

GIS REGISTRY  
Cover Sheet

MAY 19 2011 *SA* July, 2008  
(RR 5367)

Source Property Information

BRRTS #: 03-41-115924  
ACTIVITY NAME: Former Dunkin' Donuts  
PROPERTY ADDRESS: 2974 North Oakland Avenue  
MUNICIPALITY: Milwaukee  
PARCEL ID #: 316-1119-100-9

CLOSURE DATE: May 18, 2011

FID #: 241913870

DATCP #:

COMM #: 53211322874

\*WTM COORDINATES:

X: 691983 Y: 291043

\*Coordinates are in  
WTM83, NAD83 (1991)

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source  
 Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

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

Contamination in ROW

Off-Source Contamination

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

Land Use Controls:

Soil: maintain industrial zoning (220)

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

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

(note: maintenance plan for  
groundwater or direct contact)

Vapor Mitigation (226)

Maintain Liability Exemption (230)

(note: local government or economic  
development corporation)

Monitoring wells properly abandoned? (234)

Yes  No  N/A

\*Residual Contaminant Level

\*\*Site Specific Residual Contaminant Level

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

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

BRRTS #:

03-41-115924

PARCEL ID #:

316-1119-100-9

ACTIVITY NAME:

Former Dunkin' Donuts

WTM COORDINATES:

X: 691983

Y: 291043

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

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

**SOURCE LEGAL DOCUMENTS**

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.  
*Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).  
**Figure #: 1,2,3,4      Title: Map of Newberry Hill in the eighteenth Ward city of Milwaukee**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
*Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*  
**Figure #: 2 & 2A      Title: Topographic Map, Location Map**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 1      Title: Soil Boring & n Monitoring Well Location Map**
- 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 #: 3 & 6      Title: Est. Extent of Soil Contamination & Est. Residual Soil Contamination Plume**

BRRTS #: 03-41-115924

ACTIVITY NAME: Former Dunkin' Donuts

**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 #: 3 & 4      Title: Cross Section Location Map (A-A') & Geologic Section A-A'**

**Figure #: 4 & 5      Title: West to East Cross Section B to B' & North to South Cross Section A to A'**

**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 #: A,B,C,D,E      Title: Isoconcentration Maps for Benzene, Ethylbenzene, Toulene, TMS, & Xylenes**

**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 #: 2 & 2A      Title: Groundwater Elevation Contour Map (03/31/10)**

**Figure #:      Title:**

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

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

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

**Table #: 1 & 2      Title: Analytical Results - Soil & Summary of Confirmatory Soil Quality Results Dunkin' Donuts**

**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 #: 2 & 5      Title: Summary of Groundwater Quality Test Results & Summary of Free Recovery Dunkin' Donut**

**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 #: 1      Title: Summary of Post - Remediation Groundwater Elevation Data Dunkin' Donuts**

**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 #: 03-41-115924

ACTIVITY NAME: Former Dunkin' Donuts

**NOTIFICATIONS**

**Source Property**

Not Applicable

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

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

**Off-Source Property**

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

Not Applicable

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

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

**Number of "Off-Source" Letters: 5**

**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**

### Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #:

ACTIVITY NAME:

| ID                             | Off-Source Property Address   | Parcel Number                               | WTM X                               | WTM Y                               |
|--------------------------------|---|---|-------------------------------------|-------------------------------------|
| <input type="text" value="A"/> | <input type="text" value="2975 North Oakland Avenue Milwaukee, WI 53212"/>      | <input type="text" value="315-0003-6"/>     | <input type="text" value="691938"/> | <input type="text" value="291044"/> |
| <input type="text" value="B"/> | <input type="text" value="2977-2979 North Oakland Avenue Milwaukee, WI 53212"/> | <input type="text" value="315-00020-000"/>  | <input type="text" value="691936"/> | <input type="text" value="291056"/> |
| <input type="text" value="C"/> | <input type="text" value="2968 North Oakland Avenue Milwaukee, WI 53212"/>      | <input type="text" value="316-1120-8"/>     | <input type="text" value="691977"/> | <input type="text" value="291035"/> |
| <input type="text" value="D"/> | <input type="text" value="1802 East Linwood Avenue Milwaukee, WI 53212"/>       | <input type="text" value="316-1115-000-0"/> | <input type="text" value="691973"/> | <input type="text" value="291083"/> |
| <input type="text" value="E"/> | <input type="text" value="1808 East Linwood Avenue Milwaukee, WI 53212"/>       | <input type="text" value="315-1116-6"/>     | <input type="text" value="691989"/> | <input type="text" value="291086"/> |
| <input type="text" value="F"/> | <input type="text"/>  | <input type="text"/>                        | <input type="text"/>                | <input type="text"/>                |
| <input type="text" value="G"/> | <input type="text"/>  | <input type="text"/>                        | <input type="text"/>                | <input type="text"/>                |
| <input type="text" value="H"/> | <input type="text"/>  | <input type="text"/>                        | <input type="text"/>                | <input type="text"/>                |
| <input type="text" value="I"/> | <input type="text"/>  | <input type="text"/>                        | <input type="text"/>                | <input type="text"/>                |



May 18, 2011

Mr. Kenneth Riche  
2459 Saratoga Road  
Waukesha WI 53186

Subject: Final Case Closure with Land Use Limitations or Conditions for the Former Dunkin' Donuts Site, 2974 North Oakland Avenue Milwaukee, WI

FID: 241913870  
BRRTS: 03-41-115924  
PECFA: 53211-3228-74

Dear Mr. Riche:

On May 17, 2010, the Wisconsin Department of Natural Resources ("the Department") reviewed the additional documentation submitted by K. Singh & Associates (K Singh) on April 7, 14, and 17, 2011 as required in the Department's Conditional Closure letter dated February 11, 2011. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

On May 17, 2011, the Department received correspondence indicating that you have complied with the requirements of closure. The well abandonment forms (April 7, 2011), property deeds from affected properties (April 14, 2011), and drum disposal documentation (April 17, 2011) was received at this office.

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

#### GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- If a structural impediment that obstructs a complete site investigation or cleanup is removed or modified, additional environmental work must be completed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier
- Groundwater contamination is present above Chapter NR 140 enforcement standards

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

### Closure Conditions

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

### Structural Impediments

Structural impediments existing at the time of cleanup, the current onsite building, made complete investigation of the soil contamination on this property impracticable. Pursuant to s. 292.12(2)(b), Wis. Stats., if the structural impediments on this property that are described above are removed, the property owner shall conduct an investigation of the degree and extent of petroleum contamination. If contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly remediated in accordance with applicable statutes and rules. If soil in the specific locations described above 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 will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

### Cover or Barrier

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

*The attached maintenance plan and inspection log are to be kept up-to-date and on-site, and the inspection log need only be submitted to the Department upon request.*

### Prohibited Activities

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

Remaining Residual Groundwater Contamination

Groundwater impacted by petroleum-related contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present both on the contaminated property, and off the contaminated property. Off-property owners have been notified of the presence of groundwater contamination. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

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

Sincerely,



James A. Schmidt  
Southeast Region  
Remediation and Redevelopment Team Supervisor

C: Linda Michalets, Dept. of Commerce  
Robert Reineke, K. Singh & Associates  
David Wilson, Current Owner  
WDNR SER Files

## **PAVEMENT COVER AND BUILDING BARRIER MAINTENANCE PLAN**

March 3, 2008

Property Located at:

2974 North Oakland Avenue

Commerce #, 53211-3228-74-A

WDNR BRRTS/Activity #03-41-115924      FID 241 913 870

Lots 1 and 2 in Block 2, in Newberry Hill, in the Northwest ¼ of Section 15, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin. 316-1119-100-9

### **Introduction**

This document is the Maintenance Plan for a pavement cover and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing slab on grade building and other paved surfaces occupying the area over the contaminated groundwater plume or soil on-site. The contaminated groundwater plume and soil is impacted by benzene, ethylbenzene, MTBE, naphthalene, toluene, total trimethylbenzene, total xylenes). The location of the paved surfaces and building to be maintained in accordance with this Maintenance Plan, as well as the impacted groundwater plume and soil are identified in the attached map (Exhibit A).

### **Cover and Building Barrier Purpose**

The paved surfaces and the building foundation over the contaminated groundwater plume and soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These paved surfaces and building foundation also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

### **Annual Inspection**

The paved surfaces and building foundation overlying the contaminated groundwater plume and soil and as depicted in Exhibit A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they

will be documented in the inspection log. The inspection log must be kept on site and made immediately available for review by the Wisconsin Department of Commerce (Commerce), its successor, and/or other state agency. Do not submit a copy of the log annually.

### **Maintenance Activities**

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surfaces and/or the building overlying the contaminated groundwater plume and soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by Commerce or its successor.

The property owner, in order to maintain the integrity of the paved surfaces and/or the building, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

### **Amendment or Withdrawal of Maintenance Plan**

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

### **Contact Information**

March 2008

Site Owner and Operator:

Former Owner and RP:  
Mr. Kenneth Riche  
2459 Saratoga Road  
Waukesha, WI 53186  
414-873-1140

Current Owner and Operator:  
Mr. David Wilson  
2228 E. Park Place  
Milwaukee, WI 53211

Consultant:

K. Singh & Associates, Inc.  
1135 Legion Drive  
Elm Grove, WI 53122  
262-821-1171

Project Manager Name:

Commerce:

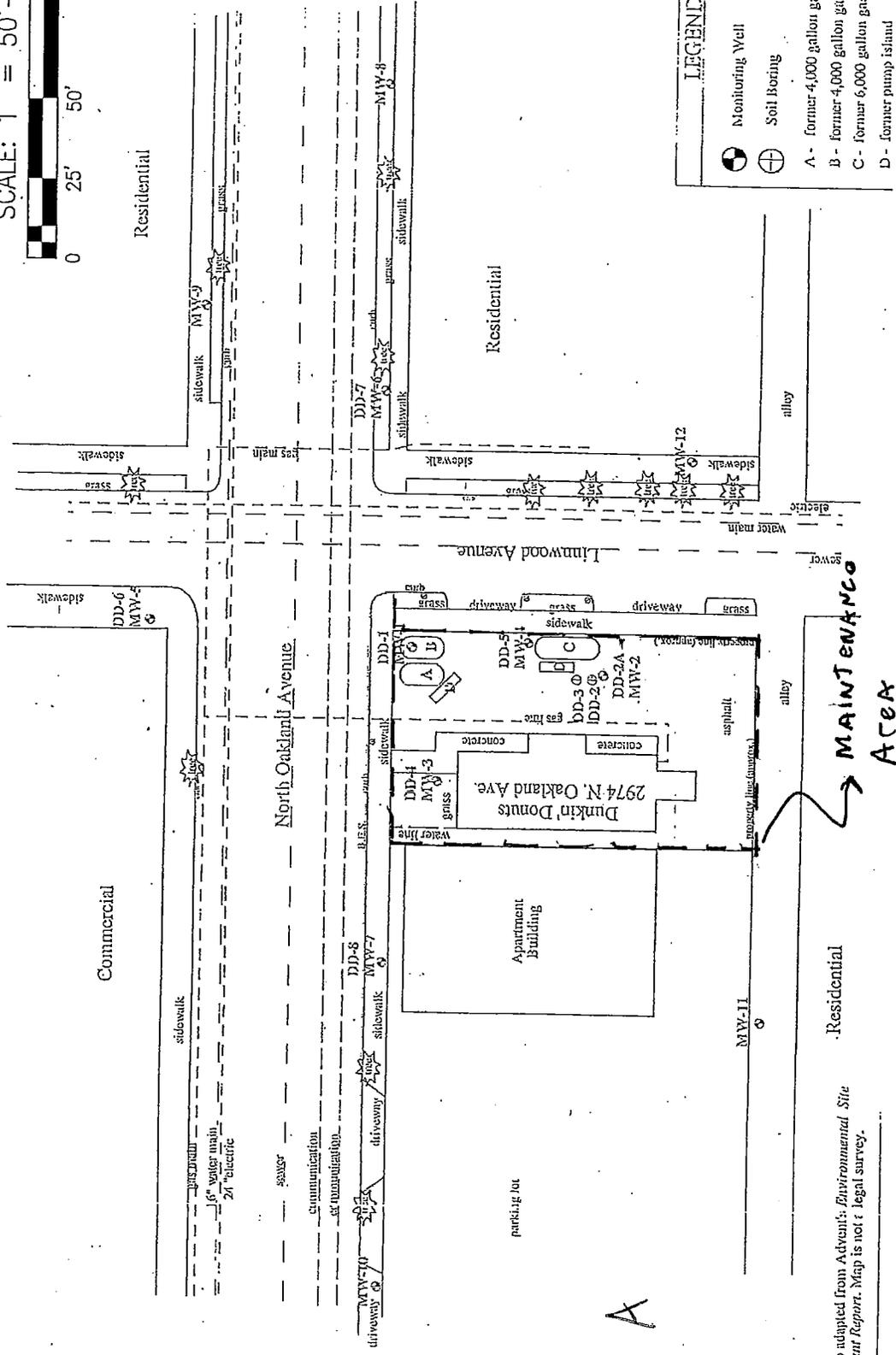
Ms. Linda Michalets  
9316 North 107<sup>th</sup> Street  
Milwaukee, WI 53224-1121  
414-357-4703

WDNR:

Mr. John Hnat, P.G.  
2300 North Dr. Martin Luther King Jr. Drive  
Milwaukee, WI 53212-3128  
414-263-8688



SCALE: 1" = 50'-0"



LEGEND

- Monitoring Well
- Soil Boring
- A - former 4,000 gallon gasoline UST
- B - former 4,000 gallon gasoline UST
- C - former 6,000 gallon gasoline UST
- D - former pump island

Exhibit A

This map adapted from Advent's Environmental Site Assessment Report. Map is not a legal survey.

MAINTENANCE AREA

|  |  |  |  |                                    |
|--|--|--|--|------------------------------------|
| PROJECT: DUNKIN DONUTS<br>2974 NORTH OAKLAND AVENUE<br>MILWAUKEE, WI 53211 | TITLE: FIGURE 1:<br>SOIL BORING &<br>MONITORING WELL<br>LOCATION MAP | ENGINEER: K. SINGH & ASSOCIATES, INC.<br><i>Engineers, Scientists and Environmental Management Consultants</i><br>1135 Legion Drive Elm Grove, Wisconsin 53122<br>Phone: (262) 821-1171 FAX: (262) 821-1174B-mail: singh@exespec.com | DRAWN BY:<br>CHECKED BY:<br>DATE:<br>PROJECT NO.:<br>DRAWING FILE: | PAR:<br>M.K.J.<br>02/19/07<br>4377 |
| Sheet No.<br>1   | 1  |  |  | 4377 FIG 1.dwg                     |





February 11, 2011

Mr. Kenneth Riche  
2459 Saratoga Road  
Waukesha WI 53186

Subject: Conditional Closure with Requirements to Achieve Final Closure for the Former  
Dunkin' Donuts 2974 North Oakland Avenue Milwaukee, WI

FID: 241913870  
BRRTS: 03-41-115924  
PECFA: 53211-3228-74

Dear Mr. Riche:

On February 3, 2011 the Wisconsin Department of Natural Resources ("the Department") reviewed the above described case for closure along with the annual status report dated January 3, 2011 from K. Singh & Associates. 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 this case, the Department has determined that the petroleum-related contamination on the site from the underground storage tanks that was located on the property appears to have been investigated and remediated to the extent practicable under site conditions. Your case meets the screening criteria of s. NR 746.07 or s. NR 746.08, Wis. Adm. Code, and the requirements of ch. NR 726, Wis. Adm. Code and will be closed if the following conditions are satisfied:

**1. Monitoring and Recovery Well Abandonment**

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

**2. Certified Survey or Platt Map**

The GIS Registry submittal in April 2008 did not include the certified or recorded plat map for the site as required with the submittal (Page 1, Form 4400-245). Please include a copy of this document in the next submittal.

**3. Affected Offsite Properties**

There are five (5) impacted properties associated with this site. It is a requirement (Page 3, Form 4400-245) that the deeds for these properties be included with the GIS Registry Packet. The properties are:

- 2975 North Oakland Avenue, Milwaukee, WI
- 1808 East Linnwood Avenue, Milwaukee, WI
- 2977-2979 North Oakland Avenue, Milwaukee, WI
- 1802 East Linnwood Avenue, Milwaukee, WI
- 2968 North Oakland Avenue, Milwaukee, WI

Please include a copy of the deeds for each property on the next submittal.

When the above conditions have been satisfied, please submit the appropriate documentation to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit <http://maps.dnr.state.wi.us/brrts>.

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

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

Sincerely,



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

C: Linda Michalets, Dept. of Commerce  
Robert Reineke & Pratap Singh, K. Singh & Associates  
David Wilson, Current Owner  
WDNR SER Files



WARRANTY DEED

DOC.# 08937175

DOCUMENT NO. RETURN TO R. RAKITA 700 N WATER #1500 Milwaukee WI 53202 20806M

REGISTER'S OFFICE | SS Milwaukee County, WI RECORDED 01/17/2005 11:14AM JOHN LA FAVE REGISTER OF DEEDS AMOUNT: 11.00

316-1119-100-9 Parcel Identification Number (PIN) THIS DEED, made between KENNETH N. RICHE AND MAXINE L. RICHE, HUSBAND AND WIFE Grantor and DAVID A. WILSON OR HIS ASSIGNS Grantee,

WITNESSETH, That the said Grantor, for a valuable consideration, Grantor conveys to Grantee the following described real estate in MILWAUKEE County, State of Wisconsin:

Lots 1 and 2 in Block 2, in Newberry Hill, in the Northwest 1/4 of Section 15, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

TRANSFER

\$ 600.00 FEE

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

Together with all and singular the hereditaments and appurtenances thereunto belonging; And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, tenant's rights, general taxes levied in the year of closing, and will warrant and defend the same.

Dated this 15th day of December, 2004

Signature of Kenneth N. Riche (SEAL) \* Kenneth N. Riche (SEAL)

Signature of Maxine L. Riche (SEAL) \* Maxine L. Riche (SEAL)

AUTHENTICATION

Signature(s) Kenneth N. Riche and Maxine L. Riche

authenticated this 15th day of December, 2004

\* William G. Ladewig

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

THIS INSTRUMENT WAS DRAFTED BY Attorney William G. Ladewig

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

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

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss. County.

Personally came before me this day of 20 the above named

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

Notary Public County, Wis. My Commission is permanent. (If not, state expiration date:)



WARRANTY DEED

DOC. # 08937175

DOCUMENT NO.

RETURN TO

R. RAKITA  
700 N WATER #1500  
MILWAUKEE WI 53202

20806M

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED 01/17/2005 11:14AM

JOHN LA FAVE  
REGISTER OF DEEDS

AMOUNT: 11.00

316-1119-100-9  
Parcel Identification Number (PIN)

THIS DEED, made between KENNETH N. RICHE AND MAXINE L. RICHE, HUSBAND AND WIFE Grantor  
and DAVID A. WILSON OR HIS ASSIGNS Grantee,

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Lots 1 and 2 in Block 2, in Newberry Hill, in the Northwest 1/4 of Section 15, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

TRANSFER

\$ 600.00  
FEE

This is not homestead property.

(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, ~~tenant's rights~~, general taxes levied in the year of closing.

*mk fw*

and will warrant and defend the same.

Dated this 15th day of December, 2004

*Kenneth N. Riche* (SEAL)  
\* Kenneth N. Riche  
\_\_\_\_\_  
(SEAL)  
\*

*Maxine L. Riche* (SEAL)  
\* Maxine L. Riche  
\_\_\_\_\_  
(SEAL)  
\*

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) Kenneth N. Riche and  
Maxine L. Riche

STATE OF WISCONSIN

}SS.

County.

authenticated this 15th day of December, 2004

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named

\* William G. Ladewig

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

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

THIS INSTRUMENT WAS DRAFTED BY  
Attorney William G. Ladewig

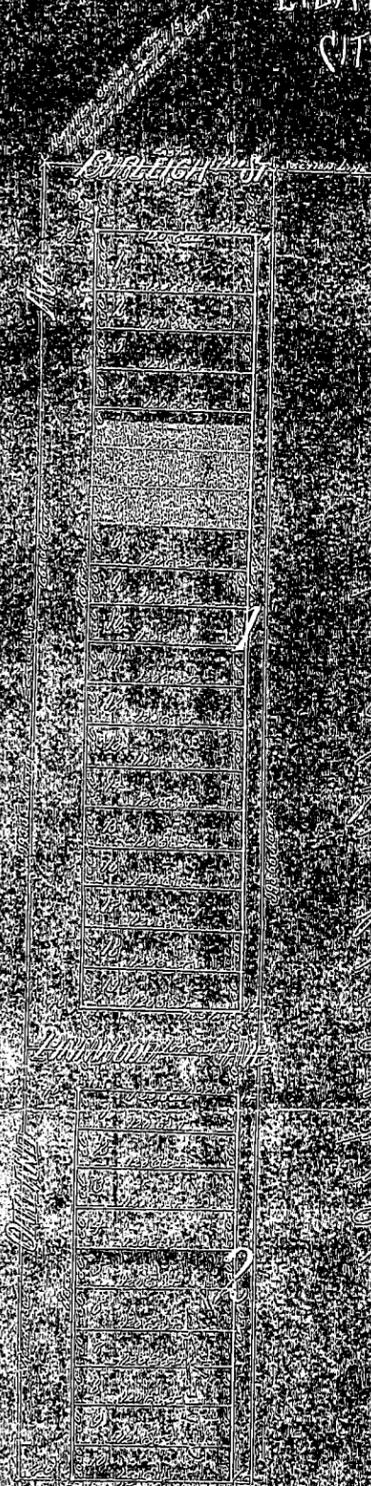
(Signatures may be authenticated or acknowledged. Both are not necessary.)

\*  
Notary Public \_\_\_\_\_ County, Wis.  
My Commission is permanent. (If not, state expiration date: \_\_\_\_\_.)

