	26	50	500	
Mercury	-	-	-	-	0.16	0.16	-	--	--	
Selenium	-	-	-	-	15	5.1†	-	--	--	
Silver	-	-	-	-	5.6	6.1	-	--	--	

VOC= Volatile Organic Compounds (EPA Method 8260 for samples from 12/01)  
DRO= Diesel Range Organics (Wisconsin Modified)  
GRO= Gasoline Range Organics  
LOD= Limit of Detection  
RCL= Residual Contaminant Levels

\*\* NR 720 Soil Standard for Chromium listed is for trivalent species.  
Additional testing would be necessary to identify species detected.  
- = Not tested  
-- = No Standards Established  
† = Detected above the Limit of Detection but below the Limit of Quantitation  
Bold = Exceeds NR 720 Soil Standards  
Underline = Exceeds NR746 Table 1 or Table 2 Values

**TABLE 1 (Continued)**  
**Soil Analytic Test Results**

Sample Interval	GP7-1	GP7-2	GP8-1	GP9-1	GP10-1	GP10-2	HA2	HA4	NR 720	NR 746	NR 746
Depth (feet)	0-4	4-8	0-4	0-4	0-4	4-8	0-1	1	RCL's	Table 1	Table 2
Sample Date	8/26/2002	8/26/2002	8/26/2002	8/26/2002	8/26/2002	8/26/2002	8/26/2002	8/26/2002	(ug/kg)	(ug/kg)	(ug/kg)
<b>Analyte (ug/kg)</b>											
Benzene	<25	<25	<25	<25	<25	<25	<25	<25	5.5	8,500	1,100
sec-Butylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
n-Butylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
1,1-Dichloroethene	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
cis-1,2-Dichloroethene	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
trans-1,2-Dichloroethene	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Ethylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	2,900	4,600	4,600
Isopropylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
MTBE	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
p-Isopropyltoluene	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Naphthalene	<25	<25	<25	<25	<25	160	<25	<25	--	2,700	2,700
n-Propylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Tetrachloroethene	<25	<25	<25	<25	34	<25	100	<25	--	--	--
Toluene	<25	<25	<25	<25	<25	<25	<25	<25	1,500	38,000	38,000
Trichloroethene	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
1,2,4-Trimethylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	--	83,000	83,000
1,3,5-Trimethylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	--	11,000	11,000
Vinyl Chloride	<25	<25	<25	<25	<25	<25	<25	<25	--	--	--
Xylenes	<75	<75	<75	<75	<75	<75	<75	<75	4,100	42,000	42,000
Total VOC	ND	ND	ND	ND	ND	160	100	ND			
DRO	.	.	.	.	.	.	.	.	100	--	--
GRO	.	.	.	.	.	.	.	.	100	--	--
Depth (feet)	0-4	4-8	0-4	0-4	0-4	4-8	Composite	Composite	NR 720	NR 720	
<b>Analyte (mg/kg)</b>									RCL's	RCL's	
Arsenic	.	.	1.1†	2.4	6.2	.	.	9.9	Non-Industrial	Industrial	
Barium	.	.	16	51	16	.	.	1,860	(mg/kg)	(mg/kg)	
Cadmium	.	.	<0.7	<0.7	<0.7	.	.	0.88†	8	510	
**Chromium	.	.	6.1	8.1	8.0	.	.	23	16,000	NA	
Lead	.	.	6.7†	65	15	.	1070	7,440	50	500	
Mercury	.	.	.	0.099	.	.	.	10.2	--	--	
Selenium	.	.	<2.5	<2.5	11	.	.	18	--	--	
Silver	.	.	1.5†	3.1	9.9	.	.	9.2	--	--	

VOC= Volatile Organic Compounds (EPA Method 8260 for samples from 12/01)  
DRO= Diesel Range Organics (Wisconsin Modified)  
GRO= Gasoline Range Organics  
LOD= Limit of Detection  
RCL= Residual Contaminant Levels

\*\*NR 720 Soil Standards for Chromium listed is for trivalent species.  
Additional testing would be necessary to identify species detected.  
. = Not tested  
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† = Detected above the Limit of Detection but below the Limit of Quantitation  
Bold = Exceeds NR 720 Soil Standards  
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**TABLE 2**  
**Groundwater Analytic Test Results**

Gorman & Company, Inc.  
S. 21st & W. Pierce Streets, Milwaukee  
Project Number: 15990S

