

GIS REGISTRY
Cover Sheet

May, 2008
(RR 5367)

Source Property Information

BRRTS #: 03-41-000963

ACTIVITY NAME: Former Kohl's Food Store Property

PROPERTY ADDRESS: 5656 North Port Washington Road

MUNICIPALITY: Glendale

PARCEL ID #: 166-8992-002

CLOSURE DATE: Sep 19, 2008

FID #: 341165770

DATCP #:

COMM #: 53217450856

*WTM COORDINATES:

X: 689526 Y: 296264

*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
or Direct Contact > 4 ft (232)

Contamination in ROW

Off-Source Contamination

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

Land Use Controls:

Soil: maintain industrial zoning (220)

(note: soil contamination concentrations
between residential 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 properly abandoned? (234)

- Yes No

* Residual Contaminant Level

**Site Specific Residual Contaminant Level

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 #:

03-41-000963

PARCEL ID #:

166-8992-002

ACTIVITY NAME:

Former Kohl's Food Store Property

WTM COORDINATES:

X: 689526

Y: 296264

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.)
- 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 #: H-1 Title: Certified Survey Map
- 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.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: A-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 #: A-3 Title: Former Kohl's Food Store with Environmental Conditions and Investigation Plans
- 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 #: C-3 Title: Extent of NR 720 Exceedances in Soil

BRRTS #: 03-41-000963

ACTIVITY NAME: Former Kohl's Food Store Property

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 #: C-1 Title: Pre-Remedial Geologic Cross-Section (West-East)

Figure #: C-2 Title: Pre-Remedial Geologic Cross Section (South-North)

- 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 #: E-2 to E-4 Title: Benzene in GW (E-2), Extent of Benzene (E-2), Ethylbenzene (E-3), Naphthalene (E-4),

- 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 #: E-1 Title: Groundwater Flow Interpretation - January 27, 2005

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 #: C-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 #: E-1 Title: Groundwater Analytical Results

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

Table #: E-2 Title: Groundwater Level 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 #: E-2 Title: Extent of Benzene ES Exceedance in Groundwater

- 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 #: 03-41-000963

ACTIVITY NAME: Former Kohl's Food Store Property

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.

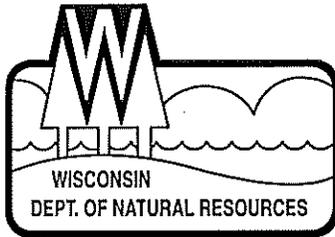
- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent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

Number of "Off-Source" Letters:

- 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: 1



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212-3128
FAX 414-263-8606
Telephone 414-263-8500
TTY Access via relay - 711

September 19, 2008

Bayshore Town Center, LLC
Attn: Dwayne Furukawa
4016 Townsfair Way, Suite 201
Columbus, OH 43219-6083

Subject: Final Case Closure with Land Use Limitations or Conditions for the Former Kohl's Food Store (Bayshore Mall), 5656 North Port Washington Road, Glendale

FID: 341165770
BRRTS: 03-41-000963
PECFA: 53217-4508-56

Dear Mr. Furukawa:

On August 7, 2008 the Wisconsin Department of Natural Resources Southeast Region Closure Committee ("the Department") reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. Although the case was denied closure on August 7th, subsequent documentation has met the criteria for closure. Therefore, based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

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

Residual Soil Contamination

Residual soil contamination remains at the location identified in the enclosed Figure C-3, Extent of NR 720 Exceedances in Soil, as indicated 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 would be 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.

Engineered Cap

Pursuant to s. 292.12(2)(a), Wis. Stats., the asphalt, concrete, building floor slabs, and landscaped areas that currently exists in the location shown on the attached map Figure G-1, Site Plan with Engineering Controls, shall be maintained in compliance with the attached maintenance plan in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The following activities are prohibited on any portion of the 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; or 6) construction or placement of a building or other structure.

Methane Venting System

In addition, the methane venting system as located on the enclosed map Figure A-4, Methane Boring and Venting System Locations, installed on the site, shall be inspected on an annual basis for damage and clogging. The vents shall be maintained in good working conditions and open to airflow at all times. Damaged or clogged vents shall be repaired immediately. In addition, there will be periodic monitoring and evaluation of the venting system with records kept for inspection by the WDNR. Tears, cuts, or other damage to the geomembrane liners must be repaired by a qualified technician and documented on the Cap Inspection Log.

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

Missing Groundwater Monitoring Well

On September 17, 2008, your consultant, GZA GeoEnvironmental, notified the Department that monitoring well MW-8B located on the subject property (see map Figure E-2, enclosed) could not be properly abandoned because they had been lost due to being paved over, covered or removed during site development activities. Your consultant has made a reasonable effort to locate the lost well 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 monitoring well MW-8B if it creates a conduit for contaminants to enter groundwater. If in the future the lost groundwater monitoring well is found, the then current owner of the subject property will be required to notify the Department and 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.

Because this lost monitoring well was not properly abandoned, your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites, as discussed in the next paragraph.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is

listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

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 Commerce PECFA Program to determine the method for salvaging the equipment.

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 John J. Hnat 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: Cap Maintenance Plan, Bayshore Town Center, BRRTS #03-41-000963, dated June 25, 2008
GZA, Figure C-3, Extent of NR 720 Exceedances in Soil
GZA, Figure G-1, Site Plan with Engineering Controls
GZA, Figure A-4, Methane Boring and Venting System Locations
GZA, Figure E-2, Extent of Benzene ES Exceedances in Groundwater

C: Monica Weis, Dept of Commerce, Milwaukee
John Van Lieshout, Reinhart, Boerner, Van Deuren
John Osborne, GZA GeoEnvironmental
WDNR SER Files

CAP MAINTENANCE PLAN

June 25, 2008

Property Address:

Bayshore Town Center, LLC.
5800 North Port Washington Road
Glendale, Wisconsin
Glendale Tax Key #: 1668991008

FID #241578700
BRRTS #03-41-000963

Introduction

This document is the Cap Maintenance Plan ("Maintenance Plan") for maintenance of surface conditions ("Cap Maintenance") at 5800 North Port Washington Road in Glendale, Wisconsin ("Site"), in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code (WAC). This Maintenance Plan provides background information on Site conditions, presents the activities that are restricted on the Site because of the existing conditions and describes an on-going maintenance process that will limit the potential for future environmental concern at Site.

Background

The subsurface at the Bayshore Town Center ("Site") is impacted by volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), methane from landfill activities and metals. Based on the investigation conducted, the extent of residual contaminant levels that exceed WAC Chapter NR 720 are shown on Figure No. C-3 in Exhibit B. The current surface of the Bayshore Town Center, including buildings, paved areas and landscaping, has been constructed in a way that limits potential exposure to environmental impacts. The protective cap structures at the Site include impervious surfaces, landscaped areas and methane venting systems.

Impervious Surfaces

Asphalt, concrete and building floor slabs ("Impervious Surfaces") are used at the Site to limit the potential for contact with impacted soil. The Impervious Surfaces also act as a partial infiltration barrier to minimize future groundwater contamination migration. The Impervious Surfaces will be inspected once a year, normally in the spring after snow and ice are gone (from exterior locations), for deterioration, cracks and other potential problems that can cause additional infiltration into the subsurface. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Areas where soil has become or is likely to become exposed, will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit A, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soil is materially exposed. If repairs to the paved areas appear necessary, the owner of the Site will either make the necessary repairs or contract repair maintenance with full documentation in the inspection log. Owner will maintain the inspection log on-Site at the facility for review if requested by the Wisconsin Department of Natural Resources (WDNR). The limits of the cap to be maintained are shown on the attached Figure G-1 in Exhibit B.

**CAP MAINTENANCE PLAN
(Continued)**

Landscaped Areas

Impacted soil beneath current landscaped areas was excavated to a depth of about 3 feet and backfilled with clean fill to limit the potential for contact with impacted soil. Landscaped areas shall be inspected annually to verify the areas remain at the current elevations and recorded on the Cap Inspection Log. Normal landscaping efforts, including the planting or removal of plants or shrubs, is permitted. However, if excavations or plantings will extend more than 3 feet below the ground, the work must be observed by a representative of GZA to verify the nature of the excavated soil. Relocation or addition of landscaped areas from the current configuration will require over-excavation of impacted soil under the direction of GZA.

Methane Venting Systems

The general location of methane venting systems installed on the Site is shown in Figure A-4 in Exhibit B. Methane venting systems include pipe networks and geomembrane liners beneath select building floor slabs. The pipe networks have inlet and outlet vents located on or near the buildings. The inlet/outlet vents shall be inspected on an annual basis for damage and clogging. The vents shall be maintained in good working condition and open to airflow at all times. Damaged or clogged vents shall be repaired immediately. In addition, GZA will perform periodic monitoring and evaluation of the venting systems. Tears, cuts, or other damage to the geomembrane liners must be repaired by a qualified technician and documented on the Cap Inspection Log.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. In order to maintain the integrity of the protective cap structures, the property owner will maintain a copy of this Maintenance Plan on the Site and make it available to all interested parties (i.e., on-Site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

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

Contact Information

Owner
Bayshore Town Center, LLC
5900 North Port Washington Road
Glendale, WI 53217
Mr. Mike Mesenbourg
(414) 332-8136

Consultant
GZA GeoEnvironmental, Inc.
20900 Swenson Drive, Suite 150
Waukesha, WI 53186
Mr. John C. Osborne, P.G.
(262) 754-2560

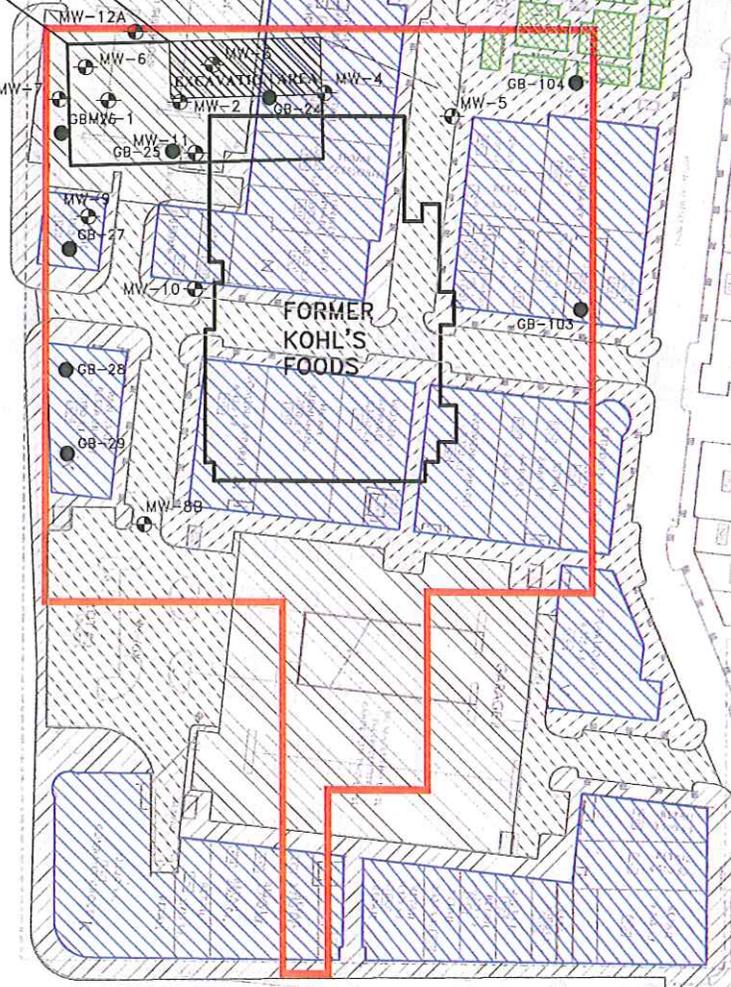
WDNR
Wisconsin Department of Natural Resources
2300 North Dr. Martin Luther King, Jr. Drive
Milwaukee, WI 53212
Mr. John J. Hnat, P.G.
(414) 263-8644

©2008 - GZA GeoEnvironmental, Inc. GZA-U:\30070999\150985 Bayshore\June 2008 Site Closure Request\Kohl's Closure\2008\Kohl's CAPS August 04, 2008 - 8:25am Justin Hegarty

REMEDIAL EXCAVATION OF
PETROLEUM-IMPACTED
SOIL CONDUCTED DURING
BAYSHORE TOWN CENTER
CONSTRUCTION
(AUGUST 2005)

HISTORIC
GASOLINE
STATION

NORTH NORTH WASHINGTON ROAD



FORMER
KOHL'S
FOODS

W. SILVER SPRING DRIVE

N IROQUOIS AVENUE



LEGEND	
	BUILDING FOOTPRINT
	CONCRETE FOOTPRINT
	LANDSCAPING FOOTPRINT
	GEOPROBE LOCATIONS
	MONITORING WELL LOCATIONS

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING BY THE CLIENT OR OTHERS WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

NO.	ISSUE/DESCRIPTION	BY	DATE
SITE PLAN WITH ENGINEERING CONTROLS			
BAYSHORE TOWN CENTER GLENDALE, WISCONSIN			
PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists 2700 BARRACLOUGH BLVD STE 200 WILKES BARRE, PENNSYLVANIA 18702-1240		PREPARED FOR:	
PROJ MGR: DESIGNED BY: DATE:	JY SEF 8/1/08	REVIEWED BY: CHECKED BY: PROJECT NO.:	JCO JKH 23.0150985
		DRAWN BY: REVISION NO.:	SEF JKH FIGURE G-1 SHEET NO.

10



WARRANTY DEED

Document Number

Document Name

DOC. # 09042239

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 07/05/2005 01:03PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 29.00

THIS DEED, made between Community Development Authority of the City of Glendale,
("Grantor," whether one or more),
and Bayshore Town Center, LLC,
("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): See legal description attached hereto as Exhibit A and incorporated herein.

The Grantor and Grantee agree that a portion of the property will be dedicated for public roadways in locations acceptable to Grantee, Grantor and the City of Glendale, Wisconsin. Upon dedication of such public roadways, this provision shall automatically terminate and be of no further force or effect.

This transfer is exempt from fee pursuant to Wis. Stats., Sec. 77.25(2) and exempt from the filing of a return pursuant to Wis. Stats., Sec. 77.255.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: for those permitted exceptions set forth on Exhibit B attached hereto and incorporated herein.

Recording Area

Name and Return Address

Joseph J. Balistreri, Esq.
Reinhart Boerner Van Deuren s.c.
1000 North Water Street, Suite 2100
Milwaukee, WI 53202

See attached Exhibit A

Parcel Identification Number (PIN)

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

Dated June 30, 2005

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF
GLENDALE

(SEAL) BY [Signature] (SEAL)

* R. Jay Hintze, Chairman

(SEAL) BY [Signature] (SEAL)

* Richard E. Maslowski, Executive Director

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

authenticated on _____

STATE OF WISCONSIN)

Milwaukee COUNTY) ss. 6/30

Personally came before me on _____, 2005, the above-named R. Jay Hintze, as Chairman and Richard E. Maslowski, as Executive Director

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

[Signature]

Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 12-01-06)

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Justin F. Oeth, Esq.
Reinhart Boerner Van Deuren s.c.

(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.

WARRANTY DEED

STATE BAR OF WISCONSIN

FORM No. 1-2003

*Type name below signatures.

09042239

Grantor: Community Development Authority of the City of Glendale
Grantee: Bayshore Town Center, LLC

EXHIBIT A
To Warranty Deed

Legal Description

PARCEL 1:

THAT PART OF THE WEST 1/5 OF THE SOUTH 10 ACRES OF GOVERNMENT LOT 4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION, RUNNING THENCE NORTH ALONG THE WEST LINE OF SAID 1/4 SECTION, 180.0 FEET TO A POINT; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, 183.36 FEET TO A POINT; THENCE SOUTH 180.0 FEET TO A POINT WHICH IS 183.28 FEET EAST OF THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID 1/4 SECTION, 183.28 FEET TO THE PLACE OF COMMENCEMENT, EXCEPTING THEREFROM THE SOUTH 60 FEET AND THE WEST 60 FEET THEREOF.

For informational purposes only:

Parcel identification number: 166-8997

Street address: 5600 North Port Washington Road
(Site 2, Mobil Oil Corp.)

PARCEL 2:

THAT PART OF THE WEST 1/5 OF THE SOUTH 10 ACRES OF GOVERNMENT LOT 4 IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID 1/4 SECTION, WHICH IS 180.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID 1/4 SECTION, RUNNING THENCE ALONG THE WEST LINE OF SAID 1/4 SECTION, 150.0 FEET TO A POINT; THENCE EAST 263.42 FEET TO A

POINT ON THE EAST LINE OF SAID WEST 1/5, WHICH IS 330.0 FEET NORTH OF THE SOUTH LINE OF SAID 1/4 SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST 1/5, 330.0 FEET TO A POINT IN THE SOUTH LINE OF SAID 1/4 SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID 1/4 SECTION, 80.0 FEET TO A POINT, WHICH IS 183.28 FEET EAST OF THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID WEST 1/5, 180.0 FEET TO A POINT; THENCE WEST AND PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, 183.36 FEET TO THE PLACE OF COMMENCEMENT.

For informational purposes only:

Parcel identification number: 166-8996

Street address: Vacant Land abutting Silver Spring Drive and
North Port Washington Road
(Site 3, WEPCO)

PARCEL 3:

LANDS IN THE SOUTHEAST 1/4 OF SECTION 29, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 828.12 FEET NORTH OF THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE EAST 395.56 FEET TO THE MOST NORTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 2778; THENCE SOUTH ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP NO. 2778, 331.49 FEET; THENCE EAST ALONG THE SOUTH LINE OF CERTIFIED SURVEY MAP NO. 2778, 131.43 FEET; THENCE SOUTH ALONG THE WEST LINE OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3329, 165.79 FEET TO THE NORTHWEST CORNER OF MONROE SUBDIVISION; THENCE WEST TO THE CENTER LINE OF NORTH PORT WASHINGTON ROAD; THENCE NORTH ALONG SAID CENTER LINE TO POINT OF COMMENCEMENT, EXCEPT THE WEST 60 FEET THEREOF.

