GIS REGISTRY
Cover Sheet

July, 2008
(RR 5367)

Source Property Information

CLOSURE DATE: May 6, 2009

BRRTS #: 02-41-542923

FID #: 241300840

ACTIVITY NAME: Launderama

DATCP #:

PROPERTY ADDRESS: 5130 S. 108th St.

COMM #:

MUNICIPALITY: Hales Corners

PARCEL ID #: 654-9984-005

***WTM COORDINATES:**

X: 679319 Y: 277183

** Coordinates are in WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- ○ Approximate Center Of Contaminant Source
- ◉ Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

☐ Groundwater Contamination > ES *(236)*

- ☐ Contamination in ROW
- ☐ Off-Source Contamination

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

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

- ☐ Contamination in ROW
- ☐ Off-Source Contamination

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

Land Use Controls:

☐ Soil: maintain industrial zoning *(220)*

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

☐ Structural Impediment *(224)*

☐ Site Specific Condition *(228)*

☒ Cover or Barrier *(222)*

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

☐ Vapor Mitigation *(226)*

☐ Maintain Liability Exemption *(230)*

*(**note:** local government or economic development corporation)*

Monitoring wells properly abandoned? *(234)*

◉ Yes ○ No ○ N/A

** Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

GIS Registry Checklist

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 #: 02-41-542923 PARCEL ID #: 654-9984-005

ACTIVITY NAME: Launderama WTM COORDINATES: X: 679319 Y: 277183

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.*)
- [ ] **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 #: **Title: L & P Properties LLC and Chicago Title Insurance Company**
- [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 8.5 x 14 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: Launderama 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 **Title: Site Layout Map with Existing and Proposed Soil and Groundwater Sampling Locations**
- [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 #: 3 **Title: Soil/Groundwater Contamination Extent Map**

BRRTS #: 02-41-542923 ACTIVITY NAME: Launderama

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 #: 3 **Title: Soil/Groundwater Contamination Extent Map**

☒ **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 #: 3 **Title: Potentiometric Map of Shallow Aquifer**

Figure #: **Title:**

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

Tables must be no larger than 8.5 x 14 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: Summary of Soil Sample Analytical Results**

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

Table #: 2 **Title: Summary of Groundwater Sample Analytical Results**

☒ **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: Summary of Groundwater Depths and Elevations**

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 #: 02-41-542923 ACTIVITY NAME: Launderama

NOTIFICATIONS

Source Property

☐ **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.

☐ **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

WISCONSIN
DEPT. OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8716
TTY 414-263-8713

May 6, 2009

Mr. Fredric Wein
L & F Properties
P.O. Box 170396
Milwaukee, WI 53217

File Ref: FID#241300840
BRRTS#02-41-542923

SUBJECT: Final Case Closure with Continuing Obligations
Former Launderama, 5108 s. 108th St., Hales Corners, Wisconsin

Dear Mr. Wein:

On June 3, 2008, the WDNR Southeast Region Closure Committee reviewed the above referenced 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 June 4, 2008, you were notified that documentation corrections were needed in order for the site to qualify for final case closure.

On April 1, 2009, the Department received information or documentation indicating that you have complied with the requirements for final closure. Specifically, the cap maintenance plan was revised, the monitor wells were abandoned and documentation was submitted, and the soil GIS Registry packet and fee were submitted.

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 GIS Registry. The specific reasons 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

This letter and 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 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 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 the information about these continuing obligations to the next property owner or owners. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter **[including compliance with referenced maintenance plans]** are met.

Residual Soil Contamination: Residual soil contamination remains in the vicinity of sample points B-1, B-2, and MW-1, as indicated on the attached map (Figure 3 – Soil/Groundwater Contamination Extent Map) and in the information submitted to the Department of Natural Resources. If soil in the specific locations described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier: Pursuant to s. 292.12(2)(a), Wis. Stats., **Building D and the pavement or other impervious cap around it**, that currently exists in the location shown on the attached map (Figure 2 – Site Layout with Cap Extent) shall be maintained in compliance with the **attached 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 and soil vapor 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 is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site. Please submit the inspection log to the Department 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] is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure.

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.

Chapter NR 140, Wis. Adm. Code Exemption

Recent groundwater monitoring data at this site indicates that for Tetrachloroethylene (PCE) at monitor wells MW-1 and MW-2, contaminant levels exceed the NR 140 preventive action limit (PAL) but are below the enforcement standard (ES). The Department may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.

2. Compliance with the PAL is either not technically or economically feasible.

3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application. [Note: at this site the point of standards application is all points where groundwater is monitored.]

4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that these criteria have been or will be met. The extent of contaminated groundwater is localized to immediately adjacent and beneath the building where the former drycleaner operated, and only minimal soil contamination was identified. The building and pavement will be maintained as infiltration barriers. Therefore, pursuant to s. NR 140.28, Wis. Adm. Code, an exemption to the PAL is granted for Tetrachloroethylene (PCE) at monitor wells MW-1 and MW-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 **WDNR Southeast Region Headquarters**, to the attention of **Ms. Victoria Stovall, Remediation & Redevelopment Program Associate.**

Operating Dry Cleaners

You should know that in order to remain eligible for future reimbursement of cleanup costs from the Dry Cleaner Environmental Response Fund (DERF), within 90 days of the date of this letter, the owner or operator of the dry cleaning facility must implement enhanced pollution prevention measures found in Section 292.65(5)(a)2, Wis. Statutes, and NR 169.11(2), Wis Adm. Code. Currently, in accordance with Section 292.65(8)(f), Wis. Stats., the maximum amount of money that DERF can reimburse to any facility is $500,000. The enhanced pollution prevention measures that must be implemented to remain eligible for DERF include:

- all wastes must be managed in accordance with federal and state hazardous waste rules;
- dry cleaning product or wastewater may not be discharged into any sanitary sewers, septic tanks, or any waters of the State;
- a containment structure must entirely surround and be capable of containing any spill or release of a dry cleaning product from a dry cleaning machine or other equipment;
- the floor within any containment structure must be sealed and be impervious to dry cleaning product;
- perchloroethene must be delivered to the dry cleaning facility by means of a closed, direct coupled delivery system.

In order to retain eligibility, you will need to verify that you have implemented these pollution prevention measures. You may wish to keep documentation in your files, such as invoices and photographs, of any enhanced pollution prevention measures you implement, in order to provide future verification.

