

GIS REGISTRY INFORMATION

SITE NAME: Leiland Apartment Building

BRRTS # and FID #: 03-41-306784, 341057750

CLOSURE DATE: 24-Mar-03

STREET ADDRESS: 2244 North Prospect Avenue

CITY: Milwaukee

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 692324 Y= 289597

OFF-SOURCE CONTAMINATION (>ES): Yes No
(if there are more than 2 off-source properties, make a note and attach additional sheet(s))

IF YES, STREET ADDRESS 1: _____

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

IF YES, STREET ADDRESS 2: _____

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

CONTAMINATION IN RIGHT OF WAY: Yes No

CONTAMINATED MEDIA: (Groundwater, Soil or Both?) Soil

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 in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy)	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)	x
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	x
Isoconcentration map(s), if available from site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of contamination defined. If not available, include the following 2 types of maps:	_____
Latest groundwater flow/monitoring well location map	_____
Latest extent of contaminant plume map	x
Geologic cross-sections, if available from 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)	_____
Letter informing ROW owner of residual contamination (if applicable)	_____
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure.	_____



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

March 24, 2003

Ms Rebecca Webb
The Shoreline Co.
1007 N. Cass St.
Milwaukee, WI 53202

Subject: Final Closure for Leiland Apartment Building, 2244 N. Prospect Ave.,
Milwaukee, WI

FID: 341057750
BRRTS: 03-41-306784

Dear Ms. Webb:

The Department has received and reviewed Moraine Environmental's January 24, 2003 submittal, "Additional Information Relating to Case Closure for Leiland Apartment Building" for case closure. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. Because soil boring locations B-8 and B-9 indicated no evidence of petroleum contamination in the soils beneath the basement floor, beneath the excavated tank area, and the PAH compounds were found in concentrations below the suggested generic residual contaminant levels for groundwater and direct contact pathways, a deed restriction will not be required for this site. The estimated residual soil contamination will be reflected in the Soil GIS Registry as submitted.

Based on the correspondence and data provided, it appears that 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. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

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

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

If 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. 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,

A handwritten signature in black ink, appearing to read "John J. Hnat". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John J. Hnat
Hydrogeologist
Remediation and Redevelopment

C: Sherry Schumacher, Moraine Environmental
WDNR SER Files

6066066

REGISTER'S OFFICE } ss
Milwaukee County, WI }
RECORDED AT - 12 05 PM

JUN - 4 1987

REEL 2101 IMAGE 819

Walter C. Cuyler REGISTER OF DEEDS

RETURN TO Debra J. Kraft
660 E. Mason St.
Milwaukee, WI 53202

Garrett W. McIntosh

conveys and warrants to John B. Crichton, an undivided one-half interest, Carolyn Ann Hauck, an undivided one-quarter interest, and Jeanne Marie Hauck, an undivided one-quarter interest, each as tenants in common

the following described real estate in Milwaukee County, State of Wisconsin:

Tax Parcel No: 356-0213-0

Lot 1 excepting the Southeasterly 30 feet and the Southerly 30 feet of Lot 2 excepting the Southeasterly 30 feet, in Block 16 in Glidden and Lockwood's Addition, in the Northwest 1/4 of Section 22, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

6066066

RECORD 4.00

RTX 2850.00

TRANSFER
\$2850.00
FEE

Exceptions to Warranties: Municipal and zoning ordinances, recorded easements for public utilities located adjacent to side and rear lot lines, recorded building and use restrictions, and general taxes levied in the year of closing provided none of the foregoing prohibit present use.

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

Exceptions to warranties:

Dated this 29th day of May, 1987

(SEAL)

Garrett W. McIntosh (SEAL)

AUTHENTICATION

Signature(s)

authenticated this 29th day of May, 1987

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Attorney Debra J. Kraft

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

MILWAUKEE County, ss.

Personally came before me this 29th day of May, 1987, the above named Garrett W. McIntosh

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

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

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

400

Garrett W. McIntosh

conveys and warrants to John B. Crichton, an undivided one-half interest, Carolyn Ann Hauck, an undivided one-quarter interest, and Jeanne Marie Hauck, an undivided one-quarter interest, each as tenants in common

Boyle Jr
RETURN TO Debra J. Kraft
660 E. Mason St.
Milwaukee, WI 53202

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Tax Parcel No: 356-0213-0

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Exceptions to Warranties: Municipal and zoning ordinances, recorded easements for public utilities located adjacent to side and rear lot lines, recorded building and use restrictions, and general taxes levied in the year of closing provided none of the foregoing prohibit present use.

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

Books or records to which reference is made:

Dated this 29th day of May, 1987
(SEAL) Garrett W. McIntosh (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____
authenticated this _____ day of _____, 19____
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706.06, Wis. Stats.)

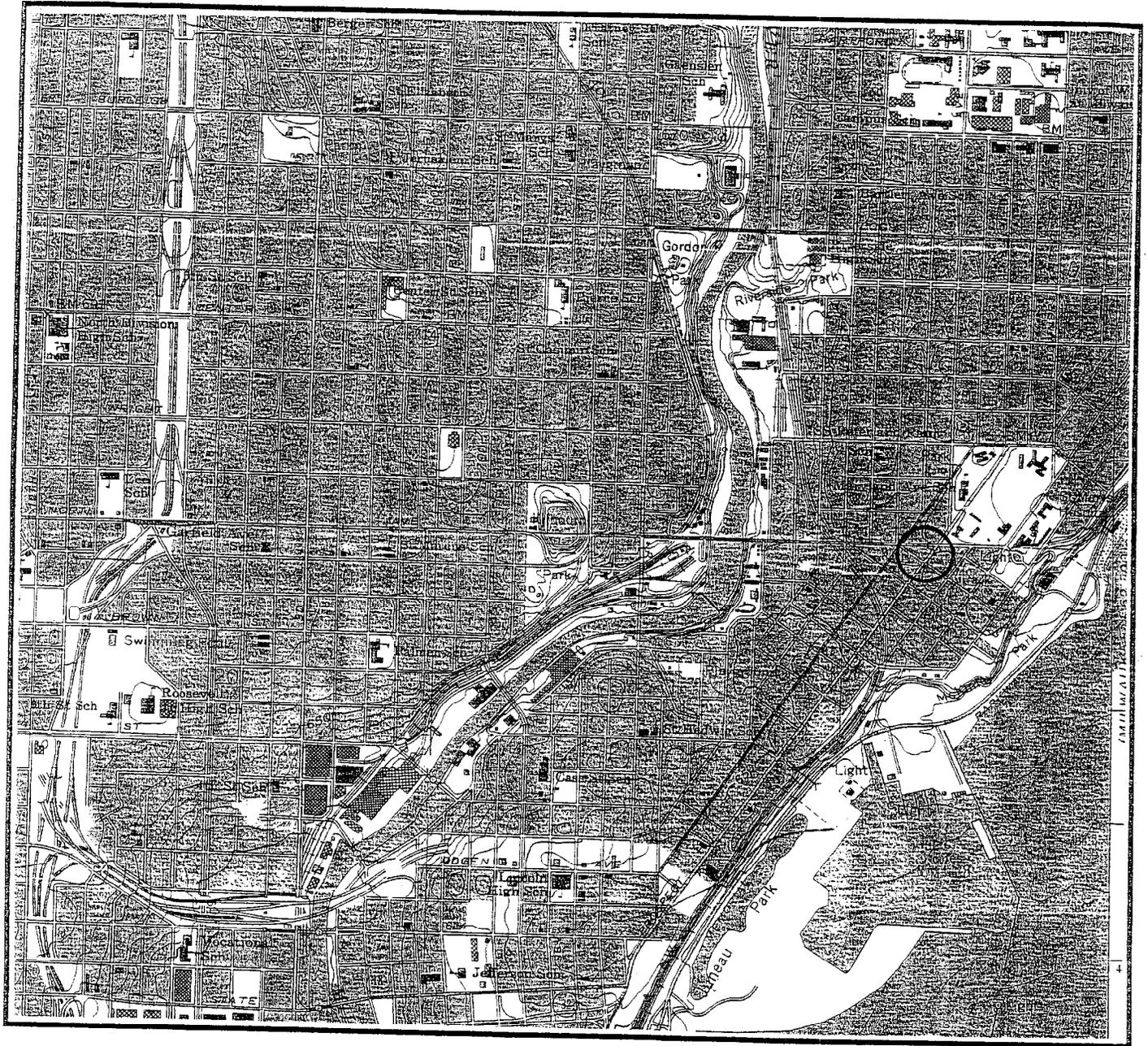
STATE OF WISCONSIN }
MILWAUKEE County. } ss.
Personally came before me this 29th day of
May 29, 1987 the above named
Garrett W. McIntosh

