

GIS REGISTRY INFORMATION

SITE NAME: City of Milwaukee 4701-4717 W. Lisbon Ave.
BRRTS #: 03-41-531460 FID # (if appropriate): 341100870
COMMERCE # (if appropriate):
CLOSURE DATE: 3.16.06
STREET ADDRESS: 4701-4717 W Lisbon Ave.
CITY: Milwaukee
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 685076 Y= 289479

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

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: [] Yes [X] No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter or denial letter issued
Copy of most recent deed, including legal description, for all affected properties
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
County Parcel ID number, if used for county, for all affected properties 347-0304-000-6
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).
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells.
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
Tables of Latest Soil Analytical Results (no shading or cross-hatching)
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy).
GW: Table of water level elevations, with sampling dates, and free product noted if present
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour
Geologic cross-sections, if required for SI. (8.5x14' if paper copy)
RP certified statement that legal descriptions are complete and accurate
Copies of off-source notification letters (if applicable)
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure
Copy of any maintenance plan referenced in the deed restriction.





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212-3128
FAX 414-263-8606
Telephone 414-263-8500
TTY Access via relay - 711

March 16, 2006

City of Milwaukee Dept. of City Development
c/o Mr. Benji Timm
809 North Broadway
Milwaukee, WI 53202

Subject: Final Closure Letter for the Property at 4701-4717 West Lisbon Avenue,
Milwaukee, WI

FID: 341100870
BRRTS: 03-41-531460

Dear Mr. Timm:

On March 10, 2006, the Wisconsin Department of Natural Resources ("the Department") reviewed your request for closure of the case described above. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On March 10, 2006, you were notified that conditional closure was granted to this case.

On March 16, 2006, Sigma Environmental informed the Department that the groundwater well abandonment forms had been sent in with the closure request dated January 13, 2006. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Future Excavation of Residual Contaminated Soil

Residual soil contamination remains at GP-1, GP-4, MW-2 and SB-1, as indicated in the information submitted to the Department of Natural Resources. If soil in these specific locations is excavated in the future, the property owner at the time of excavation will be required to sample and analyze the excavated soil to determine whether the contamination still remains. 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 at the time of excavation. **Special precautions may need to be taken during excavation activities to prevent a direct contact health threat to humans.** Based upon the results of sample analysis, the current owner will also have to properly store, treat, or dispose of any excavated materials, in accordance with state and federal laws.

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and mitigation should be evaluated when planning

any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

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://dnr.wi.gov/org/aw/rr/gis/index.htm>.

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

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

Sincerely,



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

C: Stephen Meer, Sigma Environmental
WDNR SER Files



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212-3128
FAX 414-263-8606
Telephone 414-263-8500
TTY Access via relay - 711

March 10, 2006

City of Milwaukee
Department of City Development
c/o Mr. Benji Timm
809 North Broadway
Milwaukee, WI 53202

Subject: Conditional Closure for the Property at 4701-4717 West Lisbon Avenue, Milwaukee, WI

FID: 341100870
BRRTS: 03-41-531460

Dear Mr. Timm:

On March 10, 2006, the Wisconsin Department of Natural Resources ("the Department") reviewed your request for closure of the case described above. 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 PVOC and PAH soil contamination located on the site 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. Adm. Code and will be closed if the following conditions are satisfied:

- The groundwater monitoring wells must be properly abandoned in compliance with ch. NR 141, Wis. Admin. Code. Documentation of well abandonment must be submitted to this office on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw 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.
- The final closure letter will address the residual soil contamination left in-place if these areas are exposed in the future and the inclusion on the Department's GIS Registry for soils.

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.
Project Manager/Senior Hydrogeologist
Southeast Region
Remediation and Redevelopment

C: Stephen Meer, Sigma
WDNR SER Files

2

Document Number

QUIT CLAIM DEED



DOC. # 09017473

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 05/24/2005 02:16PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 13.00

Name and Return Address:
METRO VISTA DEVELOPMENT GROUP, LLC
CHRISTOPHER BANASZAK
2111 NORTH 1ST STREET
MILWAUKEE, WI 53212

Tax Key Number: 347-0304-000-6

This transaction is exempt from the Wisconsin Real Estate Transfer Fee and Transfer Return pursuant to Sec. 77.25(2) of the Wisconsin Statutes.

Recording Area

THIS INDENTURE, Made this 31 Day of March, 2005, between the REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE, an agency created, organized and existing as a separate and distinct body corporate of the State of Wisconsin under Section 66.1333, Wisconsin Statutes, hereinafter referred to as the Act, as Grantor, and METRO VISTA DEVELOPMENT GROUP, LLC, as Grantee:

WITNESSETH, That the said Grantor, for and in consideration of Five Hundred and No/100ths (\$500.00) Dollars to it and paid by the said Grantee, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, and quit claimed, and by these presents does give, grant, bargain, sell, remise, release, and quit claim unto the said Grantee, its successors and assigns forever, the following described real estate, situated in the City of Milwaukee, County of Milwaukee, State of Wisconsin, to-wit:

Lots 5, 6 and 7, in Block 1, in Public Park Land Association Subdivision, in the Northeast ¼ of Section 23, Township 7 North, Range 21 East.
Address: 4701-17 West Lisbon Avenue

The Grantee covenants for its successors and assigns, that in pursuance of the objects and purposes of the Act that the use of the aforesaid parcel shall be subject to the terms and conditions of an Agreement for Sale entered into by the Grantor on March 8, 2005, and by the Grantee on March 7, 2005, which was recorded with the Office of the Register of Deeds on March 11, 2005, as Document Number 08973458, and which provides for reversion of title in the event of default by the Grantee.

The Property is hereby conveyed on an AS-IS, WHERE-IS basis with no representations or warranties whatsoever including matters that would be revealed by an ALTA survey of the property. This conveyance is subject to any easements and restrictions appearing of record and to an agreement for a roof-top billboard.

