

GIS REGISTRY Cover Sheet

August 2011
(RR-5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

PECFA#:

*WTM COORDINATES:

X: Y:

** 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)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property" form)*

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property" form)*

Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

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

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for
groundwater or direct contact)*

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*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

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, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 02-41-506635

PARCEL ID #: 899-0026-000

ACTIVITY NAME: Gyuro Property - Former

WTM COORDINATES: X: 684575 Y: 268386

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

Deed: The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.

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.

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)).

Figure #: Title:

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

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

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 parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.

Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.

Figure #: 1 Title: **Site Location Map**

Detailed Site Map: A map that shows all relevant features (buildings, roads, individual property boundaries, 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 s. NR 720.09, 720.11 and 720.19.

Figure #: 3 Title: **Site Plan Map**

Soil Contamination Contour Map: For sites closing with residual soil contamination, this map is to show the location of all 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 s. NR 720.09, 720.11 and 720.19.

Figure #: 6 Title: **Soil Quality Map**

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MAPS (continued)

Geologic Cross-Section Map: A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: 1 Title: Geologic Cross Section Location Map

Figure #: 2 / 3 Title: Geologic Cross Section A-A' / Geologic Cross Section B-B'

Groundwater Isoconcentration Map: For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: Title:

Groundwater Flow Direction Map: A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: Title:

Figure #: Title:

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

Soil Analytical Table: A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1 and 3 Title: Summary of Previous Soil Analytical Results / Soil Analytical Results

Groundwater Analytical Table: Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: Title:

Water Level Elevations: Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

Not Applicable

Site Location Map: A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: Title:

Well Construction Report: Form 4440-113A for the applicable monitoring wells.

Deed: The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

Notification Letter: Copy of the notification letter to the affected property owner(s).

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NOTIFICATIONS

Source Property

Not Applicable

Letter To Current Source Property Owner: If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch 726.

Number of "Off-Source" Letters:

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying any off-source property owner.

Deed of "Off-Source" Property: The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

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.

Letter To "Governmental Unit/Right-Of-Way" Owners: Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee WI 53212-3128

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



November 21, 2011

Mr. John Bennett
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

SUBJECT: Final Case Closure with Continuing Obligations
Portion of Former Gyuro Property
9625 South 54th Street, Franklin, WI 53132
FID #: 341081400; BRRTS #: 02-41-506635

Dear Mr. Bennett:

On August 2, 2011, the Southeast Region Closure Committee reviewed the above referenced case for closure. The Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On August 16, 2011, the Committee requested additional information (i.e. revised cap maintenance plan map - see letter dated August 16, 2011) to complete the closure determination. On September 1, 2011, the Department received information or documentation indicating that you have complied with the requirements for final closure.

Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time. However, you and future property owners must comply with certain continuing obligations as explained in this letter.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible GIS Registry, to provide notice of residual contamination, and of any continuing obligations. The continuing obligations for this site are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- If a structural impediment that obstructed a complete site investigation or cleanup is removed or modified, additional environmental work must be completed
- Before the land use may be changed from industrial to non-industrial, additional environmental work must be completed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

All site information, including the maintenance plan, is also on file at the Southeast Regional DNR office, at 2300 N. Dr. Martin Luther King Jr. Drive, Milwaukee, WI 53212. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry, in a PDF attachment. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If the property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To

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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 <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. You must pass on the information about these continuing obligations to the next property owner or owners. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter including compliance with the attached maintenance plans are met.

Residual Soil Contamination

Residual soil contamination remains at most portions of the site as indicated on the **attached maps (Figure 1: Engineered Barrier Map and Figure 6: Soil Quality Map, Former Gyuro Property, Franklin, Wisconsin)** and in the information submitted to the Department of Natural Resources. If soil in the specific locations described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner 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. In addition, all current and future owners and occupants of the property 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.

Structural Impediments

Structural impediments existing at the time of cleanup as shown on the **attached map, (Figure 1: Engineered Barrier Map, Former Gyuro Property, Franklin, Wisconsin)**, made complete **investigation and/or remediation** of the soil contamination on this property impracticable. Pursuant to s. 292.12(2)(b), Wis. Stats., if the structural impediments on this property that are described above are to be removed, the property owner shall notify the Department of Natural Resources before removal and conduct an investigation of the degree and extent of polynuclear aromatic hydrocarbon (PAHs) contamination. If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules. If soil in the specific locations described above is excavated, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is considered solid

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or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property 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 during excavation activities to prevent a health threat to humans.

Industrial Residual Soil Standards

Soil samples that are representative of remaining soil contamination on this property were collected on March 31, 2003 and April 1, & 29, 2004. These samples contained Benzo(a)anthracene, Benzo(a)pyrene Benzo(b)flouranthene, Benzo(k)flouranthene, Dibenzo(a)anthracene, and Indeno(1,2,3-cd)pyrene in concentrations above direct contact PAHs for non-industrial land use.

Therefore, pursuant to s. NR 726.05(8)(b)1., Wis. Adm. Code, this property may not be used or developed for a residential, commercial, agricultural or other non-industrial use, unless (at the time that the non-industrial use is proposed) the property owner provides notification to the Department of Natural Resources of the change in land use and an investigation is conducted, to determine the degree and extent of PAHs contamination that remains on the property, and remedial action is taken as necessary to meet all applicable non-industrial soil cleanup standards. If soil in the specific locations shown on the **attached map (Figure 1: Engineered Barrier Map, Former Gyuro Property, Franklin, Wisconsin)** and described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner 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 statutes and rules. In addition, all current and future owners and occupants of the property 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 during excavation activities to prevent a health threat to humans.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the concrete pavement, building foundation, geofabric "warning layer" and/or vegetative soil cover that currently exists in the location shown on the attached map (**Figure 1: Engineered Barrier Map, Former Gyuro Property, Franklin, Wisconsin**) 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. In this case, the building is also considered a structural impediment, and additional investigation and response requirements apply as outlined above under the section titled Structural Impediments.

Soil contamination remains at most portions of the site as indicated on the **attached maps (Figure 1: Engineered Barrier Map and Figure 6: Soil Quality Map, Former Gyuro Property, Franklin, Wisconsin)** and in the information submitted to the Department of Natural Resources. If soil in the specific locations shown on the attached map is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of

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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 statutes and rules. In addition, all current and future owners and occupants of the property 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 during excavation activities to prevent a health threat to humans. The **attached maintenance plan and inspection log** are to be kept up-to-date and on-site. Please submit the inspection log to the Department annually.

Prohibited Activities

The following activities are prohibited on any portion of the property where [pavement, a building foundation, soil cover, engineered cap or other barrier] is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure.

Upon Department approval to replace the existing barrier, the replacement barrier must be one of similar permeability, until contaminant levels no longer exceed the applicable standards.

Vapor Migration

In addition, depending on site-specific conditions, construction over contaminated materials 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.

Post-Closure Notification Requirements

In accordance with ss, 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Any activity or construction that results in the removal or modification of a structural impediment that obstructed a complete site investigation or cleanup
- Development, construction or other changes, including zoning changes, that change the land use from industrial to non-industrial
- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil

Please send written notifications in accordance with the above requirements to: Southeast Regional RR Program, 2300 North Dr. MLK Jr., Dr; Milwaukee, WI 53212, to the attention of Ms. Victoria Stovall, Environmental Program Associate.

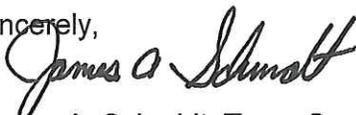
Mr. John Bennett
RE: Final Case Closure with Continuing Obligations
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The following DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection" has been included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

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.

The Department 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 Eric Amadi at 414.263.8639.

Sincerely,



James A. Schmidt, Team Supervisor
Remediation & Redevelopment Program
Southeast Region, Milwaukee

Attachments:

WDNR, 2011: Updated Cap Maintenance Plan Map Request - Portion of Former Gyuro Property, Franklin, Wisconsin, August 16, 2011.

Figure 1: Engineered Barrier Map, Former Gyuro Property, Franklin, Wisconsin.

Figure 6: Soil Quality Map, Former Gyuro Property, Franklin, Wisconsin.

Maintenance Plan

Continuing Obligation Fact Sheet For Environmental Protection: PUB-RR-819

cc: Adam Roder - Sigma Environmental Services, Inc.
1300 W. Canal Street, Milwaukee, WI 53233
SER Case File #: 02-41-506635

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee WI 53212-3128

Scott Walker, Governor
Cathy Stepp, Secretary
John Hammen, Acting Regional Director
Telephone 414-263-8500
FAX 414-263-8606
TTY Access via relay - 711



August 16, 2011

Mr. John Bennett
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

Subject: Updated Cap Maintenance Plan - Portion of Former Gyuro Property
9625 South 54th Street, Franklin Wisconsin 53132
FID #: 341081400; BRRTS #: 02-41-506635

Dear Mr. Bennett:

On June 17, 2011, the Department sent a letter to you requesting revision to the cap maintenance plan for the subject site. On July 11, the Department received the submittal, *Updated Cap Maintenance Plan, Portion of Former Gyuro Property, 9625 South 54th Street, Franklin, WI 53132* (dated July 7, 2011), prepared by Sigma Environmental Services, Inc. regarding the requested information. On August 2, 2011, your case closure request was presented to the Southeast Region Closure Committee (Committee) for closure determination.

Based on the information provided and the revision made to the cap maintenance plan, the Committee is requesting the following "housekeeping" item to complete the closure determination:

Revised Engineered Barrier Map: Need to include soil contamination extent map (extent of soil contamination iso-contour) on the cap maintenance plan map to demonstrate that the soil contamination is sufficiently covered by the cap (note: this item, in this format, is required for the GIS Packet for closure).

Please submit the requested information to us at your convenience. As you may already be aware of, the closure letter will contain a language indicating that if zoning changes (currently the property/site is zoned non-residential/commercial), the site may be reopened. Also, the closure letter will contain a language that vapor intrusion may be an issue if there is change in property use.

The Department appreciates the actions you are taking to restore the environment at this site and put the property back to productive use. If you have any questions regarding this letter, please contact me at (414) 263-8639.

Sincerely,

Eric Amadi - Hydrogeologist
Remediation & Redevelopment Program
SER - Milwaukee Service Center

cc: Adam Roder - Sigma Environmental Services, Inc.
1300 W. Canal Street, Milwaukee, WI 53233
SER Case File #: 02-41-506635

**CAP MAINTENANCE PLAN
GYURO PROPERTY – FORMER
9625 S. 54TH STREET, FRANKLIN, WISCONSIN
WDNR BRRTS #02-41-506635
SEPTEMBER 2010**

This Cap Maintenance Plan ("Plan") has been prepared in accordance with s. NR 724.13(2) and is designed to prevent direct contact with residual polynuclear aromatic hydrocarbon (PAH) soil impacts that exceed Wisconsin Department of Natural Resources (WDNR) interim guidance direct contact Residual Contaminant Levels (RCLs) for non-industrial property usage. The PAH-impacted soils are covered with existing asphalt and concrete pavements, a concrete floor slab for the building, and six inches of clean, vegetated soil/topsoil in the green space areas as shown on the attached "Engineered Barrier Map". Furthermore, the PAH impacts in the vicinity of soil borings GP-1 and SB-1 are also covered with a geofabric "warning layer" (beneath the soil/topsoil cover) as shown on the attached "Engineered Barrier Map". More site-specific information about this project may be found at:

- The case file in the WDNR Southeast Region office;
- BRRTS on the Web (WDNR's internet-based database of contaminated sites): <http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do>;
- GIS Registry PDF file: <http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2>; and
- The WDNR project manager for Milwaukee County.

The normal operation of the engineered barriers will be as a direct contact barrier between site soils and typical, non-invasive users of the property. The engineered barriers will function as intended unless disturbed.

Disturbance Management

Cesarz Holdings, LLC and subsequent owners of the site shall take the following steps to assure that uncontrolled disturbances of the engineered barrier do not occur:

- WDNR's case closure documents and GIS Registry will establish future land use, development, and/or management restrictions of the site. This Plan will be incorporated into the case closure documents and/or GIS Registry, which will together identify the environmental impacts, the nature of the engineered barriers, the requirements regarding the management of impacted soils, and the availability of this Plan.
- A copy of this Plan will be available from the property owner to all interested parties.

- A copy of this Plan will be provided to all private utilities seeking easements for the purpose of installing facilities on the property.
- A copy of this Plan will be provided to all contractors and repair workers, including utility and landscaping services, during construction and repairs on the property.
- On-site personnel employed by current or future business operators will be made familiar with the contents and restriction requirements of this Plan.

Inspections of Engineered Barrier

Inspections will be required to assure that the engineered barrier is functioning as planned:

- The property owner or designated representative shall perform annual inspections of the engineered barrier system. Inspections should be completed during spring or summer months (when the ground surface is not obstructed by snow cover or vehicles) for all accessible areas, including the floor slab of the building. The inspections will be performed to evaluate damage due to settling, exposure to weather, traffic wear, age, and other factors. Any areas where soils have become or likely to become exposed will be documented.
- As necessary, the engineered barriers will be repaired as soon as practical to maintain integrity. Repairs may include, but are not limited to, the following:
 - Patching, resurfacing, or replacing concrete or asphalt pavement where it has cracked or otherwise broken and would allow direct contact with underlying soil;
 - Patching breaches in the concrete floor slab of the building; and/or
 - Replacing low spots in the soil cover with clean topsoil and reseeding the area to establish grass vegetation and/or other vegetation to match the surrounding ground cover.
- An inspection log will be maintained to record the cap conditions, any disturbances of the cap, and the steps that have been taken to maintain the integrity of the engineered barriers. The inspection log will be made available for inspection by representatives of the WDNR upon reasonable prior request. The on-site inspection log will be maintained as long as inspection and maintenance of the engineered barriers are required.

