HNAT

## GIS REGISTRY INFORMATION

**SITE NAME:** Praefke Brake & Supply Corp

**BRRTS #:** 03-41-244647 **FID # (if appropriate): 241237920**

**COMMERCE # (if appropriate):** 53223-3201-75

**CLOSURE DATE:** 17-Feb-04

**STREET ADDRESS:** 8075 North 76th Street

**CITY:** Milwaukee

**SOURCE PROPERTY GPS COORDINATES** (meters in WTM91 projection): X= 682130 Y= 301053

**CONTAMINATED MEDIA:** Groundwater [ ] Soil [ ] Both [X]

**OFF-SOURCE GW CONTAMINATION >ES:** [ ] Yes [X] No

**IF YES, STREET ADDRESS 1:**

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

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

**IF YES, STREET ADDRESS 1:**

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

**CONTAMINATION IN RIGHT OF WAY:** [X] Yes [ ] No

**DOCUMENTS NEEDED:**

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

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
P O Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8483
TTY 414-263-8713

February 17, 2004

Mr. Thomas Bentley III
The Bentley Company
8600 W. Bradley Road
Milwaukee, WI 53224

Subject: Final Closure, Former Praefke Brake and Supply Corp., 8075 North 76th Street, Milwaukee, WI

FID: 241237920
BRRTS: 03-41-244647
PECFA: 53223-3201-75

Dear Mr. Bentley:

On October 28, 2003, the Department of Natural Resources ("the Department") reviewed the above-named site for closure. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On November 3, 2003, you were notified that conditional closure was granted to this case.

On February 17, 2004, the Department received correspondence indicating that you have complied with the conditions of closure. A copy of the filed deed restriction pertaining to the residual soil contamination exceeding the Department's standards has been received. Based on the correspondence and data provided, it appears your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Admin. Code. The Department considers this case closed and no further action investigation, remediation, or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit:

http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm

If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

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

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8680) at the above address.

Sincerely,

John J. Hnat
Hydrogeologist
Remediation and Redevelopment

C: Dan Pelczar, Key Engineering
WDNR SER Files

WISCONSIN
DEPT. OF NATURAL RESOURCES

**State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES**

Jim Doyle, Governor
Scott Hassett, Secretary
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Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
P O Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8483
TTY 414-263-8713

November 3, 2003

Mr. Thomas Bentley III
The Bentley Company
8600 W. Bradley Road
Milwaukee, WI 53224

Subject: Conditional Closure for the Former Praefke Brake and Supply Corp., 8075 N. 76th St., Milwaukee, WI

FID: 241237920
BRRTS: 03-41-244647
PECFA: 53223-3200-75

Dear Mr. Bentley:

On October 28, 2003, the Department of Natural Resources ("the Department") received additional information required for the review of the above-named site for closure. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Department has determined that the soil and groundwater contamination from the 550-gallon leaded gasoline UST located on the north end of the property appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05 Wis. Admin. Code and will be closed if the following conditions are satisfied:

1. Any permanent groundwater monitoring wells no longer being used to gather information shall be abandoned and documentation received at this office within 60 days on receipt of this letter as required in s. NR 726.05 (8)(a) 1 and in compliance with s. NR 141 Wisconsin Administration Code. Documentation of well abandonment must be submitted to the Department on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw/ or provided by the Department of Natural Resources.

2. The Department is in receipt of the draft deed restriction that has met the requirements of s. NR 726.05(8)(b) Wis. Admin. Code. You (or your consultant) will be notified when the draft deed restriction is acceptable for filing. After the Department has reviewed the draft document for completeness, you should sign it if you own the property, or have the appropriate property owner sign it, and have it recorded by the Milwaukee County Register of Deeds. Then you must submit a copy of the recorded document, with the recording information stamped on it, to me. Please be aware that if a deed restriction is recorded for the wrong property because of an inaccurate legal description that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem.

3. Section NR 726.05(10) Wis. Admin. Code requires that the above conditions must be

satisfied within 120 days of receipt of this conditional closure letter. But, because of staff reductions, review of the draft deed restriction may require additional time for review by the Department.

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 (414-263-8680) at the above address.

Sincerely,

John J. Hnat
Senior Hydrogeologist
Remediation and Redevelopment

C: Dan Pleczar, Key Engineering
WDNR SER Files

Document Number

STATE BAR OF WISCONSIN FORM 1 - 1998

# WARRANTY DEED

8233187

REGISTER'S OFFICE
Milwaukee County, WI
RECORDED AT 8:06 AM
02-28-2002

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 11.00

REEL 5274 IMAGE 0249

This Deed, made between **The Bentley Company**, Grantor, and **Cornerstone East, LLC**, Grantee. Grantor, for a valuable consideration conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:

That part of the Southeast 1/4 of Section 9, Township 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:
Commencing at a point in the East line of the said 1/4 Section, said point being 452 feet Northerly of the Southeast corner of the 1/4 Section; thence Northerly along the said East line of the 1/4 Section 220 feet to a point; thence West and parallel to the South line of the 1/4 Section, 469.80 feet to a point; thence Southerly and parallel to the East line of the 1/4 Section, 220 feet to a point; thence East and parallel to the South line of the 1/4 Section, 469.80 feet to the place of commencement.
Except that part conveyed in Deed recorded as Document No. 4375248 and Deed recorded as Document No. 5997166.

Recording Area
Name and Return Address
The Bentley Co
8000 W. Bentley Rd
Milwaukee WI 53224
Att: Phil Eckert

070-9996-110-9
Parcel Identification Number (PIN)
This is not homestead property.
(is) (is not)

TRANSFER.
$ 2,625.00
FEE

Together with all appurtenant rights, title and interests.

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

Dated this 13th day of February, 2002.

The Bentley Company

By: Philip G. Eckert, CEO and Secretary

AUTHENTICATION

Signature(s) of _____
authenticated this ___ day of _____, 2001.

_____
* William M. Judge

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

THIS INSTRUMENT WAS DRAFTED BY
Attorney William M. Judge

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

ACKNOWLEDGMENT

STATE OF WISCONSIN )
)
MILWAUKEE COUNTY )

Personally came before me this 13th day of February, 2002, the above named Philip G. Eckert to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Karen Mastro
* Karen Mastro

Notary Public, State of Wisconsin Milw. County
My Commission is permanent. (If not, state expiration date: 01/22, 2006.)

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



FORM No. 1 - 1998 Information Professionals Company STATE BAR OF WISCONSIN Fond du Lac, Wisconsin 800-655-2021

SE 09-8-21

TLAS P. 070

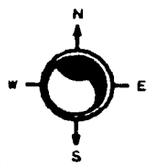
070

070-06

SCALE 1" = 100'

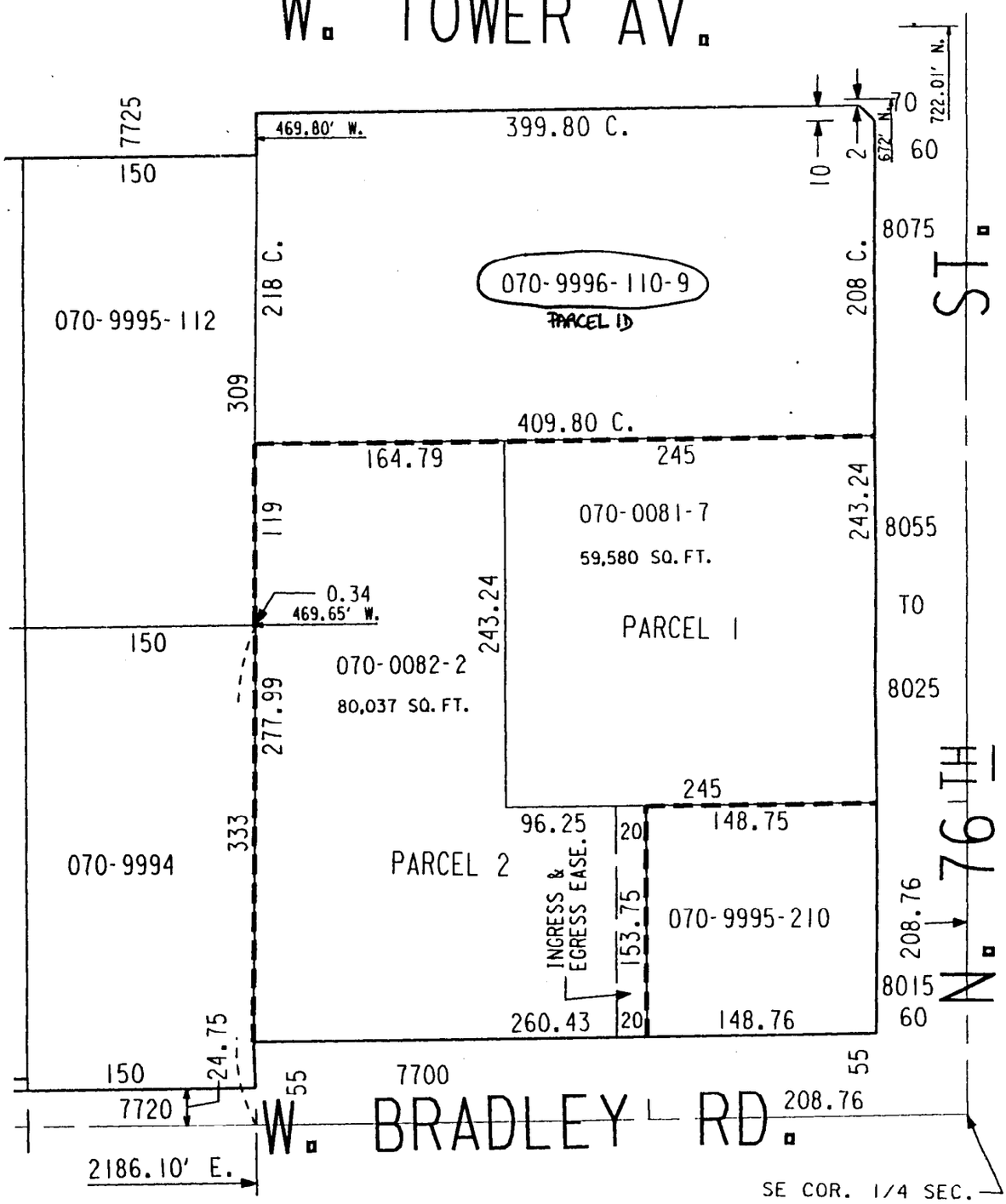
UNUFACTURING PLAT-STATE

FEB - 2 1998




LANDS

W. TOWER AV.



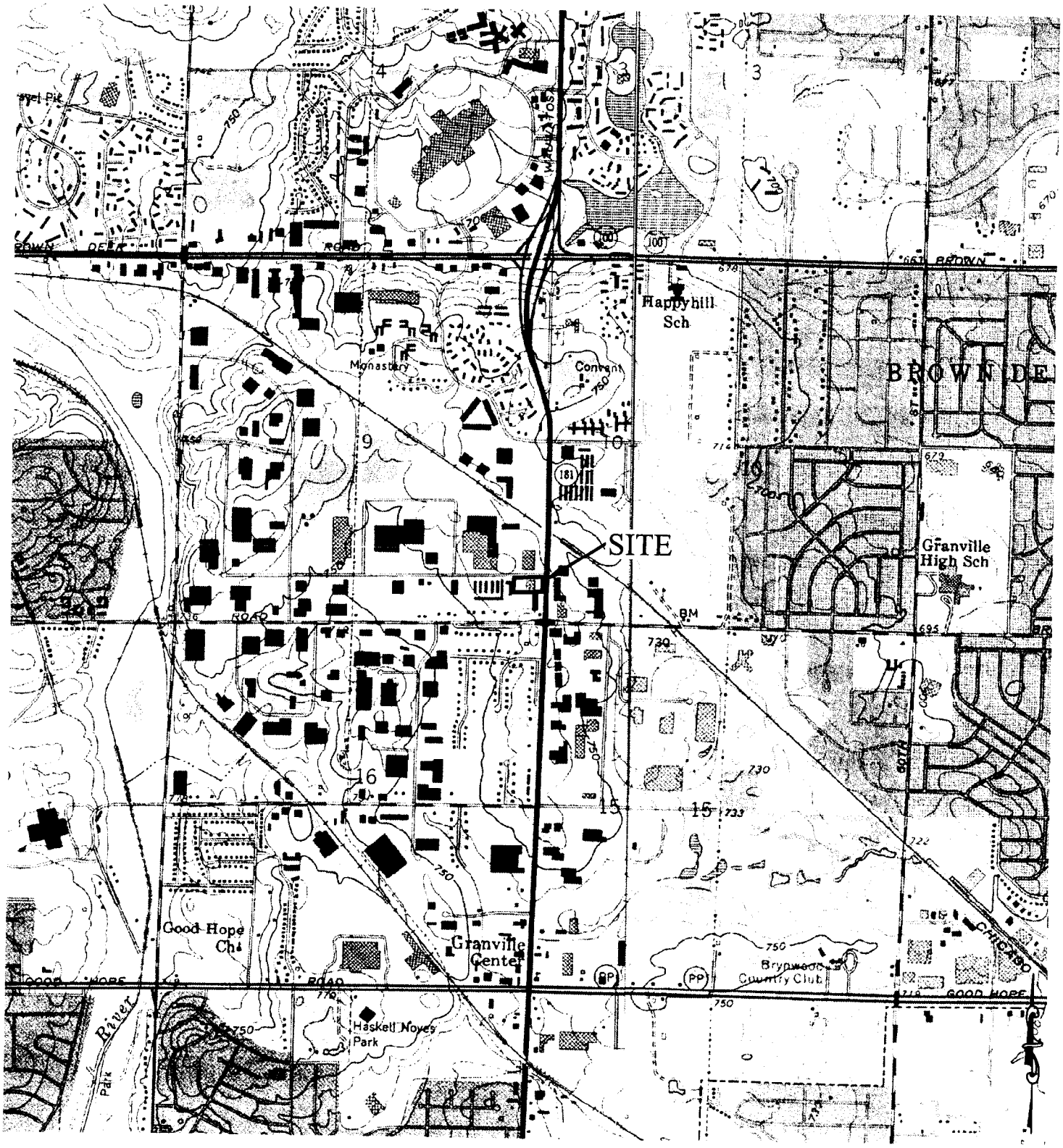

PAGE 070-03 ADJ.

CERTIFIED SURVEY
MAP NO. 6406

LANDS

98-221

10-15-97
ASSESSOR'S OFFICE
CITY OF MILWAUKEE




*SOURCE:* *USGS Menomonee Falls, Wisconsin Quadrangle Map*
*Topographic Map 1958*
*Revised 1994*

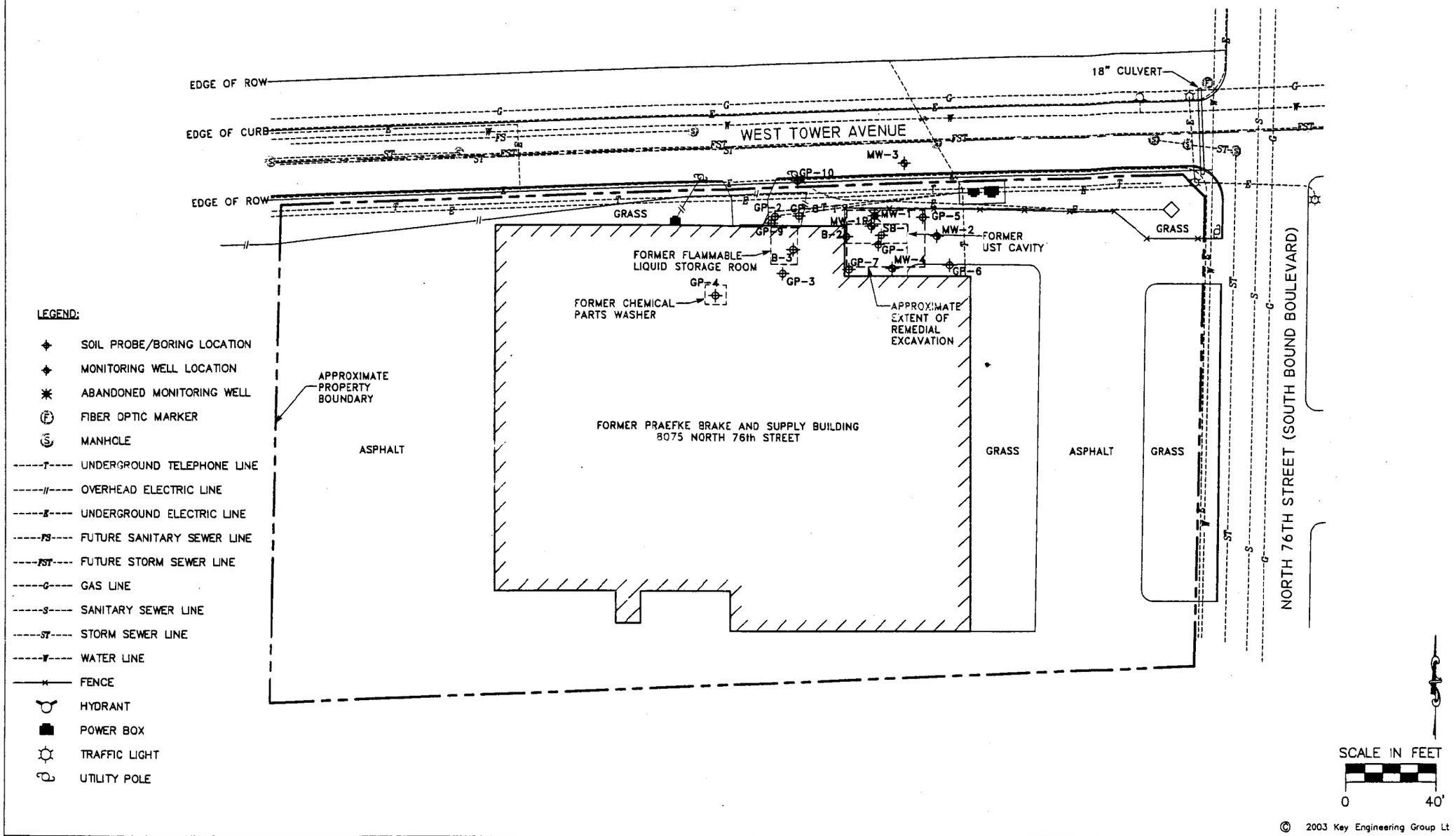
© 2002 Key Engineering Group Ltd.

| | |
|---|---|
| DESIGNED BY MJK | DATE 09/17/02 |
| DRAWN BY CS | PROJECT 0911030 |
| APPROVED BY GLJ | SHEET NO. 1 |
| CADFILE G:\ACAD\0911030\0911030-002.dwg XREF LMAN | |

FIGURE 1
SITE LOCATION MAP

PRAEFKE BRAKE AND SUPPLY CORPORATION
8075 NORTH 76th STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
ENVIRONMENTAL • CIVIL • RAILROAD




© 2003 Key Engineering Group Lt

| DESIGNED BY | DATE |
|---|---|
| TEM | 02/26/03 |
| DRAWN BY | PROJECT |
| CTM | 0911030 |
| APPROVED BY | SHEET NO. |
| DJG | 2 |

CADFILE G:\ACAD\0911030\0911030-003.dwg
XREF
LMAN

FIGURE 2
SITE LAYOUT

PRAEFKE BRAKE AND SUPPLY CORPORATION
8075 NORTH 76th STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
ENVIRONMENTAL • CIVIL • RAILROAD

**TABLE 2**

**SUMMARY OF SITE INVESTIGATION GROUNDWATER SAMPLE ANALYTICAL RESULTS**

**SITE INVESTIGATION REPORT**

**PRAEFKE BRAKE AND SUPPLY**
8075 North 76th Street
Milwaukee, Wisconsin

| PARAMETER | SAMPLE IDENTIFICATION | | | | | | | | | | | | | NR 140 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | MW-1 | | MW-1R | | | | | MW-2 | | | | | | ES | PAL |
| Date Collected | 5/23/00 | 5/23/00 (1) | 3/13/01 | 3/13/01 (1) | 6/25/01 | 9/28/01 | 12/26/01 | 5/23/00 | 3/13/01 | 6/25/01 | 6/25/01 (1) | 9/28/01 | 12/26/01 | | |
| GRO (µg/l) | 350 | --- | 520 | --- | 450 | 390 | 430 | 19 | <100 | 190 | --- | <100 | <100 | --- | --- |
| Dissolved Lead (µg/l) | <0.73 | --- | **160** | --- | 1.4 Q | --- | --- | <0.73 | --- | --- | --- | --- | --- | 15 | 1.5 |
| Detected VOCs (µg/l) | | | | | | | | | | | | | | | |
| Benzene | **200** | **200** | **52** | **53** | **28** | **25** | **29** | 0.28 | <0.39 | **22** | **8.5** | **6.4** | 4.1 | 5 | 0.5 |
| Bromobenzene | <0.18 | <0.18 | --- | --- | --- | <0.22 | <0.21 | <0.18 | --- | --- | --- | <0.22 | <0.21 | --- | --- |
| n-Butylbenzene | 1.4 | 1.2 | 12 | 12 | 11 | 1.7 | 7.6 | 0.52 | 0.79 Q | 2.9 | 1.6 | 1.1 | 0.94 | --- | --- |
| tert-Butylbenzene | <0.15 | <0.15 | <0.44 | <0.44 | <0.2 | <0.16 | <0.2 | <0.15 | <0.44 | 0.56 Q | 0.33 Q | 0.23 Q | 0.3 J | --- | --- |
| sec-Butylbenzene | 0.55 | 0.60 | 3.70 | 3.10 | 5.3 | 0.34 Q | 4.2 | <0.14 | 0.86 Q | 4 | 3.2 | 3.5 | 0.55 J | --- | --- |
| Chlorobenzene | <0.18 | <0.18 | <0.4 | <0.4 | <0.19 | <0.21 | <0.19 | <0.18 | <0.4 | <0.19 | <0.19 | <0.21 | <0.19 | --- | --- |
| Chloromethane | <0.26 | <0.26 | <1.1 | <1.1 | <0.63 | **1** | <0.63 | <0.26 | <1.1 | <0.63 | <0.63 | <0.24 | <0.63 | 3 | 0.3 |
| 1,4-Dichlorobenzene | 0.28 Q | 0.18 | <0.42 | <0.42 | <0.2 | <0.29 | <0.2 | 0.17 Q | <0.42 | <0.2 | <0.2 | <0.29 | <0.2 | 75 | 15 |
| 1,2-Dichloroethane | **2.9** | **2.9** | <0.35 | <0.35 | <0.23 | <0.39 | <0.19 | <0.18 | <0.35 | <0.23 | <0.23 | <0.39 | <0.19 | 5 | 0.5 |
| Ethylbenzene | 2.6 | 2.6 | 17 | 18 | 18 | 18 | 16 | 0.67 | <0.4 | 10 | 4.2 | 3 | 0.86 | 700 | 140 |
| Isopropylbenzene | 0.15 Q | 0.17 | 1.8 | 2 | 1.5 | 1 | 1.2 | <0.15 | <0.38 | 7.4 | 3.5 | 5.5 | 0.51 J | --- | --- |
| p-Isopropyltoluene | 0.33 Q | <0.14 | 1.3 Q | 1.3 Q | 1.3 | 0.59 Q | 1 | <0.14 | <0.44 | 0.55 | 0.31 Q | <0.2 | <0.16 | --- | --- |
| Methyl tert-butyl Ether | 1.7 | 1.5 | <0.47 | <0.47 | <0.46 | <0.53 | <0.46 | <0.22 | 1.4 Q | 2.6 | 1.9 | 2.2 | 4.4 | 60 | 12 |
| Naphthalene | 1.1 | 0.71 | **35** | **33** | **27** | **36** | **37** | 0.59 | <0.53 | 3.1 | 2 | 1.3 Q | 1.5 | 40 | 8 |
| n-Propylbenzene | 0.38 Q | 0.40 | 4.20 | 4.50 | 3.3 | 2.5 | 2.5 | <0.14 | <0.42 | 5.6 | 2.4 | 3.4 | 0.36 J | --- | --- |
| Tetrachloroethene | 0.18 Q | 0.18 | <0.34 | 0.46 Q | <0.22 | <0.25 | <0.22 | **0.59** | <0.34 | <0.22 | <0.22 | <0.25 | <0.22 | 5 | 0.5 |
| Toluene | 10 | 10 | 11 | 11 | 11 | 10 | 12 | 3.6 | <0.37 | <0.41 | <0.41 | <0.22 | <0.41 | 1,000 | 200 |
| Trimethylbenzenes | 5.2 | 5.0 | 50 | 52 | 48 | 44 | 38 | 1.15 | <1.03 | 2.6 | 0.91 | 0.26 Q | <0.60 | 480 | 96 |
| Xylenes | 30 | 29 | 87 | 92 | 89 | 72 | 76 | 3.6 | <1.43 | 1.96 Q | <0.69 | <0.74 | <0.69 | 10,000 | 1,000 |