The Common Council approved the Land Disposition Report of the aforescribed parcel of property to the said Grantee on May 25, 2004, by adoption of Resolution File 031731.

TO HAVE AND TO HOLD, the same, together with all and singular the appurtenances and privileges as thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or equity, either in possession or expectancy of, to the only proper use, benefit and behoof of the said Grantee, it's heirs, successors and assigns forever, but subject to the terms and conditions hereinbefore set forth in this Deed.

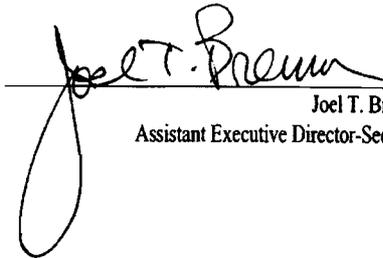
IN WITNESS WHEREOF, Grantor has executed this Deed in its name by its Chair and its Assistant Executive Director-Secretary and has affixed its corporate seal hereunto this 31 Day of March, 2005.

Signed and Sealed
In the Presence of

REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE



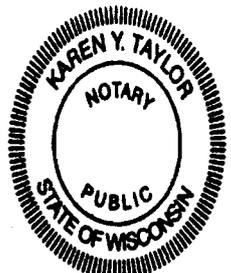
Kenneth L. Johnson
Chair

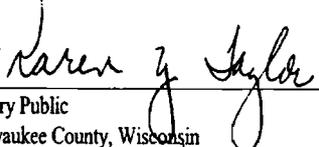


Joel T. Brennan
Assistant Executive Director-Secretary

STATE OF WISCONSIN)
)SS
COUNTY OF MILWAUKEE)

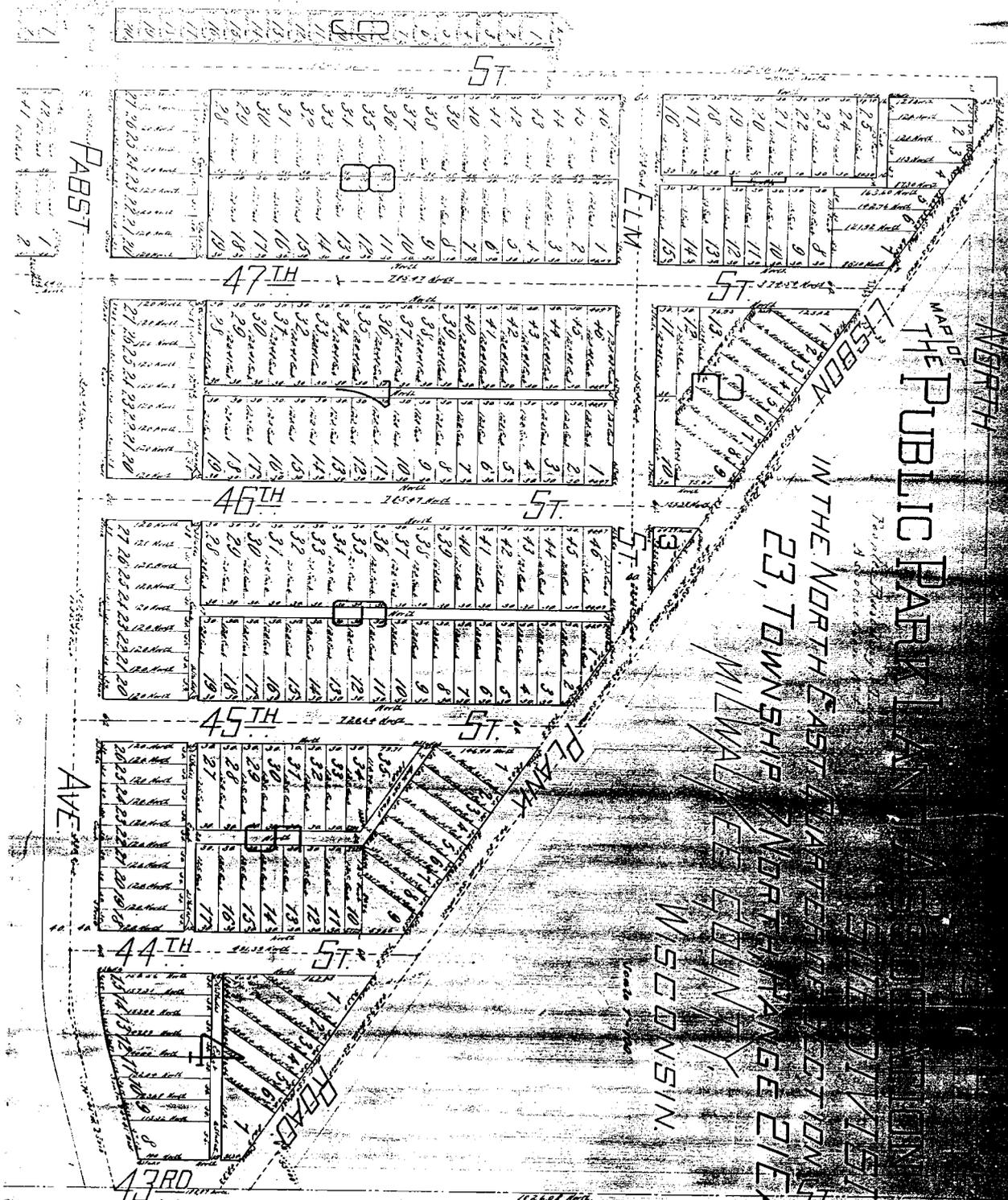
Personally came before me this 31 Day of March, 2005, Kenneth L. Johnson and Joel T. Brennan, who acknowledged themselves to be the Chair and Assistant Executive Director-Secretary of the Redevelopment Authority of the City of Milwaukee, a Corporation, and that they, as such officers of said Corporation, being authorized so to do, executed the foregoing instrument as such officers as the Deed of said Redevelopment Authority, by its authority.





