

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212
Telephone 414-263-8500
FAX 414-263-8483
TTY 711

March 20, 2007

In Reply, Refer to: FID# 341106040
BRRTS# 02-41-537560
BRR/ERP

Ms. Vicki Busalacchi
AVA Enterprises, Inc.
904 E Pearson Street
Milwaukee, WI 53202

* 690357 Y 285115

Subject: Final Case Closure with Land Use Limitations or Conditions for Former AP Green Refractories of Wisconsin Site, 1120 S Barclay Street, Milwaukee, WI

Dear Ms. Busalacchi:

On March 14, 2007, the Wisconsin Department of Natural Resources (Department) reviewed the above referenced case for closure. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

On October 8, 2006, the Department received correspondence indicating that you have complied with the requirements of closure. This included documentation that the monitoring well(s) were properly abandoned according to the requirements of NR 141. Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. 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. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Residual soil contamination remains at various locations as shown on the attached map (Figure 1b) as indicated in the information submitted to the Department of Natural Resources. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Pursuant to s. 292.12(2)(a), Wis. Stats., the [pavement and building foundation] that currently exists in the location shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be 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.

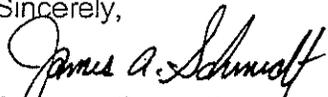
The following activities are prohibited on any portion of the property where [pavement, building foundation, engineered cap or other barrier] is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the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

Hazardous waste characterization sampling was conducted on soils from the property. The results indicate that soil at the property exceeds allowable concentrations for lead, using the TCLP method. This means that this soil would be considered a characteristic hazardous waste if it is excavated. Any soil or fill material graded or excavated from the subsurface will need to be disposed of in accordance with state and federal laws.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your 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 <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

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 Andy Boettcher at (414) 263-8541.

Sincerely,



James A Schmidt
SER Remediation & Redevelopment Team Supervisor

Attachments: Maintenance Plan, Site Map (Figure 1b), Cap Inspection Log (Exhibit B)

cc: Greg Konicek – Konicek Environmental Consulting, 1032 S Spring St., Port Washington, WI 53074
DNR Case File

CAP MAINTENANCE PLAN

This Cap Maintenance Plan shall be applicable to the parcel of Property depicted on Figure 1, and a copy of this Cap Maintenance Plan shall at times be kept on file in the offices of the owner of the Property, AVA Enterprises, Inc., or its successor(s) in interest (the "Owner"), and any company that is retained to manage the Property on behalf of the Owner (the "Property Manager").

1. *Annual Inspections*- Not less than annually, the paved areas of the Property and the landscaped areas of the Property shall be inspected to ensure that the integrity of the soil cover in the landscaped areas is maintained and that no significant fissures or cracks develop in the paved areas, which would allow a materially significant increase in the infiltration and percolation of precipitation or surface water through the contaminated soils beneath the paved areas. Any disturbances of the soil cover or significant cracking of the pavement shall be noted. Upon completion of the inspection a brief report shall be prepared which identifies the date of the inspection, the individual(s) conducting the inspection, any observed disturbance of the soil cover in the landscaped areas, and any significant cracking observed in the paved areas. A copy of the inspection report shall be kept on file by the Owner and/or Property Manager, with a copy of this Cap Maintenance Plan, and shall be made available for inspection by representatives of the Wisconsin Department of Natural Resources (WDNR), upon reasonable request, during the normal business hours of the Owner or Property Manager. The Barrier Inspection Log (Exhibit B) is attached.
2. *Repairs to Capped Areas* - If, during the annual inspection or other routine inspections of the Property, the soil cover is observed to have been disturbed or significant cracking is observed in paved areas, the Owner shall arrange to have repairs made to such areas, in a manner consistent with this Cap Maintenance Plan. Such repairs shall be carried out within a reasonable period of time, not to exceed 120 days, subject to weather and season considerations.
3. *Landscaping Maintenance* - The Owner of the Property shall maintain the vegetative cover in landscaped areas according to the custom and practice of the landscaping industry applicable to similarly situated properties in the Metropolitan Milwaukee area. In the event it becomes necessary, or if the Owner desires to install or replace trees, shrubs, fencing or retaining walls, or perform other landscaping that would penetrate below the soil cap into the contaminated soils below the soil cap, the following steps shall be taken:
 - A. The contractor performing the work shall be provided with a copy of this Cap Maintenance Plan and shall prepare a health and safety plan (HASP), appropriate to the work being performed, to protect workers from any significant or health threatening exposure to contaminated soils beneath the clean soil cover.
 - B. Any excavated clean soils from the soil cover shall be separated and segregated so that they may be replaced upon completion of the work. Any excavation into the contaminated soils beneath the soil cover shall be conducted in accordance with the HASP, and any excavated contaminated soils shall be segregated and kept on site, in conformance with the requirements of Chapter NR71 8, Wisconsin Administrative Code (WAC), until completion of the work.
 - C. Upon completion of the work, previously excavated contaminated soils may be placed back into the excavation, but only to the extent such replacement does not interfere with the replacement and maintenance of the minimum 1 foot of clean soil cover over the area of the excavation, and

does not constitute a violation of Wisconsin hazardous waste management law (Chapter 291, Wisconsin Statutes). The clean soil cover material and any additional clean soil necessary to bring the excavation to grade shall be replaced in such a way to maintain a minimum 1 foot of clean soil cover, and the area of the excavation shall be seeded and/or mulched in a manner consistent with the landscape plan for the areas and standard landscaping custom and practice.

- D. Any remaining contaminated soils that cannot be replaced in the excavation shall be properly characterized and disposed of at an appropriately licensed facility.
- E. A brief memorandum report describing the work performed, identifying the person(s) performing the work, and verifying that this Cap Maintenance Plan was adhered to, shall be prepared and kept on file by the Owner and/or Property Manager, and shall be made available for inspection by representatives of the WDNR, upon reasonable request, during the normal business hours of the Owner or Property Manager.

4. *Pavement Replacement and Repairs* - If it becomes necessary or desirable to remove or replace pavement, or perform repairs to paved areas, the pavement removal, repair or replacement shall be undertaken in the following manner:

- A. The contractor performing the work shall be provided with a copy of this Cap Maintenance Plan and shall prepare a HASP, appropriate to the work being performed, to protect workers from any significant or health threatening exposure to contaminated soils beneath the paved area.
- B. Any excavated clean soils from the soil cover, or granular layer materials where they exist beneath the paved area to be removed or repaired, shall be separated and segregated so that they may be replaced upon completion of the work. Any excavation into the contaminated soils beneath the soil cover, pavement or granular layer shall be conducted in accordance with the HASP, and any excavated contaminated soils shall be segregated and kept on site, in conformance with the requirements of Chapter NR718, WAC, until completion of the work.
- C. Upon completion of the work, previously excavated contaminated soils may be placed back into the excavation, but only to the extent such replacement does not interfere with the replacement and maintenance of either the minimum 1 foot of clean soil cover and/or granular layer over the area of the excavation, and does not constitute a violation of Wisconsin hazardous waste management law (Chapter 291, Wisconsin Statutes). The clean soil cover material or granular layer material, and any additional clean soil or granular material necessary to bring the excavation to grade shall be replaced in such a way as to remain either the minimum 1 foot of clean soil cover or the original thickness of the granular layer, if they previously existed beneath the pavement, and the area of the excavation shall be paved in a manner consistent with its original condition.
- D. Any remaining contaminated soils that cannot be replaced in the excavation shall be properly characterized and disposed of at an appropriately licensed facility.
- E. A brief memorandum report describing the work performed, identifying the person(s) performing the work, and verifying that this Cap Maintenance Plan was adhered to, shall be prepared and kept on file by the Owner and/or the Property Manager, and shall be made available for inspection by representatives of the WDNR, upon reasonable request, during the normal business hours of the Owner or Property Manager.

