State of Wisconsin
Department of Natural Resources
P.O. Box 7921, Madison, WI 53707-7921

GIS REGISTRY (Cover Sheet)

Form 4400-280 (R 7/12)

Source Property Information

CLOSURE DATE: Apr 17, 2013

BRRTS #: **02-41-543535** (No Dashes)

FID #: 241241000

ACTIVITY NAME: GARFIELD PARK DEVELOPMENT, LLC

DATCP #:

PROPERTY ADDRESS: 2200 N 31st St

PECFA#:

MUNICIPALITY: Milwaukee

PARCEL ID #: 3492003000

***WTM COORDINATES:**

X: **686744** Y: **289454**

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

WTM COORDINATES REPRESENT:

- (●) Approximate Center Of Contaminant Source
- ( ) Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

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

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

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

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

Continuing Obligations:

- [ ] N/A (*Not Applicable*)
- [ ] Soil: maintain industrial zoning *(220)*

  *(**note:** soil contamination concentrations between non-industrial and industrial levels)*
- [ ] Structural Impediment *(224)*
- [ ] Site Specific Condition *(228)*
- [x] Cover or Barrier *(222)*

  *(**note:** maintenance plan for groundwater or direct contact)*
- [x] Vapor Mitigation *(226)*
- [ ] Maintain Liability Exemption *(230)*

  *(**note:** local government unit or economic development corporation was directed to take a response action)*

Note: *Comments will not print out.*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? *(234)*

(●) Yes ( ) No ( ) N/A

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

PLEASE ASSEMBLE IN THIS ORDER

GIS Registry Checklist

Form 4400-245 (R 8/11)

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 #: 02-41-543535 *(No Dashes)* PARCEL ID #: 349-2003-0

ACTIVITY NAME: Garfield Park Development, LLC

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

- [x] **Closure Letter**
- [x] **Maintenance Plan** *(if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)*
- [ ] **Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- [ ] **Conditional Closure Letter**
- [ ] **Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- [x] **Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
  Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- [x] **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map *for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map.* (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

  Figure #: **Title:** Plat Map
- [x] **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

- [x] **Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
  Note: *Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*

  Figure #: 1 **Title: Site Location Map**
- [x] **Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

  Figure #: **Title: Groundwater Extent of Contamination**
- [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 #: **Title: Extent of Residual Soil Contamination**

BRRTS #: 02-41-543535 ACTIVITY NAME: Garfield Park Development, LLC

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: Post Remedial Extent of Soil Contamination**

Figure #: **Title: Post Remedial Extent of Groundwater Contamination**

☒ **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 #: **Title: Monitoring Well TCE Isoconcentration**

☒ **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 #: **Title: 8/19/10 Groundwater Flow**

Figure #: **Title:**

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

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

☒ **Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1 **Title: Post Remedial Soil 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 #: 3 **Title: Groundwater 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 #: 1 **Title: Groundwater Level Data**

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 #: 02-41-543535 ACTIVITY NAME: Garfield Park Development, LLC

NOTIFICATIONS

Source Property

☒ **Not Applicable**

☐ **Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

☐ **Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

☒ **Not Applicable**

☐ **Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: *Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.*

Number of "Off-Source" Letters:

☐ **Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.

☐ **Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies).** This does not apply to right-of-ways.
Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

☐ **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:**

☐ **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
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee WI 53212-3128

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

April 17, 2013

C/o Tracey Snow Levine
Garfield Park, LLC
Landmark Asset Services, Inc.
406 East 4th Street
Winston-Salem, NC 27101

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

Subject: Final Case Closure with Continuing Obligations
Point Source, LLC, 2200 North 31st. Street, Milwaukee, WI
BRRTS# 02-41-543535; FID# 241241000

Dear Ms. Levine:

The Department of Natural Resources (DNR) considers the Point Source, LLC site at 2200 North 31st Street closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attached maintenance plan to anyone who purchases this property from you. For residential property transactions, you are required to make disclosures under s. 709.02, Wis. Stats.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Southeast Region DNR Closure Committee reviewed the request for closure on January 3, 2013. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on January 4, 2013, and documentation that the conditions in that letter were met was received on April 4, 2013.

The site includes a building and adjacent lots in Milwaukee's 30th Street Industrial Corridor. The building was redeveloped into residential apartment space and adjacent lots were developed into parking lots. The site soil and groundwater are impacted with chlorinated VOCs. Additionally, chlorinated VOCs were also identified in vapor samples collected from below the building floor. The impacted soil was excavated and removed to the practicable extent. Groundwater results were above the enforcement standard and a sub-slab vapor mitigation system was installed. The conditions of closure and required continuing obligations were based on the property being used for residential purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present above ch. NR 140, Wis. Adm. Code enforcement standards.
- 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 DNR must approve any changes to this barrier.
- The active Vapor mitigation system must be operated and maintained, and inspections must be documented.
- Remaining soil contamination could result in vapor intrusion if future construction activities occur. If new building construction is planned, vapor control technologies will be required for occupied buildings, unless the property

owner assesses the potential for vapor intrusion, and the DNR agrees that conditions are protective of the new use.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at http://dnr.wi.gov/topic/wells/documents/3300254.pdf or at the web address listed below for the GIS Registry.

All site information is also on file at the Southeast Regional DNR office, at 2300 N. Martin Luther King, Jr. Drive in Milwaukee, Wisconsin 53212. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where pavement, a building foundation, a soil cover, an engineered cover or other barrier, a vapor mitigation system or barrier is required, as shown on the attached **Cap and Vapor Maintenance Areas Map**, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings; and
- changing the construction of a building that has either a passive or active vapor mitigation system in place.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the DNR 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.

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)
Groundwater contamination greater than the enforcement standard is present on this contaminated property, as shown on the attached **Monitoring Well TCE Isoconcentration Map**. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)
Soil contamination remains on the east side of the property, near former monitoring wells MW-2R and PZ1-R, and as indicated on the attached **Extent of Residual Soil Contamination Post Remedial Excavation, Post Remedial Extent of Soil Contamination Cross Section A-A', and Post Remedial Excavation Trichloroethene Soil Isoconcentration maps**. 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 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 (s. 292.12 (2) (a), Wis. Stats.)
The asphalt and concrete parking lot, curb, dumpster pad, sidewalk and concrete building foundation over the contaminated groundwater plume that exist in the specific locations shown on the **Grading, Paving & Utility Plan Map,** which is included as part of the attached **Cap and Barrier Maintenance Plan,** shall be maintained in compliance with the Cap and Barrier Maintenance Plan in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

The sub-floor vapor barrier and venting that exists in the locations shown on **Figures 1 through 8**, which are included as part of the attached **Active Vapor Mitigation System Operation and Maintenance Plan** (*Vapor Mitigation Plan)***,** shall be maintained in compliance with the Vapor Mitigation Plan in order to prevent or limit vapor intrusion into the building.

The existing barrier is currently approved for residential use, and a request may be made to modify or replace this barrier. The replacement or modified barrier must be protective of any revised property use, and must be approved in writing by the DNR, prior to implementation, to determine if additional response actions are warranted. The attached **Barrier Inspection and Maintenance Log** which is part of the Cap and Barrier Maintenance Plan shall to be kept up-to-date and on-site. Submit the inspection log to the DNR annually, starting one year after the date of this letter.

Vapor Mitigation or Evaluation (s. 292.12 (2), Wis. Stats.)
Vapor intrusion is the movement of vapors from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Soil vapor beneath the building contains chlorinated VOCs at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building on the property. In this case, residential exposures to single or multiple family residences would apply. The vapor mitigation system, installed during August 2011, must be operated, maintained and inspected in accordance with the attached Vapor Mitigation Plan. System components must also be repaired or replaced immediately upon discovery of a malfunction, or as required by regular maintenance. Annual inspections and any system repairs must be documented in the **Vapor Mitigation System Inspection Log,** which is also included in the Vapor Mitigation Plan, along with other details including photographs and mechanical descriptions. The inspection log shall be kept up-to-date and on-site. Submit the inspection log to the DNR annually, starting one year after the date of this letter.

The integrity of the floor, building, pavement or other impervious cap that exists on the property, and as shown on the attached Cap and Vapor Maintenance Areas Map, must be maintained in compliance with the attached Cap and Barrier Maintenance Plan. This will help ensure proper functioning of the vapor mitigation system, limiting vapor intrusion to indoor air spaces.

Future site 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. Therefore, before a building or structure is constructed, the property owner must notify the DNR. Vapor control technologies are required for construction of occupied buildings unless the property owner assesses the vapor pathway and DNR concurs that conditions at the property are protective of the new use.

The following DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, was included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf.

Please send written notifications in accordance with the above requirements to Southeast Region RR Program at 2300 North Martin Luther King, Jr. Dr., Milwaukee, Wisconsin 53212 to the attention of the Environmental Program Assistant.

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 DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Jim Kasdorf at 414-263-8366.

Sincerely,

Pamela A. Mylotta, Team Supervisor
Southeast Region Remediation & Redevelopment Program

Attachments:

- Cap and Vapor Maintenance Areas Map
- Monitoring Well TCE Isoconcentration Map
- Extent of Residual Soil Contamination Post Remedial Excavation Map
- Post Remedial Extent of Soil Contamination Cross Section A-A' Map
- Post Remedial Excavation Trichloroethene Soil Isoconcentration Map
- Cap and Barrier Maintenance Plan
- Active Vapor Mitigation System Operation and Maintenance Plan
- Barrier Inspection and Maintenance Log
- Vapor Mitigation System Inspection Log
- RR 819

Cc: Mr. Greg, Konicek, Konicek Environmental Consulting, LLC, 1032 South Spring Street, Port Washington, WI 53074
SER File copy

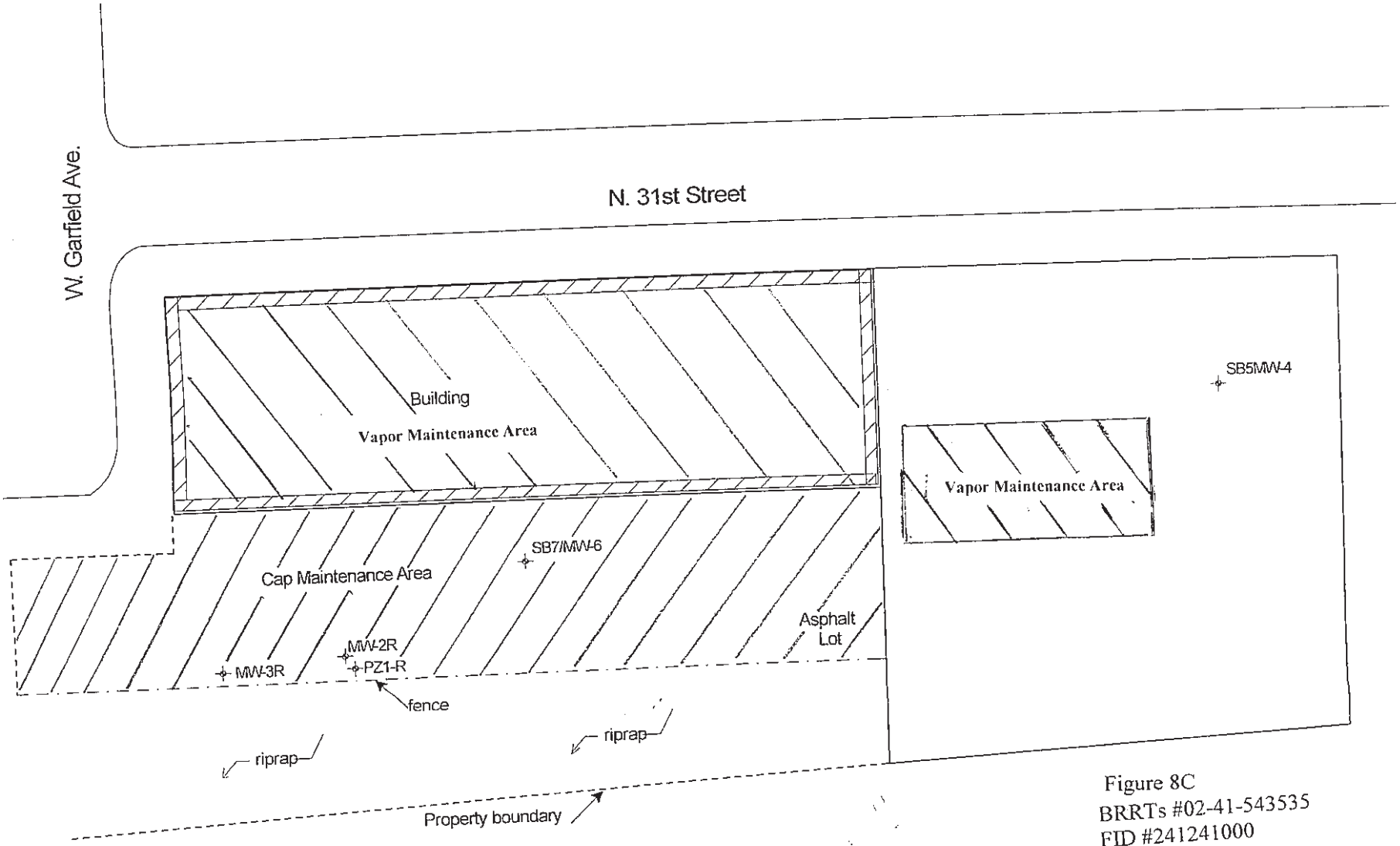


Figure 8C
BRRTs #02-41-543535
FID #241241000
2200 N. 31st Street
Milwaukee, WI 53208

Legend

MW-1 Monitoring well location

PZ-1 piezometer location

half basement

slab on grade

Scale: 1"=40'

Konicek Environmental Consulting, LLC	
Cap and Vapor Maintenance Areas Garfield Park, LLC Milwaukee, WI	created by: JMG date: 10-2-10 revisions: 4/12/11 11/13/12 01/22/13

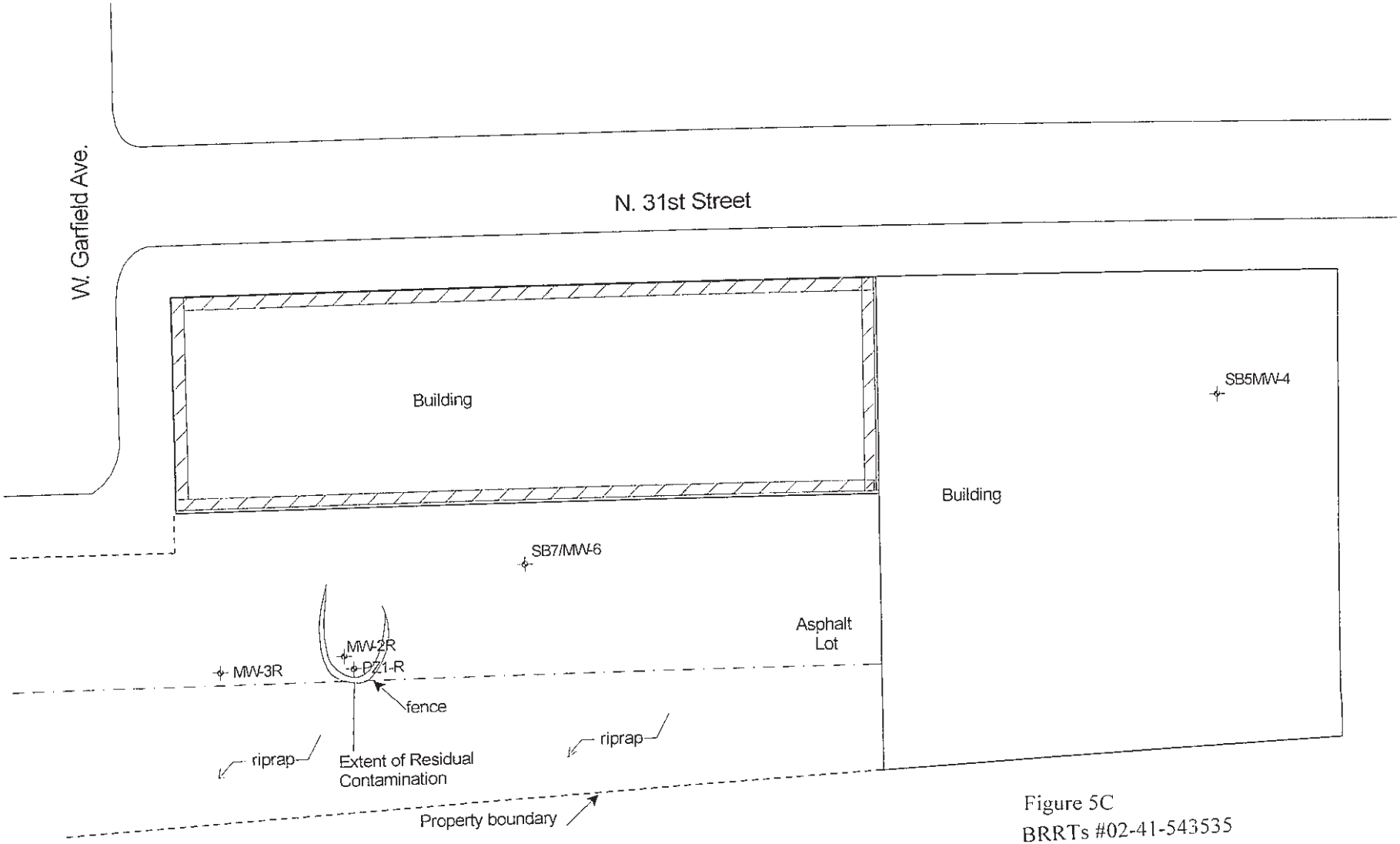


Figure 5C
BRRTs #02-41-543535
FID #241241000
2200 N. 31st Street
Milwaukee, WI 53208

Legend

MW-1 Monitoring well location

PZ-1 piezometer location

half basement

slab on grade

Scale: 1"=40'

Konicek Environmental Consulting, LLC	
Extent of Residual Soil Contamination Post Remedial Excavation Garfield Park, LLC Milwaukee, WI	created by: JMG date: 10-2-10 revisions: 4/12/11 11/13/12 01/22/13

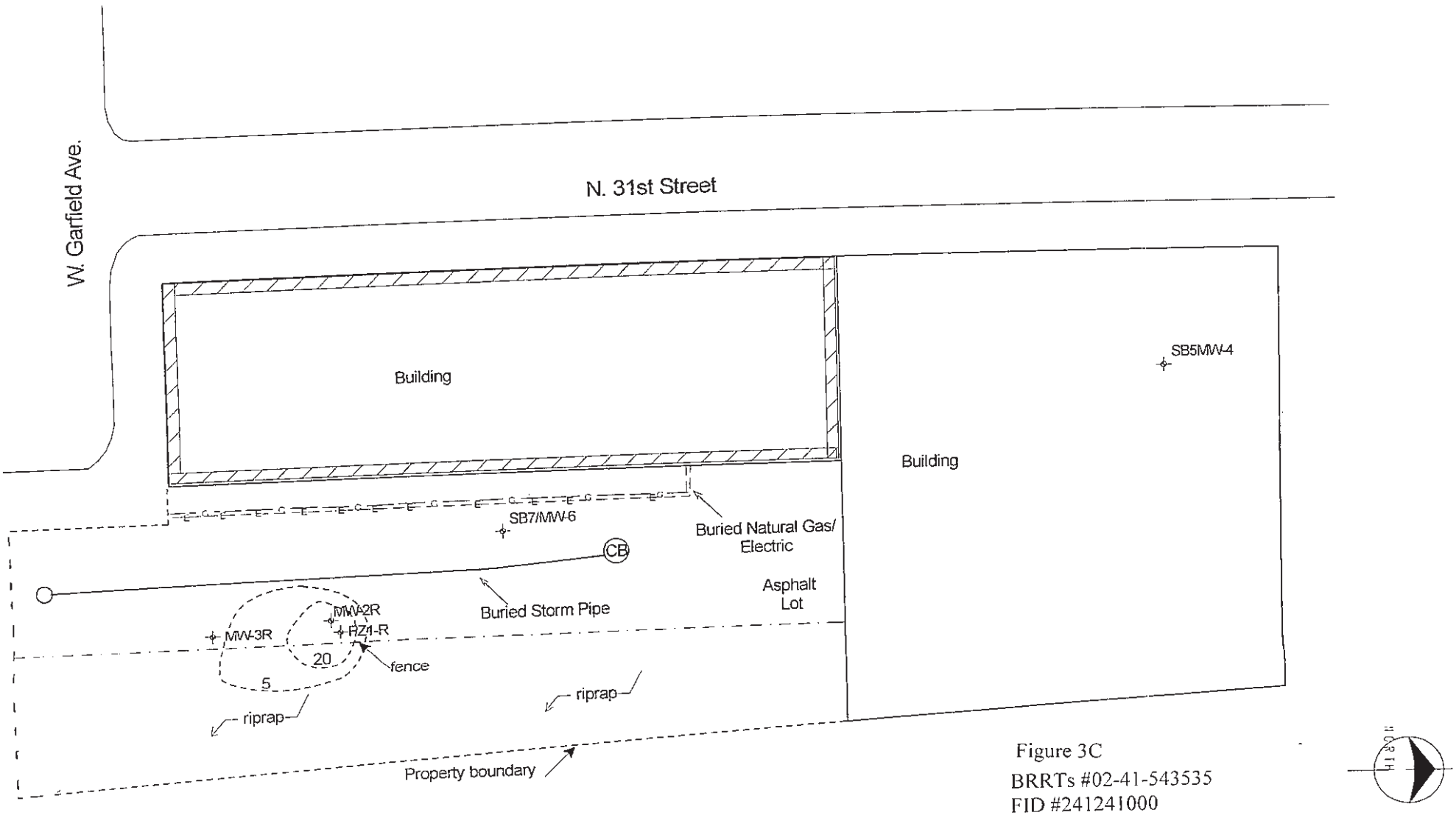


Figure 3C
BRRTs #02-41-543535
FID #241241000
2200 N. 31st Street
Milwaukee, WI 53208

Legend

MW-1 Monitoring well location

PZ-1 piezometer location

half basement

slab on grade

Trichloroethene Isoconcentration Groundwater

Scale: 1"=40'