THIS INSTRUMENT WAS DRAFTED BY
Attorney Debra J. Kraft

to me known to be the person _____ who executed the foregoing instrument and acknowledged the same.
Debra J. Kraft
Notary Public Milwaukee County, Wis.
My Commission is permanent. (If not, state expiration date: _____, 19____)

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

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



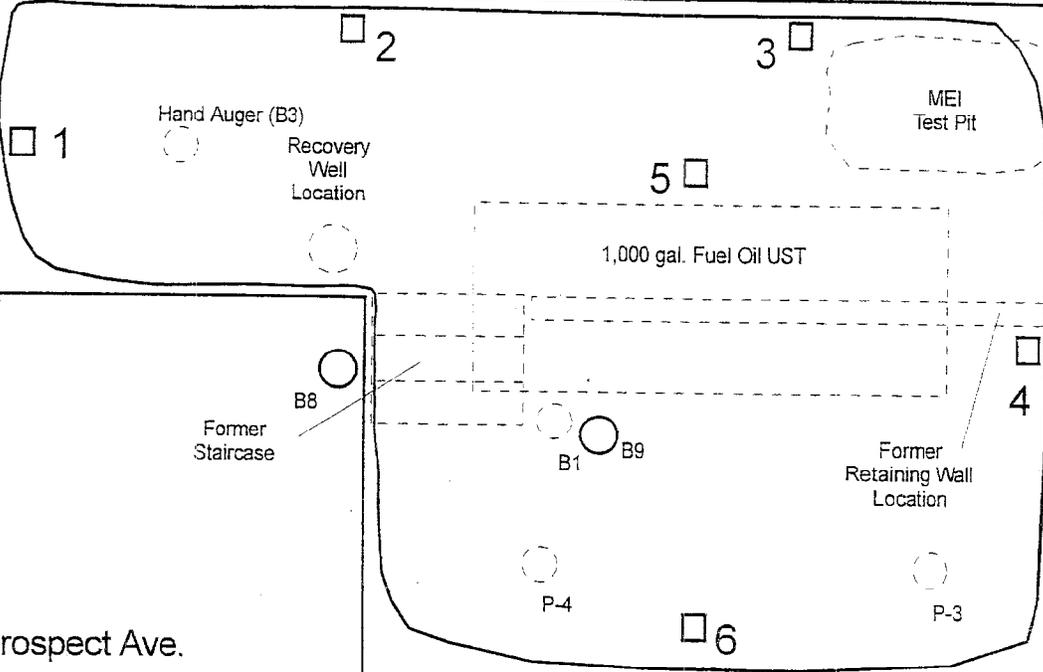
○ — SITE LOCATION

DRAWING TITLE	
<i>Site Location Map</i>	
PROJECT NAME	
The Shoreline Company Leiland Building 2244 North Prospect Ave., Milwaukee, WI	
DRAWING COMPANY	
<i>Moraine Environmental, Inc.</i>	
PROJECT NUMBER	
2008	Figure 1

