

# GIS REGISTRY

## Cover Sheet

August 2011  
(RR-5367)

### Source Property Information

BRRTS #: 03-41-000127

ACTIVITY NAME: S K Williams Co

PROPERTY ADDRESS: 4600 N 124th St

MUNICIPALITY: Wauwatosa

PARCEL ID #: 219-9990-01

CLOSURE DATE: Dec 20, 2011

FID #: 241011210

DATCP #:

PECFA#: 53225431400A

#### \*WTM COORDINATES:

X: 677450 Y: 293844

*\* 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" form)*

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

Contamination in ROW

Off-Source Contamination

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

### 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 unit or economic  
development corporation was directed to  
take a response action)*

### Monitoring Wells:

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

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\* Site Specific Residual Contaminant Level*

DEC 20 2011

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 #:	03-41-000127	PARCEL ID #:	219-9990-01
ACTIVITY NAME:	Former SK Williams		

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

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

**SOURCE LEGAL DOCUMENTS**

- 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.*
- 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 #: 1                      Title: Certified Survey Map No. 694**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

- Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.
- 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**
  - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 2                      Title: Site Features Detail Diagram**
  - 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 #: 5                      Title: Soil Impact Isoconcentration Diagram**

BRRTS #: 03-41-000127

ACTIVITY NAME: Former SK Williams

**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 #: 4**                      **Title: Benzene GW Isoconcentration Diagram**

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

**Figure #: 3**                      **Title: GW Elevation Contour Diagram (8-25-11)**

**Figure #:**                      **Title:**

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

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

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

**Table #: 1**                      **Title: Soil Analytical Results**

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

**Table #: 3**                      **Title: Groundwater VOC Analytical Results**

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

**Table #: 2**                      **Title: Groundwater Elevation Measurements**

**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 Features Diagram**

- 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 #: 03-41-000127

ACTIVITY NAME: Former SK Williams

**NOTIFICATIONS**

**Source Property**

**Not Applicable**

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

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

**Off-Source Property**

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

**Not Applicable**

**Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

*Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.*

**Number of "Off-Source" Letters:**

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

**Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

*Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

**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:**



December 20, 2011

TB Material, LLC  
Attn: Mr. Ted Dragotta  
657 South 72nd Street  
Milwaukee WI 53214

Subject: Final Case Closure for the Former S. K. Williams Property 4600 North 124th Street  
Milwaukee, WI

FID: 241011210  
BRRTS: 03-41-000127  
PECFA: 53225-4314-00

Dear Mr. Dragotta:

On November 1, 2011 the Wisconsin Department of Natural Resources ("the Department") Southeast Regional Closure Committee reviewed your request for closure of the case described above. The Regional Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. On November 1, 2011, you were notified that the Closure Committee had granted conditional closure to this case.

On December 5, 2011, the Department received information or documentation indicating that you have complied with the requirements for final closure by submitting the monitoring well abandonment forms required for final closure.

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

#### GIS Registry

The conditions of case closure set out below in this letter require that this 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 at and below 4-feet below ground surface (bgs)
- Groundwater contamination is present above Chapter NR 140 enforcement standards
- One or more monitoring wells were not located and must be properly abandoned if found

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.

#### Residual Soil Contamination

Residual soil contamination remains at or below 4-foot bgs for soil boring locations B-5, and B-7, as shown on the **attached map Figure 5**, and in the information submitted to the Department of Natural Resources. If soil in the specific locations described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

#### Residual Groundwater Contamination

Groundwater impacted by benzene contamination greater than enforcement standards (MW-7) set forth in ch. NR140, Wis. Adm. Code, is present on this contaminated property, as shown on the **attached map Figure 4**.

#### Monitoring Wells that could not be Properly Abandoned

On May 27, 2011 your consultant Ready Earth, notified the Department that groundwater monitoring well MW-6 located on the property and shown on the **attached map Figure 2**, could not be properly abandoned because they were missing due to being paved over, covered or removed during site development activities. Your consultant has made a reasonable effort to locate the well depicted on the attached map and to determine whether it was properly abandoned but has been unsuccessful in those efforts. You need to understand that in the future you may be held liable for any problems associated with this monitoring well (MW-6) if it creates a conduit for contaminants to enter groundwater. If in the future, this groundwater monitoring well is found, the then current owner of the property on which the well is located will be required to notify the Department, to properly abandon the wells in compliance with the requirements in ch. NR 141, Wis. Adm. Code, and to submit the required documentation of that abandonment to the Department.

#### 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, an example of a changed condition requiring prior notification includes, but is not limited to:

- One or more monitoring wells that were not located are found and properly abandoned.

Written notifications in accordance with the above requirement must be sent to the WDNR Southeast Regional RR Program Office located at 2300 Dr. M L. King Drive Milwaukee, WI 53212, to the attention of Ms Vicky Stovall, Environmental Program Associate.

PECFA Reimbursement

Section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the Department of Safety and Professional Services PECFA Program to determine the method for salvaging the equipment.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8688) at the above address.

Sincerely,



James A. Schmidt  
Southeast Region Team Supervisor  
Remediation and Redevelopment

Enclosures: Figure 5, Soil Impact Isoconcentration Diagram  
Figure 4, Benzene GW Isoconcentration Diagram  
Figure 2, Site Features Detail Diagram Missing Monitoring Well Location