Notary Public
Milwaukee County, Wisconsin
My commission 6-26-05

This document was drafted by the City of Milwaukee, Department of City Development.



NORTH
 MAP OF
 THE PUBLIC PARK LANDS
 IN THE NORTH EAST QUARTER OF SECTION 5
 TOWNSHIP 23 NORTH RANGE 8 EAST,
 MILWAUKEE COUNTY,
 WISCONSIN

SECTION 5
 TOWNSHIP 23 NORTH RANGE 8 EAST,
 MILWAUKEE COUNTY,
 WISCONSIN

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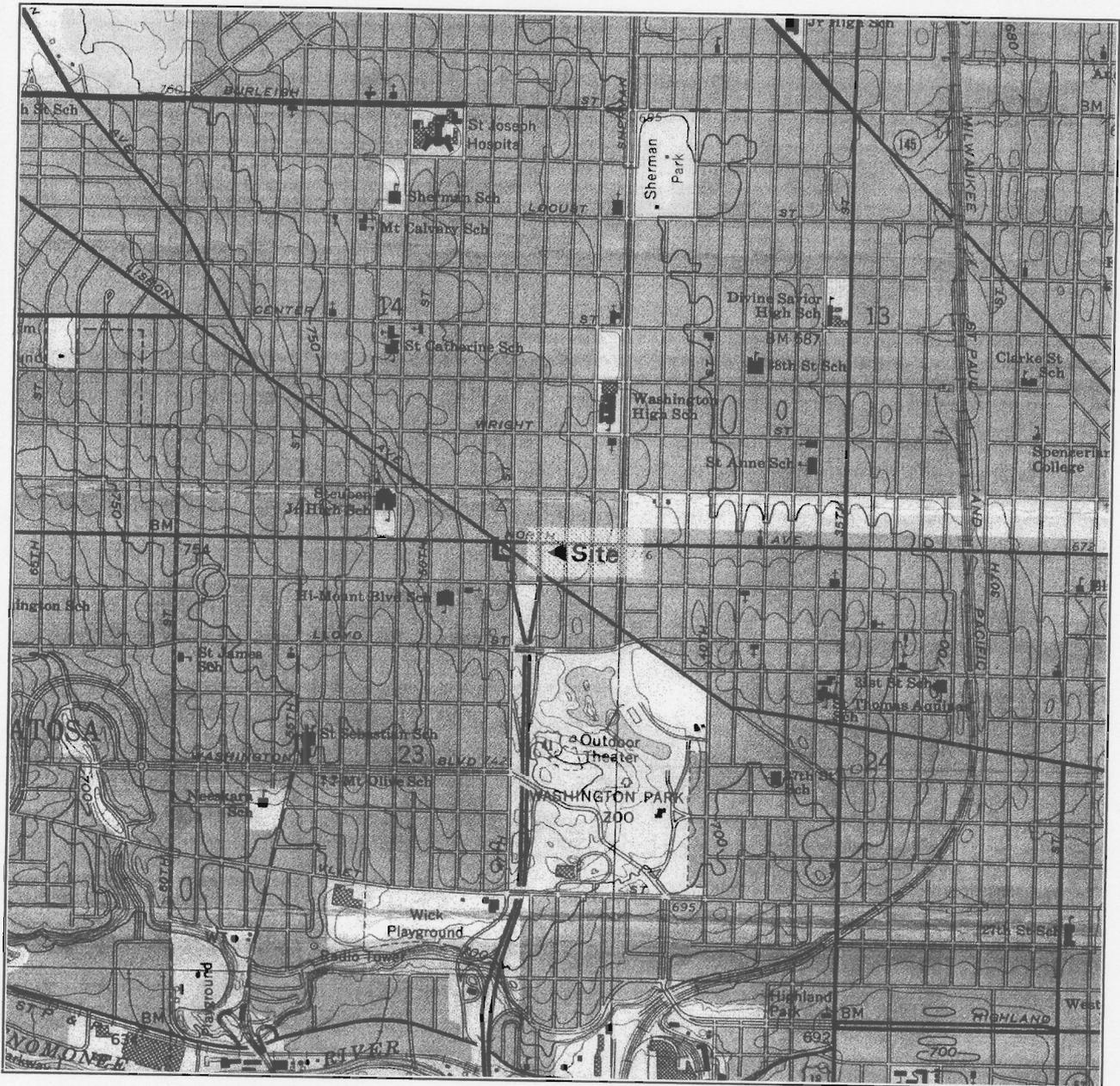
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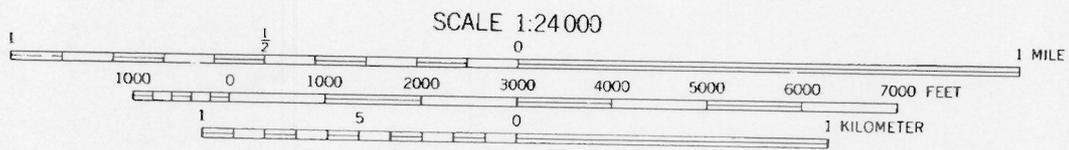
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NW ¼ of the NE ¼ of Sec. 23, T7N, R21E Adapted from U.S.G.S. 7.5 minute series, Milwaukee, Wisconsin, quadrangle dated 1958 (photorevised 1971).