Konicek Environmental Consulting, LLC

Post Remedial Excavation
Monitoring Well TCE
Isoconcentration
Garfield Park, LLC
Milwaukee, WI

created by: JMG
date: 10-2-10
revisions: 4/12/11
11/13/12

Post Remedial Extent of Soil Contamination

Cross Section A-A'
Garfield Park, LLC
2200 N. 31st Street
Milwaukee, WI

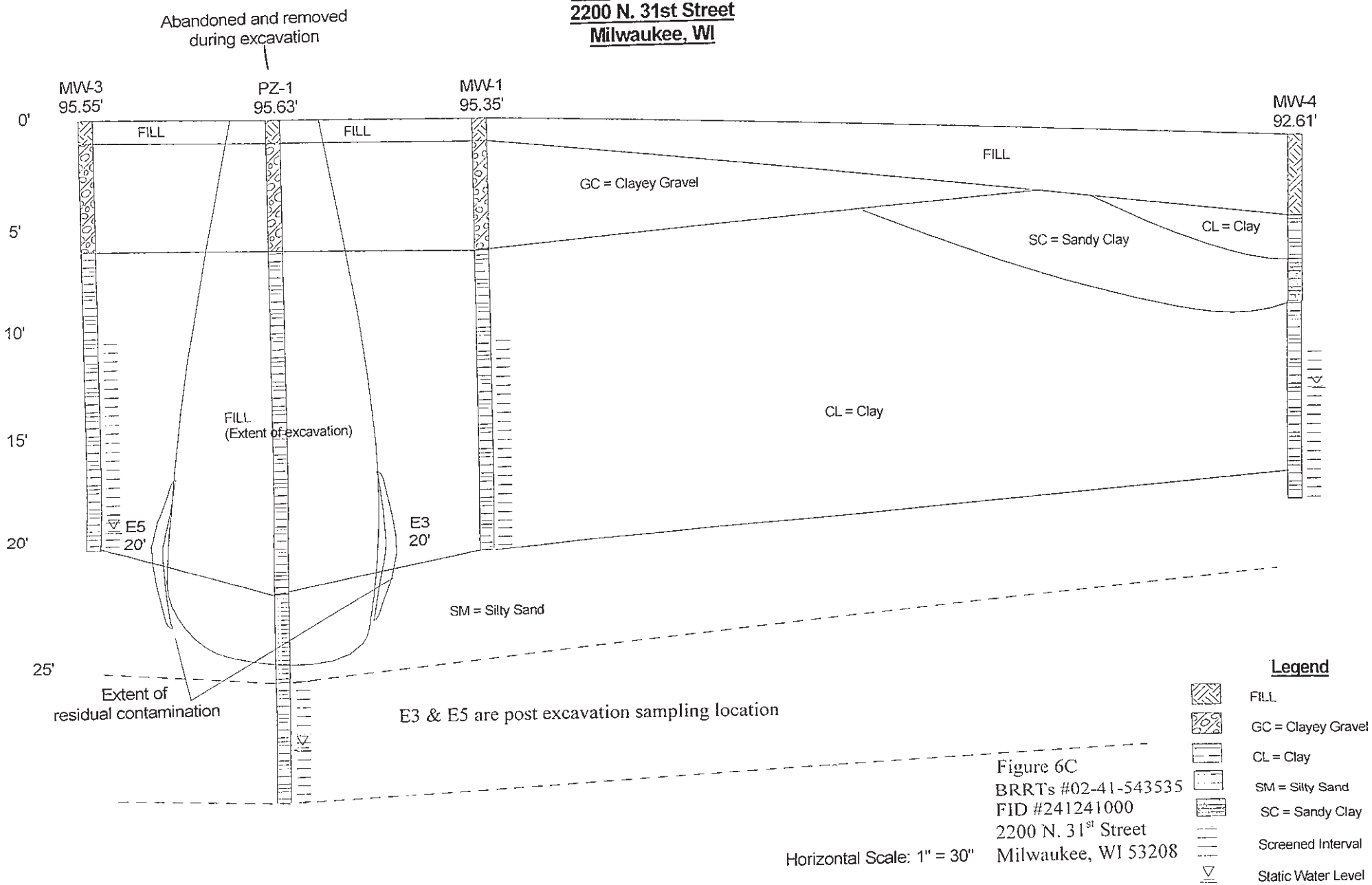
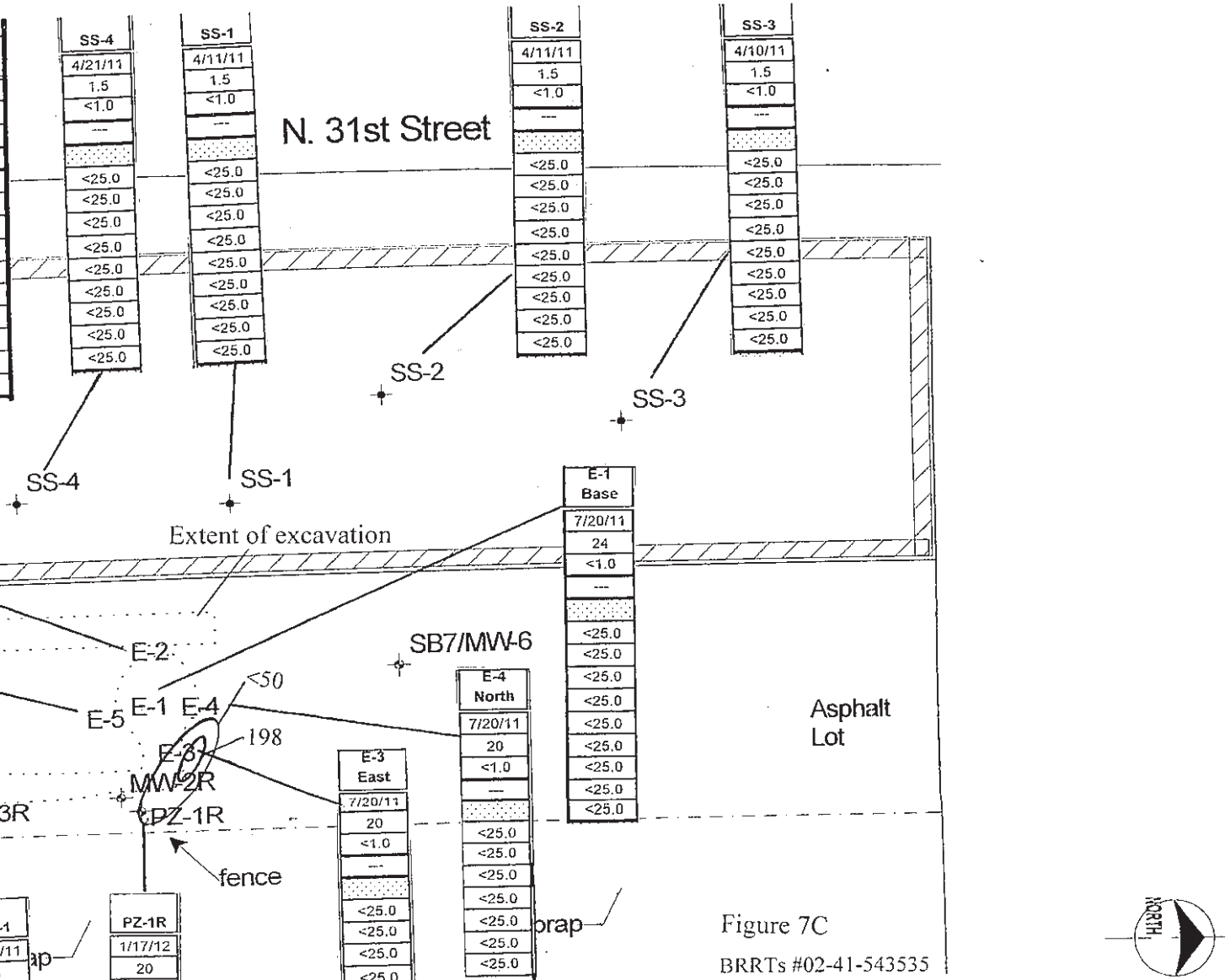


Figure 6C
BRRTs #02-41-543535
FID #241241000
2200 N. 31st Street
Milwaukee, WI 53208

Horizontal Scale: 1" = 30"

PARAMETERS	NR 700 GENERIC RCLs NR 720.09 Table 1	NR 720.11 Table 2
Date Collected	---	---
Depth (feet bgs)	---	---
PID IU	---	---
Diesel Range Organics (mg/kg)	100/250	100/250
VOC (ug/kg)		
Carbon Tetrachloride	*5.0	*491
Chloroform	*39	*10,500
cis-1,2-Dichloroethene	*27	---
Methylene Chloride	---	---
Naphthalene	---	---
Toluene	1,500	--
Tetrachloroethene	*4.1	*1,230
Trichloroethene	*3.7	*160
1,2,4-Trimethylbenzene	--	---



Legend

MW-1 Monitoring well location

PZ-1 piezometer location

Soil Sampling Locations

Identification As Noted

Figure 7C

BRRTs #02-41-543535
FID #241241000
2200 N. 31st Street
Milwaukee, WI 53208

Konicek Environmental Consulting, LLC

Post Remedial Excavation
Trichloroethene
Soil Isoconcentration
Garfield Park, LLC
Milwaukee, WI

created by: JMG
date: 10-2-10
revisions: 4/12/11
3/9/12

CAP AND BARRIER MAINTENANCE PLAN

April 17, 2013

Property Located at:

2200 N. 31st Street, Milwaukee, Wisconsin

WDNR FID# 241241000 and WDNR BRRTS# 02-41-543535

Legal Description:

2200 N. 31st Street:

Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 in Block 1, in W. H. Roddis Subdivision of a part of the Northeast ¼ of Section 24, in Town 7 North, Range 21 East in the City of Milwaukee, County of Milwaukee, State of Wisconsin, also the North ½ of that part of vacated West Garfield Avenue lying South of and adjacent to part of said premises and lying East of the East line of North 31st Street.

Tax Key No: 349-2003-0

Introduction

This document is the Maintenance Plan for an asphalt and concrete parking lot pavement cover and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code (WAC). The maintenance activities relate to the completed paved parking area over the residual contaminated groundwater and soil on site.

More site-specific information about this property may be found in:

- The case file in the DNR Southeastern Regional Office.
- BRRTS on the web (DNR's internet based data base of contaminated sites): http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForum.do
- GIS Registry PDF file for further information on the nature and extent of contamination: http://dnrmaps.wisconsin.gov/imf/imfApplyTheme.jsp?index=1; and
- The DNR project manager for Milwaukee County.

Description of Contamination

Soil contaminated by chlorinated volatile organic compounds (CVOCs) is located beyond 15 feet below ground surface (bgs) in the southeastern portion of the property. Groundwater contaminated by carbon tetrachloride, chloroform, trichloroethane and vinyl chloride CVOCs is located at a depth of approximately 18 feet bgs in the southeastern portion of the property.

Description of the Cover to be Maintained

The cover design consists of 9" of crushed aggregate base course and 3.5" asphalt paved parking with 6" of crushed aggregate base course and 6" of concrete driveway apron and dumpster pad and 4" of sand base course and 5" concrete sidewalk as shown on the attached 7/20/11 Garfield Park LLC C3 Grading, Paving & Utility Plan.

The building barrier of approximately 6 to 10 inches of solid concrete flooring with additional flooring material added as part of the completed building renovation.

Cover and Barrier Purpose

The asphalt and concrete parking lot, curb, dumpster pad and sidewalk and concrete building foundation over the contaminated groundwater plume and soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These paved surfaces and building foundations also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch NR 140, WAC. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The paved surfaces and building foundation overlying the contaminated groundwater plume and soil as depicted in the C3 drawing will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed and where infiltration from the surface will not be effectively minimized will be documented. A log of the inspections and any repairs will be maintained by the property owner on the Barrier Inspection and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are complete, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by the Wisconsin Department of Natural Resource ("WDNR") representatives upon their request. **On behalf of the owner, the inspection will be conducted by Ken Konicek of Konicek Environmental Consulting LLC and submitted to the WDNR annually beginning in May 2013.**

Maintenance Activities

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

contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

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

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

Prohibition of Activities and Notification of DNR prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where paved surfaces and building foundation 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 replacement of a building or other structure.

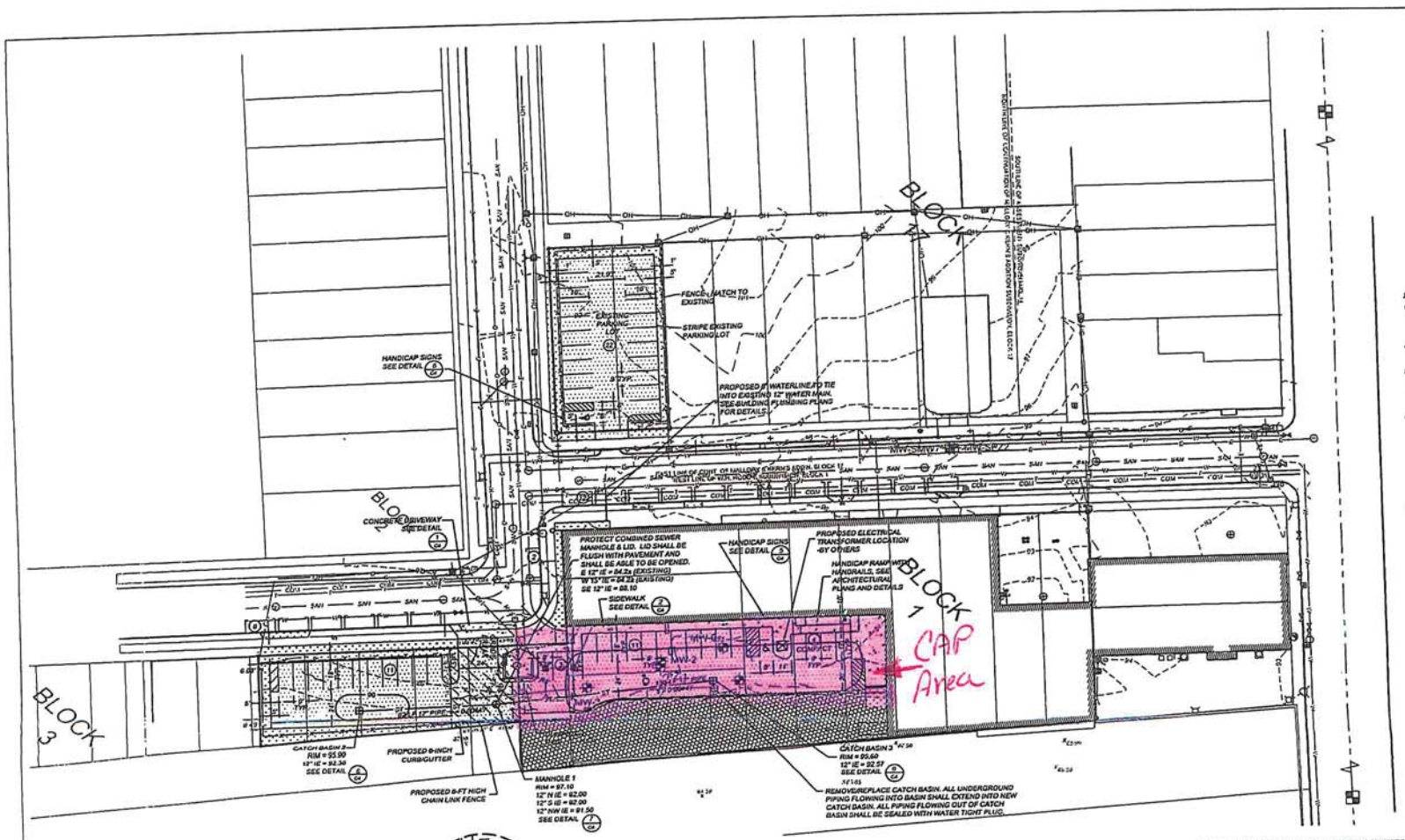
Amendment or Withdrawal of Maintenance Plan

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

Contact Information

April 17, 2013

Site Owner and Operator:	Garfield Park, LLC C/o Tracey Snow Levine Landmark Asset Services, Inc. 406 E. Fourth Street Winston-Salem, NC 27101 336-714-8941
On Site Management:	Stone House Development, Inc. C/o Kasie Sutterland 625 N. Segoe Road, Suite 107 PO Box 5308 Madison, WI 53705-0308 414.444.4525 on site office 608.251.6000 emergency
Consultant:	Konicek Environmental Consulting, LLC Ken Konicek 1032 S. Spring Street Port Washington, WI 53074 262-284-2557
WDNR:	WDNR R&R Division Program Assistant 2300 N. Dr. Martin Luther King Jr. Drive Milwaukee, WI 53212 414-263-8500



PROPOSED FEATURES LEGEND

- FENCE
- EDGE OF PAVEMENT
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- HAND RAIL
- CURB
- SIGN
- HANDICAP SYMBOL
- 100.00 SPOT ELEVATION
- CATCH BASIN
- STORMCEPTOR
- CONCRETE PAVEMENT
- ASPHALTIC CONCRETE PAVEMENT
- GRASS
- EXISTING SPOT ELEVATION
- ST STORM PIPE

NOTE:

SEE SHEET C1 FOR EXISTING CONDITIONS LEGEND

UTILITY NOTES

1. ALL UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN - LATEST EDITION AND ALL STATE AND LOCAL CODES AND "STANDARD SPECIFICATIONS".
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. ANY CONFLICTS SHALL BE IMMEDIATELY NOTED TO ARCHITECT (IN WRITING). CHANGES IN WORK SCOPE SHALL BE MADE ACCORDINGLY. IF CONTRACTOR (OR ITS SUBCONTRACTORS) COMMENCES WORK (I.E., EQUIPMENT MOBILIZATION TO SITE), CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY CHANGES TO BE PERFORMED AS A RESULT OF PROJECT DRAWING INCONSISTENCIES.
4. FILL/HAUL/EXCAVATION - COMPLY WITH ALL FEDERAL, STATE AND LOCAL RULES. SEE DETAIL 10-ON SHEET C4.

   PAVEMENT REMOVAL (IF REQUIRED) - REMOVE PAVEMENT, CURB, GUTTER, SIDEWALK, DRIVEWAY AND OTHER SURFACES WITHIN THE MAXIMUM TRENCH WIDTH. SAWCUT PAVEMENT TO A MINIMUM DEPTH OF 6 INCHES PRIOR TO REMOVAL. REMOVE SURFACES TO NEAREST JOINT. AFTER UTILITY CONSTRUCTION COMPLETION, RESTORE PAVEMENT TO ORIGINAL CONDITION OR BETTER.

   DEWATERING - PROVIDE AND MAINTAIN NECESSARY MEANS AND METHODS TO DEWATER EXCAVATIONS. DISPOSE WATER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

   SHEETING/BRACING - PERFORM AS REQUIRED BY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
5. STORM SEWER SPECIFICATIONS

   PIPE - CORRUGATED POLYETHYLENE CULVERT PIPE WITH A SMOOTH INNER LINER SHALL BE AS MANUFACTURED BY HANCOR OR EQUAL, WITH WATER TIGHT JOINTS. DESIGN MANNING "N" VALUE OF 0.012 OR EQUAL, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M 294 TYPE S (FOR 12" TO 36" PIPE) AND AASHTO DESIGNATION 330, TYPE S (4" TO 10" PIPE).

   FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

   CLEANING - FLUSH ALL NEW PIPES WITH CLEAN WATER AND REPAIR VISIBLE LEAKS AND DEFECTS.

   PROVIDE TRACER WIRE (GUIDEWIRE) PER CITY OF MILWAUKEE SPECIFICATIONS

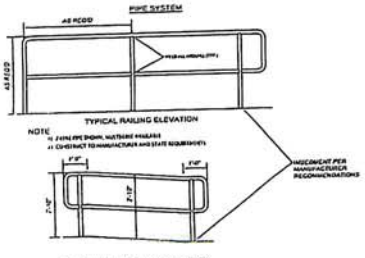
SCALE IN FEET

30' 0 30'

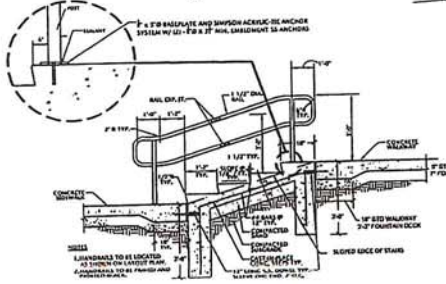
DIGGERS HOTLINE

Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."



1 HAND RAILING DETAIL
NOT TO SCALE



2 STAIR DETAIL
NOT TO SCALE

GRADING/PAVING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY (I.E., NO DH SITE PONDING ALLOWED). ALL STORM WATER SHALL FLOW TO A CATCH BASIN AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR MODIFICATIONS REQUIRED UPON CONSTRUCTION COMMENCEMENT SHALL BE PERFORMED AT CONTRACTOR'S COST.
3. CONTRACTOR SHALL PROTECT SIDEWALKS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWNHILL SIDE SIDE OF GRADING LIMITS.
4. STRIP SITE OF GRAVEL/TOPSOIL/VEGETATION AND MISCELLANEOUS DEBRIS (EXCEPT FOR TREES TO REMAINING AS INDICATED ON DRAWING) PRIOR TO SUBGRADE CONSTRUCTION. UNUSED TOPSOIL/VEGETATION AND MISCELLANEOUS DEBRIS SHALL BE DISPOSED IN ACCORDANCE WITH ALL LOCAL STATE AND FEDERAL REGULATIONS.
5. MINIMUM PAVEMENT STRUCTURE (TO BE CONFIRMED BY PROJECT GEOTECHNICAL ENGINEER, WHICH IS NOT INCLUDE DAMPNAMIALS)

   ASPHALTIC CONCRETE PAVEMENT

   9" CRUSHED AGGREGATE BASE COURSE - W1300T SECTION 305, 3/4" CRUSHED STONE
   2" ASPHALTIC HOT MIX BINDER COURSE - W1300T SECTION 460, E-0.3
   1.5" ASPHALT HOT MIX SURFACE COURSE - W1300T SECTION 460, E-0.3

   DRIVEWAY APRON & DUMPSTER PAD:

   6" CONCRETE OVER 6" CRUSHED AGGREGATE BASE COURSE
   REINFORCING: NO. 4 REBAR AT 24 INCHES LONG 36 INCHES CENTER TO CENTER CONTROL JOINTS IN ACCORDANCE WITH MICHIGAN CONCRETE INSTITUTE.
6. CONTRACTOR SHALL CONTACT DIGGERS HOTLINE FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION AND SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
7. ASPHALTIC CONCRETE PAVING SPECIFICATIONS-PAVING SHALL MEET CITY OF MILWAUKEE CODE 2-252-24

CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 455, 465 AND 467 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 1996. HEREAFTER THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS, WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 40° F (18° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (1° C).

GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION

CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO GRADATION NO. 2, SECTION 304.2.2. STATE HIGHWAY SPECIFICATIONS.

BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO A MIX NO. SECTION 457.3.3.1, STATE HIGHWAY SPECIFICATIONS.

SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO A MIX NO. SECTION 457.3.3.2, STATE HIGHWAY SPECIFICATIONS

ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 457.2.2.2 OR 457.2.2.3, STATE HIGHWAY SPECIFICATIONS.

SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING

8. PROPOSED PARKING DETAIL IN PARKING LOT:

   28 - 18' REGULAR 90° ANGLE CAR STALLS
   4 - 17' COMPACT 90° ANGLE CAR STALLS
   1 - STANDARD ADA STALL
9. SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
10. SEE ARCHITECTURAL PLANS FOR ALL BUILDING, DUMPSTER PAD FENCE, PERIMETER FENCE, AND RETAINING WALL SYSTEM DIMENSIONS/SPECIFICATIONS, ETC.

GRADING, PAVING & UTILITY PLAN
GARFIELD PARK, LLC.
MILWAUKEE, WISCONSIN

DESIGNED BY	APPROVED BY	DATE
JPF	LKJ	1-17-2011

REVISION NO.	REVISIONS	DATE	BY
3	DRIVEWAY EASEMENT ADDED PER C.O.M.	6-3-11	JPF
4	PARKING LOT REVISIONS	7-18-11	JPF
5	PARKING LOT REVISIONS - PER C.O.M. LTR	7-20-11	JPF

Kunicek Environmental Consulting, LLC
1532 South Spring Street
Fond du Lac, Wisconsin 54935
Tel: 920.906.2755
Fax: 920.906.2756

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PROJECT NO. 509003

SHEET No. C3 OF 4

Barrier INSPECTION and MAINTENANCE LOG

Inspection Date	Inspector	Condition of Cap	Recommendations	Has recommended maintenance from previous inspection been implemented?

Active Vapor Mitigation System Operation and Maintenance Plan

1) **System Description, Purpose and Location**
   a) Garfield Park Apartments
      2200 N. 31st Street
      Milwaukee, WI 53208
      City of Milwaukee Parcel #3492003000
      WDNR FID# 241241000 and WDNR BRRTS# 02-41-543535
   b) April 17, 2013.
   c) Radon Type Sub Slab Depressurization System (SSDS).
      i) Located in the northern occupied first floor slab on grade level (SSDS-1 Area) and the partially occupied partial basement area (SSDS-2, SSDS-3 and SSDS-4).
      ii) Designed to create a negative pressure to remove potential Volatile Organic Compound (VOC) vapors located beneath the concrete floor slab and vent them to outside of the building through the building's roof.
      iii) Attached figures show the four SSDS locations. One is located in the northern slab on grade section of the building and three are located in the southern partial basement area.