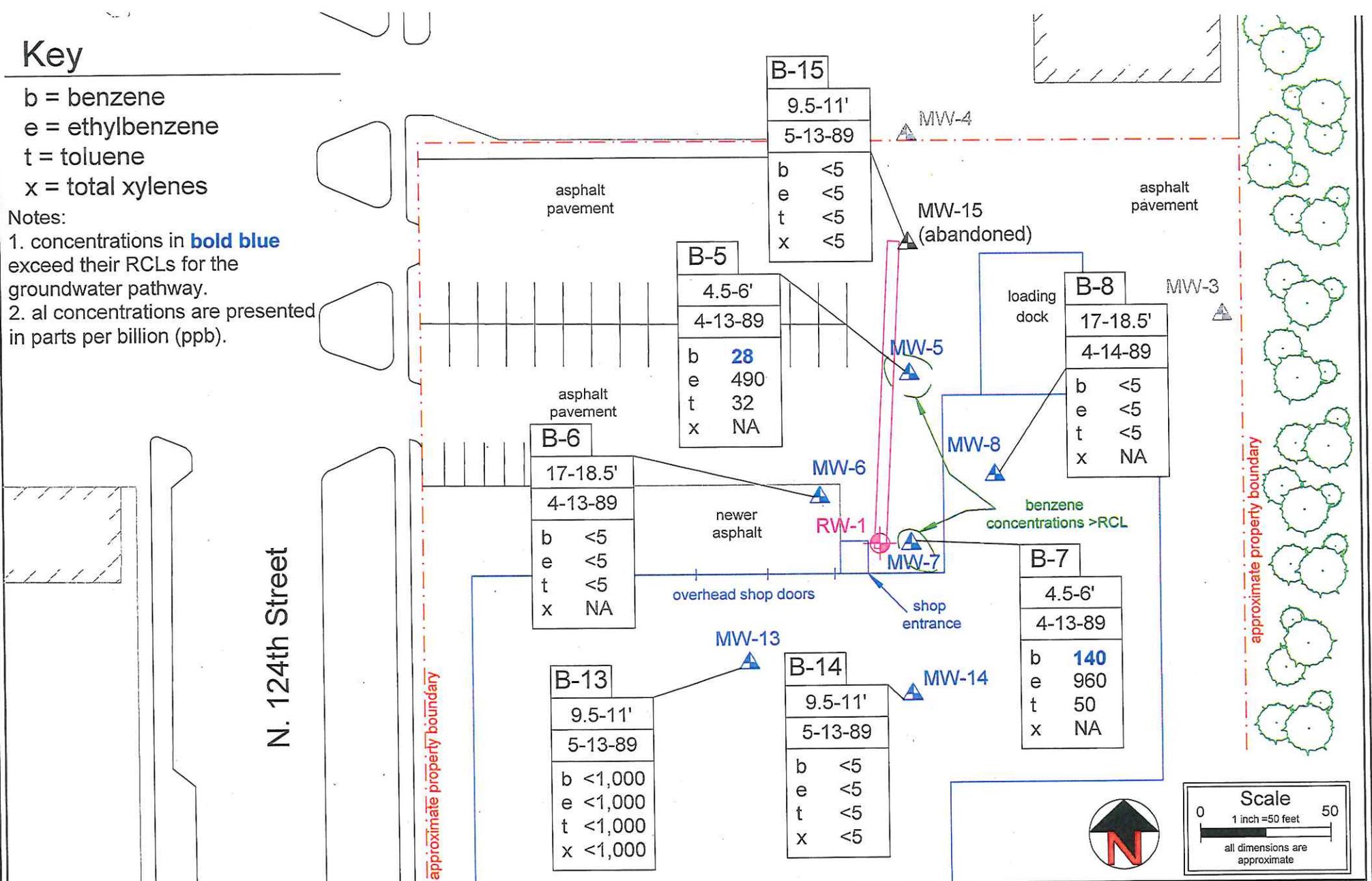
C: Linda Michalets, Dept. of Safety & Professional Services  
Jason Bartley, Ready Earth  
WDNR SER Files

# Key

b = benzene  
 e = ethylbenzene  
 t = toluene  
 x = total xylenes

## Notes:

1. concentrations in **bold blue** exceed their RCLs for the groundwater pathway.
2. all concentrations are presented in parts per billion (ppb).



Drawing No.: 11-0401f  
 DWG Date: 08-13-11  
 Rev Date:  
 Drafted by: JEB

**Soil Impact Isoconcentration Diagram**  
 Former S.K. Williams Property  
 4600 N. 124th Street  
 Wauwatosa, Wisconsin

**Figure**

**5**

N. 124th Street

approximate property boundary

Former S.K. Williams Property  
4600 N. 124th Street  
Wauwatosa, WI

asphalt pavement

recovery trench

asphalt pavement

newer asphalt

overhead shop doors

MW-4

MW-15  
(abandoned)

MW-5

MW-6

RW-1

MW-7

MW-13

MW-14

benzene concentrations >ES

former 1,000-gallon  
unleaded gasoline UST

shop entrance

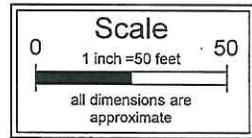
loading dock

MW-8

asphalt pavement

MW-3

approximate property boundary



Drawing No.: 11-0401e  
DWG Date: 08-7-11  
Rev Date:  
Drafted by: JEB

**Benzene GW Isoconcentration Diagram**  
Former S.K. Williams Property  
4600 N. 124th Street  
Wauwatosa, Wisconsin

**Figure**

**4**

N. 124th Street

approximate property boundary

Former S.K. Williams Property  
4600 N. 124th Street  
Wauwatosa, WI

asphalt pavement

recovery trench

asphalt pavement

missing well

newer asphalt

overhead shop doors

MW-4

MW-15  
(abandoned)

MW-5

MW-3

loading dock

former 1,000-gallon  
unleaded gasoline UST

MW-6

RW-1

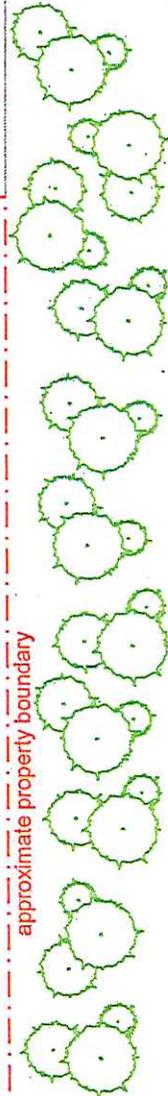
MW-7

shop entrance

MW-13

MW-14

approximate property boundary



Scale  
1 Inch = 50-feet  
0 50  
all dimensions are approximate



Drawing No.: 11-0401b  
DWG Date: 05-11-11  
Rev Date: 06-09-11  
Drafted by: JEB

Site Features Detail Diagram  
Former S.K. Williams Property  
4600 N. 124th Street  
Wauwatosa, Wisconsin

Figure  
2



November 1, 2011

TB Material, LLC  
Attn: Ted Dragotta  
657 South 72nd Street  
Milwaukee WI 53214

Subject: Conditional Closure Decision, with Requirements to Achieve Final Closure for the Former SK Williams Site Located at 4600 North 124<sup>th</sup> Street Wauwatosa, WI

FID: 241011210  
BRRTS: 03-41-000127

Dear Mr. Dragotta:

On November 1, 2011, the Wisconsin Department of Natural Resources ("the Department") Southeast Regional Closure Committee reviewed your request for closure of the case described above. The Southeast Regional Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Southeast Regional Closure Committee has determined that the petroleum contamination on the site from the former underground storage tank (UST) located on the property appears to have been investigated and remediated to the extent practicable under site conditions. Your case meets the screening criteria of s. NR 746.07 or s. NR 746.08, Wis. Adm. Code, and the requirements of ch. NR 726, Wis. Adm. Code and will be closed when the following conditions are satisfied:

### Monitoring Well Abandonment

The groundwater monitoring wells and extraction system well(s) at the site must be properly abandoned in accordance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to this office on Form 3300-5B found at [www.dnr.state.wi.us/org/water/dgw/gw](http://www.dnr.state.wi.us/org/water/dgw/gw) within 60-days on receipt of this letter as required in s. NR 726.05(8)(a)1 and s. NR 141.25 Wis. Admin. Code. The Department requires the abandonment of these wells before issuing a final closure letter.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR's Remediation and Redevelopment GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

### Continuing Obligations and Responsibilities

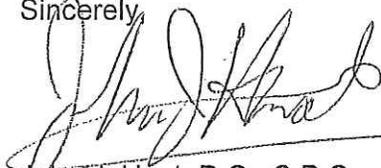
As part of the approval of the closure of this case, you will be responsible for maintaining the following continuing obligations:

- Groundwater monitoring well MW-6, was not located and must be properly abandoned if found.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8688) at the above address.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Hnat", written over a horizontal line.