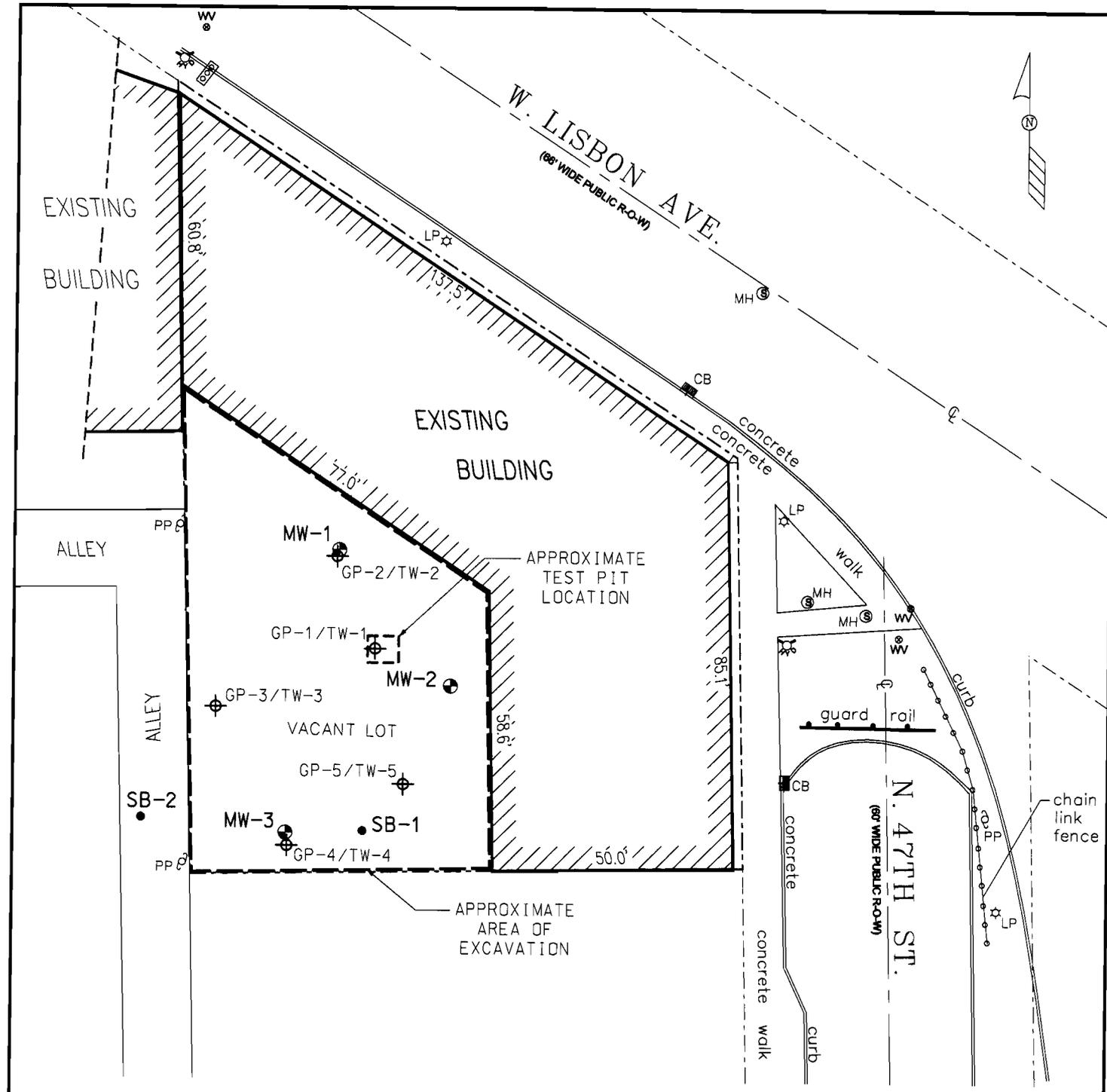


CONTOUR INTERVAL 10 FEET
 DOTTED LINES REPRESENT 5-FOOT CONTOURS
 DATUM IS MEAN SEA LEVEL



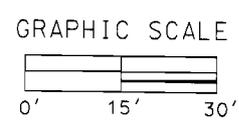
Figure 1. Site Location Map
4701-4717 W. Lisbon Avenue
Milwaukee, Wisconsin

THE SIGMA GROUP
 SIGMA ENVIRONMENTAL SERVICES, INC.
 SIGMA DEVELOPMENT, INC.
 SIGMA LEASING, INC.



NOTE:
 DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE
 ONLY - SITE SURVEYED 10-07-04.

LEGEND	
●	= SOIL BORING LOCATION
⊕	= MONITORING WELL LOCATION
⊕	= GEOPROBE LOCATION
- - -	= PROPERTY LINE



CITY OF MILWAUKEE 4701-4717 W. LISBON AVE., MILWAUKEE, WI			
DATE: 10-12-04	DR. BY: BEB	DR. # 8707-006	
SITE PLAN MAP			FIGURE 2

