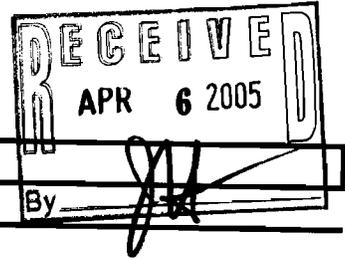


GIS REGISTRY INFORMATION



SITE NAME: Campus Circle - SG Property
BRRTS #: 03-41-003463 **FID #: 241638760**
COMMERCE # (if appropriate): 53233-1916-55
CLOSURE DATE: 06-Apr-05
STREET ADDRESS: 755 North 23rd Street
CITY: Milwaukee

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):
 X= 687657 Y= 287306

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: 747 North 23rd Street Milwaukee, WI

GPS COORDINATES (meters in WTM91 projection):
 X= 687656 Y= 287289

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): Yes No

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection):
 X= _____ Y= _____

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter issued
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
- County Parcel ID number, if used for county, for all affected properties
- Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.
- Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)
- Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.
- GW: Table of water level elevations, with sampling dates, and free product noted if present
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)
- SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour
- Geologic cross-sections, if required for SI. (8.5x14" if paper copy)
- RP certified statement that legal descriptions are complete and accurate
- Copies of off-source notification letters (if applicable)
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)
- Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, 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

April 6, 2005

Mr. Richard Wiegard
SG Property - Campus Circle
2308 West Wisconsin
Milwaukee, WI 53233

Subject: Final Closure for SG Property - Campus Circle, 755 North 23rd Street, Milwaukee, WI

FID: 241638760
BRRTS: 03-41-003463
PECFA: 53233-1916-55

Dear Mr. Wiegard:

On April 6, 2005, your site as described above was reviewed for closure by the Wisconsin Department of Natural Resources ("the Department"). The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On January 6, 2005, you were notified that conditional closure was granted to this case.

On April 5, 2005, the Department received correspondence indicating that you have complied with the conditions of closure. A copy of the filed Deed Restriction for the property was received at this office. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

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 registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>. If your property is listed on the GIS Registry due to groundwater contamination exceeding ch. NR 140 standards at the time of closure, and you intend to construct or reconstruct a well, you will need Department approval. Department approval is required before construction or reconstruction of a well on a property listed on the GIS Registry, in accordance with s. NR 812.09(4)(w). 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 at the web address listed above.

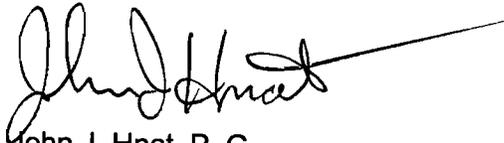
If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims

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.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Hnat", with a long horizontal line extending to the right.

John J. Hnat, P. G.
Senior Hydrogeologist
Remediation and Redevelopment

C: Linda Michalets, Commerce
Brian Youngwirth, MES
WDNR SER Files



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, 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

January 6, 2005

Mr. Richard Wiegard
SG Property - Campus Circle
2308 West Wisconsin Ave.
Milwaukee, WI 53233

Subject: Additional Site Information, S.G. Property, 755 North 23rd Street, Milwaukee, WI

FID: 241638760
BRRTS: 03-41-003463
PECFA: 53233-1916-55

Dear Mr. Wiegard:

The Wisconsin Department of Natural Resources ("the Department") has reviewed the closure denial response submitted by MES dated December 27, 2004. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request and additional groundwater sampling data, the Department has determined that the petroleum contamination on the site from the former underground storage tank that was located on the property appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Admin. Code. The following items will need to be completed before the final closure letter for the site is issued:

1. Any permanent groundwater monitoring wells no longer being used to gather groundwater information for the site shall be abandoned in compliance with ch. NR 141, Wis. Admin. Code and documentation received at this office within 60 days on receipt of this letter as required in s. NR 726.05 (8)(a) 1 and s. 141.25 Wis. Admin. Code. Documentation of well abandonment must be submitted to the Department on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw.
2. Revise the draft deed restriction with the following changes and additional supportive documentation:
 - a. Change on the first page top, "Notice Of Contamination To Property", to "Deed Restriction"
 - b. At the end of the document add, "This document was drafted by _____." (Include a name or MES).
 - c. Attach a copy of the residual soil contamination map and soil analytical tables that are referenced in Section 3, first subparagraph.
 - d. Submit a cap maintenance plan for the facility in accordance with s. NR 726.05(8)(b) 3 and 4 Wis. Admin. Code. The Department's publication, "Guidance for Cover Systems as Soil Performance Standard Remedies", RR-709 (April 2004) may help in developing a cap maintenance plan. The Department will allow the inspection and maintenance documentation reports to be kept at the site by the owner or a designated responsible person on site that can be accessible by WDNR personnel (See Page 10, Item 9 for additional general O&M concepts).

3. In the, "*Checklist of Documents for GIS Registry Packet*", that was submitted in Oct 2003 (current revision June 2004), the copies of the most recent deed for all properties within or partially within the contaminated site boundaries should have been submitted with the GIS Registry Packet. The deed for the property at 747 North 23rd Street was not included with the original GIS Packet. Because you own the property at 747 North 23rd Street, please submit a copy of the most recent deed for this property and a statement that you own this property in the next submittal. This property will be included in the GIS Registry of sites.
4. After the Department has reviewed and approved the draft deed restriction and cap maintenance plan, you should sign it if you own the property, or have the appropriate property owner sign it, and have it recorded at the Milwaukee County Register of Deeds Office. Then, you must submit a copy of the recorded document, with the recording information stamped on it, to me. Please be aware that if a deed restriction is recorded for the wrong property because of an inaccurate legal description that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem.

A final closure letter will be issued for the site on completion of the above.

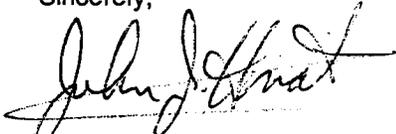
Section NR 726.05(10) requires that the above conditions must be satisfied within 120 days of receipt of this conditional closure letter except for deed restrictions that comply with NR 726.05(8)(b), which must be recorded within 90 days of receipt of this letter. **Note:** because of the time required for review of the draft deed restriction by the Department's legal department, the submittal of the draft deed restriction has fulfilled the 90-day requirement.

If this is a PECFA site, section 101.143, Wis. Statutes, 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.

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

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

Sincerely,



John J. Hnat, P. G.
Senior Hydrogeologist
Remediation and Redevelopment

C: Linda Michalets, Dept. of Commerce
Brian Youngwirth, MES
WDNR SER Files

09/08/03 18:13 FAX 414 224 5890

W. H. D.

0002

000121279

7897550

Document Number

QUIT CLAIM DEED

Document Title

Wiegand Investments LLC n/a Wiegand Investments 755 LLC

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 2:40 PM

04-19-2000

WALTER E. BARCZAK
REGISTER OF DEEDS

AMOUNT 12.00

quit-claims to Wiegand Investments 755 LLC, a Wisconsin limited liability company
the following described real estate in Milwaukee County, State of Wisconsin:

See Exhibit A attached hereto and incorporated herein.

FEE
77.25 (3)
EXEMPT

Name and Return Address

Kimberly J. Churchill
Whyte Hirschboeck Dudek S.C.
111 E. Wisconsin Avenue, Suite 2100
Milwaukee, WI 53202

389-1804-2

Parcel Identification Number (PIN)

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

Dated as of the 1st day of April, 2000.

Wiegand Investments LLC n/a Wiegand Investments 755 LLC

By [Signature]
Richard A. Wiegand, Managing Member

AUTHENTICATION

Signature(s) of _____
authenticated this _____ day of _____, 2000

TITLE: MEMBER STATE BAR OF WISCONSIN
(if not, _____
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Kimberly J. Churchill
Whyte Hirschboeck Dudek S.C.

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
MILWAUKEE COUNTY)

Personally came before me this 1st day of
April, 2000 the above named Richard A. Wiegand
Managing Member of Wiegand Investments LLC n/a
Wiegand Investments 755 LLC
to me known to be the person who executed the foregoing
instrument and acknowledged the same.

[Signature]
Kimberly J. Churchill
Notary Public, State of Wisconsin
My Commission is permanent.

09/08/03 16:13 FAX 414 224 5800

W. E. D.

0003

000121280

EXHIBIT A

LEGAL DESCRIPTION

The North 19 feet of Lot 3, and the South 40 feet of Lot 2, in Block 246, in Subdivision of 3.914 acres in the West 100 acres of the Northwest 1/4 of Section 30, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Address: 755 North 23rd Street

000208622

STATE BAR OF WISCONSIN FORM 1 - 1998
WARRANTY DEED

7928206

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 8:14 AM

06-26-2000

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 10.00

Document Number

This Deed, made between JAMES WINTERHALTER AND
LAURA C. WINTERHALTER, HUSBAND AND WIFE

Grantor.
and WIEGAND INVESTMENTS 753, LLC, A WISCONSIN LIMITED
LIABILITY COMPANY

Grantor, for a valuable consideration, conveys to Grantee the following
described real estate in MILWAUKEE County, State of Wisconsin
(the "Property"):

Recording Fee

Name and Return Address

RICHARD WIEGAND
100 E. PLEASANT ST
MILWAUKEE, WI 53202

TRANSFER
\$ 189.00
FEE

389-1805-8

Parcel Identification Number (PIN)

This IS NOT homestead property.
 (is not)

THE SOUTH 29 FEET OF LOT THREE (3) IN BLOCK TWO HUNDRED FORTY-SIX (246) IN J. H. TESCH'S
SUBDIVISION OF 3.914 ACRES OF THE WEST 100 ACRES OF THE NORTHWEST 1/4 OF SECTION THIRTY
(30), TOWNSHIP SEVEN (7) NORTH, OF RANGE TWENTY-TWO (22) EAST, IN THE CITY OF MILWAUKEE,
MILWAUKEE COUNTY, WISCONSIN.

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal
and zoning ordinances and agreements entered under them, recorded restrictions and covenants,
recorded assessments and general and special taxes and assessments levied in the year of
2000 and thereafter.

Dated this 31st day of May, 2000

James Winterhalter (SEAL)

* JAMES WINTERHALTER

Laura C. Winterhalter (SEAL)

* LAURA C. WINTERHALTER

AUTHENTICATION

Signature(s) JAMES WINTERHALTER AND

LAURA C. WINTERHALTER

authenticated this 31st day of May, 2000

* DONALD J. GRAL

TITLE: MEMBER STATE BAR OF WISCONSIN

If not,
(Authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

DONALD J. GRAL, ESQ.

DWYER & GRAL S.C.

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

ACKNOWLEDGMENT

State of Wisconsin,

County, } ss.

Personally came before me this _____ day of _____
the above named

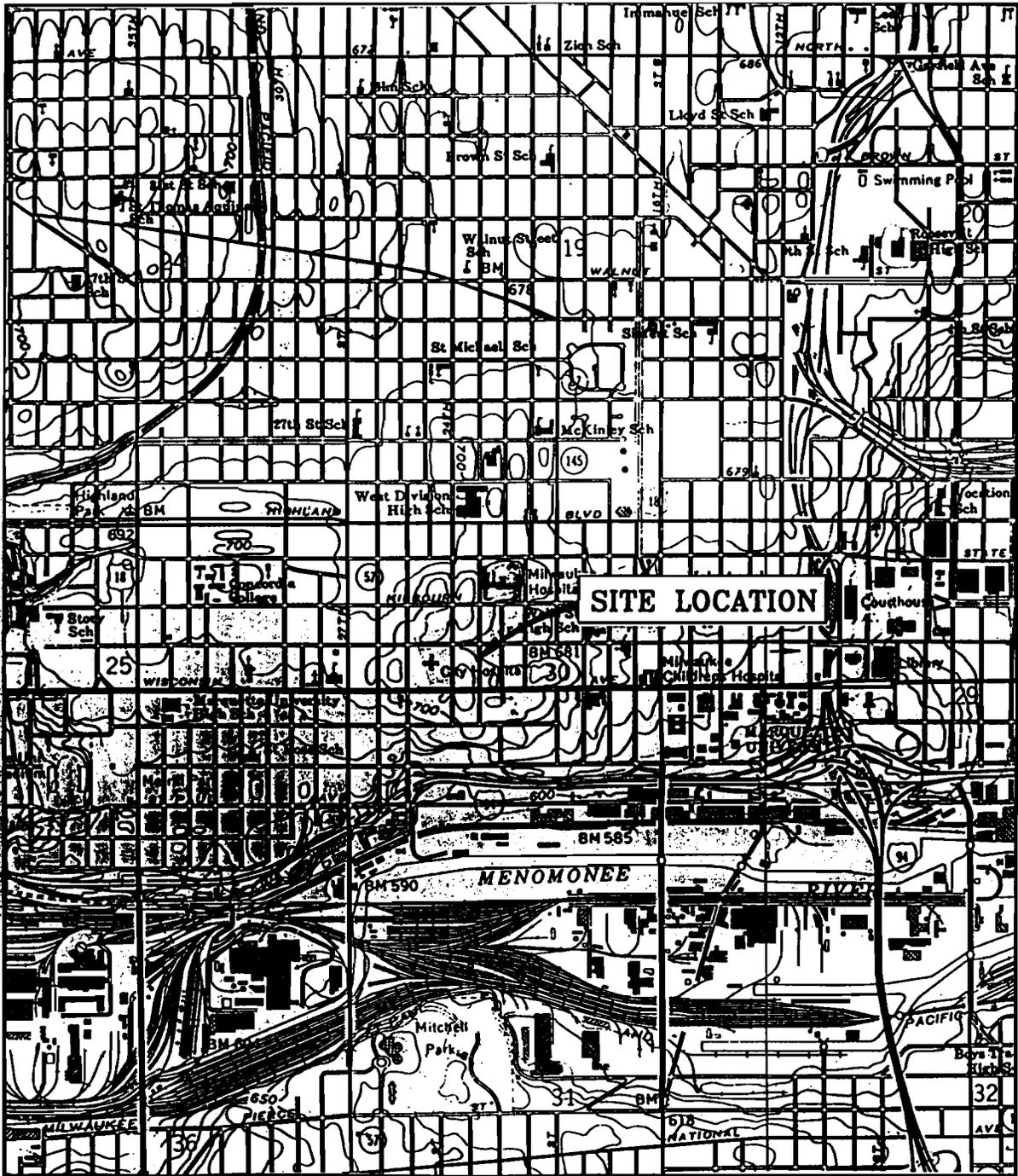
to
me known to be the person _____ who executed the foregoing
instrument and acknowledge the same.

*
Notary Public, State of Wisconsin
My commission is permanent. (If not, state expiration date: _____)

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No. 1 - 1998

Wisconsin Legal Blank Co., Inc.
Milwaukee, Wis.



MILWAUKEE QUADRANGLE
 U.S.G.S. 7.5 MINUTE SERIES
 (TOPOGRAPHIC) MILWAUKEE COUNTY
 WISCONSIN



SCALE: 1:24,000

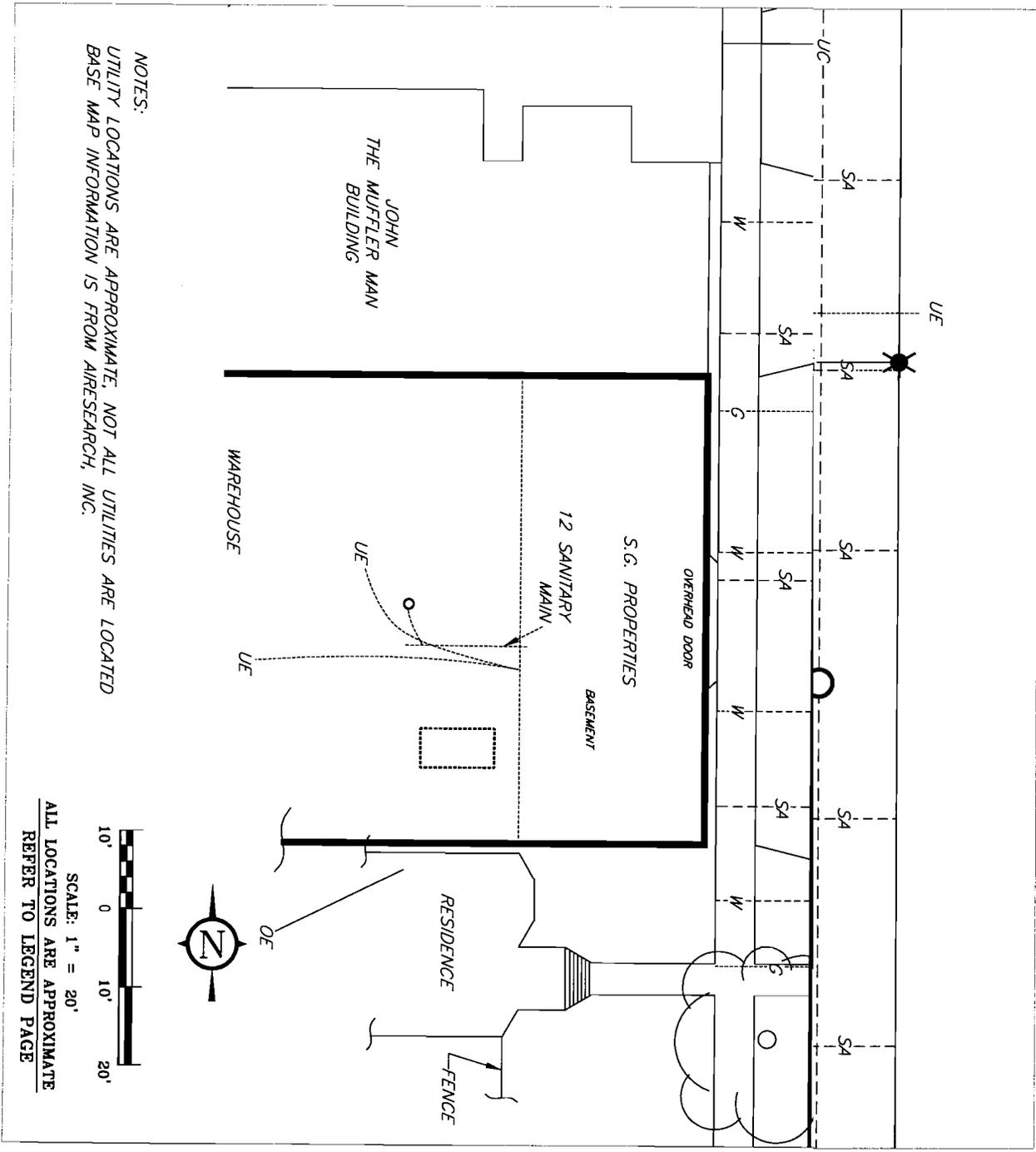
FIGURE 1: SITE LOCATION MAP

MES
 MIDWEST ENGINEERING SERVICES

104 W. JACKSON ST.,
 RIPON, WI 54971
 TEL: (920) 745-2200
 FAX: (920) 745-2222

12-11128
DATE: 03/03
ID: 01

SG PROPERTIES
 MILWAUKEE, WISCONSIN
 GIS REGISTRATION PACKAGE



NOTES:
 UTILITY LOCATIONS ARE APPROXIMATE, NOT ALL UTILITIES ARE LOCATED
 BASE MAP INFORMATION IS FROM AIRESEARCH, INC.

SCALE: 1" = 20'
 ALL LOCATIONS ARE APPROXIMATE
 REFER TO LEGEND PAGE

FIGURE 2: SITE PLAN

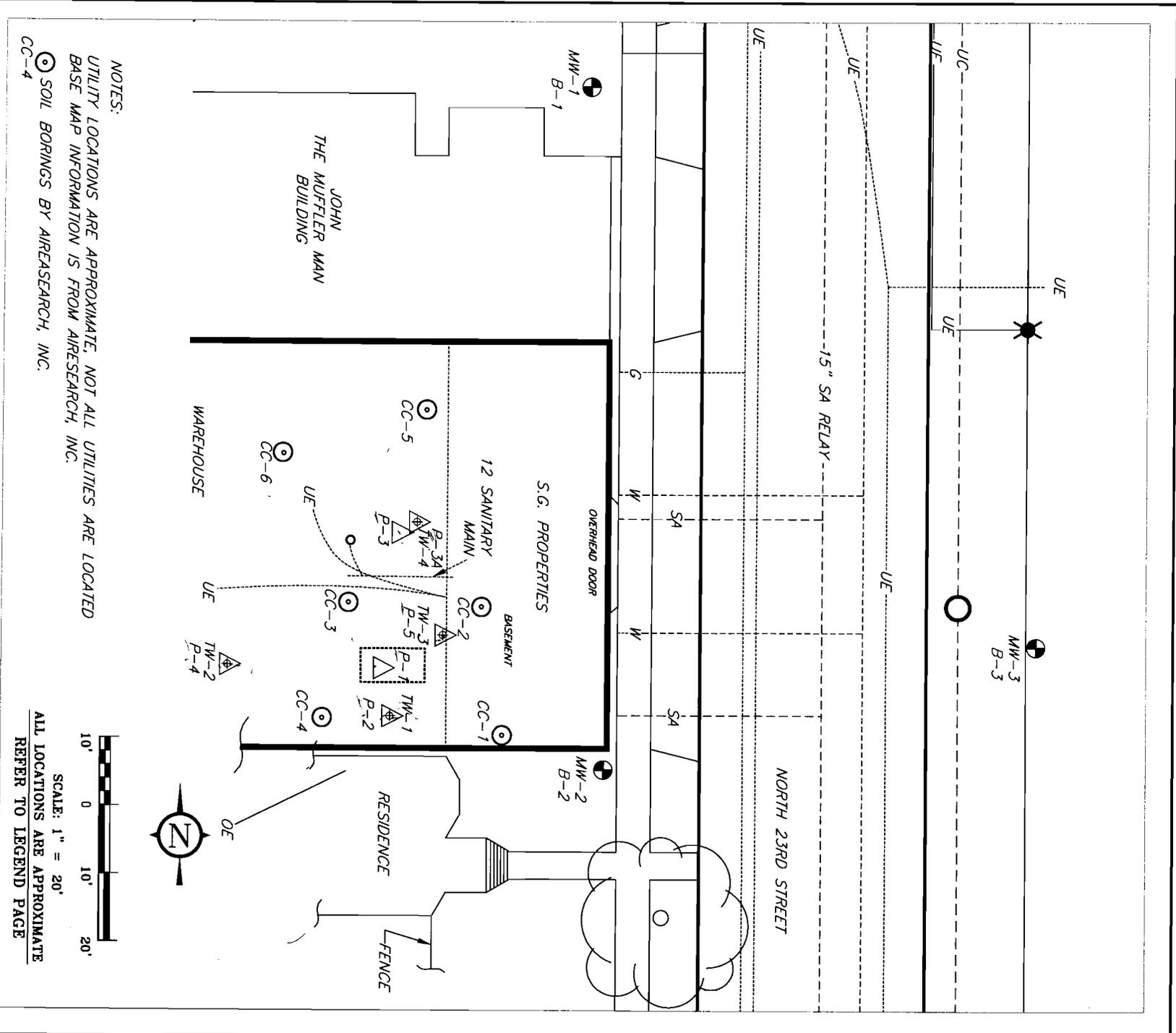
MES
 MIDWEST ENGINEERING SERVICES

104 W. JACKSON ST.,
 RIPON, WI.
 TEL: (920) 745-2200
 FAX: (920) 745-2222

12-11126
 DRAWN BY: KP
 DATE: 5/29/02
 ID# SI CLOSURE/PILOT

REVIEWED BY:
 APPROVED BY:

SC PROPERTIES
 MILWAUKEE, WISCONSIN
 SITE INVESTIGATION / CLOSURE REQUEST



NOTES:
 UTILITY LOCATIONS ARE APPROXIMATE, NOT ALL UTILITIES ARE LOCATED
 BASE MAP INFORMATION IS FROM AIRESEARCH, INC.
 SOIL BORINGS BY AIRESEARCH, INC.
 CC-4

SCALE: 1" = 20'
 ALL LOCATIONS ARE APPROXIMATE
 REFER TO LEGEND PAGE

FIGURE 3: SOIL BORING, PROBE AND MONITORING WELL LOCATION MAP

MES
 MIDWEST ENGINEERING SERVICES
 104 W. JACKSON ST.,
 RIPON, WI.
 TEL: (920) 745-2200
 FAX: (920) 745-2222

12-11126	DESIGN BY: KP	REVIEWED BY:
	DATE: 5/29/02	APPROVED BY:
	13th St CLOSURE/PLAT	

SG PROPERTIES
 MILWAUKEE, WISCONSIN
 SITE INVESTIGATION / CLOSURE REQUEST

TABLE 1
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
S. G. PROPERTIES
MES PROJECT # 12-11126

Monitoring Well Sampling Date	ES	PAL	MW-1				MW-2					MW-3			
			11/17/00	1/10/02	4/17/02	3/4/04	11/17/00	1/10/02	4/17/02	8/18/03	3/4/04	7/30/04	1/10/02	4/17/02	3/4/04
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/l)															
Benzene	5	0.5	<0.29	<0.5	<0.5	<0.5	7300	3990	3510	4370	3090	3780	<0.50	<0.5	<0.5
Ethylbenzene	700	140	<0.57	<0.5	<0.5	<5.0	490	387	454	313	340	545	<0.50	<0.5	<5.0
Methyl-tert-butyl-ether	60	12	<0.20	<0.2	<0.5	<0.5	<20	<2.0	25.3	<1.0	27.4	<25.6	<0.50	<0.5	<0.5
Toluene	1000	200	<1.1	<0.5	<0.5	<5.0	240Q	69.1	91	62.2	63.5	77.4	<0.50	<0.5	<5.0
1,2,4-Trimethylbenzene	484	96	<0.34	<1.0	<1.0	<5.0	90Q	151	371	201	278	405	1.03	<1.0	<5.0
1,3,5-Trimethylbenzene			<0.29	<1.0	<1.0	<5.0	79Q	101	173	112	137	199	<1.0	<1.0	<5.0
Xylenes, m + p	10000	1000	<0.35	<0.5	<0.5	<5.0	450	506	967	534	712	1090	1.14	<0.5	<5.0
Xylene, o			<0.28				380								
OTHER DETECTED VOLATILE ORGANIC COMPOUNDS (VOC) (µg/l)															
sec-Butylbenzene	NE	NE	<0.20	NA	<0.5	NA	<20	NA	138	NA	NA	NA	1.11	<0.5	NA
n-Butylbenzene	NE	NE	<0.28	NA	<0.5	NA	<28	NA	33.3	NA	NA	NA	ND	<0.5	NA
tert-Butylbenzene	NE	NE	<0.23	NA	<0.5	NA	<23	NA	12	NA	NA	NA	ND	<0.5	NA
Isopropylbenzene	NE	NE	<0.19	NA	<0.5	NA	38Q	NA	30.2	NA	NA	NA	<0.50	<0.5	NA
n-Propylbenzene	NE	NE	<0.17	NA	<0.5	NA	42Q	NA	19	NA	NA	NA	<0.50	<0.5	NA
Naphthalene	40	8	<0.27	NA	<2.0	<8.0	<27	NA	122	74.1	55.2	109	<2.0	<2.0	<8.0
Lead (µg/l)															
Lead	15	1.5	0.22	NA	NA	NA	4.5	NA	NA	NA	NA	NA	NA	NA	NA

NA = Parameter not analyzed

ND = Not Detected

NE = NR 140 enforcement standard (ES) not established

PAL = NR 140 Preventive Action Limit

Q = Compound detected above limit of detection (LOD) but below limit of quantitation (LOQ)

Bold entries indicate analytical result above NR 140 enforcement standards

µg/l = micrograms per liter

TABLE 1
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
S. G. PROPERTIES
MES PROJECT # 12-11126

Monitoring Well Sampling Date	ES	PAL	TW-1		TW-2			TW-3A		TW-4		
			6/18/99	7/30/04	6/18/99	3/4/04	7/30/04	4/15/04	7/30/04	6/18/99	3/4/04	7/30/04
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/l)												
Benzene	5	0.5	5500	3620	0.31Q	<0.5	<0.5	6590	1290	750	512	263
Ethylbenzene	700	140	2500	795	0.67Q	<5.0	<5.0	1900	834	1200	560	716
Methyl-tert-butyl-ether	60	12	<32	<25.6	<0.32	<0.5	<0.5	290	<25.6	<16	34.2	<25.6
Toluene	1000	200	14000	3000	2.2	<5.0	<5.0	12800	4050	97	40	<250
1,2,4-Trimethylbenzene	484	96	2300	550	1.2	<5.0	<5.0	1630	1180	1200	683	1230
1,3,5-Trimethylbenzene			640	217	0.33Q	<5.0	<5.0	509	439	330	222	421
Xylenes, m + p	10000	1000	10000	4350	2.7	<5.0	<5.0	11400	6360	4600	2620	3090
Xylene, o			4600		1.2					120		
OTHER DETECTED VOLATILE ORGANIC COMPOUNDS (VOC) (µg/l)												
Naphthalene	40	8	480	137	<0.35	<8.0	<8.0	383	227	150	88.4	246
Isopropylbenzene	NE	NE	91	NA	<0.26	NA	NA	NA	NA	76	NA	NA
n-Propylbenzene	NE	NE	230Q	NA	<0.76	NA	NA	NA	NA	180	NA	NA

NA = Parameter not analyzed

NE = NR 140 enforcement standard (ES) not established

PAL = NR 140 Preventive Action Limit

Q = Compound detected above limit of detection (LOD) but below limit of quantitation (LOQ)

Bold entries indicate analytical result above NR 140 enforcement standards

µg/l = micrograms per liter

TABLE 2
SUMMARY OF SOIL ANALYTICAL RESULTS
S. G. PROPERTIES
MES PROJECT No. 12-11126

Sample No.	NR 720 RCL	CC-1*		CC-2*		CC-3*	CC-4*	CC-5*	CC-6*
		6-7.5	20-21.5	6-7.5	20-21.5	6-7.5	6-7.5	6-7.5	6-7.5
Sample Depth (feet)		January 26, 1994							
Sampling Date									
GASOLINE RANGE ORGANICS (GRO) (mg/kg)									
GRO	250	1370	11.3	2880	<10	18	<10	<10	<10
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/kg)									
Benzene	5.5	715	589	4790	<50	<65	<60	<60	<55
Ethylbenzene	2900	13800	131	65300	116	166	166	<60	<55
Methyl-tert-butyl-ether	NE	<235	<65.0	580	<50	<65	<60	<60	<55
Toluene	1500	2620	329	89800	236	297	297	98.5	<55
1,2,4-Trimethylbenzene	NE	109000	296	138000	184	1040	1040	<60	<55
1,3,5-Trimethylbenzene	NE	39600	114	42300	67	314	314	<60	<55
Xylenes, m + p	4100	92500	518	212000	383	671	671	<120	<110
Xylene, o		25900	188	81900	114	115	115	<60	<55

NA = Parameter not analyzed

ND = Analyte not detected at or above the reporting limit

NE = NR 720 Residual Contaminant Level (RCL) not established

Q = Analyte detected above limit of detection (LOD) but below limit of quantitation (LOQ)

Shading indicates analytical result exceeds NR 720 RCL

µg/kg = micrograms per kilogram

mg/kg=milligrams per kilogram

* Samples collected by AIRsearch, Inc.

TABLE 2 (Continued)
SUMMARY OF SOIL ANALYTICAL RESULTS
S. G. PROPERTIES
MES PROJECT No. 12-11126

Sample No.	NR 720 RCL	P-1	P-1	P-2	P-2	P-3A	P-3A	P-4	P-4	P-5	P-5
Sample Depth (feet)		3-4	7-8	3-4	7-8	3-4	6-7	3-4	7-8	3-4	8-9
Sampling Date	6/18/99										
GASOLINE RANGE ORGANICS (GRO) (mg/kg)											
GRO	250	<2.8	1100	3.2	2700	<2.8	18	<3.0	<2.9	<3.0	13
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/kg)											
Benzene	5.5	<25	960Q	<25	5700	<25	<25	<25	<25	<25	1100
Ethylbenzene	2900	<25	7600	<25	37000	<25	98	<25	<25	<25	50Q
Methyl-tert-butyl-ether	NE	<25	2500	<25	3900	<25	210	<25	<25	<25	<25
Toluene	1500	41Q	1100Q	49Q	59000	34Q	<25	<25	<25	<25	89
1,2,4-Trimethylbenzene	NE	33Q	48000	34Q	100000	42Q	450	<25	<25	<25	170
1,3,5-Trimethylbenzene	NE	<25	21000	<25	36000	<25	58Q	<25	<25	<25	140
Xylenes, m + p	4100	62Q	39000	54Q	160000	53Q	330	<25	<25	<25	120
Xylene, o		<25	10000	<25	67000	33Q	83	<25	<25	<25	68Q
LEAD (mg/kg)											
Lead	50	44	18	24	30	26	14	8.3	9.4	31	15

NA = Parameter not analyzed

NE = NR 720 Residual Contaminant Level (RCL) not established

Q = Analyte detected above limit of detection (LOD) but below limit of quantitation (LOQ)

Bold entries indicate analytical result exceeds NR 720 RCL

µg/kg = micrograms per kilogram

mg/kg = milligrams per kilogram

TABLE 2 (continued)
SUMMARY OF SOIL ANALYTICAL RESULTS
S.G. PROPERTIES
MES PROJECT No. 12-11126

Sample No.	NR 720 RCL	B-1.	B-2	B-2	B-3
Sample Depth (feet)		1-3	1-3	9-11	8-10
Sampling Date		11/9/00			1/3/02
GASOLINE RANGE ORGANICS (GRO) (mg/kg)					
GRO	250	3.3	<2.8	2300	<5.57
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/kg)					
Benzene	5.5	<25	<25	8800	<25
Ethylbenzene	2900	<25	<25	26000	<25
Methyl-tert-butyl-ether	NE	<25	<25	6300	<25
Toluene	1500	<25	<25	1200Q	<25
1,2,4-Trimethylbenzene	NE	300	<25	52000	<25
1,3,5-Trimethylbenzene	NE	93	<25	22000	<25
Xylenes, m + p	4100	62Q	<25	77000	<25
Xylene, o		43Q	<25	14000	

NA = Parameter not analyzed

ND = Analyte not detected at or above the reporting limit

NE = NR 720 Residual Contaminant Level (RCL) not established

Q = Analyte detected above limit of detection (LOD) but below limit of quantitation (LOQ)

Bold entries indicate analytical result exceeds NR 720 RCL

µg/kg = micrograms per kilogram

mg/kg=milligrams per kilogram

TABLE 3
MONITORING WELL CONSTRUCTION AND GROUNDWATER ELEVATION DATA
S.G. PROPERTIES
MILWAUKEE, WI
MES PROJECT NO. 12-11126

Monitoring Well Number	Date Installed	Depth of Boring (ft)	Screen Length (ft)	Top of Well Casing Elevation (ft)	Ground Elevation (ft)	Date Measured	Depth to Water (ft)	Groundwater Elevation (ft)
MW-1	11/9/00	15	10	99.37	99.82	11/17/00	6.70	92.67
						1/7/02	6.21	93.16
						1/10/02	7.27	92.10
						4/17/02	5.91	93.46
MW-2	11/9/00	15	10	102.78	103.34	11/17/00	10.59	92.19
						1/7/02	9.45	93.33
						1/10/02	9.48	93.30
						4/17/02	8.66	94.12
MW-3	11/9/00	20	15	102.53	103.15	1/7/02	8.27	94.26
						1/10/02	8.39	94.14
						4/17/02	8.66	93.87

ft = feet

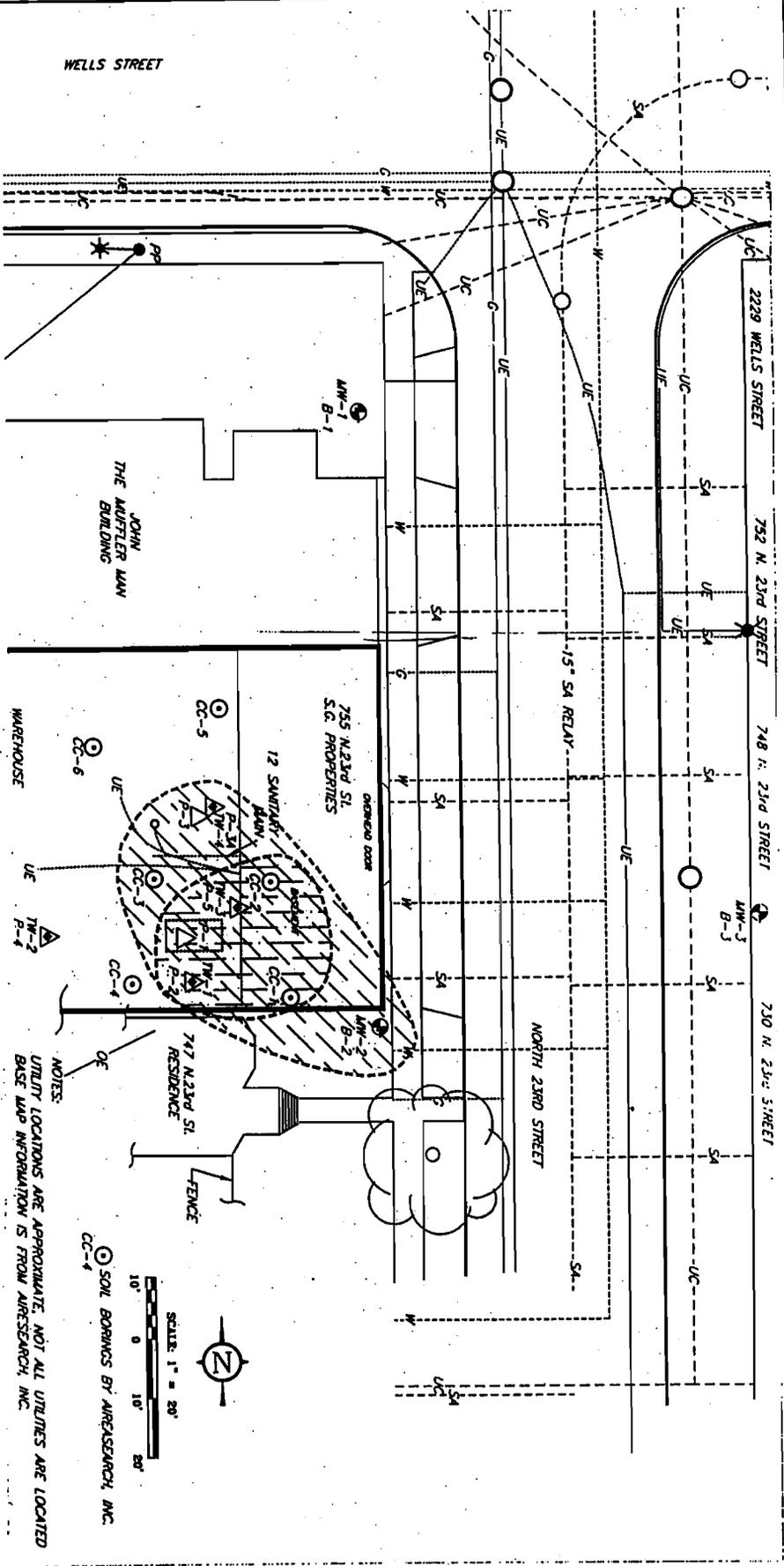
NR=Not recorded

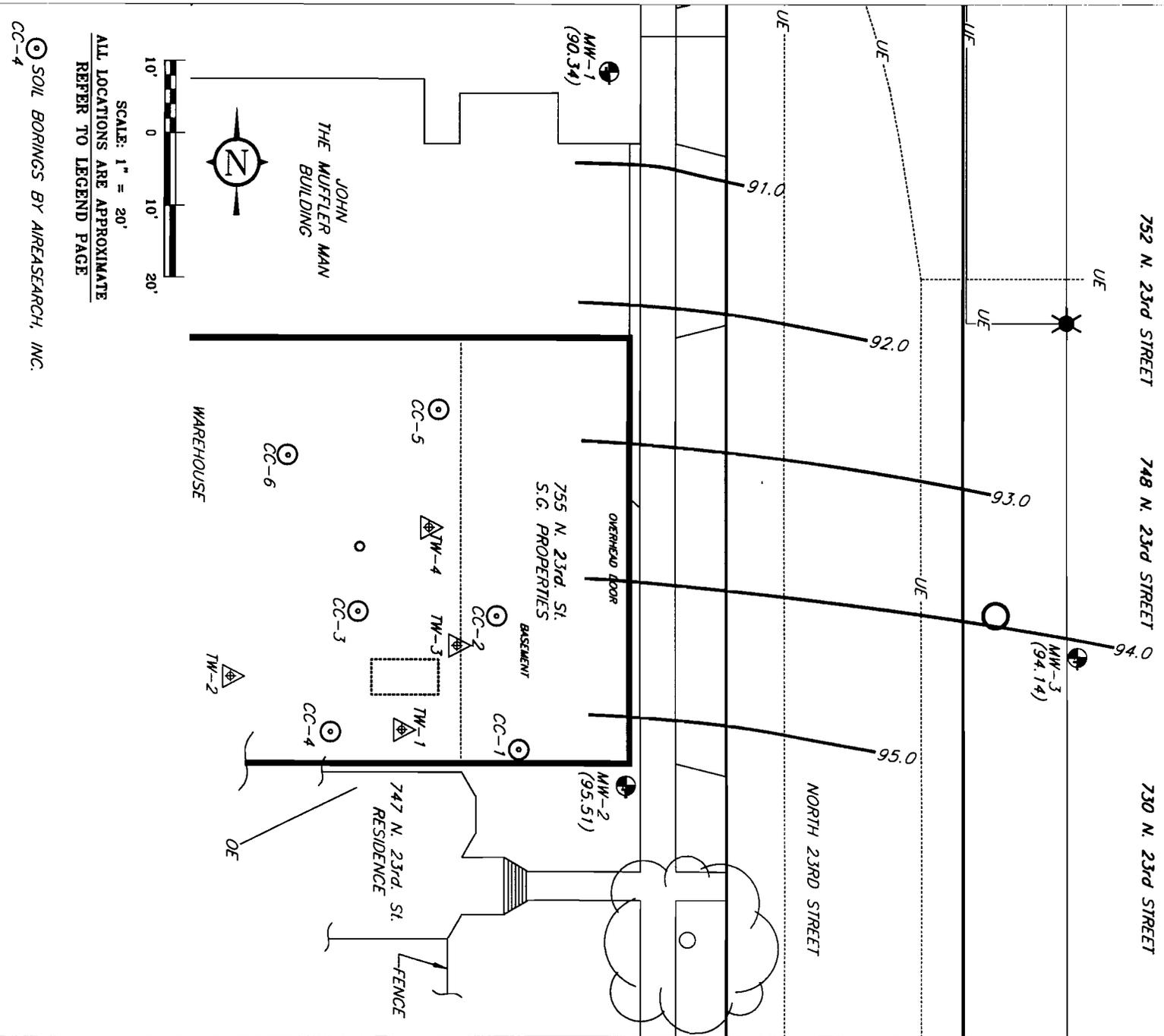
Depth to water measured from top of casing (TOC).

12-11126	DATE: 8/11/03
DRAWN BY: DP	CHK. BY:
100% CDS	

SG PROPERTIES
 MILWAUKEE, WISCONSIN
 GIS REGISTRATION PACKAGE

FIGURE 2: SITE PLAN AND ESTIMATED EXTENT OF SOIL & GROUNDWATER CONTAMINATION





SCALE: 1" = 20'
 ALL LOCATIONS ARE APPROXIMATE
 REFER TO LEGEND PAGE

SOIL BORINGS BY AIRSEARCH, INC.
 CC-4

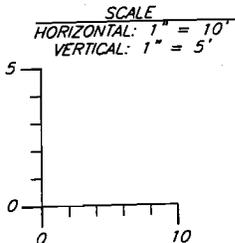
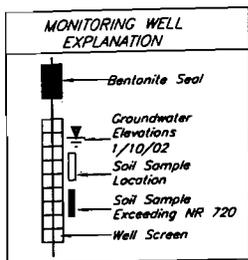
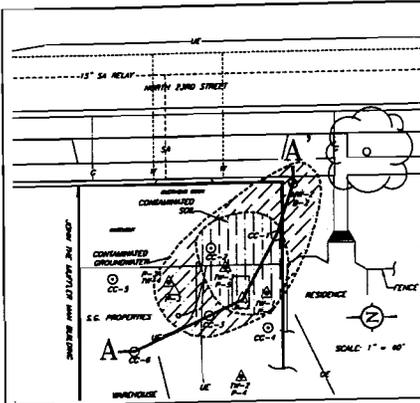
FIGURE 3: GROUNDWATER ELEVATION CONTOUR MAP - JANUARY 10, 2002

MES
 MIDWEST ENGINEERING SERVICES

104 W. JACKSON ST.,
 RIPON, WI.
 TEL: (920) 745-2200
 FAX: (920) 745-2222

12-11196
 DRAWN BY: KP
 DATE: 9/11/03
 ID#: GIS

SG PROPERTIES
 MILWAUKEE, WISCONSIN
 GIS REGISTRATION PACKAGE



SOILS CLASSIFICATION				
CONCRETE		See bore logs		Not observed
FILL		See bore logs		
CL		Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.		

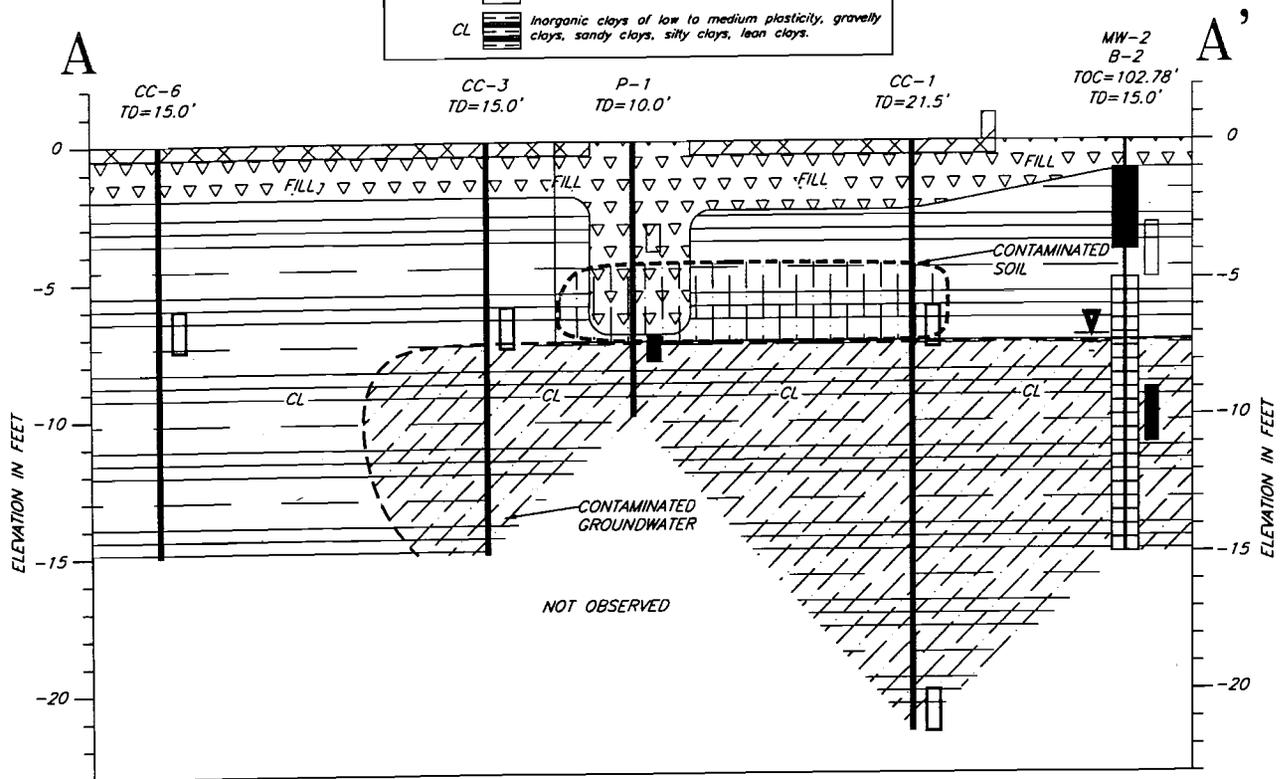


FIGURE 4: GEOLOGIC CROSS SECTION A-A'

MES

MIDWEST ENGINEERING SERVICES
 104 W. JACKSON ST., RIPON, WI 54971
 TEL: (920) 745-2200 FAX: (920) 745-2222

12-11126

DRAWN BY: EP
 DATE: 9/10/03
 ID#: GIS/CROSS

SG PROPERTIES
 MILWAUKEE, WISCONSIN
 GIS REGISTRATION PACKAGE



midwest engineering services, inc.

geotechnical • environmental • materials engineers

104 W. Jackson St.
Ripon, WI 54971-1314
920-745-2200
FAX 920-745-2222
www.midwesteng.com

September 10, 2003

Mr. Richard Wiegand
S.G. Properties
2308 W. Wisconsin Ave.
Milwaukee, WI 53233

SUBJECT: GIS REGISTRY
S.G. Properties
755 North 23rd Street
Milwaukee, Wisconsin
MES Project No.12-11126

Dear Mr. Wiegand:

Midwest Engineering is currently acquiring the necessary information to complete the Geographical Information System (GIS) package. The WDNR requires a statement signed by the Responsible Party certifying that the legal descriptions contained on the deed are correct. Therefore, please review the legal description on the attached deed and if the information appears correct, please sign the attached statement and return it to MES. The attached deed for your property was provided by Attorney Brad Dallet.

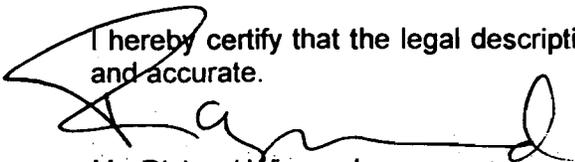
If you have any questions, or wish to discuss any part of this correspondence, please feel free to contact MES at (920) 745-2200.

Respectfully Submitted,

MIDWEST ENGINEERING SERVICES, INC.


Brian Youngwirth
Hydrogeologist

I hereby certify that the legal descriptions in the GIS registration package are complete and accurate.


Mr. Richard Wiegand

C: Dave Ruetz

CORPORATE OFFICE: WAUKESHA, WI 262-970-0764

APPLETON, WI CHIPPEWA FALLS, WI GREEN BAY, WI CHAMPAIGN, IL CHICAGO, IL O'FALLON, IL MUNSTER, IN ST. LOUIS, MO GRAND RAPIDS, MI

January 20, 2005

Mr. Richard Wiegand
S.G. Properties
2308 W. Wisconsin Ave.
Milwaukee, WI 53233

SUBJECT: GIS REGISTRY
S.G. Properties
755 North 23rd Street
Milwaukee, Wisconsin
MES Project No.12-11126

Dear Mr. Wiegand:

In a letter dated January 6, 2005, the Wisconsin Department of Natural Resources granted conditional closure at the above-mentioned site. In bullet 3 of the conditional closure letter the WDNR requested the deed for the adjacent residential property at the site (747 North 23rd Street, Milwaukee, Wisconsin) be included with the Geographical Information System (GIS) package. The WDNR requires a statement signed by the Responsible Party certifying that the legal descriptions contained on the deed are correct, and that you are the current property owner. Therefore, please review the legal description on the attached deed and if the information appears correct, please sign the attached statement. The attached deed for your property was provided by Whyte Hirschboeck, and Dudek.

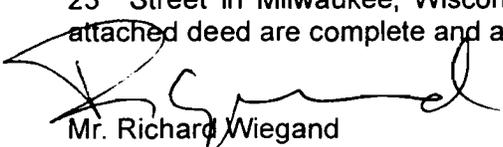
If you have any questions, or wish to discuss any part of this correspondence, please feel free to contact MES at (920) 745-2200.

Respectfully Submitted,

MIDWEST ENGINEERING SERVICES, INC.

Brian Youngwirth
Hydrogeologist

I hereby certify that I am the current property owner of the property located at 747 North 23rd Street in Milwaukee, Wisconsin, and that the legal descriptions indicated on the attached deed are complete and accurate.



Mr. Richard Wiegand

C: Dave Ruetz (Attorney)



October 6, 2003

midwest engineering services, inc.

geotechnical • environmental • materials engineers

104 W. Jackson St.
Ripon, WI 54971-1314
920-745-2200
FAX 920-745-2222
www.midwesteng.com

Milwaukee County Department of Public Works
Environmental Service Division
City Campus Room 201
2711 West Wells Street
Milwaukee, WI 53208

RE: S.G. PROPERTIES NOTICE OF CONTAMINATION WITHIN RIGHT OF WAY
755 North 23rd Street
Milwaukee, WI
MES Project # 12-11126

To Whom It May Concern:

On behalf of S.G. Properties, Midwest Engineering Services (MES) is completing a site investigation at the referenced site. The Wisconsin Department of Natural Resources requires the City be notified of contamination within the right of way, as a condition of closure. Therefore, MES has provided the attached information regarding soil and groundwater contamination at the site. The extent of petroleum affected soil and groundwater is shown on Figure 2.

If you have any questions, please contact MES at (920) 745-2200.

Sincerely,

Midwest Engineering Services, Inc.


Brian Youngwirth
Hydrogeologist

Attachment Right of Way Notification
Figure

C: Rick Wiegand
C: David Ruetz

Right of Way Notification of Contamination

County: Milwaukee

Site Name: S.G. Properties

Site Address: 755 North 23rd Street, Milwaukee, WI 53233

WDNR BRRTS: 03-41-003463

Commerce Number: 53233-1916-55

FID Number: 241638760

Owner's Name: Richard Wiegand

Owner's Address: 2308 West Wisconsin Avenue, Milwaukee, WI 53233

Consulting Firm: Midwest Engineering Services, Inc.

Consultant Contact: Brian Youngwirth

Consultant Address: 104 West Jackson Street, Ripon, WI 54971

Consultant Phone and Fax: (920) 745-2200 (920) 745-2222

Consultant e-mail: byoungwirth@midwesteng.com

Soil Contamination: Not present in the right of way

Groundwater Contamination: Yes

Depth to Water Table: 7-10 feet

Types of Contamination: Gasoline

Cleanup Activities: None

Attachments: Figure showing the extent of soil and groundwater contamination.



midwest engineering services, inc.

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104 W. Jackson St.
Ripon, WI 54971-1314
920-745-2200
FAX 920-745-2222
www.midwesteng.com

October 6, 2003

Mr. Jeffery S. Polenske
Milwaukee City Engineering
Room 612, Frank P. Ziedler Municipal Building
841 North Broadway Street
Milwaukee, WI 53202

RE: S.G. PROPERTIES
755 North 23rd Street
Milwaukee, WI
MES Project # 12-11126

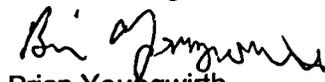
Dear Mr. Polenske:

On behalf of S.G. Properties, Midwest Engineering Services (MES) is completing a site investigation at the referenced site. The Wisconsin Department of Natural Resources requires the City be notified of contamination within the right of way, as a condition of closure. Therefore, MES has provided the attached information regarding soil and groundwater contamination at the site. The extent of petroleum affected soil and groundwater is shown on Figure 2.

If you have any questions, please contact MES at (920) 745-2200.

Sincerely,

Midwest Engineering Services, Inc.


Brian Youngwirth
Hydrogeologist

Attachment Right of Way Notification
Figure

C: Rick Wiegand
C: David Ruetz

Right of Way Notification of Contamination

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Site Name: S.G. Properties

Site Address: 755 North 23rd Street, Milwaukee, WI 53233

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Owner's Name: Richard Wiegand

Owner's Address: 2308 West Wisconsin Avenue, Milwaukee, WI 53233

Consulting Firm: Midwest Engineering Services, Inc.

Consultant Contact: Brian Youngwirth

Consultant Address: 104 West Jackson Street, Ripon, WI 54971

Consultant Phone and Fax: (920) 745-2200 (920) 745-2222

Consultant e-mail: byoungwirth@midwesteng.com

Soil Contamination: Not present in the right of way

Groundwater Contamination: Yes

Depth to Water Table: 7-10 feet

Types of Contamination: Gasoline

Cleanup Activities: None

Attachments: Figure showing the extent of soil and groundwater contamination.



DOC.# 08975525

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 03/17/2005 08:00AM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT:25.00

Recording Area

Name and Return Address
Richard Wiegand
Wiegand Investments, LLC
2308 West Wisconsin Avenue
Milwaukee, WI 53233

389-1804-2

Parcel Identification Number (PIN)

Document Number

DEED RESTRICTION

Legal Description of the Property: In re: (as it appears on the most recent deed)

The North 19 feet of Lot 3, and the South 40 feet of Lot 2 in Block 246, in Subdivision of 3.914 acres in the west 100 acres of the Northwest 1/4 of Section 30, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

STATE OF WISCONSIN)
) ss
COUNTY OF)

Section 1. WHEREAS, Wiegand Investments, LLC is the owner of the above-described property.

Section 2. WHEREAS, one or more petroleum discharges have occurred at this property. Petroleum contaminated soil with concentrations that exceed NR 720 residual contaminant levels of the Wisconsin Administrative Code exists on this property. File references: WDNR BRRS # 03-41-003463, last consultant of record: Midwest Engineering Services, Inc.

Section 3. NOW THEREFORE, it is the desire and intention of the property owner to impose restrictions on the property that will make it unnecessary to conduct additional soil remediation activities on the property at the present time. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Petroleum contaminated soil remains on this property. According to the report prepared by Midwest Engineering Services, Inc., dated July 11, 2002, the residual contaminated soil is located beneath the on site building (See enclosed map Figure 2, Site Plan and Estimated Extent of Soil and Groundwater Contamination, and Table 2 Summary of Soil Analytical Results). An impermeable cap or cover is the selected remedial action to address residual soil contamination on the property. Therefore, an impermeable cap or cover (i.e., concrete, asphalt, existing building) shall be maintained across this property until, 1) the soil is actively remediated or removed or, 2) it can be demonstrated that the contamination in soil has naturally degraded to levels that are protective of the environment and human health. If this contaminated soil is encountered in the future, it will need to be managed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources, or its successor, issue a determination that the restrictions/notifications set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions/notifications contained herein can be released. Conditions under which a restriction/notification may be released will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions/notifications can be released, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction/notification or portions of this restriction/notification are no longer required. Any restriction/notification placed upon this property may not be released without the Department's written determination.

This restriction is hereby to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase, or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 7th day of March, 2005.

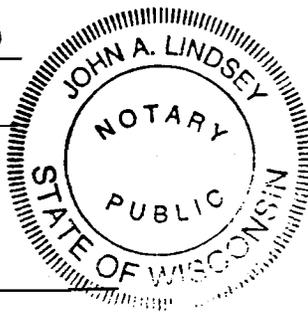
By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of Wiegand Investments, LLC.

Signature: [Handwritten Signature]

Printed Name: RICHARD WIEGAND

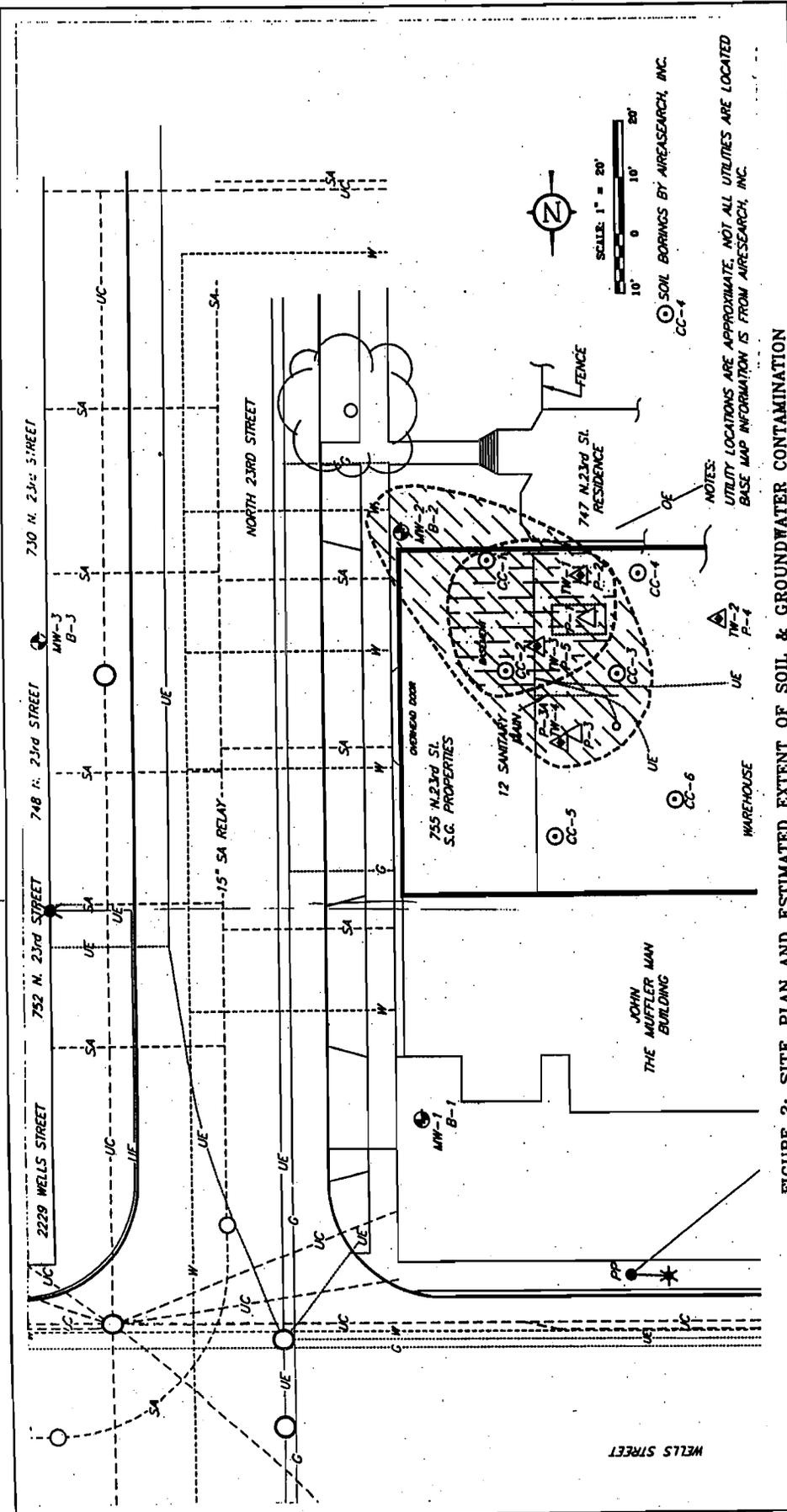
Title: MEMBER

Subscribed and sworn to before me this 7 day of MARCH, 2005.



Notary Public, State of WISCONSIN
My commission 4/8/07

This document was drafted by Midwest Engineering Services based on a model deed restriction provided by the Wisconsin Department of Natural Resources.



NOTES:
 UTILITY LOCATIONS ARE APPROXIMATE, NOT ALL UTILITIES ARE LOCATED
 BASE MAP INFORMATION IS FROM ARESEARCH, INC.

SOIL BORINGS BY ARESEARCH, INC.
 CC-4

FIGURE 2: SITE PLAN AND ESTIMATED EXTENT OF SOIL & GROUNDWATER CONTAMINATION

SG PROPERTIES
 MILWAUKEE, WISCONSIN
 GIS REGISTRATION PACKAGE

12-11126

MIDWEST ENGINEERING SERVICES
 304 W. JACKSON ST., RIFON, WI 53471
 TEL: (920) 745-2200 FAX: (920) 745-2222

DRAWN BY: EP
 DATE: 8/11/93
 TBR, GSR



TABLE 2
SUMMARY OF SOIL ANALYTICAL RESULTS
S. G. PROPERTIES
MES PROJECT No. 12-11126

Sample No.	NR 720 RCL	CC-1*						CC-2*	CC-3*	CC-4*	CC-5*	CC-6*
		6-7.5	20-21.5	6-7.5	20-21.5	6-7.5	6-7.5					
Sample Depth (feet)		6-7.5	20-21.5	6-7.5	20-21.5	6-7.5	6-7.5	6-7.5	6-7.5	6-7.5	6-7.5	
Sampling Date		January 26, 1994										
GASOLINE RANGE ORGANICS (GRO) (mg/kg)												
GRO	250	1370	11.3	2880	<10	18	<10	<10	<10	<10	<10	
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/kg)												
Benzene	5.5	715	589	4790	<50	<65	<60	<60	<60	<60	<55	
Ethylbenzene	2900	13800	131	65300	116	166	166	166	166	166	<55	
Methyl-tert-butyl-ether	NE	<235	<65.0	580	<50	<65	<60	<60	<60	<60	<55	
Toluene	1500	2620	329	89800	236	297	297	297	297	98.5	<55	
1,2,4-Trimethylbenzene	NE	109000	296	138000	184	1040	1040	1040	1040	<60	<55	
1,3,5-Trimethylbenzene	NE	39600	114	42300	67	314	314	314	314	<60	<55	
Xylenes, m + p	4100	92500	518	212000	383	671	671	671	671	<120	<110	
Xylene, o		25900	188	81900	114	115	115	115	115	<60	<55	

NA = Parameter not analyzed
 ND = Analyte not detected at or above the reporting limit
 NE = NR 720 Residual Contaminant Level (RCL) not established
 Q = Analyte detected above limit of detection (LOD) but below limit of quantitation (LOQ)
 Shading indicates analytical result exceeds NR 720 RCL
 µg/kg = micrograms per kilogram
 mg/kg = milligrams per kilogram
 * Samples collected by AIRsearch, Inc.

TABLE 2 (Continued)
SUMMARY OF SOIL ANALYTICAL RESULTS
S. G. PROPERTIES

MES PROJECT No. 12-11126

Sample No.	NR 720 RCL	P-1	P-2	P-2	P-3A	P-4	P-4	P-5	P-5		
		3-4	7-8	3-4	3-4	6-7	7-8	3-4	3-4	8-9	
Sample Depth (feet)		6/18/99									
Sampling Date		6/18/99									
GASOLINE RANGE ORGANICS (GRO) (mg/kg)											
GRO	250	<2.8	1100	3.2	2700	<2.8	18	<3.0	<2.9	<3.0	13
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/kg)											
Benzene	5.5	<25	960Q	<25	5700	<25	<25	<25	<25	<25	1100
Ethylbenzene	2900	<25	7600	<25	37000	<25	98	<25	<25	<25	50Q
Methyl-tert-butyl-ether	NE	<25	2500	<25	3900	<25	210	<25	<25	<25	<25
Toluene	1500	41Q	1100Q	49Q	59000	34Q	<25	<25	<25	<25	89
1,2,4-Trimethylbenzene	NE	33Q	48000	34Q	100000	42Q	450	<25	<25	<25	170
1,3,5-Trimethylbenzene	NE	<25	21000	<25	36000	<25	58Q	<25	<25	<25	140
Xylenes, m + p	4100	62Q	39000	54Q	160000	53Q	330	<25	<25	<25	120
Xylene, o		<25	10000	<25	67000	33Q	83	<25	<25	<25	68Q
LEAD (mg/kg)											
Lead	50	44	18	24	30	26	14	8.3	9.4	31	15

N/A = Parameter not analyzed

NE = NR 720 Residual Contaminant Level (RCL) not established

Q = Analyte detected above limit of detection (LOD) but below limit of quantitation (LOQ)

bold entries indicate analytical result exceeds NR 720 RCL

µg/kg = micrograms per kilogram

mg/kg = milligrams per kilogram



midwest engineering services, inc.

TABLE 2 (continued)
SUMMARY OF SOIL ANALYTICAL RESULTS
S.G. PROPERTIES
MES PROJECT No. 12-11126

Sample No.	NR 720 RCL	B-1	B-2	B-2	B-3
Sample Depth (feet)		1-3	1-3	9-11	8-10
Sampling Date		11/9/00			1/3/02
GASOLINE RANGE ORGANICS (GRO) (mg/kg)					
GRO	250	3.3	<2.8	2300	<5.57
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/kg)					
Benzene	5.5	<25	<25	8800	<25
Ethylbenzene	2900	<25	<25	26000	<25
Methyl-tert-butyl-ether	NE	<25	<25	6300	<25
Toluene	1500	<25	<25	1200Q	<25
1,2,4-Trimethylbenzene	NE	300	<25	52000	<25
1,3,5-Trimethylbenzene	NE	93	<25	22000	<25
Xylenes, m + p	4100	62Q	<25	77000	<25
Xylene, o		43Q	<25	14000	<25

NA = Parameter not analyzed

ND = Analyte not detected at or above the reporting limit

NE = NR 720 Residual Contaminant Level (RCL) not established

Q = Analyte detected above limit of detection (LOD) but below limit of quantitation (LOQ)

bold entries indicate analytical result exceeds NR 720 RCL

µg/kg = micrograms per kilogram

mg/kg = milligrams per kilogram



CAP MAINTENANCE PLAN

S.G. Properties
755 North 23rd Street
Milwaukee, WI
BRRTS # 03-41-003463

1.0 INTRODUCTION

This cap maintenance plan was prepared as a component of the deed restriction placed on the property as a condition for obtaining final case closure. A site location map is provided as Figure 1. A final case closure letter has been issued by the Department of Natural Resources with groundwater contamination on the property above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code (WAC). Residual soil contamination is also present at the property above residual soil contamination levels (RCLs) found in chapter NR 720, WAC.

The purpose of this cap maintenance plan is to ensure that the paved surfaces and existing building form a cap that is maintained from the date the deed restriction is signed. Additionally, the purpose of this cap maintenance plan is to prevent direct contact with residual soil contamination, including the migration of vapors into the building that might otherwise pose a threat to human health. The pavement and building are also required to minimize the infiltration of water and prevent additional groundwater contamination that would exceed groundwater quality standards.

The paved surfaces and the building shown on Figure 2 shall be maintained on the above-described property, unless another cap, with an infiltration rate of 10^{-7} cm/sec or less, is installed and maintained in their place.

2.0 INTERIOR CAP INSPECTIONS

2.1 Frequency

The concrete slab within the existing building will initially be inspected within 30 days of the approval of site closure to evaluate the general integrity of the concrete. Subsequent inspections will be conducted on an as needed basis, but at least once per year, to ensure that the cap remains intact and functions as intended.

2.2 Documentation

The general integrity of the concrete slab will be evaluated during the initial inspection as well as subsequent inspections. The slab will be evaluated for presence of:

- Settlement,
- Cracks, gaps or penetrations, and/or

- Other pathways for vapor migration.

The Responsible Party will maintain a log recording the date of the initial and subsequent inspections.

If conditions are observed during the initial inspection or any subsequent inspections that compromise, or threaten to compromise the integrity of the concrete slab, the responsible party will initiate repairs to the slab as soon as it is practical.

3.0 CAP PENETRATIONS

Excavating, grading, or construction or installation of a building or other structure with a foundation that would sit on or be place within the cap, is prohibited by the deed restriction unless prior written approval has been obtained from the Department of Natural Resources. These activities may include, but may not be necessarily limited to:

- Subsurface utility construction or repair,
- Installation of equipment requiring support within or below the concrete floor slab or asphalt,
- Underground storage tank installation or replacement,
- Groundwater monitoring wells, and
- Building expansion.

In the event that any of these activities are required, written approval from the Wisconsin Department of Natural Resources must be obtained before repairs to the cap may be made, as appropriate to restore the integrity of the cap. In the event that a cap penetration is necessary for an emergency repair, notification to the Wisconsin Department of Natural Resources will be made as soon as practical.