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

# MAP OF NEWBERRY HILL

IN THE  
EIGHTEENTH WARD  
CITY OF MILWAUKEE



*Handwritten text, likely a survey description or deed, detailing the boundaries and dimensions of the land shown in the map. The text is dense and difficult to read due to the image quality.*

*Additional handwritten text, possibly a legal notice or a list of names associated with the property. The text is very faint and mostly illegible.*



LEGAL DESCRIPTION

The property located at 2974 North Oakland Avenue in Milwaukee, Wisconsin has the following legal description:

Lots 1 and 2 in Block 2, in Newberry Hill, in the Northwest  $\frac{1}{4}$  of Section 15, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

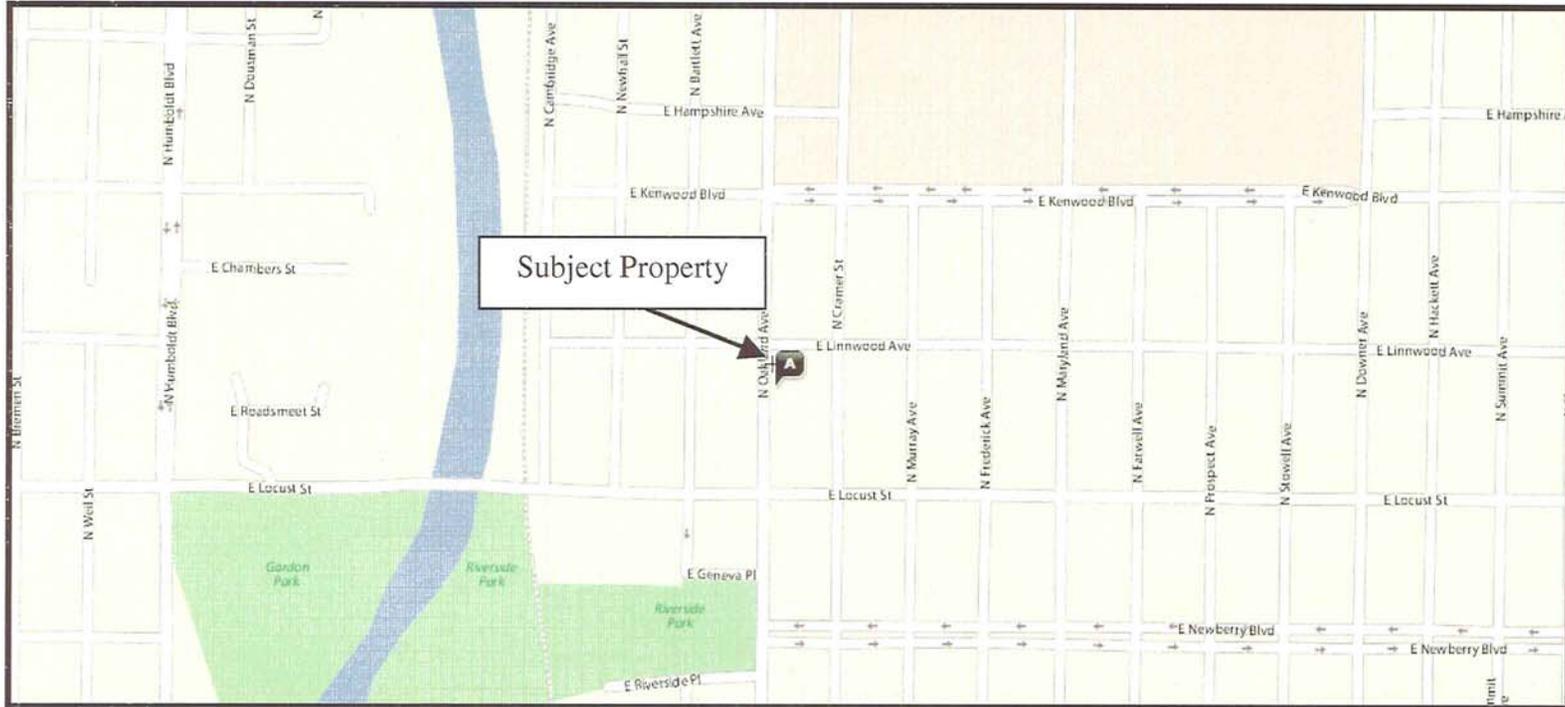


\_\_\_\_\_  
Kenneth Riche

Date: \_\_\_\_\_

3/24/2008



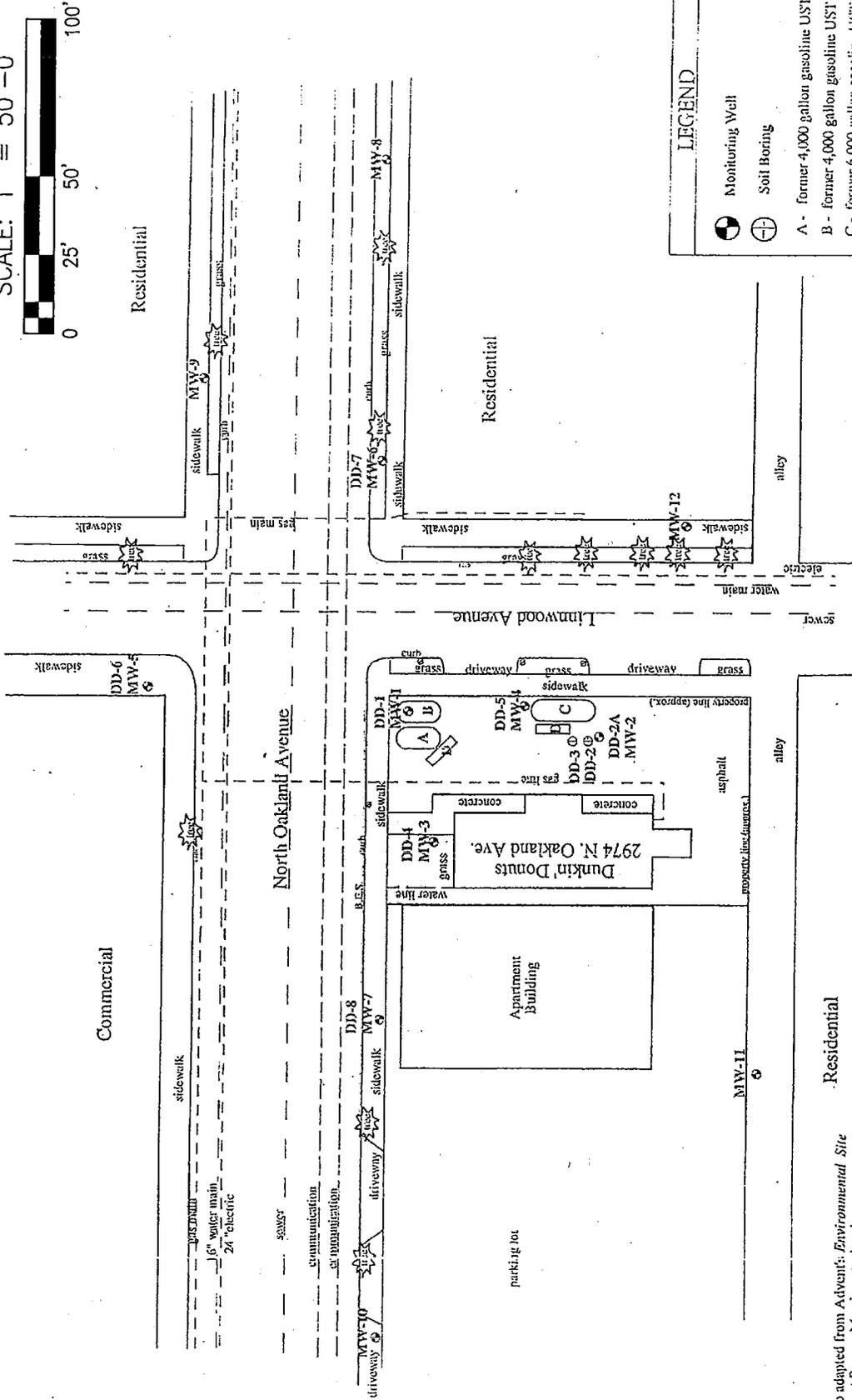


Location of the Subject Property

Figure 2A  
Location Map



SCALE: 1" = 50'-0"

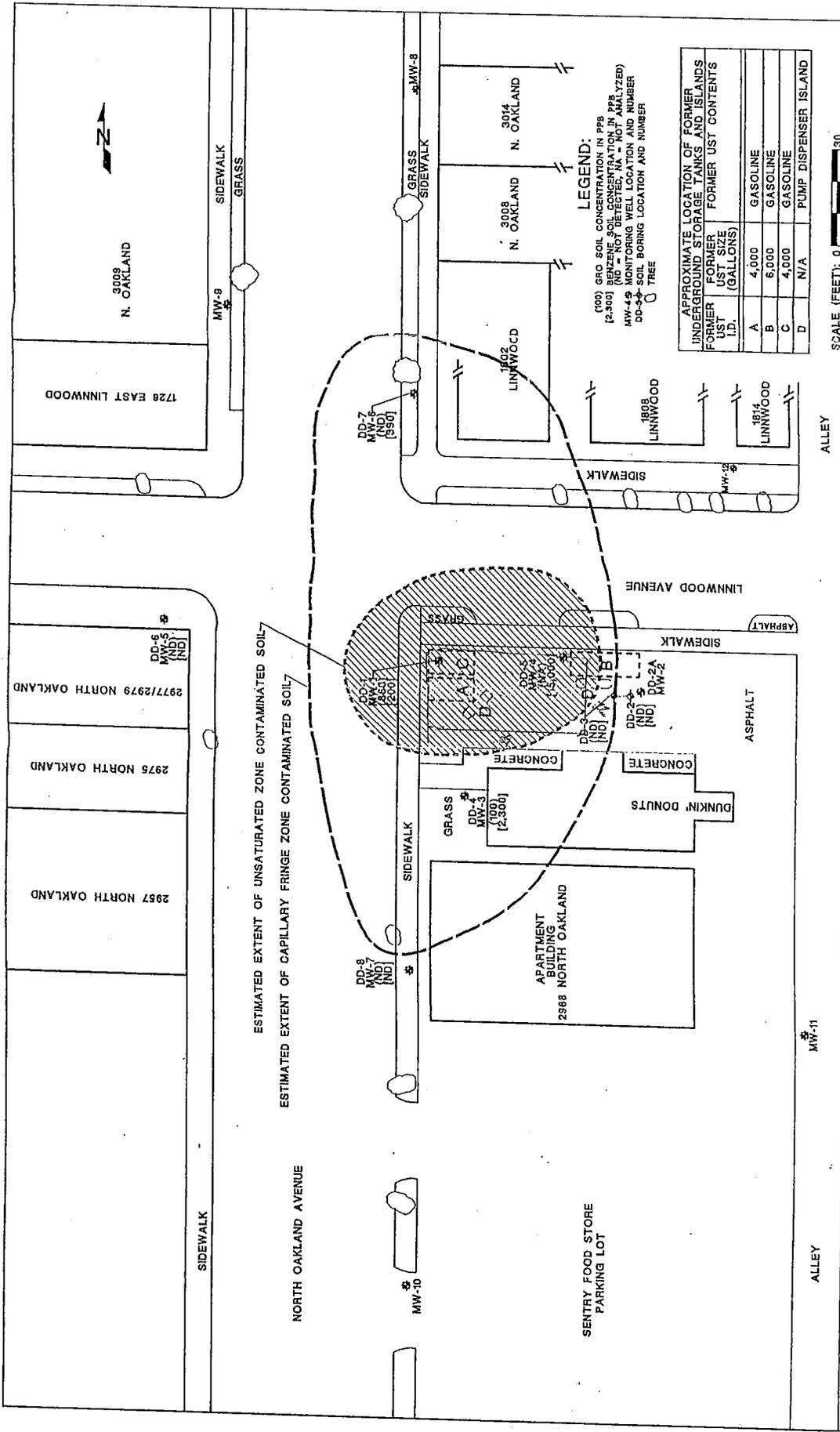


LEGEND

- Monitoring Well
- Soil Boring
- A - former 4,000 gallon gasoline UST
- B - former 4,000 gallon gasoline UST
- C - former 6,000 gallon gasoline UST
- D - former pump island

\*This map adapted from Adivent's Environmental Site Assessment Report. Map is not a legal survey.

|  |  |                    |   |
|--|--|--------------------|---|
| PROJECT: DUNKIN DONUTS<br>2974 NORTH OAKLAND AVENUE<br>MILWAUKEE, WI 53211 | TITLE: FIGURE 1:<br>SOIL BORING &<br>MONITORING WELL<br>LOCATION MAP | ENGINEER           | K. SINGH & ASSOCIATES, INC.<br><i>Engineers, Scientists and Environmental Management Consultants</i><br>1135 Legion Drive Elm Grove, Wisconsin 53122<br>Phone: (262) 821-1171 FAX: (262) 821-1174E-mail: <a href="mailto:singh@estecpe.com">singh@estecpe.com</a> |
|  |  | DRAWN BY: PAR      |   |
| Sheet No:  | 1  | CHECKED BY: M.K.J. | DATE: 02/19/07  |
|  | 2  | PROJECT NO: 4377   | DRAWING FILE: 4377 FIG 1.dwg  |



ESTIMATED EXTENT OF UNSATURATED ZONE CONTAMINATED SOIL

ESTIMATED EXTENT OF CAPILLARY FRINGE ZONE CONTAMINATED SOIL

**LEGEND:**

(100) GRO SOIL CONCENTRATION IN PPS  
(2,300) BENZENE SOIL CONCENTRATION IN PPS  
(1,000) MONITORING WELL LOCATION AND NUMBER  
MW-4-8 MONITORING WELL LOCATION AND NUMBER  
DD-5-8 SOIL BORING LOCATION AND NUMBER  
TREE

| FORMER UST I.D. | APPROXIMATE LOCATION OF FORMER UNDERGROUND STORAGE TANKS AND ISLANDS | FORMER UST SIZE (GALLONS) | FORMER UST CONTENTS   |
|-----------------|--|---------------------------|-----------------------|
| A               |  | 4,000                     | GASOLINE              |
| B               |  | 6,000                     | GASOLINE              |
| C               |  | 4,000                     | GASOLINE              |
| D               |  | N/A                       | PUMP DISPENSER ISLAND |

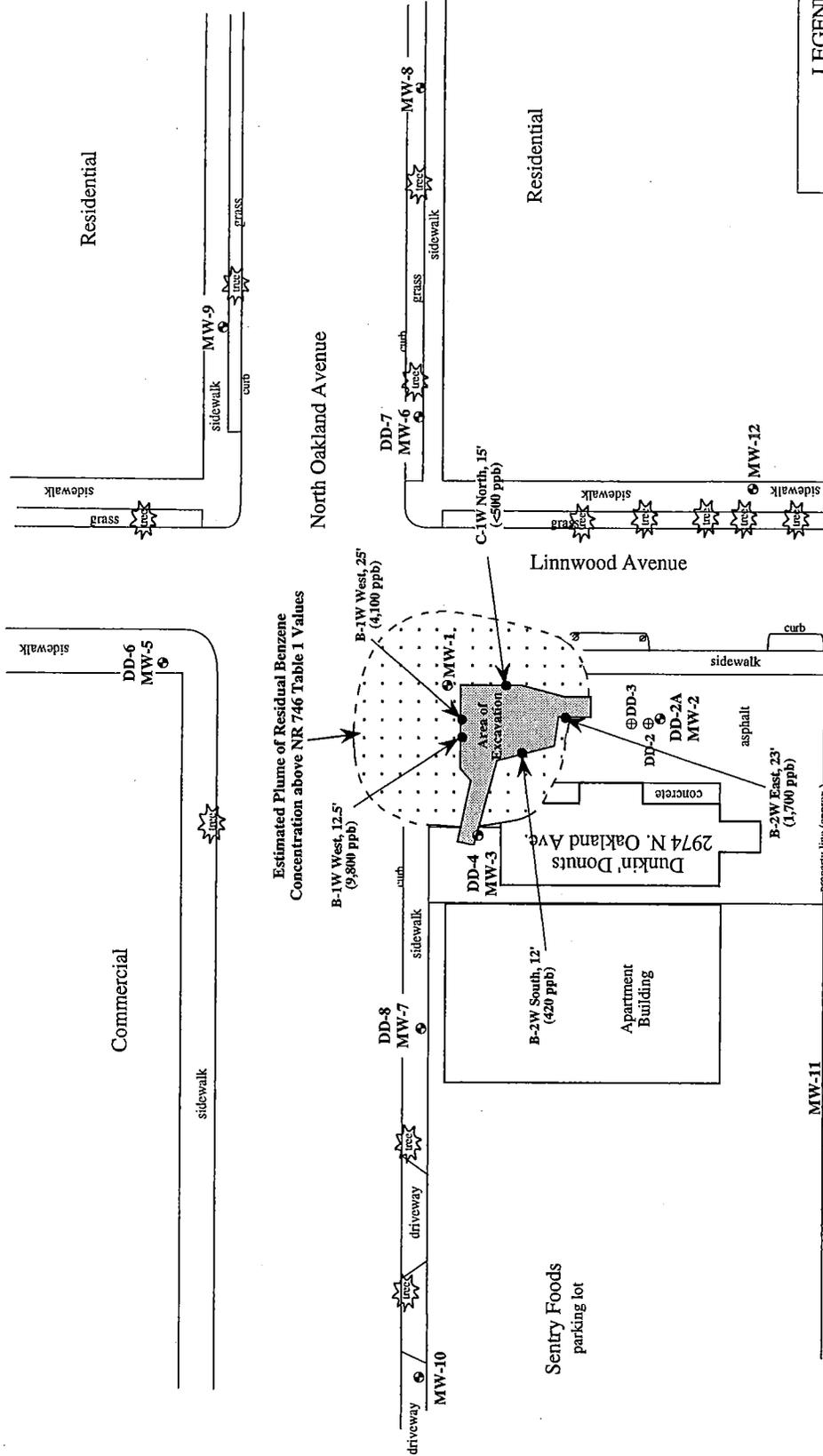
SCALE (FEET): 0 30

FIGURE #3  
DETAIL SHEET  
ESTIMATED EXTENT OF SOIL CONTAMINATION  
DUNKIN' DONUTS SITE  
MILWAUKEE, WISCONSIN

DRAWN BY: KRK  
APPROVED BY:  
DATE: 4/22/98  
PROJECT #960184.02C  
REVISION #

**A D V E N T**  
ENVIRONMENTAL SERVICES, INC.

RESIDENTIAL



**LEGEND**



Monitoring Well



Soil Boring

(420 ppb) Residual Benzene Concentration

alley

alley

Residential

Commercial

Residential

Residential

Estimated Plume of Residual Benzene Concentration above NR 746 Table 1 Values

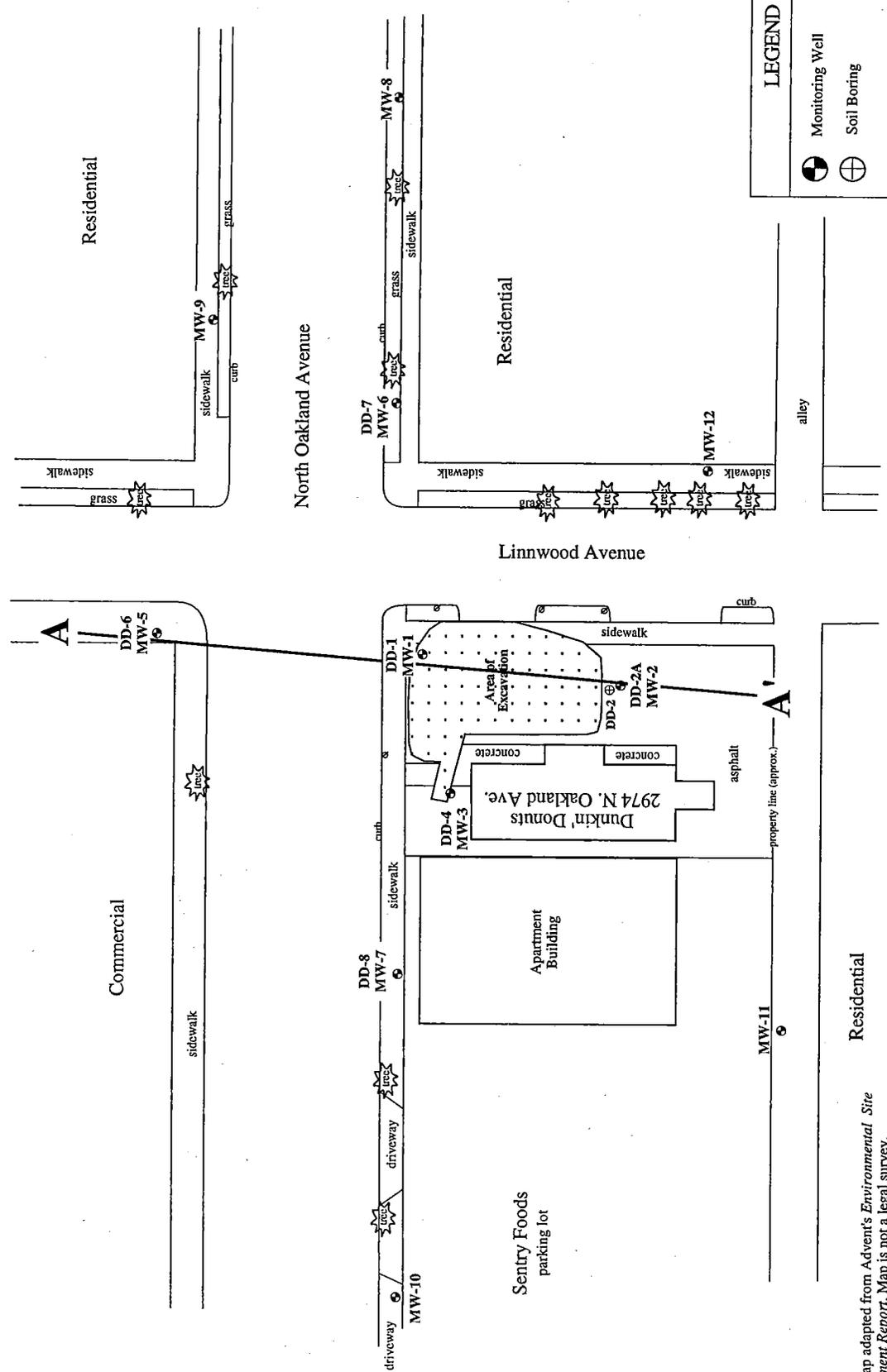
Figure 6. Estimated Residual Soil Contaminant Plume

| DATE           | DRAWN BY | REVISIONS BY | DATE       | PROJECT NO. |
|----------------|----------|--------------|------------|-------------|
| August 9, 1999 | A.S.M.   | B.M.S.       | 2-8-02     | 4377        |
| SCALE          |          | CHECKED BY   | SHEET NO.  |             |
| 0 50           |          | B.M.S.       | ONE OF ONE |             |

This map adapted from Advent's Environmental Site Assessment Report. Map is not a legal survey.

**Owner**  
**Ken Riche**  
 Dunkin' Donuts Property  
 2974 North Oakland Avenue  
 Milwaukee, Wisconsin 53211

**Engineer**  
**K. SINGH & ASSOCIATES, INC.,**  
 Engineers, Architects & Environmental Consultants  
 1135 Legion Drive, Elm Grove, Wisconsin 53122, (262) 821-1171



**LEGEND**

- Monitoring Well (Symbol: circle with a dot)
- Soil Boring (Symbol: circle with a cross)

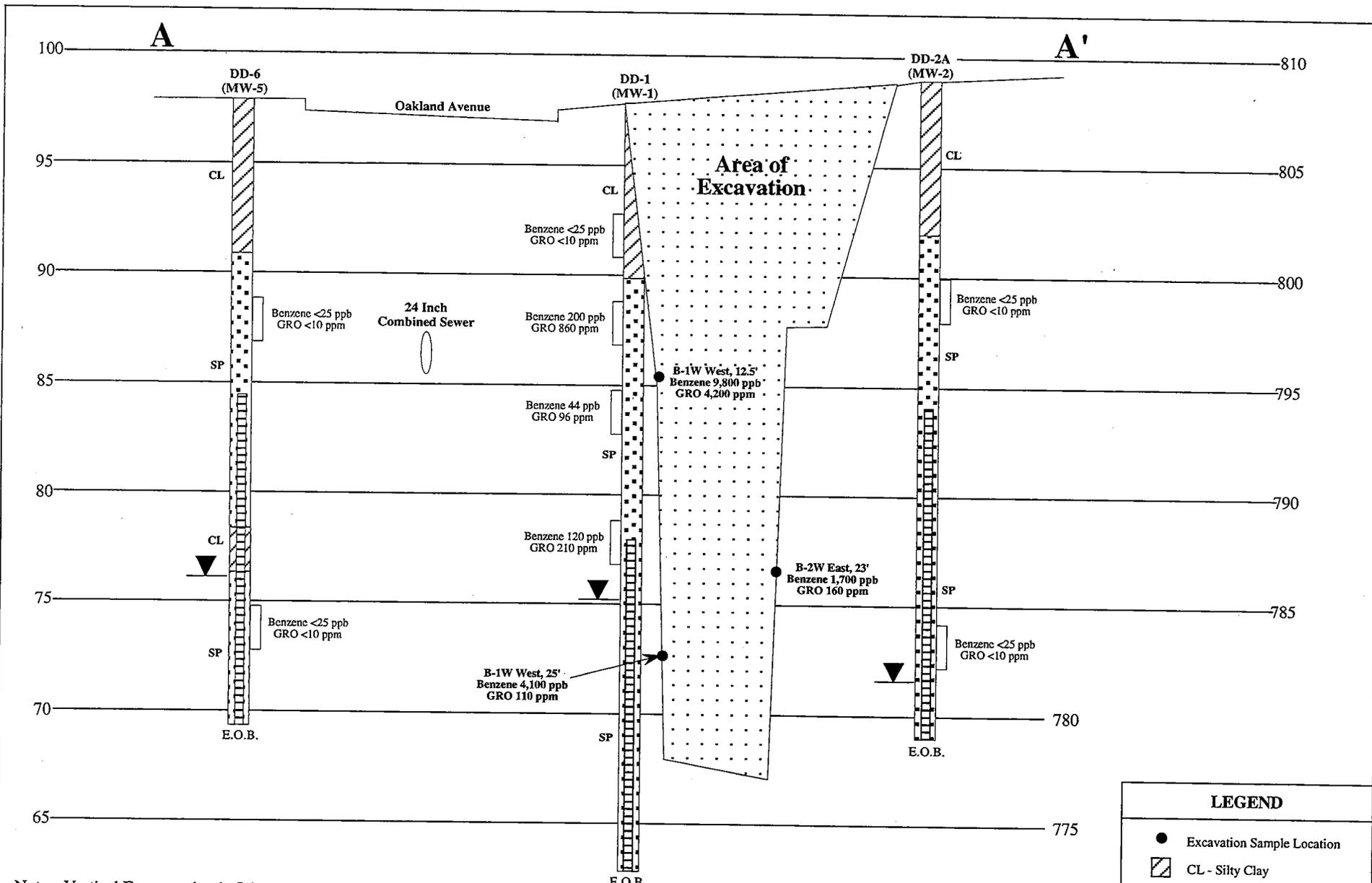
Figure 3. Cross Section Location Map (A - A)

|                |            |              |             |
|----------------|------------|--------------|-------------|
| DATE           | DRAWN BY   | REVISIONS BY | DATE        |
| August 9, 1999 | A.S.M.     | B.M.S.       | 2-8-02      |
| SCALE          | CHECKED BY |              | PROJECT NO. |
| 0 50           | B.M.S.     |              | 4377        |
|                |            |              | SHEET NO.   |
|                |            |              | ONE OF ONE  |

This map adapted from Advent's Environmental Site Assessment Report. Map is not a legal survey.