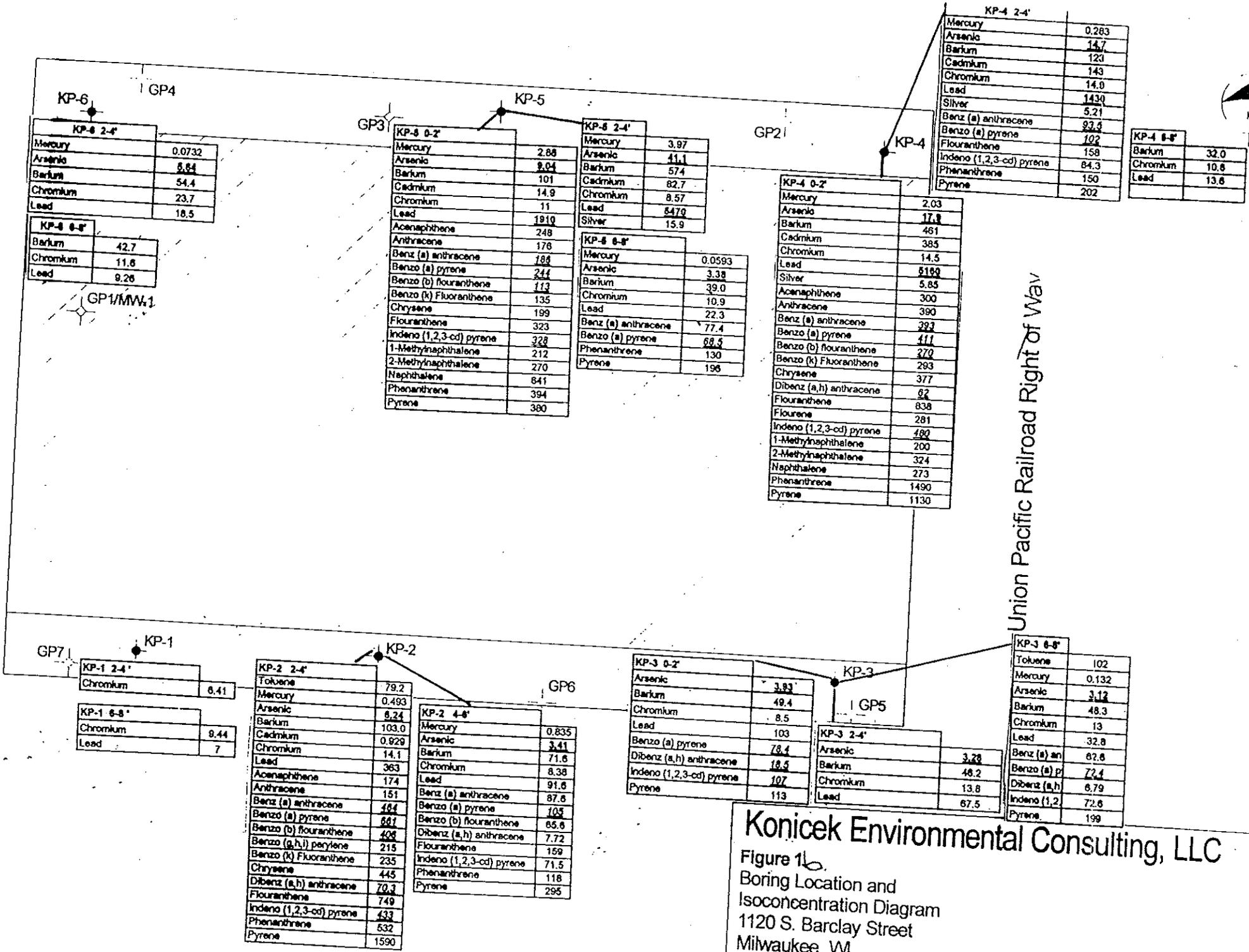
5. *Utility Repairs* - No underground utility repairs or installation of new or replacement utilities shall be conducted on the Property until after the utility and any contractor(s) for the utility have acknowledged receipt of a copy of this Cap Maintenance Plan. The underground utility repairs or installation(s) shall be conducted in strict conformance with the standards set forth above with respect to excavations into landscaped areas and paved areas. In addition, if the underground utility repairs or installation(s) involve any disturbance of the seals used to seal the entrance of utility lines into structures on the property, such seals shall be replaced with new seals of like or superior quality. The utility or its contractor(s) shall prepare a memorandum report regarding the work, as set forth above, which shall be kept on file and made available for inspection by representatives of the WDNR, upon reasonable request, during the normal business hours of the Owner or Property Manager.

EXHIBIT B

BARRIER INSPECTION LOG

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

S. Barclay Street



GP4

KP-6

KP-6 2-4'	
Mercury	0.0732
Arsenic	8.84
Barium	54.4
Chromium	23.7
Lead	18.5

KP-6 6-8'	
Barium	42.7
Chromium	11.6
Lead	9.26

GP3

KP-5

KP-5 0-2'	
Mercury	2.88
Arsenic	8.04
Barium	101
Cadmium	14.9
Chromium	11
Lead	1919
Acenaphthene	248
Anthracene	176
Benz (a) anthracene	788
Benzo (a) pyrene	244
Benzo (b) flouranthene	113
Benzo (k) Fluoranthene	135
Chrysene	199
Flouranthene	323
Indeno (1,2,3-cd) pyrene	328
1-Methylnaphthalene	212
2-Methylnaphthalene	270
Naphthalene	841
Phenanthrene	394
Pyrene	380

KP-5 2-4'	
Mercury	3.97
Arsenic	41.1
Barium	574
Cadmium	82.7
Chromium	8.57
Lead	6479
Silver	15.9

KP-5 6-8'	
Mercury	0.0593
Arsenic	3.38
Barium	39.0
Chromium	10.9
Lead	22.3
Benz (a) anthracene	77.4
Benzo (a) pyrene	68.5
Phenanthrene	130
Pyrene	196

GP2

KP-4

KP-4 0-2'	
Mercury	2.03
Arsenic	17.8
Barium	481
Cadmium	385
Chromium	14.5
Lead	8189
Silver	5.85
Acenaphthene	300
Anthracene	390
Benz (a) anthracene	293
Benzo (a) pyrene	411
Benzo (b) flouranthene	270
Benzo (k) Fluoranthene	293
Chrysene	377
Dibenz (a,h) anthracene	82
Flouranthene	838
Flourene	281
Indeno (1,2,3-cd) pyrene	480
1-Methylnaphthalene	200
2-Methylnaphthalene	324
Naphthalene	273
Phenanthrene	1490
Pyrene	1130

KP-4 2-4'

Mercury	0.283
Arsenic	14.7
Barium	123
Cadmium	143
Chromium	14.0
Lead	1430
Silver	5.21
Benz (a) anthracene	93.3
Benzo (a) pyrene	102
Flouranthene	158
Indeno (1,2,3-cd) pyrene	84.3
Phenanthrene	150
Pyrene	202

KP-4 6-8'	
Barium	32.0
Chromium	10.8
Lead	13.8

GP7

KP-1

KP-1 2-4'	
Chromium	6.41

KP-1 6-8'	
Chromium	8.44
Lead	7

GP6

KP-2

KP-2 2-4'	
Toluene	79.2
Mercury	0.493
Arsenic	6.24
Barium	103.0
Cadmium	0.929
Chromium	14.1
Lead	363
Acenaphthene	174
Anthracene	151
Benz (a) anthracene	484
Benzo (a) pyrene	667
Benzo (b) flouranthene	408
Benzo (g,h,i) perylene	215
Benzo (k) Fluoranthene	235
Chrysene	445
Dibenz (a,h) anthracene	70.3
Flouranthene	749
Indeno (1,2,3-cd) pyrene	433
Phenanthrene	532
Pyrene	1590

KP-2 4-6'	
Mercury	0.835
Arsenic	3.41
Barium	71.6
Chromium	8.38
Lead	91.6
Benz (a) anthracene	97.6
Benzo (a) pyrene	105
Benzo (b) flouranthene	65.8
Dibenz (a,h) anthracene	7.72
Flouranthene	159
Indeno (1,2,3-cd) pyrene	71.5
Phenanthrene	118
Pyrene	295

GP5

KP-3

KP-3 0-2'	
Arsenic	3.93
Barium	49.4
Chromium	8.5
Lead	103
Benzo (a) pyrene	78.4
Dibenz (a,h) anthracene	18.5
Indeno (1,2,3-cd) pyrene	107
Pyrene	113

KP-3 2-4'	
Arsenic	3.28
Barium	46.2
Chromium	13.8
Lead	67.5

KP-3 6-8'	
Toluene	102
Mercury	0.132
Arsenic	3.12
Barium	48.3
Chromium	13
Lead	32.8
Benz (a) an	82.6
Benzo (a) p	72.4
Dibenz (a,h)	6.79
Indeno (1,2	72.6
Pyrene	199

Konicek Environmental Consulting, LLC
 Figure 1b
 Boring Location and
 Isoconcentration Diagram
 1120 S. Barclay Street
 Milwaukee, WI



STATE BAR OF WISCONSIN FORM 1 - 2000
WARRANTY DEED

Document Number

DOC. # 08987515

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 04/07/2005 08:34AM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 11.00

This Deed, made between Ann Jennaro Zingale fka Ann Tina J. Zingale

Grantor, and A.V.A. Enterprises, Inc.

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in MILWAUKEE County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):
Lots 24 and 25 in Subdivision of Block 15 in Milwaukee Proper and a part of Lot 5 of Fractional Section 32, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, together with the South 1/2 of the alley adjoining said Lot 25 on the North and North 1/2 of the alley adjoining said Lot 24 on the South.

