GIS REGISTRY INFORMATION

SITE NAME: Cold Spring Bus Garage

BRRTS #: 02-41-427198 ~~02-41-427198~~ **FID # (if appropriate):** 241593000

COMMERCE # (if appropriate): 03-41-000522 53208-2712-39

CLOSURE DATE: 6-6-05

STREET ADDRESS: 4212 Highland Blvd.

CITY: Milwaukee

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 685872 Y= 288037

CONTAMINATED MEDIA: Groundwater 02 [✓] Soil [ ] Both 03 [✓]

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 issued	✓
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)	NA
Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure*	NA

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. 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 414-263-8606
TTY 711

July 18, 2005

Mr. Sean Hayes
Milwaukee County City Campus - 2nd Floor
2711 West Wells St.
Milwaukee, WI 53208

FID# 241593000
BRRTS# 03-41-000522
02-41-427198

Subject: Final Case Closure for Cold Spring Bus Garage, 4212 Highland Blvd., Milwaukee

Dear Mr. Hayes:

On December 27, 2004, the Wisconsin Department of Natural Resources (Department) notified you that conditional closure was granted to this case. These conditions were the abandonment of wells and the disposal of any remaining waste. On June 1, 2005, the Department received correspondence indicating that you have complied with the conditions of closure. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department 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 your property is listed on the GIS Registry due to groundwater contamination exceeding ch. NR 140 standards at the time of closure, and you intend to construct or reconstruct a well, you will need Department approval. Department approval is required before construction or reconstruction of a well on a property listed on the GIS Registry, in accordance with s. NR 812.09(4)(w). To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at the web address listed above.

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 regarding this letter, please contact me at (414) 263-8366.

Sincerely,

Brenda H. Boyce

Brenda H. Boyce, PG
Hydrogeologist
Bureau for Remediation & Redevelopment

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. 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 414-263-8606
TTY 711

December 27, 2004

Mr. Sean Hayes
Milwaukee County City Campus - 2nd Floor
2711 West Wells St.
Milwaukee, WI 53208

FID# 241593000
BRRTS# 03-41-000522
02-41-427198

Subject: Conditional Case Closure for Cold Spring Bus Garage, 4212 Highland Blvd., Milwaukee

Dear Mr. Hayes:

On August 12, 2004, the Wisconsin Department of Natural Resources (Department) received your second request for closure of the case described above. The Department 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 Department has determined that the petroleum and chlorinated solvent contamination on the site from the former underground storage tank 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:

- The monitoring wells, temporary wells and recovery well at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Ms. Victoria Stovall on Form 3300-5B found at www.dnr.state.wi.us/org/water/dwg/gw/ or provided by the Department.

- Any remaining waste (soil piles, drilling spoil, and/or purge water) generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department rules. Please send a letter advising me that any remaining waste has been removed once that work is completed.

When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed. 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 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 (414) 263-8366.

Sincerely,

Brenda H. Boyce

Brenda H. Boyce, PG
Hydrogeologist
Bureau for Remediation & Redevelopment

S.W.-24-7-21
ATLAS P. 366
&
NW 25-7-21
ATLAS P. 387

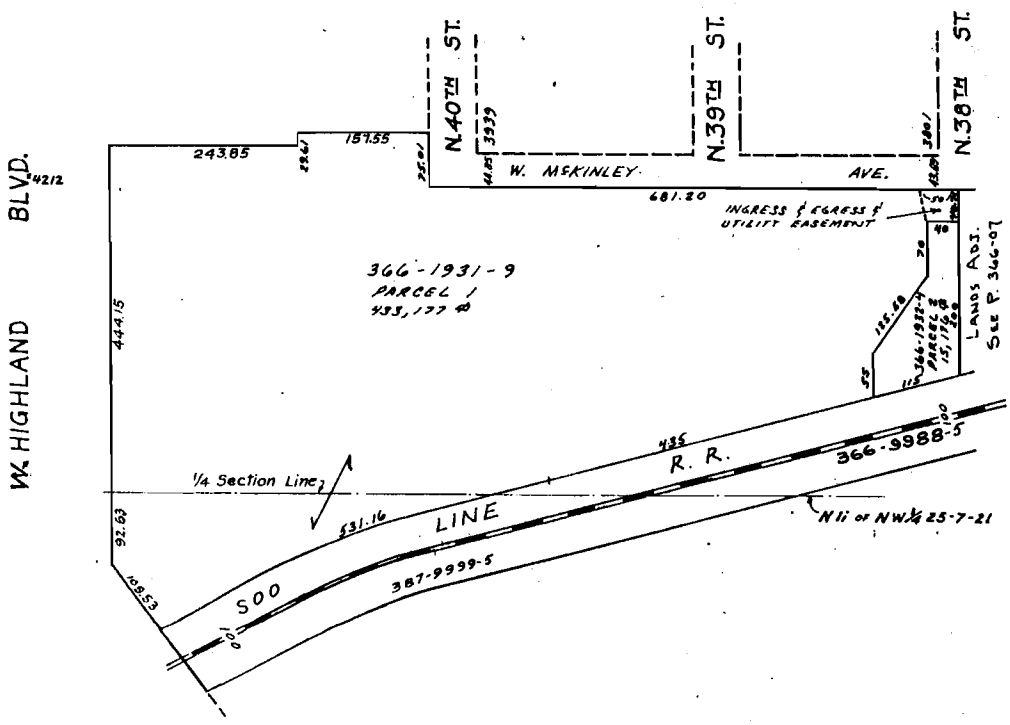
366

366-18
1" = 150'

JUN 20 1990

N
W E
S

C. S. MAP No. 5334
REC 11-1-89



REEL 2385 IMAG 1620

CERTIFIED SURVEY MAP NO. 5334 Sheet 1 of 5

BEING A DIVISION OF LANDS IN THE S.E. 1/4 AND THE S.W. 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24 AND THE N.W. 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 21 EAST IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

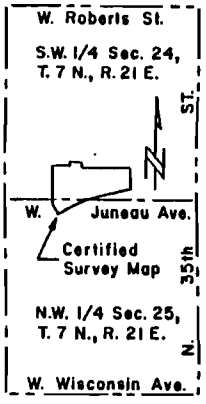
KEY NO. 366-9987-100

WISCONSIN Clarence Michael Zellner S-482 GREENFIELD, WIS. LAND SURVEYOR

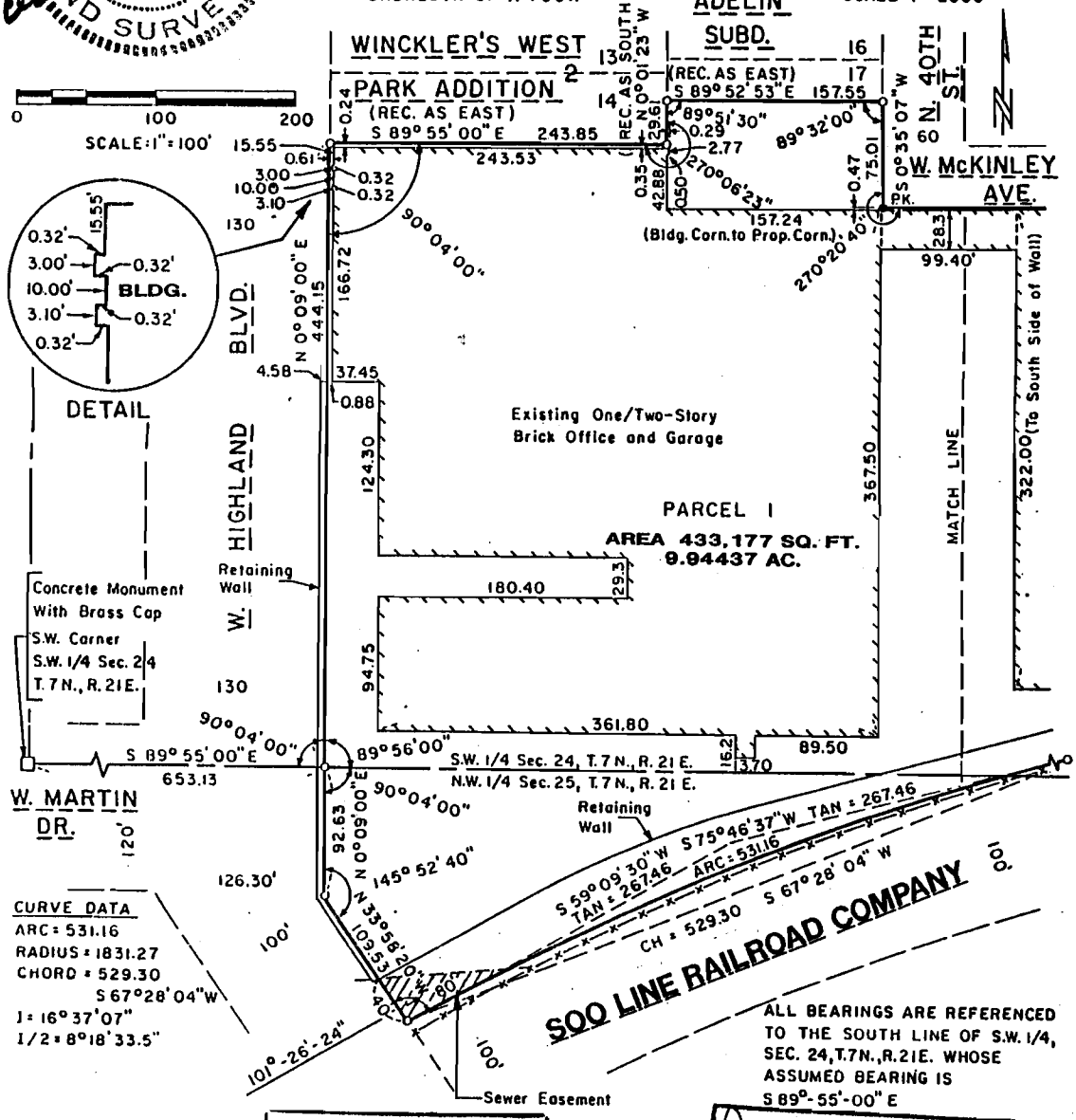
○ 2" Ø DIA. IRON PIPE, 30" LENGTH, 3.65 LBS. PER LINEAL FOOT

● P.K. NAIL IN PAVEMENT

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



LOCATION PLAN
SCALE: 1" = 2000'



ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF S.W. 1/4, SEC. 24, T.7N., R.21E. WHOSE ASSUMED BEARING IS S 89°-55'-00" E

