GIS REGISTRY
Cover Sheet

May, 2009
(RR 5367)

Source Property Information

CLOSURE DATE: Feb 18, 2010

BRRTS #: **02-41-550374**

FID #: 341122650

ACTIVITY NAME: Pioneer Neighborhood Redevelopment Project (Parcel 2)

DATCP #:

PROPERTY ADDRESS: 7901 W National Ave

COMM #:

MUNICIPALITY: West Allis

PARCEL ID #: 452-0705-000

***WTM COORDINATES:**

X: **682119** Y: **283925**

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

WTM COORDINATES REPRESENT:

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

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

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

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

- [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")*

Land Use Controls:

- [ ] 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)*
- [ ] Vapor Mitigation *(226)*
- [ ] Maintain Liability Exemption *(230)*

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

Monitoring Wells:

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

(●) Yes ( ) No ( ) N/A

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

State of Wisconsin
Department of Natural Resources
http://dnr.wi.gov

PLEASE ASSEMBLE IN THIS ORDER

GIS Registry Checklist

Form 4400-245 (R 4/08)

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 #: 0241550374 *(No Dashes)* PARCEL ID #: 452-0705-000

ACTIVITY NAME: Parcel 2 - Heritage West Allis (aka Pioneer Neighborhood Redevelopment Project) WTM COORDINATES: X: 682119 Y: 283925

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

- [ ] **Closure Letter**
- [X] **Maintenance Plan** (*if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.*)
- [ ] **Conditional Closure Letter**
- [ ] **Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

- [X] **Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
  Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

- [X] **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map *for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map.* (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

  Figure #: CSM 7986 Title: CSM 7986

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

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

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

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

  Figure #: A-2 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 #: A-4 Title: Post-development Capped Area Where Underlying Soil Exceeds SSRCLs

- [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 #: D-2 Title: Post-development Soil Exceeding SSRCLs

BRRTS #: 0241550374 ACTIVITY NAME: Parcel 2 - Heritage West Allis (aka Pioneer Neighborhood Redevelopment Project)

MAPS (continued)

☐ **Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: **Title:**

Figure #: **Title:**

☐ **Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.
Note: *This is intended to show the total area of contaminated groundwater.*

Figure #: **Title:**

☐ **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:**

Figure #: **Title:**

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

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

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

Table #:	Title:
C-1	**Soil Sample Analytical Results_VOCs_TEMCO 2007**
C-2	**Soil Sample Analytical Results_Metals_TEMCO 2007**
C-3	**Soil Sample Analytical Results_PAHs_TEMCO 2007**
C-5	**Soil Analytical Results_Detected VOCs_BT^2 2007**
C-6	**Soil Analytical Results_PAHs_BT^2 2007**
C-7	**Soil Analytical Results_Metals_BT^2 2007**

☐ **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 #: **Title:**

☐ **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 #: **Title:**

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).

NOTIFICATIONS

Source Property

N A **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.

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

Number of "Off-Source" Letters:

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

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

☐ **Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

February 18, 2010

In Reply, Refer to: FID#341122650
BRRTS#02-41-550374
BRR/ERP

Mr. Jacob Klein
Heritage 6, LLC
c/o MSP Real Estate, Inc.
7201 Walker Street, Suite 20
St. Louis Park, MN 55426

SUBJECT: Final Case Closure with Land Use Limitations or Conditions, Pioneer Neighborhood Redevelopment Project Site (Parcel 2 of Heritage West Allis) located at 7901 West National Ave, West Allis, Wisconsin

Dear Mr. Klein:

On February 17, 2010 the Wisconsin Department of Natural Resources (WDNR) reviewed your request for closure of the case described above. The WDNR reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases.

Based on the correspondence and data provided, it appears that your case now 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.

GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at http://dnr.wi.gov/org/aw/rr/gis/index.htm. If 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://dnr.wi.gov/org/water/dwg/3300254.pdf or at the web address listed above for the GIS Registry.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. 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.

Remaining Residual Soil Contamination and Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the barrier (consisting of pavement, landscaping and the building foundation) that currently exists in the location shown on the attached map **(Figure 1)** shall be maintained in compliance with the attached cap maintenance plan (CMP) in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If any contaminated soil 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 attached cap maintenance plan and inspection log are to be kept up-to-date.

Prohibited Activities

The following activities are prohibited on any portion of the property where a barrier is required as shown on the attached map **(Figure 1)**, 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.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Andy Boettcher at (414) 263-8541.

Sincerely,

James A Schmidt
SER Remediation & Redevelopment Team Supervisor

Encl: Cap Maintenance Plan

cc: Eric Nelson, BT^2, Inc. 2830 Dairy Drive, Madison, WI 53718-6751
DNR Case File

ATTACHMENT G-3

Contaminated Soil Cap Maintenance Plan
Heritage West Allis
Parcels 1, 2, 3 & 4 of CSM 7986
7951 to 77** West National Avenue
West Allis, Wisconsin

January 2010

Prepared For:

MSP Real Estate, Inc.
7201 Walker Street, Suite 20
St Louis Park, Minnesota 55426

Prepared By:

BT², Inc.
2830 Dairy Drive
Madison, Wisconsin 53718

BT² Project #3403

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FIGURE

1 Capped Area That is to be Maintained

APPENDICES

A Barrier Inspection Logs

I:\3403\Reports\All Parcel Cap Maintenance Plan\Cap Maint Plan_1001.doc

1.0 INTRODUCTION

Property Location:

Parcel 1 of CSM 7986
7951 West National Avenue
West Allis, Wisconsin

Parcel 2 of CSM 7986
7901 West National Avenue
West Allis, Wisconsin

Parcel 3 of CSM 7986
7801 West National Avenue
West Allis, Wisconsin

Parcel 4 of CSM 7986
77** West National Avenue
West Allis, Wisconsin

FID #s. 341122650 (Parcels 1, 2 & 3)
341152790 (Parcel 4)

WDNR BRRTS/Activity #s: 02-41-550367 (Parcel 1)
02-41-550374 (Parcel 2)
02-41-550400 (Parcel 3)
02-41-550399 (Parcel 4)

Property Description: Parcels 1, 2, 3 & 4 of Certified Survey Map No. 7986 as recorded in Milwaukee County Register of Deeds on October 29, 2007 as Document No. 09515893

Tax Key #: 452-0704-000 (Parcel 1)
452-0705-000 (Parcel 2)
452-0706-000 (Parcel 3)
452-0707-000 (Parcel 4)

This document is the Maintenance Plan for a pavement and landscape cover and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing buildings, paved surfaces, and landscaped areas occupying the area over the contaminated soil on site. The contaminated soil is impacted by metals and polynuclear aromatic hydrocarbons (PAHs). The location of the paved surfaces, landscaped areas, and buildings to be maintained in accordance with this Maintenance Plan, as well as the impacted soil, are identified on the attached map (**Figure 1**).

2.0 COVER AND BUILDING BARRIER PURPOSE

The paved surfaces, landscaped areas, and the building foundations over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

3.0 ANNUAL INSPECTION

The paved surfaces, landscaped areas, and building foundations overlying the contaminated soil and as depicted on **Figure 1** will be inspected once a year, normally in the spring after all snow and ice are gone, for deterioration, cracks, erosion, and other potential problems that can cause 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, uprooted trees, and other factors. Any area where subsurface soils have become or are likely to become exposed will be documented.

The property owner will maintain a log of the inspections and any repairs. Barrier Inspection Logs for each of the parcels are included in **Appendix A**. The logs will include recommendations for necessary repair of any areas where subsurface soils are exposed or where a depression in the pavement shows severe cracking. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection logs will be kept at the property and available for submittal or inspection by the Wisconsin Department of Natural Resources (WDNR) representatives upon their request.

4.0 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 operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance or planting 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 disposal to ascertain if contamination remains or assume the soil is contaminated and manage it accordingly. Contaminated 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, clean soil and/or the building overlying the contaminated soil are removed or replaced, the replacement barrier must be of an equivalent thickness. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the paved surfaces, landscaped areas and/or the 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.

5.0 PROHIBITION OF ACTIVITIES AND WDNR NOTIFICATION

The following activities are prohibited on any portion of the property where a cap is required as shown on **Figure 1**, unless prior written approval has been obtained from the WDNR:

- Removal of the existing barrier
- Replacement with another barrier
- Excavating or grading of the land surface
- Filling on barrier areas
- Plowing for agricultural cultivation
- Construction or placement of a building or other structure

6.0 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 the WDNR.