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 Pam Mylotta at (414) 263-8758.

Sincerely,

James A. Schmidt

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

Attachments:

- Remaining soil contamination map
- Maintenance plan with Cap Extent map

cc: D'Arcy Gravelle – Key Engineering Group
Bill Phelps, DG/5

CAP MAINTENANCE PLAN
FORMER LAUNDERAMA

5108 South 108th Street
Hales Corners, Wisconsin
BRRTS #: 02-41-542923
FID #: 241300840

This *Cap Maintenance Plan* shall be applicable to the parcel of Property depicted on the site location map included as Figure 1, and depicted on the site layout map included as Figure 2, and a copy of this *Cap Maintenance Plan* shall be maintained on file in the offices of the owner of the Property, L&F Properties, LLC 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").

The Cap on the Property includes the following: Asphaltic concrete pavement and Portland cement concrete sidewalk areas, and Building D.

P.M.- DNR

INSPECTION

Inspect paved and unpaved areas of the Property to ensure that the integrity of the cover in the unpaved areas is maintained and that no significant fissures or cracks develop in the paved areas. Inspections shall be semi-annual for the first two years, then annual thereafter.

Prepare a brief inspection report that documents the date of the inspection, the individual(s) conducting the inspection, any observed disturbance of the cover in the unpaved areas, and any significant cracking observed in the paved areas. A cap inspection form is included as Attachment 1. Maintain a copy of the inspection report, with a copy of this *Cap Maintenance Plan*, to be made available to representatives of the Wisconsin Department of Natural Resources (WDNR), upon reasonable request.

REPAIR CAPPED AREAS

If, during the annual inspection, the soil cover in unpaved areas 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 six months. A cap maintenance log is included as Attachment 2 to document any maintenance or repairs of the paved and capped areas.

MODIFICATION TO CAPPED AREAS

The following steps shall be taken if Owner plans to remove, replace or repair pavement or perform activities that would penetrate below the Cap into the contaminated soils below the Cap (i.e., install or replace trees, shrubs, fencing, retaining walls or buildings):

- ☐ 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)*, to protect workers from exposure to contaminated soils.

- ☐ Separate excavated material (or granular layer materials where they exist) so that they may be replaced upon completion of the work. Excavation into the contaminated soils beneath the Cap 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 NR 718, Wisconsin Administrative Code, until completion of the work.

- ☐ Upon completion of the work, place previously excavated contaminated soils back into the excavation, but only to the extent such replacement does not interfere with the replacement and maintenance of the Cap, and does not constitute a violation of Wisconsin hazardous waste management law (Chapter 291, Wisconsin Statutes).

- ☐ Any remaining contaminated soils that cannot be replaced in the excavation shall be properly characterized and disposed of at an appropriately licensed facility.

- ☐ Prepare a brief report documenting the work performed, identifying the person(s) performing the work, and verifying that this *Cap Maintenance Plan* was adhered to. Maintain report on file (to be made available to WDNR, upon reasonable request).

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 accordance with the methods above with respect to excavations into unpaved and paved areas.

- ☐ If the underground utility repairs or installation(s) involve any disturbance of the material used to seal the soils on the property, such Material shall be replaced with new seals of like or superior quality.

- ☐ Prepare a brief report documenting the work performed, identifying the person(s) performing the work, and verifying that this *Cap Maintenance Plan* was adhered to. Maintain report on file (to be made available to WDNR, upon reasonable request).

ATTACHMENT 1
INSPECTION LOG
FORMER LAUNDERAMA

ASPHALT/CONCRETE COVER:

INSPECTION CRITERIA	COMMENTS	MAINTENANCE ACTION REQUIRED
Significant Cracking		
Evidence of Ponding (standing water, discoloration, sedimentation)		
Storm Water Drainage		

LANDSCAPED AREA COVER (If Applicable):

INSPECTION CRITERIA	COMMENTS	MAINTENANCE ACTION REQUIRED
Evidence of Erosion		
Evidence of Ponding		
Vegetation Loss		

Limitations to Observation: _____

Completed by: _____

Date: _____

ATTACHMENT 2
CAP MAINTENANCE LOG
FORMER LAUNDERAMA

Repair / Maintenance Description:		Date of Discovery:
Contractor / Individual Performing Repairs:		Date of Repair:
Inspector Name (Print)	Inspector Signature	Date of Inspection:

Repair / Maintenance Description:		Date of Discovery:
Contractor / Individual Performing Repairs:		Date of Repair:
Inspector Name (Print)	Inspector Signature	Date of Inspection:

Repair / Maintenance Description:		Date of Discovery:
Contractor / Individual Performing Repairs:		Date of Repair:
Inspector Name (Print)	Inspector Signature	Date of Inspection:

H:\PROJECTS\2005\EM\1503016\1503016 cap maintenance plan.doc

Document Number

STATE BAR OF WISCONSIN FORM 1 - 1999

WARRANTY DEED

This Deed, made between **BRISCOE INVESTMENTS LIMITED PARTNERSHIP, a Wisconsin limited partnership**

Grantor, and **L&F PROPERTIES LLC, a Wisconsin limited liability company**

Grantee.

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in **MILWAUKEE** County, State of Wisconsin (if more space is needed, please attach addendum):

SEE ATTACHED EXHIBIT A

Recording Area

Name and Return Address
Richard J. Rakita, Esq.
Weiss, Berzowski, Brady, LLP
700 N. Water Street,
Milwaukee, WI 53202-4273

654-9984-005
Parcel Identification Number (PIN)

This **is not** homestead property.
(is) (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 and general taxes levied in the year of closing.**

Dated this **7th** day of **February**, **2005**.

* **Briscoe Investments Limited Partnership**

* **By:** SCOTT BRISCOE

*

* MICHAEL S. BRISCOE

AUTHENTICATION

Signature(s) SCOTT BRISCOE AND MICHAEL S BRISCOE

authenticated this 7th day of **February**, **2005**

* FRANCIS J. HUGHES

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

THIS INSTRUMENT WAS DRAFTED BY
Francis J. Hughes, Attorney at Law

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

ACKNOWLEDGMENT

STATE OF _____)
) ss.
_____ County)

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

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

* _____

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

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

Information Professionals Company, Fond du Lac, WI 800-655-2021

Legal Description

PARCEL A:
That part of the Southwest ¼ of Section 29, Town 6 North, Range 21 East, in the Village of Hales Corners, County of Milwaukee, State of Wisconsin, more particularly described as follows:
Commencing at a point in the Easterly line of South 108th Street 255.00 feet South 1° 17' 45" West and 60.02 feet East of the Northwest corner of said ¼ Section; thence South 1° 17' 45" West, parallel with the West line of said ¼ Section, and along said Easterly line of South 108th Street 195.00 feet to an angle point in said Easterly line; thence South 6° 27' 32" West along said Easterly line of South 108th Street, 191.75 feet to a point; thence East and parallel to the North line of said ¼ Section, 227.01 feet to a point in the Northwesterly line of the Wisconsin Electric Power Company right-of-way; thence North 51° 50' 00" East along said Northwesterly right-of-way line, 349.94 feet to a point; thence North 1° 17' 45" East, 94.28 feet to a point; thence West 180.00 feet to a point; thence North 1° 17' 45" East, 130.00 feet to a point; thence West 140.00 feet to a point; thence North 1° 17' 45" East 154.99 feet to a point in the Southerly line of West Edgerton Avenue; thence West along said Southerly line 20.00 feet to a point; thence South 1° 17' 45" West 199.99 feet to a point; thence West 100.00 feet to a point; thence South 1° 17' 45" West 10.00 feet to a point; thence West 39.98 feet to the point of commencement.

PARCEL B:
A non-exclusive easement for ingress and egress as reserved in Warranty Deed from Alfred B. Lonning and Martha Lonning, his wife, to American Oil Co. dated September 20, 1966 and recorded September 20, 1966, on Reel 328, Image 1757, as Document No. 4280014.

Tax Key No. 654-9984-005

Address: 5110 S. 108th Street

M.S.S. / MORTGAGE SURVEY SERVICE

6617 West Coldspring Road Greenfield, Wisconsin 53220 (414) 327-4416

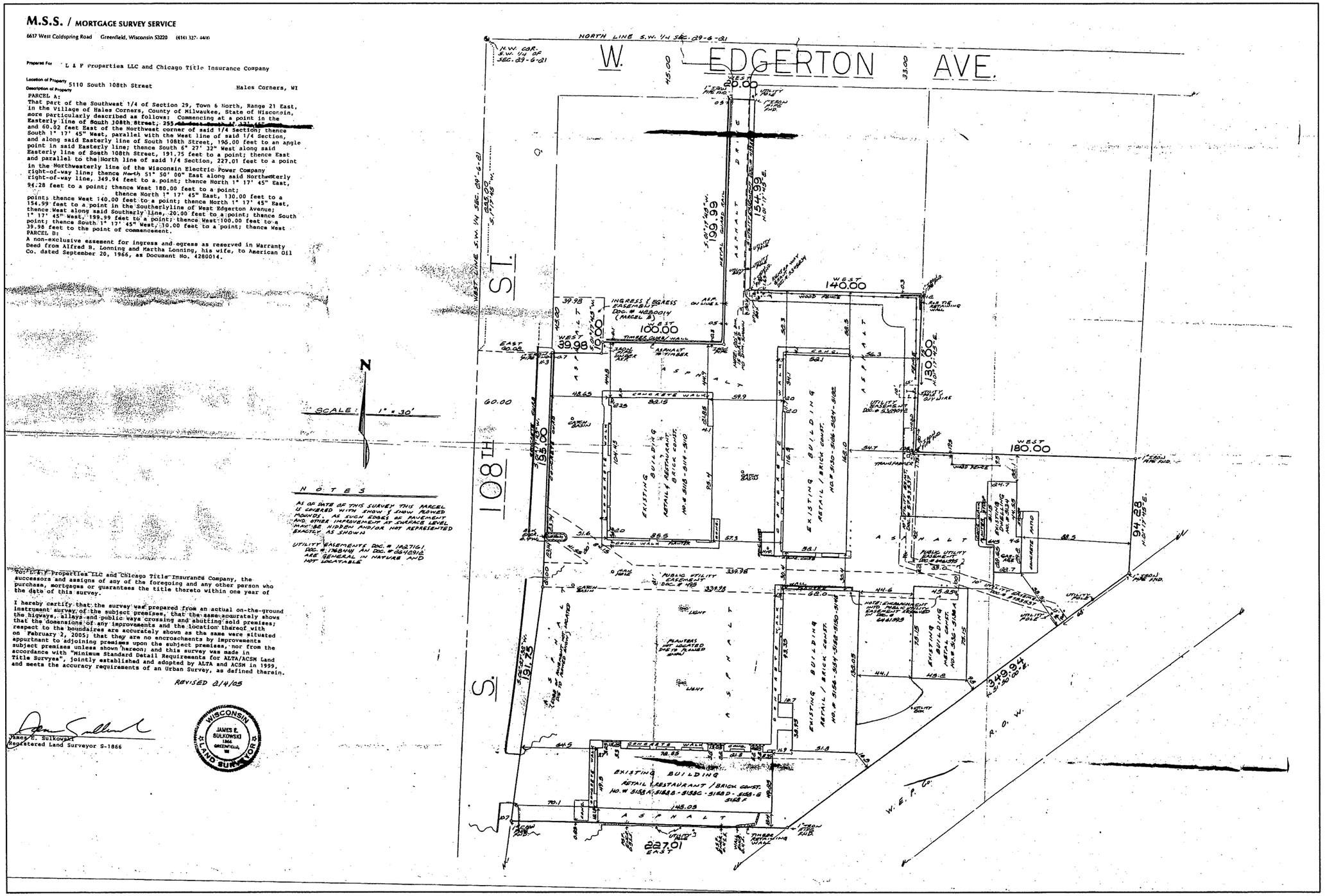
Prepared For L & F Properties LLC and Chicago Title Insurance Company

Location of Property 5110 South 108th Street Hales Corners, WI

Description of Property

PARCEL A:
That part of the Southwest 1/4 of Section 29, Town 6 North, Range 21 East, in the Village of Hales Corners, County of Milwaukee, State of Wisconsin, more particularly described as follows: Commencing at a point in the Easterly line of South 108th Street; 255 [redacted] and 60.02 feet East of the Northwest corner of said 1/4 Section; thence South 1° 17' 45" West, parallel with the West line of said 1/4 Section, and along said Easterly line of South 108th Street, 196.00 feet to an angle point in said Easterly line; thence South 6° 27' 32" West along said Easterly line of South 108th Street, 191.75 feet to a point; thence East and parallel to the North line of said 1/4 Section, 227.01 feet to a point in the Northwesterly line of the Wisconsin Electric Power Company right-of-way line; thence North 51° 50' 00" East along said Northwesterly right-of-way line, 349.94 feet to a point; thence North 1° 17' 45" East, 94.28 feet to a point; thence West 180.00 feet to a point; thence North 1° 17' 45" East, 130.00 feet to a point; thence West 140.00 feet to a point; thence North 1° 17' 45" East, 154.99 feet to a point in the Southerlyline of West Edgerton Avenue; thence West along said Southerly line, 20.00 feet to a point; thence South 1° 17' 45" West, 199.99 feet to a point; thence West 100.00 feet to a point; thence South 1° 17' 45" West, 130.00 feet to a point; thence West 39.98 feet to the point of commencement.

PARCEL B:
A non-exclusive easement for ingress and egress as reserved in Warranty Deed from Alfred B. Lonning and Martha Lonning, his wife, to American Oil Co. dated September 20, 1966, as Document No. 4280014.



NOTES

AS OF DATE OF THIS SURVEY THIS PARCEL IS COVERED WITH SNOW & SNOW PLOWED MOUNDS. AS SUCH EDGES OF PAVEMENT AND OTHER IMPROVEMENT AT SURFACE LEVEL MAY BE HIDDEN AND/OR NOT REPRESENTED EXACTLY AS SHOWN

UTILITY EASEMENTS DOC. # 1027161, DOC. # 1768441 AND DOC. # 6412012 ARE GENERAL IN NATURE AND NOT LOCATABLE

L & F Properties LLC and Chicago Title Insurance Company, the successors and assigns of any of the foregoing and any other person who purchase, mortgages or guarantees the title thereto within one year of the date of this survey.

I hereby certify that the survey was prepared from an actual on-the-ground instrument survey of the subject premises, that the same accurately shows the highways, allays and public ways crossing and abutting said premises; that the dimensions of any improvements and the location thereof with respect to the boundaires are accurately shown as the same were situated on February 2, 2005; that they are no encroachments by improvements appurtnant to adjoining premises upon the subject premises, nor from the subject premises unless shown hereon; and this survey was made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1999, and meets the accuracy requirements of an Urban Survey, as defined therein.

REVISED 2/4/05

James E. Sulkowski
Registered Land Surveyor S-1866

WISCONSIN JAMES E. SULKOWSKI 1866 GREENFIELD, WI LAND SURVEYOR

Reference: Geographic Information System Registry
Launderama
5130 South 108th St.
Hales Corners, Wisconsin 53130-1329
BRRTS#: 02-41-542923
FID#: 241300840

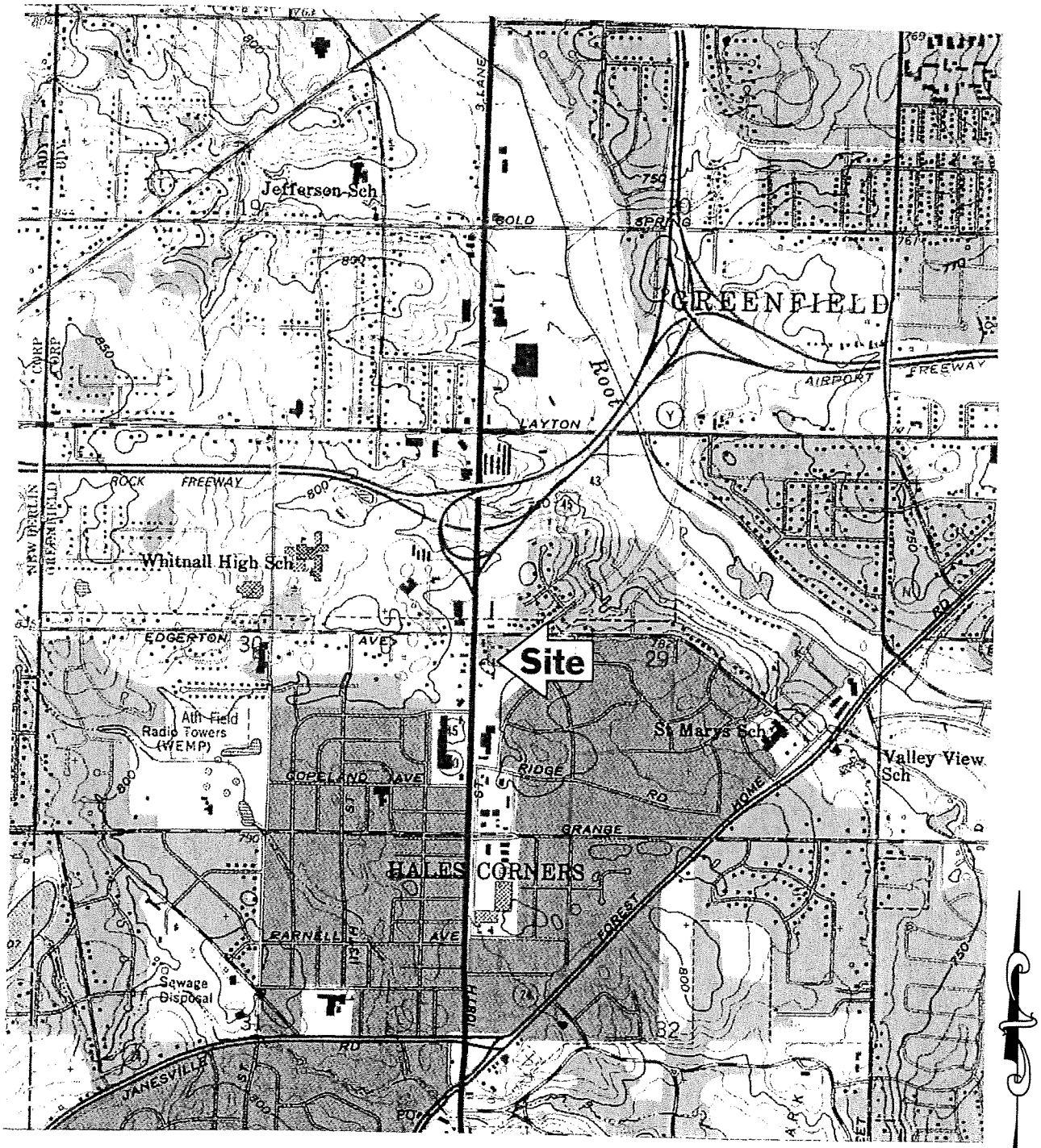
To Whom It May Concern:

I, Fred Wein of L&F Properties, LLC, do hereby declare to the best of my knowledge that the attached legal property description represents completely and accurately the above reference property for which I am requesting listing on the Wisconsin Department of Natural Resources Geographic Information System Registry of Closed Remediation Sites.

Please find a copy of the property deed for the above referenced property.

Signed: Fred Wein Date: 2-8-07

Fred Wein
L&F Properties, LLC



SCALE IN FEET

0 2000'

SOURCE: *USGS Hales Corner, Wisconsin 7.5 Minute Series*
Quadrangle Map
Topographic Map 1959, Photo Revised 1994

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DESIGNED BY MER	DATE 3/6/07
DRAWN BY AMF	PROJECT 1410009
APPROVED BY MER	SHEET NO. 1
CADFILE G:\ACAD\1410009\dwg\141009 FIG 1.dwg	
XREF	
LMAN	

FIGURE 1
CASE SUMMARY AND CLOSE OUT REQUEST
LAUNDERAMA SITE LOCATION MAP
5130 SOUTH 18TH STREET
HALES CORNER, WISCONSIN

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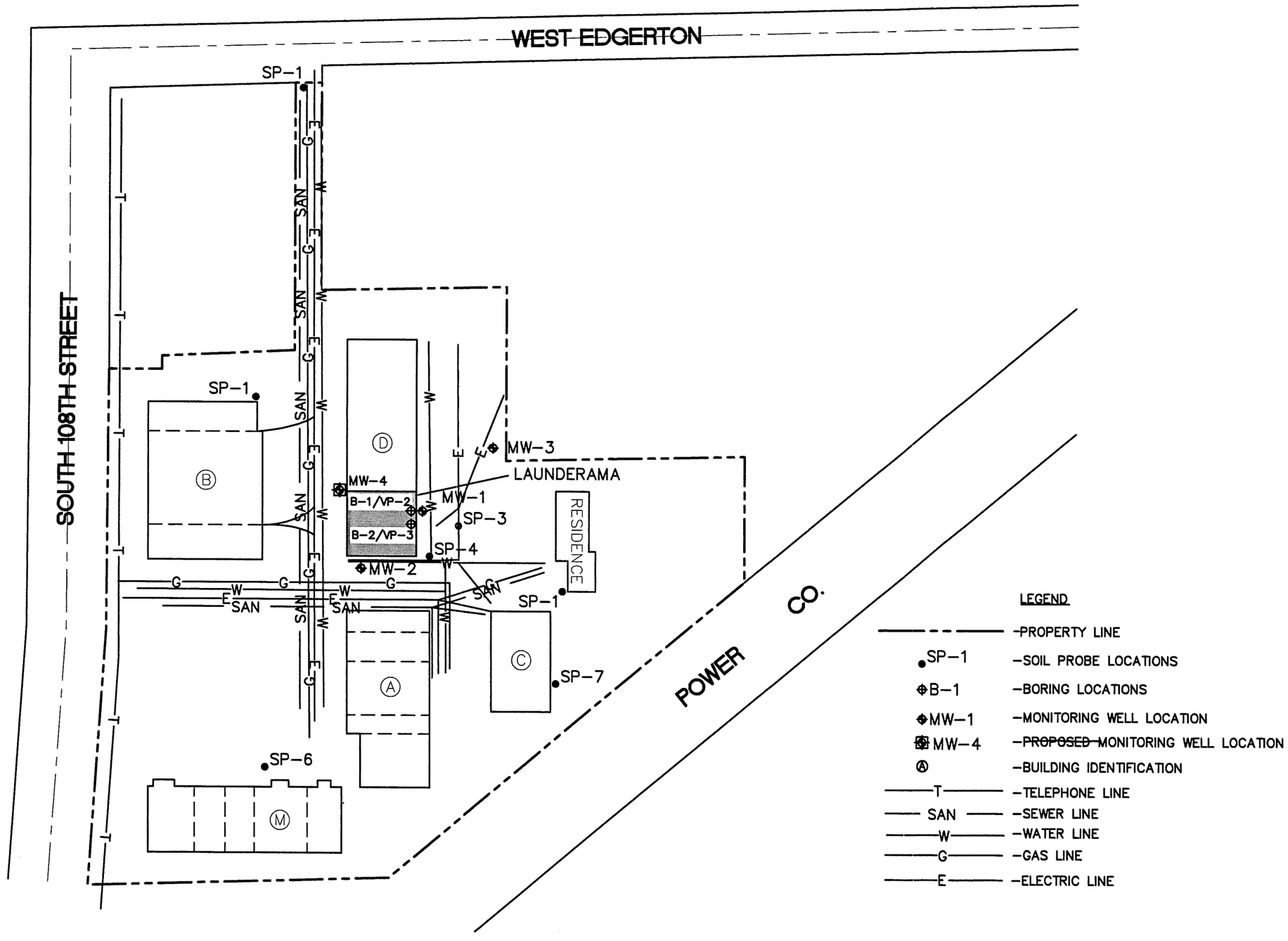

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APPROVED BY MER	SHEET NO. 1
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FIGURE 2
SITE LAYOUT MAP WITH EXISTING AND PROPOSED SOIL AND GROUNDWATER SAMPLING LOCATIONS
LAUNDERAMA
5130 SOUTH 108TH STREET
HALES CORNERS, WISCONSIN

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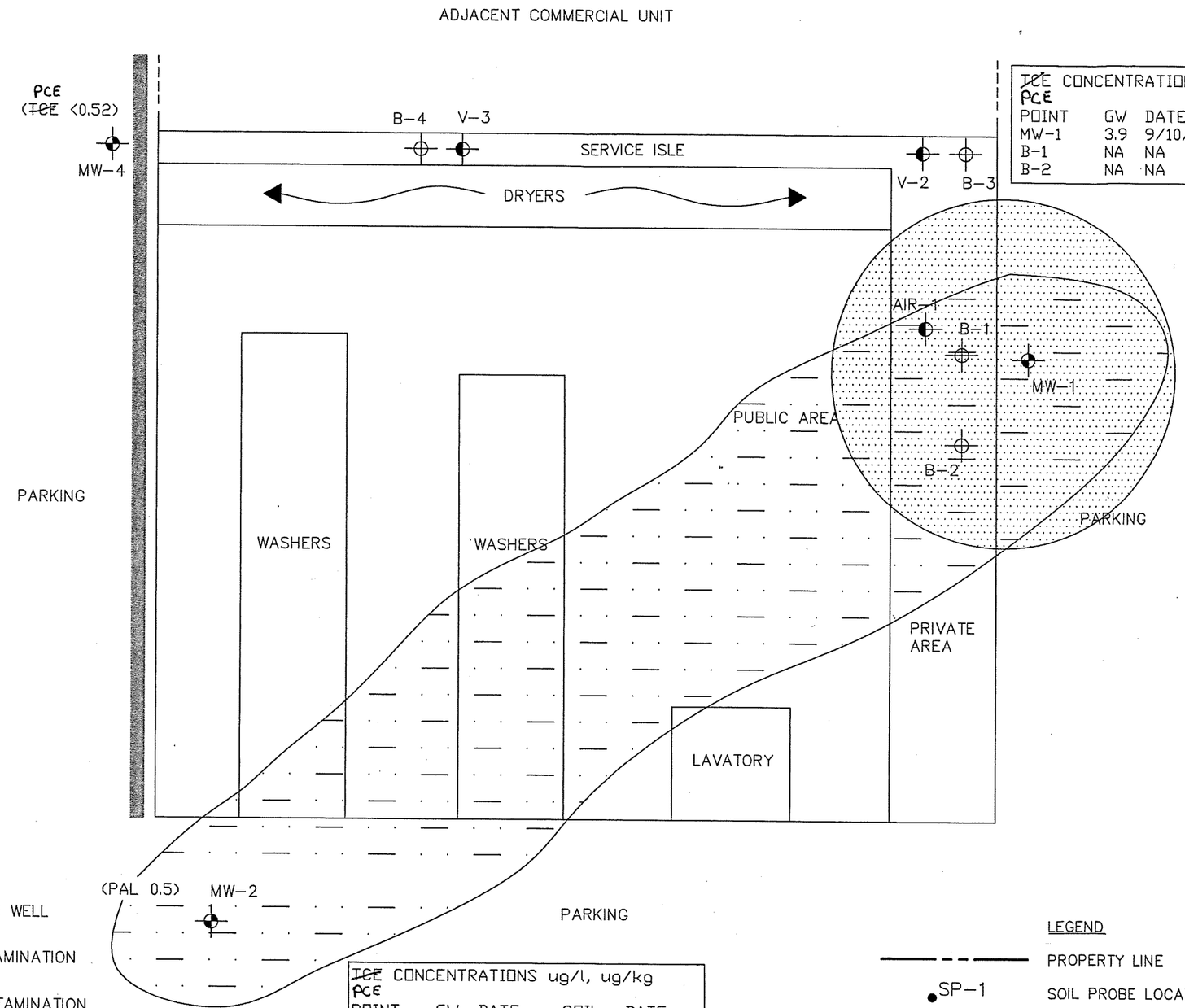

~~TCE~~ PCE CONCENTRATIONS ug/l, ug/kg

POINT	GW	DATE	SOIL	DATE
MW-1	3.9	9/10/07	370	6/13/06
B-1	NA	NA	220	8/21/01
B-2	NA	NA	290	8/21/01

~~TCE~~ PCE CONCENTRATIONS ug/l, ug/kg

POINT	GW	DATE	SOIL	DATE
MW-2	2.44	9/10/07	<25	9/07/06

LEGEND

- MONITORING WELL
- SUBSLAB BORING
- SUBSLAB SOIL VAPOR WELL
- EXTENT OF GW CONTAMINATION
- EXTENT OF SOIL CONTAMINATION

LEGEND

- PROPERTY LINE
- SP-1 SOIL PROBE LOCATIONS
- MW MONITORING WELL LOCATIONS
- B-1 BORING LOCATIONS
- CAP EXTENT

SCALE IN FEET

0 4'

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APPROVED BY	SHEET NO. 3

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REF
PLAN

FIGURE 3
SOIL/GROUNDWATER CONTAMINATION EXTENT MAP
FORMER LAUNDERAMA
5108-5158 SOUTH 108TH STREET
HALES CORNERS, WISCONSIN

