

GIS REGISTRY INFORMATION

SITE NAME: Colonial Manor
BRRTS #: 02-41-538456 **FID # (if appropriate):** 241853920
COMMERCE # (if appropriate): _____
CLOSURE DATE: 12.8.2005
STREET ADDRESS: 1616 Bender Road
CITY: Glendale

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):
 X= 688324 Y= 297437

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): Yes No

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter or denial letter issued	X
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties	X
County Parcel ID number, if used for county, for all affected properties	XX
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	N/A
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.	X
GW: Table of water level elevations, with sampling dates, and free product noted if present	N/A
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	N/A
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)	X
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	N/A
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	N/A
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure	X
Copy of any maintenance plan referenced in the deed restriction.	X



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 53212-3128
FAX 414-263-8606
Telephone 414-263-8500
TTY Access via relay - 711

December 8, 2005

Mr. John Grobmyer
Beverly Enterprises, Inc.
1000 Beverly Way
Fort Smith, AR 72919

Subject: Final Closure for Colonial Manor, 1616 Bender Road, Glendale, WI

FID: 241853920
BRRS: 02-41-538456

Dear Mr. Grobmyer:

On November 16, 2005, the Wisconsin Department of Natural Resources ("the Department") reviewed your site as described above 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 December 8, 2005, the Department received correspondence indicating that you have complied with the conditions of closure. The Department received a copy of the filed Deed Restriction and Cap Maintenance Plan for the property. Based on the correspondence and data provided, it appears that your case has been remediated to ~~Department standards in accordance with s. NR 726.05, Wis. Adm. Code.~~ The Department considers this case closed and no further investigation, remediation or other action is required at this time. Furthermore, the NR 140.28 PAL exemption described in the conditional closure letter dated November 17, 2005 is now in effect.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the Registry. To review the sites on the GIS Registry web page, visit :

<http://dnr.wi.gov/aw/rr/gis/index.htm>

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 the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free

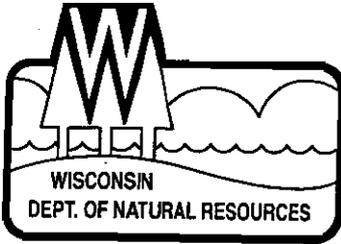
to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8688) at the above address.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Hnat", with a long, sweeping horizontal stroke extending to the right.

John J. Hnat, P. G.
Senior Hydrogeologist
Southeast Region
Remediation and Redevelopment

C: Erika Biemann, Giles Engineering
WDNR SER Files



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212-3128
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Telephone 414-263-8500
TTY Access via relay - 711

November 17, 2005

Mr. John Grobmyer
Beverly Enterprises, Inc.
1000 Beverly Way
Fort Smith, AR 72919

Subject: Conditional Closure for Colonial Manor, 1616 Bender Road, Glendale, WI

FID: 241853920
BRRTS: 02-41-538456

Dear Mr. Grobmyer:

On November 16, 2005, the Wisconsin Department of Natural Resources ("the Department") reviewed the Request for Case Closure submitted by Giles Engineering, dated November 1, 2005. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Department has determined that the soil contamination on the site from polycyclic aromatic hydrocarbons (PAHs) and lead appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

- The Department has reviewed for completeness and approves the Deed Restriction and Cap Maintenance Plan for the site. Please have this document recorded at the Milwaukee County Register of Deeds office and submit a copy of the filed document with the recording information stamped on it, to me. Please be aware that if a deed restriction is recorded for the wrong property because of an inaccurate legal description that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem.

PAL Exemption

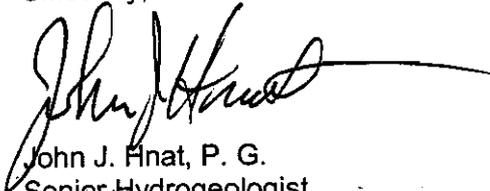
Recent groundwater monitoring data at this site indicates exceedances of the ch. NR 140, Wis. Adm. Code preventive action limit (PAL) for benzene, trichloroethylene (TCE), benzo(a)pyrene, benzo(b)fluoranthene, and chrysene at groundwater monitoring points, MW-1 and MW-2. The Department may grant an exemption for a substance of public welfare concern, or nitrate, pursuant to s. NR 140.28(3)(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 above criteria have been met because of the excavation of onsite contaminated soil and monitoring of groundwater. Therefore, pursuant to s. NR 140.28(3)(a), Wis. Adm. Code, an exemption to the preventive action limit for these substances at MW-1 and MW-2 is granted. This letter serves as your exemption.

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.

If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Finat", with a long horizontal flourish extending to the right.

John J. Finat, P. G.
Senior Hydrogeologist
Southeast Region
Remediation and Redevelopment

C: Erika Biemann, Giles Engineering
WDNR SER Files

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, JOHN GROBMYER asserts that he or she is duly authorized to sign this document on behalf of Beverly Enterprises, Inc.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 21st day of November, 2005.

Signature: [Handwritten Signature]
Printed Name: JOHN GROBMYER
VICE PRESIDENT

Subscribed and sworn to before me
this 21st day of November, 2005.

Lisa Coleman
Notary Public, State of Arkansas
My commission January 15, 2011

This document was drafted by Giles Engineering Associates, Inc. based on a model deed restriction provided by the Wisconsin Department of Natural Resources.



**CAP MAINTENANCE PLAN
October 31, 2005**

**Colonial Manor
1616 Bender Road
Milwaukee, Wisconsin**

**FID No. 241682320
BRRTS No. 03-41-217991**

Beverly Enterprises, Inc. (Owner) and its Successors will maintain the existing concrete pavement, porch/building foundations, and soil cover/direct contact barrier (courtyard) depicted on the attached "Figure 9. Confirmatory Soil Analytical Results" to prevent direct-contact exposure to impacted surficial fill soil. The pavement will serve as an institutional control as required for case close out under s. NR 726.05 (8)(b)4, Wis. Admin. Code.

Annually, the concrete pavement and porch/building foundations will be visually inspected for cracks, settlement, and deterioration. The soil cover and direct-contact barrier will be visually inspected for holes or tears. Repairs will be completed as necessary to minimize exposure to impacted soil in the Colonial Manor courtyard area.

More specifically:

- Upon completion of the inspection by the Owner, or their representative, a brief report shall be prepared which identifies the date of inspection, the individuals conducting the inspection, any observed disturbances of the cap, and any significant fissures, cracks, or tears.
- If, during annual inspection, the cap is observed to have been disturbed, or if significant fissures, cracks, or tears are observed, 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 seasonal considerations).
- All contaminated soils that are stored, treated, excavated, removed, or transported off site shall be managed per procedures and reporting requirements set forth in ch. NR 718, Wis. Admin., Code.
- All inspections and maintenance records are to be maintained on file by the Owner, at the property, and be accessible to the Wisconsin Department of Natural Resources (WDNR).

REEL 3525 IMAG 279

Facility #0958
Glendale, Wisconsin

EXHIBIT A

LEGAL DESCRIPTION OF LAND

That certain real property located in the City of Glendale, County of Milwaukee, State of Wisconsin, more particularly described as follows:

Part of the North East 1/4 of Section 30, in Township 8 North, Range 22 East, in the City of Glendale, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at a point in the North line of said 1/4 Section 1603.36 feet Easterly of the Northwest corner of said 1/4 Section; thence South 1 deg. 42' East 648.34 feet to a point in the South line of the Chicago and Northwestern Railroad right of way, said point also being the Northwest corner of the property owned by Milwaukee County, continuing thence South 1 deg. 42' East along the West line of said County property 678.74 feet to a point in the South line of the North 1/2 of said 1/4 Section, said point being 1047.45 feet West of the East line of said 1/4 Section; thence Westerly along the South line of said North 1/2, 260.00 feet to a point; thence North 1 deg 42' West 679.06 feet to a point in the South line of said Chicago and Northwestern Railroad right-of-way; thence Easterly along said right-of-way line 260.0 feet to the place of beginning, EXCEPTING THEREFROM the South 45 feet.

280085

STATE BAR OF WISCONSIN FORM 1 1982
WARRANTY DEED

DOCUMENT NO

AA 57804

7072873

REGISTER'S OFFICE } 85
Milwaukee County, WI } 9 35 AM
RECORDED AT

APR 19 1995

REEL 3525 IMAG 277 to 279
REGISTER TDC
OF DEEDS

This Deed, made between HEALTH CARE
PROPERTY INVESTORS, INC., a Maryland
corporation.

and BEVERLY HEALTH AND REHABILITATION SERVICES,
INC., a California corporation

Grantor,

Grantee
of the

Witnesseth, That the said Grantor, for a valuable consideration
sum of \$10.00 and other valuable consideration the
receipt of which is hereby acknowledged, MILWAUKEE
conveys to Grantee the following described real estate in
County, State of Wisconsin

NAME AND RETURN ADDRESS
Jane Wingfield, Esquire
Gibson, Dunn & Crutcher
333 South Grand Avenue
Los Angeles, CA 90071

161-9974

(Parcel Identification Number)

See Exhibit "A" attached hereto and incorporated
herein by this reference.

7072873 #
RECORD 14.00
RTX 25795.50

TRANSFER
\$25,795.50
FEE

This IS NOT
(is) (is not) homestead property

Together with all and singular the hereditaments and appurtenances thereunto belonging:
And GRANTOR

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

all covenants, conditions, restrictions, rights, rights-of-way, dedications, offers
of dedication, encumbrances, and easements of record or apparent.
liens, taxes

and will warrant and defend the same

Dated this 1st day of April 19 95

HEALTH CARE PROPERTY INVESTORS, INC.,
a Maryland corporation (SEAL)

By: Edward J. Henning (SEAL)
Its: Senior Vice President,
General Counsel and Corporate
Secretary

SEE ATTACHED NOTARIAL ACKNOWLEDGMENT

AUTHENTICATION

Signature(s)

authenticated this day of 19

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, authorized by 6706.01 Wis. Stat.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

County,

Personally came before me this day of 19 the above named

AS AUTHORIZED OFFICERS OF HEALTH CARE
PROPERTY INVESTORS, INC.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On April 17, 1995, before me, Judith Katherine Brown, a Notary Public in and for said County and State, personally appeared Edward J. Henning, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Judith Katherine Brown
Notary Public

REEL 3525 IMAG 279

Facility #0958
Glendale, Wisconsin

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**Non-Residential****Property****Information****For 2004**

2005 assessments can be found at <http://www.glendale-wi.org/2005commassmts.pdf>

Assessments reflect the estimated value on January 1st of the indicated year

Ownership reflects the most recent information available

Tax Key Number: 1619974

Property Address: 1616 W BENDER RD

Property Owner: BEVERLY HEALTH & REHAB. SVCS. INC. #958,
C/O VAN MARLEK & ASSOC.

Owners Address: PO BOX 447
WINTER PARK, FL 32790 0447

Description: COM 1603.36' E & 648.34' S1D 42M E OF NW COR NE1/4 SEC30-8-22; TH S 1D42M E633.74' W 260'; N 1D42M W634.06'; E 260' TO POB.

Current Land Assessment:	\$475,000.00
Current Improvement Assessment:	\$5,870,000.00
Assessment Total:	\$6,345,000.00
Fair Market Value:	\$8,036,700.00

Net Tax:	\$189,834.62
Lottery Credit:	\$0.00
Net Tax Due:	\$189,834.62
Special Assessments:	\$0.00
Special Charges:	\$0.00
Delinquent Utilities:	\$0.00
Total Billed:	\$189,834.62
Total Paid:	\$189,834.62

Seller:

Buyer:

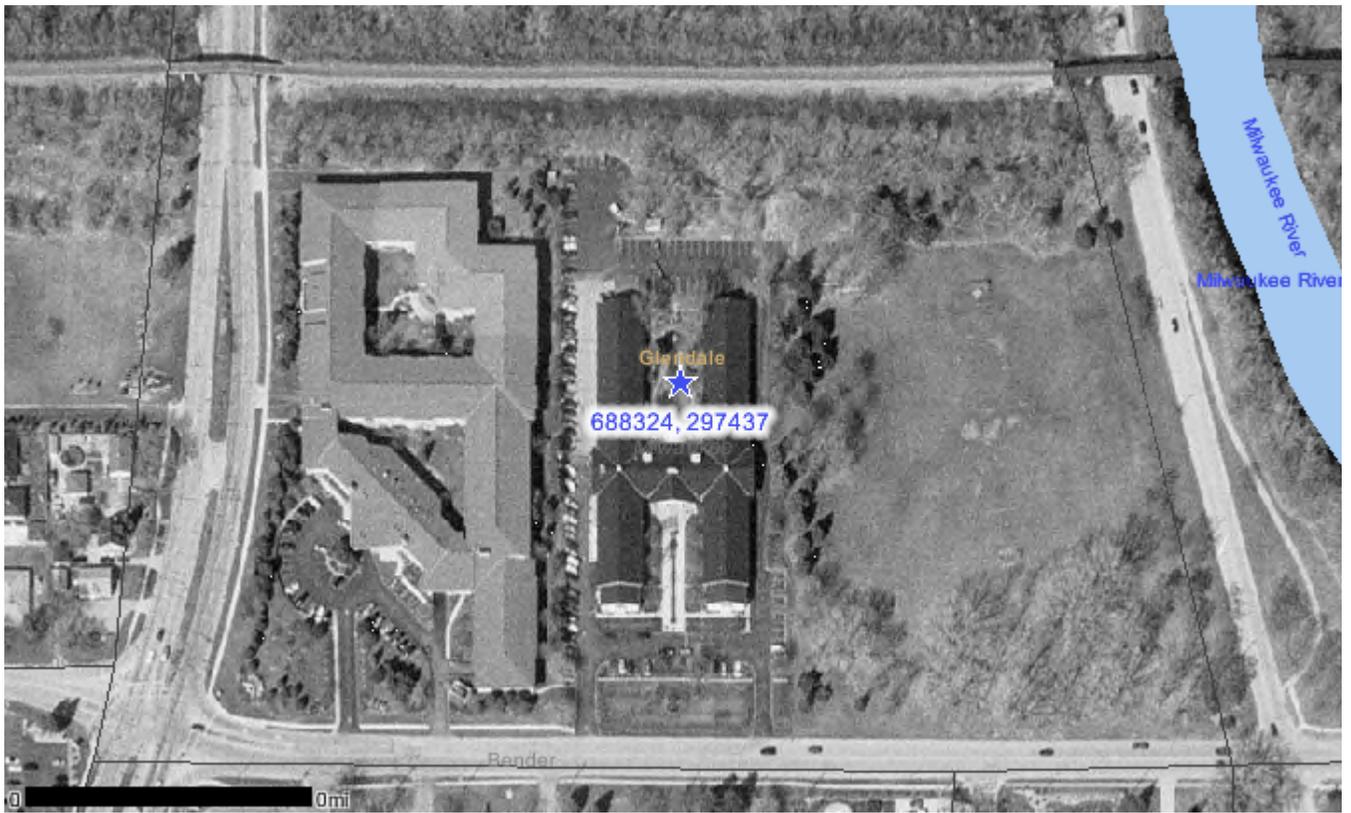
Date of Last Sale:

Last Sale Price: \$0.00

For more information or to report errors contact the Assessor's office at 414-228-1702 or by sending email to assessor@glendale-wi.org

 [Back to Search Page](#)

Designed and maintained by Big Red Consulting
Last updated on October 19, 2005



DIRT ROAD

TREES

TREES

TRASH CORRAL

PARKING

COURTYARD

LAUREL OAKS CONDOMINIUM BUILDING

PARKING

COLONIAL MANOR

TREES

UTILITY SHED

ACCESS DRIVE

MILWAUKEE RIVER PARKWAY

RAMP

SIDEWALK

PARKING

TREES

PARKING

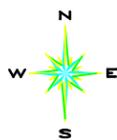
GRASS AREA

(1700)