John J. Hnat, P.G., C.P.G.  
Project Manager/Hydrogeologist  
Southeast Region  
Remediation and Redevelopment

C: Jason Bartley, Ready Earth Consulting, Inc.  
WDNR SER Files



STATE BAR OF WISCONSIN FORM 3 - 2000  
QUIT CLAIM DEED

Document Number

DOC. # 09061037

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED 08/02/2005 09:39AM

JOHN LA FAVE  
REGISTER OF DEEDS

AMOUNT: 11.00

This Deed, made between Michael S. Polsky as Receiver for S.K. Williams Company Grantor, and TB MATERIAL, LLC, a Wisconsin limited liability company Grantee.

Grantor quit claims to Grantee the following described real estate in Milwaukee County, State of Wisconsin (if more space is needed, please attach addendum):

Parcel of Certified Survey map No. 694, recorded on July 5, 1967 in Reel 367, Image 1553, as Document No. 4328215, being a part of the Northwest 1/4 of Section 6, Town 7 North, Range 21 East, in the City of Wauwatosa, County of Milwaukee, State of Wisconsin.

Recording Area

Name and Return Address  
**TB Materials, LLC**  
Theodore F. Dragatta  
James A. Smith  
657 S. 72<sup>nd</sup> Street  
Milwaukee, WI 53214

TRANSFER

\$ 1,285.00  
FEE

219-9990-01  
Parcel Identification Number (PIN)

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

Parcel of Certified Survey map No. 694, recorded on July 5, 1967 in Reel 367, Image 1553, as Document No. 4328215, being a part of the Northwest 1/4 of Section 6, Town 7 North, ~~Range~~ Range 21 East, in the City of Wauwatosa, County of Milwaukee, State of Wisconsin.

Together with all appurtenant rights, title and interests.

Dated this 27<sup>th</sup> day of July, 2005.

Michael S. Polsky as Receiver for S.K. Williams Company

[Signature]  
\* \_\_\_\_\_

Michael S. Polsky, Receiver

AUTHENTICATION

Signature(s) Michael S. Polsky as Receiver

authenticated this 27<sup>th</sup> day of July, 2005

ACKNOWLEDGMENT

STATE OF Wisconsin )  
) ss.  
Milwaukee County. )

Personally came before me this 27<sup>th</sup> day of  
July, 2005 the above named  
Michael S. Polsky as Receiver

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

THIS INSTRUMENT WAS DRAFTED BY  
Michael R. Stein, Esq.  
Beck, Chaet & Bamberger, S.C.

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

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

[Signature]  
\* [Signature]  
Notary Public, State of Wisconsin  
My Commission is permanent. (If not, state expiration date:  
January 18, 2009.)

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



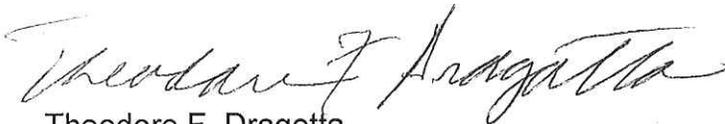
September 13, 2011

RE: GIS Statement for the Former S.K. Williams Site Located at 4600 N. 124<sup>th</sup> Street  
in Wauwatosa, Wisconsin; REC Project no. 11-0401; Commerce No. 53225-  
4314-00

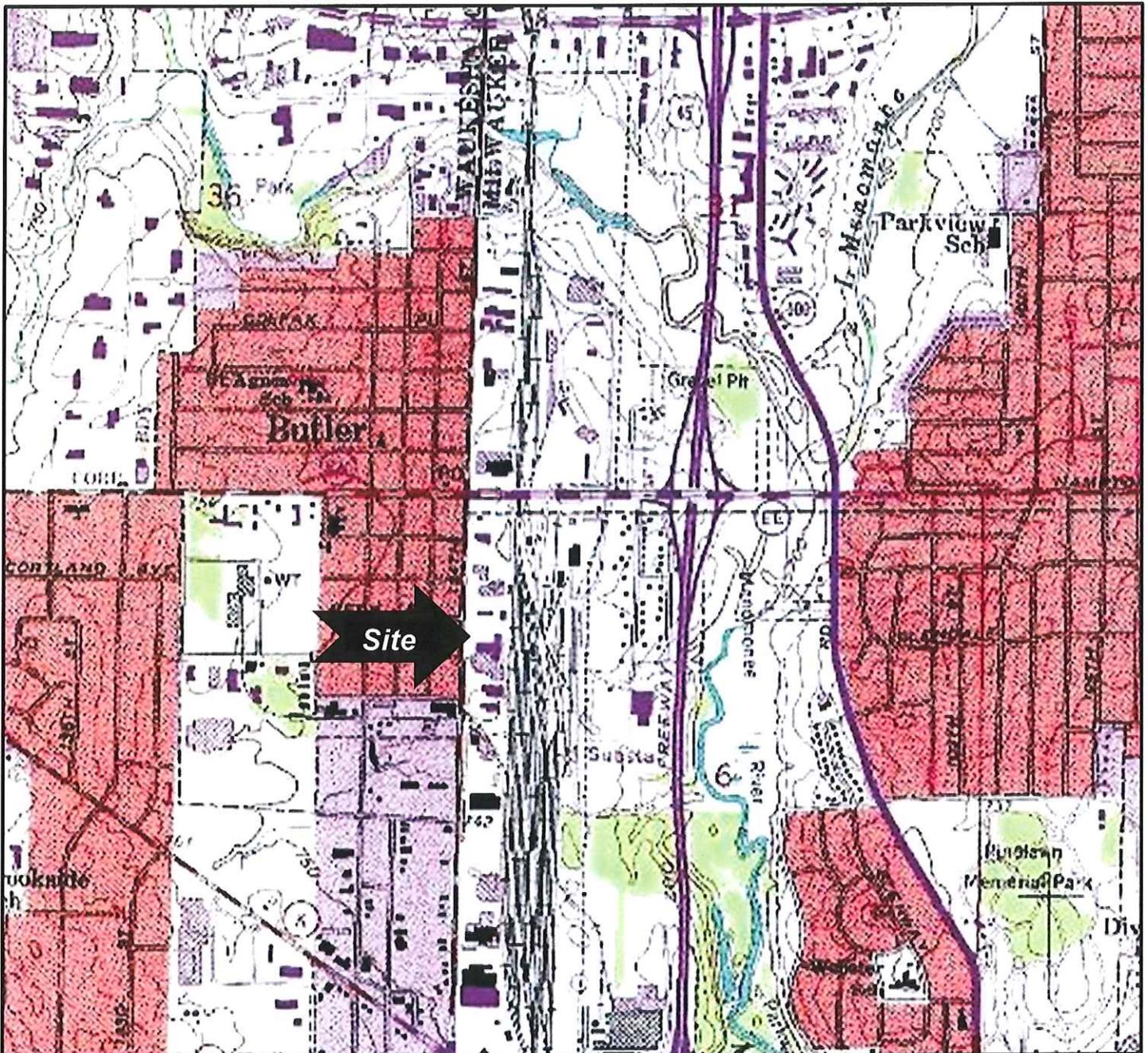
To Whom It May Concern:

I have reviewed the Quit Claim Deed (Doc # 09061037) and Certified Survey Map 694 submitted for the Geographic Information System (GIS) packet for the above-referenced site. I believe, to the best of my knowledge, that the legal description on the above-referenced deed accurately describes the correct property to be listed on the GIS.