RECEIVED
SEP 24 1989
DEPT. OF City Development

DEPT. OF CITY DEVELOPMENT OF MILWAUKEE
OCT 23 1989
STAFF APPROVED

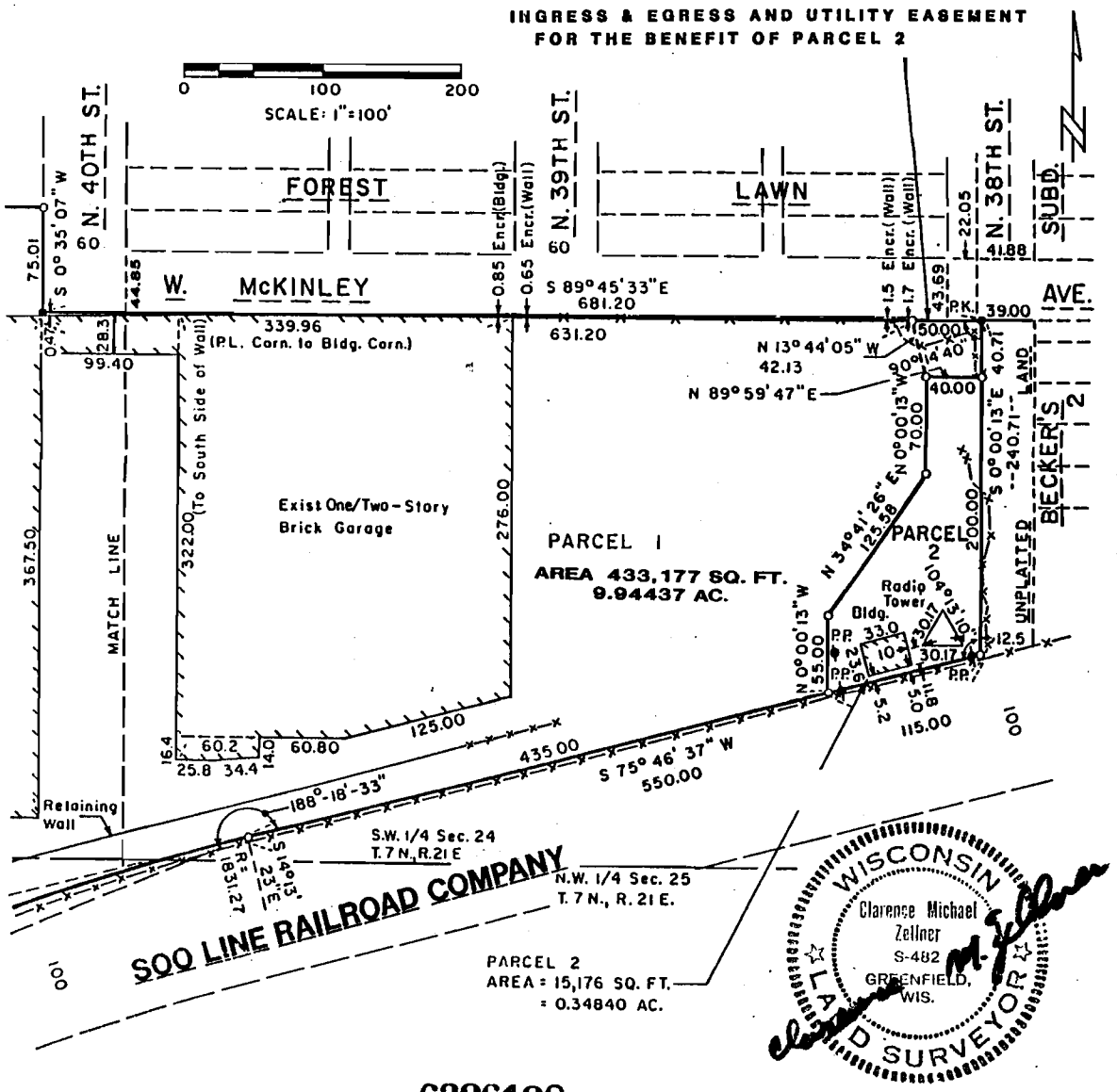
BUREAU OF ENGINEERS
CHIEF DRAFTSMAN 10-17-89
ENGR. IN CHARGE SEWER ENGR. DIV. 10/17/89
CORRECT
CITY ENGINEER 10-18-89
APPROVED

4

REEL 2385 IMAG 1621

CERTIFIED SURVEY MAP NO. 5334

BEING A DIVISION OF LANDS IN THE S.E. 1/4 AND THE S.W. 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, AND THE N.W. 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 21 EAST IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



6326128

REGISTER'S OFFICE
Milwaukee County, WIS.
RECORDED AT 1:50 P.M.
NOV 1 1989
REEL 2385 IMAGE 1624
REGISTER OF DEEDS

6326128 #

RECORD	12.00
SUBTOTAL	12.00
TOTAL	12.00
CHARGE	12.00

#059490 C002 R01 T14:59

CERTIFIED SURVEY MAP NO. 5334

BEING A DIVISION OF LANDS IN THE S.E. 1/4 AND THE S.W. 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, AND THE N.W. 1/4 OF THE NORTHWEST 1/4 OF SECTION 25 TOWNSHIP 7 NORTH, RANGE 21 EAST IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, CLARENCE M. ZELLNER, a registered land surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a part of lands in The S.E. 1/4 and The S.W. 1/4 of the Southwest 1/4 of Section 24 and the N.W. 1/4 of the Northwest 1/4 of Section 25, Township 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Southwest 1/4 Section 24; thence South 89°55'00" East along the South line of said Southwest 1/4 Section 24, 653.13 feet to a point in the East line of West Highland Boulevard, said point being the point of beginning of the land to be described; thence North 0°09'00" East along said East line, 444.15 feet to a point in the Southwest corner of Lot 14, in Block 2, in Winckler's West Park Addition; thence South 89°55'00" East along the South line of said Lot 14, 243.85 feet to a point in the Southeast corner of said Lot 14; thence North 0°01'23" West along the East line of said Lot 14, 29.61 feet to a point in the Southwest corner of Lot 17 in Adelin Subdivision; thence South 89°52'53" East along the South line of said Lot 17, 157.55 feet to a point in the Southeast corner of said Lot 17, said point also being in the West line of North 40th Street; thence South 0°35'07" West along the West line of North 40th Street, 75.01 feet to the point of intersection with the South line of West McKinley Avenue; thence South 89°45'33" East along the South line of West McKinley Avenue, 681.20 feet to a point; thence South 0°00'13" East, 240.71 feet to a point in the Northerly right of way line of the Soo Line Railroad Company ; thence South 75°46'37" West along said right of way line, 550.00 feet to the point of beginning of a curve having a radius of 1831.27 feet with its center to the Southeast; thence Southwesterly along said right of way line and along the arc of said curve 531.16 feet, the chord of which bears South 67°28'04" West 529.30 feet to a point in the Northeasterly line of West Highland Boulevard; thence North 33°58'20" West along said Northeasterly line, 109.53 feet to a point; thence North 0°09'00" East along the East line of West Highland Boulevard, 92.63 feet to the point of beginning.

THAT I have made such survey, land division, and map by the direction of MILWAUKEE COUNTY, Owner of said land.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying, dividing and mapping of the same.

WISCONSIN Clarence Michael Zellner S-482 GRAFTON WIS. LAND SURVEYOR

Clarence M. Zellner

Registered Wisconsin Land Surveyor

REEL 2385 IMAG 1623

CERTIFIED SURVEY MAP NO. 5334

BEING A DIVISION OF LANDS IN THE S.E. 1/4 AND THE S.W. 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, AND THE N.W. 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 21 EAST IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

CORPORATE OWNERS CERTIFICATE

MILWAUKEE COUNTY, a Municipal Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 119 of the City of Milwaukee Code of Ordinances.

In consideration of the approval of the map by the Common Council and in accordance with Chapter 119 of the Milwaukee Code, the undersigned agrees:

THAT all utility lines to provide electric power and telephone service and cable television or communications systems lines or cables to all parcels in the certified survey map shall be installed underground in easements provided therefore, where feasible.

THIS agreement shall be binding on the undersigned and assigns.

IN WITNESS WHEREOF, the said MILWAUKEE COUNTY has caused these presents to be signed by GERALD SCHWERM, DIRECTOR OF PUBLIC WORKS/DEVELOPMENT at Milwaukee, Wisconsin, and its corporate seal to be hereunto affixed this 12 day of OCTOBER, 1989.

IN THE PRESENCE OF:

MILWAUKEE COUNTY

Gerald Schwerm, Director
PUBLIC WORKS/DEVELOPMENT

STATE OF WISCONSIN)
)SS
MILWAUKEE COUNTY)

PERSONALLY came before me this 12th day of October, 1989, GERALD SCHWERM, DIRECTOR OF PUBLIC WORKS/DEVELOPMENT of the above-named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Director of PUBLIC WORKS/DEVELOPMENT of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

Notary Public, State of Wisconsin

My Commission Expires: August 2, 1992.
My Commission is Permanent

WISCONSIN
Clarence Michael Zellner
S-482
GREENFIELD, WIS.
LAND SURVEYOR

CERTIFIED SURVEY MAP NO. 5334

BEING A DIVISION OF LANDS IN THE S.E. 1/4 AND THE S.W. 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, AND THE N.W. 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 21 EAST IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
)SS
MILWAUKEE COUNTY)

I, WAYNE F. WHITTOW, being the duly elected, qualified and acting City Treasurer of the City of Milwaukee, do hereby certify that in accordance with the records in the office of the City Treasurer of the City of Milwaukee there are no delinquent taxes and that the method of payment of any special assessments relating to the land included in this certified survey map has been agreed upon between the owner and the City of Milwaukee.

10-19-89
Date

Wayne F. Whittow
Wayne F. Whittow, City Treasurer

COMMON COUNCIL CERTIFICATE OF APPROVAL

I hereby certify that this certified survey map was approved under Resolution File No. 891368, adopted by the Common Council of the City of Milwaukee on October 31, 1989.

Rose M. Gretenhart
Rose M. Gretenhart, City Clerk

John O. Norquist
John O. Norquist, Mayor

This instrument was drafted by: Clarence M. Zellner

WISCONSIN
Clarence Michael Zellner
S-482
GREENFIELD, WIS.
LAND SURVEYOR

Clarence M. Zellner

8

DOCUMENT NO.

REEL 2394 IMAG 145

STATE BAR OF WISCONSIN FORM 1 — 1982
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

6333408
REGISTER'S OFFICE
Milwaukee County, WI } ss 10:45 AM
RECORDED AT 10 45 AM
NOV 27 1989 145
REEL 2394 IMAGE 146
REGISTER OF DEEDS

RETURN TO Pikofsky, Zauner & Campanelli SC 2040 W. Wisconsin Ave Milwaukee, Wis. 53233

This Deed, made between Milwaukee County a municipal body corporate

and Gerald R. Jonas, Grantor,

Witnesseth, That the said Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin: Pursuant to Resolution File No. 87-934(a)(b) adopted by the Milwaukee County Board of Supervisors on September 7, 1989.

Tax Parcel No: 366-9987-100-6

Parcel One (1) of Certified Survey Map No. 5334 recorded on November 1, 1989 as Document No. 6326128 being a division of lands in the Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 24 and the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 7 North, Range 21 East in the City of Milwaukee, Milwaukee County, Wisconsin.

- Continued on Attached Page -

APPROVED FOR DESCRIPTION
11-6-89
COUNTY D. P. W.

This is not Residential Rental Property. Exempt 77.25(2)

APPROVED FOR EXECUTION
CORPORATION

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

6333408 #
RECORD 6.00

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Milwaukee County warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, easements and restrictions of record, if any, north retaining wall counterfort, north footing encroachment, vaulted structure encroachment and building encroachment on west property line.
and will warrant and defend the same.

