

GIS REGISTRY INFORMATION

SITE NAME:	Milwaukee Coach & Carriage		
BRRTS #:	02-41-522581	FID #	
COMMERCE #:	53204-1850-28-A	(if appropriate):	
CLOSURE DATE:	June 18, 2008		
STREET ADDRESS:	228 East National Avenue		
CITY:	Milwaukee		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X = 690393	Y =	285588
CONTAMINATED MEDIA:	Groundwater <input type="checkbox"/>	Soil <input type="checkbox"/>	Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes <input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS:			
• GPS COORDINATES (meters in WTM91 projection):	X =	Y =	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes <input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS 1:			
• GPS COORDINATES (meters in WTM91 projection):	X =	Y =	
CONTAMINATION IN RIGHT OF WAY:	Yes <input type="checkbox"/>	No	<input checked="" type="checkbox"/>
<u>DOCUMENTS NEEDED</u>			
Closure Letter, and any conditional closure letter issued or denial letter issued			<input checked="" type="checkbox"/>
Copy of any maintenance plan referenced in the final closure letter			<input checked="" type="checkbox"/>
Copy of (soil or land use) deed notice <i>if any required as a condition of closure</i>			<input type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties			<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map <i>(if referenced in the legal description)</i> for all affected properties			<input type="checkbox"/>
County Parcel ID number, <i>if used for county</i> , for all affected properties			<input checked="" type="checkbox"/>
Location Map that 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. If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.			<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. This map shall also show the location of all contaminated public streets, 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.			<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)			<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)			<input checked="" type="checkbox"/>
Isoconcentration map(s), <i>if required for site investigation (SI)</i> . The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.			<input checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present			<input checked="" type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)			<input checked="" type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour			<input checked="" type="checkbox"/>
Geologic cross-sections, <i>if required for SI</i>			<input type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate			<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)			<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable) (public, highway or railroad ROW)			<input type="checkbox"/>



June 18, 2008

Mr. Grant Chromy
Milwaukee Coach & Carriage
228 East National Avenue
Milwaukee, WI 53204-1850

RE: **Final Closure with Land Use Limitation**

Commerce # 53204-1850-28-A DNR BRRTS # 02-41-522581
Milwaukee Coach & Carriage, 228 East National Avenue, Milwaukee

Dear Mr. Chromy:

The Wisconsin Department of Commerce (Commerce) has determined that this site does not pose a significant threat to the environment and human health as long as current and subsequent property owner(s) adhere to the following limitations:

The barrier cap must be maintained in accordance with the enclosed maintenance plan.

Commerce has the authority per section 292.12(2), Wis. Stats., to require the maintenance of a barrier cap at this property. Failure to adhere to this limitation may result in financial penalties from \$10 to \$5,000 per day in accordance with section 292.99(1), Wis. Stats. Commerce may conduct inspections to ensure compliance with the maintenance plan. In the future, you may request that Commerce review *new* information to determine if the cap requirement can be changed or removed.

This site is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil and groundwater contamination. It is in your best interest to keep all documentation related to the environmental activities at your site.

Please note that if contaminated soil is excavated in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 357-4705.

Sincerely,

Monica L. Weis
Senior Hydrogeologist
Site Review Section

Enclosure

cc: Pete Pavalko, PEP Environmental Services, LLC

SOIL COVER, PAVEMENT, AND BUILDING BARRIER MAINTENANCE PLAN

Date: June 2, 2008

Property Located at:

228 E. National Avenue, Milwaukee, Wisconsin

WDCOM/PECFA #: 53204-1850-28 and WDNR BRRTS #: 02-41-522581

TAX/PIN #: 431-1123-100-2

LEGAL DESCRIPTION: Lots numbered One (1), Two (2), Three (3), Ten (10), Eleven (11), and Twelve (12), in Block numbered One Hundred and Ten (110), in plot of lots numbered Three (3) and Six (6), in the North one-half (1/2) of the South East one-quarter (1/4) of Section numbered Thirty-Two (32), in the Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, and State of Wisconsin, together with the South 1/4 of vacated Pierce Street adjoining Lots 1, 2 and 3, and North of Lots 10, 11, and 12, except that portion conveyed to Wisconsin Union Railroad Company by Deed recorded in Volume 122 of Deeds, Page 575, and except those portions conveyed to Chicago and Northwestern Railway Company by Deed recorded in Volume 272 of Deeds, Page 332 and to Chicago, Milwaukee and St. Paul Railway by Deed recorded in Volume 694 of Deeds, Page 629.

Introduction

This document is the Maintenance Plan for a soil cover and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing building, corral, and paved surfaces occupying the area over the contaminated groundwater plume and soil on-site. The contaminated groundwater plume and soil is impacted by diesel range organics and related volatile organic compounds, including benzene, ethylbenzene, naphthalene, xylenes, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and polynuclear aromatic hydrocarbons (PAHs). The location of the soil cover, paved surfaces, and building to be maintained in accordance with this Maintenance Plan, as well as the impacted groundwater and soil plume are identified in the attached maps (Exhibit A).

Cover and Building Barrier Purpose

Approximately one foot of organic material, paved surfaces, and the building foundation over the contaminated groundwater and soil plume serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. In addition, access to the area of impacted soil is restricted by an electric fence. These paved surfaces and building foundation also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The soil covering, paved surfaces, and building foundation overlying the contaminated groundwater and soil plume and as depicted in Exhibit A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. The inspection log must be kept on site and made immediately available for review by the Wisconsin Department of Commerce (Commerce), its successor, and/or other state agency. Do not submit a copy of the log annually.

Maintenance Activities

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

In the event the soil cover, paved surfaces and/or the building overlying the contaminated groundwater and soil plume are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by Commerce or its successor.

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

Amendment or Withdrawal of Maintenance Plan

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

Contact Information

This Maintenance Plan was prepared on June 2, 2008.

Site Owner and Operator:
Mr. Grant Chromy
Milwaukee Coach & Carriage
228 E. National Avenue
Milwaukee, WI 53204-1850
Phone #: 414-272-6873

Consultant:
Pete Pavalko
PEP Environmental Services, LLC
7147 Cedar Sauk Road
Saukville, WI 53080
Phone #: 414-801-1730

Commerce:
Ms. Monica Weis, Senior Hydrogeologist
WDCOM
9316 North 107th Street
Milwaukee, WI 53224-1121
Phone #: 414-357-4705



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TDD #: (608) 264-8777
Fax #: (414) 357-4700
Jim Doyle, Governor
Jack L. Fischer, A.I.A., Secretary

June 6, 2008

Mr. Grant Chromy
Milwaukee Coach & Carriage
228 East National Avenue
Milwaukee, WI 53204-1850

RE: Case Closure Consideration with Proposed Land Use Limitation

Commerce # 53204-1850-28-A DNR BRRTS # 02-41-522581
Milwaukee Coach & Carriage, 228 East National Avenue, Milwaukee

Dear Mr. Chromy:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, PEP Environmental Services, LLC, for the site referenced above. It is understood that residual soil and groundwater contamination remains on site. This letter serves as written notice that no further investigation or remedial action is necessary.

Abandonment Requirements

All monitoring wells must be properly abandoned within 60 days and the appropriate documentation forwarded to Commerce at the letterhead address within 120 days of the date of this letter. Noncompliance with the abandonment requirement and deadline can result in enforcement action and financial penalties. A final closure letter will be sent after the abandonment requirements have been met.

Land Use Limitation Requirement

Commerce has determined that this site does not pose a significant threat to the environment and human health as long as the barrier cap at this property is maintained. Residual petroleum concentrations in soil exceeding standards for the protection of human health from direct contact with contaminated soil remain in the vicinity of the former above ground storage tanks in the corral area. Therefore, the existing barrier cap must be maintained in accordance with the maintenance plan provided to prevent direct contact with shallow contaminated soil. A site figure that indicates the approximate area with shallow residual petroleum contamination in soil and the barrier cap maintenance plan are enclosed for your review.

This limitation must be adhered to by the current property owner and any subsequent owner. Failure to adhere to this restriction may result in financial penalties from \$10 to \$5,000 per day in accordance with section 292.99(1), Wis. Stats.

Acceptance of the limitation to be imposed on the property makes it unnecessary to conduct additional soil remediation activities on the property at this time. In the future, you may request that Commerce review any new information to determine if the barrier requirement or maintenance plan can be changed or removed. If you do not want this limitation on your property, you must contact the undersigned to determine what

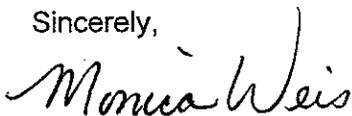
remedial activities will be required, at your own expense, to close this case without the cap maintenance requirement.

Claim Submittal Requirement

Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 357-4705.

Sincerely,

A handwritten signature in cursive script that reads "Monica Weis".

Monica L. Weis
Senior Hydrogeologist
Site Review Section

Enclosure

cc: Pete Pavalko, PEP Environmental Services, LLC

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED



DOC. # 09003431

REGISTER'S OFFICE | SS
 Milwaukee County, WI

RECORDED 05/02/2005 10:14AM

JOHN LA FAVE
 REGISTER OF DEEDS

AMOUNT: 11.00

Document Number

Document Name

THIS DEED, made between 228 E. National Avenue, LLC

("Grantor," whether one or more), and Milwaukee Coach & Carriage, LLC

("Grantee," whether one or more).
 Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lots numbered One (1), Two (2), Three (3), Ten (10), Eleven (11), and Twelve (12), in Block numbered One Hundred Ten (110), in plot of lots numbered Three (3) and Six (6), in the North one-half (1/2) of the South East one-quarter (1/4) of Section numbered Thirty-Two (32), in Township numbered Seven (7) North, Range numbered Twenty-Two (22) East, in the City of Milwaukee, County of Milwaukee, and State of Wisconsin, together with the South 1/4 of vacated Pierce Street adjoining Lots 1, 2 and 3, and North of Lots 10, 11 and 12, except that portion conveyed to Wisconsin Union Railroad Company by Deed recorded in Volume 122 of Deeds, Page 575, and except those portions conveyed to Chicago and Northwestern Railway Company by Deed recorded in Volume 272 of Deeds, Page 332 and to Chicago, Milwaukee and St. Paul Railway by Deed recorded in Volume 694 of Deeds, Page 629.

Recording Area

Name and Return Address

RidgeStone Bank
 13925 W. North Avenue
 Brookfield, WI 53005
 Attn: Credit Dept.

431-1123-100-2

Parcel Identification Number (PIN)

This is not homestead property.

(is) (is not)

FEE
 # 77.25 (17)
 EXEMPT

Dated November 30, 2004

_____(SEAL)
 * 228 E. National Avenue, LLC

_____(SEAL)
 * Milwaukee Coach & Carriage, LLC

Rick Murphy (SEAL)
 * RICK MURPHY

Grant Chromy - Manager (SEAL)
 * GRANT CHROMY

AUTHENTICATION

Signature(s) _____

authenticated on _____

ACKNOWLEDGMENT

STATE OF Wisconsin)

Milwaukee COUNTY) ss.

Personally came before me on November 30, 2004,
 the above-named Rick Murphy and Grant Chromy

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Diane Bennett
 Notary Public, State of Wisconsin

My commission (is permanent) (expires: 10/9/05)

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

THIS INSTRUMENT DRAFTED BY:

Brian Brandolino

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

STATE BAR OF WISCONSIN

FORM NO. 3-2003

*Type name below signatures.

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LAND CONTRACT

DOC. # 8658245

Document Number

Form 11

REGISTER'S OFFICE 1 SS Milwaukee County, WI

RECORDED AT 10:31 AM

10-21-2003

JOHN LA FAVE REGISTER OF DEEDS

AMOUNT 15.00

CONTRACT, by and between 228 E. National Avenue, LLC, a Wisconsin limited liability company ("Vendor") and Milwaukee Coach & Carriage, LLC, a Wisconsin limited liability company ("Purchaser"). Vendor sells and agrees to convey to Purchaser, upon the prompt and full performance of this contract by Purchaser, the following property, together with the rents, profits, fixtures and other appurtenant interests (all called the "Property"), in Milwaukee County, State of Wisconsin:

TRANSFER \$ 1,350.00 FEE

Recording Area Name and Return Address

Atty. Martin J. Greenberg 3127 W. Wisconsin Ave. Milwaukee, Wisconsin 53208 (414) 271-4849

431-1123-100-2

(Parcel Identification Number)

Lots numbered One (1), Two (2), Three (3), Ten (10), Eleven (11), and Twelve (12), in Block Numbered One Hundred Ten (110), in Plot of lots numbered Three (3) and Six (6) in the North one-half (1/2) of the South East one-quarter (1/4) of Section Numbered Thirty-two (32), in Township Numbered Seven (7) North, Range Numbered Twenty-Two (22) East, in the City of Milwaukee, County of Milwaukee, and State of Wisconsin, together with the South 1/4 of vacated Pierce Street adjoining Lots 1, 2 and 3 on the North and the vacated alley lying South of Lots 1, 2 and 3, and North of Lots 10, 11 and 12, except that portion conveyed to Wisconsin Union Railroad Company by deed recorded in Volume 122 of Deeds, Page 575, and except those portions conveyed to Chicago and Northwestern Railway Company by deed recorded in Volume 272 of Deeds, Page 332 and to Chicago, Milwaukee and St. Paul Railway by deed recorded in Volume 694 of Deeds, Page 629.

Property Address: 228 E. National Avenue, Milwaukee, WI 53204

This is a combination of homestead and non-homestead property.

Purchaser agrees to purchase the Property and to pay to Vendor, at an address designated in writing to Purchaser, the sum of \$450,000.00 in the following manner: (a) down payment of \$10,000.00 at the execution of this Contract; and (b) the balance of \$440,000.00, together with interest from date hereof on the balance outstanding from time to time at the rate of 6.5% per annum until paid in full, as follows:

Monthly payments in the amount of \$3,000.00 shall commence October 1, 2003 and be payable in an equal amount on or before the first day of each month thereafter.

Provided, however, the entire outstanding balance shall be paid in full on or before the 12th day of September, 2005 (the maturity date), time being deemed of the essence.

Following any default in payment, interest shall accrue at the rate of 12% per annum on the entire amount in default (which shall include, without limitation, delinquent interest and, upon acceleration or maturity, the entire principal balance).

Purchaser agrees to pay amounts sufficient to pay reasonably anticipated annual taxes, special assessments, fire and required insurance premiums when due.

Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal. Any amount may be prepaid without premium or fee upon principal at any time after January 1, 2004.

In the event of any prepayment, this contract shall not be treated as in default with respect to payment so long as the unpaid balance of principal, and interest (and in such case accruing interest from month to month shall be treated as unpaid principal) is less than the amount that said indebtedness would have been had the monthly payments been made as first specified above; provided that monthly payments shall be continued in the event of credit of any proceeds of insurance or condemnation, the condemned premises being thereafter excluded herefrom.

Purchaser states that Purchaser is satisfied with the title as shown by the final title policy to be issued to Purchaser in connection herewith except: NONE

Purchaser agrees to pay the cost of future title evidence. If title evidence is in the form of an abstract, it shall be retained by Vendor until the full purchase price is paid.

Purchaser shall be entitled to take possession of the Property on September 12, 2003.

REEL 5693 IMAGE 3334

Document Number

ADDENDUM TO LAND CONTRACT-"A"

By and Between 228 E. National Avenue, LLC, as Vendor, and Milwaukee Coach & Carriage, LLC as Purchaser;

1. Offset Payments due or to become due to Vendor under this Land Contract are subject to certain set-off rights in favor of Purchaser under a certain Indemnification and Set-Off Agreement of even date herewith and other related agreements. Vendor hereby specifically consents to such set-off rights.

2. Further Reduction of Principal Balance Under Land Contract. Within forty-five (45) days of the end of a fiscal year of the Purchaser, a financial statement of income and expenses shall be tendered to Vendor. Vendor shall be entitled to receive twenty-five percent (25%) of the net profit earned by Purchaser with respect to the business of the Purchaser. Net "profit" shall mean gross revenues minus any and all expenses, not including depreciation, directly attributable to the operation of said business. Said reduction payment, if any, should be made with the tendering of the financial statement as previously specified.

Recording Area
Name and Return Address

Martin J. Greenberg
Greenberg & Hoeszhan, LLC
3127 W. Wisconsin Ave.
Milwaukee, Wisconsin 53208

431-1123-100-2

(Parcel Identification Number)

Purchaser shall maintain accurate books and records of account in accordance with sound accounting principals and correct entries shall be properly made with respect to Purchaser's income and direct expenses. Such books and records shall be maintained by Purchaser in the Metropolitan Milwaukee area including Waukesha County.

Purchaser shall furnish to Vendor on or before thirty (30) days after the end of each calendar quarter, the following items, each certified by Purchaser as being true and correct, in such form as Purchaser regularly maintains same: a written statement dated as to the last day of each calendar quarter identifying revenues and expenses incurred by the Purchaser.

Purchaser shall permit representatives of Vendor, including accountants and attorneys, to visit and inspect the financial books and records of Purchaser used to prepare the financial statements described in the preceding paragraph. Vendor shall give Purchaser not less than 3 days' prior written notice of any desire to inspect such books. Such inspection rights may be exercised not more than twice during any one-year period hereunder. Such records shall be maintained in strict confidence by Vendor and its agents.

Dated this 12th day of September, 2003.

VENDOR:

228 E. NATIONAL AVENUE, LLC

By: Richard J. Murphy
Richard J. Murphy

PURCHASERS:

MILWAUKEE COACH & CARRIAGE, LLC

By: Grant C. Chromy
Grant C. Chromy

By: Victor Buzayo
Victor Buzayo

REEL

5693

IMAGE

3336

September 26, 2005

Ms. Jennifer Skinner
WDCOM
101 Pleasant Street
Suite 100A
Milwaukee, WI 53212-3963

RE: Groundwater GIS Packet for the Milwaukee Coach & Carriage site, 228 E. National Avenue, City of Milwaukee, Milwaukee County, Wisconsin. Wisconsin Department of Natural Resources (WDNR) BRRTS No. 02-41-522581; WDNR FID No. 241233520; Wisconsin Department of Commerce (WDCOM) No. 53204-1850-28; and PEP Project No. 24008.01.

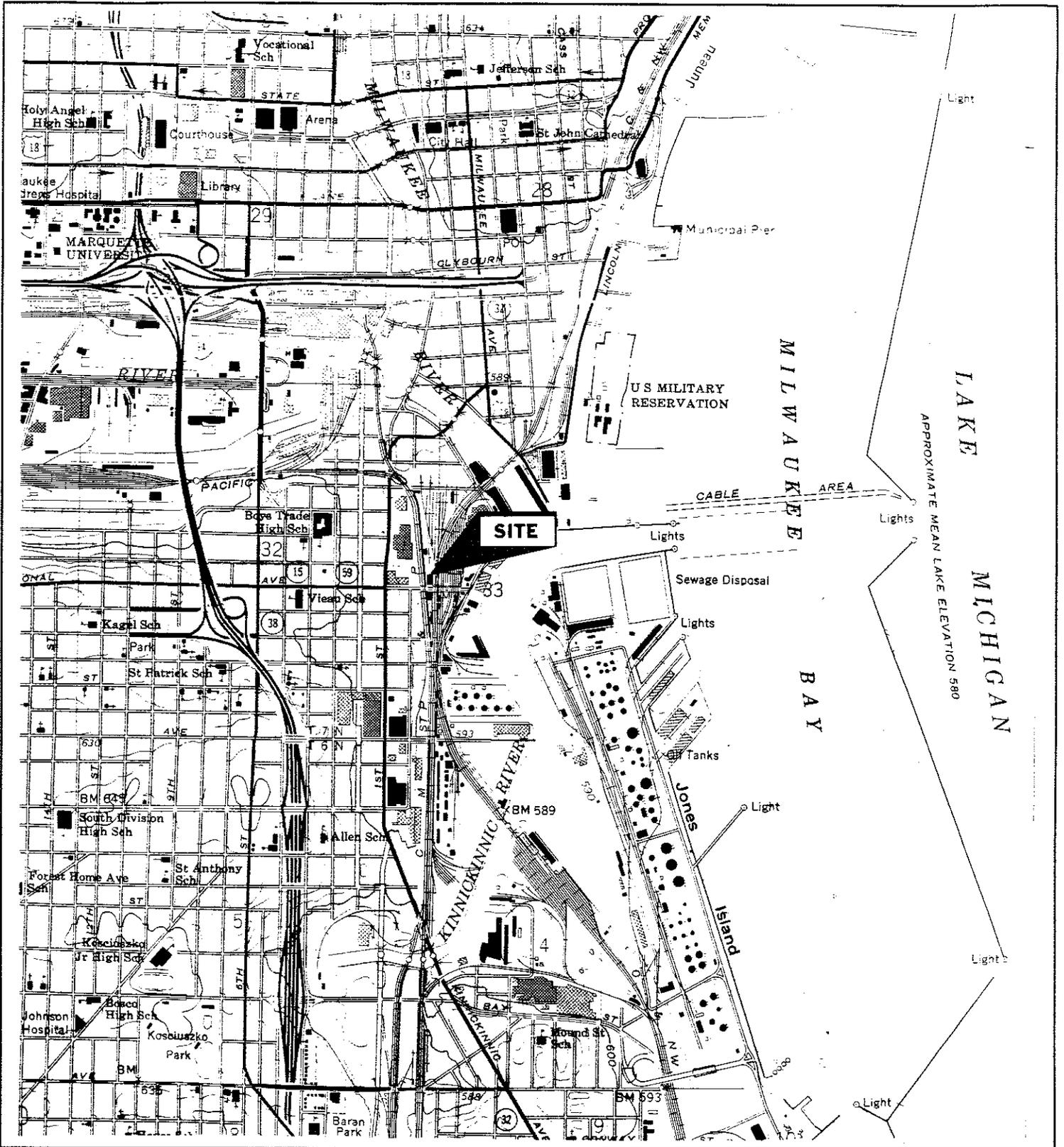
Dear Ms. Skinner:

I, Grant Chromy, certify that to the best of my knowledge, the information and legal descriptions submitted in support of the attached groundwater GIS registry packet are complete and accurate.

Sincerely,


Grant Chromy
Owner

Figure 1 - Site Location



Scale: 1" = 2,000 feet

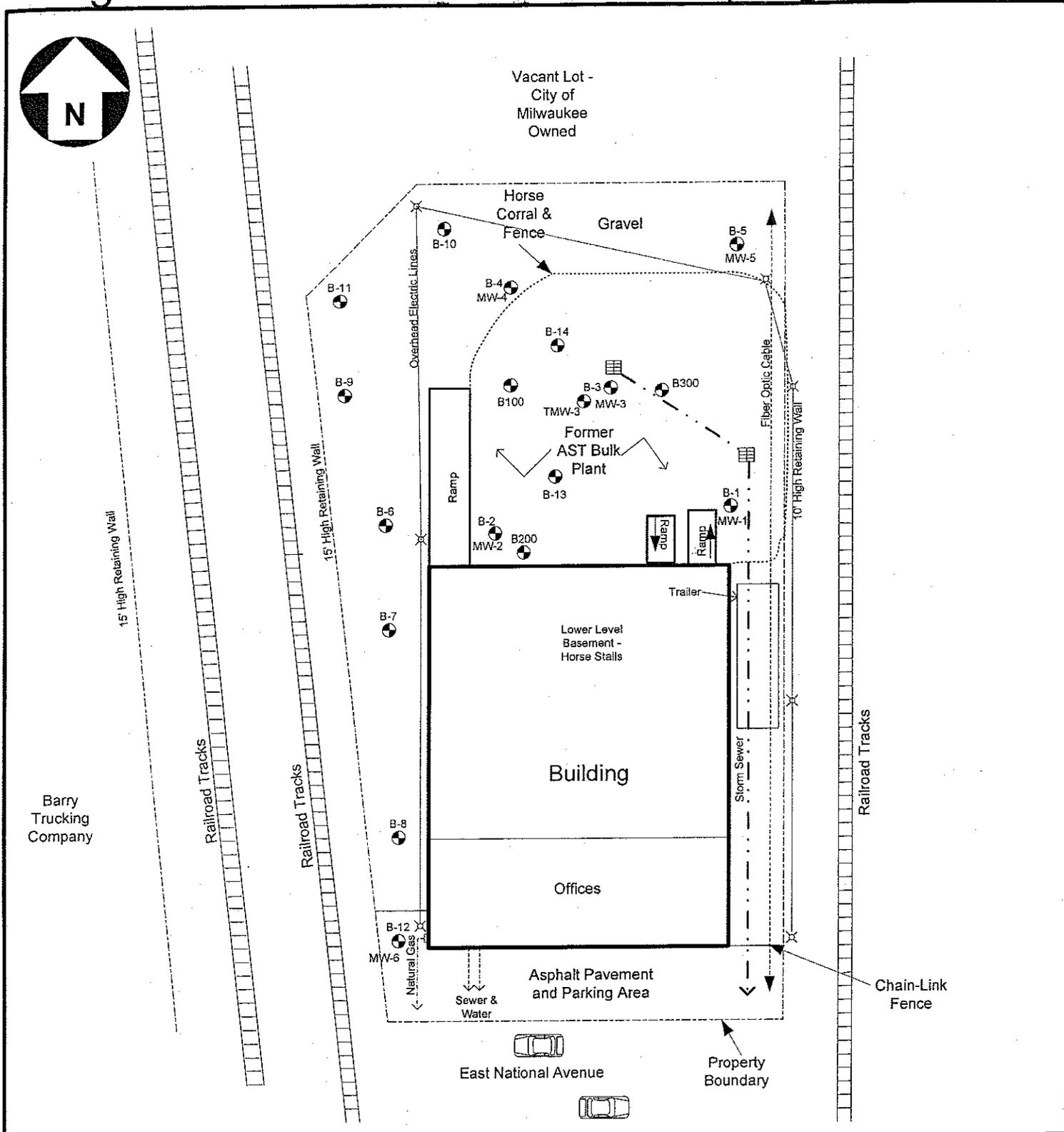
Milwaukee Coach & Carriage
 228 E. National Avenue
 Milwaukee
 Milwaukee County
 Wisconsin
 SE¼, NE¼, Sec. 32, T.7N, R.22E

PEP Environmental Services, LLC

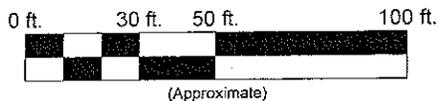
Milwaukee Coach & Carriage
 Milwaukee, WI

24008.01

Figure 1 - Site Features and Sampling Locations

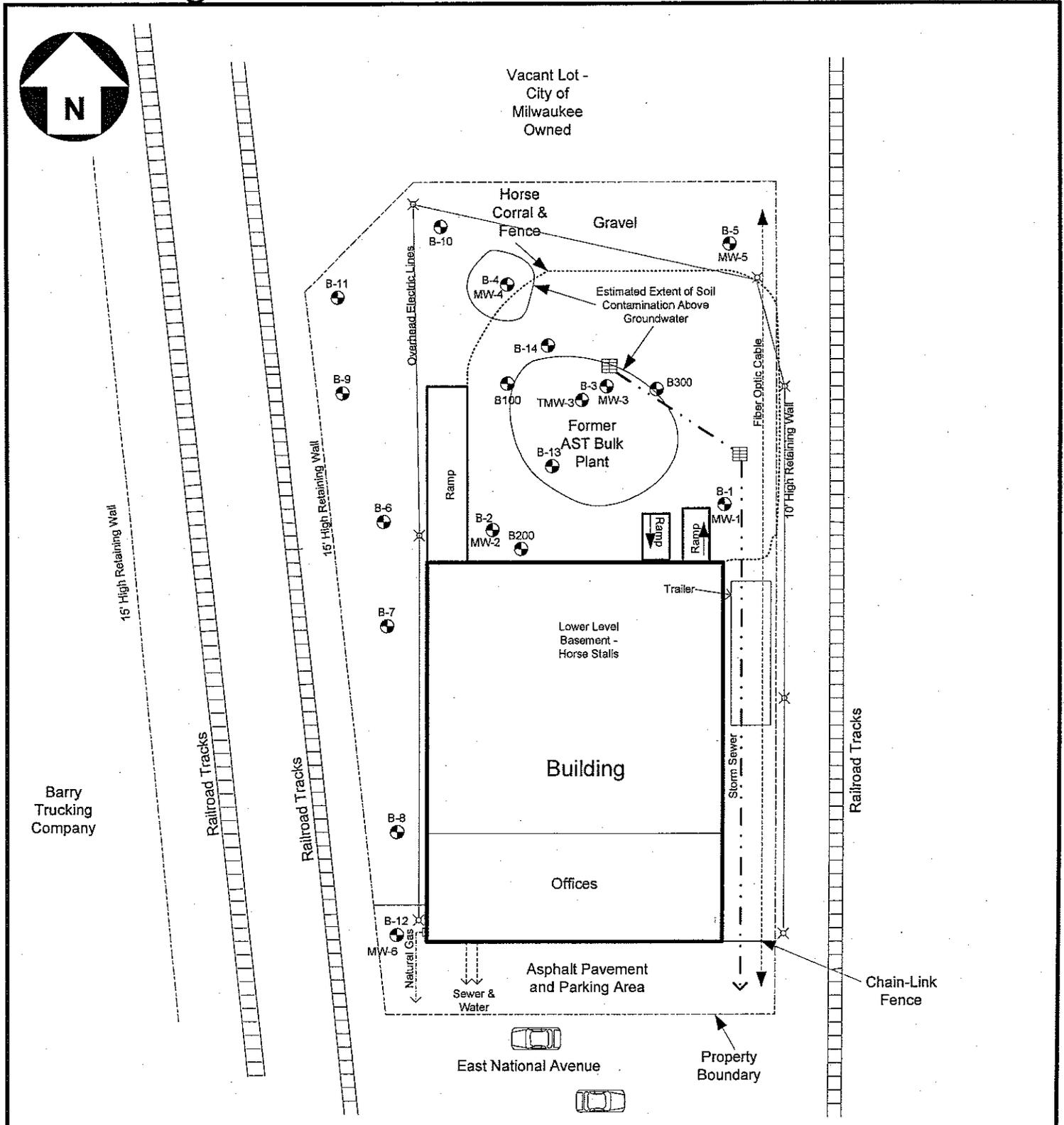


- B-1
- MW-1 Boring & Monitoring Well Location
- B-100 Northern Environmental Boring Location

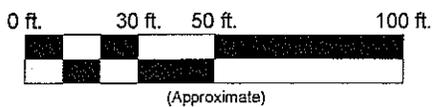


PEP Environmental Services, LLC	
Milwaukee Coach & Carriage Milwaukee, Wisconsin	24008.01

Figure 2 - Extent of Soil Contamination

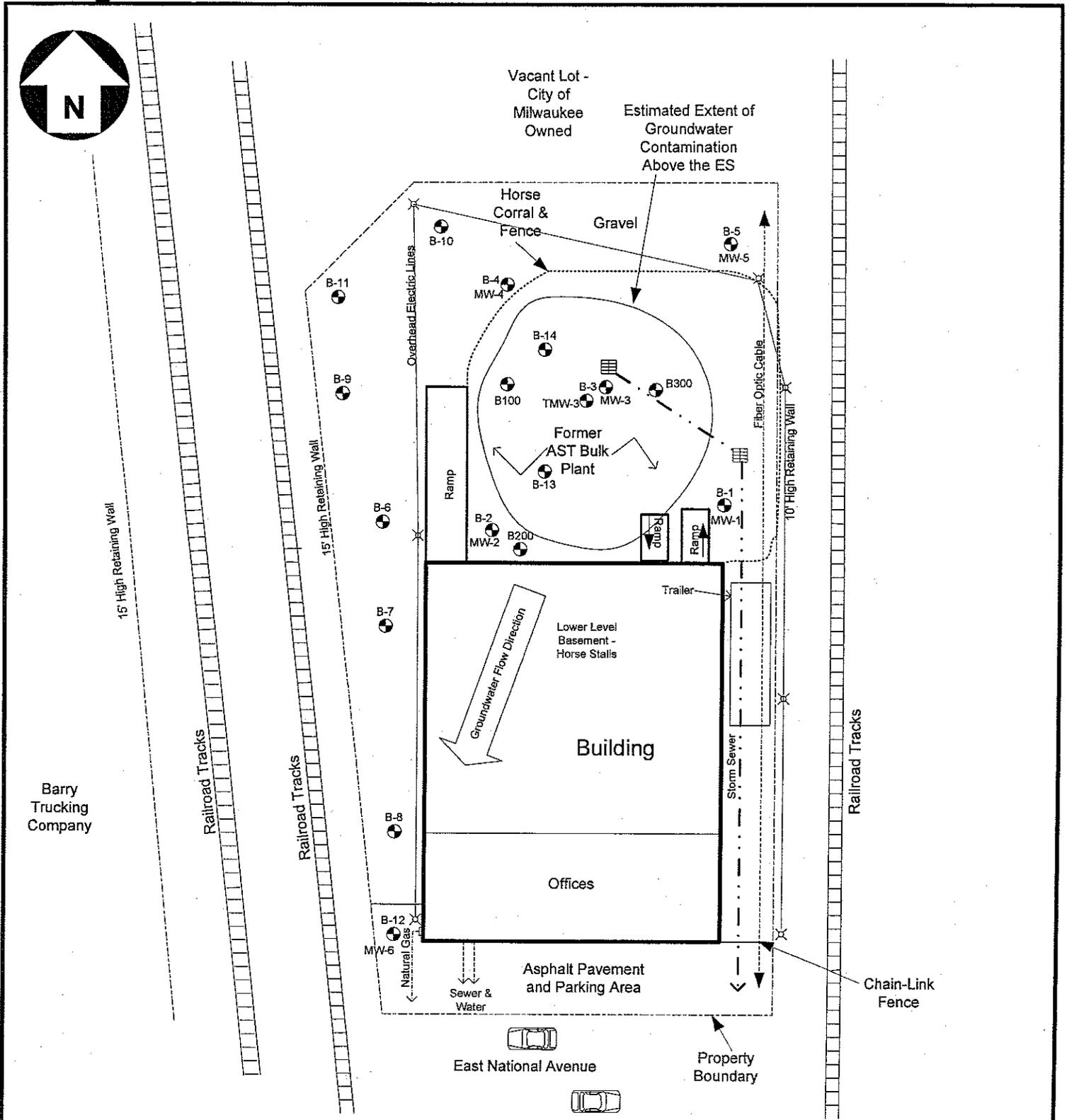


- B-1
● MW-1 Boring & Monitoring Well Location
- B-100 Northern Environmental Boring Location

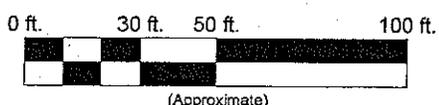


PEP Environmental Services, LLC	
Milwaukee Coach & Carriage Milwaukee, Wisconsin	24008.01

Figure 3 - Extent of Groundwater Contamination



- B-1
● MW-1 Boring & Monitoring Well Location
- B-100 Northern Environmental Boring Location



PEP Environmental Services, LLC	
Milwaukee Coach & Carriage Milwaukee, Wisconsin	24008.01

TABLE 2
VOC & PAH ANALYTICAL RESULTS - GROUNDWATER
MILWAUKEE COACH & CARRIAGE SITE
228 EAST NATIONAL AVENUE, MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

Sample Name	MW-1	MW-2	MW-3	TMW-3	MW-4		MW-5		MW-6		NR 140 Remedial Action Limits	
Location	SE Corner of Corral	SW Corner of Corral	Center of Corral		NW Corner of Corral		NE Corner of Corral		SW Corner of Parcel			
Monitoring well	MW-1	MW-2	MW-3	TMW-3	MW-4		MW-5		MW-6			
Date	6/8/2004	6/8/2004	6/8/2004	4/16/2008	6/8/2004	4/12/2008	6/8/2004	4/12/08	12/9/2004	4/12/2008	ES	PAL
VOCs (ppb)												
Benzene	< 0.50	< 0.50	34.4	< 10	< 0.50	0.34	< 0.50	< 0.25	< 0.50	< 0.50	5	0.5
n-Butylbenzene	< 5	< 5	< 5	NA	< 5	NA	< 5	NA	< 5	NA	NS	NS
sec-Butylbenzene	< 5	< 5	< 5	NA	< 5	NA	< 5	NA	< 5	NA	NS	NS
Ethylbenzene	< 5	< 5	127	< 8.8	< 5	< 0.22	< 5	< 0.22	< 5	< 0.44	700	140
Isopropylbenzene	< 5	< 5	6.12	NA	< 5	NA	< 5	NA	< 5	NA	NS	NS
p-Isopropyltoluene	< 5	< 5	< 5	NA	< 5	NA	< 5	NA	< 5	NA	NS	NS
MTBE	< 0.290	< 0.290	< 0.290	< 0.2	< 0.290	< 0.23	< 0.290	< 0.23	< 0.290	< 0.46	60	12
Naphthalene	< 8	< 8	3,479	NA	87	NA	< 8	NA	< 8	NA	40	8
n-Propylbenzene	< 5	< 5	13.5	NA	< 5	NA	< 5	NA	< 5	NA	NS	NS
Toluene	< 5	< 5	< 5	7.2	< 5	0.15	< 5	< 0.11	< 5	< 0.22	1,000	200
1,2,4-Trimethylbenzene	< 5	< 5	246	< 10	< 5	< 0.25	< 5	< 0.25	< 5	< 0.60	480	96
1,3,5-Trimethylbenzene	< 5	< 5	92	< 7.6	< 5	< 0.19	< 5	< 0.19	< 5	< 0.38		
Xylene (total)	< 5	< 5	284	< 16	< 5	< 0.39	< 5	< 0.39	< 5	< 0.78	10,000	1,000
PAHs (ppb)												
Acenaphthylene	< 5	< 5	27.2	< 0.70	< 5	< 0.69	< 5	< 0.69	< 5	< 1.7	NS	NS
Anthracene	< 5	< 5	27.2	0.92	< 5	< 0.038	< 5	0.049	< 5	< 0.095	3,000	600
Benzo (a) anthracene	< 0.10	< 0.10	3.47	1.3	< 0.10	< 0.044	0.87	< 0.044	< 0.10	< 0.11	NS	NS
Benzo (a) pyrene	< 0.020	< 0.020	1.61	< 0.032	< 0.020	< 0.032	0.479	0.046	< 0.020	< 0.080	0.2	0.02
Benzo (b) fluoranthene	< 0.020	< 0.020	1.59	0.57	< 0.020	< 0.098	0.553	< 0.098	< 0.020	< 0.24	0.2	0.02
Benzo (k) fluoranthene	0.153	< 0.10	0.817	0.36	< 0.10	< 0.049	0.361	0.066	< 0.10	< 0.12	NS	NS
Chrysene	< 0.020	< 0.020	2.95	1.3	< 0.020	< 0.041	0.28	< 0.041	< 0.020	< 0.10	0.2	0.02
Dibenz (a,h) anthracene	0.11	< 0.10	0.466	< 0.13	< 0.10	< 0.13	0.17	< 0.13	< 0.10	< 0.32	NS	NS
Fluoranthene	< 5	< 5	11.4	2.3	< 5	< 0.081	< 5	0.14	< 5	< 0.20	400	80
Fluorene	< 5	< 5	7.04	1.6	< 5	< 0.062	< 5	< 0.062	< 5	< 0.16	400	80
Indeno (1,2,3-cd) Pyrene	< 0.20	< 0.20	1.92	< 0.063	< 0.20	< 0.062	0.692	< 0.062	< 0.20	< 0.16	NS	NS
1-Methylnaphthalene	< 5	< 5	81.8	4.1	< 5	< 0.32	< 5	< 0.32	< 5	< 0.80	NS	NS
2-Methylnaphthalene	< 5	< 5	27.2	1.3	< 5	< 0.31	< 5	< 0.31	< 5	< 0.78	NS	NS
Naphthalene	< 5	< 5	198	3.7	< 5	< 0.40	< 5	< 0.40	< 5	< 1	40	8
Phenanthrene	< 5	< 5	20.2	4.4	< 5	< 0.030	< 5	0.12	< 5	< 0.075	NS	NS
Pyrene	< 5	< 5	6.56	1.2	< 5	< 0.044	< 5	0.13	< 5	< 0.11	250	50
DO (ppm)	0.22	0.20	0.20		0.14		0.20					
Temperature (C)	9.9	9.9	9.9		10.8		11.2					
Top of Casing Elevation	98.89	100.00	97.91		98.63	98.63	98.27	98.27	96.98	96.98		
Groundwater to Top of Casing	7.45	8.65	6.55	NA	7.10	7.00	6.45	6.02		5.52		
Relative Groundwater Elevation	91.44	91.35	91.36		91.53	91.63	91.82	92.25		91.46		

ND = not detected

NS = no standards

MTBE = methyl-tert-butyl-ether

Bolded values indicate concentrations above ES.

Underlined values indicate concentrations above PAL.

For a complete list of VOCs & PAHs and detection limits, see the lab report.

NA = Not Analyzed

TABLE 1
DRO & PVOC ANALYTICAL RESULTS-SOIL
MILWAUKEE COACH & CARRIAGE SITE
228 EAST NATIONAL AVENUE, MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

Sample Name	NR 720 GENERIC RCLs	COMM 46 Table 1 Values (Groundwater Protection)	COMM 46 Table 2 Values (Direct Contact - Top 4 Feet)	Samples						MEOH TRIP BLANK
				SB-1A	SB-2A	SB-3A	SB-3B	SB-4A	SB-5A	
Boring				B-1	B-2	B-3	B-3	B-4	B-5	QA/QC
Depth (feet)				6-8	6-8	2-4	8-10	2-4	4-6	
Date				6/3/2004	6/3/2004	6/3/2004	6/3/2004	6/3/2004	6/3/2004	6/3/2004
PID Reading				22	13	16	107	29	0	
DROs (ppm)	100			<u>4,000</u>	<u>697</u>	<u>17,500</u>	<u>11,100</u>	<u>2,960</u>	<u>250</u>	
VOCs (ppb)										
Benzene	5.5	8,500	1,100	< 25	< 25	< 25	<u>2,590</u>	<u>1,500</u>	< 25	< 25
Ethylbenzene	2,900	4,600	NS	97.9	117	482	<u>50,300</u>	527	< 25	< 25
MTBE	NS	NS	NS	< 25	< 25	< 25	< 500	< 25	< 25	< 25
Toluene	1,500	38,000	NS	114	< 25	77.1	<u>3,300</u>	1,190	< 25	< 25
1,2,4 TMB	NS	83,000	NS	363	566	2,540	<u>150,000</u>	996	83	< 25
1,3,5 TMB	NS	11,000	NS	615	143	2,980	<u>77,600</u>	702	54	< 25
Total Xylenes	4,100	42,000	NS	311	252	3,000	<u>109,000</u>	2,300	81.1	< 25

NS = no standard has been established for this compound

RCLs = residual contaminant levels

Underlined values exceed the Generic RCL.

Bolding indicates concentrations above the Table 1 and/or Table 2 (direct contact, top 4 feet) values.

NA = Not analyzed

TMB = trimethylbenzene

MTBE = methyl-tert-butyl-ether

TABLE 1
DRO & PVOC ANALYTICAL RESULTS-SOIL
MILWAUKEE COACH & CARRIAGE SITE
228 EAST NATIONAL AVENUE, MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

Sample Name	NR 720 GENERIC RCLs	COMM 46 Table 1 Values (Groundwater Protection)	COMM 46 Table 2 Values (Direct Contact - Top 4 Feet)	Samples								MEOH TRIP BLANK
				SB-6A	SB-7A	SB-8A	SB-9A	SB-10A	SB-11A	SB-12A		
Boring				B-6	B-7	B-8	B-9	B-10	B-11	B-12	QA/QC	
Depth (feet)				6-8	6-8	6-8	6-8	6-8	6-8	6-8		
Date				10/28/2004	10/28/2004	10/28/2004	10/28/2004	10/28/2004	10/28/2004	10/28/2004	10/28/2004	
PID Reading				165	180	80	0	40	12	0		
DROs (ppm)	100			<u>980</u>	<u>810</u>	<u>5,310</u>	42.3	<u>116</u>	<u>135</u>	70.3		
VOCs (ppb)												
Benzene	5.5	8,500	1,100	< 25	<u>1,930</u>	<u>594</u>	< 25	<u>29.5</u>	< 25	< 25	< 25	
Ethylbenzene	2,900	4,600	NS	45.8	<u>9,600</u>	<u>17,000</u>	< 25	47.4	82.8	< 25	< 25	
MTBE	NS	NS	NS	< 25	65.1	360	< 25	< 25	< 25	< 25	< 25	
Toluene	1,500	38,000	NS	70.8	<u>3,980</u>	<u>11,000</u>	27.3	<u>< 25</u>	< 25	26.7	< 25	
1,2,4 TMB	NS	83,000	NS	573	3,700	34,200	120	116	340	37.9	< 25	
1,3,5 TMB	NS	11,000	NS	867	2,970	3,660	285	319	1,310	26.3	< 25	
Total Xylenes	4,100	42,000	NS	72.2	<u>19,200</u>	<u>35,800</u>	< 25	228	534	< 25	< 25	

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NA = Not analyzed

TMB = trimethylbenzene

MTBE = methyl-tert-butyl-ether

TABLE 1
DRO & PVOC ANALYTICAL RESULTS-SOIL
MILWAUKEE COACH & CARRIAGE SITE
228 EAST NATIONAL AVENUE, MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

Sample Name	NR 720 GENERIC RCLs	COMM 46 Table 1 Values (Groundwater Protection)	COMM 46 Table 2 Values (Direct Contact - Top 4 Feet)	Samples				MEOH TRIP BLANK
				SB-13A	SB-13B	SB-14A	SB-14B	
Boring				B-13	B-13	B-14	B-14	QA/QC
Depth (feet)				2-4	6-8	2-4	6-8	
Date				4/16/2008	4/16/2008	4/16/2008	4/16/2008	10/28/2004
PID Reading				1	0	1	3	
DROs (ppm)	100			NA	NA	NA	NA	
VOCs (ppb)								
Benzene	5.5	8,500	<u>1,100</u>	<u>41</u>	< 36	< 28	< 37	< 25
Ethylbenzene	2,900	4,600	NS	57.0	40	< 28	< 37	< 25
MTBE	NS	NS	NS	< 30	< 36	< 28	< 37	< 25
Toluene	1,500	38,000	NS	170	< 36	< 28	60	< 25
1,2,4 TMB	NS	83,000	NS	130	50	< 28	540	< 25
1,3,5 TMB	NS	11,000	NS	< 30	< 36	< 28	< 37	< 25
Total Xylenes	4,100	42,000	NS	390	< 110	< 28	< 110	< 75

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Underlined values exceed the Generic RCL.

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TMB = trimethylbenzene

MTBE = methyl-tert-butyl-ether

**TABLE 1
PAH ANALYTICAL RESULTS-SOIL
MILWAUKEE COACH & CARRIAGE SITE
228 EAST NATIONAL AVENUE, MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN**