SIDEWALK

(1616)

BENDER ROAD

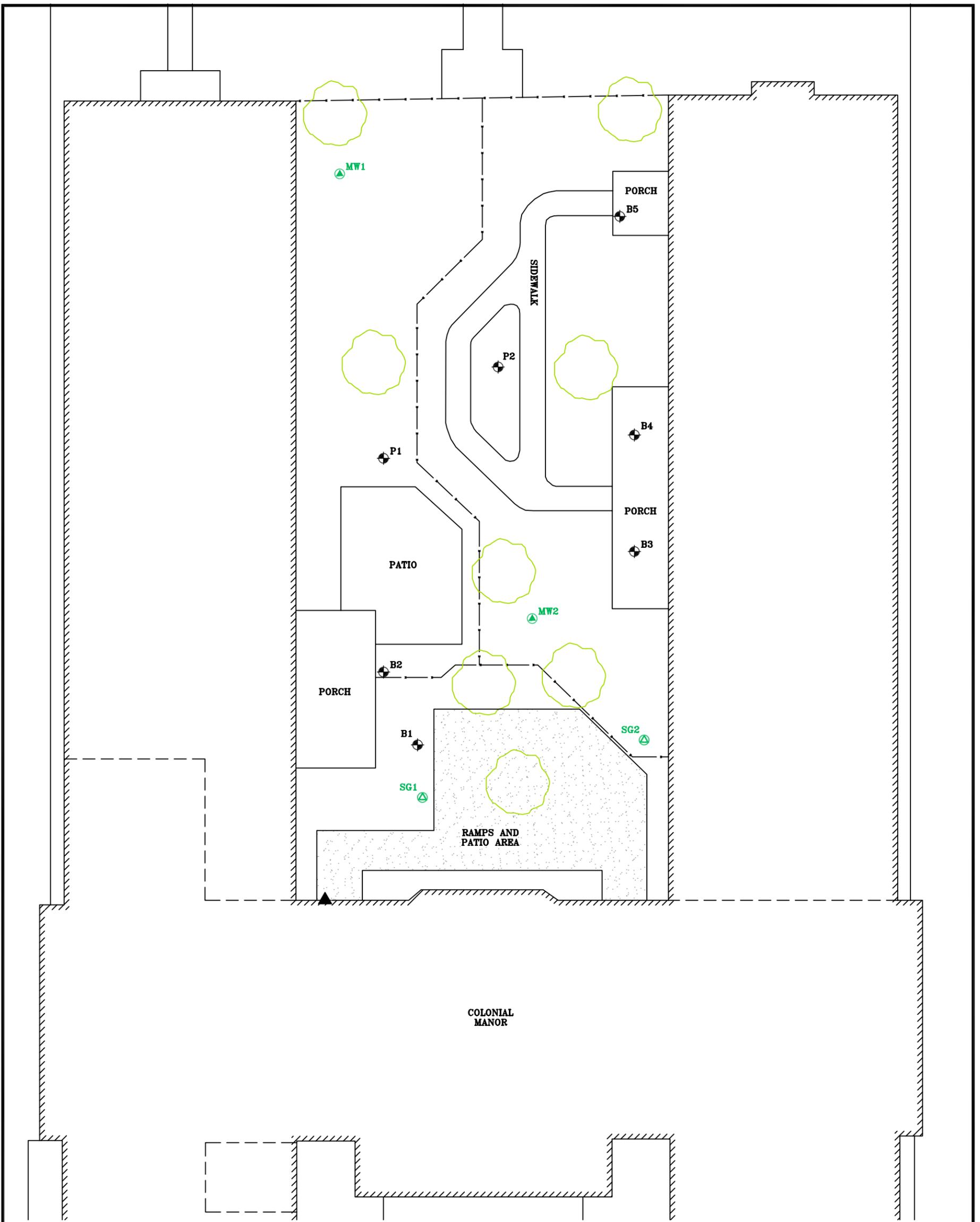


GILES ENGINEERING ASSOCIATES, INC.
N8 W22350 JOHNSON DRIVE, SUITE A1
WAUKESHA, WI 53186 (262)-544-0118

FIGURE 2
SITE FEATURES
COLONIAL MANOR
1616 BENDER ROAD
GLENDALE, WISCONSIN

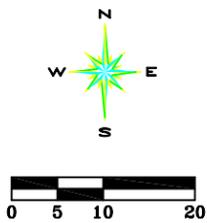
DESIGNED	DRAWN	SCALE	DATE	REVISED
ELP	JSZ	1"=60'	10-03-05	--
PROJECT NO.: 1E-0411001			CAD No. E411001E	

LEGEND:	PROPERTY ADDRESS
(1616)	



LEGEND:

	SG1	FORMER SOIL GAS MONITORING WELL
	MW1	FORMER GROUNDWATER MONITORING WELL
	B1	GEOTECHNICAL/ENVIRONMENTAL SOIL BORING
		FENCE
		TREE
		BENCHMARK: FLOOR OF DOUBLE DOORS AT SOUTHWEST CORNER OF COURTYARD ASSUMED ELEVATION = 100.0'



GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)-544-0118

FIGURE 3
 SITE FEATURES, SOIL BORING AND
 MONITORING WELL LOCATION PLAN
 COLONIAL MANOR
 1816 BENDER ROAD
 GLENDALE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
ELP	JSZ	1"=20'	10-03-05	--
PROJECT NO.: 1E-0411001			CAD No. E411001F	

Table 2
Soil Analytical Results (VOCs)
(Detected Compounds Only)

Colonial Manor
1616 Bender Road
Glendale, Wisconsin
Project No. 1E-0411001

Analyte	Sample Location													NR 720.09 RCLs	NR 746.06 Table 1 (Product Indicator)	NR 746.06 Table 2 (Direct Contact)
	B1	B2		B3	B4	B5	P1		P2	MW1		MW2				
Sample Depth (feet)	2-4	2-4	10-12	2-4	2-4	2-4	2-4	10-12	2-4	0-2	8-10	2-4	6-8			
Sample Date	11/2/04	11/2/04	11/2/04	11/2/04	11/2/04	11/2/04	11/2/04	11/2/04	11/2/04	12/9/04	12/9/04	12/9/04	12/9/04			
PID (HNU)	BDL	BDL	32	BDL	BDL	BDL	BDL	70	BDL	BDL	BDL	BDL	BDL			
Detected VOCs (ug/kg)																
Acetone	<1.15	<1.92	738	43.9j	33.7	126	<1.96	103	91.4	--	--	--	--	NS	NS	NS
Benzene	<u>6.09</u>	<u>15.1</u>	<u>15.2</u>	<u>13.1</u>	3.11	<u>6.80j</u>	<u>218</u>	4.53j	2.24j	<6.10	<6.10	<6.10	<6.10	5.5	8,500	1,100
2-Butanone	<2.00	<3.33	<2.54	<3.23	<1.72	6.88j	<3.40	18.6	<3.20	--	--	--	--	NS	NS	NS
Carbon disulfide	6.91	<0.937	80.3	<0.910	5.86	8.35	<0.958	7.31	10.4	--	--	--	--	NS	NS	NS
Chloroform	<0.338	<0.561	<0.428	3.43j	<0.290	<0.413	<0.574	<0.343	<0.540	<6.02	<6.02	<6.02	<6.02	NS	NS	NS
Chloromethane	<0.402	1.82j	3.77j	1.59j	<0.345	<0.491	2.02j	<0.408	<0.642	<16.1	<16.1	<16.1	<16.1	NS	NS	NS
1,1-Dichloroethene	<0.329	1.54j	<0.417	1.97j	<0.282	<0.401	2.26j	<0.334	<0.525	<20.8	<20.8	<20.8	<20.8	NS	NS	NS
cis-1,2-Dichloroethene	8.05	2.78j	6.24j	992	<0.245	18.9	153	<0.289	<0.455	<11.7	672	102	1,310	NS	NS	NS
trans-1,2-Dichloroethene	<0.325	<0.540	<0.412	9.31j	<0.279	1.28j	1.82j	<0.330	<0.519	<4.20	60.6	<4.20	104	NS	NS	NS
Ethylbenzene	0.660j	<0.579	1.12j	<0.562	0.427j	0.786j	3.40j	2.02j	<0.556	<5.37	<5.37	<5.37	<5.37	2,900	4,600	NS
Methylene chloride	4.54j	<3.29	<2.51	<3.20	3.14j	3.07j	<3.37	<2.01	6.17j	<21.8	<21.8	<21.8	<21.8	NS	NS	NS
Tetrachloroethene	<0.412	2.23j	<0.522	5.92j	<0.353	<0.502	2.03j	<0.418	<0.657	<13.9	<13.9	<13.9	<13.9	NS	NS	NS
Toluene	3.03j	3.68j	8.16	2.42j	2.78j	4.91j	46.2	12.2	<0.490	<11.6	<11.6	<11.6	<11.6	1,500	38,000	NS
1,1,2-Trichloroethane	<0.440	<0.731	<0.558	8.09j	<0.457	<0.537	<0.748	<0.540	<0.703	<11.2	<11.2	<11.2	<11.2	NS	NS	NS
Trichloroethene	6.67	2.69j	2.74j	12,000	<0.225	55.0	309	<0.266	<0.417	52.1	504	714	1,610	NS	NS	NS
Vinyl Chloride	0.799j	52.1	9.07	<0.568	<0.302	21.9	<28.6	<0.358	<0.562	<9.44	<9.44	<9.44	<9.44	NS	NS	NS
Xylenes	<0.814	<1.35	1.06j	<1.31	5.30j	9.58j	59.3	4.32j	<1.30	<19.8	<19.8	<19.8	<19.8	4,100	42,000	NS