Dated this 27th day of November, 1989

Milwaukee County

(SEAL) BY: (SEAL)
David F. Schulz, County Executive

(SEAL) BY: (SEAL)
Rod Lanser, County Clerk

AUTHENTICATION

Signature(s)

authenticated this day of, 19

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

THIS INSTRUMENT WAS DRAFTED BY
Milwaukee County - Professional Services Division
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN
Milwaukee County. } ss.

Personally came before me this 27th day of November, 1989 the above named
David F. Schulz
-and-
Rod Lanser
to me known to be the person who executed the foregoing instrument and acknowledge the same.

GERALD A. BAKER
Notary Public Milwaukee County, Wis.
My Commission ~~is permanent~~. (If not, state expiration date: EXPIRES OCTOBER 21, 1990)

CD:tw:11/2/89

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

600

WARRANTY DEED
BETWEEN MILWAUKEE COUNTY AND GERALD R. JONAS
(A Continuation From Page 1 of 2 pages)

It is expressly intended and agreed by and between the parties hereto that the following easement and covenant is incorporated into this conveyance and acceptance of this instrument by the Grantee shall be construed as acceptance of the conditions of the easement and covenant.

EASEMENT

Reserving to the County of Milwaukee, its successors and assigns, a permanent easement legally described as:

A parcel of land in the Southwest 1/4 of Section 24, Township 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin, being bounded and described as follows:

APPROVED FOR DESCRIPTION
11-6-89
COUNTY D. P. W.

Beginning at the northeasterly corner of Parcel 1 of Certified Survey Map Number 5334, said corner lying on the south line of W. McKinley Ave., thence South 00° 00' 13" East 40.71 feet to a point; thence South 89° 59' 47" West 40.00 feet to a point; thence North 13° 44' 05" West 42.13 feet to a point on the south line of W. McKinley Ave.; thence South 89° 45' 33" East 50.00 feet to the point of beginning.

The above legally described easement is for the purpose of ingress, egress and regress and the installation and maintenance of utilities for the benefit of Parcel Two (2) and further identified on Certified Survey Map No. 5334 recorded on November 1, 1989 as Document No. 6326128. It is agreed by and between the parties hereto that no structures may be constructed within the limits of the easement except surface improvements such as bituminous concrete pavement and concrete pavement. It is further agreed that the owner of Parcel One (1) shall maintain (including snow plowing) and keep open to traffic the easement area for ingress, egress and regress to Parcel Two (2) and that the owner of Parcel One (1) shall make any and all necessary repairs and be liable for reconstruction of damaged or broken surfacing within the easement area all at the expense of the owner of Parcel One (1) excepting for those acts caused by the owner of Parcel (2). This easement shall run with the land.

COVENANT

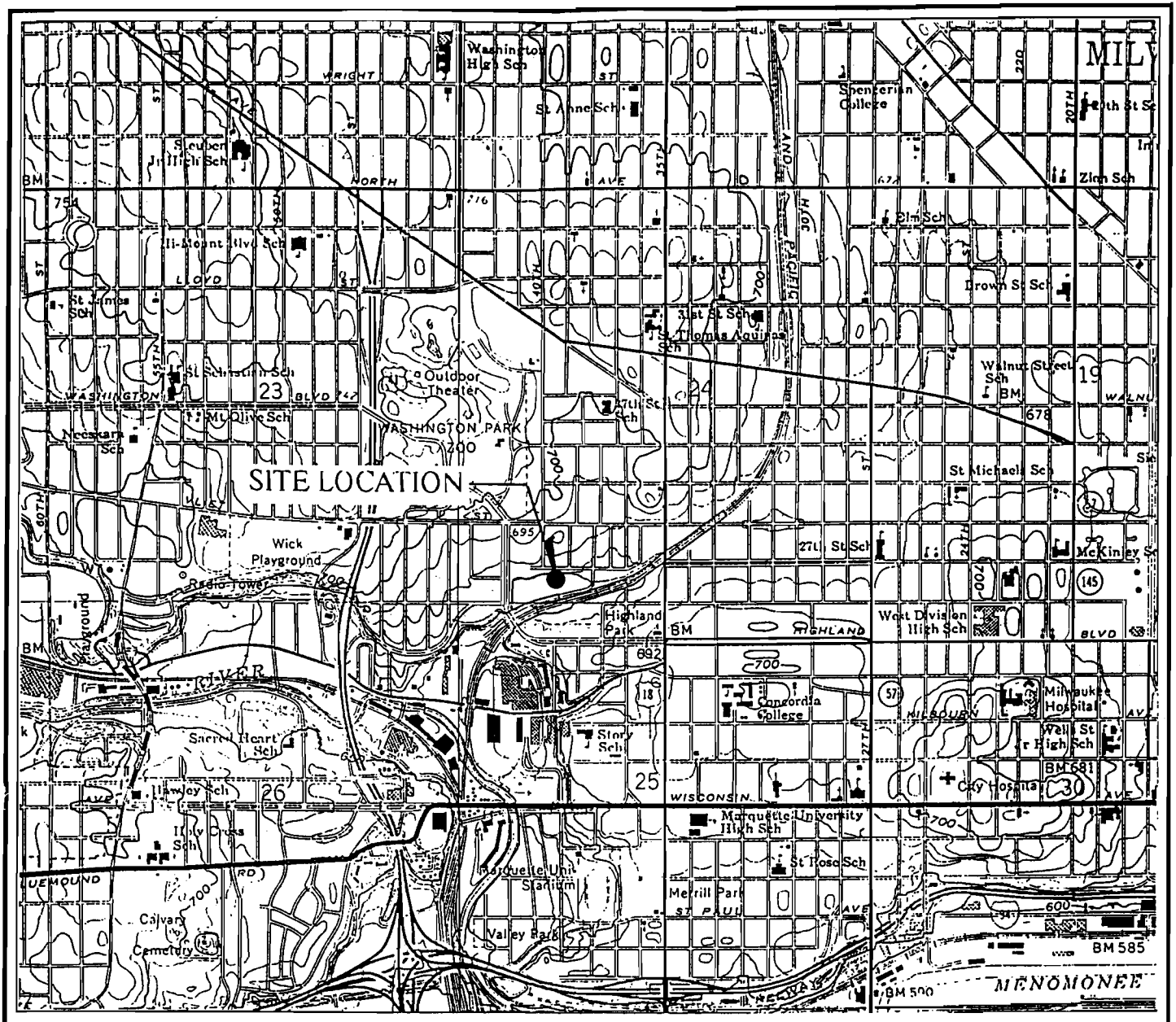
It is mutually agreed that in the event Grantee fails to have 50,000 square feet of space in the subject property leased or rented at any time within three years from the date of closing of the purchase of said real estate and 75,000 square feet of space in the subject property leased or rented at any time within five years from the date of closing, the Grantor shall have the option for one-year period after year three or year five to repurchase the property at Fair Market Value and Grantee agrees to reconvey said real estate to the County of Milwaukee at Fair Market Value by Warranty Deed free and clear of all liens, encumbrances, taxes, assessments and rights of others except those in existence prior to the conveyance of the subject property by the County to Grantee as herein provided. Fair Market Value shall be determined by a mutually agreed upon MAI appraiser. The cost of said appraisal shall be shared equally by Grantor and Grantee. This covenant will run with the land for a period of six years from date of closing.