TRANSFER
\$465⁰⁰
FEE

Recording Area

Name and Return Address
A.V.A. Enterprises, Inc.
904 E. Pearson Street
Milwaukee, WI 53202

431-0502-100-4

Parcel Identification Number (PIN)

This is not homestead property
 (is not)

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing and will warrant and defend the same.

Dated this 4/6/05 day of April, 2005

Ann Jennaro Zingale
* Ann Jennaro Zingale

AUTHENTICATION

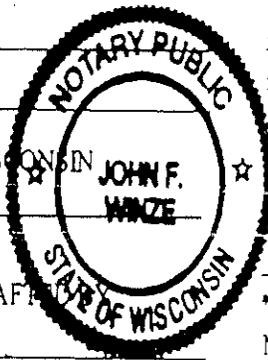
Signature(s) _____

authenticated this _____ day of _____

ACKNOWLEDGMENT

STATE OF Wisconsin)
) ss.
MILWAUKEE County)

Personally came before me this 6th day of April, 2005 the above named Ann Jennaro Zingale



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

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

THIS INSTRUMENT WAS DRAFTED BY
Attorney William M. Judge

John F. Winze
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date JULY 15 2007)

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

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

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No. 1 - 2000

INFO-PRO (800)855-2021 www.infoproforms.com

PLAT OF SURVEY

KNOWN AS 1120 SOUTH BARCLAY STREET, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

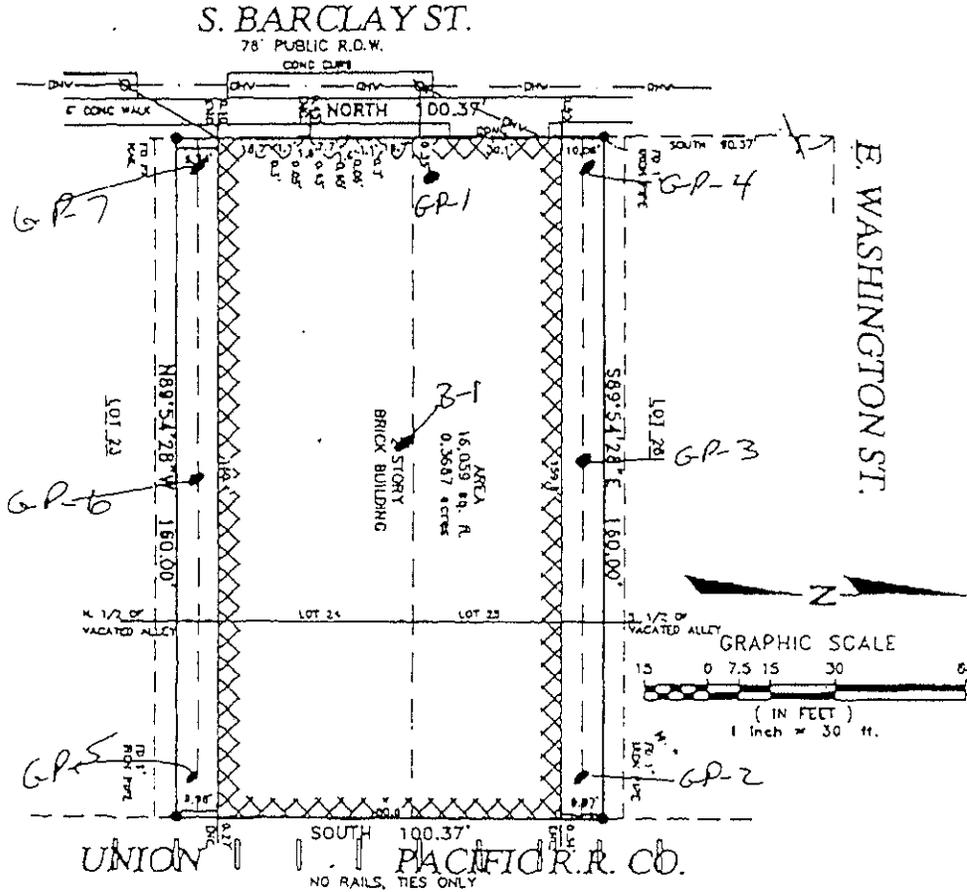
LOTS 24 AND 25 IN SUBDIVISION OF BLOCK 15 IN MILWAUKEE PROPER AND A PART OF LOT 5 OF FRACTIONAL SECTION 32, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, TOGETHER WITH THE SOUTH 1/2 OF THE ALLEY ADJOINING SAID LOT 25 ON THE NORTH AND THE NORTH 1/2 OF THE ALLEY ADJOINING SAID LOT 24 ON THE SOUTH.

SEPTEMBER 16, 2003

CITY OF MILWAUKEE

SURVEY NO. 161296-RMK

Approx. Soil barn location



National Survey & Engineering

UNION PACIFIC R.R. CO.
NO RAILS, TIES ONLY

FORMERLY C.N.W. TRANSPORTATION CO. R.O.W.

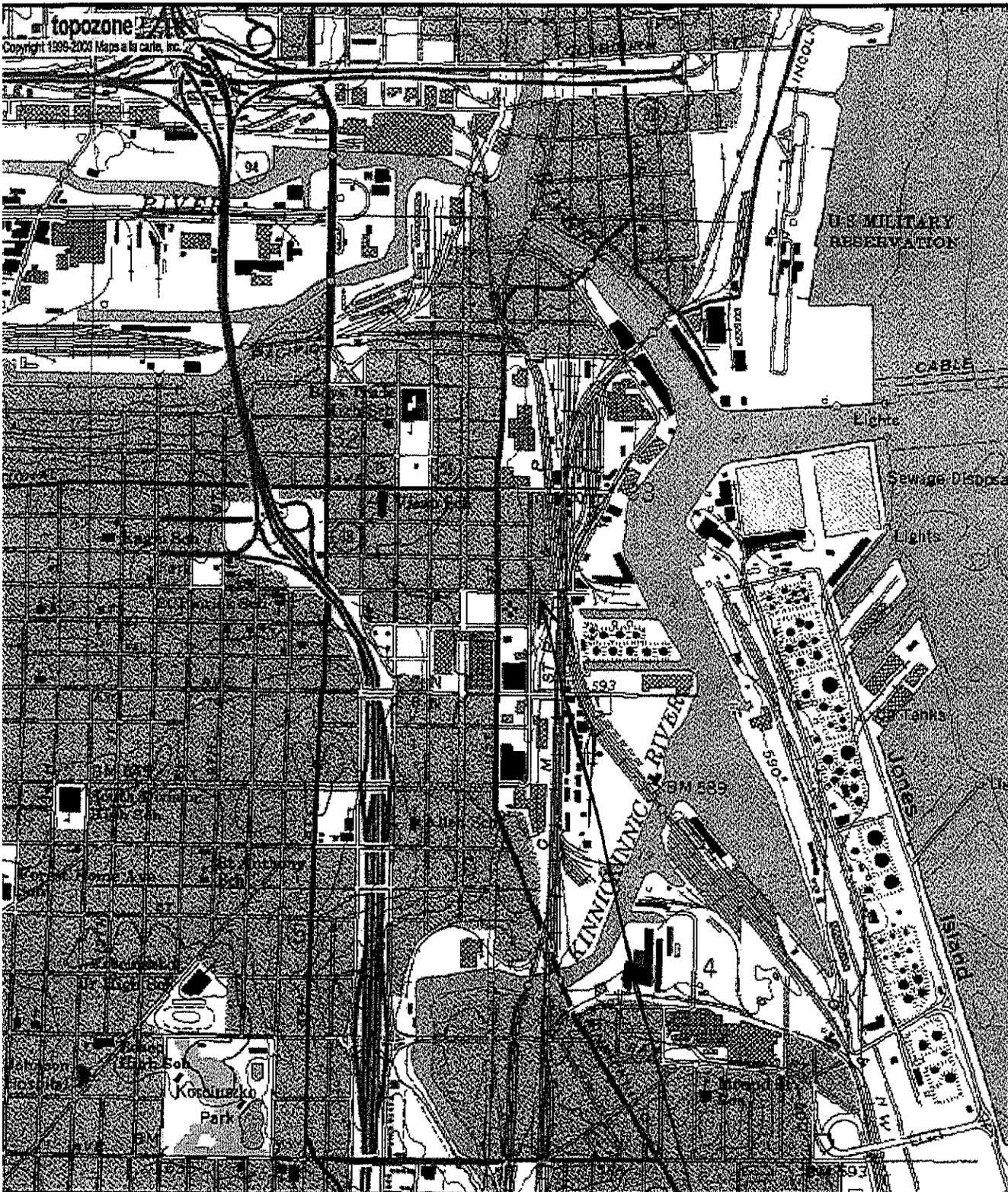
I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or otherwise encumber the same, within one (1) year from date hereof.

