GIS REGISTRY
Cover Sheet

March, 2010
(RR 5367)

Source Property Information

CLOSURE DATE: 6/3/2011

BRRTS #: **02-41-536176**

FID #: 341098890

ACTIVITY NAME: 3613 N Palmer ST

DATCP #:

PROPERTY ADDRESS: 102 E Keefe Ave

COMM #:

MUNICIPALITY: Milwaukee

PARCEL ID #: 273-1775-100-7

***WTM COORDINATES:**

X: **690122** Y: **292158**

** 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:

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

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

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

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

GIS Registry Checklist

Form 4400-245 (R 3/10)

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 #: 02-41-536176 PARCEL ID #: 341098890

ACTIVITY NAME: 3613 N. Palmer Street WTM COORDINATES: X: 292158 Y: 690122

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

- [x] **Closure Letter**
- [x] **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

- [x] **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.*
- [x] **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 #: CSM8151 Title: Certified Survey Map No. 8151
- [x] **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.

- [x] **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
- [x] **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 #: 2 & 3 Title: Former Site Features; Existing Site Features
- [x] **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 #: 4 Title: Soil Analytical Exceedances From AECOM Samples

BRRTS #: 02-41-536176 ACTIVITY NAME: 3613 N. Palmer Street

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 #: **Title:**

Figure #: **Title:**

☒ **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 #: 6 **Title: Groundwater Analytical Exceedances**

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

Figure #: 8 & 9 **Title: Interpreted Groundwater Flow (August 2008); (July 2009)**

Figure #: 12 **Title: Interpreted Groundwater Flow (April 2010)**

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 **Title: Laboratory Analytical Results for Soil Sampling, 3613 N Palmer St.**

☒ **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 #: 2 **Title: Groundwater Analytical Results - Natural Attenuation Monitoring, 3613 North Palmer Site**

☒ **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 #: 3 **Title: Groundwater Level Measurement and Elevations, 3613 North Palmer Street Site**

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).

BRRTS #: 02-41-536176 ACTIVITY NAME: 3613 N. Palmer Street

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. NR 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/or 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
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
FAX 608-267-3579
TTY Access via relay - 711

June 3, 2011

Ms. Karen Dettmer
Milwaukee Department of City Development
809 N Broadway
Milwaukee, WI 53202

SUBJECT: Final Case Closure with Continuing Obligations
3613 North Palmer Street (aka 102 East Keefe Avenue), Milwaukee, WI
WDNR BRRTS Activity #: 02-41-536176; FID #: 341098890

Dear Ms. Dettmer:

On May 3, 2011, the Southeast Region Closure Committee reviewed the Subject case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On May 3, 2011, you were notified that the Closure Committee had granted conditional closure to this case.

On May 24, 2011 the Department received information or documentation indicating that you have complied with the requirements for final closure. The Department required a map that shows the residual groundwater plume and the monitoring well abandonment records. These documents were received by the Department and copies are included in the GIS Registry.

The Department reviewed the case closure request regarding the metals, volatile organic compounds (VOC), and polycyclic aromatic hydrocarbons (PAHs) in soil; and the metals in groundwater at this site. 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.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier.
- Groundwater contamination is present above Chapter NR 140 enforcement standards.

All site information, including the maintenance plan, are also on file at the Southeast Regional DNR office, at 2300 North 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 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 you and any subsequent property owners must adhere. You must pass on both the information about these continuing obligations and the maintenance plan 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.

Engineered Cap Required

Pursuant to s. 292.12(2)(a), Wis. Stats., the building that currently exists in the specific location as shown on the attached Existing Site Features map shall be maintained in compliance with the attached Soil Cover Maintenance Plan (cap maintenance plan) in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

Residual soil contamination remains on the eastern portion of the site. The impacted areas are shown on the attached Soil Analytical Exceedances map and on the Revised Cap Maintenance Area map. These impacts are below the new building and are further summarized in the information submitted to the Department of Natural Resources. The three impacted areas correspond to former monitoring well and excavation locations (MW-8, south; MW-2A, north; and MW-9, northwest). If soil in the specific locations as 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 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 cap maintenance plan and inspection log are to be kept up-to-date and on-site. Please submit the inspection log to the Department only upon request.

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 are required as shown on the attached Cap Maintenance Area 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. The cap maintenance area is included in the attached cap maintenance plan.

Residual Groundwater Contamination
Groundwater impacted by arsenic contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on this contaminated property, as shown on the attached Approximate Extent of Enforcement Exceedance for Arsenic map. The off-source property owner (the City of Milwaukee) has been notified of the presence of groundwater contamination.

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.

Dewatering Permits
The Department's Watershed Management Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

Based on the concentrations of contaminants remaining in groundwater at this location, it appears likely that dewatering activities would require a permit from the Watershed Management Program. If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at http://www.dnr.state.wi.us/org/water/wm/ww/

Chapter NR 140, Wis. Adm. Code Exemption
Recent groundwater monitoring data at this site indicates exceedances of the Ch. NR 140, Wis. Adm. Code, Enforcement Standard for Arsenic at monitoring well LTMW-2. The Department may grant an exemption for a substance of public welfare concern, or nitrate, pursuant to ss. NR 140.28(2)(a), (3)(a) and (4)(a), Wis. Adm. Code, if actions have been taken to achieve the lowest possible concentration for that substance which is technically and economically feasible and the existing or anticipated increase in the concentration of that substance does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that the criteria for an exemption have been met due to the UST removals, the remedial excavations, construction of the new building as a cap and the proper notification of the adjacent property owner (City of Milwaukee right-of way). Therefore, pursuant to s. NR 140.28, Wis. Adm. Code, an exemption to the Enforcement Standard is granted for Arsenic at LTMW-2. Please keep this letter, because it serves as your exemption.

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:

- 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 Ms. Victoria Stovall, Remediation and Redevelopment Program Assistant, DNR Southeast Region Headquarters, 2300 North Martin Luther King Jr. Drive, Milwaukee, Wisconsin 53212.

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 Jim Kasdorf at 414-263-8366.

Sincerely,

James A. Schmidt

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

Attachments:
- Existing Site Features Map
- Soil Cover Maintenance Plan (Cap Maintenance Plan)
- Soil Analytical Exceedances Map
- Approximate Extent of Enforcement Exceedance for Arsenic Map
- RR 819

Cc: Ms. Margaret Vierling, Medo, LLC, 102 East Keefe Avenue, Milwaukee, 53212
Mr. David S. Henderson, AECOM, 1020 North Broadway, Milwaukee, WI 53202
Bill Phelps, DG/2 Wisconsin Dept. of Natural Resources, PO Box 7921, Madison WI 53707-7921

WDNR SER Case File

Soil Performance Standard Cover System
Medovations
3613 North Palmer Street Site
Milwaukee, Wisconsin

February 23, 2011

3613 North Palmer Street Site
Property located at: 102 E. Keefe Avenue, Milwaukee, Wisconsin
Tax ID #, New: 273-1981-000; Tax ID #, Old: 273-1775-100-7

Introduction

This document describes the Soil Performance Standard Cover System at the above-referenced site in accordance with the requirements of Wisconsin Administrative Code (WAC) Chapter (ch.) NR 720.19(2). The soil is impacted by metals, volatile organic compounds (VOCs) and polycyclic aromatic hydrocarbons (PAHs). The location of the cap to be maintained in accordance with this Maintenance Plan is shown on the attached figure.

Cap Purpose

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

Description of Cover System

The performance standard cover system for the subject property recognizes the recently constructed site building and associated concrete parking and driveway areas as a suitable direct contact barrier. This remedial alternative was selected as the lowest cost alternative which would be protective of human health and the environment.

The technical feasibility of the cover system is appropriate based on the relatively low concentrations and mobility of contaminants in the soils. The proposed cover system will be protective of human health, safety and welfare and the environment over both short-term and long-term time periods.

Institutional controls include registry on the WDNR's GIS database as well as conducting annual inspection and maintenance. The property owner will conduct annual inspections and maintain the cap in accordance with the attached Maintenance Plan, to ensure the integrity of the cap.

Contact Information (As of February 23, 2011):

Responsible Party:
City Of Milwaukee,
Department of City Development
809 East Broadway
Milwaukee, WI 53202
Contact: Karen Dettmer
Phone # 414.286.5642

Current property owner:
MEDO, LLC.
102 East Keefe Avenue
Milwaukee, WI 53212
Contact: Meg Vierling
Phone # 414.755.4805

Environmental Consultant:
AECOM, Inc.
11425 West lake Park Drive, Suite 100,
Milwaukee, Wisconsin 53224
Contact: Donna Volk
Phone # 414.359.3030

SOIL COVER MAINTENANCE PLAN

February 23, 2011

3613 N. Palmer St. Site
Property Located at:
102 E. Keefe Avenue, Milwaukee, Wisconsin

Wisconsin Department of Natural Resources (WDNR) Reference Information:
BRRTS No. # 02-41-536176
FID No. 341098890

Legal Description:
New:CERTIFIED SURVEY MAP NUMBER 8151 IN NE 1/4 SEC 8-7-22 LOT 1 BID #25
Old: NE ¼ Sec 8, Township 7, Range 22 east, Webster Avenue Addition, Block 7, Lots 1 through 13.

Zoning:
IL2 – INDUSTRIAL-LIGHT (IL). This district is intended to provide sites primarily for light industrial uses that utilize medium-sized buildings and do not have extensive outdoor storage areas or operations. This district includes both older industrial corridors (IL2) and modern industrial parks (IL1). While most buildings contain clean, light industrial uses, some commercial and office uses may also be included. This district contains heavier uses than the IO district and requires more extensive buffering from adjoining residential areas.

Tax Key Number:
New: 273-1981-000
Old: 273-1775-100-7

Introduction
This document is the maintenance plan for a pavement and building cover at the 3613 North Palmer Street, Milwaukee, Wisconsin property (the Site). The plan is submitted in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing paved surfaces and building occupying the area of contaminated soil and groundwater on-site. In general, the contaminants of concern are Benzene and 1,2-Dichloroethane in soil, and Arsenic, Barium, Cadmium and Selenium in the groundwater. The locations of the paved surface and building to be maintained in accordance with this Maintenance Plan, as well as the impacted soil and groundwater plumes, are identified in the attached map (Exhibit A).

Cover Purpose
The paved surface and building over the contaminated soil and groundwater serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These paved and developed surfaces 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 paved and developed surface should function as intended unless disturbed.

Annual Inspection
The caped surface overlying the contaminated soil and groundwater, 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 infiltration into or exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, 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 Natural Resources (WDNR), 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 paved surface overlying the contaminated soil and groundwater is 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 WDNR or its successor.

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

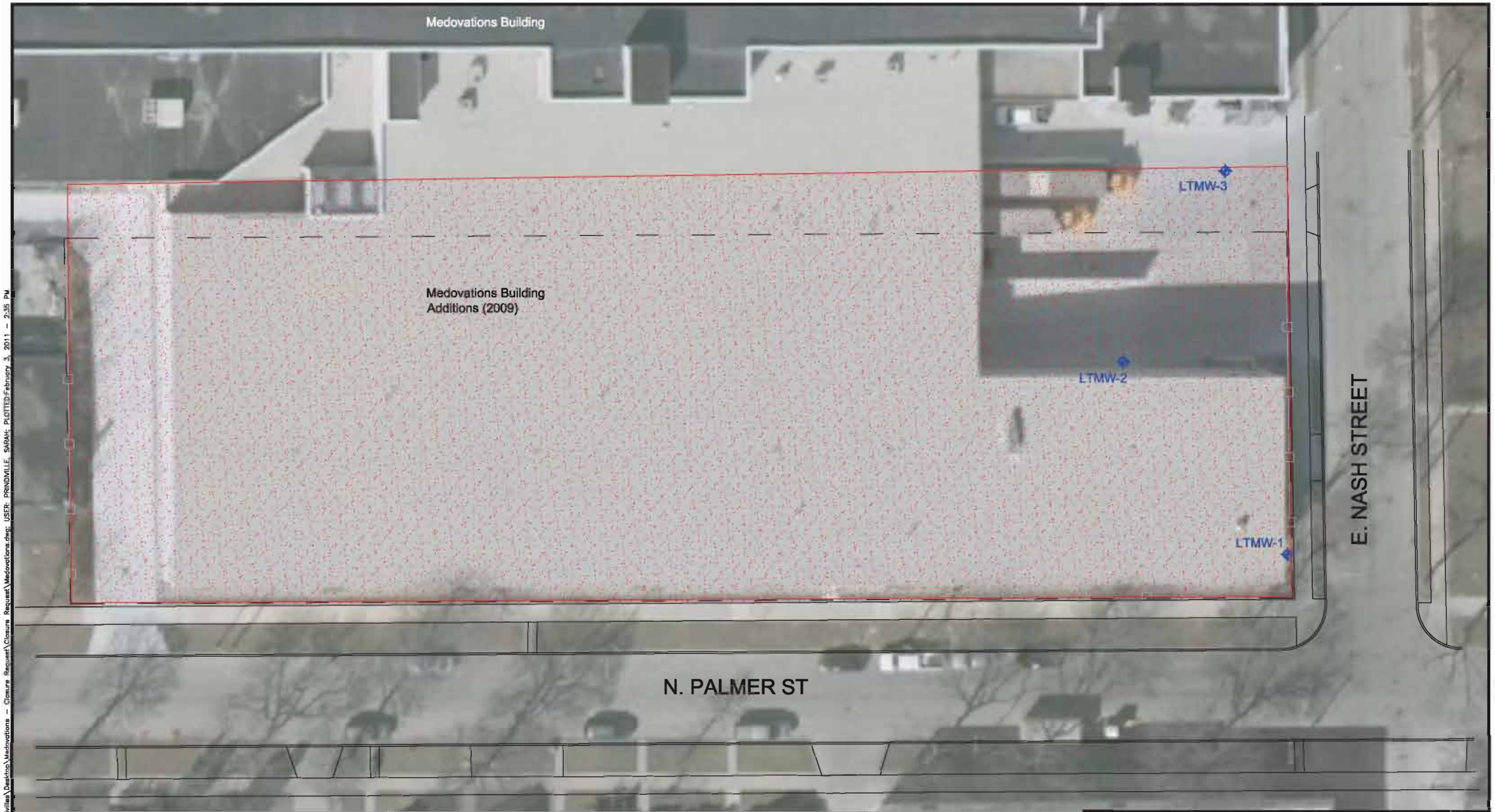
Amendment or Withdrawal of Maintenance Plan
This maintenance plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information as of May 2010:

Site Owner:
MEDO, LLC.
102 E Keefe Ave
Contact: Meg Vierling

Consultant:
AECOM
11425 West Lake Park Drive
Milwaukee, WI 53224
Contact: Dennis Lawton / Donna Volk (414) 577-1368/(414) 577-1310

WDNR Project Manager:
Pam Mylotta
2300 North Martin Luther King Drive
Milwaukee, WI 53212
(414) 263-8758



LEGEND

- AECOM WELLS
- PROPERTY LINE
- FENCE
- CAPPED AREA TO BE MAINTAINED

N

0' 15' 30' 60'