CD:gt
hs/FUN/cd.gt2

APPROVED FOR EXECUTION
CORPORATION COUNSEL

Parcel Identification Number:
366-1931-000-9

Geographic Position:
685872, 288037



SCALE

0 5000

FEET

National Geodetic Vertical Datum of 1929
Contour Interval 10 Feet

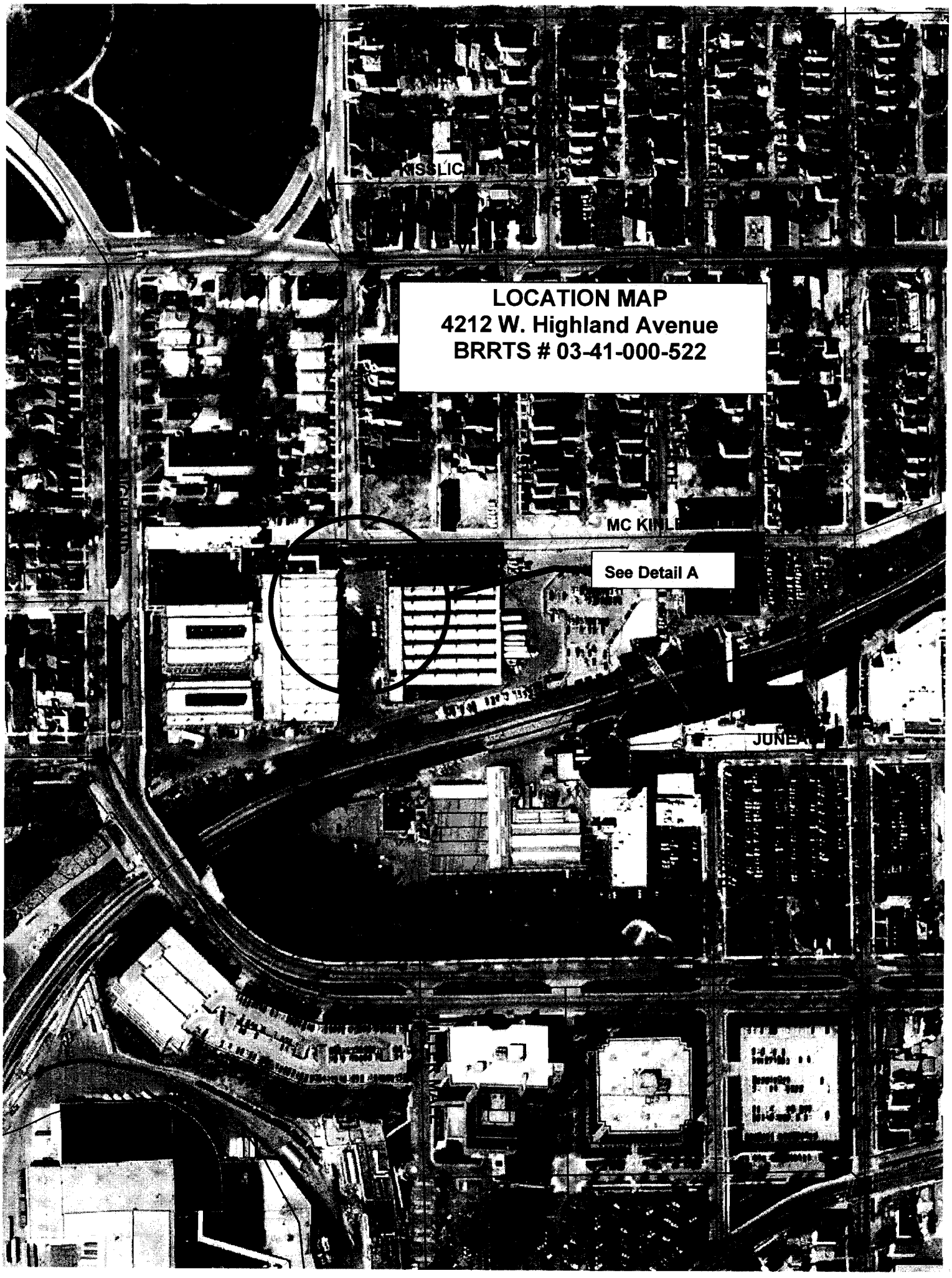
N

QUADRANGLE LOCATION

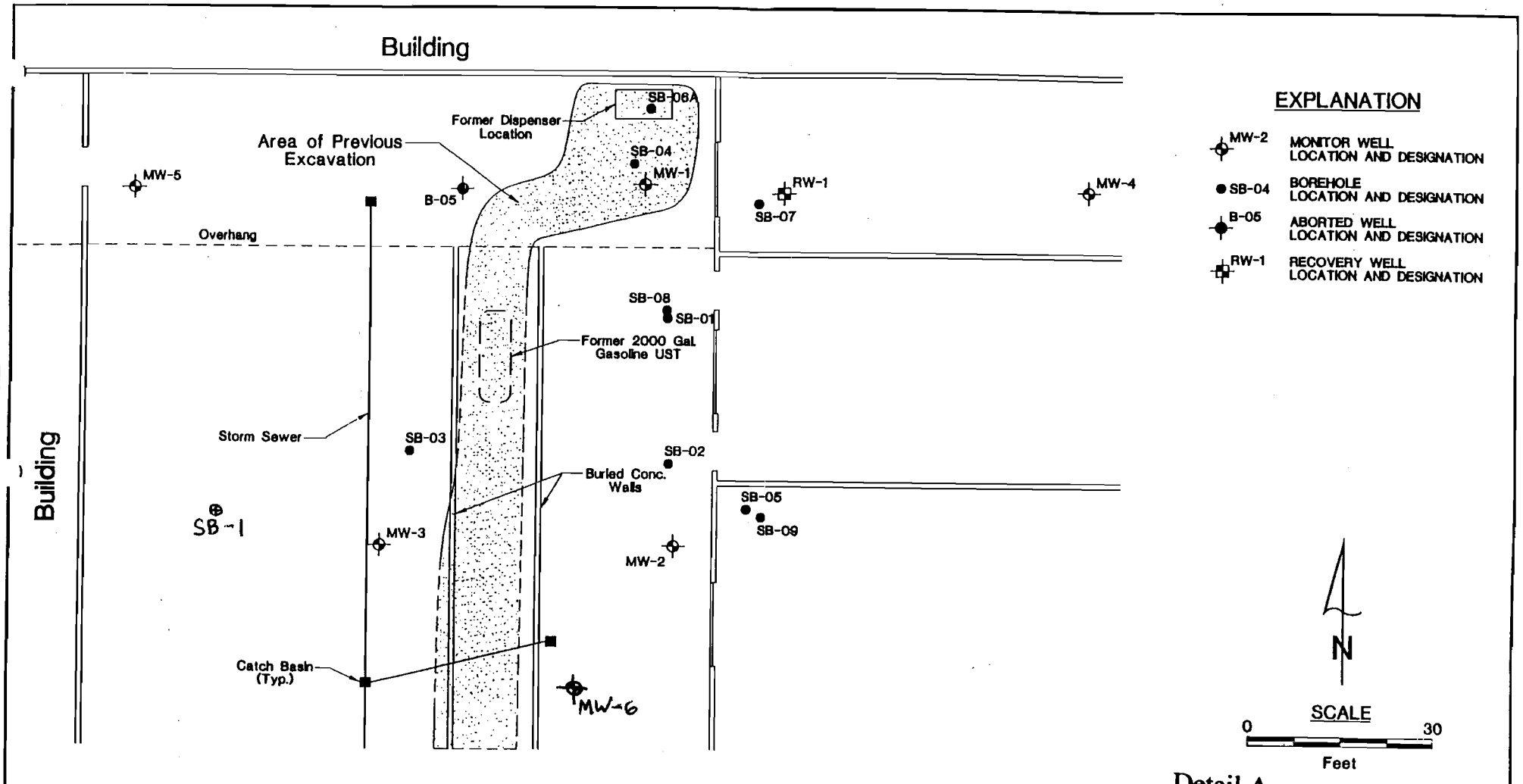
Base map from U.S.G.S. 7.5' Milwaukee, Wisconsin topographic quadrangle map, photorevised 1971

T 7N R 21E SEC. 25

MILWAUKEE COUNTY UST MANAGEMENT COLD SPRING BUS GARAGE	DATE: 10/26/94
	DESIGNED: RAG
	CHECKED: DLM
SITE LOCATION and LOCAL TOPOGRAPHY	APPROVED: DLM
	DRAWN: RAG
	PROJ.: 302553094
HYDRO-SEARCH INC A Tetra Tech Company	Figure 1



LOCATION MAP
4212 W. Highland Avenue
BRRTS # 03-41-000-522



Detail A

MILWAUKEE COUNTY UST MANAGEMENT COLD SPRING BUS GARAGE	DATE: 02/02/96
SITE LAYOUT SOIL BORING AND WELL LOCATIONS	DESIGNED: MCL CHECKED: HLH APPROVED: SPF DRAWN: MCL PROJ: 302553094
HYDRO-SEARCH INC A Tetra Tech Company	Figure 1

Base map from Foth & Van Dyke

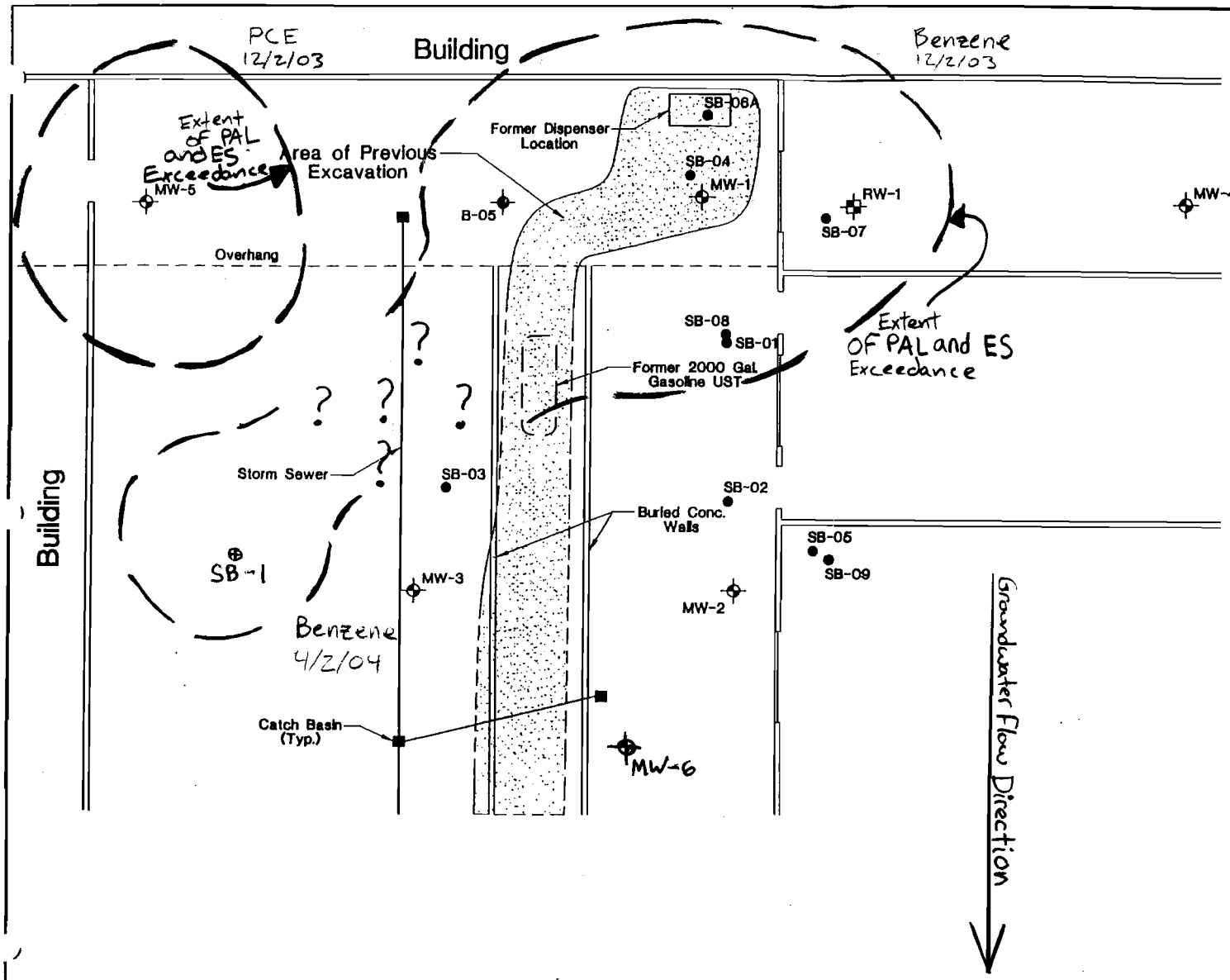
TABLE 1
Groundwater Monitoring Data
Cold Springs Bus Garage, 4212 West highland, Milwaukee, WI