Sincerely,

A handwritten signature in cursive script that reads "Theodore F. Dragotta". The signature is written in black ink and is positioned above the printed name and title.

Theodore F. Dragotta  
TB Materials, LLC



Scale



1"~1,550



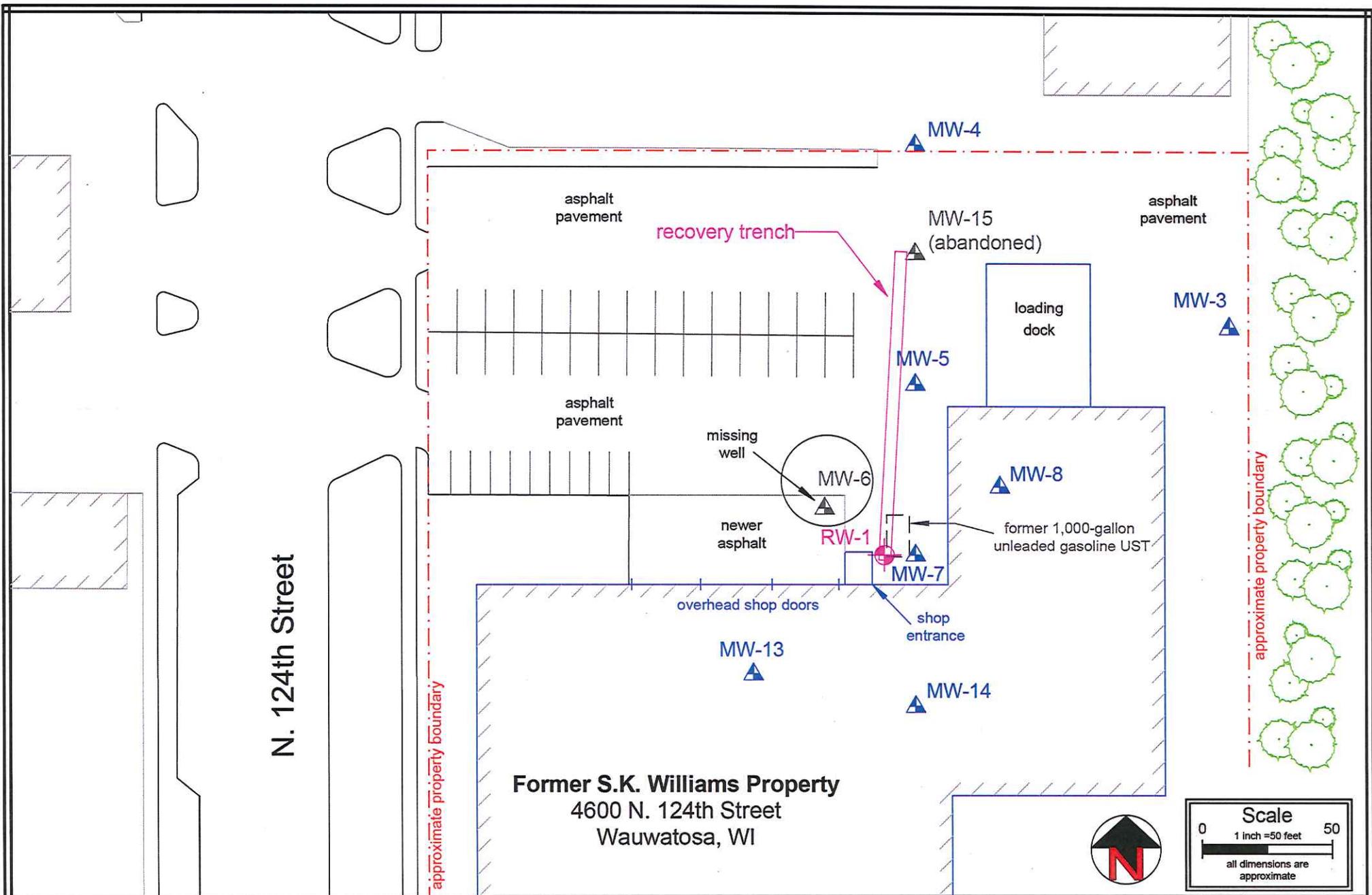
NW ¼ of the NW ¼ of Section 6, Township 7N, Range 21E  
 Milwaukee and Brookfield Quadrangles  
 (photorevised 1971 and 1994)



**Site Location Map**  
 Former S.K. Williams Property  
 4600 N. 124<sup>th</sup> Street  
 Wauwatosa, Wisconsin

**Figure**

1



Drawing No.: 11-0401b  
 DWG Date: 05-11-11  
 Rev Date: 06-09-11  
 Drafted by: JEB

