

Source Property Information

BRRTS #:	03-41-001758	Closure Date:	January 06, 2009
ACTIVITY NAME:	Bell Aromatics	FID#:	
PROPERTY ADDRESS:	630-640 W National Ave	DATCP#:	
MUNICIPALITY:	Milwaukee	COMM#:	53204-1715-10
PARCEL ID#:	432-1031-100-X		

***WTM Coordinates:**

X:	689521	Y:	285508
----	--------	----	--------

**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:

- | | |
|---|--|
| <input checked="" type="checkbox"/> <u>Groundwater</u> Contamination > ES (236) | <input checked="" type="checkbox"/> <u>Soil</u> Contamination > *RCLs or **SSRCL (232) |
| <input checked="" type="checkbox"/> Groundwater Contamination in ROW | <input checked="" type="checkbox"/> Soil Contamination in ROW |
| <input type="checkbox"/> Off-Source Contamination | <input type="checkbox"/> Off-Source Contamination |

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

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

Land Use Controls:

- | | |
|---|---|
| <input type="checkbox"/> Soil: maintain industrial zoning (220) | <input type="checkbox"/> Cover or Barrier (222) |
| <input type="checkbox"/> Structural Impediment (224) | <input type="checkbox"/> Vapor Mitigation (226) |
| <input type="checkbox"/> Site-Specific Condition (228) | <input type="checkbox"/> Maintain Liability Exemption (230) |

(note: soil contaminant concentrations between residential and industrial levels)

(note: maintenance plan for groundwater or direct contact)

(note: local government or economic development corporation)

Monitoring wells properly abandoned? (234)

- Yes No N/A

RECEIVED

DEC 05 2008

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

PECFA SITE REVIEW
MILWAUKEE OFFICE

GIS Registry Checklist

Form 4400-245 (R 4/08)

Page 1 of 3

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

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

BRRTS #: 03-41-001758 PARCEL ID #: 432-1031-100

ACTIVITY NAME: Former Bell Aromatics WTM COORDINATES: X: 689521 Y: 285508

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 #: NA Title: Walker's Point Addition
- 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 #: Figure 1 Title: Site Location Diagram
 - 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 #: Figure 2 Title: Site Features Diagram
 - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: Figure 3 Title: SI Soil Analytical Results Diagram

BRRTS #: 03-41-001758

ACTIVITY NAME: Former Bell Aromatics

MAPS (continued)

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

Figure #: Title:

Figure #: Title:

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

Figure #: **Figure 4** Title: **SI Groundwater Analytical Results Diagram**

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

Figure #: **Figure 5** Title: **Groundwater Elevation Contour Diagram (4-1-05)**

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 #: **Table 1** Title: **SI Soil Sample 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 #: **Tables 2 & 3** Title: **Groundwater Sample VOC Analytical Results & Groundwater Sample PAH 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 #: **Table 4** Title: **Groundwater Elevations**

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.
Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: Title:

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

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

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

BRRTS #: 03-41-001758

ACTIVITY NAME: Former Bell Aromatics

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



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TTY: Contact Through Relay
Fax: (414) 357-4700
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

January 6, 2009

Mr. Waldemar Rivera
3335 West National Avenue
Milwaukee, WI 53215

RE: **Final Closure**

Commerce # 53204-1715-10-A DNR BRRTS # 03-41-001758
National Auto/Former Bell Aromatics, 630-640 West National Avenue, Milwaukee

Dear Mr. Rivera:

The Wisconsin Department of Commerce (Commerce) has received the well abandonment documentation required as the condition for closure of the site referenced above. This site is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil and groundwater contamination. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, 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 must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable State regulations and standards.

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 357-4703.

Sincerely,

A handwritten signature in black ink, appearing to read "L.M." followed by a stylized flourish.

Linda M. Michalets
Senior Hydrogeologist
Site Review Section

cc: Mr. Jason Bartley, Environmental & Development Solutions, Inc.



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TTY: Contact Through Relay
Fax: (414) 357-4700
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

December 12, 2008

Mr. Waldemar Rivera
3335 West National Avenue
Milwaukee, WI 53215

RE: **Conditional Case Closure**

Commerce # 53204-1715-10-A DNR BRRTS # 03-41-001758
National Auto/Former Bell Aromatics, 630-640 West National Avenue, Milwaukee

Dear Mr. Rivera:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Environmental & Development Solutions, Inc., for the site referenced above. Commerce appreciates your efforts to bring this case to closure. It is understood that residual soil and/or groundwater contamination remains on site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

The six monitoring wells must be properly abandoned within 60 days and the appropriate documentation forwarded to Commerce at the letterhead address within 120 days of the date of this letter. Noncompliance with the abandonment requirement and deadline can result in enforcement action and financial penalties. A final closure letter will be sent after the abandonment requirement has been met.

Information submitted with your closure request will be included on the Department of Natural Resources (DNR) GIS Registry of Closed Remediation Sites. All sites on the Registry can be viewed via the Remediation and Redevelopment (RR) Sites Map at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. Because residual contamination remains at the time of case closure, if you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, 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 must 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. Costs for sampling and excavation activities conducted after the date of this letter are not eligible for PECFA reimbursement.

Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days from the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 357-4703.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda M. Michalets", with a long, sweeping horizontal stroke extending to the right.

Linda M. Michalets
Senior Hydrogeologist
Site Review Section

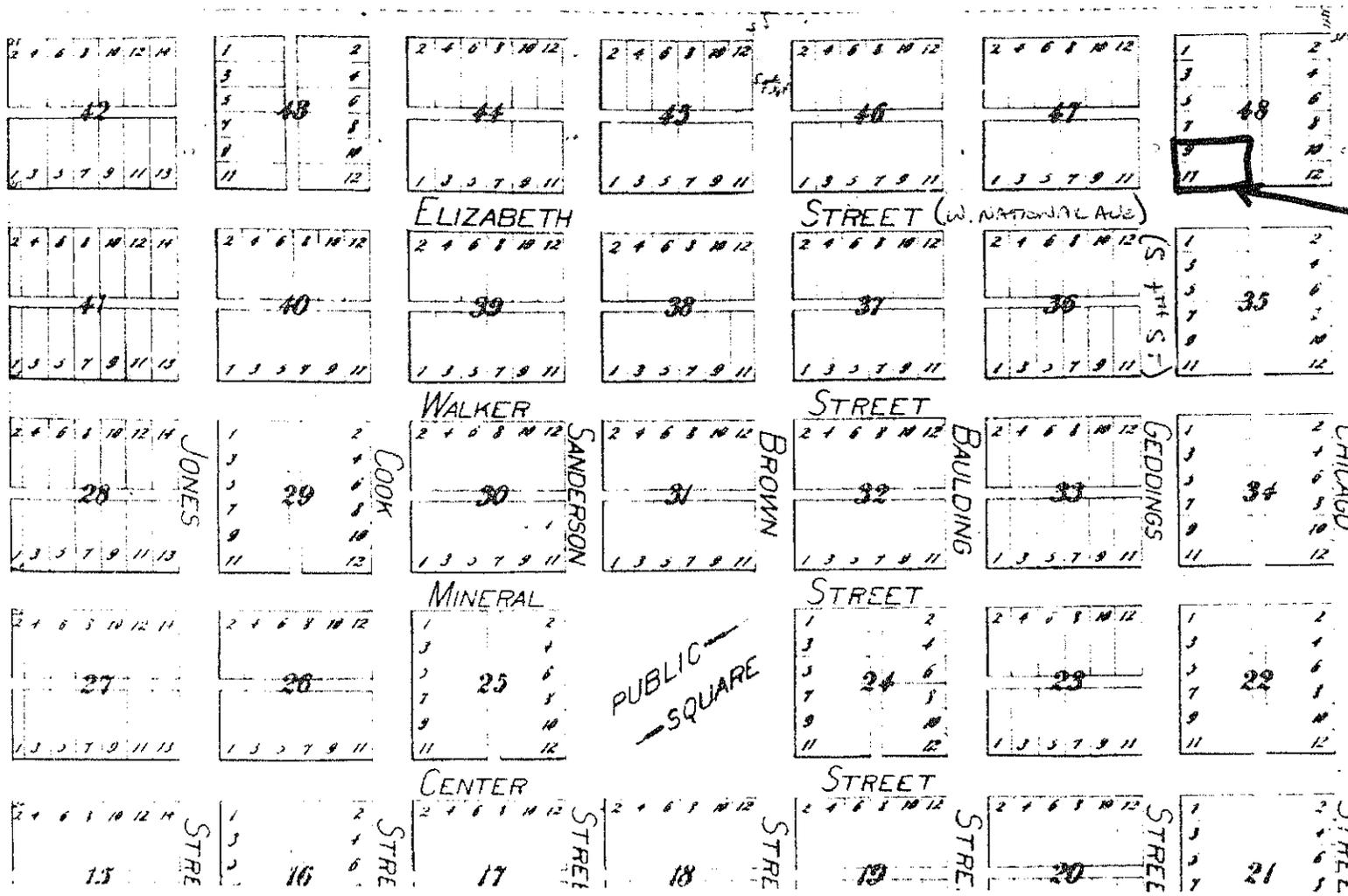
cc: Mr. Jason Bartley, Environmental & Development Solutions, Inc.