Dates	Benzene	Toluene	Ethylbenzene	Xylenes	TMB	MTBE	Naphthalene	PCE	TCE	DCE	GRO
ES	5	1,000	700	10,000	480	60	40	5	5	70	-
PAL	0.5	200	140	1,000	96	12	18	1	1	7	-
SB-01											
4/3/1991	***64***	110	34	130	NA	NA	NA	NA	NA	NA	NA
MW-1											
6/27/1991	***4,400***	***3,800***	***1,200***	***2,100***	***1,920***	NA	<1	<1	<1	NA	9,700
1/12/1994	***23,000***	***34,000***	***5,400***	***24,300***	***1,600***	NA	<1,000	<1,200	<1,000	NA	130
9/17/1997	***8,800***	***12,600***	***1,380***	*7,600*	***2,170***	*18*	NA	NA	NA	NA	NA
9/2/1998	***23,400***	***30,200***	***3,740***	***18,100***	***3,065***	*35*	NA	NA	NA	NA	NA
11/29/1999	***20,000***	***33,000***	***3,700***	***19,100***	***3,320***	***64***	NA	NA	NA	NA	NA
8/24/2000	***22,000***	***33,000***	***4,500***	***22,400***	***4,290***	*50*	***460***	<210	<80	NA	NA
10/17/2001	***25,200***	***36,500***	***3,860***	***18,200***	***3,949***	***200***	NT	NA	NA	NA	NA
7/9/2002	***19,600***	***28,400***	***3,900***	***19,600***	***3,252***	*35*	NT	NA	NA	NA	NA
12/20/2002	***18,800***	***27,000***	***4,230***	***16,600***	***2,624***	***114***	***202***	<10	<10	<10	NA
12/2/2003	***21,200***	***30,400***	***4,000***	***19,500***	***3,251***	<25	***602***	<25	<25	<25	NA
MW-1Dup											
1/12/1994	***22,000***	***33,000***	***3,600***	***16,600***	***3,000***	NA	<1,000	<1,200	<1,000	NA	150,000
9/17/1997	***22,000***	***34,500***	***4,080***	***23,050***	***4,125***	*18*	NA	NA	NA	NA	NA
11/29/1999	***20,000***	***30,000***	***3,600***	***19,200***	***3,350***	***64***	NA	NA	NA	NA	NA
MW-2											
6/27/1991	***25***	28	<1	49	*122*	NA	<1	<1	<1	NA	50
1/12/1994	<1	<1	<1	<3	<2	NA	<1	<1.2	<1.0	NA	100
9/17/1997	<0.7	<0.7	<0.7	<2	<1.4	<0.4	NA	NA	NA	NA	NA
9/2/1998	*1.2*	1.5	<0.7	<2	<1.4	<0.4	NA	NA	NA	NA	NA
11/29/1999	<0.27	<0.27	<0.32	0.69	1.43	<0.32	NA	NA	NA	NA	NA
8/24/2000	<0.23	<0.27	<0.57	<0.63	<0.63	<0.2	<0.27	<0.85	<0.32	NA	NA
10/17/2001	<0.5	<0.5	<0.5	<0.5	<2	<0.2	NA	NA	NA	NA	NA
7/9/2002	<0.5	<0.5	<0.5	0.88	<2	<0.2	NA	NA	NA	NA	NA
12/20/2002	0.50	0.50	0.50	0.50	2.00	0.50	<2	<0.5	<0.5	<0.5	NA
12/2/2003	<0.5	<0.5	<0.5	<0.5	<2	<0.5	<2	<0.5	<0.5	<0.5	NA
MW-2Dup											
8/4/2000	<0.29	<0.27	<0.57	<0.63	<0.63	<0.2	<0.27	<0.85	<0.32	NA	NA
MW-3											
6/27/1991	<1	<1	<1	<1	<2	NA	<1	<1	<1	NA	100
1/12/1994	<1	<1	<1	<1	<2	NA	NA	NA	NA	NA	100
9/17/1997	<0.7	<0.7	<0.7	<2	<1.4	<0.4	NA	NA	NA	NA	NA
9/2/1998	<0.4	1.10	<0.7	<2	<1.4	<0.4	NA	NA	NA	NA	NA
11/29/1999	<0.27	0.45	<0.32	<0.67	<0.49	NA	NA	NA	NA	NA	NA
8/24/2000	<0.29	<1.1	<0.57	<0.63	<0.63	<0.2	NA	<0.85	<0.32	NA	NA
10/17/2001	<0.5	<0.5	<0.5	<0.5	<2	<0.2	NA	NA	NA	NA	NA
7/9/2002	<0.5	<0.5	<0.5	<0.5	<2	<0.2	NA	NA	NA	NA	NA
12/20/2002	<0.5	<0.7	<0.5	<0.5	<2	<0.2	<2	<0.5	<0.5	<0.5	NA
12/2/2003	<0.5	<0.5	<0.5	<0.5	<2	<0.5	<2	<0.5	<0.5	<0.5	NA

TABLE 1
Groundwater Monitoring Data
Cold Springs Bus Garage, 4212 West highland, Milwaukee, WI

Dates	Benzene	Toluene	Ethylbenzene	Xylenes	TMB	MTBE	Naphthalene	PCE	TCE	DCE	GRO
ES	5	1,000	700	10,000	480	60	40	5	5	70	-
PAL	0.5	200	140	1,000	96	12	18	1	1	7	-
MW-4											
9/13/1994	<0.3	<0.4	<0.4	<0.7	<1.2	NA	NA	<0.5	<0.4	NA	100
9/17/1997	<0.7	<0.7	<0.7	<2	<1.4	<0.4	NA	NA	NA	NA	NA
9/2/1998	<0.4	1.10	<0.7	<2	<1.4	<0.4	NA	NA	NA	NA	NA
11/29/1999	<0.27	0.45	<0.32	<0.67	<0.49	NA	NA	NA	NA	NA	NA
8/24/2000	<0.29	<1.1	<0.57	<0.63	<0.63	<0.2	NA	<0.85	<0.32	NA	NA
10/17/2001	<0.5	<0.5	<0.5	<0.5	<2	<0.2	NA	NA	NA	NA	NA
7/9/2002	<0.5	1.76	1.10	3.95	3.09	0.50	NA	NA	NA	NA	NA
12/20/2002	<0.5	<0.7	<0.5	<0.5	<2	<0.2	<2	<0.5	<0.5	<0.5	NA
MW-5											
9/13/1994	<0.3	<0.4	<0.4	<0.7	<1.2	NA	NA	1.8	1.8	NA	100
9/17/1997	<0.7	<0.7	<0.7	<2	<1.4	<0.4	NA	NA	NA	NA	NA
9/2/1998	<0.4	1.10	<0.7	<2	<1.4	<0.4	NA	NA	NA	NA	NA
11/29/1999	<0.27	0.45	<0.32	<0.67	<0.49	NA	NA	NA	NA	NA	NA
8/24/2000	<0.29	<1.1	<0.57	<0.63	<0.63	<0.2	NA	***9.3***	*4.7*	NA	NA
10/17/2001	<0.5	<0.5	<0.5	<0.5	<2	<0.2	NA	***9.38***	***5.73***	1.16	NA
7/9/2002	<0.5	<0.5	<0.5	<0.5	<2	<0.2	NA	***7.88***	***6.96***	1.03	NA
12/20/2002	<0.5	1.26	<0.5	1.87	<2	<0.5	NA	***7.81***	***6.81***	3.00	NA
12/2/2003	<0.5	<0.5	<0.5	<0.5	<2	<0.5	<2	***5.84***	*4.54*	3.16	NA
SB-1											
12/2/2003	***108***	2.67	2.26	10.1	20.27	<0.5	7.24	<0.5	<0.5	4.59	NA
4/2/2004	**11.3**	<5.0	<5.0	<5.0	<10	<0.51	NA	NA	NA	NA	NA
MW-6											
4/2/2004	*0.74*	<5.0	<5.0	<5.0	<10	<0.51	NA	NA	NA	NA	NA

NOTES: All Concentrations are in μg/ml (ppb)
NA: Not Analyzed
ND: Nondetect
ES: Enforcement Standard
PAL: Preventive Action Limit
TMB: trimethylbenzene
MTBE: Methylterbutylether
PCE: Per (tetra)chloroethene
TCE: Trichlroethene
DCE: cis-1,2-Dichloroethene



Base map from Foth & Van Dyke

Isoconcentration Map

MILWAUKEE COUNTY UST MANAGEMENT COLD SPRING BUS GARAGE	DATE: 02/02/05
SITE LAYOUT SOIL BORING AND WELL LOCATIONS	DESIGNED: MCL CHECKED: HLH APPROVED: SPF DRAWN: MCL PROJ: 302553094
HYDRO-SEARCH INC A Tetra Tech Company	Figure 1

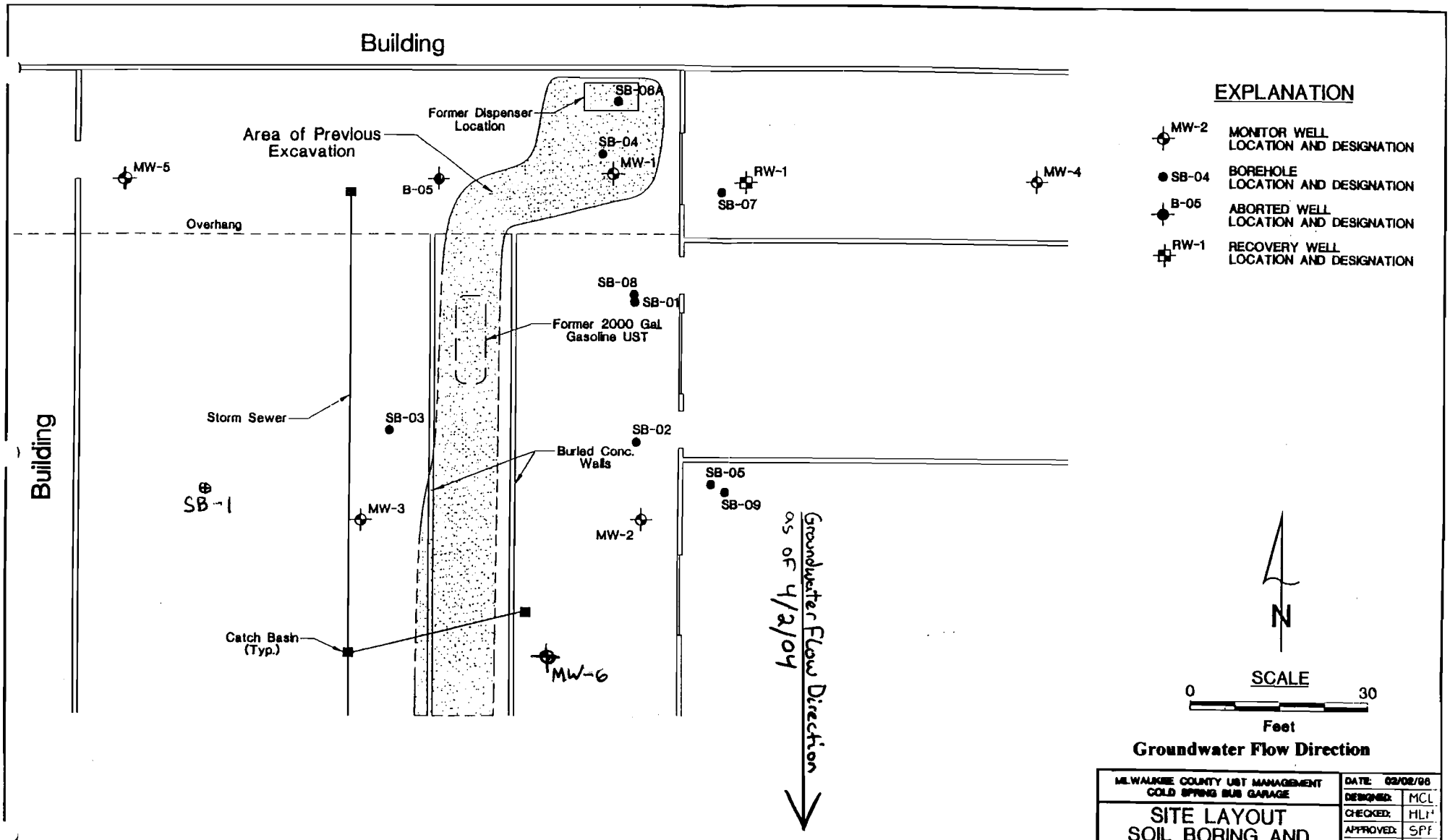
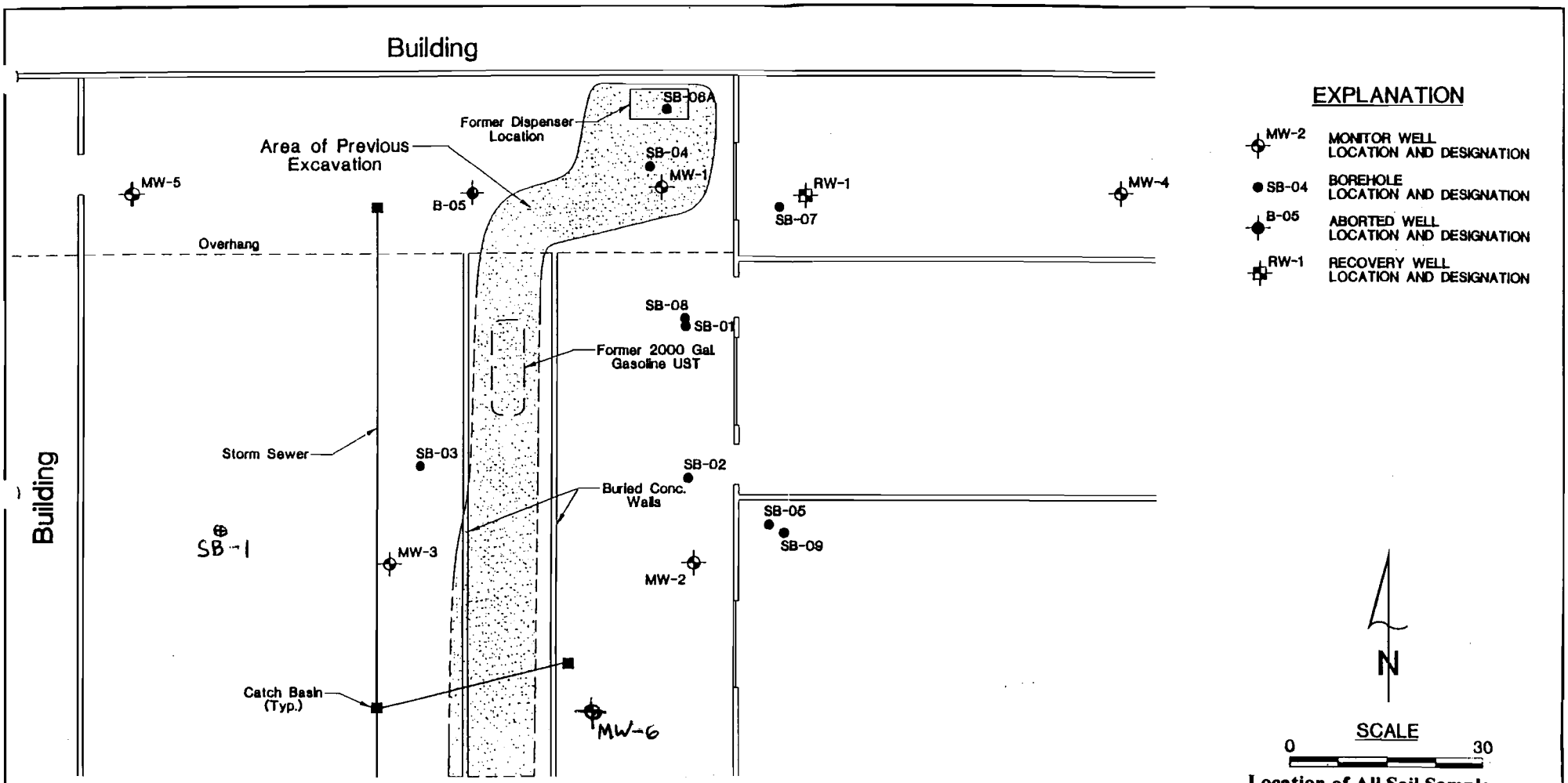