Planned Breaches of Engineered Barriers

In the event an engineered barrier is breached, the following precautions shall be taken:

- The property owner shall be given advance notice of any planned breach by others. Property owner will make soil data available to workers who penetrate the engineered barrier to allow for appropriate health and safety planning.
- The excavation zone and any soils excavated will be secured from public access until the cap is restored. The excavated soil will be placed on an impervious surface (e.g., existing concrete or asphalt pavement or plastic) and covered with plastic. Excavated soil shall be sampled and disposed of at a licensed landfill facility in accordance with applicable solid and/or hazardous waste rules and regulations, unless the WDNR or its successor agency grants approval to replace the soil into the same excavation.
- The engineered barrier will be restored to meet original conditions. This work, including the proper disposal of excess soils, should be completed as soon as practical. Any replacement barrier will be subject to the same inspection and maintenance guidelines as outlined in this Plan unless otherwise indicated by the WDNR or its successor agency.
- Details of the engineered barrier breach, the handling of excavated soils, individuals responsible for the work, and the restoration of the engineered barrier shall be recorded in the engineered barrier maintenance log. The maintenance log will be available for inspection by representatives of the WDNR upon reasonable prior request. An example inspection log page is included with this Plan.

Prohibition of Activities and Notification to WDNR

The following activities are prohibited on any portion of the site where asphalt or concrete pavements and/or building floor slab are required on the attached Engineered Barrier Map, unless prior written approval has been obtained from the WDNR or its successor agency: (1) removal of the existing barriers, (2) replacement with another barrier, (3) excavating or grading of the land surface, (4) filling on capped or paved areas, (5) plowing for agricultural cultivation, (6) construction or placement of a building or other structure.

Amendments

This Plan may be amended or withdrawn upon written approval from the WDNR or its successor agency.

Contact Information

- For responsible party and current owner information contact:

City of Franklin
9229 W. Loomis Road
Franklin, WI 53132
Telephone: (414) 425-7510
Fax: (414) 425-3106
Contact: Mr. John Bennett, P.E.

- For property owner information contact:

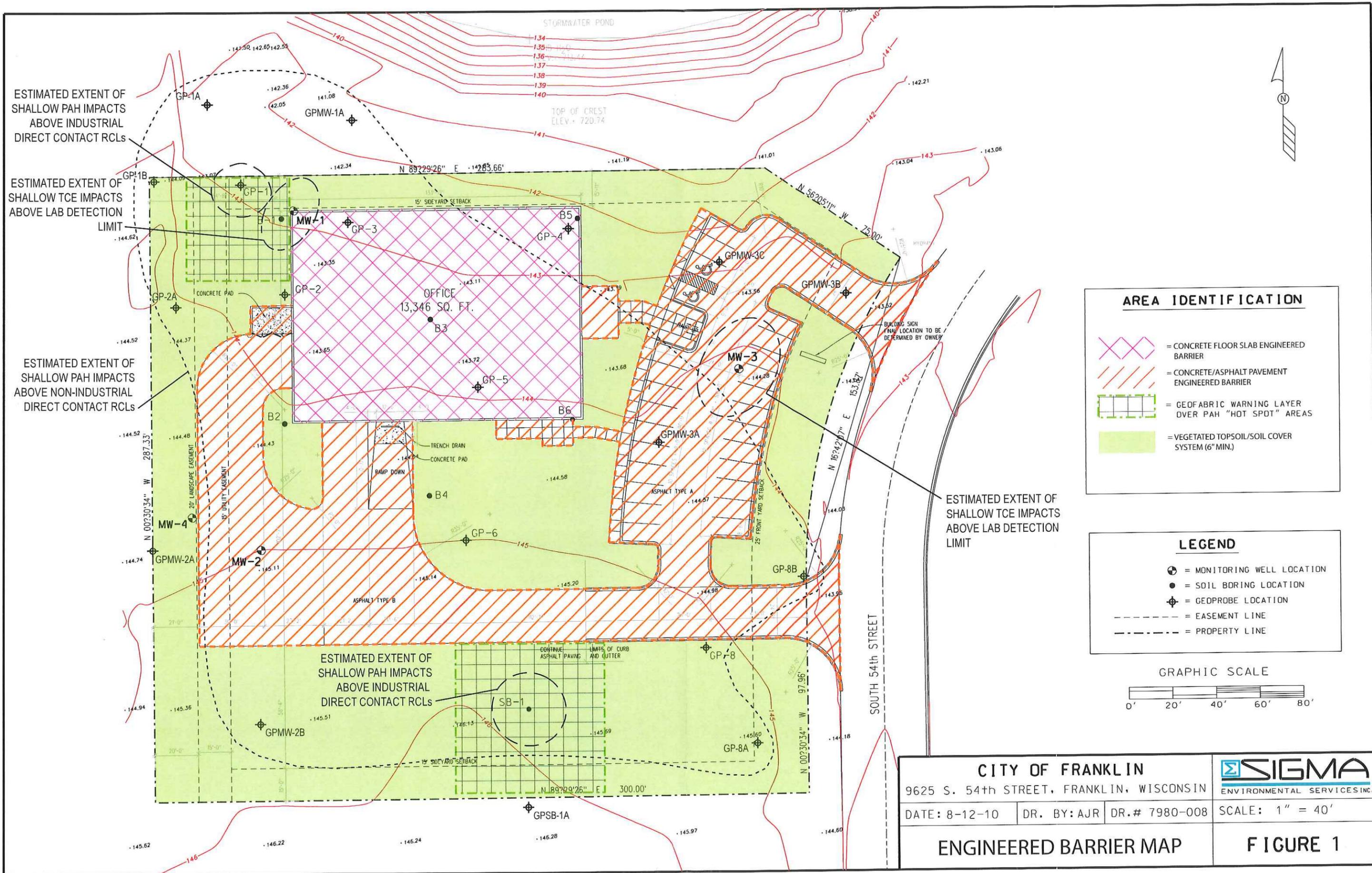
Cesarz Holdings, LLC
c/o Cesarz Drywall, Inc.
9625 S. 54th Street
Franklin, WI 53132
Telephone: (414) 423-1800
Fax: (414) 423-1851
Contact: Mr. Kevin Cesarz

- For environmental consultant information contact:

Sigma Environmental Services, Inc.
1300 West Canal Street
Milwaukee, WI 53233
Telephone: (414) 643-4200
Fax: (414) 643-4210
Contact: Mr. Joshua Neudorfer

- For Wisconsin Department of Natural Resources information contact:

Wisconsin Department of Natural Resources
Southeast Region Headquarters Remediation & Redevelopment Program
2300 N. Dr. Martin Luther King Jr. Drive
Milwaukee, WI 53212
Telephone: (414) 263-8639
Fax: (414) 263-8483
Contact: Mr. Eric Amadi



STATE BAR OF WISCONSIN FORM 1 - 1998
WARRANTY DEED

DOC. #
28815427

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 10:26AM

07/06/2004

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 13.00

Document Number

This Deed, made between Milwaukee Warehouse & Office, LLC, a Wisconsin limited liability company

Grantor,
and Cesarz Holdings, LLC, a Wisconsin limited liability company

Grantee.
Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin (the "Property"):

TRANSFER
\$ 48990
FEE

Recording Area

Name and Return Address

Cesarz Holdings, LLC
6110 S. Howell Avenue
PO Box 370465
Milwaukee, WI 53237-0465

899-0026-000

Parcel Identification Number (PIN)

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

Lot 3 in Block 1, in Franklin Business Park, being a redivision of Certified Survey Map 4875 and part of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4, the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, as corrected by Surveyor's Affidavit of Correction recorded March 30, 1994 on Reel 3256, Image 32 as Document No. 6928328 and Franklin Business Park Affidavit of Correction recorded on September 19, 1994 on Reel 3376, Image 124, as Document No. 7003047.

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except

See attached Exhibit A.

Dated this 1st day of July, 2004.

MILWAUKEE WAREHOUSE & OFFICE, LLC

(SEAL)

By: Thomas A. Lorino Mgr (SEAL)

*

* Thomas A. Lorino, Manager

(SEAL)

(SEAL)

*

*

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) of Thomas A. Lorino

State of Wisconsin, }
County. } ss.

authenticated this 1st day of July, 2004

Personally came before me this _____ day of _____, the above named

* David A. Roth

_____ 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.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney David A. Roth

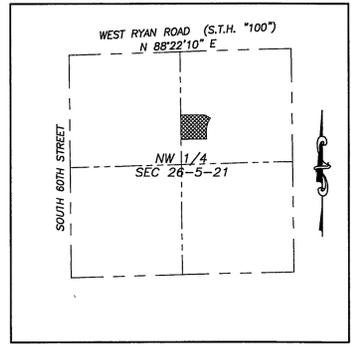
*
Notary Public, State of Wisconsin
My commission is permanent. (If not, state expiration date: _____)

Peregrine & Roth, S.C.
(Signatures may be authenticated or acknowledged. Both are not necessary)

* Names of persons signing in any capacity must be typed or printed below their signature.

NW COR NW 1/4 SEC 26-5-21
 N. LINE NW 1/4 SEC 26-5-21 2623.41' (TOTAL)
 N 88°22'10" E 1311.67'

NE COR NW 1/4 SEC 26-5-21
 N. 324,587.51
 E. 2,541,262.92
 WISC. STATE PLANE COORD. SOUTH ZONE



LOCATION MAP
 NW 1/4 SEC 26-5-21
 SCALE: 1"=1000'

LEGEND

- | | | |
|-----------------------------------|-----------|-------------------------|
| SECTION CORNER | — — — — — | EASEMENT LINE |
| 1" DIAMETER IRON PIPE FOUND (IPF) | — — — — — | SETBACKLINE |
| CONTROL POINT | — — — — — | LOT LINE |
| MANHOLE, TYPE UNKNOWN | — — — — — | ADJACENT LOT LINE |
| SANITARY MANHOLE | — — — — — | SECTION LINE |
| STORM MANHOLE | — — — — — | WATER MAIN |
| CATCH BASIN ROUND | — — — — — | UNDERGROUND GAS |
| CATCH BASIN SQUARE | — — — — — | SANITARY SEWER |
| RCP | — — — — — | STORM SEWER |
| OUTFALL PIPE | — — — — — | FIBER OPTIC |
| POWERPOLE | — — — — — | UNDERGROUND TELEPHONE |
| WATER VALVE | — — — — — | UNDERGROUND ELECTRIC |
| FIRE HYDRANT | — — — — — | OVERHEAD LINE |
| TELEPHONE PEDESTAL | — — — — — | FENCE LINE |
| SIGN | — — — — — | CAUTION UNDERGROUND GAS |
| GAS VALVE | — — — — — | |
| DECIDUOUS TREE | — — — — — | |

NOTES

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 21 EAST WAS USED AS NORTH 88°22'10" EAST
- CERTIFICATION SURVEY PERFORMED BY JENKINS SURVEY & DESIGN, INC ON OCTOBER 22, 2004.
- AT THE TIME OF THIS SURVEY WALLS WERE NOT COMPLETELY ENCLOSED AND THE ROOF WAS NOT COMPLETED.
- TITLE REPORT WAS NOT PROVIDED BY OWNER. THIS PARCEL MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

LEGAL DESCRIPTION

LOT 3 IN BLOCK 1, IN FRANKLIN BUSINESS PARK, BEING A REDIVISION OF CERTIFIED SURVEY MAP 4875 AND PART OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, AS CORRECTED BY SURVEYOR'S AFFIDAVIT OF CORRECTION RECORDED MARCH 30, 1994 ON REEL 3256, IMAGE 32 AS DOCUMENT NO. 6928328 AND FRANKLIN BUSINESS PARK AFFIDAVIT OF CORRECTION RECORDED ON SEPTEMBER 19, 1994 ON REEL 3376, IMAGE 124, AS DOCUMENT NO. 7003047