SCALE

AECOM

Milwaukee Office
1020 N. Broadway
Milwaukee, WI 53130
414-225-5100

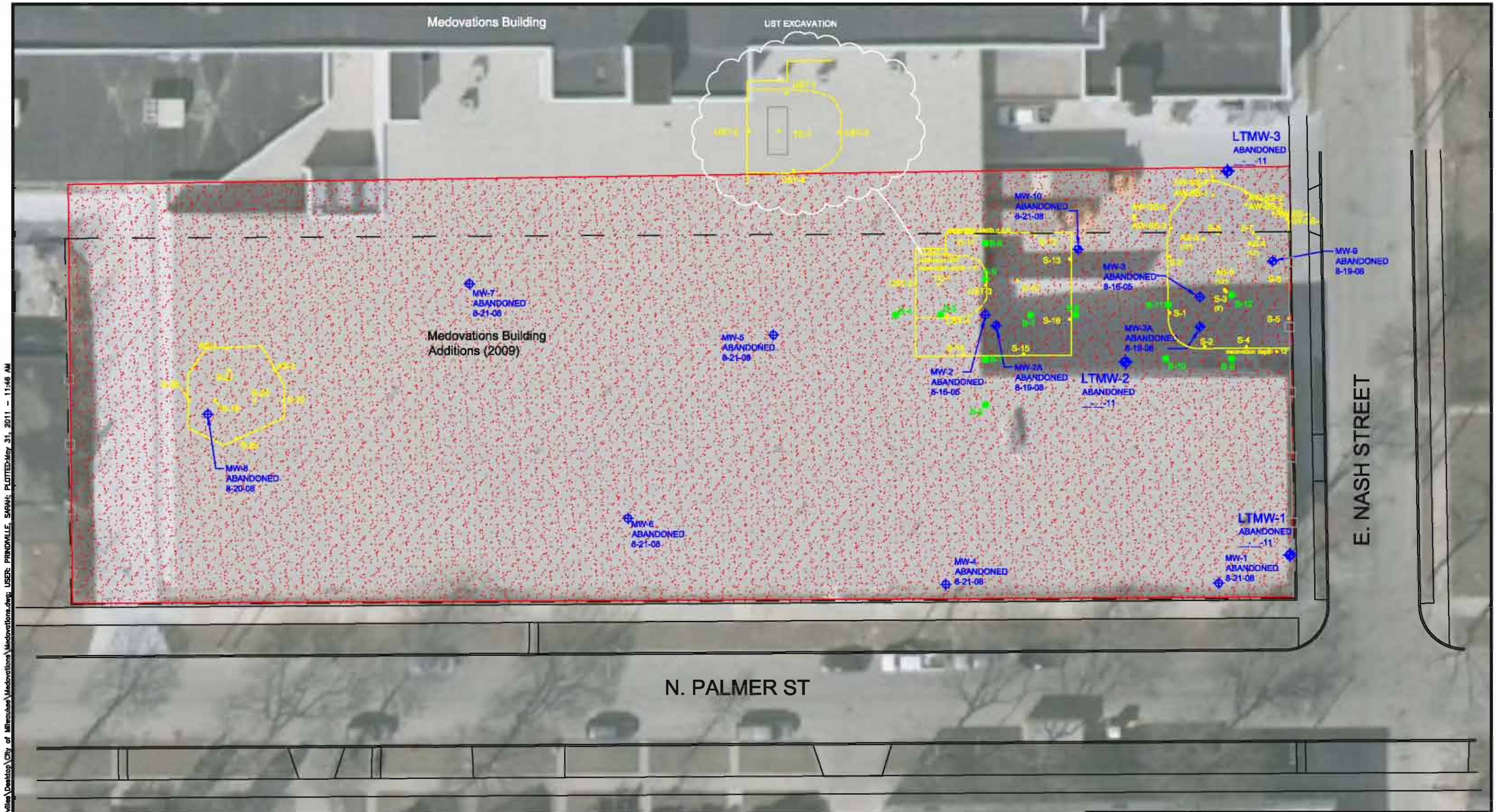
AECOM

3613 North Palmer Street

CAP MAINTENANCE AREA

Project Number:	Drawn By:	Date:	Figure No.
60139905	SAP	2/3/2011	13

File: C:\Documents and Settings\prindville\Desktop\Medovations - Closure Request\Closure Request\Medovations.dwg; USER: PRINDVILLE, SARAH; PLOTTED February 3, 2011 - 2:35 PM



LEGEND

- SIGMA WELLS
- AECOM WELLS
- AECOM BORINGS
- AECOM EXCAVATION SAMPLE LOCATIONS
- PROPERTY LINE
- FENCE
- CAPPED AREA TO BE MAINTAINED

N

0' 15' 30' 60'

SCALE

AECOM

Milwaukee Office
1020 N. Broadway
Milwaukee, WI 53130
414-225-5100

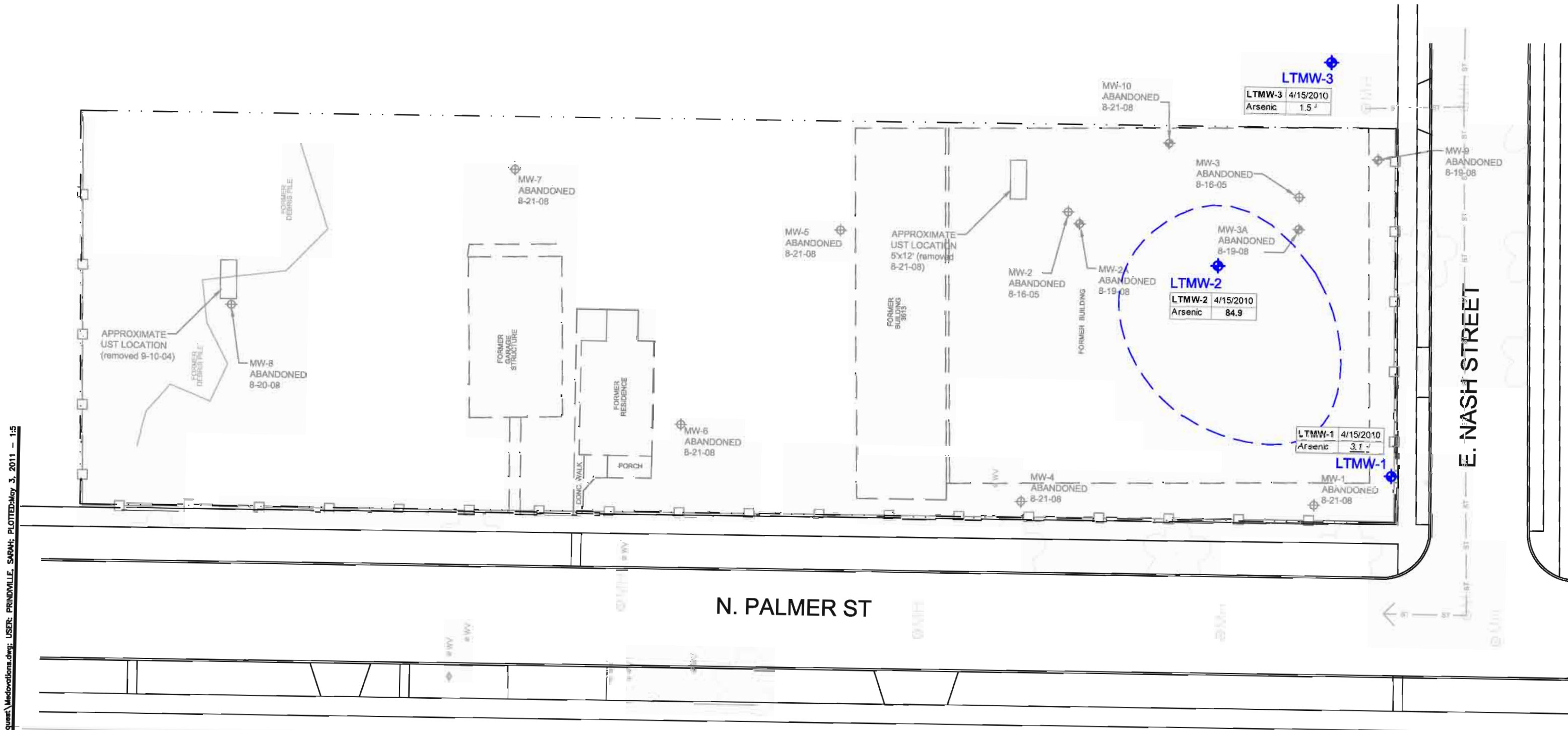
AECOM

3613 North Palmer Street

REVISED CAP MAINTENANCE AREA

Project Number:	Drawn By:	Date:	Figure No.
60139905	SAP	5/3/2011	13A

File: C:\Documents and Settings\prindville\Desktop\City of Milwaukee\Medovations\Medovations.dwg; USER: PRINDVILLE, SARAH; PLOTTED:May 31, 2011 – 11:46 AM



LEGEND

- SIGMA WELLS
- AECOM WELLS
- PROPERTY LINE
- FENCE
- FORMER BUILDINGS (2005)
- APPROXIMATE EXTENT OF ENFORCEMENT STANDARD EXCEEDANCE

Notes:

Bold value = NR 140 Enforcement Standard Exceedance

Italic value = NR 140 WAC Preventive Action Limit Exceedance

Sample results are provided in ug/L

N

0' 15' 30' 60'

SCALE

AECOM

Milwaukee Office
1020 N. Broadway
Milwaukee, WI 53130
414-225-5100

AECOM

3613 North Palmer Street

APPROXIMATE EXTENT OF ENFORCEMENT STANDARD EXCEEDANCE FOR ARSENIC

Project Number:	Drawn By:	Date:	Figure No.
60139905	SAP	5/3/2011	6A

File: L:\work\86678\Cadd\Closure Request\Medovations.dwg; USER: PRINDMILLE, SARAH; PLOTTED:May 3, 2011 – 1:5

Exhibit B

BARRIER INSPECTION LOG

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

2

Document Number

QUIT CLAIM DEED
Document Title

09654680

DOC.# 09654680

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 09/30/2008 08:08AM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 13.00
FEE EXEMPT 77.25 #: 2

THIS QUIT-CLAIM DEED is made as of this 29th Day of September, 2008, by the **CITY OF MILWAUKEE**, a Wisconsin municipal corporation, hereinafter called "Grantor," to **MEDO, LLC**, a Wisconsin limited liability company, hereinafter called "Grantee", for One Dollar and Other Good and Valuable Consideration.

This transaction is exempt from the Wisconsin Real Estate Transfer Fee and Transfer Return pursuant to Sec. 77.25 (2) and 77.255 of the Wisconsin Statutes. Grantor is not a lender in this transaction.

Recording Area

Name and Return Address
MEDO, LLC
c/o Medovations
Attn: Meg Vierling
102 East Keefe Avenue
Milwaukee, WI 53212

273-1775-100-7
Parcel Identification Number (PIN)

Conveyance of Property. Grantor hereby conveys and quit claims to Grantee, on an "As-Is, Where-Is" basis, with all faults and defects, known or unknown, physical or otherwise, and without representation or warranty, express or implied, all of Grantor's right, title, and interest, whatsoever, in and to the real estate described as follows and referred to as "Property":

Lots 1 to 13 inclusive, and the East half of the vacated North-South alley adjoining on the West, in Block 7 in Webster Avenue Addition, in the Northeast ¼ of Section 8, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.
Address: 3613 North Palmer Street

Parcel Combination. The Property shall be joined with the Grantee's adjoining property more particularly described below so as to create a single parcel to be used as a unit that cannot be divided without the approval of the Common Council of the City of Milwaukee:

Lots Sixteen (16) to Thirty-Five (35), both inclusive, and the West half of the vacated North-South alley adjoining Lots Nineteen (19) to Thirty (30), inclusive, in Block Seven (7), in Webster Avenue Addition, in the North East One-quarter (1/4) of Section Eight (8), in Township Seven (7) North, Range Twenty-Two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.
ALSO, Lots One (1) to Eighteen (18), both inclusive, and vacated alley between Lots Fifteen (15), Sixteen (16), Seventeen (17), and Eighteen (18), all in Block Four (4), in Netzow's Subdivision, in the North East One-quarter (1/4) of Section Eight (8), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.
ALSO, The West Twenty (20) feet of Lot Fifteen (15), in Block Seven (7), in Webster Avenue Addition, in the North East One-quarter (1/4) of Section Eight (8), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.
Address: 102 East Keefe Avenue
Tax Key No.: 273-0923-100-2

erformance Obligation. The Property shall be subject to the terms and conditions of an Agreement for Sale entered into on August 18, 2008, which was recorded with the Office of the Register of Deeds on September 25, 2008, as Document Number 09653608.

Covenant Against Property-Tax Exemption. The Property is subject to the restrictive covenant that the Property must be taxable for property-tax purposes. No owner or occupant shall apply for, or seek, or accept, property-tax exemption (whether under Wis. Stat. § 70.11 or otherwise) for the Property, or any part thereof. This restriction shall be a permanent covenant that runs with the land, and may only be released by resolution passed by the Common Council of the City of Milwaukee.

Recorded or Unrecorded Rights or Interests. This deed is subject to any recorded or unrecorded rights or interests of any person, entity or utility in any vacated alley, street, or public right-of-way at the Property including rights and interest of persons under Wis. Stat. § 66.1005(2).

TO HAVE AND TO HOLD, the same, together with all and singular the appurtenances and privileges as thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or equity, either in possession or expectancy of, to the only proper use and benefit of the said Grantee, its successor and assigns forever, but subject to the terms and conditions hereinbefore set forth in this Deed.

IN WITNESS WHEREOF, Grantor has executed this Deed in its name by its Special Deputy Commissioner of the Department of City Development, at Milwaukee, Wisconsin, this 29th Day of September, 2008.

CITY OF MILWAUKEE

By: Elaine M Miller

Elaine M. Miller
Special Deputy Commissioner
Department of City Development
Signed per MCO § 304-49-12

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

Personally came before me this 29th Day of September, 2008, Elaine M. Miller, Special Deputy Commissioner of the Department of City Development, to me known to be the person who executed the foregoing instrument pursuant to Resolution File No. 070374 adopted by its Common Council on July 11, 2007.

KAREN D. UNDERWOOD NOTARY PUBLIC STATE OF WISCONSIN

Karen D. Underwood
Notary Public, Sate of Wisconsin
My Commission expires July 26, 2009

This document was drafted by the City of Milwaukee, Department of City Development (Miller).