**Owner**  
**Ken Riche**  
 Dunkin' Donuts Property  
 2974 North Oakland Avenue  
 Milwaukee, Wisconsin 53211

**Engineer**  
**K. SINGH & ASSOCIATES, INC.,**  
 Engineers, Scientists & Environmental Management Consultants  
 1135 Legion Drive, Elm Grove, Wisconsin 53122, (262) 821-1171



| LEGEND |                                 |  |  |
|--------|---------------------------------|--|--|
| ●      | Excavation Sample Location      |  |  |
| ▨      | CL - Silty Clay                 |  |  |
| ▩      | SP - Poorly Graded Sand         |  |  |
| ▼      | Groundwater Elevation (1/25/02) |  |  |

Notes: Vertical Exaggeration is 5:1.  
Elevations are Local Datum

Client  
Mr. and Mrs. Earl Albrecht

Okee Country Store  
N2191 Shamrock Road  
Town of Lodi, WI 53555

Engineer  
**K. SINGH & ASSOCIATES, INC.,**  
Engineers & Environmental Management Consultants  
1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171

|                                 |                      |                     |      |
|---------------------------------|----------------------|---------------------|------|
| Figure 4: Geologic Section A-A' |                      |                     |      |
| Date<br>February 11, 2002       | Drawn by<br>B.M.S.   | Project no.<br>4377 | Date |
| SCALE<br>0' 15' 30'             | Checked by<br>D.K.S. | Revisions by        |      |

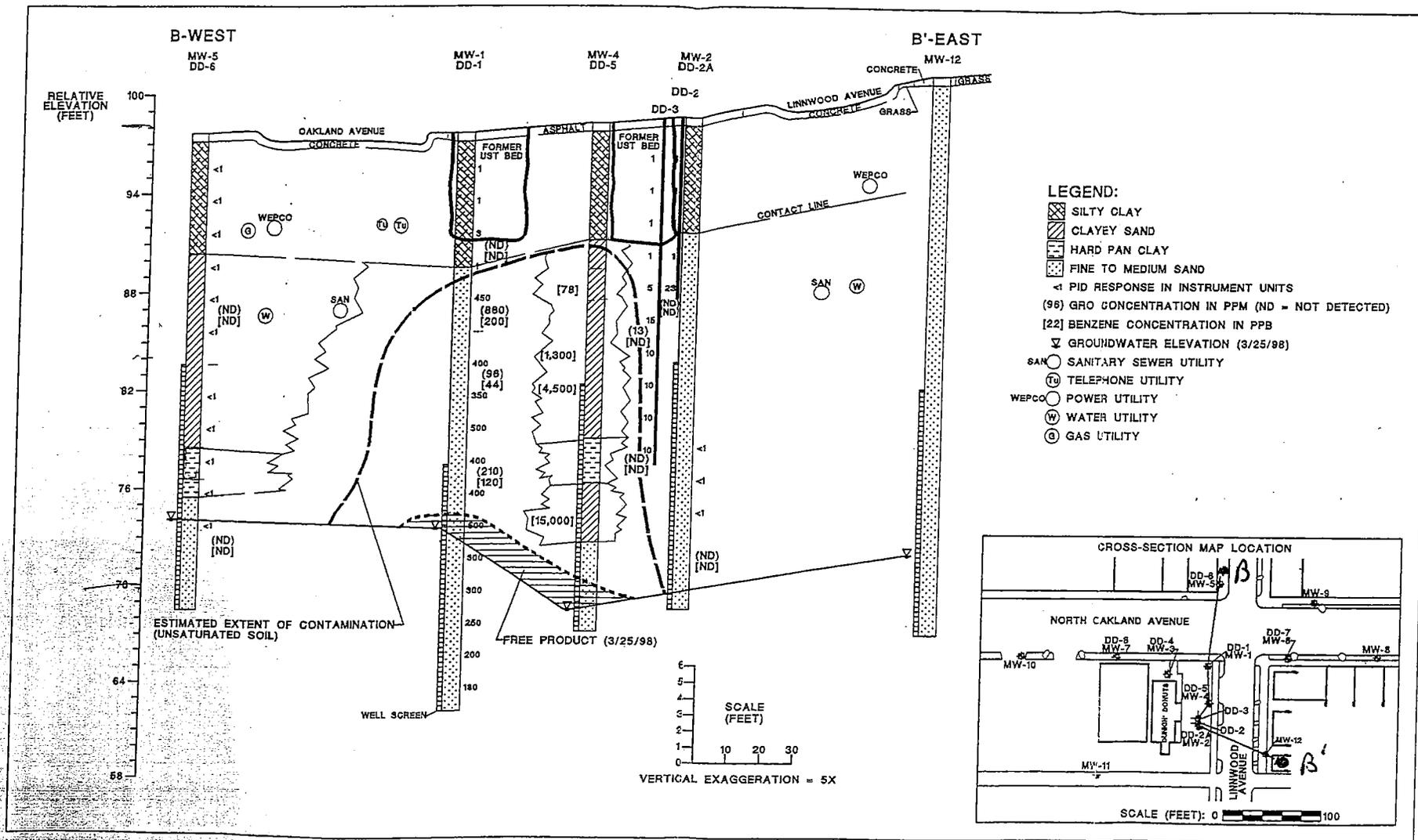


FIGURE 4 WEST TO EAST CROSS SECTION B TO B'  
 DUNKIN DONUTS SITE  
 MILWAUKEE, WISCONSIN

- LEGEND:**
- SILTY CLAY
  - CLAYEY SAND
  - HARD PAN CLAY
  - FINE TO MEDIUM SAND
  - <1 PID RESPONSE IN INSTRUMENT UNITS
  - (96) GRO CONCENTRATION IN PPM (ND = NOT DETECTED)
  - [22] BENZENE CONCENTRATION IN PPB
  - ▽ GROUNDWATER ELEVATION (3/25/98)
  - SAN ○ SANITARY SEWER UTILITY
  - TU ○ TELEPHONE UTILITY
  - WEPCC ○ POWER UTILITY
  - W ○ WATER UTILITY
  - G ○ GAS UTILITY

**A D V E N T**

ENVIRONMENTAL SERVICES, INC.  
 DATE: 4/22/98  
 DRAWING #960184.02E

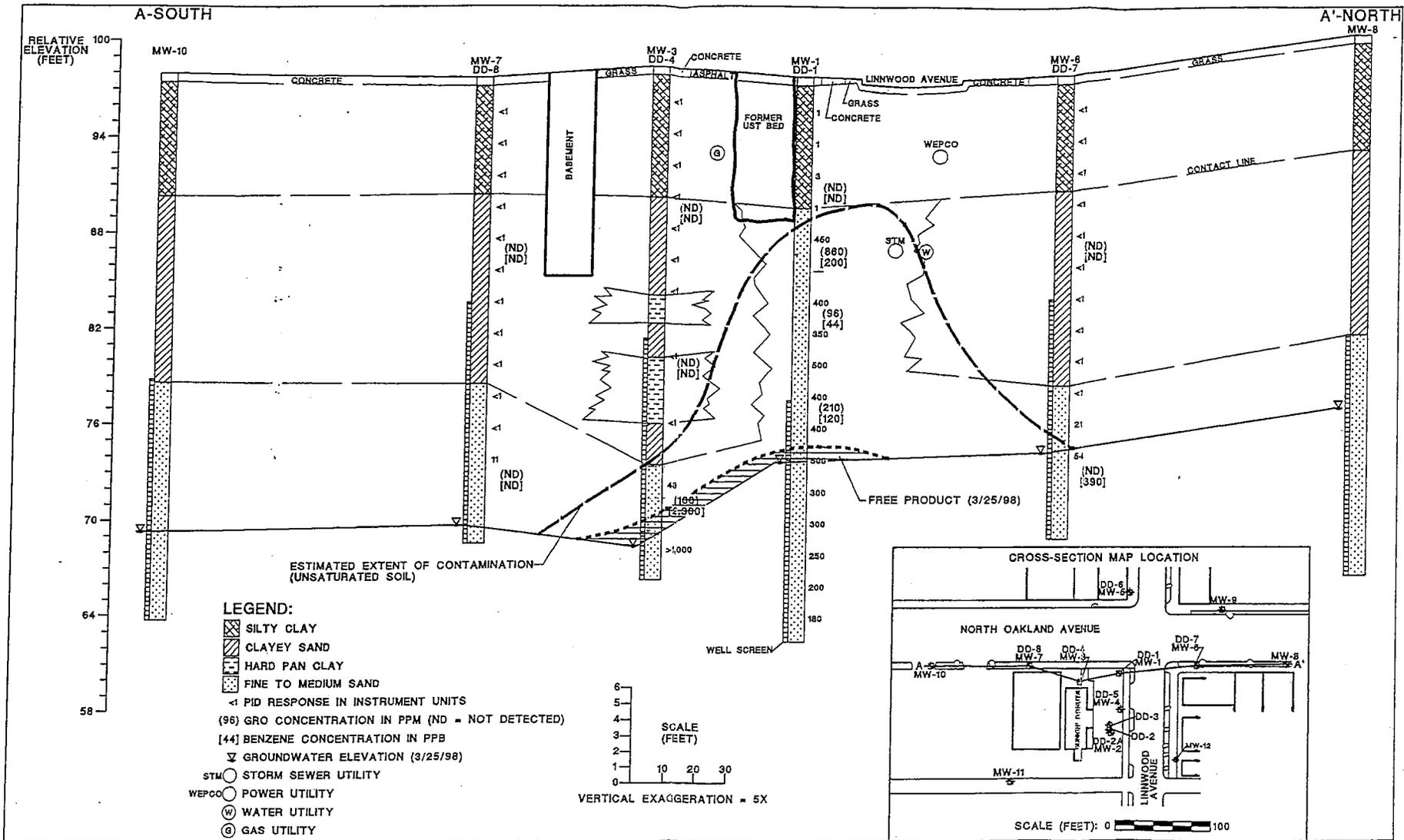
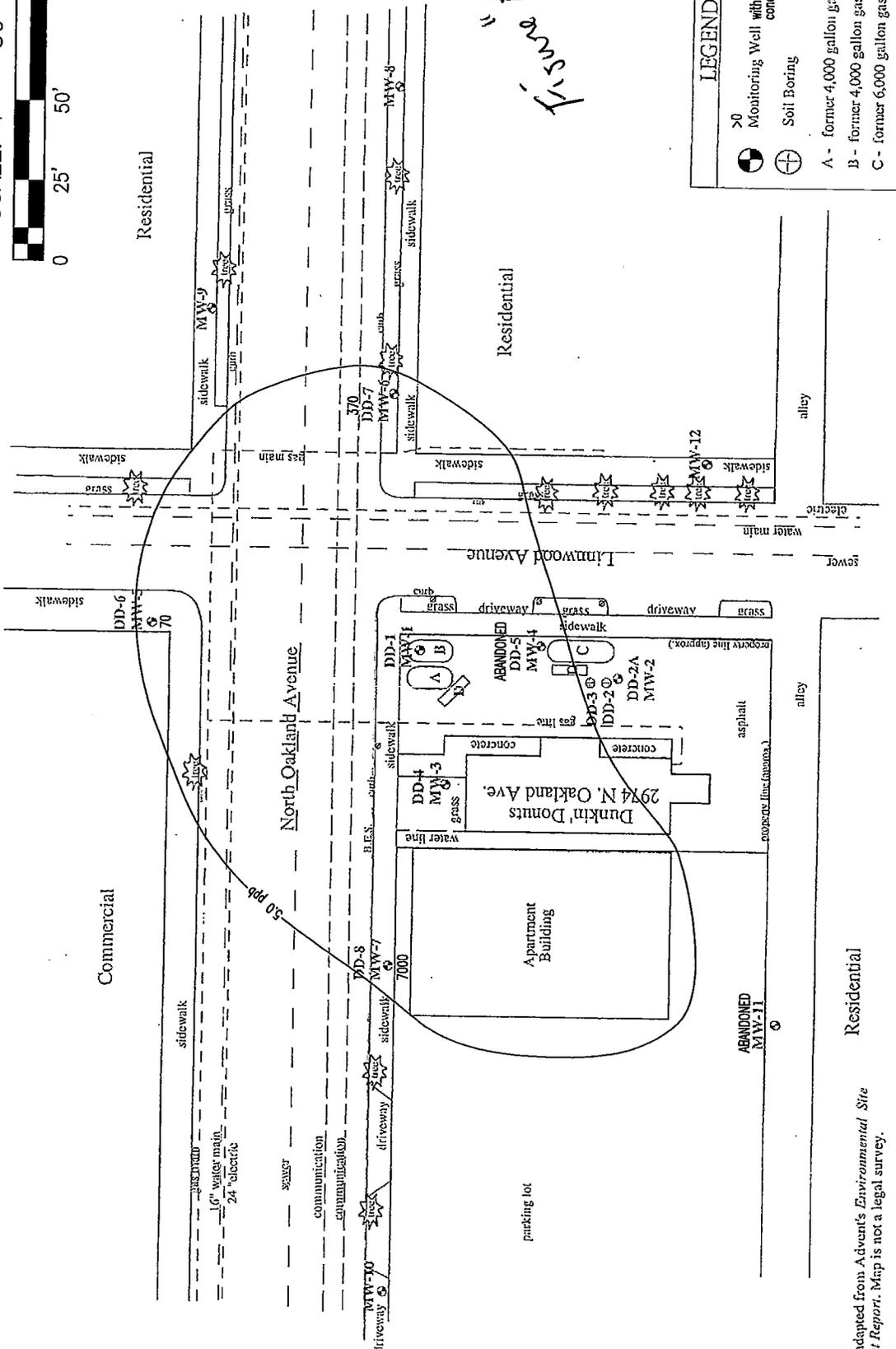
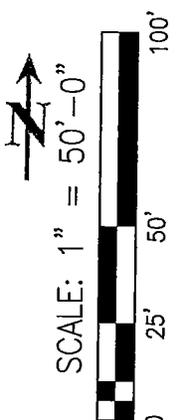


FIGURE 5 NORTH TO SOUTH CROSS SECTION A TO A'  
 DUNKIN DONUTS SITE  
 MILWAUKEE, WISCONSIN

**A D V E N T**  
 ENVIRONMENTAL SERVICES, INC.  
 DATE: 4/22/98  
 DRAWING #960184.02F



**LEGEND**

- Monitoring Well with benzene concentration (ppb)
- Soil Boring
- A - former 4,000 gallon gasoline UST
- B - former 4,000 gallon gasoline UST
- C - former 6,000 gallon gasoline UST
- D - former pump island

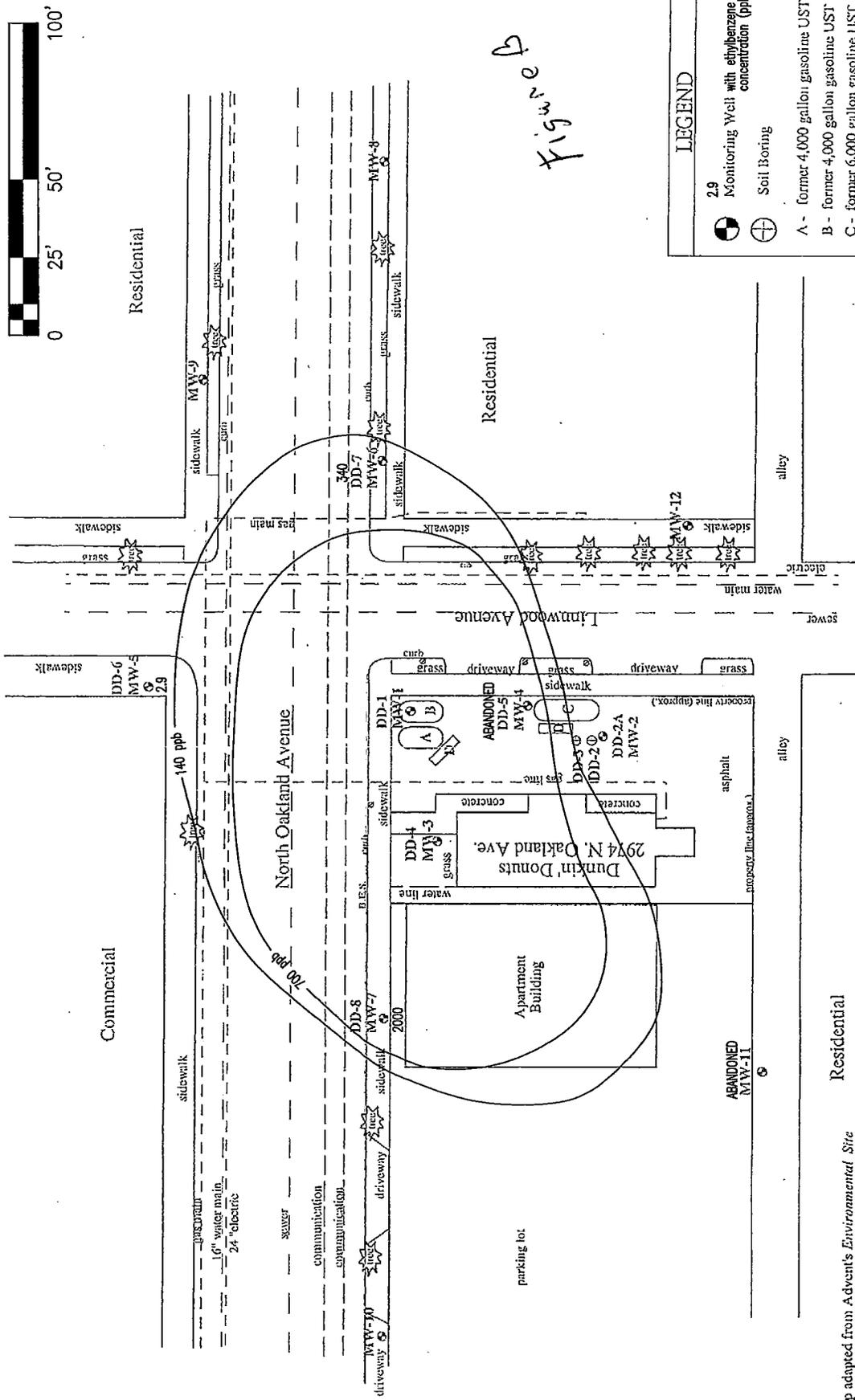
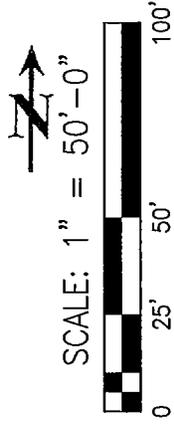
|               |                     |
|---------------|---------------------|
| DRAWN BY:     | PAR                 |
| CHECKED BY:   | M.A.M.              |
| DATE:         | 04/26/10            |
| PROJECT NO.:  | 4377                |
| FOUNDER: ENR. | 4377 EP 1A 04-06-10 |

ENGINEER **K. SINGH & ASSOCIATES, INC.**  
*Engineers, Scientists and Environmental Management Consultants*  
 1135 Legion Drive Elm Grove, Wisconsin 53122  
 Phone: (262) 821-1171 FAX: (262) 821-1174E-mail: [ksingh@kscps.com](mailto:ksingh@kscps.com)

**TITLE:** *FIGURE A1*  
 ISOCENTRATION MAP OF  
 BENZENE IN GROUNDWATER  
 (01/04/07)

**PROJECT:** FORMER DUNKIN DONUTS  
 2974 NORTH OAKLAND AVENUE  
 MILWAUKEE, WI 53211

"This map adapted from Advent's Environmental Site Assessment Report. Map is not a legal survey."



**LEGEND**

- 29 Monitoring Well with ethylbenzene concentration (ppb)
- Soil Boring
- A - former 4,000 gallon gasoline UST
- B - former 4,000 gallon gasoline UST
- C - former 6,000 gallon gasoline UST
- D - former pump island

This map adapted from Advent's Environmental Site Assessment Report. Map is not a legal survey.

|              |          |
|--------------|----------|
| DRAWN BY:    | PAR      |
| CHECKED BY:  | M.A.M.   |
| DATE:        | 04/26/10 |
| PROJECT NO.: | 4377     |
| REVISION:    | ETC.     |

ENGINEER **K. SINGH & ASSOCIATES, INC.**  
*Engineers, Scientists and Environmental Management Consultants*  
 1135 Legion Drive Elm Grove, Wisconsin 53122  
 Phone: (262) 821-1171 FAX: (262) 821-1174E-mail: [singh@esxcorp.com](mailto:singh@esxcorp.com)

**FIGURE "A.1"**  
 ISOCENTRATION MAP OF  
 ETHYLBENZENE IN GROUNDWATER  
 (01/04/07)

PROJECT: FORMER DUNKIN DONUTS  
 2974 NORTH OAKLAND AVENUE  
 MEL WAUKEE, WI 53211



SCALE: 1" = 50'-0"

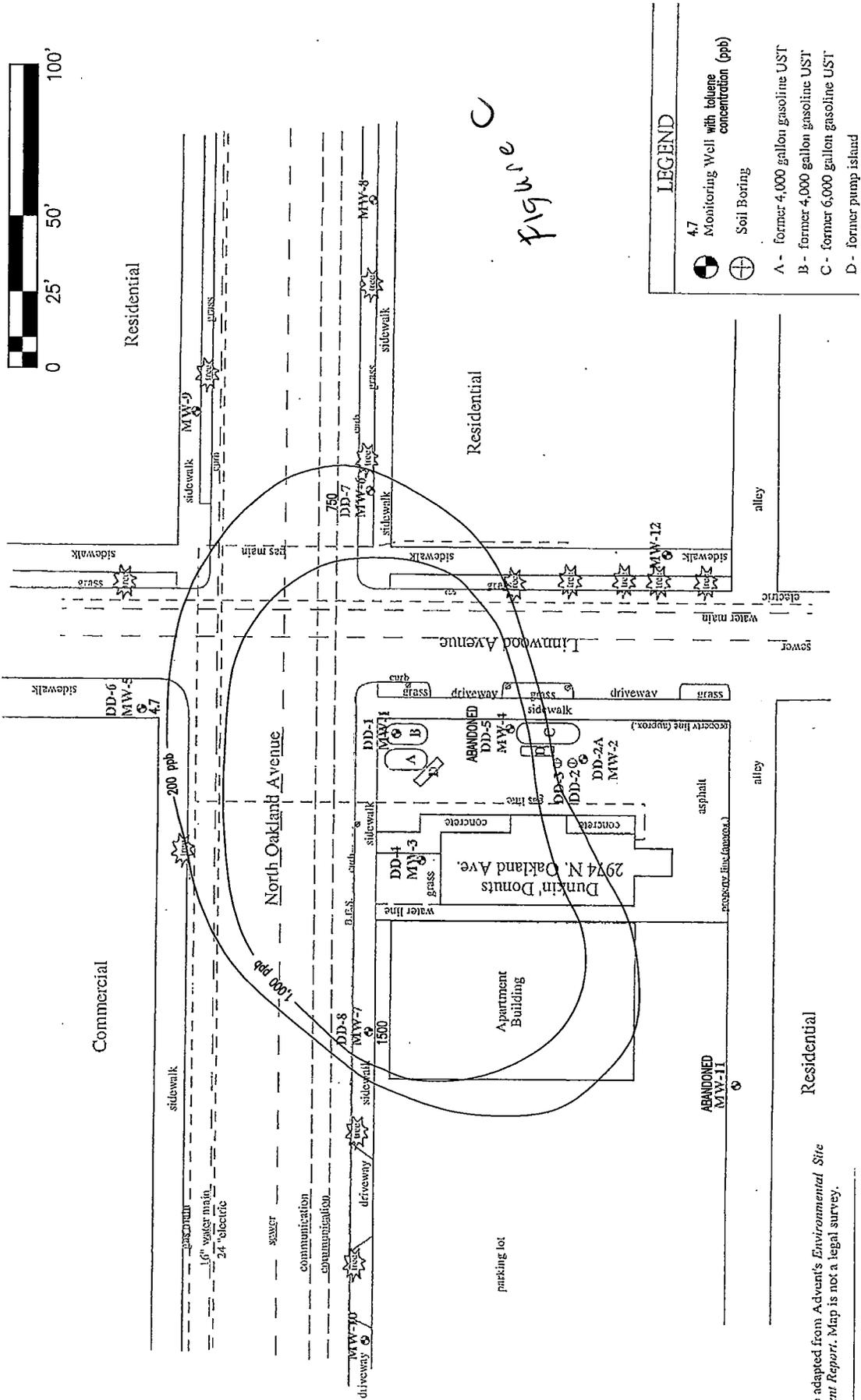


Figure C

LEGEND

- 4.7 Monitoring Well with toluene concentration (ppb)
- ⊕ Soil Boring
- A - former 4,000 gallon gasoline UST
- B - former 4,000 gallon gasoline UST
- C - former 6,000 gallon gasoline UST
- D - former pump island

This map adapted from Advent's Environmental Site Assessment Report. Map is not a legal survey.

|   |  |   |   |
|---|--|---|---|
| PROJECT: FORMER DUNKIN DONUTS<br>2974 NORTH OAKLAND AVENUE<br>MILWAUKEE, WI 53211 | TITLE: <b>FIGURE C</b><br>ISOCENTRATION MAP OF<br>TOLUENE IN GROUNDWATER<br>(01/04/07) | ENGINEER: <b>K. SINGH &amp; ASSOCIATES, INC.</b><br><i>Engineers, Scientists and Environmental Management Consultants</i><br>1135 Legion Drive Elm Grove, Wisconsin 53122<br>Phone: (262) 821-1171. FAX: (262) 821-1174B-mail: <a href="mailto:singh@esecps.com">singh@esecps.com</a> | DRAWN BY: PAR<br>CHECKED BY: M.A.M.<br>DATE: 04/28/10<br>PROJECT NO: 4377 |
|---|--|---|---|



SCALE: 1" = 50'-0"