6.1 Contact Information

As of December 29, 2009

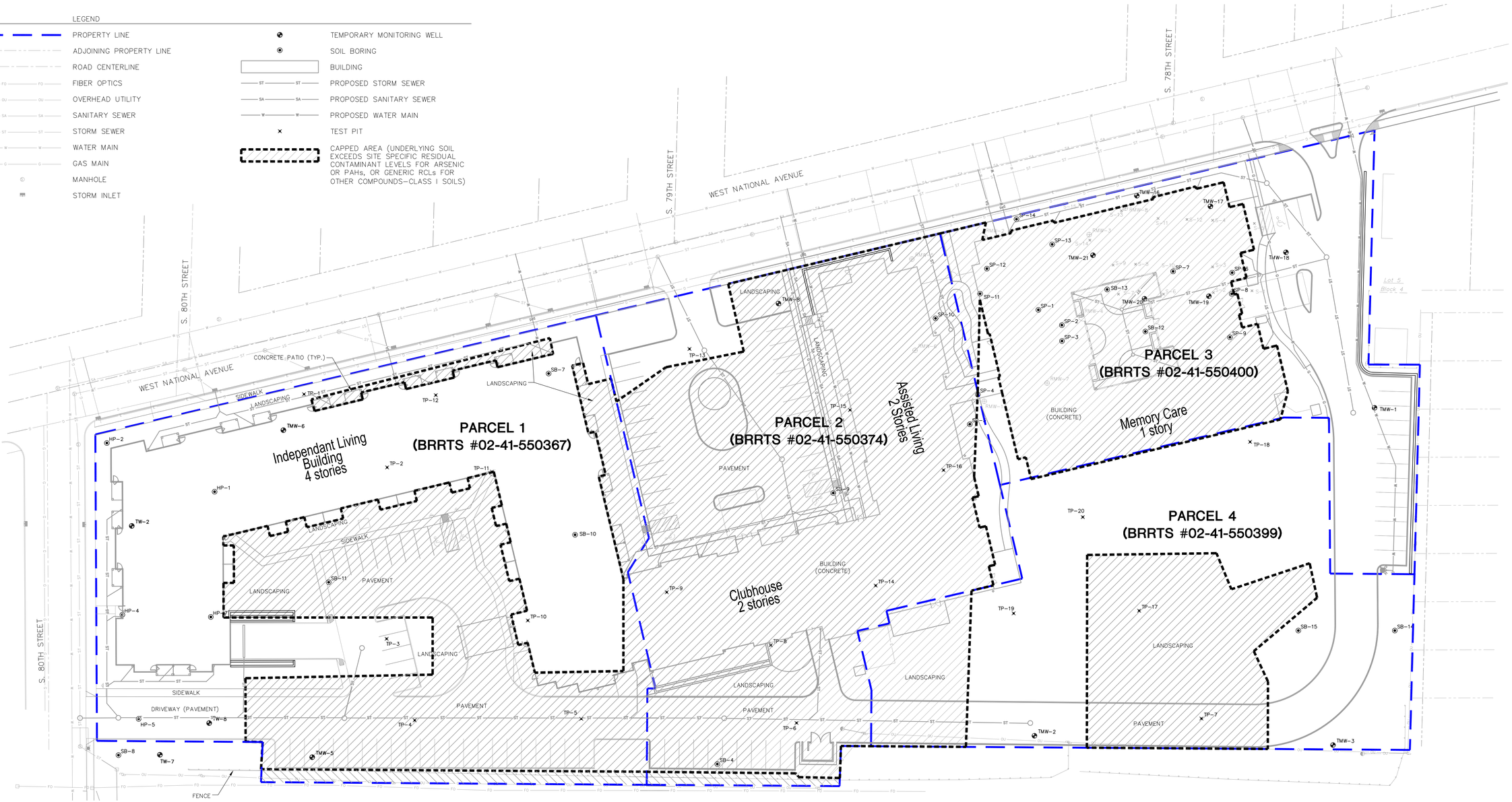
Site Owner and Operator: West Allis Senior Apartments, LLC (Parcel 1)
Heritage 6, LLC (Parcel 2)
Heritage 7, LLC (Parcel 3)
Heritage 8, LLC (Parcel 4)
c/o MSP Real Estate, Inc.
7201 Walker Street, Suite 20
St. Louis Park, MN 55426
Phone: (952) 351-4544

Consultant: BT^2, Inc.
2830 Dairy Drive
Madison, WI 53718
Phone: (608) 224-2830

WDNR: Mr. Andrew F. Boettcher
Wisconsin Department of Natural Resources
2300 N. Dr. Martin Luther King Jr. Drive
Milwaukee, Wisconsin 53212-3128
Phone: 414-263-8541

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ROAD CENTERLINE
- FIBER OPTICS
- OVERHEAD UTILITY
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- MANHOLE
- STORM INLET
- TEMPORARY MONITORING WELL
- SOIL BORING
- BUILDING
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- TEST PIT
- CAPPED AREA (UNDERLYING SOIL EXCEEDS SITE SPECIFIC RESIDUAL CONTAMINANT LEVELS FOR ARSENIC OR PAHs, OR GENERIC RCLs FOR OTHER COMPOUNDS–CLASS I SOILS)



BASE MAP NOTES:

1. BASE MAP ADAPTED FROM SITE GRADING PLAN PREPARED BY CJ ENGINEERING, BROOKFIELD, WISCONSIN, MAY 19, 2009.
2. BURIED UTILITY LOCATIONS ARE APPROXIMATE.
3. MAP ADAPTED FROM EXTENT OF PLACED UNDERLYING IMPACTED SOIL MAP PROVIDED BY C.W. PURPERO, INC., IN MARCH 2009, AND INFORMATION PROVIDED BY A. GLEWEN AND SONS EXCAVATING, INC., AND MSP REAL ESTATE, INC., IN DECEMBER 2009.

30 0 30

SCALE: 1" = 30'

N

PROJECT NO.	3403	DRAWN BY:	KP/KH
DRAWN:	12/13/07	CHECKED BY:	EN/JM
REVISED:	01/05/10	APPROVED BY:	EN 01/08/10

ENGINEER: BT² inc.
2830 DAIRY DRIVE
MADISON, WI 53718-6751
PHONE: (608) 224-2830
FAX: (608) 224-2839

CLIENT: MSP REAL ESTATE, INC.
7201 WALKER STREET, SUITE 20
ST. LOUIS PARK, MN 55426

SITE: HERITAGE WEST ALLIS
WEST NATIONAL AVENUE
WEST ALLIS, WISCONSIN

CAPPED AREA THAT IS TO BE MAINTAINED

FIGURE 1

Heritage West Allis
Parcel 2 of CSM 7986
7901 West National Avenue
West Allis, WI 53214
BRRTS #02-41-5550374

Barrier Inspection Log

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations From Previous Inspection Been Implemented?

UNOFFICIAL COPY

09540336

DOC.# 09540336

REGISTER'S OFFICE | SS
Milwaukee County, WI|

RECORDED 12/28/2007 02.50PM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 11.00
TRANSFER FEE: 647.10

STATE BAR OF WISCONSIN FORM 1 - 2003

WARRANTY DEED

Document Number | Document Name

THIS DEED, made between **Community Development Authority of the City of West Allis, a Wisconsin body corporate and politic,** ("Grantor", whether one or more), and **Heritage 6, LLC,** ("Grantee", whether one or more)

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with rents, profits, fixtures and other appurtenant interests, in **Milwaukee** County, State of Wisconsin (the "Property")

Parcel 2 Certified Survey Map No. 7986, recorded on October 29, 2007 as Document No 09515893, being a re-division of parcels 1, 2 and 3 in Certified Survey Map No 2389, and Lots 1, 3 and 4, in Block 4, in Assessor's Plat No 259, and lands, all being a part of the Southeast ¼ of the Northeast ¼ of Section 4, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, State of Wisconsin

Recording Area

Name and Return Address
Heritage 6, LLC
150 E GILMAN ST
MADISON, WI 53703

See Legal Description T.K. # 452-0705 (2008)
Parcel Identification Number (PIN)

This is not homestead property

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal & zoning ordinances, recorded easements, recorded building & use restrictions & covenants & taxes levied in the year of closing, & will warrant and defend the same

Dated this 18 day of December, 2007

Community Development Authority of the City of West Allis, a Wisconsin body corporate and politic

John Stibal

* John Stibal, Executive Director

*

*

*

AUTHENTICATION

Signature(s) _____

authenticated on 6th day of December, 2007

*

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706 06, Wis Stats)

THIS INSTRUMENT WAS DRAFTED BY

Scott E. Post
City Attorney

ACKNOWLEDGMENT

STATE OF WISCONSIN)
COUNTY) ss

Personally came before me this 18 day of December, 2007 the above named John Stibal to me known to be the person(s) who executed the foregoing instrument and acknowledged the same

Delbert H. Dettmann

* Delbert H. Dettmann
Notary Public, State of Wisconsin
My commission (~~is permanent~~) (expires 5/30/10)