Stephan G. Southwell
STEPHAN G. SOUTHWELL
REGISTERED WISCONSIN LAND SURVEYOR 5-18308
AND SURVEYOR

National Survey & Engineering

Telephone: 207-181-1000
Fax: 282-797-7373
10746 W. Bluemound Road
June 2003
Dixonsville, WI 53005-5902
www.nse4.com

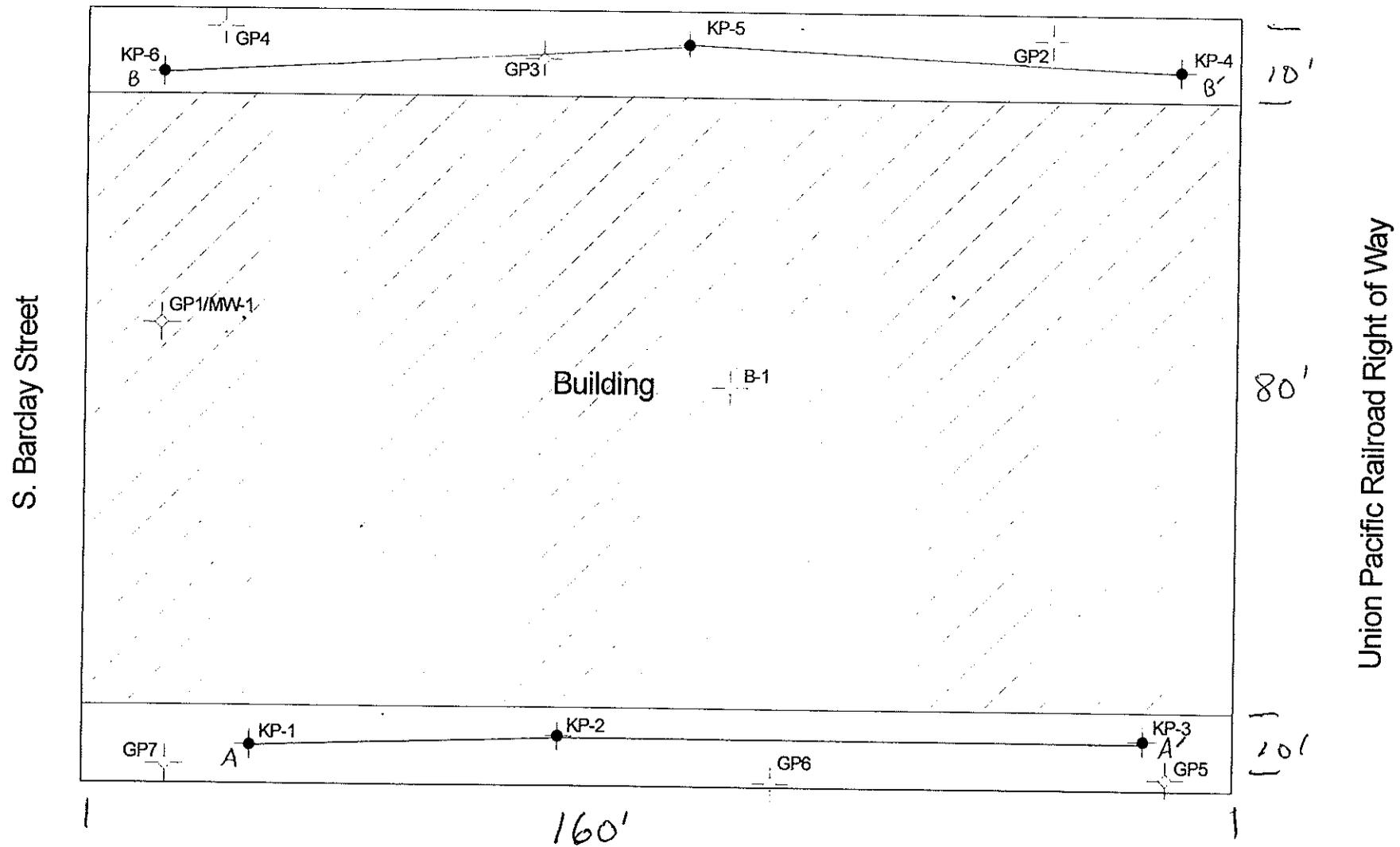
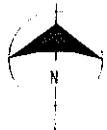




0 0.3 0.6 0.9 1.2 1.5 km
 0 0.2 0.4 0.6 0.8 1 mi

Map center is UTM 16 425792E 4763409N (WGS84/NAD83)
Milwaukee quadrangle
 Projection is UTM Zone 16 NAD83 Datum

M=-3.079
 G=-0.621



Konicek Environmental Consulting, LLC
Figure 1
Boring Location and
Isoconcentration Diagram
1120 S. Barclay Street
Milwaukee, WI

Zoning

Rec	Zoning Code	Web Site	Zoning Description	#SHAPE#	#ID#
1	IH	http://www.mkedcd.org/czo/	Industrial - Heavy	[polygon]	1599

1120 South Barclay
April 26, 2005
Site Investigation
Soil Analytical Results

VOCs	KP-1	KP-1	KP-2	KP-2	KP-3	KP-3	KP-3	KP-4	KP-4	KP-4	KP-5	KP-5	KP-5	KP-6	KP-6	concrete ¹	asphalt ²	NR 720.09 RCLs	NR 746.06 Table 1 (free product indicator)	Soil Cleanup	Soil Cleanup	Soil Cleanup
	2-4 Feet	6-8 Feet	2-4 Feet	4-6 Feet	0-2 Feet	2-4 Feet	6-8 Feet	0-2 Feet	2-4 Feet	6-8 Feet	0-2 Feet	2-4 Feet	6-8 Feet	2-4 Feet	6-8 Feet					Levels for PAHs Groundwater Pathway Industrial WDNR Interim Guidance (mg/kg)	Levels for PAHs Direct Contact Pathway Non- Industrial WDNR Interim Guidance (mg/kg)	Levels for PAHs Direct Contact Pathway Industrial WDNR Interim Guidance (mg/kg)
Toluene	NA	ND	79.2	ND	NA	NA	102	NA	NA	NA	NA	NA	ND	NA	NQ	NA	NA	1500	38000	--	--	--
Total Metals (mg/kg)																						
Mercury	ND	ND	0.493	0.835	ND	ND	0.132	2.03	0.283	ND	2.88	3.97	0.0593	0.0732	ND	ND	NA					
Arsenic	ND	ND	6.24	3.41	3.93	3.28	3.12	17.9	14.7	ND	9.04	41.1	3.38	5.64	ND	ND	NA					
Barium	ND	ND	103.0	71.6	49.4	46.2	48.3	461	123	32.0	101	574	39.0	54.4	42.7	1.02	NA	1.6	--	--	--	--
Cadmium	ND	ND	0.929	ND	ND	ND	ND	385	143	ND	14.9	82.7	ND	ND	ND	0.0098	NA	--	--	--	--	--
Chromium	6.41	9.44	14.1	8.38	8.48	13.8	13	14.5	14.9	10.8	11	8.57	10.9	23.7	11.6	ND	NA	510	--	--	--	--
Lead	ND	7	363	91.6	103	67.5	32.8	5160	1430	13.6	1910	5470	22.3	18.5	9.26	ND	ND	200**	--	--	--	--
Selenium	ND	ND	500	--	--	--	--															
Silver	ND	5.85	5.21	ND	ND	15.9	ND	ND	ND	0.532	NA	--	--	--	--	--						
PAHs																						
Acenaphthene	ND	ND	174	ND	ND	NA	ND	300	ND	ND	248	NA	ND	ND	ND	NA	NA	--	--	38	900	60,000
Acenaphthylene	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	NA	ND	ND	ND	NA	NA	--	--	0.7	18	360
Anthracene	ND	ND	151	ND	ND	NA	ND	390	ND	ND	176	NA	ND	ND	ND	NA	NA	--	--	3,000	5,000	300,000
Benz (a) anthracene	ND	ND	464	87.6	ND	NA	62.6	393	93.5	ND	186	NA	77.4	ND	ND	NA	NA	--	--	17	0.088	3.9
Benzo (a) pyrene	ND	ND	661	105	78.4	NA	72.4	411	102	ND	244	NA	68.5	ND	ND	NA	NA	--	--	48	0.0088	0.39
Benzo (b) flouranthene	ND	ND	406	65.6	ND	NA	ND	270	ND	ND	113	NA	ND	ND	ND	NA	NA	--	--	360	0.088	3.9
Benzo (g,h,i) perylene	ND	ND	215	ND	ND	NA	ND	ND	ND	ND	ND	NA	ND	ND	ND	NA	NA	--	--	6800	1.8	39
Benzo (k) Fluoranthene	ND	ND	235	ND	ND	NA	ND	293	ND	ND	135	NA	ND	ND	ND	NA	NA	--	--	870	0.88	39
Chrysene	ND	ND	445	ND	ND	NA	ND	377	ND	ND	199	NA	ND	ND	ND	NA	NA	--	--	37	8.8	390
Dibenz (a,h) anthracene	ND	ND	70.3	7.72	18.5	NA	6.79	62	ND	ND	ND	NA	7.3	ND	ND	NA	NA	--	--	38	0.0088	0.39
Flouranthene	ND	ND	749	159	ND	NA	ND	838	158	ND	323	NA	ND	ND	ND	NA	NA	--	--	500	600	40,000
Flourene	ND	ND	ND	ND	ND	NA	ND	281	ND	ND	ND	NA	ND	ND	ND	NA	NA	--	--	100	600	40,000
Indeno (1,2,3-cd) pyrene	ND	ND	433	71.5	107	NA	72.6	480	84.3	ND	328	NA	ND	ND	ND	NA	NA	--	--	680	0.088	3.9
1-Methylnaphthalene	ND	ND	ND	ND	ND	NA	ND	200	ND	ND	212	NA	ND	ND	ND	NA	NA	--	--	23	1100	70,000
2-Methylnaphthalene	ND	ND	ND	ND	ND	NA	ND	324	ND	ND	270	NA	ND	ND	ND	NA	NA	--	--	20	600	40,000
Naphthalene	ND	ND	ND	ND	ND	NA	ND	273	ND	ND	641	NA	ND	ND	ND	NA	NA	--	--	0.4	20	110
Phenanthrene	ND	ND	532	118	ND	NA	ND	1490	150	ND	394	NA	130	ND	ND	NA	NA	--	--	1.8	18	390
Pyrene	ND	ND	1590	295	113	NA	199	1130	202	ND	380	NA	196	ND	ND	NA	NA	--	--	8700	500	30,000