*Notes:*

Bold values exceed NR 140 PAL
Boxed values exceed NR 140 ES
--- - not analyzed, not applicable or no standard
(1) - duplicate
ES - NR 140 enforcement standard
GRO - gasoline range organics
PAL - NR 140 preventive action limit
Q - concentration detected below limit of quantitation
µg/l - micrograms per liter
VOCs - volatile organic compounds

**TABLE 2 (CONTINUED)**

**SUMMARY OF SITE INVESTIGATION GROUNDWATER SAMPLE ANALYTICAL RESULTS**

**SITE INVESTIGATION REPORT**

**PRAEFKE BRAKE AND SUPPLY**
8075 North 76th Street
Milwaukee, Wisconsin

| PARAMETER | SAMPLE IDENTIFICATION | | | | | | | | | | | NR 140 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | MW-3 | | | | | | MW-4 | | | | | ES | PAL |
| Date Collected | 5/23/00 | 3/13/01 | 6/25/01 | 9/28/01 | 12/26/01 | 12/26/01 (1) | 5/23/00 | 3/13/01 | 6/25/01 | 9/28/01 | 12/26/01 | --- | --- |
| GRO (µg/l) | 22 | <100 | <100 | <100 | <100 | --- | 13 | <100 | <100 | <100 | <100 | --- | --- |
| Dissolved Lead (µg/l) | <0.73 | --- | --- | --- | --- | --- | <0.81 | --- | --- | --- | --- | 15 | 1.5 |
| Detected VOCs (µg/l) | | | | | | | | | | | | | |
| Benzene | <0.15 | <0.39 | <0.21 | <0.25 | <0.21 | <0.21 | <0.15 | <0.39 | <0.21 | <0.25 | <0.21 | 5 | 0.5 |
| Bromobenzene | <0.18 | --- | --- | <0.22 | <0.21 | <0.21 | 0.29 Q | --- | --- | <0.22 | <0.21 | --- | --- |
| n-Butylbenzene | 1.2 | <0.43 | <0.13 | <0.29 | <0.13 | <0.13 | 0.28 Q | <0.43 | <0.13 | <0.29 | <0.13 | --- | --- |
| tert-Butylbenzene | <0.15 | <0.44 | <0.2 | <0.16 | <0.2 | <0.2 | <0.15 | <0.44 | <0.2 | <0.16 | <0.2 | --- | --- |
| sec-Butylbenzene | 0.26 Q | <0.48 | <0.21 | <0.22 | <0.21 | <0.21 | <0.14 | <0.48 | <0.21 | <0.22 | <0.21 | --- | --- |
| Chlorobenzene | <0.18 | <0.4 | <0.19 | <0.21 | <0.19 | <0.19 | <0.18 | <0.4 | <0.19 | <0.21 | <0.19 | --- | --- |
| Chloromethane | **0.38 Q** | <1.1 | **0.68 Q** | **19** | <0.63 | <0.63 | <0.26 | <1.1 | <0.63 | <0.24 | <0.63 | 3 | 0.3 |
| 1,4-Dichlorobenzene | <0.13 | <0.42 | <0.2 | <0.29 | <0.2 | <0.20 | <0.13 | <0.42 | <0.2 | <0.29 | <0.2 | 75 | 15 |
| 1,2-Dichloroethane | <0.18 | <0.35 | <0.23 | <0.39 | <0.19 | **0.62** | <0.18 | <0.35 | <0.23 | <0.39 | <0.19 | 5 | 0.5 |
| Ethylbenzene | 0.21 Q | <0.4 | <0.22 | <0.12 | <0.22 | <0.22 | 0.24 Q | <0.4 | <0.22 | <0.12 | <0.22 | 700 | 140 |
| Isopropylbenzene | <0.15 | <0.38 | <0.19 | <0.15 | <0.19 | <0.19 | <0.15 | <0.38 | <0.19 | <0.15 | <0.19 | --- | --- |
| p-Isopropyltoluene | 0.20 Q | <0.44 | <0.16 | <0.2 | <0.16 | <0.16 | <0.14 | <0.44 | <0.16 | <0.2 | <0.16 | --- | --- |
| Methyl tert-butyl Ether | <0.22 | <0.47 | <0.46 | <0.53 | <0.46 | <0.46 | <0.22 | <0.47 | <0.46 | <0.53 | <0.46 | 60 | 12 |
| Naphthalene | 0.87 | <0.53 | <0.69 | <0.68 | <0.69 | <0.69 | 0.47 | <0.53 | <0.69 | <0.68 | <0.69 | 40 | 8 |
| n-Propylbenzene | <0.14 | <0.42 | <0.18 | <0.18 | <0.18 | <0.18 | <0.14 | <0.42 | <0.18 | <0.18 | <0.18 | --- | --- |
| Tetrachloroethene | <0.17 | <0.34 | <0.22 | <0.25 | <0.22 | <0.22 | 0.20 Q | <0.34 | <0.22 | <0.25 | <0.22 | 5 | 0.5 |
| Toluene | 0.33 Q | <0.37 | <0.41 | 0.38 Q | <0.41 | <0.41 | 1.1 | <0.37 | <0.41 | <0.22 | <0.41 | 1,000 | 200 |
| Trimethylbenzenes | 1.46 | <1.03 | <0.60 | <0.50 | <0.60 | <0.60 | 0.48 Q | <1.03 | <0.60 | <0.50 | <0.60 | 480 | 96 |
| Xylenes | 1.01 | <1.43 | <0.69 | <0.74 | <0.69 | <0.69 | 1.24 Q | <1.43 | <0.69 | <0.74 | <0.69 | 10,000 | 1,000 |

*Notes:*

Bold values exceed NR 140 PAL
Boxed values exceed NR 140 ES
--- - not analyzed, not applicable or no standard
(1) - duplicate
ES - NR 140 enforcement standard
GRO - gasoline range organics
PAL - NR 140 preventive action limit
Q - concentration detected below limit of quantitation
µg/l - micrograms per liter
VOCs - volatile organic compounds

**TABLE 2 (CONTINUED)**

**SUMMARY OF SITE INVESTIGATION GROUNDWATER SAMPLE ANALYTICAL RESULTS**

**SITE INVESTIGATION REPORT**

**PRAEFKE BRAKE AND SUPPLY**
8075 North 76th Street
Milwaukee, Wisconsin

| PARAMETER | SAMPLE IDENTIFICATION | | | | | | | | NR 140 | |
|---|---|---|---|---|---|---|---|---|---|---|
| | FIELD BLANK | | | TRIP BLANK | | | | | ES | PAL |
| Date Collected | 5/23/00 | 3/13/01 | 6/25/01 | 5/23/00 | 3/13/01 | 6/25/01 | 9/28/01 | 12/26/01 | | |
| GRO (µg/l) | --- | --- | --- | --- | --- | --- | <100 | --- | --- | --- |
| Dissolved Lead (µg/l) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Detected VOCs (µg/l) | | | | | | | | | 15 | 1.5 |
| Benzene | <0.15 | <0.39 | <0.21 | <0.15 | <0.39 | <0.21 | <0.25 | <0.21 | 5 | 0.5 |
| Bromobenzene | <0.18 | --- | --- | <0.18 | --- | --- | <0.22 | <0.21 | --- | --- |
| n-Butylbenzene | <0.14 | <0.43 | <0.13 | <0.14 | <0.43 | <0.13 | <0.29 | <0.13 | --- | --- |
| tert-Butylbenzene | <0.15 | <0.44 | <0.2 | <0.15 | <0.44 | <0.2 | <0.16 | <0.2 | --- | --- |
| sec-Butylbenzene | <0.14 | <0.48 | <0.21 | <0.14 | <0.48 | <0.21 | <0.22 | <0.21 | --- | --- |
| Chlorobenzene | <0.18 | 1.4 | 0.73 | <0.18 | <0.4 | <0.19 | <0.21 | <0.19 | --- | --- |
| Chloromethane | <0.26 | <1.1 | <0.63 | <0.26 | <1.1 | <0.63 | <0.24 | <0.63 | 3 | 0.3 |
| 1,4-Dichlorobenzene | 0.33 Q | <0.42 | <0.2 | <0.13 | <0.42 | <0.2 | <0.29 | <0.2 | 75 | 15 |
| 1,2-Dichloroethane | <0.18 | <0.35 | <0.23 | <0.18 | <0.35 | <0.23 | <0.39 | <0.19 | 5 | 0.5 |
| Ethylbenzene | <0.17 | <0.4 | <0.22 | <0.17 | <0.4 | <0.22 | <0.12 | <0.22 | 700 | 140 |
| Isopropylbenzene | <0.15 | <0.38 | <.019 | <0.15 | <0.38 | <0.19 | <0.15 | <0.19 | --- | --- |
| p-Isopropyltoluene | <0.14 | <0.44 | <0.16 | <0.14 | <0.44 | <0.16 | <0.2 | <0.16 | --- | --- |
| Methyl tert-butyl Ether | <0.22 | <0.47 | <0.46 | <0.22 | <0.47 | <0.46 | <0.53 | <0.46 | 60 | 12 |
| Naphthalene | 0.36 Q | <0.53 | <0.69 | <0.13 | <0.53 | <0.69 | <0.68 | <0.69 | 40 | 8 |
| n-Propylbenzene | <0.14 | <0.42 | <0.18 | <0.14 | <0.42 | <0.18 | <0.18 | <0.18 | --- | --- |
| Tetrachloroethene | <0.17 | <0.34 | <0.22 | <0.17 | <0.34 | <0.22 | <0.25 | <0.22 | 5 | 0.5 |
| Toluene | <0.16 | <0.37 | <0.41 | <0.16 | <0.37 | <0.41 | <0.22 | <0.41 | 1,000 | 200 |
| Trimethylbenzenes | <0.27 | <1.03 | <0.60 | <0.27 | <1.03 | <0.60 | <0.50 | <0.60 | 480 | 96 |
| Xylenes | <0.47 | <1.43 | <0.69 | <0.47 | <1.43 | <0.69 | <0.74 | <0.69 | 10,000 | 1,000 |

*Notes:*

Bold values exceed NR 140 PAL
Boxed values exceed NR 140 ES
--- - not analyzed, not applicable or no standard
(1) - duplicate
ES - NR 140 enforcement standard
GRO - gasoline range organics
PAL - NR 140 preventive action limit
Q - concentration detected below limit of quantitation
µg/l - micrograms per liter
VOCs - volatile organic compounds