2) **System Design**
   a) The four SSDS systems were installed by Radon Doctors LLC of Kewaskum, Wisconsin Phone #262.388.3804. Their emergency contact information is marked on each of the PVC risers.
   b) Each of the SSDS systems consist of schedule 40 four inch perforated PVC pipe laid into the newly excavated plumbing trenches along with the new PVC plumbing servicing the renovated building. The perforated SSDS and solid plumbing PVC piping is laid upon and covered with gravel with the trenches covered by concrete at existing concrete floor level. The perforated PVC is connected to solid four inch PVC riser piping extending up through the bulkhead of the building along the support columns and out through the roof. There are no building air intakes in the vicinity of the roof top fans and vents.
   c) Each of the four SSDS systems is equipped with a Model VM2 u-tube manometer manufactured by Radon Supplies and a Radonaway RP265 fans that are located above the roof. The u-tube manometer located on the SSDS-1 system is located on the riser pipe above the roof and below the fan. The u-tube manometers located on the three SSDS-2 thru SSDS-4 systems in the partial basement are located on the riser pipe above the concrete floor slab. The emergency contact information is located next to the manometers.
   d) The SSDS systems began operation in the beginning of August 2011 and the fans are designed to run continuously. The fans to each SSDS system are wired into rooftop dedicated lockable GFCI electrical breaker boxes.
   e) Based on the construction contractor, the attached figures 1 thru 8 provide the construction details, SSDS locations and manometer locations. The attached photographs show the fan, manometers and typical final concrete barrier.

3) **System Maintenance**
   a) The SSDS systems require no maintenance other then the periodic observation of the manometers to verify that the systems are operating.

b) The Radonaway RP265 manufacture warranty for the fan is 5 years from date of manufacture. It is mandatory that each fan be replaced at the end of the warranty period with a new manufactured specified fan and that the system maintenance records be updated with the new fan manufacture and installation dates and the fan warranty period. Radonaway manufacturing literature is attached. VM2 manometer information is also attached.
c) The fans and vents should be kept free of obstructions and the structural integrity of the systems should be maintained and damages should be immediately repaired by the installing contractor or other qualified radon system contractors.
d) The maintenance and integrity of the concrete floor (vapor barrier) must be maintained and any penetrations or cracks in the concrete floor must be repaired and maintained.
e) If the use of the space changes, the potential for vapor intrusion would need to be reassessed.

4) Inspections

a) The system piping, fans and the manometers should be inspected at least monthly with the fluid levels recorded on the attached maintenance log.
b) To verify that a sub slab vacuum exists, the fluid levels in the u-shaped manometers should not be level.
c) If the fluid level of a manometer is level, it is an indication that the system is not operating properly and that it will require servicing by the installing contractor or other qualified radon system contractors.
d) The system components and the concrete floor barriers should also be inspected for damages and repaired if needed.
e) The inspection log should include items such as the name of the inspector, date of the inspection, items inspected, state of the system, parts replaced or repairs needed and when those repairs were completed and that any required follow up was completed.
f) If repairs to the system cannot be completed or if a system has not operated or has problems for two or more inspections, the WDNR, the owner and the owners environmental consultant should be notified of the problem.
g) The inspection log should be maintained on site with the building management for inspection by the WDNR or any other interested parties.
h) On behalf of the owner, **Ken Konicek of Konicek Environmental Consulting LLC** will complete the monthly system inspection and provide the results of the inspections to the WDNR annually beginning in May 2013.

5) Notifications

a) Changes in the land or property use or system changes are required to be reported to:
   i) WDNR R&R Division
      2300 N. Dr. Martin Luther King Jr. Drive
      Milwaukee, WI 53212
      Telephone 414.263.8500
   ii) Konicek Environmental Consulting LLC
      1032 S. Spring Street
      Port Washington, WI 53074
      Phone 262.284.2557

6) **Contacts**

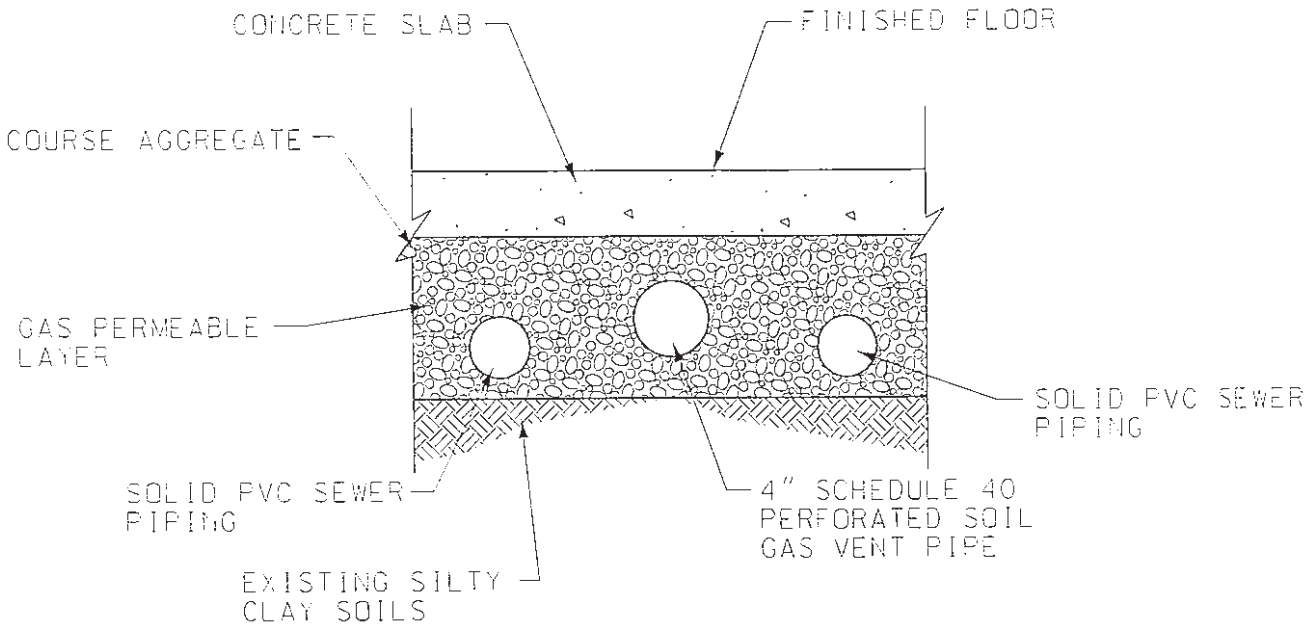
a) Owner:
Garfield Park LLC
C/o Tracey Snow Levine
406 East 4th Street
Winston-Salem, NC 27101
Phone 336.714.8941

b) Owner On Site Management Company:
Stone House Development, Inc.
C/o Kasie Sutterland
625 N. Segoe Road, Suite 107
PO Box 5308
Madison, WI 53705-0308
414.444.4525 on site office
608.251.6000 emergency

c) Owner Consultant:
Konicek Environmental Consulting LLC
C/o Ken Konicek
1032 S. Spring Street
Port Washington, WI 53074
Phone 262.284.2557

d) WDNR R&R Division
Program Assistant
2300 N. Dr. Martin Luther King Jr. Drive
Milwaukee, WI 53212
Telephone 414.263.8500

REVISION/PLOT DATE Sht01_Details.dgn 4/2/2013



TYP COARSE AGGREGATE GAS PERMEABLE LAYER SECTION

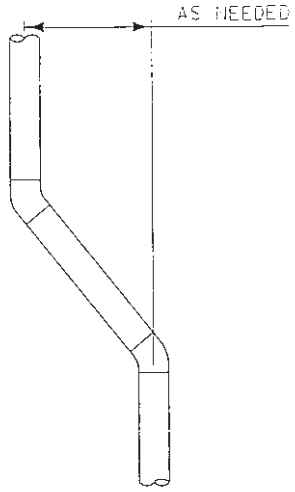
GARFIELD PARK LLC
BRRTS #02-41-543535
FID #241241000

FIGURE 1 – DETAILS	R13-1237-001

CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS | A GAI COMPANY
Lake Geneva 262.348.5500 Madison 608.244.5277 Milwaukee Regional 262.250.5000
Racine 262.554.8520 Fox Valley 715.752.4620

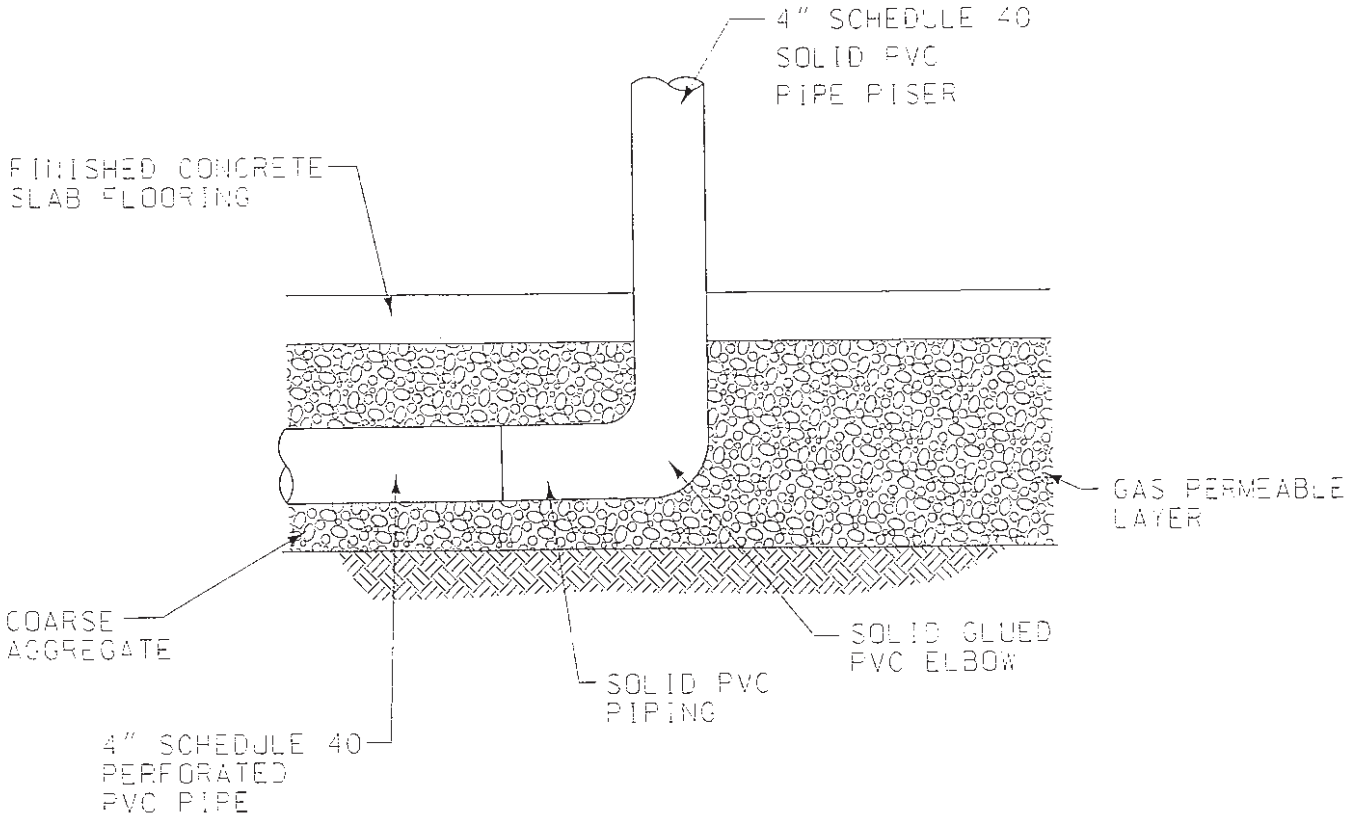
LOCATION:	2200 NORTH 31ST STREET
	MILWAUKEE, WISCONSIN
SCALE: NTS	DATE: APRIL,2013
DRAWN BY: B.GREISCH	

NOTE:
VENT RISER SHALL FREELY DRAIN INTO THE GAS PERMEABLE LAYER BENEATH THE BLDG SLAB.



VERT OFFSET

TYP VENT RISER OFFSETS



TYP PIPE BOOT DETAIL

GARFIELD PARK LLC
BRRTS #02-41-543535
FID #241241000

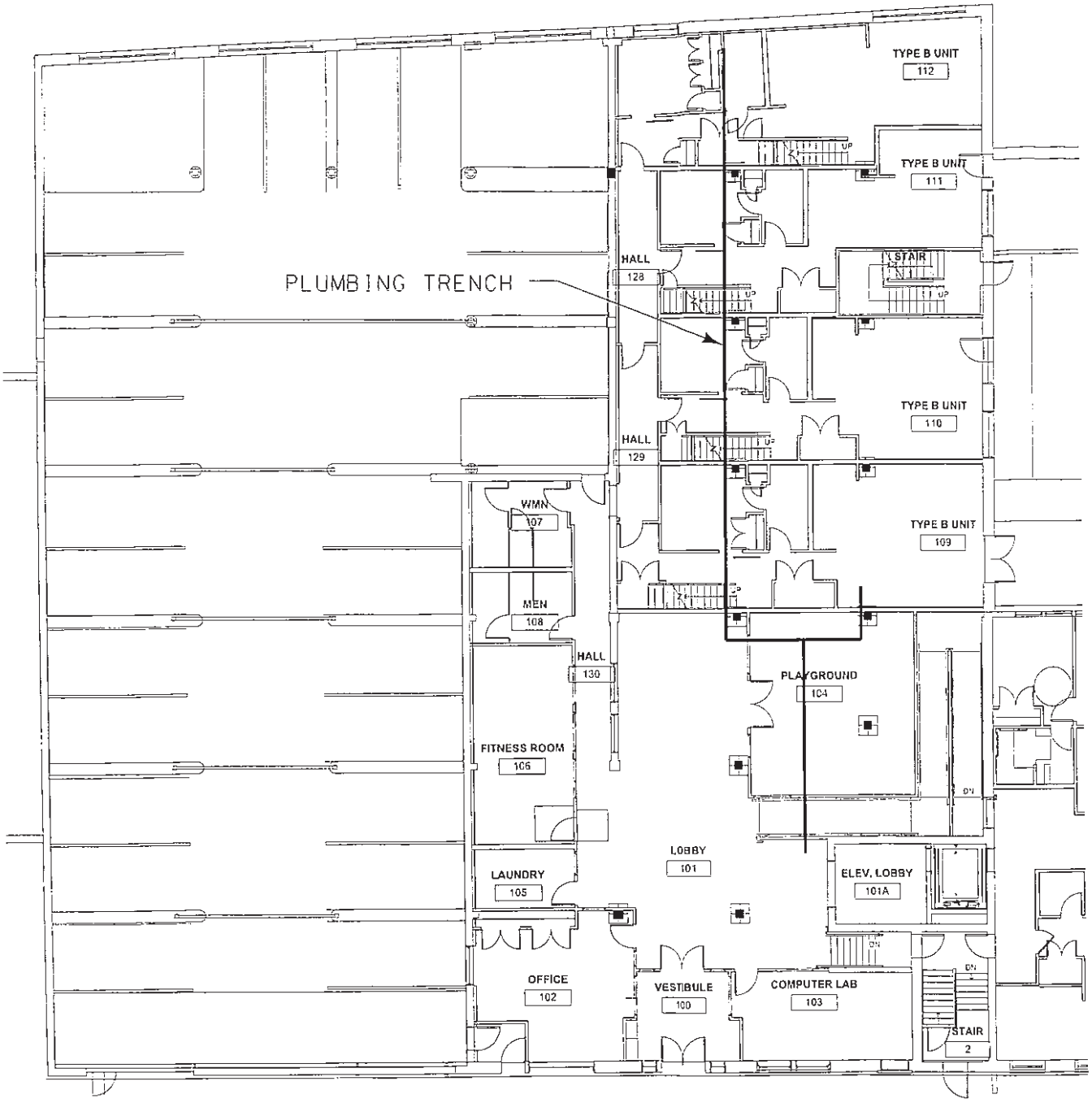
REVISION/PLOT DATE Sht02_Details.dgn 4/2/2013

FIGURE 2 – DETAILS	R13-1237-001

CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS | A GAI COMPANY
Lake Geneva 262.348.5500 Madison 608.244.5277 Milwaukee Regional 262.250.8000
Racine 262.554.8530 Fox Valley 715.752.4620

LOCATION:	2200 NORTH 31ST STREET
	MILWAUKEE, WISCONSIN
SCALE: NTS	DATE: APRIL,2013
DRAWN BY: B.GREISCH	

REVISION/PLOT DATE Sht03_PlumbingTrench.dgn 4/2/2013



GARFIELD PARK LLC
BRRTS #02-41-543535
FID #241241000

FIGURE 3 – PLUMBING TRENCH – ENTRY LEVEL

R13-1237-001

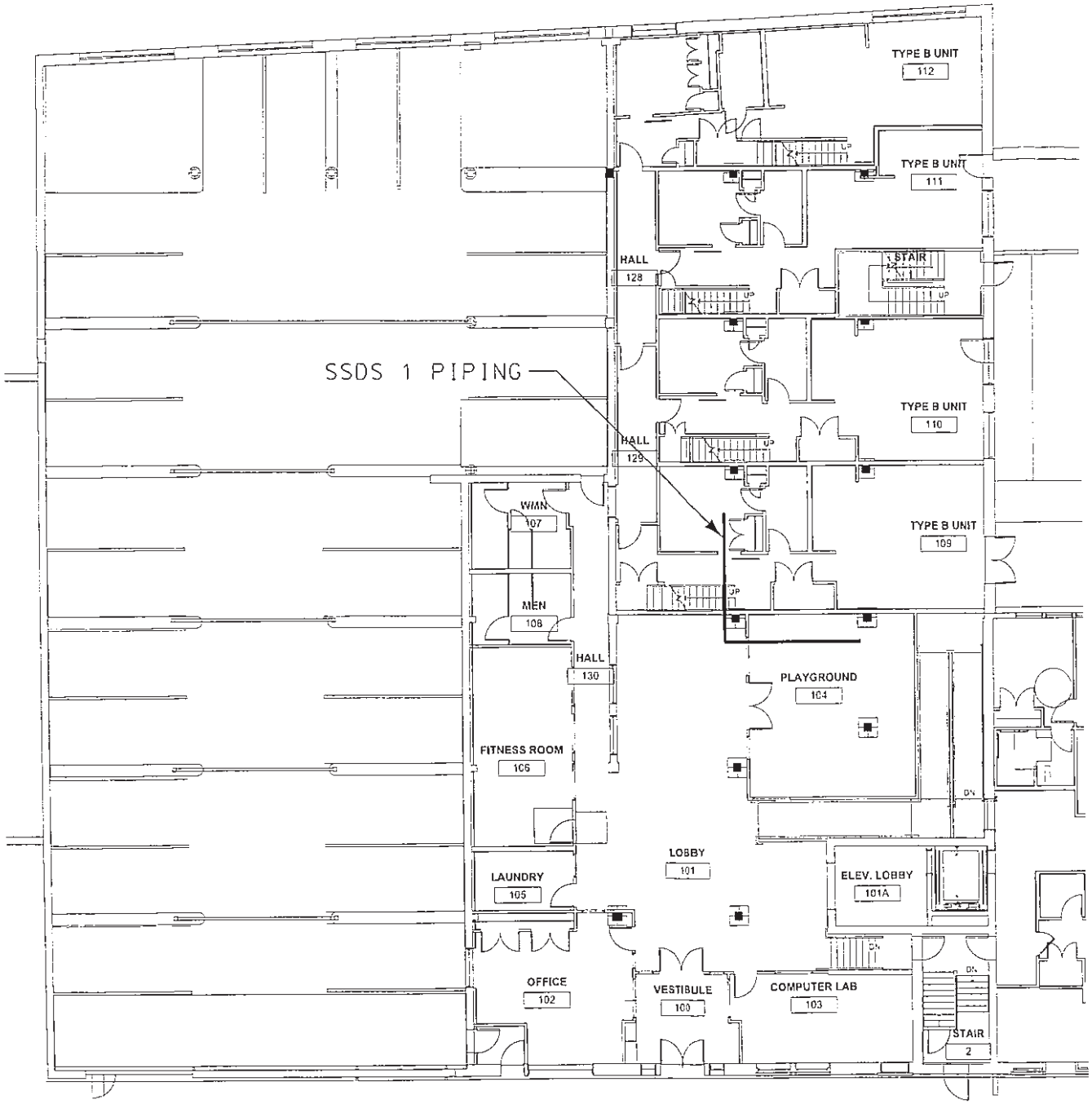
CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS | A GAI COMPANY
Lake Geneva 262.348.5500 Madison 608.244.6277 Milwaukee Regional 262.250.8000
Racine 262.554.6530 Fox Valley 715.752.4620

LOCATION: 2200 NORTH 31ST STREET
MILWAUKEE, WISCONSIN

SCALE: 1" = 40' DATE: APRIL, 2013

DRAWN BY: B.GREISCH

REVISION/PLOT DATE Sht04_SSDS Piping.dgn 4/2/2013



SSDS = SUB SLAB DEPRESSURIZATION SYSTEM
SSDS 1 MANOMETER IS LOCATED ABOVE THE ROOF

GARFIELD PARK LLC
BRRTS #02-41-543535
FID #241241000

FIGURE 4 – SSDS PIPING PLACED IN PLUMBING TRENCH	R13-1237-001

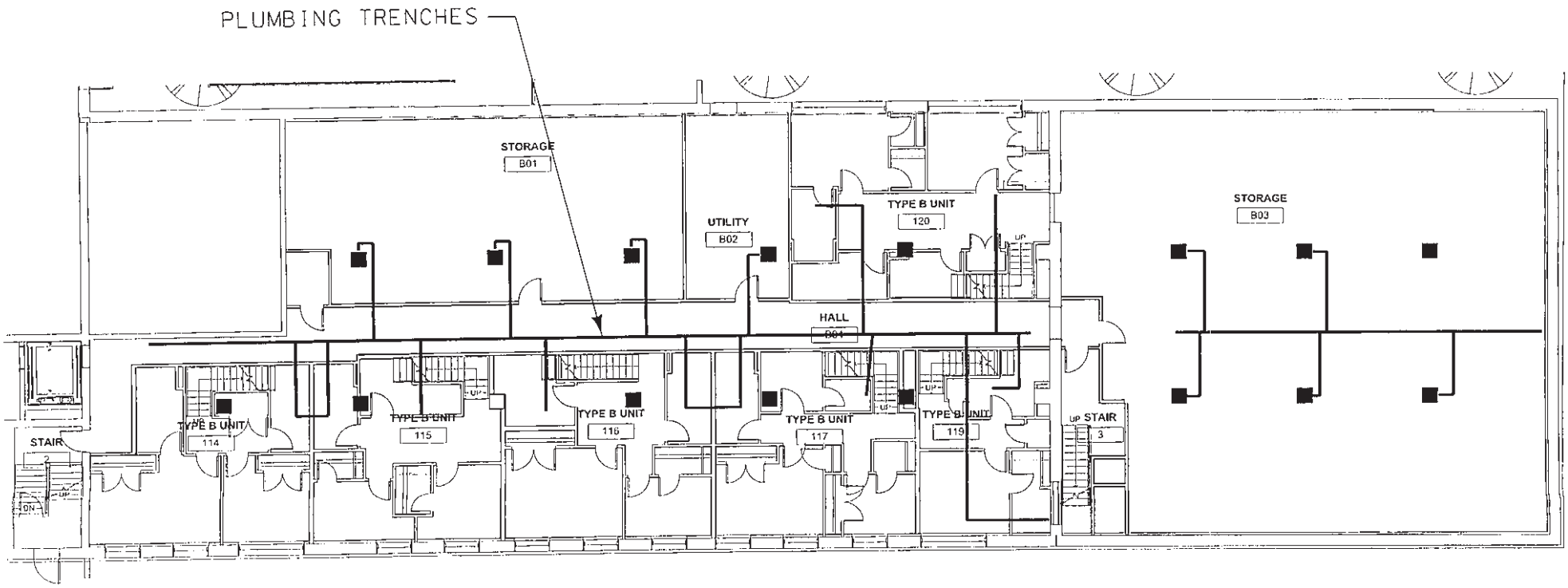
CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS | A GAI COMPANY
Lake Geneva 262.348.5500 Madison 608.244.6277 Milwaukee Regional 262.250.8000
Racine 262.554.5530 Fox Valley 715.752.4520

LOCATION: 2200 NORTH 31ST STREET
MILWAUKEE, WISCONSIN

SCALE: 1" = 40' DATE: APRIL, 2013

DRAWN BY: B.GREISCH

REVISION/PLOT DATE Sht05_PlumbingTrenchBasement.dgn 4/2/2013



GARFIELD PARK LLC
BRRTS #02-41-543535
FID #241241000

CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS | A GAI COMPANY
Lake Geneva 262.348.5600 Madison 608.244.6277 Milwaukee Regional 262.250.8000
Racine 262.554.8530 Fox Valley 715.752.4620