**TABLE 2
SOIL ANALYTICAL RESULTS
4707-4717 WEST LISBON AVENUE
MILWAUKEE, WISCONSIN
Project Reference #8707**

Sample Location	Sample Date	GP-1		GP-2		GP-3		GP-4			GP-5		NR 720 RCL	NR746 Table 1/Table 2	USEPA PRG (Industrial)
		5/18/2004	5/18/2004	5/18/2004	5/18/2004	5/18/2004	5/18/2004	5/18/2004	5/18/2004	5/18/2004	5/18/2004	5/18/2004			
Percent Solids	Depth feet	0-2	16-18	2-4	14-16	0-2	16-18	0-2	6-8	16-18	0-2	10-12			
		83.8	87.7	82.4	86.7	84.8	85.0	87.1	87.6	88.0	80.8	86.7			
VOCs	Units														
Benzene	ug/kg	<25	<25	<25	<25	<25	<25	<25	38.8	<25	<25	<25	5.5	8,500/1,100	1,500
n-Butylbenzene	ug/kg	<25	<25	<25	<25	<25	<25	<25	3,150	199	<25	<25	**	**/**	240,000
sec-Butylbenzene	ug/kg	<25	<25	<25	<25	<25	<25	<25	1,040	195	<25	<25	**	**/**	220,000
Ethylbenzene	ug/kg	<25	<25	<25	<25	<25	<25	<25	7,680	293	<25	<25	2,900	4,600/**	230,000
Isopropylbenzene	ug/kg	<25	<25	<25	<25	<25	<25	<25	1,350	265	<25	<25	**	**/**	**
p-Isopropyltoluene	ug/kg	<25	<25	<25	<25	<25	<25	<25	554	<25	<25	<25	**	**/**	**
Naphthalene	ug/kg	25.1	<25	<25	<25	<25	<25	<25	7,810	109	<25	<25	**	2,700/**	190,000
n-Propylbenzene	ug/kg	<25	<25	<25	<25	<25	<25	<25	5,640	195	<25	<25	**	**/**	240,000
Toluene	ug/kg	<25	<25	<25	<25	<25	<25	<25	11,900	425	<25	<25	1,500	38,000/**	520,000
1,2,4-Trimethylbenzene	ug/kg	<25	<25	<25	<25	<25	<25	192	47,600	680	<25	194	**	83,000/**	170,000
1,3,5-Trimethylbenzene	ug/kg	<25	<25	<25	<25	<25	<25	<25	14,000	349	<25	<25	**	11,000/**	70,000
Total Xylenes	ug/kg	<25	<25	<25	<25	<25	<25	<25	71,800	1,640	<25	<25	4,100	42,000/**	210,000
Heavy Metals															
Mercury	mg/kg	0.140	<0.0386	0.0560	<0.0461	0.236	<0.0399	<0.0410	<0.0394	<0.0455	0.0566	<0.0461	**	**	610
Arsenic	mg/kg	5.45	5.88	3.27	3.35	5.59	2.96	2.96	3.47	3.08	3.48	3.00	1.6	**	2.7
Barium	mg/kg	82.6	38.9	42.0	40.3	71.9	39.5	39.5	42.2	36.1	49.1	36.8	**	**	100,000
Cadmium	mg/kg	<0.597	<0.570	<0.607	<0.577	0.944	<0.588	<0.574	<0.571	<0.568	<0.619	<0.577	510	**	810
Chromium	mg/kg	17.9	11.7	13.9	12.2	16.8	12.9	12.6	11.8	11.3	14.3	10.7	200 (hexavalent)	**	450 (total)
Lead	mg/kg	45.7	12.6	10.3	7.01	72.5	11.8	8.53	8.54	7.51	8.61	6.83	500	**	750
													WDNR Interim Guidance		
													Groundwater Pathway		Direct Contact Residential
PAHs															
Acenaphthene	ug/kg	<119	<114	<121	<115	<118	<118	136	<114	<114	<124	<115	38,000		900,000
Acenaphthylene	ug/kg	<239	<228	<243	<231	<236	<235	340	231	<227	<247	<231	700		18,000
Benz (a) anthracene	ug/kg	138	<57	<60.7	<57.7	<58.9	<58.8	<57.4	<57.1	<56.8	<61.9	<57.7	17,000		88
Benzo (a) pyrene	ug/kg	120	<5.7	<6.07	<5.77	<5.89	<5.88	<5.74	<5.71	<5.68	<6.19	<5.77	48,000		8.8
Benzo (b) fluoranthene	ug/kg	101	<5.7	<6.07	<5.77	<5.89	<5.88	<5.74	<5.71	<5.68	<6.19	<5.77	870,000		88
Dibenz (a,h) anthracene	ug/kg	11.5	<5.7	<6.07	<5.77	<5.89	<5.88	<5.74	<5.71	<5.68	<6.19	<5.77	38,000		8.8
Fluoranthene	ug/kg	234	<114	<121	<115	<118	<118	<115	<114	<114	<124	<115	500,000		600,000
Indeno (1,2,3-cd) pyrene	ug/kg	87.2	<57	<60.7	<57.7	<58.9	<58.8	<57.4	<57.1	<56.8	<61.9	<57.7	680,000		88
1-Methylnaphthalene	ug/kg	125	<114	<121	<115	<118	<118	530	1,670	<114	<124	<115	23,000		1,100,000
2-Methylnaphthalene	ug/kg	<119	<114	<121	<115	<118	<118	1,830	1,670	229	<124	<115	20,000		600,000
Naphthalene	ug/kg	<119	<114	<121	<115	<118	<118	1,420	1,720	168	<124	<115	400		20,000
Phenanthrene	ug/kg	173	<114	<121	<115	<118	<118	<115	<114	<114	<124	<115	1,800		18,000
Pyrene	ug/kg	135	<114	<121	<115	<118	<118	<115	<114	<114	<124	<115	8,700,000		500,000

KEY:

- ug/kg = micrograms per kilogram
- mg/kg = milligrams per kilogram
- NA = Not Analyzed
- ** = No Standard Established
- VOCs and Metals **BOLD** = Detected above NR 720 Generic Residual Contaminant Level, NR 746 Table 1, or Table 2 Value)
- PAHs **BOLD** = Detected above the WDNR Interim Guidance Groundwater Pathway
- BOLD** = Detected above the WDNR Interim Guidance Direct Contact Residential / Industrial