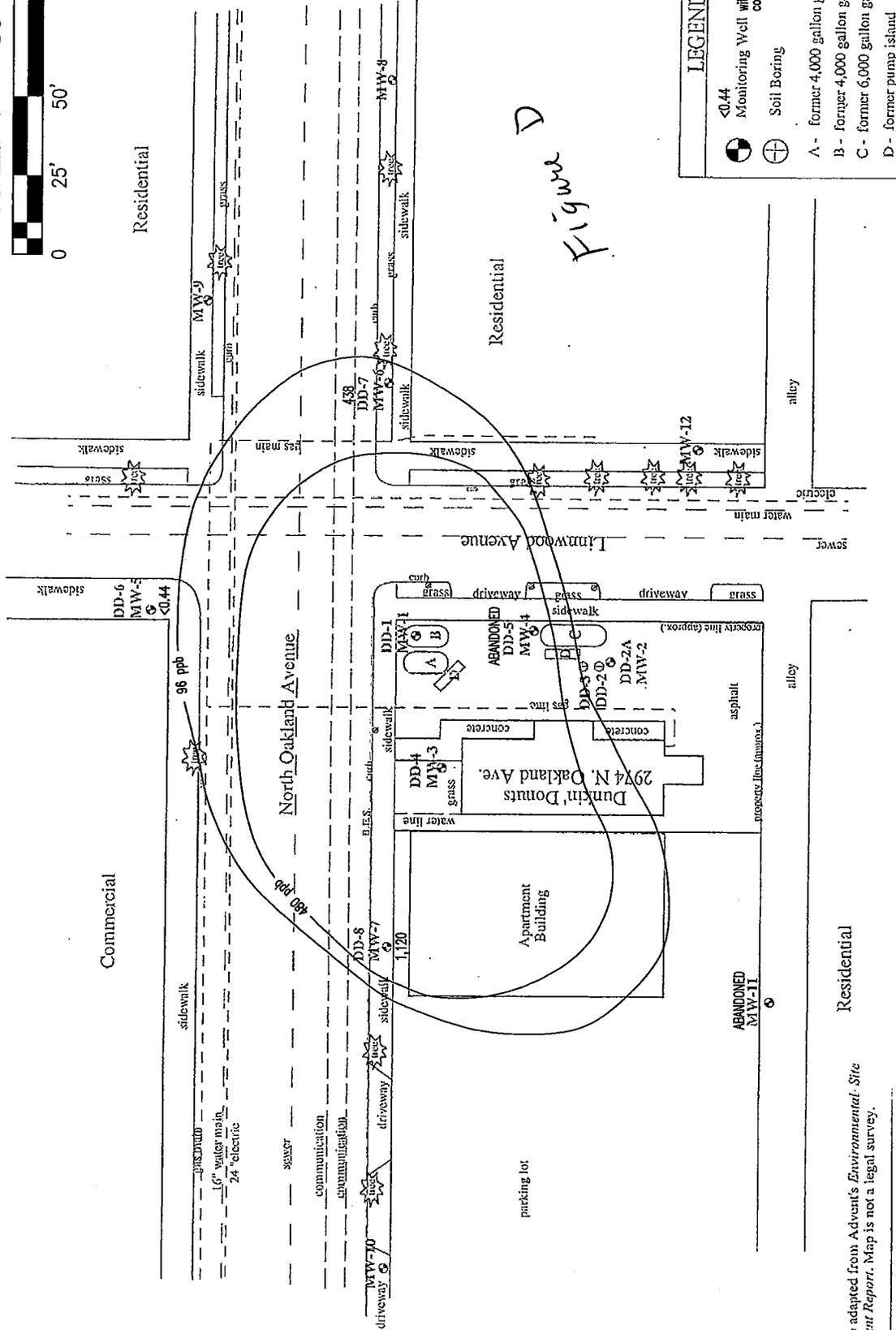


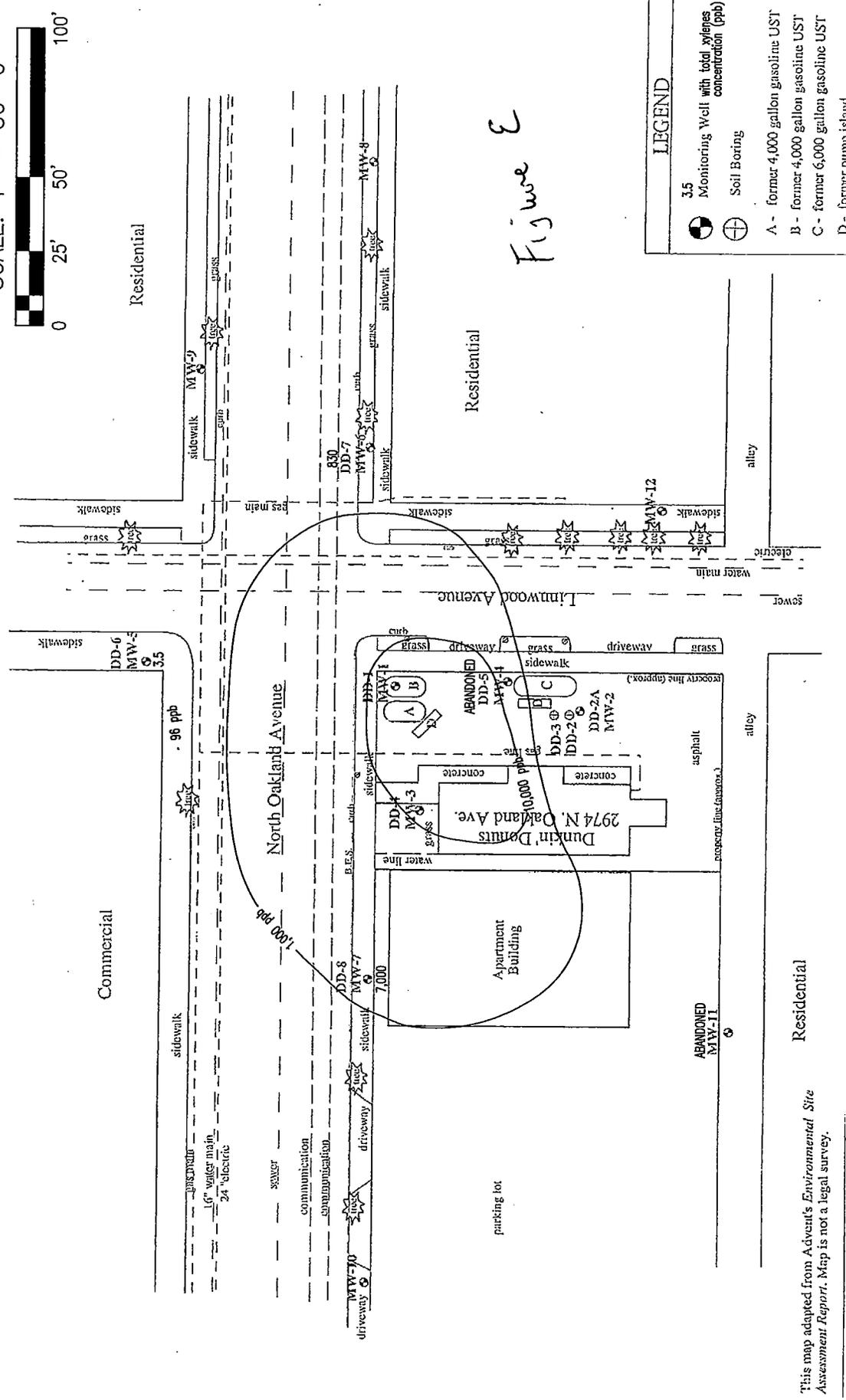
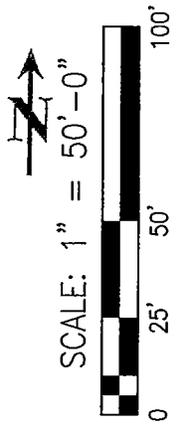
Figure D

LEGEND

- Monitoring Well with trimethylbenzenes concentration (ppb)
- Soil Boring
- A - former 4,000 gallon gasoline UST
- B - former 4,000 gallon gasoline UST
- C - former 6,000 gallon gasoline UST
- D - former pump island

This map adapted from Advent's Environmental Site Assessment Report. Map is not a legal survey.

|   |  |  |   |
|---|--|--|---|
| PROJECT: FORMER DUNKIN DONUTS<br>2974 NORTH OAKLAND AVENUE<br>MILWAUKEE, WI 53211 | TITLE: Figure "D"<br>ISOCONCENTRATION MAP OF<br>TRIMETHYLBENZENES IN<br>GROUNDWATER (01/04/07) | ENGINEER: K. SINGH & ASSOCIATES, INC.<br>Engineers, Scientists and Environmental Management Consultants<br>1135 Legion Drive Elm Grove, Wisconsin 53122<br>Phone: (262) 821-1171 FAX: (262) 821-1174E-mail: <a href="mailto:singh@esxeps.com">singh@esxeps.com</a> | DRAWN BY: PAR<br>CHECKED BY: M.A.M.<br>DATE: 04/28/10<br>PROJECT NO: 4377 |
|---|--|--|---|



**LEGEND**

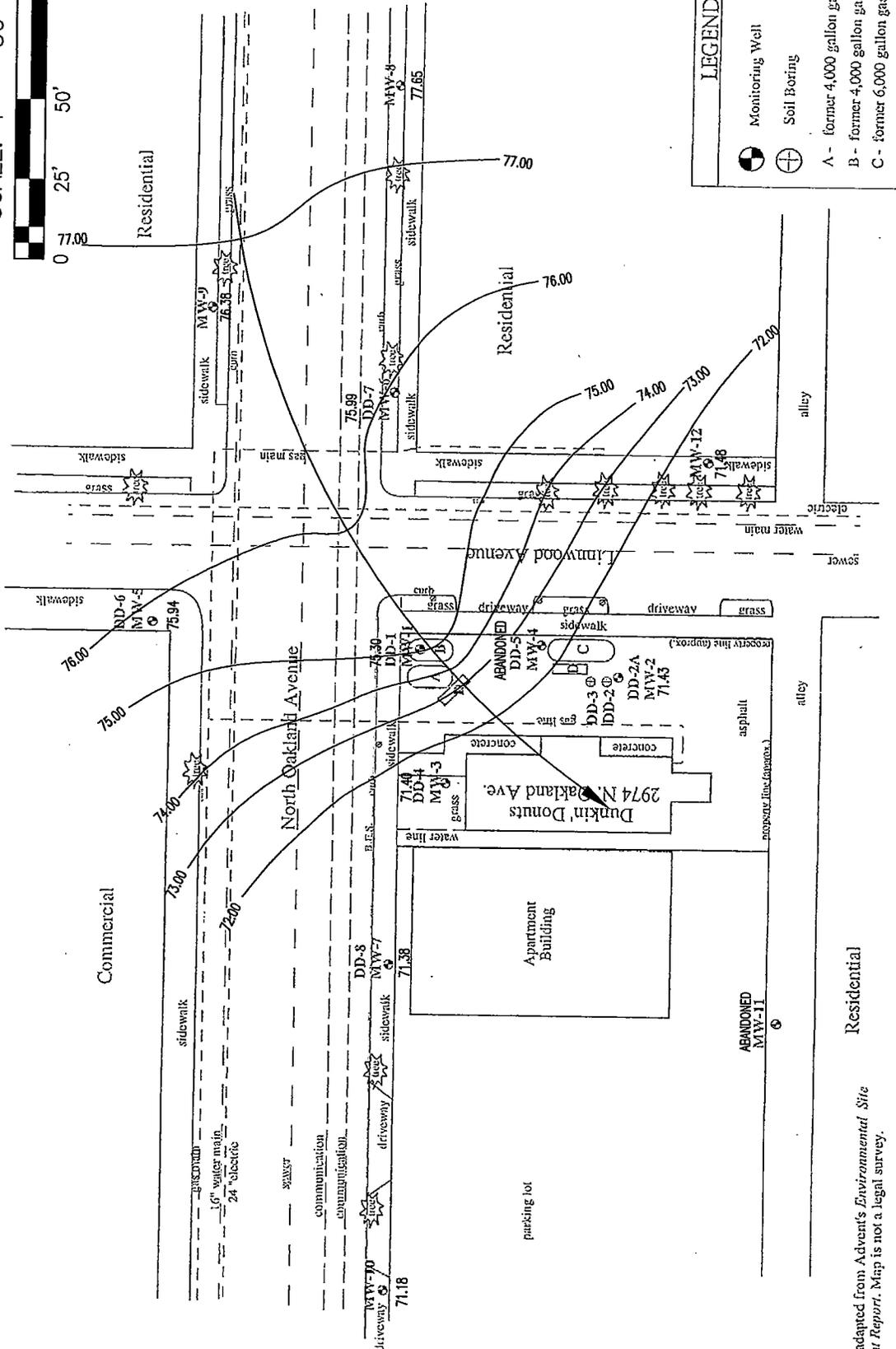
|     |    |  |
|-----|----|--|
| ●   | 35 | Monitoring Well with total xylenes concentration (ppb) |
| ⊕   |    | Soil Boring  |
| A - |    | former 4,000 gallon gasoline UST                       |
| B - |    | former 4,000 gallon gasoline UST                       |
| C - |    | former 6,000 gallon gasoline UST                       |
| D - |    | former pump island                                     |

This map adapted from Advent's Environmental Site Assessment Report. Map is not a legal survey.

|              |  |
|--------------|--|
| PROJECT:     | FORMER DUNKIN DONUTS<br>2974 NORTH OAKLAND AVENUE<br>MILWAUKEE, WI 53211   |
| TITLE:       | Figure "E"<br>ISOCONCENTRATION MAP OF<br>TOTAL XYLENES IN<br>GROUNDWATER (01/04/07)  |
| ENGINEER:    | K. SINGH & ASSOCIATES, INC.<br>Engineers, Scientists and Environmental Management Consultants<br>1135 Legion Drive Elm Grove, Wisconsin 53122<br>Phone: (262) 821-1171 FAX: (262) 821-1174E-mail: <a href="mailto:singh@exespc.com">singh@exespc.com</a> |
| DRAWN BY:    | PAR  |
| CHECKED BY:  | M.A.M.   |
| DATE:        | 04/26/10   |
| PROJECT NO.: | 4377   |
| REVISIONS:   |  |

|   |  |
|---|--|
| 1 |  |
|---|--|

SCALE: 1" = 50'-0"



**LEGEND**

|     |                                  |
|-----|----------------------------------|
|     | Monitoring Well                  |
|     | Soil Boring                      |
| A - | former 4,000 gallon gasoline UST |
| B - | former 4,000 gallon gasoline UST |
| C - | former 6,000 gallon gasoline UST |
| D - | former pump island               |

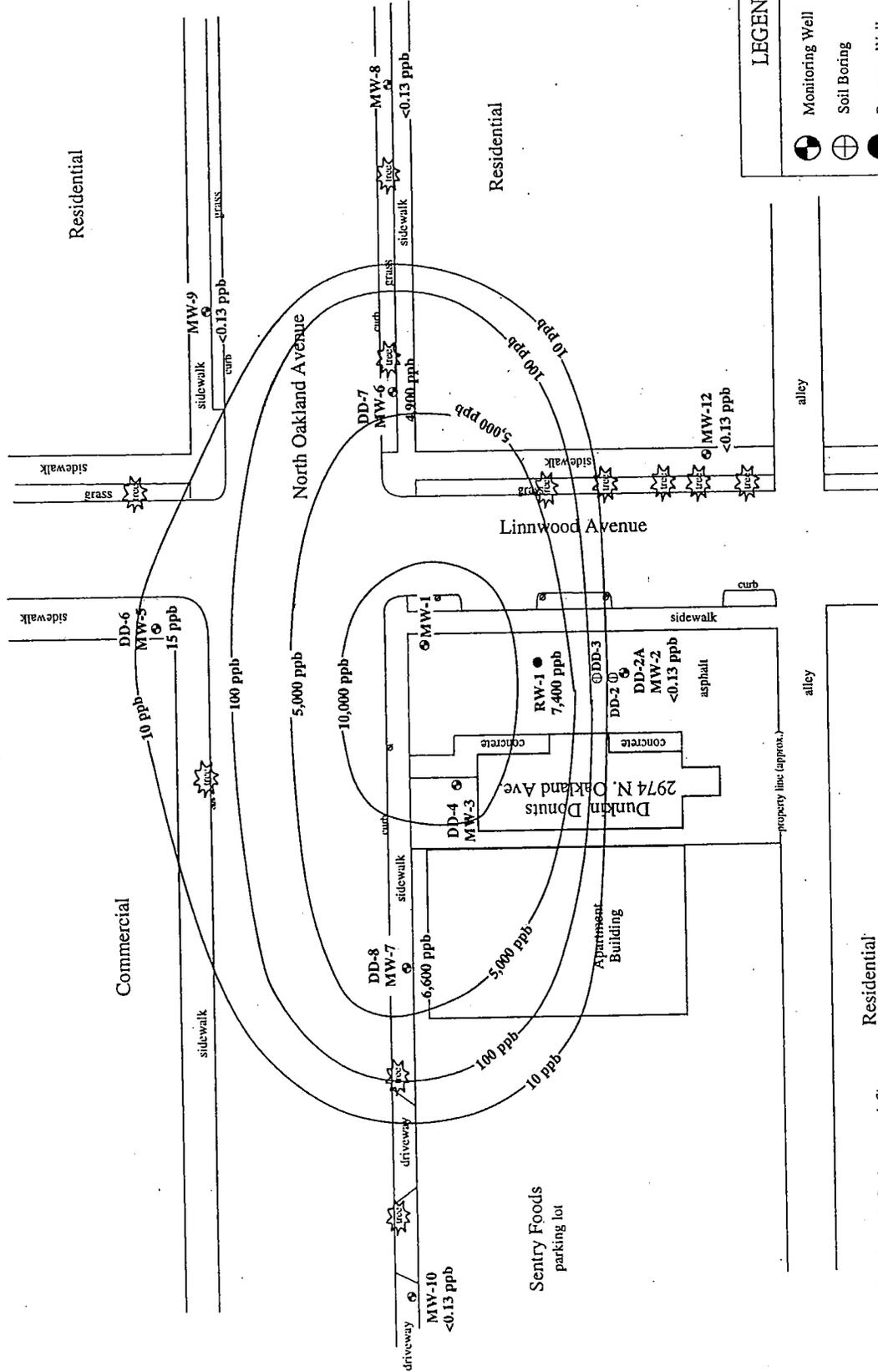
This map adapted from Advent's Environmental Site Assessment Report. Map is not a legal survey.

|             |          |
|-------------|----------|
| PROJECT NO: | 4377     |
| CHECKED BY: | M.A.M.   |
| DATE:       | 04/26/10 |
| DRAWN BY:   | PAR      |

**ENGINEER K. SINGH & ASSOCIATES, INC.**  
*Engineers, Scientists and Environmental Management Consultants*  
 1135 Legion Drive Elm Grove, Wisconsin 53122  
 Phone: (262) 821-1171 FAX: (262) 821-1174E-mail: [singh@excep.com](mailto:singh@excep.com)

**TITLE: FIGURE 2:  
GROUNDWATER ELEVATION  
CONTOUR MAP (03/31/10)**

**PROJECT: FORMER DUNKIN DONUTS  
2974 NORTH OAKLAND AVENUE  
MILWAUKEE, WI 53211**



**LEGEND**

- Monitoring Well
- Soil Boring
- Recovery Well

This map adapted from Advent's Environmental Site Assessment Report. Map is not a legal survey.

**Owner**  
**Ken Ritche**  
 Dunkin' Donuts Property  
 2974 North Oakland Avenue  
 Milwaukee, Wisconsin 53211

**Engineer**  
**K. SINGH & ASSOCIATES, INC.,**  
 Engineers, Scientists & Environmental Management Consultants  
 1135 Legion Drive, Elm Grove, Wisconsin 53122, (262) 821-1171

Figure 1. Iso-Concentration Map of Benzene Concentrations in Groundwater (11/15/02)

| DATE           | DRAWN BY | REVISIONS BY | DATE   | PROJECT NO. |
|----------------|----------|--------------|--------|-------------|
| August 9, 1999 | A.S.M.   | B.M.S.       | 2-8-02 | 4377        |
|                |          |              |        | SHEET NO.   |
|                |          |              |        | ONE OF ONE  |

SCALE: 1" = 50'

**TABLE 1 (page 1 of 2)**  
**ANALYTICAL RESULTS - SOIL**  
**DUNKIN' DONUTS, 2974 N. OAKLAND AVE., MILWAUKEE, WI**

| Sample Name            | NR 720 RCLs     | Samples |        |        |        |       |         |       |       |         |         |         |
|------------------------|-----------------|---------|--------|--------|--------|-------|---------|-------|-------|---------|---------|---------|
|                        |                 | DD-1A   | DD-1B  | DD-1C  | DD-1D  | DD-2A | DD-2A-A | DD-3A | DD-3B | DD-4A-A | DD-4A-B | DD-4A-C |
| Boring Number          |                 | DD-1    | DD-1   | DD-1   | DD-1   | DD-2  | DD-2A   | DD-3  | DD-3  | DD-4A   | DD-4A   | DD-4A   |
| Depth (feet)           |                 | 5-7     | 9-11   | 13-15  | 19-21  | 9-11  | 25-27   | 11-13 | 19-21 | 7-9     | 17-19   | 25-27   |
| PID (instrument units) |                 | 3       | 450    | 400    | 400    | 23    | NR      | 15    | 10    | <1      | <1      | 45      |
| GRO (ppm)              | 100             | ND      | 860    | 96     | 210    | ND    | ND      | 13    | ND    | ND      | ND      | 100     |
| Total Lead (ppm)       | 50              | 11      | 15     | 22     | 14     | 2.7   | 4.0     | 3.6   | ND    | 4.3     | 3.3     | ND      |
| VOCS (ppb)             |                 |         |        |        |        |       |         |       |       |         |         |         |
| Benzene                | 25 <sup>1</sup> | ND      | 200    | 44     | 120    | ND    | ND      | ND    | ND    | ND      | ND      | 2,300   |
| n-Butylbenzene         | NL              | ND      | 30,000 | 4,300  | 6,900  | ND    | ND      | 52    | 81    | ND      | ND      | 3,300   |
| sec-Butylbenzene       | NL              | ND      | 2,540  | 410    | 700    | ND    | ND      | 39    | ND    | ND      | ND      | 250     |
| Ethylbenzene           | 2,900           | ND      | 18,000 | 2,300  | 6,400  | ND    | ND      | ND    | ND    | ND      | ND      | 6,600   |
| Isopropylbenzene       | NL              | ND      | 3,000  | 430    | 980    | ND    | ND      | ND    | ND    | ND      | ND      | 420     |
| Isopropyl ether        | NL              | ND      | 79     | ND     | 110    | ND    | ND      | ND    | ND    | ND      | ND      | ND      |
| p-Isopropyltoluene     | NL              | ND      | 1,400  | 250    | 410    | ND    | ND      | ND    | ND    | ND      | ND      | ND      |
| Methylene Chloride     | NL              | ND      | ND     | ND     | ND     | ND    | ND      | ND    | ND    | ND      | ND      | ND      |
| Naphthalene            | 400             | ND      | 4,800  | 1,700  | 2,100  | ND    | ND      | ND    | ND    | ND      | ND      | 1,300   |
| n-Propylbenzene        | NL              | ND      | 13,000 | 1,800  | 3,400  | ND    | ND      | 42    | ND    | ND      | ND      | 2,000   |
| Tetrachloroethene      | NL              | ND      | ND     | ND     | ND     | ND    | ND      | ND    | ND    | 590     | ND      | ND      |
| Toluene                | 1,500           | ND      | 8,600  | 1,400  | 3,400  | ND    | ND      | 72    | 31    | ND      | ND      | 12,000  |
| 1,2,4-Trimethylbenzene | NL              | ND      | 52,000 | 9,100  | 17,000 | ND    | ND      | 45    | ND    | ND      | ND      | 9,400   |
| 1,3,5-Trimethylbenzene | NL              | ND      | 19,000 | 3,100  | 6,000  | ND    | ND      | 35    | 110   | ND      | ND      | 3,700   |
| Xylenes                | 4,100           | ND      | 32,700 | 11,700 | 24,200 | 32    | ND      | 84    | ND    | ND      | ND      | 26,100  |

For laboratory detection limits, see laboratory reports.

Shaded areas indicate concentrations that exceed the soil RCL.

ND = parameter not detected

NA = not analyzed

NL = no established limit

NR = no reading

\* Only the detected VOCs are listed.

<sup>1</sup> RCL is greater than the WDNR generic RCL due to methanol preservation of the soil sample.