PARCEL 4:

PARCEL 2 OF CERTIFIED SURVEY MAP NO. 2777, BEING A PART OF THE EAST 1/5 OF THE WEST 2/5 OF THE SOUTH 10 ACRES OF GOVERNMENT LOT 4 IN THE SOUTHEAST 1/4 OF SECTION 29, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, RECORDED MARCH 22, 1976, IN REEL 915, IMAGES 719 TO 721 INCLUSIVE, AS DOCUMENT NO. 4987524.

PARCEL 5:

PARCEL 2 OF CERTIFIED SURVEY MAP NO. 2778, BEING A PART OF GOVERNMENT LOT 4, IN THE SOUTHEAST 1/4 OF SECTION 29, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, RECORDED MARCH 22, 1976 IN REEL 915, IMAGES 740 TO 742 INCLUSIVE, AS DOCUMENT NO. 4987538

For informational purposes only (Parcels 3, 4 and 5):

Parcel identification number: 166-8992-002

Street address: 5656-5670 North Port Washington Road
(Site 4, Blackstone Hotel Limited Partnership)

PARCEL 6:

LOTS 1, 2, 3 AND 4 IN BLOCK 1, INCLUDING THE VACATED ALLEY IN SAID BLOCK 1, IN MONROE SUBDIVISION, BEING A SUBDIVISION OF A PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

AND ALSO:

ALL EXCEPT THE WEST 104 FEET OF THE EAST 2 ACRES OF THE WEST 4 ACRES OF THE SOUTH 10 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN. EXCEPTING THEREFROM THE SOUTHERLY 60 FEET.

For informational purposes only:

Parcel identification number: 166-1007

Street address: 400 West Silver Spring Drive
(Site 6, 400 West Center LLC)

PARCEL 7:

LOTS 3 AND 4, IN BLOCK 2, INCLUDING THE NORTH 1/2 OF VACATED ALLEY ADJOINING SAID PROPERTY ON THE SOUTH, IN MONROE SUBDIVISION, BEING A SUBDIVISION OF A PART OF THE SOUTHEAST 1/4 OF SECTION 29, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

For informational purposes only:

Parcel identification number: 166-1010

Street address: 5634 North Mohawk Avenue
(Site 7, Walter G. Noeske)

PARCEL 8:

LOTS 5 AND 6 AND THAT PORTION OF THE VACATED ALLEY ADJOINING SAID LOTS ON THE WEST IN BLOCK 1, IN MONROE SUBDIVISION, BEING A SUBDIVISION OF A PART OF THE SOUTHEAST 1/4 OF SECTION 29, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

For informational purposes only:

Parcel identification number: 166-1008

Street address: 5631 North Mohawk Avenue
(Site 10, 5631 Realty, LLC)

PARCEL 9:

LOTS 1 AND 2 IN BLOCK 2, IN MONROE SUBDIVISION, BEING A SUBDIVISION OF A PART OF THE SOUTHEAST 1/4 OF SECTION 29, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, INCLUDING THE SOUTH 1/2 OF VACATED ALLEY ADJOINING SAID PREMISES ON THE NORTH.

For informational purposes only:

Parcel identification number: 166-1009

Street address: 330 West Silver Spring Drive
(Site 11, Scott N. Levin)

PARCEL 10:

A PORTION OF THE EAST 4 ACRES OF THE SOUTH 10 ACRES OF GOVERNMENT LOT 4, IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID 1/4 SECTION, 903.49 FEET EAST OF THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH 0 DEG. 19' 24" WEST PARALLEL TO THE EAST LINE OF THE WEST 1/2 OF SAID 1/4 SECTION, 60.00 FEET TO THE NORTH LINE OF WEST SILVER SPRING DRIVE ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89 DEG. 40' 12" WEST ALONG THE NORTH LINE OF WEST SILVER SPRING DRIVE, 113.67 FEET TO THE EAST LINE OF THE MONROE SUBDIVISION; THENCE NORTH 0 DEG. 24' 16" WEST ALONG SAID EAST LINE, 271.83 FEET TO A POINT IN THE NORTH LINE OF THE SOUTH 10 ACRES OF

SAID GOVERNMENT LOT 4; THENCE NORTH 89 DEG. 37' 18" EAST,
114.06 FEET TO A POINT; THENCE SOUTH 0 DEG. 19' 24" EAST, 271.93
FEET TO THE POINT OF BEGINNING.

For informational purposes only:

Parcel identification number: 166-8999-003
Street address: 300 West Silver Spring Drive
(Site 8, Glen Bay Plaza LLC)

PARCEL II:

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 2777 RECORDED IN THE
OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY,
WISCONSIN, ON MARCH 22, 1976 AS DOCUMENT NO. 4987524 ON
REEL 915 IMAGES 719 THROUGH 721, INCLUSIVE, BEING A PART OF
THE EAST 1/5 OF THE WEST 2/5 OF THE SOUTH 10 ACRES OF
GOVERNMENT LOT 4, IN THE SOUTHEAST 1/4 OF SECTION 29, IN
TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE,
MILWAUKEE COUNTY, WISCONSIN.

For informational purposes only:

Parcel identification number: 166-8001
Street address: 450 West Silver Spring Drive
(Site 5, Guaranty Savings & Loan Association)

Grantor: Community Development Authority of the City of Glendale
Grantee: Bayshore Town Center, LLC

EXHIBIT B
To Warranty Deed

Permitted Exceptions

1. Affidavit Regarding Storm Water Management Practices dated January 2, 2005 and recorded on January 7, 2005 as Document No. 8930298. Affidavit of Correction to an Affidavit Regarding Storm Water Management Practices dated March 23, 2005 and recorded on March 23, 2005, as Document No. 8979081, as to Parcels 1 and 2.

2. Utility easement granted by Wisconsin Electric Power Company to The City of Glendale by an instrument recorded on January 22, 1959 in Volume 3893 of Deeds, Page 221, as Document No. 3711612, as to Parcel 2.

3. Utility easement granted by Wisconsin Electric Power Company by an instrument dated January 17, 1956 and recorded on February 16, 1956 in Volume 3540 of Deeds, Page 517, as Document No. 3468541, as to Parcel 2.

4. Utility easement granted by Wisconsin Electric Power Company to State of Wisconsin, Department of Transportation, Division of Highways, by its Highway Commission by an instrument recorded on June 24, 1975 in Volume 860 of Deeds, Page 1, as Document No. 4924766, as to Parcel 2.

5. Utility easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company by an instrument recorded on October 31, 1961 in Reel 4189, Image 174, as Document No. 3914085, as to Parcel 4.

6. Utility easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company by an instrument recorded on December 27, 1962 in Reel 56, Image 727, as Document No. 3995808, as to Parcel 4.

7. Utility easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company by an instrument recorded on February 15, 1972 in Reel 635, Image 1743, as Document No. 4653727, as to Parcels 3, 4 and 5.

8. Reservation for street affecting the Northerly 10 feet of insured premises recorded March 3, 1972 in Real 638, Image 1974, as Document No. 4657515, as to Parcel 3.

9. Utility easement granted to Wisconsin Electric Power Company by an instrument recorded on March 30, 1975 in Reel 854, Image 1249, as Document No. 4918655, as to Parcel 3.

10. Utility easement granted to Wisconsin Electric Power Company by an instrument recorded on June 15, 1976 in Reel 934, Image 1751, as Document No. 5010197, as to Parcel 4.

11. Utility easement granted to Wisconsin Electric Power Company by an instrument recorded on December 23, 1977 in Reel 1076, Image 166, as Document No. 5172949, as to Parcel 5.

12. Easement for Water Main recorded October 18, 1977 in Reel 1058 Image 672, as Document No. 5151764, as to Parcels 3 and 5.

13. Easement for Storm Sewer and Water Main Lines recorded April 28, 1978 in Reel 1105 Image 370, as Document No. 5206518, as to Parcel 5.

14. Easement Declaration for Right of Way recorded April 28, 1978 in Reel 1105 Image 376, as Document No. 5206519, as to Parcels 3 and 5.

15. Cross Easement Agreement recorded October 6, 1983 in Reel 1574 Image 971, as Document No. 5659556, as to Parcels 3 and 5.

16. Utility easement granted to Wisconsin Electric Power Company by an instrument recorded on June 19, 1974 in Reel 792, Image 1508, as Document No. 4849632, as to Parcels 3 and 5.

17. Sixty foot non-exclusive Right of Way as shown on Certified Survey Map No. 2778, as to Parcels 3 and 5.

18. Reciprocal Easement contained in Warranty Deed recorded March 31, 1976 in Reel 917 Image 1160, as Document No. 4989895, as to Parcel 4.

19. Utility easement granted to Wisconsin Electric Power Company by an instrument recorded on April 4, 1985 as Document No. 5799622, as to Parcels 3 and 5.

20. Right of Way easement contained in an instrument recorded January 20, 1955 as Document No. 3362717, as to Parcels 3 and 5.

21. Easement granted to the City of Glendale recorded June 11, 1957, as Document No. 3584250, as to Parcel 4.

22. Easement granted to Wisconsin Telephone Company dated November 8, 1962, recorded January 24, 1963, Reel 66, Image 620 as Document No. 4001015. as to Parcel 6.

23. Utility easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company by an instrument dated January 18, 1963 and recorded on February 1, 1963 in Reel 69, Image 513, as Document No. 4002552, as to Parcel 6.

24. Utility easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company by an instrument dated January 18, 1963 and recorded on February 1, 1963 in Reel 69, Image 514, as Document No. 4002553, as to Parcel 6.

25. Utility easement granted to Wisconsin Electric Power Company by an instrument dated May 6, 1963 and recorded on May 17, 1963 in Volume 107 of Deeds, Page 666, as Document No. 4023804, as to Parcel 6.

26. Utility easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company by an instrument dated January 30, 1963 and recorded on February 8, 1963 in Reel 71, Image 638, as Document No. 4003734, as to Parcel 9.

27. Declaration of Ingress, Egress and Parking Easements dated December 20, 2002, recorded January 6, 2003 as Document No. 8423359, as to Parcel 10.

28. Utility easement granted to Wisconsin Electric Power Company by an instrument recorded on June 15, 1976 in Reel 934, Image 1749, as Document No. 5010196, as to Parcel 11.

29. Utility easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company by an instrument recorded on February 15, 1972 in Reel 635, Image 1743, as Document No. 4653727, as to Parcel 11.

30. Covenants, conditions, easements and restrictions as set forth in Warranty Deed recorded March 31, 1976 in Reel 917 Image 1160, as Document No. 4989895, as to Parcel 11.

31. Terms and Conditions of Occupancy Agreement entered into by and between Community Development Authority of the City of Glendale and Guaranty Bank, f/k/a Guaranty Savings and Loan Association dated December 31, 2004 and recorded on January 17, 2005, as Document No. 8937058, as to Parcel 11.

32. The following matters as disclosed by survey dated November 23, 2004 and last revised June 28, 2005, prepared by HNTB Architects Engineers Planners, being Project No. 40404:

- a) Asphalt over various utility lines
- b) Overhead wires crossing subject property
- c) Watermain crossing subject property
- d) Underground gas lines crossing subject property
- e) Storm sewer crossing subject property
- f) Underground electric lines crossing subject property
- g) Underground telephone wires crossing subject property
- h) Sanitary sewer lines crossing subject property
- i) Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for public streets, roads, highways and/or alley purposes.

July 11, 2008
File No. 20.0150985.60

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

Attention: Mr. John Hnat

Subject: Attached Legal Description
Former Kohls Foods Store
5656 North Port Washington Drive
Glendale, Wisconsin
BRRTS No. 03-41-000963

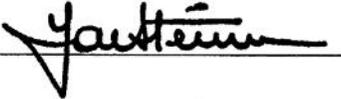
Dear Mr. Hnat:

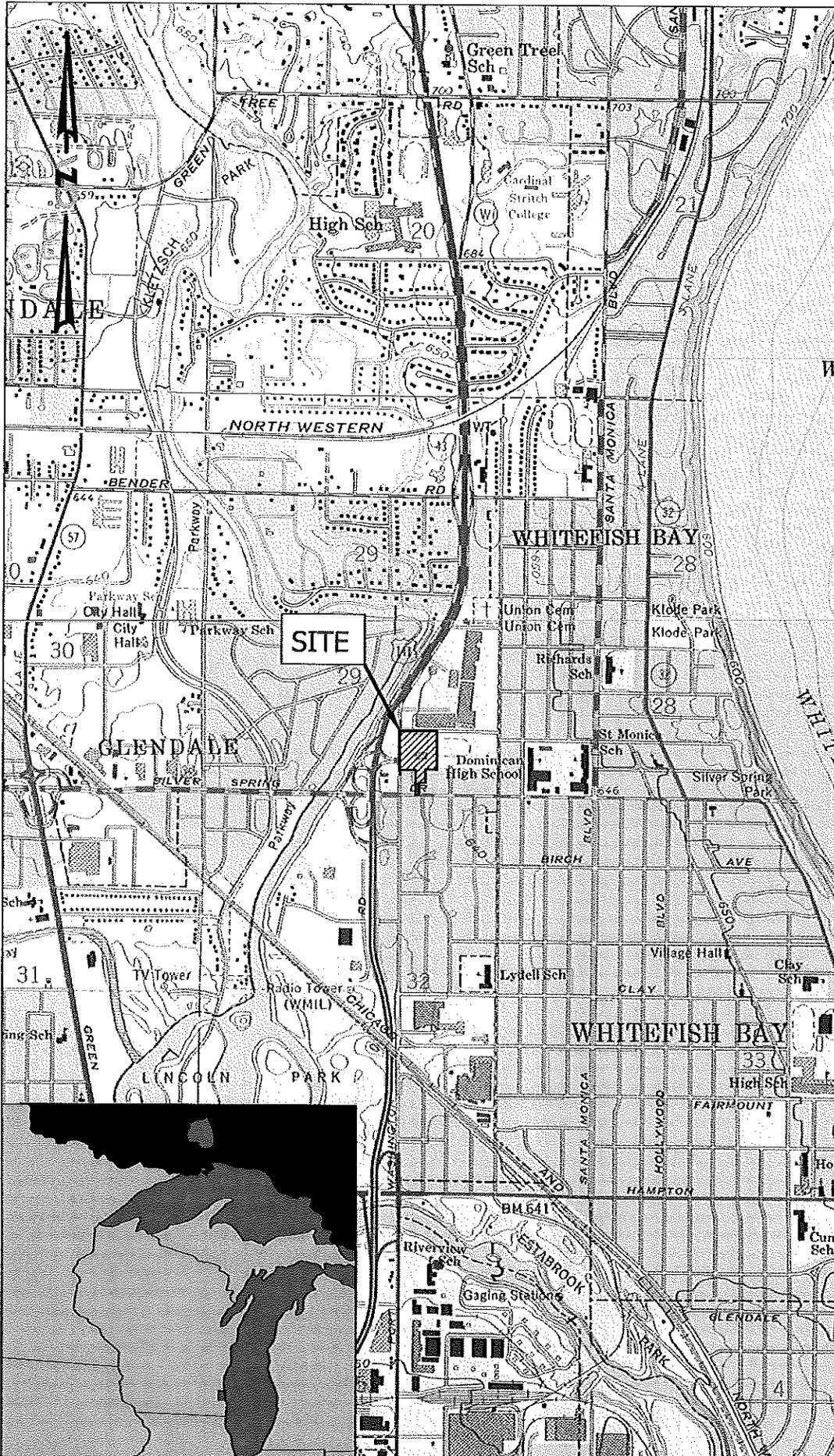
Please find the attached legal description for the Former Kohls Foods Store property located at 5656 North Port Washington Drive in Glendale, Wisconsin. To the best of my knowledge, this legal description makes up the entire property within the impacted Site boundary and is being provided to you as part of the GIS Registry Packet.