**TABLE 2
SOIL ANALYTICAL RESULTS
4707-4717 WEST LISBON AVENUE
MILWAUKEE, WISCONSIN
Project Reference #8707**

Sample Location Sample Date Depth feet	MW-1		MW-2		MW-3		SB-1		SB-2		NR 720 RCL	NR746 Table 1/Table 2	USEPA PRG (industrial)	
	9/14/2004	9/14/2004	9/15/2004	9/15/2004	9/14/2004	9/14/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004				
	2-4	12-14	0-2	12-14	0-2	8-10	0-2	4-6	2-4	12-14				
Percent Solids			83.8	87.7	82.4	86.7	84.8	85.0	87.1	87.6				
VOCs	Units													
Benzene	ug/kg	<30	<29	<30	<29	<30	<28	<28	<28	<29	<29	5.5	8,500/1,100	1,500
n-Butylbenzene	ug/kg	<30	<29	<30	<29	<30	<28	<28	<28	<29	<29	**	**/**	240,000
sec-Butylbenzene	ug/kg	<30	<29	<30	<29	<30	<28	<28	<28	<29	<29	**	**/**	220,000
Ethylbenzene	ug/kg	<30	<29	<30	<29	<30	819	<28	<28	<29	<29	2,900	4,600/**	230,000
Isopropylbenzene	ug/kg	<30	<29	<30	<29	<30	80	<28	<28	<29	<29	**	**/**	**
p-Isopropyltoluene	ug/kg	<30	<29	<30	<29	<30	<28	<28	<28	<29	<29	**	**/**	**
Naphthalene	ug/kg	<30	<29	<30	<29	<30	221	<28	<28	<29	<29	**	2,700/**	190,000
n-Propylbenzene	ug/kg	<30	<29	<30	<29	<30	221	<28	<28	<29	<29	**	**/**	240,000
Toluene	ug/kg	<30	<29	<30	<29	<30	<28	<28	<28	<29	<29	1,500	38,000/**	520,000
1,2,4-Trimethylbenzene	ug/kg	<30	<29	<30	<29	<30	1,880	<28	<28	<29	<29	**	83,000/**	170,000
1,3,5-Trimethylbenzene	ug/kg	<30	<29	<30	<29	<30	664	<28	<28	<29	<29	**	11,000/**	70,000
Total Xylenes	ug/kg	<42	<41	<42	<40	<42	587	<40	<39	<40	<41	4,100	42,000/**	210,000
												WDNR Interim Guidance		
PAHs												Groundwater Pathway	Direct Contact Residential	
Acenaphthene	ug/kg	<60	<58	<60	<58	<60	<55	<57	<56	<57	<58	38,000	900,000	
Acenaphthylene	ug/kg	<100	<98	<100	<98	<100	<94	<97	<95	<97	<99	700	18,000	
Anthracene	ug/kg	<6.0	<5.8	<6.0	<5.8	<6.0	<5.5	<5.7	<5.6	<5.7	<5.8	3,000,000	5,000,000	
Benz (a) anthracene	ug/kg	6.6	<5.8	28	<5.8	<6.0	<5.5	17	<5.6	<5.7	5.9	17,000	88	
Benzo (a) pyrene	ug/kg	6.3	<5.8	22	<5.8	<6.0	<5.5	14	<5.6	<5.7	<5.8	48,000	8.8	
Benzo (b) fluoranthene	ug/kg	6.4	<5.8	17	<5.8	<6.0	<5.5	14	<5.6	<5.7	<5.8	360,000	88	
Benzo (k) fluoranthene	ug/kg	<6.0	<5.8	12	<5.8	<6.0	<5.5	10	<5.6	<5.7	<5.8	870,000	880	
Benzo (ghi) perylene	ug/kg	8.0	<5.8	16	<5.8	<6.0	<5.5	22	<5.6	<5.7	<5.8	6,800,000	1,800	
Chrysene	ug/kg	<6.0	<5.8	18	<5.8	<6.0	<5.5	15	<5.6	<5.7	<5.8	37,000	8,800	
Dibenz (a,h) anthracene	ug/kg	<8.9	<8.7	<9.0	<8.7	<9.0	<8.3	<8.5	<8.4	<8.6	<8.7	38,000	8.8	
Fluoranthene	ug/kg	17	<12	61	<12	<12	<11	36	<11	<11	<12	500,000	600,000	
Fluorene	ug/kg	<12	<12	<12	<12	<12	<11	<11	<11	<11	<12	100,000	600,000	
Indeno (1,2,3-cd) pyrene	ug/kg	<6.0	<5.8	17	<5.8	<6.0	<5.5	11	<5.6	<5.7	<5.8	680,000	88	
1-Methylnaphthalene	ug/kg	<36	<35	<36	<35	<36	<33	<34	<34	<34	<35	23,000	1,100,000	
2-Methylnaphthalene	ug/kg	<30	<29	<30	<29	<30	<28	<28	<28	<29	<29	20,000	600,000	
Naphthalene	ug/kg	<36	<35	<36	<35	<36	<33	<34	<34	<34	<35	400	20,000	
Phenanthrene	ug/kg	10	<5.8	17	<5.8	<6.0	<5.5	26	<5.6	<5.7	<5.8	1,800	18,000	
Pyrene	ug/kg	12	<5.8	61	<5.8	<6.0	<5.5	36	<5.6	<5.7	<5.8	8,700,000	500,000	

