GIS REGISTRY
Cover Sheet

May, 2009
(RR 5367)

Source Property Information

CLOSURE DATE: Aug 28, 2009

BRRTS #: 02-41-553786

FID #: 241523590

ACTIVITY NAME: Former New Downer Garage

DATCP #:

PROPERTY ADDRESS: 1609 E. North Avenue

COMM #:

MUNICIPALITY: Milwaukee

PARCEL ID #: 335-0448-100-8

***WTM COORDINATES:**

X: 691800 Y: 289630

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

WTM COORDINATES REPRESENT:

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

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

☐ Groundwater Contamination > ES *(236)*

- ☐ Contamination in ROW
- ☐ Off-Source Contamination

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

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

- ☐ Contamination in ROW
- ☐ Off-Source Contamination

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

Land Use Controls:

- ☐ 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)*
- ☒ 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	**GIS Registry Checklist** Form 4400-245 (R 4/08) Page 1 of 3

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 02-41-553786 PARCEL ID #: 355-0448-100-8

ACTIVITY NAME: Former New Downer Garage WTM COORDINATES: X: 691800 Y: 289630

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

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

SOURCE LEGAL DOCUMENTS

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

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

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

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

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

  Figure #: 1 **Title: 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 #: 3 **Title: Soil Boring & Well Location Map**
- [x] **Soil Contamination Contour Map:** For sites closing with residual soil contamination, <u>this map is to show the location of all contaminated soil and a single contour</u> 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 #: 4 **Title: Soil Quality Map**

BRRTS #: 02-41-553786 ACTIVITY NAME: Former New Downer Garage

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 #: 1 **Title: Soil Quality Results**

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

Table #: 1 **Title: Groundwater Quality Results**

☐ **Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: **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 #: 2 **Title: Site Plan Map**

☐ **Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

☐ **Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

☐ **Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 02-41-553786 ACTIVITY NAME: Former New Downer Garage

NOTIFICATIONS

Source Property

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

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

Off-Source Property

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

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

Number of "Off-Source" Letters: One

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

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

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

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

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. OF NATURAL RESOURCES

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

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

August 28, 2009

Mr. Tony DeRosa
Downer Garage Retail, LLC
1200 N. Mayfair Rd.
Milwaukee, WI 53226

SUBJECT: Final Case Closure with Continuing Obligations
Former New Downer Garage, 1609 E. North Avenue, Milwaukee, WI
WDNR BRRTS Activity #: 02-41-553786, FID# 241523590

Dear Mr. DeRosa:

On July 16, 2009, the Department of Natural Resources reviewed the above referenced case for closure. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. An environmental assessment of the property identified the presence of low level tetrachloroethylene in soil samples at four locations on the property, and diesel range organic compounds in one sample beneath the building floor. The case closure requests proposed maintenance of the existing pavement and building to minimize direct contact and infiltration to groundwater of the residual soil contamination. On July 16, 2009, your consultant was electronically notified of the authorization to abandon the site investigation monitor well. On July 23, 2009, the Department received the well abandonment documentation.

Based on the correspondence and data provided, it appears that your environmental repair case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time, however, you and future property owners must comply with certain continuing obligations as explained in this letter.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

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

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

Closure Conditions

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

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement or other impervious cap that currently exists in the location shown on the attached map shall be maintained in compliance with the **attached maintenance plan, with the following correction:**

- **The maintenance plan requirements to obtain Department approval for planned cap breaches or changes, properly manage soil, and record changes within the inspection log will apply to the planned site renovations, as well as any future site work.**

Maintenance of the site cap is required 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 from beneath the site is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site. Please submit the inspection log to the Department only upon request.

Prohibited Activities

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

Vapor Migration

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Post-Closure Notification Requirements

In accordance with ss, 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil – this includes the planned site renovation work.

Please send written notifications in accordance with the above requirements to the Wisconsin Department of Natural Resources, Southeast Region Headquarters, Remediation and Redevelopment Program, to the attention of Ms. Victoria Stovall, Environmental Program Associate, 2300 N. Dr. M.L. King, Jr. Drive, Milwaukee, WI 53212

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact **Pam Mylotta** at **(414) 263-8758.**

Sincerely,

James A. Schmidt

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

Attachment: Cap Maintenance Plan

cc: Adam Roder – The Sigma Group

CAP MAINTENANCE PLAN
FORMER NEW DOWNER GARAGE – 1609 E. NORTH AVENUE, MILWAUKEE, WI
BRRTS #02-41-553786
JULY 2009

This Cap Maintenance Plan ("Plan") is designed to prevent direct contact with and limit precipitation infiltration through residual soil impacts present at the site, specifically low-levels of non-petroleum hydrocarbon VOCs and DRO located beneath various portions of the site. As shown on the attached "Cap Maintenance Map", the residual soil impacts are covered with concrete building existing floor slabs and pavement. Furthermore, site improvements in summer 2009 will replace the building floor slabs and exterior parking lot pavements and improve the site conditions with respect to the environmental conditions.

P. Mylotta 08/28/09

~~After the replacement of the building floor slab (with tenant improvements) and the exterior parking lot in summer 2009, future~~ Alterations to the cap system must be approved by the WDNR and follow the conditions set forth in this Plan. The normal operation of the cap will be as a direct contact barrier between site soils and typical, non-invasive users of the property and also limit precipitation infiltration. The cap will function as intended unless disturbed.

Disturbance Management

Downer Garage Retail, LLC and subsequent owners of the site shall take the following steps to assure that uncontrolled disturbances of the cap do not occur:

- WDNR's case closure documents and Geographic Information System (GIS) Registry will establish future land use, development, and/or management restrictions of the site. This Plan will be incorporated into the case closure documents and/or GIS Registry, which will together identify the environmental impacts, the nature of the cap, the requirements regarding the management of impacted soils, and the availability of this Plan.

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

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

- A copy of this Plan 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 current or future business operators will be made familiar with the contents and restriction requirements of this Plan.

Inspections of Cap

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

- Annual inspections shall be completed for the cap system will be performed by the property owner or designated representative. Inspections will be completed during summer months (or when the ground surface is not obstructed) for all accessible areas.

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

    - Patching or replacing concrete floor slabs and/or concrete/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 cap and the steps that have been taken to maintain the integrity of the cap. 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 cap is required.

Planned Breaches of Cap

In the event that the cap is breached, the following precautions shall be taken:

- Secure approval from the WDNR (or its successor agency) for the proposed work where the breach will expose underlying soil, other than engineered backfill immediately below the concrete floor slab or pavement areas.

- The owner shall be given 48-hour notice of any planned breach. Owner will make soil data available to workers who penetrate the cap to allow for appropriate health and safety planning.