B-1²P-110

WALKER'S POINT ADDITION

TO MILWAUKEE CITY,

BEING THE SOUTH WEST QUARTER OF SEC. N^o 32 OF TOWNSHIP N^o 7, RANGE N^o 22 EAST.



SITE

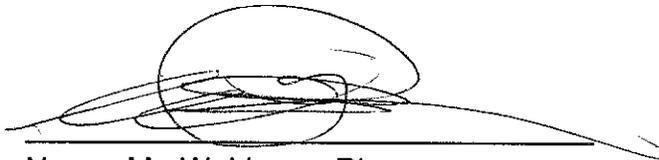
Date: November 26, 2008

RE: Statement Regarding Legal Description for the Former Bell Aromatics
Property Located at 630-640 W. National Avenue in Milwaukee, Wisconsin

To whom it may concern:

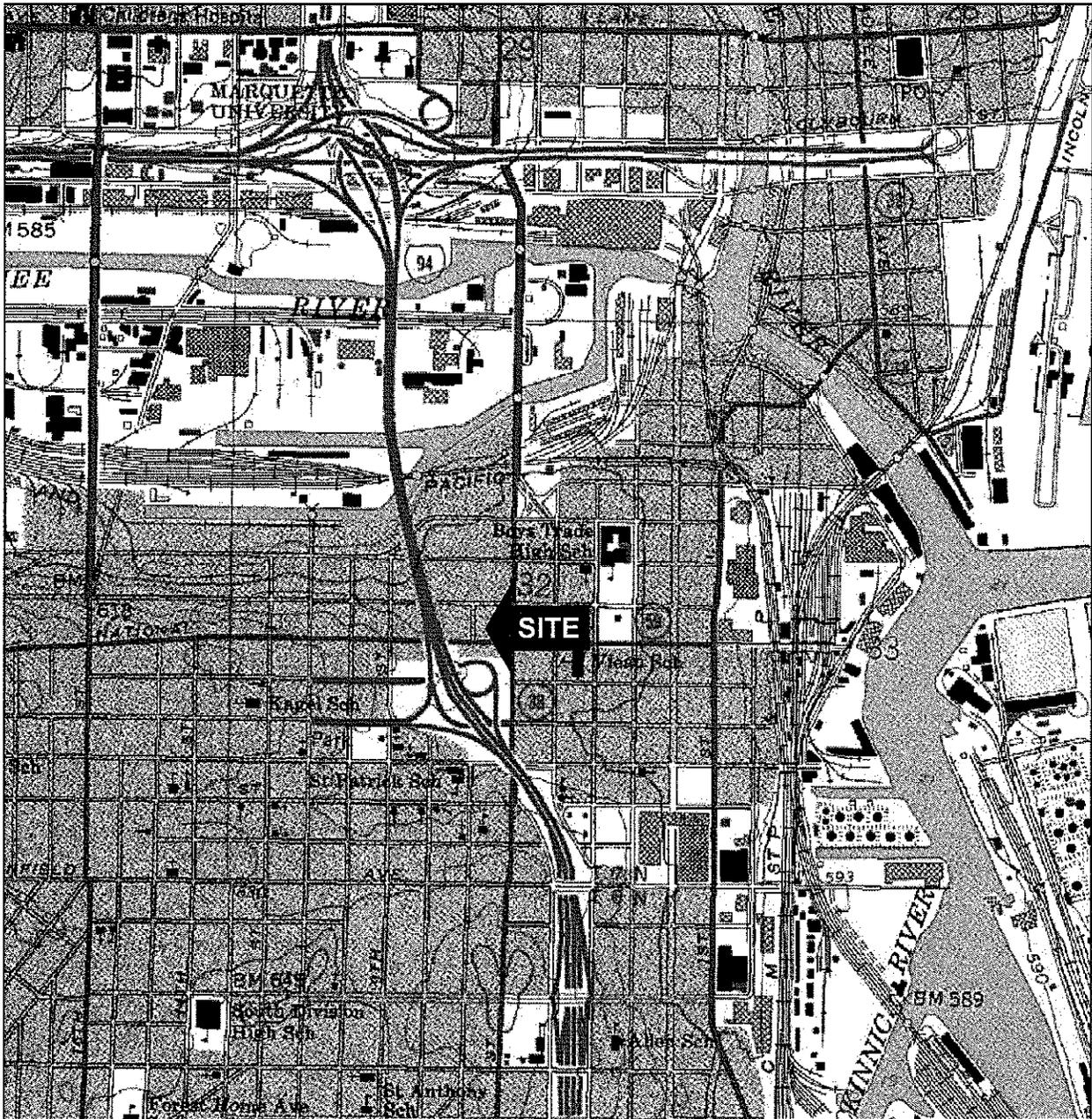
I believe that the legal description on the Warranty Deed included in this soil and
groundwater Geographic Information System (GIS) packet is complete and
accurate to the best of my knowledge.

Respectfully,

A handwritten signature in black ink, appearing to read "Waldemar Rivera", is written over a horizontal line. The signature is somewhat stylized and includes a large circular flourish above the main text.

Name: Mr. Waldemar Rivera

Title: Property Owner



Approximate
Scale

1" = 1,600'