**TABLE 1 (page 2 of 2)**  
**ANALYTICAL RESULTS - SOIL**  
**DUNKIN' DONUTS, 2974 N. OAKLAND AVE., MILWAUKEE, WI**

| Sample Name            | NR 720 RCLs     |                 | Samples                       |        |        |        |        |         |        |         |        |         |
|------------------------|-----------------|-----------------|-------------------------------|--------|--------|--------|--------|---------|--------|---------|--------|---------|
|                        |                 |                 | DD-5A                         | DD-5B  | DD-5C  | DD-5D  | DD6:S5 | DD6:S10 | DD7:S5 | DD7:S12 | DD8:S5 | DD8:S12 |
| Boring Number          |                 |                 | DD-5                          | DD-5   | DD-5   | DD-5   | DD-6   | DD6     | DD7    | DD7     | DD8    | DD8     |
| Depth (feet)           |                 |                 | 9-11                          | 13-15  | 15-17  | 23-25  | 9-11   | 23-25   | 9-11   | 23-25   | 9-11   | 23-25   |
| PID (instrument units) |                 |                 | NR                            | NR     | NR     | NR     | <1     | <1      | <1     | 54      | <1     | 11      |
| GRO (ppm)              | 100             |                 | NA                            | NA     | NA     | NA     | ND     | ND      | ND     | ND      | ND     | ND      |
| Total Lead (ppm)       | 50              |                 | 4.6                           | 3.1    | 6.4    | 3.9    | 8.2    | 3.2     | 50     | 1.0     | 5.2    | 2.2     |
| <b>*VOCs (ppb)</b>     |                 |                 |                               |        |        |        |        |         |        |         |        |         |
| Benzene                | 25 <sup>1</sup> |                 | 78                            | 1,300  | 4,500  | 15,000 | ND     | ND      | ND     | 390     | ND     | ND      |
| n-Butylbenzene         | NL              |                 | 1,200                         | 120    | 15,000 | 9,200  | ND     | ND      | ND     | 33      | ND     | ND      |
| sec-Butylbenzene       | NL              |                 | 130                           | ND     | 1,600  | 800    | ND     | ND      | ND     | ND      | ND     | ND      |
| Ethylbenzene           | 2,900           |                 | 2,200                         | 3,300  | 24,000 | 16,000 | ND     | ND      | ND     | 260     | ND     | ND      |
| Isopropylbenzene       | NL              |                 | 190                           | 100    | 3,000  | 1,300  | ND     | ND      | ND     | ND      | ND     | ND      |
| Isopropylether         | NL              |                 | 59                            | 550    | 4,500  | 3,400  | ND     | ND      | ND     | ND      | ND     | ND      |
| p-Isopropyltoluene     | NL              |                 | 62                            | ND     | 810    | 370    | ND     | ND      | ND     | ND      | ND     | ND      |
| Methylene Chloride     | NL              |                 | ND                            | ND     | ND     | ND     | ND     | ND      | ND     | ND      | ND     | 46      |
| Naphthalene            | 400             |                 | 380                           | 40     | 4,700  | 4,400  | ND     | ND      | ND     | 51      | ND     | ND      |
| n-Propylbenzene        | NL              |                 | 690                           | 290    | 8,400  | 5,400  | ND     | ND      | ND     | 67      | ND     | ND      |
| Tetrachloroethene      | NL              |                 | ND                            | ND     | ND     | ND     | ND     | ND      | ND     | ND      | ND     | ND      |
| Toluene                | 1,500           |                 | 120                           | 6,700  | 21,000 | 38,000 | ND     | ND      | ND     | 270     | ND     | ND      |
| 1,2,4-Trimethylbenzene | NL              |                 | 3,500                         | 1,100  | 37,000 | 24,000 | ND     | ND      | ND     | 150     | ND     | ND      |
| 1,3,5-Trimethylbenzene | NL              |                 | 1,300                         | 420    | 15,000 | 9,000  | ND     | ND      | ND     | 30      | ND     | ND      |
| Xylenes                | 4,100           |                 | 10,000                        | 10,400 | 94,000 | 63,000 | ND     | ND      | ND     | 520     | ND     | ND      |
|                        |                 |                 | Groundwater Quality Standards |        |        |        |        |         |        |         |        |         |
|                        |                 |                 | PAL                           | ES     |        |        |        |         |        |         |        |         |
| <b>SPLP VOCs</b>       |                 |                 |                               |        |        |        |        |         |        |         |        |         |
| Benzene                | 0.5             | 5               | ND                            | 18     | 21     | 180    | NA     | NA      | NA     | NA      | NA     | NA      |
| n-Butylbenzene         | NL              | NL              | ND                            | ND     | 170    | 28     | NA     | NA      | NA     | NA      | NA     | NA      |
| Ethyl Benzene          | 140             | 700             | 35                            | 44     | 500    | 120    | NA     | NA      | NA     | NA      | NA     | NA      |
| Isopropylbenzene       | NL              | NL              | 2                             | 1      | 31     | 7      | NA     | NA      | NA     | NA      | NA     | NA      |
| Isopropylether         |                 |                 | ND                            | 3      | 37     | 8      | NA     | NA      | NA     | NA      | NA     | NA      |
| p-Isopropyltoluene     | NL              | NL              | 19                            | ND     | ND     | ND     | NA     | NA      | NA     | NA      | NA     | NA      |
| Naphthalene            | 8               | 40              | 12                            | ND     | 85     | 63     | NA     | NA      | NA     | NA      | NA     | NA      |
| n-Propylbenzene        | NL              | NL              | 8                             | 3      | 110    | 25     | NA     | NA      | NA     | NA      | NA     | NA      |
| Tetrachloroethene      | 0.5             | 5.0             | 100                           | 3      | ND     | ND     | NA     | NA      | NA     | NA      | NA     | NA      |
| Toluene                | 68.6            | 343             | 2                             | 110    | 630    | 410    | NA     | NA      | NA     | NA      | NA     | NA      |
| 1,1,1-Trichloroethane  | 40              | 200             | 35                            | ND     | ND     | ND     | NA     | NA      | NA     | NA      | NA     | NA      |
| Trichloroethene        | 0.5             | 5               | 12                            | ND     | ND     | ND     | NA     | NA      | NA     | NA      | NA     | NA      |
| 1,2,4-Trimethylbenzene | 10 <sup>1</sup> | 50 <sup>1</sup> | 53                            | 10     | 670    | 140    | NA     | NA      | NA     | NA      | NA     | NA      |
| 1,3,5-Trimethylbenzene | 10 <sup>1</sup> | 50 <sup>1</sup> | 24                            | 4      | 260    | 51     | NA     | NA      | NA     | NA      | NA     | NA      |
| Xylenes                | 124             | 620             | 184                           | 145    | 2,380  | 560    | NA     | NA      | NA     | NA      | NA     | NA      |

For laboratory detection limits, see laboratory reports.

Shaded areas indicate concentrations that exceed the soil RCL.

ND = parameter not detected

NA = not analyzed

NL = no established limit

NR = no reading

\* Only the detected VOCs are listed.

<sup>1</sup> RCL is greater than the WDNR generic RCL due to methanol preservation of the soil sample.

2  
Table 1

**Summary of Confirmatory Soil Quality Test Results for Former Dunkin' Donuts,  
2974 North Oakland Avenue, Milwaukee, Wisconsin**

| Sample No                   | Date Collected | PID (Instrument Units) | GRO (ppm) | Benzene (ppb) | Ethylbenzene (ppb) | Toluene (ppb) | Total Xylenes (ppb) | 1,2,4-Trimethylbenzene (ppb) | 1,3,5-Trimethylbenzene (ppb) |
|-----------------------------|----------------|------------------------|-----------|---------------|--------------------|---------------|---------------------|------------------------------|------------------------------|
| Staged Soil                 | 12/30/99       | 6                      | <6.0      | <25           | <25                | <25           | <25                 | <25                          | <25                          |
| B-1W West, 12.5'            | 1/4/00         | 174                    | 4,200     | <b>9,800</b>  | <b>100,000</b>     | <b>71,000</b> | <b>500,000</b>      | <b>230,000</b>               | <b>140,000</b>               |
| C-1W North, 15'             | 1/11/00        | 280                    | 1,200     | <500          | <b>49,000</b>      | 35,000        | <b>45,000</b>       | <b>130,000</b>               | <b>69,000</b>                |
| B-1W West, 25'              | 1/11/00        | 290                    | 110       | 4,100         | <50                | 25,000        | 4,000               | 3,600                        | 1,900                        |
| B-2W East, 23'              | 1/11/00        | 250                    | 160       | 1,700         | 3,900              | 8,500         | 17,000              | 8,500                        | 3,000                        |
| B-2W South, 12'             | 1/11/00        | 260                    | 170       | 420           | <b>7,100</b>       | 9,700         | 36,000              | 21,000                       | 7,300                        |
| NR 720.09 (4) Standards     |                |                        | 100       | 5.5           | 2900               | 1500          | 4,100               | N/A                          | N/A                          |
| NR 746.06 Table 1 Standards |                |                        | N/A       | 8,500         | 4,600              | 38,000        | 42,000              | 83,000                       | 11,000                       |
| NR 746.06 Table 2 Standards |                |                        | N/A       | 1,100         | N/A                | N/A           | N/A                 | N/A                          | N/A                          |

Exceedances of Table 1 Values are listed in bold print.

N/A = Not Applicable

**Table 2**  
**Summary of Groundwater Quality Test Results for Former Dunkin' Donuts,**  
**2974 North Oakland Avenue, Milwaukee, Wisconsin**

| Location  | Date                            | Benzene   | Ethylbenzene | Toluene | Total Xylenes | Trimethylbenzene | MTBE   | Naphthalene | GRO     | Dissolved Lead |
|-----------|---------------------------------|---|--------------|---------|---------------|------------------|--------|-------------|---------|----------------|
|           |                                 | ppb   | ppb          | ppb     | ppb           | ppb              | ppb    | ppb         | ppm     | ppb            |
| MW-1      |                                 | Top of well casing: 96.58 (local benchmark)       |              |         |               |                  |        |             |         |                |
|           | 8/13/1997                       | 29,000  | 3,500        | 55,000  | 15,600        | <2,500           | <1,000 | 1,500       | 140,000 | 230            |
|           | 2/2/2000                        | Well could not be located for sampling            |              |         |               |                  |        |             |         |                |
|           | 5/10/2000                       | Well could not be located for sampling            |              |         |               |                  |        |             |         |                |
|           | 12/29/2000                      | Not sampled due to free product                   |              |         |               |                  |        |             |         |                |
|           | 1/10/2001                       | 40,000  | 4,500        | 60,000  | 18,000        | 2,850.0          | <240   | ----        | 160,000 | ----           |
|           | 4/18/2001                       | Not sampled due to free product                   |              |         |               |                  |        |             |         |                |
|           | 8/27/2001                       | Not sampled due to free product                   |              |         |               |                  |        |             |         |                |
|           | 1/25/2002                       | Not sampled due to free product                   |              |         |               |                  |        |             |         |                |
|           | 11/5/2010                       | Not sampled due to free product                   |              |         |               |                  |        |             |         |                |
| MW-2      |                                 | Top of well casing: 97.50 (local benchmark)       |              |         |               |                  |        |             |         |                |
|           | 8/13/1997                       | <1  | 1            | 3       | 6             | <3               | <5.0   | <1          | <100    | <28            |
|           | 2/2/2000                        | <0.32   | <0.34        | <0.35   | <1            | <0.99            | <0.31  | ----        | <100    | ----           |
|           | 5/10/2000                       | <0.39   | <0.4         | <0.37   | <1.4          | <1.03            | <0.47  | ----        | <100    | ----           |
|           | 1/25/2002                       | <0.13   | <0.22        | <0.20   | <0.23         | <0.51            | <0.16  | ----        | <50     | ----           |
|           | 7/1/2003                        | 0.85  | 0.58         | 1.4     | 1.4           | <0.51            | <0.23  | ----        | NT      | ----           |
|           | 8/16/2004                       | <0.5  | <5.0         | <5.0    | <5.0          | <10              | <0.51  | ----        | NT      | ----           |
|           | 11/5/2010                       | Under Parked Car - Not Sampled                    |              |         |               |                  |        |             |         |                |
| MW-3      |                                 | Top of well casing: 97.43 (local benchmark)       |              |         |               |                  |        |             |         |                |
|           | 8/13/1997                       | 22,000  | 4,100        | 36,000  | 18,300        | 3,100            | <500   | 670         | 100,000 | 230            |
|           | 2/2/2000                        | Well could not be located for sampling            |              |         |               |                  |        |             |         |                |
|           | 5/10/2000                       | Well could not be located for sampling            |              |         |               |                  |        |             |         |                |
|           | 12/29/2000                      | Not sampled due to free product                   |              |         |               |                  |        |             |         |                |
|           | 1/10/2001                       | 19,000  | 4,100        | 32,000  | 18,000        | 3,540            | <240   | ----        | 120,000 | ----           |
|           | 4/18/2001                       | Not sampled due to free product                   |              |         |               |                  |        |             |         |                |
|           | 8/27/2001                       | Not sampled due to free product                   |              |         |               |                  |        |             |         |                |
| 1/25/2002 | Not sampled due to free product |   |              |         |               |                  |        |             |         |                |
| 11/5/2010 | 350                             | 5,200   | 1,100        | 45,000  | 65,000        | ND               | 2,200  | ----        | ----    |                |
| MW-4      |                                 | Top of well casing: 97.26 (local benchmark)       |              |         |               |                  |        |             |         |                |
|           | 8/13/1997                       | 25,000  | 8,300        | 44,000  | 38,000        | 18,000           | <500   | 3,400       | 160,000 | 250            |
|           | 2/2/2000                        | Well abandoned during soil remediation activities |              |         |               |                  |        |             |         |                |
| MW-5      |                                 | Top of well casing: 96.23 (local benchmark)       |              |         |               |                  |        |             |         |                |
|           | 11/11/1997                      | <1  | 3            | <1      | <6            | <2               | <1     | <1          | 150     | 5.6            |
|           | 2/2/2000                        | 6.1   | <0.34        | 6.3     | 1.5           | <0.99            | <0.31  | ----        | <100    | ----           |
|           | 5/10/2000                       | 40  | 46           | 110     | 170           | 24.4             | 0.75   | ----        | 760     | ----           |
|           | 12/29/2000                      | 7.7   | 4.6          | 23      | 65            | 23.4             | <0.47  | ----        | 270     | ----           |
|           | 4/18/2001                       | 93  | 36           | 210     | 330           | 154              | <2.0   | ----        | 2,500   | ----           |
|           | 8/27/2001                       | <0.13   | 0.44         | 0.47    | 3.3           | 9.25             | <0.16  | ----        | 120     | ----           |
|           | 1/25/2002                       | 14  | 0.66         | 5.2     | 2.8           | 16.89            | <0.42  | ----        | 210     | ----           |
|           | 7/1/2003                        | 25  | 10           | 100     | 64            | 45.6             | <1.7   | ----        | NT      | ----           |
|           | 10/2/2003                       | 15  | 7.2          | 27      | 48            | 48.1             | <2.3   | ----        | NT      | ----           |
|           | 12/31/2003                      | 22  | 0.79         | 1.4     | <0.50         | 37.2             | <0.50  | ----        | NT      | ----           |
|           | 4/14/2004                       | 5.7   | <0.5         | <0.2    | <0.5          | 1.42             | <0.5   | ----        | NT      | ----           |
|           | 8/16/2004                       | 83.2  | 59.7         | 144     | 103           | 5.41             | 8.17   | ----        | NT      | ----           |
|           | 1/25/2005                       | 378   | 44.7         | <25     | 45.3          | <80.1            | 9.48   | ----        | NT      | ----           |
|           | 3/7/2006                        | 79  | 22.0         | 5.4     | 21.0          | 29.2             | <0.23  | ----        | NT      | ----           |
|           | 1/4/2007                        | 70  | 2.9          | 4.7     | 3.5           | <0.44            | <0.23  | <0.50       | NT      | ----           |
|           | 11/5/2010                       | 17  | 27           | 5.9     | 32            | 3.33             | ND     | ND          | NT      | ----           |
| MW-6      |                                 | Top of well casing: 96.89 (local benchmark)       |              |         |               |                  |        |             |         |                |
|           | 12/1/1997                       | 6,000   | 2,400        | 6,500   | 7,400         | 1,850            | <100   | 260         | 70,000  | <3             |
|           | 2/2/2000                        | 11,000  | 2,000        | 9,000   | 6,100         | 1,330            | <16    | ----        | 43,000  | ----           |

**Table 2**  
**Summary of Groundwater Quality Test Results for Former Dunkin' Donuts,**  
**2974 North Oakland Avenue, Milwaukee, Wisconsin**

| Location     | Date       | Benzene                                     | Ethylbenzene | Toluene | Total Xylenes | Trimethylbenzene | MTBE  | Naphthalene | GRO    | Dissolved Lead |
|--------------|------------|---|--------------|---------|---------------|------------------|-------|-------------|--------|----------------|
|              |            | ppb   | ppb          | ppb     | ppb           | ppb              | ppb   | ppb         | ppm    | ppb            |
|              | 5/10/2000  | 6,500                                       | 1,700        | 4,900   | 3,900         | 1,210            | <24   | ----        | 24,000 | ----           |
|              | 12/29/2000 | 3,000                                       | 700          | 3,000   | 2,000         | 434              | <24   | ----        | 13,000 | ----           |
|              | 4/18/2001  | 3,900                                       | 790          | 3,400   | 2,200         | 476              | <6.4  | ----        | 16,000 | ----           |
|              | 8/27/2001  | 3,200                                       | 570          | 2,500   | 1,600         | 390              | <6.4  | ----        | 14,000 | ----           |
|              | 1/25/2002  | 6,200                                       | 1,500        | 7,100   | 4,500         | 800              | <14   | ----        | 31,000 | ----           |
|              | 7/1/2003   | 9,400                                       | 2,200        | 8,400   | 6,500         | 1,400            | <23   | ----        | NT     | ----           |
|              | 10/2/2003  | 11,000                                      | 2,500        | 10,000  | 7,700         | 1,520            | <23   | ----        | NT     | ----           |
|              | 12/31/2003 | 11,000                                      | 2,700        | 7,900   | 7,200         | 1,610            | <50   | ----        | NT     | ----           |
|              | 4/14/2004  | 14,000                                      | 2,800        | 12,000  | 8,000         | 1,480            | <50   | ----        | NT     | ----           |
|              | 8/16/2004  | 7,460                                       | 1,550        | 6,490   | 4,630         | 1,502            | 154   | ----        | NT     | ----           |
|              | 1/25/2005  | 11,800                                      | 3,570        | 11,400  | 11,100        | 2,760            | 285   | ----        | NT     | ----           |
|              | 3/7/2006   | 440   | 240          | 580     | 640           | 244              | <2.3  | ----        | NT     | ----           |
|              | 1/4/2007   | 370   | 340          | 750     | 830           | 438              | <4.6  | ----        | NT     | ----           |
|              | 11/5/2010  | 500   | 530          | 660     | 1,000         | 221              | ND    | 48          | NT     | ----           |
| <b>MW-7</b>  |            | Top of well casing: 96.57 (local benchmark) |              |         |               |                  |       |             |        |                |
|              | 12/1/1997  | 6,500                                       | 980          | 350     | 2,250         | 890              | <100  | 160         | 16,000 | <3             |
|              | 2/2/2000   | 2,500                                       | 630          | 70      | 1,200         | 570              | <3.1  | ----        | 7,700  | ----           |
|              | 5/10/2000  | 4,200                                       | 930          | 250     | 1,900         | 720              | <4.7  | ----        | 10,000 | ----           |
|              | 12/29/2000 | 3,200                                       | 630          | 170     | 1,300         | 500              | <4.7  | ----        | 8,700  | ----           |
|              | 4/18/2001  | 3,500                                       | 920          | 190     | 1,800         | 600              | 2.6   | ----        | 9,400  | ----           |
|              | 8/27/2001  | 4,200                                       | 950          | 170     | 1,600         | 550              | <6.4  | ----        | 9,300  | ----           |
|              | 1/25/2002  | 5,600                                       | 1,700        | 1,300   | 3,500         | 1,000            | <6.4  | ----        | 16,000 | ----           |
|              | 7/1/2003   | 15,000                                      | 2,600        | 3,200   | 8,700         | 1,540            | <46   | ----        | NT     | ----           |
|              | 10/2/2003  | 11,000                                      | 1,700        | 3,300   | 7,100         | 1,230            | <23   | ----        | NT     | ----           |
|              | 12/31/2003 | 9,700                                       | 1,600        | 2,300   | 7,000         | 1,100            | <50   | ----        | NT     | ----           |
|              | 4/14/2004  | 4,700                                       | 1,600        | 720     | 5,800         | 950              | <40   | ----        | NT     | ----           |
|              | 8/16/2004  | 5,440                                       | 2,080        | 789     | 7,190         | 1,163            | <25.6 | ----        | NT     | ----           |
|              | 1/25/2005  | 4,850                                       | 781          | 306     | 4,820         | 601              | 82.5  | ----        | NT     | ----           |
|              | 3/7/2006   | 3,400                                       | 910          | 780     | 2,700         | 650              | <4.6  | ----        | NT     | ----           |
|              | 1/4/2007   | 7,000                                       | 2,000        | 1,500   | 7,000         | 1,120            | <23   | ----        | NT     | ----           |
|              | 11/5/2010  | 4,800                                       | 1,200        | 540     | 3,000         | 840              | ND    | 240         | NT     | ----           |
| <b>MW-8</b>  |            | Top of well casing: 99.34 (local benchmark) |              |         |               |                  |       |             |        |                |
|              | 3/25/1998  | <1  | <1           | <1      | <3            | <2               | <1    | <1          | <100   | 40             |
|              | 2/2/2000   | <0.32                                       | <0.34        | <0.35   | <1            | <0.99            | <0.31 | ----        | <100   | ----           |
|              | 5/10/2000  | <0.39                                       | <0.4         | <0.37   | <1.4          | <1.03            | <0.47 | ----        | <100   | ----           |
|              | 1/25/2002  | <0.13                                       | <0.22        | <0.20   | <0.23         | <0.51            | <0.16 | ----        | <50    | ----           |
|              | 7/1/2003   | <0.25                                       | <0.22        | 0.14    | <0.39         | <0.44            | <0.23 | ----        | NT     | ----           |
|              | 8/16/2004  | 0.86  | <5.0         | <5.0    | <5.0          | <10              | <0.51 | ----        | NT     | ----           |
|              | 11/5/2010  | Monitoring well not located                 |              |         |               |                  |       |             |        |                |
| <b>MW-9</b>  |            | Top of well casing: 97.28 (local benchmark) |              |         |               |                  |       |             |        |                |
|              | 3/25/1998  | <1  | <1           | <1      | <3            | <2               | <1    | <1          | <100   | 33             |
|              | 2/2/2000   | <0.32                                       | <0.34        | <0.35   | <1            | <0.99            | <0.31 | ----        | <100   | ----           |
|              | 5/10/2000  | <0.39                                       | <0.4         | <0.37   | <1.4          | <1.03            | <0.47 | ----        | <100   | ----           |
|              | 1/25/2002  | <0.13                                       | <0.22        | <0.20   | <0.23         | <0.51            | <0.16 | ----        | <50    | ----           |
|              | 7/1/2003   | <0.25                                       | <0.22        | 0.17    | <0.39         | <0.44            | <0.23 | ----        | NT     | ----           |
|              | 8/16/2004  | <0.5  | <5.0         | <5.0    | <5.0          | <10              | <0.51 | ----        | NT     | ----           |
|              | 11/5/2010  | Monitoring well not located                 |              |         |               |                  |       |             |        |                |
| <b>MW-10</b> |            | Top of well casing: 96.43 (local benchmark) |              |         |               |                  |       |             |        |                |
|              | 3/25/1998  | <1  | <1           | <1      | <3            | <2               | <1    | <1          | <100   | <28            |
|              | 2/2/2000   | <0.32                                       | <0.34        | <0.35   | <1            | <0.99            | <0.31 | ----        | <100   | ----           |
|              | 5/10/2000  | <0.39                                       | <0.4         | <0.37   | <1.4          | <1.03            | <0.47 | ----        | <100   | ----           |

**Table 2**  
**Summary of Groundwater Quality Test Results for Former Dunkin' Donuts,**  
**2974 North Oakland Avenue, Milwaukee, Wisconsin**

| Location     | Date      | Benzene  | Ethylbenzene  | Toluene       | Total Xylenes  | Trimethylbenzene | MTBE  | Naphthalene | GRO        | Dissolved Lead |
|--------------|-----------|--|---------------|---------------|----------------|------------------|-------|-------------|------------|----------------|
|              |           | ppb  | ppb           | ppb           | ppb            | ppb              | ppb   | ppb         | ppm        | ppb            |
|              | 1/25/2002 | <0.13  | <0.22         | <0.20         | <0.23          | <0.51            | <0.16 | ----        | <50        | ----           |
|              | 7/1/2003  | <0.25  | <0.22         | 0.11          | <0.39          | <0.44            | <0.23 | ----        | NT         | ----           |
|              | 8/16/2004 | <0.5   | <5.0          | <5.0          | <5.0           | <10              | <0.51 | ----        | NT         | ----           |
|              | 11/5/2010 | <0.25  | <0.22         | <0.25         | <0.39          | <0.44            | <0.23 | <0.50       | NT         | ----           |
| <b>MW-11</b> |           | Top of well casing: 96.46 (local benchmark)                                    |               |               |                |                  |       |             |            |                |
|              | 3/25/1998 | <1   | <1            | <1            | <3             | <2               | <1    | <1          | <100       | <3             |
|              | 2/2/2000  | <0.32  | <0.34         | <0.35         | <1             | <0.99            | <0.31 | ----        | <100       | ----           |
|              | 5/10/2000 | <0.39  | <0.4          | <0.37         | <1.4           | <1.03            | <0.47 | ----        | <100       | ----           |
|              | 1/25/2002 | <i>Monitoring well abandoned during City of Milwaukee alley reconstruction</i> |               |               |                |                  |       |             |            |                |
| <b>MW-12</b> |           | Top of well casing: 97.44 (local benchmark)                                    |               |               |                |                  |       |             |            |                |
|              | 3/25/1998 | <1   | <1            | <1            | <3             | <2               | <1    | <1          | <100       | <3             |
|              | 2/2/2000  | <0.32  | <0.34         | <0.35         | <1             | <0.99            | <0.31 | ----        | <100       | ----           |
|              | 5/10/2000 | <0.39  | <0.4          | <0.37         | <1.4           | <1.03            | <0.47 | ----        | <100       | ----           |
|              | 1/25/2002 | <0.13  | <0.22         | 0.21          | <0.23          | <0.51            | <0.16 | ----        | <50        | ----           |
|              | 7/1/2003  | <0.25  | <0.22         | 0.11          | <0.39          | <0.44            | <0.23 | ----        | NT         | ----           |
|              | 8/16/2004 | <0.5   | <5.0          | <5.0          | <5.0           | <10              | <0.51 | ----        | NT         | ----           |
|              | 11/5/2010 | <0.25  | <0.22         | <0.25         | 0.66           | 0.84             | <0.23 | <0.50       | NT         | ----           |
| <b>RW-1</b>  |           | Top of well casing: 96.20 (local benchmark)                                    |               |               |                |                  |       |             |            |                |
|              | 5/10/2000 | <b>13,000</b>  | <b>3,000</b>  | <b>25,000</b> | <b>18,000</b>  | <b>3,800</b>     | <24   | ----        | 80,000     | ----           |
| Discharge    | 4/18/2001 | <b>11,000</b>  | <b>86,000</b> | <b>31,000</b> | <b>540,000</b> | <b>4,510,000</b> | <800  | ----        | 35,000,000 | ----           |
| ES           |           | 5  | 700           | 1,000         | 10,000         | 480              | 60    | 100         | ---        | 15             |
| PAL          |           | 0.5  | 140           | 200           | 1,000          | 96               | 12    | 10          | ---        | 1.5            |

Note: MTBE= Methyl tert-butyl ether  
 ---- = Not tested for this parameter  
 N/A = Data not available

Bold values indicate an exceedance of the NR 140 Enforcement Stan  
 Italic values indicate an exceedance of the NR 140 Preventive Action

**Table 5**  
**Summary of Free Product Recovery at Former Dunkin Donuts,**  
**2974 North Oakland Avenue, Milwaukee, WI (Project #4377)**

| Date       | MW-1                             |                                     |   | MW-3                             |                                     |   |
|------------|----------------------------------|-------------------------------------|---|----------------------------------|-------------------------------------|---|
|            | Free Product Thickness in Bailer | Free Product / Water Volume Removed | Free Product / Water Volume Removed (Total) | Free Product Thickness in Bailer | Free Product / Water Volume Removed | Free Product / Water Volume Removed (Total) |
|            | Inches                           | Gallons                             | Gallons                                     | Inches                           | Gallons                             | Gallons                                     |
| 10/3/2003  | 16.00                            | 2.00                                | 2.00  | 9.00                             | 2.00                                | 2.00  |
| 11/11/2003 | 12.00                            | 2.00                                | 4.00  | 0.50                             | 2.00                                | 4.00  |
| 12/3/2003  | 18.00                            | 2.00                                | 6.00  | <1.0                             | 2.00                                | 6.00  |
| 12/31/2003 | 0.50                             | 1.00                                | 7.00  | 18.00                            | 3.00                                | 9.00  |
| 1/12/2004  | 5.00                             | 2.00                                | 9.00  | 0.13                             | 3.00                                | 12.00                                       |
| 1/19/2004  | 2.75                             | 3.00                                | 12.00                                       | 0.00                             | 3.00                                | 15.00                                       |
| 1/26/2004  | 1.75                             | 3.00                                | 15.00                                       | 0.00                             | 2.00                                | 17.00                                       |
| 2/3/2004   | 1.50                             | 3.00                                | 18.00                                       | 0.00                             | 2.00                                | 19.00                                       |
| 2/10/2004  | 6.00                             | 10.00                               | 28.00                                       | 0.00                             | 2.00                                | 21.00                                       |
| 2/16/2004  | 2.00                             | 4.00                                | 32.00                                       | 0.00                             | 2.00                                | 23.00                                       |
| 3/5/2004   | 2.25                             | 3.00                                | 35.00                                       | 0.00                             | 2.00                                | 25.00                                       |
| 4/14/2004  | 2.00                             | 1.00                                | 36.00                                       | 0.00                             | 1.00                                | 26.00                                       |
| 5/20/2004  | 6.00                             | 1.50                                | 37.50                                       | 15.00                            | 2.00                                | 28.00                                       |
| 6/16/2004  | 2.00                             | 2.00                                | 39.50                                       | 1.50                             | 2.00                                | 30.00                                       |
| 6/23/2004  | 1.00                             | 1.50                                | 41.00                                       | 1.00                             | 1.50                                | 31.50                                       |
| 7/15/2004  | 2.00                             | 2.50                                | 43.50                                       | 7.00                             | 3.00                                | 34.50                                       |
| 8/16/2004  | 0.20                             | 1.00                                | 44.50                                       | 2.00                             | 2.00                                | 36.50                                       |
| 1/28/2005  | NM                               | 0.00                                | 44.50                                       | 8.50                             | 2.00                                | 38.50                                       |
| 8/22/2005  | 6.00                             | 3.00                                | 47.50                                       | 7.00                             | 1.50                                | 40.00                                       |
| 3/7/2006   | NM                               | 0.00                                | 47.50                                       | 0.00                             | 0.00                                | 40.00                                       |
| 1/4/2007   | 5.50                             | 0.00                                | 47.50                                       | NM                               | 0.00                                | 40.00                                       |
| 3/31/2010  | 0.00                             | 0.00                                | 47.50                                       | 0.00                             | 0.00                                | 40.00                                       |

NM = Not measured

11.5, 10 0.14"

0 0 0

**Table 1**  
**Summary of Groundwater Quality Test Results for Former Dunkin' Donuts,**  
**2974 North Oakland Avenue, Milwaukee, Wisconsin**

| Location    | Date       | Benzene  | Ethylbenzene | Toluene | Total Xylenes | Trimethylbenzenes | MTBE   | Naphthalene | GRO     | Dissolved Lead |
|-------------|------------|--|--------------|---------|---------------|-------------------|--------|-------------|---------|----------------|
|             |            | ppb  | ppb          | ppb     | ppb           | ppb               | ppb    | ppb         | ppm     | ppb            |
| <b>MW-1</b> |            | Top of well casing: 96.58 (local benchmark)              |              |         |               |                   |        |             |         |                |
|             | 8/13/1997  | 29,000   | 3,500        | 55,000  | 15,600        | <2,500            | <1,000 | 1,500       | 140,000 | 230            |
|             | 2/2/2000   | <i>Well could not be located for sampling</i>            |              |         |               |                   |        |             |         |                |
|             | 5/10/2000  | <i>Well could not be located for sampling</i>            |              |         |               |                   |        |             |         |                |
|             | 12/29/2000 | <i>Not sampled due to free product</i>                   |              |         |               |                   |        |             |         |                |
|             | 1/10/2001  | 40,000   | 4,500        | 60,000  | 18,000        | 2,850.0           | <240   | ----        | 160,000 | ----           |
|             | 4/18/2001  | <i>Not sampled due to free product</i>                   |              |         |               |                   |        |             |         |                |
|             | 8/27/2001  | <i>Not sampled due to free product</i>                   |              |         |               |                   |        |             |         |                |
|             | 1/25/2002  | <i>Not sampled due to free product</i>                   |              |         |               |                   |        |             |         |                |
| <b>MW-2</b> |            | Top of well casing: 97.50 (local benchmark)              |              |         |               |                   |        |             |         |                |
|             | 8/13/1997  | <1   | 1            | 3       | 6             | <3                | <5.0   | <1          | <100    | <28            |
|             | 2/2/2000   | <0.32  | <0.34        | <0.35   | <1            | <0.99             | <0.31  | ----        | <100    | ----           |
|             | 5/10/2000  | <0.39  | <0.4         | <0.37   | <1.4          | <1.03             | <0.47  | ----        | <100    | ----           |
|             | 1/25/2002  | <0.13  | <0.22        | <0.20   | <0.23         | <0.51             | <0.16  | ----        | <50     | ----           |
|             | 7/1/2003   | 0.85   | 0.58         | 1.4     | 1.4           | <0.51             | <0.23  | ----        | NT      | ----           |
|             | 8/16/2004  | <0.5   | <5.0         | <5.0    | <5.0          | <10               | <0.51  | ----        | NT      | ----           |
| <b>MW-3</b> |            | Top of well casing: 97.43 (local benchmark)              |              |         |               |                   |        |             |         |                |
|             | 8/13/1997  | 22,000   | 4,100        | 36,000  | 18,300        | 3,100             | <500   | 670         | 100,000 | 230            |
|             | 2/2/2000   | <i>Well could not be located for sampling</i>            |              |         |               |                   |        |             |         |                |
|             | 5/10/2000  | <i>Well could not be located for sampling</i>            |              |         |               |                   |        |             |         |                |
|             | 12/29/2000 | <i>Not sampled due to free product</i>                   |              |         |               |                   |        |             |         |                |
|             | 1/10/2001  | 19,000   | 4,100        | 32,000  | 18,000        | 3,540             | <240   | ----        | 120,000 | ----           |
|             | 4/18/2001  | <i>Not sampled due to free product</i>                   |              |         |               |                   |        |             |         |                |
|             | 8/27/2001  | <i>Not sampled due to free product</i>                   |              |         |               |                   |        |             |         |                |
|             | 1/25/2002  | <i>Not sampled due to free product</i>                   |              |         |               |                   |        |             |         |                |
| <b>MW-4</b> |            | Top of well casing: 97.26 (local benchmark)              |              |         |               |                   |        |             |         |                |
|             | 8/13/1997  | 25,000   | 8,300        | 44,000  | 38,000        | 18,000            | <500   | 3,400       | 160,000 | 250            |
|             | 2/2/2000   | <i>Well abandoned during soil remediation activities</i> |              |         |               |                   |        |             |         |                |

**Table 1**  
**Summary of Groundwater Quality Test Results for Former Dunkin' Donuts,**  
**2974 North Oakland Avenue, Milwaukee, Wisconsin**

| Location    | Date       | Benzene                                     | Ethylbenzene | Toluene | Total Xylenes | Trimethylbenzenes | MTBE  | Naphthalene | GFO    | Dissolved Lead |
|-------------|------------|---|--------------|---------|---------------|-------------------|-------|-------------|--------|----------------|
|             |            | ppb   | ppb          | ppb     | ppb           | ppb               | ppb   | ppb         | ppm    | ppb            |
| <b>MW-5</b> |            | Top of well casing: 96.23 (local benchmark) |              |         |               |                   |       |             |        |                |
|             | 11/11/1997 | <1  | 3            | <1      | <6            | <2                | <1    | <1          | 150    | 5.6            |
|             | 2/2/2000   | 6.1   | <0.34        | 6.3     | 1.5           | <0.99             | <0.31 | ----        | <100   | ----           |
|             | 5/10/2000  | 40  | 46           | 110     | 170           | 24.4              | 0.75  | ----        | 760    | ----           |
|             | 12/29/2000 | 7.7   | 4.6          | 23      | 65            | 23.4              | <0.47 | ----        | 270    | ----           |
|             | 4/18/2001  | 93  | 36           | 210     | 330           | 154               | <2.0  | ----        | 2,500  | ----           |
|             | 8/27/2001  | <0.13                                       | 0.44         | 0.47    | 3.3           | 9.25              | <0.16 | ----        | 120    | ----           |
|             | 1/25/2002  | 14  | 0.66         | 5.2     | 2.8           | 16.89             | <0.42 | ----        | 210    | ----           |
|             | 7/1/2003   | 25  | 10           | 100     | 64            | 45.6              | <1.7  | ----        | NT     | ----           |
|             | 10/2/2003  | 15  | 7.2          | 27      | 48            | 48.1              | <2.3  | ----        | NT     | ----           |
|             | 12/31/2003 | 22  | 0.79         | 1.4     | <0.50         | 37.2              | <0.50 | ----        | NT     | ----           |
|             | 4/14/2004  | 5.7   | <0.5         | <0.2    | <0.5          | 1.4               | <0.5  | ----        | NT     | ----           |
|             | 8/16/2004  | 83.2  | 59.7         | 144     | 103           | 5.41              | 8.17  | ----        | NT     | ----           |
|             | 1/25/2005  | 378   | 44.7         | <25     | 45.3          | <80.1             | 9.48  | ----        | NT     | ----           |
|             | 3/7/2006   | 79  | 22.0         | 5.4     | 21.0          | 29.2              | <0.23 | ----        | NT     | ----           |
|             | 1/4/2007   | 70  | 2.9          | 4.7     | 3.5           | <0.44             | <0.23 | <0.50       | NT     | ----           |
| <b>MW-6</b> |            | Top of well casing: 96.89 (local benchmark) |              |         |               |                   |       |             |        |                |
|             | 12/1/1997  | 6,000                                       | 2,400        | 6,500   | 7,400         | 1,850             | <100  | 260         | 70,000 | <3             |
|             | 2/2/2000   | 11,000                                      | 2,000        | 9,000   | 6,100         | 1,330             | <16   | ----        | 43,000 | ----           |
|             | 5/10/2000  | 6,500                                       | 1,700        | 4,900   | 3,900         | 1,210             | <24   | ----        | 24,000 | ----           |
|             | 12/29/2000 | 3,000                                       | 700          | 3,000   | 2,000         | 434               | <24   | ----        | 13,000 | ----           |
|             | 4/18/2001  | 3,900                                       | 790          | 3,400   | 2,200         | 476               | <6.4  | ----        | 16,000 | ----           |
|             | 8/27/2001  | 3,200                                       | 570          | 2,500   | 1,600         | 390               | <6.4  | ----        | 14,000 | ----           |
|             | 1/25/2002  | 6,200                                       | 1,500        | 7,100   | 4,500         | 800               | <14   | ----        | 31,000 | ----           |
|             | 7/1/2003   | 9,400                                       | 2,200        | 8,400   | 6,500         | 1,400             | <23   | ----        | NT     | ----           |
|             | 10/2/2003  | 11,000                                      | 2,500        | 10,000  | 7,700         | 1,520             | <23   | ----        | NT     | ----           |
|             | 12/31/2003 | 11,000                                      | 2,700        | 7,900   | 7,200         | 1,610             | <50   | ----        | NT     | ----           |
|             | 4/14/2004  | 14,000                                      | 2,800        | 12,000  | 8,000         | 1,480             | <50   | ----        | NT     | ----           |
|             | 8/16/2004  | 7,460                                       | 1,550        | 6,490   | 4,630         | 1,502             | 154   | ----        | NT     | ----           |
|             | 1/25/2005  | 11,800                                      | 3,570        | 11,400  | 11,100        | 2,760             | 285   | ----        | NT     | ----           |
|             | 3/7/2006   | 440   | 240          | 580     | 640           | 244               | <2.3  | ----        | NT     | ----           |
|             | 1/4/2007   | 370   | 340          | 750     | 830           | 438               | <4.6  | ----        | NT     | ----           |
| <b>MW-7</b> |            | Top of well casing: 96.57 (local benchmark) |              |         |               |                   |       |             |        |                |
|             | 12/1/1997  | 6,500                                       | 980          | 350     | 2,250         | 890               | <100  | 160         | 16,000 | <3             |
|             | 2/2/2000   | 2,500                                       | 630          | 70      | 1,200         | 570               | <3.1  | ----        | 7,700  | ----           |
|             | 5/10/2000  | 4,200                                       | 930          | 250     | 1,900         | 720               | <4.7  | ----        | 10,000 | ----           |
|             | 12/29/2000 | 3,200                                       | 630          | 170     | 1,300         | 500               | <4.7  | ----        | 8,700  | ----           |
|             | 4/18/2001  | 3,500                                       | 920          | 190     | 1,800         | 600               | 2.6   | ----        | 9,400  | ----           |
|             | 8/27/2001  | 4,200                                       | 950          | 170     | 1,600         | 550               | <6.4  | ----        | 9,300  | ----           |
|             | 1/25/2002  | 5,600                                       | 1,700        | 1,300   | 3,500         | 1,000             | <6.4  | ----        | 16,000 | ----           |
|             | 7/1/2003   | 15,000                                      | 2,600        | 3,200   | 8,700         | 1,540             | <46   | ----        | NT     | ----           |
|             | 10/2/2003  | 11,000                                      | 1,700        | 3,300   | 7,100         | 1,230             | <23   | ----        | NT     | ----           |
|             | 12/31/2003 | 9,700                                       | 1,600        | 2,300   | 7,000         | 1,100             | <50   | ----        | NT     | ----           |
|             | 4/14/2004  | 4,700                                       | 1,600        | 720     | 5,800         | 950               | <40   | ----        | NT     | ----           |
|             | 8/16/2004  | 5,440                                       | 2,080        | 789     | 7,190         | 1,163             | <25.6 | ----        | NT     | ----           |
|             | 1/25/2005  | 4,850                                       | 781          | 306     | 4,820         | 601               | 82.5  | ----        | NT     | ----           |
|             | 3/7/2006   | 3,400                                       | 910          | 780     | 2,700         | 650               | <4.6  | ----        | NT     | ----           |
|             | 1/4/2007   | 7,000                                       | 2,000        | 1,500   | 7,000         | 1,120             | <23   | ----        | NT     | ----           |

**Table 1**  
**Summary of Groundwater Quality Test Results for Former Dunkin' Donuts,**  
**2974 North Oakland Avenue, Milwaukee, Wisconsin**

| Location     | Date      | Benzene  | Ethylbenzene | Toluene | Total Xylenes | Trimethylbenzenes | MTBE  | Naphthalene | GRO        | Dissolved Lead |
|--------------|-----------|--|--------------|---------|---------------|-------------------|-------|-------------|------------|----------------|
|              |           | ppb  | ppb          | ppb     | ppb           | ppb               | ppb   | ppb         | ppm        | ppb            |
| <b>MW-8</b>  |           | Top of well casing: 99.34 (local benchmark)                                    |              |         |               |                   |       |             |            |                |
|              | 3/25/1998 | <1   | <1           | <1      | <3            | <2                | <1    | <1          | <100       | 40             |
|              | 2/2/2000  | <0.32  | <0.34        | <0.35   | <1            | <0.99             | <0.31 | ----        | <100       | ----           |
|              | 5/10/2000 | <0.39  | <0.4         | <0.37   | <1.4          | <1.03             | <0.47 | ----        | <100       | ----           |
|              | 1/25/2002 | <0.13  | <0.22        | <0.20   | <0.23         | <0.51             | <0.16 | ----        | <50        | ----           |
|              | 7/1/2003  | <0.25  | <0.22        | 0.14    | <0.39         | <0.44             | <0.23 | ----        | NT         | ----           |
|              | 8/16/2004 | 0.86   | <5.0         | <5.0    | <5.0          | <10               | <0.51 | ----        | NT         | ----           |
| <b>MW-9</b>  |           | Top of well casing: 97.28 (local benchmark)                                    |              |         |               |                   |       |             |            |                |
|              | 3/25/1998 | <1   | <1           | <1      | <3            | <2                | <1    | <1          | <100       | 33             |
|              | 2/2/2000  | <0.32  | <0.34        | <0.35   | <1            | <0.99             | <0.31 | ----        | <100       | ----           |
|              | 5/10/2000 | <0.39  | <0.4         | <0.37   | <1.4          | <1.03             | <0.47 | ----        | <100       | ----           |
|              | 1/25/2002 | <0.13  | <0.22        | <0.20   | <0.23         | <0.51             | <0.16 | ----        | <50        | ----           |
|              | 7/1/2003  | <0.25  | <0.22        | 0.17    | <0.39         | <0.44             | <0.23 | ----        | NT         | ----           |
|              | 8/16/2004 | <0.5   | <5.0         | <5.0    | <5.0          | <10               | <0.51 | ----        | NT         | ----           |
| <b>MW-10</b> |           | Top of well casing: 96.43 (local benchmark)                                    |              |         |               |                   |       |             |            |                |
|              | 3/25/1998 | <1   | <1           | <1      | <3            | <2                | <1    | <1          | <100       | <28            |
|              | 2/2/2000  | <0.32  | <0.34        | <0.35   | <1            | <0.99             | <0.31 | ----        | <100       | ----           |
|              | 5/10/2000 | <0.39  | <0.4         | <0.37   | <1.4          | <1.03             | <0.47 | ----        | <100       | ----           |
|              | 1/25/2002 | <0.13  | <0.22        | <0.20   | <0.23         | <0.51             | <0.16 | ----        | <50        | ----           |
|              | 7/1/2003  | <0.25  | <0.22        | 0.11    | <0.39         | <0.44             | <0.23 | ----        | NT         | ----           |
|              | 8/16/2004 | <0.5   | <5.0         | <5.0    | <5.0          | <10               | <0.51 | ----        | NT         | ----           |
| <b>MW-11</b> |           | Top of well casing: 96.46 (local benchmark)                                    |              |         |               |                   |       |             |            |                |
|              | 3/25/1998 | <1   | <1           | <1      | <3            | <2                | <1    | <1          | <100       | <3             |
|              | 2/2/2000  | <0.32  | <0.34        | <0.35   | <1            | <0.99             | <0.31 | ----        | <100       | ----           |
|              | 5/10/2000 | <0.39  | <0.4         | <0.37   | <1.4          | <1.03             | <0.47 | ----        | <100       | ----           |
|              | 1/25/2002 | <i>Monitoring well abandoned during City of Milwaukee alley reconstruction</i> |              |         |               |                   |       |             |            |                |
| <b>MW-12</b> |           | Top of well casing: 97.44 (local benchmark)                                    |              |         |               |                   |       |             |            |                |
|              | 3/25/1998 | <1   | <1           | <1      | <3            | <2                | <1    | <1          | <100       | <3             |
|              | 2/2/2000  | <0.32  | <0.34        | <0.35   | <1            | <0.99             | <0.31 | ----        | <100       | ----           |
|              | 5/10/2000 | <0.39  | <0.4         | <0.37   | <1.4          | <1.03             | <0.47 | ----        | <100       | ----           |
|              | 1/25/2002 | <0.13  | <0.22        | 0.21    | <0.23         | <0.51             | <0.16 | ----        | <50        | ----           |
|              | 7/1/2003  | <0.25  | <0.22        | 0.11    | <0.39         | <0.44             | <0.23 | ----        | NT         | ----           |
|              | 8/16/2004 | <0.5   | <5.0         | <5.0    | <5.0          | <10               | <0.51 | ----        | NT         | ----           |
| <b>RW-1</b>  |           | Top of well casing: 96.20 (local benchmark)                                    |              |         |               |                   |       |             |            |                |
|              | 5/10/2000 | 13,000   | 3,000        | 25,000  | 18,000        | 3,800             | <24   | ----        | 80,000     | ----           |
| Discharge    | 4/18/2001 | 11,000   | 86,000       | 31,000  | 540,000       | 4,510,000         | <800  | ----        | 35,000,000 | ----           |
| ES           |           | 5  | 700          | 1,000   | 10,000        | 480               | 60    | 40          | ---        | 15             |
| PAL          |           | 0.5  | 140          | 200     | 1,000         | 96                | 12    | 8           | ---        | 1.5            |

Note: MTBE= Methyl tert-butyl ether  
 ---- = Not tested for this parameter  
 N/A = Data not available

Bold values indicate an exceedance of the NR 140 Enforcement Standard  
 Italic values indicate an exceedance of the NR 140 Preventive Action Limit

**Table 5**  
**Summary of Free Product Recovery at Former Dunkin Donuts,**  
**2974 North Oakland Avenue, Milwaukee, WI (Project #4377)**

| Date       | MW-1                             |                                     |   | MW-3                             |                                     |   |
|------------|----------------------------------|-------------------------------------|---|----------------------------------|-------------------------------------|---|
|            | Free Product Thickness in Bailer | Free Product / Water Volume Removed | Free Product / Water Volume Removed (Total) | Free Product Thickness in Bailer | Free Product / Water Volume Removed | Free Product / Water Volume Removed (Total) |
|            | Inches                           | Gallons                             | Gallons                                     | Inches                           | Gallons                             | Gallons                                     |
| 10/3/2003  | 16.00                            | 2.00                                | 2.00  | 9.00                             | 2.00                                | 2.00  |
| 11/11/2003 | 12.00                            | 2.00                                | 4.00  | 0.50                             | 2.00                                | 4.00  |
| 12/3/2003  | 18.00                            | 2.00                                | 6.00  | <1.0                             | 2.00                                | 6.00  |
| 12/31/2003 | 0.50                             | 1.00                                | 7.00  | 18.00                            | 3.00                                | 9.00  |
| 1/12/2004  | 5.00                             | 2.00                                | 9.00  | 0.13                             | 3.00                                | 12.00                                       |
| 1/19/2004  | 2.75                             | 3.00                                | 12.00                                       | 0.00                             | 3.00                                | 15.00                                       |
| 1/26/2004  | 1.75                             | 3.00                                | 15.00                                       | 0.00                             | 2.00                                | 17.00                                       |
| 2/3/2004   | 1.50                             | 3.00                                | 18.00                                       | 0.00                             | 2.00                                | 19.00                                       |
| 2/10/2004  | 6.00                             | 10.00                               | 28.00                                       | 0.00                             | 2.00                                | 21.00                                       |
| 2/16/2004  | 2.00                             | 4.00                                | 32.00                                       | 0.00                             | 2.00                                | 23.00                                       |
| 3/5/2004   | 2.25                             | 3.00                                | 35.00                                       | 0.00                             | 2.00                                | 25.00                                       |
| 4/14/2004  | 2.00                             | 1.00                                | 36.00                                       | 0.00                             | 1.00                                | 26.00                                       |
| 5/20/2004  | 6.00                             | 1.50                                | 37.50                                       | 15.00                            | 2.00                                | 28.00                                       |
| 6/16/2004  | 2.00                             | 2.00                                | 39.50                                       | 1.50                             | 2.00                                | 30.00                                       |
| 6/23/2004  | 1.00                             | 1.50                                | 41.00                                       | 1.00                             | 1.50                                | 31.50                                       |
| 7/15/2004  | 2.00                             | 2.50                                | 43.50                                       | 7.00                             | 3.00                                | 34.50                                       |
| 8/16/2004  | 0.20                             | 1.00                                | 44.50                                       | 2.00                             | 2.00                                | 36.50                                       |
| 1/28/2005  | NM                               | 0.00                                | 44.50                                       | 8.50                             | 2.00                                | 38.50                                       |
| 8/22/2005  | 6.00                             | 3.00                                | 47.50                                       | 7.00                             | 1.50                                | 40.00                                       |
| 3/7/2006   | NM                               | 0.00                                | 47.50                                       | 0.00                             | 0.00                                | 40.00                                       |
| 1/4/2007   | 5.50                             | 0.00                                | 47.50                                       | NM                               | 0.00                                | 40.00                                       |
| 3/31/2010  | 0.00                             | 0.00                                | 47.50                                       | 0.00                             | 0.00                                | 40.00                                       |

NM = Not measured

**Table 1**  
**Summary of Post-Remediation Groundwater Elevation Data**  
**Former Dunkin' Donuts, 2974 North Oakland Avenue, Milwaukee, WI**

| Monitoring Well Designation | PVC Elev. | Depth to Water 2/2/2000 | Groundwater Elevation 2/2/2000 | Depth to Water 5/10/2000 | Groundwater Elevation 5/10/2000 | Depth to Water 12/29/2000 | Groundwater Elevation 12/29/2000 | Depth to Water 4/18/2001 | Groundwater Elevation 4/18/2001 | Depth to Water 8/27/2001 | Groundwater Elevation 8/27/2001 | Depth to Water 1/23/2002 | Groundwater Elevation 1/23/2002 | Depth to Water 1/23/2002 | Groundwater Elevation 1/23/2002 | Depth to Water 7/1/2003 | Groundwater Elevation 7/1/2003 |
|-----------------------------|-----------|-------------------------|--------------------------------|--------------------------|---------------------------------|---------------------------|----------------------------------|--------------------------|---------------------------------|--------------------------|---------------------------------|--------------------------|---------------------------------|--------------------------|---------------------------------|-------------------------|--------------------------------|
| MW-1                        | 96.58     | Could not locate        | Could not locate               | Could not locate         | 22.27                           | 74.31                     | 22.10                            | 74.48                    | FP                              | FP                       | 22.70                           | 73.88                    | 22.70                           | 73.88                    | NM                              | ---                     |                                |
| MW-2                        | 97.50     | 28.42                   | 69.08                          | 28.68                    | 68.82                           | Could not locate          | 27.60                            | 69.90                    | 27.08                           | 70.42                    | 27.47                           | 70.03                    | 27.47                           | 70.03                    | 28.80                           | 68.70                   |                                |
| MW-3                        | 97.43     | Could not locate        | Could not locate               | 27.63                    | 69.80                           | 27.62                     | 69.81                            | FP                       | FP                              | 27.47                    | 69.96                           | 27.47                    | 69.96                           | 27.47                    | 69.96                           | NM                      | ---                            |
| MW-5                        | 96.23     | 22.53                   | 73.70                          | 22.95                    | 73.28                           | 21.63                     | 74.60                            | 21.85                    | 74.38                           | 21.00                    | 75.23                           | 21.80                    | 74.43                           | 21.80                    | 74.43                           | 23.90                   | 72.33                          |
| MW-6                        | 96.89     | 23.11                   | 73.78                          | 23.57                    | 73.32                           | 22.24                     | 74.65                            | 22.44                    | 74.45                           | 21.66                    | 75.23                           | 22.45                    | 74.44                           | 22.45                    | 74.44                           | 24.50                   | 72.39                          |
| MW-7                        | 96.57     | 27.57                   | 69.00                          | 27.85                    | 68.72                           | 26.78                     | 69.79                            | 26.76                    | 69.81                           | 26.30                    | 70.27                           | 26.63                    | 69.94                           | 26.63                    | 69.94                           | 27.95                   | 68.62                          |
| MW-8                        | 99.34     | 22.80                   | 76.54                          | 23.48                    | 75.86                           | 21.42                     | 77.92                            | 21.79                    | 77.55                           | 21.07                    | 78.27                           | 21.79                    | 77.55                           | 21.79                    | 77.55                           | 24.06                   | 75.28                          |
| MW-9                        | 97.28     | 22.73                   | 74.55                          | 22.68                    | 74.60                           | 21.50                     | 75.78                            | 21.40                    | 75.88                           | 21.11                    | 76.17                           | 21.82                    | 75.46                           | 21.82                    | 75.46                           | 23.82                   | 73.46                          |
| MW-10                       | 96.43     | 27.56                   | 68.87                          | 27.81                    | 68.62                           | 26.74                     | 69.69                            | 26.71                    | 69.72                           | 26.17                    | 70.26                           | 26.61                    | 69.82                           | 26.61                    | 69.82                           | 27.92                   | 68.51                          |
| MW-11                       | 96.46     | 29.58                   | 66.88                          | 29.88                    | 66.58                           | Abandoned                 | Abandoned                        | Abandoned                | Abandoned                       | Abandoned                | Abandoned                       | Abandoned                | Abandoned                       | Abandoned                | Abandoned                       | Abandoned               | Abandoned                      |
| MW-12                       | 97.44     | 28.26                   | 69.18                          | 28.55                    | 68.89                           | 27.42                     | 70.02                            | 27.42                    | 70.02                           | 26.95                    | 70.49                           | 27.28                    | 70.16                           | 27.28                    | 70.16                           | 28.65                   | 68.79                          |
| RW-1                        | 96.20     | Well not installed      | 27.40                          | 68.80                    | 26.33                           | 69.87                     | 26.32                            | 69.88                    | 25.93                           | 70.27                    | 26.19                           | 70.01                    | 26.19                           | 70.01                    | NM                              | ---                     |                                |

| Monitoring Well Designation | PVC Elev. | Depth to Water 10/3/2003 | Groundwater Elevation 10/3/2003 | Depth to Water 12/31/2003 | Groundwater Elevation 12/31/2003 | Depth to Water 4/14/2004 | Groundwater Elevation 4/14/2004 | Depth to Water 8/16/2004 | Groundwater Elevation 8/16/2004 | Depth to Water 1/23/2005 | Groundwater Elevation 1/23/2005 | Depth to Water 3/7/2006 | Groundwater Elevation 3/7/2006 | Depth to Water 1/4/2007 | Groundwater Elevation 1/4/2007 | Depth to Water 3/31/2010 | Groundwater Elevation 3/31/2010 |
|-----------------------------|-----------|--------------------------|---------------------------------|---------------------------|----------------------------------|--------------------------|---------------------------------|--------------------------|---------------------------------|--------------------------|---------------------------------|-------------------------|--------------------------------|-------------------------|--------------------------------|--------------------------|---------------------------------|
| MW-1                        | 96.58     | NM                       | ---                             | NM                        | ---                              | 25.82                    | ---                             | NM                       | ---                             | NM                       | ---                             | NM                      | ---                            | 21.80                   | 74.78                          | 21.28                    | 75.30                           |
| MW-2                        | 97.50     | Dry                      | ---                             | 29.19                     | 68.31                            | Dry                      | ---                             | Dry                      | ---                             | NM                       | ---                             | NM                      | ---                            | 27.24                   | 70.26                          | 26.07                    | 71.43                           |
| MW-3                        | 97.43     | NM                       | ---                             | NM                        | ---                              | 29.75                    | ---                             | NM                       | ---                             | 29.53                    | 67.90                           | NM                      | ---                            | NM                      | ---                            | 26.03                    | 71.40                           |
| MW-5                        | 96.23     | 24.21                    | 72.02                           | 24.46                     | 71.77                            | 24.55                    | 71.68                           | 22.56                    | 73.67                           | 23.47                    | 72.76                           | 20.51                   | 75.72                          | 21.30                   | 74.93                          | 20.29                    | 75.94                           |
| MW-6                        | 96.89     | 24.80                    | 72.09                           | 25.14                     | 71.75                            | 25.24                    | 71.65                           | 23.14                    | 73.75                           | 24.11                    | 72.78                           | 21.07                   | 75.82                          | 24.11                   | 72.78                          | 20.90                    | 75.99                           |
| MW-7                        | 96.57     | 28.31                    | 68.26                           | 28.36                     | 68.21                            | 28.35                    | 68.22                           | 27.07                    | 69.50                           | 27.69                    | 68.88                           | 27.13                   | 69.44                          | 26.40                   | 70.17                          | 25.19                    | 71.38                           |
| MW-8                        | 99.34     | 24.31                    | 75.03                           | 24.65                     | 74.69                            | 24.72                    | 74.62                           | 23.08                    | 76.26                           | NM                       | ---                             | NM                      | ---                            | 22.40                   | 76.94                          | 21.69                    | 77.65                           |
| MW-9                        | 97.28     | 24.43                    | 72.85                           | 24.37                     | 72.91                            | 23.94                    | 73.34                           | 22.53                    | 74.75                           | NM                       | ---                             | NM                      | ---                            | NM                      | ---                            | 20.92                    | 76.36                           |
| MW-10                       | 96.43     | 28.25                    | 68.18                           | 28.32                     | 68.11                            | 28.30                    | 68.13                           | 27.02                    | 69.41                           | NM                       | ---                             | 27.00                   | 69.43                          | NM                      | ---                            | 25.25                    | 71.18                           |
| MW-11                       | 96.46     | Abandoned                | Abandoned                       | Abandoned                 | Abandoned                        | Abandoned                | Abandoned                       | Abandoned                | Abandoned                       | Abandoned                | Abandoned                       | Abandoned               | Abandoned                      | Abandoned               | Abandoned                      | Abandoned                | Abandoned                       |
| MW-12                       | 97.44     | 28.98                    | 68.46                           | 29.10                     | 68.34                            | 29.10                    | 68.34                           | 27.77                    | 69.67                           | 28.40                    | 69.04                           | 27.85                   | 69.59                          | 28.40                   | 69.04                          | 25.96                    | 71.48                           |
| RW-1                        | 96.20     | NM                       | ---                             | NM                        | ---                              | NM                       | ---                             | NM                       | ---                             | NM                       | ---                             | NM                      | ---                            | NM                      | ---                            | NM                       | ---                             |

| Monitoring Well Designation | PVC Elev. | Depth to Water 11/5/2010 | Depth to Free Product 11/5/2010 | Groundwater Elevation (adj.) 11/5/2010 |
|-----------------------------|-----------|--------------------------|---------------------------------|--|
| MW-1                        | 96.58     | 19.42                    | 19.28                           | 77.28                                  |
| MW-2                        | 97.50     | NM                       | NM                              | ---                                    |
| MW-3                        | 97.43     | 25.20                    | ---                             | 72.23                                  |
| MW-5                        | 96.23     | 18.43                    | ---                             | 77.80                                  |
| MW-6                        | 96.89     | 18.98                    | ---                             | 77.91                                  |
| MW-7                        | 96.57     | 24.41                    | ---                             | 72.16                                  |
| MW-8                        | 99.34     | NM                       | NM                              | ---                                    |
| MW-9                        | 97.28     | NM                       | NM                              | ---                                    |
| MW-10                       | 96.43     | 24.50                    | ---                             | 71.93                                  |
| MW-11                       | 96.46     | Abandoned                | Abandoned                       | Abandoned                              |
| MW-12                       | 97.44     | 25.08                    | ---                             | 72.36                                  |
| RW-1                        | 96.20     | 23.93                    | ---                             | 72.27                                  |

Note: All elevations are based on local datum.  
 --- = Monitoring well could not be located for measurement.  
 FP = Not measured due to free product

Mr. Kenneth Riche  
2459 Saratoga Road  
Waukesha, WI 53186  
262-244-0434

March 24, 2008

Mr. David Wilson  
2228 E. Park Place  
Milwaukee, WI 53211

**Subject: Notification of Residual Groundwater Contamination at Former Dunkin' Donuts located at 2974 N. Oakland Avenue in Milwaukee, WI from Responsible Party to Current Property Owner. (BRRTS # 03-41-115924, Commerce # 53211-3228-74)**

Dear Mr. Wilson:

Contamination has been documented in groundwater at 2974 N. Oakland Avenue, Milwaukee, Wisconsin. Based on the groundwater quality analyses of the January 4, 2007 sampling event, benzene in the groundwater monitoring wells MW-5, MW-6, and MW-7 were exceeding the NR 140 Enforcement Standards (ES).

The groundwater analyses of the last four sampling events indicate generally decreasing and stable trends of benzene. It is likely that the groundwater plume is stable and will naturally degrade over time. The environmental consultants, who have investigated this contamination, will be requesting that the Department of Natural Resources grant closure to the site. Closure means that the Department will require no further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since you are not the responsible party for the groundwater contamination on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of Section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup, if access is required. For further information on the requirements of Section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

The Department of Natural Resources will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the Department to provide any technical information that you may have regarding closure not being granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to the closure request, you should mail the information to: Mr. John Hnat of the Department of Natural Resources, 2300 N. Martin Luther King Jr. Drive, Milwaukee, WI 53212.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds NR 140 Groundwater Enforcement Standards will be listed on the Wisconsin Department of Natural Resources' Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination exceeding NR 140 ES was found at the time the case was closed. The GIS Registry will be available to the general public on the Department of Natural Resources' internet website. Please review the enclosed legal description of your property, and if the legal description is incorrect then please notify me within the next 30 days.

Once the Department makes a decision on my closure, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at [www.dnr.wi.us/org/at/et/geo/gwur](http://www.dnr.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 of Closed Remediation Sites.

If you need more information, you may contact me at: Mr. Kenneth Riche, 2459 Saratoga Road, Waukesha, WI 53186 (262-244-0434), or you may contact Mr. John Hnat of the Wisconsin Department of Natural Resources at (414-263-8644).

Sincerely,



Kenneth Riche  
2459 Saratoga Road  
Waukesha, WI 53186

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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.

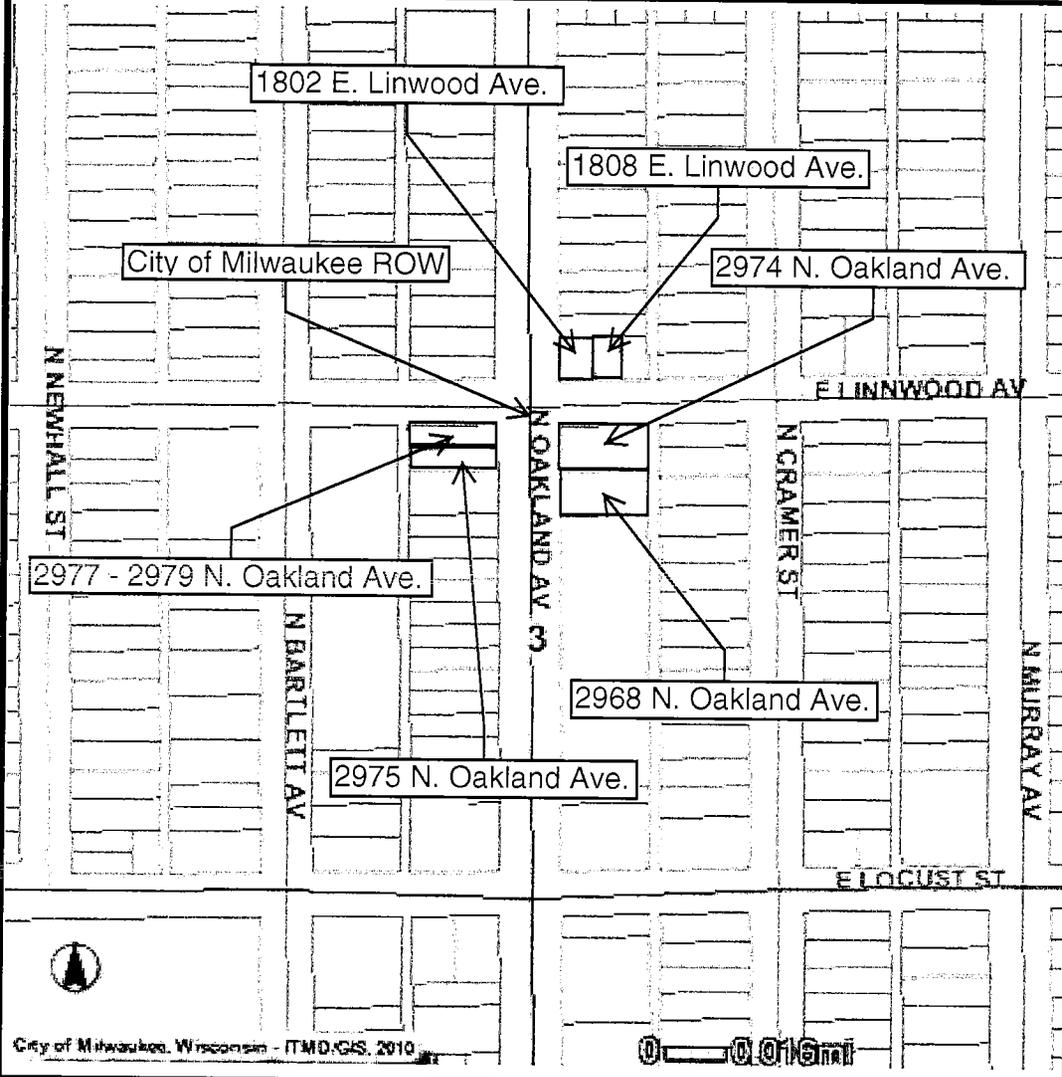
**NOTICE: Completion of this form is mandatory** for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are 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 #:

ACTIVITY NAME:

| ID | Off-Source Property Address                        | Parcel Number  | WTM X  | WTM Y  |
|----|--|----------------|--------|--------|
| A  | 2975 North Oakland Avenue Milwaukee, WI 53212      | 315-0003-6     | 691938 | 291044 |
| B  | 2977-2979 North Oakland Avenue Milwaukee, WI 53212 | 315-00020-000  | 691936 | 291056 |
| C  | 2968 North Oakland Avenue Milwaukee, WI 53212      | 316-1120-8     | 691977 | 291035 |
| D  | 1802 East Linwood Avenue Milwaukee, WI 53212       | 316-1115-000-0 | 691973 | 291083 |
| E  | 1808 East Linwood Avenue Milwaukee, WI 53212       | 315-1116-6     | 691989 | 291086 |
| F  |  |                |        |        |
| G  |  |                |        |        |
| H  |  |                |        |        |
| I  |  |                |        |        |

# Properties Notified of Residual Contamination



## Legend

-  Major Streets
-  Streets
-  Parcels (Outline)
- Aldermanic Districts**
- 
- 
- 
- 
- Parcels**
-  City Limits



**Mr. Kenneth Riche  
2459 Saratoga Road  
Waukesha, WI 53186  
262-244-0434**

March 24, 2008

Mr. Jeremiah R. Fass  
2975 N. Oakland Avenue  
Milwaukee, WI 53211

**Subject: Notification of Residual Groundwater Contamination at 2975 N. Oakland Avenue from the Former Dunkin' Donuts located at 2974 N. Oakland Avenue in Milwaukee, WI (BRRTS # 03-41-115924, Commerce # 53211-3228-74)**

Dear Mr. Fass:

Groundwater contamination that appears to have originated at the Former Dunkin' Donuts location at 2974 N. Oakland Avenue has potential to have migrated onto your property located at 2975 N. Oakland Avenue in Milwaukee, Wisconsin.

Based on the groundwater quality analyses of the January 4, 2007 sampling event, benzene in the groundwater monitoring wells MW-5, MW-6, and MW-7 were exceeding the NR 140 Enforcement Standards (ES).

The groundwater analyses of the last four sampling events indicate generally decreasing and stable trends of benzene. It is likely that the groundwater plume is stable and will naturally degrade over time. The environmental consultants, who have investigated this contamination, will be requesting that the Department of Natural Resources grant closure to the site. Closure means that the Department will require no further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since you are not the responsible party for the groundwater contamination on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of Section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup, if access is required. For further information on the requirements of Section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

The Department of Natural Resources will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to

contact the Department to provide any technical information that you may have regarding closure not being granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to the closure request, you should mail the information to: Mr. John Hnat of the Department of Natural Resources, 2300 N. Martin Luther King Jr. Drive, Milwaukee, WI 53212.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds NR 140 Groundwater Enforcement Standards will be listed on the Wisconsin Department of Natural Resources' Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination exceeding NR 140 ES was found at the time the case was closed. The GIS Registry will be available to the general public on the Department of Natural Resources' internet website. Please review the enclosed legal description of your property, and if the legal description is incorrect then please notify me within the next 30 days.

Once the Department makes a decision on my closure, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at [www.dnr.wi.us/org/at/et.geo/gwur](http://www.dnr.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 of Closed Remediation Sites.

If you need more information, you may contact me at: Mr. Kenneth Riche, 2459 Saratoga Road, Waukesha, WI 53186 (262-244-0434), or you may contact Mr. John Hnat of the Wisconsin Department of Natural Resources at (414-263-8644).

Sincerely,



Kenneth Riche  
2459 Saratoga Road  
Waukesha, WI 53186

OFF-SOURCE  
A  
PROPERTY

**Legal Description for the Property Located at  
2975 N. Oakland Avenue, Milwaukee, WI 53211**

Lot 32 in Block 1, in Evergreen Park, in the Northeast  $\frac{1}{4}$  of Section 16, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

REEL 2809 IMAGE 329

6628719

6628719

DOCUMENT NO

STATE BAR OF WISCONSIN FORM 6 - 1982  
PERSONAL REPRESENTATIVE'S DEED

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE } 55  
MILWAUKEE COUNTY, WI }  
RECORDED

'92 JUN 26 10:18

REEL 2809 IMAGE 329

With a Copy REGISTER  
OF DEEDS

Jeremiah R. Fass

Patrick H. Fass

..... ("Decedent"),  
for a valuable consideration conveys, without warranty, to

Jeremiah R. Fass

....., Grantee,  
the following described real estate in Milwaukee County,  
State of Wisconsin (hereinafter called the "Property"):

2975 N. Oakland Avenue  
Milwaukee, Wisconsin

RETURN TO Atty. Louis R. Jones  
740 N. Plankinton Ave.  
Milwaukee, WI 53203

Tax Parcel No: 315-0003-6

Lot numbered Thirty-two (32), in Block numbered  
One (1), in the Continuation of Evergreen Park,  
being the Subdivision of Lot numbered Three (3), in  
Section numbered Sixteen (16), in Township numbered  
Seven (7) North, Range numbered Twenty-two (22) East,  
in the City of Milwaukee.

The above premises being located in the North-East one-quarter  
(1/4) of said section.

THIS CONVEYANCE IS EXEMPT FROM BOTH WISCONSIN REAL ESTATE  
TRANSFER FEE AND WISCONSIN REAL ESTATE TRANSFER RETURN  
PURSUANT TO 72.25(11)

6628719

6628719 #

RECORD 10.00

JUN 26 1992

Personal Representative by this deed does convey to Grantee all of the estate and interest in the Property which  
the Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the  
Personal Representative has since acquired.

Dated this 17th day of June, 1992

Jeremiah R. Fass (SEAL)

*Jeremiah R. Fass* (SEAL)

Personal Representative

JEREMIAH R. FASS

Personal Representative

AUTHENTICATION

Signature(s) JEREMIAH R. FASS

authenticated this 17th day of JUNE, 1992

\* LOUIS R. JONES  
TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Law Offices of Louis R. Jones  
740 N. Plankinton Ave.  
Milwaukee, WI 53203

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

ss.

County.

Personally came before me this ..... day of  
....., 19..... the above named

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

\*  
Notary Public ..... County, Wis.  
My Commission is permanent. (If not, state expiration  
date: ..... 19.....)

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



**Mr. Kenneth Riche  
2459 Saratoga Road  
Waukesha, WI 53186  
262-244-0434**

March 24, 2008

Mr. Richard E. Collett  
2979 N. Oakland Avenue  
Milwaukee, WI 53211

**Subject: Notification of Residual Groundwater Contamination at 2977 - 2979 N. Oakland Avenue from the Former Dunkin' Donuts located at 2974 N. Oakland Avenue in Milwaukee, WI (BRRTS # 03-41-115924, Commerce # 53211-3228-74)**

Dear Mr. Collett:

Groundwater contamination that appears to have originated at the Former Dunkin' Donuts location at 2974 N. Oakland Avenue has potential to have migrated onto your property located at 2977 - 2979 N. Oakland Avenue in Milwaukee, Wisconsin.

Based on the groundwater quality analyses of the January 4, 2007 sampling event, benzene in the groundwater monitoring wells MW-5, MW-6, and MW-7 were exceeding the NR 140 Enforcement Standards (ES).

The groundwater analyses of the last four sampling events indicate generally decreasing and stable trends of benzene. It is likely that the groundwater plume is stable and will naturally degrade over time. The environmental consultants, who have investigated this contamination, will be requesting that the Department of Natural Resources grant closure to the site. Closure means that the Department will require no further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since you are not the responsible party for the groundwater contamination on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of Section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup, if access is required. For further information on the requirements of Section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

The Department of Natural Resources will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to

contact the Department to provide any technical information that you may have regarding closure not being granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to the closure request, you should mail the information to: Mr. John Hnat of the Department of Natural Resources, 2300 N. Martin Luther King Jr. Drive, Milwaukee, WI 53212.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds NR 140 Groundwater Enforcement Standards will be listed on the Wisconsin Department of Natural Resources' Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination exceeding NR 140 ES was found at the time the case was closed. The GIS Registry will be available to the general public on the Department of Natural Resources' internet website. Please review the enclosed legal description of your property, and if the legal description is incorrect then please notify me within the next 30 days.

Once the Department makes a decision on my closure, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at [www.dnr.wi.us/org/at/et.geo/gwur](http://www.dnr.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 of Closed Remediation Sites.

If you need more information, you may contact me at: Mr. Kenneth Riche, 2459 Saratoga Road, Waukesha, WI 53186 (262-244-0434), or you may contact Mr. John Hnat of the Wisconsin Department of Natural Resources at (414-263-8644).

Sincerely,



Kenneth Riche  
2459 Saratoga Road  
Waukesha, WI 53186

OFF-SOURCE  
B  
PROPERTY

**Legal Description for the Property Located at  
2977 - 2979 N. Oakland Avenue, Milwaukee, WI 53211**

Lot 31 in Block 1, in Evergreen Park, in the Northeast  $\frac{1}{4}$  of Section 16, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

OFF-SOURCE  
B  
PROPERTY

NOV-26-73 494912 • 4807600 LI CAREC \*\*2.01

DOCUMENT NO.

REEL 757 IMAG 1141

WARRANTY DEED  
STATE OF WISCONSIN - FORM 9

THIS SPACE RESERVED FOR RECORDING DATA

4807600

REGISTRY OFFICE  
Milwaukee County, Wis. } SS  
RECORDED AT -1 25 PM

on NOV 26 1973 in  
Reel 757 Image 1141

*Richard Collett*  
REGISTER OF DEEDS

RETURN TO  
1st Federal Savings  
200 E. Wisc. Ave., Milwaukee  
Loan No. 041066482 - Collett

THIS INDENTURE, Made by ... EMALINE F. BOYLAN, formerly...

known as EMALINE F. HILL

grantor...

of Oneida County, Wisconsin, hereby conveys and warrants to  
RICHARD E. COLLETT and JOANNE E. COLLETT, his wife,

or the survivor of either as joint tenants,

grantee(s), of Milwaukee County, Wisconsin, for the sum of

Forty Thousand Dollars (\$40,000.00) Dollars.

the following tract of land in Milwaukee County, State of Wisconsin:

Lot numbered Thirty-one (31), in Block numbered One (1), in  
Continuation of Evergreen Park, being the Subdivision of Lot  
numbered Three (3), in Section numbered Sixteen (16), in Township  
numbered Seven (7) North, Range numbered Twenty-two (22) East, in  
the City and County of Milwaukee, State of Wisconsin.

This deed is given in full performance of a land contract dated  
April 29, 1969 which contract was recorded as Document No. 4463494.

The Grantor warrants title as to her acts only since April 29, 1969.

THIS IS NON-HOMESTEAD PROPERTY.

Tax ID #  
315-00020-00

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

In Witness Whereof, the said grantor ha. S. hereunto set her hand and seal this 31st  
day of October, A. D. 1973

SIGNED AND SEALED IN PRESENCE OF

*Carl J. Himmelstein*  
Carl J. Himmelstein

*R. J. Schimmel*  
R. J. Schimmel

*Emaline F. Boylan* (SEAL)

Emaline F. Boylan (SEAL)

(SEAL)

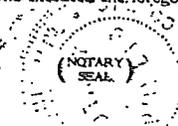
(SEAL)

State of Wisconsin,  
MILWAUKEE County. Personally came before me, this 31st day of October, A. D. 1973,  
the above named EMALINE F. BOYLAN

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

THIS INSTRUMENT WAS DRAFTED BY

Atty. R. J. Schimmel.



*R. J. Schimmel*  
R. J. Schimmel  
Notary Public, Milwaukee County, Wis.  
My commission expires (is) Permanent.

(Section 99.11 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon  
the names of the grantors, grantees, witnesses and notary. Section 99.11(3) similarly requires that the name of the person who, or govern-  
mental agency which, drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)

WARRANTY DEED - STATE OF WISCONSIN - FORM No. 9

4-1129

89800

4807600  
1141-75-REEL



**Mr. Kenneth Riche  
2459 Saratoga Road  
Waukesha, WI 53186  
262-244-0434**

March 24, 2008

Mr. David Wilson  
Oakland Linnwood LLC  
2228 E. Park Place  
Milwaukee, WI 53211

**Subject: Notification of Residual Groundwater Contamination at 2968 N. Oakland Avenue from the Former Dunkin' Donuts located at 2974 N. Oakland Avenue in Milwaukee, WI (BRRTS # 03-41-115924, Commerce # 53211-3228-74)**

Dear Mr. Wilson:

Groundwater contamination that appears to have originated at the Former Dunkin' Donuts location at 2974 N. Oakland Avenue has potential to have migrated onto your property located at 2968 N. Oakland Avenue in Milwaukee, Wisconsin.

Based on the groundwater quality analyses of the January 4, 2007 sampling event, benzene in the groundwater monitoring wells MW-5, MW-6, and MW-7 were exceeding the NR 140 Enforcement Standards (ES).

The groundwater analyses of the last four sampling events indicate generally decreasing and stable trends of benzene. It is likely that the groundwater plume is stable and will naturally degrade over time. The environmental consultants, who have investigated this contamination, will be requesting that the Department of Natural Resources grant closure to the site. Closure means that the Department will require no further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since you are not the responsible party for the groundwater contamination on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of Section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup, if access is required. For further information on the requirements of Section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

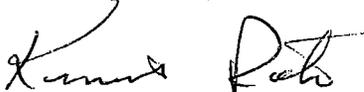
The Department of Natural Resources will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the Department to provide any technical information that you may have regarding closure not being granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to the closure request, you should mail the information to: Mr. John Hnat of the Department of Natural Resources, 2300 N. Martin Luther King Jr. Drive, Milwaukee, WI 53212.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds NR 140 Groundwater Enforcement Standards will be listed on the Wisconsin Department of Natural Resources' Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination exceeding NR 140 ES was found at the time the case was closed. The GIS Registry will be available to the general public on the Department of Natural Resources' internet website. Please review the enclosed legal description of your property, and if the legal description is incorrect then please notify me within the next 30 days.

Once the Department makes a decision on my closure, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at [www.dnr.wi.us/org/at/et.geo/gwur](http://www.dnr.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 of Closed Remediation Sites.

If you need more information, you may contact me at: Mr. Kenneth Riche, 2459 Saratoga Road, Waukesha, WI 53186 (262-244-0434), or you may contact Mr. John Hnat of the Wisconsin Department of Natural Resources at (414-263-8644).

Sincerely,



Kenneth Riche  
2459 Saratoga Road  
Waukesha, WI 53186

OFF-SOURCE  
C  
PROPERTY

**Legal Description for the Property Located at  
2968 N. Oakland Avenue, Milwaukee, WI 53211**

Lots 3 and 4, in Block 2, in Newberry Hill, in the Northwest  $\frac{1}{4}$  of Section 15, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

OFF-SOURCE  
C  
PROPERTY

STATE BAR OF WISCONSIN FORM 3 - 1998  
QUIT CLAIM DEED

8007045

Document Number

REGISTER'S OFFICE | SS  
Milwaukee County, WI

This Deed, made between DAVID A. WILSON

RECORDED AT 1:06 PM

01-04-2001

and OAKLAND/LINNWOOD, LLC Grantor.

WALTER R. BARCZAK  
REGISTER OF DEEDS

Grantor quit claims to Grantee the following described real estate in  
Milwaukee County, State of Wisconsin:

AMOUNT 10.00

Name and Return Address

Lots 3 and 4, in Block 2, in Newberry Hill, being a  
part of Lot B in partition of lands in the North West  
1/4 of Section 15, Township 7 North, Range 22 East, in  
the City of Milwaukee, County of Milwaukee and State of  
Wisconsin.

Richard J. Rakita  
735 North Water Street, #1100  
Milwaukee, WI 53202-4105

316-1120-8

Parcel Identification Number (PIN)

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

Exempt under sec. 77.25 (15s), Wis. Stats.

Together with all appurtenant rights, title and interests.

Dated this 15 day of Dec, 2000

\_\_\_\_\_  
(SEAL)

David A. Wilson (SEAL)

\* \_\_\_\_\_

\* David A. Wilson

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) of David A. Wilson

State of Wisconsin, }  
County, } ss.

authenticated this 15 day of Dec, 2000

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, the above named

Richard J. Rakita

\* Richard J. Rakita

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by §706.06, Wis. Stats.)

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

THIS INSTRUMENT WAS DRAFTED BY

Richard J. Rakita, Attorney

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

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

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



**Mr. Kenneth Riche  
2459 Saratoga Road  
Waukesha, WI 53186  
262-244-0434**

March 24, 2008

Mr. Bruce Field  
C/O Metro Investments  
3610 N. Oakland Avenue  
Shorewood, WI 53211

**Subject: Notification of Residual Groundwater Contamination at 1802 E. Linnwood Avenue from the Former Dunkin' Donuts located at 2974 N. Oakland Avenue in Milwaukee, WI (BRRTS # 03-41-115924, Commerce # 53211-3228-74)**

Dear Mr. Field:

Groundwater contamination that appears to have originated at the Former Dunkin' Donuts location at 2974 N. Oakland Avenue has potential to have migrated onto your property located at 1802 E. Linnwood Avenue in Milwaukee, Wisconsin.

Based on the groundwater quality analyses of the January 4, 2007 sampling event, benzene in the groundwater monitoring wells MW-5, MW-6, and MW-7 were exceeding the NR 140 Enforcement Standards (ES).

The groundwater analyses of the last four sampling events indicate generally decreasing and stable trends of benzene. It is likely that the groundwater plume is stable and will naturally degrade over time. The environmental consultants, who have investigated this contamination, will be requesting that the Department of Natural Resources grant closure to the site. Closure means that the Department will require no further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since you are not the responsible party for the groundwater contamination on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of Section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup, if access is required. For further information on the requirements of Section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

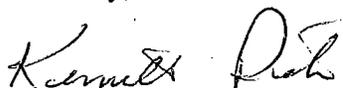
The Department of Natural Resources will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the Department to provide any technical information that you may have regarding closure not being granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to the closure request, you should mail the information to: Mr. John Hnat of the Department of Natural Resources, 2300 N. Martin Luther King Jr. Drive, Milwaukee, WI 53212.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds NR 140 Groundwater Enforcement Standards will be listed on the Wisconsin Department of Natural Resources' Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination exceeding NR 140 ES was found at the time the case was closed. The GIS Registry will be available to the general public on the Department of Natural Resources' internet website. Please review the enclosed legal description of your property, and if the legal description is incorrect then please notify me within the next 30 days.

Once the Department makes a decision on my closure, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at [www.dnr.wi.ue/org/at/et.geo/gwur](http://www.dnr.wi.ue/org/at/et.geo/gwur). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at: Mr. Kenneth Riche, 2459 Saratoga Road, Waukesha, WI 53186 (262-244-0434), or you may contact Mr. John Hnat of the Wisconsin Department of Natural Resources at (414-263-8644).

Sincerely,



Kenneth Riche  
2459 Saratoga Road  
Waukesha, WI 53186

OFF-SOURCE  
D  
PROPERTY

**Legal Description for the Property Located at  
1802 E. Linnwood Avenue, Milwaukee, WI 53211**

Lots 18 and 19, Except the East 70 feet, in Block 1, in Newberry Hill, in the Northwest  $\frac{1}{4}$  of Section 15, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.



DOC.# 09896520

RECORDED 07/15/2010 02:36PM  
JOHN LA FAVE  
REGISTER OF DEEDS  
Milwaukee County, WI  
AMOUNT: 30.00  
FEE EXEMPT 77.25 #: 155

STATE BAR OF WISCONSIN FORM 1 - 2000

WARRANTY DEED

Document Number

THIS DEED, made between Leslie A Field, Brian M Field, Sandi L Field and Bruce W Field, ("Grantor", whether one or more), and 1802 E Linnwood LLC, ("Grantee", whether one or more) Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin (the "Property")

The West 50 feet of Lots 18 and 19 in Block 1 in Newberry Hill, in the Northwest 1/4 of Section 15, in Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee and State of Wisconsin.

Recording Area  
Name and Return Address  
Metro Investments  
3610 N Oakland Ave  
Shorewood WI 53211

Together with all appurtenant rights, title and interests

316-1115-000-0  
Parcel Identification Number (PIN)  
This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal & zoning ordinances, recorded easements, recorded building & use restrictions & covenants & taxes levied in the year of closing, & will warrant and defend the same

Dated this 30<sup>th</sup> day of December, 2009

\* Leslie A Field  
\* Sandi L Field

\* Brian M Field  
\* Bruce W Field

AUTHENTICATION

Signature(s) \_\_\_\_\_  
authenticated this \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF WISCONSIN )  
COUNTY of MILWAUKEE ) ss.

Personally came before me this 30<sup>th</sup> day of December, 2009 the above named  
Leslie A. Field  
Brian M. Field  
Sandi L. Field  
Bruce W. Field

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

THIS INSTRUMENT WAS DRAFTED BY  
Leslie Field

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same  
William R. Hughes  
Notary Public, State of Wisconsin  
My commission is permanent. (If not, state expiration date.)

(Signatures may be authenticated or acknowledged Both are not necessary)  
\*Names of persons signing in any capacity must be typed or printed below their signature  
File No 907811

1802 E. LINNWOOD AVE.

OFF-SOURCE  
C  
PROPERTY

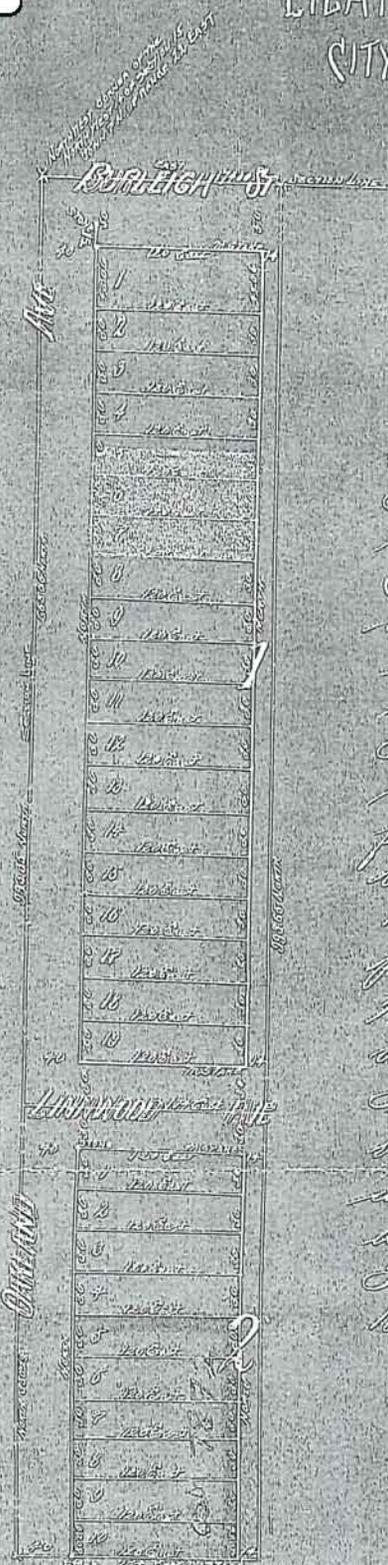
OFF-SOURCE  
D  
PROPERTY

OFF-SOURCE  
E  
PROPERTY

# MAP OF NEWBERRY HILL

IN THE  
EIGHTEENTH WARD  
CITY OF MILWAUKEE

# 1



State of Wisconsin }  
 County of Milwaukee } I R. C. [unclear]  
 doat of land surveyed & subdivided  
 North a part of lot B under the part  
 North West 1/4 of Section 15 Town  
 Eighteenth Ward City and County  
 as surveyed by Joseph C. [unclear]  
 as shown on said Court Chances  
 lands surveyed & subdivided and  
 bounded and described as follows  
 North West corner of the N 1/4 of  
 East of said partition Thence East on the  
 feet to a point Thence South on a  
 to the west line of said 1/4 Section  
 of said partition Thence west  
 partition 174 feet to the West line of  
 Section Thence North on the  
 with the west line of said 1/4 Section  
 That I have made and caused to be  
 both order and direction of the  
 within map as a correct repre-  
 sation of the land surveyed and  
 That I have fully complied with the  
 Revised Statutes in surveying the

Scale 3000' = 1 inch

State of Wisconsin }  
 County of Milwaukee } I R. C. [unclear]

**Mr. Kenneth Riche  
2459 Saratoga Road  
Waukesha, WI 53186  
262-244-0434**

March 24, 2008

Mr. Michael Kaishian  
1808 E. Linnwood Avenue  
Milwaukee, WI 53211

**Subject: Notification of Residual Groundwater Contamination at 1808 E. Linnwood Avenue from the Former Dunkin' Donuts located at 2974 N. Oakland Avenue in Milwaukee, WI (BRRTS # 03-41-115924, Commerce # 53211-3228-74)**

Dear Mr. Kaishian:

Groundwater contamination that appears to have originated at the Former Dunkin' Donuts location at 2974 N. Oakland Avenue has potential to have migrated onto your property located at 1808 E. Linnwood Avenue in Milwaukee, Wisconsin.

Based on the groundwater quality analyses of the January 4, 2007 sampling event, benzene in the groundwater monitoring wells MW-5, MW-6, and MW-7 were exceeding the NR 140 Enforcement Standards (ES).

The groundwater analyses of the last four sampling events indicate generally decreasing and stable trends of benzene. It is likely that the groundwater plume is stable and will naturally degrade over time. The environmental consultants, who have investigated this contamination, will be requesting that the Department of Natural Resources grant closure to the site. Closure means that the Department will require no further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since you are not the responsible party for the groundwater contamination on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of Section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup, if access is required. For further information on the requirements of Section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

The Department of Natural Resources will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to

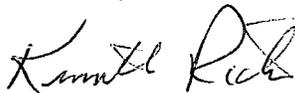
contact the Department to provide any technical information that you may have regarding closure not being granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to the closure request, you should mail the information to: Mr. John Hnat of the Department of Natural Resources, 2300 N. Martin Luther King Jr. Drive, Milwaukee, WI 53212.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds NR 140 Groundwater Enforcement Standards will be listed on the Wisconsin Department of Natural Resources' Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination exceeding NR 140 ES was found at the time the case was closed. The GIS Registry will be available to the general public on the Department of Natural Resources' internet website. Please review the enclosed legal description of your property, and if the legal description is incorrect then please notify me within the next 30 days.

Once the Department makes a decision on my closure, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at [www.dnr.wi.us/org/at/et.geo/gwur](http://www.dnr.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 of Closed Remediation Sites.

If you need more information, you may contact me at: Mr. Kenneth Riche, 2459 Saratoga Road, Waukesha, WI 53186 (262-244-0434), or you may contact Mr. John Hnat of the Wisconsin Department of Natural Resources at (414-263-8644).

Sincerely,



Kenneth Riche  
2459 Saratoga Road  
Waukesha, WI 53186

OFF-SOURCE  
E  
PROPERTY

**Legal Description for the Property Located at  
1808 E. Linnwood Avenue, Milwaukee, WI 53211**

West 35 feet of East 70 feet of Lots 18 and 19, in Block 1, in Newberry Hill, in the Northwest ¼ of Section 15, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

STATE BAR OF WISCONSIN FORM 5 - 1982  
PERSONAL REPRESENTATIVE'S DEED

DOC. #  
8650871

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED AT 8:00 AM  
10-13-2003

JOHN LA FAVE  
REGISTER OF DEEDS

AMOUNT 11.00

REEL 5687

IMAGE 0235

DOCUMENT NO.

CHARLES F. POLIDORI  
\_\_\_\_\_  
\_\_\_\_\_, as Personal Representative of the estate of  
MARY LYNN STELLOH  
\_\_\_\_\_  
\_\_\_\_\_, ("Decedent"),  
for a valuable consideration conveys, without warranty, to  
MICHAEL KAISHIAN  
\_\_\_\_\_  
\_\_\_\_\_, Grantee,  
the following described real estate in MILWAUKEE County,  
State of Wisconsin (hereinafter called the "Property"):

THIS SPACE RESERVED FOR RECORDING DATA  
NAME AND ADDRESS OF GRANTEE

WAUWATOSA SAVINGS BANK  
7500 W STATE ST  
WAUWATOSA WI 53213

315-1116-6

PARCEL IDENTIFICATION NUMBER

THE WEST THIRTY-FIVE (35) FEET OF THE EAST SEVENTY (70) FEET OF  
LOTS EIGHTEEN (18) AND NINETEEN (19), IN BLOCK ONE (1) IN  
NEWBERRY HILL, IN THE WEST ONE -HALF (W 1/2) OF THE NORTH WEST  
ONE-QUARTER (NW 1/4) OF SECTION FIFTEEN (15), TOWN SEVEN (7)  
NORTH, RANGE TWENTY-TWO (22) EAST, IN THE CITY AND COUNTY OF  
MILWAUKEE, STATE OF WISCONSIN.

TRANSFER  
\$ 444.60  
FEE

Personal Representative by this deed does convey to Grantee all of the estate and interest in the Property which the Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the Personal Representative has since acquired.

Dated this 11 day of September, ~~19~~2003

Charles F. Polidori (SEAL)  
\* Charles F. Polidori  
Personal Representative

\_\_\_\_\_  
Personal Representative

AUTHENTICATION

Signature(s) Charles F. Polidori

authenticated this 11 day of September, ~~19~~2003

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

THIS INSTRUMENT WAS DRAFTED BY  
Charles F. Polidori

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

ACKNOWLEDGMENT

State of Wisconsin,  
Milwaukee County, } ss.

Personally came before me this 11th day of  
September, ~~19~~2003, the above named  
Charles F. Polidori AS  
PERSONAL REPRESENTATIVE OF THE  
ESTATE OF MARY LYNN STELLOH

to me known to be the person \_\_\_\_\_ who executed the foregoing  
instrument and acknowledged the same.

Sara Marie Stelloh  
Notary Public, Milwaukee County, Wis.  
My commission is permanent. (If not, state expiration date:  
February 20, ~~19~~2005.)

OFF-SOURCE  
C  
PROPERTY

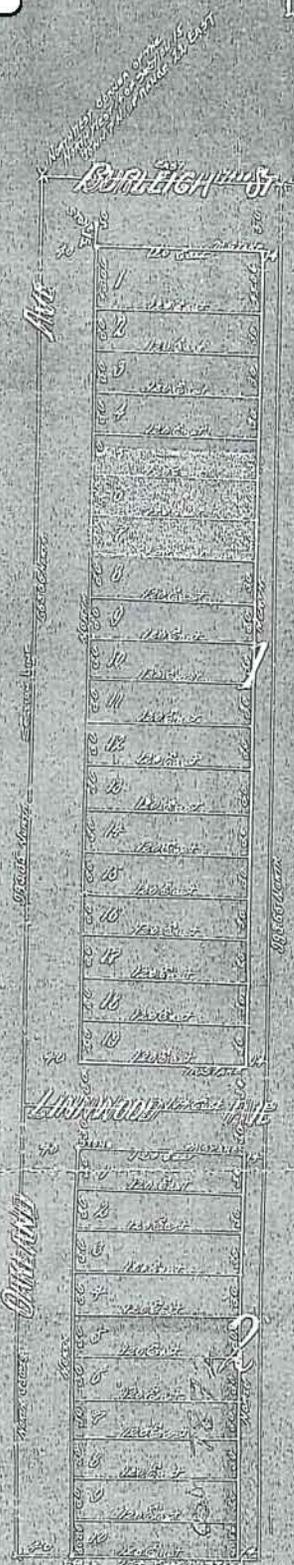
OFF-SOURCE  
D  
PROPERTY

OFF-SOURCE  
E  
PROPERTY

# MAP OF NEWBERRY HILL

IN THE  
EIGHTEENTH WARD  
CITY OF MILWAUKEE

# 1



State of Wisconsin }  
 County of Milwaukee } I R. C. ...  
 do hereby certify that the above described  
 North part of lot ...  
 North West 1/4 of Section 15 Town ...  
 Eighteenth Ward City and County ...  
 as surveyed by Joseph ...  
 as shown on said ...  
 lands surveyed, subdivided and ...  
 bounded and described as follows:  
 North West corner of the ...  
 East of said ...  
 feet to a point Thence South ...  
 to the west line of said ...  
 of said partition Thence west ...  
 partition 174 feet to the West line of ...  
 Section Thence North ...  
 with the west line of said ...  
 That I have made and caused to be ...  
 both in order and direction of the ...  
 within map as a correct representation ...  
 survey of the land surveyed and ...  
 That I have fully complied with the ...  
 Revised Statutes in surveying the

Scale 3000' = 1 inch

State of Wisconsin }  
 County of Milwaukee } I R. C. ...

**K. SINGH & ASSOCIATES, INC.***Engineers, Scientists and Environmental Management Consultants*

February 28, 2008

Mr. Jeffery S. Polenske, P.E.  
City Engineer  
Room 701  
841 North Broadway  
Milwaukee, WI 53202

**Project # 4377**

**Subject: Notification of Residual Contamination within the Right-of-Way of North Oakland Avenue and East Linnwood Avenue, near 2974 North Oakland Avenue, Milwaukee, WI (BRRTS # 03-41-115924, Commerce # 53211-3228-74)**

Dear Mr. Polenske:

The purpose of this letter is to notify the City of Milwaukee of the potential of residual benzene, ethylbenzene, toluene, and trimethylbenzene contamination in groundwater within the right-of-way of North Oakland Avenue and East Linnwood Avenue near 2974 North Oakland Avenue, Milwaukee, WI.

Elevated benzene contamination was noted in groundwater samples collected from monitoring wells MW-5, MW-6, and MW-7. Groundwater quality test results are included in Table 1. Elevated ethylbenzene, toluene, and trimethylbenzene contamination was noted in groundwater samples collected from monitoring well MW-7. The isoconcentration map shown in Figure 1 indicates that there is a potential for residual contamination within the right-of-way of N. Oakland Avenue and E. Linnwood Avenue.

We are notifying you of the above details for your information and records. Please call us at (262) 821-1171 if you have any questions regarding this matter.

Sincerely,

K. SINGH & ASSOCIATES, INC.

Nicole J. Wilbur  
Staff Hydrogeologist

Pratap N. Singh, Ph. D., P.E.  
Project Manager

Cc: Mr. Ken Riche, 2459 Saratoga Road, Waukesha, WI 53186