**Site Features Detail Diagram**  
 Former S.K. Williams Property  
 4600 N. 124th Street  
 Wauwatosa, Wisconsin

**Figure**  
 2

# Key

b = benzene  
 e = ethylbenzene  
 t = toluene  
 x = total xylenes

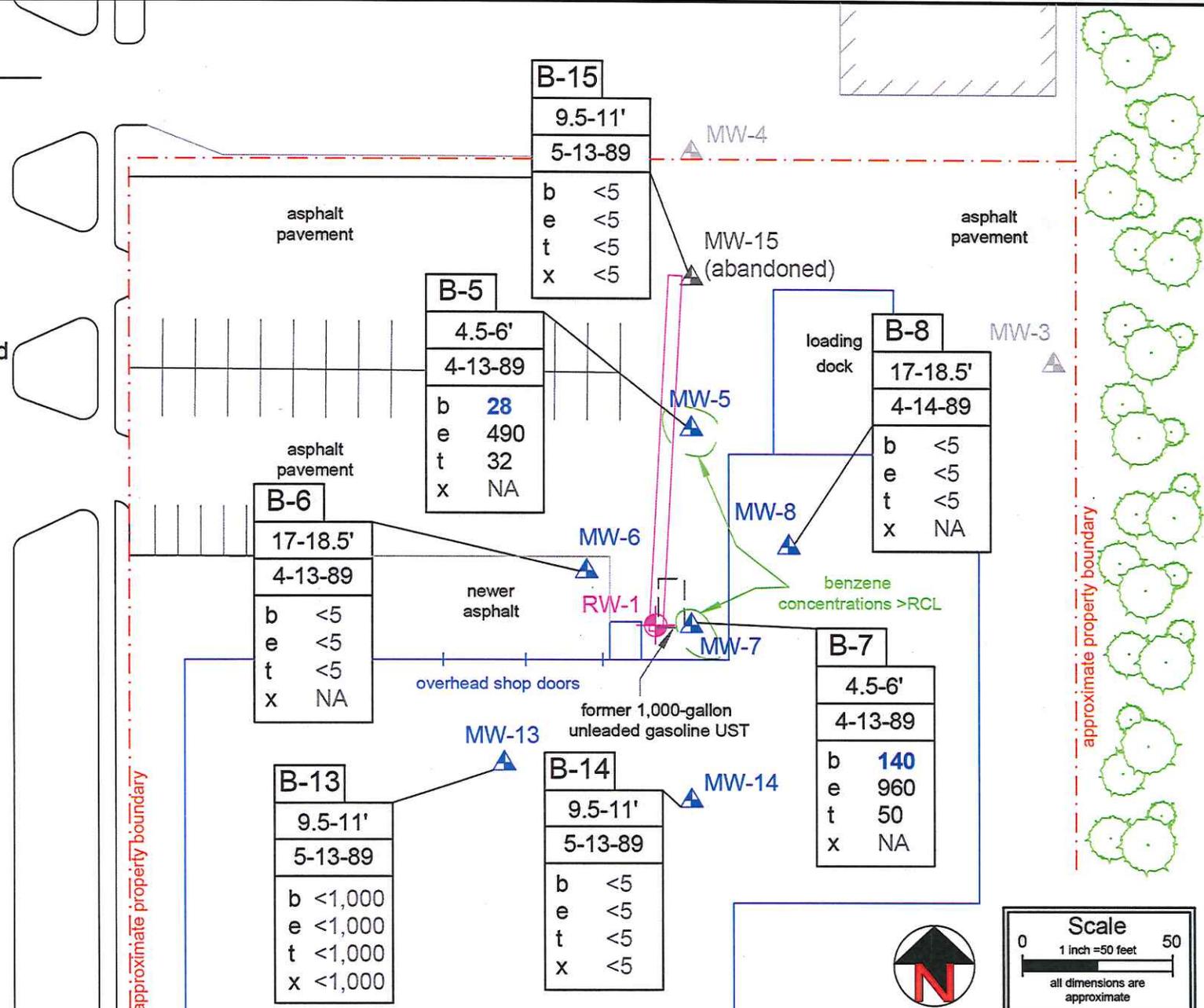
## Notes:

1. concentrations in **bold blue** exceed their RCLs for the groundwater pathway.
2. all concentrations are presented in parts per billion (ppb).

N. 124th Street

approximate property boundary

approximate property boundary



Drawing No.: 11-0401f  
 DWG Date: 08-13-11  
 Rev Date: 11-2-11  
 Drafted by: JEB

**Soil Impact Isoconcentration Diagram**  
 Former S.K. Williams Property  
 4600 N. 124th Street  
 Wauwatosa, Wisconsin

**Figure**  
 5

N. 124th Street

approximate property boundary

Former S.K. Williams Property  
4600 N. 124th Street  
Wauwatosa, WI

asphalt pavement

recovery trench

asphalt pavement

newer asphalt

overhead shop doors

MW-4

MW-15  
(abandoned)

MW-5

asphalt pavement

MW-3

loading dock

MW-6

MW-8

RW-1

former 1,000-gallon  
unleaded gasoline UST

benzene  
concentrations >ES

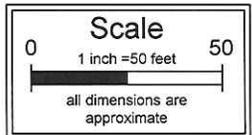
MW-7

shop entrance

MW-13

MW-14

approximate property boundary



Drawing No.: 11-0401e

DWG Date: 08-7-11

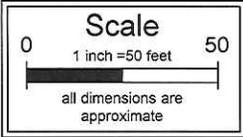
Rev Date:

Drafted by: JEB

**Benzene GW Isoconcentration Diagram**  
Former S.K. Williams Property  
4600 N. 124th Street  
Wauwatosa, Wisconsin

**Figure**

4



**Key**

-  = monitoring well
-  = recovery well
- (99.34) = GW elevation (8-25-11)
-  = GW elevation contour  
contour interval = 2 feet
- (NM) = not measured

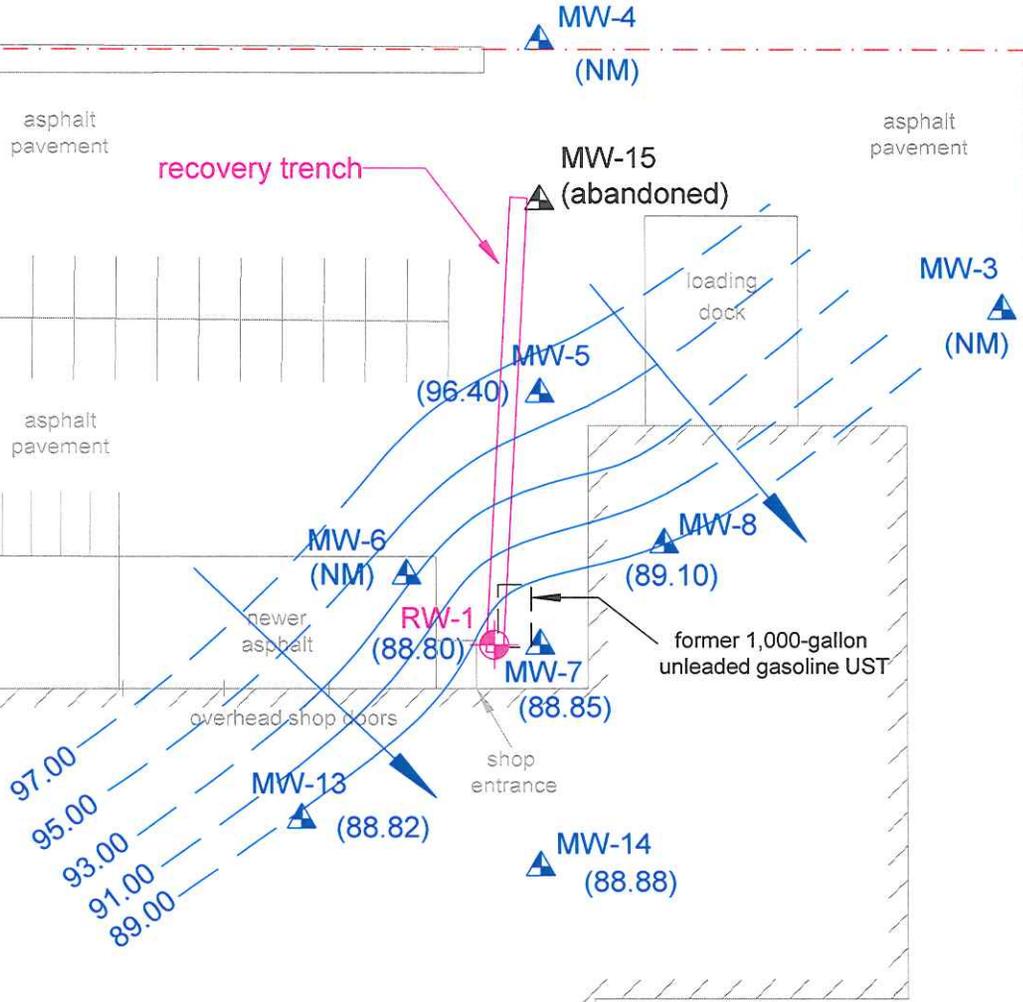
N. 124th Street

approximate property boundary

approximate property boundary

**Former S.K. Williams Property**

4600 N. 124th Street  
Wauwatosa, WI



Drawing No.: 11-0401e

DWG Date: 09-07-11

Rev Date:

Drafted by: JEB

**GW Elevation Contour Diagram (8-25-11)**

Former S.K. Williams Property

4600 N. 124th Street  
Wauwatosa, Wisconsin

**Figure**

3

**TABLE 1**  
**Soil Analytical Results**  
**Former SK Williams Co. - Former Gasoline UST**  
**4600 N. 124th Street**  
**Wauwatosa, Wisconsin**

Sample Location	Sample Depth (ft bgs)	Sampling Date	Benzene (ppb)	Ethylbenzene (ppb)	Toluene (ppb)	Total Xylenes (ppb)
<b>B-5</b>	4.5-6'	4/13/89	<b><i>28</i></b>	490	32	NA
<b>B-6</b>	17-18.5'	4/13/89	<5	<5	<5	NA
<b>B-7</b>	4.5-6'	4/13/89	<b><i>140</i></b>	960	50	NA
<b>B-8</b>	17-18.5'	4/14/89	<5	<5	<5	NA
<b>B-13</b>	9.5-11'	5/13/89	<1,000	<1,000	<1,000	<1,000
<b>B-14</b>	9.5-11'	5/13/89	<5	<5	<5	<5
<b>B-15</b>	14.5-16'	5/13/89	<5	<5	<5	<5
<i>NR720 generic RCL GW path.</i>			<i>5.5</i>	<i>2,900</i>	<i>1,500</i>	<i>4,100</i>
<i>Sugg RCL D.C. path.</i>			<i>170</i>	<i>156,000</i>	<i>125,000</i>	<i>280,000</i>

Notes:

1. Concentrations in ***blue italics*** exceed their respective generic, calculated, or suggested standard for the groundwater pathway.
2. Concentrations in ***red bold*** exceed their respective generic, calculated, or suggested standard for the direct contact pathway (only within the top 4 feet bgs).
3. SSRCLs were calculated from EPA website with Wisconsin defaults and are for non-industrial direct contact.
4. Data obtained from Sigma Environmental Services tables.

**TABLE 3 (Page 1 of 3)**  
**Groundwater VOC Analytical Results**  
**Former SK Williams Co. - Former Gasoline UST**  
**Wauwatosa, Wisconsin**

Sample Location	Sampling Date	Benzene (ppb)	Ethylbenzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Comb. TMBs (ppb)	Total Xylenes (ppb)
MW-3	5/27/11	<0.39	<0.41	<0.38	<0.40	<0.42	<0.83	<1.3
MW-4	5/27/11	<0.39	<0.41	<0.38	<0.40	<0.42	<0.83	<1.3
MW-5	4/17/89	<b>130</b>	17	-	-	15	-	NA
	12/27/90	<b>13</b>	15	-	-	1.0	-	1.0
	7/22/91	<1.0	<1.0	-	-	<1.0	-	<1.0
	1/7/92	<b>30</b>	32	-	-	<1.0	-	11
	7/1/92	<b>1.6</b>	3.5	-	-	1.5	-	2.2
	10/5/92	<1.0	<1.0	-	-	<1.0	-	2.8
	12/29/92	<b>30</b>	34	-	-	2.3	-	7.1
	4/2/93	<b>22</b>	22	-	-	2.7	-	9.8
	7/26/93	<1.0	<1.0	-	-	<1.0	-	<3.0
	12/30/93	<b>39</b>	44	-	-	1.9	-	7.2
	7/7/94	<0.6	<1.0	-	-	<1.0	-	<1.0
	12/15/94	<b>30</b>	28	-	-	1.3	-	10
	7/18/95	<b>0.53</b>	1.54	-	-	<2.0	-	<1.0
	12/29/95	<b>40.7</b>	50.3	-	-	<2.0	-	12
7/11/96	<b>7.1</b>	8.1	-	-	<1.4	-	<3.7	
	5/27/11	<0.39	<0.41	<0.38	<0.40	<0.42	<0.83	<1.3
	8/25/11	<0.39	<0.41	<0.38	<0.40	<0.42	<0.83	<1.3
MW-6	4/17/89	<5.0	<5.0	-	-	<5.0	-	NA
	12/27/90	<1.0	<1.0	-	-	<1.0	-	<1.0
	7/22/91	<1.0	<1.0	-	-	<1.0	-	<1.0
	1/7/92	<1.0	<1.0	-	-	<1.0	-	<1.0
	7/1/92	<1.0	<1.0	-	-	1.1	-	<1.0
	10/5/92	<1.0	120	-	-	<1.0	-	2.0
	12/29/92	<1.0	<1.0	-	-	<1.0	-	<1.0
	4/2/93	<1.0	<1.0	-	-	<1.0	-	<1.0
	7/26/93	<1.0	<1.0	-	-	<1.0	-	<3.0
	12/30/93	<1.0	<1.0	-	-	<1.0	-	<3.0
	7/7/94	<0.6	<1.0	-	-	<1.0	-	<1.0
	12/15/94	<0.6	<1.0	-	-	<1.0	-	<1.0
	7/18/95	<0.5	<1.0	-	-	<2.0	-	<1.0
	12/29/95	<0.5	<1.0	-	-	<2.0	-	<1.0
7/11/96	<0.8	<1.8	-	-	3.5	-	<3.7	
	5/27/11	This well could not be located beneath newer asphalt.						
MW-7	4/17/89	<b>3,900</b>	<b>350</b>	-	-	<b>2,500</b>	-	NA
	12/27/90	<b>26</b>	<1.0	-	-	3.0	-	17
	7/22/91	<b>150</b>	19	-	-	20	-	110
	1/7/92	<b>1,200</b>	<b>460</b>	-	-	38	-	<b>1,300</b>
	7/1/92	<b>140</b>	83	-	-	13	-	70
	10/5/92	<b>170</b>	<1.0	-	-	26	-	150
	12/29/92	<b>340</b>	<b>280</b>	-	-	81	-	510
	4/2/93	<b>270</b>	<b>220</b>	-	-	53	-	410
	7/26/93	<b>79</b>	38	-	-	8.0	-	72
	12/30/93	<b>160</b>	120	-	-	9.7	-	200
	7/7/94	<b>320</b>	63	-	-	32	-	200
	12/15/94	<b>280</b>	<b>150</b>	-	-	13	-	162
	7/18/95	<b>216</b>	22.4	-	-	<20.0	-	70.6
	12/29/95	<b>375</b>	40.3	-	-	<20.0	-	196.9
7/11/96	<b>310</b>	36	-	-	12	-	229	
	5/27/11	<b>48.9</b>	4.0	7.2	<0.40	<0.42	<0.83	<1.3
	8/25/11	<b>30.1</b>	<0.41	4.3	0.48	<0.42	<0.83	<1.3
ES (ppb)		5	140	60	100	200	480	1,000
PAL (ppb)		0.5	700	12	10	1,000	96	10,000

Notes:

1. Concentrations in **blue italics** exceed their respective preventive action limits (PALs).
2. Concentrations in **red bold** exceed their respective enforcement standards (ESs).
3. Data prior to 2011 was obtained from Sigma Environmental Services tables. "-" indicates that compound was not previously reported in these tables.