Building
Building
Area of Previous Excavation
Former Dispenser Location
SB-08A
SB-04
MW-1
MW-5
B-05
RW-1
SB-07
MW-4
Overhang
SB-08
SB-01
Former 2000 Gal. Gasoline UST
Storm Sewer
SB-03
SB-02
Buried Conc. Walls
SB-05
SB-09
SB-1
MW-3
MW-2
Catch Basin (Typ.)
MW-6
Groundwater Flow Direction as of 4/2/04
EXPLANATION
MW-2 MONITOR WELL LOCATION AND DESIGNATION
SB-04 BOREHOLE LOCATION AND DESIGNATION
B-05 ABORTED WELL LOCATION AND DESIGNATION
RW-1 RECOVERY WELL LOCATION AND DESIGNATION
N
SCALE
0
30
Feet
Groundwater Flow Direction
MILWAUKEE COUNTY UST MANAGEMENT
COLD SPRING BUS GARAGE
SITE LAYOUT
SOIL BORING AND
WELL LOCATIONS
DATE: 02/02/06
DESIGNED: MCL
CHECKED: HLH
APPROVED: SPF
DRAWN: MCL
PROJ: 302553094
HYDRO-SEARCH INC
A Tetra Tech Company
Figure 1
Base map from Foth & Van Dyke

Table 3: Composite Soil Test Results

	Date Sampled	Depth (ft)	Benzene (ug/kg)	Ethylbenzene (ug/kg)	Toluene (ug/kg)	Xylenes (total) (ug/kg)	Lead (mg/kg)	TPH (mg/kg)
MW-2	1991	7.5-9.5	<100	2200	900	**12000**	**31**	**36**
MW-3	1991	12.5-14.5	<1000	<100	<100	<100	NA	<1
MW-4	8/29/1994	5.0-7.0	<1.0	<1.0	<1.0	<2.0	8.3	NA
MW-4	8/29/1994	11.0-13.0	<1.1	<1.1	<1.1	<2.2	10	NA
MW-5	9/8/1994	7.0-9.0	<1.2	<1.2	1.2	<2.4	6.5	NA
MW-5	9/8/1994	13.0-15.0	<1.1	<1.1	<1.1	<2.2	13	NA
MW-6	3/23/2004	15	133	49.6	87.3	94	NA	NA
SB-1	11/20/2003	3.5-5.0	ND	143	ND	345	NA	NA
	11/20/2003	6.0-7.5	**18900**	ND	ND	ND	NA	NA
SB-01	1991	15-17	NA	NA	NA	NA	NA	<5
SB-02	1991	7.5-9.5	NA	NA	NA	NA	NA	**120**
SB-02	1991	15.0-17.0	NA	NA	NA	NA	NA	**78**
SB-03	1991	7.5-9.5	NA	NA	NA	NA	NA	<5
SB-03	1991	15.0-17.0	NA	NA	NA	NA	NA	<5
SB-04	1991	4.0-5.0	NA	NA	NA	NA	NA	**38**
SB-04	1991	8.0-10.0	NA	NA	NA	NA	NA	**47**
SB-05	1991	5.0-10.0	NA	NA	NA	NA	NA	<5
SB-05	1991	10.0-15.0	NA	NA	NA	NA	NA	<5
SB-06A	1991	5.0-7.0	<100	1200	400	**7300**	**120**	**940**
SB-07	1991	7.5-9.5	**700**	**4900**	**5500**	**29000**	NA	**174**
SB-08	1991	5.0-7.0	NA	NA	NA	NA	NA	**260**
SB-09	1991	5.0-7.0	<100	<100	<100	80	**30**	**10**
SB-09	1991	10.0-12.0	<100	<100	<100	<100	NA	9

Bold indicates Exceedance of Residual Contaminant Level
NA indicates parameter not analyzed
ND indicates not detected

NOTE: Table Compiled by Milwaukee County from Previously Reported Information



Location of All Soil Samples

See Table 3 for Data

MILWAUKEE COUNTY UST MANAGEMENT COLD SPRING BUS GARAGE	DATE: 02/02/96
SITE LAYOUT SOIL BORING AND WELL LOCATIONS	DESIGNED: MCL CHECKED: HLH APPROVED: SPF DRAWN: MCL PROJ: 302553084
HYDRO-SEARCH INC A Tetra Tech Company	Figure 1

Base map from Foth & Van Dyke

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Table 2
Summary of Groundwater Elevation Data
Cold Spring Bus Garage, 4212 Highland Blvd., Milwaukee, WI (#4470E)

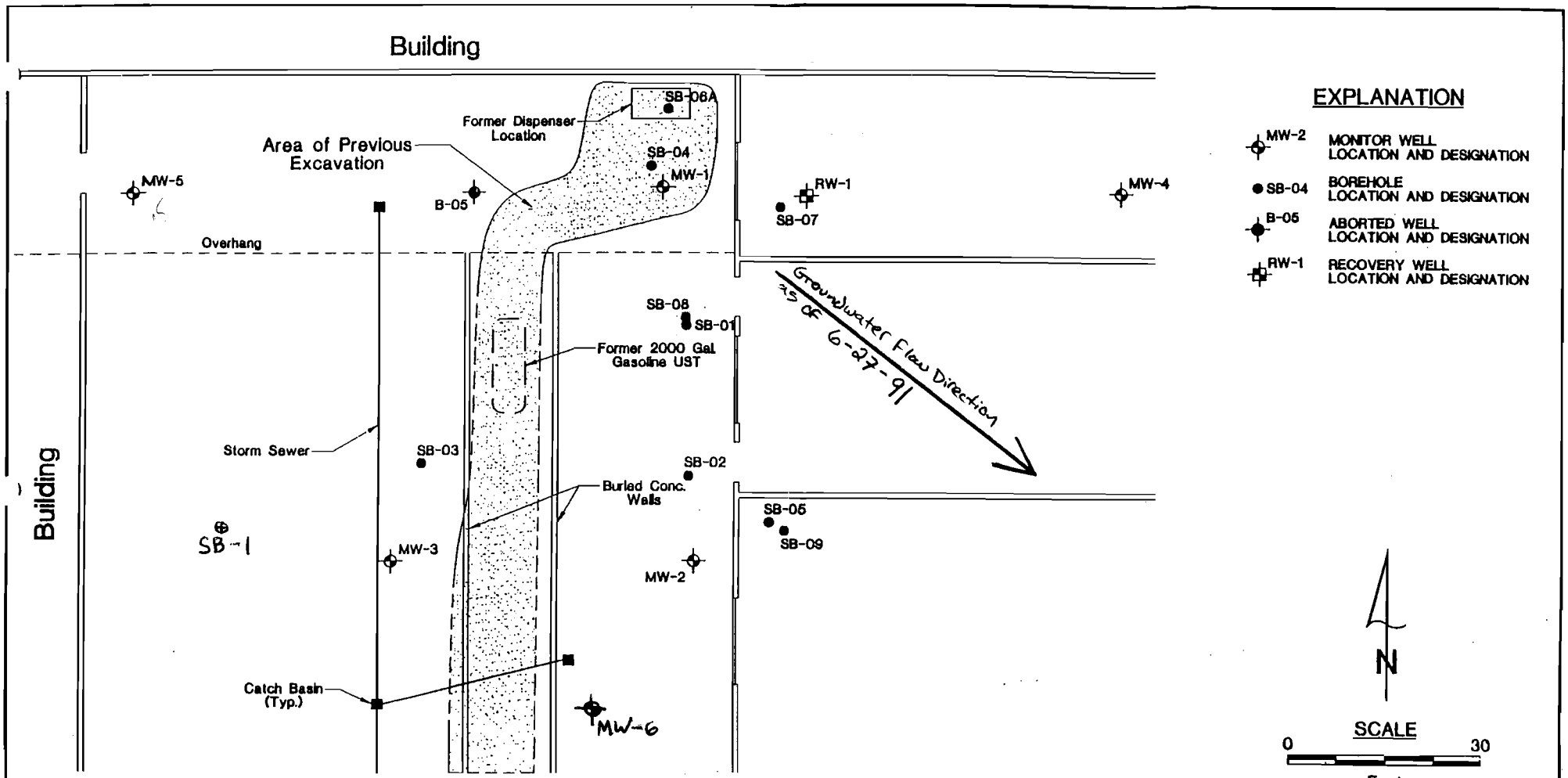
Monitoring Well	PVC Elevation*	Depth to Water	Groundwater Elevation	Depth to Water	Groundwater Elevation
	feet	feet 12/2/2003	feet 12/2/2003	feet 4/2/2004	feet 4/2/2004
MW-1	93.32	6.99	86.33	6.81	86.51
MW-2	93.15	6.73	86.42	6.70	86.45
MW-3	92.90	6.49	86.41	6.41	86.49
MW-4	NM	NM	----	NM	----
MW-5	93.47	7.07	86.40	6.97	86.50
MW-6	NM	NI	----	9.50	----