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

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

- Details of the cap breach, the handling of excavated soils, individuals responsible for the work, and the restoration of the cap shall be recorded in the cap maintenance log. The maintenance log will be available for inspection by representatives of the WDNR upon reasonable prior request. An example inspection log page is included with this Plan.

Amendments

This Plan may be amended or withdrawn upon written approval from the WDNR or its successor agency.

Contact Information

- For responsible party and current owner information contact:

  Downer Garage Retail, LLC
  c/o Wangard Partners
  1200 N. Mayfair Road, Suite 220
  Milwaukee, WI 53226
  Telephone: (414) 777-1200
  Fax: (414) 777-1201
  Contact: Mr. Tony DeRosa

- For environmental consultant information contact:

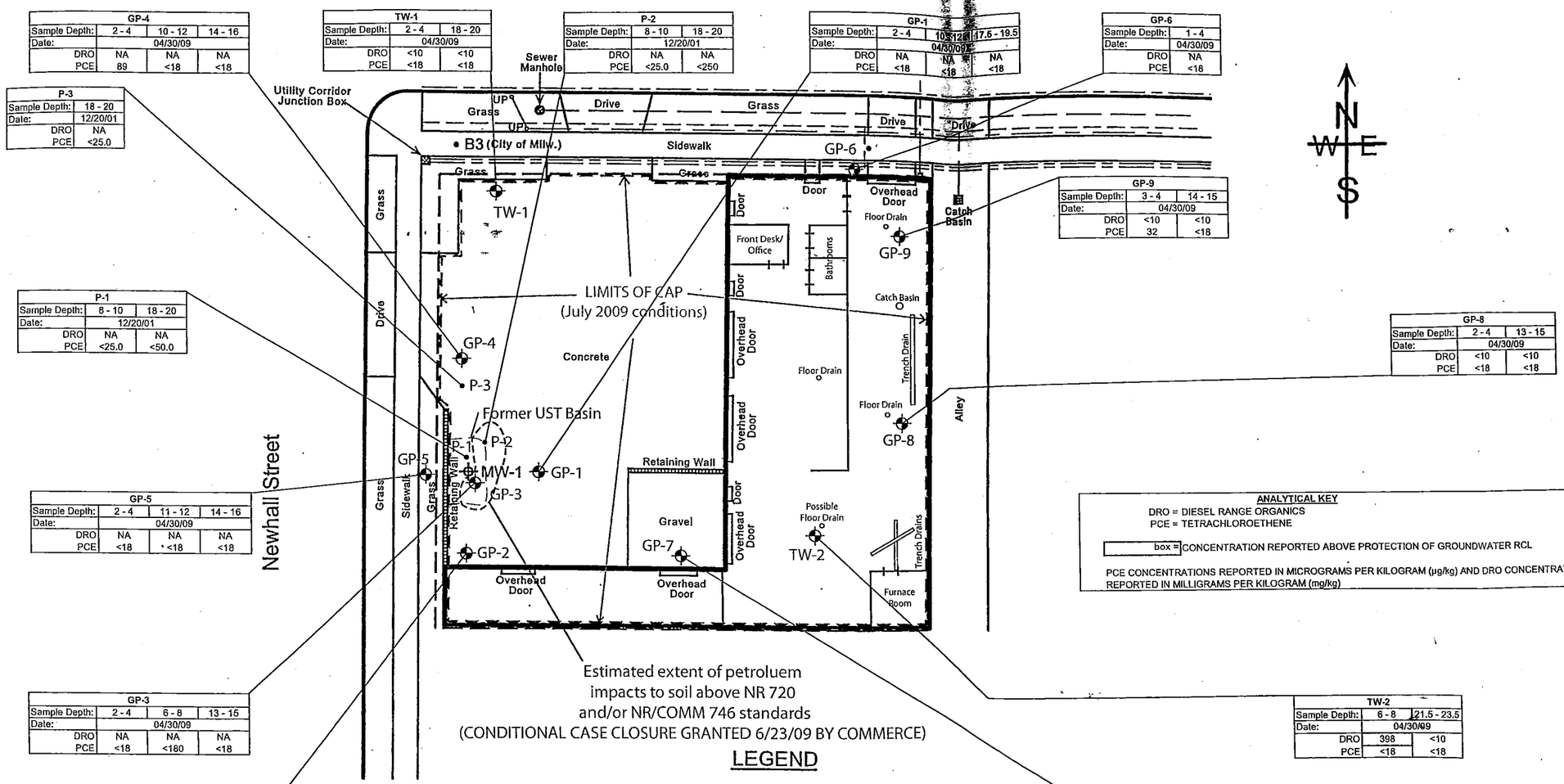
  Sigma Environmental Services, Inc.
  1300 West Canal Street
  Milwaukee, WI 53233
  Telephone: (414) 643-4200
  Fax: (414) 643-4210
  Contact: Mr. Adam Roder, P.E.

- For Wisconsin Department of Natural Resources information contact:

  Wisconsin Department of Natural Resources
  Southeast Region Headquarters Remediation & Redevelopment Program
  2300 N. Dr. Martin Luther King Jr. Drive
  Milwaukee, WI 53212
  Telephone: (414) 263-8758
  Fax: (414) 263-8483
  Contact: Ms. Pam Mylotta

CAP INSPECTION LOG
FORMER NEW DOWNER GARAGE – 1609 E. NORTH AVENUE MILWAUKEE, WI
BRRTS #02-41-553786

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



GP-4			
Sample Depth:	2 - 4	10 - 12	14 - 16
Date:	04/30/09		
DRO	NA	NA	NA
PCE	89	<18	<18

TW-1		
Sample Depth:	2 - 4	18 - 20
Date:	04/30/09	
DRO	<10	<10
PCE	<18	<18

P-2		
Sample Depth:	8 - 10	18 - 20
Date:	12/20/01	
DRO	NA	NA
PCE	<25.0	<250

GP-1			
Sample Depth:	2 - 4	10 - 12	17.5 - 19.5
Date:	04/30/09		
DRO	NA	NA	NA
PCE	<18	<18	<18

GP-6	
Sample Depth:	1 - 4
Date:	04/30/09
DRO	NA
PCE	<18

P-3	
Sample Depth:	18 - 20
Date:	12/20/01
DRO	NA
PCE	<25.0

GP-9		
Sample Depth:	3 - 4	14 - 15
Date:	04/30/09	
DRO	<10	<10
PCE	32	<18

P-1		
Sample Depth:	8 - 10	18 - 20
Date:	12/20/01	
DRO	NA	NA
PCE	<25.0	<50.0

GP-8		
Sample Depth:	2 - 4	13 - 15
Date:	04/30/09	
DRO	<10	<10
PCE	<18	<18

GP-5			
Sample Depth:	2 - 4	11 - 12	14 - 16
Date:	04/30/09		
DRO	NA	NA	NA
PCE	<18	<18	<18