Approved by Responsible Party

Bayshore Town Center, LLC,
a Delaware limited liability company

By: Baypar, LLC, its Managing Member

By: 

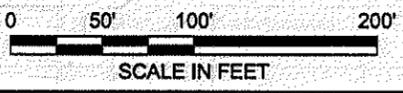
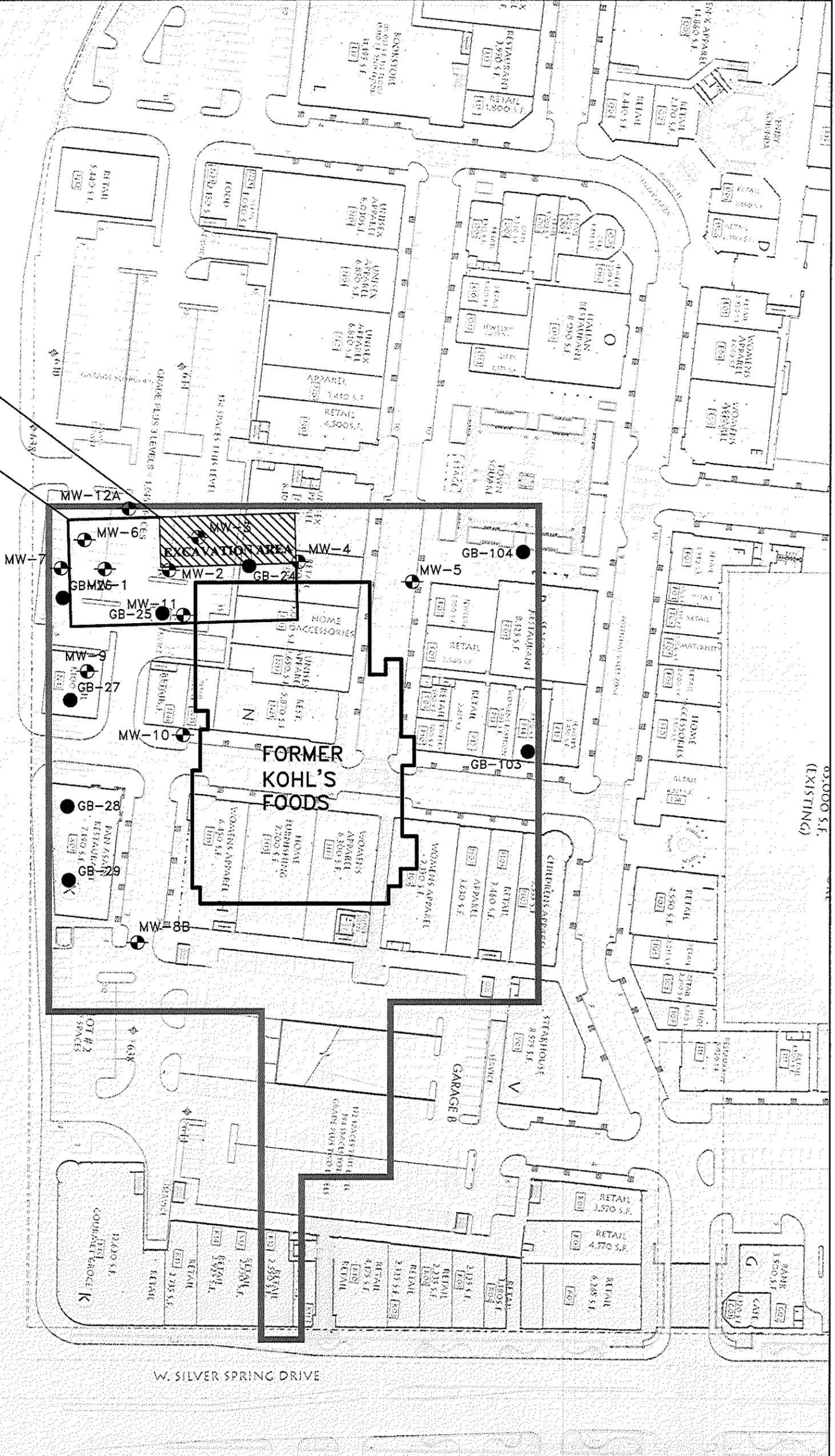


REV. NO.	DESCRIPTION	PROJ MGR:	JFK	BY:	DATE:
		DESIGNED BY:	DPS	DRAWN BY:	KCD
		REVIEWED BY:	JFK	DATE:	6/11/08
		SCALE:	1:24,000		
		0 1000' 2000' 4000'			
		SOURCE: U.S.G.S. MILWAUKEE, WISCONSIN QUADRANGLE MAP 1958 (PHOTOREVISED 1971)			
<p>FORMER KOHL'S FOOD STORE PROPERTY GLENDALE, WISCONSIN</p>		<p>SITE LOCATION MAP</p>			
PROJECT NO.		20.0150985.00			
FIGURE :		A-1			
		<p>GZA GeoEnvironmental, Inc. 2000 Swenson Drive Phone (608) 794-2560 Fax (608) 794-9711 www.gza.com</p>			

REMEDIAL EXCAVATION OF
PETROLEUM-IMPACTED
SOIL CONDUCTED DURING
BAYSHORE TOWN CENTER
CONSTRUCTION
(AUGUST 2005)

HISTORIC
GASOLINE
STATION

NORTH PORT WASHINGTON ROAD



LEGEND	
●	GEOPROBE LOCATIONS
⊙	MONITORING WELL LOCATIONS

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

NO.	ISSUE/DESCRIPTION	BY	DATE
FORMER KOHL'S FOOD STORE WITH HISTORIC GAS STATION AND EXCAVATION LIMITS			
BAYSHORE TOWN CENTER GLENDALE, WISCONSIN			
PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental, Inc. Engineers and Scientists 25000 SWANSON DRIVE, SUITE 100 WALWISBA, WISCONSIN 53190 (262) 754-0280			
PROJ MGR:	JFK	REVIEWED BY:	JCO
DESIGNED BY:	SEF	DRAWN BY:	JAH
DATE:	8/1/08	PROJECT NO.:	20.0150985
		CHECKED BY:	SEF
		SCALE:	
		REVISION NO.:	
			FIGURE D-2 SHEET NO.

PARAMETER	UNITS	WAC NR 720	WAC NR 746	FORMER KOHL'S FOOD EXCAVATION SAMPLES				
				East Wall	West Wall	North Wall	South Wall	Center
Depth				6'	6'	6'	6'	0-5'
VOCs								
Benzene	µg/kg	5.5	8,500	250	4800	<33	160	<29
n-Butylbenzene	µg/kg	NS	NS	180	6800	<33	130	<29
sec-Butylbenzene	µg/kg	NS	NS	110	2000	<33	90	<29
Ethylbenzene	µg/kg	2,900	4,600	170	3000	<33	100	<29
Isopropylbenzene	µg/kg	NS	NS	100	5700	<33	74	<29
p-Isopropyltoluene	µg/kg	NS	NS	<32	1200	<33	<35	<29
Naphthalene	µg/kg	NS	2,700	130	1400	<65	91	<57
n-Propylbenzene	µg/kg	NS	NS	250	20000	<33	170	<29
Toluene	µg/kg	1,500	38,000	320	2000	<33	170	<29
1,2,4-Trimethylbenzene	µg/kg	NS	83,000	640	1800	<33	330	<29
1,3,5-Trimethylbenzene	µg/kg	NS	11,000	150	1100	<33	81	<29
Xylenes, total	µg/kg	4,100	42,000	850	9400	<110	490	<97

REMEDIAL EXCAVATION OF PETROLEUM-IMPACTED SOIL CONDUCTED DURING BAYSHORE TOWN CENTER CONSTRUCTION (AUGUST 2005)

NOTE: SOIL IN THE VICINITY OF GB-24 WAS REMOVED DURING EXCAVATION ACTIVITIES

Sample Location	GB-24
Sample Depth (ft bgs)	4'-6"
Sample Date	1/20/05
Units	µg/kg
Volatile Organic Compounds (VOCs)	
Ethylbenzene	262,000
Xylenes (total)	1,080,000

HISTORIC GASOLINE STATION

Sample Location	GB-26
Sample Depth (ft bgs)	4'-6"
Sample Date	1/20/05
Units	µg/kg
Volatile Organic Compounds (VOCs)	
Ethylbenzene	12,100
Xylenes (total)	7,570

Sample Location	GB-104
Sample Depth (ft bgs)	6'-8"
Sample Date	10/12/05
VOCs	<RCLs

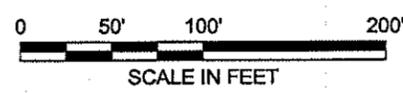
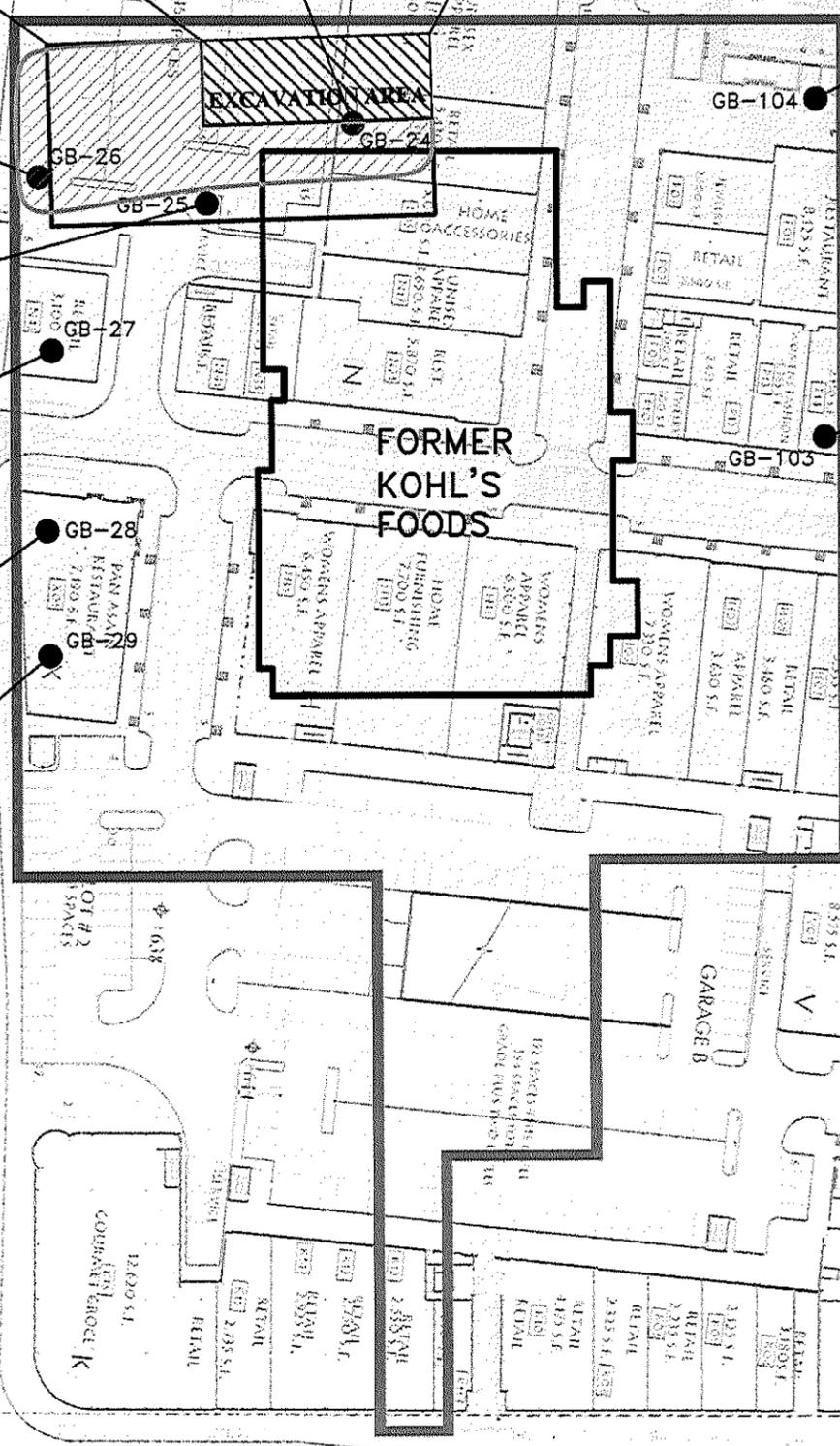
Sample Location	GB-25
Sample Depth (ft bgs)	2'-4"
Sample Date	1/20/05
VOCs	<RCLs

Sample Location	GB-103
Sample Depth (ft bgs)	2'-4"
Sample Date	10/12/05
VOCs	<RCLs

Sample Location	GB-27
Sample Depth (ft bgs)	2'-4"
Sample Date	1/20/05
VOCs	<RCLs

Sample Location	GB-28
Sample Depth (ft bgs)	2'-4"
Sample Date	1/20/05
VOCs	<RCLs

Sample Location	GB-29
Sample Depth (ft bgs)	2'-4"
Sample Date	1/20/05
VOCs	<RCLs



LEGEND	
●	GEOPROBE LOCATIONS
—	BOUNDARY OF ES EXCEEDANCE

- Notes:**
- 1) Soil samples were collected by GZA GeoEnvironmental, Inc. (GZA) on the dates shown.
 - 2) Soil analytical results for volatile organic compounds were compared to Residual Contaminant Levels (RCLs) obtained from Wisconsin Administrative Code (WAC) Chapter NR 720, Table 1.
 - 3) Compounds detected at concentrations in excess of the RCLs are shown in Bold Red font.
 - 4) "<RCLs" denotes that one or more of the specified compounds were detected in the sample, but at concentrations less than the RCLs.
 - 5) The approximate area of RCL exceedances in soil at the Site is shown.
 - 6) µg/kg = micrograms per kilogram
 - 7) "Former Kohl's Foods Excavation Samples" were collected by GZA during remedial excavation activities performed at the Site in August 2005. Approximately 1,200 tons of impacted soil was excavated.

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

NO.	ISSUE/DESCRIPTION	BY	DATE
EXTENT OF NR 720 RCL EXCEEDANCES IN SOIL			
BAYSHORE TOWN CENTER GLENDALE, WISCONSIN			
PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists 2000 SHENONG DRIVE, SUITE 100 WALKESHA, WISCONSIN 53186 (262) 794-2560		PREPARED FOR:	
PROJ MGR: JFK	REVIEWED BY: JCO	CHECKED BY: SEF	FIGURE
DESIGNED BY: SEF	DRAWN BY: JAH	SCALE:	C-3
DATE: 8/1/08	PROJECT NO.: 20.0150985	REVISION NO.:	SHEET NO.

Sample Location	B-8 - STS
Sample Depth (ft bgs)	5'-6.5'
Sample Date	Apr-90
Units	µg/kg
Volatile Organic Compounds (VOCs)	
Benzene	16.2
Xylenes (total)	12.89

Sample Location	GB-25
Sample Depth (ft bgs)	2'-4'
Sample Date	1/20/05
VOCs	<RCLs

NOTE: SOIL IN THE VICINITY OF GB-24 WAS REMOVED DURING EXCAVATION ACTIVITIES

Sample Location	GB-24
Sample Depth (ft bgs)	4'-6'
Sample Date	1/20/05
Units	µg/kg
Volatile Organic Compounds (VOCs)	
Ethylbenzene	262,000
Xylenes (total)	1,080,000

Sample Location	GB-44
Sample Depth (ft bgs)	6'-8' 10'-11'
Sample Date	9/22/05
Units	µg/kg
Volatile Organic Compounds (VOCs)	
Benzene	52
cis-1,2-Dichloroethene	33
Ethylbenzene	4,200
Xylenes (total)	27,000

REMEDIAL EXCAVATION OF PETROLEUM-IMPACTED SOIL CONDUCTED DURING BAYSHORE TOWN CENTER CONSTRUCTION (AUGUST 2005)

PARAMETER	UNITS	WAC NR 720	WAC NR 746	FORMER KOHL'S FOOD EXCAVATION SAMPLES				
				East Wall	West Wall	North Wall	South Wall	Center
Depth				6'	6'	6'	6'	0-5'
VOCs								
Benzene	µg/kg	5.5	8,500	250	4800	<33	160	<29
n-Butylbenzene	µg/kg	NS	NS	180	6800	<33	130	<29
sec-Butylbenzene	µg/kg	NS	NS	110	2000	<33	90	<29
Ethylbenzene	µg/kg	2,900	4,600	170	3000	<33	100	<29
Isopropylbenzene	µg/kg	NS	NS	100	5700	<33	74	<29
p-Isopropyltoluene	µg/kg	NS	NS	<32	1200	<33	<35	<29
Naphthalene	µg/kg	NS	2,700	130	1400	<65	91	<57
n-Propylbenzene	µg/kg	NS	NS	250	20000	<33	170	<29
Toluene	µg/kg	1,500	38,000	320	2000	<33	170	<29
1,2,4-Trimethylbenzene	µg/kg	NS	83,000	640	1800	<33	330	<29
1,3,5-Trimethylbenzene	µg/kg	NS	11,000	150	1100	<33	81	<29
Xylenes, total	µg/kg	4,100	42,000	850	9400	<110	490	<97

Sample Location	GB-26
Sample Depth (ft bgs)	4'-6'
Sample Date	1/20/05
Units	µg/kg
Volatile Organic Compounds (VOCs)	
Ethylbenzene	12,100
Xylenes (total)	7,570

Sample Location	GB-18
Sample Depth (ft bgs)	4'-6'
Sample Date	1/20/05
VOCs	<RCLs

Sample Location	GB-17
Sample Depth (ft bgs)	2'-4'
Sample Date	1/20/05
VOCs	<RCLs

Sample Location	SB8KF
Sample Depth (ft bgs)	6'-7.5'
Units	µg/kg
VOCs	<RCLs

Sample Location	GB-27
Sample Depth (ft bgs)	2'-4'
Sample Date	1/20/05
VOCs	<RCLs

Sample Location	GB-43
Sample Depth (ft bgs)	4'-6'
Sample Date	9/22/05
Units	µg/kg
Volatile Organic Compounds (VOCs)	
Benzene	52

Sample Location	SB2KF
Sample Depth (ft bgs)	8.5'-10'
Units	µg/kg
Volatile Organic Compounds (VOCs)	
Benzene	85.4

Sample Location	GB-104
Sample Depth (ft bgs)	6'-8'
Sample Date	10/12/05
VOCs	<RCLs

Sample Location	GB-45
Sample Depth (ft bgs)	4'-6' 8'-10'
Sample Date	9/22/05
VOCs	<RCLs <RCLs

Sample Location	GB-103
Sample Depth (ft bgs)	2'-4' 8'-10'
Sample Date	9/22/05
VOCs	<RCLs <RCLs

Sample Location	B-7 - STS
Sample Depth (ft bgs)	5'-6.5'
Sample Date	Apr-90
Units	µg/kg
Volatile Organic Compounds (VOCs)	
Benzene	14.6
cis-1,2-Dichloroethene	8.09

Sample Location	GB-47
Sample Depth (ft bgs)	2'-4' 8'-10'
Sample Date	9/22/05
VOCs	<RCLs <RCLs

Sample Location	GB-28
Sample Depth (ft bgs)	2'-4'
Sample Date	1/20/05
VOCs	<RCLs

Sample Location	GB-46
Sample Depth (ft bgs)	6'-8' 10'-12'
Sample Date	9/22/05
VOCs	<RCLs <RCLs

Sample Location	GB-29
Sample Depth (ft bgs)	2'-4'
Sample Date	1/20/05
VOCs	<RCLs

Sample Location	GB-48
Sample Depth (ft bgs)	2'-4' 6'-7'
Sample Date	9/22/05
VOCs	<RCLs <RCLs