TAX KEY NO.: 899-0026-000

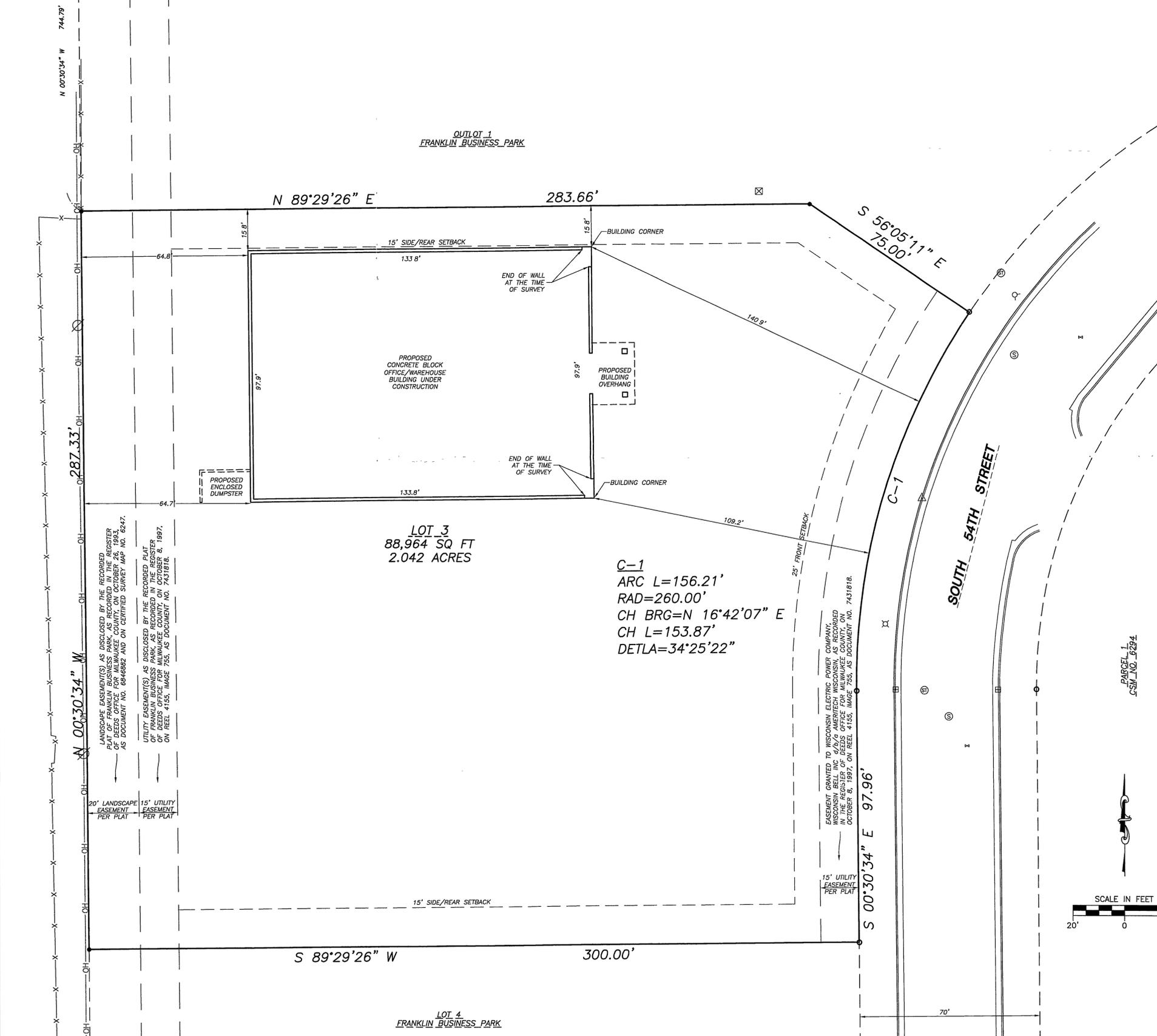
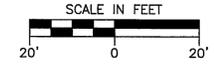
SURVEYORS CERTIFICATE

I HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR INSURE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY MAP.

RICHARD K. WAGNER, S-1666
 REGISTERED LAND SURVEYOR

DATE



JSD
 Jenkins Survey & Design, Inc.

CIVIL SITE ENGINEERING
 SURVEYING & MAPPING
 TRANSPORTATION ENGINEERING
 CONSTRUCTION MANAGEMENT

MILWAUKEE REGIONAL OFFICE
 N22 W22631 Nancy Court Suite 3
 Waukesha, Wisconsin 53186
 (262) 513-0666

MADISON REGIONAL OFFICE
 161 Horizon Drive
 Suite 101
 Verona, Wisconsin 53593
 (608) 848-0060

PREPARED FOR:
CESARZ DRYWALL FRANKLIN, WI

PROJECT
CESARZ DRYWALL FRANKLIN, WI
 LOT 3 IN BLOCK 1
 FRANKLIN BUSINESS PARK

ITEM	DATE
Drawn: RW	10-25-04
Checked: KR	10-25-04
Approved: RW	10-25-04
Revised: Title Report	11-12-04

SEAL/SIGNATURE

SHEET TITLE
BUILDING FOUNDATION CERTIFICATION SURVEY

SHEET NUMBER
CS-1

JSD PROJECT NUMBER
 02C1060

JSD PROJECT FILE

SCALE
 1"=20'

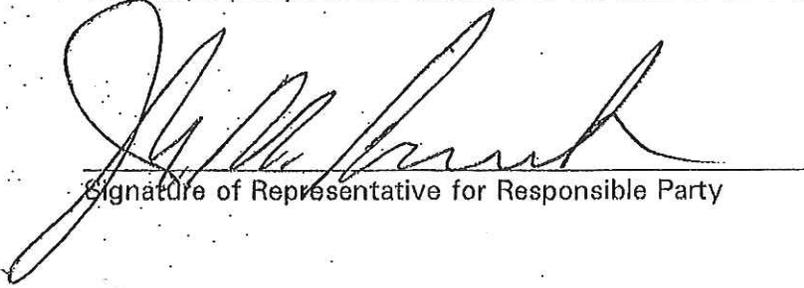
J:\JSD Projects\02C1060_CezarsDrywall.dwg, 02C1060_RECERT SURVEY.dwg, CS-1, 11/12/2004 3:18:47 PM, cmason

DWGNAME

*GIS Registry Packet
Gyuro Property - Former (9625 S. 54th Street, Franklin)
BRRTS #02-41-506635*

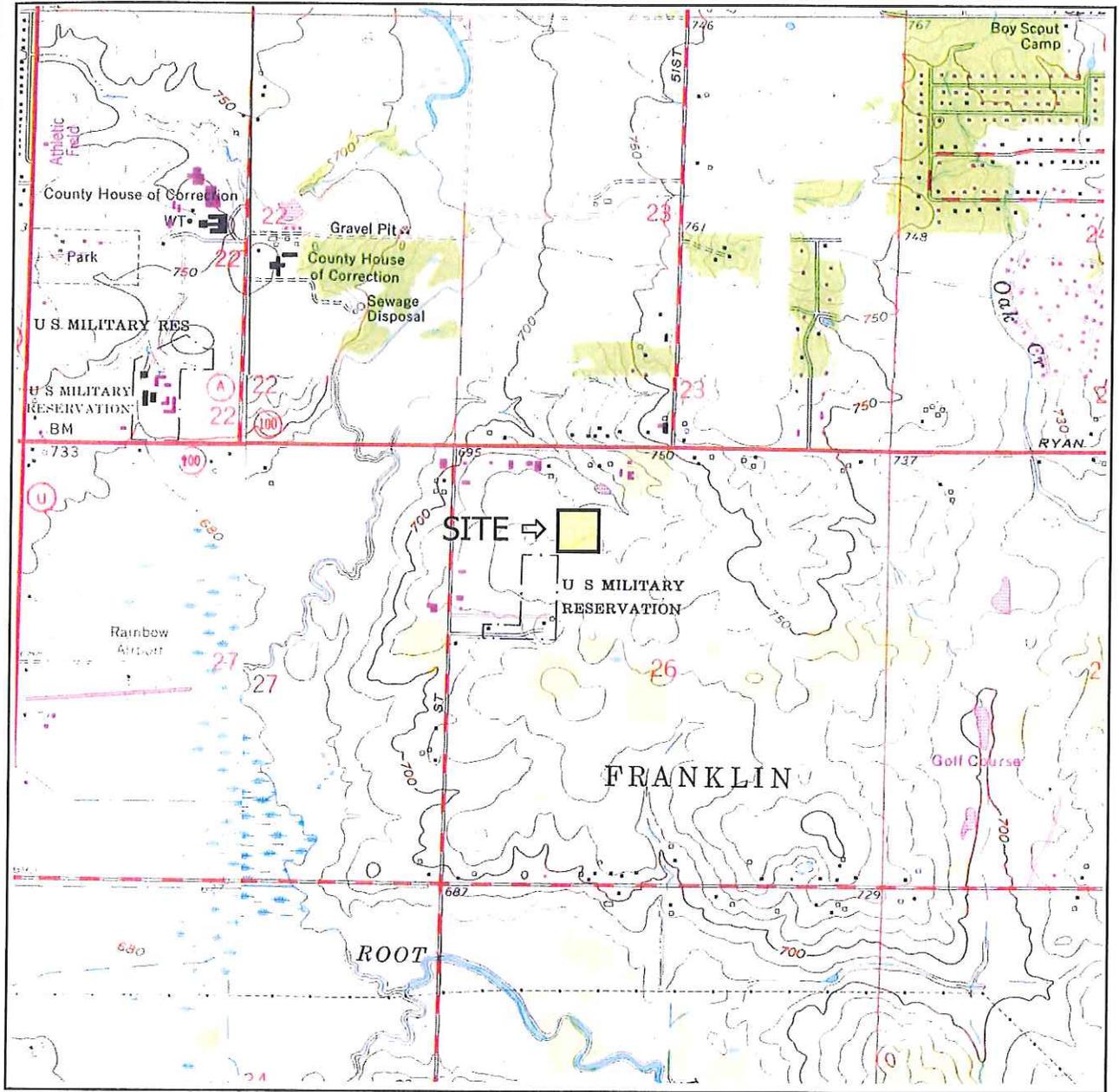
STATEMENT BY RESPONSIBLE PARTY

The City of Franklin, the responsible party for the soil impacts identified at the property located at 9625 S. 54th Street, Franklin, Wisconsin states that the legal description provided to the Wisconsin Department of Natural Resources in this case closure request and Geographic Information System (GIS) Registry packet for WDNR BRRTS #02-41-506635 is complete and accurate to the best of our knowledge.

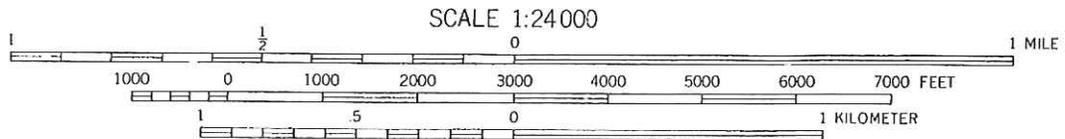


Signature of Representative for Responsible Party

9/1/10
Date



NE ¼ of the NW ¼ of Sec. 26, T5N, R21E. Adapted from U.S.G.S. 7.5 minute series, Franksville (dated 1958, photorevised 1971, photoinspected 1976), North Cape (dated 1959, photorevised 1971), Hales Corners (dated 1959, revised 1994), and Greendale (dated 1958, photorevised 1971 and 1976), Wisconsin, quadrangles.



CONTOUR INTERVAL 10 FEET
 DOTTED LINES REPRESENT 5-FOOT CONTOURS
 DATUM IS MEAN SEA LEVEL



Figure 1. Site Location Map
 9625 S. 54th St., Franklin, Wisconsin



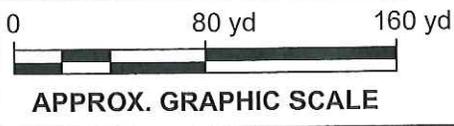
Date: 8/11/10

Created By: AJR

Filename: 7980 Fig 2 Site Vicinity Map Aug 2010.ai

Directory: 7980

Project: 7980



--- APPROXIMATE SUBJECT PROPERTY BOUNDARY

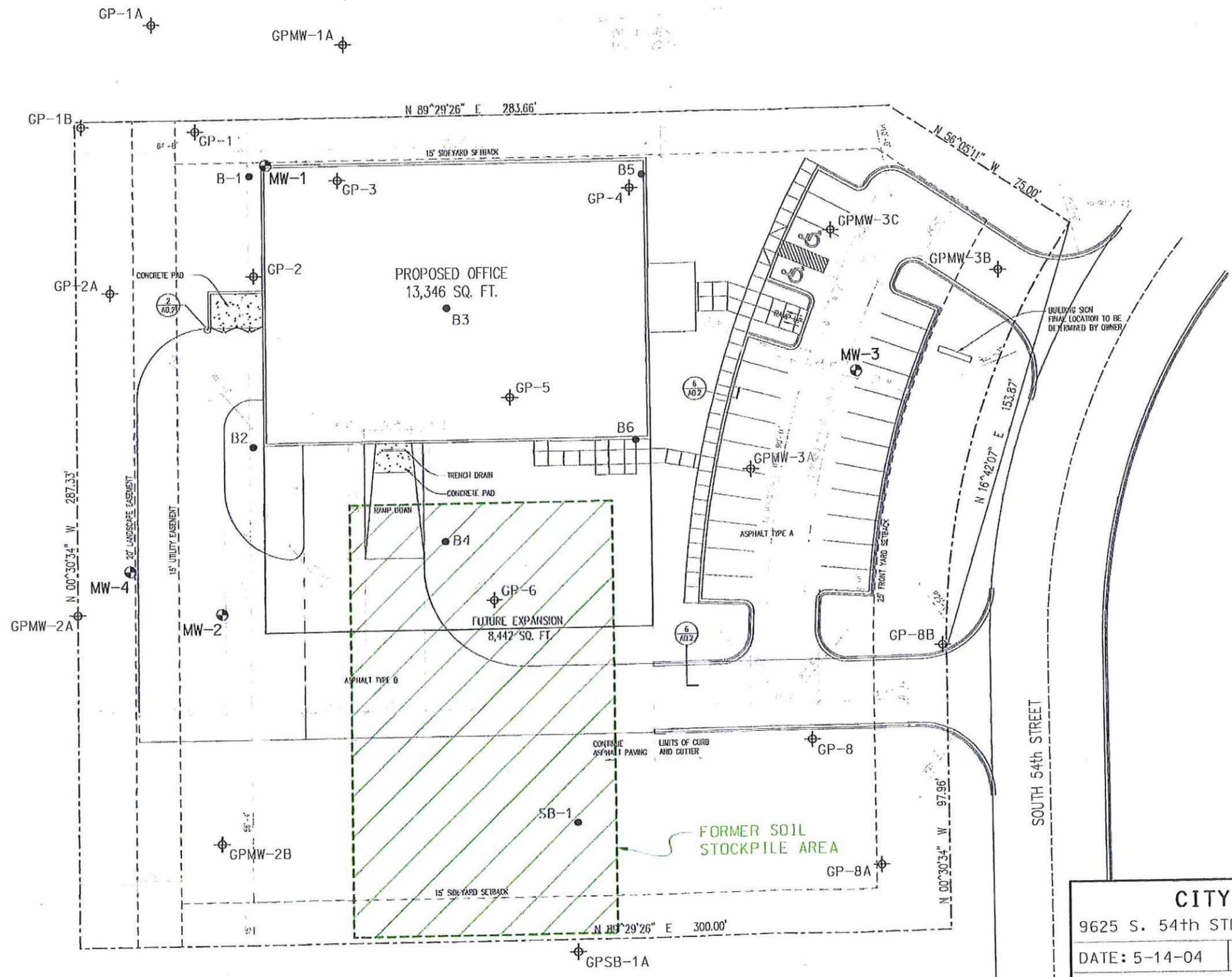
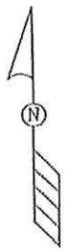