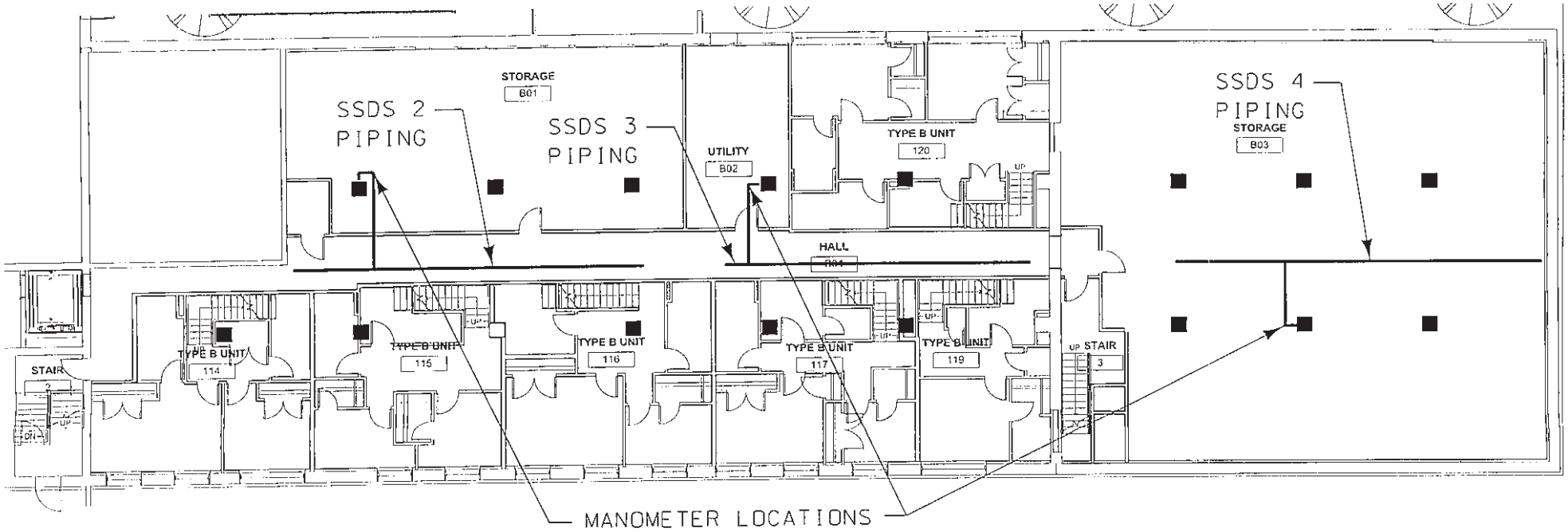
FIGURE 5 – PLUMBING TRENCHES – BASEMENT

R13–1237–001

LOCATION:
2200 NORTH 31ST STREET, MILWAUKEE, WISCONSIN

SCALE: 1"=40' DATE: APRIL,2013 DRAWN BY: B.GREISCH

REVISION/PLOT DATE Sht06_SSDS_PipingBasement.dgn 4/2/2013



SSDS = SUB SLAB DEPRESSURIZATION SYSTEM

GARFIELD PARK LLC
BRRTS #02-41-543535
FID #241241000

CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS | A GAI COMPANY
Lake Geneva 262.348.5600 Madison 608.244.6277 Milwaukee Regional 262.250.8000
Racine 262.554.8530 Fox Valley 715.752.4620

FIGURE 6 – SSDS PIPING PLACED IN PLUMBING TRENCHES | R13-1237-001

LOCATION:
2200 NORTH 31ST STREET, MILWAUKEE, WISCONSIN

SCALE: 1"=40' DATE: APRIL,2013 DRAWN BY: B.GREISCH

REVISION/PLOT DATE Sht07_BLDGCrossSection.dgn 4/2/2013

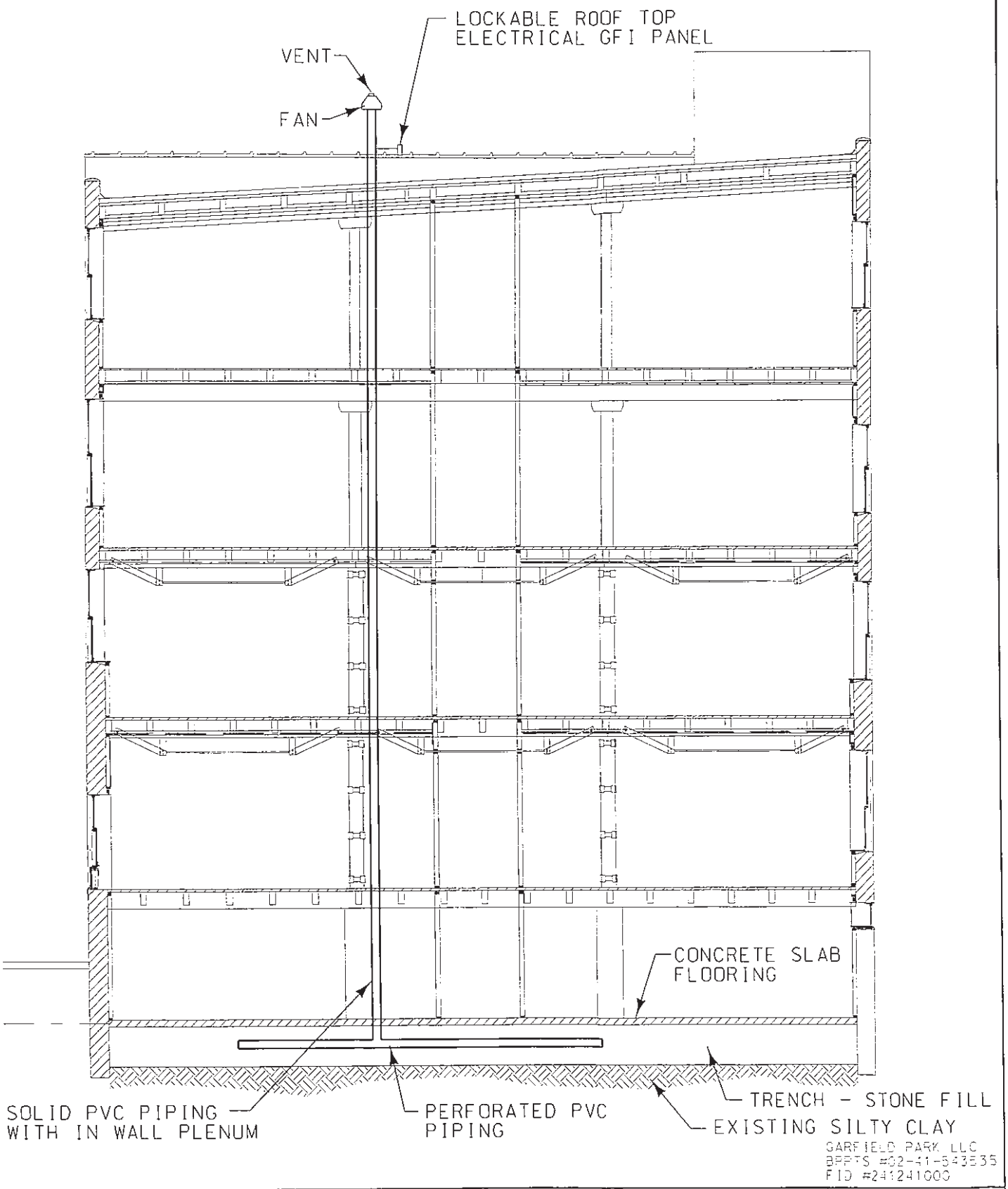


FIGURE 7 – BUILDING CROSS SECTION

R13-1237-001

CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS | A GAI COMPANY
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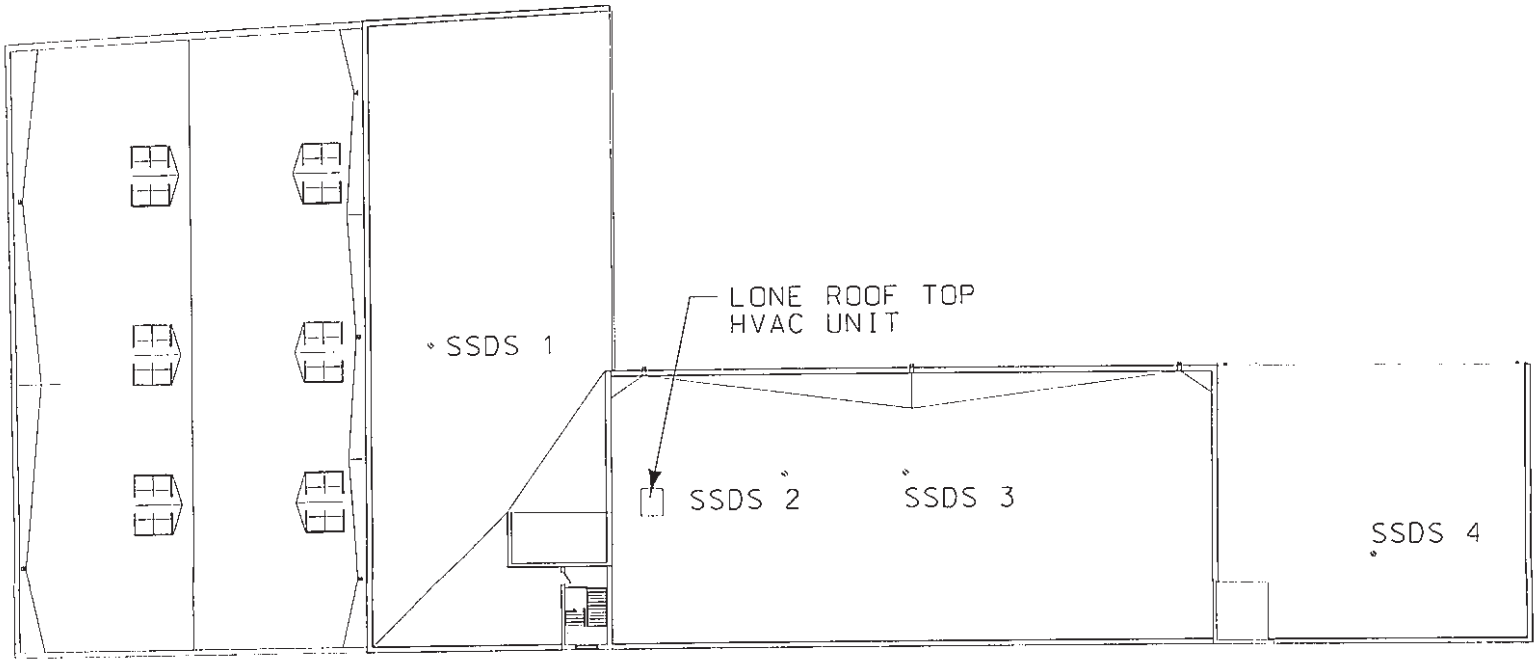
Racine 262.554.8530 Fox Valley 715.752.4620

LOCATION: 2200 NORTH 31ST STREET
MILWAUKEE, WISCONSIN

SCALE: 1" = 40' DATE: APRIL,2013

DRAWN BY: B.GREISCH

REVISION/PLOT DATE Sht08_SSDS_VentLocations.dgn 4/2/2013



SSDS = SUB SLAB DEPRESSURIZATION SYSTEM

GARFIELD PARK LLC
BRRTS #02-41-543535
FID #241241000

CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS | A GAI COMPANY
Lake Geneva 262.348.5600 Madison 608.244.6277 Milwaukee Regional 262.250.8000
Racine 262.554.8530 Fox Valley 715.752.4620

FIGURE 8 – SSDS VENT LOCATIONS ROOF TOP

R13-1237-001

LOCATION:
2200 NORTH 31ST STREET, MILWAUKEE, WISCONSIN

SCALE: 1"=80' DATE: APRIL,2013 DRAWN BY: B.GREISCH

SSDS-1 fan unit above the roof.

SSDS-1 manometer.

SSDS-2 manometer

SSDS-3 manometer

SSDS-4 manometer

Finished piping trench in partial basement area

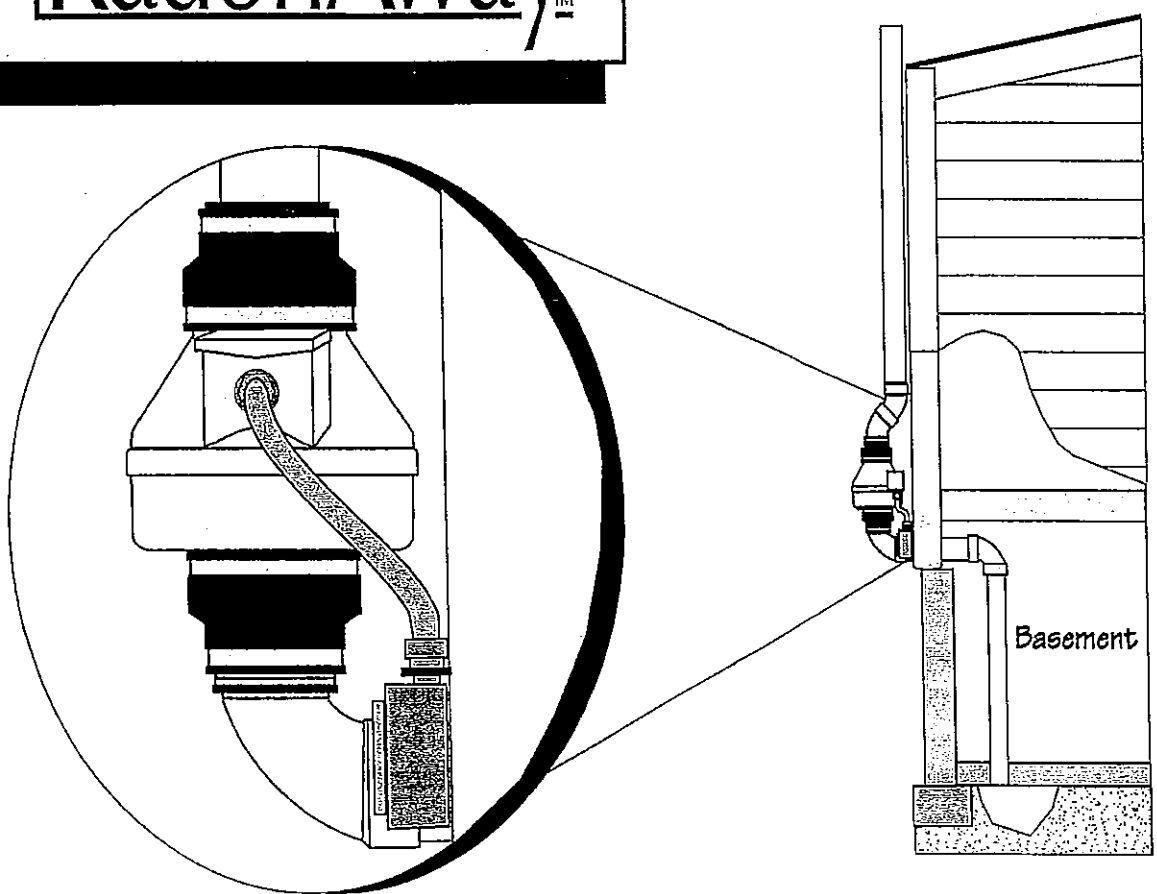
VAPOR MITIGATION SYSTEM (SSDS) INSPECTION LOG

Inspection Date	Inspector Name	SSDS ID# or Location	Condition of SSDS	Manometer Reading	Required Repairs	Have Repairs Been Made

RP Series Installation Instructions

By

RadonAway™



Spruce Environmental Technologies, Inc.
Ward Hill, MA P/N IN020 Rev J

RadonAway™

Series Fan Installation Instructions

Please Read and Save These Instructions.

DO NOT CONNECT POWER SUPPLY UNTIL FAN IS COMPLETELY INSTALLED.
MAKE SURE ELECTRICAL SERVICE TO FAN IS LOCKED IN "OFF" POSITION.
DISCONNECT POWER BEFORE SERVICING FAN.

1. WARNING! Do not use fan in hazardous environments where fan electrical system could provide ignition to combustible or flammable materials.

2. WARNING! Do not use fan to pump explosive or corrosive gases.

3. WARNING! Check voltage at the fan to insure it corresponds with nameplate.

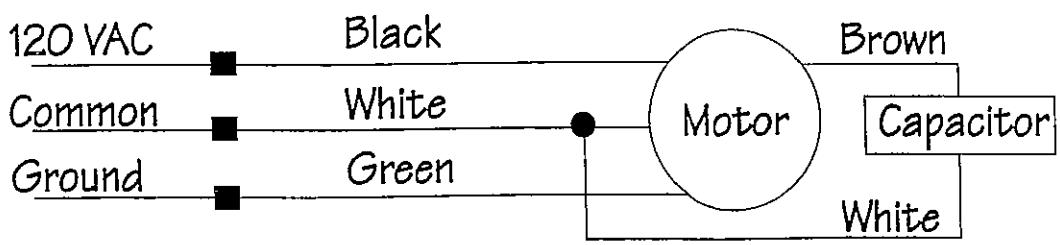
4. WARNING! Normal operation of this device may affect the combustion airflow needed for safe operation of fuel burning equipment. Check for possible backdraft conditions on all combustion devices after installation.

5. NOTICE! There are no user serviceable parts located inside the fan unit.
   Do NOT attempt to open. Return unit to the factory for service.

6. All wiring must be performed in accordance with the National Fire Protection Association's (NFPA)"National Electrical Code, Standard #70"-current edition for all commercial and industrial work, and state and local building codes. All wiring must be performed by a qualified and licensed electrician

7. WARNING! Do not leave fan unit installed on system piping without electrical power for more than 48 hours. Fan failure could result from this non-operational storage.

DynaVac RP Series Fan Wiring Diagram



DynaVac - RP Series
RP140 p/n 23029-1
RP145 p/n 23030-1
RP260 p/n 23032-1
RP265 p/n 23033-1
RP380 p/n 28208

1.0 SYSTEM DESIGN CONSIDERATIONS

1.1 INTRODUCTION

The DynaVac RP Series Radon Fans are intended for use by trained, professional Radon mitigators. The purpose of this instruction is to provide additional guidance for the most effective use of a DynaVac Fan. This instruction should be considered as a supplement to EPA standard practices, state and local building codes and state regulations. In the event of a conflict, those codes, practices and regulations take precedence over this instruction.

1.2 ENVIRONMENTALS

The RP Series Fans are designed to perform year-round in all but the harshest climates without additional concern for temperature or weather. For installations in an area of severe cold weather, please contact RadonAway for assistance. When not in operation, the fan should be stored in an area where the temperature is never less than 32 degrees F. or more than 100 degrees F.

1.3 ACOUSTICS

The RP Series Fan, when installed properly, operates with little or no noticeable noise to the building occupants. The velocity of the outgoing air should be considered in the overall system design. In some cases the "rushing" sound of the outlet air may be disturbing. In these instances, the use of a RadonAway Exhaust Muffler is recommended.

1.4 GROUND WATER

In the event that a temporary high water table results in water at or above slab level, water may be drawn into the riser pipes thus blocking air flow to the RP Series Fan. The lack of cooling air may result in the fan cycling on and off as the internal temperature rises above the thermal cutoff and falls upon shutoff. Should this condition arise, it is recommended that the fan be turned off until the water recedes allowing for return to normal operation.

1.5 SLAB COVERAGE

The RP Series Fan can provide coverage up to 2000+ sq. ft. per slab penetration. This will primarily depend on the sub-slab material in any particular installation. In general, the tighter the material, the smaller the area covered per penetration. Appropriate selection of the RP Series Fan best suited for the sub-slab material can improve the slab coverage. The RP140/145/155 are best suited for general purpose use. The RP260 can be used where additional airflow is required and the RP265/380 is best suited for large slab, high airflow applications. Additional suction points can be added as required. It is recommended that a small pit (5 to 10 gallons in size) be created below the slab at each suction hole.

1.6 CONDENSATION & DRAINAGE

Condensation is formed in the piping of a mitigation system when the air in the piping is chilled below its dew point. This can occur at points where the system piping goes through unheated space such as an attic, garage or outside. The system design must provide a means for water to drain back to a slab hole to remove the condensation. The RP Series Fan **MUST** be mounted vertically plumb and level, with the outlet pointing up for proper drainage through the fan. Avoid mounting the fan in any orientation that will allow water to accumulate inside the fan housing. The RP Series Fans are **NOT** suitable for underground burial.

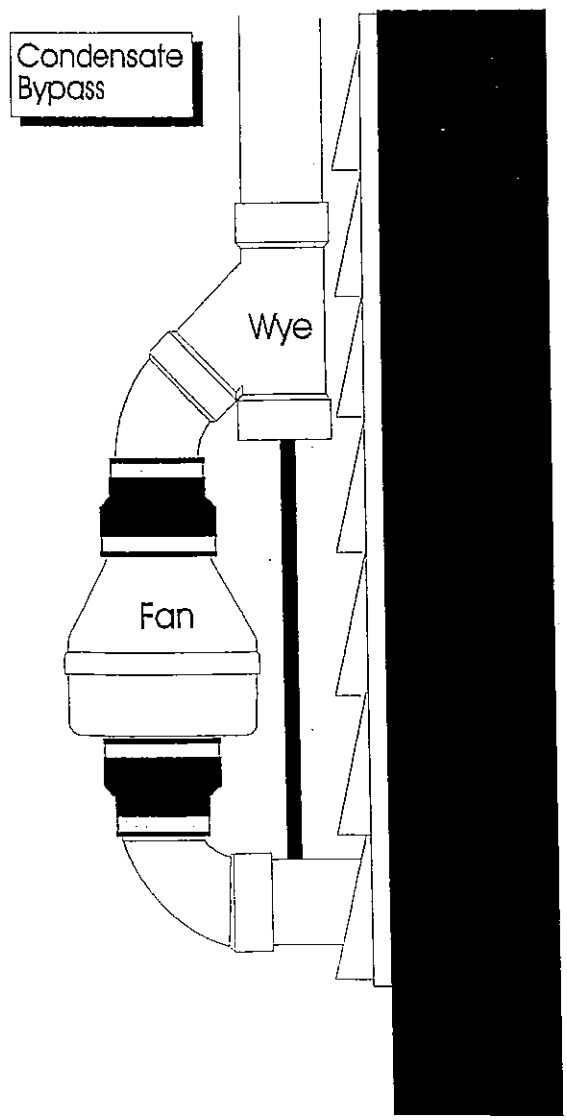
For RP Series Fan piping, the following table provides the minimum recommended pipe diameter and pitch under several system conditions.

Pipe Dia.	Minimum Rise per Ft of Run*				
	@25 CFM	@50 CFM	@100 CFM	@200 CFM	@300 CFM
6"	-	3/16	1/4	3/8	3/4
4"	1/8	1/4	3/8	2 3/8	-
3"	1/4	3/8	1 1/2	-	-

*Typical RP1xx/2xx Series Fan operational flow rate is 25 - 90 CFM On 3" and 4" pipe. (For more precision, determine flow rate by measuring Static Pressure, in WC, and correlate pressure to flow in the performance chart in the addendum.)

Under some circumstances in an outdoor installation a condensate bypass should be installed in the outlet ducting as shown. This may be particularly true in cold climate installations which require long lengths of outlet ducting or where the outlet ducting is likely to produce large amounts of condensation because of high soil moisture or outlet duct material. Schedule 20 piping and other thin-walled plastic ducting and Aluminum downspout will normally produce much more condensation than Schedule 40 piping.

The bypass is constructed with a 45 degree Wye fitting at the bottom of the outlet stack. The bottom of the Wye is capped and fitted with a tube that connects to the inlet piping or other drain. The condensation produced in the outlet stack is collected in the Wye fitting and drained through the bypass tube. The bypass tubing may be insulated to prevent freezing.



1.7 "SYSTEM ON" INDICATOR

A properly designed system should incorporate a "System On" Indicator for affirmation of system operation. A manometer, such as a U-Tube, or a vacuum alarm is recommended for this purpose.