**TABLE 1**

**SUMMARY OF SITE INVESTIGATION SOIL SAMPLE ANALYTICAL RESULTS**

**SITE INVESTIGATION REPORT**

**PRAEFKE BRAKE AND SUPPLY**
8075 North 76th Street
Milwaukee, Wisconsin

| PARAMETER | SAMPLE IDENTIFICATION | | | | | | | | NR 720 | NR 746 | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | MW-1 | | MW-2 | | MW-3 | | MW-4 | | PROTECTION OF GROUNDWATER | TABLE 1 | TABLE 2 |
| Date Collected | 5/15/00 | 5/15/00 | 5/15/00 | 5/15/00 | 5/15/00 | 5/15/00 | 5/15/00 | 5/15/00 | --- | --- | --- |
| Depth (feet bgs) | 1-3 | 5-7 | 3-5 | 15-17 | 3-5 | 11-13 | 3-5 | 11-13 | --- | --- | --- |
| PID (i.u.) | 620 | 1,162 | 50 | 2 | 36 | 3 | 3 | <1 | --- | --- | --- |
| GRO (mg/kg) | *460* | *260* | 6.6 | 1.6 Q | *460* | 1.6 Q | 2.2 Q | 0.91 Q | 250 | --- | --- |
| Total Lead (mg/kg) | 21 | 30 | 18 | 8.3 | 8.4 | 9.4 | 8.2 | 8.2 | 50 | --- | --- |
| Detected VOCs (µg/kg) | | | | | | | | | | | |
| Benzene | *990* | *790* | <5 | <5 | 15 | <5 | <5 | <5 | 5.5 | 8,500 | 1,100 |
| Bromomethane | <48 | <23 | <5 | <5 | 31 | 39 | <5 | 25 | --- | --- | --- |
| Chloromethane | <92 | <45 | <9 | 24 | 17 Q | <9 | <9 | 10 Q | --- | --- | --- |
| 1,2-Dichlorobenzene | <41 | <20 | <4 | <4 | <4 | <4 | <4 | <4 | --- | --- | --- |
| 1,4-Dichlorobenzene | 1,400 | 610 | 19 Q | 11 | <10 | 12 Q | <9 | <9 | --- | --- | --- |
| 1,2-Dichloroethane | <52 | <25 | <5 | <5 | <5 | <5 | <5 | <5 | --- | 600 | 540 |
| Ethylbenzene | ***5,500*** | ***7,800*** | <4 | <4 | 820 | <4 | <4 | <4 | 2,900 | 4,600 | --- |
| Isopropylbenzene | 2,000 | 1,600 | 8 Q | <5 | 1,200 | <5 | <5 | <5 | --- | --- | --- |
| Naphthalene | **3,500** | **2,800** | 25 | <5 | 1,600 | <5 | <5 | <5 | --- | 2,700 | --- |
| n-Butylbenzene | 15,000 | 6,800 | 60 | 29 | 6,000 | 46 | <6 | <6 | --- | --- | --- |
| n-Propylbenzene | 6,100 | 4,000 | 22 | <5 | 2,400 | <5 | <5 | <5 | --- | --- | --- |
| p-Isopropyltoluene | 1,300 | 580 | 34 | <6 | 3,700 | <6 | <6 | <6 | --- | --- | --- |
| sec-Butylbenzene | 2,500 | 1,000 | 100 | <5 | 4,300 | <5 | <5 | <5 | --- | --- | --- |
| Styrene | 190 | <20 | 7 Q | <4 | 95 | 11 Q | <4 | <4 | --- | --- | --- |
| tert-Butylbenzene | 760 | 260 | 45 | <4 | 1,600 | <4 | <4 | <4 | --- | --- | --- |
| Toluene | *2,400* | *2,600* | <5 | <5 | <6 | <5 | <5 | <5 | 1,500 | 38,000 | --- |
| 1,2,4-Trimethylbenzene | 27,000 | 19,000 | 38 | <5 | 1,400 | <5 | <5 | <5 | --- | 83,000 | --- |
| 1,3,5-Trimethylbenzene | 8,600 | 5,100 | 30 | <5 | 1,300 | <5 | <5 | <5 | --- | 11,000 | --- |
| Xylenes | *14,700* | *21,600* | 21 Q | <14 | 390 | <14 | <14 | <14 | 4,100 | 42,000 | --- |

*Notes:*

Bold values exceed NR 746 Table 1 values
Boxed values exceed NR 746 Table 2 values (0 to 4 feet below ground surface)
Italicized values exceed NR 720 values based on the protection of groundwater
--- - not applicable or no standard
bgs - below ground surface
GRO - gasoline range organics
i.u. - instrument units
mg/kg - milligrams per kilogram
PID - photoionization detector
Q - concentration detected below practical quantitation limit
µg/kg - micrograms per kilogram
VOCs - volatile organic compounds

**TABLE 1 (CONTINUED)**

**SUMMARY OF SITE INVESTIGATION SOIL SAMPLE ANALYTICAL RESULTS**

**SITE INVESTIGATION REPORT**

**PRAEFKE BRAKE AND SUPPLY**
8075 North 76th Street
Milwaukee, Wisconsin

| PARAMETER | SAMPLE IDENTIFICATION | | | | | | | | | | NR 720 | NR 746 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | SB-1 | | B-2 | | B-3 | | GP-8 | | GP-9 | GP-10 | PROTECTION OF GROUNDWATER | TABLE 1 | TABLE 2 |
| Date Collected | 5/15/00 | 5/15/00 | 5/17/00 | 5/17/00 | 5/17/00 | 5/17/00 | 7/15/00 | 7/15/00 | 7/15/00 | 7/15/00 | --- | --- | --- |
| Depth (feet bgs) | 1-3 | 11-13 | 4-6 | 14-16 | 2-4 | 12-14 | 2-4 | 4-6 | 0-2 | 0-2 | --- | --- | --- |
| PID (i.u.) | 422 | 10 | 1,170 | 9 | 28 | <1 | <1 | <1 | <1 | <1 | --- | --- | --- |
| GRO (mg/kg) | 120 | 1.4 Q | *900* | 1.3 | 2.4 | 1.8 | <10 | <10 | <10 | <10 | 250 | --- | --- |
| Total Lead (mg/kg) | 27 | 7.6 | 14 | 6.6 Q | 19 | 8.3 | 21 | 14 Q | 22 | 20 Q | 50 | --- | --- |
| Detected VOCs (µg/kg) | | | | | | | | | | | | | |
| Benzene | *330* | <5 | *2,300* | <5 | <5 | <5 | <25 | <25 | <25 | <25 | 5.5 | 8,500 | 1,100 |
| Bromomethane | <5 | <5 | <230 | <5 | 29 | <5 | <25 | <25 | <25 | <25 | --- | --- | --- |
| Chloromethane | <9 | <9 | <450 | <9 | 14 Q | <9 | <25 | <25 | <25 | <25 | --- | --- | --- |
| 1,2-Dichlorobenzene | <4 | <4 | <200 | <4 | 37 | <4 | <25 | <25 | <25 | <25 | --- | --- | --- |
| 1,4-Dichlorobenzene | 270 | <9 | 1,300 Q | <9 | <9 | <9 | <25 | <25 | <25 | <25 | --- | --- | --- |
| 1,2-Dichloroethane | <5 | 31 | <250 | <5 | <5 | <5 | <25 | <25 | <25 | <25 | --- | --- | --- |
| Ethylbenzene | 1,300 | <4 | ***13,000*** | <4 | <4 | <4 | <25 | <25 | <25 | <25 | --- | 600 | 540 |
| Isopropylbenzene | 320 | <5 | 3,800 | <5 | <5 | <5 | <25 | <25 | <25 | <25 | 2,900 | 4,600 | --- |
| Naphthalene | 650 | <6 | **7,000** | <6 | <5 | <5 | <25 | <25 | <25 | <25 | --- | --- | --- |
| n-Butylbenzene | 2,700 | <6 | 21,000 | 28 | 38 | <6 | <25 | <25 | <25 | <25 | --- | 2,700 | --- |
| n-Propylbenzene | 720 | <5 | 9,700 | <5 | 25 | <5 | <25 | <25 | <25 | <25 | --- | --- | --- |
| p-Isopropyltoluene | 200 | <6 | 2,100 | 28 | <6 | <6 | <25 | <25 | <25 | <25 | --- | --- | --- |
| sec-Butylbenzene | 330 | <5 | 3,500 | <5 | <5 | <5 | <25 | <25 | <25 | <25 | --- | --- | --- |
| Styrene | <4 | <4 | <200 | <4 | <4 | <4 | --- | --- | --- | --- | --- | --- | --- |
| tert-Butylbenzene | <4 | <4 | <190 | <4 | <4 | <4 | <25 | <25 | <25 | <25 | --- | --- | --- |
| Toluene | 600 | <5 | *7,300* | <5 | <5 | <5 | <25 | <25 | <25 | <25 | 1,500 | 38,000 | --- |
| 1,2,4-Trimethylbenzene | 6,100 | 31 | 48,000 | <5 | 55 | <5 | <25 | <25 | <25 | <25 | --- | 83,000 | --- |
| 1,3,5-Trimethylbenzene | 2,200 | <5 | 16,000 | <5 | 30 | <5 | <25 | <25 | <25 | <25 | --- | 11,000 | --- |
| Xylenes | *6,800* | 14 Q | ***58,000*** | <14 | <14 | <14 | <75 | <75 | <75 | <75 | 4,100 | 42,000 | --- |

*Notes:*

Bold values exceed NR 746 Table 1 values
Boxed values exceed NR 746 Table 2 values (0 to 4 feet below ground surface)
Italicized values exceed NR 720 values based on the protection of groundwater
--- - not applicable or no standard
bgs - below ground surface
GRO - gasoline range organics
i.u. - instrument units
mg/kg - milligrams per kilogram
PID - photoionization detector
Q - concentration detected below practical quantitation limit
µg/kg - micrograms per kilogram
VOCs - volatile organic compounds

**TABLE 6**

**SUMMARY OF TRUCK SOIL SAMPLE ANALYTICAL RESULTS**

**REMEDIAL ACTION REPORT**

**FORMER PRAEFKE BRAKE AND SUPPLY**
8075 North 76th Street
Milwaukee, Wisconsin

| PARAMETERS | SAMPLE IDENTIFICATION | | NR 746 | |
|---|---|---|---|---|
| | T-1 | T-11 | INDICATORS OF RESIDUAL PETROLEUM PRODUCT | DIRECT CONTACT (0-4 FEET) |
| Date Sampled | 8/21/2000 | 8/21/2000 | | |
| GRO (mg/kg) | 17 | 99 | --- | --- |
| Detected PVOCs (µg/kg) | | | | |
| Benzene | 75 | <73 | 8,500 | 1,100 |
| Ethylbenzene | 419 | 1,360 | 4,600 | --- |
| Methyl tert-butyl ether | <14 | <54 | --- | -- |
| Toluene | 25 | <80 | 38,000 | --- |
| 1,2,4-Trimethylbenzene | 824 | 4,040 | 83,000 | --- |
| 1,3,5-Trimethylbenzene | 611 | 2,410 | 11,000 | --- |
| Xylenes | 654 | 1,702 | 42,000 | --- |
| Naphthalene | <57 | 1,530 | 2,700 | --- |

*Notes:*

--- - not analyzed or established
GRO - gasoline range organics
mg/kg - milligrams per kilogram
PVOCs - petroleum volatile organic compounds
µg/kg - micrograms per kilogram

TABLE 7

SUMMARY OF SOIL CONFIRMATION SAMPLE ANALYTICAL RESULTS

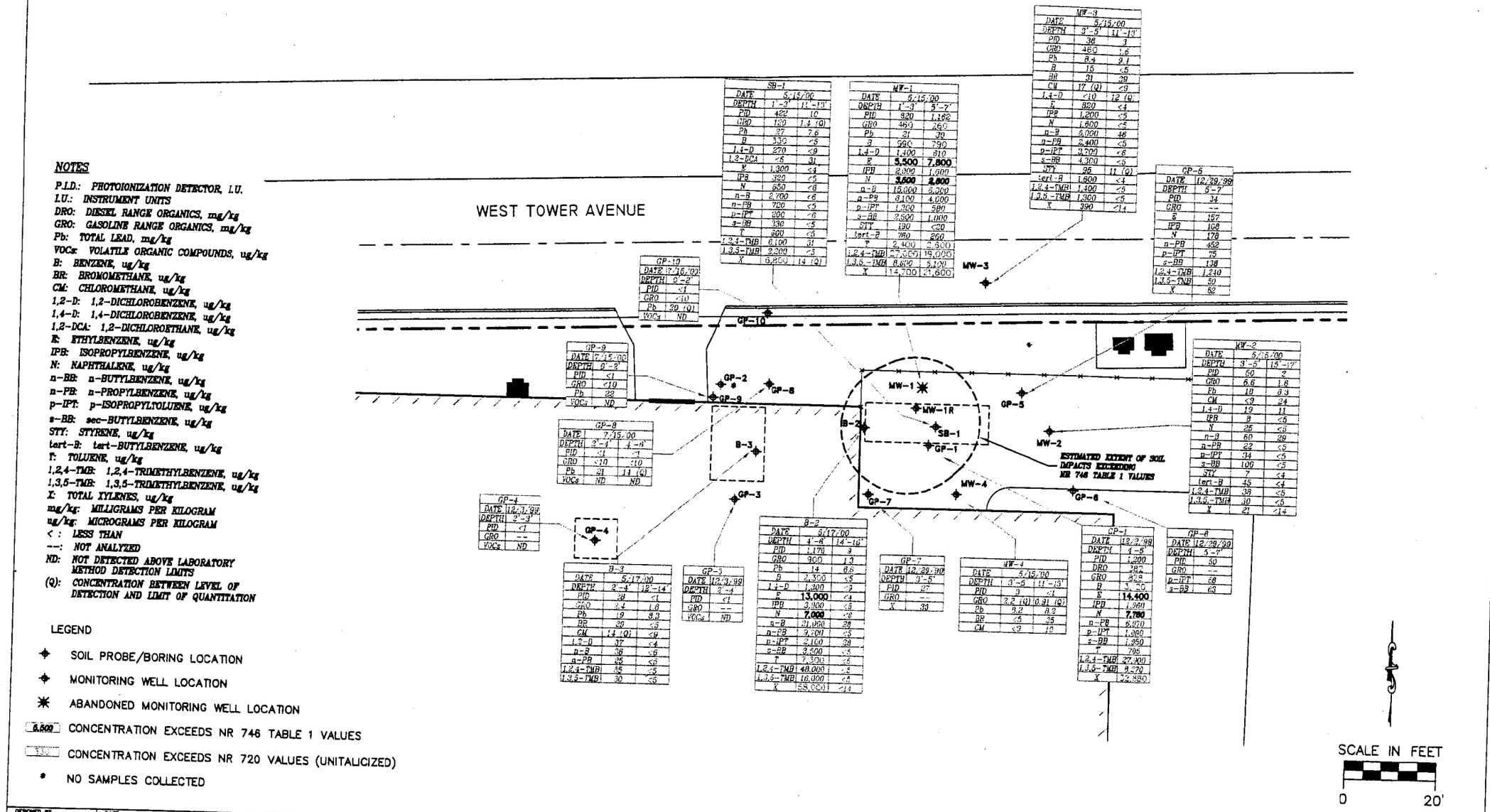
REMEDIAL ACTION REPORT

FORMER PRAEFKE BRAKE AND SUPPLY
8075 North 76th Street

| PARAMETERS | SAMPLE IDENTIFICATION | | | | | | | | | | NR 720 | NR 746 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | SS-1 | SS-2 | SS-3 | SS-4 | SS-5 | SS-6 | SS-7 | SS-8 | B-1 | B-2 | PROTECTION OF GROUNDWATER | TABLE 1 | TABLE 2 |
| Date Sampled | 8/21/00 | 8/21/00 | 8/21/00 | 8/21/00 | 8/21/00 | 8/21/00 | 8/21/00 | 8/21/00 | 8/21/00 | 8/21/00 | --- | --- | --- |
| Depth (feet) | 6 | 5 | 8 | 6 | 7 | 4 | 6 | 5 | 10 | 9 | --- | --- | --- |
| PID (i.u.) | >2,000 | >2,000 | 1,042 | 22 | >2,000 | 265 | 9.5 | >1 | 18 | 22.9 | --- | --- | --- |
| GRO (mg/kg) | 180 | *3,040* | 27 | 70 | *434* | 34 | 4.2 | 0.82 Q | <0.55 | 1.3 Q | 250 | --- | --- |
| Benzene | <75 | <2,030 | *82* | *228* | *940 Q* | *52 Q* | <18 | <18 | <18 | <18 | 5.5 | 8,500 | 1,100 |
| Ethylbenzene | 1,840 | ***55,400*** | 124 | *3,370* | ***14,700*** | 538 | <17 | <17 | <17 | <18 | 2,900 | 4,600 | --- |
| Methyl tert-butyl ether | <56 | <1,510 | <14 | <33 | <244 | <14 | <13 | <13 | <13 | <14 | --- | --- | -- |
| Toluene | <82 | ***78,700*** | 86 | 109 Q | *5,950* | <21 | <20 | <20 | <19 | <20 | 1,500 | 38,000 | --- |
| 1,2,4-Trimethylbenzene | 3,630 | **183,000** | <27 | 4,580 | 24,800 | 423 | <26 | <27 | <26 | <27 | --- | 83,000 | --- |
| 1,3,5-Trimethylbenzene | 3,530 | **161,000** | 112 | 1,200 | **22,300** | 810 | <21 | <21 | <20 | <21 | --- | 11,000 | --- |
| Xylenes | 1,337 | ***291,600*** | 205 | *7,350* | ***42,700*** | 304 Q | <58 | <58 | <55 | <58 | 4,100 | 42,000 | --- |
| Naphthalene | **3,280** | ***24,500*** | <54 | 1,520 | **4,120** | 207 | <53 | <54 | <52 | <54 | --- | 2,700 | |

*Notes:*

Bold values exceed NR 746 Table 1 values
Boxed values exceed NR 746 Table 2 values (0 to 4 feet below ground surface)
Italicized values exceed NR 720 values based on the protection of groundwater
--- - not established
GRO - gasoline range organics
i.u. - instrument units
mg/kg - milligrams per kilogram
PID - photoionization detector
Q - result between the limit of detection and limit of quantitation
µg/kg - micrograms per kilogram




**NOTES**

P.I.D.: PHOTOIONIZATION DETECTOR, I.U.
I.U.: INSTRUMENT UNITS
DRO: DIESEL RANGE ORGANICS, mg/kg
GRO: GASOLINE RANGE ORGANICS, mg/kg
Pb: TOTAL LEAD, mg/kg
VOCs: VOLATILE ORGANIC COMPOUNDS, ug/kg
B: BENZENE, ug/kg
BR: BROMOMETHANE, ug/kg
CM: CHLOROMETHANE, ug/kg
1,2-D: 1,2-DICHLOROBENZENE, ug/kg
1,4-D: 1,4-DICHLOROBENZENE, ug/kg
1,2-DCA: 1,2-DICHLOROETHANE, ug/kg
E: ETHYLBENZENE, ug/kg
IPB: ISOPROPYLBENZENE, ug/kg
N: NAPHTHALENE, ug/kg
n-BB: n-BUTYLBENZENE, ug/kg
n-PB: n-PROPYLBENZENE, ug/kg
p-IPT: p-ISOPROPYLTOLUENE, ug/kg
s-BB: sec-BUTYLBENZENE, ug/kg
STY: STYRENE, ug/kg
tert-B: tert-BUTYLBENZENE, ug/kg
T: TOLUENE, ug/kg
1,2,4-TMB: 1,2,4-TRIMETHYLBENZENE, ug/kg
1,3,5-TMB: 1,3,5-TRIMETHYLBENZENE, ug/kg
X: TOTAL XYLENES, ug/kg
mg/kg: MILLIGRAMS PER KILOGRAM
ug/kg: MICROGRAMS PER KILOGRAM
< : LESS THAN
---: NOT ANALYZED
ND: NOT DETECTED ABOVE LABORATORY METHOD DETECTION LIMITS
(Q): CONCENTRATION BETWEEN LEVEL OF DETECTION AND LIMIT OF QUANTITATION

LEGEND

- SOIL PROBE/BORING LOCATION
- MONITORING WELL LOCATION
- ABANDONED MONITORING WELL LOCATION
- 6,500 CONCENTRATION EXCEEDS NR 746 TABLE 1 VALUES
- 330 CONCENTRATION EXCEEDS NR 720 VALUES (UNITALICIZED)
- * NO SAMPLES COLLECTED

| | |
|---|---|
| DESIGNED BY TEM | DATE 07/15/03 |
| DRAWN BY CTM | PROJECT 0911030 |
| APPROVED BY DJG | SHEET NO. 4 |
| CADFILE G:\CAD\0911030\0911030-003.dwg XREF LMAP | |

FIGURE 4
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

PRAEFKE BRAKE AND SUPPLY CORPORATION
8075 NORTH 76th STREET
MILWAUKEE, WISCONSIN

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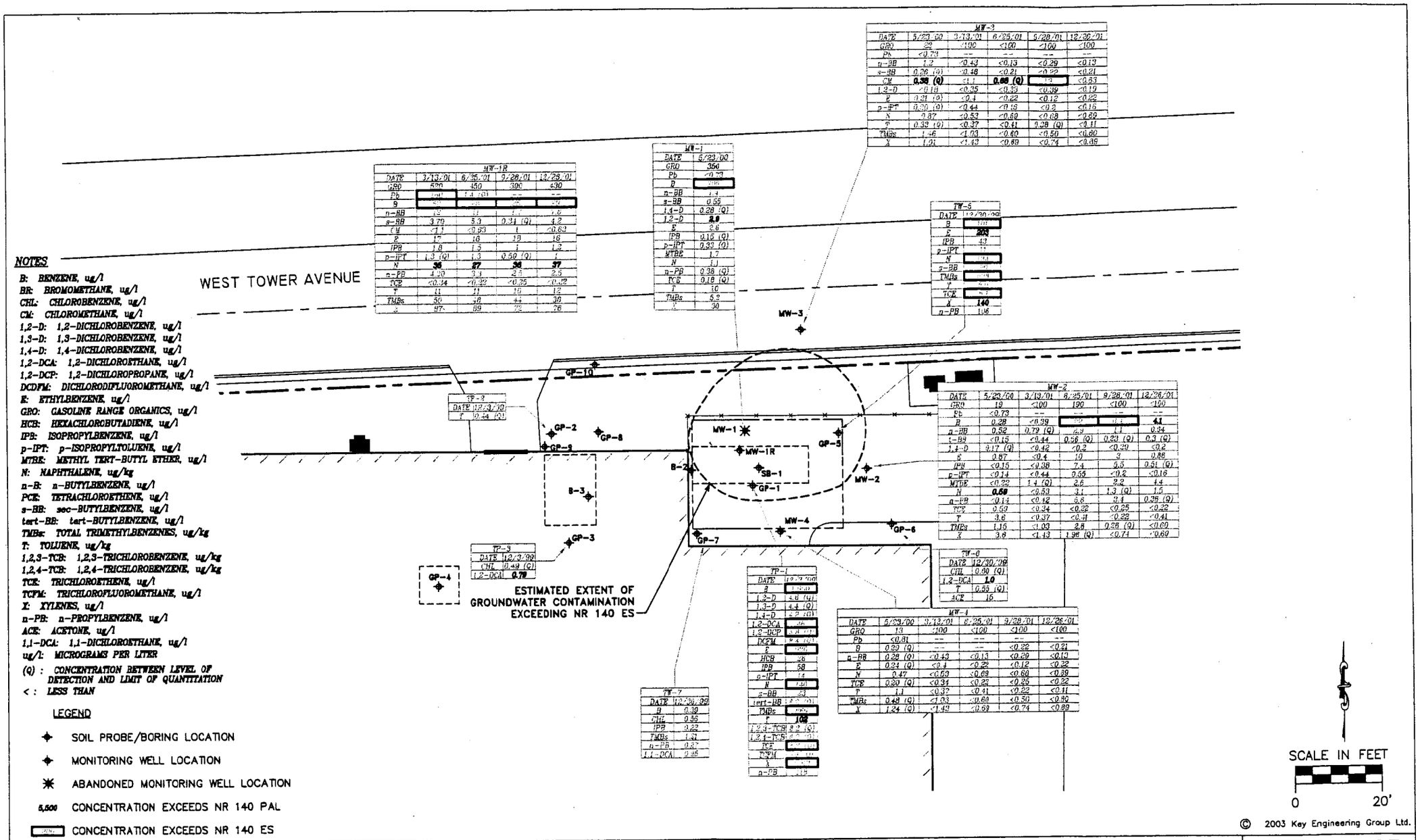


**NOTES**

**B:** BENZENE, ug/l
**BR:** BROMOMETHANE, ug/l
**CHL:** CHLOROBENZENE, ug/l
**CM:** CHLOROMETHANE, ug/l
**1,2-D:** 1,2-DICHLOROBENZENE, ug/l
**1,3-D:** 1,3-DICHLOROBENZENE, ug/l
**1,4-D:** 1,4-DICHLOROBENZENE, ug/l
**1,2-DCA:** 1,2-DICHLOROETHANE, ug/l
**1,2-DCP:** 1,2-DICHLOROPROPANE, ug/l
**DCDFM:** DICHLORODIFLUOROMETHANE, ug/l
**E:** ETHYLBENZENE, ug/l
**GRO:** GASOLINE RANGE ORGANICS, ug/l
**HCB:** HEXACHLOROBUTADIENE, ug/l
**IPB:** ISOPROPYLBENZENE, ug/l
**p-IPT:** p-ISOPROPYLTOLUENE, ug/l
**MTBE:** METHYL TERT-BUTYL ETHER, ug/l
**N:** NAPHTHALENE, ug/kg
**n-B:** n-BUTYLBENZENE, ug/l
**PCE:** TETRACHLOROETHENE, ug/l
**s-BB:** sec-BUTYLBENZENE, ug/l
**tert-BB:** tert-BUTYLBENZENE, ug/l
**TMBs:** TOTAL TRIMETHYLBENZENES, ug/kg
**T:** TOLUENE, ug/kg
**1,2,3-TCB:** 1,2,3-TRICHLOROBENZENE, ug/kg
**1,2,4-TCB:** 1,2,4-TRICHLOROBENZENE, ug/kg
**TCE:** TRICHLOROETHENE, ug/l
**TCFM:** TRICHLOROFLUOROMETHANE, ug/l
**X:** XYLENES, ug/l
**n-PB:** n-PROPYLBENZENE, ug/l
**ACE:** ACETONE, ug/l
**1,1-DCA:** 1,1-DICHLOROETHANE, ug/l
**ug/l:** MICROGRAMS PER LITER
**(Q):** CONCENTRATION BETWEEN LEVEL OF DETECTION AND LIMIT OF QUANTITATION
**<:** LESS THAN

LEGEND

- SOIL PROBE/BORING LOCATION
- MONITORING WELL LOCATION
- ABANDONED MONITORING WELL LOCATION
- 5,500 CONCENTRATION EXCEEDS NR 140 PAL
- CONCENTRATION EXCEEDS NR 140 ES

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| | |
|---|---|
| DESIGNED BY: TEM | DATE: 07/15/03 |
| DRAWN BY: CTM | PROJECT: 0911030 |
| APPROVED BY: DJG | SHEET NO.: 6 |
| CADFILE D:\ACAD\0911030\0911030-003.dwg 2007 LMAN | |

FIGURE 6
SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

PRAEFKE BRAKE AND SUPPLY CORPORATION
8075 NORTH 76th STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
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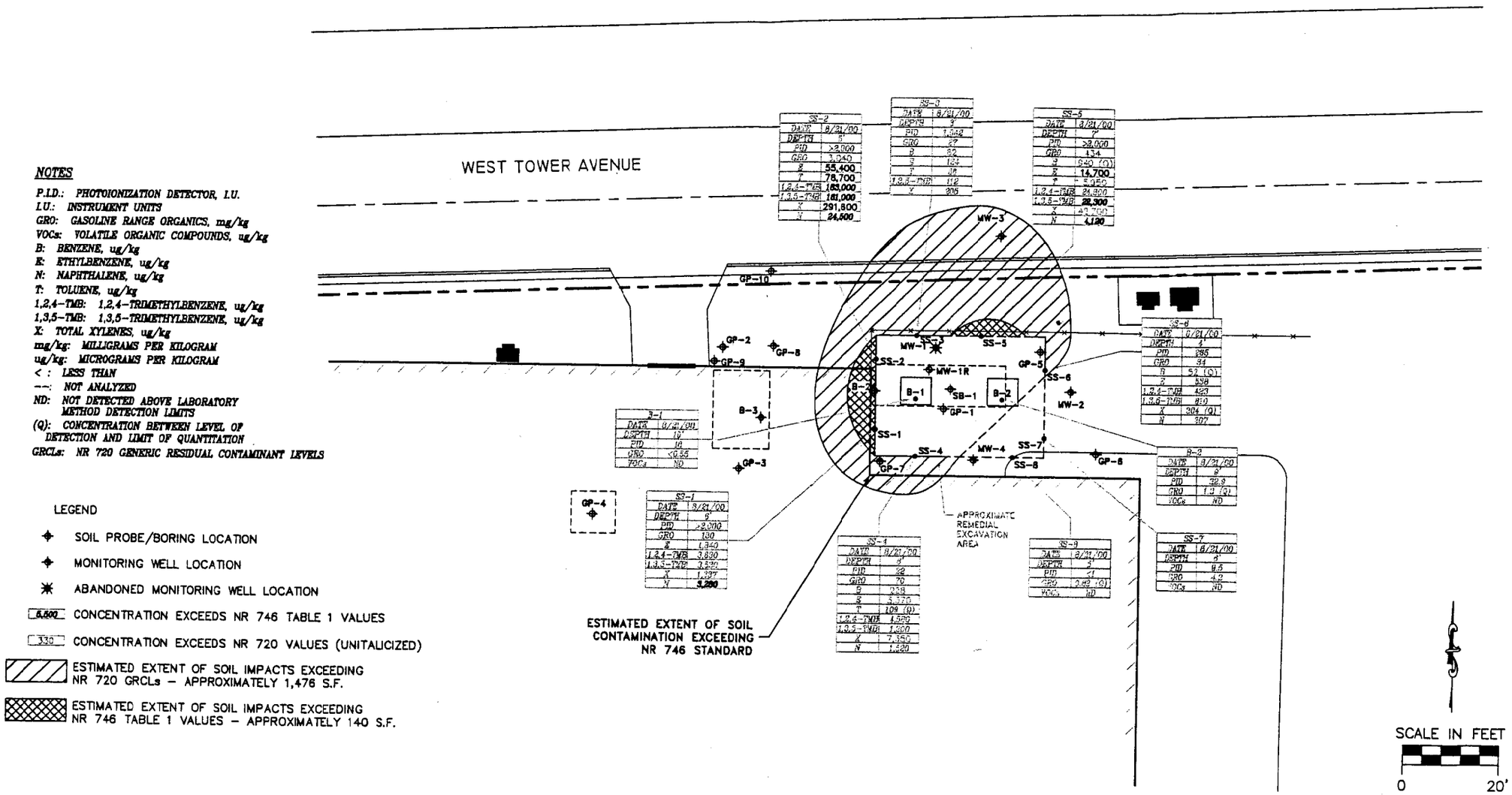


***NOTES***

*P.I.D.: PHOTOIONIZATION DETECTOR, I.U.*
*I.U.: INSTRUMENT UNITS*
*GRO: GASOLINE RANGE ORGANICS, mg/kg*
*VOCs: VOLATILE ORGANIC COMPOUNDS, ug/kg*
*B: BENZENE, ug/kg*
*E: ETHYLBENZENE, ug/kg*
*N: NAPHTHALENE, ug/kg*
*T: TOLUENE, ug/kg*
*1,2,4-TMB: 1,2,4-TRIMETHYLBENZENE, ug/kg*
*1,3,5-TMB: 1,3,5-TRIMETHYLBENZENE, ug/kg*
*X: TOTAL XYLENES, ug/kg*
*mg/kg: MILLIGRAMS PER KILOGRAM*
*ug/kg: MICROGRAMS PER KILOGRAM*
*< : LESS THAN*
*--: NOT ANALYZED*
*ND: NOT DETECTED ABOVE LABORATORY METHOD DETECTION LIMITS*
*(Q): CONCENTRATION BETWEEN LEVEL OF DETECTION AND LIMIT OF QUANTITATION*
*GRCLs: NR 720 GENERIC RESIDUAL CONTAMINANT LEVELS*

LEGEND

- SOIL PROBE/BORING LOCATION
- MONITORING WELL LOCATION
- ABANDONED MONITORING WELL LOCATION
- 5,500 CONCENTRATION EXCEEDS NR 746 TABLE 1 VALUES
- 330 CONCENTRATION EXCEEDS NR 720 VALUES (UNITALICIZED)
- ESTIMATED EXTENT OF SOIL IMPACTS EXCEEDING NR 720 GRCLs – APPROXIMATELY 1,476 S.F.
- ESTIMATED EXTENT OF SOIL IMPACTS EXCEEDING NR 746 TABLE 1 VALUES – APPROXIMATELY 140 S.F.

| | |
|---|---|
| DESIGNED BY TEM | DATE 07/14/03 |
| DRAWN BY CTM | PROJECT 0911030 |
| APPROVED BY DJG | SHEET NO. 8 |
| CADFILE G:\ACAD\0911030\0911030-003.dwg XREF LMAP | |

FIGURE 8
SUMMARY OF CONFIRMATION EXCAVATION SOIL SAMPLE ANALYTICAL RESULTS

PRAEFKE BRAKE AND SUPPLY CORPORATION
8075 NORTH 76th STREET
MILWAUKEE, WISCONSIN

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**TABLE 3**

**SUMMARY OF GROUNDWATER DEPTHS AND ELEVATIONS**

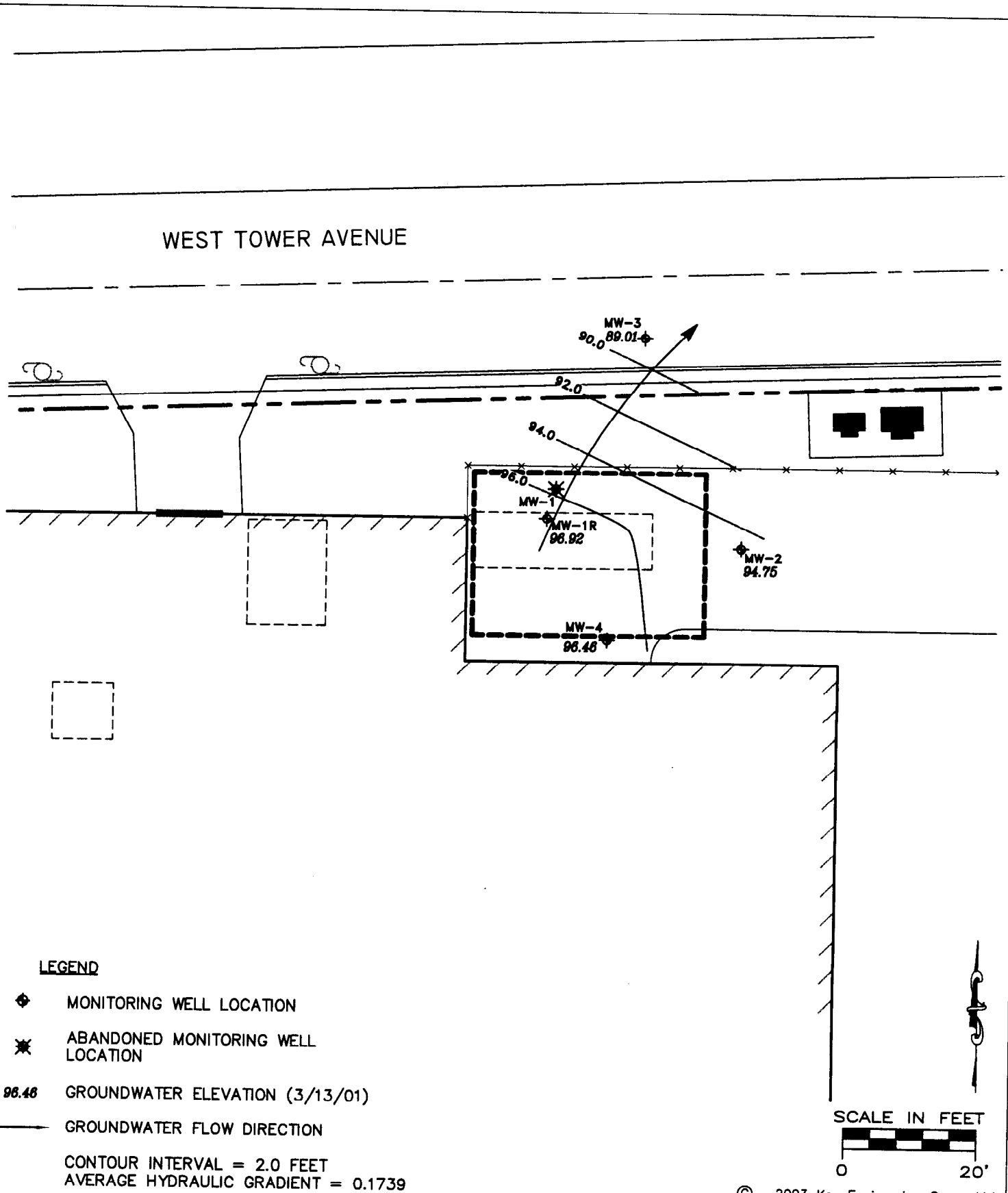
**SITE INVESTIGATION REPORT**

**PRAEFKE BRAKE AND SUPPLY**
8075 North 76th Street
Milwaukee, Wisconsin

| WELL IDENTIFICATION (Date Measured) | TOP OF WELL CASING ELEVATION (feet [1]) | GROUND SURFACE ELEVATION (feet [1]) | DEPTH TO GROUNDWATER (feet [2]) | GROUNDWATER ELEVATION (feet) | DEPTH TO GROUNDWATER (feet bgs) |
|---|---|---|---|---|---|
| **MW-1** | | | | | |
| 5/23/00 | 101.12 | 101.50 | 5.25 | 95.87 | 5.63 |
| 6/13/00 | | | 5.62 | 95.50 | 6.00 |
| 7/15/00 | | | 5.61 | 95.51 | 5.99 |
| 8/21/00 | | | 5.48 | 95.64 | 5.86 |
| **MW-1R** | | | | | |
| 3/13/01 | 101.66 | 102.08 | 4.74 | 96.92 | 5.16 |
| 6/25/01 | | | 2.84 | 98.82 | 3.26 |
| 9/28/01 | | | 3.27 | 98.39 | 3.69 |
| 12/26/01 | | | 4.25 | 97.41 | 4.67 |
| **MW-2** | | | | | |
| 5/23/00 | 100.98 | 101.21 | 7.18 | 93.80 | 7.41 |
| 6/13/00 | | | 7.58 | 93.40 | 7.81 |
| 7/15/00 | | | 6.64 | 94.34 | 6.87 |
| 8/21/00 | | | 6.05 | 94.93 | 6.28 |
| 3/13/01 | | | 6.23 | 94.75 | 6.46 |
| 6/25/01 | | | 4.95 | 96.03 | 5.18 |
| 9/28/01 | | | 5.20 | 95.78 | 5.43 |
| 12/26/01 | | | 6.83 | 94.15 | 7.06 |
| **MW-3** | | | | | |
| 5/23/00 | 93.99 | 94.49 | 4.92 | 89.07 | 5.42 |
| 6/13/00 | | | 4.78 | 89.21 | 5.28 |
| 7/15/00 | | | 4.74 | 89.25 | 5.24 |
| 8/21/00 | | | 4.76 | 89.23 | 5.26 |
| 3/13/01 | | | 4.98 | 89.01 | 5.48 |
| 6/25/01 | | | 4.84 | 89.15 | 5.34 |
| 9/28/01 | | | 4.36 | 89.63 | 4.86 |
| 12/26/01 | | | 5.19 | 88.80 | 5.69 |
| **MW-4** | | | | | |
| 5/23/00 | 101.53 | 101.80 | 9.90 | 91.63 | 10.17 |
| 6/13/00 | | | 4.92 | 96.61 | 5.19 |
| 7/15/00 | | | 5.05 | 96.48 | 5.32 |
| 8/21/00 | | | 5.61 | 95.92 | 5.88 |
| 3/13/01 | | | 5.07 | 96.46 | 5.34 |
| 6/25/01 | | | 4.76 | 96.77 | 5.03 |
| 9/28/01 | | | 4.33 | 97.20 | 4.60 |
| 12/26/01 | | | 6.16 | 95.37 | 6.43 |

*Notes:*

(1) - Benchmark of 100.00, top flange of fire hydrant located on northwest corner of 76th Street and West Tower Avenue.
(2) - From top of PVC casing
bgs - below ground surface

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| APPROVED BY: DJG | SHEET NO.: 5A |
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| XREF: LMAN | |

FIGURE 5A
GROUNDWATER ELEVATION CONTOUR MAP
(MARCH 13, 2001)
PRAEFKE BRAKE AND SUPPLY CORPORATION
8075 NORTH 76th STREET
MILWAUKEE, WISCONSIN

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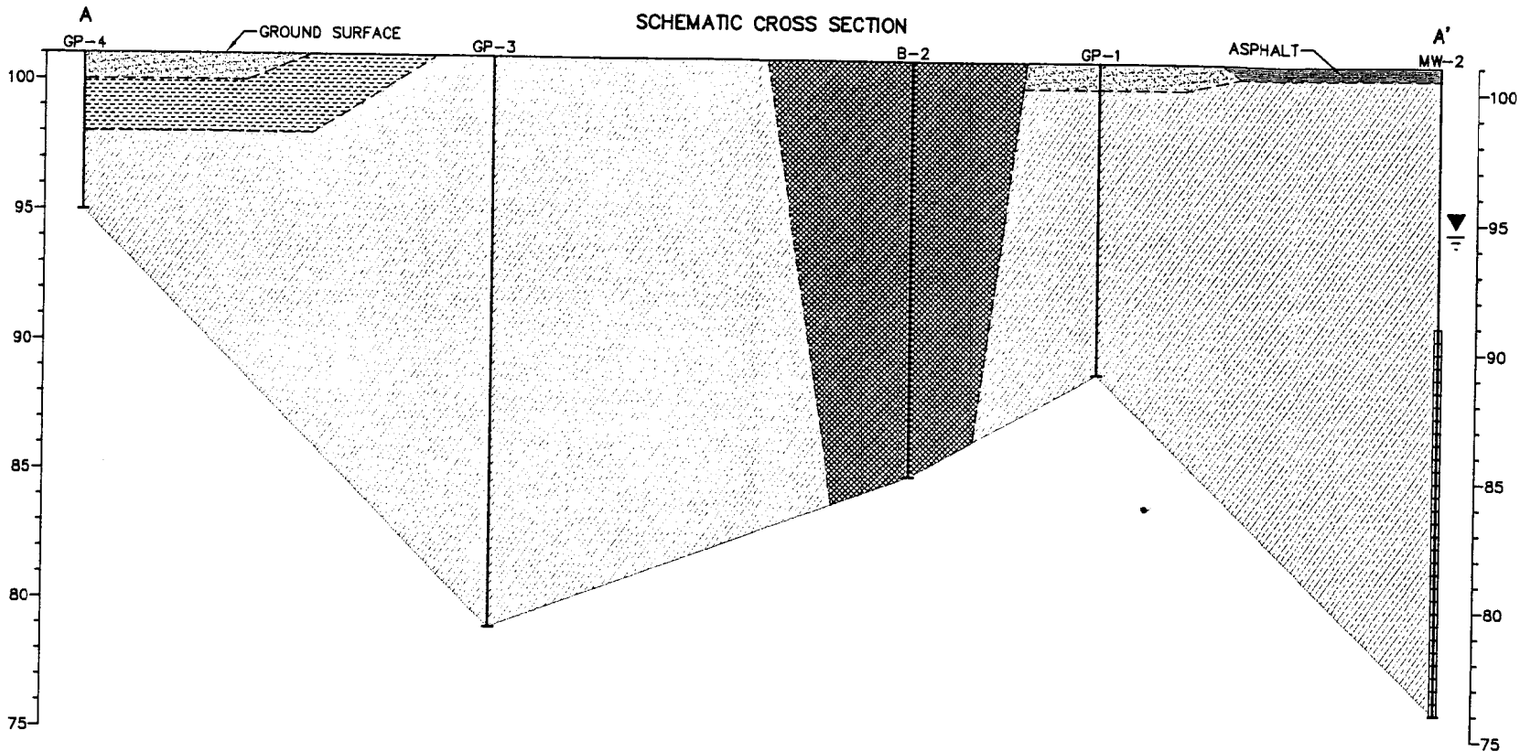
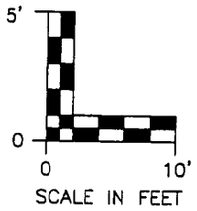
Jul 16, 2003 - 1:56pm G:\ACAD\0911030\0911030-003.dwg

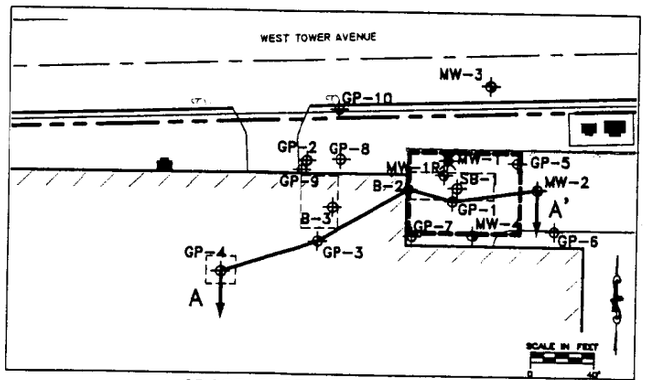
## SCHEMATIC CROSS SECTION




LEGEND

- CLAY
- SILT
- SAND
- FILL
- SCREENED INTERVAL
- WATER LEVEL (12/26/01)




CROSS SECTION LOCATION

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| DRAWN BY: CTM | PROJECT: 0911030 |
| APPROVED BY: DJG | SHEET NO.: 3A |
| CADFILE & \\ACAD\0911030\0911030-003.dwg | |
| XREF | |
| LMAN: Jay | |

FIGURE 3A
SCHEMATIC CROSS-SECTION A-A'

PRAEFKE BRAKE AND SUPPLY CORPORATION
8075 NORTH 76TH STREET
MILWAUKEE, WISCONSIN

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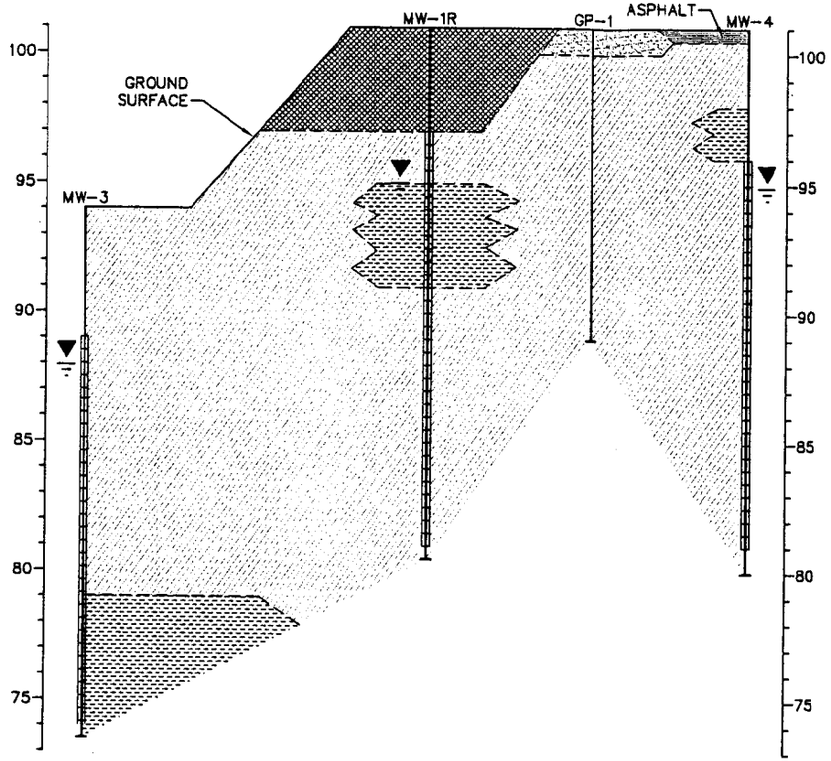
B

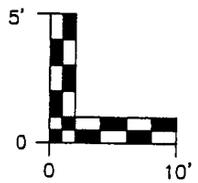
## SCHEMATIC CROSS SECTION

B'

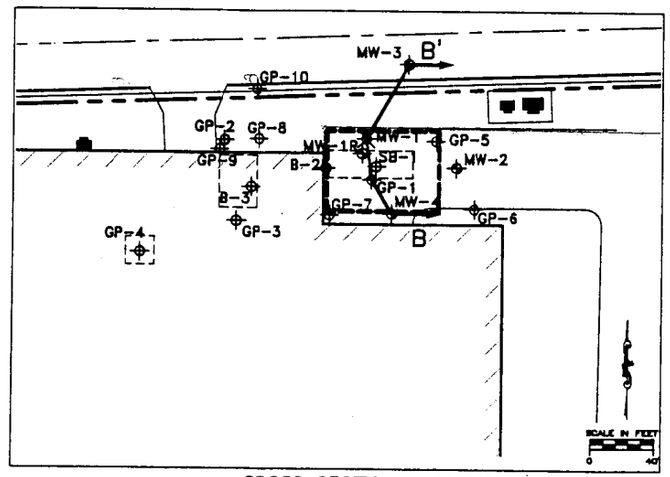



LEGEND

- CLAY
- SILT
- SAND
- FILL
- SCREENED INTERVAL
- WATER LEVEL (12/26/01)




SCALE IN FEET




CROSS SECTION LOCATION

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|---|---|
| DESIGNED BY: TEM | DATE: 07/15/03 |
| DRAWN BY: CTM | PROJECT: 0911030 |
| APPROVED BY: DJG | SHEET NO. |
| CADFILE G:\ACAD\0911030\0911030-303.dwg | |
| XREF: | |
| LMAN: | |

FIGURE 3B
SCHEMATIC CROSS SECTION B-B'

PRAEFKE BRAKE AND SUPPLY CORPORATION
8075 NORTH 76th STREET
MILWAUKEE, WISCONSIN

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## Statement of Legal Description Accuracy

The Bentley Company is the owner and responsible party for the observed petroleum release at 8075 North 76th Street Milwaukee, Wisconsin (BRRT's #03-41-244647). As the President of the The Bentley Company I hereby state that the attached legal description is accurate and complete.

Sincerely,
The Bentley Company

Mr. Thomas Bentley III
President

KEY ENGINEERING GROUP LTD.
ENVIRONMENTAL • CIVIL/GEOTECH • COMPLIANCE

W66 N215 Commerce Court
Cedarburg, Wisconsin 53012
(262) 375-4750
(800) 645-7365
Fax (262) 375-9680

FILE COPY
mailed 5/30/03

May 29, 2003

Ms. Geri Schmidt
City of Milwaukee
Frank P. Ziedler Municipal Building, Room 919
841 North Broadway
Milwaukee, Wisconsin 53202

Reference: *Notification of Residual Petroleum Contamination Within the City Right-Of-Way*
Former Praefke Brake and Supply Corporation
8075 North 76th Street
Milwaukee, Wisconsin 53223
WDNR BRRTS #: 03-41-244647
WDCOM PECFA Claim #: 53223-3201-75

KEY ENGINEERING GROUP, LTD.
File No. 0911030

Dear Ms. Schmidt:

The Bentley Company (BENTLEY) has completed a site investigation and soil remediation activities associated with a release from former petroleum underground storage tanks utilized on the above referenced property. BENTLEY is pursuing final case closure from the Wisconsin Department of Natural Resources (WDNR). In accordance with the WDNR's *Checklist of Documents for GIS Registry Packet* (WDNR PUB-RR-688) (attached), Key Engineering Group, Ltd. (KEY) on behalf of BENTLEY, is providing the City of Milwaukee notification of residual petroleum contamination (Chloromethane) in groundwater (MW-3) within the West Tower Avenue right-of-way (ROW).

The site location is presented on Figure 1 and the site layout and groundwater monitoring well network is provided as Figure 2. A summary of the groundwater sample analytical data collected within the ROW is presented in Figure 3. The WDNR contact and details of this case are available for open public review at the WDNR office located at:

Mr. Binyoti F. Amungwafor
Wisconsin Department of Natural Resources
Southeast Region Headquarters
2300 North Dr. Martin Luther King, Jr. Drive
Post Office Box 12436
Milwaukee, Wisconsin 53212
Phone: (414) 263-8607
Fax: (414) 263-8606
Email: Binyoti.Amungwafor@dnr.state.wi.us

Please contact us at (262) 375-4750 if you have any questions regarding this notification letter.

Sincerely,

KEY ENGINEERING GROUP, LTD.

Todd E. McQuistion
Staff Scientist

Daniel K. Pelczar, CPG, P.G.
Senior Project Hydrogeologist

TEM/clh

Attachments: *Checklist of Documents for GIS Registry Packet* (WDNR, PUB-RR-688)
Figure 1 Site Location Map
Figure 2 Site Layout
Figure 3 Summary of Groundwater Sample Analytical Results

cc: Mr. Thomas Bentley III, The Bentley Company
Mr. Steve Ziesmann, Godfrey & Kahn, S.C.
Mr. Binyoti Amungwafor, Wisconsin Department of Natural Resources

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| Document Number | DEED RESTRICTION | DOC. # 8729417 |
|---|---|---|
| | -1- | REGISTER'S OFFICE \| SS Milwaukee County, WI \| RECORDED AT 8:12 AM 02-11-2004 JOHN LA FAVE REGISTER OF DEEDS AMOUNT 19.00 |

Declaration of Restrictions

In Re: See Attachment 1, and the following hereby made part of this restriction.

STATE OF WISCONSIN )
) ss
COUNTY OF MILWAUKEE )

WHEREAS, Cornerstone East, LLC is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Petroleum (ethylbenzene, toluene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, xylenes and naphthalene) - contaminated soil remains on this property at the following location(s): SS-1 and SS-2 which are located along the northeastern portion of the building and at SS-5 which is located along an east-west fence line on the northeastern portion of the property. The locations of these soil samples are presented in the Attached (Figure1), to which is made part of this deed hereto.

**Name and Return Address**

The Bentley Company
Mr. Thomas H. Bentley III
8600 West Bradley Road
Milwaukee, Wisconsin 53224

070-9996-110-9
Parcel Identification Number (PIN)

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

> Structural impediments existing at the time of clean-up (building and fence) made complete remediation of the soil contamination on this property impracticable. 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. To the extent that 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 the currently-inaccessible contaminated soil that remains on the property is excavated in the future, it will have to be sampled and analyzed

6

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

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

By signing this document, TOM BENTLEY asserts that he or she is duly authorized to sign this document on behalf of Cornerstone East, LLC.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 10th day of FEB., 2004.

Signature: [signature]
Printed Name: THOMAS BENTLEY
Title: MANAGING MEMBER

Subscribed and sworn to before me
this 10th day of Feb, 2004

[signature]
Notary Public, State of Wisconsin
My commission expires 07/[illegible]

PHILIP G. ECKERT NOTARY PUBLIC STATE OF WISCONSIN

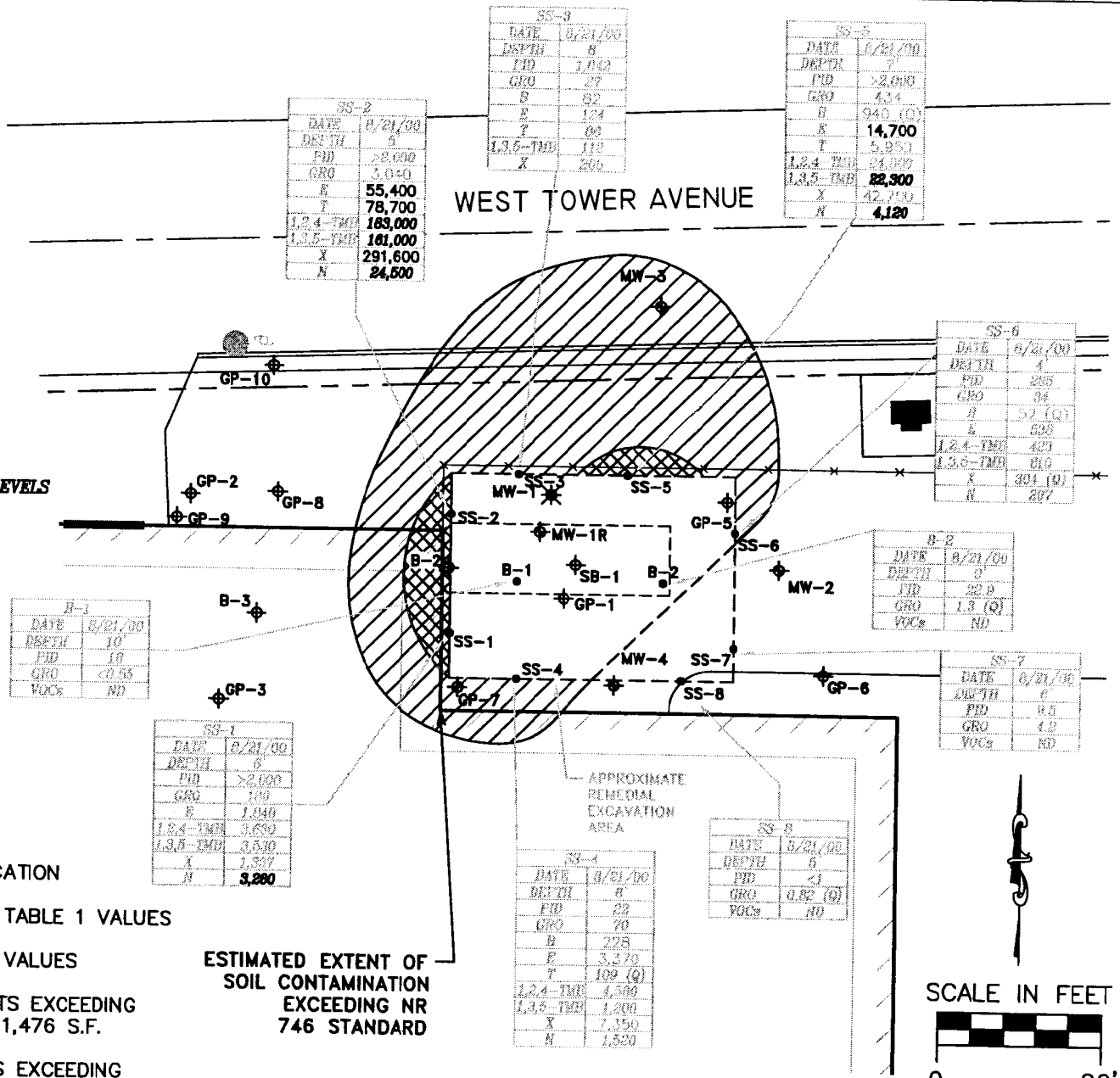
Dan Pelczar of 2

This document was drafted by the Key Engineering Group, Ltd. from a template from the Wisconsin Department of Natural Resources.

*H:\PROJECTS\1999\0911030\0911030.deed.restriction..doc*

## NOTES

*P.I.D.: PHOTOIONIZATION DETECTOR, I.U.*
*I.U.: INSTRUMENT UNITS*
*GRO: GASOLINE RANGE ORGANICS, mg/kg*
*VOCs: VOLATILE ORGANIC COMPOUNDS, ug/kg*
*B: BENZENE, ug/kg*
*E: ETHYLBENZENE, ug/kg*
*N: NAPHTHALENE, ug/kg*
*T: TOLUENE, ug/kg*
*1,2,4-TMB: 1,2,4-TRIMETHYLBENZENE, ug/kg*
*1,3,5-TMB: 1,3,5-TRIMETHYLBENZENE, ug/kg*
*X: TOTAL XYLENES, ug/kg*
*mg/kg: MILLIGRAMS PER KILOGRAM*
*ug/kg: MICROGRAMS PER KILOGRAM*
*< : LESS THAN*
*--: NOT ANALYZED*
*ND: NOT DETECTED ABOVE LABORATORY METHOD DETECTION LIMITS*
*(Q): CONCENTRATION BETWEEN LEVEL OF DETECTION AND LIMIT OF QUANTITATION*
*GRCLs: NR 720 GENERIC RESIDUAL CONTAMINANT LEVELS*




LEGEND

- SOIL PROBE/BORING LOCATION
- MONITORING WELL LOCATION
- ABANDONED MONITORING WELL LOCATION
- [5,500] CONCENTRATION EXCEEDS NR 746 TABLE 1 VALUES
- [350] CONCENTRATION EXCEEDS NR 720 VALUES
- ESTIMATE EXTENT OF SOIUL IMPACTS EXCEEDING NR 720 GRCLs – APPROXIMATELY 1,476 S.F.
- ESTIMATE EXTENT OF SOIL IMPACTS EXCEEDING NR 746 TABLE 1 VALUES – APPROXIMATELY 140 S.F.

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| | |
|---|---|
| DESIGNED BY TEM | DATE 7/14/03 |
| DRAWN BY CTM | PROJECT 0911030 |
| APPROVED BY DJG | SHEET NO. 1 |
| CADFILE G:\ACAD\0911030\0911030-004.dwg | |
| XREF LMAN | |

FIGURE 1
SUMMARY OF CONFIRMATION EXCAVATION SOIL SAMPLE ANALYTICAL RESULTS
FORMER PRAEFKE BRAKE AND SUPPLY CORPORATION
8075 NORTH 76TH STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
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Feb 11, 2004 – 11:57am G:\ACAD\0911030\0911030-004.dwg