RECORDED CERTIFIED SURVEY MAP

Date Recorded: May 20, 2009
CSM No.: 8151
Document No. 09740895

DCD # 2701

CERTIFIED SURVEY MAP NO. 8151

A DIVISION OF LOTS 1 THROUGH 18 IN BLOCK 4 OF NETZOW'S SUBDIVISION, LOTS 1 THROUGH 13, LOTS 31 THROUGH 35 AND PART OF LOT 15 IN BLOCK 7 IN WEBSTER AVENUE ADDITION, PORTIONS OF VACATED ALLEYS ADJACENT TO SAID LOTS AND A PORTION OF PUBLIC ALLEY ADJACENT IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

LAND INFORMATION SERVICES, INC.
ENGINEERS, SURVEYORS & CONSULTANTS

8000 WEST GOOD HOPE ROAD
MILWAUKEE, WI 53223
T 414-527-9000 F 414-527-9009
WEB: WWW.LISINC.NET

DRAWN BY: N.G.K.
DATE: 10/02/08
JOB NUMBER: S07113R2CSM

+ INDICATES CHISELED CROSS FOUND OR SET

● INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

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

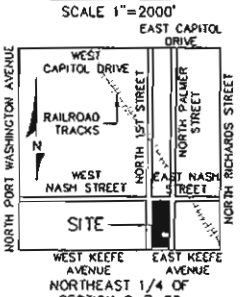
ALL BEARINGS SHOWN ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 8-7-22, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH(JANUARY 2007 DATUM).

TAXKEY NUMBERS: 273-0923-100 AND 273-1775-100

ZONING: IL2 - INDUSTRIAL LIGHT

VICINITY MAP

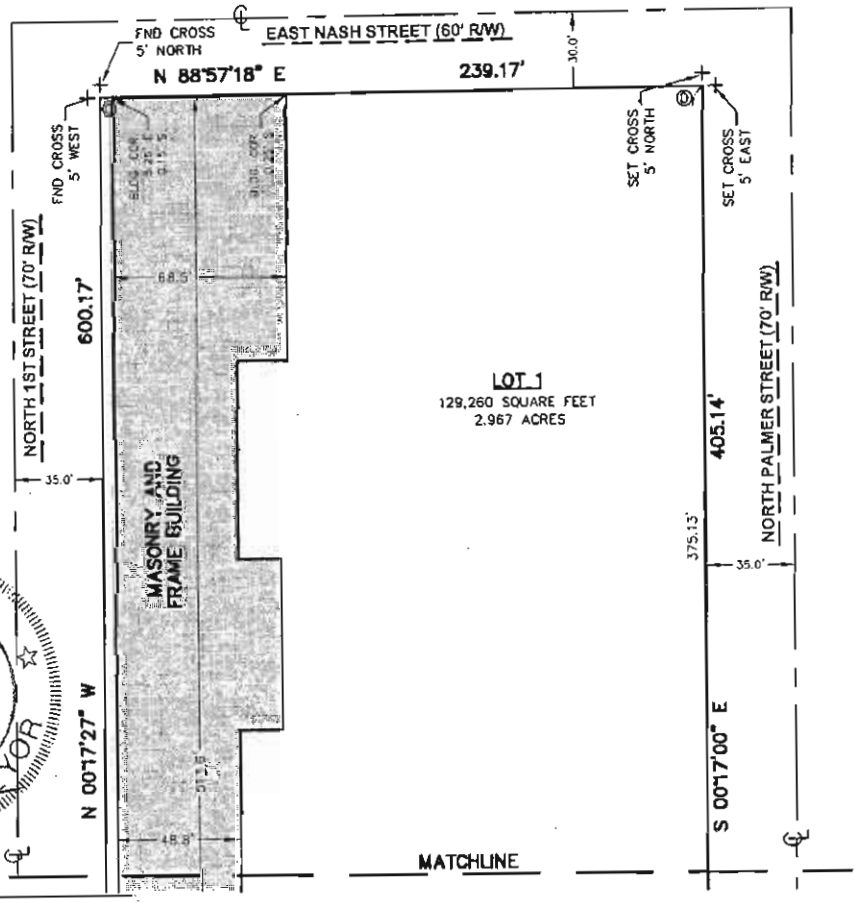
SCALE 1"=2000'



GRAPHIC SCALE

0 60 120

1 inch = 60 ft.



N

WISCONSIN
MARK L. WERTZ
S-1915
MILWAUKEE, WI
LAND SURVEYOR

08-26-2008

INFRASTRUCTURE SERVICES DIVISION
Marian Lindholm 10/8/08
CENTRAL DRAFTING & RECORDS MANAGER
10/7/08
ENGR. IN CHARGE ENVIRON. ENGR.
CORRECT
10/9/08
CITY ENGINEER
APPROVED

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

JUL 20 2009

STAFF APPROVED

RECORDED CERTIFIED SURVEY MAP
Date Recorded: May 20, 2009
CSM No.: 8151
Document No. 09740895

City of Milwaukee – Dept. of City Development
809 N. Broadway, Milwaukee, WI 53202

THIS INSTRUMENT DRAFTED BY MARK L. WERTZ

X:\CIVIL\2008\C08018\dwg\S07113R2CSM.dwg, Administrator

DCD # 2701

CERTIFIED SURVEY MAP NO. 8151

A DIVISION OF LOTS 1 THROUGH 18 IN BLOCK 4 OF NETZOW'S SUBDIVISION, LOTS 1 THROUGH 13, LOTS 31 THROUGH 35 AND PART OF LOT 15 IN BLOCK 7 IN WEBSTER AVENUE ADDITION, PORTIONS OF VACATED ALLEYS ADJACENT TO SAID LOTS AND A PORTION OF PUBLIC ALLEY ADJACENT IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

LAND INFORMATION SERVICES, INC.
ENGINEERS, SURVEYORS & CONSULTANTS

8000 WEST GOOD HOPE ROAD
MILWAUKEE, WI 53223
T 414-527-9000 F 414-527-9009
WEB: WWW.LISINC.NET

DRAWN BY: N.G.K.
DATE: 10/02/08
JOB NUMBER: S07113R2CSM

+ INDICATES CHISELED CROSS FOUND OR SET

● INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

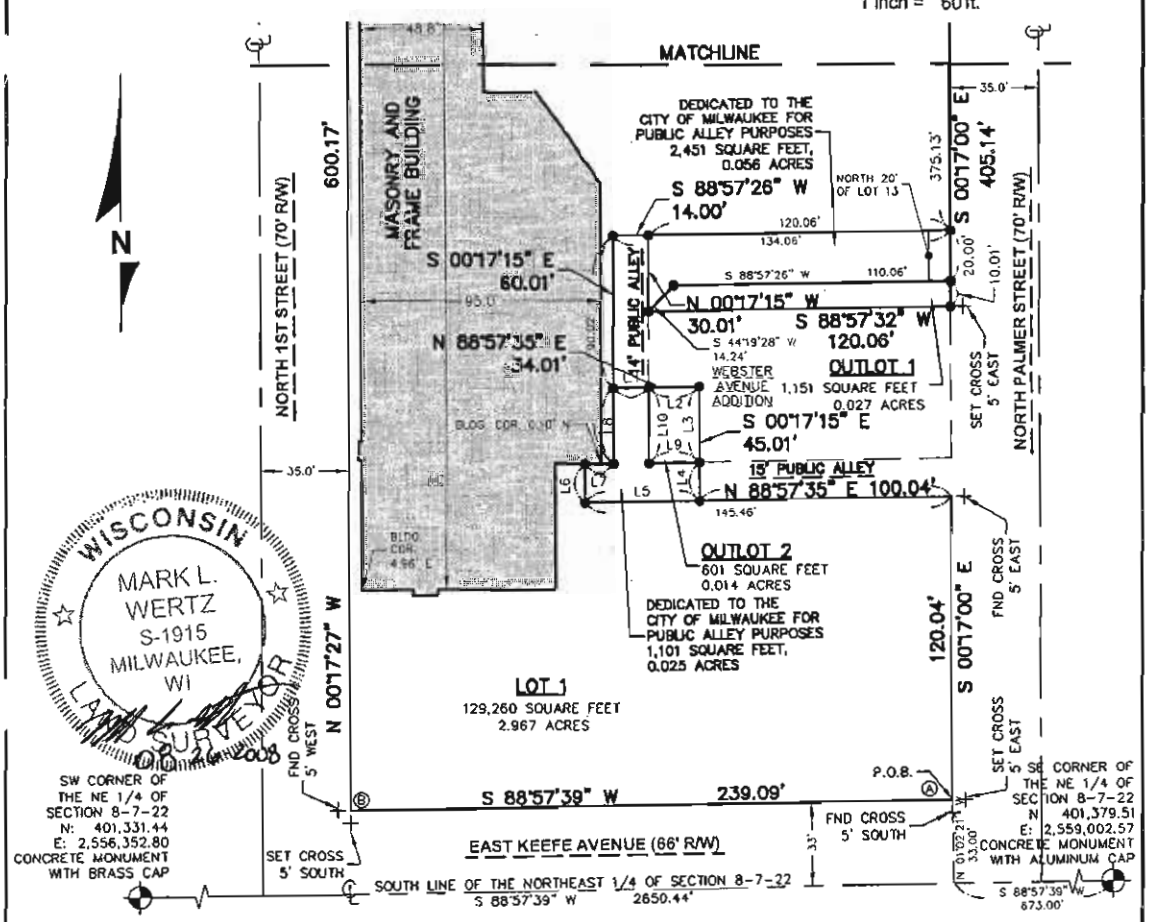
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 8-7-22, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH(JANUARY 2007 DATUM).

GRAPHIC SCALE

0 60 120

1 inch = 60 ft.



THIS INSTRUMENT DRAFTED BY MARK L. WERTZ

X:\CIVIL\2008\C08018\dwg\S07113R2CSM.dwg, Administrator

DCD # 2701

CERTIFIED SURVEY MAP NO. 8151

A DIVISION OF LOTS 1 THROUGH 18 IN BLOCK 4 OF NETZOW'S SUBDIVISION, LOTS 1 THROUGH 13, LOTS 31 THROUGH 35 AND PART OF LOT 15 IN BLOCK 7 IN WEBSTER AVENUE ADDITION, PORTIONS OF VACATED ALLEYS ADJACENT TO SAID LOTS AND A PORTION OF PUBLIC ALLEY ADJACENT IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

LAND INFORMATION SERVICES, INC.
ENGINEERS, SURVEYORS & CONSULTANTS

8080 WEST GOOD HOPE ROAD
MILWAUKEE, WI 53223
T 414-527-9000 F 414-527-9009
WEB: WWW.LISINC.NET

DRAWN BY: N.G.K.
DATE: 10/02/08
JOB NUMBER: S07113R2CSM

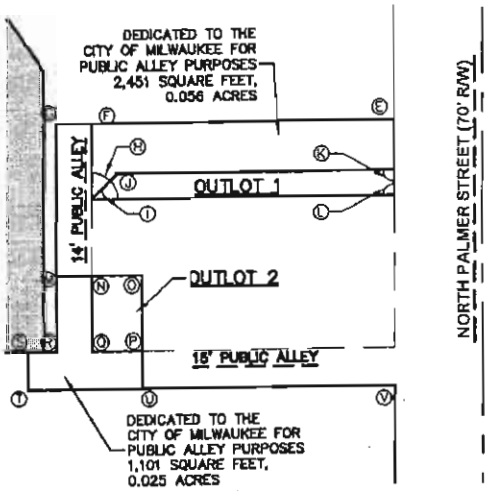
GRAPHIC SCALE

0 60 120

1 inch = 60 ft.

N

INTERIOR ANGLE DETAIL



WISCONSIN
MARK L. WERTZ
S-1915
MILWAUKEE, WI
LAND SURVEYOR
08-26-2008

INTERIOR ANGLE TABLE			
LABEL	INTERIOR ANGLE	LABEL	INTERIOR ANGLE
A	90°45'21"	L	90°45'28"
B	89°15'06"	M	270°45'10"
C	90°45'15"	N	90°45'10"
D	89°14'18"	O	89°14'50"
E	90°45'34"	P	90°45'10"
F	270°45'19"	Q	89°14'50"
G	269°14'41"	R	90°45'11"
H	89°14'47"	S	269°14'49"
I	44°38'04"	T	270°45'10"
J	135°22'02"	U	270°45'10"
K	89°14'26"	V	89°14'35"

THIS INSTRUMENT DRAFTED BY MARK L. WERTZ

X:\CIVIL\2008\C08018\dwg\S07113R2CSM.dwg, Administrator

DCD # 2701

CERTIFIED SURVEY MAP NO. 8151

A DIVISION OF LOTS 1 THROUGH 18 IN BLOCK 4 OF NETZOW'S SUBDIVISION, LOTS 1 THROUGH 13, LOTS 31 THROUGH 35 AND PART OF LOT 15 IN BLOCK 7 IN WEBSTER AVENUE ADDITION, PORTIONS OF VACATED ALLEYS ADJACENT TO SAID LOTS AND A PORTION OF PUBLIC ALLEY ADJACENT IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, MARK L. WERTZ, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LOTS 1 THROUGH 18 IN BLOCK 4 OF NETZOW'S SUBDIVISION, LOTS 1 THROUGH 13, LOTS 31 THROUGH 35 AND PART OF LOT 15 IN BLOCK 7 IN WEBSTER AVENUE ADDITION, PORTIONS OF VACATED ALLEYS ADJACENT TO SAID LOTS AND A PORTION OF PUBLIC ALLEY ADJACENT IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 22 EAST; THENCE SOUTH 88°57'39" WEST ALONG THE SOUTH LINE OF SAID 1/4 SECTION, 673.00 FEET; THENCE NORTH 01°02'21" WEST, 33.00 FEET TO THE NORTH LINE OF EAST KEEFE AVENUE AND THE WEST LINE OF NORTH PALMER STREET; THENCE SOUTH 88°57'39" WEST ALONG SAID EAST KEEFE AVENUE, 239.09 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH 1ST STREET; THENCE NORTH 00°17'27" WEST ALONG SAID EAST LINE, 600.17 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST NASH STREET; THENCE NORTH 88°57'18" EAST ALONG SAID SOUTH LINE, 239.17 FEET TO THE WEST LINE OF NORTH PALMER STREET; THENCE SOUTH 00°17'00" EAST ALONG SAID WEST LINE, 405.14 FEET TO THE SOUTHEAST CORNER OF LOT 13, BLOCK 7 IN WEBSTER AVENUE ADDITION; THENCE SOUTH 88°57'32" WEST, 120.06 FEET TO THE EAST LINE OF A PUBLIC ALLEY; THENCE NORTH 00°17'15" WEST, ALONG SAID EAST LINE, 30.01 FEET; THENCE SOUTH 88°57'26" WEST, 14.00 FEET TO THE WEST LINE OF A PUBLIC ALLEY; THENCE SOUTH 00°17'15" EAST ALONG SAID WEST LINE, 60.01 FEET; THENCE NORTH 88°57'35" EAST, 34.01 FEET; THENCE SOUTH 00°17'15" EAST, 45.01 FEET; THENCE NORTH 88°57'35" EAST, 100.04 FEET; THENCE SOUTH 00°17'00" EAST, 120.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 134,564 SQUARE FEET, 3.089 ACRES

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF THE CITY OF MILWAUKEE AND MEDO, LLC, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE CITY OF MILWAUKEE IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 26 DAY OF August, 2008.