DELBERT H. DETTMANN NOTARY PUBLIC STATE OF WISCONSIN

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

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

File No 717513

WARRANTY DEED STATE BAR OF WISCONSIN FORM 1 - 2003

FORM NO. 985-A

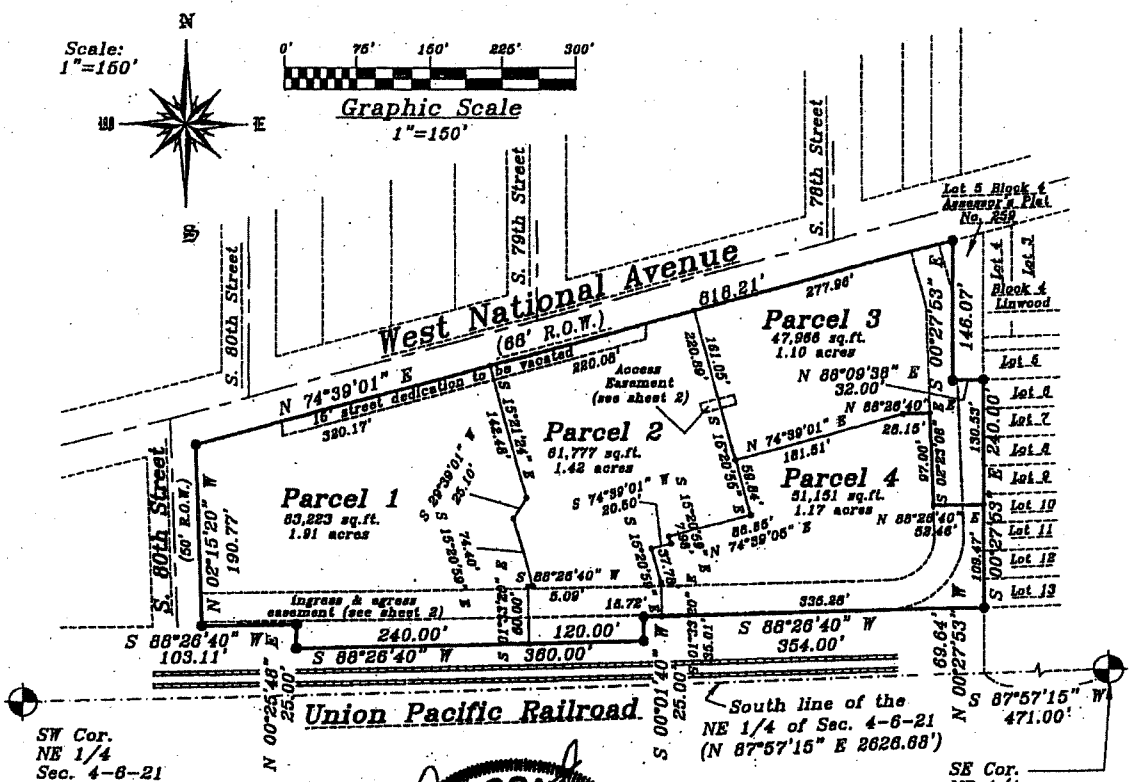
HCMiller

Stock No. 26273

File No. 100760

CERTIFIED SURVEY MAP 7986

Being a re-division of Parcels 1, 2 and 3 in Certified Survey Map No. 2389, and Lots 1, 3 and 4, in Block 4, in Assessor's Plat No. 259, and lands, all being a part of the Southeast 1/4 of the Northeast 1/4 of Section 4, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

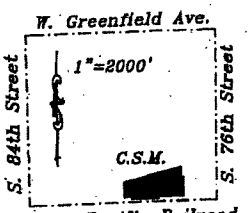


WISCONSIN DENNIS C. SAUER S-2421 FRANKLIN, WI LAND SURVEYOR

8/13/07
9/11/07
9/21/07

Prepared by:
Metropolitan Survey Service, Inc.
5200 W. Loomis Rd.
Greendale, WI 53129

Prepared for:
City of West Allis
7525 W. Greenfield Ave
West Allis, WI 53214
Phone (414) 302-8200



Vicinity Sketch
NE 1/4 Sec. 4-6-21

Notes:

- ● – Denotes 1"x24" iron pipe, 1.13 lbs per lin. ft., set unless otherwise noted.

This C.S.M. is served by municipal sanitary sewer and water.

Map bearings refer to Grid North of the Wisconsin State Plane Co-ordinate System, South Zone, with the South line of the NE 1/4 of Section 4, T6N, R21E having an assumed bearing of N 87°57'15" E.

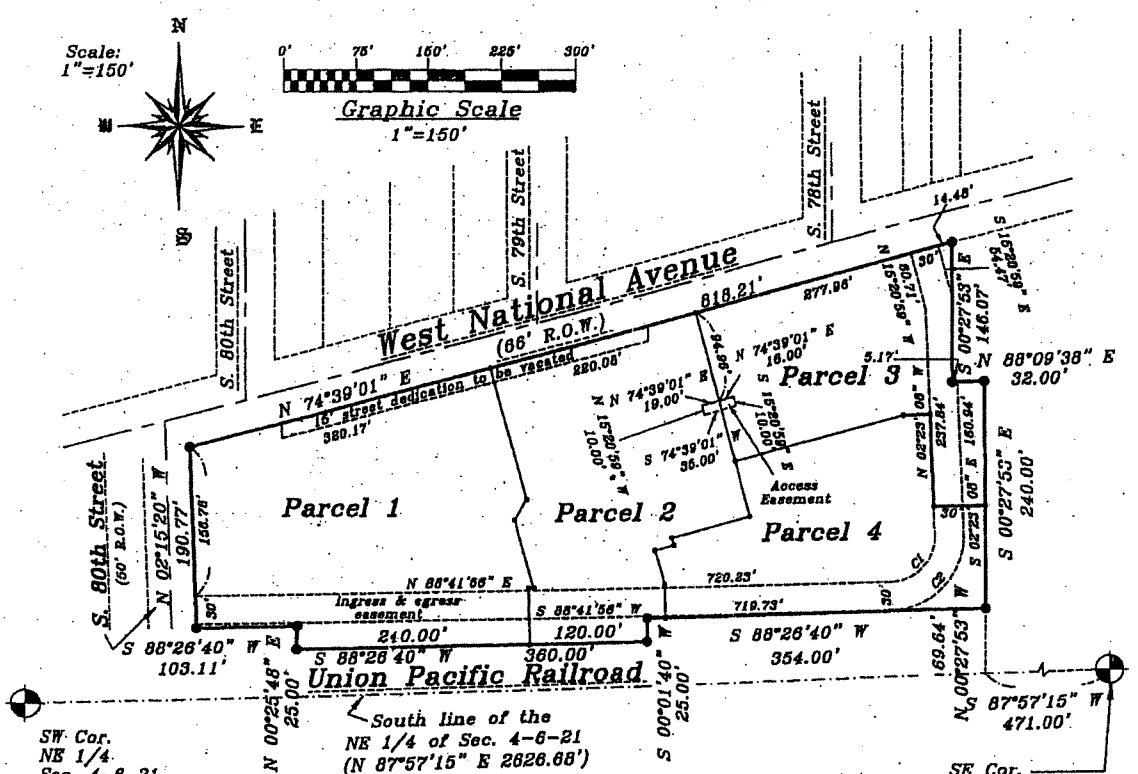
FORM NO. 985-A

HCMiller

Stock No. 26273

CERTIFIED SURVEY MAP 7986

Being a re-division of Parcels 1, 2 and 3 in Certified Survey Map No. 2389, and Lots 1, 3 and 4, in Block 4, in Assessor's Plat No. 259, and lands, all being a part of the Southeast 1/4 of the Northeast 1/4 of Section 4, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.



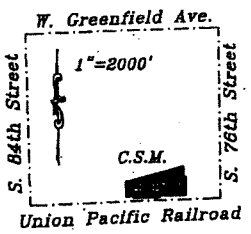
CURVE NO.	RADIUS	ARC	CHORD	CHORD BEARING
C1	47.00'	74.78'	67.09'	N 43°09'24.0" E
C2	77.00'	122.41'	109.92'	S 43°09'24.0" W

Prepared by:
Metropolitan Survey Service, Inc.
5200 W. Loomis Rd.
Greendale, WI 53129

Prepared for:
City of West Allis
7525 W. Greenfield Ave
West Allis, WI 53214
Phone (414) 302-8200

WISCONSIN DENNIS C. SAUER S-2421 FRANKLIN, WI LAND SURVEYOR

8/13/07
9/11/07
9/27/07



Vicinity Sketch
NE 1/4 Sec. 4-6-21

Notes:

- Denotes 1"x24" iron pipe, 1.13 lbs per lin. ft., unless otherwise noted.

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FORM NO. 985-A

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Being a re-division of Parcels 1, 2 and 3 in Certified Survey Map No. 2389, and Lots 1, 3 and 4, in Block 4, in Assessor's Plat No. 259, and lands, all being a part of the Southeast 1/4 of the Northeast 1/4 of Section 4, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Dennis C. Sauer, Registered Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a re-division of Parcels 1, 2 and 3 in Certified Survey Map No. 2389, and Lots 1, 3 and 4, in Block 4, in Assessor's Plat No. 259, and lands, all being a part of the Southeast 1/4 of the Northeast 1/4 of Section 4, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Southeast corner of the Northeast 1/4 of Section 4; thence S 87°57'15" W, 471.00 feet to a point; thence N 00°27'53" W, 69.64 feet to the point of beginning of the lands to be described; thence S 88°26'40" W, 354.00 feet to a point; thence S 00°01'40" W, 25.00 feet to a point; thence S 88°26'40" W, 360.00 feet to a point; thence N 00°25'48" E, 25.00 feet to a point; thence S 88°26'40" W, 103.11 feet to a point on the Easterly Right-of-Way of South 80th Street; thence N 02°15'20" W along said right-of-way, 190.77 feet to a point on the Southerly Right-of-Way of West National Avenue; thence N 74°39'01" E along said right-of-way, 818.21 feet to a point; thence S 00°27'53" E, 146.07 feet to a point; thence N 88°09'38" E, 32.00 feet to a point; thence S 00°27'53" E, 240.00 feet to the point of beginning. Said lands containing 244,118 square feet (5.60 acres).

That I have made such survey, land division and map by the direction of City of West Allis Community Development Authority and the City of West Allis, owners of said land.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of West Allis, in surveying, dividing and mapping of the same.

August 13, 2007
Date
9/11/07
9/27/07

Dennis C. Sauer
Registered Land Surveyor S-2421

WISCONSIN
DENNIS C. SAUER
S-2421
FRANKLIN, WI
LAND SURVEYOR

DOC.# 09515893

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 10/29/2007 03:17PM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 19.00

FORM NO. 985-A

HCMiller

Stock No. 26273

CERTIFIED SURVEY MAP 7986

Being a re-division of Parcels 1, 2 and 3 in Certified Survey Map No. 2389, and Lots 1, 3 and 4, in Block 4, in Assessor's Plat No. 259, and lands, all being a part of the Southeast 1/4 of the Northeast 1/4 of Section 4, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

The City of West Allis Community Development Authority and the City of West Allis, as owners, do hereby certify that they have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of West Allis.

IN WITNESS WHEREOF, the said City of West Allis Community Development Authority has caused these presents to be signed by John Stibal, Executive Director, at West Allis, Wisconsin, this 29th day of October, 2007.

John Stibal

John Stibal, Executive Director

DELBERT H. DETTMANN NOTARY PUBLIC STATE OF WISCONSIN

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

PERSONALLY came before me this 29th day of October, 2007, John Stibal, Executive Director for the City of West Allis Community Development Authority, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Delbert H. Dettmann

Notary Public State of Wisconsin
My Commission Expires: 5/30/10

IN WITNESS WHEREOF, the said City of West Allis has caused these presents to be signed by Jeannette Bell, Mayor and Paul M. Ziehler, City Administrative Officer Clerk/Treasurer, at West Allis, Wisconsin, this 29 day of October, 2007.

Jeannette Bell

Jeannette Bell, Mayor

Paul M. Ziehler

Paul M. Ziehler, Clerk/Treasurer
City Administrative Officer

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

PERSONALLY came before me this 29th day of October, 2007, Jeannette Bell, Mayor and Paul M. Ziehler, City Administrative Officer Clerk/Treasurer for the City of West Allis, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Delbert H. Dettmann

Notary Public State of Wisconsin
My Commission Expires: 5/30/10

DELBERT H. DETTMANN NOTARY PUBLIC STATE OF WISCONSIN

WISCONSIN DENNIS C. SAUER S-2421 FRANKLIN, WI LAND SURVEYOR

8/13/07
9/11/07
9/27/07

FORM NO. 985-A

HCMiller

Stock No. 26273

CERTIFIED SURVEY MAP 7986

Being a re-division of Parcels 1, 2 and 3 in Certified Survey Map No. 2389, and Lots 1, 3 and 4, in Block 4, in Assessor's Plat No. 259, and lands, all being a part of the Southeast 1/4 of the Northeast 1/4 of Section 4, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

COMMON COUNCIL APPROVAL

BE IT RESOLVED by the Common Council of the City of West Allis that the Certified Survey Map, being a re-division of Parcels 1, 2 and 3 in Certified Survey Map No. 2389, and Lots 1, 3 and 4, in Block 4, in Assessor's Plat No. 259, and lands, all being a part of the Southeast 1/4 of the Northeast 1/4 of Section 4, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin is hereby approved.

October 5, 2007
APPROVED
Jeannette Bell
Jeannette Bell, Mayor

October 2 2007
ADOPTED
Paul M. Ziehler
Paul M. Ziehler, Clerk/Treasurer
City Administrative Officer

CITY CLERK'S CERTIFICATE

I, Paul M. Ziehler, do hereby certify that I am the duly appointed, qualified City Administrative Officer Clerk/Treasurer of the City of West Allis and the foregoing is a true and correct copy of a resolution adopted the Common Council of the City of West Allis on this 2d day of October, 2007.

Paul M. Ziehler
Paul M. Ziehler, Clerk/Treasurer
City Administrative Officer

CITY TREASURER'S CERTIFICATE

I, Paul M. Ziehler, being the duly appointed, qualified City Administrative Officer Clerk/Treasurer of the City of West Allis, do hereby certify that the records of my office show no unredeemed tax sales and no unpaid taxes or special assessments as of October 5, 2007, on any of the lands included in this Certified Survey Map.

October 8, 2007
Date

Paul M. Ziehler
Paul M. Ziehler, Clerk/Treasurer
City Administrative Officer

COUNTY TREASURER'S CERTIFICATE

I, ~~Daniel Diliberti~~ REX B. QUEEN, being the duly ~~elected~~ APPOINTED, qualified and acting County Treasurer for the County of Milwaukee do hereby certify that the records of my office show no unredeemed tax sales and no unpaid taxes or special assessments as of OCTOBER 29, 2007 on any of the lands included in this Certified Survey Map.

10-29-07
Date

Rex B. Queen
Daniel Diliberti, Treasurer
BY REX B. QUEEN
DEPUTY TREASURER

SEAL
COUNTY TREASURER OF MILWAUKEE COUNTY WISCONSIN

WISCONSIN
DENNIS C. SAUER
S-2421
FRANKLIN, WI
LAND SURVEYOR

8/13/07
9/11/07
9/27/07

THIS INSTRUMENT WAS DRAFTED BY:
Dennis C. Sauer, R.L.S. S-2421

To: Wisconsin Department of Natural Resources

Subject: Statement that all Legal Descriptions of Properties Within the Contaminated Site Boundaries Have Been Included for:
Heritage West Allis
Parcel 2 of CSM 7986
7901 W. National Avenue
West Allis, Wisconsin 53214
WDNR BRRTS# 02-41-550374
BT^2 Project #3403

To Whom it May Concern:

To the best of my knowledge, I believe that with the submittal of the attached property information, the legal description for each property within, or partially within, the contaminated site boundary has been included with the closure request.

The contaminated site boundary includes Parcel 2 of Certified Survey Map 7986. The site was part of a larger area that was re-divided by Certified Survey Map 7986 in October 2007. The City of West Allis refers to the area as the Pioneer Neighborhood Redevelopment Project

The attached deed information includes the following documents:

- Certified Survey Map No. 7986, recorded on October 29, 2007, as Document Number 09515893.
- Warranty Deed, Document Number 09540336, recorded December 28, 2007, transferring ownership of Parcel 2 of Certified Survey Map No. 7986 from The Community Development Authority of the City of West Allis to Heritage 6, LLC.

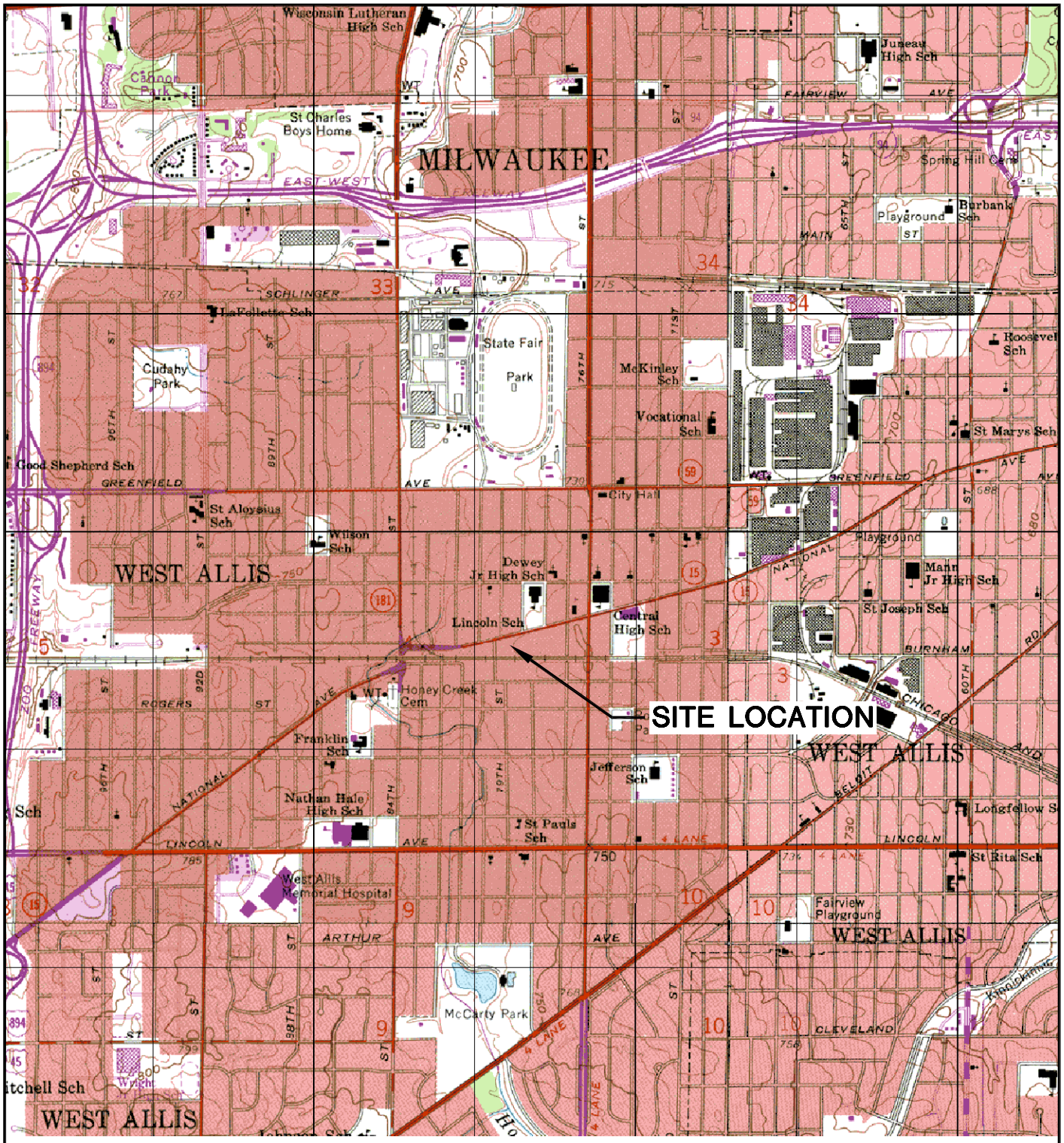
If you need additional information, please contact my environmental consultant, Mr. Eric Nelson, of BT^2, Inc., at (608) 224-2830 or directly at (608) 216-7352.

Sincerely,

Signature _____
Name Milo Pinkerton
Title Member / President
Date 1-4-10

Heritage 6, LLC
c/o MSP Real Estate

I:\3403\Reports\P2-4_Closure Request\MSP_west allis_property description cert_P2_091229_ltr_EN.doc



N

WAUWATOSA QUADRANGLE
WISCONSIN
7.5 MINUTE SERIES (TOPOGRAPHIC)
SE/4 WAUKESHA 15' QUADRANGLE
1994
SCALE: 1" = 2,000'

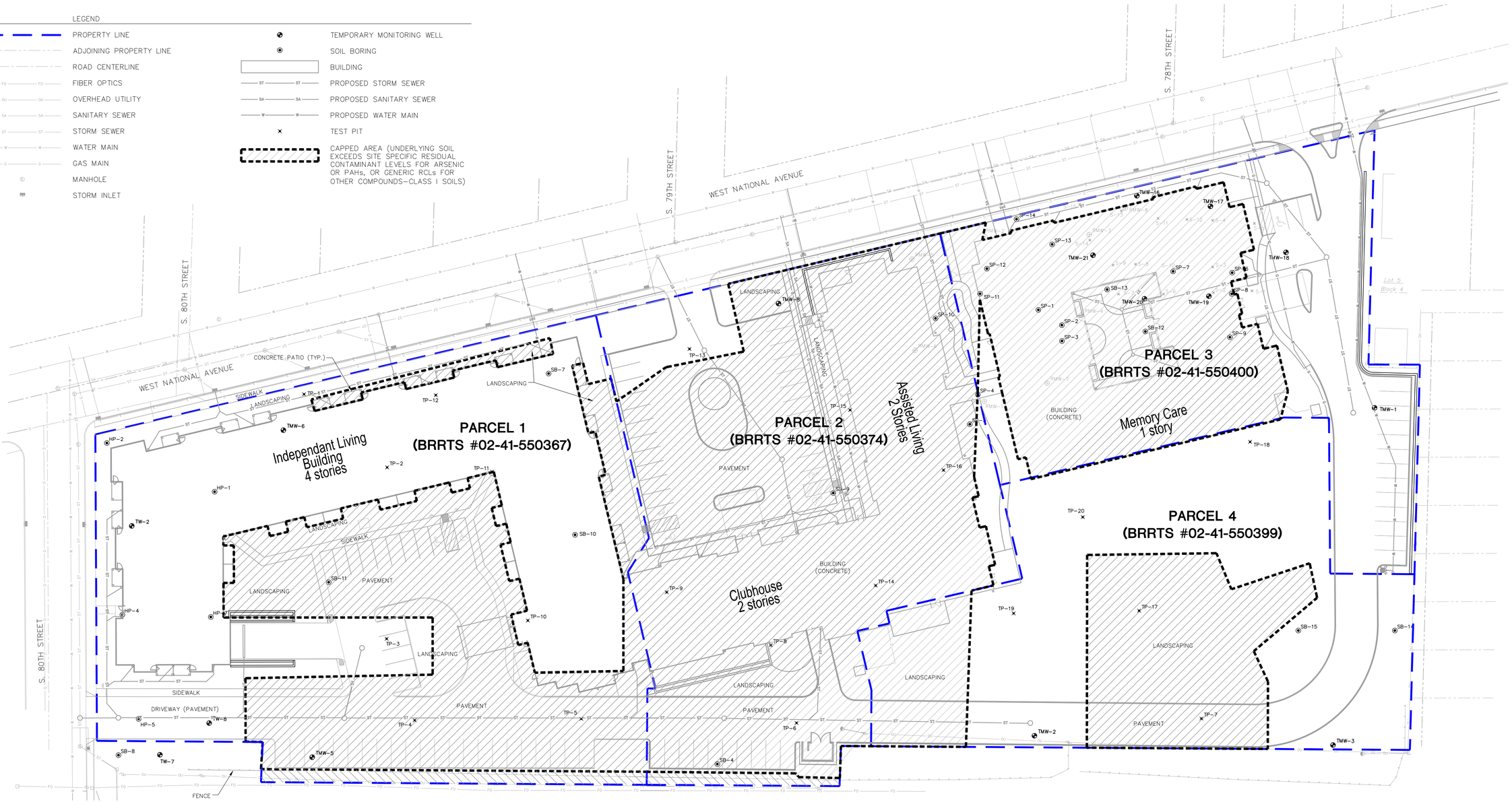
CLIENT	MSP REAL ESTATE, INC. 7201 WALKER STREET, SUITE 20 ST. LOUIS PARK, MN 55426	SITE	HERITAGE WEST ALLIS WEST NATIONAL AVENUE WEST ALLIS, WISCONSIN
			SITE LOCATION MAP

PROJECT NO.	3403	DRAWN BY:	KP	ENGINEER	BT² inc.	FIGURE
DRAWN:	11/19/07	CHECKED BY:	JM		2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830 FAX: (608) 224-2839	A-2
REVISED:	12/29/09	APPROVED BY:	EN 01/08/10			

I:\3403\figures-general\HERITAGE\FIG1.dwg, 1/8/2010 10:29:30 AM

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ROAD CENTERLINE
- FIBER OPTICS
- OVERHEAD UTILITY
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- MANHOLE
- STORM INLET
- TEMPORARY MONITORING WELL
- SOIL BORING
- BUILDING
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- TEST PIT
- CAPPED AREA (UNDERLYING SOIL EXCEEDS SITE SPECIFIC RESIDUAL CONTAMINANT LEVELS FOR ARSENIC OR PAHs, OR GENERIC RCLs FOR OTHER COMPOUNDS–CLASS I SOILS)



BASE MAP NOTES:

1. BASE MAP ADAPTED FROM SITE GRADING PLAN PREPARED BY CJ ENGINEERING, BROOKFIELD, WISCONSIN, MAY 19, 2009.
2. BURIED UTILITY LOCATIONS ARE APPROXIMATE.
3. MAP ADAPTED FROM EXTENT OF PLACED UNDERLYING IMPACTED SOIL MAP PROVIDED BY C.W. PURPERO, INC., IN MARCH 2009, AND INFORMATION PROVIDED BY A. GLEWEN AND SONS EXCAVATING, INC., AND MSP REAL ESTATE, INC., IN DECEMBER 2009.

30 0 30

SCALE: 1" = 30'

N

PROJECT NO.	3403	DRAWN BY:	KP/KH
DRAWN:	12/13/07	CHECKED BY:	EN/JM
REVISED:	01/05/10	APPROVED BY:	EN 01/08/10

ENGINEER: BT² inc.
2830 DAIRY DRIVE
MADISON, WI 53718-6751
PHONE: (608) 224-2830
FAX: (608) 224-2839

CLIENT: MSP REAL ESTATE, INC.
7201 WALKER STREET, SUITE 20
ST. LOUIS PARK, MN 55426

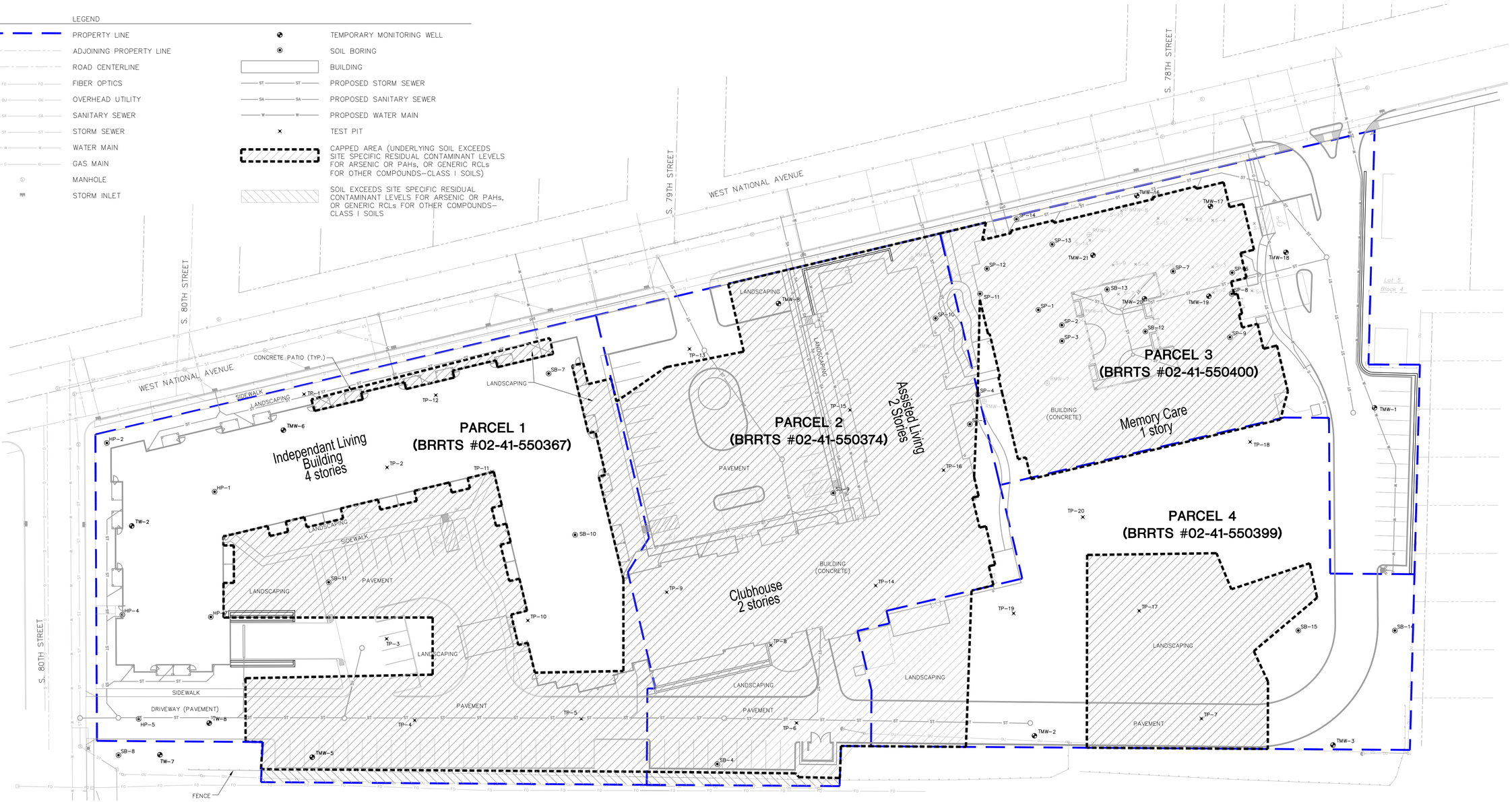
SITE: HERITAGE WEST ALLIS
WEST NATIONAL AVENUE
WEST ALLIS, WISCONSIN

POST-DEVELOPMENT CAPPED AREA WHERE UNDERLYING SOIL EXCEEDS SITE SPECIFIC RCLS

FIGURE A-4

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ROAD CENTERLINE
- FIBER OPTICS
- OVERHEAD UTILITY
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- MANHOLE
- STORM INLET
- TEMPORARY MONITORING WELL
- SOIL BORING
- BUILDING
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- TEST PIT
- CAPPED AREA (UNDERLYING SOIL EXCEEDS SITE SPECIFIC RESIDUAL CONTAMINANT LEVELS FOR ARSENIC OR PAHs, OR GENERIC RCLs FOR OTHER COMPOUNDS–CLASS I SOILS)
- SOIL EXCEEDS SITE SPECIFIC RESIDUAL CONTAMINANT LEVELS FOR ARSENIC OR PAHs, OR GENERIC RCLs FOR OTHER COMPOUNDS–CLASS I SOILS



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REVISED:	01/05/10	APPROVED BY:	EN 01/08/10

ENGINEER: BT² inc.
2830 DAIRY DRIVE
MADISON, WI 53718-6751
PHONE: (608) 224-2830
FAX: (608) 224-2839

CLIENT: MSP REAL ESTATE, INC.
7201 WALKER STREET, SUITE 20
ST. LOUIS PARK, MN 55426

SITE: HERITAGE WEST ALLIS
WEST NATIONAL AVENUE
WEST ALLIS, WISCONSIN

POST-DEVELOPMENT EXTENT OF SOIL EXCEEDING SITE SPECIFIC RCLS

FIGURE D-2

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
Soil Sample Analytical Results - Volatile Organic Compounds (VOC)
Laidlaw Bus Company Site - West Allis, Wisconsin
All Contaminants Shown In mg/kg (milligrams per kilogram) • Only Contaminants With Detects Shown

Sample ID	Sample Date	Feet (bgs)	Benzene	sec-Butyl benzene	n–Butyl benzene	1,2-DCA	Ethyl benzene	Isopropyl benzene	p-Iso propyl toluene	Methy lene chloride	Naph thalene	n–Propyl benzene	Tetra chloro ethene	Toluene	1,1,1-TCA	TCE	1,2,4-TMB	1,3,5-TMB	PCE	Vinyl Chloride	Xylenes
SB-1	04/28/06	1.5-2.0	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-1	04/28/06	10-12	<0.025	0.055	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-2	04/28/06	5.0-6.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-3	04/28/06	1.5-2.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-4	04/28/06	4-5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-5	04/28/06	4-5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-6	04/28/06	3-4	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-7	04/28/06	2-3	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-8	04/28/06	6-8	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-8	04/28/06	12.5-13	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-9	04/28/06	2.5-3.0	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-10	04/28/06	3.0-3.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-11	04/28/06	5.5-6.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-12	05/01/06	1.5-2.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-13	05/01/06	1.5-2.0	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.240	<0.025	<0.025	<0.025	0.064	<0.025	<0.050
SB-14	05/01/06	1.5-2.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-15	05/01/06	1.5-2.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
Residual Contaminant Levels			0.0055	-	-	0.0049	2.9	-	-	-	0.4†	-	-	1.5	-	-	-	-	-	-	4.1

† = recommended RCL Bold & Outlined = exceeds RCL Bold & Italics = exceeds NR 746.06(2)(b) Table 1 levels (indicators of potential free product) or NR 746.06(2)(c) Table 2 levels (indicates unsafe for human contact)
J = Analyte detected between LOD and LOQ * Possible lab contamination reported by lab

May 15, 2006

Attachment C-2 (TEMCO, 2007)

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
Laidlaw Bus Company Site - West Allis, Wisconsin ~ Soil Analytical Results Table: Metals
All contaminants shown in mg/kg (milligrams per kilogram)

Sample ID	Sample Date	Depth (feet bgs)	Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver
SB-1	04/28/06	1.5 - 2.0	**5.9**	NA	NA	NA	18	NA	NA	NA
SB-9	04/28/06	2.5 - 3.0	**7.6**	NA	NA	NA	**930**	NA	NA	NA
SB-10	04/28/06	3.0 - 3.5	**4.9**	NA	NA	NA	10	NA	NA	NA
SB-11	04/28/06	5.5 - 6.5	**4.9**	NA	NA	NA	11	NA	NA	NA
SB-12	05/01/06	1.5 - 2.5	**3.8**	NA	NA	NA	26	NA	NA	NA
SB-13	05/01/06	1.5 - 2.0	**5.0**	NA	NA	NA	41	NA	NA	NA
SB-14	05/01/06	1.5 - 2.5	**4.0**	NA	NA	NA	9.2	NA	NA	NA
SB-15	05/01/06	1.5 - 2.5	**4.2**	NA	NA	NA	11	NA	NA	NA
Residual Contaminant Levels		NI I	0.039 1.6	- - -	8 510	16,000 - - -	50 500	- - -	- - -	- - -

NI = non-industrial I = industrial NA = not analyzed Bold & Outlined = Exceeds RCL February 1, 2007

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
Soil Sample Analytical Results - PolyAromatic Hydrocarbons (PAH)
Laidlaw Bus Company Site - West Allis, Wisconsin
All Contaminants Shown In mg/kg (milligrams per kilogram)

Sample ID	Sample Date	Depth (feet bgs)	Acenaphthene	Acenaphthylene	Anthracene	Benz(a) anthracene	Benzo (a) pyrene	Benzo(b) fluoranthene	Benzo (g,h,i) perylene	Benzo(k) fluoranthene	Chrysene	Dibenz (a,h) anthracene	Fluoranthene	Fluorene	Indeno (1,2,3-cd) pyrene	1-Methyl naphthalene	2-Methyl naphthalene	Naphthalene	Phenanthrene	Pyrene
SB-1	04/28/06	1.5-2.0	<0.017	<0.019	<0.011	0.013[J]	**0.011[J]**	0.043	0.019[J]	<0.014	0.025[J]	<0.011	0.025	<0.0095	0.016[J]	<0.011	<0.012	<0.017	0.013[J]	0.018[J]
SB-1	04/28/06	5.5-6.5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0081	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-2	04/28/06	5.0-6.5	<0.017	<0.019	<0.011	0.025[J]	**0.018[J]**	0.054	0.026[J]	<0.014	0.045[J]	<0.011	0.082	<0.0095	0.015[J]	0.047	0.043	0.037[J]	0.102	0.063
SB-3	04/28/06	1.5-2.5	<0.017	<0.019	<0.011	0.013[J]	<0.0081	0.015[J]	<0.0085	<0.014	<0.020	<0.011	0.018[J]	<0.0095	<0.0095	0.032[J]	0.028[J]	0.023[J]	0.057	0.019[J]
SB-4	04/28/06	4-5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0081	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-5	04/28/06	4-5	<0.017	0.394	0.516	**2.040**	**2.080**	**2.620**	0.998	0.774	1.630	**0.158**	5.720	0.088	**0.892**	0.072	0.060[J]	0.080[J]	**2.080**	5.900
SB-6	04/28/06	3-4	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0081	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-7	04/28/06	2-3	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0081	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-8	04/28/06	6-8	<0.017	0.019[J]	0.061	**0.276**	**0.258**	**0.742**	0.255	0.179	0.424	**0.081**	0.701	0.021[J]	**0.203**	0.024[J]	0.017[J]	0.023[J]	0.371	0.498
SB-8	04/28/06	12.5-13	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0081	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-9	04/28/06	2.5-3	<0.017	0.054[J]	0.036	**0.554**	**0.527**	**0.977**	0.280	0.298	0.548	**0.060**	1.190	<0.0095	**0.305**	<0.011	<0.012	<0.017	0.133	0.883
SB-10	04/28/06	3-3.5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0081	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-11	04/28/06	5.5-6.5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0081	<0.0085	<0.014	<0.020	<0.011	0.013[J]	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-12	05/01/06	1.5-2.5	<0.017	<0.019	<0.011	0.020[J]	**0.013[J]**	0.047	0.018[J]	<0.014	0.039[J]	<0.011	0.063	<0.0095	0.011[J]	0.025[J]	0.020[J]	<0.017	0.060	0.044
SB-13	05/01/06	1.5-2.0	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0081	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-14	05/01/06	1.5-2.5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0081	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-15	05/01/06	1.5-2.5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0081	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
Suggested Residual Contaminant Level		GW DC-NI DC-I	38 900 60000	0.7 18 360	3000 5000 300000	17 0.088 3.9	48 0.0088 0.39	360 0.088 3.9	6800 1.8 39	870 0.88 39	37 8.8 390	38 0.0088 0.39	500 600 40000	100 600 40000	680 0.088 3.9	23 1100 70000	20 600 40000	0.4 20 110	1.8 18 390	8700 500 30000

W = groundwater pathway DC-NI = direct contact pathway, non-industrial J = Analyte detected between LOD and LOQ DC-I = direct contact pathway, industrial
olded & Outlined = Exceeds 1 or more of the Suggested Residual Contaminant Levels

May 15, 2006

Table C-5
Soil Analytical Results Summary - Detected VOCs
Pioneer Neighborhood Redevelopment Phase 2 ESA / BT^2 Project #3403
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	Lab Notes	n-Butylbenzene	sec-Butylbenzene	Ethylbenzene	Isopropyl-benzene	p-Isopropyl-toluene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE	Naphthalene	n-Propylbenzene
Parcel 1															
TP2	11/1/2007	1-2	--	<30	<30	<30	<30	<30	<30	<100	<30	<30	<30	<60	<30
	11/1/2007	8-10	--	<29	<29	<29	<29	<29	<29	<98	<29	<29	<29	<58	<29
TP3	11/1/2007	1-2	--	<32	<32	<32	<32	<32	<32	<110	<32	<32	<32	<63	<32
TP5	11/1/2007	2-3	--	<34	<34	<34	<34	<34	<34	<120	<34	<34	<34	<68	<34
TP11	11/1/2007	1-2	--	430	120	560	160	45	<30	340	750	530	<30	1,400	700
Parcels 2, 3, and 4															
TP8	10/31/2007	1-2	(1)	<28	<28	<28	<28	<28	<28	<96	<28	<28	<28	<57	<28
TP9	10/31/2007	1-2	(1)	<33	<33	36	<33	<33	100	210	76	<33	190	82	<33
TP13	10/31/2007	5-6	(1)	<29	<29	<29	<29	<29	<29	<100	<29	<29	<29	<59	<29
TP14	10/31/2007	2-4	(1)	<30	<30	<30	<30	<30	35	<100	<30	<30	280	<61	<30
TP15	10/31/2007	1-2	(1)	<30	<30	<30	<30	<30	<30	<100	<30	<30	<30	<60	<30
TP16	10/31/2007	0-2	(1)	<32	<32	<32	<32	<32	<32	<110	<32	<32	<32	<64	<32
TP17	10/31/2007	3-4	(1)	<34	<34	<34	<34	<34	<34	<110	<34	<34	<34	<68	<34
	10/31/2007	6-8	(1)	<29	<29	<29	<29	<29	<29	<100	<29	<29	<29	<59	<29
TP18	10/31/2007	3-4	(1)	<34	<34	<34	<34	<34	<34	<110	<34	<34	<34	<67	<34
TP20	10/31/2007	2-3	(1)	<30	<30	<30	<30	<30	<30	<100	<30	<30	<30	<61	<30
MeOH Blank	10/31/2007	--	(1)	<25	<25	<25	<25	<25	<25	<85	<25	<25	<25	<50	<25
	11/1/2007	--	--	<25	<25	<25	<25	<25	<25	<85	<25	<25	<25	<50	<25
NR 720 Residual Contaminant Level (RCL)				NE	NE	2,900	NE	NE	1,500	4,100	NE	NE	NE	NE	NE
NR 746 Table 1				NE	NE	**4,600**	NE	NE	**38,000**	42,000	83,000	11,000	NE	2,700	NE
NR 746 Table 2				NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE

ABBREVIATIONS:
µg/kg = micrograms per kilogram or parts per billion (ppb)
VOCs = Volatile Organic Compounds
TMB = Trimethylbenzene
NE = Not Established
MTBE = Methyl-tert-butyl ether
-- = Not Applicable

Table C-5
Soil Analytical Results Summary - Detected VOCs
Pioneer Neighborhood Redevelopment Phase 2 ESA / BT^2 Project #3403

NOTES:
Bold+underlined values exceed NR 720 RCLs.
NR 720 RCL - Wisconsin Administrative Code (WAC), Chapter NR 720 Residual Contaminant Level.
NR 746 Table 1 - WAC, Chapter NR 746.06(2)(b) Table 1 - Indicators of Residual Petroleum Product in Soil Pores.
NR 746 Table 2 - WAC, Chapter NR 746.06(2)(b) Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil.

LABORATORY NOTES/QUALIFIERS:
(1) Bromoform analysis - 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.

Created by:	LMH	Date:	11/8/2007
Last revision by:	TLR	Date:	3/30/2009
Checked by:	JMM	Date:	3/30/2009

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Table C-6
Soil Analytical Results Summary - PAHs
Pioneer Neighboorhood Redevelopment Phase 2 ESA / BT^2 Project #3403
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	Lab Notes	Acenaph-thene	Acenaph-thylene	Anthracene	Benzo(a) anthracene	Benzo(b) fluoranthene	Benzo(k) fluoranthene	Benzo(a) pyrene	Benzo(ghi) perylene	Chrysene	Dibenzo(a,h) anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd) pyrene	1-Methyl-naphthalene	2-Methyl-naphthalene	Naphthalene	Phenanthrene	Pyrene
Parcel 1																					
TP1	11/1/2007	2-3	--	<60	<100	<6.0	9.6	<6.0	<6.0	7.4	7.1	7.7	<9.0	21	<12	<6.0	<36	<30	<36	19	15
TP2	11/1/2007	1-2	--	<60	<100	<6.0	<6.0	<6.0	<6.0	<6.0	<6.0	<6.0	<9.0	<12	<12	<6.0	<36	<30	<36	<6.0	<6.0
	11/1/2007	8-10	--	<58	<98	<5.8	<5.8	<5.8	<5.8	<5.8	<5.8	<5.8	<8.7	<12	<12	<5.8	<35	<29	<35	<5.8	<5.8
TP3	11/1/2007	1-2	--	<220	<380	<22	37	54	30	57	38	23	<33	84	<44	33	<130	<110	<130	26	60
TP4	11/1/2007	3-4	--	<310	<520	170	**1,100**	**990**	530	**1,100**	810	990	**150**	2,000	80	730	240	1,000	<180	830	1,600
	11/1/2007	10-12	--	<58	<98	<5.8	<5.8	<5.8	<5.8	<5.8	<5.8	<5.8	<8.7	<12	<12	<5.8	<35	<29	<35	<5.8	<5.8
TP5	11/1/2007	2-3	--	<210	<350	74	250	260	130	**330**	230	130	49	790	46	210	190	580	200	450	400
TP10	11/1/2007	4-5	--	<60	<100	<6.0	<6.0	<6.0	<6.0	<6.0	<6.0	<6.0	<9.0	<12	<12	<6.0	<36	<30	<36	<6.0	<6.0
TP11	11/1/2007	1-2	--	<120	<200	<12	<12	<12	<12	<12	<12	<12	<18	<24	<24	<12	170	230	320	<12	<12
TP12	11/1/2007	6-8	--	<60	<100	<6.0	<6.0	<6.0	<6.0	<6.0	<6.0	<6.0	<9.0	<12	<12	<6.0	<36	<30	<36	<6.0	<6.0
Parcels 2, 3, and 4																					
TP6	10/31/2007	2-3	(1)	<720	<1,200	420	**1,500**	**1,300**	840	**1,800**	1,400	1,400	**230**	3,400	<140	**1,100**	<430	990	<430	1,600	2,300
TP7	10/31/2007	1-2	(1)	<510	<860	100	600	<51	<51	67	55	190	<76	610	120	<51	<300	480	320	490	150
	10/31/2007	8-10	--	<58	<99	<5.8	<5.8	<5.8	<5.8	<5.8	<5.8	<5.8	<8.8	<12	<12	<5.8	<35	<29	<35	<5.8	<5.8
TP8	10/31/2007	1-2	--	<170	<290	32	140	140	<17	**160**	150	130	<25	340	<34	110	<100	<84	<100	140	210
TP9	10/31/2007	1-2	--	<230	<390	57	200	120	87	**170**	150	150	<34	520	<45	110	250	680	290	370	180
	10/31/2007	8-10	--	<59	<100	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<8.9	<12	<12	<5.9	<36	<30	<36	<5.9	<5.9
TP13	10/31/2007	5-6	--	<58	<99	<5.8	<5.8	<5.8	<5.8	<5.8	<5.8	<5.8	<8.8	<12	<12	<5.8	<35	<29	<35	<5.8	<5.8
TP14	10/31/2007	2-4	(1)	<180	<310	45	220	150	81	**260**	240	140	47	420	<37	190	230	460	160	220	93
TP15	10/31/2007	1-2	--	<75	<130	<7.5	8.5	12	9.5	15	15	10	<11	31	<15	13	<45	<37	<45	10	16
TP16	10/31/2007	0-2	--	<63	<110	<6.3	20	17	12	24	24	19	<9.5	52	<13	17	<38	<32	<38	31	28
	10/31/2007	4-6	--	<61	<100	<6.1	<6.1	<6.1	<6.1	<6.1	<6.1	<6.1	<9.1	<12	<12	<6.1	<37	<30	<37	<6.1	<6.1
TP17	10/31/2007	3-4	--	<67	<110	38	120	89	55	**100**	100	110	14	270	<13	74	<40	93	<40	140	170
TP18	10/31/2007	3-4	--	<66	<110	<6.6	7.6	<6.6	<6.6	8.5	11	6.9	<9.9	22	<13	7.6	<40	<33	<40	14	14
TP19	10/31/2007	5-6	--	<88	<150	<8.8	<8.8	<8.8	<8.8	10	12	<8.8	<13	<18	<18	<8.8	<53	<44	<53	<8.8	9.9
TP20	10/31/2007	2-3	--	<61	<100	<6.1	<6.1	<6.1	<6.1	<6.1	<6.1	<6.1	<9.1	<12	<12	<6.1	<36	<30	<36	<6.1	<6.1
Non-Industrial Direct Contact SSRCL				NE	NE	NE	880	880	8,800	88	NE	88,000	88	NE	NE	880	NE	NE	NE	NE	NE
WDNR PAH Soil Generic Residual Contaminant Levels (RCLs) (Interim Guidance - April 1997)																					
Groundwater Pathway				38,000	700	3,000,000	17,000	360,000	870,000	48,000	6,800,000	37,000	38,000	500,000	100,000	680,000	23,000	20,000	400	1,800	8,700,000
Non-Industrial Direct Contact				900,000	18,000	5,000,000	88	88	880	8.8	1,800	8,800	8.8	600,000	600,000	88	1,100,000	600,000	20,000	18,000	500,000
Industrial Direct Contact				60,000,000	360,000	300,000,000	3,900	3,900	39,000	390	39,000	390,000	390	40,000,000	40,000,000	3,900	70,000,000	40,000,000	110,000	390,000	30,000,000

Table C-6
Soil Analytical Results Summary - PAHs
Pioneer Neighboorhood Redevelopment Phase 2 ESA / BT^2 Project #3403

ABBREVIATIONS:
µg/kg = micrograms per kilogram or parts per billion (ppb)
PAHs = Polynuclear Aromatic Hydrocarbons
-- = Not Applicable
WDNR = Wisconsin Department of Natural Resources
SSRCL = site-specific residual contaminant level

NOTES:
Bold+underlined values exceed the Non-Industrial Direct Contact SSRCLs

LABORATORY NOTES/QUALIFIERS:
(1) Surr: 2-Fluorobiphenyl (61-128%) analysis - The sample required a dilution due to the nature of the sample matrix. Because of this dilution, the surrogate spike concentration in the sample was reduced to a level where the recovery calculation does not provide useful information.

Created by:	LMH	Date:	11/8/2007
Last revision by:	TLR	Date:	3/30/2009
Checked by:	JMM	Date:	3/30/2009

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Table C-7
Soil Analytical Results Summary - Metals
Pioneer Neighborhood Redevelopment Phase 2 ESA / BT^2 Project #3403
(Results are in mg/kg)

Sample	Date	Depth (feet)	Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver
Parcel 1										
TP1	11/1/2007	2-3	4.5	65	0.52	16	14	0.025	<4.8	<0.13
TP2	11/1/2007	1-2	5.1	48	0.35	16	11	0.028	<4.8	<0.13
	11/1/2007	8-10	6.6	11	<0.12	7.5	9.2	<0.012	<4.6	<0.13
TP3	11/1/2007	1-2	5.9	100	0.87	27	11	0.035	<5.0	<0.14
TP4	11/1/2007	3-4	**13**	97	0.89	8.9	**150**	0.20	<4.9	<0.13
	11/1/2007	10-12	5.9	42	<0.12	13	8.9	0.013	<4.6	<0.13
TP5	11/1/2007	2-3	**17**	84	1.5	15	**320**	0.058	<5.5	<0.15
TP10	11/1/2007	4-5	5.3	55	<0.12	19	8.6	<0.012	<4.8	<0.13
TP11	11/1/2007	1-2	6.5	86	0.78	24	11	0.026	<4.8	<0.13
TP12	11/1/2007	6-8	6.8	46	<0.12	17	9.4	0.016	<4.8	<0.13
Parcels 2, 3, and 4										
TP6	10/31/2007	2-3	6.7	840	1.3	15	**600**	1.2	<4.6	<0.13
TP7	10/31/2007	1-2	**16**	55	1.0	7.9	36	0.023	<5.4	<0.15
	10/31/2007	8-10	**10**	51	0.13	16	8.9	0.017	<4.7	<0.13
TP8	10/31/2007	1-2	9.0	54	0.45	14	**120**	0.047	<4.5	0.85
TP9	10/31/2007	1-2	**25**	49	1.4	8.6	**130**	0.076	<10	<0.29
	10/31/2007	8-10	7.0	44	0.23	17	9.1	0.017	<4.8	<0.13

Table C-7
Soil Analytical Results Summary - Metals
Pioneer Neighborhood Redevelopment Phase 2 ESA / BT^2 Project #3403
(Results are in mg/kg)

Sample	Date	Depth (feet)	Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver
TP13	10/31/2007	5-6	8.6	44	0.17	16	9.1	0.015	<4.7	<0.13
TP14	10/31/2007	2-4	**30**	46	0.45	6.4	25	0.29	<4.9	<0.13
TP15	10/31/2007	1-2	4.6	47	0.62	15	11	0.022	<4.8	<0.13
TP16	10/31/2007	0-2	**11**	120	1.4	34	**300**	0.19	<5.1	0.17
	10/31/2007	4-6	7.2	46	<0.12	15	11	0.017	<4.9	<0.13
TP17	10/31/2007	3-4	**15**	150	0.45	6.3	**230**	<0.014	<5.4	<0.15
TP18	10/31/2007	3-4	**11**	93	0.92	19	23	0.091	<5.4	<0.15
TP19	10/31/2007	5-6	7.6	48	0.22	18	9.2	0.016	<4.7	<0.13
TP20	10/31/2007	2-3	6.1	50	0.48	16	12	0.017	<4.9	<0.13
SSRCL			10	NE	NE	NE	NE	NE	NE	NE
NR 720 RCLs Non-Industrial			0.039	NE	8	(a)	50	NE	NE	NE
NR 720 RCLs Industrial			1.6	NE	510	(a)	500	NE	NE	NE

ABBREVIATIONS:
mg/kg - milligrams per kilogram or parts per million (ppm)
NE = No Standard Established
SSRCL = site-specific residual contaminant level