1.8 ELECTRICAL WIRING

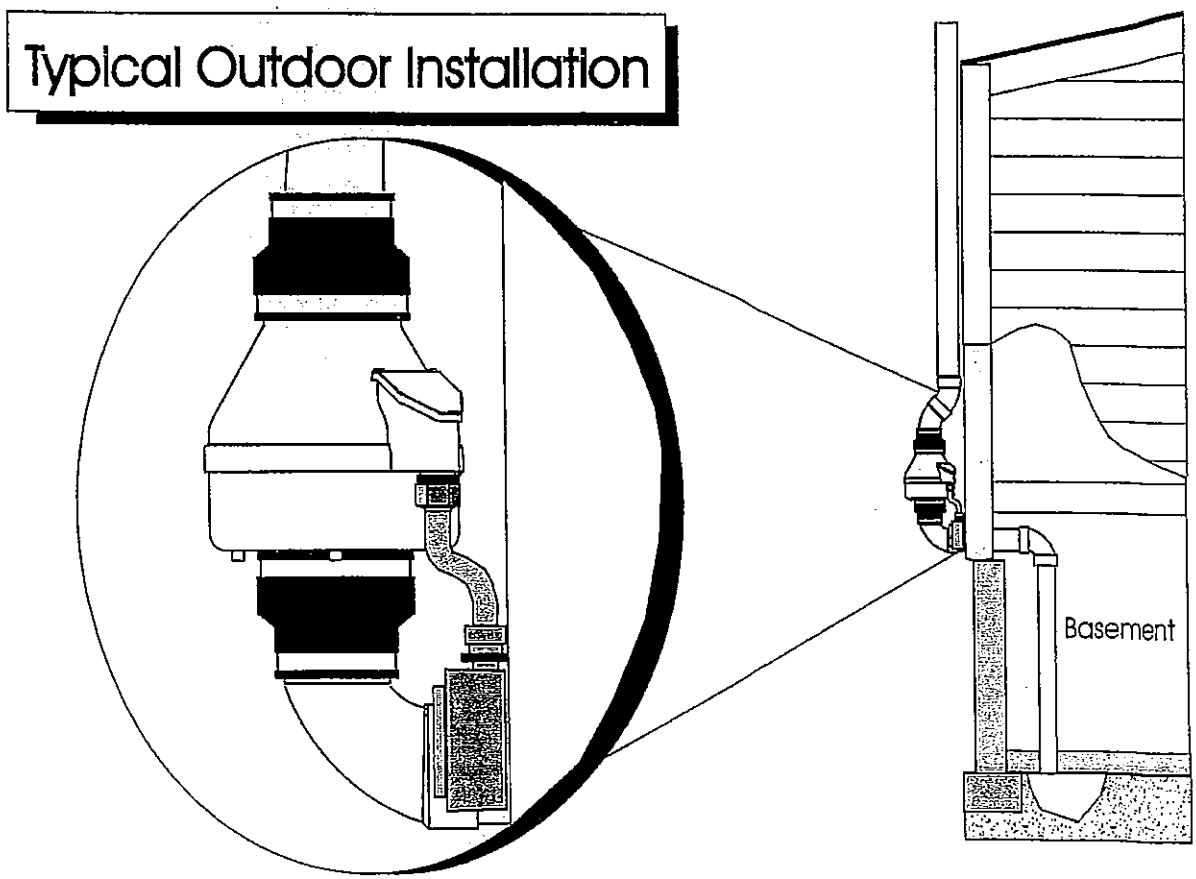
The RP Series Fans operate on standard 120V 60 Hz. AC. All wiring must be performed in accordance with the National Fire Protection Association's (NFPA)"National Electrical Code, Standard #70"-current edition for all commercial and industrial work, and state and local building codes. All wiring must be performed by a qualified and licensed electrician. Outdoor installations require the use of a U.L. listed watertight conduit. Ensure that all exterior electrical boxes are outdoor rated and properly sealed to prevent water penetration into the box. A means, such as a weep hole, is recommended to drain the box.

1.9 SPEED CONTROLS

The RP Series Fans are rated for use with electronic speed controls ,however , they are generally not recommended.

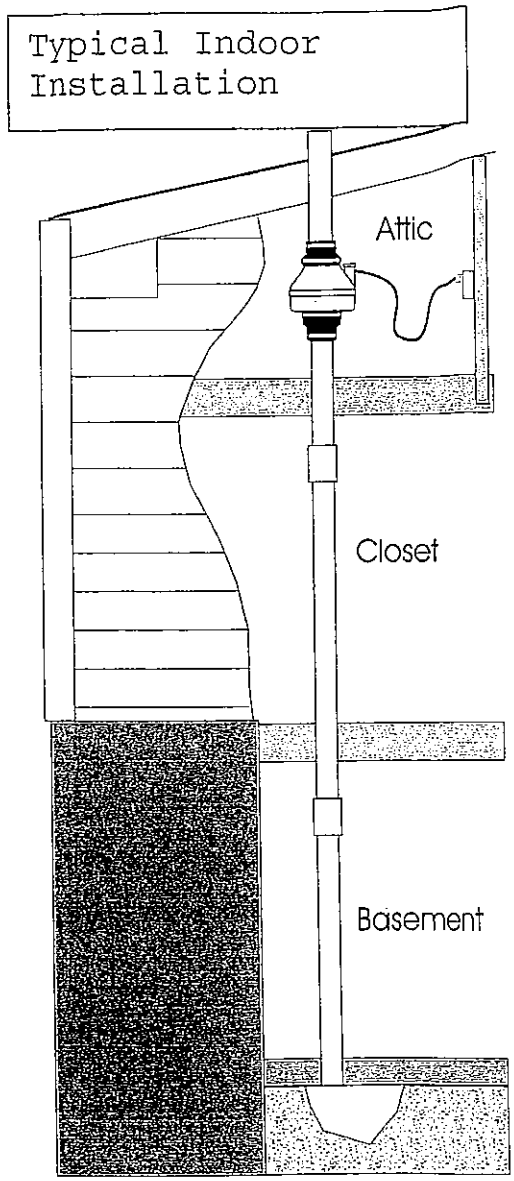
2.0 INSTALLATION

The RP Series Fan can be mounted indoors or outdoors. (It is suggested that EPA recommendations be followed in choosing the fan location.) The RP Series Fan may be mounted directly on the system piping or fastened to a supporting structure by means of optional mounting bracket.



2.1 MOUNTING

Mount the RP Series Fan vertically with outlet up. Insure the unit is plumb and level. When mounting directly on the system piping assure that the fan does not contact any building surface to avoid vibration noise.



2.2 MOUNTING BRACKET (optional)

The RP Series fan may be optionally secured with the RadonAway P/N 25007-2 (25033 for RP385) mounting bracket. Foam or rubber grommets may also be used between the bracket and mounting surface for vibration isolation.

2.3 SYSTEM PIPING

Complete piping run, using flexible couplings as means of disconnect for servicing the unit and vibration isolation.

2.4 ELECTRICAL CONNECTION

Connect wiring with wire nuts provided, observing proper connections(See Section 1.8):

Fan Wire	Connection
Green	Ground
Black	AC Hot
White	AC Common

2.5 VENT MUFFLER (optional)

Install the muffler assembly in the selected location in the outlet ducting. Solvent weld all connections. The muffler is normally installed at the end of the vent pipe.

2.6 OPERATION CHECKS

_____ **Verify** all connections are tight and **leak-free.**

_____ **Insure** the RP Series Fan and all ducting is secure and vibration-free.

_____ **Verify** system vacuum pressure with manometer. **Insure** vacuum pressure is less than maximum recommended operating pressure

(Based on sea-level operation, at higher altitudes reduce by about 4% per 1000 Feet.)

(Further reduce Maximum Operating Pressure by 10% for High Temperature environments)

See Product Specifications. If this is exceeded, increase the number of suction points.

_____ **Verify Radon levels by testing to EPA protocol.**

RP SERIES PRODUCT SPECIFICATIONS

The following chart shows fan performance for the RP Series Fan:

Typical CFM Vs Static Pressure "WC									
	0"	.25"	.5"	.75"	1.0"	1.25"	1.5"	1.75"	2.0"
RP140	135	103	70	14	-	-	-	-	-
RP145	166	146	126	104	82	61	41	21	3
RP260	272	220	176	138	103	57	13	-	-
RP265	334	291	247	210	176	142	116	87	52
RP380*	497	401	353	281	220	176	130	80	38

* Tested with 6" inlet and discharge pipe.

Power Consumption 120 VAC, 60Hz 1.5 Amp Maximum		Maximum Recommended Operating Pressure* (Sea Level Operation)**	
RP140	17 - 21 watts	RP140	0.8" W.C.
RP145	41 - 72 watts	RP145	1.7" W.C.
RP260	52 - 72 watts	RP260	1.5" W.C.
RP265	91 - 129 watts	RP265	2.2" W.C.
RP380	95 - 152 watts	RP380	2.0" W.C.

**Reduce by 10% for High Temperature Operation*
***Reduce by 4% per 1000 feet of altitude*

	Size	Weight	Inlet/Outlet
RP140	8.5H" x 9.7" Dia.	5.5 lbs.	4.5" OD (4.0" PVC Sched 40 size compatible)
RP145	8.5H" x 9.7" Dia.	5.5 lbs.	4.5" OD (4.0" PVC Sched 40 size compatible)
RP155	8.5H" x 9.7" Dia.	5.5 lbs.	5.0" OD
RP260	8.6H" x 11.75" Dia.	5.5 lbs.	6.0" OD
RP265	8.6H" x 11.75" Dia.	6.5 lbs.	6.0" OD
RP380	10.53H" x 13.41" Dia.	11.5 lbs.	8.0" OD

Recommended ducting: 3" or 4" RP1xx/2xx, 6" RP380, Schedule 20/40 PVC Pipe

Mounting: Mount on the duct pipe or with optional mounting bracket.

Storage temperature range: 32 - 100 degrees F.

Normal operating temperature range: -20 - 120 degrees F.

Maximum inlet air temperature: 80 degrees F.

Continuous Duty

Class B Insulation

Thermally protected

3000 RPM

Rated for Indoor or Outdoor Use

LISTED Electric Fan ETL 77728 Tested to UL Std. 507 HVI 2100 CERTIFIED

IMPORTANT INSTRUCTIONS TO INSTALLER

Inspect the GP/XP/XR/RP Series Fan for shipping damage within 15 days of receipt. Notify **RadonAway of any damages immediately.** Radonaway is not responsible for damages incurred during shipping. However, for your benefit, Radonaway does insure shipments.

There are no user serviceable parts inside the fan. **Do not attempt to open.** Return unit to factory for service.

Install the GP/XP/XR/RP Series Fan in accordance with all EPA standard practices, and state and local building codes and state regulations.

WARRANTY

Subject to any applicable consumer protection legislation, RadonAway warrants that the GPX01/XP/XR/RP Series Fan (the "Fan") will be free from defects in materials and workmanship for a period of 90 days from the date of purchase (the "Warranty Term").

RadonAway will replace any Fan which fails due to defects in materials or workmanship. The Fan must be returned (at Owner's cost) to the RadonAway factory. Any Fan returned to the factory will be discarded unless the Owner provides specific instructions along with the Fan when it is returned regardless of whether or not the Fan is actually replaced under this warranty. Proof of purchase must be supplied upon request for service under this Warranty.

This Warranty is contingent on installation of the Fan in accordance with the instructions provided. This Warranty does not apply where any repairs or alterations have been made or attempted by others, or if the unit has been abused or misused. Warranty does not cover damage in shipment unless the damage is due to the negligence of RadonAway.

5 YEAR EXTENDED WARRANTY WITH PROFESSIONAL INSTALLATION

RadonAway will extend the Warranty Term of the fan to 5 years from date of manufacture if the Fan is installed in a professionally designed and professionally installed radon system or installed as a replacement fan in a professionally designed and professionally installed radon system. Proof of purchase and/or proof of professional installation may be required for service under this warranty. Outside the Continental United States and Canada the extended Warranty Term is limited to one (1) year from the date of manufacture.

RadonAway is not responsible for installation, removal or delivery costs associated with this Warranty.

EXCEPT AS STATED ABOVE, THE GPx01/XP/XR/RP SERIES FANS ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

IN NO EVENT SHALL RADONAWAY BE LIABLE FOR ANY DIRECT, INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES ARISING OUT OF, OR RELATING TO, THE FAN OR THE PERFORMANCE THEREOF. RADONAWAY'S AGGREGATE LIABILITY HEREUNDER SHALL NOT IN ANY EVENT EXCEED THE AMOUNT OF THE PURCHASE PRICE OF SAID PRODUCT. THE SOLE AND EXCLUSIVE REMEDY UNDER THIS WARRANTY SHALL BE THE REPAIR OR REPLACEMENT OF THE PRODUCT, TO THE EXTENT THE SAME DOES NOT MEET WITH RADONAWAY'S WARRANTY AS PROVIDED ABOVE.

For service under this Warranty, contact RadonAway for a Return Material Authorization (RMA) number and shipping information. No returns can be accepted without an RMA. If factory return is required, the customer assumes all shipping cost to and from factory.

RadonAway
3 Saber Way
Ward Hill, MA 01835
TEL. (978) 521-3703
FAX (978) 521-3964

Record the following information for your records:

Serial No._____

Purchase Date_____

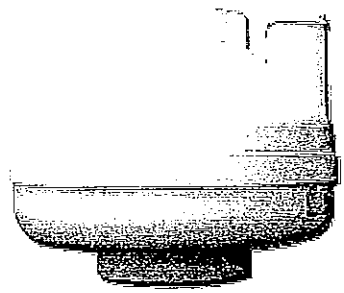
RadonAway
a Spruce company

RP Series Radon Fans

Our most popular radon fans, the RadonAway RP Series, are designed to provide superior performance and are ultra-quiet and energy efficient. The RP radon fans are powered by water-hardened motorized impellers for water resistance. RP fans are ideal for most active soil depressurization (ASD) radon mitigation systems. Choice of model is dependent on building characteristics and should be made by a radon professional.

ENERGY STAR

Radon Fan Features:



- Five-year limited warranty
- Quiet and attractive
- Thermally protected
- Water-hardened motorized impeller
- **RP140 and RP260 Energy Star® Qualified**
- ETL Listed - for indoor or outdoor use
- Meets all electrical code requirements
- Rated for commercial and residential use

Additional Radon Fan Information:

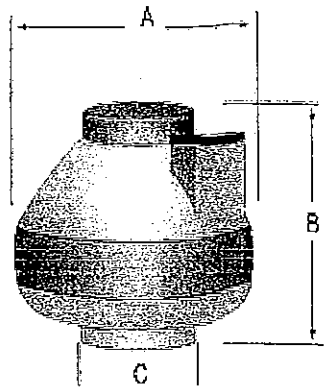
- Downloadable Fan Specifications/Sales Sheet (http://www.radonaway.com/pdfs/RPseriesSpecs.pdf) (PDF format)
- Downloadable Fan Installation Instructions (http://www.radonaway.com/pdfs/RadonAway-RP-Installation-Instructions.pdf) (PDF format)

						Typical CFM vs. Static Pressure WC				
Model	**P/N**	**Energy Star® Rated**	**Fan Duct Diameter**	**Watts**	**Max Pressure "WC**	**0"**	**.5"**	**1.0"**	**1.5"**	**2.0"**
RP140	23029-1	Yes	4"	15-21	0.8	135	70	-	-	-
RP145	23030-1	-	4"	41-72	2.1	166	126	82	41	3
RP260	23032-1	Yes	6"	50-75	1.6	272	176	103	13	-
RP265	23033-1	-	6"	91-129	2.3	334	247	176	116	52

RP380	28208	-	8"	95-152	2.3	497	353	220	130	38

Calculate your estimated annual electrical cost. (http://www.radonaway.com/radon-fan-operating-cost-calculator.php)

	Dimensions		
Model	**A**	**B**	**C Duct Size**
RP140	9.7"	8.5"	4"
RP145	9.7"	8.5"	4"
RP260	11.75"	8.6"	6"
RP265	11.75"	8.6"	6"
RP380	13.41"	10.53"	8"



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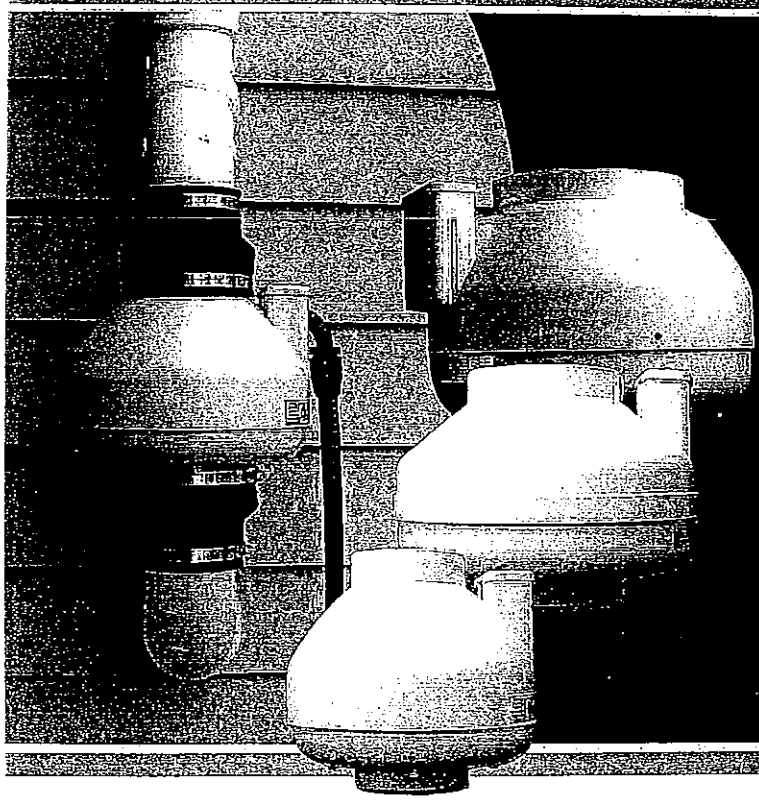
RadonAway™

The World's Leading Radon Fan Manufacturer

RP Series



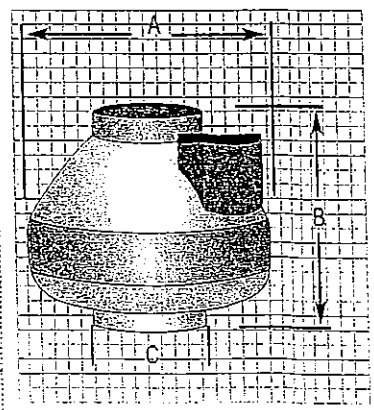
Radon Mitigation Fans

All RadonAway fans are specifically designed for radon mitigation. RP Series Fans provide superb performance, run ultra-quiet and are attractive. They are ideal for most sub-slab radon mitigation systems.

Features:

- Five-year hassle-free warranty
- Quiet and attractive
- Thermally protected
- Motorized impeller
- ETL Listed - for indoor or outdoor use
- Meets all electrical code requirements
- Rated for commercial and residential use

Model	Watts	Max. Pressure "WC	Typical CFM vs. Static Pressure WC 0"	.5"	1.0"	1.5"	2.0"	A"	B"	C"
RP140	14-20	0.8	134	68	-	-	-	9.7	7.9	4
RP145	37-71	2.1	173	132	94	55	11	9.7	7.9	4
RP260	52-72	1.8	275	180	105	20	-	11.8	9.9	6
RP265	86-140	2.5	327	260	207	139	57	11.8	9.9	6
RP380	103-156	2.3	510	393	268	165	35	13.41	10.53	8



Choice of model is dependent on building characteristics including sub-slab materials and should be made by a radon professional.

For Further Information Contact:

4/09
P/N 02008

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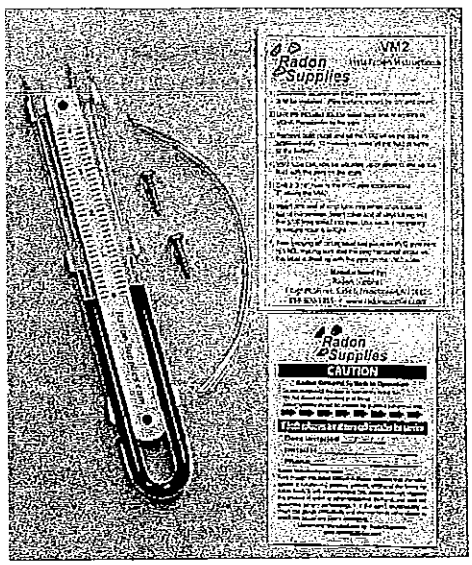
System Labels
Test Kits
Custom Products

Home > Manometers > Manometer



Manometer
For Active Mitigation Systems

The best value on the market. This highly visible manometer measures up to 4" water column differential. The scale is calibrated to the specific gravity of the fluid it contains. The fluid is non-toxic, and ideal for residential use.

- Easy to read design
- Non-evaporating fluid (no need to keep refilling)
- Screws and tape for installation included
- All labels required for installation included

Product#		Price	Qty
VM2	Manometer	$9.50	1 Add to Cart

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DOC.# 09930314

RECORDED
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JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: $30.00
TRANSFER FEE: $2,550.00
FEE EXEMPT #: 0
0
***This document has been electronically recorded and returned to the submitter. **

Document Number

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Name

THIS DEED, made between **Garfield Park Development, LLC, a Wisconsin limited liability company**

("Grantor," whether one or more), and **Garfield Park, LLC, a North Carolina limited liability company**

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in **Milwaukee** County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 in Block 1, in W.H. Roddis Subdivision of a part of the Northeast ¼ of Section 24, in Town 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, also the North ½ of that part of vacated West Garfield Avenue lying South of and adjacent to part of said premises and lying East of the East line of North 31st Street.

Property Address: 2200 N. 31st Street

Lots 8 and 9 in Block 17, in Continuation of Mallory and Kern's Addition, in the West ½ of the Northeast ¼ of Section 24, in Town 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Property Address: 2201 - 2207 N. 31st Street

Recording Area

Name and Return Address
CTIC
20900 Swenson
Waukesha WI 53188

349-2003-0, 349-0571-3

Parcel Identification Number (PIN)

This **is not** homestead property.
(is) (is not)

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 **September 27, 2010**.