**TABLE 3 (Page 2 of 3)**  
**Groundwater VOC Analytical Results**  
**Former SK Williams Co. - Former Gasoline UST**  
**Wauwatosa, Wisconsin**

Sample Location	Sampling Date	Benzene (ppb)	Ethylbenzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Comb. TMBs (ppb)	Total Xylenes (ppb)	
MW-8	4/17/89	<5.0	<5.0	-	-	<5.0	-	NA	
	12/27/90	<1.0	<1.0	-	-	<1.0	-	<1.0	
	7/22/91	<b>2.0</b>	<1.0	-	-	2.0	-	1.0	
	1/7/92	<1.0	<1.0	-	-	<1.0	-	<1.0	
	7/1/92	Not sampled during this event.							
	10/5/92	<1.0	<1.0	-	-	<1.0	-	<1.0	
	12/29/92	<1.0	<1.0	-	-	<1.0	-	<1.0	
	4/2/93	<1.0	<1.0	-	-	<1.0	-	<1.0	
	7/26/93	<1.0	<1.0	-	-	<1.0	-	<3.0	
	12/30/93	<1.0	<1.0	-	-	<1.0	-	<3.0	
	7/7/94	<0.6	<1.0	-	-	<1.0	-	<1.0	
	12/15/94	<0.6	<1.0	-	-	<1.0	-	<1.0	
	7/18/95	<0.5	<1.0	-	-	<2.0	-	<1.0	
	12/29/95	<0.5	<1.0	-	-	<2.0	-	<1.0	
	7/11/96	<0.8	<1.8	-	-	<1.4	-	<3.7	
	5/27/11	<0.39	<0.41	<b>58.7</b>	<0.40	<0.42	<0.83	<1.3	
	8/25/11	<0.39	<0.41	<b>57.3</b>	<0.40	<0.42	<0.83	<1.3	
MW-13	4/17/89	<0.1	<0.1	-	-	0.90	-	0.28	
	12/27/90	<b>2.0</b>	<1.0	-	-	<1.0	-	<1.0	
	7/22/91	<1.0	<1.0	-	-	<1.0	-	<1.0	
	1/7/92	<1.0	<1.0	-	-	<1.0	-	<1.0	
	7/1/92	Not sampled during this event.							
	10/5/92	<1.0	<1.0	-	-	<1.0	-	<1.0	
	12/29/92	<1.0	<1.0	-	-	<1.0	-	1.5	
	4/2/93	<1.0	<1.0	-	-	<1.0	-	<1.0	
	7/26/93	<1.0	<1.0	-	-	<1.0	-	<3.0	
	12/30/93	<1.0	<1.0	-	-	<1.0	-	<3.0	
	7/7/94	<0.6	<1.0	-	-	<1.0	-	<1.0	
	12/15/94	<0.6	<1.0	-	-	<1.0	-	<1.0	
	7/18/95	<0.5	<1.0	-	-	<2.0	-	<1.0	
	12/29/95	<0.5	1.79	-	-	3.2	-	14.87	
	7/11/96	<0.8	1.8	-	-	<1.4	-	<3.7	
	5/27/11	<0.39	<0.41	<0.38	<0.40	<0.42	6.6	<1.3	
	8/25/11	<0.39	<0.41	<0.38	<0.40	1.1	0.45	<1.3	
MW-14	5/17/89	<0.1	<0.1	-	-	0.70	-	0.37	
	12/27/90	<1.0	<1.0	-	-	<1.0	-	<1.0	
	7/22/91	<1.0	1.0	-	-	1.0	-	<1.0	
	1/7/92	<1.0	<1.0	-	-	<1.0	-	1.9	
	7/2/92	<1.0	<1.0	-	-	<1.0	-	<1.0	
	10/5/92	<1.0	<1.0	-	-	<1.0	-	<1.0	
	12/29/92	<1.0	<1.0	-	-	<1.0	-	<1.0	
	4/2/93	<1.0	<1.0	-	-	<1.0	-	<1.0	
	7/26/93	<1.0	<1.0	-	-	<1.0	-	<3.0	
	12/30/93	Not sampled during this event.							
	7/7/94	<0.6	<1.0	-	-	<1.0	-	<1.0	
	12/15/94	<0.6	<1.0	-	-	<1.0	-	<1.0	
	7/18/95	<0.5	<1.0	-	-	<2.0	-	<1.0	
	12/29/95	<0.5	<1.0	-	-	<2.0	-	<1.0	
	7/11/96	<0.8	<1.8	-	-	<1.4	-	<3.7	
	5/27/11	<0.39	<0.41	<b>30.3</b>	<0.40	<0.42	<0.83	<1.3	
	8/25/11	<0.39	<0.41	<b>12.8</b>	<0.40	1.2	<0.83	<1.3	
ES (ppb)	5	140	60	100	200	480	1,000		
PAL (ppb)	0.5	700	12	10	1,000	96	10,000		

Notes:

1. Concentrations in **blue italic s** exceed their respective preventive action limits (PALs).
2. Concentrations in **red bold** exceed their respective enforcement standards (ESs).
3. Data prior to 2011 was obtained from Sigma Environmental Services tables. "-" indicates that compound was not previously reported in those tables.

**TABLE 3 (Page 3 of 3)**  
**Groundwater VOC Analytical Results**  
**Former SK Williams Co. - Former Gasoline UST**  
**Wauwatosa, Wisconsin**