NM - Not Measured NI- Not Installed * With Reference to City Hydrant (100 ft)

TABLE 1
Groundwater Elevations Data
Cold Springs Bus Garage

Well	Depth to Water	Depth to Water
unit	ft BGS	ft BGS
Date	10/17/2001	07/09/2002
MW-1	NM	5.59
MW-2	5.76	5.45
MW-3	5.50	5.11
MW-4	6.00	5.60
MW-5	6.10	5.71

NM: Not measured, sheen

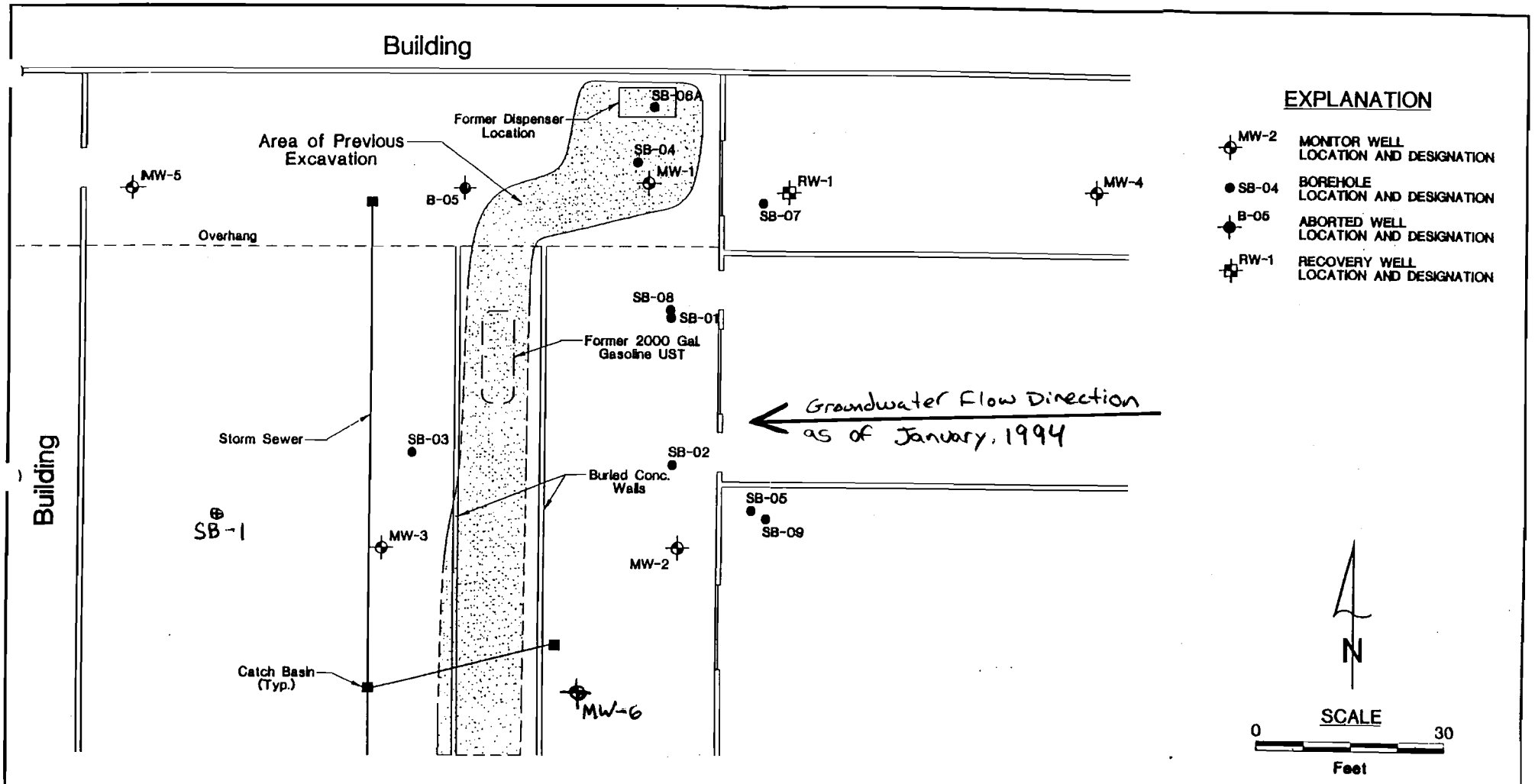


Groundwater Flow Direction

Note: Surveying may not have been used in determining this flow direction

Base map from Foth & Van Dyke

MILWAUKEE COUNTY UST MANAGEMENT COLD SPRING BUS GARAGE	DATE: 03/02/96
SITE LAYOUT SOIL BORING AND WELL LOCATIONS	DESIGNED: MCL CHECKED: HLH APPROVED: SPF DRAWN: MCL PROJ: 302553094
HYDRO-SEARCH INC A Tetra Tech Company	Figure 1

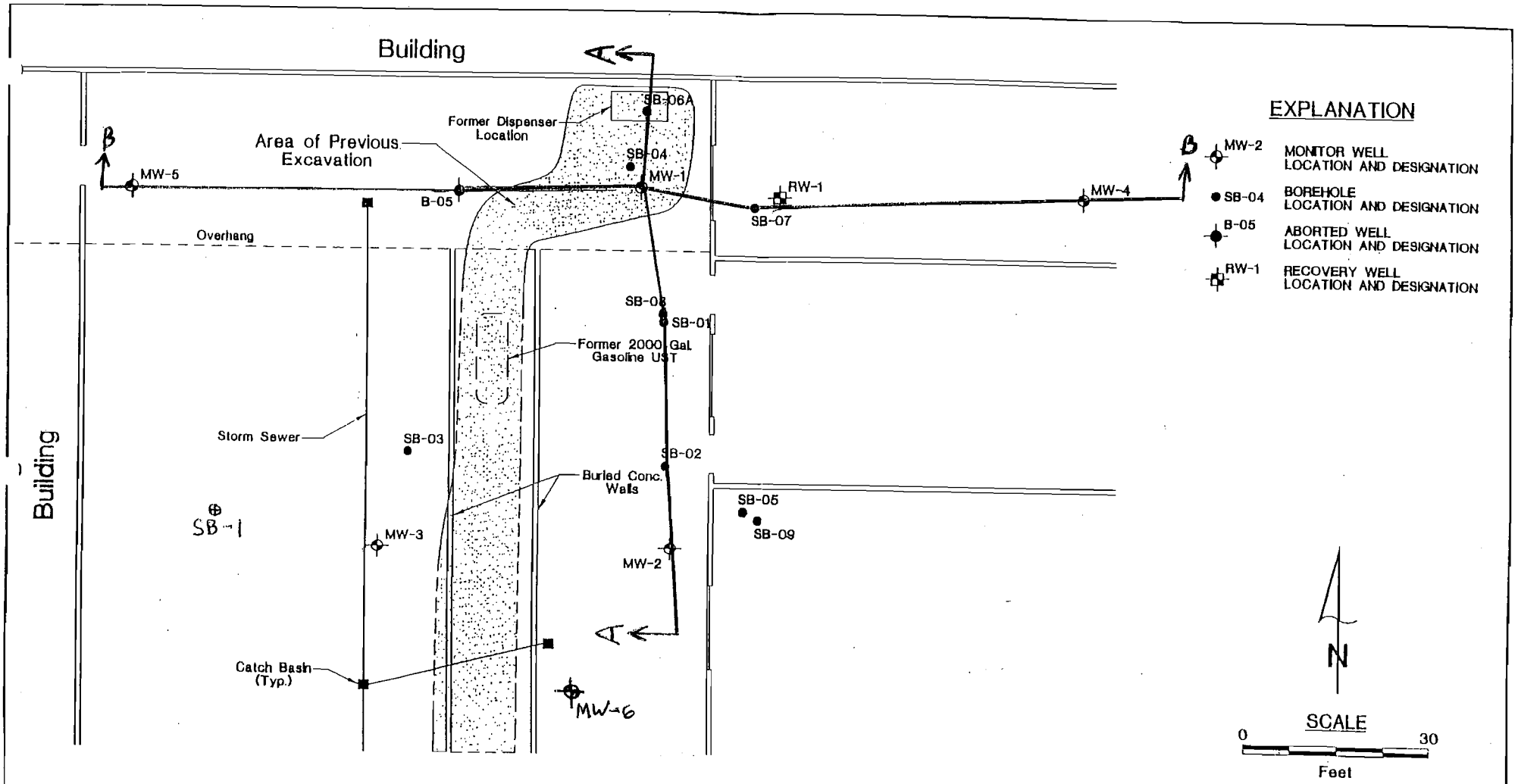


Groundwater Flow Direction

Note: Surveying may not have been used in determining this flow direction

Base map from Foth & Van Dyke

MILWAUKEE COUNTY UST MANAGEMENT COLD SPRING BUS GARAGE	DATE: 02/02/96
SITE LAYOUT SOIL BORING AND WELL LOCATIONS	DESIGNED: MCL CHECKED: HLH APPROVED: SPF DRAWN: MCL PROJ.: 302553094
HYDRO-SEARCH INC A Tetra Tech Company	Figure 1