GARFIELD PARK DEVELOPMENT, LLC

(SEAL) (SEAL)
*Keith Terry, Member

(SEAL) (SEAL)

AUTHENTICATION

Signature(s)

authenticated on

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

ACKNOWLEDGMENT

STATE OF **WISCONSIN**)
) ss.
MILWAUKEE COUNTY)

Personally came before me on **September 27, 2010**, the above-named **Keith Terry, Member of Garfield Park Development, LLC** to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

10/4/10
Notary Public, State of Wisconsin
My commission (is permanent) (expires 10/22/14)

PAMELA J. GAREIS NOTARY PUBLIC STATE OF WISCONSIN

THIS INSTRUMENT DRAFTED BY:
Andre Wright

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

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

WARRANTY DEED ©2003 STATE BAR OF WISCONSIN FORM NO. 1-2003
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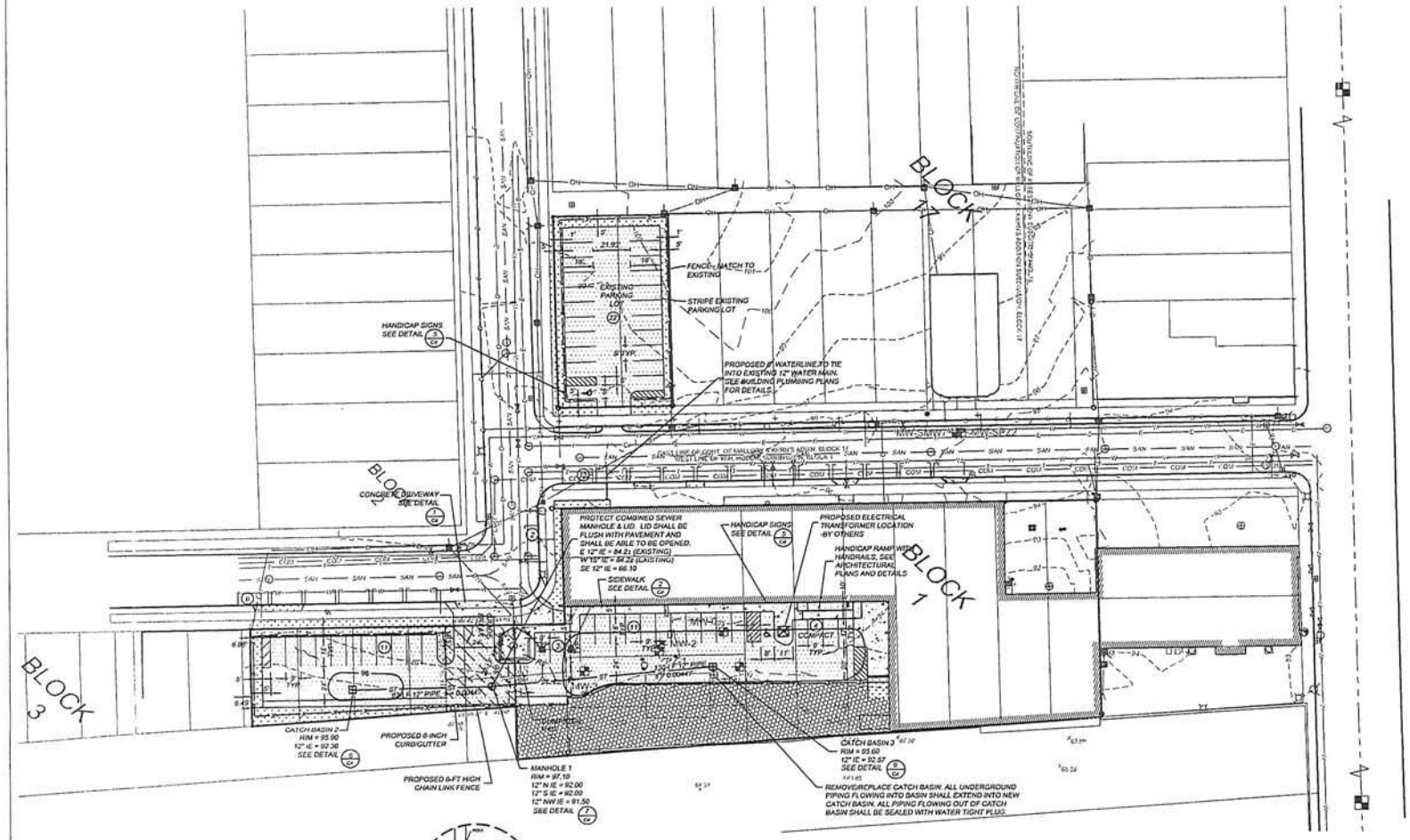
*Type name below signatures.



PROPOSED FEATURES LEGEND

- FENCE
- EDGE OF PAVEMENT
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- HAND RAIL
- CURB
- SIGN
- HANDICAP SYMBOL
- + 100.00 SPOT ELEVATION
- CATCH BASIN
- STORMCEPTOR
- CONCRETE PAVEMENT
- ASPHALTIC CONCRETE PAVEMENT
- GRASS
- EXISTING SPOT ELEVATION
- ST STORM PIPE

NOTE:

SEE SHEET C1 FOR EXISTING CONDITIONS LEGEND

UTILITY NOTES

1. ALL UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN - LATEST EDITION AND ALL STATE AND LOCAL CODES AND "STANDARD SPECIFICATIONS".
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. ANY CONFLICTS SHALL BE IMMEDIATELY NOTED TO ARCHITECT IN WRITING. CHANGES IN WORK SCOPE SHALL BE MADE ACCORDINGLY. IF CONTRACTOR (OR ITS' SUBCONTRACTORS) COMMENCES WORK (I.E., EQUIPMENT MOBILIZATION TO SITE) CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY CHANGES TO BE PERFORMED AS A RESULT OF PROJECT DRAWING INCONSISTENCIES.
4. TRENCHING/EXCAVATION - COMPLY WITH ALL FEDERAL, STATE AND LOCAL RULES. SEE DETAIL 10 ON SHEET C4

PAVEMENT REMOVAL (IF REQUIRED) - REMOVE PAVEMENT, CURB, GUTTER, SIDEWALK, DRIVEWAY AND OTHER SURFACES WITHIN THE MAXIMUM TRENCH WIDTH. SAWCUT PAVEMENT TO A MINIMUM DEPTH OF 8 INCHES PRIOR TO REMOVAL. REMOVE SURFACES TO NEAREST JOINT. AFTER UTILITY CONSTRUCTION COMPLETION, RESTORE PAVEMENT TO ORIGINAL CONDITION OR BETTER.

DEWATERING - PROVIDE AND MAINTAIN NECESSARY MEANS AND METHODS TO DEWATER EXCAVATIONS. DISPOSE WATER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

SHEETING/BRACING - PERFORM AS REQUIRED BY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

5. STORM SEWER SPECIFICATIONS

PIPE - CORRUGATED POLYETHYLENE CULVERT PIPE WITH A SMOOTH INNER LINER SHALL BE AS MANUFACTURED BY HANCOR OR EQUAL, WITH WATER TIGHT JOINTS. DESIGN MANNING "N" VALUE OF 0.012 OR EQUAL, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M 294 TYPE S (FOR 12" TO 36" PIPE) AND AASHTO DESIGNATION 252, TYPE S (8" TO 10" PIPE).

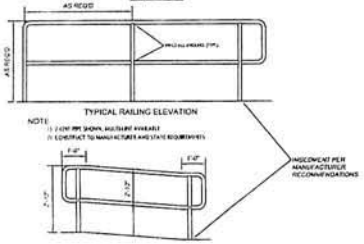
FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

CLEANING - FLUSH ALL NEW PIPES WITH CLEAN WATER AND REPAIR VISIBLE LEAKS AND DEFECTS.

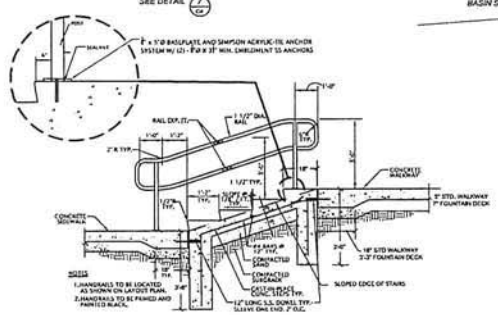
PROVIDE TRACER WIRE (GUIDEWIRE) PER CITY OF MILWAUKEE SPECIFICATIONS.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."



1 C3 HAND RAILING DETAIL
NOT TO SCALE



2 C3 STAIR DETAIL
NOT TO SCALE

GRADING/PAVING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL GRADES. MAKE SURE ALL AREAS DRAIN PROPERLY (I.E., NO ON-SITE PONDING ALLOWED). ALL STORM WATER SHALL FLOW TO A CATCH BASIN AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR MODIFICATIONS REQUIRED UPON CONSTRUCTION COMMENCEMENT SHALL BE PERFORMED AT CONTRACTOR'S COST.
3. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWNSLOPE SIDE OF GRADING LIMITS.
4. STRIP SITE OF GRAVEL/TOPSOIL/VEGETATION AND MISCELLANEOUS DEBRIS (EXCEPT FOR TREES TO REMAINING AS INDICATED ON DRAWING) PRIOR TO SUBGRADE CONSTRUCTION. UNUSED TOPSOIL/VEGETATION AND MISCELLANEOUS DEBRIS SHALL BE DISPOSED IN ACCORDANCE WITH ALL LOCAL STATE AND FEDERAL REGULATIONS.
5. MINIMUM PAVEMENT STRUCTURE (TO BE CONFIRMED BY PROJECT GEOTECHNICAL ENGINEER, WHICH IS NOT IN INCLUDE ENVIRONMENTAL)

ASPHALTIC CONCRETE PAVEMENT

9" CRUSHED AGGREGATE/ MATR. COURSE - WISDOT SECTION 305, 3" CRUSHED STONE
2" ASPHALTIC HOT MIX BINDER COURSE - WISDOT SECTION 460, E-0.3
1.5" ASPHALT HOT MIX SURFACE COURSE - WISDOT SECTION 460, E-0.3

DRIVEWAY APRON & DUMPSTER PAD

6" CONCRETE ON 6" CRUSHED AGGREGATE BASE COURSE
REINFORCING: NO. 4 REBAR AT 24 INCHES LONG 36 INCHES CENTER TO CENTER.
CONTROL JOINTS IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE.

6. CONTRACTOR SHALL CONTACT "DIGGERS HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION AND SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
7. ASPHALTIC CONCRETE PAVING SPECIFICATIONS/PAVING SHALL MEET CITY OF MILWAUKEE CODE 5-267-14

CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 401, 405 AND 407 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 1996 HEREAFTER. THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS. WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 60° F (15° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).

GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO GRADATION NO. 2, SECTION 304.2.6, STATE HIGHWAY SPECIFICATIONS.

BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO A MV2 MIX, SECTION 487.3.3.1, STATE HIGHWAY SPECIFICATIONS.

SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO A MV3 MIX, SECTION 487.3.3.2, STATE HIGHWAY SPECIFICATIONS.

ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 497.2.2.2 OR 497.2.3.2, STATE HIGHWAY SPECIFICATIONS.

SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

8. PROPOSED PARKING STALL IN PARKING LOT:
   25 - 18' REGULAR 90° ANGLE CAR STALLS
   4 - 17' COMPACT 90° ANGLE CAR STALLS
   1 - STANDARD ADA STALL
9. SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
10. SEE ARCHITECTURAL PLANS FOR ALL BUILDING, DUMPSTER PAD FENCE, PERIMETER FENCE, AND RETAINING WALL SYSTEM DWGS/DIMS/SPECIFICATIONS, ETC.

GRADING, PAVING & UTILITY PLAN
GARFIELD PARK, LLC.
MILWAUKEE, WISCONSIN

DESIGNED BY	APPROVED BY	DATE
JPF	LKJ	1-17-2011

REVISION NO.	REVISIONS	DATE	BY
3	DRIVEWAY EASEMENT ADDED PER C.O.M.	8-3-11	JPF
4	PARKING LOT REVISIONS	7-14-11	JPF
5	PARKING LOT REVISIONS - PER C.O.M. MTG.	7-25-11	JPF

Konicek Environmental Consulting, LLC
1832 South Spring Street
Port Washington, Wisconsin 53074
Tel: 262.284.2537
Fax: 262.284.1728

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PROJECT NO. 509003

SHEET No. C3 OF 4

Re: Case Closure Submittal
Garfield Park, LLC
2200 North 31st Street
Milwaukee, WI 53208
DNR BRRTS# 02-41-543535
DNR FID# 241241000

To whom it may concern:

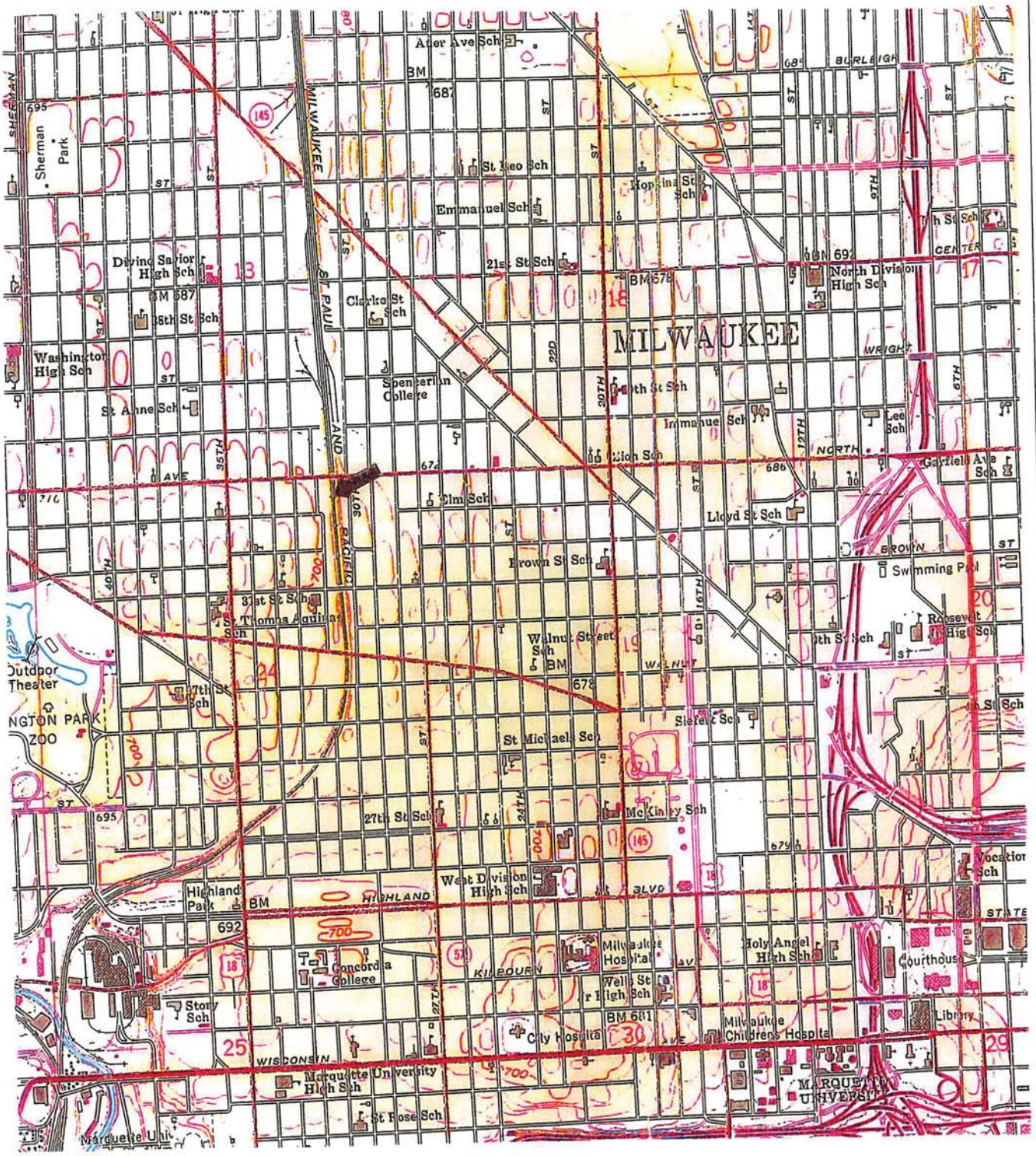
The attached deed and legal description for the subject site is to the best of my knowledge true and correct. The subject site property type is zoned IM and is developed with the Garfield Park Apartments with concrete and asphalt parking constructed over the area of concern.

Responsible Party:

Garfield Park, LLC
406 East 4th Street
Winston-Salem, NC 27101

Richard C. Angino
President
Landmark Asset Services, Inc., Manager of
Garfield Park, LLC

10/24/12
Date



SOURCE:
USGS
Milwaukee, Wisconsin
Quadrangle Map 1958 Photorevised 1971

SCALE IN FEET
0 2000'

DESIGNED BY	DATE	FIGURE I SITE LOCATION MAP PHASE I ENVIRONMENTAL SITE ASSESSMENT GARFIELD PARK 2200 & 2201 N. 31ST STREET MILWAUKEE, WISCONSIN	KONICEK ENVIRONMENTAL CONSULTING, LLC
KEK	9/7/10		
DRAWN BY	PROJECT		
	1008035		
APPROVED BY	SHEET NO		
KEK	1		

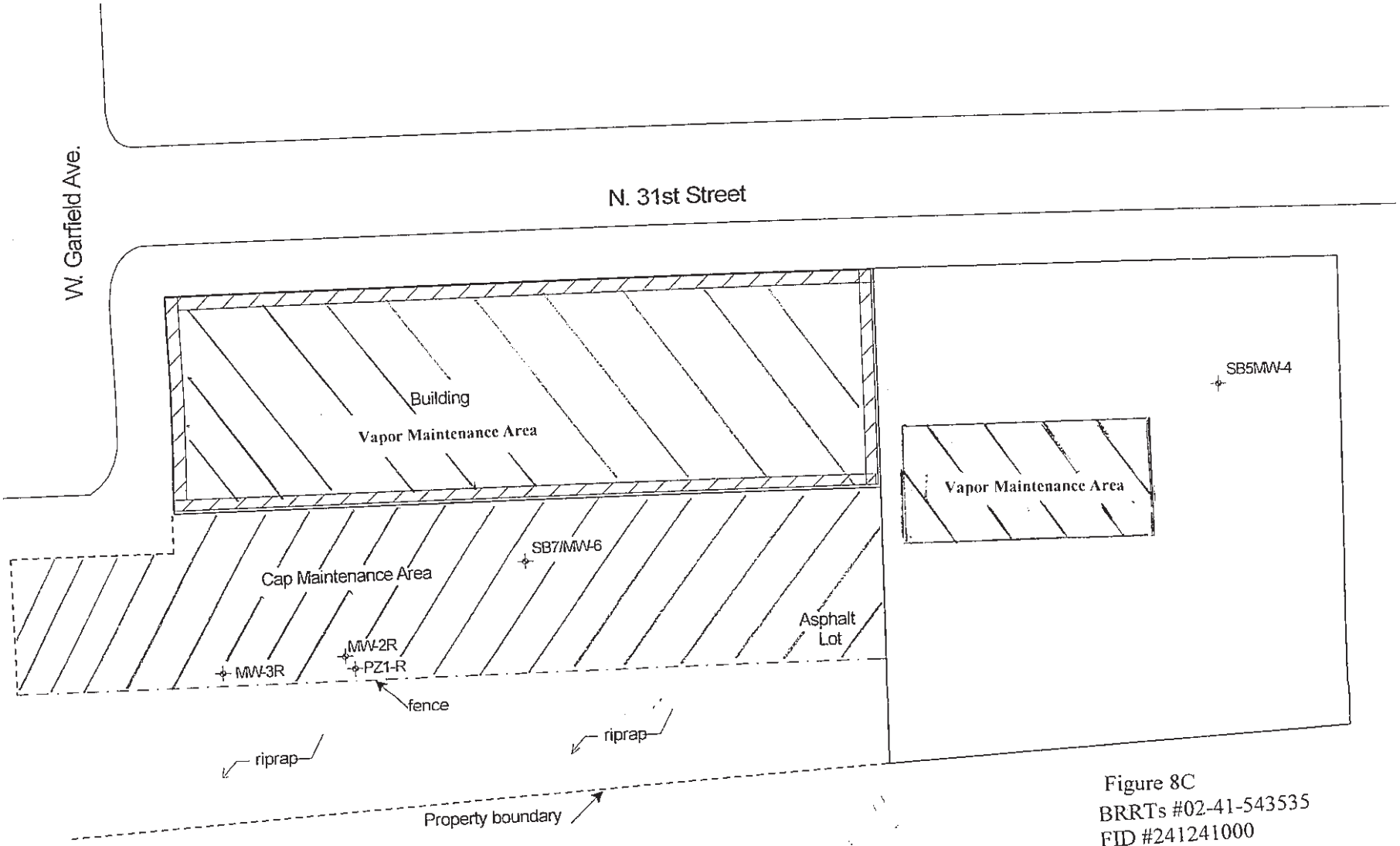


Figure 8C
BRRTs #02-41-543535
FID #241241000
2200 N. 31st Street
Milwaukee, WI 53208

Legend

MW-1 Monitoring well location

PZ-1 piezometer location

half basement

slab on grade

Scale: 1"=40'

Konicek Environmental Consulting, LLC	
Cap and Vapor Maintenance Areas Garfield Park, LLC Milwaukee, WI	created by: JMG date: 10-2-10 revisions: 4/12/11 11/13/12 01/22/13

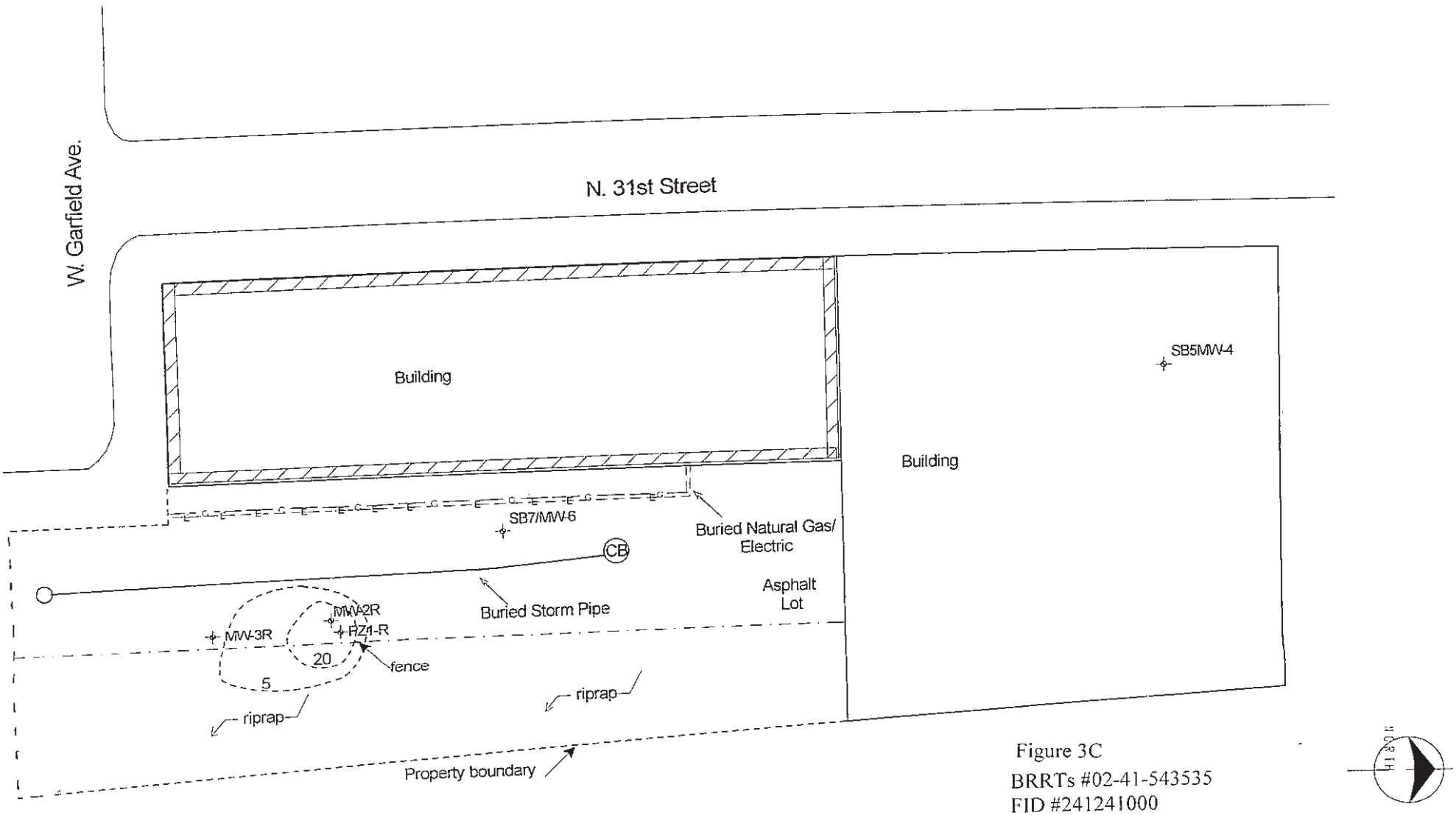


Figure 3C
BRRTs #02-41-543535
FID #241241000
2200 N. 31st Street
Milwaukee, WI 53208

Legend

MW-1 Monitoring well location

PZ-1 piezometer location

half basement

slab on grade

Trichloroethene Isoconcentration Groundwater

Scale: 1"=40'