WISCONSIN
MARK L. WERTZ
S-1915
MILWAUKEE, WI
LAND SURVEYOR

MARK L. WERTZ
REGISTERED LAND SURVEYOR, S-1915
STATE OF WISCONSIN

LINE TABLE		
NO.	LENGTH	BEARING
L1	14.00'	N 88°57'35" E
L2	20.01'	N 88°57'35" E
L3	30.01'	S 00°17'15" E
L4	15.00'	S 00°17'15" E
L5	45.42'	S 88°57'35" W
L6	15.00'	N 00°17'15" W
L7	11.41'	N 88°57'34" E
L8	30.01'	N 00°17'15" W
L9	20.01'	S 88°57'35" W
L10	30.01'	N 00°17'15" W

THIS INSTRUMENT DRAFTED BY MARK L. WERTZ

X:\CIVIL\2008\C08018\dwg\S07113R2CSM.dwg, Administrator

DCD #2701

CERTIFIED SURVEY MAP NO. 8151

A DIVISION OF LOTS 1 THROUGH 18 IN BLOCK 4 OF NETZOW'S SUBDIVISION, LOTS 1 THROUGH 13, LOTS 31 THROUGH 35 AND PART OF LOT 15 IN BLOCK 7 IN WEBSTER AVENUE ADDITION, PORTIONS OF VACATED ALLEYS ADJACENT TO SAID LOTS AND A PORTION OF PUBLIC ALLEY ADJACENT IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

MEDO, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES.

IN CONSIDERATION OF THE APPROVAL OF THIS MAP BY THE COMMON COUNCIL, AND IN ACCORDANCE WITH CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES, THE UNDERSIGNED AGREES:

A. THAT ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICE AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL LOTS IN THE CERTIFIED SURVEY MAP SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFORE WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHEREOF, MEDO, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHARLES G. STANFORD, ITS MANAGING MEMBER, ON THIS 8 DAY OF SEPTEMBER 2008.

NOTARY PUBLIC LAURA L. BOLL STATE OF WISCONSIN

Charles G. Stanford
CHARLES G. STANFORD
MANAGING MEMBER

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 8 DAY OF September, 2008, THE ABOVE-NAMED, CHARLES G. STANFORD, AND TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Laura L Boll
Laura L. Boll, NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: 12 October 2008
MY COMMISSION IS PERMANENT

WISCONSIN MARK L. WERTZ S-1915 MILWAUKEE, WI LAND SURVEYOR
08-28-2008

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, WAYNE F. WHITTOW, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF MILWAUKEE, CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE CITY TREASURER OF THE CITY OF MILWAUKEE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP.

Wayne F. Whittow
WAYNE F. WHITTOW, CITY TREASURER

(DATE) 10-30-08

COMMON COUNCIL CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. 080621 ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON THIS 25th DAY OF November, 2008.

RONALD D. LEONHART, CITY CLERK

Tom Barrett
TOM BARRETT, MAYOR

THIS INSTRUMENT DRAFTED BY MARK L. WERTZ

X:\CIVIL\2008\C08018\dwg\S07113R1CSM.dwg, LIS 01

To Whom It May Concern:

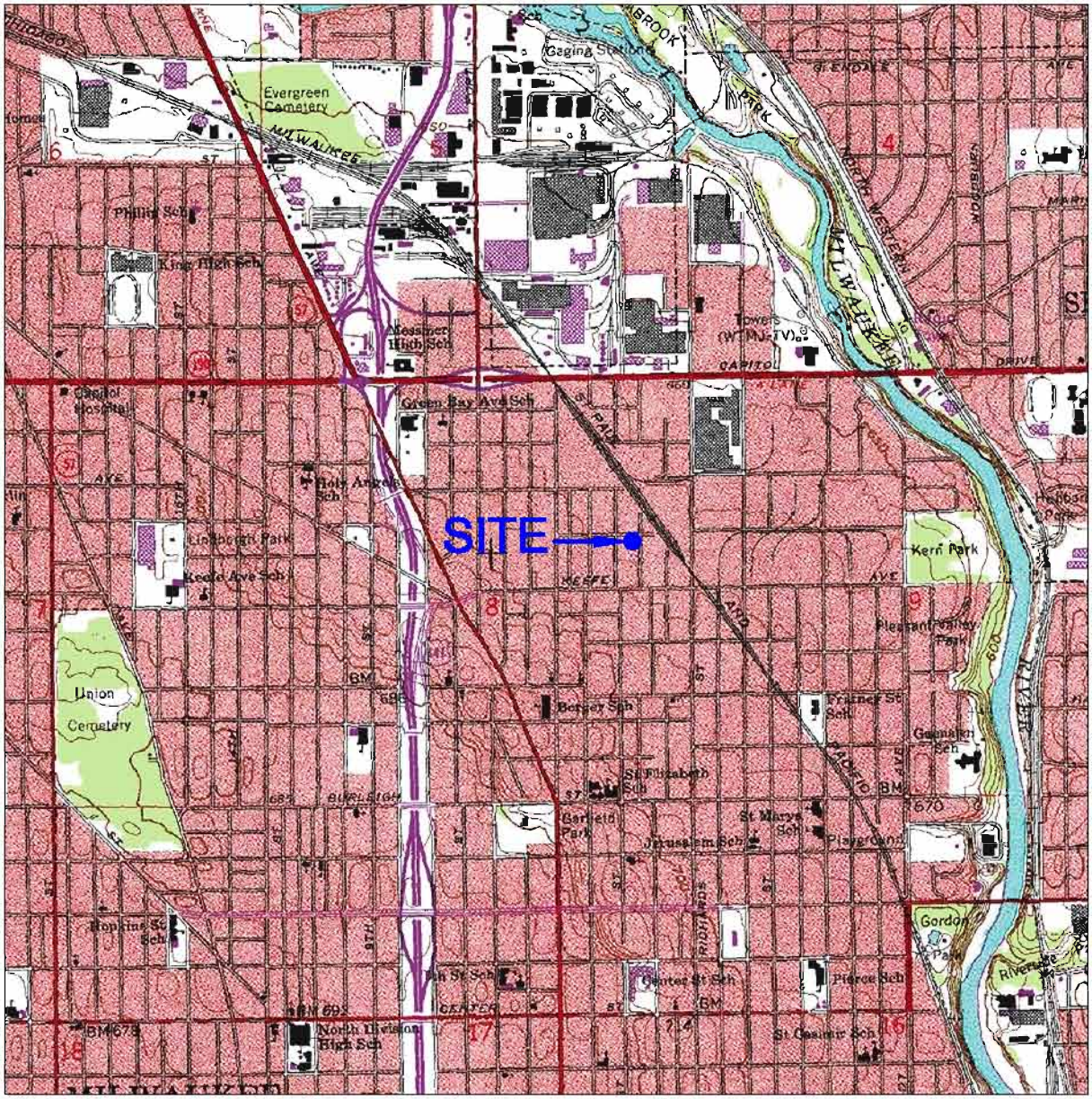
To the best of my knowledge, the following legal description and attached Certified Survey Map No 8151 accurately describes the sites located at 102 E. Keefe Avenue (formerly 3613 N. Palmer Street):

> Lots 1 through 13 inclusive, in Block 7 in Webster Avenue Addition, in the Northeast ¼ of Section 8, Township 7, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

The Wisconsin Department of Natural Resources Bureau Remediation and Redevelopment Tracking System (BRRTS) number for the site is 02-41-536176.

Respectfully,

Karen Dettmer
Senior Env. Project Coordinator
City of Milwaukee



SCALE 1:24 000

1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 KILOMETER

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS 578 FEET

AECOM

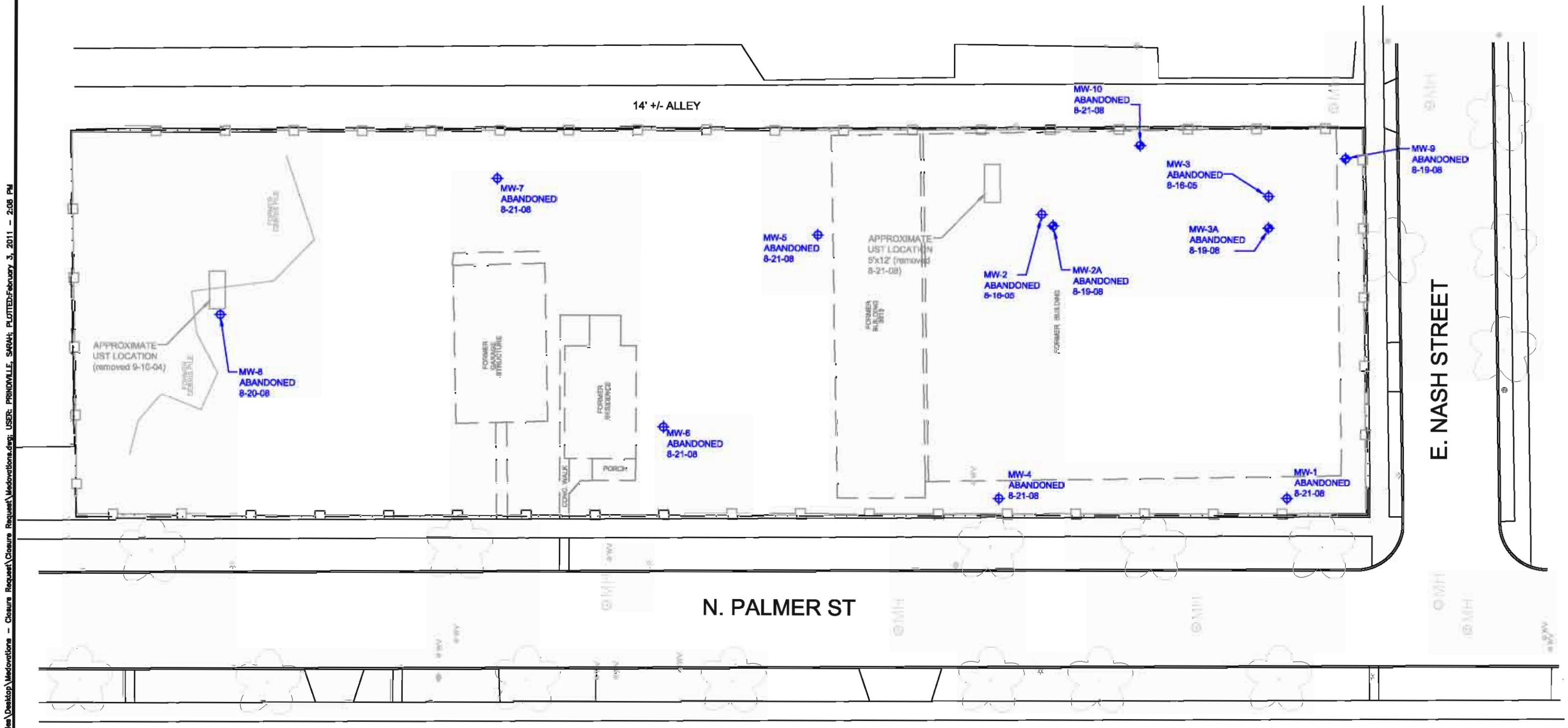
Milwaukee Office
1020 N. Broadway
Milwaukee, WI 53130
414-225-5100

3613 North Palmer Street

SITE LOCATION MAP

AECOM

Project Number:	Drawn By:	Date:	Figure No. 1
60139905	SAP	1/25/2011	



LEGEND

- SIGMA WELLS
- AECOM WELLS
- PROPERTY LINE
- FENCE
- FORMER BUILDING (2005)

N

0' 15' 30' 60'

SCALE

AECOM
Milwaukee Office
1020 N. Broadway
Milwaukee, WI 53130
414-225-5100

AECOM

3613 North Palmer Street

FORMER SITE FEATURES

Project Number:	Drawn By:	Date:	Figure No. 2
60139905	SAP	2/3/2011	

File: C:\Documents and Settings\prindville\Desktop\Medovotions – Closure Request\Closure Request\Medovotions.dwg; USER: PRINDVILLE, SARAH; PLOTTED:February 3, 2011 – 2:08 PM

LEGEND

- AECOM WELLS
- PROPERTY LINE
- FENCE

N

0' 15' 30' 60'

SCALE

AECOM
Milwaukee Office
1020 N. Broadway
Milwaukee, WI 53130
414-225-5100

3613 North Palmer Street

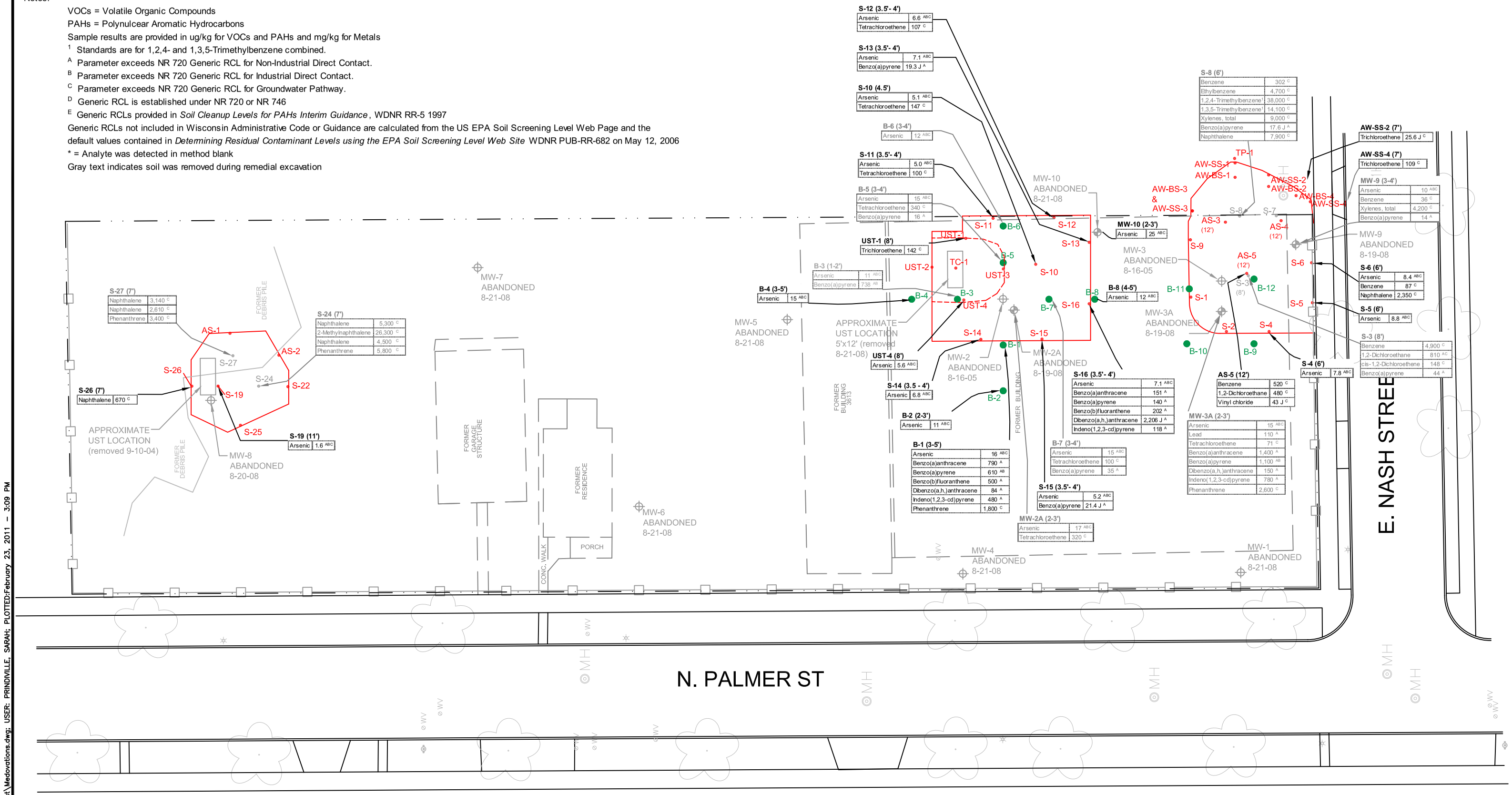
EXISTING SITE FEATURES

Project Number:	Drawn By:	Date:	Figure No. 3
60139905	SAP	1/25/2011	

File: L:\work\86678\Cadd\Closure Request\Med-sitlocs.dwg; ISP: PRINCVILLE, SARAH; PLOTTED:January 25, 2011 - 10:22 AM