SITE VICINITY MAP

PORTION OF FORMER GYURO PROPERTY
9625 S. 54TH STREET, FRANKLIN, WISCONSIN

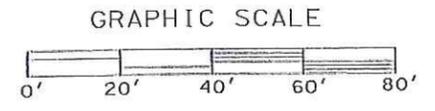
FIGURE

2

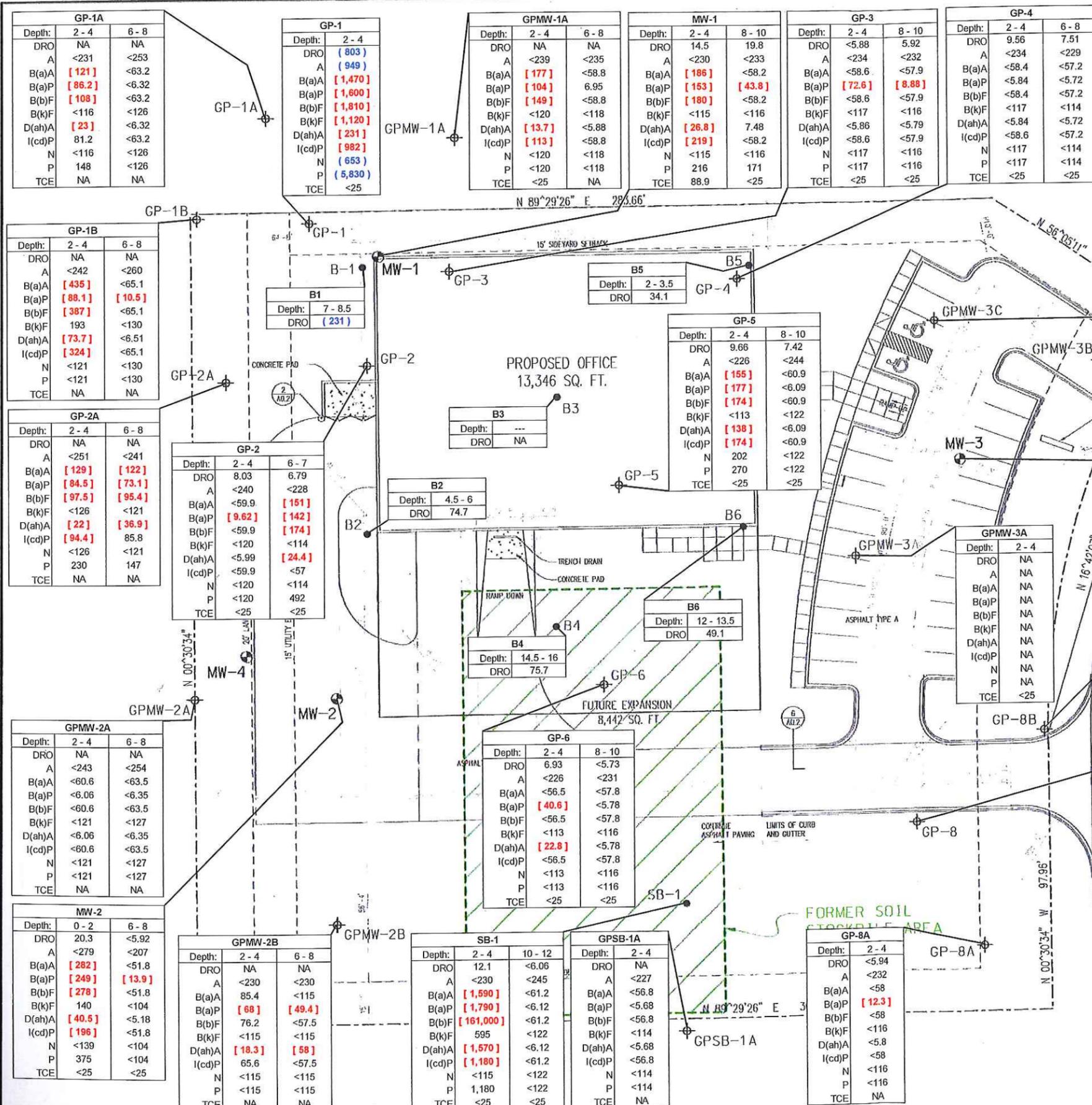


LEGEND

- ⊕ = MONITORING WELL LOCATION
- = SOIL BORING LOCATION
- ⊕ = GEOPROBE LOCATION
- - - = EASEMENT LINE
- — — = PROPERTY LINE



CITY OF FRANKLIN		
9625 S. 54th STREET, FRANKLIN, WISCONSIN		
DATE: 5-14-04	DR. BY: BEB	DR. # 7980-007
SITE PLAN MAP		SCALE: 1" = 40'
		FIGURE 3



ANALYTICAL KEY

DRO = DIESEL RANGE ORGANICS
 A = ACENAPHTHYLENE
 B(a)A = BENZO(A)ANTHRACENE
 B(a)P = BENZO(A)PYRENE
 B(b)F = BENZO(B)FLUORANTHENE
 B(k)F = BENZO(K)FLUORANTHENE
 D(ah)A = DIBENZO(A,H)ANTHRACENE
 I(cd)P = INDENO(1,2,3-CD)PYRENE
 N = NAPHTHALENE
 P = PHENANTHRENE
 TCE = TRICHLOROETHENE

NA = NOT ANALYZED

[] = CONCENTRATION EXCEEDS DIRECT CONTACT PATHWAY RCL
 () = CONCENTRATION EXCEEDS PROTECTION OF GROUNDWATER PATHWAY RCL

ALL CONCENTRATIONS REPORTED IN MICROGRAMS PER KILOGRAM (µG/KG), EXCEPT FOR DRO WHICH IS REPORTED IN MILLIGRAMS PER KILOGRAM (MG/KG)

GP-1A

Depth:	2 - 4	6 - 8
DRO	NA	NA
A	<231	<253
B(a)A	[121]	<63.2
B(a)P	[86.2]	<6.32
B(b)F	[108]	<63.2
B(k)F	<116	<126
D(ah)A	[23]	<6.32
I(cd)P	81.2	<63.2
N	<116	<126
P	148	<126
TCE	NA	NA

GP-1

Depth:	2 - 4
DRO	(803)
A	(949)
B(a)A	[1,470]
B(a)P	[1,600]
B(b)F	[1,810]
B(k)F	[1,120]
D(ah)A	[231]
I(cd)P	[982]
N	(653)
P	(5,830)
TCE	<25

GPMW-1A

Depth:	2 - 4	6 - 8
DRO	NA	NA
A	<239	<235
B(a)A	[177]	<58.8
B(a)P	[104]	6.95
B(b)F	[149]	<58.8
B(k)F	<120	<118
D(ah)A	[13.7]	<5.88
I(cd)P	[113]	<58.8
N	<120	<118
P	<120	<118
TCE	<25	NA

MW-1

Depth:	2 - 4	8 - 10
DRO	14.5	19.8
A	<230	<233
B(a)A	[186]	<58.2
B(a)P	[153]	[43.8]
B(b)F	[180]	<58.2
B(k)F	<115	<116
D(ah)A	[26.8]	7.48
I(cd)P	[219]	<58.2
N	<115	<116
P	216	171
TCE	88.9	<25

GP-3

Depth:	2 - 4	8 - 10
DRO	<5.88	5.92
A	<234	<232
B(a)A	<58.6	<57.9
B(a)P	[72.6]	[8.88]
B(b)F	<58.6	<57.9
B(k)F	<117	<116
D(ah)A	<5.86	<5.79
I(cd)P	<58.6	<57.9
N	<117	<116
P	<117	<116
TCE	<25	<25

GP-4

Depth:	2 - 4	6 - 8
DRO	9.56	7.51
A	<234	<229
B(a)A	<58.4	<57.2
B(a)P	<5.84	<5.72
B(b)F	<58.4	<57.2
B(k)F	<117	<114
D(ah)A	<5.84	<5.72
I(cd)P	<58.6	<57.2
N	<117	<114
P	<117	<114
TCE	<25	<25

GP-1B

Depth:	2 - 4	6 - 8
DRO	NA	NA
A	<242	<260
B(a)A	[435]	<65.1
B(a)P	[88.1]	[10.5]
B(b)F	[387]	<65.1
B(k)F	193	<130
D(ah)A	[73.7]	<6.51
I(cd)P	[324]	<65.1
N	<121	<130
P	<121	<130
TCE	NA	NA

GP-2A

Depth:	2 - 4	6 - 8
DRO	NA	NA
A	<251	<241
B(a)A	[129]	[122]
B(a)P	[84.5]	[73.1]
B(b)F	[97.5]	[95.4]
B(k)F	<126	<121
D(ah)A	[22]	[36.9]
I(cd)P	[94.4]	85.8
N	<126	<121
P	230	147
TCE	NA	NA

GP-2

Depth:	2 - 4	6 - 7
DRO	8.03	6.79
A	<240	<228
B(a)A	<59.9	[151]
B(a)P	[9.62]	[142]
B(b)F	<59.9	[174]
B(k)F	<120	<114
D(ah)A	<5.99	[24.4]
I(cd)P	<59.9	<57
N	<120	<114
P	<120	492
TCE	<25	<25

GP-2A

Depth:	2 - 4	6 - 8
DRO	NA	NA
A	<251	<241
B(a)A	[129]	[122]
B(a)P	[84.5]	[73.1]
B(b)F	[97.5]	[95.4]
B(k)F	<126	<121
D(ah)A	[22]	[36.9]
I(cd)P	[94.4]	85.8
N	<126	<121
P	230	147
TCE	NA	NA

B1

Depth:	7 - 8.5
DRO	(231)

B2

Depth:	4.5 - 6
DRO	74.7

B4

Depth:	14.5 - 16
DRO	75.7

B6

Depth:	12 - 13.5
DRO	49.1

GP-6

Depth:	2 - 4	8 - 10
DRO	6.93	<5.73
A	<226	<231
B(a)A	<56.5	<57.8
B(a)P	[40.6]	<57.8
B(b)F	<56.5	<57.8
B(k)F	<113	<116
D(ah)A	[22.8]	<57.8
I(cd)P	<56.5	<57.8
N	<113	<116
P	<113	<116
TCE	<25	<25

GP-5

Depth:	2 - 4	8 - 10
DRO	9.66	7.42
A	<226	<244
B(a)A	[155]	<60.9
B(a)P	[177]	<60.9
B(b)F	[174]	<60.9
B(k)F	<113	<122
D(ah)A	[138]	<60.9
I(cd)P	[174]	<60.9
N	202	<122
P	270	<122
TCE	<25	<25

GPMW-3A

Depth:	2 - 4
DRO	NA
A	NA
B(a)A	NA
B(a)P	NA
B(b)F	NA
B(k)F	NA
D(ah)A	NA
I(cd)P	NA
N	NA
P	NA
TCE	<25

GP-8B

Depth:	2 - 4
DRO	NA
A	<233
B(a)A	<58.2
B(a)P	[32.9]
B(b)F	<58.2
B(k)F	<116
D(ah)A	[14.8]
I(cd)P	<58.2
N	<116
P	<116
TCE	NA

GPMW-2A

Depth:	2 - 4	6 - 8
DRO	NA	NA
A	<243	<254
B(a)A	<60.6	<63.5
B(a)P	<6.06	<6.35
B(b)F	<60.6	<63.5
B(k)F	<121	<127
D(ah)A	<6.06	<6.35
I(cd)P	<60.6	<63.5
N	<121	<127
P	<121	<127
TCE	NA	NA

GPMW-2B

Depth:	2 - 4	6 - 8
DRO	NA	NA
A	<230	<230
B(a)A	85.4	<115
B(a)P	[68]	[49.4]
B(b)F	76.2	<57.5
B(k)F	<115	<115
D(ah)A	[18.3]	[58]
I(cd)P	65.6	<57.5
N	<115	<115
P	<115	<115
TCE	NA	NA

SB-1

Depth:	2 - 4	10 - 12
DRO	12.1	<6.06
A	<230	<245
B(a)A	[1,590]	<61.2
B(a)P	[1,790]	<61.2
B(b)F	[161,000]	<61.2
B(k)F	595	<122
D(ah)A	[1,570]	<61.2
I(cd)P	[1,180]	<61.2
N	<115	<122
P	1,180	<122
TCE	<25	<25

GPSB-1A

Depth:	2 - 4
DRO	NA
A	<227
B(a)A	<56.8
B(a)P	<56.8
B(b)F	<56.8
B(k)F	<114
D(ah)A	<56.8
I(cd)P	<56.8
N	<114
P	<114
TCE	NA

GP-8A

Depth:	2 - 4
DRO	<5.94
A	<232
B(a)A	<58
B(a)P	[12.3]
B(b)F	<58
B(k)F	<116
D(ah)A	<5.8
I(cd)P	<58
N	<116
P	<116
TCE	NA

GP-8

Depth:	2 - 4	8 - 10
DRO	16.2	<5.94
A	<240	<237
B(a)A	<60.1	<59.2
B(a)P	[10.4]	<59.2
B(b)F	<60.1	<59.2
B(k)F	<120	<118
D(ah)A	<6.01	<5.92
I(cd)P	<60.1	<59.2
N	<120	<118
P	<120	<118
TCE	<25	<25

GPMW-3C

Depth:	2 - 4
DRO	NA
A	NA
B(a)A	NA
B(a)P	NA
B(b)F	NA
B(k)F	NA
D(ah)A	NA
I(cd)P	NA
N	NA
P	NA
TCE	<25

GPMW-3B

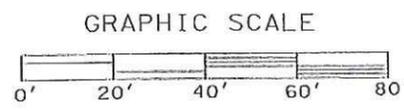
Depth:	2 - 4
DRO	NA
A	NA
B(a)A	NA
B(a)P	NA
B(b)F	NA
B(k)F	NA
D(ah)A	NA
I(cd)P	NA
N	NA
P	NA
TCE	<25

MW-3

Depth:	0 - 2	14 - 16
DRO	6.45	<5.68
A	<226	<228
B(a)A	<56.6	<57
B(a)P	<5.66	<5.7
B(b)F	<56.6	<57
B(k)F	<113	<114
D(ah)A	<5.66	<5.70
I(cd)P	<56.6	<57
N	<113	<114
P	<113	<114
TCE	135	<25

LEGEND

- ⊕ = MONITORING WELL LOCATION
- = SOIL BORING LOCATION
- ⊕ = GEOPROBE LOCATION
- - - = EASEMENT LINE
- — — = PROPERTY LINE

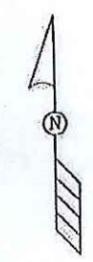
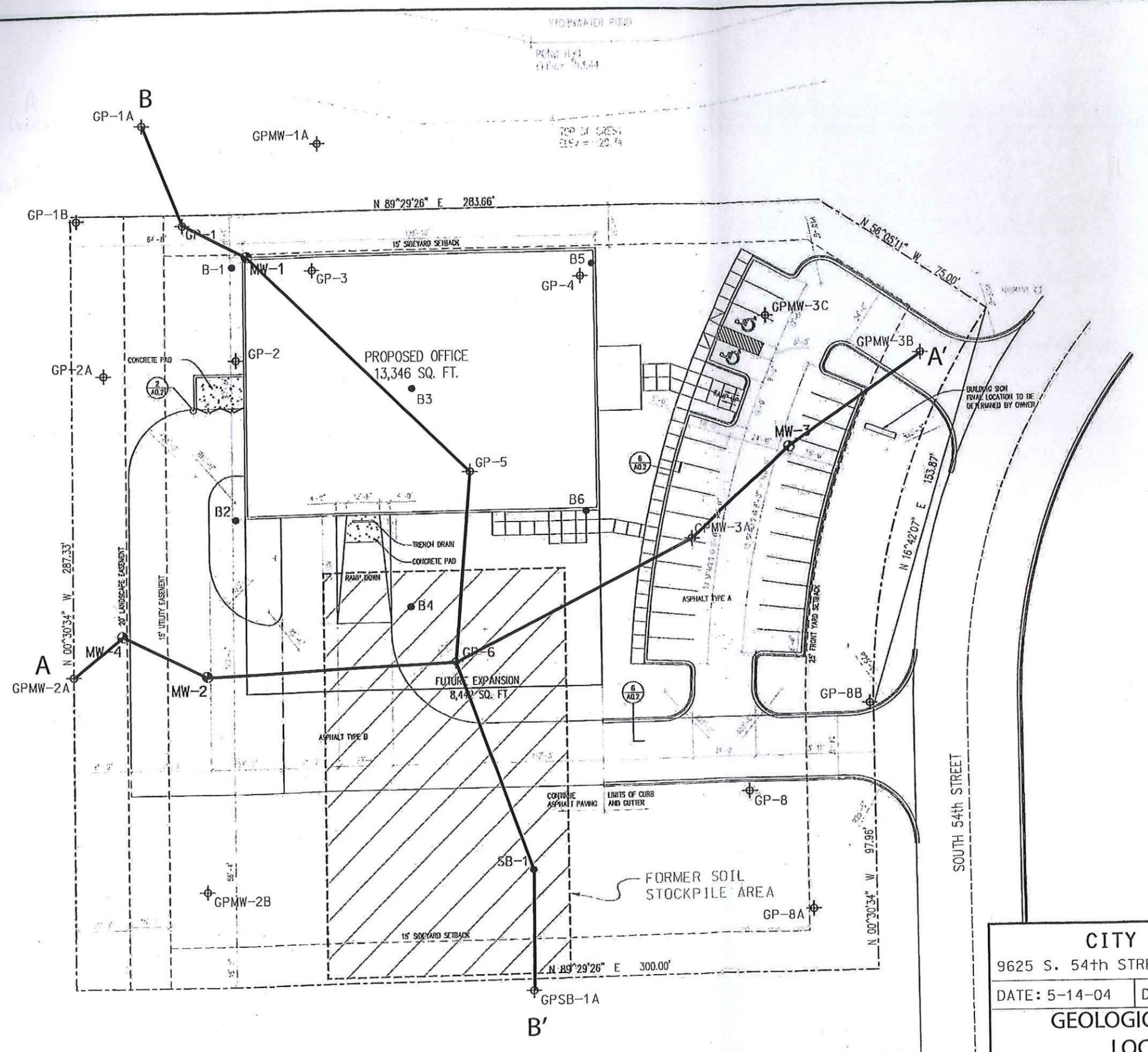


CITY OF FRANKLIN
 9625 S. 54th STREET, FRANKLIN, WISCONSIN

SIGMA
 ENVIRONMENTAL SERVICES INC.

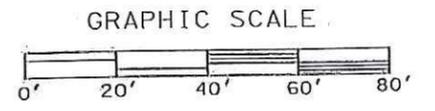
DATE: 5-14-04 DR. BY: BEB DR. # 7980-007 SCALE: 1" = 40'

SOIL QUALITY MAP **FIGURE 6**

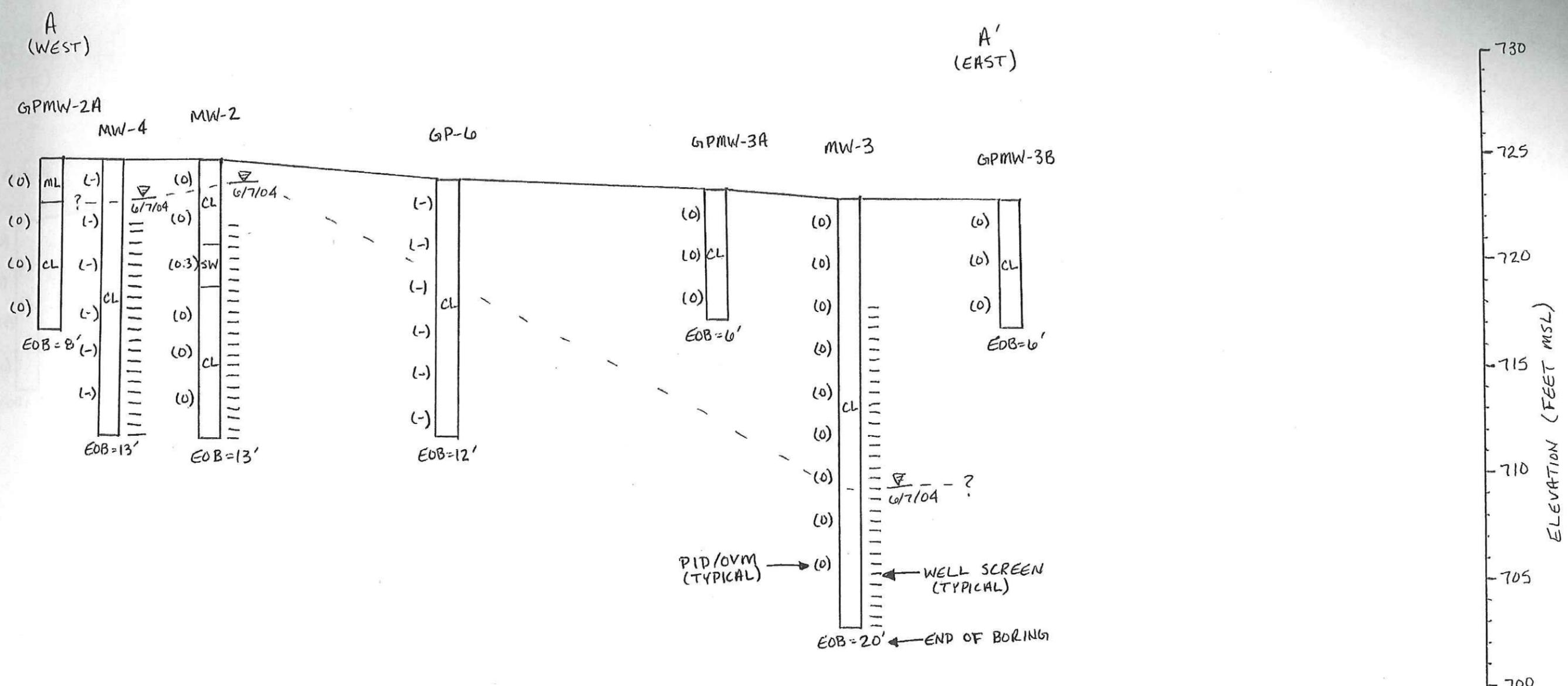


LEGEND

- ⊕ = MONITORING WELL LOCATION
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CITY OF FRANKLIN 9625 S. 54th STREET, FRANKLIN, WISCONSIN			
DATE: 5-14-04	DR. BY: BEB	DR. # 7980-007	
GEOLOGIC CROSS SECTION LOCATION MAP			FIGURE 1



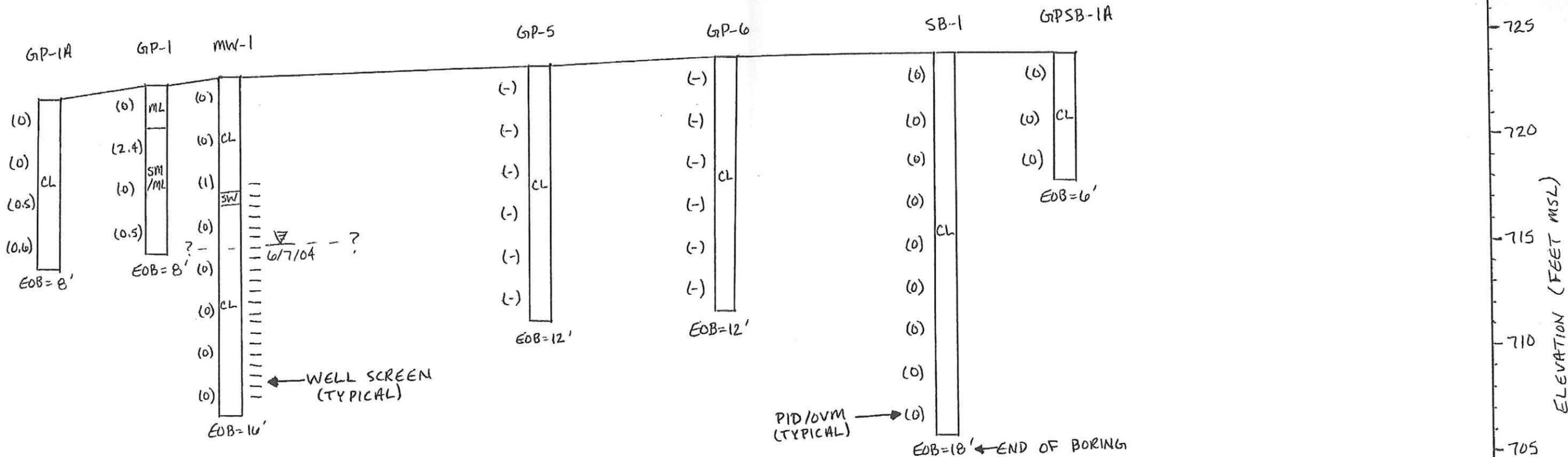
CL = USCS LOW PLASTICITY SILTY CLAY
 ML = USCS SILT, SANDY SILT MIXTURES
 SW = USCS WELL-GRADED SAND, SAND-GRAVEL MIXTURES

HORIZONTAL SCALE: 1" = 40'
 VERTICAL SCALE: 1" = 5'

CITY OF FRANKLIN 9625 S. 54th STREET, FRANKLIN, WISCONSIN		
DATE: 5-14-04	DR. BY: BEB DR. # 7980-007	
GEOLOGIC CROSS SECTION A-A'		SCALE: 1" = 40'
		FIGURE 2

B
(NORTH)

B'
(SOUTH)



- CL = USCS LOW PLASTICITY SILTY CLAY
- ML = USCS SILT, SANDY SILT MIXTURES
- SM = USCS SILTY SAND
- SW = USCS WELL-GRADED SAND, SAND-GRAVEL MIXTURES

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 5'

CITY OF FRANKLIN 9625 S. 54th STREET, FRANKLIN, WISCONSIN			
DATE: 5-14-04	DR. BY: BEB	DR. # 7980-007	
GEOLOGIC CROSS SECTION B-B'			SCALE: 1" = 40'
			FIGURE 3

MW-1				
Date:	4/7/03	4/24/03	5/5/03	6/8/04
VOCs				
B(a)P	<0.02	<0.02	NA	<0.02
B(b)F	<0.02	<0.02	NA	<0.02
C	<0.02	<0.02	NA	<0.02

MW-4				
Date:	4/7/03	4/24/03	5/5/03	6/8/04
VOCs				
B(a)P	NI	NI	NI	<0.02
B(b)F	NI	NI	NI	<0.02
C	NI	NI	NI	<0.02

MW-2				
Date:	4/7/03	4/24/03	5/5/03	6/8/04
VOCs				
B(a)P	(0.0325)	<0.02	NA	<0.02
B(b)F	(0.0299)	<0.02	NA	<0.02
C	(0.0512)	<0.02	NA	<0.02

ANALYTICAL KEY

B(a)P = BENZO(A)PYRENE
 B(b)F = BENZO(B)FLUORANTHENE
 C = CHRYSENE

NI = WELL NOT INSTALLED
 NA = NOT ANALYZED

() = CONCENTRATION REPORTED ABOVE NR 140 PREVENTIVE ACTION LIMIT
 [] = CONCENTRATION REPORTED ABOVE NR 140 ENFORCEMENT STANDARD

ALL CONCENTRATIONS REPORTED IN MICROGRAMS PER LITER (µg/L)

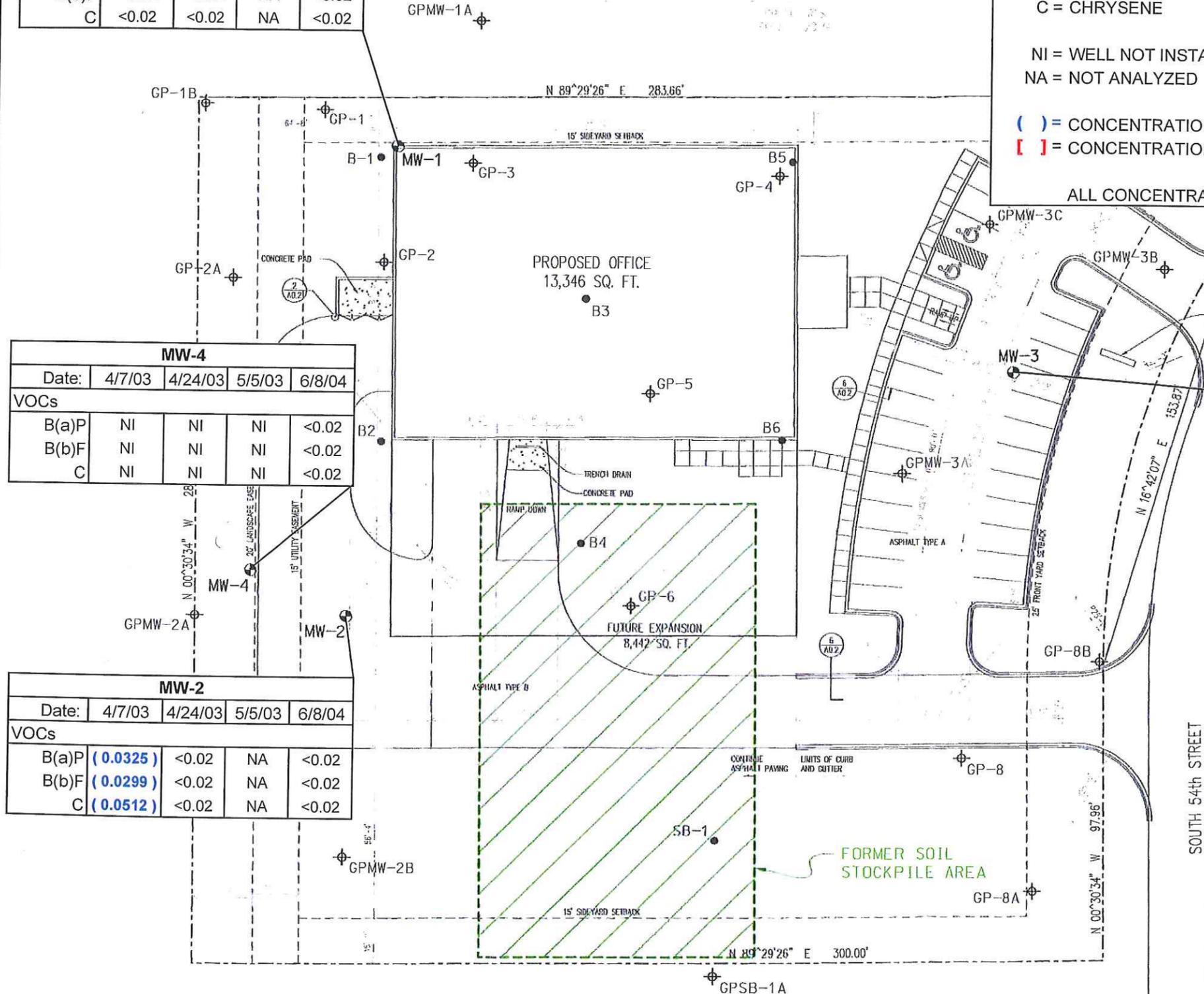
MW-3				
Date:	4/7/03	4/24/03	5/5/03	6/8/04
VOCs				
B(a)P	dry	NA	<0.020	<0.02
B(b)F	dry	NA	<0.020	<0.02
C	dry	NA	<0.020	<0.02

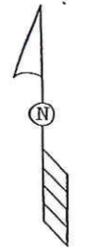
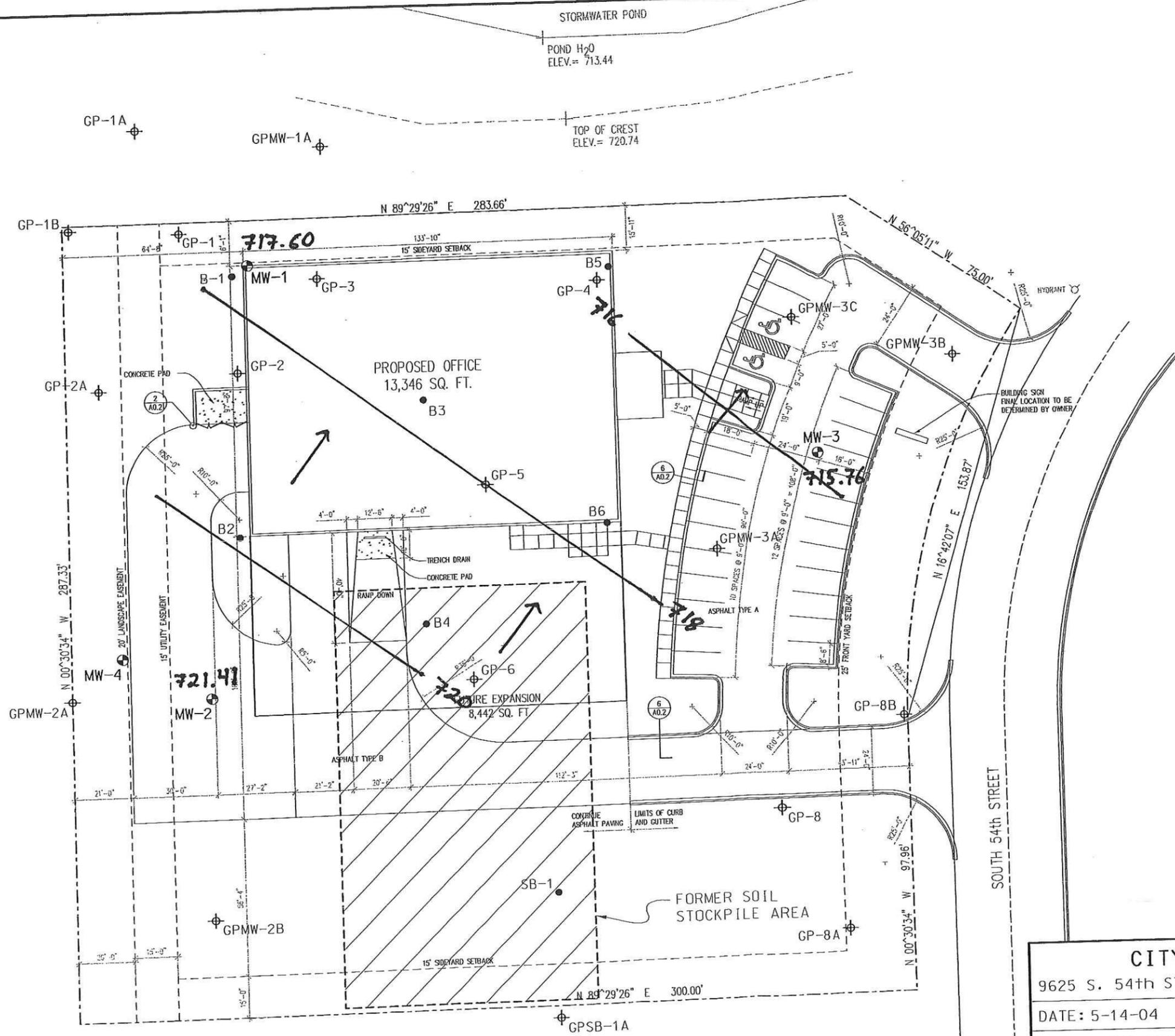
LEGEND

- ⊕ = MONITORING WELL LOCATION
- = SOIL BORING LOCATION
- ⊕ = GEOPROBE LOCATION
- - - = EASEMENT LINE
- — — = PROPERTY LINE



CITY OF FRANKLIN		
9625 S. 54th STREET, FRANKLIN, WISCONSIN		
DATE: 5-14-04	DR. BY: BEB	DR. # 7980-007
GROUNDWATER QUALITY MAP		SCALE: 1" = 40'
		FIGURE 7





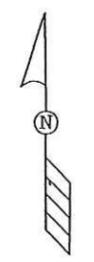
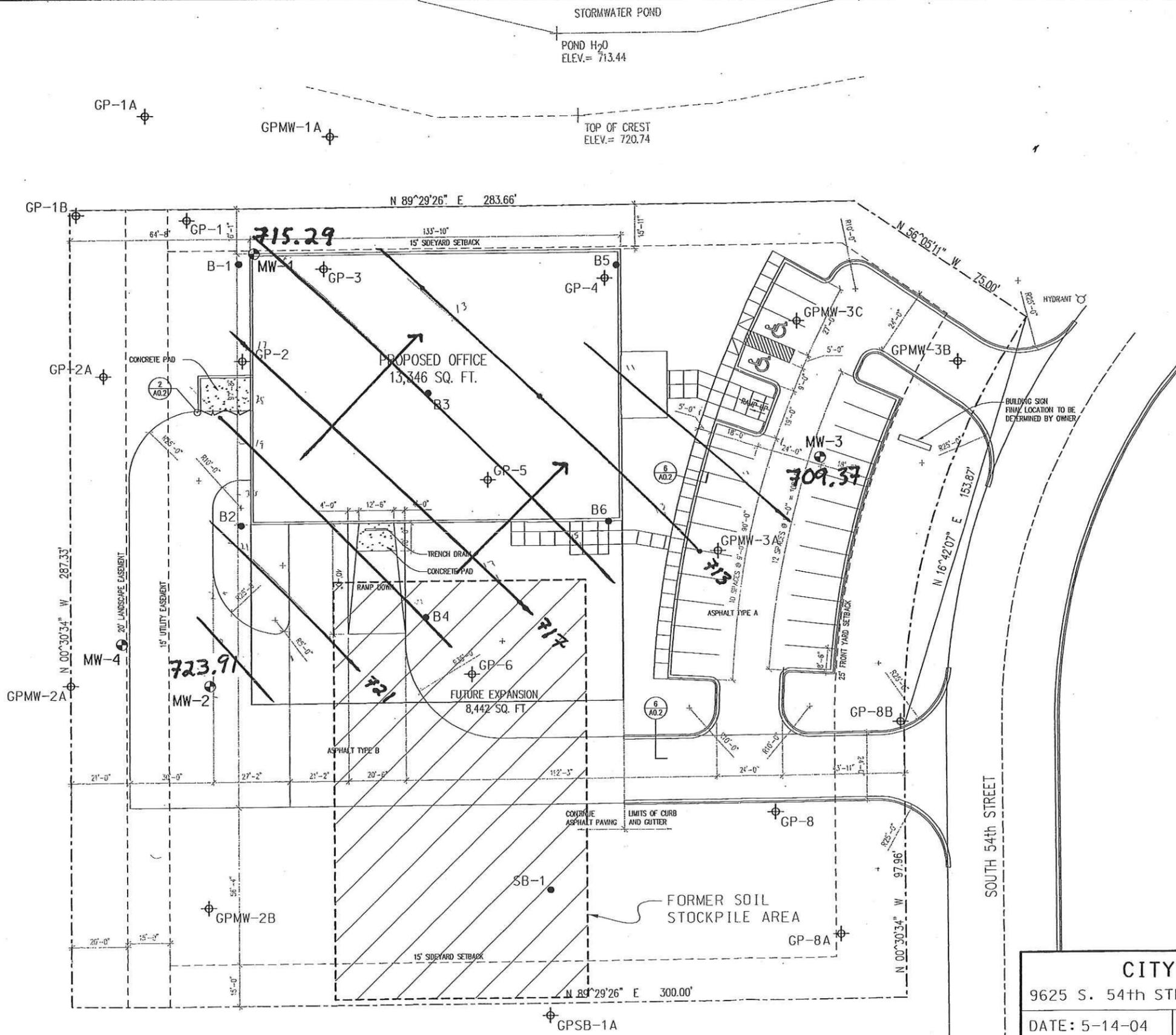
715.76 - Groundwater Elevation
 ~ - Contour Line
 → - Groundwater Flow Direction

LEGEND

- ⊕ = MONITORING WELL LOCATION
- = SOIL BORING LOCATION
- ⊕ = GEOPROBE LOCATION
- - - = EASEMENT LINE
- — — = PROPERTY LINE



CITY OF FRANKLIN		
9625 S. 54th STREET, FRANKLIN, WISCONSIN		
DATE: 5-14-04	DR. BY: BEB	DR.# 7980-007
GROUNDWATER CONTOUR MAP (9-18-03)		SCALE: 1" = 40'
		FIGURE 4



709.37 - Groundwater Elevation
 ~ - Contour Line
 → - Groundwater Flow Direction

LEGEND

- ⊕ = MONITORING WELL LOCATION
- = SOIL BORING LOCATION
- ⊕ = GEOPROBE LOCATION
- - - = EASEMENT LINE
- — — = PROPERTY LINE



CITY OF FRANKLIN		9625 S. 54th STREET, FRANKLIN, WISCONSIN		
DATE: 5-14-04	DR. BY: BEB	DR. # 7980-007	SCALE: 1" = 40'	
GROUNDWATER CONTOUR MAP (6-7-04)			FIGURE 5	

Table 1
Summary of Previous Soil Analytical Results (Maxim Phase II ESA)
9625 S. 54th Street, Franklin, Wisconsin
Sigma Project No. 7980

Sample Location:		B-1	B-2	B-3	B-4	B-5	B-6	NR 720 Generic RCLs
Sample Depth (ft bgs):		7 - 8.5	4.5 - 6	---	14.5 - 16	2 - 3.5	12 - 13.5	
Sample Date:		1/20/03	1/20/03	1/20/03	1/20/03	1/20/03	1/20/03	
DRO	mg/kg	(231)	74.7	NA	75.7	34.1	49.1	100 / 250
GRO	mg/kg	16.0	<6.00	NA	<5.97	8.01	<5.91	100 / 250

Notes:

1. Soil samples collected by Maxim Technologies, Inc.
2. DRO = Diesel Range Organics
3. GRO = Gasoline Range Organics
4. mg/kg = milligrams per kilogram (equivalent to parts per million, ppm)
5. ft bgs = feet below ground surface
6. NR 720 Generic RCLs = Chapter NR 720 Generic Residual Contaminant Levels
7. RCL exceedances: () = concentration exceeds generic RCL

Table 3
Soil Analytical Results
 9625 S. 54th Street, Franklin, Wisconsin
 Sigma Project No. 7980

Sample Location:	GP-1	GP-1A		GP-1B		MW-1		GPMW-1A		SB-1		GPSB-1A	GP-2		GP-2A		MW-2		Direct Contact RCL	Migration to Groundwater RCL	
Sample Depth (feet bgs):	2 - 4	2 - 4	6 - 8	2 - 4	6 - 8	2 - 4	8 - 10	2 - 4	6 - 8	2 - 4	10 - 12	2 - 4	2 - 4	6 - 7	2 - 4	6 - 8	0 - 2	6 - 8			
Sample Date:	3/31/03	4/29/04		4/29/04		3/31/03		4/29/04		4/1/03		4/29/04	3/31/03		4/29/04		4/1/03				
Diesel Range Organics	mg/kg	(803)	NA	NA	NA	NA	14.5	19.8	NA	NA	12.1	<6.06	NA	8.03	6.79	NA	NA	20.3	<5.92	NS	100 / 250
PAHs																					
Acenaphthene	µg/kg	2,260	204	<126	743	<130	<115	<116	<120	<118	<1,150	<122	<114	<120	568	199	233	332	<104	900,000	38,000
Acenaphthylene	µg/kg	(949)	<231	<253	<242	<260	<230	<233	<239	<235	<230	<245	<227	<240	<228	<251	<241	<279	<207	18,000	700
Anthracene	µg/kg	677	<116	<126	176	<130	<115	<116	<120	<118	526	<122	<114	<120	<114	<126	<121	<139	<104	5,000,000	3,000,000
Benzo(a)anthracene	µg/kg	[1,470]	[121]	<63.2	[435]	<65.1	[186]	<58.2	[177]	<58.8	[1,590]	<61.2	<56.8	<59.9	[151]	[129]	[122]	[282]	<51.8	88	17,000
Benzo(a)pyrene	µg/kg	[1,600]	[86.2]	<6.32	[88.1]	[10.5]	[153]	[43.8]	[104]	6.95	[1,790]	<6.12	<5.68	[9.62]	[142]	[84.5]	[73.1]	[249]	[13.9]	8.8	48,000
Benzo(b)fluoranthene	µg/kg	[1,810]	[108]	<63.2	[387]	<65.1	[180]	<58.2	[149]	<58.8	[161,000]	<61.2	<56.8	<59.9	[174]	[97.5]	[95.4]	[278]	<51.8	88	360,000
Benzo(ghi)perylene	µg/kg	446	<116	<126	325	<130	122	<116	171	<118	860	<122	<114	<120	<114	<126	<121	146	<104	1,800	6,800,000
Benzo(k)fluoranthene	µg/kg	[1,120]	<116	<126	193	<130	<115	<116	<120	<118	595	<122	<114	<120	<114	<126	<121	140	<104	880	870,000
Chrysene	µg/kg	1,840	<116	<126	302	<130	182	<116	<120	<118	2,140	<122	<114	<120	196	<126	<121	329	<104	8,800	37,000
Dibenzo(a,h)anthracene	µg/kg	[231]	[23]	<6.32	[73.7]	<6.51	[26.8]	7.48	[13.7]	<5.88	[1,570]	<6.12	<5.68	<5.99	[24.4]	[22]	[36.9]	[40.5]	<5.18	8.8	38,000
Fluoranthene	µg/kg	8,490	267	<126	996	<130	321	<116	273	<118	2,180	<122	<114	<120	995	335	241	611	<104	600,000	500,000
Fluorene	µg/kg	439	<116	<126	<121	<130	<115	<116	<120	<118	136	<122	<114	<120	<114	<126	<121	<139	<104	600,000	100,000
Indeno(1,2,3-cd)pyrene	µg/kg	[982]	81.2	<63.2	[324]	<65.1	[219]	<58.2	[113]	<58.8	[1,180]	<61.2	<56.8	<59.9	<57	[94.4]	85.8	[196]	<51.8	88	680,000
1-Methylnaphthalene	µg/kg	<1,220	<116	<126	<121	<130	<115	<116	<120	<118	<115	<122	<114	<120	383	<126	<121	<139	<104	1,100,000	23,000
2-Methylnaphthalene	µg/kg	<1,220	<116	<126	<121	<130	196	<116	126	<118	1,770	<122	<114	<120	447	<126	<121	186	<104	600,000	20,000
Naphthalene	µg/kg	(653)	<116	<126	<121	<130	<115	<116	<120	<118	<115	<122	<114	<120	<114	<126	<121	<139	<104	20,000	400
Phenanthrene	µg/kg	(5,830)	148	<126	<121	<130	216	171	<120	<118	1,180	<122	<114	<120	492	230	147	375	<104	18,000	1,800
Pyrene	µg/kg	8,930	<116	<126	<121	<130	434	<116	<120	<118	1,970	<122	<114	<120	526	146	<121	611	<104	500,000	8,700,000
Detected VOCs																					
n-Butylbenzene	µg/kg	<25	NA	NA	NA	NA	<25	<25	<25	NA	<25	<25	NA	<25	<25	NA	NA	<25	<25	NS	
Naphthalene	µg/kg	213	NA	NA	NA	NA	<25	106	<25	NA	<25	<25	NA	<25	<25	NA	NA	<25	<25	see above	
Trichloroethene	µg/kg	<25	NA	NA	NA	NA	88.9	<25	<25	NA	<25	<25	NA	<25	<25	NA	NA	<25	<25	NS	

Notes:

1. mg/kg = milligrams per kilogram (equivalent to parts per million, ppm)
2. µg/kg = micrograms per kilogram (equivalent to parts per billion, ppb)
3. NR 720 RCL = Wisconsin Administrative Code (WAC), Chapter NR 720 generic Residual Contaminant Level (RCL)
4. Direct Contact RCL = Interim guidance RCL for protection of direct contact with PAH compounds (non-industrial land use), from WDNR publication RR-519-97 "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance" (April 1997)
5. Migration to Groundwater RCL = Interim guidance RCL for protection of groundwater pathway from PAH compounds, from WDNR publication RR-519-97 "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance" (April 1997)
6. NS = no standard established
7. Exceedances:
 - [] = Concentration exceeds RCL for direct contact pathway
 - () = Concentration exceeds RCL for protection of groundwater pathway.
8. NA = not analyzed

Table 3
Soil Analytical Results
 9625 S. 54th Street, Franklin, Wisconsin
 Sigma Project No. 7980

Sample Location:	GPMW-2A		GPMW-2B		GP-3		MW-3		GPMW-3A	GPMW-3B	GPMW-3C	GP-4		GP-5		GP-6		GP-8		GP-8A	GP-8B	Direct Contact RCL	Migration to Groundwater RCL	
	Sample Depth (feet bgs):	2 - 4	6 - 8	2 - 4	6 - 8	2 - 4	8 - 10	0 - 2	14 - 16	2 - 4	2 - 4	2 - 4	2 - 4	6 - 8	2 - 4	8 - 10	2 - 4	8 - 10	2 - 4	8 - 10	2 - 4			2 - 4
Sample Date:	4/29/04		4/29/04		3/31/03		4/1/03		4/29/04	4/29/04	4/29/04	3/31/03		4/3/03		4/3/03		4/3/03		4/29/04	4/29/04			
Diesel Range Organics	mg/kg	NA	NA	NA	NA	<5.88	5.92	6.45	<5.68	NA	NA	NA	9.56	7.51	9.66	7.42	6.93	<5.73	16.2	<5.94	<5.94	NA	NS	100 / 250
PAHs																								
Acenaphthene	µg/kg	<121	<127	185	<115	<117	<116	<113	<114	NA	NA	NA	<117	<114	<113	<122	<113	<116	<120	<118	<116	<116	900,000	38,000
Acenaphthylene	µg/kg	<243	<254	<230	<230	<234	<232	<226	<228	NA	NA	NA	<234	<229	<226	<244	<226	<231	<240	<237	<232	<233	18,000	700
Anthracene	µg/kg	<121	<127	<115	<115	<117	<116	<113	<114	NA	NA	NA	<117	<114	<113	<122	<113	<116	<120	<118	<116	<116	5,000,000	3,000,000
Benzo(a)anthracene	µg/kg	<60.6	<63.5	85.4	<115	<58.6	<57.9	<56.6	<57	NA	NA	NA	<58.4	<57.2	[155]	<60.9	<56.5	<57.8	<60.1	<59.2	<58	<58.2	88	17,000
Benzo(a)pyrene	µg/kg	<6.06	<6.35	[68]	[49.4]	[72.6]	[8.88]	<5.66	<5.7	NA	NA	NA	<5.84	<5.72	[177]	<6.09	[40.6]	<5.78	[10.4]	<5.92	[12.3]	[32.9]	8.8	48,000
Benzo(b)fluoranthene	µg/kg	<60.6	<63.5	76.2	<57.5	<58.6	<57.9	<56.6	<57	NA	NA	NA	<58.4	<57.2	[174]	<60.9	<56.5	<57.8	<60.1	<59.2	<58	<58.2	88	360,000
Benzo(ghi)perylene	µg/kg	<121	<127	<115	<115	<117	<116	<113	<114	NA	NA	NA	<117	<114	117	<122	<113	<116	<120	<118	<116	<116	1,800	6,800,000
Benzo(k)fluoranthene	µg/kg	<121	<127	<115	<115	<117	<116	<113	<114	NA	NA	NA	<117	<114	<113	<122	<113	<116	<120	<118	<116	<116	880	870,000
Chrysene	µg/kg	<121	<127	<115	<115	<117	<116	<113	<114	NA	NA	NA	<117	<114	203	<122	<113	<116	<120	<118	<116	<116	8,800	37,000
Dibenzo(a,h)anthracene	µg/kg	<6.06	<6.35	[18.3]	[58]	<5.86	<5.79	<5.66	<5.70	NA	NA	NA	<5.84	<5.72	[138]	<6.09	[22.8]	<5.78	<6.01	<5.92	<5.8	[14.8]	8.8	38,000
Fluoranthene	µg/kg	<121	<127	177	<115	<117	<116	<113	<114	NA	NA	NA	<117	<114	431	<122	<113	<116	<120	<118	<116	<116	600,000	500,000
Fluorene	µg/kg	<121	<127	<115	<115	<117	<116	<113	<114	NA	NA	NA	<117	<114	<113	<122	<113	<116	<120	<118	<116	<116	600,000	100,000
Indeno(1,2,3-cd)pyrene	µg/kg	<60.6	<63.5	65.6	<57.5	<58.6	<57.9	<56.6	<57	NA	NA	NA	<58.6	<57.2	[174]	<60.9	<56.5	<57.8	<60.1	<59.2	<58	<58.2	88	680,000
1-Methylnaphthalene	µg/kg	<121	<127	<115	<115	<117	<116	<113	<114	NA	NA	NA	<117	<114	270	<122	<113	<116	<120	<118	<116	<116	1,100,000	23,000
2-Methylnaphthalene	µg/kg	<121	<127	<115	<115	<117	<116	<113	<114	NA	NA	NA	<117	<114	689	<122	<113	<116	544	<118	<116	<116	600,000	20,000
Naphthalene	µg/kg	<121	<127	<115	<115	<117	<116	<113	<114	NA	NA	NA	<117	<114	202	<122	<113	<116	<120	<118	<116	<116	20,000	400
Phenanthrene	µg/kg	<121	<127	<115	<115	<117	<116	<113	<114	NA	NA	NA	<117	<114	270	<122	<113	<116	<120	<118	<116	<116	18,000	1,800
Pyrene	µg/kg	<121	<127	<115	<115	<117	<116	<113	<114	NA	NA	NA	<117	<114	425	<122	<113	<116	<120	<118	<116	<116	500,000	8,700,000
Detected VOCs																								
n-Butylbenzene	µg/kg	NA	NA	NA	NA	<25	<25	<25	46.7	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NA	NA	NS	
Naphthalene	µg/kg	NA	NA	NA	NA	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NA	NA	see above	
Trichloroethene	µg/kg	NA	NA	NA	NA	<25	<25	135	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NA	NA	NS	