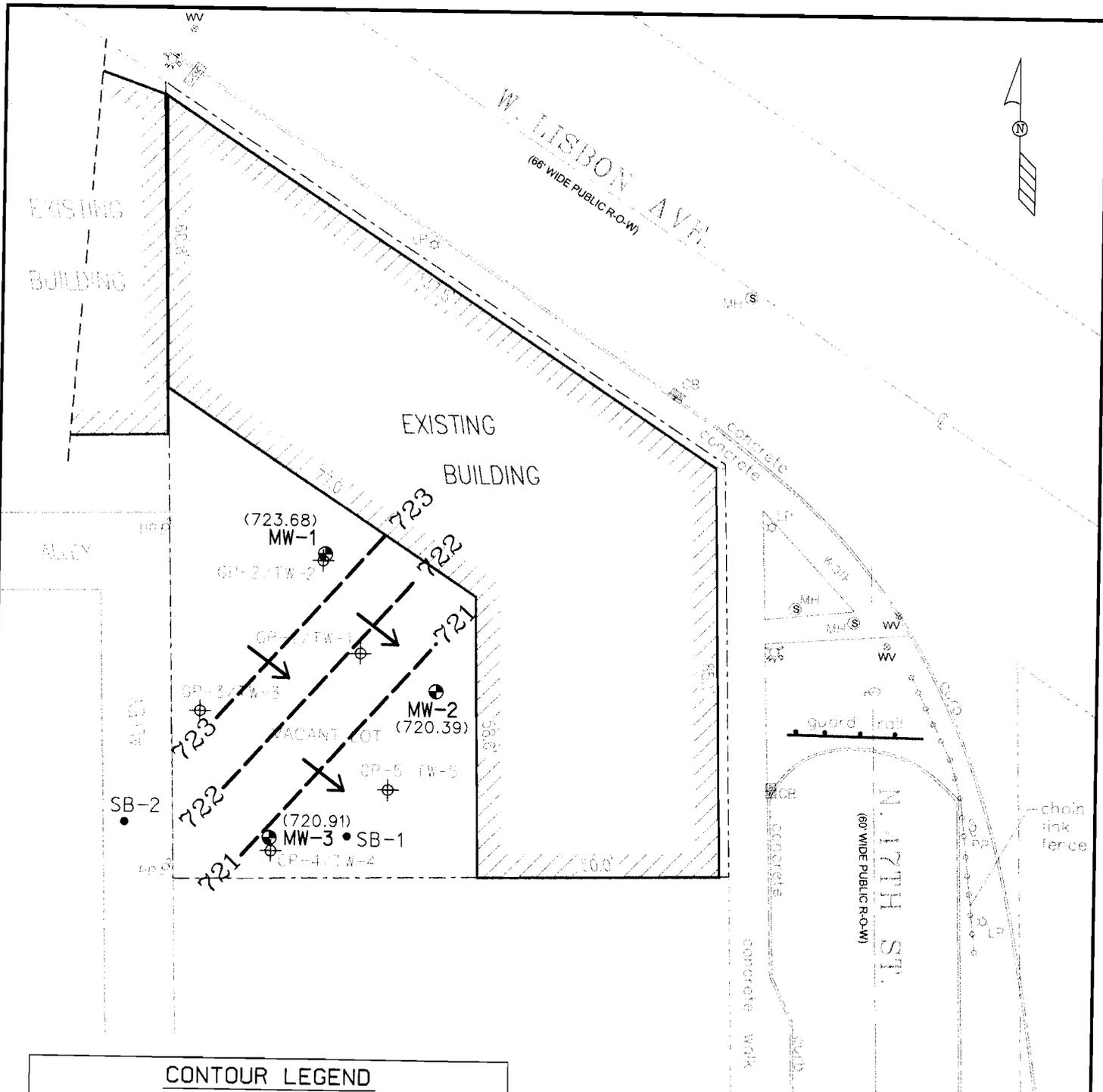
KEY:

- ug/kg = micrograms per kilogram
- NA = Not Analyzed
- ** = No Standard Established
- VOCs and Metals** **BOLD** = Detected above NR 720 Generic Residual Contaminant Level, NR 746 Table 1, or Table 2 Value)
- PAHs** **BOLD** = Detected above the WDNR Interim Guidance Groundwater Pathway
- BOLD** = Detected above the WDNR Interim Guidance Direct Contact Residential / Industrial

**Table 1
Groundwater Elevation Data
4701-4717 W. Lisbon Ave. Site
City of Milwaukee, Milwaukee Wisconsin
Sigma Project #8707**

Well Identification	Ground Surface Elevation (feet MSL)	Top of Casing Elevation (feet MSL)	Screen Interval (feet bgs)	Depth to Groundwater		Groundwater Elevation (feet MSL)	Date
				(feet toc)	(feet bgs)		
MW-1	733.4	733.00 Flush Mount	5-15	12.49	12.89	720.51	09/17/2004
				9.32	9.72	723.68	09/23/2004
MW-2	732.09	731.41 Flush Mount	5-15	18.48	19.16	712.93	09/17/2004
				11.02	11.70	720.39	09/23/2004
MW-3	733.95	733.65 Flush Mount	5-15	18.92	19.22	714.73	09/17/2004
				12.74	13.04	720.91	09/23/2004

Notes: MSL = mean sea level
feet toc = feet below top of casing
feet bgs = feet below ground surface



CONTOUR LEGEND

--- = GROUNDWATER CONTOUR LINE, CONTOUR INTERVAL = 1.0'

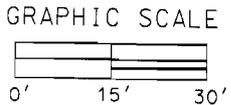
() = STATIC GROUNDWATER LEVEL (9-23-04)

→ = GROUNDWATER FLOW DIRECTION

NOTE:
 DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - SITE SURVEYED 10-07-04.