NOTES:

PID: Photoionization Detector

VOCs: Volatile Organic Compounds

ug/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)

NR: Natural Resources Chapter of the Wisconsin Administrative Code (WAC)

BDL: Below Detection Limit

NS: No Established Standard

RCLs: Residual Contaminant Levels

--: Not Analyzed

j: Concentration measured between the laboratory method detection limit and the quantitation limit

Results indicated in red/underlined exceed the WAC NR 720.09 generic RCLs based on groundwater protection

Results indicated in brown/#.....# exceed the WAC NR 746.06 Table 1 Residual Petroleum Product in Soil Pores Screening Levels

Results indicated in green/parenthesis exceed the WAC NR 746.06 Table 2 Protection of Human Health from Direct Contact Screening Levels (top 4 feet of the soil)

Table 2
Soil Analytical Results (Pb/Cd/PAHs)

Colonial Manor
1616 Bender Road
Glendale, Wisconsin
Project No. 1E-0411001

Analyte	Sample Location													NR 720.11 RCLs	Suggested Generic RCLs	
	B1	B2		B3	B4	B5	P1		P2	MW1		MW2			Direct Contact, Non-industrial Pathway	Groundwater Pathway (1)
Sample Depth (feet)	2-4	2-4	10-12	2-4	2-4	2-4	2-4	10-12	2-4	0-2	8-10	2-4	6-8	Direct Contact, Non-industrial Pathway		
Sample Date	11/2/04	11/2/04	11/2/04	11/2/04	11/2/04	11/2/04	11/2/04	11/2/04	11/2/04	12/9/04	12/9/04	12/9/04	12/9/04			
PID (HNU)	BDL	BDL	32	BDL	BDL	BDL	BDL	70	BDL	BDL	BDL	BDL	BDL			
Lead (Pb) (mg/kg)	(228)	(181)	1,690	(274)	12.9	(286)	(1,940)	46.7	(927)	(392)	458	(301)	313	50	NS	NS
Cadmium (Cd) (mg/kg)	(14.4)	<0.228	23.6	4.74	<0.209	0.765	<0.246	<0.220	1.75	0.424j	<0.235	0.448j	<0.261	8	NS	NS
Detected PAHs (ug/kg)																
Acenaphthene	19.0j	478	2,680	205	11,000	774	262	22.8j	<6.80	3,090	13.2	64.9	<7.21	NS	38,000	900,000
Acenaphthylene	<14.9	73.8	271j	40.6j	<u>1,470</u>	304	28.1j	<15.1	30.1j	<u>1,440</u>	<16.1	<22.3	<17.9	NS	700	18,000
Anthracene	<5.42	59.4j	348	17.0j	1,580	118	<6.15	<5.50	<6.14	5,500	28.4	18.2	<6.51	NS	3,000,000	5,000,000
Benzo (a) anthracene	18.3j	(327)	1,980	(164)	(4,480)	(777)	12.5j	25.8j	14.8j	(12,400)	111	(134)	5.46	NS	17,000	88
Benzo (a) pyrene	(20.0)	(376)	564	(185)	(3,870)	(795)	7.59	5.14j	(14.2)	(4,330)	95.6	(86.6)	5.37	NS	48,000	8.8
Benzo (b) fluoranthene	11.3j	(341)	787	(141)	(4,230)	(929)	11.8j	12.6j	20.4j	(6,010)	74.6	(122)	8.93	NS	360,000	88
Benzo (ghi) perylene	26.5j	277	500	227	(2,950)	621	32.6j	<3.88	33.1j	(2,220)	272	215	56.9	NS	6,800,000	1,800
Benzo (k) fluoranthene	9.87j	182	577	108j	(2,230)	488	5.50j	17.4j	9.98j	(2,500)	31.2	47.9	7.05	NS	870,000	880
Chrysene	19.7j	345	1,160	158	4,600	1,120	21.4j	13.1j	17.3j	(8,950)	39.7	129	14.1	NS	37,000	8,800
Dibenzo (a,h) anthracene	1.96j	(220)	61.2	(9.85)	(2,540)	(67.8)	4.08j	<1.25	2.01j	(652)	8.15	(24.5)	2.15	NS	38,000	8.8
Fluoranthene	59.4j	940	3,960	376	13,600	2,350	19.4j	71.0j	68.5j	27,300	96.4	176	<3.70	NS	500,000	600,000
Fluorene	<5.14	19.1j	363	<5.56	607	46.5j	6.83j	20.2j	<5.83	1,980	6.95	<7.70	<6.18	NS	100,000	600,000
Indeno (1,2,3-cd) pyrene	11.3j	(283)	716	(224)	(3,340)	(853)	<4.06	<3.63	26.2j	(1,750)	614	(204)	45.1	NS	680,000	88
1-Methylnaphthalene	17.6j	97.2j	585	35.4j	1,320	77.8j	1,150	<5.40	<6.03	5,770	84.6	102	<6.39	NS	23,000	1,100,000
2-Methylnaphthalene	5.53j	20.7j	593	8.98j	2,390	35.8j	61.6j	41.0j	<5.71	3,660	125	166	<6.05	NS	20,000	600,000
Naphthalene	<5.23	<5.50	83.0j	<5.65	179	19.4j	22.2j	<5.31	<5.92	<u>1,840</u>	36.8	<7.82	<6.28	NS	400	20,000
Phenanthrene	19.7j	277	635	87.9j	<u>6,650</u>	694	45.2j	8.09j	17.8j	<u>16,700</u>	89.2	98.9	<6.00	NS	1,800	18,000
Pyrene	32.6j	852	3,720	370	12,200	2,200	20.8j	26.8j	81.5	5,980	188	258	12.6	NS	8,700,000	500,000

NOTES:

PID: Photoionization Detector

PAH: Polynuclear Aromatic Hydrocarbons

WAC: Wisconsin Administrative Code

ug/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)

mg/kg: Milligrams per kilogram; equivalent to parts per million (ppm)

BDL: Below Detection Limit

j: Concentration measured between the laboratory method detection limit and the quantitation limit

(1): Suggested Generic RCLs, "Soil Cleanup Levels for PAHs, Interim Guidance" (Groundwater Pathway) [April 1995]

(2): Suggested Generic RCLs, "Soil Cleanup Levels for PAHs, Interim Guidance" (Direct Contact Non-industrial Pathway) [April 1995]

Results indicated in green/parenthesis exceed the NR 720.11 (metals) or the suggested generic RCLs (PAHs) (Direct Contact, Non-Industrial Pathway) for soils shallower than 4 feet

Results indicated in red/underlined exceed the suggested generic RCLs (Groundwater Pathway)

NS: No Established Standard

RCLs: Residual Contaminant Levels

Table 5
Soil Analytical Results (VOCs)
Confirmatory Soil Samples
(Detected Compounds Only)

Colonial Manor
1616 Bender Road
Glendale, Wisconsin
Project No. 1E-0411001

Analyte	Sample Location																NR 720.09 RCLs	NR 746.06 Table 1 (Product Indicator)	NR 746.06 Table 2 (Direct Contact)
	CM-1	CM-2	CM-3	CM-4	CM-5	CM-6	CM-7	CM-8	CM-9	CM-10	CM-11	CM-12	CM-13	CM-14	CM-15	CM-16			
Sample Depth (feet)	0-1	0-1	0-1	0-1	0-1	0-1	0-1	0-1	0-1	0-1	0-1	0-1	0-1	0-1	0-1	0-1			
Sample Date	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05			
PID (HNU)	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL			
Detected VOCs (ug/kg)																			
cis-1,2-Dichloroethene	200	<29	<28	<26	<28	<30	<28	<29	<26	<27	<27	<29	<27	<26	<26	<26	NS	NS	NS
Naphthalene	<54	<58	<55	<53	<56	<59	<56	<59	110	<55	<54	<57	<55	<52	<52	<53	NS	2,700	NS
p-isopropyltoluene	<27	<29	<28	<26	<28	<30	<28	<29	<26	<27	<27	37	<27	<26	<26	<26	NS	NS	NS
Toluene	<27	<29	<28	<26	<28	<30	90	<29	<26	<27	<27	<29	<27	<26	<26	<26	1,500	38,000	NS
Trichloroethene	<27	<29	<28	<26	<28	<30	<28	<29	<26	<27	<27	46	<27	54	32	<26	NS	NS	NS

NOTES:**PID:** Photoionization Detecto**VOCs:** Volatile Organic Compounds**ug/kg:** Micrograms per kilogram; equivalent to parts per billion (pp**NR:** Natural Resources Chapter of the Wisconsin Administrative Code (WAC**BDL:** Below Detection Limi**NS:** No Established Standarc**RCLs:** Residual Contaminant Level;

--: Not Analyzed

Results indicated in red/underlined exceed the WAC NR 720.09 generic RCLs based on groundwater protection

Results indicated in brown/#.....# exceed the WAC NR 746.06 Table 1 Residual Petroleum Product in Soil Pores Screening Levels

Results indicated in green/parenthesis exceed the WAC NR 746.06 Table 2 Protection of Human Health from Direct Contact Screening Levels (top 4 feet of the soil)

Table 5
Soil Analytical Results (Pb/Cd/PAHs)
Confirmatory Soil Samples

Colonial Manor
1616 Bender Road
Glendale, Wisconsin
Project No. 1E-0411001

Analyte	Sample Location																NR 720.11 RCLs	Suggested Generic RCLs	
	CM-1	CM-2	CM-3	CM-4	CM-5	CM-6	CM-7	CM-8	CM-9	CM-10	CM-11	CM-12	CM-13	CM-14	CM-15	CM-16	Direct Contact, Non-industrial Pathway	Groundwater Pathway (1)	Direct Contact, Non-industrial Pathway (2)
Sample Depth (feet)	0-1	0-1	0-1	0-1	0-1	0-1	0-1	0-1	0-1	0-1	0-1	0-1	0-1	0-1	0-1	0-1			
Sample Date	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05	8/17/05			
PID (HNU)	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL			
Lead (Pb) (mg/kg)	42	44	(51)	35	(52)	(120)	47	(620)	42	42	(75)	(820)	17	(62)	(210)	(56)	50	NS	NS
Cadmium (Cd) (mg/kg)	<1.1	<1.2	<1.1	<1.1	<1.1	<1.2	<1.1	<1.2	<1.0	<1.1	<1.1	3.5	<1.1	<1.0	<1.0	<1.1	8	NS	NS
Detected PAHs (ug/kg)																			
Acenaphthene	<81	<87	<830	<920	200	<100	<84	<880	1,700	<82	<470	4,700	<55	<52	<780	<400	NS	38,000	900,000
Acenaphthylene	<140	<150	<1,400	<1,600	<140	<180	<140	<1,500	<880	<140	<800	<6,100	<93	<88	<1,300	<670	NS	700	18,000
Anthracene	67	41	<83	<92	260	27	11	<88	2,500	16	70	7,500	<5.5	52	470	240	NS	3,000,000	5,000,000
Benzo (a) anthracene	(470)	(330)	(470)	(1,100)	(700)	(350)	(110)	(670)	(9,600)	(190)	(590)	(22,000)	44	(470)	(1,900)	(1,000)	NS	17,000	88
Benzo (a) pyrene	(430)	(300)	(410)	(910)	(540)	(390)	(100)	(610)	(7,900)	(180)	(580)	(17,000)	(44)	(480)	(1,800)	(910)	NS	48,000	8.8
Benzo (b) fluoranthene	(350)	(240)	(320)	(710)	(410)	(340)	84	(460)	(5,800)	(120)	(460)	(13,000)	52	(380)	(1,300)	(700)	NS	360,000	88
Benzo (ghi) perylene	370	260	300	640	430	370	120	500	(5,200)	170	520	(14,000)	41	440	1,400	790	NS	6,800,000	1,800
Benzo (k) fluoranthene	240	160	220	510	300	220	57	340	(4,100)	100	320	(9,900)	26	250	(890)	490	NS	870,000	880
Chrysene	420	300	400	910	600	400	96	590	8,400	190	530	(19,000)	45	420	1,700	820	NS	37,000	8,800
Dibenzo (a,h) anthracene	(75)	(52)	<120	<140	(88)	(57)	(18)	<130	(980)	(21)	(90)	(2,600)	<8.2	(65)	(230)	(130)	NS	38,000	8.8
Fluoranthene	1,000	660	930	1,600	1,700	890	210	1,300	20,000	320	1,000	45,000	99	860	4,200	2,300	NS	500,000	600,000
Fluorene	46	27	<170	<180	210	29	<17	<180	840	<16	<94	3,000	<11	24	190	120	NS	100,000	600,000
Indeno (1,2,3-cd) pyrene	(340)	(230)	(360)	(600)	(400)	(330)	80	(480)	(5,200)	(120)	(470)	(13,000)	36	(400)	(1,300)	(730)	NS	680,000	88
1-Methylnaphthalene	<48	<52	<500	<550	95	<62	<50	<530	360	<49	<280	<2,100	<33	<31	<470	<240	NS	23,000	1,100,000
2-Methylnaphthalene	330	210	<410	<460	950	290	95	<440	5,600	96	<230	17,000	42	240	1,000	650	NS	20,000	600,000
Naphthalene	<48	<52	<500	<550	120	<62	<50	<530	<310	<49	<280	<2,100	<33	<31	<470	<240	NS	400	20,000
Phenanthrene	440	230	340	320	1,400	300	82	400	5,800	120	350	(23,000)	39	200	1,700	1,300	NS	1,800	18,000
Pyrene	690	510	860	1,400	1,200	910	160	950	16,000	240	1,100	39,000	78	730	3,700	1,700	NS	8,700,000	500,000

NOTES:

PID: Photoionization Detector

PAH: Polynuclear Aromatic Hydrocarbons

WAC: Wisconsin Administrative Code

ug/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)

mg/kg: Milligrams per kilogram; equivalent to parts per million (ppm)

BDL: Below Detection Limit

(1): Suggested Generic RCLs, "Soil Cleanup Levels for PAHs, Interim Guidance" (Groundwater Pathway) [April 19]

(2): Suggested Generic RCLs, "Soil Cleanup Levels for PAHs, Interim Guidance" (Direct Contact Non-industrial Pathway) [April 19]

Results indicated in green/parenthesis exceed the NR 720.11 (metals) or the suggested generic RCLs (PAHs) (Direct Contact, Non-Industrial Pathway) for soils shallower than 4 feet

Results indicated in red/underlined exceed the suggested generic RCLs (Groundwater Pathway)

Results indicated in green/parenthesis and underlined exceed the suggested generic RCLs (Direct Contact, Non-Industrial Pathway and Groundwater Pathway)

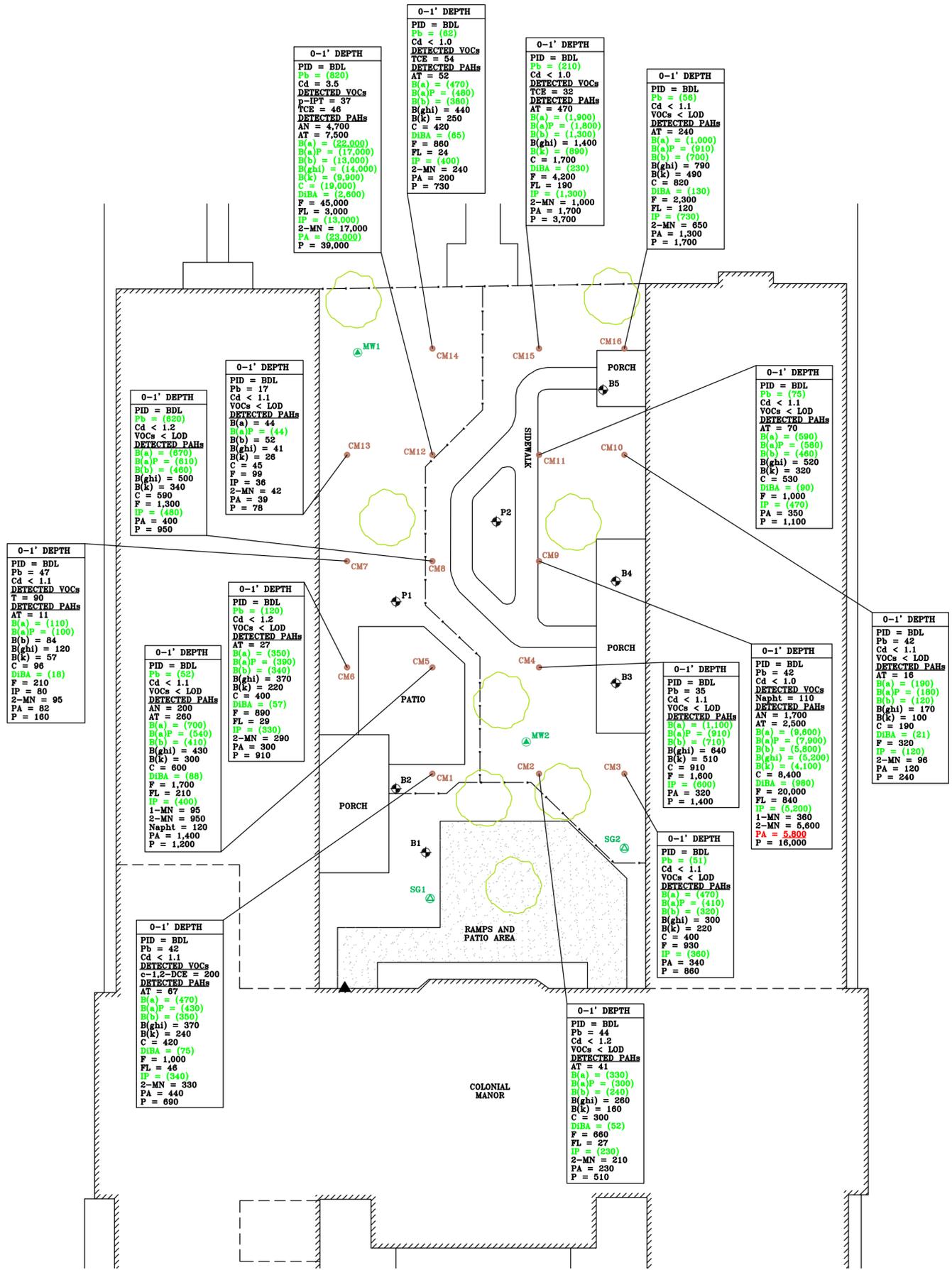
NS: No Established Standard

RCLs: Residual Contaminant Levels

CHEMICAL KEY:
 -AN: ACENAPHTHENE
 -AT: ANTHRACENE
 -B(a): BENZO (a) ANTHRACENE
 -B(a)P: BENZO (a) PYRENE
 -B(b): BENZO (b) FLUORANTHENE
 -B(g,h,i): BENZO (g,h,i) PERYLENE
 -B(k): BENZO (k) FLUORANTHENE
 -C: CHRYSENE
 -Cd: CADMIUM
 -DCE: DICHLOROETHENE
 -DiBa: di BENZO (a,h) ANTHRACENE
 -F: FLUORANTHENE
 -FL: FLUORENE
 -IP: INDENO (1,2,3-cd) PYRENE
 -MN: METHYLNAPHTHALENE
 -Naph: NAPHTHALENE
 -P: PYRENE
 -PA: PHENANTHRENE
 -Pb: LEAD
 -p-IPT: p-ISOPROPYLTOLUENE
 -T: TOLUENE
 -TCE: TRICHLOROETHENE

ABBREVIATIONS:
 -BDL: BELOW DETECTION LIMIT
 -LOD: LIMIT OF DETECTION
 -NR: NATURAL RESOURCES
 -PAH: POLYNUCLEAR AROMATIC HYDROCARBON
 -PID: PHOTOIONIZATION DETECTOR (FIELD)
 -RCL: RESIDUAL CONTAMINANT LEVEL
 -VOC: VOLATILE ORGANIC COMPOUND
 -WAC: WISCONSIN ADMINISTRATIVE CODE

NOTES:
 FIELD PID RESULTS EXPRESSED IN INSTRUMENT UNITS
 LEAD AND CADMIUM RESULTS EXPRESSED IN MILLIGRAMS PER KILOGRAM (mg/kg) EQUIVALENT TO PARTS PER MILLION (ppm)
 VOC AND PAH RESULTS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg) EQUIVALENT TO PARTS PER BILLION (ppb)
 RESULTS INDICATED IN RED/UNDERLINE EXCEED THE WAC NR 720.09 GENERIC RESIDUAL CONTAMINANT LEVEL BASED ON GROUNDWATER PROTECTION
 RESULTS INDICATED IN GREEN/PARENTHESIS EXCEED THE WAC NR 720.11 (METALS) OR THE SUGGESTED GENERIC RCLs (PAHs) (DIRECT CONTACT, NON-INDUSTRIAL PATHWAY) FOR SOILS SHALLOWER THAN 4 FEET
 RESULTS INDICATED IN GREEN/PARENTHESIS AND UNDERLINE EXCEED THE SUGGESTED GENERIC RCLs (DIRECT CONTACT, NON-INDUSTRIAL PATHWAY AND GROUNDWATER PATHWAY)



LEGEND:

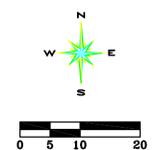
- CM1 CONFIRMATORY SOIL SAMPLE
- SG1 FORMER SOIL GAS MONITORING WELL
- MW1 FORMER GROUNDWATER MONITORING WELL
- B1 GEOTECHNICAL/ENVIRONMENTAL SOIL BORING
- FENCE
- TREE
- BENCHMARK: FLOOR OF DOUBLE DOORS AT SOUTHWEST CORNER OF COURTYARD ASSUMED ELEVATION = 100.0'

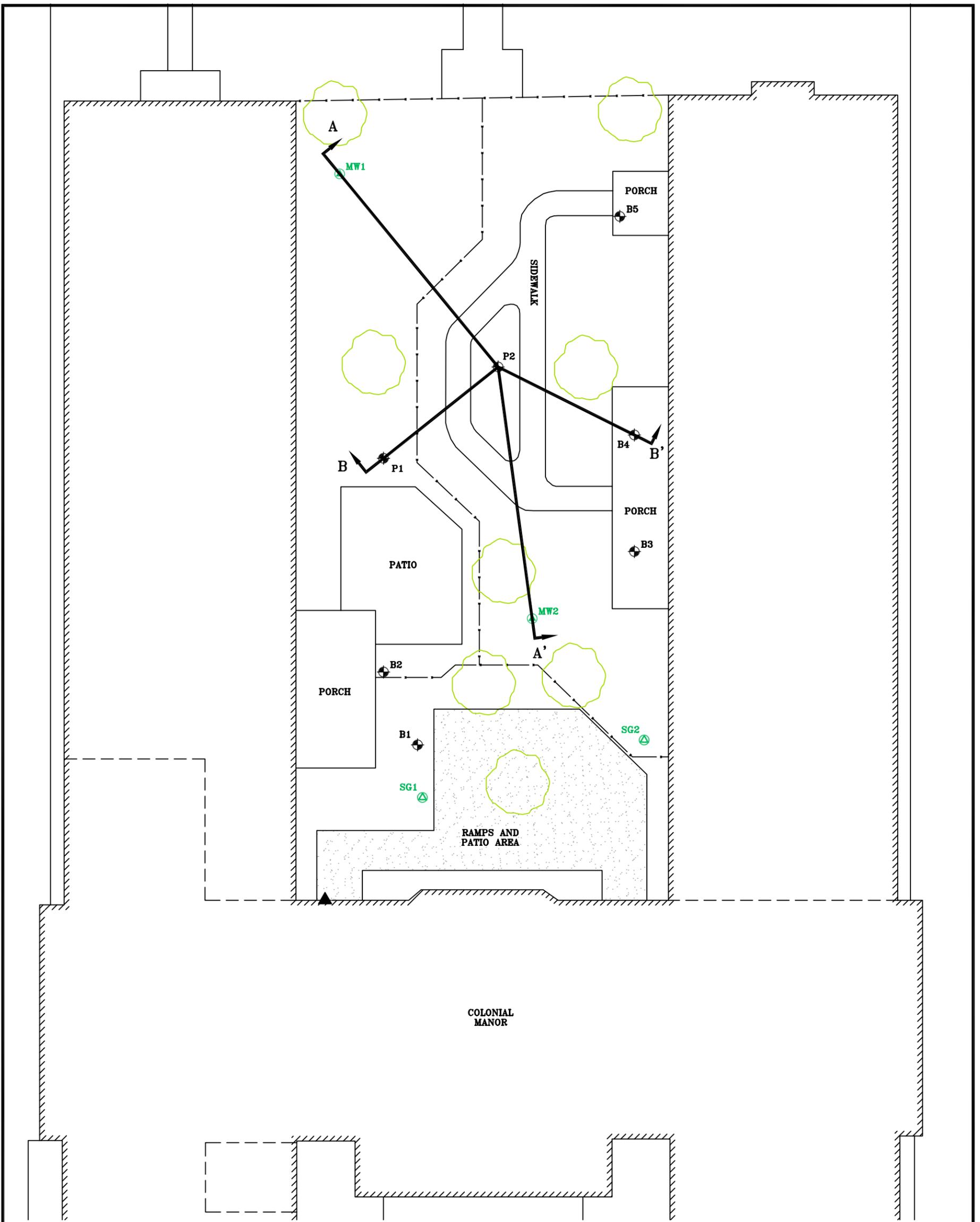
GILES ENGINEERING ASSOCIATES, INC.
 NO W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)-544-0118

FIGURE 9
 CONFIRMATORY SOIL SAMPLE ANALYTICAL RESULTS
 COLONIAL MANOR
 1816 BENDER ROAD
 GLENDALE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
ELP	JSZ	1"=20'	10-03-05	--

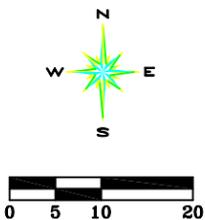
PROJECT NO.: 1E-0411001 CAD No. E411001L





LEGEND:

	LINE OF CROSS-SECTION
	FORMER SOIL GAS MONITORING WELL
	FORMER GROUNDWATER MONITORING WELL
	GEOTECHNICAL/ENVIRONMENTAL SOIL BORING
	FENCE
	TREE
	BENCHMARK: FLOOR OF DOUBLE DOORS AT SOUTHWEST CORNER OF COURTYARD ASSUMED ELEVATION = 100.0'



GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)-544-0118

FIGURE 4
 CROSS-SECTION LOCATION PLAN
 COLONIAL MANOR
 1616 BENDER ROAD
 GLENDALE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
ELP	JSZ	1"=20'	10-03-05	--
PROJECT NO.: 1E-0411001			CAD No. E411001G	

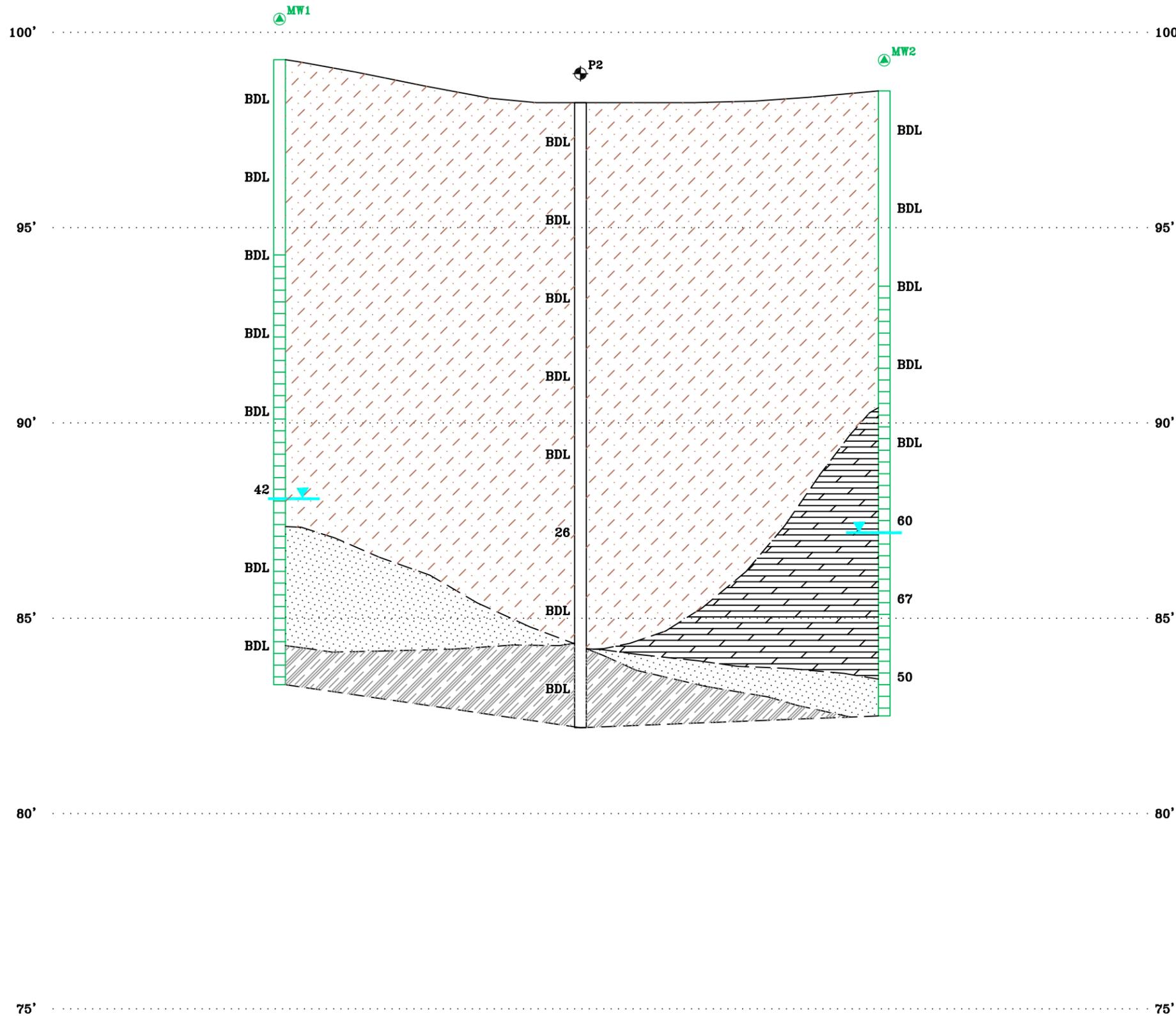
CROSS SECTION A-A'

A
(NORTHWEST)

A'
(SOUTHEAST)

SCALE: VERTICAL 1" = 3'
HORIZONTAL 1" = 20'

ELEVATION (IN FEET REFERENCED TO AN ARBITRARY BENCHMARK)



SOIL KEY:	
	FILL: BROWN TO BLACK FINE TO COARSE SAND AND GRAVEL AND SILTY CLAY WITH ASPHALT, GLASS, BRICK, AND WOOD RUBBLE, METAL SHAVINGS, CINDERS, SLAG, ASH, AND TRACE ORGANIC MATTER
	GRAY SILTY CLAY WITH VARIABLE AMOUNTS OF SAND AND ORGANIC MATTER
	GRAY SILT WITH FINE TO MEDIUM SAND AND GRAVEL AND ORGANIC MATTER
	BLACK SILTY CLAY WITH SOME ORGANIC MATTER AND TRACE TO LITTLE FINE TO MEDIUM SAND, GRAVEL, AND ROCK FRAGMENTS
	SOIL CONTACT LINES ARE INFERRED

LEGEND:	
	MW1 FORMER GROUNDWATER MONITORING WELL
	P2 GEOTECHNICAL/ENVIRONMENTAL SOIL BORING
	WELL SCREEN
	STATIC WATER LEVEL (3/4/05)
50	PHOTOIONIZATION DETECTOR (PID) READING
BDL	BELOW PID DETECTION LIMIT

GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)-544-0118

FIGURE 5
 PRE-REMEDIAL CROSS-SECTION A-A'
 COLONIAL MANOR
 1616 BENDER ROAD
 GLENDALE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
ELP	JSZ	1"=20'	10-03-05	--
PROJECT NO.: 1E-0411001			CAD No. E411001H	

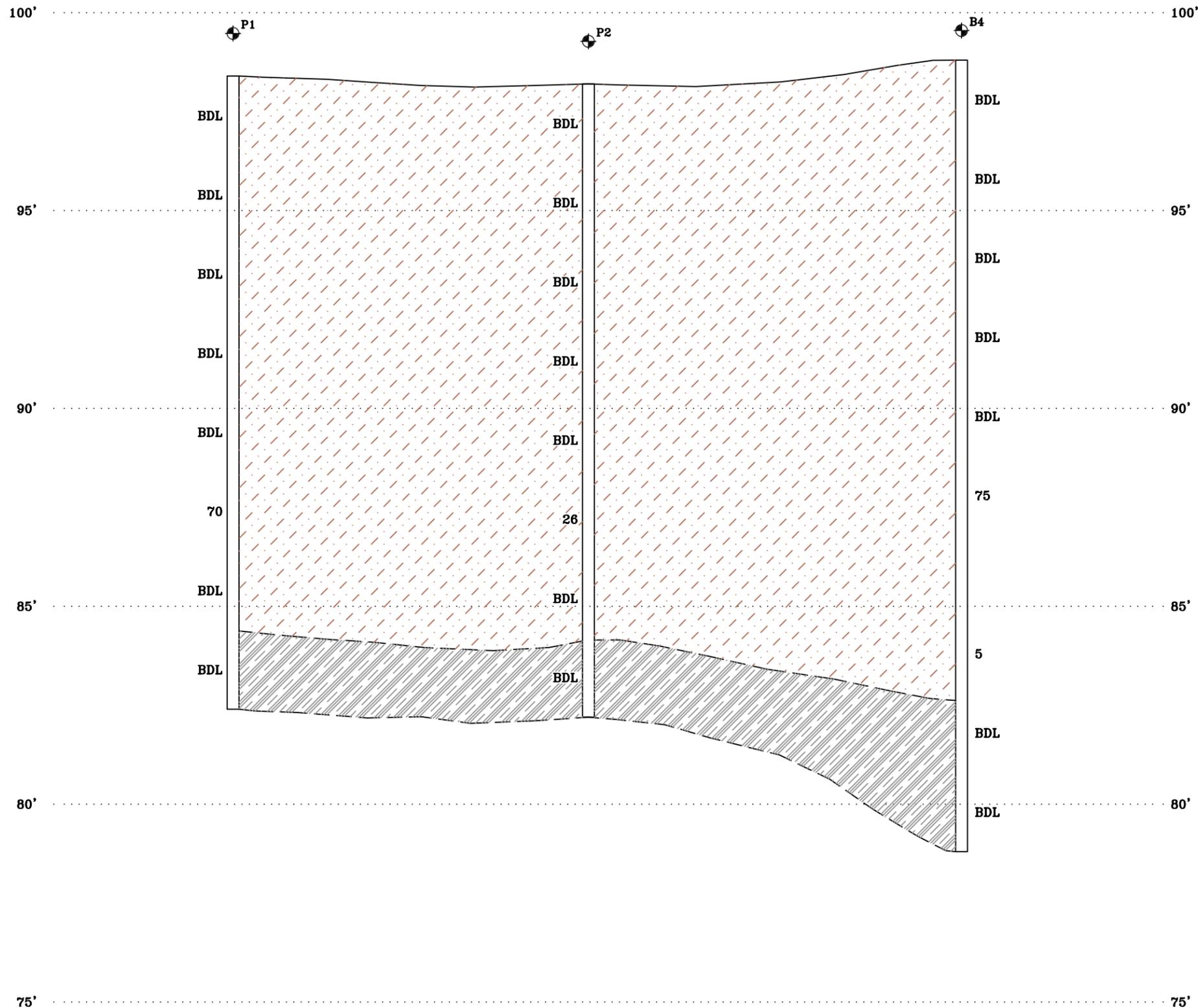
CROSS SECTION B-B'

B
(WEST)

B'
(EAST)

SCALE: VERTICAL 1" = 3'
HORIZONTAL 1" = 20'

ELEVATION (IN FEET REFERENCED TO AN ARBITRARY BENCHMARK)



SOIL KEY:

- FILL: BROWN TO BLACK FINE TO COARSE SAND AND GRAVEL AND SILTY CLAY WITH ASPHALT, GLASS, BRICK, AND WOOD RUBBLE, METAL SHAVINGS, CINDERS, SLAG, ASH, AND TRACE ORGANIC MATTER
- GRAY SILTY CLAY WITH VARIABLE AMOUNTS OF SAND AND ORGANIC MATTER
- SOIL CONTACT LINES ARE INFERRED

LEGEND:

- P1 GEOTECHNICAL/ENVIRONMENTAL SOIL BORING
- 75 PHOTOIONIZATION DETECTOR (PID) READING
- BDL BELOW PID DETECTION LIMIT

GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)-544-0118

FIGURE 6
 PRE-REMEDIAL CROSS-SECTION B-B'
 COLONIAL MANOR
 1616 BENDER ROAD
 GLENDALE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
ELP	JSZ	1"=20'	10-03-05	--
PROJECT NO.: 1E-0411001			CAD No. E411001I	

Beverly Enterprises, Inc., as the owner of 1616 Bender Road, Glendale, Wisconsin, believes that the current legal description has been attached for each property that is within the contaminated site boundary. That legal description is of 1616 Bender Road and is included within this packet as "Exhibit A" of the Warranty Deed.

By:  _____

Title: VP Const - Beverly Ent. Inc

Date: 10/2/05