ANALYTICAL KEY

DRO = DIESEL RANGE ORGANICS
PCE = TETRACHLOROETHENE

box = CONCENTRATION REPORTED ABOVE PROTECTION OF GROUNDWATER RCL

PCE CONCENTRATIONS REPORTED IN MICROGRAMS PER KILOGRAM (µg/kg) AND DRO CONCENTRATIONS REPORTED IN MILLIGRAMS PER KILOGRAM (mg/kg)

TW-2		
Sample Depth:	6 - 8	21.5 - 23.5
Date:	04/30/09	
DRO	398	<10
PCE	<18	<18

GP-3			
Sample Depth:	2 - 4	6 - 8	13 - 15
Date:	04/30/09		
DRO	NA	NA	NA
PCE	<18	<180	<18

GP-2			
Sample Depth:	2 - 4	10 - 12	17 - 19
Date:	04/30/09		
DRO	<10	<10	14.7
PCE	44	<18	<18

GP-7		
Sample Depth:	2 - 4	13 - 15
Date:	04/30/09	
DRO	<10	33
PCE	<18	33

Estimated extent of petroluem impacts to soil above NR 720 and/or NR/COMM 746 standards (CONDITIONAL CASE CLOSURE GRANTED 6/23/09 BY COMMERCE)

LEGEND

- UP° Utility Pole
- Overhead Utility Line
- Underground Electric and/or Telephone Lines
- Underground Natural Gas Line
- Underground Water Line
- Sewer Piping
- P-1, B3 • Soil Boring Location (by others)
- MW-1 Groundwater Monitoring Well (by others)
- GP-1 / TW-1 Geoprobe soil boring / temporary well

Notes:

1. *Base map adapted from Figure 2 - Hugg Property Site Layout and Soil Boring/Monitoring Well Locations map from December 7, 2001 "Phase II Environmental site Assessment" report.*
2. *Locations of interior walls, soil borings, and monitoring well MW-1 have not been surveyed - locations depicted are for reference only.*

www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
414-643-4200
THE SIGMA GROUP
Single Source. Sound Solutions.

Former New Downer Garage
1609 E. North Avenue, Milwaukee, WI

APPROXIMATE SUBJECT PROPERTY BOUNDARY

SCALE: 1" ~ 30'

FIGURE 1
CAP MAINTENANCE MAP

State Bar of Wisconsin Form 1-2003

WARRANTY DEED

Document Number

Document Name

THIS DEED, made between 1609 EAST NORTH AVENUE, LLC, a Wisconsin limited liability company ("Grantor," whether one or more), and DOWNER GARAGE RETAIL, LLC, a Wisconsin limited liability company ("Grantee," whether one or more).

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

Lots 24, 25, 26 and 27, Block 221, in A.L. Kane's Subdivision into City Lots of part of the Northeast 1/4 of Section 21, Township 7 North, Range 22 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services. recorded building and use restrictions and covenants, general taxes in the year of closing and gutter encroachment along south lot line, building encroachments along north lot line and monitoring and test wells.

Recording Area

Name and Return Address
Anthony Derosa
Wangard Partners
1200 N Mayfair Rd Suite 220
Milwaukee, WI 53226

355-0448-100-8
Parcel Identification Number (PIN)

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

Dated MAY 27, 2009

1609 East North Avenue, LLC
a Wisconsin limited liability company

(SEAL) (SEAL)

* ANTHONY R. KASTNER, MEMBER

* *

(SEAL) (SEAL)

* *

AUTHENTICATION

Signature(s) ANTHONY R. KASTNER

authenticated on MAY 27, 2009.

PAUL G. SHERBURNE

* PAUL G. SHERBURNE

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

THIS INSTRUMENT DRAFTED BY:

Paul G. Sherburne

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY)

Personally came before me on _____, the above-named _____ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*

Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

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

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

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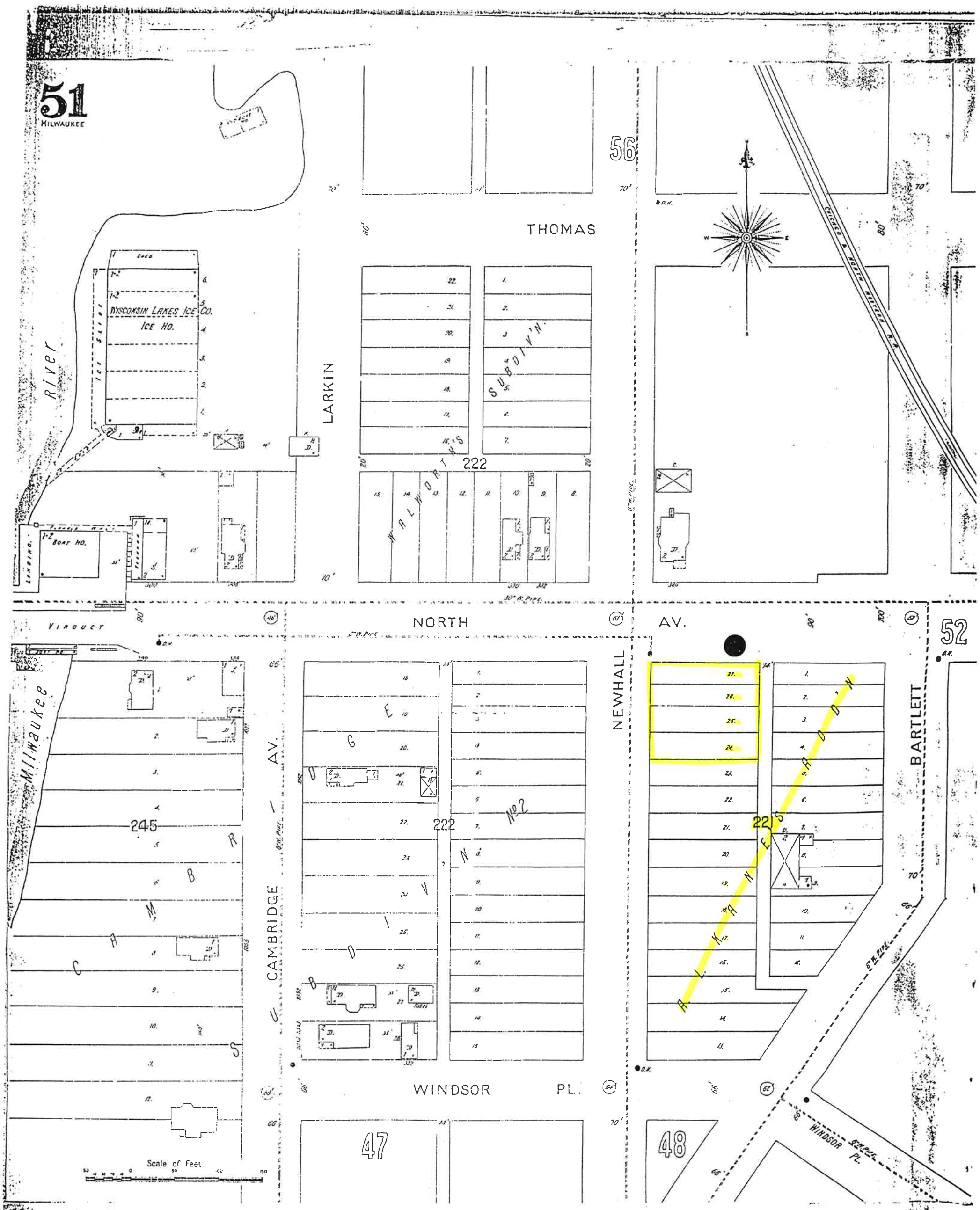
* Type name below signatures.



Environmental Risk Information & Imaging Services

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1894

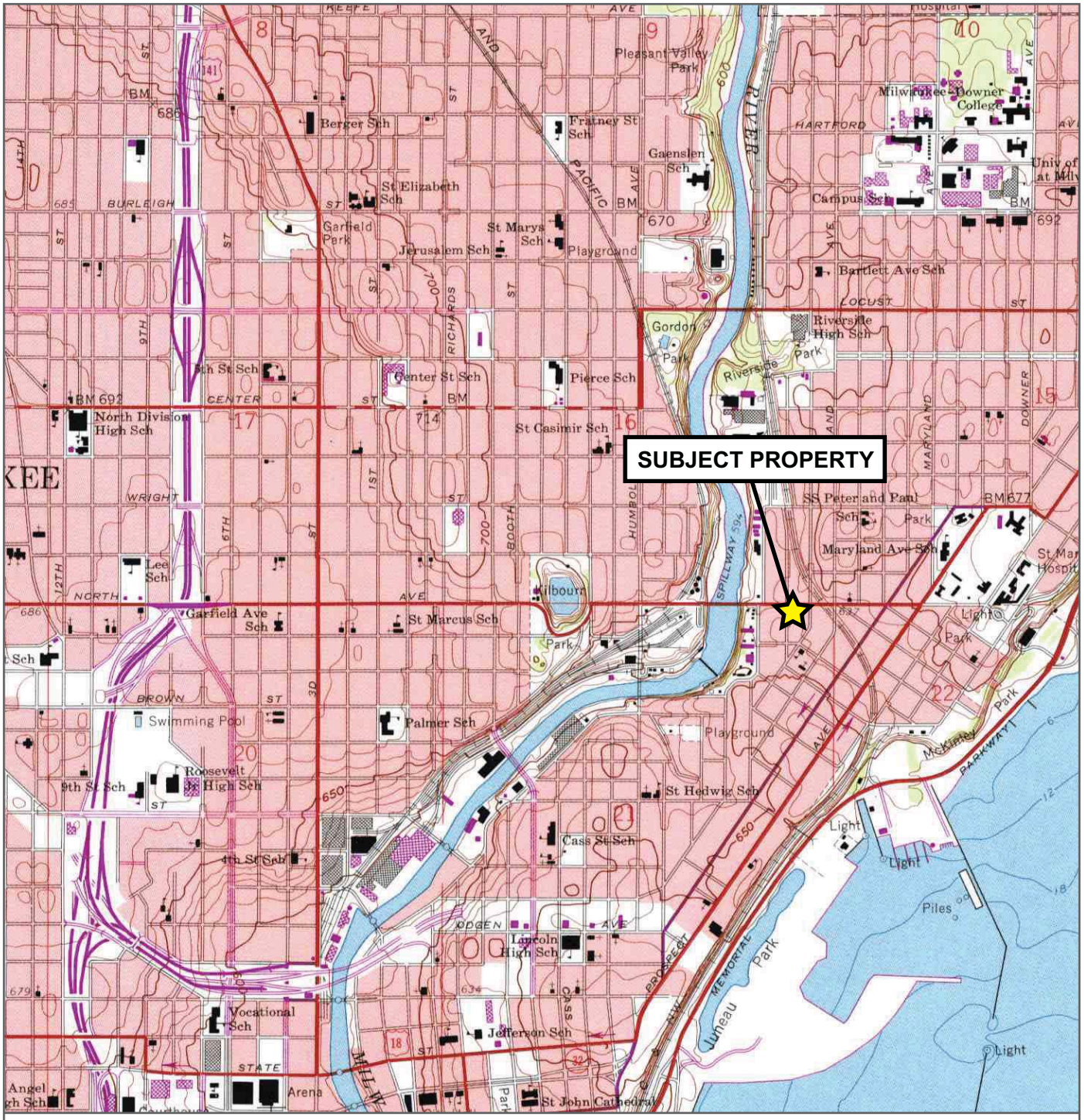
GIS Registry Packet
1609 E. North Avenue, Milwaukee, WI
BRRTS #02-41-553786

STATEMENT BY OWNER / RESPONSIBLE PARTY

Downer Garage Retail, LLC, the property owner and responsible party for the property located at 1609 E. North Avenue, Milwaukee, Wisconsin states that the legal description provided to the Wisconsin Department of Natural Resources in this case closure request and Geographic Information System (GIS) Registry packet for WDNR BRRTS #02-41-553786 is complete and accurate to the best of our knowledge.

Signature of Representative for Responsible Party

7-8-09
Date



N

Scale 1 : 24,000
1 inch = 2,000 feet

0 600 1200 1800 2400 3000 ft
0 200 400 600 800 1000 m

Located in the NE 1/4 of Section 21, T7N, R22E
USGS Milwaukee Quadrangle (1971, photorevised from 1958)
7.5 minute, 1 : 24,000 Topographic Map Collection

THE SIGMA GROUP
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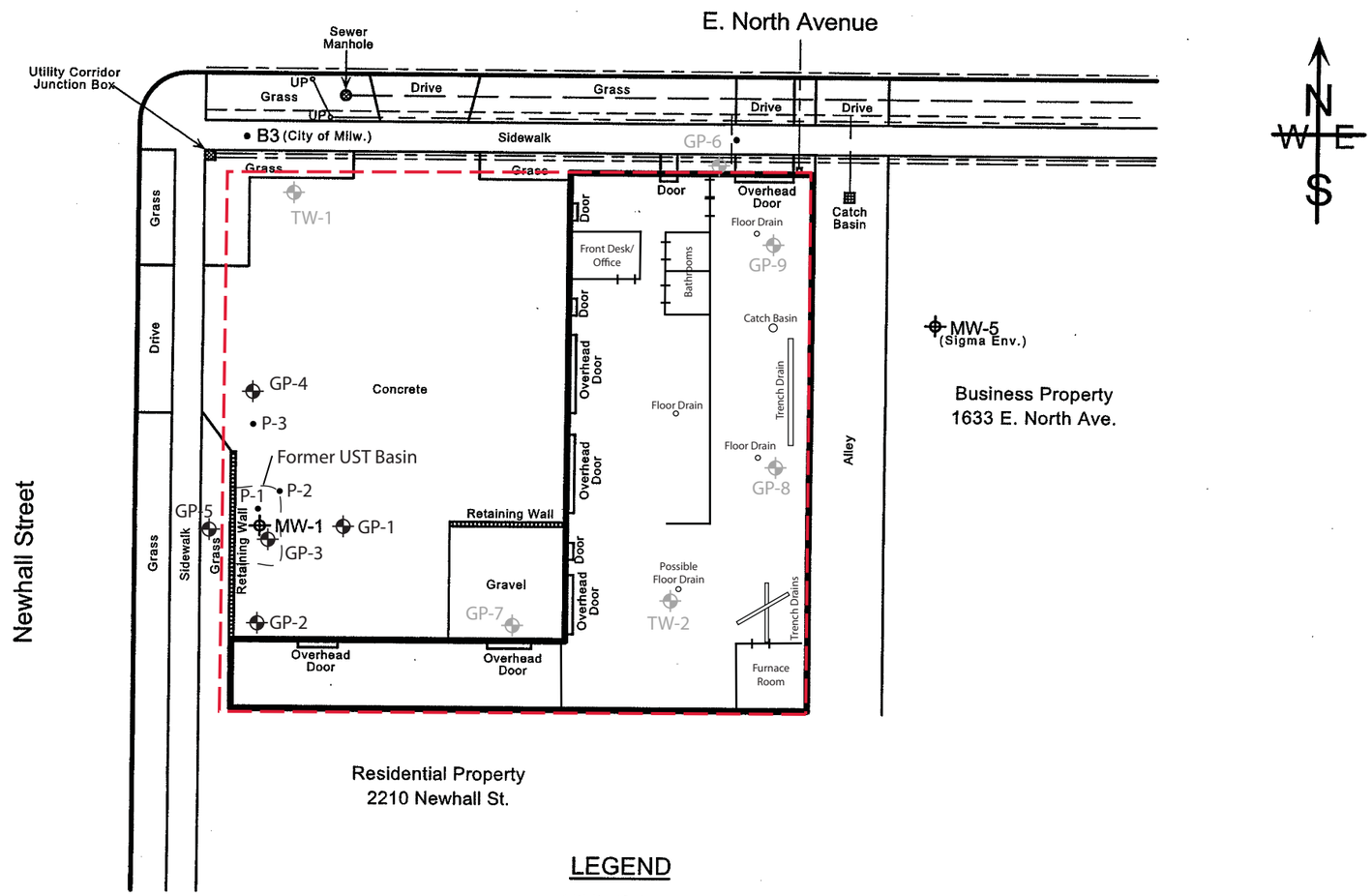
SITE LOCATION MAP

1609 E. NORTH AVENUE
MILWAUKEE, WISCONSIN

FIGURE

1

Date: 04/21/09
Created By: MR
Filename: F1.ai
Directory: GRAPHICS
Project: 11492



LEGEND

UP	Utility Pole
	Overhead Utility Line
	Underground Electric and/or Telephone Lines
	Underground Natural Gas Line
	Underground Water Line
	Sewer Piping
P-1, B3	Soil Boring Location (by others)
MW-1	Groundwater Monitoring Well (by others)
GP-1 / TW-1	Geoprobe soil boring / temporary well

Notes:

1. *Base map adapted from Figure 2 - Hugg Property Site Layout and Soil Boring/Monitoring Well Locations map from December 7, 2001 "Phase II Environmental site Assessment" report.*
2. *Locations of interior walls, soil borings, and monitoring well MW-1 have not been surveyed - locations depicted are for reference only.*

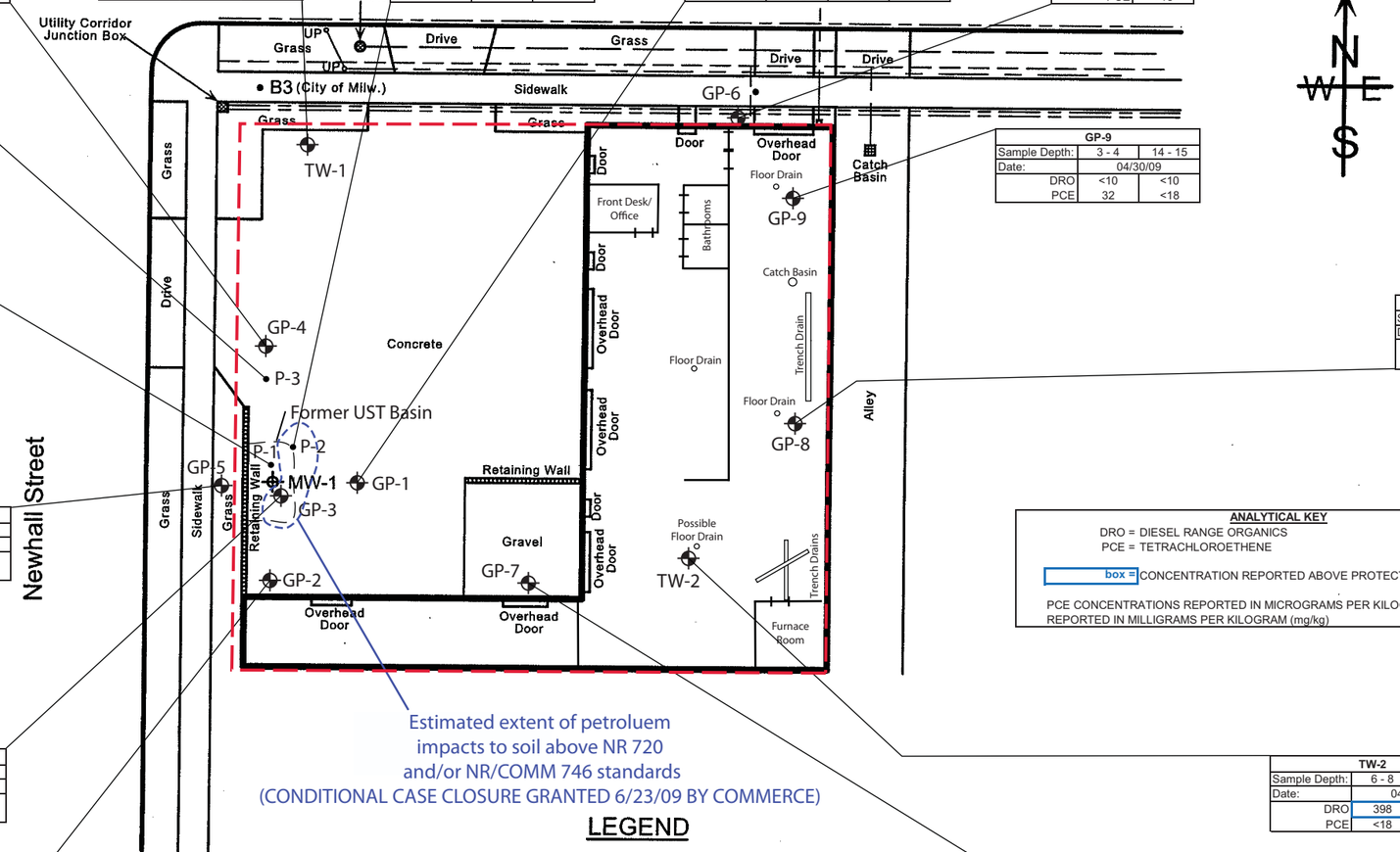
THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
414-643-4200

Former New Downer Garage
1609 E. North Avenue, Milwaukee, WI

APPROXIMATE SUBJECT PROPERTY BOUNDARY

SCALE: 1" ~ 30'

FIGURE 3
SOIL BORING & WELL LOCATION MAP



GP-4			
Sample Depth:	2 - 4	10 - 12	14 - 16
Date:	04/30/09		
DRO	NA	NA	NA
PCE	89	<18	<18

TW-1		
Sample Depth:	2 - 4	18 - 20
Date:	04/30/09	
DRO	<10	<10
PCE	<18	<18

P-2		
Sample Depth:	8 - 10	18 - 20
Date:	12/20/01	
DRO	NA	NA
PCE	<25.0	<250

GP-1			
Sample Depth:	2 - 4	10 - 12	17.5 - 19.5
Date:	04/30/09		
DRO	NA	NA	NA
PCE	<18	<18	<18

GP-6	
Sample Depth:	1 - 4
Date:	04/30/09
DRO	NA
PCE	<18

P-3	
Sample Depth:	18 - 20
Date:	12/20/01
DRO	NA
PCE	<25.0

GP-9		
Sample Depth:	3 - 4	14 - 15
Date:	04/30/09	
DRO	<10	<10
PCE	32	<18

P-1		
Sample Depth:	8 - 10	18 - 20
Date:	12/20/01	
DRO	NA	NA
PCE	<25.0	<50.0

GP-8		
Sample Depth:	2 - 4	13 - 15
Date:	04/30/09	
DRO	<10	<10
PCE	<18	<18

GP-5			
Sample Depth:	2 - 4	11 - 12	14 - 16
Date:	04/30/09		
DRO	NA	NA	NA
PCE	<18	<18	<18

ANALYTICAL KEY

DRO = DIESEL RANGE ORGANICS
PCE = TETRACHLOROETHENE

box = CONCENTRATION REPORTED ABOVE PROTECTION OF GROUNDWATER RCL

PCE CONCENTRATIONS REPORTED IN MICROGRAMS PER KILOGRAM (µg/kg) AND DRO CONCENTRATIONS REPORTED IN MILLIGRAMS PER KILOGRAM (mg/kg)

TW-2		
Sample Depth:	6 - 8	21.5 - 23.5
Date:	04/30/09	
DRO	398	<10
PCE	<18	<18

GP-3			
Sample Depth:	2 - 4	6 - 8	13 - 15
Date:	04/30/09		
DRO	NA	NA	NA
PCE	<18	<180	<18

GP-2			
Sample Depth:	2 - 4	10 - 12	17 - 19
Date:	04/30/09		
DRO	<10	<10	14.7
PCE	44	<18	<18

GP-7		
Sample Depth:	2 - 4	13 - 15
Date:	04/30/09	
DRO	<10	33
PCE	<18	33

LEGEND

- UP — Utility Pole
- Overhead Utility Line
- Underground Electric and/or Telephone Lines
- Underground Natural Gas Line
- Underground Water Line
- Sewer Piping
- P-1, B3 — Soil Boring Location (by others)
- MW-1 — Groundwater Monitoring Well (by others)
- GP-1 / TW-1 — Geoprobe soil boring / temporary well

Notes:

1. *Base map adapted from Figure 2 - Hugg Property Site Layout and Soil Boring/Monitoring Well Locations map from December 7, 2001 "Phase II Environmental site Assessment" report.*
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APPROXIMATE SUBJECT PROPERTY BOUNDARY

SCALE: 1" ~ 30'

FIGURE 4
SOIL QUALITY MAP

Table 1
Soil Quality Results
Former New Downer Garage - 1609 E. North Avenue, Milwaukee, Wisconsin
Sigma Project No. 11492

Soil Sample Location:		P-1		P-2		P-3	GP-1			GP-2			GP-3			GP-4			GP-5			GP-6	GP-7		GP-8		GP-9		TW-1		TW-2		GW RCLs [3]	DC RCLs for Non-Industrial Soil [4]	PRG for Residential Soil [5]	SSL [6]
Sample Depth (feet bgs):		8 - 10	18 - 20	8 - 10	18 - 20	18 - 20	2 - 4	10 - 12	17.5 - 19.5	2 - 4	10 - 12	17 - 19	2 - 4	6 - 8	13 - 15	2 - 4	10 - 12	14 - 16	2 - 4	11 - 12	14 - 16	1 - 4	2 - 4	13 - 15	2 - 4	13 - 15	3 - 4	14 - 15	2 - 4	18 - 20	6 - 8	21.5 - 23.5				
Date:		12/20/01		12/20/01		12/20/01	04/30/09			04/30/09			04/30/09			04/30/09			04/30/09			04/30/09	04/30/09		04/30/09		04/30/09		04/30/09		04/30/09					
Organic Vapor Monitor	ppm	<1	62	<1	155	2	0	0	0	0	0	0	0	3,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NS	NS	NS	NS
Gasoline Range Organics	mg/kg	<5.27	22.7	<5.15	72.1	<5.2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	100	NS	NS	NS
Diesel Range Organics	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	<10	<10	14.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<10	33	<10	<10	<10	<10	<10	<10	398	<10	100	NS	NS	NS
PVOCs & Detected VOCs																																				
Benzene	µg/kg	<25.0	<25.0	<25.0	<25.0	<25.0	<20	<20	<20	<20	<20	<20	<20	<200	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	5.5	8,500 / 1,100	640	30
Ethylbenzene	µg/kg	<25.0	60.3	<25.0	629	<25.0	<16	<16	<16	<16	<16	<16	<16	7,400	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	<16	2,900	4,600 / NS	400,000	13,000
Methyl-tert-butyl-ether	µg/kg	<25.0	<50.0	<25.0	<250	<25.0	<23	<23	<23	<23	<23	<23	<23	<230	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	NS	NS	32,000	NS
Toluene	µg/kg	<25.0	50.6	<25.0	239	<25.0	<23	<23	<23	<23	<23	<23	24.6 "J"	<230	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	1,500	38,000 / NS	520,000	12,000
1,2,4-Trimethylbenzene	µg/kg	<25.0	3,100	<25.0	8,850	<25.0	<20	<20	<20	<20	<20	<20	40 "J"	39,000	<20	<20	<20	<20	<20	24.8 "J"	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	NS	83,000 / NS	52,000	NS
1,3,5-Trimethylbenzene	µg/kg	<25.0	1,000	<25.0	2,600	<25.0	<24	<24	<24	<24	<24	<24	25.2 "J"	12,900	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	NS	11,000 / NS	21,000	NS
Xylenes (total)	µg/kg	<25.0	872	<25.0	7,070	<25.0	<48	<48	<48	<48	<48	<48	18.3 "J"	13,800	<48	<48	<48	<48	<48	<48	<48	<48	<48	<48	<48	<48	<48	<48	<48	<48	<48	<48	4,100	42,000 / NS	270,000	210,000
tert-Butylbezene	µg/kg	<25.0	<50.0	<25.0	<250	<25.0	<23	<23	<23	<23	<23	<23	<23	<230	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	NS	NS	390,000	NS
sec-Butylbenzene	µg/kg	<25.0	268	<25.0	450	<25.0	<25	<25	<25	<25	<25	<25	<25	800 "J"	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS	NS	220,000	NS
n-Butylbenzene	µg/kg	<25.0	763	<25.0	1,240	<25.0	<35	<35	<35	<35	<35	<35	<35	4,500	<35	<35	<35	<35	<35	<35	<35	<35	<35	<35	<35	<35	<35	<35	<35	<35	<35	<35	NS	NS	240,000	NS
1,4-Dichlorobenzene	µg/kg	<25.0	<50.0	<25.0	<250	<25.0	<42	<42	<42	<42	<42	<42	<42	<420	<42	<42	<42	<42	<42	<42	<42	<42	<42	<42	<42	<42	<42	<42	<42	<42	90 "J"	<42	NS	NS	3,400	2,000
1,3-Dichlorobenzene	µg/kg	<25.0	<50.0	<25.0	<250	<25.0	<41	<41	<41	<41	<41	<41	<41	<410	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	158	<41	NS	NS	530,000	NS
1,2-Dichlorobenzene	µg/kg	<25.0	<50.0	<25.0	<250	<25.0	<32	<32	<32	<32	<32	<32	<32	<320	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	118	<32	NS	NS	600,000	17,000
Isopropylbenzene	µg/kg	<25.0	<50.0	<25.0	<250	<25.0	<30	<30	<30	<30	<30	<30	<30	1,200	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	NS	NS	NS	NS
p-Isopropyltoluene	µg/kg	<25.0	129	<25.0	384	<25.0	<30	<30	<30	<30	<30	<30	<30	320 "J"	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	NS	NS	NS	NS
Naphthalene	µg/kg	<25.0	1,770	<25.0	6,390	<25.0	<117	<117	<117	<117	<117	<117	<117	2,960 "J"	<117	<117	<117	<117	<117	<117	<117	<117	<117	<117	<117	<117	<117	<117	<117	<117	<117	<117	NS	2,700 / NS	56,000	84,000
n-Propylbenzene	µg/kg	<25.0	288	<25.0	431	<25.0	<29	<29	<29	<29	<29	<29	<29	5,600	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	NS	NS	240,000	NS
Tetrachloroethene	µg/kg	<25.0	<50.0	<25.0	<250	<25.0	<18	<18	<18	44 "J"	<18	<18	<18	<180	<18	89	<18	<18	<18	<18	<18	<18	<18	33 "J"	<18	<18	32 "J"	<18	<18	<18	<18	<18	NS	NS	480	60
PCBs																																				
PCB-1016	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<2	NA	<2	NA	NA	NA	<2	NA	NS	1,000	---	---
PCB-1221	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<4.9	NA	<4.9	NA	NA	NA	<4.9	NA	NS	1,000	---	---
PCB-1232	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<7.2	NA	<7.2	NA	NA	NA	<7.2	NA	NS	1,000	---	---
PCB-1242	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<4.9	NA	<4.9	NA	NA	NA	<4.9	NA	NS	1,000	---	---
PCB-1248	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<2.7	NA	<2.7	NA	NA	NA	<2.7	NA	NS	1,000	---	---
PCB-1254	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<5	NA	<5	NA	NA	NA	<5	NA	NS	1,000	---	---
PCB-1260	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<2.8	NA	<2.8	NA	NA	NA	<2.8	NA	NS	1,000	---	---
Metals																																				
Cadmium	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	<0.8	<0.8	<0.8	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	NS	8	37	8
Lead	mg/kg	NA	NA	4.87	13.7	NA	3.24	1.61	2.72	<1.5	<1.5	3.39"J"	12.5	3.50	3.51	2.99	1.88	1.19	3.96	5.23	2.73	NA	5.96	5.18	5.66	<1.5	<1.5	3.24 "J"	8.42	3.97 "J"	3.43 "J"	<1.5	NS	50	400	NS

Notes:
1. Analytical units: µg/kg = micrograms per kilogram (equivalent to parts per billion, ppb)
   mg/kg = milligrams per kilogram (equivalent to parts per million, ppm)
2. NA = not analyzed
3. GW RCLs = Groundwater Residual Contaminant Levels based on the following:
   For GRO, DRO, and petroleum hydrocarbons, GW RCLs based on Wisconsin Administrative Code, Chapter NR 720.09 generic Residual Contaminant Levels.
4. DC RCLs for Non-Industrial Soil = Direct Contact Residual Contaminant Levels based on the following:
   For petroleum hydrocarbons, DC RCLs based on Wisconsin Administrative Code, Chapter NR 746.06 Table 1 ("Indicators of Residual Petroleum Product in Soil Pores") soil screening levels / Table 2 ("Protection of Human Health from Direct Contact with Contaminated Soil") concentrations.
   For metals, DC RCLs based on Wisconsin Administrative Code, Chapter NR 720.11 generic Residual Contaminant Level for protection of direct contact for non-industrial land use.
   For PCBs, DC RCLs based on EPA soil cleanup standard for unrestricted land use as described in 40 CFR 761.61(a)(4)(i)(A)
5. PRG for Residential Soil = US EPA Region IX Preliminary Remediation Goal for residential soil (Otober 2004) to use as a guideline to evaluate the direct contact exposure pathway
6. SSL = US EPA Region IX Soil Screening Level for protection of groundwater with a dilution-attenuation factor of 20 (October 2004) - provided as a guideline to evaluate soil
7. NS = no standard established
8. Laboratory flag: "J" = Analyte detected between Limit of Detection and Limit of Quantitation
9. Exceedances: box = Concentration exceeds GW RCL
   [brackets] = Concentration exceeds DC RCL for Non-Industrial Soil (note that soil is located within 4 feet of the ground surface)
   underline = Concentration exceeds DC RCL for Non-Industrial Soil (note that soil is located deeper than 4 feet of the ground surface)
   * Exceedances for PRGs and SSLs are not identified in this table, as these values are intended only as a preliminary screening tool at this time.

Table 1
Groundwater Quality Results
Former New Downer Garage - 1609 E. North Avenue, Milwaukee, Wisconsin
Sigma Project No. 11492

	Well Location:	**MW-1**				**NR 140**	**NR 140**
Analytes	Date:	11/22/1991	9/13/2001	5/4/2009	5/09 Dup	**ES**	**PAL**
PVOCs & Detected VOCs							
Benzene	µg/L	**22.1**	<0.10	<0.41	<0.41	5	0.5
n-Butylbenzene	µg/L	131	<0.25	<1.5	<1.5	NS	NS
Chlorobenzene	µg/L	1.01	<0.25	<0.39	<0.39	NS	NS
1,2-Dibromoethane	µg/L	**1.95**	<0.25	<0.52	<0.52	0.05	0.005
Ethylbenzene	µg/L	***381***	<0.25	<0.87	<0.87	700	140
Isopropylbenzene	µg/L	23.6	<0.25	<0.39	<0.39	NS	NS
p-Isopropyltoluene	µg/L	16.5	<0.25	<0.57	<0.57	NS	NS
Methyl-tert-butyl-ether	µg/L	<1.0	<0.25	<0.5	<0.5	60	12
Naphthalene	µg/L	2.52	<0.25	<1.7	<1.7	100	10
n-Propylbenzene	µg/L	89.8	<0.25	<0.33	<0.33	NS	NS
Styrene	µg/L	**401**	<0.25	NA	NA	100	10
Toluene	µg/L	***990***	<0.10	<0.51	<0.51	1,000	200
1,2,4-Trimethylbenzene	µg/L	637	<0.10	<1.1	<1.1	NS	NS
1,3,5-Trimethylbenzene	µg/L	244	<0.10	<1.5	<1.5	NS	NS
Total Trimethylbenzene	µg/L	**881**	<0.20	<2.6	<2.6	480	96
Xylenes, Total	µg/L	***1,270***	<0.25	<2.13	<2.13	10,000	1,000
Dissolved Metals							
Lead	µg/L	<2	<1.2	<0.7	NA	15	1.5
Gasoline Range Organics							
GRO	µg/L	10,500	NA	NA	NA	NS	NS
PAHs							
Acenaphthene	µg/L	NA	<0.40	NA	NA	NS	NS
Acenaphthylene	µg/L	NA	<0.64	NA	NA	NS	NS
Anthracene	µg/L	NA	<0.03	NA	NA	3,000	600
Benzo(a)anthracene	µg/L	NA	<0.033	NA	NA	NS	NS
Benzo(a)pyrene	µg/L	NA	<0.023	NA	NA	0.2	0.02
Benzo(b)fluoranthene	µg/L	NA	<0.056	NA	NA	0.2	0.02
Benzo(ghi)perylene	µg/L	NA	<0.11	NA	NA	NS	NS
Benzo(k)fluoranthene	µg/L	NA	<0.05	NA	NA	NS	NS
Chrysene	µg/L	NA	<0.029	NA	NA	0.2	0.02
Dibenzo(a,h)anthracene	µg/L	NA	<0.05	NA	NA	NS	NS
Fluoranthene	µg/L	NA	<0.077	NA	NA	400	80
Fluorene	µg/L	NA	<0.078	NA	NA	400	80
Indeno(1,2,3-cd)pyrene	µg/L	NA	<0.039	NA	NA	NS	NS
1-Methylnaphthalene	µg/L	NA	<0.51	NA	NA	NS	NS
2-Methylnaphthalene	µg/L	NA	<0.96	NA	NA	NS	NS
Naphthalene	µg/L	NA	<0.38	NA	NA	100	10
Phenanthrene	µg/L	NA	<0.078	NA	NA	NS	NS
Pyrene	µg/L	NA	<0.061	NA	NA	250	50

Notes:
1. Groundwater samples collected by:
   November 1991 samples collected by Stiles Environmental Testing and reported in a March 4, 1993 letter by BT^2, Inc. to the WDNR.
   September 2001 samples collected by Environmental Associates, Inc. and reported in December 2001 Phase II ESA report.
   May 2009 samples collected by Sigma Environmental Services, Inc.
2. NR 140 ES = Wisconsin Administrative Code, Chapter NR 140 Enforcement Standard
3. NR 140 PAL = Wisconsin Administrative Code, Chapter NR 140 Preventive Action Limit
4. NS = no standard
5. µg/L = micrograms per liter (equivalent to parts per billion, ppb)
6. NA = Not Analyzed
7. Trip blank results: 11/22/91: All VOCs reported below laboratory detection limits, except 1,2,4-trimethylbenzene at 1.09 µg/L
   9/13/01: Not used.
   5/4/09: All VOCs reported below laboratory detection limits.
8. Equipment blank results: 11/22/91: All VOCs reported below laboratory detection limits.
   9/13/01: Not used.
   5/4/09: All VOCs reported below laboratory detection limits.
9. Exceedances: **bold, box** = Concentration exceeds NR 140 ES
   bold, italics = Concentration exceeds NR 140 PAL