Sample Name	WDNR Interim Values (Groundwater Protection)	WDNR Interim Values (Direct Contact - Top 4 Feet)	Samples					
			SB-1A	SB-2A	SB-3A	SB-3B	SB-4A	SB-5A
Boring			B-1	B-2	B-3	B-3	B-4	B-5
Depth (feet)			6-8	6-8	2-4	8-10	2-4	4-6
Date			6/3/2004	6/3/2004	6/3/2004	6/3/2004	6/3/2004	6/3/2004
PID Reading			22	13	16.0	107	29	0
	RCL - Groundwater Pathway	RCL - Direct Contact Pathway (Industrial)						
PAHs (ppb)								
Acenaphthene	38,000	60,000,000	< 127	< 110	< 108	< 12,500	< 130	871
Acenaphthylene	700	360,000	< 254	< 220	< 215	40,900	< 261	< 249
Anthracene	3,000,000	300,000,000	< 127	< 110	< 108	26,300	< 130	341
Benz (a) anthracene	17,000	3,900	< 63.5	76.4	1,620	7,600	345	386
Benzo (a) pyrene	48,000	390	36.6	27.6	1,370	3,570	229	209
Benzo (b) fluoranthene	360,000	3,900	< 63.5	< 54.9	1,170	< 6,230	377	185
Benzo (ghi) perylene	6,800,000	39,000	< 127	< 110	< 108	< 12,500	272	151
Benzo (k) fluoranthene	870,000	39,000	< 127	< 110	730	< 12,500	< 130	< 124
Chrysene	37,000	390,000	< 127	< 110	< 108	< 12,500	366	279
Dibenz (a,h) anthracene	38,000	390	6.74	< 5.49	412	674	232	278
Fluoranthene	500,000	40,000,000	< 127	< 110	341	29,800	485	784
Fluorene	100,000	40,000,000	< 127	< 110	116	22,900	180	233
Indeno(1,2,3-cd) pyrene	680,000	3,900	< 63.5	< 54.9	< 53.8	< 6,230	189	86.6
1-methyl Naphthalene	23,000	70,000,000	< 127	< 110	328	346,000	1,330	139
2-methyl Naphthalene	20,000	40,000,000	< 127	< 110	162	96,600	330	555
Naphthalene	400	110,000	634	124	< 108	406,000	786	240
Phenanthrene	1,800	390,000	< 127	< 110	116	71,400	283	815
Pyrene	8,700,000	30,000,000	< 127	< 110	1,310	18,600	163	< 124

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TMB = trimethylbenzene

MTBE = methyl-tert-butyl-ether

**TABLE 1
PAH ANALYTICAL RESULTS-SOIL
MILWAUKEE COACH & CARRIAGE SITE
228 EAST NATIONAL AVENUE, MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN**

Sample Name	WDNR Interim Values (Groundwater Protection)	WDNR Interim Values (Direct Contact - Top 4 Feet)	Samples						
			SB-6A	SB-7A	SB-8A	SB-9A	SB-10A	SB-11A	SB-12A
Boring			B-6	B-7	B-8	B-9	B-10	B-11	B-12
Depth (feet)			6-8	6-8	6-8	6-8	6-8	6-8	6-8
Date			10/28/2004	10/28/2004	10/28/2004	10/28/2004	10/28/2004	10/28/2004	10/28/2004
PID Reading			165	180	80	0	40	12	0
PAHs (ppb)	<i>RCL - Groundwater Pathway</i>	<i>RCL - Direct Contact Pathway (Industrial)</i>							
Acenaphthene	38,000	60,000,000	660	161	5,280	< 112	< 118	< 119	< 112
Acenaphthylene	700	360,000	< 239	< 224	653	< 224	< 237	< 238	< 225
Anthracene	3,000,000	300,000,000	389	< 112	1,080	< 112	< 118	< 119	< 112
Benz (a) anthracene	17,000	3,900	536	198	2,350	70.5	< 59.2	< 59.4	< 56.2
Benzo (a) pyrene	48,000	390	501	150	2,290	46.7	< 5.92	14.4	7.65
Benzo (b) fluoranthene	360,000	3,900	406	114	258	< 55.9	< 59.2	< 59.4	< 56.2
Benzo (ghi) perylene	6,800,000	39,000	326	217	1,520	< 112	< 118	< 119	< 112
Benzo (k) fluoranthene	870,000	39,000	231	141	1,350	< 112	< 118	< 119	< 112
Chrysene	37,000	390,000	500	151	2,510	< 112	< 118	< 119	< 112
Dibenz (a,h) anthracene	38,000	390	88.3	33.7	394	< 5.59	< 5.92	< 5.94	< 5.62
Fluoranthene	500,000	40,000,000	2,020	< 112	13,300	301	< 118	< 119	< 112
Fluorene	100,000	40,000,000	133	< 112	940	< 112	< 118	< 119	< 112
Indeno(1,2,3-cd) pyrene	680,000	3,900	359	650	3,550	< 55.9	< 59.2	< 59.4	< 56.2
1-methyl Naphthalene	23,000	70,000,000	138	350	5,420	< 112	< 118	< 119	< 112
2-methyl Naphthalene	20,000	40,000,000	176	826	3,140	< 112	< 118	< 119	< 112
Naphthalene	400	110,000	< 120	< 112	352	< 112	< 118	< 119	< 112
Phenanthrene	1,800	390,000	1,110	349	5,850	158	< 118	< 119	< 112
Pyrene	8,700,000	30,000,000	2,030	988	4,650	296	< 118	< 119	< 112

NS = no standard has been established for this compound

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Bolding indicates concentrations above the Groundwater or Direct Contact values.

NA = Not analyzed

TMB = trimethylbenzene

MTBE = methyl-tert-butyl-ether

**TABLE 1
PAH ANALYTICAL RESULTS-SOIL
MILWAUKEE COACH & CARRIAGE SITE
228 EAST NATIONAL AVENUE, MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN**

Sample Name	WDNR Interim Values (Groundwater Protection)	WDNR Interim Values (Direct Contact - Top 4 Feet)	Samples			
			SB-13A	SB-13B	SB-14A	SB-14B
Boring			B-13	B-13	B-14	B-14
Depth (feet)			2-4	6-8	2-4	6-8
Date			4/16/2008	4/16/2008	4/16/2008	4/16/2008
PID Reading			1	0	1	3
	RCL - Groundwater Pathway	RCL - Direct Contact Pathway (Industrial)				
PAHs (ppb)						
Acenaphthene	38,000	60,000,000	< 370	< 71	< 57	< 74
Acenaphthylene	700	360,000	< 640	< 120	< 97	< 130
Anthracene	3,000,000	300,000,000	640	120	60	71
Benz (a) anthracene	17,000	3,900	1,900	210	96	120
Benzo (a) pyrene	48,000	390	1,700	200	82	78
Benzo (b) fluoranthene	360,000	3,900	1,300	150	53	56
Benzo (ghi) perylene	6,800,000	39,000	1,000	110	52	46
Benzo (k) fluoranthene	870,000	39,000	880	87	45	28
Chrysene	37,000	390,000	1,300	130	81	75
Dibenz (a,h) anthracene	38,000	390	180	25	8.9	< 11
Fluoranthene	500,000	40,000,000	4,700	680	280	360
Fluorene	100,000	40,000,000	280	50	< 11	92
Indeno(1,2,3-cd) pyrene	680,000	3,900	1,200	130	60	55
1-methyl Naphthalene	23,000	70,000,000	880	120	< 34	210
2-methyl Naphthalene	20,000	40,000,000	3,100	340	< 28	630
Naphthalene	400	110,000	1,200	140	< 34	130
Phenanthrene	1,800	390,000	2,500	540	200	330
Pyrene	8,700,000	30,000,000	4,000	400	210	41

NS = no standard has been established for this compound

RCLs = residual contaminant levels

Bolding indicates concentrations above the Groundwater or Direct Contact values.

NA = Not analyzed.

TMB = trimethylbenzene

MTBE = methyl-tert-butyl-ether