Konicek Environmental Consulting, LLC

Post Remedial Excavation
Monitoring Well TCE
Isoconcentration
Garfield Park, LLC
Milwaukee, WI

created by: JMG
date: 10-2-10
revisions: 4/12/11
11/13/12

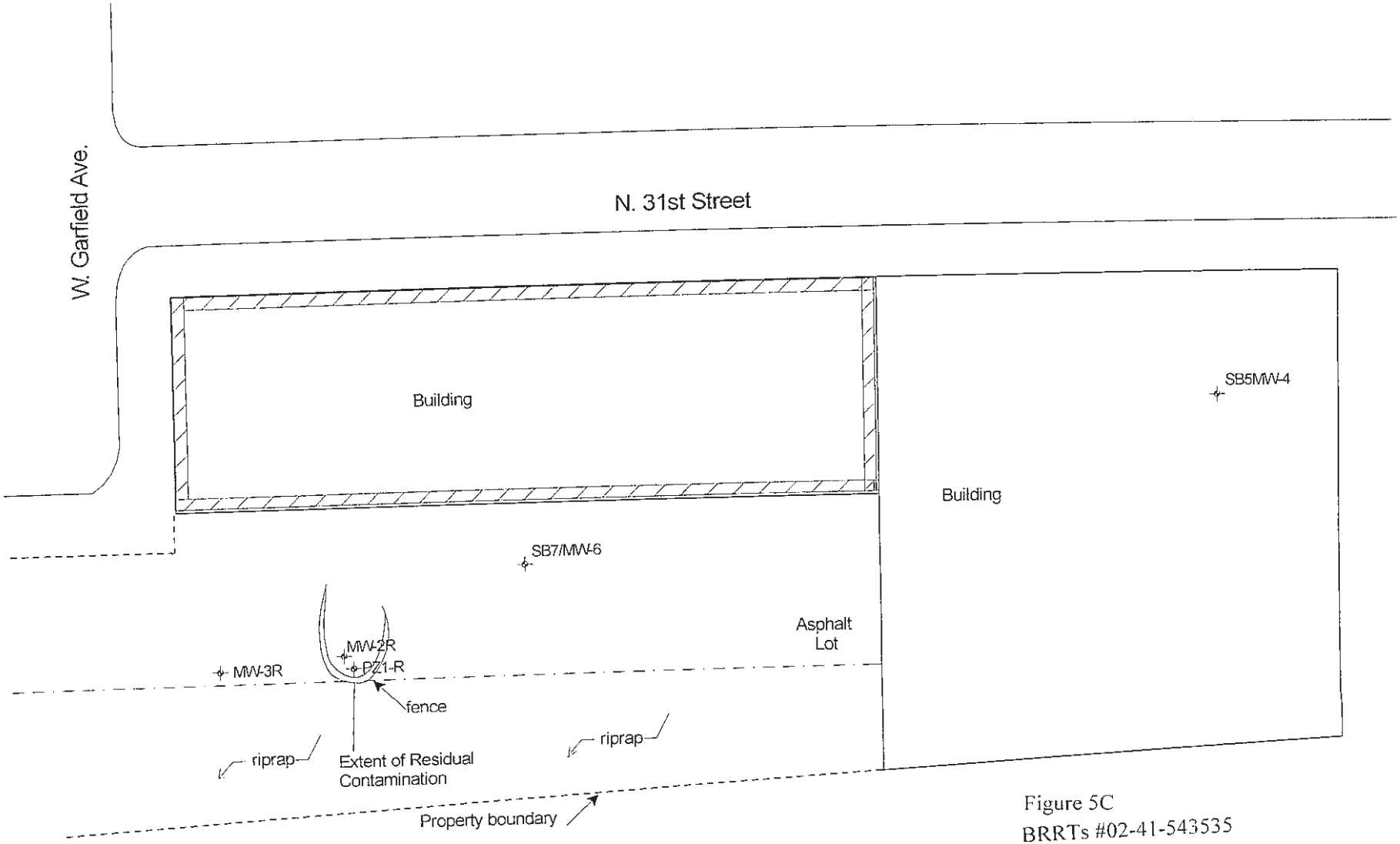


Figure 5C
BRRTs #02-41-543535
FID #241241000
2200 N. 31st Street
Milwaukee, WI 53208

Legend

MW-1 Monitoring well location

PZ-1 piezometer location

half basement

slab on grade

Scale: 1"=40'

Konicek Environmental Consulting, LLC	
Extent of Residual Soil Contamination Post Remedial Excavation Garfield Park, LLC Milwaukee, WI	created by: JMG date: 10-2-10 revisions: 4/12/11 11/13/12 01/22/13

Post Remedial Extent of Soil Contamination

Cross Section A-A'
Garfield Park, LLC
2200 N. 31st Street
Milwaukee, WI

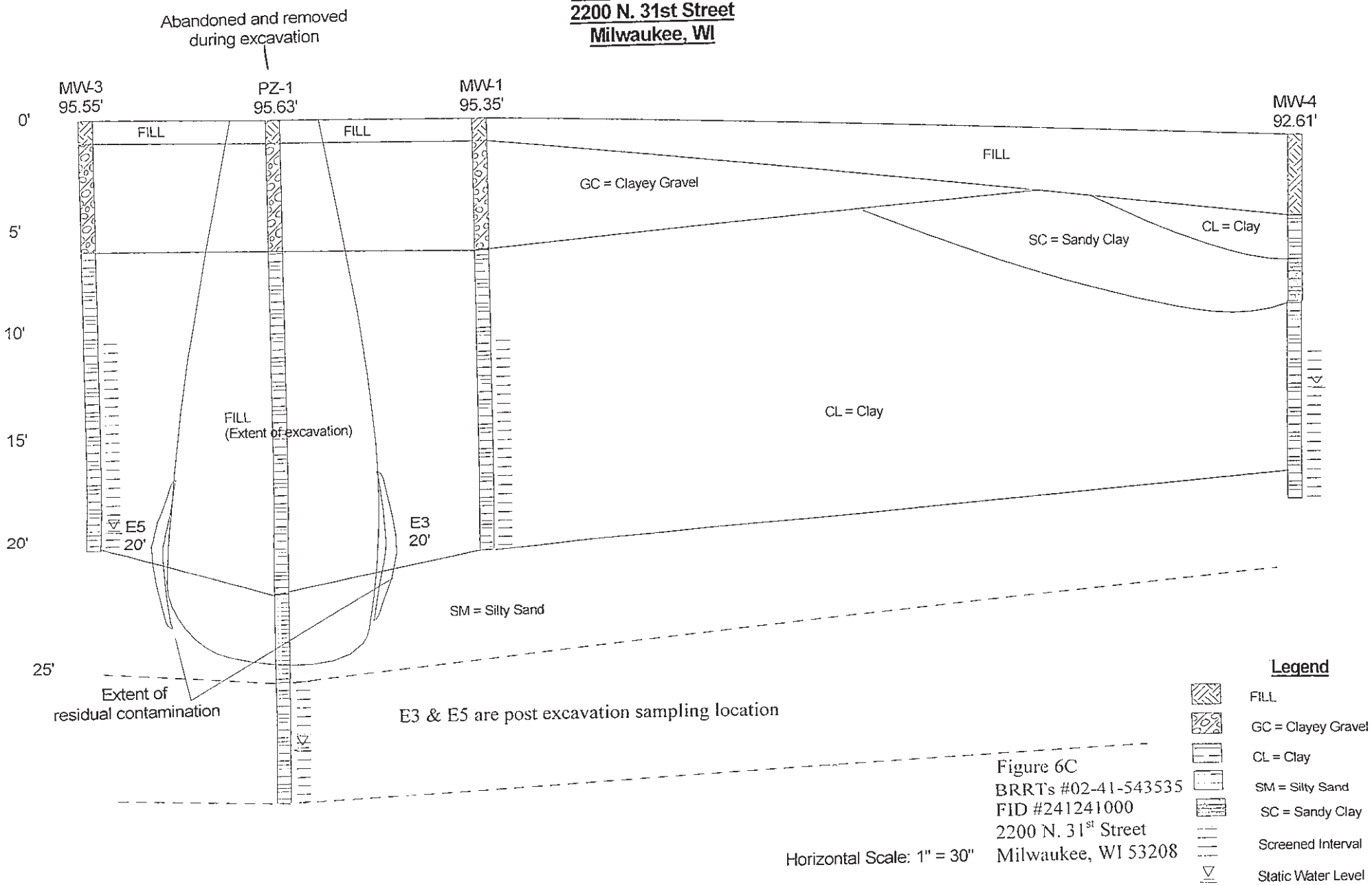
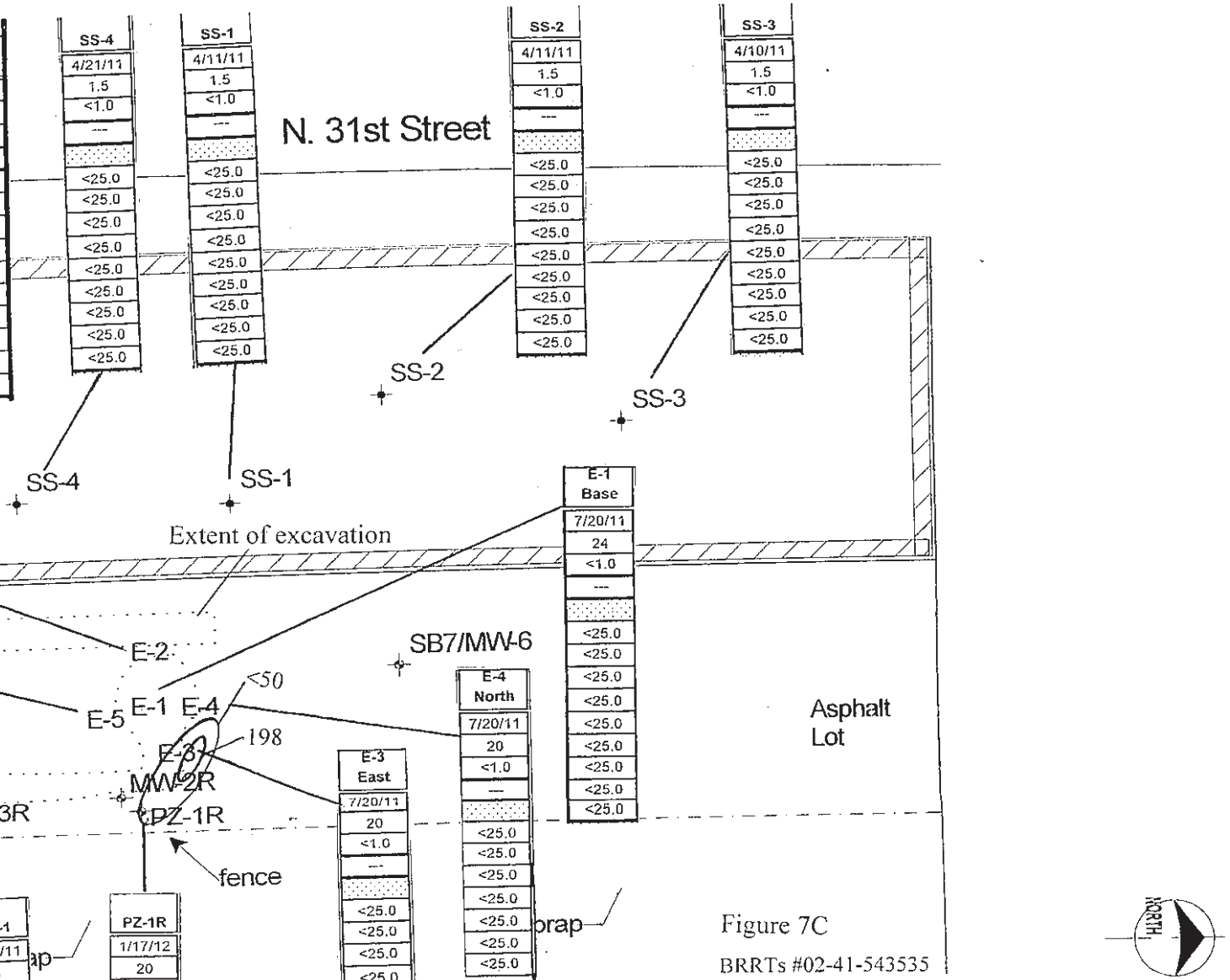


Figure 6C
BRRTs #02-41-543535
FID #241241000
2200 N. 31st Street
Milwaukee, WI 53208

Horizontal Scale: 1" = 30"

PARAMETERS	NR 700 GENERIC RCLs NR 720.09 Table 1	NR 720.11 Table 2
Date Collected	---	---
Depth (feet bgs)	---	---
PID IU	---	---
Diesel Range Organics (mg/kg)	100/250	100/250
VOC (ug/kg)		
Carbon Tetrachloride	*5.0	*491
Chloroform	*39	*10,500
cis-1,2-Dichloroethene	*27	---
Methylene Chloride	---	---
Naphthalene	---	---
Toluene	1,500	--
Tetrachloroethene	*4.1	*1,230
Trichloroethene	*3.7	*160
1,2,4-Trimethylbenzene	--	---



Legend

MW-1 Monitoring well location

PZ-1 piezometer location

Soil Sampling Locations

Identification As Noted

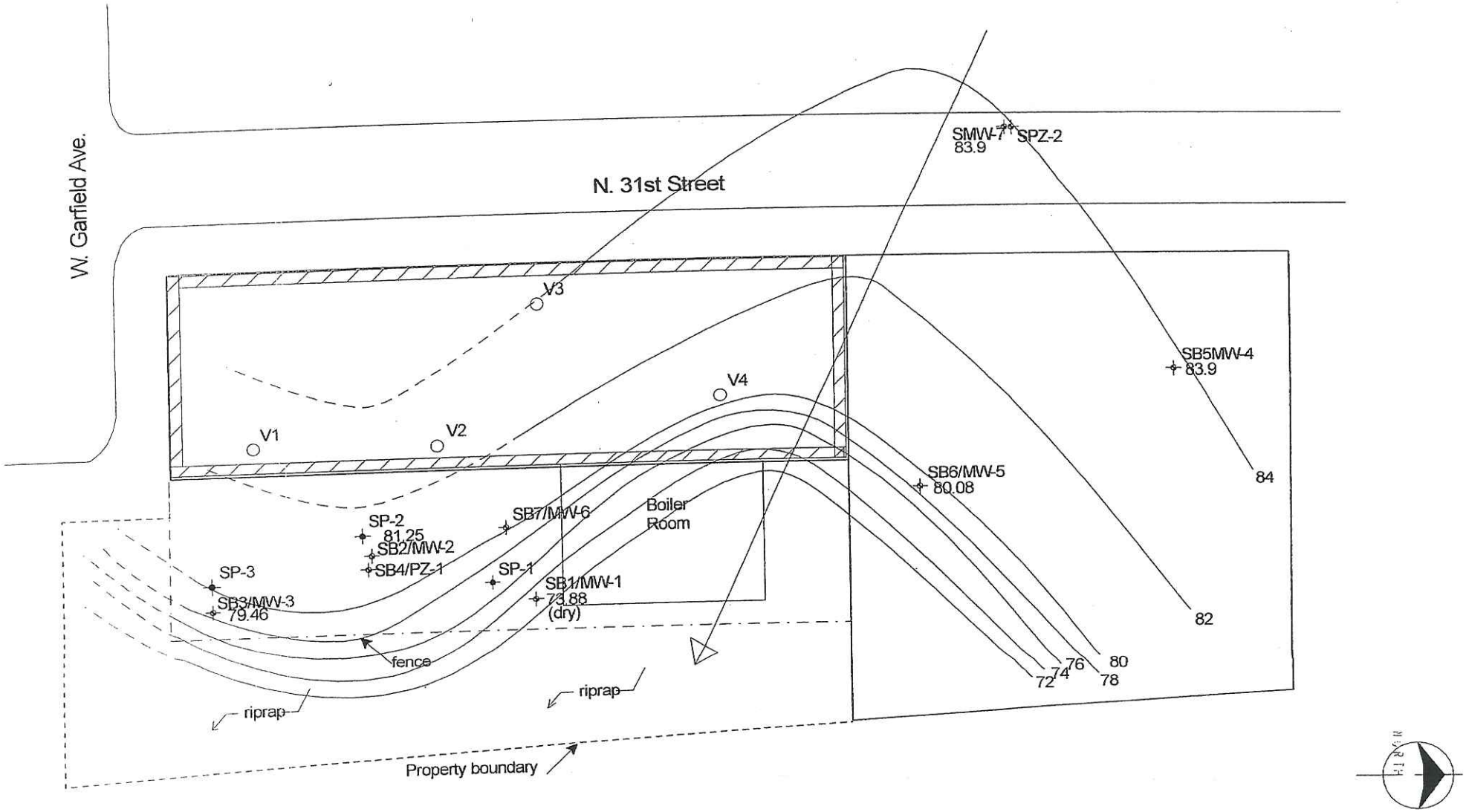
Figure 7C

BRRTs #02-41-543535
FID #241241000
2200 N. 31st Street
Milwaukee, WI 53208

Konicek Environmental Consulting, LLC

Post Remedial Excavation
Trichloroethene
Soil Isoconcentration
Garfield Park, LLC
Milwaukee, WI

created by: JMG
date: 10-2-10
revisions: 4/12/11
3/9/12



Legend

- MW-1 Monitoring well location
- PZ-1 piezometer location
- V1 vapor extraction location
- half basement
- slab on grade
- SP-1 Soil probe locations

Scale: 1"=40'

Konicek Environmental Consulting, LLC

Figure 5: 8-19-10 GW flow
Garfield Park, LLC
Milwaukee, WI

created by: JMG
date: 10-2-10
revisions:

Table 1
Soil Analytical Results
Garfield Park, LLC
Remedial Action
2154/2200 N. 31st Street
Milwaukee, Wisconsin

Post Remedial

PARAMETERS	SAMPLE IDENTIFICATION																	NR 700 GENERIC RCLs	
	E-1 Base	E-2 West	E-3 East	E-4 North	E-5 South	PZ-1R	ST-1	CP-1	CP-2	CP-3	CP-4	CP-5	CP-6	SS-1	SS-2	SS-3	SS-4	NR 720.09 Table 1	NR 720.11 Table 2
Date Collected	7/20/11	7/20/11	7/20/11	7/20/11	7/20/11	1/17/12	7/21/11	7/20/11	7/20/11	7/21/11	8/9/11	8/11/11	8/11/11	4/11/11	4/11/11	4/10/11	4/21/11	---	---
Depth (feet bgs)	24	20	20	20	20	20	5	---	---	---	---	---	---	1.5	1.5	1.5	1.5	---	---
PID IU	<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	<1.0	<1.0	---	---
Diesel Range Organics (mg/kg)	---	---	---	---	---	---	27.2	---	---	---	---	---	---	---	---	---	---	100/250	100/250
VOC (ug/kg)																			
Carbon Tetrachloride	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	---	---	<25.0	<25.0	<25.0	<25.0	<25.0	*5.0	*491
Chloroform	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	---	---	<25.0	<25.0	<25.0	<25.0	<25.0	*39	*10,500
cis-1,2-Dichloroethene	<25.0	<25.0	<25.0	<25.0	34.3J	<25.0	<25.0	<25.0	<25.0	<25.0	---	---	<25.0	<25.0	<25.0	<25.0	<25.0	*27	---
Methylene Chloride	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	---	---	37.0J	<25.0	<25.0	<25.0	<25.0	---	---
Naphthalene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	30.8J	---	---	<25.0	<25.0	<25.0	<25.0	<25.0	---	---
Toluene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	---	---	<25.0	<25.0	<25.0	<25.0	<25.0	1,500	--
Tetrachloroethene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	---	---	<25.0	<25.0	<25.0	<25.0	<25.0	*4.1	*1,230
Trichloroethene	<25.0	<25.0	**198**	<25.0	130	59.3J	<25.0	<25.0	<25.0	<25.0	---	---	<25.0	<25.0	<25.0	<25.0	<25.0	*3.7	*160
1,2,4-Trimethylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	---	---	<25.0	<25.0	<25.0	<25.0	<25.0	--	---
Total Metals (mg/kg)																			
Arsenic	---	---	---	---	---	---	---	---	---	---	**5.5**	**5.1**	---	---	---	---	---	---	0.039
Barium	---	---	---	---	---	---	---	---	---	---	66.1	58.9	---	---	---	---	---	---	---
Cadmium	---	---	---	---	---	---	---	---	---	---	0.91	0.79	---	---	---	---	---	---	8
Chromium Total	---	---	---	---	---	---	---	---	---	---	21.1	17.8	---	---	---	---	---	---	14(1) / 16000 (2)
Lead	---	---	---	---	---	---	---	---	---	---	46.1	**71.9**	---	---	---	---	---	---	50
Mercury	---	---	---	---	---	---	---	---	---	---	0.02	0.056	---	---	---	---	---	---	---
Selenium	---	---	---	---	---	---	---	---	---	---	<0.32	0.34J	---	---	---	---	---	---	---
Silver	---	---	---	---	---	---	---	---	---	---	0.25J	0.15J	---	---	---	---	---	---	---

Units are micrograms per kilogram unless otherwise noted

(1) Hexavalent

(2) Trivalent

bgs = below ground surface

PID = Photoionization Detector

IU = Instrument Units

--- = not analyzed/reported or no standard established

mg/kg = miligrams per kilogram

ug/kg = micrograms per kilogram

VOCs = Volatile Organic Compounds

J = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit

RCL = Residual Contaminant Level

* Values Calculated for August 2006 RAP Using WDNR Guidance RR-682 and EPA Soil Screening Web Site for Ingestion and Soil to Groundwater(Age adjusted Carcinogenic values equivilant to non-industrial RCL)

Note: The limit of detection is elevated due to the elevated concentrations of analytes

Table 2 RCLs based on Direct Contact Non-Industrial levels

Table 1 RCLs based on Protection of Groundwater

Bold = Table 2 exceedence Boxed = Table 1 exceedence

Table 2
Soil Analytical Results
Garfield Park, LLC
2200 N. 31st Street
Milwaukee, Wisconsin

Investigation
Pre-remedial

PARAMETERS	SAMPLE IDENTIFICATION																																NR 700 GENERIC RCLs				PAH GENERIC RCLs		
	SP-1		SP-2		SP-3		SB-1		SB-2		SB-3		SB-4		SB-5		SB-6		SB-7			11-1		11-2			11-3		11-4		11-5		Table 1	Table 2	SSL for Inhalation		PROTECTION OF	DIRECT CONTACT	
Date Collected	3/1/05		3/1/05		3/1/05		12/29/05		12/29/05		12/29/05		2/8/06		8/17/10		8/17/10		8/17/10			3/29/11		3/29/2011			3/29/2011		3/29/2011		3/29/2011		—	—	Concentration	Concentration		(INDUSTRIAL)	NON-INDUSTRIAL
Depth (feet bgs)	2-4	14-16	3-5	15-16	3-4	15-16	2-4	18.5-20	2-4	18.5-20	2-4	18.5-20	24-26	30-32	2-4	8-10	2-4	12-14	2-4	14-16	26-28	2-4	10-12	6-8	11-12	18-20	2-4	10-12	2-4	10-12	2-4	6-8	—	—			—	—	—
PID IU	—	—	—	—	—	—	<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	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	—	—			—	—	—
VOC (ug/kg)																																							
sec-Butylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<25	2350	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<30.5	<25	<25	—	—			—	—	—
Carbon Tetrachloride	<29	<31	<29	<28	<29	***258***	<28	<28	<29	<28	<31	<28	<27	<28	<25	<125	<25	<25	<25	<25	<25	<25	<25	<25	<25	<62.5	<25	<25	<25	<30.5	<25	<25	*5.0	*491	**1,100,000	**65	—	—	—
Chloroform	<29	<31	<29	<28	<29	***76***	<28	<28	<29	<28	<31	<28	<27	<28	<25	<125	<28	<28	<25	<25	<25	<25	<25	<25	<25	<62.5	<25	<25	<25	<30.5	<25	<25	*39	*10,500	**3,100,000	**57	—	—	—
cis-1,2-Dichloroethene	<29	<31	<29	<28	<29	<28	<28	<28	<29	<28	<31	<28	***180***	<28	<25	<125	<25	<25	<25	***71.6***	<25	<25	<25	<25	<25	***147J***	<25	<25	<25	<30.5	<25	<25	*27	—	**1,300.00	—	—	—	—
Isopropylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<25	***272J***	<25	<25	<25	<25	<25	<25	<25	<25	<25	<62.5	<25	<25	<25	<30.5	<25	<25	—	—	—	—	—	—	—
Methylene Chloride	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	***34.9J***	***816***	***45.6J***	***36.8J***	***32J***	<25	<25	<25	<25	<25	<25	<62.5	<25	<25	<25	<30.5	<25	<25	*1.6	*9,520	**2,800,000	**2,700	—	—	—
Naphthalene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<25	<125	113	<25	<25	<25	<25	<25	<25	<25	<25	<62.5	<25	158	<25	<30.5	<25	<25	*3,100	—	—	—	—	—	—
Toluene	<29	<31	<29	<28	41	<28	<28	<28	<29	<28	<31	<28	190	<28	<25	<125	<25	<25	<25	<25	<25	<25	<25	<25	<25	<62.5	<25	<25	<25	<30.5	<25	<25	1,500	—	**970,000	—		—	—
Tetrachloroethene	***139***	<31	<29	<28	<29	<28	<28	<28	<29	<28	<31	<28	<27	<28	<25	<125	<25	<25	<25	<25	<25	<25	<25	<25	<25	<62.5	<25	<25	<25	<30.5	<25	<25	*4.1	*1,230	**240,000	**2,100	—	—	—
Trichloroethene	<29	<31	<29	***169***	<29	***40***	<28	<28	<29	***16000***	***170***	<28	***6100***	<28	<25	<125	<25	<25	<25	<25	<25	***39.2***	***35.6J***	<25	<25	***9680***	<25	<25	<25	<30.5	<25	<25	*3.7	*160	**1,300,000	**14	—	—	—
1,2,4-Trimethylbenzene	<29	<31	<29	<28	<29	<28	<28	<28	<29	<28	<31	<28	54	<28	<25	<125	<25	<25	<25	<25	<25	<25	<25	<25	<25	<62.5	<25	<25	<25	<30.5	<25	<25	—	—	—	—	—	—	—
Metals (mg/kg)																																					—	—	—
Arsenic	<7.8	NA	<13	NA	<7.6	NA	NA	NA	NA	NA	NA	NA	NA	NA	5.6	NA	6	NA	3.3	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	0.039	—	—	—	—	—
Barium	52	NA	31	NA	85	NA	NA	NA	NA	NA	NA	NA	NA	NA	39.5	NA	87.9	NA	33.6	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Cadmium	1.5	NA	1.7	NA	0.81	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.27J	NA	0.32J	NA	0.22J	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	8	—	—	—	—	—
Chromium	14[1,2]	NA	10[1,2]	NA	26[1,2]	NA	<1.0[1]	NA	<1.0[1]	NA	<1.0[1]	NA	<1.0[1]	NA	12.3[1,2]	NA	25.3[1,2]	NA	11.8[1,2]	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	14[1] / 16000[2]	—	—	—	—	—
Lead	7.3	NA	7.5	NA	2.1	NA	NA	NA	NA	NA	NA	NA	NA	NA	30	NA	13.3	NA	5.9	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	50	—	—	—	—	—
Mercury	<0.012	NA	<0.011	NA	0.041	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.0095J	NA	0.058	NA	0.0084J	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Selenium	<4.7	NA	<4.6	NA	<4.6	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.17	NA	<0.18	NA	<0.16	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Silver	<0.39	NA	<0.38	NA	<0.63	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.046	NA	<0.050	NA	<0.045	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
PAHs (ug/kg)																																							
1-Methylnaphthalene	ND	NA	ND	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	<2.9	NA	35.2	NA	<2.9	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	23,000 *	70,000,000 (2)	1,100,000 (2)
2-Methylnapthalene	ND	NA	ND	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	<2.9	NA	38.9	NA	<2.9	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	20,000 *	40,000,000 (2)	600,000 (2)
Acenaphthene	ND	NA	ND	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	<2.7	NA	86.9	NA	<2.7	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	38,000 (2)	60,000,000 (2)	900,000 (2)
Acenaphthylene	ND	NA	ND	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	<3.1	NA	30.5	NA	<3.1	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	700 (2)	360,000 (2)	18,000 (2)
Anthracene	ND	NA	ND	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	<4.5	NA	202	NA	<4.5	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3,000,000 (2)	300,000,000 (2)	5,000,000 (2)
Benzo(a)anthracene	ND	NA	ND	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	<2.7	NA	201	NA	<2.7	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	17,000 (2)	3,900 (2)	88 (2)
Benzo(a)pyrene	ND	NA	ND	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	<3.2	NA	173	NA	<3.2	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	48,000 (2)	390 (2)	8.8 (2)
Benzo(b)fluoranthene	ND	NA	ND	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	<3.3	NA	170	NA	<3.3	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	360,000 (2)	3,900 (2)	88 (2)
Benzo(ghi)perylene	ND	NA	ND	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	<2.6	NA	90	NA	<2.6	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6,800,000 (2)	39,000 (2)	1,800 (2)
Benzo(k)fluoranthene	ND	NA	ND	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	<3.6	NA	150	NA	<3.6	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	870,000 (2)	39,000 (2)	880 (2)
Chrysene	ND	NA	ND	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	<3.5	NA	216	NA	<3.5	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	37,000 (2)	390,000 (2)	8,800 (2)
Dibenz(a,h)anthracene	ND	NA	ND	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	<5.3	NA	30.8	NA	<5.3	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	38,000 (2)	390 (2)	8.8 (2)
Fluoranthene	ND	NA	ND	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	<9.7	NA	560	NA	<9.7	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	500,000 (2)	40,000,000 (2)	600,000 (2)
Fluorene	ND	NA	ND	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	<4.8	NA	104	NA	<4.8	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	100,000 (2)	40,000,000 (2)	600,000 (2)
Indeno(1,2,3-cd)pyrene	ND	NA	ND	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	<2.7	NA	77.8	NA	<2.7	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	680,000 (2)	3,900 (2)	88 (2)
Naphthalene	ND	NA	ND	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	<3.4	NA	66.5	NA	<3.4	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	400 (2)	110,000 (2)	20,000 (2)
Phenanthrene	ND	NA	ND	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	<4.2	NA	675	NA	<4.2	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,800 (2)	390,000 (2)	18,000 (2)
Pyrene	ND	NA	ND	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	<3.5	NA	417	NA	<3.5	NA	NA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8,700,000 (2)	30,000,000 (2)	500,000 (2)

Bold = protection of groundwater exceedence
Boxed = direct contact non-industrial exceedence
Underlined = soil screening levels for inhalation Soil Saturation Concentration exceedence
Italics = soil screening levels for Inhalation Carcinogenic Concentration exceedence
(1) Hexavalent
(2) Trivalent
bgs = below ground surface
PID = Photoionization Detector
IU = Instrument Units
— = no standard established
ND = No detection above laboratory reporting limit
NA = Not analyzed
mg/kg = milligrams per kilogram
ug/kg = micrograms per kilogram
VOCs = Volatile Organic Compounds
PAHs = Polynuclear aromatic hydrocarbons
RCL = Residual Contaminant Level
* Values Calculated Using WDNR Guidance RR-682 and EPA Soil Screening Web Site for Ingestion and Soil to Groundwater(Age adjusted Carcinogenic values equivilant to non-industrial RCL)
** *Values Calculated Using WDNR Guidance RR-682 and EPA Soil Screening Web Site for Soil Screening Levels (SSL) for Inhalation of Volatiles
Note: The limit of detection is elevated due to the elevated concentrations of analytes
Table 1 RCLs based on Protection of Groundwater
Table 2 RCLs based on Direct Contact Non-Industrial levels
SP data from Phase II ESA

Table 3
Groundwater Analytical Results
Garfield Park, LLC
2200 N. 31st Street
Milwaukee, WI

	MW-2 2/8/06	MW-2 6/7/06	MW-2 8/19/10	MW-2R 1/24/12	MW-2R 4/26/12	MW-2R 7/31/12	MW-2R 10/12/12	MW-3 2/8/06	MW-3 6/7/06	MW-3 8/19/10	MW-3R 1/24/12	MW-3R 4/26/12	MW-3R 7/31/12	MW-3R 10/12/12	MW-4 8/19/10	MW-4 1/24/12	MW-4 4/26/12	MW-4 7/31/12	MW-4 10/12/12	MW-5 8/19/10	MW-6 8/19/10	SMW-7 8/19/10	PZ-1 2/8/06	PZ-1 6/7/06	PZ-1 8/19/10	PZ-1R 1/24/12	PZ-1R 4/26/12	DUP 4/26/12	PZ-1R 7/31/12	DUP 7/31/12	PZ-1R 10/12/12	DUP 10/12/12	NR 140.10 Table 1 ES	NR 140.10 Table 1 PAL
VOCs (ug/L)																																		
sec-Butylbenzene	NA	ND	<0.89	NA	NA	<0.89	<0.89	NA	ND	<0.89	NA	<0.89	<0.89	NA	17.9	4.6J	2.7J	NA	NA	<0.89	<0.89	<0.89	ND	ND	<0.89	<0.89	<0.89	<0.89	<0.89	<0.89	<0.89	<0.89	---	---
tert-Butylbenzene	NA	ND	<0.97	NA	NA	<0.97	<0.97	NA	ND	<0.97	NA	<0.97	<0.97	NA	2.2	<1.9	<1.9	NA	NA	<0.97	<0.97	<0.97	ND	ND	<0.97	<0.97	<0.97	<0.97	<0.97	<0.97	<0.97	<0.97	---	---
Carbon Tetrachloride	NA	<4.0	<0.49	NA	NA	<0.49	<0.49	NA	1.1	2.3	NA	1.5	1.4	NA	<0.49	<0.98	<0.98	NA	NA	<0.49	<0.49	<0.49	<0.50	<0.50	<0.49	<0.49	<0.49	<0.49	<0.49	<0.49	<0.49	<0.49	5	0.5
Chloroform	NA	<1.6	<1.3	NA	NA	<1.3	<1.3	NA	4	3J	NA	2.9J	1.4J	NA	<1.3	<2.6	<2.6	NA	NA	<1.3	<1.3	<1.3	<0.20	<0.20	<1.3	<1.3	<1.3	<1.3	<1.3	<1.3	<1.3	<1.3	6	0.6
Chloromethane	NA	ND	ND	NA	NA	ND	ND	NA	ND	ND	NA	ND	0.28J	NA	ND	ND	3.5	NA	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	3	0.3
1,2-Dichloroethane	ND	ND	ND	ND	ND	0.43J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	5	0.5
cis-1,2-Dichloroethene	NA	6.2	3.2	NA	NA	9.5	7.4	NA	<0.50	<0.83	NA	<0.83	<0.83	NA	28.1	5.7	<1.7	NA	NA	<0.83	<0.83	<0.83	1.9	2.2	1.6	1.4	<0.83	<0.83	<0.83	<0.83	<0.83	<0.83	70	7
trans-1,2-Dichloroethene	NA	ND	<0.89	NA	NA	<0.89	1.1	NA	ND	<0.89	NA	<0.89	<0.89	NA	1.3	<1.8	<1.8	NA	NA	<0.89	<0.89	<0.89	ND	ND	<0.89	<0.89	<0.89	<0.89	<0.89	<0.89	<0.89	<0.89	100	20
Ethylbenzene	NA	ND	<0.54	NA	NA	<0.54	<0.54	NA	ND	<0.54	NA	<0.54	<0.54	NA	12.1	1.2J	<1.1	NA	NA	<0.54	<0.54	<0.54	ND	ND	<0.54	<0.54	<0.54	<0.54	<0.54	<0.54	<0.54	<0.54	700	140
Isopropylbenzene	NA	ND	<0.59	NA	NA	<0.59	<0.59	NA	ND	<0.59	NA	<0.59	<0.59	NA	17.5	3.7	1.9J	NA	NA	<0.59	<0.59	<0.59	ND	ND	<0.59	<0.59	<0.59	<0.59	<0.59	<0.59	<0.59	<0.59	---	---
p-Isopropyltoluene	NA	ND	<0.67	NA	NA	<0.67	<0.67	NA	ND	<0.67	NA	<0.67	<0.67	NA	19.3	<1.3	<1.3	NA	NA	<0.67	<0.67	<0.67	ND	ND	<0.67	<0.67	<0.67	<0.67	<0.67	<0.67	<0.67	<0.67	---	---
Naphthalene	NA	ND	<0.89	NA	NA	<0.89	<0.89	NA	ND	<0.89	NA	<0.89	<0.89	NA	6	<1.8	<1.8	NA	NA	<0.89	<0.89	<0.89	ND	ND	<0.89	<0.89	<0.89	<0.89	<0.89	<0.89	<0.89	<0.89	100	10
n-Propylbenzene	NA	ND	<0.81	NA	NA	<0.81	<0.81	NA	ND	<0.81	NA	<0.81	<0.81	NA	19.7	<1.6	<1.6	NA	NA	<0.81	<0.81	<0.81	ND	ND	<0.81	<0.81	<0.81	<0.81	<0.81	<0.81	<0.81	<0.81	---	---
Toluene	NA	<1.6	<0.67	NA	NA	<0.67	<0.67	NA	<0.20	<0.67	NA	<0.67	<0.67	NA	<0.67	<1.3	<1.3	NA	NA	<0.67	<0.67	<0.67	0.34J	<0.20	<0.67	<0.67	<0.67	<0.67	<0.67	<0.67	<0.67	<0.67	1000	200
Trichloroethene	NA	**390**	**237**	NA	NA	**41.8**	**34.4**	NA	**8.3**	**19.2**	NA	4.1	3.2	NA	1.1	<0.96	<0.96	NA	NA	<0.48	<0.48	<0.48	3.6	2.2	2	**8.6**	2	1.3	1	1.1	0.60J	0.69J	5	0.5
1,2,4-Trimethylbenzene	NA	ND	<0.97	NA	NA	<0.97	<0.97	NA	ND	<0.97	NA	<0.97	<0.97	NA	163	<1.9	<1.9	NA	NA	<0.97	<0.97	<0.97	ND	ND	<0.97	<0.97	<0.97	<0.97	<0.97	<0.97	<0.97	<0.97	480	96
1,3,5-Trimethylbenzene	NA	ND	<0.83	NA	NA	<0.83	<0.83	NA	ND	<0.83	NA	<0.83	<0.83	NA	32.1	<1.7	<1.7	NA	NA	<0.83	<0.83	<0.83	ND	ND	<0.83	<0.83	<0.83	<0.83	<0.83	<0.83	<0.83	<0.83	480	96
Vinyl chloride	NA	**4.4**	<0.18	NA	NA	**2.3**	**1.7**	NA	<0.20	<0.18	NA	<0.18	<0.18	NA	**1.8**	**0.57J**	<0.36	NA	NA	<0.18	<0.18	<0.18	**5.1**	**1.8**	**0.59J**	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	0.2	0.02
m&p-Xylene	NA	ND	<1.8	NA	NA	<1.8	<1.8	NA	ND	<1.8	NA	<1.8	<1.8	NA	18.9	<3.6	<0.36	NA	NA	<1.8	<1.8	<1.8	ND	ND	<1.8	<1.8	<1.8	<1.8	<1.8	<1.8	<1.8	<1.8	10000	1000
o-Xylene	NA	ND	<0.83	NA	NA	<0.83	<0.83	NA	ND	<0.83	NA	<0.83	<0.83	NA	7.4	<1.7	<1.7	NA	NA	<0.83	<0.83	<0.83	ND	ND	<0.83	<0.83	<0.83	<0.83	<0.83	<0.83	<0.83	<0.83	10000	1000
Metals (ug/L)																																		
Arsenic	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	5.0J	NA	NA	NA	NA	4.0J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	10	1
Barium	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	139	NA	NA	NA	NA	115	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	2000	400
Cadmium	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.26	NA	NA	NA	NA	<0.26	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	5	0.5
Chromium	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.50	NA	NA	NA	NA	0.72J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	100	10
Lead	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<1.7	NA	NA	NA	NA	<1.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	15	5.0
Mercury	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.10	NA	NA	NA	NA	<0.10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	2	0.2
Selenium	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	5.7J	NA	NA	NA	NA	2.5J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	50	10
Silver	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.52	NA	NA	NA	NA	<0.52	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	50	10
PAH/PNA (ug/L)																																		
1-Methylnaphthalene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.12	NA	NA	NA	NA	0.0087J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	---	---
2-Methylnaphthalene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.19	NA	NA	NA	NA	0.0066J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	---	---
Acenaphthene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0048	NA	NA	NA	NA	<0.0048	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	---	---
Acenaphthylene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0038	NA	NA	NA	NA	<0.0038	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	---	---
Anthracene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0060	NA	NA	NA	NA	0.0098J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	3,000	600
Benzo(a)anthracene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0038	NA	NA	NA	NA	0.031J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	---	---
Benzo(a)pyrene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0030	NA	NA	NA	NA	0.012J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.2	0.02
Benzo(b)fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0036	NA	NA	NA	NA	0.021J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.2	0.02
Benzo(g,h,i)perylene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0050	NA	NA	NA	NA	0.014J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	---	---
Benzo(k)fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0046	NA	NA	NA	NA	0.019J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	---	---
Chrysene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0037	NA	NA	NA	NA	0.023J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.2	0.02
Dibenz(a,h)anthracene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0034	NA	NA	NA	NA	0.011J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	---	---
Fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0046	NA	NA	NA	NA	0.084	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	400	80
Fluorene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0050	NA	NA	NA	NA	<0.0051	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	400	80
Indeno(1,2,3-cd)pyrene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0049	NA	NA	NA	NA	0.013J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	---	---
Naphthalene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	4.4	NA	NA	NA	NA	0.033J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	100	10
Phenanthrene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0085	NA	NA	NA	NA	0.011J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	---	---
Pyrene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0050	NA	NA	NA	NA	0.07	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	250	50

ES - enforcement standard
PAL - preventie action limit
VOCs - volatile organic compounds
PAH/PNA - polynuclear aromatic hydrocarbons
ug/L - micrograms per liter
NA = Not anaylized
ND = No detection above laboratory reporting limit
J = See laboratory report notes
--- = No standard
Trimethylbenzene standard is total trimethylbenzenes
Xylene standard is total xylenes

Table 4
Sub-Slab Vapor And Ambient Air
Analytical Results Table
Garfield Park, LLC
2200 N. 31st Street
Milwaukee, Wisconsin

Sample Identification Sample date	V-1 8/18/2010	V-2 8/19/2010	V-3 8/19/2010	V-4 8/19/2010	VA-1 1/17/2012	VA-2 1/17/2012	VA-3 1/17/2012	RISK	RISK BASED CONCENTRATION
VOCs (ug/m3)									
Ethylbenzene	<22	8.83	<3	<3	--	--	--	C	97
Tetrachloroethene	**65.5**	<5.1	<4.8	31.7	<0.87	<0.92	<0.87	C	41
Toluene	48.3	22.6	<2.6	6.9	--	--	--	NC	520,000
Trichloroethene	**352**	<4	<3.8	<3.8	<0.69	<0.74	<0.69	C	120
m&p-Xylene	<59	59.6	<6.2	<6.2	--	--	--	NC	73,000
o-Xylene	<30	22.5	<3	<3	--	--	--	NC	73,000

NOTES

ppbv = parts per billion vapor

ug/m3 = micrograms per cubic meter of air

C = Cancer

NC = Noncancer

Risk Based Concentrations are based on EPA Region 3 Mid-Atlantic Risk Assessment Generic Tables

excess cancer risk of 1 in 100,000 (10 (-5)) and concentration attenuation factor of 0.1for sub-slab to indoor air

Regional Screening Level (RSL) Resident Air Supporting Table May 2010

Note: Laboratory analytical reported in ppbv and converted to ug/m3 to compare to RSL Risk Based Concentrations

Bold exceed RSL Risk Based Concentration

TABLE 1
GROUNDWATER LEVEL DATA SHEET

Project: Garfield Park, LLC

Page: 1 of 1

Measurements Taken By: Konicek Environmental Consulting LLC

Device: Water Level Meter

Well Number	Date	Depth to Groundwater From PVC Top (feet)	Well Depth From PVC Top (feet)	Reference Elevation Top of PVC (MSL)	Groundwater Elevation (MSL)	Ground Surface Elevation (MSL)	Depth to Groundwater From Surface (feet)	Comments
MW-1	2/8/06	20.27	20.27	94.10	73.83	95.35	21.52	dry
MW-2	2/8/06	20.30	20.30	95.20	74.90	95.60	20.70	
MW-3	2/8/06	20.26	20.26	95.50	75.24	95.55	20.31	
PZ-1	2/8/06	24.93	32.37	95.30	70.37	95.63	25.26	
MW-1	6/7/06	20.27	20.27	94.10	73.83	95.35	21.52	dry
MW-2	6/7/06	14.70	20.30	95.20	80.50	95.60	15.10	
MW-3	6/7/06	16.10	20.26	95.50	79.40	95.55	16.15	
PZ-1	6/7/06	24.00	32.37	95.30	71.30	95.63	24.33	
MW-1	9/26/06	20.27	20.27	94.10	73.83	95.35	21.52	dry
MW-2	9/26/06	19.80	20.30	95.20	75.40	95.60	20.20	
MW-3	9/26/06	19.90	20.26	95.50	75.60	95.55	19.95	
PZ-1	9/26/06	24.80	32.37	95.30	70.50	95.63	25.13	
MW-1	8/19/10	20.22	20.27	94.10	73.88	95.35	21.47	dry
MW-2	8/19/10	13.95	20.30	95.20	81.25	95.60	14.35	
MW-3	8/19/10	16.04	20.26	95.50	79.46	95.55	16.09	
PZ-1	8/19/10	24.33	32.37	95.30	70.97	95.63	24.66	
MW-4	8/19/10	8.27	16.80	92.17	83.90	92.61	8.71	
MW-5	8/19/10	14.76	24.00	94.84	80.08	95.06	14.98	
MW-6	8/19/10	23.35	29.65	94.54	71.19	94.69	23.50	
SMW-7	8/19/10	10.38	13.60	94.28	83.90	94.72	10.82	
SPZ-2	8/19/10	34.50	34.60	94.24	59.74	94.72	34.98	dry
MW-2R	1/24/12	18.90	18.90	95.20	76.30	95.60	19.30	dry
MW-3R	1/24/12	19.35	19.35	95.50	76.15	95.55	19.40	dry
PZ-1R	1/24/12	24.50	34.30	95.30	70.80	95.63	24.83	
MW-4	1/24/12	17.30	18.81	92.17	74.87	92.61	17.74	
MW-6	1/24/12	23.38	29.65	94.54	71.16	94.69	23.53	
MW-2R	4/26/12	18.90	18.90	95.20	76.30	95.60	19.30	dry
MW-3R	4/26/12	15.02	19.35	95.50	80.48	95.55	15.07	
PZ-1R	4/26/12	24.77	34.30	95.30	70.53	95.63	25.10	
MW-4	4/26/12	17.61	18.81	92.17	74.56	92.61	18.05	
MW-6	4/26/12	23.34	29.65	94.54	71.20	94.69	23.49	
MW-2R	7/31/12	14.53	18.90	95.20	80.67	95.60	14.93	
MW-3R	7/31/12	18.64	19.35	95.50	76.86	95.55	18.69	
PZ-1R	7/31/12	27.26	34.30	95.30	68.04	95.63	27.59	
MW-4	7/31/12	18.62	18.81	92.17	73.55	92.61	19.06	dry
MW-6	7/31/12	23.57	29.65	94.54	70.97	94.69	23.72	
MW-2R	10/12/12	18.39	18.90	95.20	76.81	95.60	18.79	
MW-3R	10/12/12	19.17	19.35	95.50	76.33	95.55	19.22	dry
PZ-1R	10/12/12	24.99	34.30	95.30	70.31	95.63	25.32	
MW-4	10/12/12	18.39	18.81	92.17	73.78	92.61	18.83	dry
MW-6	10/12/12	--	29.65	94.54	#VALUE!	94.69	#VALUE!	covered

Notes: Verticle Datum is a local datumwith the first floor of the existing building being 100.00. To convert to NGVD of 1927 add 600.52.

To convert to City of Milw., subtract 580.604 from NGVD. As provided by Terra Tec Engineering, LLC ALTA/ACSM Land Title Survey

Replacement wells are not surveyed and estimated groundwater elevations are shown for informational purposes only