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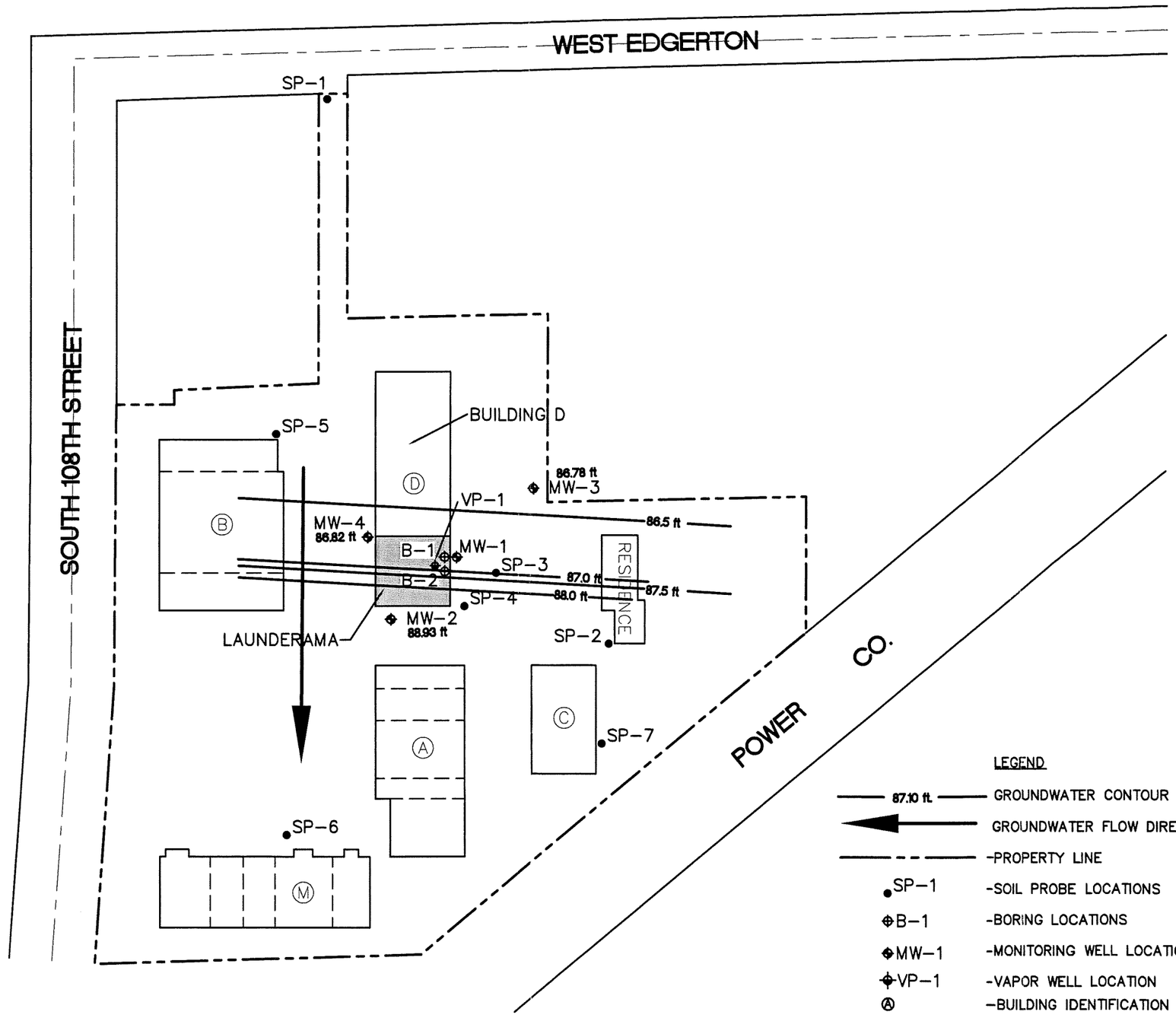

NOTE: GROUNDWATER ELEVATIONS ARE BASED ON AN TEMPORARY BENCHMARK OF 100.00 FEET.

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APPROVED BY MER	SHEET NO. 1
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FIGURE 3
POTENTIOMETRIC MAP OF SHALLOW AQUFER
LAUNDERAMA
5130 SOUTH 108TH STREET
HALES CORNERS, WISCONSIN

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Apr 18, 2008 – 2:15pm \\Keydc01\cad\ACAD\1410009\dwg\1410009 02.dwg

TABLE 1

SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

LAUNDERAMA
5130 South 108th Street
Hales Corners, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION																	GENERIC RCLs	
	B-1	B-2	SP-1	SP-2	SP-3	SP-4	SP-5	SP-6	SP-7	MW-1		MW-2		MW-3		B-3	B-4	PROTECTION OF GROUNDWATER	DIRECT CONTACT (NON-INDUSTRIAL)
Date Collected	8/21/01	8/21/01	12/1/04	12/1/04	12/1/04	12/1/04	12/1/04	12/1/04	12/1/04	6/13/06	6/13/06	9/7/06	9/7/06	9/7/06	9/7/06	8/27/07	8/27/07	---	---
Depth (feet bgs)	0.5-1.5	0.5-1.5	10-12	11.5-12.5	7-8	4-6	6-7	10.5-11.5	2-3	2-4	10-12	2-4	10-12	2-4	10-12	---	---	---	---
GRO (mg/kg)	---	---	<5.84	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
DRO (mg/kg)	---	---	---	<5.75	---	---	---	---	<6.22	---	---	---	---	---	---	---	---	---	---
Detected VOCs (µg/kg)																			
Naphthalene										<25	32 J	<25	<25	<25	<25	<25	<25	---	---
Toluene	<25	<25	37.4	<25	36.3	39.1	37.1	29.0	<25	<25	<25	<25	<25	<25	<25	<25	<25	1,500 (1)	---
Tetrachloroethene	220	290	<25	<25	<25	<25	<25	<25	<25	171	370	<25	<25	<25	<25	30.5 J	<25	---	---
PAHs (µg/kg)																			
Acenaphthene	---	---	---	<115	---	---	---	---	<124	---	---	---	---	---	---	---	---	38,000 (2)	900,000 (2)
Acenaphthylene	---	---	---	<230	---	---	---	---	<249	---	---	---	---	---	---	---	---	700 (2)	18,000 (2)
Anthracene	---	---	---	<115	---	---	---	---	<124	---	---	---	---	---	---	---	---	3,000,000 (2)	5,000,000 (2)
Benzo(a)anthracene	---	---	---	<57.5	---	---	---	---	<62.2	---	---	---	---	---	---	---	---	17,000 (2)	88 (2)
Benzo(a)pyrene	---	---	---	<5.75	---	---	---	---	<6.22	---	---	---	---	---	---	---	---	48,000 (2)	8.8 (2)
Benzo(b)fluoranthene	---	---	---	<57.5	---	---	---	---	<62.2	---	---	---	---	---	---	---	---	360,000 (2)	88 (2)
Benzo(g,h,i)perylene	---	---	---	<115	---	---	---	---	<124	---	---	---	---	---	---	---	---	6,800,000 (2)	1,800 (2)
Benzo(k)fluoranthene	---	---	---	<115	---	---	---	---	<124	---	---	---	---	---	---	---	---	870,000 (2)	880 (2)
Chrysene	---	---	---	<115	---	---	---	---	<124	---	---	---	---	---	---	---	---	37,000 (2)	8.8 (2)
Dibenzo(a,h)anthracene	---	---	---	<5.75	---	---	---	---	<6.22	---	---	---	---	---	---	---	---	38,000 (2)	600,000 (2)
Fluoranthene	---	---	---	<115	---	---	---	---	<124	---	---	---	---	---	---	---	---	500,000 (2)	600,000 (2)
Fluorene	---	---	---	<115	---	---	---	---	<124	---	---	---	---	---	---	---	---	100,000 (2)	88 (2)
Indeno(1,2,3-cd)pyrene	---	---	---	<57.5	---	---	---	---	<62.2	---	---	---	---	---	---	---	---	680,000 (2)	1,100,000 (2)
1 - methyl naphthalene	---	---	---	<115	---	---	---	---	<124	---	---	---	---	---	---	---	---	23,000 (2)	1,100,000 (2)
2-methyl naphthalene	---	---	---	<115	---	---	---	---	<124	---	---	---	---	---	---	---	---	20,000 (2)	600,000 (2)
Naphthalene	---	---	---	<115	---	---	---	---	<124	---	---	---	---	---	---	---	---	400 (2)	20,000 (2)
Phenanthrene	---	---	---	<115	---	---	---	---	<124	---	---	---	---	---	---	---	---	1,800 (2)	18,000 (2)
Pyrene	---	---	---	<115	---	---	---	---	<124	---	---	---	---	---	---	---	---	8,700,000 (2)	500,000 (2)
Metals (mg/kg)												---	---	---	---	---	---		
Arsenic			---	---	---	---	2.97	3.94	---	---	---	---	---	---	---	---	---	---	1,600
Barium			---	---	---	---	32.8	<27.9	---	---	---	---	---	---	---	---	---	---	---
Cadmium			---	---	---	---	<0.563	<0.557	---	---	---	---	---	---	---	---	---	---	510,000
Chromium			---	---	---	---	11.4	4.99	---	---	---	---	---	---	---	---	---	---	20,000(3)/-(4)
Lead			---	---	---	---	6.81	<5.57	---	---	---	---	---	---	---	---	---	---	500,000
Mercury			---	---	---	---	<0.0450	<0.0446	---	---	---	---	---	---	---	---	---	---	---
Selenium			---	---	---	---	<2.81	<2.79	---	---	---	---	---	---	---	---	---	---	---
Silver			---	---	---	---	<2.81	<2.79	---	---	---	---	---	---	---	---	---	---	---