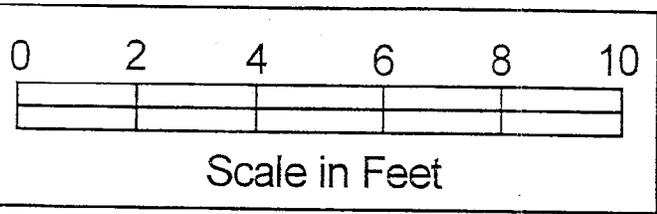
PSI
TP-3

2266 North Prospect Ave.

PSI
TP-2



2244 North Prospect Ave.



- Remedial Excavation Perimeter Soil Sample Location
- Geoprobe Soil Boring Location

Site Features Map		
Leiland Building Property		
Figure 1	#2008	12-16-02

TABLE 1
SHORELINE COMPANY PROPERTY - LEILAND BUILDING (2244 N. PROSPECT AVE.)
GEOPROBE SOIL SAMPLE ANALYTICAL RESULTS

Sample I.D.	Sample Depth	L A B R E S U L T S	DRO (ppm)	Benzene	Ethylbenzene	Methyl-tert-butyl- ether	Toluene	1,3,5- Trimethylbenzene	1,2,4- Trimethylbenzene	Total Xylenes [m,p,o]	
Hand Auger (B3)	3'-3.5'			5.2	NA	NA	NA	NA	NA	NA	NA
P-1	8'-10'			4,200	NA	NA	NA	NA	NA	NA	NA
P-2	0'-2'			7.6	NA	NA	NA	NA	NA	NA	NA
P-3	5'-6'			<3.8	<25	<25	<25	<25	<25	<25	<25
P-4	3'-4'			<4.3	<25	<25	<25	<25	<25	<25	<25
P-5	3'-4'			<4.3	<25	<25	<25	<25	<25	<25	<25
P-6	3'-4'			69	<62	180	<62	<62	1,900	2,000	350
P-7	3'-4'			<4.7	<25	<25	<25	<25	<25	<25	<25
NR 720 Soil Standards (RCLs)				250	5.5	2,900	NSE	1,500	NSE	NSE	4,100
NR 746 Table 1 Soil Screening Levels			NSE	8,500	4,600	NSE	38,000	11,000	83,000	42,000	

Notes:

mg/kg = milligrams per kilogram = parts per million (ppm)

ug/kg = micrograms per kilogram = parts per billion (ppb)

NA - Not Analyzed

NSE - No Standard Established ; RCL - Residual Contaminant Level

Bold results indicate concentrations exceeding WDNR soil cleanup guidelines, per NR 720

Outlined and **Bold** results indicate concentrations exceeding WDNR/Commerce Soil Target Levels, per Comm46/NR746, Table 1 values

TABLE 2
SHORELINE COMPANY PROPERTY - LEILAND BUILDING (2244 N. PROSPECT AVE.)
REMEDIAL EXCAVATION SOIL SAMPLE ANALYTICAL RESULTS

Sample I.D.	Sample Depth	L A B R E S U L T S	DRO (ppm)	Benzene	Ethylbenzene	ethyl-tert-butyl ether	Toluene	1,3,5- Trimethylbenzene	1,2,4- Trimethylbenzene	Total Xylenes [m,p,o]
#1 - West Base	5'		<4.7	<25	<25	<25	<25	<25	<25	<25
#2 - Northwest Wall	5'		11	<25	<25	<25	<25	<25	<25	<25
#3 - Northeast Wall	5'		<4.7	<25	<25	<25	<25	<25	<25	<25
#4 - East Wall	5'		<4.8	<25	<25	<25	<25	<25	<25	<25
#5 - North Base	8'		<4.1	<25	<25	<25	<25	<25	<25	<25
#6 - South Base	8'		<4.2	<25	<25	<25	<25	<25	<25	<25
NR 720 Soil Standards (RCLs)			250	5.5	2,900	NSE	1,500	NSE	NSE	4,100
NR 746 Table 1 Soil Screening Levels		NSE	8,500	4,600	NSE	38,000	11,000	83,000	42,000	

Notes:

mg/kg = milligrams per kilogram = parts per million (ppm)

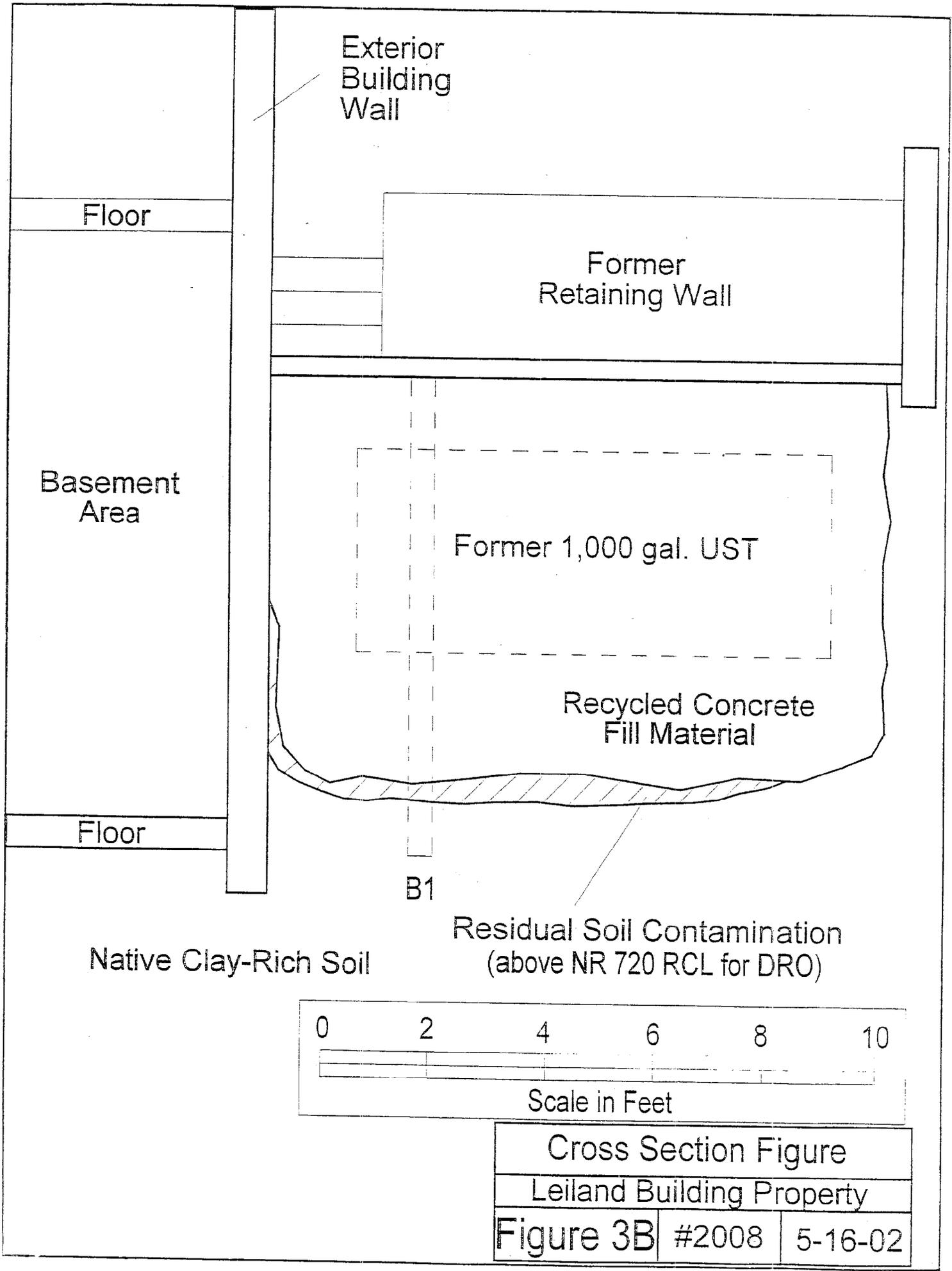
ug/kg = micrograms per kilogram = parts per billion (ppb)

NA - Not Analyzed

NSE - No Standard Established ; RCL - Residual Contaminant Level

Bold results indicate concentrations exceeding WDNR soil cleanup guidelines, per NR 720

Outlined and **Bold** results indicate concentrations exceeding WDNR/Commerce Soil Target Levels, per Comm46/NR746, Table 1 values



Exterior Building Wall

Floor

Former Retaining Wall

Basement Area

Former 1,000 gal. UST

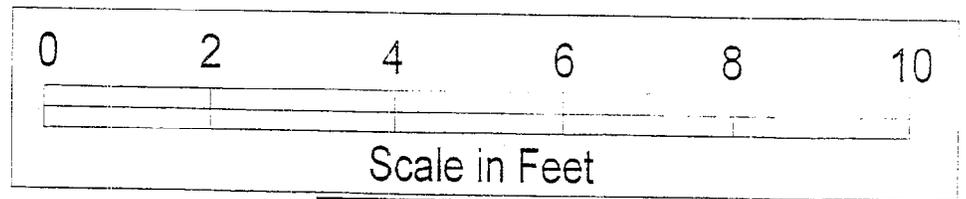
Recycled Concrete Fill Material

Floor

B1

Residual Soil Contamination
(above NR 720 RCL for DRO)

Native Clay-Rich Soil



Cross Section Figure		
Leiland Building Property		
Figure 3B	#2008	5-16-02

PSI
TP-3

2266 North Prospect Ave.

PSI
TP-2

Residual Soil Contamination

Hand Auger (B3)

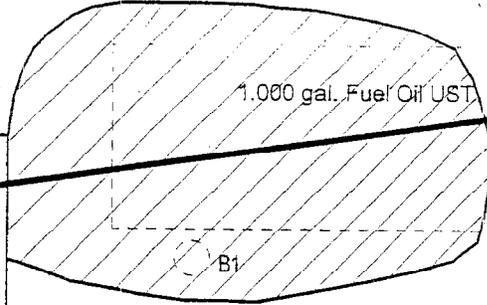


Recovery Well Location



MEI
Test Pit

1,000 gal. Fuel Oil UST



A

A'

B1

P-4

P-3

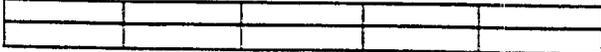
2244 North Prospect Ave.

P-6

P-5

B2

0 2 4 6 8 10



Scale in Feet

P-7

Cross Section Location and Soil Contaminant Extent Map		
Leiland Building Property		
Figure 3A	#2008	5-16-02

FEB 25 2003

February 19, 2003

Wisconsin Department of Natural Resources
Bureau of Remediation & Redevelopment
P.O. Box 12436
Milwaukee WI 53212-0436

RE: Leiland Apartments
2244 N. Prospect Avenue, Milwaukee WI
BRRIS #03-41-306784

Project #2008

To Whom It May Concern:

I certify that, to the best of my knowledge, the legal description attached to this statement is complete, accurate, and describes the correct contaminated property site.

If you should have any questions, please do not hesitate to contact me, or my consultant, Moraine Environmental at (262) 377-9060.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rebecca Webb".

Rebecca Webb
The Shoreline Company

Enc.