Sample Location	GB-49
Sample Depth (ft bgs)	2'-3' 7'-8'
Sample Date	9/22/05
Volatile Organic Compounds (VOCs)	
Benzene	34
Ethylbenzene	590
Xylenes (total)	480

LEGEND

- GB-28 ● GZA GEOPROBE LOCATION (VARIOUS MONTHS IN 2005)
- B-8 ● STS GEOPROBE LOCATION (APRIL 1990)
- B-7 ⊕ STS MONITORING WELL LOCATION (SAMPLED MARCH 1996)
- SB2KF ● HNTB GEOPROBE LOCATION (NOV 2002)
- BOUNDARY OF RCL EXCEEDANCES
- SANITARY SEWER LINE



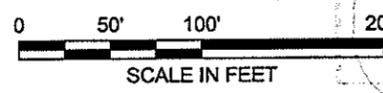
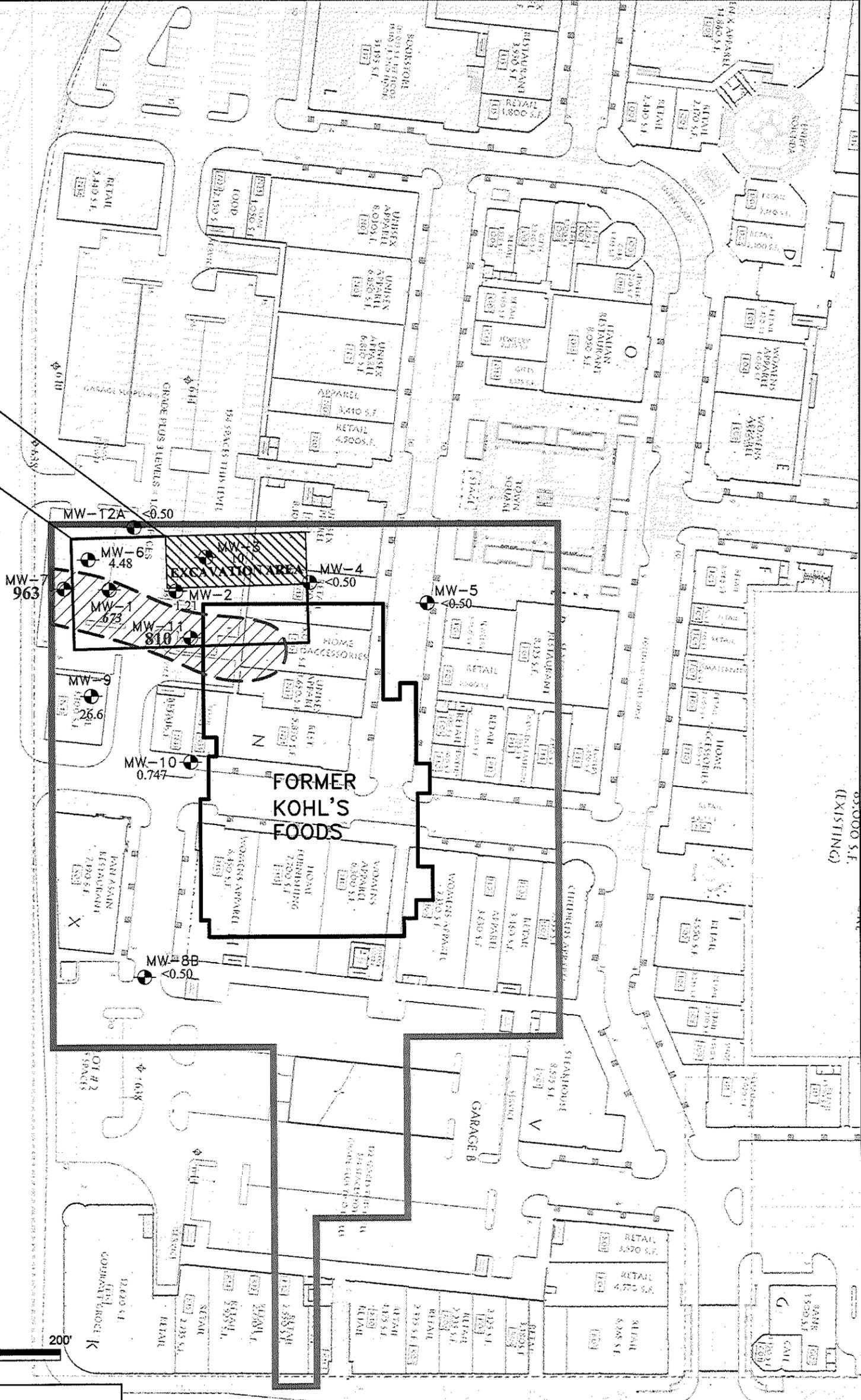
NO.	ISSUE/DESCRIPTION	BY	DATE
EXTENT OF NR 720 EXCEEDANCES IN SOIL			
BAYSHORE TOWN CENTER GLENDALE, WISCONSIN			
PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists 20900 SWENSON DRIVE, SUITE 150 WAUKESHA, WISCONSIN 53186 (262) 754-2500		PREPARED FOR:	
PROJ MGR: JJK	REVIEWED BY: JCO	CHECKED BY: JCO	FIGURE C-3
DESIGNED BY: SEF	DRAWN BY: JAH	SCALE:	
DATE: 8/25/08	PROJECT NO.: 20.0150985	REVISION NO.:	SHEET NO.

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REMEDIAL EXCAVATION OF PETROLEUM-IMPACTED SOIL CONDUCTED DURING BAYSHORE TOWN CENTER CONSTRUCTION (AUGUST 2005)

HISTORIC GASOLINE STATION

NORTH PORT WASHINGTON ROAD



LEGEND	
MW-1	MONITORING WELL LOCATIONS
963	ENFORCEMENT STANDARD (ES) EXCEEDANCE
673	PREVENTATIVE ACTION LIMIT (PAL) EXCEEDANCE
<0.50	LESS THAN PAL
	APPROXIMATE EXTENT OF ETHYLBENZENE ES IN GROUNDWATER

- Notes:**
- 1) Analytical results displayed on the figure are for groundwater samples collected by Geo Trans, Inc. during the most recent monitoring well sampling event performed at the Site on April 25, 2002. The results were obtained from Table C-3 within the "Case Closure Request for Kohl's Food Stores, Glendale, WI, 5656 North Port Washington Road, Glendale, Wisconsin" prepared by Geo Trans, Inc., dated September 10, 2002.
 - 2) Groundwater analytical results for ethylbenzene were compared to the Enforcement Standard (ES) and Preventative Action Limits (PAL) obtained from Wisconsin Administrative Code (WAC) Chapter NR 141, Table 1.
 - 3) Ethylbenzene concentrations detected in exceedance of the ES (>700 micrograms per liter [µg/L]) are shown in **Large Bold font**. The approximate area of ethylbenzene ES exceedance in groundwater at the Site is also shown.
 - 4) Ethylbenzene concentrations detected in excess of the PAL (>140 µg/L) are shown in **Bold Italicized font**.
 - 5) Ethylbenzene concentrations below the PAL are shown in regular font.

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REPRODUCED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

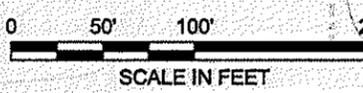
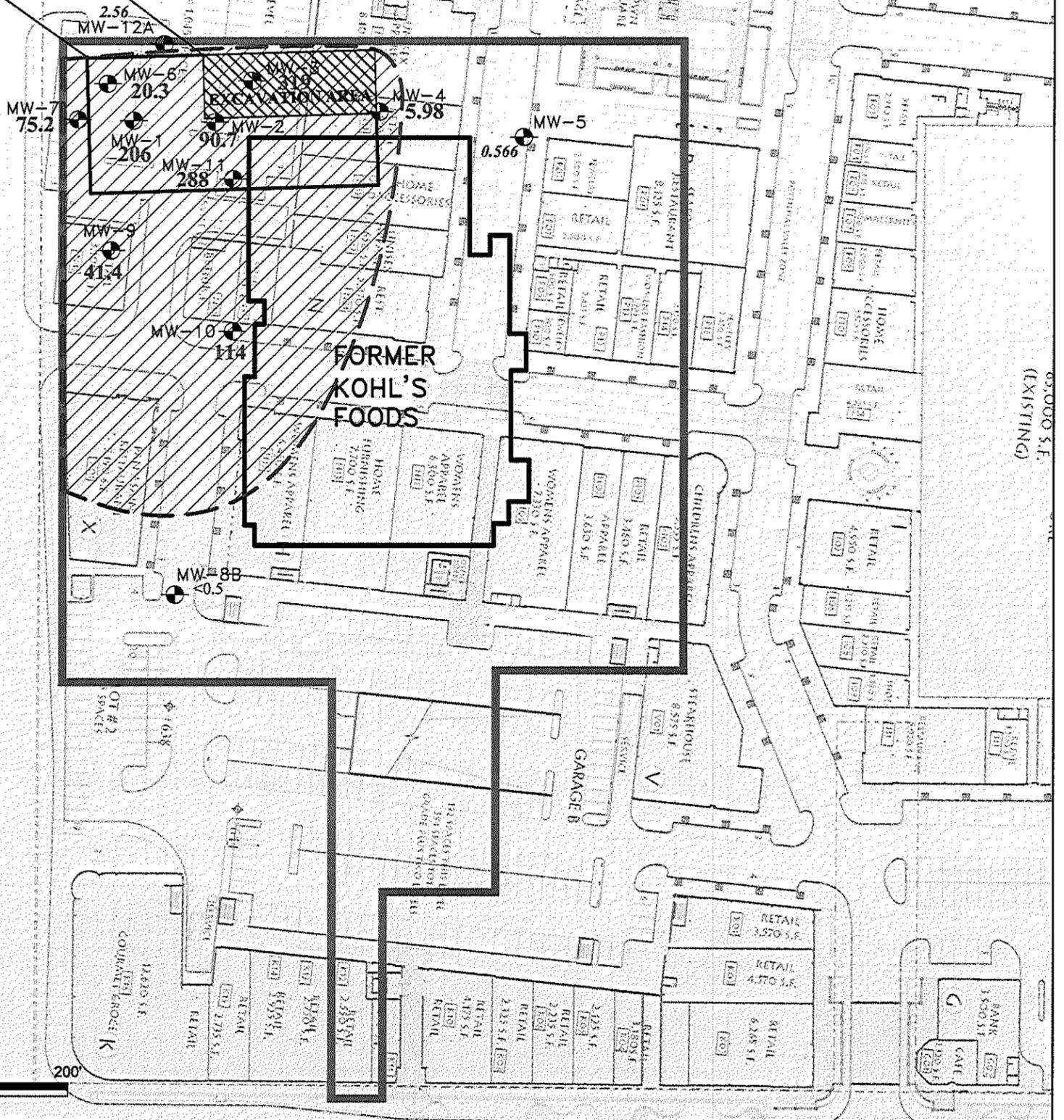
NO.	ISSUE/DESCRIPTION	BY	DATE
EXTENT OF ETHYLBENZENE ES EXCEEDANCE IN GROUNDWATER			
BAYSHORE TOWN CENTER GLENDALE, WISCONSIN			
PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental, Inc. Engineers and Scientists 20900 SWENSON DRIVE, SUITE 100 WALKESSHA, WISCONSIN 53188 (262) 754-2500			
PROJ MGR:	JFK	REVIEWED BY:	JCO
DESIGNED BY:	SEF	DRAWN BY:	JAH
DATE:	8/1/08	PROJECT NO.:	20.0150985
		CHECKED BY:	SEF
		SCALE:	
		REVISION NO.:	
			FIGURE E-3
			SHEET NO.

© 2008 - GZA GeoEnvironmental, Inc. GZA-J:\90010999\150985 Bayshore\June 2008 Site Closure Requests\Kohl's Closure\August 2008\Kohl's Analytical Drawing.dwg [Kohl's GW - BENZENE] August 04, 2008 - 9:21am justin.hegarty

**REMEDIAL EXCAVATION OF
PETROLEUM-IMPACTED
SOIL CONDUCTED DURING
BAYSHORE TOWN CENTER
CONSTRUCTION
(AUGUST 2005)**

**HISTORIC
GASOLINE
STATION**

NORTH PORT WASHINGTON ROAD



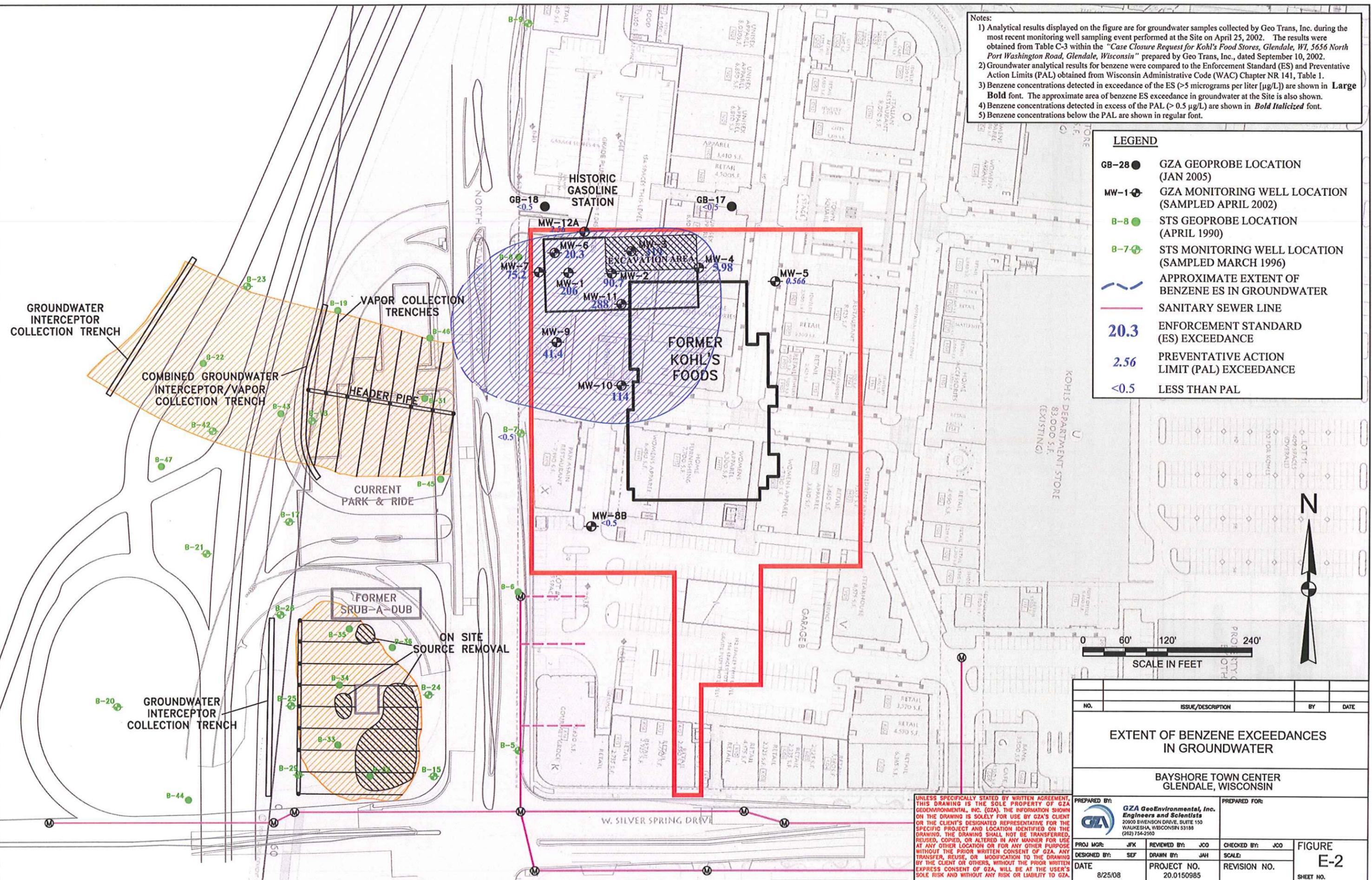
LEGEND	
MW-1	MONITORING WELL LOCATIONS
20.3	ENFORCEMENT STANDARD (ES) EXCEEDANCE
2.56	PREVENTATIVE ACTION LIMIT (PAL) EXCEEDANCE
<0.5	LESS THAN PAL
	APPROXIMATE EXTENT OF BENZENE ES IN GROUNDWATER

Notes:

- Analytical results displayed on the figure are for groundwater samples collected by Geo Trans, Inc. during the most recent monitoring well sampling event performed at the Site on April 25, 2002. The results were obtained from Table C-3 within the "Case Closure Request for Kohl's Food Stores, Glendale, WI, 5656 North Port Washington Road, Glendale, Wisconsin" prepared by Geo Trans, Inc., dated September 10, 2002.
- Groundwater analytical results for benzene were compared to the Enforcement Standard (ES) and Preventative Action Limits (PAL) obtained from Wisconsin Administrative Code (WAC) Chapter NR 141, Table 1.
- Benzene concentrations detected in exceedance of the ES (>5 micrograms per liter [µg/L]) are shown in **Large Bold font**. The approximate area of benzene ES exceedance in groundwater at the Site is also shown.
- Benzene concentrations detected in excess of the PAL (> 0.5 µg/L) are shown in **Bold Italicized font**.
- Benzene concentrations below the PAL are shown in regular font.

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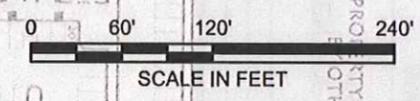
NO.	ISSUE/DESCRIPTION	BY	DATE
EXTENT OF BENZENE ES EXCEEDANCE IN GROUNDWATER			
BAYSHORE TOWN CENTER GLENDALE, WISCONSIN			
PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental, Inc. Engineers and Scientists 2000 SWENSON DRIVE, SUITE 100 WALKESSHA, WISCONSIN 53188 (262) 754-2500			
PROJ MGR:	JFK	REVIEWED BY:	JCO
DESIGNED BY:	SEF	DRAWN BY:	JAH
DATE:	8/1/08	CHECKED BY:	SEF
		SCALE:	
		PROJECT NO.:	20.0150985
		REVISION NO.:	
			FIGURE E-2
			SHEET NO.