Date Sampled:	<u>GP-5</u>	<u>GP-6</u>	<u>GP-7</u>	<u>MW-1*</u>	NR140 <u>ES</u>	NR140 <u>PAL</u>
<u>Analyte (µg/L)</u>						
Benzene	<0.43	<0.43	<0.43	-	<b>5</b>	<u>0.5</u>
1,1-Dichloroethene	<0.57	<0.57	<0.57	-	<b>7</b>	<u>0.7</u>
cis-1,2-Dichloroethene	<0.53	<0.53	<0.53	-	<b>70</b>	<u>7</u>
trans-1,2-Dichloroethene	<0.59	<0.59	<0.59	-	<b>100</b>	<u>20</u>
Ethylbenzene	<0.49	<0.49	<0.49	-	<b>700</b>	<u>140</u>
Methyl tert-butyl ether (MTBE)	<0.49	<0.49	<0.49	-	<b>60</b>	<u>12</u>
Naphthalene	<1.4	<1.4	<1.4	-	<b>40</b>	<u>8</u>
Tetrachloroethene	0.8†	<0.49	<0.49	-	<b>5</b>	<u>0.5</u>
Toluene	<0.63	<0.63	<0.63	-	<b>5</b>	<u>0.5</u>
Trichloroethene	<0.73	<0.73	<0.73	-	<b>5</b>	<u>0.5</u>
Trimethylbenzenes	<1.14	<1.14	<1.14	-	<b>480</b>	<u>96</u>
Vinyl Chloride	<0.12	<0.12	<0.12	-	<b>0.2</b>	<u>0.02</u>
Xylenes	<1.45	<1.45	<1.45	-	<b>10,000</b>	<u>1,000</u>
Total VOC	0.8	ND	ND	-		
<u>Analyte (µg/L)</u>						
Arsenic	<2.6	4.4	<2.6	-	<b>50</b>	<u>5</u>
Barium (mg/L)	0.046	0.066	0.051	-	<b>2</b>	<u>0.4</u>
Cadmium	<0.08	<0.08	<0.08	-	<b>5</b>	<u>0.5</u>
**Chromium (total)	4.1	1.4†	4.7	-	<b>100</b>	<u>10</u>
Lead	<0.66	<0.66	<0.66	-	<b>15</b>	<u>1.5</u>
Mercury	<u>0.5</u>	<b>6.9</b>	<u>1.0</u>	<u>0.47</u>	<b>2</b>	<u>0.2</u>
Selenium	<1	1.7†	4.8	-	<b>50</b>	<u>10</u>
Silver	1.8	0.64†	1.5	-	<b>50</b>	<u>10</u>

VOC = Volatile Organic Compounds (EPA Method 8260)

Bold Type = Exceeds NR140 Groundwater Quality Enforcement Standard (ES)

Underline Type = Exceeds NR140 Groundwater Quality Preventive Action Limit (PAL)

-- No Standards Established for this Contaminant

- Not Sampled

† = Detected above the Limit of Detection, but below the Limit of Quantitation

\* MW-1 was installed at the approximate location of GP-6

Note: Only those VOCs detected in one or more samples are shown on this table.

**TABLE 3**  
**Lead Analytic Test Results**

Gorman & Company, Inc.  
S. 21st & W. Pierce Streets, Milwaukee  
Project Number: 15990S

Sample Interval	GP-12	GP-12	GP-13	GP-13	GP-14	GP-14	GP-15	NR 720 RCL's
Depth (feet)	1-2	2-3	0-2	3-4	0-1	3-3.5	0-2	Non-Industrial
Sample Date	<u>10/1/2002</u>	(mg/kg)						
<u>Analyte (mg/kg)</u>								
Lead	<b>107</b>	24.4	<b>302</b>	8.15	<b>304</b>	<b>60.9</b>	6.4	50

Sample Interval	GP-16	GP-16	GP-17	GP-18	GP-20	GP-22	GP-25	NR 720 RCL's
Depth (feet)	0-2	3-4	0-2	0-2	3-4	0-2	0-2	Non-Industrial
Sample Date	<u>10/1/2002</u>	(mg/kg)						
<u>Analyte (mg/kg)</u>								
Lead	3.75	3.79	30.5	10.9	3.7	3.13	17	50

LOD=Limit of Detection  
RCL=Residual Contaminant Levels

**Bold** = Exceeds NR 720 Soil Standards

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**TABLE 4a**  
**Soil Confirmation Samples - Parking Lot**

Gorman & Company, Inc.  
S. 21st & W. Pierce Streets, Milwaukee  
Project Number: 15990S

Sample ID	#1	#2	#3	#4	#5	#6	NR 720 RCL's
Depth (feet)*	0-1	0-1	0-1	0-1	0-1	0-1	Non-Industrial
Sample Date	<u>5/23/2003</u>	<u>5/23/2003</u>	<u>5/23/2003</u>	<u>5/23/2003</u>	<u>5/23/2003</u>	<u>5/23/2003</u>	<u>(mg/kg)</u>
<u>Analyte (mg/kg)</u>							
Lead	<b>71</b>	<b>120</b>	17	<b>110</b>	<b>68</b>	7.3	<b>50</b>

Sample ID	#7	#8	#9	#10	#11	NR 720 RCL's
Depth (feet)	0-1	0-1	0-1	0-1	0-1	Non-Industrial
Sample Date	<u>5/23/2003</u>	<u>5/23/2003</u>	<u>5/23/2003</u>	<u>5/23/2003</u>	<u>5/23/2003</u>	<u>(mg/kg)</u>
<u>Analyte (mg/kg)</u>						
Lead	<b>560</b>	<b>240</b>	<b>650</b>	28	<b>210</b>	<b>50</b>

\* Sample taken from near surface during construction. Additional grading may have occurred, but these concentrations represent some of the affected material placed under the parking lot/asphalt cap.

RCL=Residual Contaminant Levels

**Bold** = Exceeds NR 720 Soil Standards

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**TABLE 4b**  
**Soil Confirmation Samples - North Building Wall (Vibration Trench)**

Gorman & Company, Inc.  
 S. 21st & W. Pierce Streets, Milwaukee  
 Project Number: 15990S

Sample ID	#12	#13	#14	#15	#16	NR 720 RCL's
Depth (feet)*	2.5'	2.5'	2.5'	2.5'	2.5'	Non-Industrial
Sample Date	<u>5/23/2003</u>	<u>5/23/2003</u>	<u>5/23/2003</u>	<u>5/23/2003</u>	<u>5/23/2003</u>	<u>(mg/kg)</u>
<u>Analyte (mg/kg)</u>						
Lead	16	14	18	9.3	29	50

\* Sample taken from excavation bottom. Depth is approx. depth of excavation.

RCL=Residual Contaminant Levels

**Bold** = Exceeds NR 720 Soil Standards

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