United States Geologic Society Topographic Map
Milwaukee Quadrangle

NE 1/4 of SW 1/4 of Sec 32, T7N, R22E

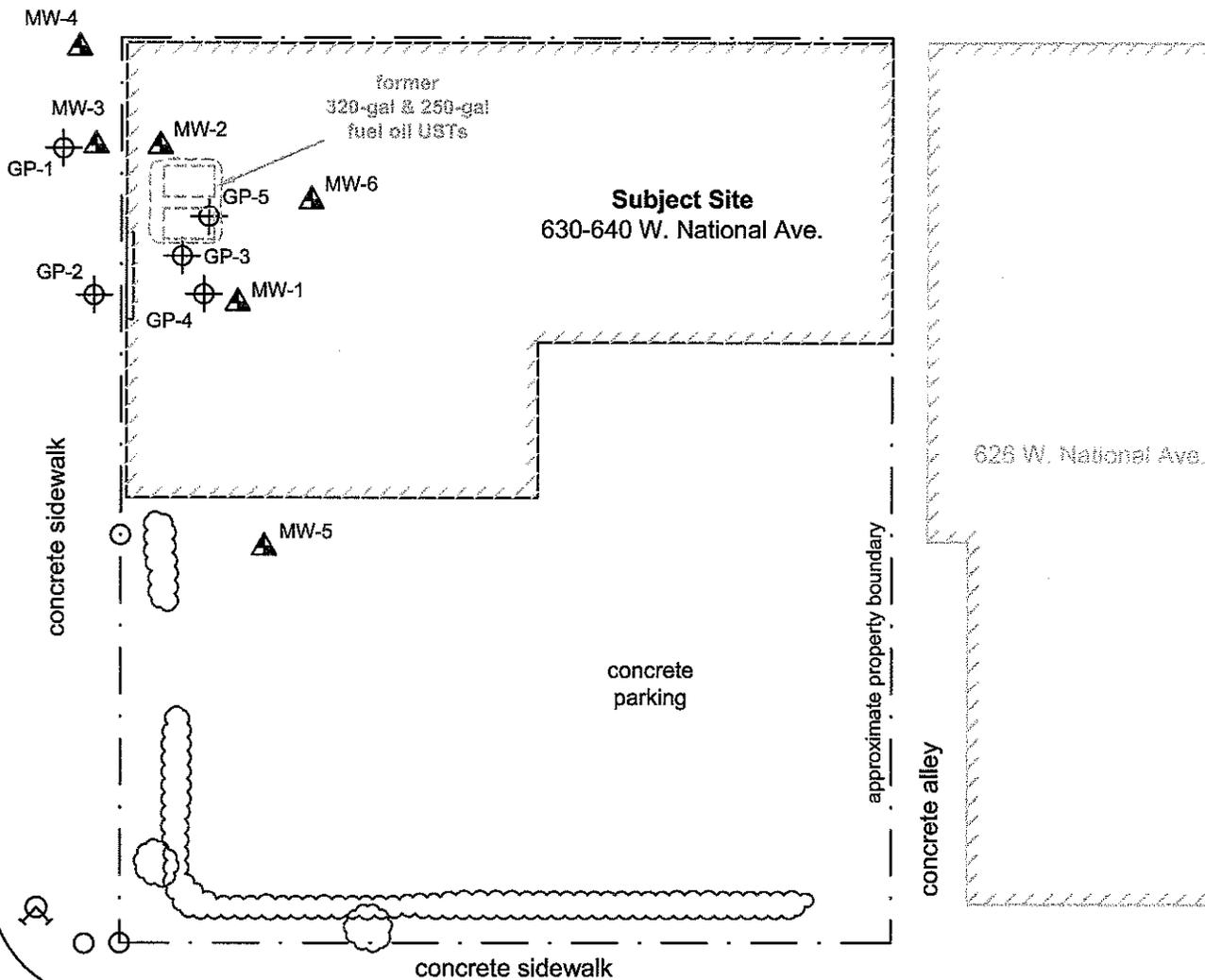


Site Location Diagram
Former Bell Aromatics Property
630-640 W. National Avenue
Milwaukee, Wisconsin

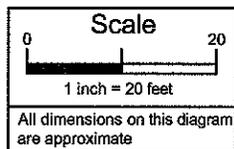
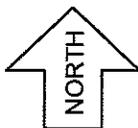
Figure
1

S. 7th Street

722 S. 7th St.



W. National Avenue



KEY

- ▲ = SI monitoring well
- ⊕ = SI probehole

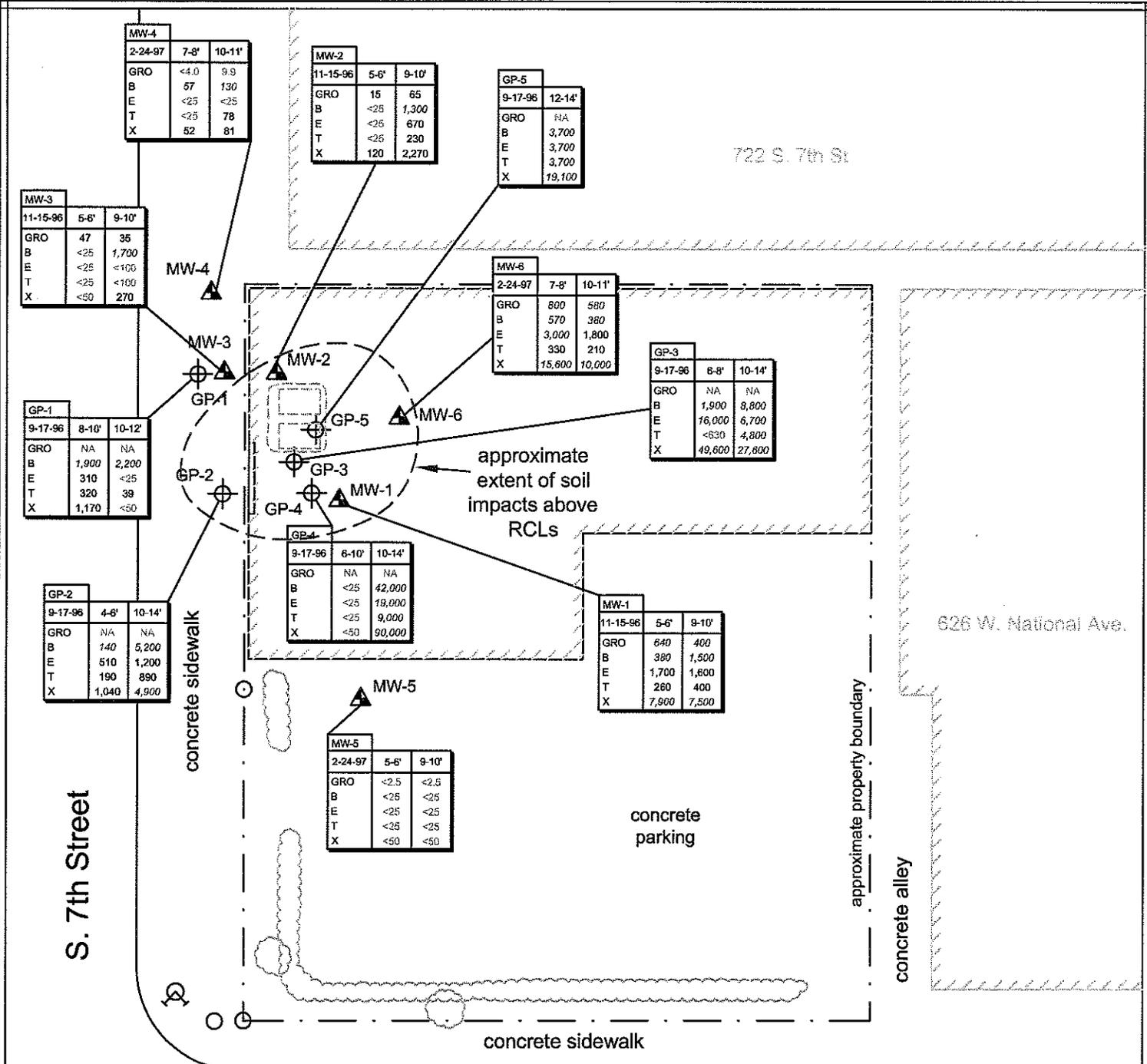


File No.: 080907a
DWG Date: 11-25-08
Rev Date:
Drawn By: JEB
Checked By (PM): JEB

Site Features Diagram
Former Bell Aromatics Property
630-640 W. National Avenue
Milwaukee, Wisconsin

Figure

2



MW-4		
2-24-97	7-8'	10-11'
GRO	<4.0	9.9
B	57	130
E	<25	<25
T	<25	78
X	82	81

MW-2		
11-15-96	5-6'	9-10'
GRO	15	65
B	<25	1,300
E	<25	670
T	<25	230
X	120	2,270

GP-5	
9-17-96	12-14'
GRO	NA
B	3,700
E	3,700
T	3,700
X	19,100

MW-3		
11-15-96	5-6'	9-10'
GRO	47	35
B	<25	1,700
E	<25	<100
T	<25	<100
X	<50	270

MW-6		
2-24-97	7-8'	10-11'
GRO	800	580
B	570	380
E	3,000	1,800
T	330	210
X	15,800	10,000

GP-3		
9-17-96	6-8'	10-14'
GRO	NA	NA
B	1,900	8,800
E	16,000	6,700
T	<630	4,800
X	49,600	27,800

GP-1		
9-17-96	8-10'	10-12'
GRO	NA	NA
B	1,900	2,200
E	310	<25
T	320	39
X	1,170	<50

GP-4		
9-17-96	6-10'	10-14'
GRO	NA	NA
B	<25	42,000
E	<25	19,000
T	<25	9,000
X	<50	90,000

MW-1		
11-15-96	5-6'	9-10'
GRO	640	400
B	380	1,500
E	1,700	1,600
T	260	400
X	7,900	7,500

MW-5		
2-24-97	5-6'	9-10'
GRO	<2.5	<2.5
B	<25	<25
E	<25	<25
T	<25	<25
X	<50	<50

S. 7th Street

concrete sidewalk

concrete sidewalk

concrete parking

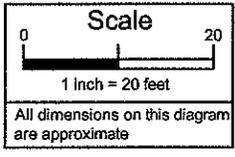
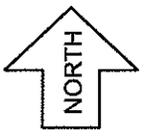
626 W. National Ave.

W. National Avenue

KEY

- ▲ = SI monitoring well
- ⊕ = SI probehole
- GRO = gasoline range organics
- B = benzene
- E = ethylbenzene
- T = toluene
- X = total xylenes

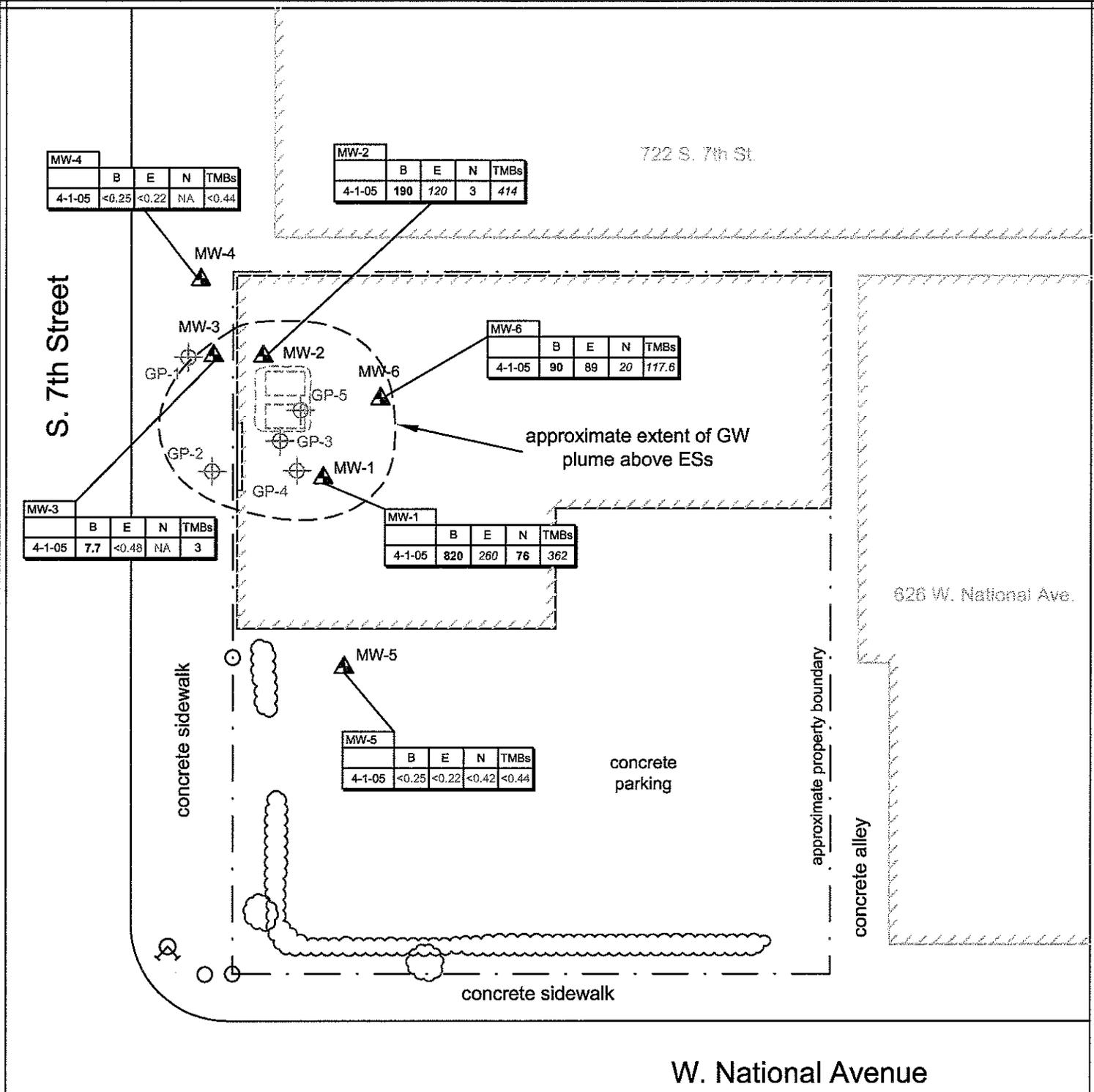
- Notes:
- 1.) Concentrations in *green italics* exceed their suggested groundwater pathway RCLs.
 - 2.) Shaded concentrations were either below detection limits or not analyzed.



File No.: 080907b
DWG Date: 11-25-08
Rev Date:
Drawn By: JEB
Checked By (PM): JEB

SI Soil Analytical Results Diagram
Former Bell Aromatics Property
630-640 W. National Avenue
Milwaukee, Wisconsin

Figure
3

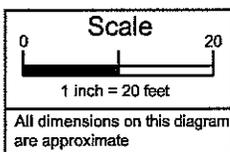
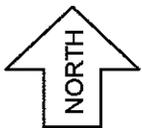


KEY

- ▲ = SI monitoring well
- ⊕ = SI probehole
- B = benzene
- E = ethylbenzene
- N = naphthalene
- TMBs = comb. trimethylbenzenes
- X = total xylenes

Notes:

- 1.) Concentrations in *green italics* exceed their preventive action limits (PALs).
- 2.) Concentrations in **red bold** exceed their enforcement standards (ESs).
- 3.) Shaded concentrations were either below detection limits or not analyzed.

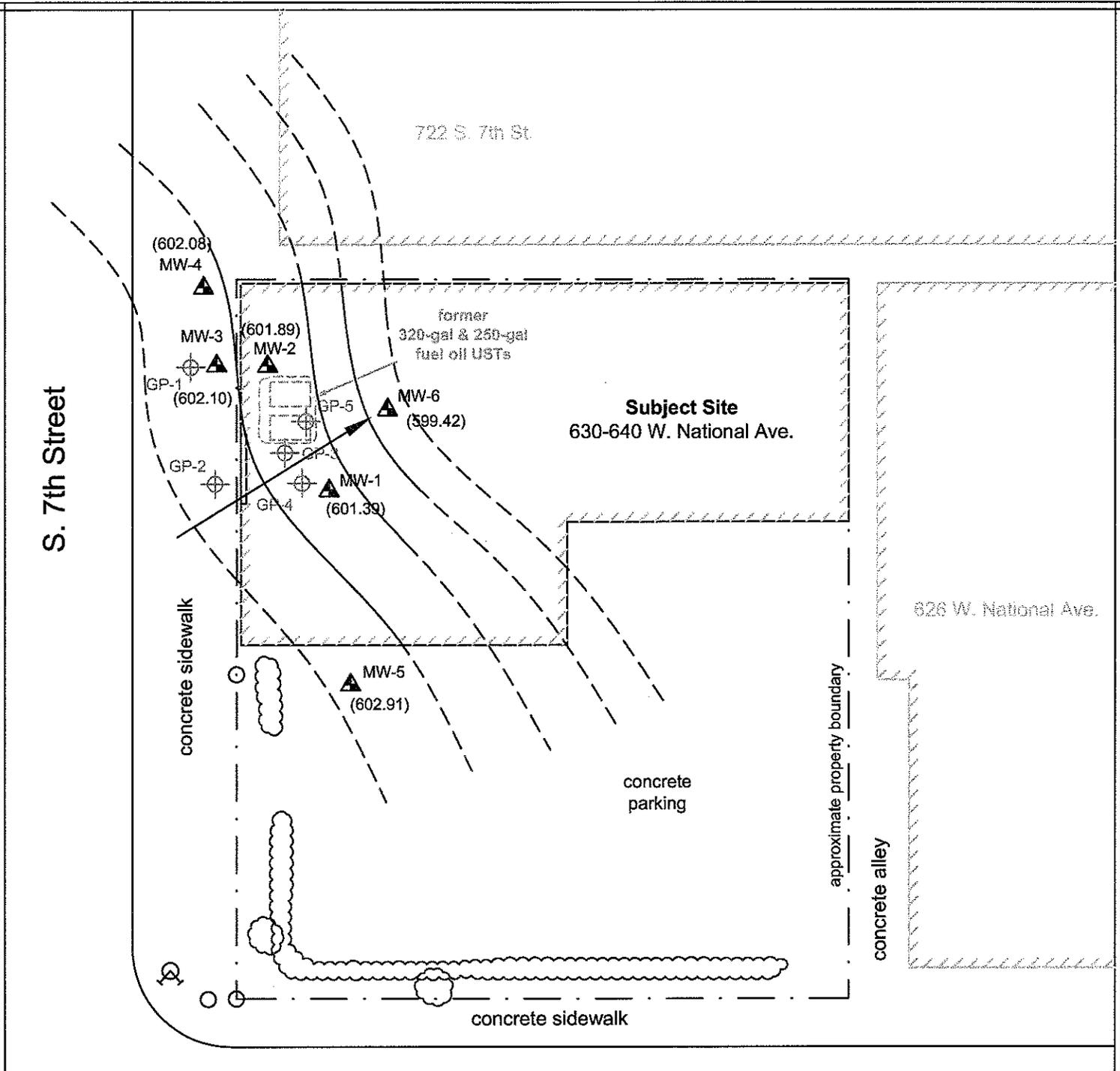


File No.: 080907C
 DWG Date: 11-25-08
 Rev Date:
 Drawn By: JEB
 Checked By (PM): JEB

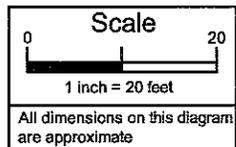
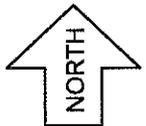
SI Groundwater Analytical Results Diagram
 Former Bell Aromatics Property
 630-640 W. National Avenue
 Milwaukee, Wisconsin

Figure

4



W. National Avenue



KEY

- ▲ = SI monitoring well
- ⊕ = SI probehole
- (601.39) = groundwater elevation
- ~ = groundwater elevation contour
contour interval = 1 foot



File No.: 080907e
 DWG Date: 11-26-08
 Rev Date:
 Drawn By: JEB
 Checked By (PM): JEB

Groundwater Elevation Contour Diagram (4-1-05)
 Former Bell Aromatics Property
 630-640 W. National Avenue
 Milwaukee, Wisconsin

Figure
 5

TABLE 1
SI Soil Sample Analytical Results
Former Bell Aromatics Property
630-640 W. National Avenue
Milwaukee, Wisconsin

Sample Location:Depth	Sample Date	DRO (ppm)	GRO (ppm)	Benzene (ppb)	Ethyl benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Combined TMBs (ppb)	Total Xylenes (ppb)	cis-1,2-DCE (ppb)	TCE (ppb)
GP-1:8-10'	9/17/96	<4.2	NA	1,900	310	<25	NA	320	114	1,170	NA	NA
GP-1:10-12'	9/17/96	<4.0	NA	2,200	<25	<25	NA	39	<50	<50	NA	NA
GP-2:4-6'	9/17/96	<3.9	NA	140	510	<25	NA	190	1,990	1,040	NA	NA
GP-2:10-14'	9/17/96	<3.9	NA	5,200	1,200	<50	NA	890	3,420	4,900	NA	NA
GP-3:6-8'	9/17/96	90	NA	1,900	16,000	<630	NA	<630	64,000	49,600	NA	NA
GP-3:10-14'	9/17/96	17	NA	8,800	6,700	<630	NA	4,800	22,000	27,600	NA	NA
GP-4:6-10'	9/17/96	<5.0	NA	<25	<25	<25	NA	<25	<50	<50	NA	NA
GP-4:10-14'	9/17/96	45	NA	42,000	19,000	1,000	NA	9,000	15,700	90,000	NA	NA
GP-5:12-14'	9/17/96	4.8	NA	3,700	3,700	<100	NA	3,700	10,700	19,100	NA	NA
MW-1:5-6'	11/15/96	24	640	380	1,700	<130	1,500	260	9,700	7,900	<130	<130
MW-1:9-10'	11/15/96	6.9	400	1,500	1,600	<25	820	400	6,000	7,500	<25	<25
MW-2:5-6'	11/15/96	9.0	15	<25	<25	<25	80	<25	452	120	<25	<25
MW-2:9-10'	11/15/96	61	65	1,300	670	<25	350	230	1,260	2,270	<25	<25
MW-3:5-6'	11/15/96	<4.4	47	<25	<25	<25	<25	<25	<50	<50	<25	<25
MW-3:9-10'	11/15/96	<4.4	35	1,700	<100	<100	<100	<100	1,110	270	<100	<100
MW-4:7-8'	2/24/97	<5.2	<4.0	57	<25	<25	<25	<25	<50	52	<25	<25
MW-4:10-11'	2/24/97	<3.8	9.9	130	<25	<25	<25	78	<50	81	<25	<25
MW-5:5-6'	2/24/97	<3.6	<2.5	<25	<25	<25	<25	<25	<50	<50	<25	<25
MW-5:9-10'	2/24/97	<4.8	<2.5	<25	<25	<25	<25	<25	<50	<50	<25	<25
MW-6:7-8'	2/24/97	<4.5	800	570	3,000	<25	1,600	330	15,700	15,600	<25	<25
MW-6:10-11'	2/24/97	<4.5	580	380	1,800	<25	1,100	210	10,600	10,000	<25	<25
NR 720 GW RCL		100	100	5.5	2,900	NS	NS	1,500	NS	4,100	NS	NS
NR 746 Table 1		NS	NS	8,500	4,600	NS	2,700	38,000	83K/11K	42,000	NS	NS

Notes:

- 1.) Only the detected compounds are presented.
- 2.) Concentrations in *green italics* exceed their respective NR 720 groundwater pathway RCLs.

TABLE 2 (Pg 1 of 2)
Groundwater Sample VOC Analytical Results
Former Bell Aromatics Property
630-640 W. National Avenue
Milwaukee, Wisconsin

Sample Location	Sampling Date	Benzene (ppb)	Ethyl-benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Combined TMBs (ppb)	Total Xylenes (ppb)	cis-1,2-DCE (ppb)	TCE (ppb)
MW-1	12/13/96	5,000	330	<50	84	440	630	1,790	<50	<50
	3/7/97	This well was not sampled during this event.								
	2/26/98	1,700	610	5.5	NA	160	720	1,680	NA	NA
	6/8/98	This well was not sampled during this event.								
	9/8/98	1,700	320	15	NA	140	385	900	NA	NA
	2/15/99	1,900	400	5.5	NA	210	520	1,210	NA	NA
	11/9/99	1,600	400	<4.4	NA	190	430	1,400	NA	NA
	5/1/01	1,700	450	<23	160	220	610	1,770	<11	<12
	9/24/01	1,400	460	<23	NA	170	645	1,900	NA	NA
	7/9/03	750	340	<23	NA	120	820	1,300	NA	NA
	10/31/03	880	250	<2.3	NA	110	590	1,300	NA	NA
	5/21/04	988	340	<2.5	NA	150	800	1,508	NA	NA
4/1/05	820	260	<7.1	NA	99	362	920	NA	NA	
MW-2	12/13/96	910	23	<5	<5	42	9	116	<5	<5
	3/7/97	This well was not sampled during this event.								
	2/26/98	280	250	4.8	NA	41	597	717	NA	NA
	7/6/98	360	260	11	NA	32	350	334	NA	NA
	9/8/98	110	110	13	NA	12	340	200	NA	NA
	2/15/99	360	230	4	NA	34	383	321	NA	NA
	11/9/99	210	160	<0.44	NA	28	310	186	NA	NA
	5/1/01	300	210	<9.2	63	36	538	424	<4.2	<4.8
	9/24/01	190	190	<9.2	NA	28	546	460	NA	NA
	7/9/03	120	200	<0.92	NA	15	437.2	410	NA	NA
	10/31/03	200	140	<1.2	NA	21	410	440	NA	NA
	5/21/04	115	170	<1.2	NA	14	453	420	NA	NA
4/1/05	190	120	<2.9	NA	16	414	460	NA	NA	
MW-3	12/13/96	18	4.6	<1	4.3	1.8	59.5	24.8	<1	<1
	3/7/97	This well was not sampled during this event.								
	2/26/98	13	2.9	<0.2	NA	0.72	2.8	2.6	NA	NA
	6/8/98	This well was not sampled during these events.								
	9/8/98	This well was not sampled during these events.								
	2/15/99	This well was not sampled during these events.								
	11/9/99	6.9	0.67	<0.22	NA	<0.21	1.5	1.6	NA	NA
	5/1/01	9.3	<0.22	<0.46	<0.69	2.9	1.2	<0.43	<0.21	<0.24
	9/24/01	1.1	<0.22	<0.46	NA	4.3	<0.6	1	NA	NA
	7/9/03	1.5	<0.22	<0.23	NA	<0.11	0.3	<0.39	NA	NA
	10/31/03	0.69	<0.22	<0.23	NA	0.27	<0.34	0.46	NA	NA
	5/21/04	5.9	<0.25	<0.23	NA	<0.22	0.43	1	NA	NA
4/1/05	7.7	<0.48	<0.23	NA	5.6	3	2.1	NA	NA	
ES (ppb)	-	5	700	60	100	1,000	480	10,000	70	5
PAL (ppb)	-	0.5	140	12	10	200	96	1,000	7	0.5

Notes:

- 1.) Only the detected compounds are presented.
- 2.) Concentrations in *green italics* exceed their respective PALs.
- 3.) Concentrations in **red bold** exceed their respective ESs.

TABLE 2 (Pg 2 of 2)
Groundwater Sample VOC Analytical Results
Former Bell Aromatics Property
630-640 W. National Avenue
Milwaukee, Wisconsin

Sample Location	Sampling Date	Benzene (ppb)	Ethyl-benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Combined TMBs (ppb)	Total Xylenes (ppb)	cis-1,2-DCE (ppb)	TCE (ppb)
MW-4	12/13/96	This well was not sampled during this event.								
	3/7/97	110	<0.4	<1	<1.4	8.6	<1.2	2.8	<0.6	<0.4
	2/26/98	0.7	<0.29	<0.2	NA	<0.36	<0.64	<1.15	NA	NA
	6/8/98	This well was not sampled during these events.								
	7/6/98	This well was not sampled during these events.								
	9/8/98	<0.26	<0.24	<0.22	NA	0.48	<1.4	<1.34	NA	NA
	2/15/99	<0.26	<0.24	<0.22	NA	<0.21	<1.4	<1.34	NA	NA
	11/9/99	0.32	<0.24	<0.22	NA	0.21	<1.4	<1.34	NA	NA
	5/1/01	<0.21	<0.22	<0.46	<0.69	<0.41	<0.26	<0.43	<0.21	<0.24
	9/24/01	<0.21	<0.22	<0.46	NA	<0.41	<0.6	<0.69	NA	NA
	7/9/03	<0.25	<0.22	<0.23	NA	<0.11	<0.34	<0.39	NA	NA
	10/31/03	<0.25	<0.22	<0.23	NA	<0.11	<0.34	<0.39	NA	NA
	5/21/04	<0.25	<0.22	<0.23	NA	<0.11	<0.44	<0.39	NA	NA
	4/1/05	<0.25	<0.22	<0.23	NA	<0.11	<0.44	<0.39	NA	NA
MW-5	3/7/97	<0.4	<0.2	<0.5	<0.7	0.3	<0.6	<0.8	<0.3	<0.2
	2/26/98	<0.16	<0.29	<0.2	NA	<0.36	<0.64	<1.15	NA	NA
	6/8/98	<0.26	<0.24	<0.22	NA	<0.21	<1.4	<1.34	NA	NA
	9/8/98	This well was not sampled during these events.								
	2/15/99	This well was not sampled during these events.								
	11/9/99	0.37	<0.24	<0.22	NA	<0.26	<1.4	<1.34	NA	NA
	5/1/01	<0.21	<0.22	<0.46	<0.69	<0.41	<0.26	<0.43	2.7	1.9
	9/24/01	<0.25	<0.12	<0.53	<0.68	<0.22	<0.50	<0.74	3.9	<0.36
	7/9/03	<0.25	<0.22	<0.23	NA	0.16	<0.34	<0.39	NA	NA
	10/31/03	<0.25	<0.22	<0.23	NA	<0.11	<0.34	<0.39	NA	NA
	5/21/04	<0.25	<0.22	<0.23	NA	<0.11	<0.44	<0.39	NA	NA
	4/1/05	<0.25	<0.22	<0.23	NA	<0.11	<0.44	<0.39	NA	NA
MW-6	3/7/97	370	180	<2	43	55	410	1,240	<1.2	<0.8
	2/26/98	440	300	39	NA	45	355	503	NA	NA
	6/8/98	This well was not sampled during these events.								
	9/8/98	This well was not sampled during these events.								
	2/15/99	250	180	6.1	NA	28	242	309	NA	NA
	11/9/99	210	140	<0.44	NA	27	303	381	NA	NA
	5/1/01	290	180	<9.2	37	51	310	505	220	<4.8
	9/24/01	240	170	<9.2	NA	41	324	510	NA	NA
	7/9/03	86	83	<4.6	NA	32	110	110	NA	NA
	10/31/03	99	75	<0.23	NA	47	119.1	160	NA	NA
	5/21/04	88	85	<1.8	NA	17	116.4	120	NA	NA
4/1/05	90	89	<2.4	NA	18	117.6	130	NA	NA	
ES (ppb)	-	5	700	60	100	1,000	480	10,000	70	5
PAL (ppb)	-	0.5	140	12	10	200	96	1,000	7	0.5

Notes:

- 1.) Only the detected compounds are presented.
- 2.) Concentrations in *green italics* exceed their respective PALs.
- 3.) Concentrations in **red bold** exceed their respective ESs.

TABLE 3 (Pg 1 of 2)
 Groundwater Sample PAH Analytical Results
 Former Bell Aromatics Property
 630-640 W. National Avenue
 Milwaukee, Wisconsin

Sample Location	Sampling Date	Acena-phthene (ppb)	Acena-phthylene (ppb)	Anthra-cene (ppb)	Benzo (a) anthra-cene (ppb)	Benzo (a) pyrene (ppb)	Benzo (b) fluor-anthene (ppb)	Benzo (k) fluor-anthene (ppb)	Fluor-anthrene (ppb)	Fluorene (ppb)	1-Methyl Naph-thalene (ppb)	2-Methyl Naph-thalene (ppb)	Naph-thalene (ppb)	Phen-anthrene (ppb)	Pyrene (ppb)
MW-1	5/1/01	1.4	39	<0.01	<0.074	<0.1	<0.065	<0.01	1.7	<0.33	11	31	130	0.087	<0.059
	9/24/01	1.5	44	<0.01	<0.074	<0.1	<0.065	<0.01	<0.36	1.6	9.3	20	160	0.1	<0.059
	7/9/03	<0.59	<0.25	0.24	0.14	0.2	<i>0.13</i>	0.099	0.22	<0.065	23	46	190	0.24	0.51
	10/31/03	<0.59	<0.25	<0.034	<0.057	<0.033	<0.054	<0.045	<0.024	<0.065	72	24	140	<0.020	<0.040
	5/21/04	0.89	<0.25	<0.035	0.1	<0.034	<0.055	<0.046	0.1	0.56	16	36	120	0.21	0.14
	4/1/05	<0.82	<1.7	<0.095	<0.11	<0.080	<0.024	<0.12	<0.20	<0.16	14	26	76	<0.075	<0.11
MW-2	5/1/01	0.75	20	<0.01	<0.074	<0.074	<0.065	<0.01	<0.36	1.7	14	11	76	<0.037	<0.059
	9/24/01	0.66	20	<0.01	<0.074	<0.074	<0.065	<0.01	<0.36	1.2	12	17	180	<0.037	<0.059
	7/9/03	<0.59	<0.25	0.14	0.18	<i>0.18</i>	<i>0.1</i>	0.11	0.44	0.64	12	5.5	71	0.17	0.47
	10/31/03	<0.62	<0.27	<0.036	<0.060	<0.035	<0.057	<0.049	<0.026	<0.070	8.9	8	66	<0.022	<0.044
	5/21/04	<0.59	<0.25	<0.005	<0.057	<0.034	<0.054	<0.046	<0.024	<0.065	10	8.2	40	<0.020	<0.041
	4/1/05	<0.35	<0.73	<0.040	<0.047	<0.034	<0.10	<0.052	<0.086	<0.086	4.5	0.61	3	<0.032	<0.047
MW-3	5/1/01	<0.17	<1	<0.01	<0.074	<0.1	<0.065	<0.01	<0.36	NA	<0.21	<0.2	<0.22	<0.037	<0.059
	9/24/01	<0.17	2	<0.01	<0.074	<0.1	<0.065	<0.01	<0.36	NA	<0.21	<0.2	<0.22	<0.037	<0.059
	7/9/03	<0.59	<0.25	<0.034	<0.057	<0.033	<0.054	<0.045	<0.024	<0.065	<0.44	<0.30	<0.26	<0.020	<0.040
	10/31/03	<0.59	<0.26	<0.035	<0.057	<0.034	<0.054	<0.046	<0.024	<0.065	<0.45	<0.31	<0.27	<0.020	<0.041
	5/21/04	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	4/1/05	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
NR 141 ES		NS	NS	3,000	NS	0.2	0.2	NS	400	400	NS	NS	100	NS	250
NR 141 PAL		NS	NS	600	NS	0.02	0.02	NS	80	80	NS	NS	10	NS	50

Notes:

- 1.) Only the detected compounds are presented.
- 2.) Concentrations in *green italics* exceed their respective PALs.
- 3.) Concentrations in **red bold** exceed their respective ESs.

TABLE 3 (Pg 2 of 2)
Groundwater Sample PAH Analytical Results
Former Bell Aromatics Property
630-640 W. National Avenue
Milwaukee, Wisconsin

Sample Location	Sampling Date	Acena-phthene (ppb)	Acena-phthylene (ppb)	Anthra-cene (ppb)	Benzo (a) anthra-cene (ppb)	Benzo (a) pyrene (ppb)	Benzo (b) fluor-anthene (ppb)	Benzo (k) fluor-anthene (ppb)	Fluor-anthrene (ppb)	Fluorene (ppb)	1-Methyl Naph-thalene (ppb)	2-Methyl Naph-thalene (ppb)	Naph-thalene (ppb)	Phen-anthrene (ppb)	Pyrene (ppb)
MW-4	5/1/01	<0.17	<1	<0.01	<0.074	<0.1	<0.065	<0.01	<0.36	<0.33	<0.21	<0.2	<0.22	<0.037	<0.059
	9/24/01	<0.17	<1	<0.01	<0.074	<0.1	<0.065	<0.01	<0.36	<0.33	<0.21	<0.2	<0.22	<0.037	<0.059
	7/9/03	<0.60	<0.26	<0.035	<0.058	<0.058	<0.055	<0.046	<0.025	<0.066	<0.45	<0.31	<0.27	<0.021	<0.041
	10/31/03	<0.59	<0.25	<0.034	<0.057	<0.033	<0.054	<0.045	<0.024	<0.065	<0.44	<0.30	<0.26	<0.020	<0.040
	5/21/04	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	4/1/05	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MW-5	5/1/01	<0.17	<1	0.072	0.33	0.49	0.42	0.16	0.62	NA	<0.21	<0.2	<0.22	0.36	0.87
	9/24/01	This well was not sampled during this event.													
	7/9/03	<0.059	<0.25	0.037	0.18	<i>0.15</i>	<i>0.085</i>	0.079	0.34	<0.065	<0.44	<0.30	<0.26	0.094	0.38
	10/31/03	<0.61	<0.26	<0.036	<0.059	<0.035	<0.056	<0.047	<0.025	<0.067	<0.46	<0.32	<0.27	<0.021	<0.042
	5/21/04	<0.59	<0.26	<0.035	0.073	0.076	<0.054	<0.046	0.15	<0.065	<0.45	<0.31	<0.27	0.074	0.062
	4/1/05	<0.35	<0.26	<0.040	<0.046	<0.034	<0.10	<0.051	<0.085	<0.065	<0.34	<0.33	<0.42	<0.032	<0.048
MW-6	5/1/01	<0.17	8.8	<0.01	<0.074	<0.1	<0.065	<0.01	<0.36	0.63	5	5.9	26	<0.037	<0.059
	9/24/01	0.27	10	<0.01	<0.074	<0.1	<0.065	<0.01	<0.36	0.48	4.9	3.3	21	<0.037	<0.059
	7/9/03	<0.59	<0.25	<0.034	<0.057	<0.033	<0.054	<0.045	<0.024	<0.065	7.6	6.6	43	<0.020	<0.040
	10/31/03	<0.59	<0.26	<0.035	<0.057	<0.034	<0.054	<0.046	<0.024	<0.065	2.5	2.5	19	<0.020	<0.041
	5/21/04	<0.59	<0.26	<0.035	<0.057	<0.034	<0.054	<0.048	<0.024	<0.085	5.9	3.4	23	<0.020	<0.041
	4/1/05	<0.36	<0.75	<0.041	<0.048	<0.035	<0.11	<0.053	<0.067	<0.067	4.7	2.8	20	<0.032	<0.048
NR 141 ES		NS	NS	3,000	NS	0.2	0.2	NS	400	400	NS	NS	100	NS	250
NR 141 PAL		NS	NS	600	NS	0.02	0.02	NS	80	80	NS	NS	10	NS	50

Notes:

- 1.) Only the detected compounds are presented.
- 2.) Concentrations in *green italics* exceed their respective PALs.
- 3.) Concentrations in **red bold** exceed their respective ESs.

TABLE 4 (Pg 1 of 2)
Groundwater Elevations
Former Bell Aromatics Property
630-640 W. National Avenue
Milwaukee, Wisconsin

Well Number	Date	Total Well Depth	Top of Casing Elevation	Ground Surface Elevation	*Depth to Water Below Casing	*Depth to Water Below Ground	Groundwater Elevation
MW-1	2/28/97	11.0	606.01	606.66	5.18	5.83	600.83
	3/7/97				4.98	5.63	601.03
	6/8/98				7.66	8.31	598.35
	2/15/99				7.76	8.41	598.25
	5/1/01				7.35	8.00	598.66
	9/24/01				5.39	6.04	600.62
	7/9/03				5.26	5.91	600.75
	10/31/03				6.93	7.58	599.08
	5/21/04				4.47	5.12	601.54
	4/1/05				4.62	5.27	601.39
MW-2	2/28/97	11.0	606.04	606.73	7.32	8.01	598.72
	3/7/97				7.19	7.88	598.85
	6/8/98				6.51	7.20	599.53
	2/15/99				5.16	5.85	600.88
	5/1/01				5.44	6.13	600.60
	9/24/01				4.13	4.82	601.91
	7/9/03				4.09	4.78	601.95
	10/31/03				4.95	5.64	601.09
	5/21/04				3.37	4.06	602.67
	4/1/05				4.15	4.84	601.89
MW-3	2/28/97	11.0	605.20	605.80	5.38	5.98	599.82
	3/7/97				4.98	5.58	600.22
	6/8/98				5.05	5.65	600.15
	2/15/99				NM	NM	NM
	5/1/01				4.22	4.82	600.98
	9/24/01				3.83	4.43	601.37
	7/9/03				4.44	5.04	600.76
	10/31/03				5.91	6.51	599.29
	5/21/04				2.70	3.30	602.50
	4/1/05				3.10	3.70	602.10

Notes:

- 1.) *Measured from the north rim of the top of well casing. Total depth measured from ground surface.
- 2.) All measurements are presented in feet.
- 3.) Benchmark: Elevations referenced to mean sea level.

TABLE 4 (Pg 2 of 2)
Groundwater Elevations
Former Bell Aromatics Property
630-640 W. National Avenue
Milwaukee, Wisconsin

Well Number	Date	Total Well Depth	Top of Casing Elevation	Ground Surface Elevation	*Depth to Water Below Casing	*Depth to Water Below Ground	Groundwater Elevation
MW-4	2/28/97	11.0	605.65	605.77	8.85	8.97	596.80
	3/7/97				7.52	7.64	598.13
	6/8/98				3.86	3.98	601.79
	2/15/99				3.00	3.12	602.65
	5/1/01				3.69	3.81	601.96
	9/24/01				3.09	3.21	602.56
	7/9/03				2.98	3.10	602.67
	10/31/03				4.10	4.22	601.55
	5/21/04				2.96	3.08	602.69
	4/1/05				3.57	3.69	602.08
MW-5	2/28/97	10.0	605.99	606.44	2.64	3.09	603.35
	3/7/97				2.45	2.90	603.54
	6/8/98				3.17	3.62	602.82
	2/15/99				3.51	3.96	602.48
	5/1/01				2.66	3.11	603.33
	9/24/01				2.98	3.43	603.01
	7/9/03				3.48	3.93	602.51
	10/31/03				6.20	6.65	599.79
	5/21/04				2.75	3.20	603.24
	4/1/05				3.08	3.53	602.91
MW-6	2/28/97	11.0	606.37	606.67	6.20	6.50	600.17
	3/7/97				6.05	6.35	600.32
	6/8/98				6.34	6.64	600.03
	2/15/99				6.45	6.75	599.92
	5/1/01				6.18	6.48	600.19
	9/24/01				5.87	6.17	600.50
	7/9/03				6.38	6.68	599.99
	10/31/03				7.31	7.61	599.06
	5/21/04				5.95	6.25	600.42
	4/1/05				6.95	7.25	599.42

Notes:

- 1.) *Measured from the north rim of the top of well casing. Total depth measured from ground surface.
- 2.) All measurements are presented in feet.
- 3.) Benchmark: Elevations referenced to mean sea level.

November 25, 2008



Mr. Jeffrey Polenske
City of Milwaukee
City Engineer
841 North Broadway
Milwaukee, WI 53202

RE: Notification of Potential Contamination Located Beneath the Public Right-Of-Way of S. 7th Street Adjacent to the Property Located at 630 to 640 W. National Avenue in Milwaukee, Wisconsin – EDS Project no. 080907; DNR BRRTS No. 03-41-001758; Commerce No. 53204-1715-10

Dear Mr. Polenske:

On behalf of Mr. Waldemar Rivera (property owner), **Environmental & Development Solutions, Inc. (EDS)** submits this letter as a requirement of the Wisconsin Department of Commerce ("Commerce") to notify you that soil and groundwater impacts that appear to have originated on the above-referenced property may extend beneath the right-of-way (ROW) of S. 7th Street adjacent to the site. The levels of gasoline range organics (GRO) and certain volatile organic compounds (VOCs) may be present in the soil and groundwater beneath that ROW (illustrated on the attached diagram) at concentrations above the state soil and groundwater standards found in chs. NR 720 and NR 140, respectively, Wis. Adm. Code. Commerce typically relies upon remediation by natural attenuation (RNA) to complete cleanups of this nature to meet the requirements for case closure that are found in chs. NR 726 and NR 746 Wis. Adm. Code. A request for closure will be submitted to Commerce so that they can determine whether they will grant case closure. Closure means that no further investigation or cleanup action is required, other than reliance on RNA.

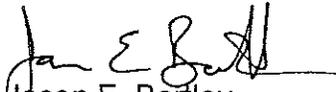
Once Commerce makes a decision on the closure request, it will be documented in a letter. When Commerce grants closure, you may obtain a copy of this letter by requesting a copy from Commerce, or by accessing the Wisconsin Department of Natural Resources (DNR) Geographic Information System (GIS)

registry on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS registry.

If you need more information, you may contact us at (414) 228-9810, or you may contact Ms. Linda Michalets at Commerce at (414) 357-4703.

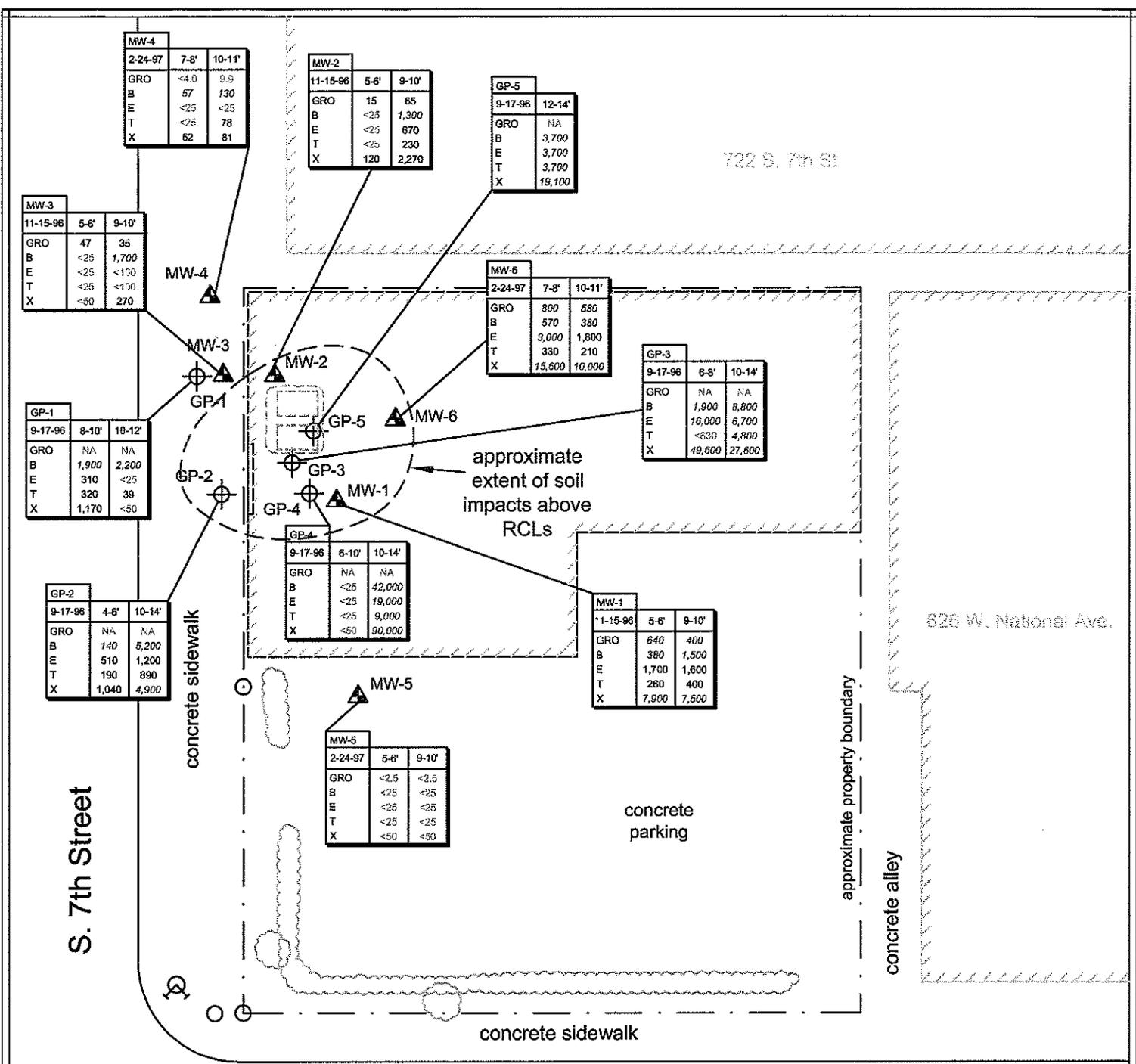
Respectfully,

Environmental & Development Solutions, Inc.


Jason E. Bartley
Vice President

attachment

080907a

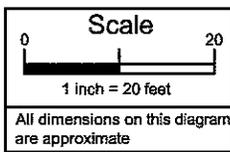
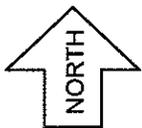


KEY

- ▲ = SI monitoring well
- ⊕ = SI probehole
- GRO = gasoline range organics
- B = benzene
- E = ethylbenzene
- T = toluene
- X = total xylenes

Notes:

- 1.) Concentrations in *green italics* exceed their suggested groundwater pathway RCLs.
- 2.) Shaded concentrations were either below detection limits or not analyzed.



File No.: 080907b
 DWG Date: 11-25-08
 Rev Date:
 Drawn By: JEB
 Checked By (PM): JEB

SI Soil Analytical Results Diagram
 Former Bell Aromatics Property
 630-640 W. National Avenue
 Milwaukee, Wisconsin

Figure

3