Notes:
 1) Analytical results displayed on the figure are for groundwater samples collected by Geo Trans, Inc. during the most recent monitoring well sampling event performed at the Site on April 25, 2002. The results were obtained from Table C-3 within the "Case Closure Request for Kohl's Food Stores, Glendale, WI, 5656 North Port Washington Road, Glendale, Wisconsin" prepared by Geo Trans, Inc., dated September 10, 2002.
 2) Groundwater analytical results for benzene were compared to the Enforcement Standard (ES) and Preventative Action Limits (PAL) obtained from Wisconsin Administrative Code (WAC) Chapter NR 141, Table 1.
 3) Benzene concentrations detected in exceedance of the ES (>5 micrograms per liter [µg/L]) are shown in **Large Bold font**. The approximate area of benzene ES exceedance in groundwater at the Site is also shown.
 4) Benzene concentrations detected in excess of the PAL (> 0.5 µg/L) are shown in **Bold Italicized font**.
 5) Benzene concentrations below the PAL are shown in regular font.

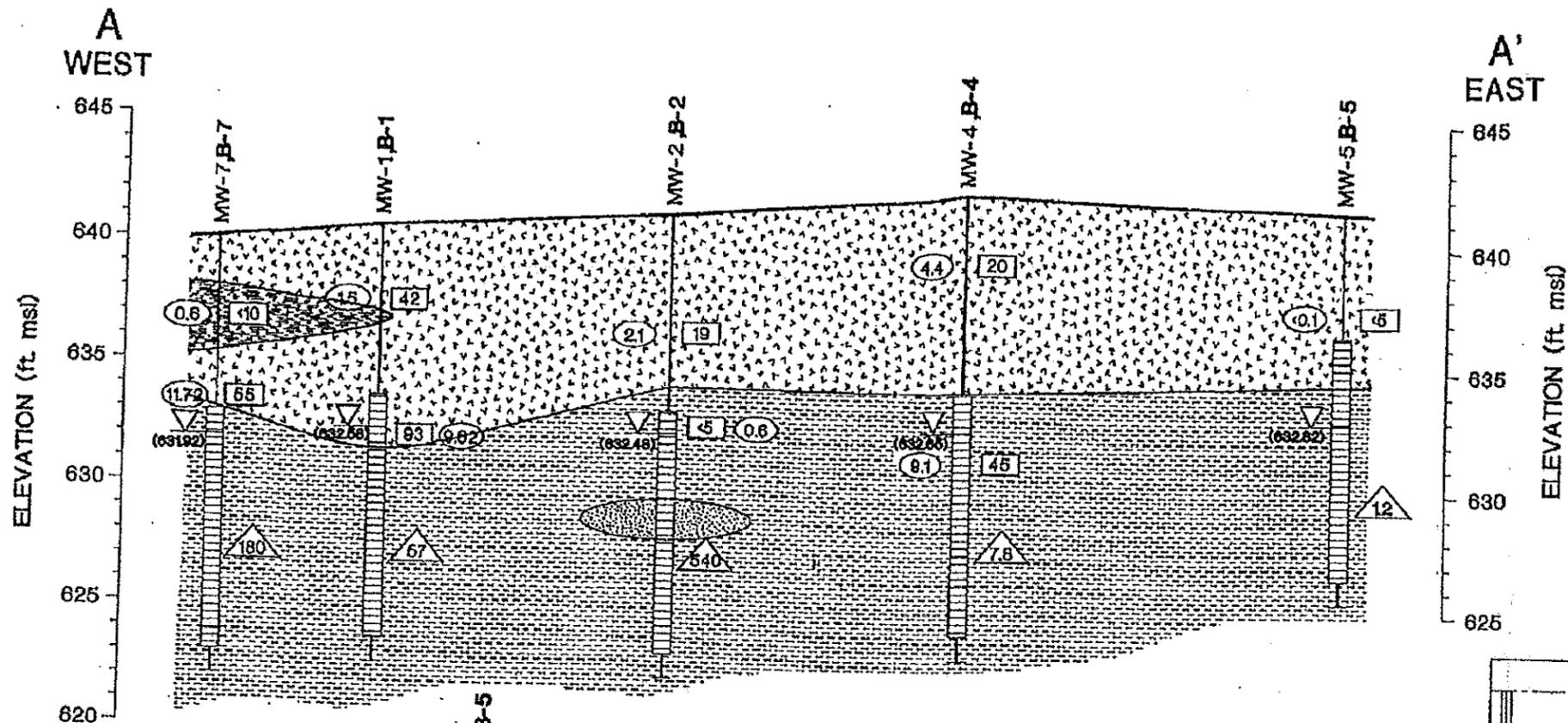
LEGEND

- GB-28 ● GZA GEOPROBE LOCATION (JAN 2005)
- MW-1 ⊕ GZA MONITORING WELL LOCATION (SAMPLED APRIL 2002)
- B-8 ● STS GEOPROBE LOCATION (APRIL 1990)
- B-7 ⊕ STS MONITORING WELL LOCATION (SAMPLED MARCH 1996)
- APPROXIMATE EXTENT OF BENZENE ES IN GROUNDWATER
- SANITARY SEWER LINE
- 20.3** ENFORCEMENT STANDARD (ES) EXCEEDANCE
- 2.56** PREVENTATIVE ACTION LIMIT (PAL) EXCEEDANCE
- <0.5** LESS THAN PAL

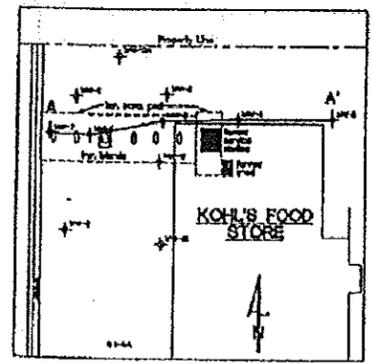
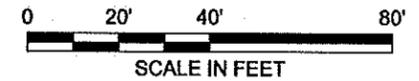
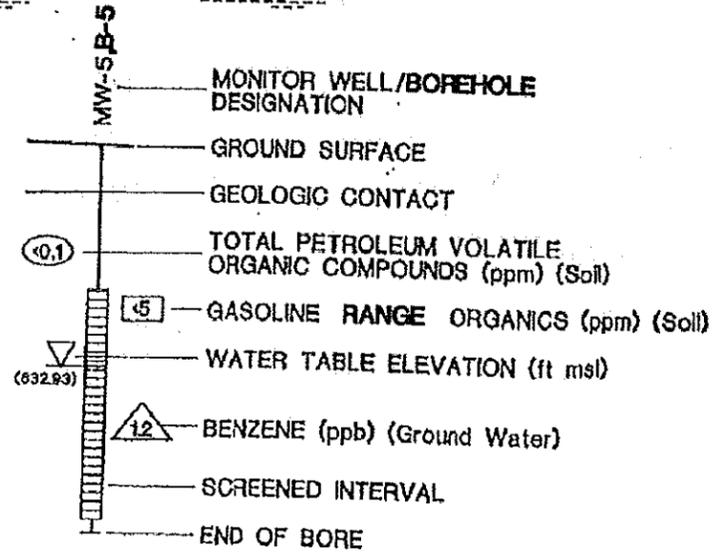


NO.	ISSUE/DESCRIPTION	BY	DATE
EXTENT OF BENZENE EXCEEDANCES IN GROUNDWATER			
BAYSHORE TOWN CENTER GLENDALE, WISCONSIN			
PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental, Inc. Engineers and Scientists 2000 DIVISION DRIVE, SUITE 150 WALKESHA, WISCONSIN 53185 (262) 754-2500			
PROJ MGR:	JFK	REVIEWED BY:	JCO
DESIGNED BY:	SEF	DRAWN BY:	JAH
DATE:	8/25/08	PROJECT NO.:	20.0150985
		CHECKED BY:	JCO
		SCALE:	
		REVISION NO.:	
			FIGURE E-2
			SHEET NO.

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- FILL
Silty Sand to Sandy Gravel
- OZAUKEE TILL
Silty Clay to Clayey Silt
- Clay
- Sand



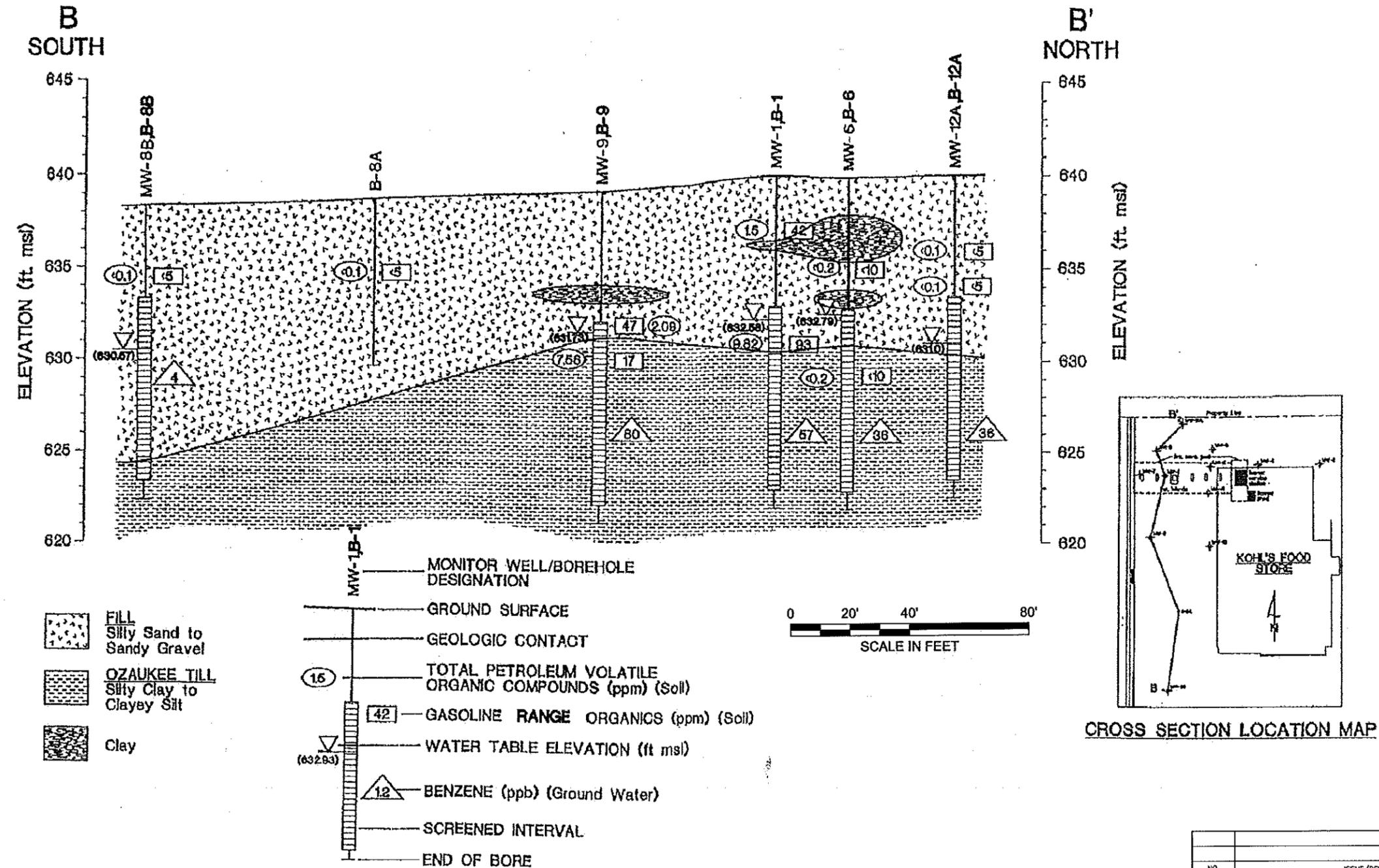
CROSS SECTION LOCATION MAP

NOTE: LOCATION OF UNDERGROUND STORAGE TANKS (CONTAMINATION SOURCE) IS UNKNOWN. GROUNDWATER ELEVATIONS & CONTAMINANTS' CONCENTRATIONS ARE BASED ON FEBRUARY 1992 SAMPLING EVENT.

Notes:
1) The cross-section shown was created from Figure OSE-2 within "Case Closure Request for Kohl's Food Stores, Glendale, WI, 5656 North Port Washington Road, Glendale, Wisconsin" prepared by Geo Trans, Inc., dated September 10, 2002.

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NO.	ISSUE/DESCRIPTION	BY	DATE
PRE-REMEDIAL GEOLOGIC CROSS SECTION (WEST - EAST)			
PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental, Inc. Engineers and Scientists 2000 SWENSON DRIVE, SUITE 150 WALKESHA, WISCONSIN 53186 (262) 754-2500			
PROJ MGR:	JFK	REVIEWED BY:	CHECKED BY:
DESIGNED BY:		DRAWN BY:	SCALE:
DATE:	8/1/08	PROJECT NO.:	20.0150985
		REVISION NO.:	
			FIGURE C-1
			SHEET NO.



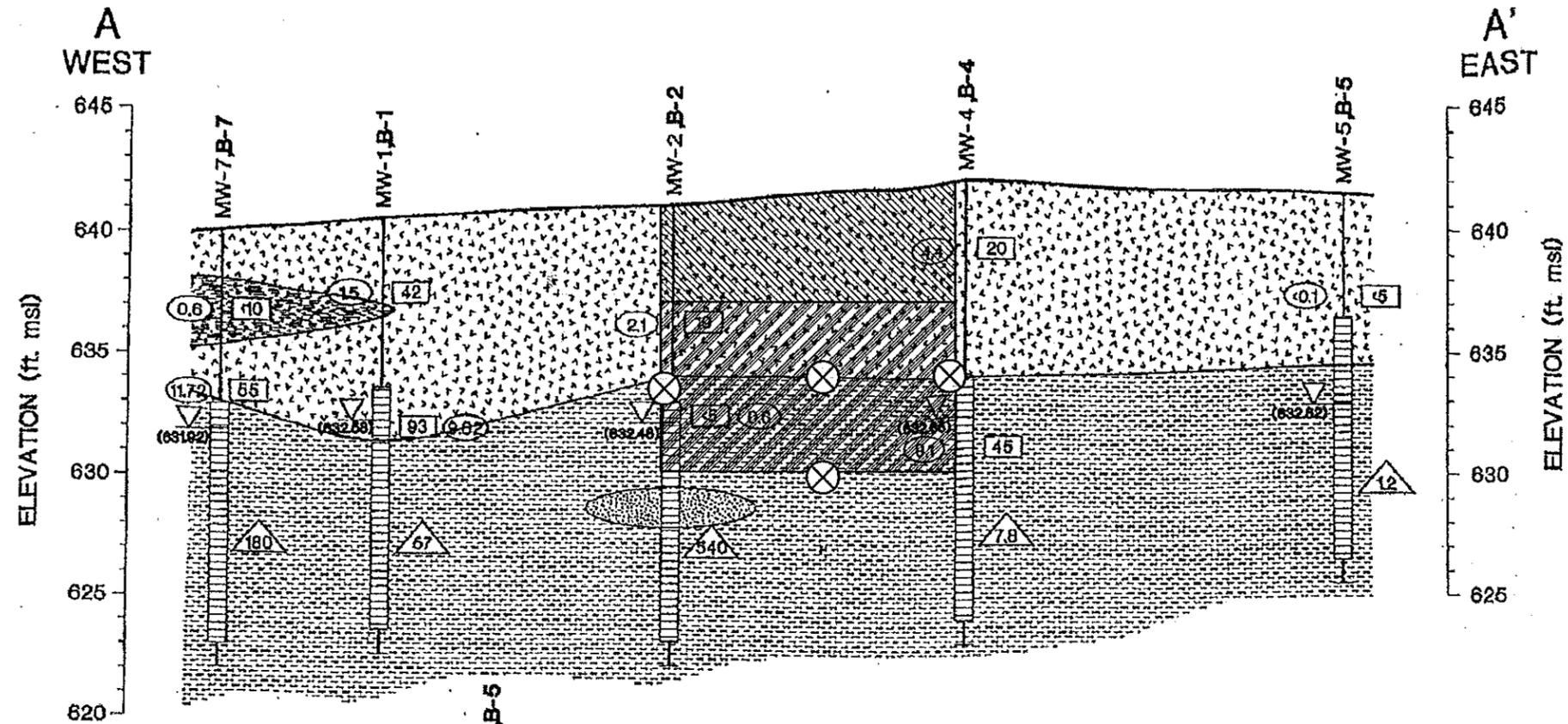
NOTE: LOCATION OF UNDERGROUND STORAGE TANKS (CONTAMINATION SOURCE) IS UNKNOWN. GROUNDWATER ELEVATIONS & CONTAMINANTS' CONCENTRATIONS ARE BASED ON FEBRUARY 1992 SAMPLING EVENT.

Notes:
 1) The cross-section shown was created from Figure OSE-3 within "Case Closure Request for Kohl's Food Stores, Glendale, WI, 5656 North Port Washington Road, Glendale, Wisconsin" prepared by Geo Trans, Inc., dated September 10, 2002.

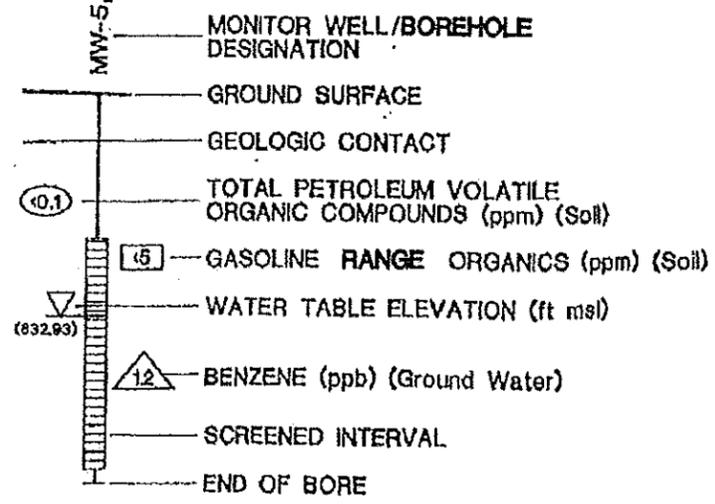
UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

NO.	ISSUE/DESCRIPTION	BY	DATE
PRE-REMEDIATION GEOLOGIC CROSS SECTION (SOUTH - NORTH)			
PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental, Inc. Engineers and Scientists 2000 STENSON DRIVE, SUITE 100 WALKESHA, WISCONSIN 53186 (262) 754-2550			
PROJ MGR:	JFK	REVIEWED BY:	CHECKED BY:
DESIGNED BY:		DRAWN BY:	SCALE:
DATE:	8/1/08	PROJECT NO.:	REVISION NO.:
		20.0150985	
			FIGURE C-2
			SHEET NO.

© 2008 - GZA GeoEnvironmental, Inc. GZA-J:\900T0999\150985 Bayshore\June 2008 Site Closure Requests\FIGURES FOR DOUG\X-Sections.dwg [FIG 2] June 17, 2008 - 9:18am Justin.Hegarty



- FILL
Silty Sand to Sandy Gravel
- OZAUKEE TILL
Silty Clay to Clayey Silt
- Clay
- Sand



NOTE: LOCATION OF UNDERGROUND STORAGE TANKS (CONTAMINATION SOURCE) IS UNKNOWN. GROUNDWATER ELEVATIONS & CONTAMNANTS' CONCENTRATIONS ARE BASED ON FEBRUARY 1992 SAMPLING EVENT.

LEGEND

- APPROXIMATE LOCATION OF SAMPLES TAKEN FROM EXCAVATION
- APPROXIMATE AREA STRIPPED AND RE-USED AS BACKFILL
- APPROXIMATE AREA OF SOIL EXCAVATED AS PART OF REMEDIAL ACTION



NOTE: FIGURE CREATED FROM AND OVERLAYED ON GEOTRANS INC. FIGURE OSE-2

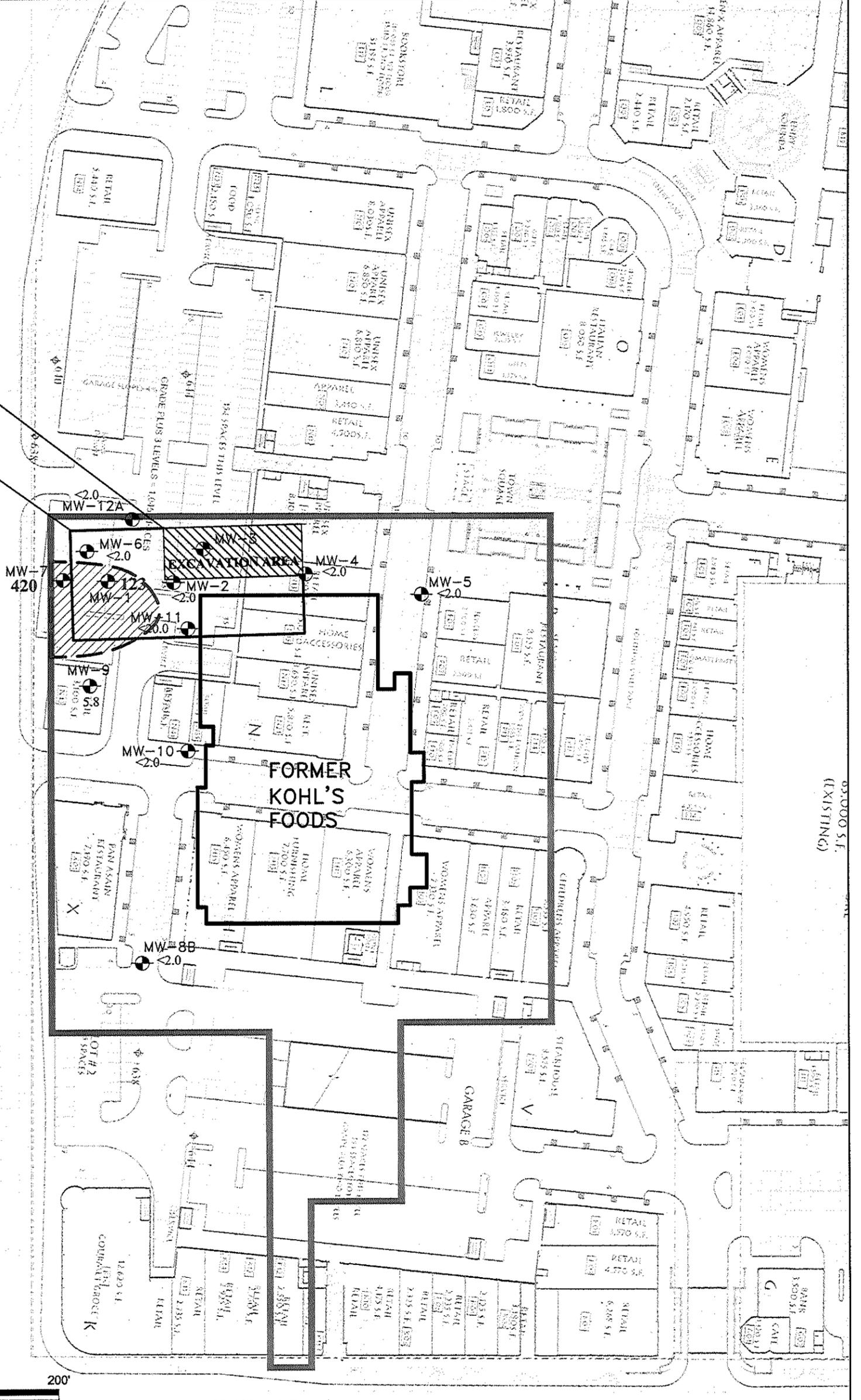
UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

NO.	ISSUE/DESCRIPTION	BY	DATE
FORMER KOHL'S FOOD STORE PROPERTY GLENDALE, WISCONSIN			
POST-REMEDIATION CROSS-SECTION A - A'			
PREPARED BY:	GZA GeoEnvironmental, Inc. Engineers and Scientists 20900 SWENSON DRIVE, SUITE 150 WALKESHA, WISCONSIN 53190 (262) 754-2260		PREPARED FOR:
PROJ MGR:	JFK	REVIEWED BY:	JFK
DESIGNED BY:	DPS	DRAWN BY:	JAH
DATE:	6/16/08	PROJECT NO.:	20.0150985.60
		CHECKED BY:	OPS
		SCALE:	
		REVISION NO.:	
			FIGURE D-1 SHEET NO.

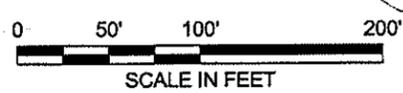
REMEDIAL EXCAVATION OF PETROLEUM-IMPACTED SOIL CONDUCTED DURING BAYSHORE TOWN CENTER CONSTRUCTION (AUGUST 2005)

HISTORIC GASOLINE STATION

NORTH PORT WASHINGTON ROAD



FORMER KOHL'S FOODS



LEGEND	
MW-1	MONITORING WELL LOCATIONS
420	ENFORCEMENT STANDARD (ES) EXCEEDANCE
<2.0	LESS THAN PAL
(Dashed line)	APPROXIMATE EXTENT OF NAPHTHALENE ES IN GROUNDWATER

- Notes:
- 1) Analytical results displayed on the figure are for groundwater samples collected by Geo Trans, Inc. during the most recent monitoring well sampling event performed at the Site on April 25, 2002. The results were obtained from Table C-3 within the "Case Closure Request for Kohl's Food Stores, Glendale, WI, 5636 North Port Washington Road, Glendale, Wisconsin" prepared by Geo Trans, Inc., dated September 10, 2002.
 - 2) Groundwater analytical results for naphthalene were compared to the Enforcement Standard (ES) and Preventative Action Limits (PAL) obtained from Wisconsin Administrative Code (WAC) Chapter NR 141, Table 1.
 - 3) Naphthalene concentrations detected in exceedance of the ES (>100 micrograms per liter [µg/L]) are shown in **Large Bold font**. The approximate area of naphthalene ES exceedance in groundwater at the Site is also shown.
 - 4) Naphthalene concentrations below the PAL are shown in regular font.

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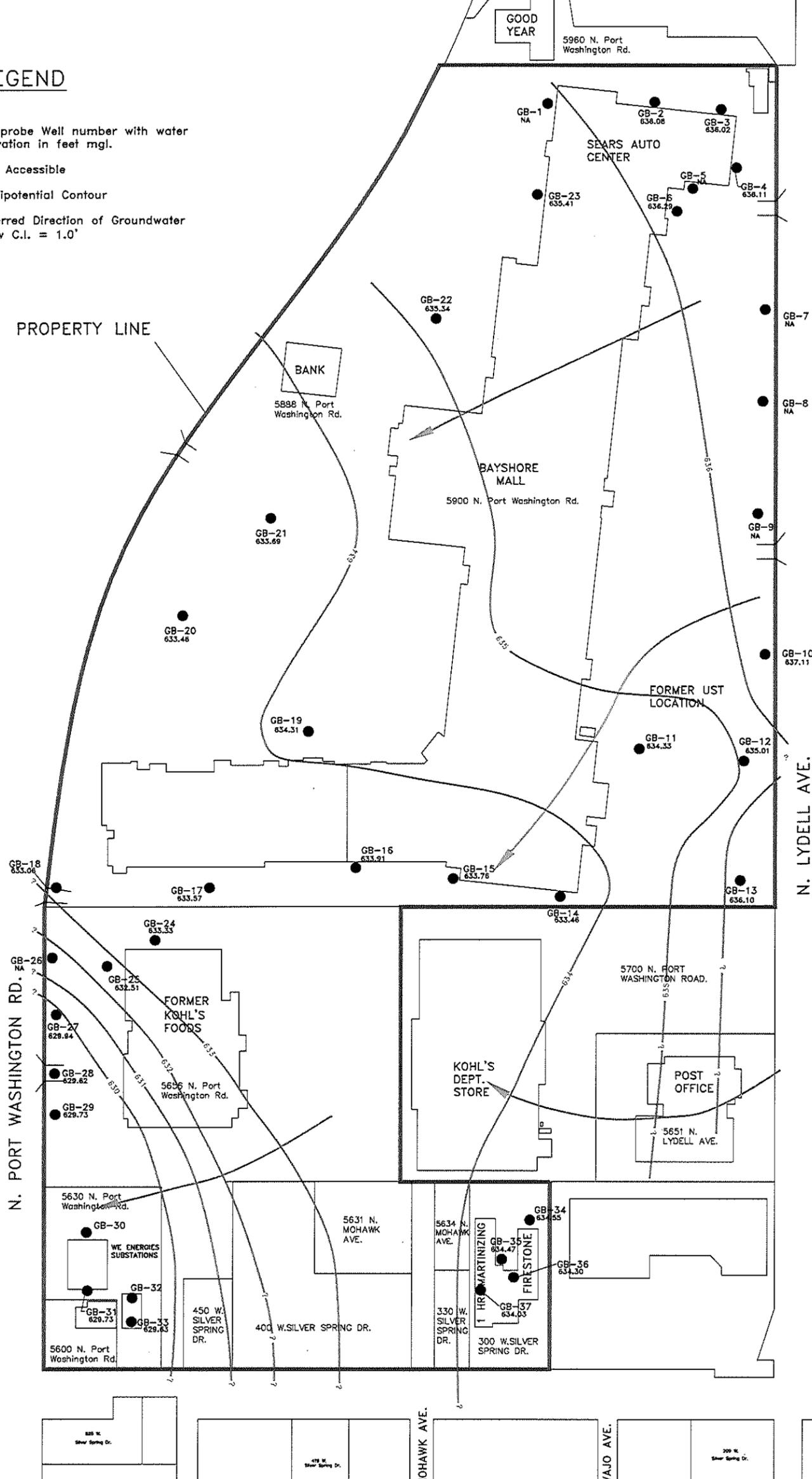
NO.	ISSUE/DESCRIPTION	BY	DATE
EXTENT OF NAPHTHALENE ES EXCEEDANCE IN GROUNDWATER			
BAYSHORE TOWN CENTER GLENDALE, WISCONSIN			
PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental, Inc. Engineers and Scientists 22000 SWENSON DRIVE, SUITE 150 WAUKESHA, WISCONSIN 53186 (262) 754-2500			
PROJ MGR:	JFK	REVIEWED BY:	JCO
DESIGNED BY:	SEF	DRAWN BY:	JAH
DATE:	8/1/08	PROJECT NO.:	20.0150985
		CHECKED BY:	SEF
		SCALE:	
		REVISION NO.:	
			FIGURE E-4 SHEET NO.

LEGEND

- GB-33 629.63 Geoprobe Well number with water elevation in feet mgl.
- NA Not Accessible
- Equipotential Contour
- ↘ Inferred Direction of Groundwater Flow C.I. = 1.0'



PROPERTY LINE



E. DAY AVE.

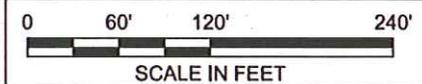
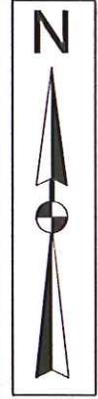
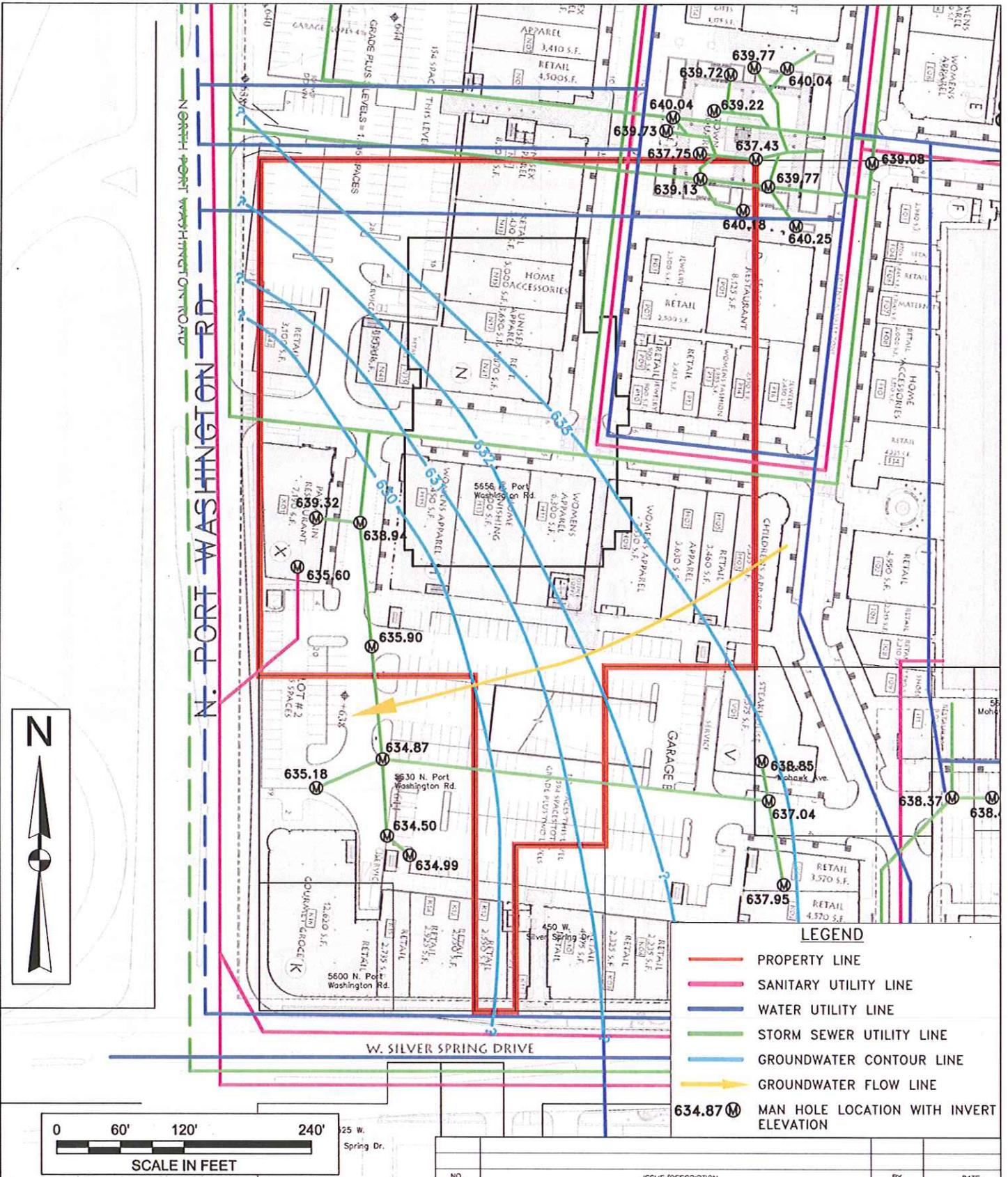
E. LAKE VIEW AVE.

N. LYDELL AVE.

W. SILVER SPRING DR.

Drawing Name: J:\90010999\150985 Boyshore\60 WPLE\Site Investigation Report\Figure 9 - Groundwater Flow Map.dwg Last Modified: Oct 31, 2007 - 3:23pm Plotted on: Jun 25, 2008 - 1:41pm by Justin.Hegarty

FIGURE NO. E-1	JOB NO. 150985	FORMER KOHL'S FOOD STORE PROPERTY GLENDALE, WISCONSIN			
		GROUNDWATER FLOW INTERPRETATION JANUARY 27, 2005	REV. NO. DESCRIPTION BY DATE		
		SCALE: 1" = 200' (APPROXIMATE)	PROJ MGR: JFK OPERATOR: CLK DESIGNED BY: JFK DATE: 2/7/05 REVIEWED BY: JFK		



LEGEND

- PROPERTY LINE
- SANITARY UTILITY LINE
- WATER UTILITY LINE
- STORM SEWER UTILITY LINE
- GROUNDWATER CONTOUR LINE
- GROUNDWATER FLOW LINE
- Ⓜ MAN HOLE LOCATION WITH INVERT ELEVATION

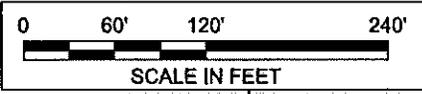
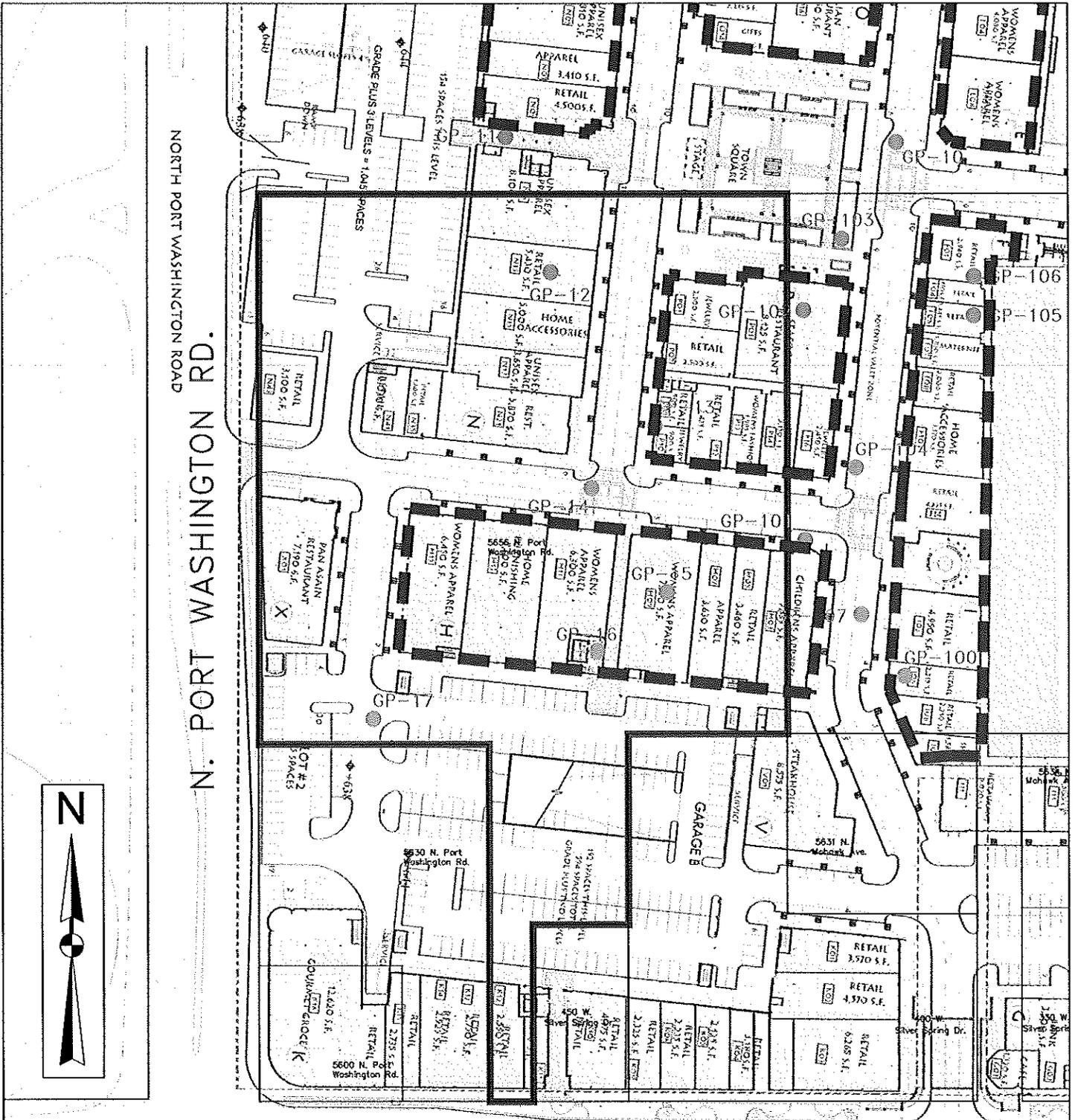
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PREPARED FOR:

PROJ MGR: JFK REVIEWED BY: JFK CHECKED BY: DPS DATE: 6/11/08
 DESIGNED BY: DPS DRAWN BY: JAH SCALE:

NO.	ISSUE/DESCRIPTION	BY	DATE
FORMER KOHL'S FOOD STORE PROPERTY GLENDALE, WISCONSIN			
POST-DEVELOPMENT SITE CONDITIONS			
			FIGURE A-2
			SHEET NO.



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PREPARED FOR:

PROJ MGR: JFK REVIEWED BY: JFK CHECKED BY: DPS DATE: 6/11/08
 DESIGNED BY: DPS DRAWN BY: JAH SCALE:

NO.	ISSUE/DESCRIPTION	BY	DATE
FORMER KOHL'S FOOD STORE PROPERTY GLENDALE, WISCONSIN			
METHANE BORING AND VENTING SYSTEM LOCATIONS			
PROJECT NO. 20.0150985.60		REVISION NO.	

FIGURE
A-4
SHEET NO.

TABLE E-1
GROUNDWATER ANALYTICAL RESULTS
Former Kohl's Food Store Property
Glendale, Wisconsin

PARAMETER	UNITS	WAC NR140 PAL	WAC NR140 ES	GB-24	GB-25	GB-27	GB-28	GB-29	GB-103	GB-104
				1/24/05	1/24/05	1/24/05	1/24/05	1/24/05	10/17/05	10/17/05
				VOCs						
Benzene	ug/L	0.5	5	180	210	1,600	30	21	<0.20	5.4
n-Butylbenzene	ug/L	NS	NS	3.0	40	<0.20	5.4	<0.20	<0.20	<0.20
sec-Butylbenzene	ug/L	NS	NS	1.6	<25	<0.25	<5.0	<0.25	<0.25	0.53
tert-Butylbenzene	ug/L	NS	NS	<0.40	<20	<0.20	<4.0	<0.20	<0.20	<0.20
Chlorobenzene	ug/L	20	100	1.9	<20	<0.20	<4.0	1.8	<0.20	<0.20
1,2-Dichloroethane	ug/L	0.5	5	<1.0	<50	<0.50	<10	<0.50	<0.50	<0.50
1,1-Dichloroethene	ug/L	0.7	7	<1.0	<50	<0.50	<10	<0.50	<0.50	<0.50
1,2-Dichlorobenzene	ug/L	60	600	<0.40	<20	<0.20	<4.0	<0.20	<0.20	<0.20
1,4-Dichlorobenzene	ug/L	15	75	0.94	<20	<0.20	<4.0	<0.20	<0.20	<0.20
cis-1,2-Dichloroethene	ug/L	7	70	<1.0	<50	22	<10	<0.50	<0.50	<0.50
trans-1,2-Dichloroethene	ug/L	20	100	<1.0	<50	1.3	<10	<0.50	<0.50	<0.50
Ethylbenzene	ug/L	140	700	55	1,600	1.1	100	2.8	<0.50	<0.50
Di-isopropyl ether	ug/L	NS	NS	<1.0	<50	1.5	<10	<0.50	<0.50	<0.50
Isopropylbenzene	ug/L	NS	NS	28	140	<0.20	70	<0.20	<0.20	1.0
p-Isopropyltoluene	ug/L	NS	NS	1.1	<20	<0.20	<4.0	<0.20	<0.20	<0.20
Methylene Chloride	ug/L	0.5	5	<2.0	<100	<1.0	<20	<1.0	<1.0	<1.0
Methyl-tert-butyl Ether (MTBE)	ug/L	12	60	<1.0	<50	<0.50	<10	<0.50	<0.50	<0.50
Naphthalene	ug/L	8	40	1.0	380	<0.25	<5.0	<0.25	<0.25	0.45
n-Propylbenzene	ug/L	NS	NS	38	330	<0.50	160	<0.50	<0.50	<0.50
Styrene	ug/L	10	100	<0.40	<20	<0.20	<4.0	<0.20	<0.20	<0.20
Toluene	ug/L	200	1,000	9.5	53	2.4	5.0	0.72	<0.20	<0.20
Trichloroethene	ug/L	0.5	5	<0.40	<20	<0.20	<4.0	<0.20	<0.20	<0.20
Trichlorofluoromethane	ug/L	NS	NS	<1.0	<50	<0.50	<10	<0.50	<0.50	<0.50
1,2,4-Trimethylbenzene	ug/L	96	480 ³	9.6	1,600	<0.20	35	<0.20	<0.20	0.24
1,3,5-Trimethylbenzene	ug/L	96	480 ³	2.0	340	<0.20	<4.0	<0.20	<0.20	<0.20
Vinyl Chloride	ug/L	0.02	0.2	<0.40	<20	24	<4.0	<0.20	10	<0.20
Xylenes	ug/L	1,000	10,000	310	5,600	<0.50	220	3.1	<0.50	<0.50
METALS										
Arsenic	mg/L	0.001	0.01	NA	NA	NA	NA	NA	0.007	NA
Barium	mg/L	0.4	2	NA	NA	NA	NA	NA	0.6	NA
Cadmium	mg/L	0.0005	0.005	NA	NA	NA	NA	NA	0.00046	NA
Chromium	mg/L	0.01	0.1	NA	NA	NA	NA	NA	<0.0021	NA
Lead	mg/L	0.0015	0.015	<0.0014	<0.0014	<0.0014	<0.0014	<0.0014	<0.0014	NA
Mercury	mg/L	0.0002	0.002	NA	NA	NA	NA	NA	<0.000092	NA
Selenium	mg/L	0.01	0.05	NA	NA	NA	NA	NA	<0.0032	NA
Silver	mg/L	0.01	0.05	NA	NA	NA	NA	NA	<0.0013	NA
Cyanide	mg/l	0.04	0.2	NA	NA	NA	NA	NA	NA	NA
PAHs										
Acenaphthene	ug/L	NS	NS	0.48	<0.82	<0.40	15	<0.36	<0.33	NA
Acenaphthylene	ug/L	NS	NS	<0.81	<1.7	<0.83	31	<0.75	<0.69	NA
Anthracene	ug/L	600	3000	0.049	<0.095	<0.046	1.6	<0.041	0.26	NA
Benzo (a) anthracene	ug/L	NS	NS	1.3	0.47	<0.053	1.5	<0.048	0.54	NA
Benzo (b) fluoranthene	ug/L	0.02	0.2	<0.12	0.61	<0.12	3.4	<0.11	0.32	NA
Benzo (k) fluoranthene	ug/L	NS	NS	<0.058	0.29	<0.059	1.6	<0.053	0.2	NA
Benzo (a) pyrene	ug/L	0.02	0.2	<0.038	0.39	<0.038	1.5	<0.035	0.44	NA
Benzo (ghi) perylene	ug/L	NS	NS	<0.14	0.45	<0.14	3.2	<0.13	0.36	NA
Chrysene	ug/L	0.02	0.2	<0.048	0.55	<0.049	1.5	<0.044	0.53	NA
Dibenzo (a,h) anthracene	ug/L	NS	NS	<0.15	<0.32	<0.16	3.3	<0.14	<0.13	NA
Fluoranthene	ug/L	80	400	0.10	1.8	<0.097	3.2	0.18	1.6	NA
Fluorene	ug/L	80	400	1.1	<0.16	<0.074	4.2	<0.067	0.25	NA
Indeno (1,2,3-cd) pyrene	ug/L	NS	NS	<0.073	0.35	<0.074	1.7	<0.067	0.27	NA
1-Methylnaphthalene	ug/L	NS	NS	13	1.4	<0.38	26	<0.35	<0.32	NA
2-Methylnaphthalene	ug/L	NS	NS	29	<0.78	<0.37	41	<0.33	1.0	NA
Naphthalene	ug/L	8	40	160	1.3	<0.48	170	<0.43	<0.40	NA
Phenanthrene	ug/L	NS	NS	0.41	1.3	<0.036	2.0	0.043	1.5	NA
Pyrene	ug/L	50	250	<0.052	1.4	<0.053	1.5	0.073	1.2	NA

Notes:

1. Samples were collected by GZA GeoEnvironmental, Inc. (GZA) on the dates indicated.
2. *Italics* concentrations indicate an exceedance of Wisconsin Administrative Code (WAC), Chapter NR 140 Preventive Action Limits (PALs) and **BOLD**
3. Standard is for total trimethylbenzenes.
4. NS = indicates no standard has been established for that parameter.
5. NA = sample was not analyzed for that parameter
6. ug/L = micrograms per liter.

**TABLE C-1
SOIL ANALYTICAL RESULTS
Former Kohl's Food Store Property
Glendale, Wisconsin**

PARAMETER	UNITS	Wisconsin Administrative Code NR 720 RCLs	SAMPLE NUMBER AND SAMPLE DEPTH																					
			GB-24 (4' - 6')	GB-25 (2' - 4')	GB-26 (4' - 6')	GB-27 (2' - 4')	GB-28 (2' - 4')	GB-29 (2' - 4')	GP-43 (4' - 6')	GP-44 (6' - 8')	GP-44 (10' - 11')	GP-45 (4' - 6')	GP-45 (8' - 10')	GP-46 (6' - 8')	GP-46 (10' - 12')	GP-47 (2' - 4')	GP-47 (8' - 10')	GP-48 (2' - 4')	GP-48 (6' - 7')	GP-49 (2' - 3')	GP-49 (7' - 8')	GB-103 (2' - 4')	GB-104 (6' - 8')	
			1/20/2005	1/20/2005	1/20/2005	1/20/2005	1/20/2005	1/20/2005	9/22/2005	9/22/2005	9/22/2005	9/22/2005	9/22/2005	9/22/2005	9/22/2005	9/22/2005	9/22/2005	9/22/2005	9/22/2005	9/22/2005	9/22/2005	9/22/2005	10/12/2005	10/12/2005
VOCs																								
Benzene	ug/kg	5.5	<3,450	<30	<27	<30	<29	<27	52	52	<50	<29	<32	<27	<29	<29	<26	<30	<26	34	54	<25	<25	
1,4-Dichlorobenzene	ug/kg	NS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
cis-1,2-Dichloroethene	ug/kg	4.9	<3,450	<30	<27	<30	<29	<27	<28	33	<50	<29	<32	<27	<29	<29	<26	<30	<26	<30	<30	<25	<25	
trans-1,2-Dichloroethene	ug/kg	4.9	<3,450	<30	<27	<30	<29	<27	<28	<30	<50	<29	<32	<27	<29	<29	<26	<30	<26	<30	<30	<25	<25	
n-Butylbenzene	ug/kg	NS	<3,450	<30	5,490	<30	<29	<27	<28	<30	<50	<29	<32	<27	<29	<29	<26	<30	<26	220	<30	<25	110	
sec-Butylbenzene	ug/kg	NS	<3,450	<30	1,060	49	<29	<27	<28	<30	<50	<29	<32	<27	<29	<29	<26	<30	<26	97	<30	<25	95	
tert-Butylbenzene	ug/kg	NS	<3,450	<30	<27	<30	<29	<27	<28	<30	<50	<29	<32	<27	<29	<29	<26	<30	<26	<30	<30	<25	<25	
Chloroform	ug/kg	NS	<3,450	<30	1,120	<30	<29	<27	<28	<30	<50	<29	<32	<27	<29	<29	<26	<30	<26	<30	<30	<25	<25	
Ethylbenzene	ug/kg	2900	262,000	<30	12,100	<30	<29	<27	<28	4,200	59	<29	<32	<27	<29	<29	<26	<30	38	590	2,900	<25	<25	
Isopropylbenzene	ug/kg	NS	45,600	<30	2,310	32	<29	<27	<28	960	<50	<29	<32	<27	<29	<29	<26	<30	31	180	110	<25	43	
p-Isopropyltoluene	ug/kg	NS	<3,450	<30	1,870	<30	<29	<27	<28	120	<50	<29	<32	<27	<29	<29	<26	<30	<26	42	<30	<25	79	
Methylene Chloride	ug/kg	NS	<6,910	<59	<55	<61	<58	<54	<56	<60	<100	<59	<64	<54	<58	<57	<52	<60	99	<61	<60	<50	<50	
Naphthalene	ug/kg	NS	3,590	<30	5,380	<30	<29	<27	<56	<60	<100	94	<64	<54	<58	<57	<52	<60	<52	110	320	<50	<50	
n-Propylbenzene	ug/kg	NS	48,300	<30	8,670	158	<29	<27	<28	430	<50	<29	<32	<27	<29	<29	<26	<30	100	710	160	<25	83	
Styrene	ug/kg	NS	<3,450	<30	<27	<30	<29	<27	<28	<30	<50	<29	<32	<27	<29	29	<26	<30	<26	<30	<30	<25	<25	
Tetrachloroethene	ug/kg	NS	<3,450	<30	<27	<30	<29	<27	<28	850	140	<29	<32	55	29	<29	<26	<30	<26	<30	<30	<25	<25	
Toluene	ug/kg	1500	<3,450	130	59	<30	<29	<27	<28	200	<50	<29	<32	<27	<29	<29	<26	<30	<26	41	<30	<25	<25	
Trichloroethene	ug/kg	NS	<3,450	<30	<27	<30	<29	<27	<28	31	<50	<29	<32	<27	<29	<29	<26	<30	<26	<30	<30	<25	<25	
Trichlorofluoromethane	ug/kg	NS	<3,450	<30	<27	<30	<29	<27	<28	<30	<50	<29	<32	<27	<29	<29	<26	<30	<26	<30	<30	<25	<25	
1,2,4-Trimethylbenzene	ug/kg	NS	138,000	130	23,100	<30	<29	<27	<28	1,100	<50	<29	<32	<27	<29	<29	<26	<30	<26	1,900	1,500	<25	240	
1,3,5-Trimethylbenzene	ug/kg	NS	38,700	68	7,350	<30	<29	<27	<28	280	<50	<29	<32	<27	<29	<29	<26	<30	<26	44	150	<25	98	
Xylenes (total)	ug/kg	4100	1,080,000	260	7,570	<42	<40	<38	<95	27,000	300	<100	<110	<91	<99	<97	<88	<100	<89	480	7,800	<85	<85	
Vinyl Chloride	ug/kg	NS	<4,830	<41	<38	<42	<40	<38	<39	<42	<71	<41	<45	<37	<41	<40	<36	<42	<36	<43	<42	<35	<35	
METALS																								
Arsenic	mg/kg	0.039	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	5.6	NA	
Barium	mg/kg	NS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	16	NA	
Cadmium	mg/kg	8	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.12	NA	
Chromium	mg/kg	NS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	7.5	NA	
Lead	mg/kg	50	3,740	28	12	17	23	16	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	3.6	NA	
Mercury	mg/kg	NS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.48	NA	
Selenium	mg/kg	NS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<4.9	NA	
Silver	mg/kg	NS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.13	NA	
Cyanide	mg/kg	NS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
PAHs																								
Acenaphthene	ug/kg	900,000 ⁽⁶⁾	<690	<59	417	<61	<58	<54	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<61	NA	
Acenaphthylene	ug/kg	18,000 ⁽⁶⁾	<1,200	<100	<93	<100	<98	<92	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<100	NA	
Anthracene	ug/kg	5,000,000 ⁽⁶⁾	193	224	988	<6.1	<5.8	<5.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	130	NA	
Benzo (a) anthracene	ug/kg	88 ⁽⁶⁾	1,520	425	1,320	25	82	13	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	670	NA	
Benzo (b) fluoranthene	ug/kg	88 ⁽⁶⁾	97	236	373	29	94	8.1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	470	NA	
Benzo (k) fluoranthene	ug/kg	880 ⁽⁶⁾	401	177	362	23	60	9.6	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	320	NA	
Benzo (a) pyrene	ug/kg	8.8 ⁽⁶⁾	58	413	615	42	110	17	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	600	NA	
Benzo (ghi) perylene	ug/kg	1,800 ⁽⁶⁾	166	366	296	56	127	21	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	470	NA	
Chrysene	ug/kg	8,800 ⁽⁶⁾	1,060	366	867	34	94	13	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	600	NA	
Dibenzo (a,h) anthracene	ug/kg	8.8 ⁽⁶⁾	<100	47	53	<9.1	13	<8.1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	76	NA	
Fluoranthene	ug/kg	600,000 ⁽⁶⁾	1,660	968	4,390	58	185	28	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,300	NA	
Fluorene	ug/kg	600,000 ⁽⁶⁾	235	55	801	<12	<12	<11	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	51	NA	
Indeno (1,2,3-cd) pyrene	ug/kg	88 ⁽⁶⁾	249	295	307	45	100	16	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	430	NA	
1-Methylnaphthalene	ug/kg	1,100,000 ⁽⁶⁾	<410	<35	1,100	<36	<35	<32	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	37	NA	
2-Methylnaphthalene	ug/kg	600,000 ⁽⁶⁾	<350	<30	3,840	<30	<29	<27	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	470	NA	
Naphthalene	ug/kg	20,000 ⁽⁶⁾	<410	41	1,870	<36	<35	<32	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<36	NA	
Phenanthrene	ug/kg	18,000 ⁽⁶⁾	1,130	732	3,620	18	43	9.8	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	380	NA	
Pyrene	ug/kg	500,000 ⁽⁶⁾	401	1,070	4,170	66	197	25	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,300	NA	

Notes:

1. Samples were collected by GZA GeoEnvironmental, Inc. (GZA) on the dates shown.
2. ug/kg = micrograms per kilogram; mg/kg = milligrams per kilogram.
3. NA= Sample was not analyzed for that parameter.
4. The Residual Contaminant Levels (RCLs) were taken from Wisconsin Administrative Code (WAC), Chapter NR720 Table 1.
5. The RCLs were taken from WAC, Chapter NR720, Table 2.
6. The RCLs were taken from the Wisconsin Department of Natural Resources' (WDNR) April 1997 *Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance* Non-Industrial Suggested Soil Cleanup Levels.
7. Bold concentrations indicate the exceedance of the Industrial RCL.
8. NS = No generic standard available

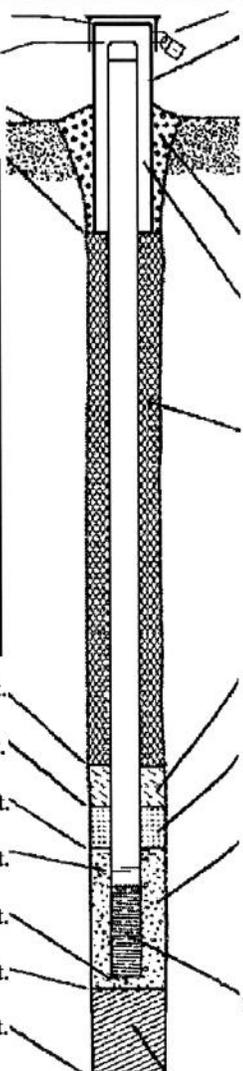
TABLE E-2
GROUNDWATER LEVEL MEASUREMENTS
(JANUARY 2005)
Former Kohl's Food Store Site
Glendale, Wisconsin

Well	Elevation - Top of Casing (msl)	Depth to Water	Groundwater Elevation
		1/27/05	
GB-24	640.86	7.53	633.33
GB-25	640.9	8.39	632.51
GB-26	NA	NA	NA
GB-27	638.21	8.27	629.94
GB-28	637.8	8.18	629.62
GB-29	637.86	8.13	629.73
GB-103		Not Installed	
GB-104		Not Installed	

Notes:

1. NA = Not accessible. Snow and ice hampered finding or accessing some wells.
2. msl = Mean sea level.
3. Not Installed = Well not installed at the time of water-level measurement.

Facility/Project Name <u>Kohl's Food Store</u>		Local Grid Location of Well ft. <input type="checkbox"/> N. <input type="checkbox"/> S. <input type="checkbox"/> E. <input type="checkbox"/> W.		Well Name <u>MW-8B</u>	
Facility License, Permit or Monitoring No.		Local Grid Origin (estimated: <input type="checkbox"/>) or Well Location <input type="checkbox"/>		Wis. Unique Well No. <input type="checkbox"/> DNR Well ID No. <input type="checkbox"/>	
Facility ID <u>241578700</u>		St. Plane _____ ft. N. _____ ft. E. S/C/N		Date Well Installed <u>06/08/1992</u> m m d d y y y y	
Type of Well Well Code <u>11 / mw</u>		Section Location of Waste/Source <u>SW 1/4 of SE 1/4 of Sec. 29, T. 8 N, R. 22</u> <input type="checkbox"/> E <input type="checkbox"/> W		Well Installed By: Name (first, last) and Firm <u>Midwest Engineering Services, Inc.</u>	
Distance from Waste/Source _____ ft.		Enf. Stds. Apply <input type="checkbox"/>		Location of Well Relative to Waste/Source u <input type="checkbox"/> Upgradient s <input type="checkbox"/> Sidegradient d <input type="checkbox"/> Downgradient n <input type="checkbox"/> Not Known	
		Gov. Lot Number _____			

<p>A. Protective pipe, top elevation _____ ft. MSL</p> <p>B. Well casing, top elevation _____ ft. MSL</p> <p>C. Land surface elevation <u>638.31</u> ft. MSL</p> <p>D. Surface seal, bottom _____ ft. MSL or _____ ft.</p> <div style="border: 1px solid black; padding: 5px;"> <p>12. USCS classification of soil near screen: GP <input type="checkbox"/> GM <input type="checkbox"/> GC <input type="checkbox"/> GW <input type="checkbox"/> SW <input checked="" type="checkbox"/> SP <input checked="" type="checkbox"/> SM <input type="checkbox"/> SC <input type="checkbox"/> ML <input checked="" type="checkbox"/> MH <input type="checkbox"/> CL <input type="checkbox"/> CH <input type="checkbox"/> Bedrock <input type="checkbox"/></p> <p>13. Sieve analysis performed? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>14. Drilling method used: Rotary <input type="checkbox"/> 5 0 Hollow Stem Auger <input checked="" type="checkbox"/> 4 1 Other <input type="checkbox"/></p> <p>15. Drilling fluid used: Water <input type="checkbox"/> 0 2 Air <input type="checkbox"/> 0 1 Drilling Mud <input type="checkbox"/> 0 3 None <input checked="" type="checkbox"/> 9 9</p> <p>16. Drilling additives used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Describe _____</p> <p>17. Source of water (attach analysis, if required): _____</p> </div> <p>E. Bentonite seal, top _____ ft. MSL or _____ ft.</p> <p>F. Fine sand, top _____ ft. MSL or _____ ft.</p> <p>G. Filter pack, top _____ ft. MSL or _____ ft.</p> <p>H. Screen joint, top _____ ft. MSL or <u>5</u> ft.</p> <p>I. Well bottom _____ ft. MSL or <u>15</u> ft.</p> <p>J. Filter pack, bottom _____ ft. MSL or _____ ft.</p> <p>K. Borehole, bottom _____ ft. MSL or <u>15</u> ft.</p> <p>L. Borehole, diameter <u>8</u> in.</p> <p>M. O.D. well casing <u>2.375</u> in.</p> <p>N. I.D. well casing <u>2.067</u> in.</p>	 <p>1. Cap and lock? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>2. Protective cover pipe: a. Inside diameter: _____ in. b. Length: _____ ft. c. Material: Steel <input checked="" type="checkbox"/> 0 4 Other <input type="checkbox"/></p> <p>d. Additional protection? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: _____</p> <p>3. Surface seal: Bentonite <input type="checkbox"/> 3 0 Concrete <input type="checkbox"/> 0 1 Other <input type="checkbox"/></p> <p>4. Material between well casing and protective pipe: Bentonite <input type="checkbox"/> 3 0 Other <input type="checkbox"/></p> <p>5. Annular space seal: a. Granular/Chipped Bentonite <input type="checkbox"/> 3 3 b. _____ Lbs/gal mud weight . . . Bentonite-sand slurry <input type="checkbox"/> 3 5 c. _____ Lbs/gal mud weight Bentonite slurry <input type="checkbox"/> 3 1 d. _____ % Bentonite Bentonite-cement grout <input type="checkbox"/> 5 0 e. _____ Ft³ volume added for any of the above f. How installed: Tremie <input type="checkbox"/> 0 1 Tremie pumped <input type="checkbox"/> 0 2 Gravity <input type="checkbox"/> 0 8</p> <p>6. Bentonite seal: a. Bentonite granules <input type="checkbox"/> 3 3 b. <input type="checkbox"/> 1/4 in. <input type="checkbox"/> 3/8 in. <input type="checkbox"/> 1/2 in. Bentonite chips <input type="checkbox"/> 3 2 c. _____ Other <input type="checkbox"/></p> <p>7. Fine sand material: Manufacturer, product name & mesh size a. _____ b. Volume added _____ ft³</p> <p>8. Filter pack material: Manufacturer, product name & mesh size a. _____ b. Volume added _____ ft³</p> <p>9. Well casing: Flush threaded PVC schedule 40 <input checked="" type="checkbox"/> 2 3 Flush threaded PVC schedule 80 <input type="checkbox"/> 2 4 Other <input type="checkbox"/></p> <p>10. Screen material: <u>PVC</u> a. Screen type: Factory cut <input type="checkbox"/> 1 1 Continuous slot <input type="checkbox"/> 0 1 Other <input type="checkbox"/></p> <p>b. Manufacturer _____ c. Slot size: _____ in. d. Slotted length: <u>10</u> ft.</p> <p>11. Backfill material (below filter pack): None <input checked="" type="checkbox"/> 1 4 Other <input type="checkbox"/></p>
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I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature Laura Davis Firm GZA GeoEnvironmental, Inc.

Please complete both Forms 4400-113A and 4400-113B and return them to the appropriate DNR office and bureau. Completion of these reports is required by chs. 160, 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats., and ch. NR 141, Wis. Adm. Code. In accordance with chs. 281, 289, 291, 292, 293, 295, and 299, Wis. Stats., failure to file these forms may result in a forfeiture of between \$10 and \$25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on these forms is not intended to be used for any other purpose. NOTE: See the instructions for more information, including where the completed forms should be sent.

Facility/Project Name Kohl's Food Store		License/Permit/Monitoring Number		Boring Number B-88
Boring Drilled by (Firm name and name of crew chief) Midwest Engineering Services, Inc.		Date Drilling Started 06 / 08 / 92 M M / D D / Y Y	Date Drilling Completed 06 / 08 / 92 M M / D D / Y Y	Drilling Method HSA
DNR Facility Well No.	WI Unique Well No.	Common Well Name MW-88	Final Static Water Level ____ Feet MSL	Surface Elevation 638.31 Feet MSL
Boring Location State Plane _____ N, _____ E S/C/N SW ¼ of SE ¼ of Section 29 T 8 N, R 22 E		Lat 43° 07' 30" Long 87° 52' 30"		Local Grid Location (if applicable) ____ Feet N or S ____ Feet E or W
County Milwaukee		DNR County Code 4 1	Civil Town/City/or Village Glendale	

SAMPLE NUMBER	CORING DEPTH (ft.)	SOIL/ROCK DESCRIPTION AND GEOLOGIC ORIGIN FOR EACH MAJOR UNIT	GRAPEL LOG	WIELRAM	P I D	SOIL PROPERTIES					RQD/ COMMENTS	
						STAE	MO	LI	PL	P		
	0	0.0 - 2.0: ASPHALT and base fill										*
18	5,7 10,8	2.0 - 2.75: SANDY CLAY, yellowish brown (10YR 5/6), no odor (Fill)	CL		<2.7							
17	3,4 5,5	2.75 - 10.0: SAND, well-graded, chippy fine to coarse quartz and calcareous sand below -6.0 ft., no odor, poorly graded, trace subrounded coarse sand to fine calcareous gravel below -8.5 ft., saturated at -7.5 ft., no odor (Fill)	SW		15.6							
18	2,3 3,6				<2.8							
18	2,3 3,6				3.2							
18	3,4 6,6	10.0 - 14.0: SAND, poorly graded, very fine-grained, brown (10YR 5/3), hydrocarbon odor, saturated (Fill)			<2.7							
17	3,5 8,11		SP		2.9							
18	3,4 5,6	14.0 - 15.0: CLAYEY SILT, grayish brown (10YR 5/2), no odor, saturated (Ozaukee Member)			<2.5							
	15	EOB: 15.0 ft. Borehole completed as monitor well MW-88. Screened interval from 15 to 5 ft. below ground surface.	CL-ML									

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature *Steve Muelle* Firm SIMON HYDRO-SEARCH
175 N. Corporate Dr., #100, Brookfield, WI 53045

This form is authorized by Chapters 144.147 AND 162, Wis. Stats. Completion of this report is mandatory. Penalties; Forfeit not less than \$10 nor more than \$5,000 for each violation. Fined not less than \$10 or more than \$100 or imprisoned not less than 30 days, or both, for each violation. Each day of continued violation is a separate offense, pursuant to ss 144.99 and 162.06, Wis. Stats.

* Continuous 2-foot split-spoon sampling using photoionization detector/10.2 eV probe.

September 17, 2008
File No. 20.0150985.60

City of Glendale
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209



Attention: Mr. Dave Eastman
Director of Public Works

Subject: Notification of Soil and Groundwater Contamination in the
North Port Washington Road Right-of-Way
West of the Former Kohls Foods Property
5656 North Port Washington Road, Glendale, Wisconsin
BRRTS Case # 03-41-000963

20900 Swenson Drive
Suite 150
Waukesha
Wisconsin
53186
262-754-2560
FAX 262-754-9711
www.gza.com

Dear Mr. Eastman:

On behalf of Bayshore Town Center, LLC (Bayshore), GZA GeoEnvironmental, Inc. (GZA) is providing the City of Glendale with notification of the presence of soil and groundwater contamination on the property owned by Bayshore within the North Port Washington Road right-of-way adjacent to the western portion of the former Kohls Foods property located at 5656 North Port Washington Road in Glendale, Wisconsin ("Site"). Benzene impacts were detected in soil samples collected from the eastern portion of the North Port Washington Road right-of-way, immediately west of the former Kohls Foods property, at concentrations up to 14.6 micrograms per kilogram. Petroleum-related volatile organic compounds (VOCs) were detected in groundwater samples collected from a monitoring well near the eastern boundary of the right-of-way, on the western portion of the former Kohls Foods property, including benzene at a concentration above Wisconsin Administrative Code Chapter NR 140 groundwater Enforcement Standard (ES) at 75.2 micrograms per liter.

Should you have any questions or require additional information, please contact Mr. John Hnat of the Wisconsin Department of Natural Resources (414-263-8644) or the undersigned at your convenience.

Very truly yours,

GZA GeoEnvironmental, Inc.

A handwritten signature in black ink, appearing to read 'Jay Karls', written over a horizontal line.

Jay Karls, Ph.D., P.E.
Senior Project Manager

A handwritten signature in black ink, appearing to read 'John C. Osborne', written over a horizontal line.

John C. Osborne, P.G.
Principal/District Office Manager

J:\900TO999\150985 Bayshore\June 2008 Site Closure Requests\Kohl's Closure\Right-of-Way Notification Letter.doc

c: Mr. John J. Hnat, P.G., Wisconsin Department of Natural Resources
Mr. Dwayne Furukawa (Steiner + Associates, Inc.)
Mr. John Van Lieshout (Reinhart Boerner Van Deuren s.c.)

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