Sample Location	Sampling Date	Benzene (ppb)	Ethylbenzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Comb. TMBs (ppb)	Total Xylenes (ppb)
MW-15	5/17/89	<0.1	<0.1	-	-	0.50	-	0.44
	12/27/90	<1.0	<1.0	-	-	<1.0	-	<1.0
	7/22/91	<1.0	<1.0	-	-	<1.0	-	<1.0
	1/7/92	<1.0	<1.0	-	-	<1.0	-	<1.0
	7/2/92	<1.0	3.3	-	-	1.9	-	10
	10/5/92	<1.0	<1.0	-	-	<1.0	-	<1.0
	12/29/92	<1.0	<1.0	-	-	<1.0	-	2.0
	4/2/93	<1.0	<1.0	-	-	<1.0	-	<1.0
	7/26/93	<1.0	<1.0	-	-	<1.0	-	<3.0
	12/30/93	<1.0	<1.0	-	-	<1.0	-	<3.0
	This well was abandoned March 21, 1994.							
RW-1	12/27/90	<b>2.0</b>	<1.0	-	-	<1.0	-	<1.0
	7/22/91	<b>6.0</b>	2.0	-	-	<1.0	-	<1.0
	1/7/92	<b>180</b>	22	-	-	15	-	510
	7/1/92	<b>1.3</b>	<1.0	-	-	1.4	-	1.6
	10/5/92	<b>4.0</b>	1.4	-	-	<1.0	-	12
	12/29/92	<b>11</b>	3.9	-	-	1.1	-	4.7
	4/2/93	<b>6.9</b>	3.6	-	-	2.0	-	13
	7/26/93	<1.0	<1.0	-	-	<1.0	-	<3.0
	12/30/93	<b>3.6</b>	<1.0	-	-	<1.0	-	<3.0
	7/7/94	<b>3.6</b>	<1.0	-	-	<1.0	-	<1.0
	12/15/94	<b>7.5</b>	<1.0	-	-	<1.0	-	<1.0
	7/18/95	<b>2.12</b>	<1.0	-	-	<2.0	-	<1.0
	12/29/95	<b>21</b>	2.71	-	-	<2.0	-	4.47
	7/11/96	<b>1.5</b>	<1.8	-	-	<1.4	-	<3.7
5/27/11	<0.39	<0.41	5.8	<0.40	<0.42	<0.83	<1.3	
8/25/11	<0.39	<0.41	4.9	<0.40	<0.42	<0.83	<1.3	
ES (ppb)		5	140	60	100	200	480	1,000
PAL (ppb)		0.5	700	12	10	1,000	96	10,000

Notes:

1. Concentrations in **blue italics** exceed their respective preventive action limits (PALs).
2. Concentrations in **red bold** exceed their respective enforcement standards (ESs).
3. Data prior to 2011 was obtained from Sigma Environmental Services tables. "-" indicates that compound was not previously reported in those tables.

**TABLE 2**  
**Groundwater Elevation Measurements**  
**Former SK Williams Co. - Former Gasoline UST**  
**4600 N. 124th Street**  
**Wauwatosa, Wisconsin**

Well Number	Date	*Total Well Depth	*Ground Surface Elevation	*Top of Casing Elevation	*Depth to Water Below Casing	*Depth to Water Below Ground	Groundwater Elevation					
MW-3	3/16/89	15.00	100.42	99.82	NM	NM	NM					
	5/27/11		100.42	100.27	4.32	4.47	95.95					
	8/25/11				NM	NM	NM					
MW-4	3/16/89	14.50	100.30	99.70	NM	NM	NM					
	5/27/11		100.44	100.26	0.92	1.10	99.34					
	8/25/11				NM	NM	NM					
MW-5	5/17/89	17.80	99.87	99.57	5.49	5.79	94.08					
	5/27/11		99.80	99.62	3.24	3.42	96.38					
	8/25/11				3.22	3.40	96.40					
MW-6	5/17/89	17.00	100.19	99.97	10.13	10.35	89.84					
	5/27/11							Could not locate well.				
MW-7	5/17/89	16.60	100.60	100.38	10.53	10.75	89.85					
	5/27/11		100.85	100.37	10.53	11.01	89.84					
	8/25/11				11.52	12.00	88.85					
MW-8	5/17/89	17.70	100.65	100.28	10.54	10.91	89.74					
	5/27/11		100.62	100.28	10.15	10.49	90.13					
	8/25/11				11.18	11.52	89.10					
MW-13	5/17/89	15.34	100.70	100.37	10.58	10.91	89.79					
	5/27/11		100.61	100.47	10.69	10.83	89.78					
	8/25/11				11.65	11.79	88.82					
MW-14	5/17/89	17.42	100.73	100.47	10.68	10.94	89.79					
	5/27/11		100.76	100.48	10.57	10.85	89.91					
	8/25/11				11.60	11.88	88.88					
MW-15	5/17/89	19.43	99.29	99.02	5.05	5.32	93.97					
	3/21/94							This well was abandoned.				
RW-1	12/6/89	20.00	101.05	98.61	NM	NM	NM					
	5/27/11		100.82	98.61	8.79	11.00	89.82					
	8/25/11				9.81	12.02	88.80					

Notes:

1. \*Measured from the north rim of the top of well casing.
2. All measurements are presented in feet.
3. Data for the May 1989 event obtained from Sigma Environmental Services tables.

IMPROPERLY ABANDONED  
MONITORING WELL

N. 124th Street

approximate property boundary

Former S.K. Williams Property  
4600 N. 124th Street  
Wauwatosa, WI

asphalt  
pavement

recovery trench

asphalt  
pavement

missing  
well

newer  
asphalt

overhead shop doors

MW-4

MW-15  
(abandoned)

MW-5

MW-6

RW-1

MW-7

MW-13

MW-14

loading  
dock

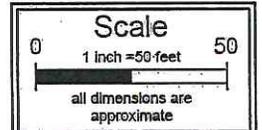
former 1,000-gallon  
unleaded gasoline UST

shop  
entrance

MW-3

MW-8

approximate property boundary



Drawing No.: 11-0401b  
DWG Date: 05-11-11  
Rev Date: 06-09-11  
Drafted by: JEB

Site Features Detail Diagram  
Former S.K. Williams Property  
4600 N. 124th Street  
Wauwatosa, Wisconsin

Figure  
2

**IMPROPERLY ABANDONED MONITORING WELL**

GROUND WATER INSTALLATION		PROJECT: S.K. WILLIAMS	JOB NO.	WELL NO. MW-6
DRILLING CONTRACTOR: GILES ENGINEERING		COORDINATES: WEST OF EXCAVATED TANK		
BEGUN 4-13-89	SUPERVISOR: C. MEYER	WELL SITE:		WATER LEVEL DEPTH ELEV 10.68 FT./
FINISHED 4-13-89	DRILLER: R. DOMBROWSKI			

REFERENCE POINT & ELEVATION:		DEPTH IN (FEET)	ELEV. IN
 <p>GENERALIZED GEOLOGIC LOG</p>	TOP OF SURFACE CASING		
	TOP OF RISER CASING		
	GROUND SURFACE		
	SURFACE CASING: DIA.: FLUSH-MOUNT TYPE:		
	BOTTOM OF SURFACE CASING	0.4	
	CONCRETE SEAL	0.5	
	BACKFILL TYPE: BAROID HOLE PLUG		
	RISER CASING: DIA.: 2" TYPE: PVC		
	TOP OF SEAL	4.0	
	ANNULAR SEAL: TYPE: VOLCLAY TABLETS	5.0	
BOTTOM OF SEAL			
TOP OF SCREEN	6.5		
FILTER MATERIAL: TYPE: BADGER SILICA SAND			
SCREEN: DIA.: 2" TYPE: PVC OPENING WIDTH: .020 TYPE: SLOT			
BOTTOM OF SCREEN	16.5		
BOTTOM OF SUMP	17.0		
BOTTOM OF HOLE	18.5		

METHOD DRILLED :  
HOLLOW-STEM AUGER  
METHOD DEVELOPED :  
BAILER  
TIME DEVELOPED :

HOLE DIAMETER  
COMMENTS:



