GIS REGISTRY INFORMATION

SITE NAME: Bartel Property

BRRTS #: 02-41-548103 FID # (if appropriate): 241134970

COMMERCE # (if appropriate):

CLOSURE DATE: 2-15-2007 (15-Feb-2007)

STREET ADDRESS: 1800-1880 W. Ridgeview Dr.

CITY: Oak Creek

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): See attached X= 688296 Y= 268256

CONTAMINATED MEDIA: Groundwater [ ] Soil [X] Both [ ]

OFF-SOURCE GW CONTAMINATION >ES: [ ] Yes [ ] No

IF YES, STREET ADDRESS 1:

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

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

IF YES, STREET ADDRESS 1:

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

CONTAMINATION IN RIGHT OF WAY: [ ] Yes [X] No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter or denial letter issued ✓
- Copy of any maintenance plan referenced in the final closure letter. ✓
- Copy of (soil or land use) deed notice *if any required as a condition of closure* N/A
- Copy of most recent deed, including legal description, for all affected properties ✓
- Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties ✓
- County Parcel ID number, *if used for county*, for all affected properties See #4 in letter ✓
- Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site. ✓
- Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs. ✓
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching) ✓
- Tables of Latest Soil Analytical Results (no shading or cross-hatching) ✓
- Isoconcentration map(s), *if required for site investigation (SI)* (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map. N/A
- GW: Table of water level elevations, with sampling dates, and free product noted if present N/A
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees) N/A
- SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour ✓
- Geologic cross-sections, *if required for SI.* (8.5x14' if paper copy) ✓
- RP certified statement that legal descriptions are complete and accurate ✓
- Copies of off-source notification letters (if applicable) ✓
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW) N/A

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8606
TTY 711

February 15, 2007

Mr. Rick Smith
JX Enterprises
820 Silvernail Road, Suite A
Pewaukee, WI 53072

Subject: Final Case Closure with Land Use Limitations or Conditions
Bartel Property, 1800 - 1880 West Ridgeview Drive, Oak Creek, WI 53154
FID#: 341134970; BRRTS #: 02-41-548103

Dear Mr. Smith:

On January 9, 2007, the Southeast Regional Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On January 16, 2007, you were notified that the Closure Committee had granted conditional closure to this case.

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Impervious Barrier Required

Pursuant to s. 292.12(2)(a), Wis. Stats., the paved surfaces and building foundation or other impervious cap that currently exists in the location shown on the attached map (Fig. 1 - Site Plan Map with Proposed Barrier (Pavement Cap)) shall be maintained in compliance with the **attached Barrier Operation and Cap Maintenance Plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific location(s) described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of

excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The following activities are prohibited on any portion of the above described impervious barrier area of the property where pavement, a building foundation, soil cover, engineered cap or other barrier is required as shown on the attached map *(Fig. 1 - Site Plan Map with Proposed Barrier (Pavement Cap))*, ***unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.***

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and 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.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit http://dnr.wi.gov/org/aw/rr/gis/index.htm. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf or at the web address listed above for the GIS Registry.

Recent groundwater monitoring data at this site indicates exceedances of the NR 140 preventive action limit (PAL) for Benzo(b)flouranthene and Chrysene at TW2, but compliance with the NR 140 enforcement standard. The Department may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

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

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

3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application.

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

Based on the information you provided, the Department believes that the above criteria have been or will be met because of the engineered barrier currently existing at the site and the decreasing/stable trend in contaminant concentration levels of the compounds in question. Therefore, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, an exemption to the PAL is granted for Benzo(b)flouranthene and Chrysene at TW2. This letter serves as your exemption.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Eric Amadi at (414) 263-8639.

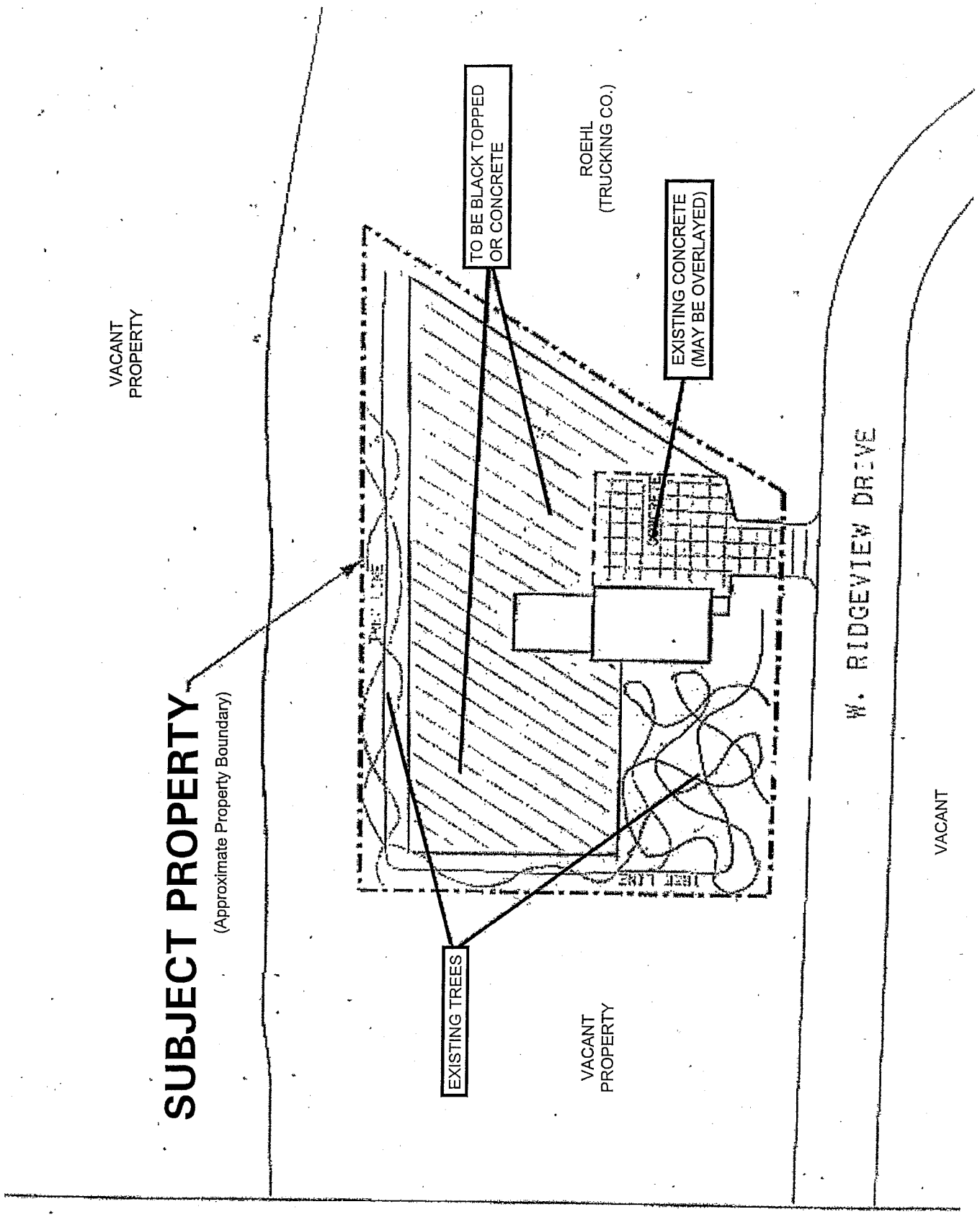
Sincerely,

James A. Schmidt

James A. Schmidt
Southeast Region Remediation & Redevelopment Team Supervisor

cc: Joshua Neudorfer - The Sigma Group, 1300 West Canal Street, Milwaukee, WI 53233
SER Case File #: 02-41-548103
Bill Phelps, DG/2

FIGURE 1 - SITE PLAN MAP WITH PROPOSED BARRIER (PAVEMENT CAP)



BARRIER OPERATION AND CAP MAINTENANCE PLAN
1800 and 1880 WEST RIDGEVIEW DRIVE
OAK CREEK, WI

The Barrier Operation and Cap Maintenance Plan (BOCMP) is designed to prevent direct contact with residual soil impacts resulting from lead, arsenic, and Polynuclear Aromatic Hydrocarbons (PAHs). As shown on the attached Figure, the impacted soils are to be covered with asphalt pavement and the region of existing tree cover will remain intact as shown on **Figure 1**. The normal operation of the engineered barrier will serve as a direct contact barrier between site soils and typical, non-invasive users of the property. The engineered barrier will function as intended unless disturbed.

This plan is based on environmental conditions identified during soil and groundwater sampling activities conducted in 2006 as documented in Sigma's *Site Assessment Activities and Remedial Action Plan* report for the above noted property, dated September 2006.

Disturbance Management

JX Enterprises (the future site owner) shall take the following steps to assure that uncontrolled disturbances of the engineered barrier do not occur:

- The Wisconsin Department of Natural Resources' (WDNR's) case closure documents and Geographic Information System (GIS) Registry will establish any future land use, development, and management restrictions for the site. This BOCMP will be incorporated into the case closure documents and/or GIS Registry, which will together identify the environmental impacts, the nature of the engineered barriers, the requirements regarding the management of impacted soils, and the availability of this BOCMP document.

- A copy of this BOCMP will be available from the property owner to all interested parties.

- A copy of this BOCMP will be provided to all private utilities seeking easements for the purpose of installing facilities on the property.

- A copy of this BOCMP will be provided to all contractors and repair workers, including utility and landscaping services, during construction and repairs on the property.

- On-site personnel employed by future business operators will be made familiar with the contents and restriction requirements of this BOCMP.

Inspections of Engineered Barrier

Inspections will be required to assure that the engineered barrier is functioning as planned:

- Annual inspections shall be completed for the engineered barrier system. Inspections will be completed for all accessible areas.

- As necessary, the engineered barrier will be repaired to maintain integrity. Repairs may include, but are not limited to, the following:

    - Replacing soil in low areas and re-establishing appropriate vegetation; and

    - Patching or replacing concrete or asphalt pavement where it has cracked or otherwise broken and would allow direct contact with underlying soil.

- An inspection log will be maintained to record any disturbances of the engineered barrier and the steps that have been taken to maintain the integrity of the engineered barrier. The inspection log will be made available for inspection by representatives of the WDNR upon reasonable prior request. The on-site inspection log will be maintained as long as inspection and maintenance of the engineered barrier are required.

Planned Breaches of Engineered Barriers

In the event an engineered barrier is breached, the following precautions shall be taken:

- The owner shall be given 48-hour notice of any planned breach.

- To the extent possible, all material excavated from beneath an engineered barrier will be returned to the excavation prior to the restoration of the engineered barrier. The excavation zone and any soils excavated will be secured from public access until the engineered barrier is restored. While on-site, the excavated soil will be placed on an impervious surface (e.g., concrete or asphalt pavement or plastic) and covered with plastic. Soil that cannot be returned to the excavation will be sampled and disposed of at a licensed landfill facility in accordance with applicable solid and/or hazardous waste rules and regulations.

- The engineered barrier will be restored to meet original conditions. This work, including the proper disposal of excess soils, should be completed within 72 hours following the completion of any on-site work, or as soon as reasonably practical.

- Details of the engineered barrier breach, the handling of excavated soils, individuals responsible for the work, and the restoration of the engineered barrier shall be recorded in the engineered barrier maintenance log. The maintenance log will be available for inspection by representatives of the Wisconsin Department of Natural Resources upon reasonable prior request. An example inspection log page is included at the end of this BOCMP.

Amendments

The BOCMP may be amended or withdrawn upon written approval from the WDNR or its successor agency.

Contact Information

- For responsible party and owner information contact:

  JX Enterprises
  820 Silvernail Road, Suite A
  Pewaukee, WI 53072
  Contact: Mssrs. Mark Muskevitsch and Rick Smith

- For environmental consultant information contact:

  Sigma Environmental Services, Inc.
  1300 West Canal Street
  Milwaukee, WI 53233
  Telephone: (414) 643-4200
  Fax: (414) 643-4210
  Contact: Mr. Joshua J. Neudorfer

- For Wisconsin Department of Natural Resources information contact:

  Wisconsin Department of Natural Resources
  2300 N. Dr. Martin Luther King, Jr. Drive
  Milwaukee, WI 53212

Barrier INSPECTION LOG

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

WISCONSIN
DEPT. OF NATURAL RESOURCES

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8606
TTY 414-263-8713

January 16, 2007

Mr. Rick Smith
JX Enterprises
820 Silvernail Road, Suite A
Pewaukee, WI 53072

Subject: Conditional Closure Decision With Requirements To Achieve Final Closure
Bartel Property, 1800 - 1880 West Ridgeview Drive, Oak Creek, WI 53154
FID #: 341134970; BRRTS#: 02-41-548103

Dear Mr. Smith:

On January 9, 2007, your request for closure of the case described above was reviewed by the Department of Natural Resources (Department). The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. Information submitted to the Department for closure request include: soil data with cap maintenance plan for GIS registry and groundwater data for Ch. NR 140 Wis. Adm. Code - Preventive Action Limit exemption. After careful review of the closure request, the Department has determined that the Polynuclear Aromatic Hydrocarbons and the Arsenic contamination on the property resulting from previous site use appear to have been investigated and remediated to the extent practicable under site conditions. Your case will be closed under s. NR 726.05, Wis. Adm. Code, if the following condition is satisfied:

MONITORING WELL ABANDONMENT

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to the Department on Form 3300-5B found at www.dnr.state.wi.us/org/water/dwg/gw/ or provided by the Department. When the indicated condition has been satisfied, please submit a letter to let me know that the applicable condition has been met, and your case will be closed.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit http://maps.dnr.state.wi.us/brrts

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.

We appreciate your efforts to restore the environment at this site to productive use. If you have any questions regarding this letter, please contact me at (414) 263-8639.

Sincerely,

Eric Amadi

Eric Amadi - Hydrogeologist, Remediation and Redevelopment Program; SER/Milwaukee

cc: Joshua Neudorfer - The Sigma Group / SER Case File #: 02-41-548103

7496490

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 3 – 1982
QUIT CLAIM DEED

REEL 4256 IMAG 162

REGISTER'S OFFICE
Milwaukee County, WI } SS
RECORDED AT 8 15 AM

MAR - 3 1998
REEL 4256 IMAGE 162
REGISTER OF DEEDS

Norman Bartel, aka Norman C. Bartel and Bernice Bartel, aka Bernice M. Bartel

quit-claims to Norman C. Bartel and Bernice M. Bartel Revocable Trust

the following described real estate in Milwaukee County, State of Wisconsin:

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
HASKIN & BOOK
120 E Drexel Avenue
Oak Creek WI 53154

903-0006 and 903-0007
PARCEL IDENTIFICATION NUMBER

Lots Two (2) and Three (3) in Block Five (5) in Southbranch Industrial Park, being a part of the North West One-quarter (1/4), North East One-quarter (1/4) and South East One-quarter (1/4) of Section Thirty (30) in Township Five (5) North, Range Twenty-two (22) East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

7496490 #
RECORD 10.00

FEE
77.25 (16)
EXEMPT

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

Dated this 5th day of May, 19 97

(SEAL) Norman Bartel (SEAL)
• Norman Bartel, aka Norman C. Bartel
(SEAL) Bernice Bartel (SEAL)
• Bernice Bartel, aka Bernice M. Bartel

AUTHENTICATION

Signature(s)

authenticated this 5 day of May, 19 97

• Lawrence J. Haskin
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Lawrence J. Haskin

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

ACKNOWLEDGMENT

State of Wisconsin, } ss.
County.

Personally came before me this day of , 19, the above named

to me known to be the person who executed the foregoing instrument and acknowledge the same.

•
Notary Public, County, Wis.
My commission is permanent. (If not, state expiration date: , 19)

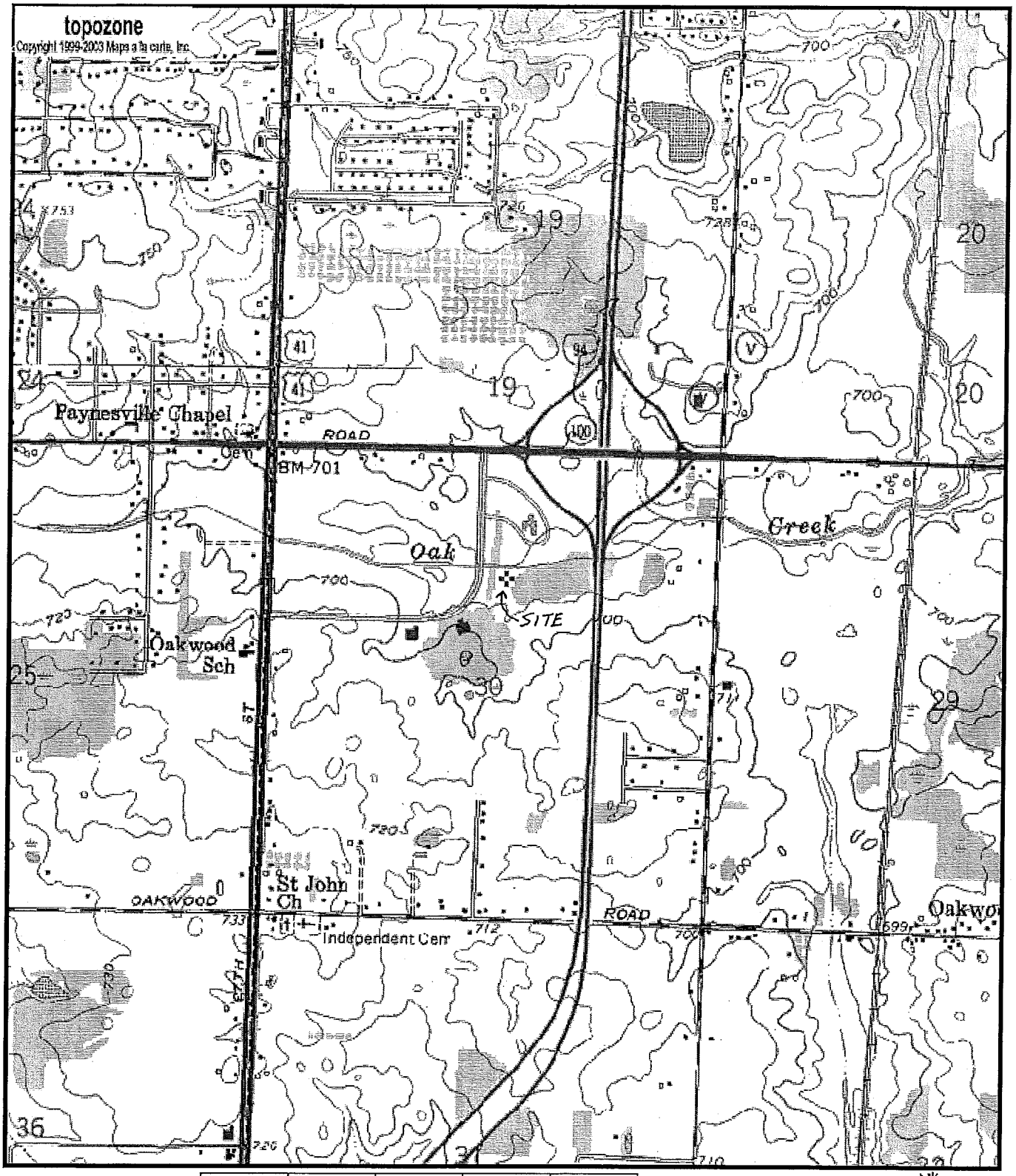
* Names of persons signing in any capacity should by typed or printed below their signatures.

QUIT CLAIM DEED

STATE BAR OF WISCONSIN
Form No. 3 – 1982

Wisconsin Legal Blank Co., Inc.
Milwaukee, Wis.

10



0 0.3 0.6 0.9 1.2 1.5 km

0 0.2 0.4 0.6 0.8 1 mi

Map center is UTM 16 423125E 4746614N (WGS84/NAD83)
Franksville quadrangle
Projection is UTM Zone 16 NAD83 Datum

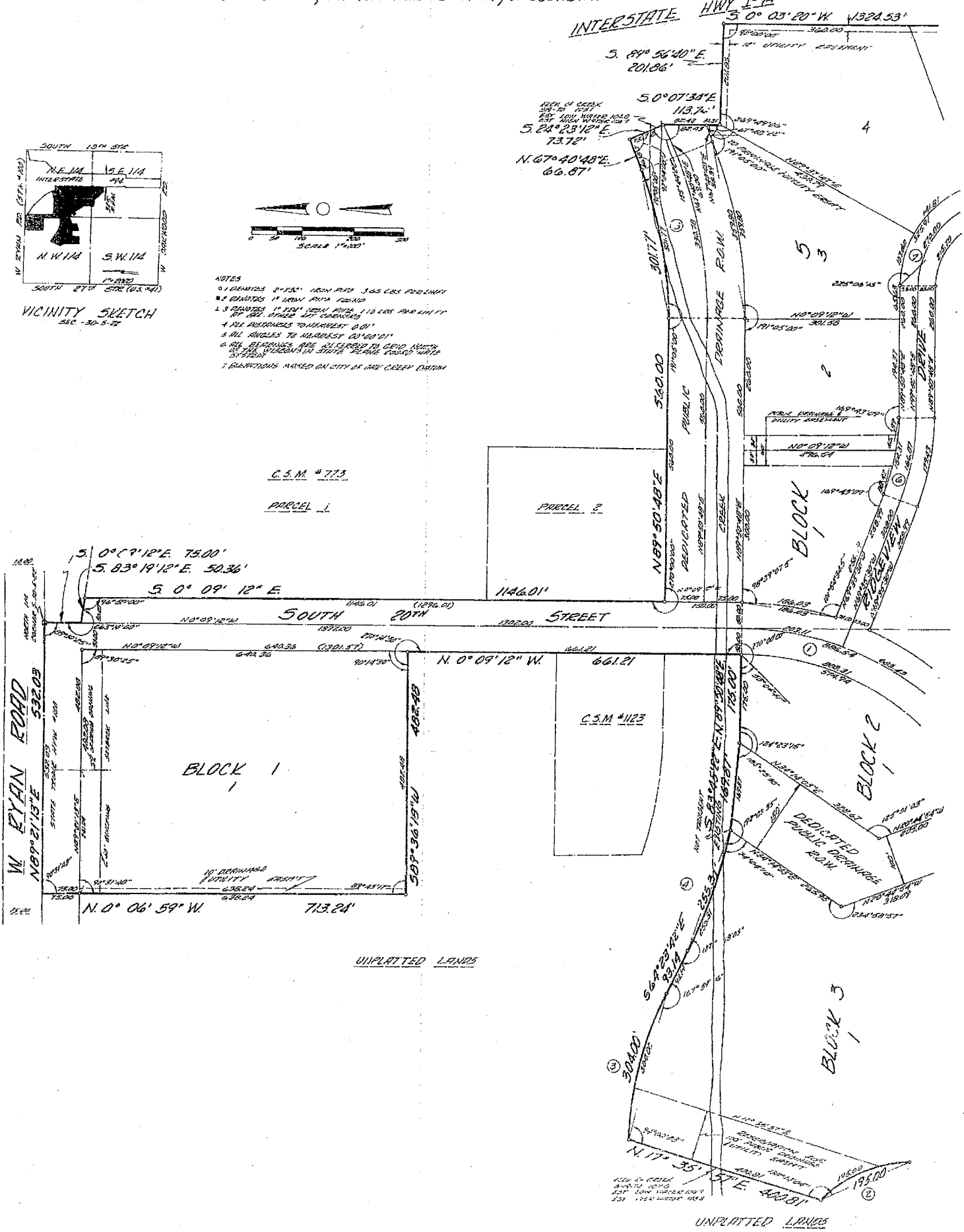
M=-3.017
G=-0.64

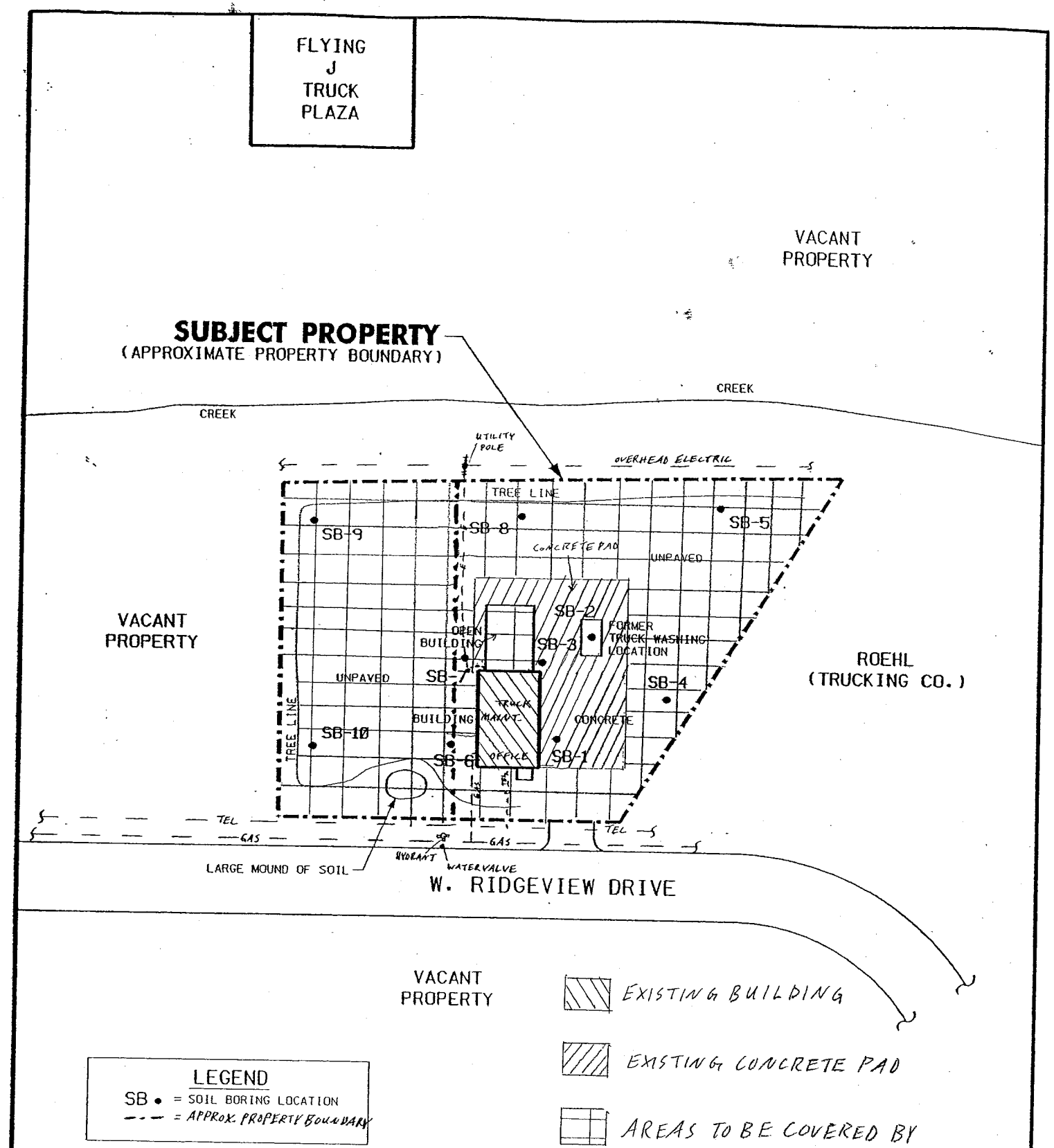
Site Location Map

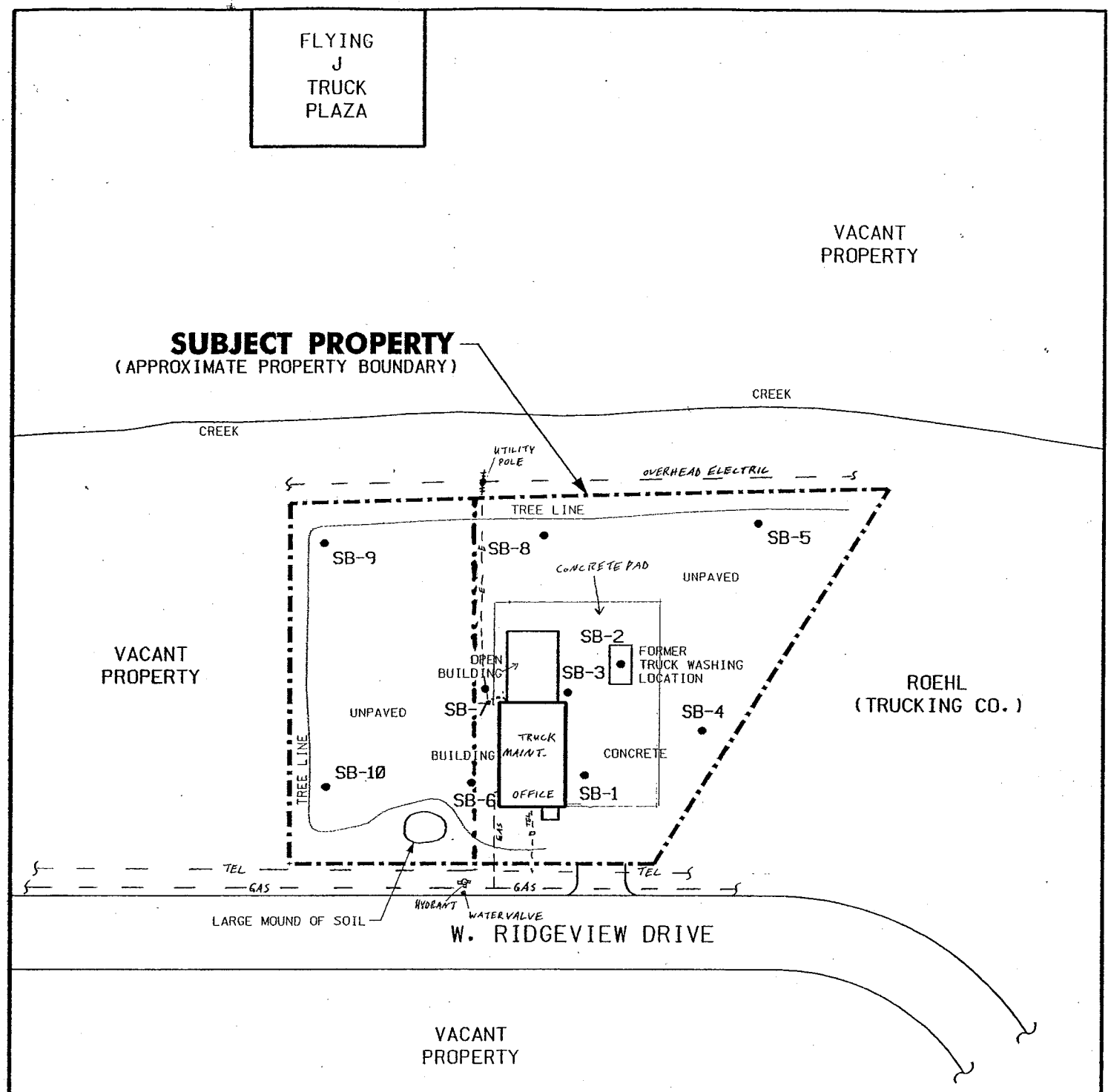
SOUTHBRANCH INDUSTRIAL PARK

BEING A SUBDIVISION OF PART OF THE N.W. 1/4, S.W. 1/4 & S.E. 1/4 OF S. 30, T. 5 N., R. 22 E.
CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

4683477
REGISTER'S OFFICE
Milwaukee County, Wis.
RECORDED AT 11 40 AM
on JUN 21 1972 in
Reel 659 Image 230 to 237 incl
Register of Deeds




FLYING J TRUCK PLAZA
VACANT PROPERTY
SUBJECT PROPERTY
(APPROXIMATE PROPERTY BOUNDARY)
CREEK
CREEK
UTILITY POLE
OVERHEAD ELECTRIC
TREE LINE
SB-9
SB-8
SB-5
CONCRETE PAD
UNPAVED
VACANT PROPERTY
SB-2
OPEN BUILDING
SB-3
FORMER TRUCK WASHING LOCATION
ROEHL (TRUCKING CO.)
UNPAVED
SB-7
SB-4
TRUCK MAINT.
BUILDING
CONCRETE
TREE LINE
SB-10
SB-6
OFFICE
SB-1
TEL
GAS
GAS
TEL
HYDRANT
WATERVALVE
LARGE MOUND OF SOIL
W. RIDGEVIEW DRIVE
VACANT PROPERTY
EXISTING BUILDING
EXISTING CONCRETE PAD
AREAS TO BE COVERED BY ADDITIONAL CAPS
LEGEND
SB • = SOIL BORING LOCATION
= APPROX. PROPERTY BOUNDARY
NOTE:
DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - SITE HAS NOT BEEN SURVEYED.
N
1800-1880 W. RIDGEVIEW DRIVE
OAK CREEK, WISCONSIN
SIGMA
ENVIRONMENTAL SERVICES INC.
DATE: 6-1-06
DR. BY: PRF
DR.# 9695-001
SCALE: NOT TO SCALE
9/19/06
REV. BY: ERS
CAP AREAS
FIGURE



LEGEND

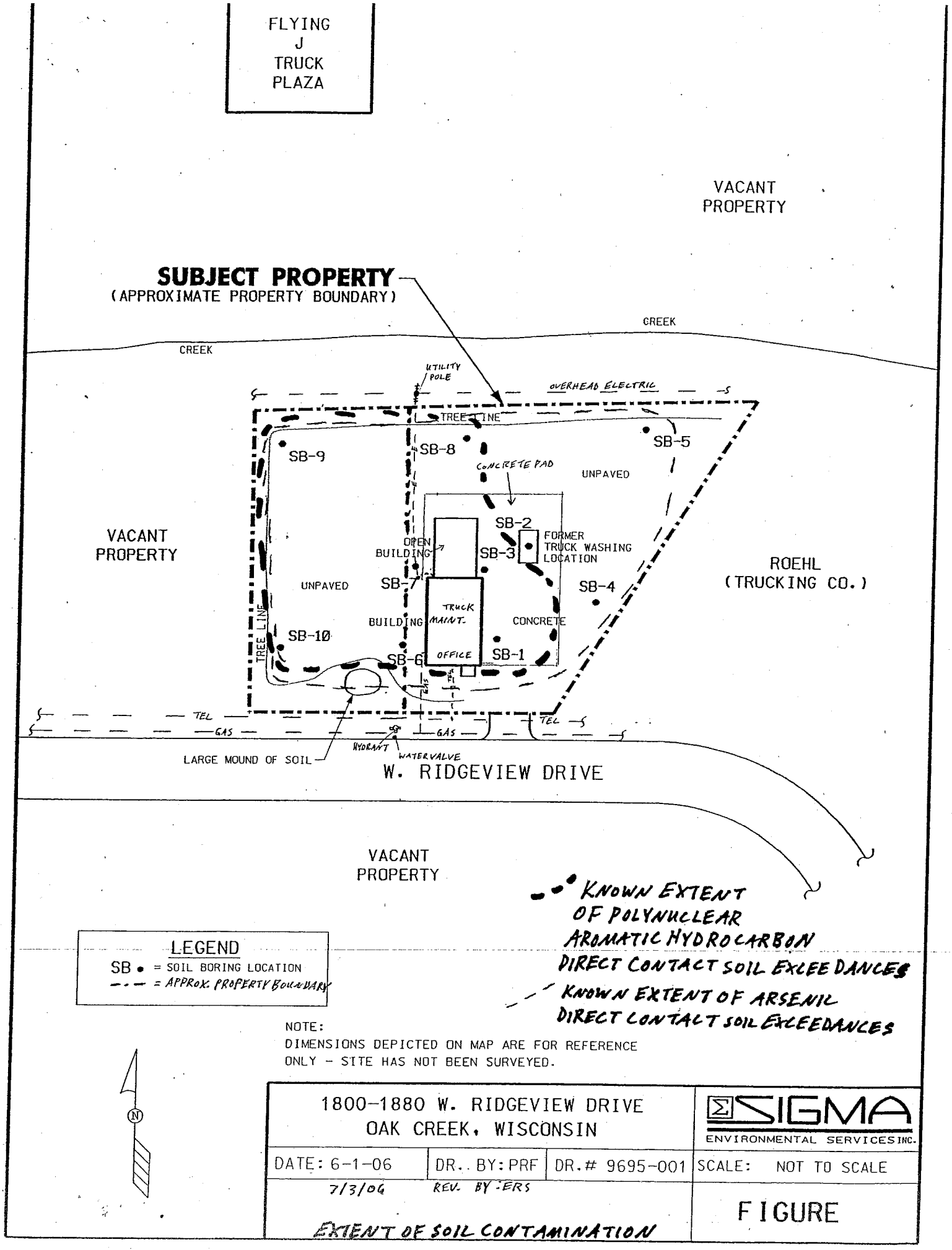
SB • = SOIL BORING LOCATION

— · — = APPROX. PROPERTY BOUNDARY

NOTE:
DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - SITE HAS NOT BEEN SURVEYED.

N

1800-1880 W. RIDGEVIEW DRIVE OAK CREEK, WISCONSIN			SIGMA ENVIRONMENTAL SERVICES INC.
DATE: 6-1-06	DR. BY: PRF	DR.# 9695-001	SCALE: NOT TO SCALE
7/3/06 REV. BY: ERS SITE PLAN MAP			FIGURE 2


FLYING J TRUCK PLAZA
VACANT PROPERTY
SUBJECT PROPERTY
(APPROXIMATE PROPERTY BOUNDARY)
CREEK
CREEK
UTILITY POLE
OVERHEAD ELECTRIC
TREE LINE
SB-9
SB-8
SB-5
CONCRETE PAD
UNPAVED
SB-2
FORMER TRUCK WASHING LOCATION
OPEN BUILDING
SB-3
VACANT PROPERTY
ROEHL (TRUCKING CO.)
UNPAVED
SB-7
SB-4
TRUCK MAINT.
BUILDING
CONCRETE
TREE LINE
SB-10
SB-6
OFFICE
SB-1
TEL
GAS
GAS
TEL
HYDRANT
WATERVALVE
LARGE MOUND OF SOIL
W. RIDGEVIEW DRIVE
VACANT PROPERTY
KNOWN EXTENT OF POLYNUCLEAR AROMATIC HYDROCARBON DIRECT CONTACT SOIL EXCEEDANCES
KNOWN EXTENT OF ARSENIC DIRECT CONTACT SOIL EXCEEDANCES
LEGEND
SB • = SOIL BORING LOCATION
= APPROX. PROPERTY BOUNDARY
NOTE:
DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - SITE HAS NOT BEEN SURVEYED.
N
1800-1880 W. RIDGEVIEW DRIVE
OAK CREEK, WISCONSIN
SIGMA
ENVIRONMENTAL SERVICES INC.
DATE: 6-1-06
DR. BY: PRF
DR.# 9695-001
SCALE: NOT TO SCALE
7/3/06
REV. BY: ERS
FIGURE
EXTENT OF SOIL CONTAMINATION

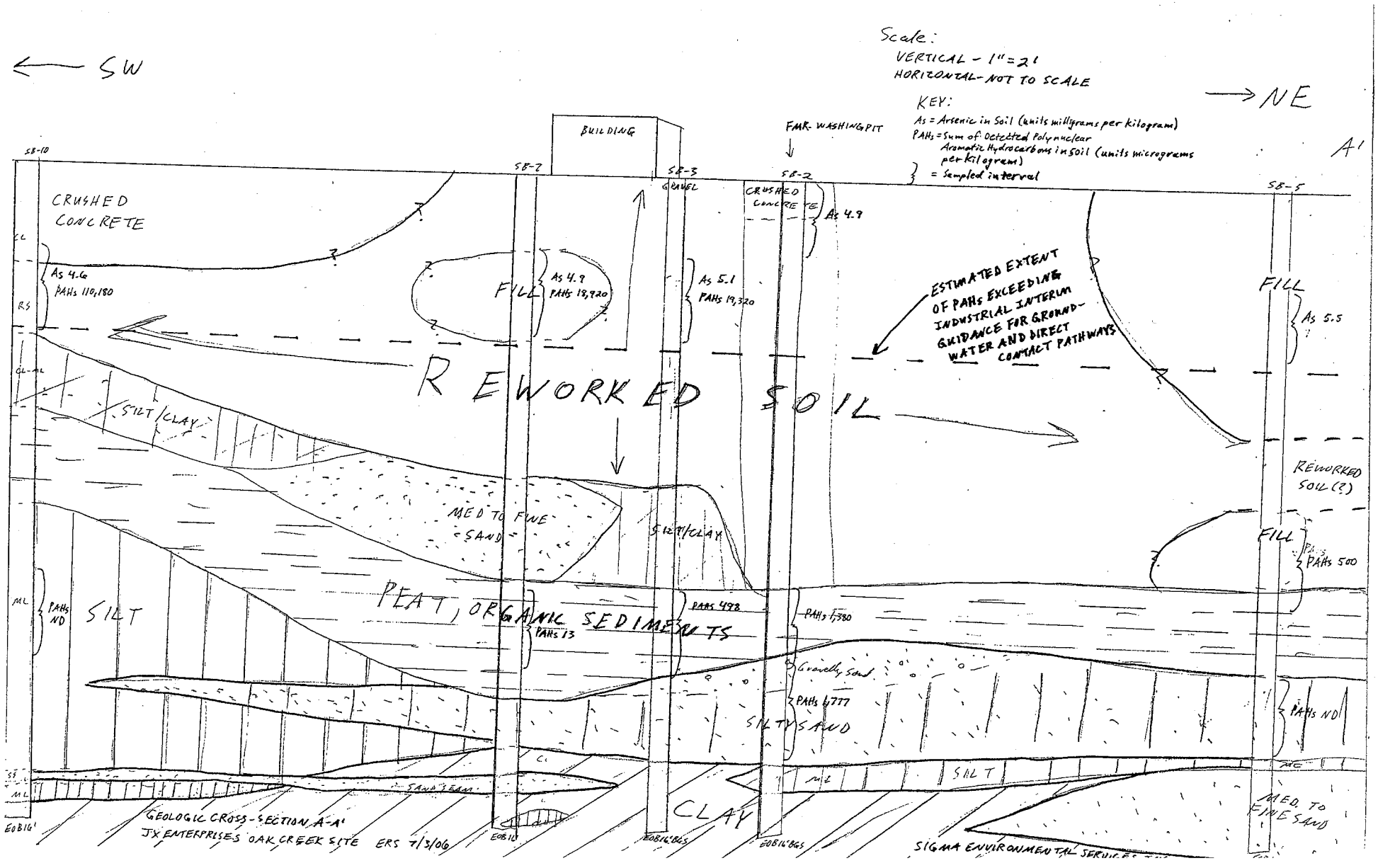

← SW
→ NE
Scale:
VERTICAL - 1" = 2'
HORIZONTAL - NOT TO SCALE
KEY:
As = Arsenic in Soil (units milligrams per kilogram)
PAHs = Sum of Octetted Polynuclear Aromatic Hydrocarbons in soil (units micrograms per kilogram)
} = Sampled interval
A'
BUILDING
FMR. WASHING PIT
SB-10
SB-7
SB-3
SB-2
SB-5
CRUSHED CONCRETE
GRAVEL
CRUSHED CONCRETE
As 4.9
As 4.6
PAHs 110,180
FILL
As 4.9
PAHs 13,920
As 5.1
PAHs 19,320
ESTIMATED EXTENT OF PAHs EXCEEDING INDUSTRIAL INTERIM GUIDANCE FOR GROUND-WATER AND DIRECT CONTACT PATHWAYS
FILL
As 5.5
REWORKED SOIL
SILT/CLAY
REWORKED SOIL (?)
MED TO FINE SAND
SILT/CLAY
FILL
PAHs 500
PAHs ND
SILT
PEAT, ORGANIC SEDIMENTS
PAHs 498
PAHs 1,380
PAHs 13
Gravelly Sand
PAHs 6,777
SILTY SAND
PAHs ND
SILT
SAND SEAM
CLAY
MED. TO FINE SAND
GEOLOGIC CROSS-SECTION A-A'
JX ENTERPRISES OAK CREEK SITE ERS 7/3/06
SIGMA ENVIRONMENTAL SERVICES

TABLE 1
SOIL ANALYTICAL QUALITY RESULTS
JX ENTERPRISES
1800 - 1880 WEST RIDGEVIEW DRIVE
OAK CREEK, WISCONSIN
Project Reference #9695

Soil Boring Identification:					SB-1			SB-2				SB-3			SB-4		
Sample Depth (ft):					1-2.5	2.5-4	6.5-8	0-2	6-8	10-12	12-14	2-4	4-6	10-12	0-2	6-8	10-12
Metals	Unit	NR 720 RCL Non-Industrial		NR 720 RCL Industrial	Collection Date 05/08/2006	05/08/2006	05/08/2006	05/08/2006	05/08/2006	05/08/2006	05/08/2006	05/08/2006	05/08/2006	05/08/2006	05/08/2006	05/08/2006	05/08/2006
Arsenic	mg/kg	0.039		1.6	**3.9**	NA	NA	**4.9**	NA	NA	NA	**5.1**	NA	NA	**7.0**	NA	NA
Barium	mg/kg	NS		NS	**29**	NA	NA	**69**	NA	NA	NA	**30**	NA	NA	**13**	NA	NA
Cadmium	mg/kg	510		NS	<0.11	NA	NA	**0.45**	NA	NA	NA	**0.26**	NA	NA	**4.0**	NA	NA
Chromium	mg/kg	200		NS	**10**	NA	NA	**12**	NA	NA	NA	**13**	NA	NA	**21**	NA	NA
Lead	mg/kg	50		500	**13**	NA	NA	**24**	NA	NA	NA	**11**	NA	NA	**110**	NA	NA
Mercury	mg/kg	NS		NS	**0.015**	NA	NA	**0.055**	NA	NA	NA	**0.015**	NA	NA	**0.027**	NA	NA
Selenium	mg/kg	NS		NS	<4.4	NA	NA	<4.5	NA	NA	NA	<4.5	NA	NA	<4.2	NA	NA
Silver	mg/kg	NS		NS	**0.19**	NA	NA	<0.12	NA	NA	NA	**0.13**	NA	NA	**0.22**	NA	NA
Volatile Organic Compounds	Unit	NR 720 RCL	NR 746 Table 1	NR 746 Table 2													
Benzene	µg/kg	5.5	8,500	1,100	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
Bromobenzene	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
Bromodichloromethane	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
n-Butylbenzene	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
sec-Butylbenzene	µg/kg	NS	NS	NS	NA	<27	<29	NA	**410**	NA	<35	NA	<29	<34	NA	<31	<30
tert-Butylbenzene	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
Carbon tetrachloride	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
Chlorobenzene	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
Chloroethane	µg/kg	NS	NS	NS	NA	<54	<58	NA	<74	NA	<69	NA	<58	<68	NA	<61	<59
Chloroform	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
Chloromethane	µg/kg	NS	NS	NS	NA	<54	<58	NA	<74	NA	<69	NA	<58	<68	NA	<61	<59
2-Chlorotoluene	µg/kg	NS	NS	NS	NA	<54	<58	NA	<74	NA	<69	NA	<58	<68	NA	<61	<59
4-Chlorotoluene	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
Dibromochloromethane	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
1,2-Dibromo-3-chloropropane	µg/kg	NS	NS	NS	NA	<54	<58	NA	<74	NA	<69	NA	<58	<68	NA	<61	<59
1,2-Dibromoethane	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
1,2-Dichlorobenzene	µg/kg	NS	NS	NS	NA	<33	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
1,3-Dichlorobenzene	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
1,4-Dichlorobenzene	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
Dichlorodifluoromethane	µg/kg	NS	NS	NS	NA	<54	<58	NA	<74	NA	<69	NA	<58	<68	NA	<61	<59
1,1-Dichloroethane	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
1,2-Dichloroethane	µg/kg	4.9	600	540	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
1,1-Dichloroethene	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
cis-1,2-Dichloroethene	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
trans-1,2-Dichloroethene	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
1,2-Dichloropropane	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
1,3-Dichloropropane	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
Ethylbenzene	µg/kg	2,900	4,600	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
Hexachlorobutadiene	µg/kg	NS	NS	NS	NA	<38	<40	NA	<52	NA	<48	NA	<40	<48	NA	<43	<42
Isopropylbenzene	µg/kg	NS	NS	NS	NA	<27	<29	NA	**80**	NA	<35	NA	<29	<34	NA	<31	<30
p-Isopropyltoluene	µg/kg	NS	NS	NS	NA	<27	<29	NA	**120**	NA	<35	NA	<29	<34	NA	<31	<30
Methylene chloride	µg/kg	NS	NS	NS	NA	<54	<58	NA	<74	NA	<69	NA	<58	<68	NA	<61	<59
Methyl-tert-butyl-ether	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
Naphthalene	µg/kg	NS	2,700	NS	NA	<54	<58	NA	**250**	NA	<69	NA	**140**	<68	NA	<61	<59
n-Propylbenzene	µg/kg	NS	NS	NS	NA	<27	<29	NA	**150**	NA	<35	NA	<29	<34	NA	<31	<30
1,1,2,2-Tetrachloroethane	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
Tetrachloroethene	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
Toluene	µg/kg	1,500	38,000	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
1,2,3-Trichlorobenzene	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
1,2,4-Trichlorobenzene	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
1,1,1-Trichloroethane	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
1,1,2-Trichloroethane	µg/kg	NS	NS	NS	NA	<38	<40	NA	<52	NA	<48	NA	<40	<48	NA	<43	<42
Trichloroethene	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
Trichlorofluoromethane	µg/kg	NS	NS	NS	NA	<27	<29	NA	<37	NA	<35	NA	<29	<34	NA	<31	<30
1,2,4-Trimethylbenzene	µg/kg	NS	83,000	NS	NA	<27	<29	NA	**670**	NA	<35	NA	<29	<34	NA	<31	<30
1,3,5-Trimethylbenzene	µg/kg	NS	11,000	NS	NA	<27	<29	NA	**120**	NA	<35	NA	<29	<34	NA	<31	<30
Vinyl chloride	µg/kg	NS	NS	NS	NA	<38	<40	NA	<52	NA	<48	NA	<40	<48	NA	<43	<42
Total Xylenes	µg/kg	4,100	42,000	NS	NA	<92	<98	NA	<130	NA	<120	NA	<98	<120	NA	<100	<100
Polynuclear Aromatic Hydrocarbon	Units	Suggested Generic RCLs for PAH Compounds in Soil: Groundwater Pathway	Non-Industrial	Industrial													
Acenaphthene	µg/kg	38,000	900,000	60,000,000	NA	**4600**	<290	NA	NA	<290	<69	**270**	NA	<68	NA	<61	<59
Acenphthylene	µg/kg	700	18,000	360,000	NA	<1700	<490	NA	NA	<500	<120	<100	NA	<120	NA	<100	<100
Anthracene	µg/kg	3,000,000	5,000,000	3,000,000,000	NA	**10000**	**240**	NA	NA	**66**	**75**	**890**	NA	**38**	NA	<6.1	**7.4**
Benzo(a)anthracene	µg/kg	17,000	88	3,900	NA	***21000***	**460**	NA	NA	**280**	**88**	**1700**	NA	**58**	NA	**8.7**	**16**
Benzo(b)fluoranthene	µg/kg	360,000	88	3,900	NA	**17000**	**250**	NA	NA	**78**	**120**	**990**	NA	**22**	NA	<6.1	**11**
Benzo(k)fluoranthene	µg/kg	870,000	880	39,000	NA	**9400**	**180**	NA	NA	<29	**44**	**620**	NA	**18**	NA	<6.1	**8.1**
Benzo(a)pyrene	µg/kg	48,000	8.8	390	NA	**19000**	**410**	NA	NA	**82**	**120**	**1100**	NA	**37**	NA	**7.5**	**15**
Benzo(ghi)perylene	µg/kg	6,800,000	1,800	39,000	NA	**9700**	**230**	NA	NA	**63**	**99**	**630**	NA	**17**	NA	<6.1	**12**
Chrysene	µg/kg	37,000	8,800	390,000	NA	**17000**	**360**	NA	NA	**120**	**100**	**1200**	NA	**41**	NA	**7.1**	**14**
Dibenzo(a,h)anthracene	µg/kg	38,000	8.8	390	NA	**2300**	<43	NA	NA	<44	**18**	**150**	NA	<10	NA	<9.2	<8.9
Fluoranthene	µg/kg	500,000	600,000	40,000,000	NA	**49000**	**1100**	NA	NA	**370**	**330**	**3900**	NA	**120**	NA	**24**	**40**
Fluorene	µg/kg	100,000	600,000	40,000,000	NA	**2500**	**100**	NA	NA	<59	**60**	**380**	NA	<14	NA	<12	<12
Indeno(1,2,3-cd)pyrene	µg/kg	680,000	88	3,900	NA	**12000**	**250**	NA	NA	**44**	**83**	**760**	NA	**20**	NA	<6.1	**10**
1-Methylnaphthalene	µg/kg	23,000	1,100,000	70,000,000	NA	**2000**	<170	NA	NA	<180	<42	**130**	NA	<41	NA	<37	<36
2-Methylnaphthalene	µg/kg	20,000	600,000	40,000,000	NA	**14000**	**430**	NA	NA	<150	**210**	**1300**	NA	<34	NA	<31	<30
Naphthalene	µg/kg	400	20,000	110,000	NA	<610	<170	NA	NA	<180	<42	<36	NA	<41	NA	<37	<36
Phenanthrene	µg/kg	1,800	18,000	390,000	NA	***22000***	**970**	NA	NA	**190**	**280**	***2700***	NA	**39**	NA	**20**	**25**
Pyrene	µg/kg	8,700,000	500,000	30,000,000	NA	**33000**	**810**	NA	NA	**87**	**150**	**2600**	NA	**88**	NA	**11**	**24**

Notes: Laboratory analyses performed by: Test America Analytical Testing Corporation

C9 = Calibration verification recovery was outside the method control limits for this analyte. The LCS for this analyte met CCV acceptance criteria, and was used to validate the batch.
CF6 = Results confirmed by reanalysis.
RL1 = Reporting limit raised due to sample matrix effects.
mg/kg = milligrams per kilogram (equivalent to parts per million)
µg/kg = micrograms per kilogram (equivalent to parts per billion)
NA = Not Analyzed NS = No Standard
NR 720 RCL = Wisconsin Administrative Code, Chapter NR 720 generic Residual Contaminant Level (industrial land use RCLs for RCRA metals).
NR 746 Table 1 = Wisconsin Administrative Code, Chapter NR 746, Table 1 soil screening level: Indicators of Residual Petroleum Products in Soil Pores.
NR 746 Table 2 = Wisconsin Administrative Code, Chapter NR 746, Table 2: Protection of Human Health from Direct Contact with Contaminated Soil.
Suggested Generic = More stringent generic Residual Contaminant Level for protection of groundwater (gw) or direct contact (dc) pathway for non-Industrial land use from WDNR Publication RR-Interim RCL 519-97 *"Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance"* (April 1997)

Exceedances: BOLD = detected compound
BOX = concentration exceeds WDNR suggested non-industrial RCL (for PAHs) or NR 720 Table 2 (for metals) non-industrial RCL for direct contact in a sample from the top four feet of soil
BOLD = concentration exceeds WDNR PAH suggested generic RCL for groundwater pathway

TABLE 1
SOIL ANALYTICAL QUALITY RESULTS
JX ENTERPRISES
1800 - 1880 WEST RIDGEVIEW DRIVE
OAK CREEK, WISCONSIN
Project Reference #9695

Soil Boring Identification:				SB-5			SB-6		SB-7		SB-8			SB-9		SB-10		
Sample Depth (ft):				2-4	8-10	12-14	2-4	8-10	2-4	10-12	0-2	4-6	10-12	0-2	4-6	2-4	6-8	10-12
Metals	Unit	NR 720 RCL Non-Industrial	NR 720 RCL Industrial	Collection Date														
				05/08/2006	05/08/2006	05/08/2006	05/08/2006	05/08/2006	05/08/2006	05/08/2006	05/09/2006	05/09/2006	05/09/2006	05/09/2006	05/09/2006	05/09/2006	05/09/2006	05/09/2006
Arsenic	mg/kg	0.039	1.6	**5.5**	NA	NA	**5.9**	NA	**4.9**	NA	**7.1**	NA	NA	**5.2**	NA	**4.6**	NA	NA
Barium	mg/kg	NS	NS	**21**	NA	NA	**44**	NA	**8.4**	NA	**24**	NA	NA	**39**	NA	**60**	NA	NA
Cadmium	mg/kg	510	NS	<0.11	NA	NA	**0.17**	NA	<0.1	NA	<0.11	NA	NA	<0.11	NA	<0.11	NA	NA
Chromium	mg/kg	200	NS	**15**	NA	NA	**11**	NA	**4.0**	NA	**9.4**	NA	NA	**9.9**	NA	**16**	NA	NA
Lead	mg/kg	50	500	**44**	NA	NA	**39**	NA	**31**	NA	**72**	NA	NA	**25**	NA	**44**	NA	NA
Mercury	mg/kg	NS	NS	**0.035**	NA	NA	**0.051**	NA	<0.01	NA	**0.037**	NA	NA	<0.011	NA	**0.029**	NA	NA
Selenium	mg/kg	NS	NS	<4.6	NA	NA	<4.7	NA	<4.2	NA	<4.2	NA	NA	<4.4	NA	<4.5	NA	NA
Silver	mg/kg	NS	NS	**0.17**	NA	NA	<0.13	NA	**0.21**	NA	**0.25**	NA	NA	**0.14**	NA	**0.14**	NA	NA
Volatile Organic Compounds	Unit	NR 720 RCL	NR 746 Table 1	NR 746 Table 2														
Benzene	µg/kg	5.5	8,500	1,100	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
Bromobenzene	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
Bromodichloromethane	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
n-Butylbenzene	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
sec-Butylbenzene	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	**84**[RL1]	<34	NA	<37	<29
tert-Butylbenzene	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
Carbon tetrachloride	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
Chlorobenzene	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
Chloroethane	µg/kg	NS	NS	NS	<57	NA	<57	<58	<59	<52	<78	NA	<59	<70	<55[RL1]	<68	NA	<75	<57
Chloroform	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
Chloromethane	µg/kg	NS	NS	NS	<57	NA	<57	<58	<59	<52	<78	NA	<59	<70	<55[RL1]	<68	NA	<75	<57
2-Chlorotoluene	µg/kg	NS	NS	NS	<57	NA	<57	<58	<59	<52	<78	NA	<59	<70	<55[RL1]	<68	NA	<75	<57
4-Chlorotoluene	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
Dibromochloromethane	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
1,2-Dibromo-3-chloropropane	µg/kg	NS	NS	NS	<57	NA	<57	<58	<59	<52	<78	NA	<59[C9]	<70	<55[C9,RL1]	<68	NA	<75	<57
1,2-Dibromoethane	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
1,2-Dichlorobenzene	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
1,3-Dichlorobenzene	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
1,4-Dichlorobenzene	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
Dichlorodifluoromethane	µg/kg	NS	NS	NS	<57	NA	<57	<58	<59	<52	<78	NA	<59	<70	<55[RL1]	<68	NA	<75	<57
1,1-Dichloroethane	µg/kg	NS	NS	NS	<29	NA	<29.	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
1,2-Dichloroethane	µg/kg	4.9	600	540	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
1,1-Dichloroethene	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
cis-1,2-Dichloroethene	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
trans-1,2-Dichloroethene	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
1,2-Dichloropropane	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
1,3-Dichloropropane	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
Ethylbenzene	µg/kg	2,900	4,600	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
Hexachlorobutadiene	µg/kg	NS	NS	NS	<40	NA	<40	<41	<41	<36	<39	NA	<42	<49	<39[RL1]	<47	NA	<52	<40
Isopropylbenzene	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
p-Isopropyltoluene	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	**78**[RL1]	<34	NA	<37	<29
Methylene chloride	µg/kg	NS	NS	NS	<57	NA	<57	<58	<59	<52	<78	NA	<59	<70	<55[RL1]	<68	NA	<75	<57
Methyl-tert-butyl-ether	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
Naphthalene	µg/kg	NS	2,700	NS	**110**	NA	<57	**140**	<59	**350**[CF6]	<78	NA	<59	<70	<55[RL1]	<68	NA	<75	<57
n-Propylbenzene	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	**99**[RL1]	<34	NA	<37	<29
1,1,2,2-Tetrachloroethane	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
Tetrachloroethene	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
Toluene	µg/kg	1,500	38,000	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
1,2,3-Trichlorobenzene	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
1,2,4-Trichlorobenzene	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
1,1,1-Trichloroethane	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
1,1,2-Trichloroethane	µg/kg	NS	NS	NS	<40	NA	<40	<41	<41	<36	<55	NA	<42	<49	<39[RL1]	<47	NA	<52	<40
Trichloroethene	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
Trichlorofluoromethane	µg/kg	NS	NS	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
1,2,4-Trimethylbenzene	µg/kg	NS	83,000	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	**170**[RL1]	<34	NA	<37	<29
1,3,5-Trimethylbenzene	µg/kg	NS	11,000	NS	<29	NA	<29	<29	<30	<26	<39	NA	<30	<35	<28[RL1]	<34	NA	<37	<29
Vinyl chloride	µg/kg	NS	NS	NS	<40	NA	<40	<41	<41	<36	<55	NA	<42	<49	<39[RL1]	<47	NA	<52	<40
Total Xylenes	µg/kg	4,100	42,000	NS	<97	NA	<97	<99	<100	<88	<130	NA	<100	<120	<94[RL1]	<120	NA	<130	<97
Polynuclear Aromatic Hydrocarbon	Units	Suggested Generic RCLs for PAH Compounds in Soil: Groundwater Pathway	Non-Industrial	Industrial														
Acenaphthene	µg/kg	38,000	900,000	60,000,000	NA	<840	<57	<2900	<59	<2600	<78	<12000	NA	<70	<55	<510	**2400**	NA	<57
Acenphthylene	µg/kg	700	18,000	360,000	NA	<1400	<97	<4900	<100	<4000	<130	<20000	NA	<120	<94	<860	<2400	NA	<97
Anthracene	µg/kg	3,000,000	5,000,000	3,000,000,000	NA	<84	<5.7	**37000**	<5.9	**1100**	<7.8	**2600**	NA	**80**	**200**	**320**	**4900**	NA	<5.7
Benzo(a)anthracene	µg/kg	17,000	88	3,900	NA	**190**	<5.7	***63000***	**12**	**970**	<7.8	**8100**	NA	**160**	**430**	**940**	**10000**	NA	<5.7
Benzo(b)fluoranthene	µg/kg	360,000	88	3,900	NA	<84	<5.7	**36000**	**9.6**	**690**	<7.8	**6400**	NA	**100**	**280**	**780**	**5000**	NA	<5.7
Benzo(k)fluoranthene	µg/kg	870,000	880	39,000	NA	<84	<5.7	**25000**	**6.4**	**770**	<7.8	**4100**	NA	**68**	**180**	**490**	**3800**	NA	<5.7
Benzo(a)pyrene	µg/kg	48,000	8.8	390	NA	<84	<5.7	***51000***	**10**	**970**	<7.8	**8200**	NA	**150**	**360**	**960**	**7900**	NA	<5.7
Benzo(ghi)perylene	µg/kg	6,800,000	1,800	39,000	NA	<84	<5.7	**25000**	**7.1**	<260	<7.8	**5000**	NA	**110**	**250**	**670**	**4200**	NA	<5.7
Chrysene	µg/kg	37,000	8,800	390,000	NA	<84	<5.7	***50000***	**9.6**	**900**	<7.8	**6600**	NA	**110**	**320**	**810**	**8200**	NA	<5.7
Dibenzo(a,h)anthracene	µg/kg	38,000	8.8	390	NA	<130	<8.6	**5600**	<8.9	<390	<12	<1800	NA	**19**	**47**	**120**	**880**	NA	<8.6
Fluoranthene	µg/kg	500,000	600,000	40,000,000	NA	**190**	<11	**160000**	**27**	**3300**	<16	**16000**	NA	**340**	**1000**	**2200**	**23000**	NA	<11
Fluorene	µg/kg	100,000	600,000	40,000,000	NA	<170	<11	**14000**	<12	**1200**	<16	<2400	NA	**39**	**60**	<100	**1500**	NA	<11
Indeno(1,2,3-cd)pyrene	µg/kg	680,000	88	3,900	NA	<84	<5.7	**30000**	**6.8**	**520**	<7.8	**5200**	NA	**100**	**230**	**690**	**4400**	NA	<5.7
1-Methylnaphthalene	µg/kg	23,000	1,100,000	70,000,000	NA	<510	<34	**5800**	<35	<1600	<47	<7100	NA	<42	**48**	<300	**1000**	NA	<34
2-Methylnaphthalene	µg/kg	20,000	600,000	40,000,000	NA	<420	<29	***60000***	<30	**3300**	<39	<5900	NA	**200**	**440**	**820**	**7300**	NA	<29
Naphthalene	µg/kg	400	20,000	110,000	NA	<510	<34	<1700	<35	<1600	<47	<7100	NA	<42	<33	<300	<840	NA	<34
Phenanthrene	µg/kg	1,800	18,000	390,000	NA	**120**	<5.7	***97000***	**18**	***3200***	**13**	***4600***	NA	**270**	**610**	**1400**	***9700***	NA	<5.7
Pyrene	µg/kg	8,700,000	500,000	30,000,000	NA	<84	<5.7	**100000**	**18**	**2000**	<7.8	**12000**	NA	**220**	**720**	**1500**	**16000**	NA	<5.7

Notes: Laboratory analyses performed by: Test America Analytical Testing Corporation

C9 = Calibration verification recovery was outside the method control limits for this analyte. The LCS for this analyte met CCV acceptance criteria, and was used to validate the batch.
CF6 = Results confirmed by reanalysis.
RL1 = Reporting limit raised due to sample matrix effects.
mg/kg = milligrams per kilogram (equivalent to parts per million)
µg/kg = micrograms per kilogram (equivalent to parts per billion)
NA = Not Analyzed NS = No Standard
NR 720 RCL = Wisconsin Administrative Code, Chapter NR 720 generic Residual Contaminant Level (industrial land use RCLs for RCRA metals).
NR 746 Table 1 = Wisconsin Administrative Code, Chapter NR 746, Table 1 soil screening level: Indicators of Residual Petroleum Products in Soil Pores.
NR 746 Table 2 = Wisconsin Administrative Code, Chapter NR 746, Table 2: Protection of Human Health from Direct Contact with Contaminated Soil.
Interim RCL = More stringent generic Residual Contaminant Level for protection of groundwater (gw) or direct contact (dc) pathway for non-industrial land use from WDNR Publication RR-519-97 *"Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance"* (April 1997)

Exceedances: BOLD = detected compound
BOX = concentration exceeds WDNR suggested non-industrial RCL (for PAHs) or NR 720 Table 2 (for metals) non-industrial RCL for direct contact in a sample from the top four feet of soil
BOLD = concentration exceeds WDNR PAH suggested generic RCL for groundwater pathway

TABLE
GROUNDWATER ANALYTICAL QUALITY RESULTS
POLYNUCLEAR AROMATIC HYDROCARBONS (PAHs)
JX ENTERPRISES
1800 - 1880 WEST RIDGEVIEW DRIVE
OAK CREEK, WISCONSIN
Project Reference #9695

Monitoring Well Identification:				TW-1		TW-2		TW-3	
Parameter	Unit	NR 140		Collection Date					
		ES	PAL	11/07/06	11/20/06	11/07/06	11/20/06	11/07/06	11/20/06
Acenaphthene	µg/L	NS	NS	0.21	0.2	0.18	0.30	0.15	0.52
Acenaphthylene	µg/L	NS	NS	0.058	<0.012	0.31	0.50	<0.012	0.015[J]
Anthracene	µg/L	3,000	600	0.047	0.08	0.075	0.060	0.075	0.011
Benzo(a)anthracene	µg/L	NS	NS	0.024[J]	0.020	0.041	0.033	0.034	0.015[J]
Benzo(a)pyrene	µg/L	0.2	0.02	0.009[J]	<0.008	**0.025[J]**	0.019[J]	0.019	<0.008
Benzo(b)fluoranthene	µg/L	0.2	0.02	0.010[J]	<0.009	**0.033**	**0.020[J]**	**0.024**	<0.009
Benzo(ghi)perylene	µg/L	NS	NS	<0.01	<0.01	0.014[J]	0.015[J]	<0.01	<0.01
Benzo(k)fluoranthene	µg/L	NS	NS	<0.009	<0.009	0.011[J]	0.012[J]	0.01	<0.009
Chrysene	µg/L	0.2	0.02	0.016[J]	<0.011	**0.031[J]**	**0.021[J]**	**0.025**	<0.011
Dibenzo(a,h)anthracene	µg/L	NS	NS	<0.009	<0.009	<0.009	<0.009	<0.009	<0.009
Fluoranthene	µg/L	400	80	0.082	0.10	0.13	0.094	0.11	0.037
Fluorene	µg/L	400	80	0.12	0.20	0.19	0.32	0.1	0.20
Indeno(1,2,3-cd)pyrene	µg/L	NS	NS	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015
1-Methylnaphthalene	µg/L	NS	NS	0.094	0.095	0.34	0.49	0.066	0.55
2-Methylnaphthalene	µg/L	NS	NS	0.11	0.15	0.24	0.38	0.11	0.24
Naphthalene	µg/L	40	8.0	0.92	0.60	0.49	0.94	0.57	6.5
Phenanthrene	µg/L	NS	NS	0.26	0.36	0.31	0.34	0.25	0.17
Pyrene	µg/L	250	50	0.061	0.067	0.097	0.066	0.076	0.025[J]

Notes:

J = Analyte detected between Limit of Detection and Limit of Quantitation
µg/L = micrograms per liter (equivalent to parts per billion)
NA = Not Analyzed NS =No Standard
NR 140 ES = Wisconsin Administrative Code, Chapter NR 140 Enforcement Standard
NR 140 PAL = Wisconsin Administrative Code, Chapter NR 140 Preventive Action Limit
Exceedances: **BOLD** = concentration exceeds Chapter NR 140 PAL
BOX = concentration exceeds Chapter NR 140 ES

SOIL MANAGEMENT PLAN
1800 and 1880 WEST RIDGEVIEW DRIVE
OAK CREEK, WI

The Soil Management Plan is based upon Sigma's environmental knowledge of the site conditions and the planned redevelopment activities. Soil quality data gathered from the site indicate relatively low to moderate levels of lead, arsenic, and Polynuclear Aromatic Hydrocarbons (PAHs) are present in shallow soil across the site. Based on the soil quality data gathered from the site and the proposed redevelopment plans, Sigma and JX Enterprises request that soil disturbed, graded, or excavated at the site be allowed for beneficial reuse on-site, pending volume constraints and/or geotechnical characteristics of the soil. The entire site will be covered with an engineered barrier as part of the site redevelopment as described within Sigma's December 2006 Barrier Operation and Cap Maintenance Plan.

This plan is based on environmental conditions identified during soil and groundwater sampling activities conducted in 2006 as documented in Sigma's *Site Assessment Activities and Remedial Action Plan* report for the site, dated September 2006.

The following items shall be addressed and implemented for the soil handling and management activities at the site:

- Prior to subsurface excavation activities, the developer will obtain all necessary City of Oak Creek permits relating to erosion control and storm water management.

- Silt fences, storm sewer inlet protection, and other erosion control measures will be implemented and maintained at the site in accordance with Wis. Admin. Code. Storm sewer catch basins should be periodically checked during the construction activities to ensure that they are not blocked with debris.

- Soil excavated for grading and utility lines may be reused in the same excavation, pending acceptable geotechnical soil qualities. If the soil cannot be reused in the same excavation, it shall be handled in accordance with the following provisions:

    - Impacted soil/fill shall not be placed any deeper below ground than its original location.

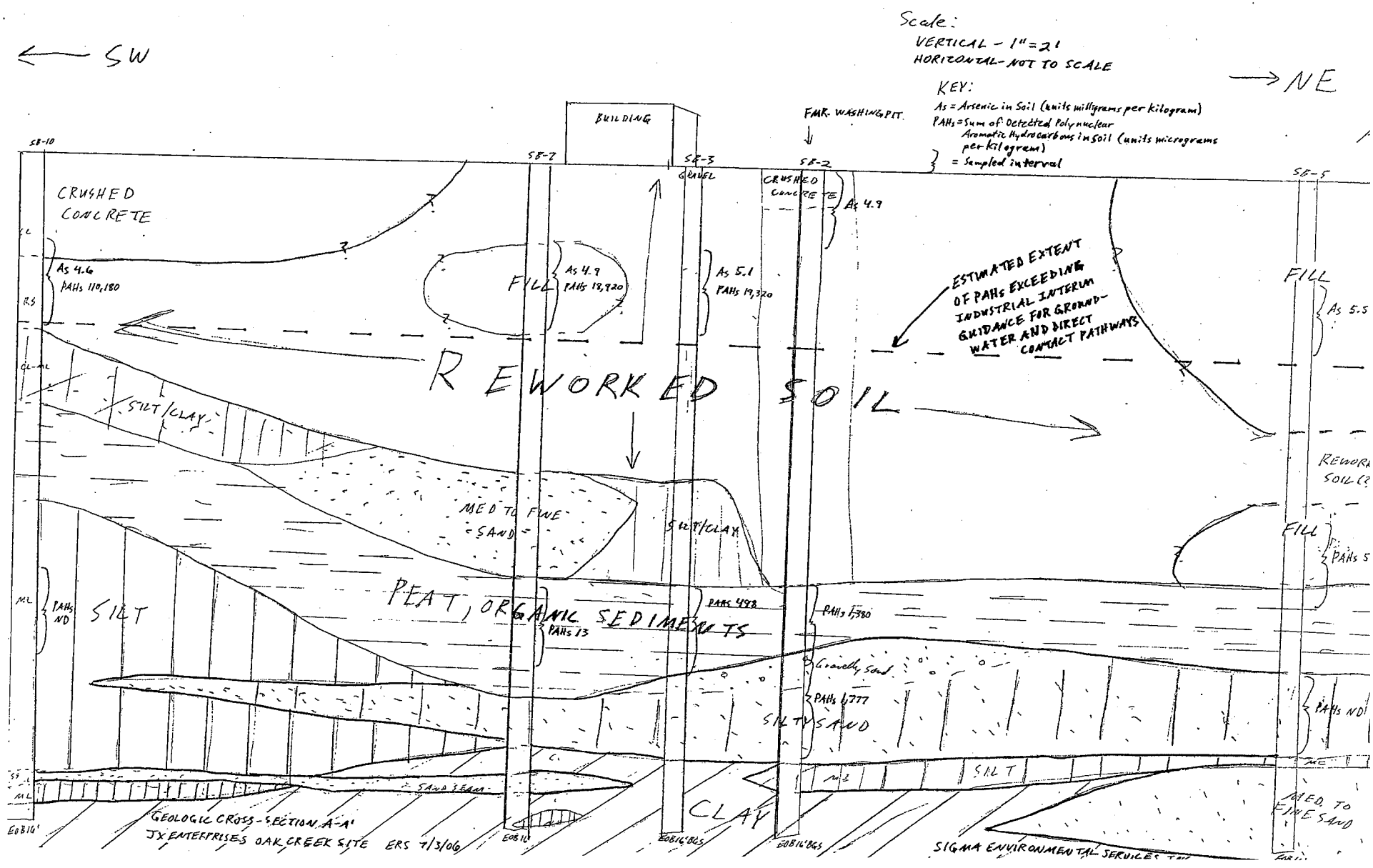
    - If any soil that originates within 4 feet of the existing ground surface

is excavated during grading and utility installation and cannot be reused on site due to volume or geotechnical restrictions, that soil shall be transported off-site to a licensed landfill or other WDNR-approved facility for disposal, pursuant to standards set in Chapter NR 718 of the Wis. Admin Code and/or State Statute 289.

- All temporary stockpiles of impacted fill/soil created during the earthwork activities shall be stockpiled on impervious surface (concrete, asphalt, plastic, etc.) and be covered with plastic and secured at the end of each work day to prevent water infiltration, dust, odors, and erosion. Temporary stockpiles shall be limited to less than 2,500 cubic yards of material and stored for less than 15 days unless the general storage requirements as outlined in NR 718.05(2) are followed or exemptions to parts of NR 718.05(2) are obtained.

- During the earthmoving and soil disturbance activities, all site workers should be 40-hour OSHA trained and notified of the residual subsurface impacts.

If, during the course of construction activities, unanticipated environmental conditions (such as a buried tank or barrel, strong unidentifiable odors, or discolored soil) are uncovered, the construction worker should immediately report their findings and the location of the environmental condition to the construction site manager. The construction site manager should call Joshua Neudorfer at Sigma at 414-643-4200. Sigma staff will assess the environmental condition and visit the site, if necessary, to monitor the air quality and/or collect soil or groundwater samples, as necessary, to determine if a hazardous environment exists.


Scale:
VERTICAL - 1" = 2'
HORIZONTAL - NOT TO SCALE
KEY:
As = Arsenic in Soil (units millgrams per kilogram)
PAHs = Sum of Detected Polynuclear Aromatic Hydrocarbons in Soil (units micrograms per kilogram)
} = Sampled interval
← SW
→ NE
BUILDING
FMR. WASHING PIT
SB-10
SB-7
SB-3
SB-2
SB-5
CRUSHED CONCRETE
GRAVEL
CRUSHED CONCRETE
As 4.9
As 4.6
PAHs 110,180
FILL
As 4.9
PAHs 18,920
As 5.1
PAHs 19,320
ESTIMATED EXTENT OF PAHs EXCEEDING INDUSTRIAL INTERIM GUIDANCE FOR GROUND-WATER AND DIRECT CONTACT PATHWAYS
FILL
As 5.5
REWORKED SOIL
SILT/CLAY
MED TO FINE SAND
SILT/CLAY
FILL
PAHs 5
PAHs ND
SILT
PEAT, ORGANIC SEDIMENTS
PAHs 498
PAHs 13
PAHs 1,380
Gravelly Sand
PAHs 1,777
SILTY SAND
PAHs ND
SAND SEAM
SILT
CLAY
MED. TO FINE SAND
EOB 16'
EOB 16'
EOB 16'BGS
EOB 16'BGS
GEOLOGIC CROSS-SECTION A-A'
JX ENTERPRISES OAK CREEK SITE ERS 7/3/06
SIGMA ENVIRONMENTAL SERVICES

STATEMENT BY RESPONSIBLE PARTY

Norman C. Bartel and Bernice M. Bartel Revocable Trust, the responsible party for the property located at 1800 and 1880 West Ridgeview Drive in Oak Creek, Wisconsin, states that the legal description provided to the Wisconsin Department of Natural Resources (and attached to this statement) for the above property is complete and accurate to the best of our knowledge.

Bernice Bartel
Signature of Representative for Responsible Party

8-30-06
Date