Notes:

VOCs = Volatile Organic Compounds
PAHs = Polynulcear Aromatic Hydrocarbons
Sample results are provided in ug/kg for VOCs and PAHs and mg/kg for Metals
[1] Standards are for 1,2,4- and 1,3,5-Trimethylbenzene combined.
[A] Parameter exceeds NR 720 Generic RCL for Non-Industrial Direct Contact.
[B] Parameter exceeds NR 720 Generic RCL for Industrial Direct Contact.
[C] Parameter exceeds NR 720 Generic RCL for Groundwater Pathway.
[D] Generic RCL is established under NR 720 or NR 746
[E] Generic RCLs provided in *Soil Cleanup Levels for PAHs Interim Guidance*, WDNR RR-5 1997
Generic RCLs not included in Wisconsin Administrative Code or Guidance are calculated from the US EPA Soil Screening Level Web Page and the default values contained in *Determining Residual Contaminant Levels using the EPA Soil Screening Level Web Site* WDNR PUB-RR-682 on May 12, 2006
* = Analyte was detected in method blank
Gray text indicates soil was removed during remedial excavation



LEGEND

- SIGMA WELLS
- AECOM WELLS
- AECOM BORINGS
- AECOM EXCAVATION SAMPLE LOCATIONS
- AECOM EXCAVATION SAMPLE LOCATIONS - REMOVED DURING ADDITIONAL EXCAVATION
- PROPERTY LINE
- FENCE
- FORMER BUILDINGS (2005)

N

0' 15' 30' 60'
SCALE

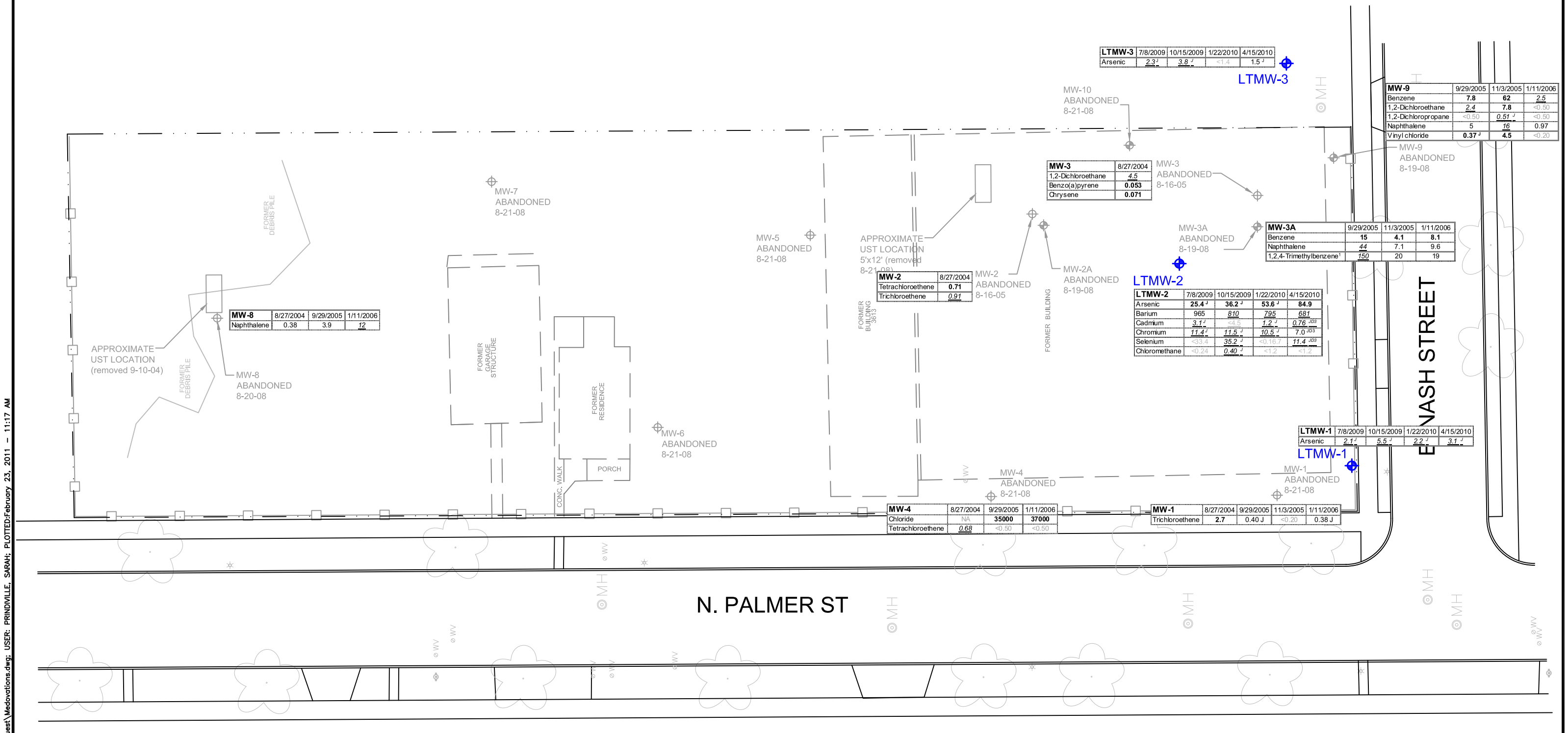
AECOM
Milwaukee Office
1020 N. Broadway
Milwaukee, WI 53130
414-225-5100

3613 North Palmer Street

SOIL ANALYTICAL EXCEEDANCES FROM AECOM SAMPLES

Project Number:	Drawn By:	Date:	Figure No.
60139905	SAP	2/23/2011	4

File: L:\work\86678\Cadd\Closure Request\Medovations.dwg; USER: PRINDVILLE, SARAH; PLOTTED:February 23, 2011 – 3:09 PM



MW-8	8/27/2004	9/29/2005	1/11/2006
Naphthalene	0.38	3.9	*12*

MW-2	8/27/2004
Tetrachloroethene	**0.71**
Trichloroethene	*0.91*

MW-3	8/27/2004
1,2-Dichloroethane	*4.5*
Benzo(a)pyrene	**0.053**
Chrysene	**0.071**

MW-4	8/27/2004	9/29/2005	1/11/2006
Chloride	NA	**35000**	**37000**
Tetrachloroethene	*0.68*	<0.50	<0.50

MW-1	8/27/2004	9/29/2005	11/3/2005	1/11/2006
Trichloroethene	**2.7**	0.40 J	<0.20	0.38 J

LTMW-1	7/8/2009	10/15/2009	1/22/2010	4/15/2010
Arsenic	*2.1* J	*5.5* J	*2.2* J	*3.1* J

LTMW-2	7/8/2009	10/15/2009	1/22/2010	4/15/2010
Arsenic	**25.4** J	**36.2** J	**53.6** J	**84.9**
Barium	965	*810*	*795*	*681*
Cadmium	*3.1* J	<4.5	*1.2* J	*0.76* JD3
Chromium	*11.4* J	*11.5* J	*10.5* J	7.0 JD3
Selenium	<53.4	*35.2* J	<0.16 J	*11.4* JD3
Chloromethane	<0.24	*0.40* J	<1.2	<1.2

LTMW-3	7/8/2009	10/15/2009	1/22/2010	4/15/2010
Arsenic	*2.3* J	*3.8* J	<1.4	1.5 J

MW-9	9/29/2005	11/3/2005	1/11/2006
Benzene	**7.8**	**62**	*2.5*
1,2-Dichloroethane	*2.4*	**7.8**	<0.50
1,2-Dichloropropane	<0.50	*0.51* J	<0.50
Naphthalene	5	*16*	0.97
Vinyl chloride	**0.37** J	**4.5**	<0.20

MW-3A	9/29/2005	11/3/2005	1/11/2006
Benzene	**15**	**4.1**	**8.1**
Naphthalene	*44*	7.1	9.6
1,2,4-Trimethylbenzene[1]	*150*	20	19

LEGEND

- SIGMA WELLS
- AECOM WELLS
- PROPERTY LINE
- FENCE
- FORMER BUILDINGS (2005)

Notes:

Bold value = NR 140 Enforcement Standard Exceedance

Italic value = NR 140 WAC Preventive Action Limit Exceedance

Sample results are provided in ug/L

N

0' 15' 30' 60'

SCALE

AECOM

Milwaukee Office
1020 N. Broadway
Milwaukee, WI 53130
414-225-5100

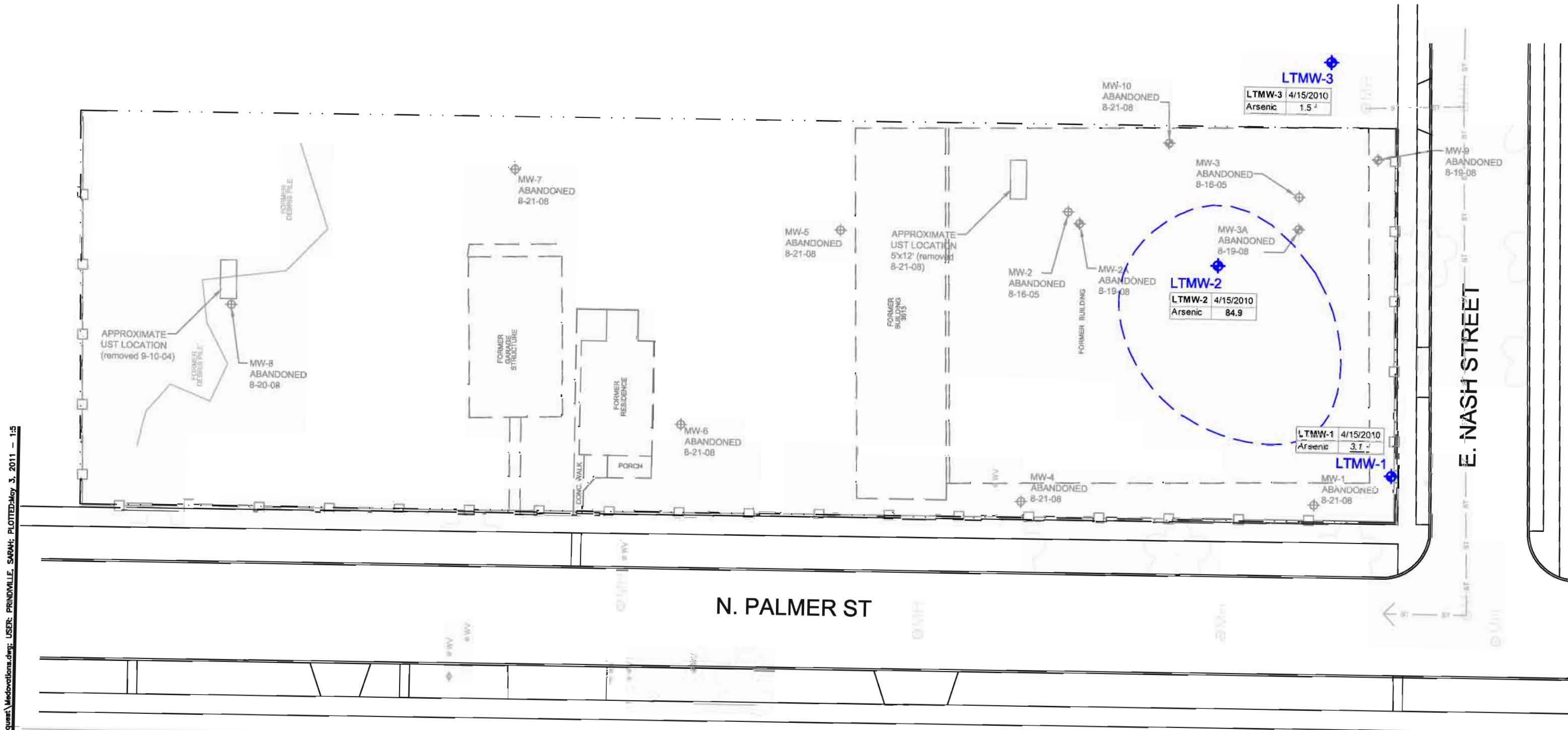
AECOM

3613 North Palmer Street

GROUNDWATER ANALYTICAL EXCEEDANCES

Project Number:	Drawn By:	Date:	Figure No.6
60139905	SAP	2/23/2011	

File: L:\work\86678\Cadd\Closure Request\Medovations.dwg; USER: PRINDIVILLE, SARAH; PLOTTED:February 23, 2011 – 11:17 AM



LEGEND

- SIGMA WELLS
- AECOM WELLS
- PROPERTY LINE
- FENCE
- FORMER BUILDINGS (2005)
- APPROXIMATE EXTENT OF ENFORCEMENT STANDARD EXCEEDANCE

Notes:

Bold value = NR 140 Enforcement Standard Exceedance

Italic value = NR 140 WAC Preventive Action Limit Exceedance

Sample results are provided in ug/L

N

0' 15' 30' 60'

SCALE

AECOM

Milwaukee Office
1020 N. Broadway
Milwaukee, WI 53130
414-225-5100

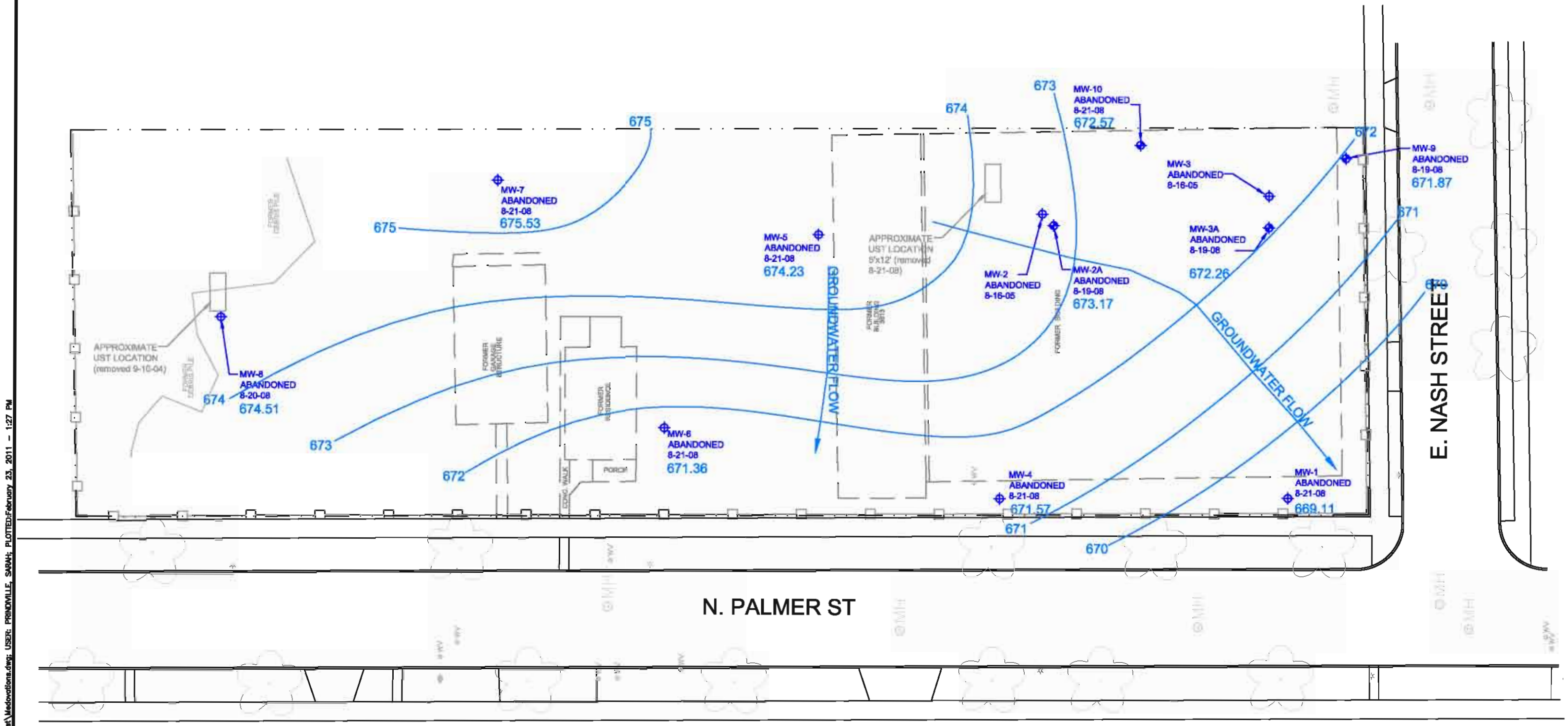
AECOM

3613 North Palmer Street

APPROXIMATE EXTENT OF ENFORCEMENT STANDARD EXCEEDANCE FOR ARSENIC

Project Number:	Drawn By:	Date:	Figure No.
60139905	SAP	5/3/2011	6A

File: L:\work\86678\Cadd\Closure Request\Medovations.dwg; USER: PRINDMILLE, SARAH; PLOTTED:May 3, 2011 – 1:5



LEGEND

- SIGMA WELLS
- AECOM WELLS
- PROPERTY LINE
- FENCE
- FORMER BUILDINGS (2005)
- GROUNDWATER CONTOURS
- 671.36 GROUNDWATER ELEVATIONS

NOTES

Elevations in feet above mean sea level (MSL) referenced to a local USGS datum

N

0' 15' 30' 60'

SCALE

AECOM

Milwaukee Office
1020 N. Broadway
Milwaukee, WI 53130
414-225-5100

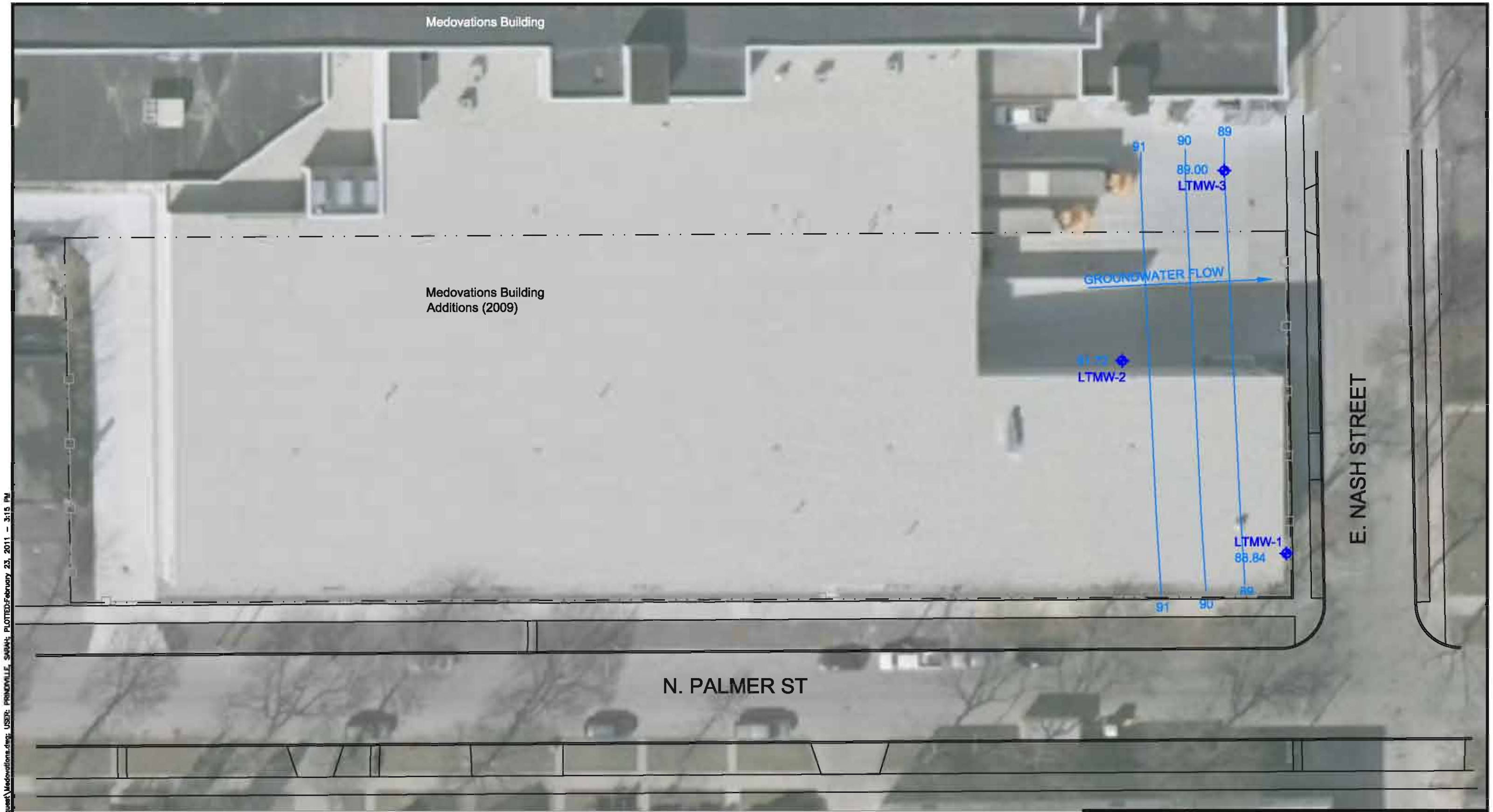
AECOM

3613 North Palmer Street

INTERPRETED GROUNDWATER FLOW
(AUGUST 2008)

Project Number:	Drawn By:	Date:	Figure No.8
60139905	SAP	2/23/2011	

File: L:\work\86678\Cadd\Closure Request\Medovations.dwg; USER: PRINDVILLE, SARAH; PLOTTED:February 23, 2011 - 1:27 PM



LEGEND

- AECOM WELLS
- PROPERTY LINE
- FENCE
- GROUNDWATER CONTOURS
- 88.84 GROUNDWATER ELEVATIONS

NOTES

Elevations are in feet and relative to City of Milwaukee Datum.

N

0' 15' 30' 60'

SCALE

AECOM

Milwaukee Office
1020 N. Broadway
Milwaukee, WI 53130
414-225-5100

AECOM

3613 North Palmer Street

INTERPRETED GROUNDWATER FLOW
(JULY 2009)

Project Number:	Drawn By:	Date:	Figure No.9
60139905	SAP	2/23/2011	

File: L:\work\86578\Cadd\Closure Request\Medovations.dwg; USER: PRINDVILLE, SARAH; PLOTTED:February 23, 2011 – 3:15 PM

LEGEND

- AECOM WELLS
- PROPERTY LINE
- FENCE
- GROUNDWATER CONTOURS
- 91.46 GROUNDWATER ELEVATIONS

NOTES

Elevations are in feet and relative to City of Milwaukee Datum.

N

0' 15' 30' 60'

SCALE

AECOM

Milwaukee Office
1020 N. Broadway
Milwaukee, WI 53130
414-225-5100

AECOM

3613 North Palmer Street

INTERPRETED GROUNDWATER FLOW
(APRIL 2010)

Project Number:	Drawn By:	Date:	Figure No.
60139905	SAP	2/23/2011	12

File: L:\work\86578\Cadd\Closure Request\Meadowlions.dwg; USER: PRINDVILLE, SARAH; PLOTTED:February 23, 2011 – 3:14 PM

TABLE 1
LABORATORY ANALYTICAL RESULTS FOR SOIL SAMPLING
3613 North Palmer Street
AECOM PROJECT NO. 60139905

AECOM

	Generic RCLs			SUPPLEMENTAL PHASE II INVESTIGATION					MW-8 / FUEL OIL UST EXCAVATION					MW-2 / 2A EXCAVATION AREA											
				B-1 Geoprobe 3-5'	**B-2** Geoprobe 2-3'	**B-4** Geoprobe 3-5'	**B-8** Geoprobe 4-5'	**MW10** Geoprobe 2-3'	S-19 Base 11'	S-25 Sidewall 7'	S-26 Sidewall 7'	AS-1 Sidewall 7'	AS-2 Sidewall 7'	S-10 Base 4.5'	S-11 Sidewall 3.5' - 4'	S-12 Sidewall 3.5' - 4'	S-13 Sidewall 3.5' - 4'	S-14 Sidewall 3.5' - 4'	S-15 Sidewall 3.5' - 4'	S-16 Sidewall 3.5' - 4'	TC-1 Base 10' - 11'	UST-1 Sidewall 8'	UST-2 Sidewall 8'	UST-3 Sidewall 8'	UST-4 Sidewall 8'
				Investigation Sample	Investigation Sample	Investigation Sample	Investigation Sample	Investigation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample
	Direct Contact Pathway		Groundwater																						
Parameters	Non-Industrial	Industrial	Pathway	8/16/2005	8/16/2005	8/16/2005	8/16/2005	8/16/2005	8-20-08	8-20-08	8-20-08	9-18-08	9-18-08	8-19-08	8-19-08	8-19-08	8-19-08	8-20-08	8-20-08	8-20-08	8-20-08	8-21-08	8-21-08	8-21-08	8-21-08
PID/FID	--	--	--	0	0	0	0	0	8	64	281	24	ND	ND	ND	ND	ND	ND	3	ND	1.7	ND	ND	ND	ND
Metals (mg/kg)																									
Arsenic	0.039 [D]	1.6 [D]	0.58	**16** [ABC]	**11** [ABC]	**15** [ABC]	**12** [ABC]	**25** [ABC]	**1.6** [ABC]	<3.6	<3.6	NA	NA	**5.1** [ABC]	**5.0** [ABC]	**6.6** [ABC]	**7.1** [ABC]	**6.8** [ABC]	**5.2** [ABC]	**7.1** [ABC]	NA	<3.6	<3.6	<3.6	**5.6** [ABC]
Barium	3,130	2.4×10^5	3,300	30*	27*	16*	21*	91*	55	24.5	18.7	NA	NA	44	36	85	59	22	21	17	NA	19.8	19.8	24.5	18.6
Cadmium	8 [D]	510 [D]	1.5	0.84	0.49	0.73	0.47	1.2	0.046 J	<0.4	<0.4	NA	NA	<0.037	0.081 J	0.45	0.18 J	2.6 [C]	0.12 J	0.3	NA	<0.4	<0.4	<0.4	<0.4
Chromium	16,000 [D]	1.53×10^6	360	10	9	12	9.2	20	21	10.9	9.35	NA	NA	24	16	19	24	16	12	11	NA	9.63	10.7	11.7	12.5
Lead	50 [D]	500 [D]	--	17	10	12	10	13	5.4	5.61	8.26	NA	NA	11	21	11	20	11	8.4	11	NA	8.41	10.4	6.47	9.91
Selenium	78.2	5,110	1	<4.7	<4.8	<4.7	<4.5	<4.9	<0.33	<0.7	<0.7	NA	NA	<0.33	<0.33	<0.33	<1.65	<0.33	<0.33	<0.33	NA	<0.7	<0.7	<0.7	<0.7
Silver	78.2	5,110	1.67	<0.13	<0.13	<0.13	<0.12	<0.13	<0.16	<1.7	<1.7	NA	NA	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16	NA	<1.7	<1.7	<1.7	<1.7
Mercury	--	--	0.42	0.034	0.013	0.034	0.011	0.06	0.015 J	0.023	0.019	NA	NA	0.024	0.023	0.027	0.048	0.032	0.019 J	0.013 J	NA	0.023	0.025	0.019	0.019
DRO (mg/kg)	--	--	100/250	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<10	NA	NA	NA	NA
GRO (mg/kg)	--	--	100/250	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dry Weight (%)	--	--	--	86	84	85	88	82	85.5	88	84.3	84.9	85.6	83.7	87.2	86.1	79.1	82.3	84.6	87.7	86.3	83.2	86.5	84.4	84.8
Detected VOCs (µg/kg)																									
Benzene	1,100 [D]	52,000	5.5 [D]	<29	<30	<29	<28	<30	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	NA	<20	<20	<20	<20
sec-Butylbenzene	--	--	--	<29	<30	<29	<28	<30	<25	<25	47 J	<25	<25	<25	<25	<25	<25	<25	<25	<25	NA	<25	<25	<25	<25
n-Butylbenzene	--	--	--	<29	<30	<29	<28	<30	<35	<35	184	<35	<35	<35	<35	<35	<35	<35	<35	<35	NA	<35	<35	<35	<35
1,4-Dichlorobenzene	2,660	119,000	110	<29	<30	<29	<28	<30	<42	<42	<42	<42	<42	<42	<42	<42	<42	43 J	<42	<42	NA	<42	<42	<42	<42
1,2-Dichloroethane	702 [D]	31,400	4.9 [D]	<29	<30	<29	<28	<30	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	NA	<24	<24	<24	<24
1,2-Dichlorobenzene	1,410,000	92,000,000	1,800	<29	<30	<29	<28	<30	<32	<32	<32	<32	<32	<32	<32	<32	<32	204	94 J	35 J	NA	<32	<32	<32	<32
cis-1,2-Dichloroethene	156,000	10,200,000	55	<29	<30	<29	<28	<30	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	NA	<24	<24	<24	<24
Ethylbenzene	1,560,000	102,000,000	2,900 [D]	<29	<30	<29	<28	<30	<16	<16	26.8 J	<16	<16	<16	<16	<16	<16	<16	<16	<16	NA	<16	<16	<16	<16
Isopropylbenzene	--	--	--	<29	<30	<29	<28	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	NA	<30	<30	<30	<30
p-Isopropyltoluene	--	--	--	<29	36	<29	<28	<30	<30	<30	59 J	<30	<30	<30	<30	<30	<30	<30	<30	<30	NA	<30	<30	<30	<30
Naphthalene	20,000 [E]	110,000 [E]	400 [E]	<58	<60	<59	<56	<61	<117	<117	**670** [C]	<117	<117	<117	<117	<117	<117	<117	127 J	<117	NA	<117	<117	<117	<117
n-Propylbenzene	--	--	--	<29	<30	<29	<28	<30	<29	<29	46 J	<29	<29	<29	<29	<29	<29	<29	<29	<29	NA	<29	<29	<29	<29
Tetrachloroethene	1,230	55,000	4.1	<29	<30	<29	<28	<30	<18	<18	<18	<18	<18	**147** [C]	**100** [C]	**107** [C]	<18	<18	<18	<18	NA	<18	<18	42 J	<18
Toluene	1,250,000	81,800,000	1,500 [D]	<29	<30	<29	<28	<30	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	NA	<23	<23	<23	<23
1,2,4-Trimethylbenzene [1]	782,000	51,100,000	7573	<29	<30	<29	<28	<30	<20	32 J	289	<20	<20	<20	<20	<20	<20	<20	62 J	<20	NA	<20	<20	<20	<20
Trichloroethene	160	7,150	3.7	<29	<30	<29	<28	<30	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	NA	**142** [C]	<20	<20	<20
1,3,5-Trimethylbenzene [1]	782,000	51,100,000	3520	<29	<30	<29	<28	<30	<24	<24	176	<24	<24	<24	<24	<24	<24	<24	29.4 J	<24	NA	<24	<24	<24	<24
Vinyl chloride	42.6	1,910	0.13	<41	<42	<41	<40	<42	<17	<17	<17	<17	<17	<17	<17	<17	<17	<17	<17	<17	<17	<17	<17	<17	<17
Xylenes, total	3,130,000	204,000,000	4,100 [D]	<99	<100	<100	<96	<100	<15	<15	162	<33	<33	<15	<15	<15	<15	<15	<15	<15	NA	<15	<15	<15	<15
PAHs (µg/kg) [E]																									
Acenaphthene	900,000	60,000,000	38,000	310	<60	<59	<56	<61	<13	28.1 J	165	103	<13	<13	<13	<13	<13	<13	<13	32 J	NA	<13	<13	<13	<13
Acenaphthylene	18,000	360,000	700	<99	<100	<100	<96	<100	<14	<14	22.8 J	22.5 J	<14	<14	<14	<14	<14	<14	<14	<14	NA	<14	<14	<14	<14
Anthracene	5,000,000	300,000,000	3,000,000	370	<6.0	<5.9	<5.6	<6.1	<8.8	<8.8	34	29.3	<8.8	<8.8	<8.8	<8.8	<8.8	<8.8	<8.8	62	NA	<8.8	<8.8	<8.8	<8.8
Benzo(a)anthracene	88	3,900	17,000	**790** [A]	<6.0	<5.9	<5.6	8.2	<10	<10	11 J	<15	<15	12.7 J	<10	<10	25.6 J	15.9 J	30.6 J	**151** [A]	NA	<10	<10	<10	<10
Benzo(a)pyrene	8.8	390	48,000	**610** [AB]	<6.0	<5.9	<5.6	6.5	<7.7	<7.7	<7.7	<7.7	<7.7	7.9 J	<7.7	<7.7	**19.3 J** [A]	7.7 J	**21.4 J** [A]	**140** [A]	NA	<7.7	<7.7	<7.7	<7.7
Benzo(b)fluoranthene	88	3,900	360,000	**500** [A]	<6.0	<5.9	<5.6	6.6	<11	<11	<11	<11	<11	<11	<11	<11	30.6 J	14.1 J	31.1 J	**202** [A]	NA	<11	<11	<11	<11
Benzo(ghi)perylene	1,800	39,000	6,800,000	490	<6.0	<5.9	<5.6	<6.1	<12	<12	<12	<12	<12	<12	<12	<12	13.9 J	<12	18.1 J	125	NA	<12	<12	<12	<12
Benzo(k)fluoranthene	880	39,000	870,000	330	<6.0	<5.9	<5.6	<6.1	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	14.9 J	85	NA	<11	<11	<11	<11
Chrysene	8,800	390,000	37,000	680	<6.0	<5.9	<5.6	6.9	<6.8	<6.8	<6.8	<6.8	<6.8	8.3 J	<6.8	<6.8	26.8	11 J	27.6	174	NA	<6.8	<6.8	<6.8	<6.8
Dibenzo(a,h,)anthracene	8.8	390	38,000	**84** [A]	<8.9	<8.8	<8.5	<9.1	<9.7	<9.7	<9.7	<9.7	<9.7	<9.7	<9.7	<9.7	<9.7	<9.7	<9.7	**22.6 J**	NA	<9.7	<9.7	<9.7	<9.7
Fluroanthene	600,000	40,000,000	500,000	2300	<12	<12	<11	12	<11	<11	<11	<11	<11	13.2 J	<11	<11	48	21.3 J	63	450	NA	<11	<11	<11	<11
Fluorene	600,000	40,000,000	100,000	210	<12	<12	<11	<12	<12	41	184	138	<12	<12	<12	<12	<12	<12	<12	18.1 J	NA	<12	<12	<12	<12
Indeno(1,2,3-cd)pyrene	88	3,900	680,000	**480** [A]	<6.0	<5.9	<5.6	<6.1	<9.9	<9.9	<9.9	<9.9	<9.9	<9.9	<9.9	<9.9	13.3 J	<9.9	16.3 J	**118** [A]	NA	<9.9	<9.9	<9.9	<9.9
1-Methylnaphthalene	1,100,000	70,000,000	23,000	77	<36	<35	<34	<36	15.2 J	25.9 J	920	630	<12	<12	<12	<12	<12	<12	25.3 J	<12	NA	<12	<12	<12	<12
2-Methylnaphthalene	600,000	40,000,000	20,000	1000	<30	<29	<28	<30	24.1 J	28.2 J	1,080	255	<9.4	<9.4	<9.4	<9.4	15.5 J	<9.4	41	<9.4	NA	<9.4	<9.4	<9.4	<9.4
Naphthalene	20,000	110,000	400	230	<36	<35	<34	<36	<12	13.3 J	170	36 J	<12	<12	<12	<12	<12	<12	107	<12	NA	<12	<12	<12	<12
Phenanthrene	18,000	390,000	1,800	**1800** [C]	<6.0	<5.9	<5.6	<6.1	13.4 J	71	510	460	<9.4	<9.4	<9.4	<9.4	18.4 J	10.8 J	40	263	NA	<9.4	<9.4	<9.4	<9.4
Pyrene	500,000	30,000,000	8,700,000	1500	<6.0	<5.9	<5.6	11	<9.9	<9.9	13.8 J	18.7 J	<9.9	11.1 J	<9.9	<9.9	36	17.1 J	50	330	NA	<9.9	<9.9	<9.9	<9.9

TABLE 1
LABORATORY ANALYTICAL RESULTS FOR SOIL SAMPLING
3613 North Palmer Street
AECOM PROJECT NO. 60139905

AECOM

	Generic RCLs			MW-9 EXCAVATION																		TRUCK SAMPLES		
				S-1 Sidewall 6'	S-2 Sidewall 6'	S-4 Sidewall 6'	S-5 Sidewall 6'	S-6 Sidewall 6'	S-9 Sidewall 6'	TP-1 Test Pit 5' - 5.5'	AS-3 Base 12'	AS-4 Base 12'	AS-5 Base 12'	AW-SS-1 Sidewall 7'	AW-SS-2 Sidewall 7'	AW-SS-3 Sidewall 7'	AW-SS-4 Sidewall 7'	AW-BS-1 Base 10'	AW-BS-2 Base 10'	AW-BS-3 Base 10'	AW-BS-4 Base 10'	T-1 8'	T-2 6'	AW-TS-1 Comp.
				Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample	Final Confirmation Sample
	Direct Contact Pathway		Groundwater																					
Parameters	Non-Industrial	Industrial	Pathway	8-19-08	8-19-08	8-20-08	8-20-08	8-20-08	8-21-08	8-21-08	9-18-08	9-18-08	9-18-08	10-17-08	10-17-08	10-17-08	10-17-08	10-17-08	10-17-08	10-17-08	10-17-08	8-19-08	8-20-08	10-17-07
PID/FID	--	--	--	1.5	ND	ND	ND	3,676	65	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	2,900	687	100-854
Metals (mg/kg)																								
Arsenic	0.039 [D]	1.6 [D]	0.58	<1.4	<1.4	**7.8** [ABC]	**8.8** [ABC]	**8.4** [ABC]	<3.6	<3.6	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<1.4	**2.8** [ABC]	NA
Barium	3,130	2.4×10^5	3,300	20	18	16.0	20.0	17.0	19.6	18.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	16	29	NA
Cadmium	8 [D]	510 [D]	1.5	0.38	0.37 J	0.49	0.16 J	0.16 J	<0.4	<0.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.35	0.076 J	NA
Chromium	16,000 [D]	1.53×10^6	360	11	9.6	12	9.9	12	9.96	10.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	12	14	NA
Lead	50 [D]	500 [D]	--	14	13	12	9.8	13	10.2	9.39	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	14	6.3	NA
Selenium	78.2	5,110	1	<1.6	<1.6	<0.33	<0.33	<0.33	<0.7	<0.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<1.6	<0.33	NA
Silver	78.2	5,110	1.67	<0.16	<0.8	<0.16	<0.16	<0.16	<1.7	<1.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.16	<0.16	NA
Mercury	--	--	0.42	0.018 J	0.02	0.018 J	0.016 J	0.018 J	0.024	0.024	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.021	0.013 J	NA
DRO (mg/kg)	--	--	100/250	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GRO (mg/kg)	--	--	100/250	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dry Weight (%)	--	--	--	86.5	85.6	81.2	85.7	82.9	84.8	88	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	82.8	85.5	NA
Detected VOCs (µg/kg)																								
Benzene	1,100 [D]	52,000	5.5	<20	<20	<20	<20	**87** [C]	<20	<20	<20	<20	**520** [C]	<20	<20	<20	<20	<20	<20	<20	<20	**306** [C]	<200	<20
sec-Butylbenzene	--	--	--	<25	<25	<25	<25	330	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	182	640 J	132
n-Butylbenzene	--	--	--	<35	<35	<35	<35	980	<35	<35	<35	<35	<35	<35	<35	<35	<35	<35	<35	<35	<35	560	2,540	420
1,4-Dichlorobenzene	2,660	119,000	110	<42	<42	<42	<42	<42	<42	<42	<42	<42	<42	<42	<42	<42	<42	<42	<42	<42	<42	<42	<420	<42
1,2-Dichloroethane	702 [D]	31,400	4.9	<24	<24	<24	<24	<24	<24	<24	<24	<24	**480** [C]	<24	<24	<24	<24	<24	<24	<24	<24	<24	<240	<24
1,2-Dichlorobenzene	1,410,000	92,000,000	1,800	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<320	<32
cis-1,2-Dichloroethene	156,000	10,200,000	55	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	32 J	<24	<24	<24	<24	32 J	<240	<24
Ethylbenzene	1,560,000	102,000,000	2,900	<16	<16	<16	<16	420	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	2,760	1,080	253
Isopropylbenzene	--	--	--	<30	<30	<30	<30	460	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	490	330 J	138
p-Isopropyltoluene	--	--	--	<30	<30	<30	<30	620	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	250	740 J	183
Naphthalene	20,000 [E]	110,000 [E]	400	<117	<117	<117	<117	**2,030** [C]	<117	<117	<117	<117	<117	<117	<117	<117	<117	<117	<117	<117	<117	**1,740** [C]	**13,200** [C]	**550** [C]
n-Propylbenzene	--	--	--	<29	<29	<29	<29	1,010	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	1,080	960	470
Tetrachloroethene	1,230	55,000	4.1	<18	<18	<18	<18	<18	<18	<18	<18	<18	<18	<18	<18	<18	<18	<18	<18	<18	<18	<18	<180	<18
Toluene	1,250,000	81,800,000	1,500	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	56 J	1,060	<23
1,2,4-Trimethylbenzene [1]	782,000	51,100,000	7573	<20	<20	<20	<20	5,300	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	1,020	12,900 [C]	710
Trichloroethene	160	7,150	3.7	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	**25.6 J** [C]	<20	**109** [C]	<20	<20	<20	<20	<20	<200	<20
1,3,5-Trimethylbenzene [1]	782,000	51,100,000	3520	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	700	3,500	430
Vinyl chloride	42.6	1,910	0.13	<17	<17	<17	<17	<17	<17	<17	<17	<17	**43 J** [AC]	<17	<17	<17	<17	<17	<17	<17	<17	<17	<17	<17
Xylenes, total	3,130,000	204,000,000	4,100	<15	<15	<15	<15	1,642	<15	<15	<33	<33	<33	<33	<33	<33	<33	<33	<33	<33	<33	964	**8,530** [C]	72.1 J
PAHs (µg/kg) [E]																								
Acenaphthene	900,000	60,000,000	38,000	<13	<13	<13	<13	<13	<13	<13	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<13	4,200	NA
Acenaphthylene	18,000	360,000	700	<14	<14	<14	<14	<14	<14	<14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<14	**950** [C]	NA
Anthracene	5,000,000	300,000,000	3,000,000	<8.8	<8.8	<8.8	<8.8	<8.8	<8.8	<8.8	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<8.8	1,150	NA
Benzo(a)anthracene	88	3,900	17,000	<10	<10	<10	<10	<10	<10	<10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<10	**223 J** [A]	NA
Benzo(a)pyrene	8.8	390	48,000	<7.7	<7.7	<7.7	<7.7	<7.7	<7.7	<7.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<7.7	<154	NA
Benzo(b)fluoranthene	88	3,900	360,000	<11	<11	<11	<11	<11	<11	<11	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<11	<220	NA
Benzo(ghi)perylene	1,800	39,000	6,800,000	<12	<12	<12	<12	<12	<12	<12	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<12	<240	NA
Benzo(k)fluoranthene	880	39,000	870,000	<11	<11	<11	<11	<11	<11	<11	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<11	<220	NA
Chrysene	8,800	390,000	37,000	<6.8	<6.8	<6.8	<6.8	<6.8	<6.8	<6.8	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<6.8	<136	NA
Dibenzo(a,h,)anthracene	8.8	390	38,000	<9.7	<9.7	<9.7	<9.7	<9.7	<9.7	<9.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<9.7	<194	NA
Fluroanthene	600,000	40,000,000	500,000	<11	<11	<11	<11	<11	<11	<11	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<11	340 J	NA
Fluorene	600,000	40,000,000	100,000	<12	<12	<12	<12	<12	<12	<12	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<12	5,500	NA
Indeno(1,2,3-cd)pyrene	88	3,900	680,000	<9.9	<9.9	<9.9	<9.9	<9.9	<9.9	<9.9	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<9.9	<198	NA
1-Methylnaphthalene	1,100,000	70,000,000	23,000	<12	<12	<12	<12	1100	<12	<12	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	670	**46,000** [C]	NA
2-Methylnaphthalene	600,000	40,000,000	20,000	<9.4	<9.4	<9.4	<9.4	2,230	<9.4	<9.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,820	**90,000** [C]	NA
Naphthalene	20,000	110,000	400	<12	<12	<12	<12	**2,350** [C]	<12	<12	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	**1,850** [C]	**19,000** [C]	NA
Phenanthrene	18,000	390,000	1,800	<9.4	<9.4	<9.4	<9.4	11.4 J	<9.4	<9.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<9.4	**18,000** [AC]	NA
Pyrene	500,000	30,000,000	8,700,000	<9.9	<9.9	<9.9	<9.9	<9.9	<9.9	<9.9	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<9.9	740	NA

TABLE 1
LABORATORY ANALYTICAL RESULTS FOR SOIL SAMPLING
3613 North Palmer Street
AECOM PROJECT NO. 60139905

Notes:

DRO = Diesel Range Organics
GRO = Gasoline Range Organics
VOCs = Volatile Organic Compounds
PAHs = Polynuclear Aromatic Hydrocarbons
[1] Standard Direct Contact Pathway
[A] Parameter exceeds NR 720 Generic RCL for Non-Industrial Direct Contact.
[B] Parameter exceeds NR 720 Generic RCL for Industrial Direct Contact.
[C] Parameter exceeds NR 720 Generic RCL for Groundwater Pathway.
[D] Generic RCL is established under NR 720 or NR 746
[E] Generic RCLs provided in *Soil Cleanup Levels for PAHs Interim Guidance*, WDNR RR-5 1997
-- No Generic RCL established.
Generic RCLs not included in Wisconsin Administrative Code or Guidance are calculated from the US EPA Soil Screening Level Web Page and the default values contained in *Determining Residual Contaminant Levels using the EPA Soil Screening Level Web Site* WDNR PUB-RR-682 on May 12, 2006
NA = Not analyzed
* = Analyte was detected in method blank

TABLE 2
GROUNDWATER ANALYTICAL RESULTS - NATURAL ATTENUATION MONITORING
3613 NORTH PALMER SITE
AECOM PROJECT NO. 60139905

	NR 140 Standards		LTMW-1				LTMW-2				LTMW-3			
Parameters	**ES**	*PAL*	7/8/2009	10/15/2009	1/22/2010	4/15/2010	7/8/2009	10/15/2009	1/22/2010	4/15/2010	7/8/2009	10/15/2009	1/22/2010	4/15/2010
Detected Metals (μg/L)														
Arsenic	**10**	*1*	*2.1* J	*5.5* J	*2.2* J	*3.1* J	**25.4** J	**36.2** J	**53.6** J	**84.9**	*2.3* J	*3.8* J	<1.4	1.5 J
Barium	**2000**	*400*	43.5	195	102	38	*965*	*810*	*795*	*681*	93.9	94.0	74.4	73.2
Cadmium	**5**	*0.5*	0.42 J	<0.45	0.51 J	<0.26	*3.1* J	<4.5	*1.2* J	*0.76* JD3	0.33 J	<0.45	0.42 J	<0.26
Chromium	**100**	*10*	1.1 J	<0.39	0.85	0.91 J	*11.4* J	*11.5* J	*10.5* J	7.0 JD3	0.35 J	<0.39	0.38 J	<0.5
Lead	**15**	*1.5*	<0.75	<1.3	<0.75	<1.7	<7.5	<13.4	<3.8	<3.5 UD3	<0.75	<1.3	2.2 J	1.7 J
Selenium	**50**	*10*	<3.3	<2.5	<2.5	<2	<33.4	*35.2* J	<0.16.7	*11.4* JD3	<3.3	<2.5	<3.3	<2
Silver	**50**	*10*	<0.42	<0.47	<0.42	<0.52	5.5 J	<4.7	4.3 J	2.4 JD3	<0.42	<0.47	0.80 J	<0.52
Mercury	**2**	*0.2*	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Detected VOCs (μg/L)														
Chloromethane	**3**	*0.3*	<0.24	<0.24	<0.24	<0.24	<0.24	*0.40* J	<1.2	<1.2	<0.24	<0.24	<0.24	<0.24
cis-1,2-Dichloroethene	**70**	*7*	<0.83	<0.83	<0.83	<0.83	3.0	3.4	<4.2	<4.2	<0.83	<0.83	<0.83	<0.83
1,1-Dichloroethane	**850**	*85*	<0.75	<0.75	<0.75	<0.75	1.7	2.3	<3.8	<3.8	<0.75	<0.75	<0.75	<0.75
Detected PAHs (μg/L)														
Acenaphthene	**--**	--	0.01 J	<0.0045	<0.0045	<0.0045	0.027 J	0.010 J	<0.0046	0.0048 JB	<0.0045	<0.0045	<0.0045	<0.0045
Acenaphthylene	**--**	--	0.0052 J	<0.0036	<0.0036	<0.0036	0.013 J	0.016 J	<0.0036	0.021 J	<0.0036	<0.0036	<0.0036	<0.0036
Anthracene	**3000**	*600*	<0.0057	<0.0057	<0.0057		<0.0057	<0.0057	<0.0057		<0.0057	<0.0057	<0.0057	
Benzo(a)anthracene	**--**	--	<0.0036	<0.0036	<0.0036	0.0099 J	<0.0036	<0.0036	<0.0036	<0.0057	<0.0036	<0.0036	0.0055 J	<0.0057
Benzo(a)pyrene	**0.2**	*0.02*	<0.0029	<0.0029	<0.0029	0.011 J	<0.0029	<0.0029	<0.0029	0.0033 J	<0.0029	<0.0029	<0.0029	<0.0029
Benzo(b)fluoranthene	**0.2**	*0.02*	<0.0034	<0.0034	<0.0034	0.011 J	<0.0034	<0.0034	<0.0034	0.0037 J	<0.0034	<0.0034	<0.0034	<0.0034
Benzo(ghi)perylene	**--**	--	<0.0048	<0.0048	<0.0048	0.0084 J	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048
Benzo(k)fluoranthene	**--**	--	<0.0044	<0.0044	<0.0044	0.010 J	<0.0044	<0.0044	<0.0044	<0.0044	<0.0044	<0.0044	<0.0044	<0.0044
Chrysene	**0.2**	*0.02*	<0.0035	<0.0035	<0.0035	0.011 J	<0.0035	<0.0035	<0.0035	0.0050 J	<0.0035	<0.0035	0.0042 J	<0.0035
Dibenzo(a,h,)anthracene	**--**	--	<0.0032	<0.0032			<0.0032	<0.0032	<0.0032		<0.0032	<0.0032	<0.0032	
Fluroanthene	**400**	*80*	0.0053 J	<0.0044	<0.0044	0.017 J	0.0070 J	<0.0044	<0.0044	0.014 J	<0.0044	0.0047 J	<0.0044	<0.0044
Fluorene	**400**	*80*	0.008 J	<0.0048	<0.0048	<0.0048	0.0058 J	0.0051 J	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048
Indeno(1,2,3-cd)pyrene	**--**	--	<0.0047	<0.0047	<0.0047	0.0067 J	<0.0047	<0.0047	<0.0047	<0.0047	<0.0047	<0.0047	<0.0047	<0.0047
1-Methylnaphthalene	**--**	--	0.081	<0.0050	<0.0050	<0.005	0.074	0.0053 J	<0.0050	0.014 JB	<0.0050	<0.0050	<0.0047	<0.005
2-Methylnaphthalene	**--**	--	0.13	0.0040 J	<0.0039	<0.0039	0.035 J	0.014 J	0.015 J	0.018 J	0.0042 J	0.0053 J	<0.0039	0.0046 J
Naphthalene	**40**	*8*	0.42	<0.89	0.011 J	0.0050 JB	0.030 J	<0.89	0.016 J	0.036 JB	0.0097 J	<0.89	0.0091 J	0.012 JB
Phenanthrene	**--**	--	0.013 J	<0.0081	<0.0081	<0.0081	0.014 J	<0.0081	<0.0081	0.020 J	<0.0081	<0.0081	<0.0081	<0.0081
Pyrene	**250**	*50*	0.0055 J	<0.0047	<0.0047	0.015 J	0.0058 J	<0.0047	<0.0047	0.011 J	<0.0047	<0.0047	<0.0047	<0.0047

Notes:

DRO = Diesel Range Organics
GRO = Gasoline Range Organics
Only detected parameters are shown above.
VOCs = Volatile Organic Compounds
SVOCs = Semi-Volatile Organic Compounds
PAHs = Polynuclear Aromatic Hydrocarbons
J = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit

Bold value = NR 140 Enforcement Standard Exceedance
Italic value = NR 140 WAC Preventive Action Limit Exceedance
-- No NR 140 ES or PAL established.

Table 3
Groundwater Level Measurements and Elevations
3613 N. Palmer Street Site
Milwaukee, Wisconsin
AECOM Project No. 60139905

Well Number	MW-1		MW-2A		MW-3A		MW-4		MW-5		MW-6	
Ground Elevation (ft)	677.25		677.5		677.16		677.59		678.51		678.37	
Top of PVC Casing (TOC) Elevation (ft)	676.83		676.75		676.84		677.25		681.07		680.94	
Screen Length (ft)	10		10		10		10		10		10	
TOC to Bottom of Well (ft)[A]	14.05		12.47		12.99		13.1		15.34		15.72	
Date	Depth to GW from TOC (ft)	Groundwater Elevation (ft)*	Depth to GW from TOC (ft)	Groundwater Elevation (ft)*	Depth to GW from TOC (ft)	Groundwater Elevation (ft)*	Depth to GW from TOC (ft)	Groundwater Elevation (ft)*	Depth to GW from TOC (ft)	Groundwater Elevation (ft)*	Depth to GW from TOC (ft)	Groundwater Elevation (ft)*
9/29/2005	5.22	671.61	3.31	673.44	3.1	673.74	4.76	672.49	7.25	673.82	8.39	672.55
11/2/2005	7.49	669.34	4.16	672.59	4.95	671.89	5.97	671.28	7.74	673.33	9.45	671.49
8/14/2008	7.72	669.11	3.58	673.17	4.58	672.26	5.68	671.57	6.84	674.23	9.58	671.36

Well Number	MW-7		MW-8		MW-9		MW-10	
Ground Elevation (ft)	681.18		681.7		676.02		676.99	
Top of PVC Casing (TOC) Elevation (ft)	683.67		684.01		678.25		679.71	
Screen Length (ft)	10		10		10		10	
TOC to Bottom of Well (ft)[A]	17.52		17.61		15.34		15.55	
Date	Depth to GW from TOC (ft)	Groundwater Elevation (ft)*	Depth to GW from TOC (ft)	Groundwater Elevation (ft)*	Depth to GW from TOC (ft)	Groundwater Elevation (ft)*	Depth to GW from TOC (ft)	Groundwater Elevation (ft)*
9/29/2005	9.97	673.7	9.84	674.17	4.78	673.47	5.71	674
11/2/2005	9.56	674.11	11.02	672.99	6.34	671.91	6.97	672.74
8/14/2008	8.14	675.53	9.50	674.51	6.38	671.87	7.14	672.57

Table 3
Groundwater Level Measurements and Elevations
3613 N. Palmer Street Site
Milwaukee, Wisconsin
AECOM Project No. 60139905

Well Number	**LTMW-1**		**LTMW-2**		**LTMW-3**	
Ground Elevation (ft)	96.17		98.71		97.28	
Top of PVC Casing (TOC) Elevation (ft)	95.87		98.02		96.09	
Screen Length (ft)	10		10		10	
TOC to Bottom of Well (ft)[A]	12.93		12.65		13.15	
Date	Depth to GW from TOC (ft)	Groundwater Elevation (ft)**	Depth to GW from TOC (ft)	Groundwater Elevation (ft)**	Depth to GW from TOC (ft)	Groundwater Elevation (ft)**
7/8/2009	6.52	89.35	6.45	91.57	6.97	89.12
7/24/2009	7.03	88.84	6.30	91.72	7.09	89.00
10/15/2009	7.90	87.97	6.85	91.17	7.23	88.86
1/22/2010	6.59	89.28	7.06	90.96	7.17	88.92
4/15/2010	4.41	91.46	6.29	91.73	6.86	89.23

ft = feet
[A] = as measured inside well
Note:
*Elevations are measured relative to Sigma's survey. Benchmark was top of casing at MW-2.
**Elevations are measured relative to City of Milwaukee datum. Benchmark is northwest bolt of fire hydrant flange located on the northeast corner of Nash and Palmer Streets (97.21 ft.)

RIGHT-OF-WAY

AECOM
1020 North Broadway, Suite 400
Milwaukee, Wisconsin 53202

414.225.5100 tel
414.225.5111 fax

February 23, 2011

Mr. Ronald D. Leonhardt
City Clerk
City Hall, Room 205
200 East Wells Street
Milwaukee, WI 53202

Subject: Notification of Contamination within Right-of-Way adjacent to the property formerly identified as 3613 N. Palmer Street, now identified as part of 102 E. Keefe Avenue
BRRTS #02-41-536176
WNDR FID #341098890
AECOM Project No. 60139905

Dear Mr. Leonhardt:

On behalf of Medovations, AECOM has completed remedial investigation and groundwater monitoring activities at the property formerly identified as 3613 North Palmer Street, Milwaukee, Wisconsin (the site). The site is currently identified by the owner with an address of 102 East Keefe Avenue. We are currently preparing the project for closure with the Wisconsin Department of Natural Resources (WDNR). The closure process requires notification to the City of Milwaukee of possible contamination to groundwater and soil within the local road right-of-way. The information required for such notices is presented below:

County:	Milwaukee
Local Road:	E. Nash Street, public right-of-way south side
Site Name:	3613 N. Palmer St.
Site Address:	3613 N. Palmer St., Milwaukee, WI (now 102 E. Keefe Ave.)
WDNR BRRTS No:	02-41-536176
WDNR FID No:	341098890
Owner:	Medo, LLC.
Owner's Address:	102 E. Keefe Ave.
Responsible Party:	City of Milwaukee, Department of City Development (DCD)
Consulting Firm:	AECOM
Consultant Contact:	Donna Volk / Dennis Lawton
Consultant Phone:	(414) 577-1310 / (414) 377-1368
Consultant FAX:	414-359-0822

Soil Contamination:	Yes
Groundwater Contamination:	Yes
Depth to Water Table:	Approximately 4-6 feet bgs
Types of Contamination Present:	VOCs
Brief summary of Clean up activity:	Natural Attenuation

RIGHT-OF-WAY

Soil and groundwater plume maps attached. A complete copy of the Remedial Excavation Report is available at the WDNR – Southeast Regional Office and in the DCD office.

If you have any questions please contact me at the information above.

Yours sincerely,

Donna M. Volk, P.G., C.P.G.
Senior Hydrogeologist
donna.volk@aecom.com

Dennis R. Lawton, P.G., C.P.G.
Associate Hydrogeologist
dennis.lawton@aecom.com

c: Meg Vierling, Medovations
Karen Dettmer, DCD