* Units are in micrograms per kilogram unless otherwise noted

** Hexavalent Chromium

ND= No detection above laboratory reporting limit

NA= Not Analyzed

¹ Concrete was analyzed for TCLP Metals

² Asphalt was analyzed for TCLP Lead

Summary of Detected Laboratory Analytes in Soil
1120 South Barclay Street, Milwaukee, WI

Analyte	Standard		GP-1 (3'-4')	GP-2 (0'-2')	GP-3 (2'-3.5')	GP-4 (0'-1.5')	GP-5 (2'-4')	GP-6 (2'-3')	GP-7 (2'-3')	HB-8 (2'-2.5')
	Groundwater	Direct Contact								
Benzene	5.5		<25	<25	42.8	<25	<25	<25	<25	177
n-Butylbenzene			<25	<25	<25	<25	<25	<25	<25	56.7
Ethylbenzene	2900		<25	<25	<25	<25	<25	<25	<25	302
p-Isopropyltoluene			<25	<25	<25	<25	<25	<25	<25	46.1
1,2,4-Trimethylbenzene			<25	<25	<25	<25	27.2	<25	<25	595
1,3,5-Trimethylbenzene			<25	<25	<25	<25	<25	<25	<25	137
Naphthalene			<25	51.4	105	35.8	30.6	79.3	<25	706
n-Propylbenzene			<25	<25	<25	<25	<25	<25	<25	192
Toluene	1500		<25	<25	<25	<25	<25	<25	<25	959
Total Xylenes	4100		<25	<25	<25	<25	<25	<25	<25	2280
PCE			268	<25	69.4	<25	<25	<25	<25	<25
TCE			383	<25	434	<25	<25	<25	<25	199
Carbon Tetrachloride			<25	<25	<25	<25	134	<25	<25	<25
Acenaphthene	38,000	60,000,000	<122	362	546	1230	1090	1990	<119	<251
Acenaphthylene	700	360,000	<243	272	<241	<225	<240	632	<238	<501
Anthracene	3,000,000	300,000,000	<122	<116	200	314	<120	2280	<119	<251
Benzo(a)anthracene	17,000	3,900	121	321	369	2110	1140	4600	<59.5	<125
Benzo(a)pyrene	48,000	390	92.0	282	231	1450	625	2320	<5.95	39
Benzo(b)fluoranthene	360,000	3,900	87.6	289	202	1620	1300	2580	<59.5	<125
Benzo(g,h,i)perylene	6,800,000	39,000	<122	162	<120	1120	867	2050	<119	<251
Benzo(k)fluoranthene	870,000	39,000	<122	192	146	875	482	1500	<119	<251
Chrysene	37,000	390,000	<122	239	707	1670	1200	4260	<119	<251
Dibenz(a,h)anthracene	38,000	390	13.5	11.3	16.3	168	164	772	<5.95	<12.5
Fluoranthene	500,000	40,000,000	226	656	761	2480	1350	10000	<119	<251
Fluorene	100,000	40,000,000	<122	<116	<120	<113	<120	870	<119	<251
Indeno(1,2,3-c,d)pyrene	680,000	3,900	73.3	268	331	1380	725	2640	<59.5	<125
1-methylnaphthalene	23,000	70,000,000	<122	<116	248	146	172	1360	<119	409
2-methylnaphthalene	20,000	40,000,000	<122	<116	<120	215	260	283	<119	<251
Naphthalene	400	110,000	<122	<116	165	<113	<120	199	<119	<251
Phenanthrene	1,800	390,000	153	300	698	643	374	9560	<119	<251
Pyrene	8,700,000	30,000,000	172	364	195	1050	854	4480	<119	<251

**Summary of Detected Laboratory Analytes in Soil
1120 South Barclay Street, Milwaukee, WI**

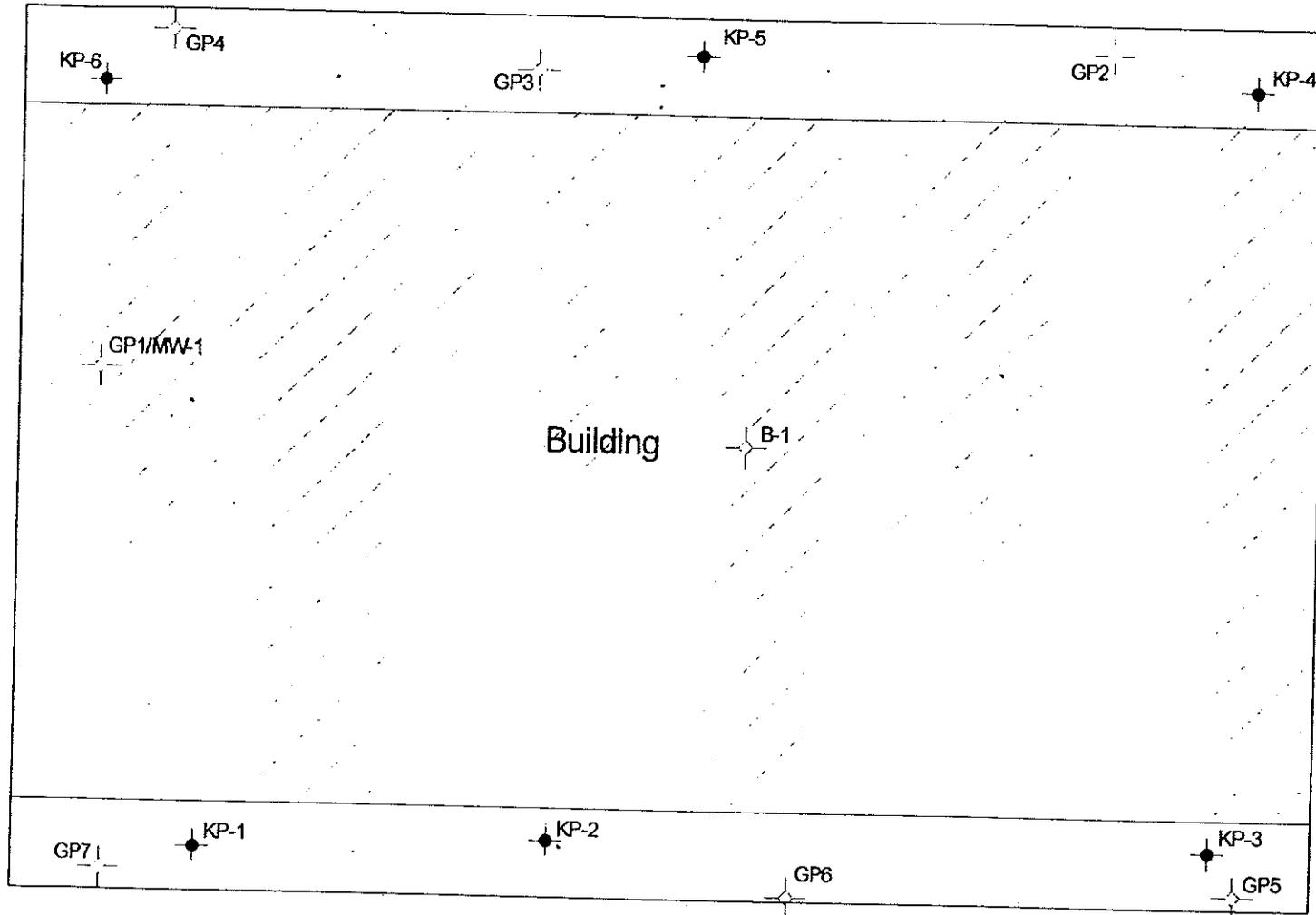
Analyte	Standard		GP-1	GP-2	GP-3	GP-4	GP-5	GP-6	GP-7	HB-8
	Groundwater	Direct Contact	(3'-4')	(0-2')	(2'-3.5')	(0'-1.5')	(2'-4')	(2'-3')	(2'-3')	(2'-2.5')
Mercury			0.550	0.302	0.283	0.150	0.153	0.184	0.149	<0.0444
Arsenic		1.6	8.57	14.2	22.3	14.3	4.82	25.0	<2.97	8.89
Barium			164	272	219	186	93.1	1280	31.7	51.3
Cadmium		510	2.54	25.8	5.82	5.26	<0.601	10.4	<0.595	<0.711
Chromium		200	7.35	75.1	30.3	18.1	12.7	5.06	4.77	8.92
Lead		500	232	3850	504	4260	65.2	6840	6.67	15.8
Lead / TCLP		5		20		13.6		5.75		
Selenium			<3.04	<2.89	<3.01	<2.82	<3.00	11.0	<2.97	<3.56
Silver			<3.04	10.6	<3.01	3.00	<3.00	14.8	<2.97	<3.56

Notes:

Results and standards for VOCs and PAHs reported in micrograms per kilogram (ug/kg); PAH standards are suggested generic residual contaminant levels from WDNR interim guidance (Publication RR-519-97 April 1997 (corrected))
 Results and standards for Metals reported in milligrams per kilogram (mg/kg); industrial land use (sec.NR 720.11 Table 2 Wis. Adm. Code)
 Lead TCLP results reported in milligrams per liter (mg/L)
 Concentrations exceeding a standard are boxed



S. Barclay Street

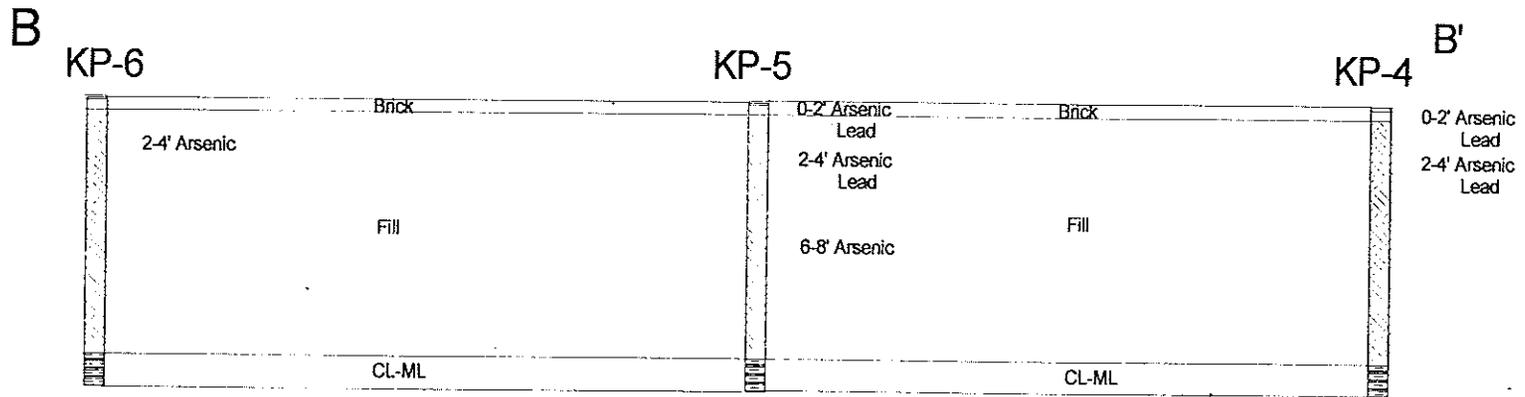
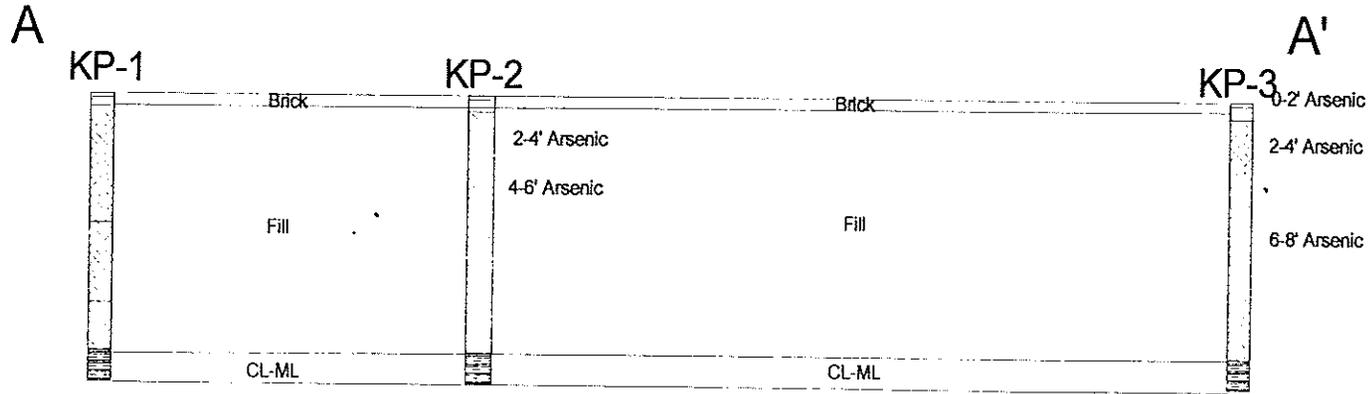


Union Pacific Railroad Right of Way

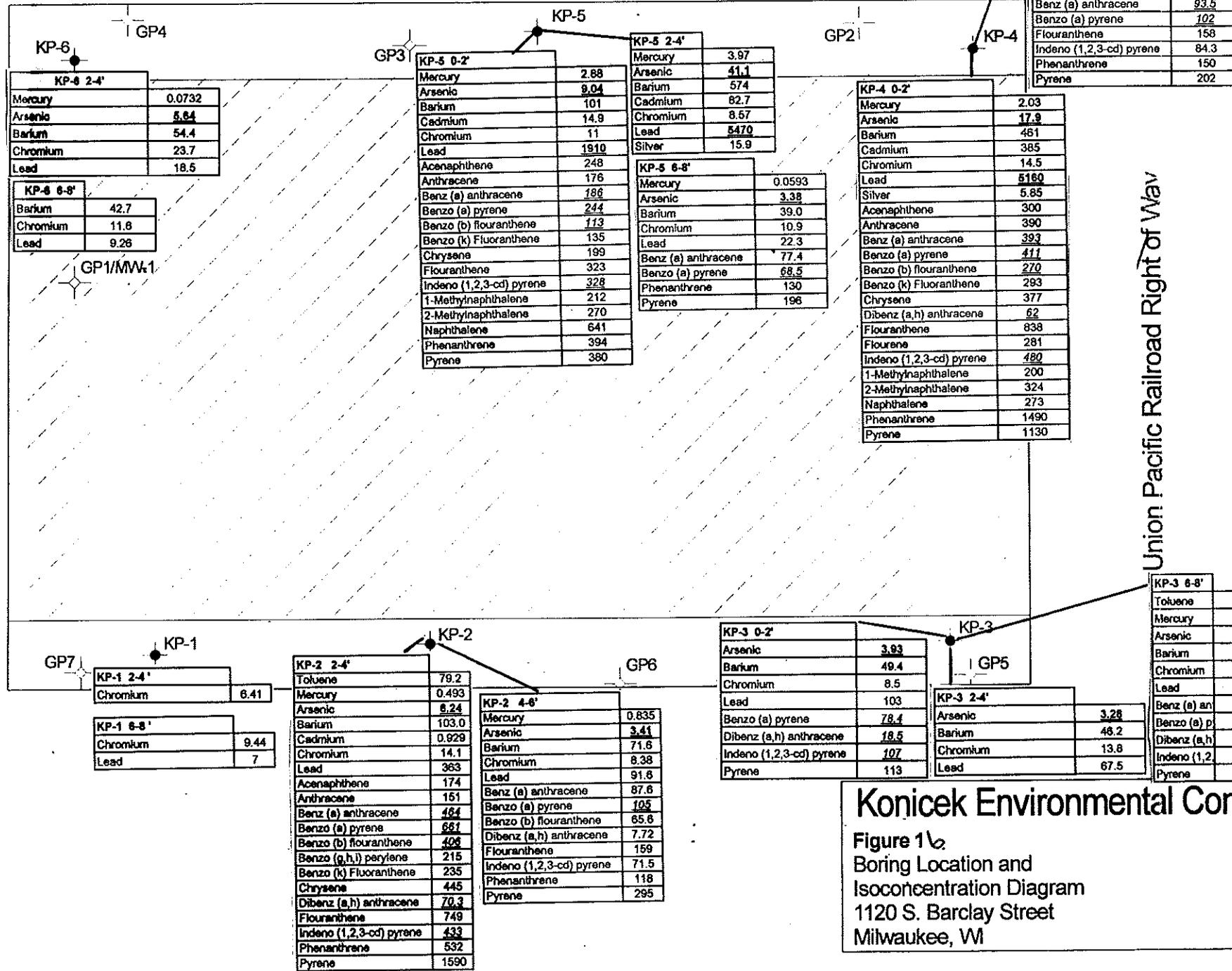
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Figure 10
Boring Location and
Isoconcentration Diagram
1120 S. Barclay Street
Milwaukee, WI

Cross Sections
1120 S. Barclay
Milwaukee, WI



S. Barclay Street



Barium	32.0
Chromium	10.8
Lead	13.6

Mercury	0.283
Arsenic	14.7
Barium	123
Cadmium	143
Chromium	14.9
Lead	1430
Silver	5.21
Benz (a) anthracene	93.5
Benzo (a) pyrene	102
Flouranthene	158
Indeno (1,2,3-cd) pyrene	84.3
Phenanthrene	150
Pyrene	202

Mercury	0.0732
Arsenic	5.64
Barium	54.4
Chromium	23.7
Lead	18.5

Barium	42.7
Chromium	11.8
Lead	9.26

Mercury	2.88
Arsenic	9.04
Barium	101
Cadmium	14.9
Chromium	11
Lead	1910
Acenaphthene	248
Anthracene	176
Benzo (a) anthracene	186
Benzo (a) pyrene	244
Benzo (b) flouranthene	113
Benzo (k) Flouranthene	135
Chrysene	199
Flouranthene	323
Indeno (1,2,3-cd) pyrene	328
1-Methylnaphthalene	212
2-Methylnaphthalene	270
Naphthalene	641
Phenanthrene	394
Pyrene	380

Mercury	3.97
Arsenic	41.1
Barium	574
Cadmium	82.7
Chromium	8.57
Lead	5470
Silver	15.9

Mercury	0.0593
Arsenic	3.38
Barium	39.0
Chromium	10.9
Lead	22.3
Benzo (a) anthracene	77.4
Benzo (a) pyrene	68.5
Phenanthrene	130
Pyrene	196

Mercury	2.03
Arsenic	17.9
Barium	451
Cadmium	385
Chromium	14.5
Lead	5160
Silver	5.85
Acenaphthene	300
Anthracene	390
Benzo (a) anthracene	393
Benzo (a) pyrene	411
Benzo (b) flouranthene	270
Benzo (k) Flouranthene	293
Chrysene	377
Dibenz (a,h) anthracene	62
Flouranthene	838
Flourene	281
Indeno (1,2,3-cd) pyrene	480
1-Methylnaphthalene	200
2-Methylnaphthalene	324
Naphthalene	273
Phenanthrene	1490
Pyrene	1130

Chromium	6.41
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Chromium	9.44
Lead	7

Toluene	79.2
Mercury	0.493
Arsenic	8.24
Barium	103.0
Cadmium	0.929
Chromium	14.1
Lead	363
Acenaphthene	174
Anthracene	151
Benzo (a) anthracene	464
Benzo (a) pyrene	661
Benzo (b) flouranthene	406
Benzo (g,h,i) perylene	215
Benzo (k) Flouranthene	235
Chrysene	445
Dibenz (a,h) anthracene	70.3
Flouranthene	749
Indeno (1,2,3-cd) pyrene	433
Phenanthrene	532
Pyrene	1590

Mercury	0.835
Arsenic	3.41
Barium	71.6
Chromium	8.38
Lead	91.8
Benzo (a) anthracene	87.6
Benzo (a) pyrene	105
Benzo (b) flouranthene	85.6
Dibenz (a,h) anthracene	7.72
Flouranthene	159
Indeno (1,2,3-cd) pyrene	71.5
Phenanthrene	118
Pyrene	295

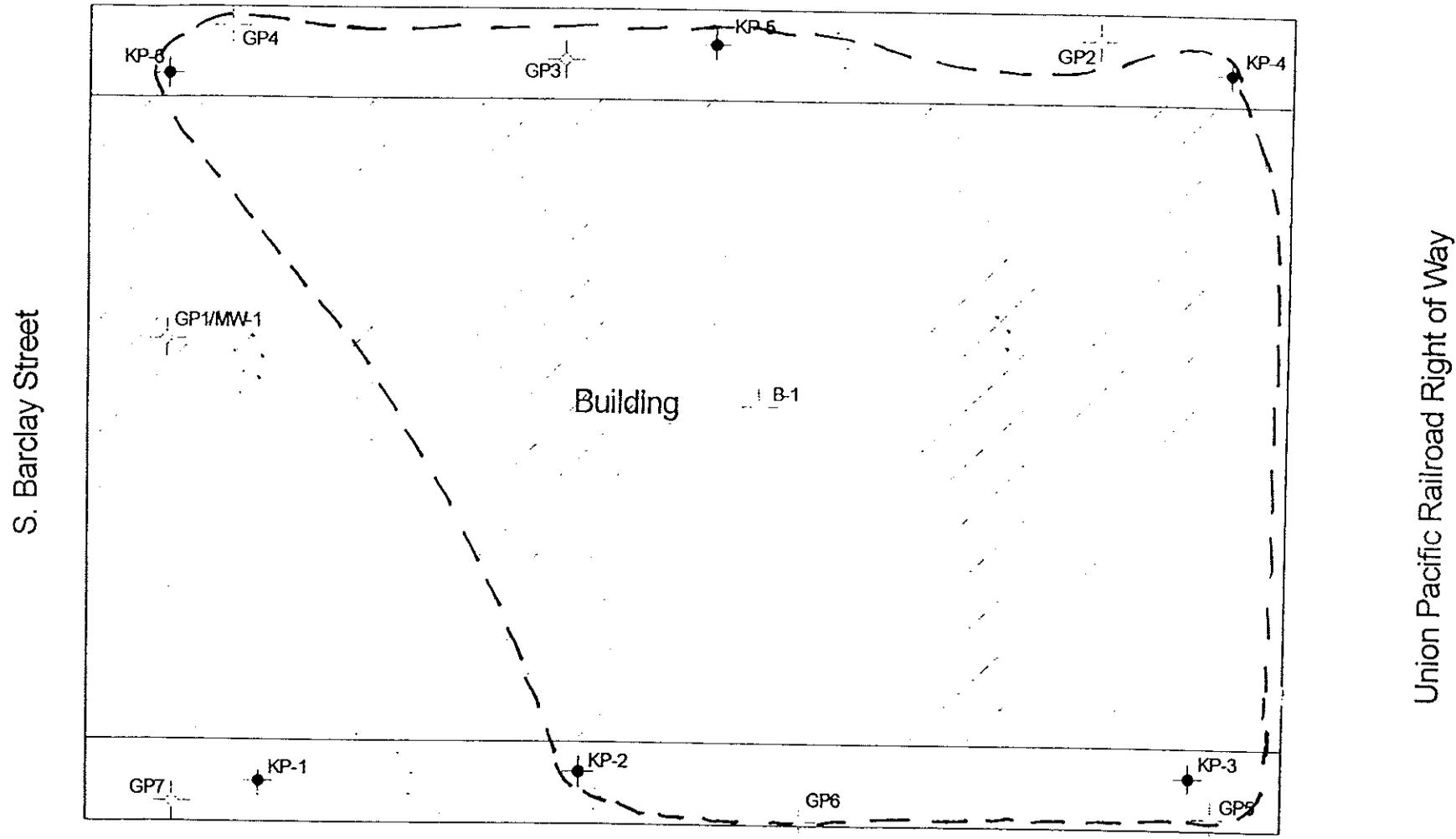
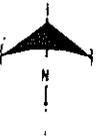
Arsenic	3.93
Barium	49.4
Chromium	8.5
Lead	103
Benzo (a) pyrene	78.4
Dibenz (a,h) anthracene	18.5
Indeno (1,2,3-cd) pyrene	107
Pyrene	113

Arsenic	3.28
Barium	48.2
Chromium	13.8
Lead	67.5

Toluene	102
Mercury	0.132
Arsenic	3.12
Barium	48.3
Chromium	13
Lead	32.8
Benzo (a) an	62.8
Benzo (a) p	72.4
Dibenz (a,h)	6.79
Indeno (1,2	72.6
Pyrene	199

Konicek Environmental Consulting, LLC

Figure 1
Boring Location and
Isoconcentration Diagram
1120 S. Barclay Street
Milwaukee, WI

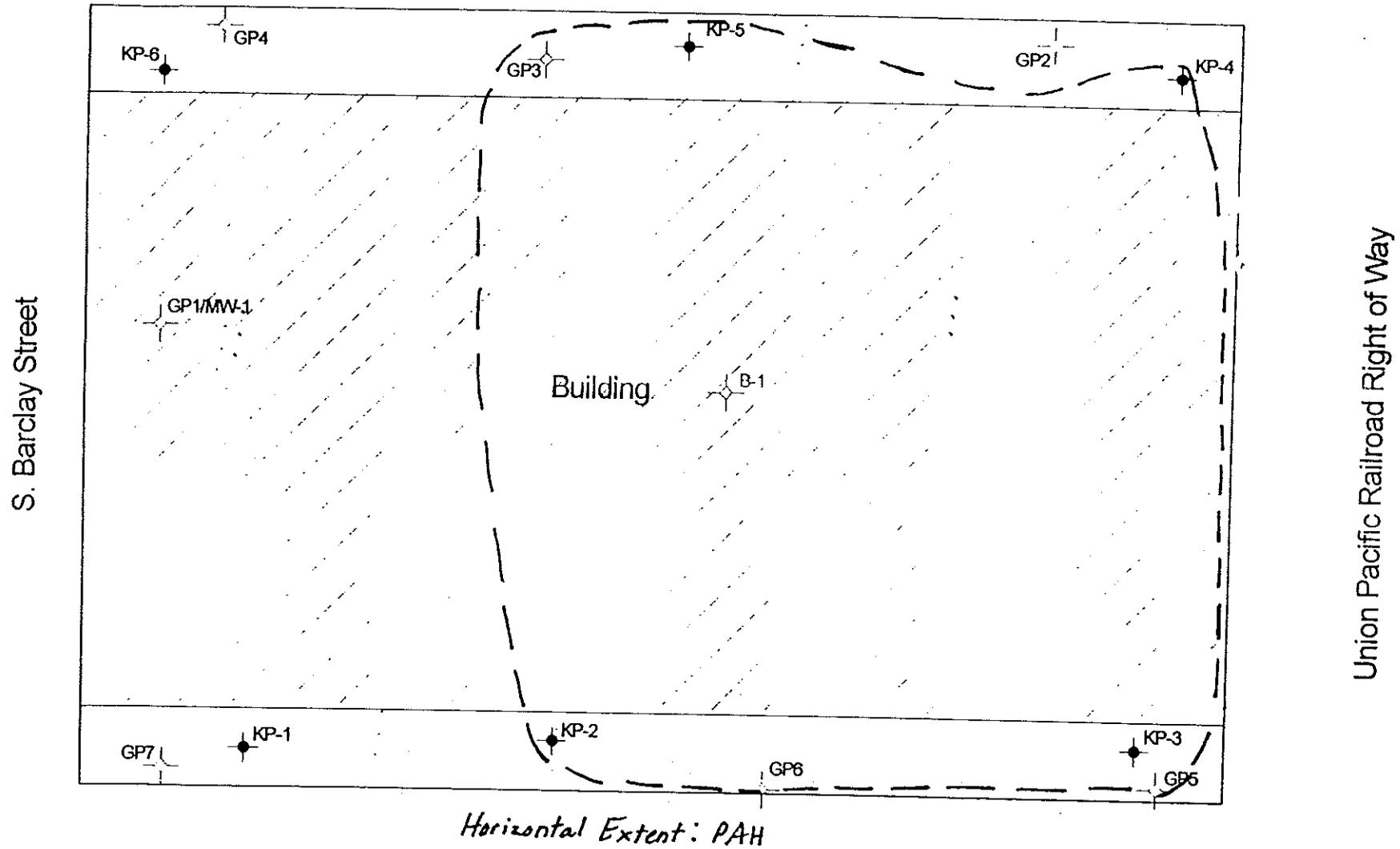
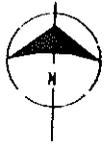


S. Barclay Street

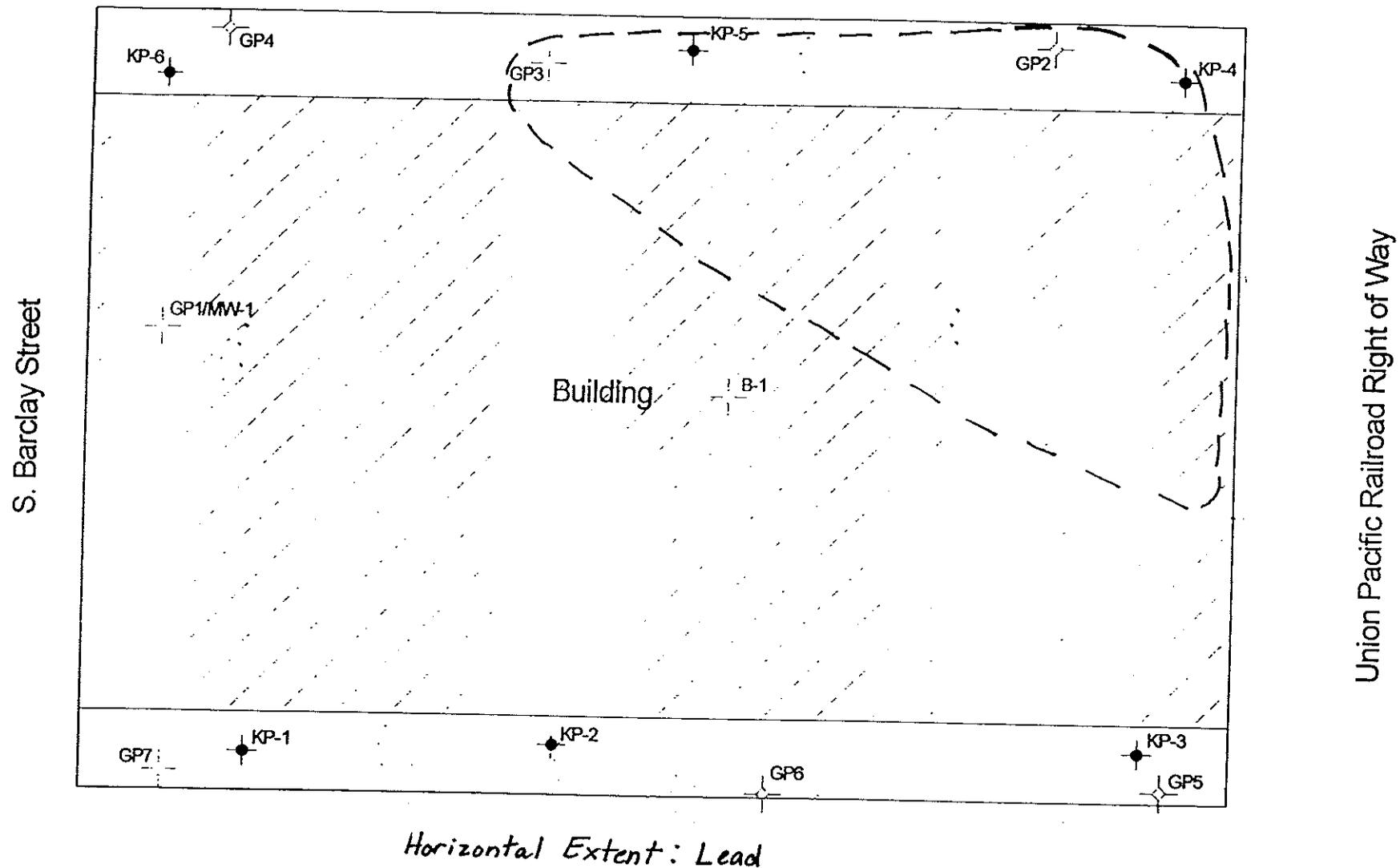
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Horizontal Extent: Arsenic

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Figure 1C
Boring Location and
Isoconcentration Diagram
1120 S. Barclay Street
Milwaukee, WI



Konicek Environmental Consulting, LLC
Figure 1d
Boring Location and
Isoconcentration Diagram
1120 S. Barclay Street
Milwaukee, WI



Konicek Environmental Consulting, LLC
Figure 1e
Boring Location and
Isoconcentration Diagram
1120 S. Barclay Street
Milwaukee, WI