Notes:

--- - not analyzed or no standard established
(1) NR 720 GRCLs
(2) - Soil Cleanup Levels for PAHS Interim Guidance (WDNR), Publication RR-519-97, April 1996 corrected).
(3) - hexavalent
(4) - trivalent
bgs - below ground surface
mg/kg - milligrams per kilogram
NA - not available at time of printing
PAHs - polynuclear aromatic hydrocarbons
RCL - residual contaminant level
µg/kg - micrograms per kilogram
VOCs - volatile organic compounds

TABLE 1

SUMMARY OF SUB-SLAB SOIL VAPOR SAMPLE ANALYTICAL RESULTS

FORMER LAUNDERAMA
5130 South 108th Street
Hales Corners, Wisconsin

	SAMPLE IDENTIFICATION			GENERIC SCREENING LEVEL (1X10-5 Risk Factor)	EPA Soil Gas Screening Level* (1×10^{-6} Risk Factor) Attenuation Factor				
PARAMETERS	**AIR-1**	**V-2**	**V-3**		2×10^{-3}	1×10^{-3}	7×10^{-4}	4×10^{-4}	2×10^{-4}
Date Collected	6/13/06	8/29/07	8/29/07						
Method	EPA-2 TO 15	EPA 8260B	EPA 8260B						
Detected Soil Vapors ($\mu g/m^3$)									
Tetrachloroethene	**800**	ND	ND	8	407	814	1,153	2,035	4,069

Notes:

Bold concentrations exceed Table 2c Question 4 Generic Screening Level Risk = 1×10^{-6}
* - From the U.S. Environmental Protection Agency's *Draft Guidance For Evaluating the Vapor Intrusion to Indoor Pathway From Groundwater and Soils*
Table 3c-SG: Soil Gas Screening Levels for Scenario-Specific Vapor Attenuation Factors (α)
ppbv - parts per billion volume
(μg/m3) - micorgrams per cubic meter

TABLE 2

SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

LAUNDERAMA
5130 South 108th Street
Hales Corners, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION										NR 140	
	MW-1				MW-2			MW-3		MW-4	ES	PAL
Date Collected	6/30/06	8/3/06	2/20/07	9/10/07	9/26/06	2/20/07	9/10/07	9/26/06	2/20/07	9/10/07	---	---
Detected VOCs (µg/l)												
Chloromethane	<0.91	**0.92 J**	<0.24	<1	<1.0	<0.24	<1	<0.52	<0.24	<1	3	0.3
Tetrachloroethene	**0.76 J**	**1.4**	**2.1**	**3.9**	**0.85 J**	**1.4**	**2.44**	<1.0	<0.45	<0.52	5	0.5

Notes:

Bold concentrations exceed NR 140 PAL
Boxed concentrations exceed NR 140 ES
--- - not analyzed, not applicable or no standard established
ES - enforcement standard
J - analyte detected between the limit of detection and limit of quantitation
PAL - preventive action limit
µg/l - micrograms per liter
VOCs - volatile organic compounds

TABLE 3

SUMMARY OF GROUNDWATER DEPTHS AND ELEVATIONS

LAUNDERAMA
5130 South 108th Street
Hales Corners, Wisconsin

WELL IDENTIFICATION (DATE MEASURED)	TOP OF WELL CASING ELEVATION (FEET MSL)	GROUND SURFACE ELEVATION (FEET MSL)	DEPTH TO GROUNDWATER (FEET)	GROUNDWATER ELEVATION (FEET MSL)	DEPTH TO GROUNDWATER (FEET BGS)
MW-1					
1/3/2007	97.84	98.26	10.81	87.03	11.23
9/10/2007	97.82	98.32	10.85	86.97	11.35
MW-2					
1/3/2007	96.49	97.17	9.76	86.73	10.44
9/10/2007	96.65	97.16	7.82	88.83	8.33
MW-3					
1/3/2007	97.98	98.42	10.86	87.12	11.3
9/10/2007	97.87	98.33	11.09	86.78	11.55
MW-4					
9/10/2007	96.84	97.11	10.02	86.82	10.29

Notes:

BGS - below ground surface
Level loop re-shot 9/10/07 used top of HYD SW of laundromat as benchmark. Assumed EL.100.00
MSL - mean sea level