Base map from Foth & Van Dyke

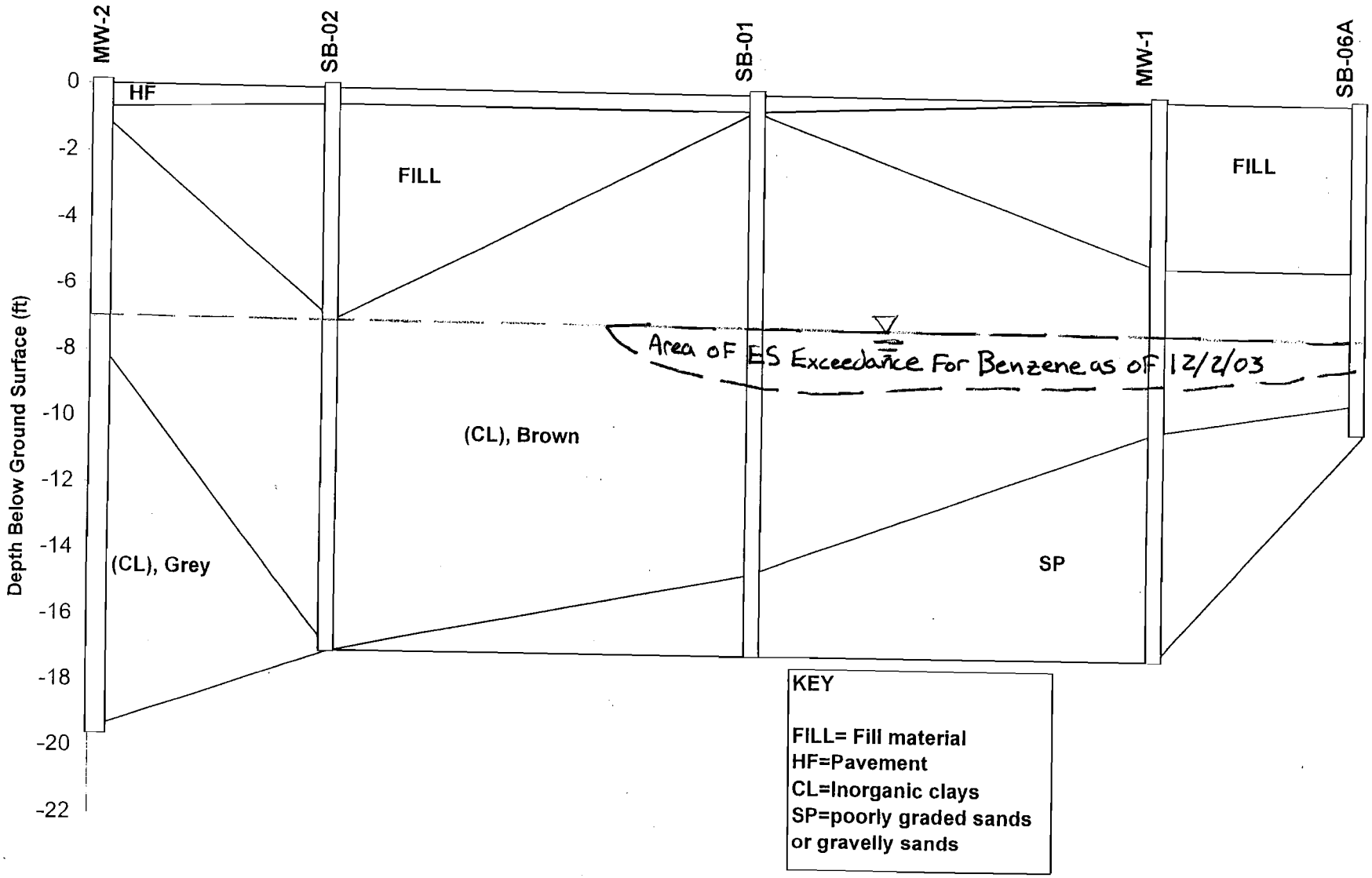
Geologic Cross Section

Groundwater Contamination

MILWAUKEE COUNTY UST MANAGEMENT GOLD SPRING BUS GARAGE	DATE: 02/02/98
SITE LAYOUT SOIL BORING AND WELL LOCATIONS	DESIGNED: MCL CHECKED: HLF APPROVED: SPF DRAWN: MCL PROJ: 302553084
HYDRO-SEARCH INC A Tetra Tech Company	Figure 1

Groundwater Contamination

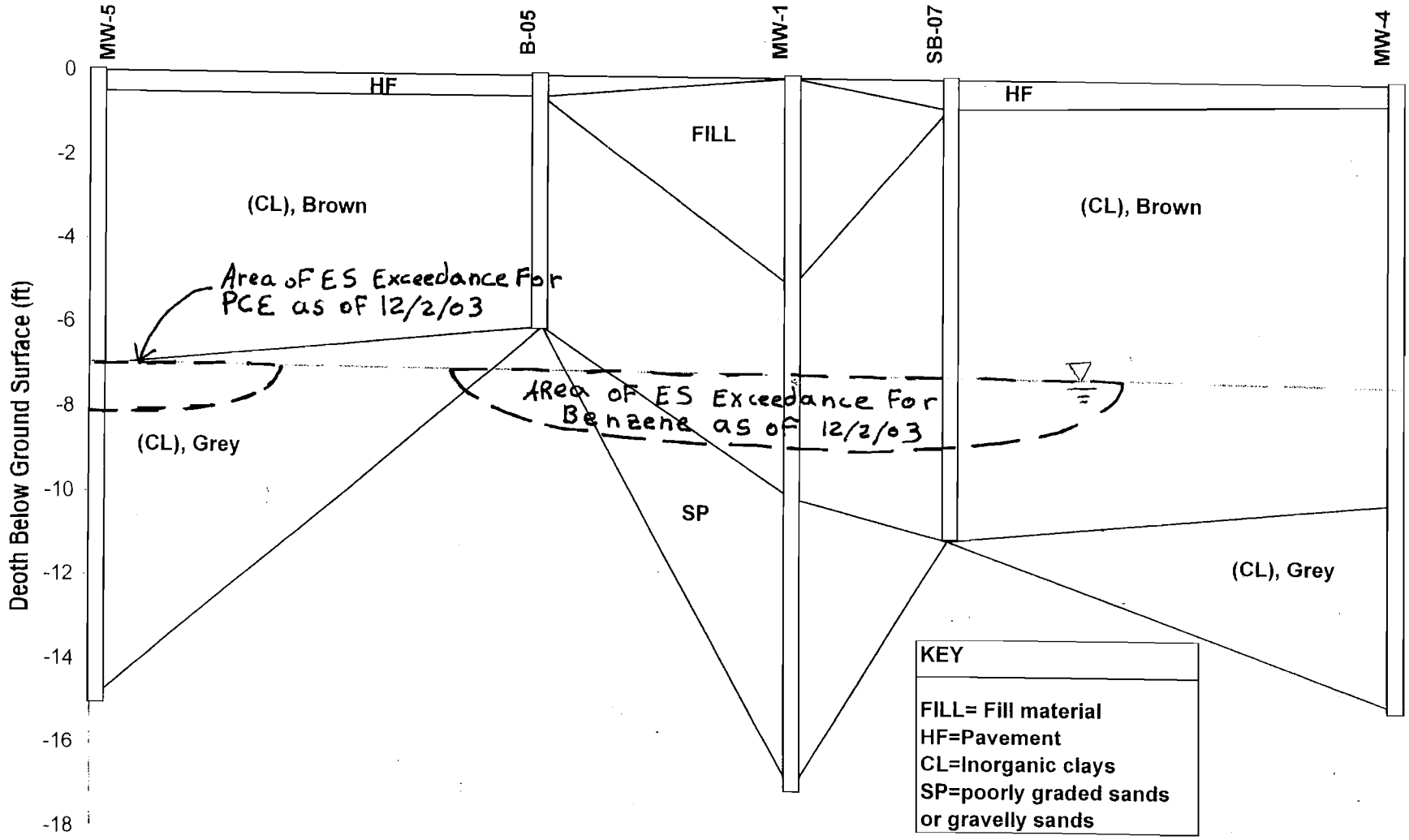
Geologic Cross Section A-A



Note: Depth of Groundwater Contamination Unknown

Groundwater Contamination

Geologic Cross Section B-B



Note: Depth of Groundwater Contamination unknown

June 23, 2004

Gina Keenen
Hydrogeologist
Wisconsin Department of Natural Resources
2300 N MLK, Jr. Drive
Milwaukee, WI 53212

RE: Attachment to Groundwater GIS Registry-Legal Descriptions

Dear Ms. Keenen:

Milwaukee County has requested case closure for contamination caused by leaking underground storage tanks (LUSTs) at the Milwaukee County Cold Spring Bus Garage, 4212 Highland Blvd. This case has the following BRRTS number:

03-41-000522

As required by the checklist of required documents for the Wisconsin Department of Natural Resources' GIS Registry packet, this letter affirms that the legal description below is the property that has contaminated groundwater exceeding NR 140 enforcement standards resulting from the LUSTs at the Cold Springs Bus Garage.

The legal descriptions were written for the entire parcel identification number. Where applicable, I have noted the specific lots within the parcel with contamination over NR 140 standards.

4212 Highland Blvd. Taxkey 366-1931-000-9
Owner: Jonas Family LTD Partnership

Legal Description:
Legals Certified Survey Map Number 5334 in SW 1/4 Sec 24 & NW 1/4
Sec Description 25-7-21 Parcel 1

Please call Tim Detzer at (414) 278-2988 or myself at (414) 278-4936 if you have any questions.

Sincerely,

Gary Mick, PE
Director-Environmental Services
Milwaukee County

June 23, 2004

Mark Jonas
Jonas Family LTD Partnership
3939 W. McKinley Blvd.
Milwaukee, WI 53208

RE: Site Closure Request-Cold Springs Bus Garage, 4212 Highland Blvd.
BRRTS: 0341000522

Dear Mr. Jonas:

Milwaukee County DPPI-Environmental Services will be requesting final case closure from the Wisconsin Department of Natural Resources (WDNR) for contamination originating from the County's previously owned 4212 Highland Blvd property. If case closure were granted, it would mean that the WDNR would not require any further remedial or investigative effort on the part of Milwaukee County. Your properties that are affected are:

4212 Highland Blvd. **Taxkey 366-1931-000-9**

Legal Description: Legals Certified Survey Map Number 5334 in SW 1/4 Sec 24 & NW 1/4 Sec Description 25-7-21 Parcel 1

We believe we have remediated the affected properties to the extent practical as prescribed by Wisconsin Administrative Code, and that the groundwater plume is stable and receding and will naturally degrade over time. We will request closure via natural attenuation as the final remedy per NR 746 Wisconsin Administrative Code.

At this time, however, residual contamination above NR 140 standards remains, which would require all affected property to be entered in the WDNRs Geographic Information System (GIS) Registry of Closed Remediation Sites. The GIS registry includes maps showing the locations of groundwater contamination that exceeds the enforcement standards. The registry is available to the general public on the WDNRs web site. In addition, the WDNR will require a deed restriction be placed on all properties with contaminated groundwater and soil above the NR 140 and 720 standard, respectively.

The following bullet items are important points to consider regarding the contamination remaining under your property. Please review the following and contact me if you have any questions.

- If case closure is granted Milwaukee County remains liable for the contamination.

  If the case is closed, Milwaukee County will remain obligated to do any future investigation or remediation associated with this plume as directed by the Department of Commerce or the WDNR. For further information regarding your obligations for future site access you may contact the WDNR.

- As an affected property owner you have the right to contact the Department Natural

- Please review the enclosed legal description of your property and notify me within 30 days if the legal description is incorrect.

  We are required to submit a legal description of all the properties for which there are groundwater enforcement standard exceedances for the WDNRs GIS registry.

If the Department grants our request for closure, I will provide to you a copy of the closure letter, or it may be obtained on the GIS Registry of Closed Remediation Sites at http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/mapApp.htm.

If you have any questions or concerns please call me at (414) 278-4936, or you may contact Gina Keenen at the WDNR at (414) 263-8589.

Sincerely,

Gary A. Mick, PE
Director-Environmental Services
Milwaukee County

c: John E. Schapekahm, Milwaukee County Corporation Counsel
Greg High, Milwaukee County DPW-Architecture & Engineering