- Notes:
1. mg/kg = milligrams per kilogram (equivalent to parts per million, ppm)
 2. µg/kg = micrograms per kilogram (equivalent to parts per billion, ppb)
 3. NR 720 RCL = Wisconsin Administrative Code (WAC), Chapter NR 720 generic Residual Contaminant Level (RCL)
 4. Direct Contact RCL = Interim guidance RCL for protection of direct contact with PAH compounds (non-industrial land use), from WDNR publication RR-519-97 "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance" (April 1997)
 5. Migration to Groundwater RCL = Interim guidance RCL for protection of groundwater pathway from PAH compounds, from WDNR publication RR-519-97 "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance" (April 1997)
 6. NS = no standard established
 7. Exceedances:
 - [] = Concentration exceeds RCL for direct contact pathway
 - () = Concentration exceeds RCL for protection of groundwater pathway.
 8. NA = not analyzed

Table 4
Groundwater Analytical Results
 9625 S. 54th Street, Franklin, Wisconsin
 Project Reference #7980

Sample Location:		MW-1				MW-2				MW-3				MW-4				Chapter NR 140		
Sample Date:	Units	4/7/03	4/24/03	5/5/03	6/8/04	4/7/03	4/03 Dup	4/24/03	5/5/03	6/8/04	4/7/03	4/24/03	5/5/03	6/8/04	4/7/03	4/24/03	5/5/03	6/8/04	Enforcement Standard	Preventive Action Limit
Acenaphthene	µg/l	<5.0	<5.0	NA	<5.0	<5.0	NA	<5.0	NA	<5.0	dry	NA	<5.00	<5.0	NI	NI	NI	<5.0	NS	NS
Acenaphthylene	µg/l	<5.0	<5.0	NA	<5.0	<5.0	NA	<5.0	NA	<5.0	dry	NA	<5.00	<5.0	NI	NI	NI	<5.0	NS	NS
Anthracene	µg/l	<5.0	<5.0	NA	<5.0	<5.0	NA	<5.0	NA	<5.0	dry	NA	<5.00	<5.0	NI	NI	NI	<5.0	NS	NS
Benzo(a)anthracene	µg/l	<0.1	<0.1	NA	<0.1	<0.1	NA	<0.1	NA	<0.1	dry	NA	<5.00	<5.0	NI	NI	NI	<5.0	3,000	600
Benzo(a)pyrene	µg/l	<0.02	<0.02	NA	<0.02	(0.0325)	NA	<0.02	NA	<0.02	dry	NA	<0.100	<0.1	NI	NI	NI	<0.1	NS	NS
Benzo(b)fluoranthene	µg/l	<0.02	<0.02	NA	<0.02	(0.0299)	NA	<0.02	NA	<0.02	dry	NA	<0.020	<0.02	NI	NI	NI	<0.02	0.2	0.02
Benzo(ghi)perylene	µg/l	<5.0	<5.0	NA	<5.0	<5.0	NA	<5.0	NA	<5.0	dry	NA	<0.020	<0.02	NI	NI	NI	<0.02	0.2	0.02
Benzo(k)fluoranthene	µg/l	<0.1	<0.1	NA	<0.1	<0.1	NA	<0.1	NA	<0.1	dry	NA	<5.00	<5.0	NI	NI	NI	<0.02	0.2	0.02
Chrysene	µg/l	<0.02	<0.02	NA	<0.02	(0.0512)	NA	<0.02	NA	<0.02	dry	NA	<0.100	<0.1	NI	NI	NI	<0.1	NS	NS
Dibenzo(a,h)anthracene	µg/l	<0.1	<0.1	NA	<0.1	<0.1	NA	<0.1	NA	<0.1	dry	NA	<0.020	<0.02	NI	NI	NI	<0.02	0.2	0.02
Fluoranthene	µg/l	<5.0	<5.0	NA	<5.0	<5.0	NA	<5.0	NA	<5.0	dry	NA	<0.100	<0.1	NI	NI	NI	<0.1	NS	NS
Fluorene	µg/l	<5.0	<5.0	NA	<5.0	<5.0	NA	<5.0	NA	<5.0	dry	NA	<0.100	<0.1	NI	NI	NI	<0.1	0.2	0.02
Indeno(1,2,3-cd)pyrene	µg/l	<0.2	<0.2	NA	<0.2	<5.0	NA	<5.0	NA	<5.0	dry	NA	<5.00	<5.0	NI	NI	NI	<0.1	NS	NS
1-Methylnaphthalene	µg/l	<5.0	<5.0	NA	<5.0	<0.2	NA	<0.2	NA	<0.2	dry	NA	<5.00	<5.0	NI	NI	NI	<5.0	400	80
2-Methylnaphthalene	µg/l	<5.0	<5.0	NA	<5.0	<5.0	NA	<5.0	NA	<5.0	dry	NA	<0.200	<0.2	NI	NI	NI	<5.0	400	80
Naphthalene	µg/l	<5.0	<5.0	NA	<5.0	<5.0	NA	<5.0	NA	<5.0	dry	NA	<5.00	<5.0	NI	NI	NI	<5.0	NS	NS
Phenanthrene	µg/l	<5.0	<5.0	NA	<5.0	<5.0	NA	<5.0	NA	<5.0	dry	NA	<5.00	<5.0	NI	NI	NI	<5.0	NS	NS
Pyrene	µg/l	<5.0	<5.0	NA	<5.0	<5.0	NA	<5.0	NA	<5.0	dry	NA	<5.00	<5.0	NI	NI	NI	<5.0	NS	NS
Detected VOCs		<5.0	<5.0	NA	<5.0	<5.0	NA	<5.0	NA	<5.0	dry	NA	<5.00	<5.0	NI	NI	NI	<5.0	100	10
Dichlorodifluoromethane	µg/l	<0.50	NA	NA	<5.00	<0.50	<5.00	NA	NA	12.6 "B"	dry	NA	<0.50	13.2 "B"	NI	NI	NI	<5.0	NS	NS
Toluene	µg/l	0.849	NA	NA	<5.00	0.914	0.631	NA	NA	<5.00	dry	NA	<0.500	<5.00	NI	NI	NI	13.0 "B"	1,000	200
Xylenes	µg/l	0.546	NA	NA	<5.00	0.786	0.667	NA	NA	<5.00	dry	NA	<0.500	<5.00	NI	NI	NI	<5.00	1,000	200
Notes:											dry	NA	<0.500	<5.00	NI	NI	NI	<5.00	10,000	1,000

- µg/l = micrograms per liter (equivalent to parts per billion, ppb)
- NA = not analyzed
- NI = well not installed
- NS = no standard established in WAC, Chapter NR 140
- Laboratory flags: "B" = analyte detected in method blank
- Trip blank results:
 - 4/7/03: All VOCs reported below laboratory detection limits
 - 4/24/03: Not used (new disposable equipment)
 - 5/5/03: Not used (new disposable equipment)
 - 6/8/04: All VOCs reported below laboratory detection limits, except dichlorodifluoromethane (12.5 µg/l "B") - 6/8/04 results for MW-2, MW-3, and MW-4 affected
- Equipment blank results:
 - 4/7/03: All VOCs reported below laboratory detection limits, except toluene (0.572 µg/l) - 4/7/03 results for MW-1 and MW-2 may be affected
 - 4/24/03: Not used (new disposable equipment)
 - 5/5/03: Not used (new disposable equipment)
 - 6/8/04: Not used (new disposable equipment)
- NR 140 exceedances:
 - [] = concentration reported above Chapter NR 140 Enforcement Standard
 - () = concentration reported above Chapter NR 140 Preventative Action Limit

Table 2
Groundwater Elevation Measurements
9625 S. 54th Street, Franklin, Wisconsin
Project Reference #7980

Location	Date	Top of Casing Elevation (ft MSL)	Depth to Water (ft toc)	Water Table Elevation (ft MSL)
MW-1				
(flushmount)	04/04/03	722.85	12.55	710.30
	04/07/03		10.08	712.77
	04/24/03		4.11	718.74
	05/05/03		NM	---
	09/18/03		5.25	717.60
	03/04/04		5.49	717.36
	06/07/04		7.56	715.29
MW-2				
(flushmount)	04/04/03	724.94	0.20	724.74
	04/07/03		0.30	724.64
	04/24/03		0.54	724.40
	05/05/03		NM	---
	09/18/03		3.53	721.41
	03/04/04		0.00	724.94
	06/07/04		1.03	723.91
MW-3				
(flushmount)	04/04/03	722.93	Dry	---
	04/07/03		Dry	---
	04/24/03		16.90	706.03
	05/05/03		15.47	707.46
	09/18/03		7.17	715.76
	03/04/04		10.31	712.62
	06/07/04		13.56	709.37
MW-4				
(flushmount)	09/18/03	Not Surveyed	3.36	---
	03/04/04		0.60	---
	06/07/04		1.77	---

Notes:

1. ft MSL = feet above Mean Sea Level
2. ft toc = feet below top of casing
3. NM = not measured

8/11/2010

Sigma Environmental Services, Inc.

I:\Franklin, City\7980\Data\7980 GW Elevs.XLS



September 8, 2010

Project Reference #7980

Mr. Craig Cesarz
Cesarz Holdings LLC
c/o Cesarz Drywall Inc.
9625 S. 54th Street
Franklin, WI 53132

Certified Mail

**Subject: Notice of Residual Soil Impacts
Portion of Former Gyuro Property
9625 S. 54th Street, Franklin, Wisconsin**

Dear Mr. Cesarz:

On behalf of the City of Franklin, Sigma Environmental Services, Inc. (Sigma) is notifying you that residual polynuclear aromatic hydrocarbon (PAH) impacts to soil currently remain at the above-referenced property (hereinafter the "site"), which you currently own. Sigma will be submitting a case closure request to the Wisconsin Department of Natural Resources (WDNR) within the next week. Copies of soil quality data tables, as well as a soil quality map, are included with this letter for your reference. Residual soil impacts above WDNR interim guidance Residual Contaminant Levels (RCLs) were identified in various locations of the site.

The property will be listed in the WDNR's Geographic Information System (GIS) Registry because of residual soil impacts above the referenced WDNR standards that exist at the site. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where soil and/or groundwater contamination above WDNR standards was found at the time that the case was closed. The GIS Registry is available to the general public on the WDNR's internet web site. Please review the enclosed deed and legal description for your property, and notify Sigma within the next 30 days if the legal description is incorrect.

You are not responsible for the PAH impacts at the site. Therefore, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this contamination, as long as you and any subsequent owners comply with the requirements of Wisconsin Statutes, Section 292.13, including access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of Section 292.13, Wisconsin Statutes, you may obtain a copy of the WDNR's publication #RR-589, "Fact Sheet #10: Guidance for Dealing with Properties Affected by Off-Site Contamination" by accessing the following web address: <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR589.pdf>. You would be responsible for any release which occurred at the site subsequent to your purchase of the site.

Cesarz Holdings LLC
September 8, 2010

Page 2

The WDNR will not review the case closure request for this site for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the WDNR to provide any technical information that you may have that indicates that closure should not be granted for the site. If you would like to submit any information to the WDNR that is relevant to this closure request, you should mail that information to: Mr. Eric Amadi, Wisconsin Department of Natural Resources, 2300 N. Dr. Martin Luther King Jr. Drive, Milwaukee, WI 53212.

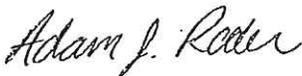
The City of Franklin operates a municipal water system that supplies water to your property. However, should you or any subsequent property owner wish to construct a well on your property, special well construction standards may be necessary to protect the well from the residual impacts. Any well driller who proposes to construct a well on your property in the future will first need to call Diggers Hotline (1-800-242-8511) and also contact the Drinking Water program within the WDNR to determine if there is a need for special well construction standards.

Once the WDNR makes a decision on the case closure request for the site, it will be documented in a letter. If the WDNR grants closure, you may obtain a copy of this letter by requesting a copy from Sigma, by writing to the WDNR at the address given above, or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.wi.gov/org/aw/rr/gis/index.htm. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact Sigma at (414) 643-4200, Mr. John Bennett of the City of Franklin at (414) 425-7510, or the WDNR project manager at (414) 263-8639.

Sincerely,

SIGMA ENVIRONMENTAL SERVICES, INC.



Adam J. Roder, P.E.
Senior Engineer


Joshua J. Neudorfer
Senior Project Manager

Enclosures:

Soil Quality Tables
Soil Quality Map
Current Deed for 9625 S. 54th Street, Franklin, Wisconsin.

cc: Mr. John Bennett, City of Franklin (without enclosures)

SOURCE
PROPERTY

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:

Cesarz Drywall
962 S. 54th ST.
Franklin, WI
53132

2. Article Number
(Transfer from service label)

7008 0150 0001 6100 6748

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Rachel Parkin Agent
 Addressee

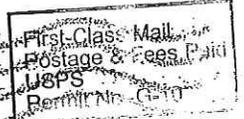
B. Received by (Printed Name)
Rachel Parkin C. Date of Delivery

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

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

4. Restricted Delivery? (Extra Fee) Yes

UNITED STATES POSTAL SERVICE



• Sender: Please print your name, address, and ZIP+4 in this box.

The Sigma Group
1300 W. Canal Street
Milwaukee, WI 53233

Franklin 7980 ASR 9/9/10

3655