LEGEND

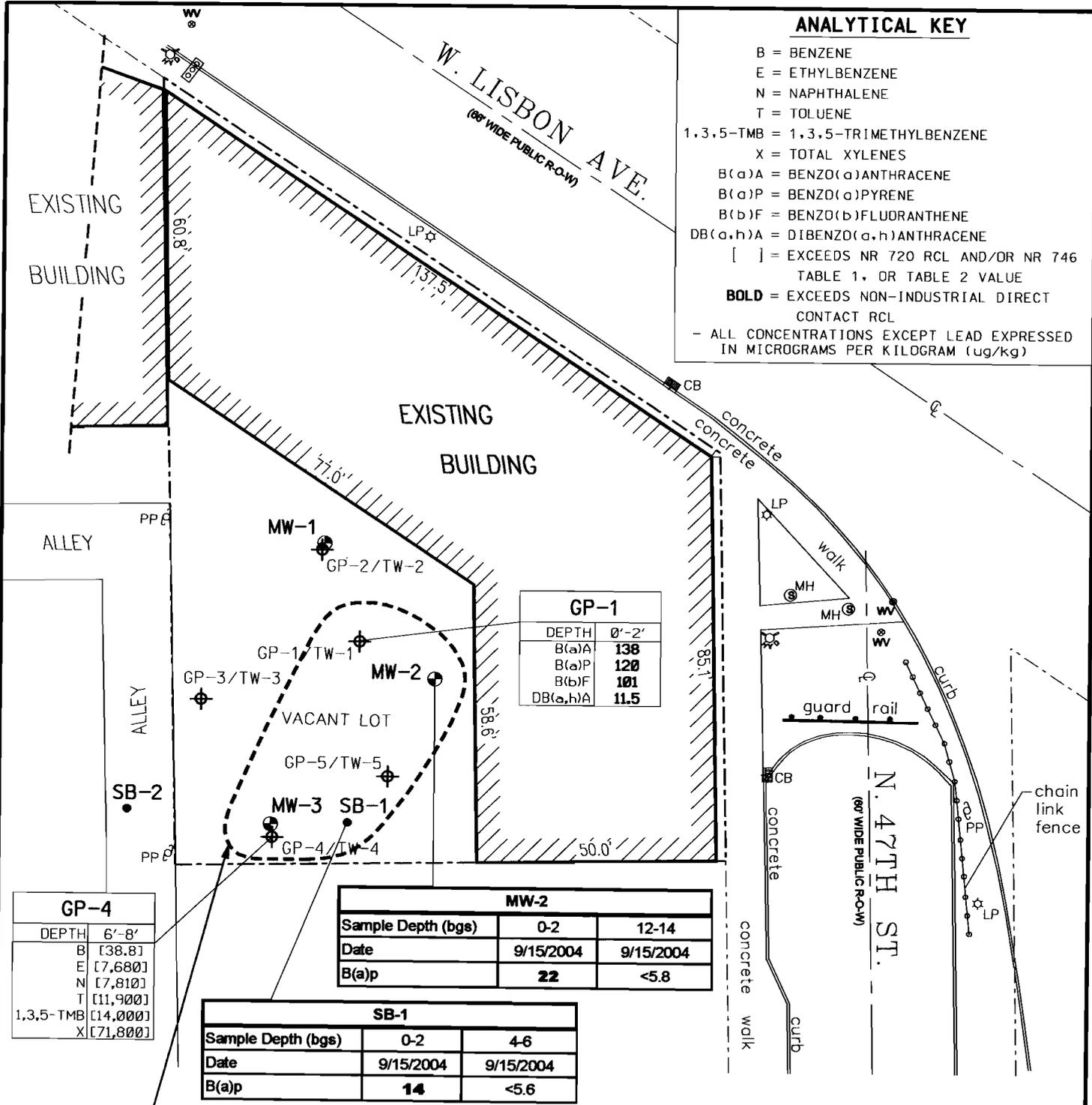
- = SOIL BORING LOCATION
- ⊙ = MONITORING WELL LOCATION
- ⊕ = GEOPROBE LOCATION
- = PROPERTY LINE



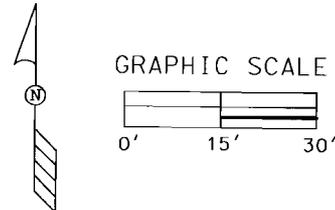
CITY OF MILWAUKEE			
4701-4717 W. LISBON AVE., MILWAUKEE, WI			
DATE: 10-12-04	DR. BY: BEB	DR. # 8707-008	SCALE: 1" = 30'
GROUNDWATER CONTOUR MAP (9-23-04)			FIGURE 3

ANALYTICAL KEY

- B = BENZENE
- E = ETHYLBENZENE
- N = NAPHTHALENE
- T = TOLUENE
- 1,3,5-TMB = 1,3,5-TRIMETHYLBENZENE
- X = TOTAL XYLENES
- B(a)A = BENZO(a)ANTHRACENE
- B(a)P = BENZO(a)PYRENE
- B(b)F = BENZO(b)FLUORANTHENE
- DB(a,h)A = DIBENZO(a,h)ANTHRACENE
- [] = EXCEEDS NR 720 RCL AND/OR NR 746 TABLE 1, OR TABLE 2 VALUE
- BOLD** = EXCEEDS NON-INDUSTRIAL DIRECT CONTACT RCL
- ALL CONCENTRATIONS EXCEPT LEAD EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg)



NOTE:
DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - SITE SURVEYED 10-07-04.



LEGEND

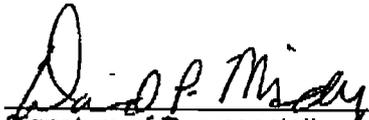
- = SOIL BORING LOCATION
- ⊕ = MONITORING WELL LOCATION
- ⊙ = GEOPROBE LOCATION
- - - = PROPERTY LINE

CITY OF MILWAUKEE 4701-4717 W. LISBON AVE., MILWAUKEE, WI		
DATE: 10-12-04	DR. BY: BEB	
SOIL QUALITY MAP- EXCEEDANCES ONLY		SCALE: 1" = 30' FIGURE 4

GIS Registry Packet
4701 thru 4717 W Lisbon AVE- Milwaukee, Wisconsin

STATEMENT BY RESPONSIBLE PARTY

The City of Milwaukee, the responsible party for the property located at 4701 thru 4717 West Lisbon Avenue, Milwaukee, Wisconsin, states that the legal descriptions for the impacted properties¹ to be listed in the GIS Registry provided to the Wisconsin Department of Natural in this case closure request/GIS Registry packet for Wisconsin Department of Natural Resources BRRS # 03-41-531460 are complete and accurate to the best of our knowledge.



Signature of Representative for Responsible Party

12/20/05
Date

¹ Former City of Milwaukee, 4701-4717 W. Lisbon Avenue, Milwaukee



Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission
NIDC

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

December 20, 2005

Metro Vista Development Group, LLC
c/o Mr. Chris Banaszak
2111 North 1st Street
Milwaukee, Wisconsin 53212

**RE: Geographic Information System Registry
Notice of Residual Petroleum Hydrocarbon Impacts to Soil
Former Redevelopment of the City of Milwaukee Property
4701-4717 W Lisbon Avenue, Milwaukee, Wisconsin**

Dear Mr. Banaszak:

The Redevelopment Authority of the City of Milwaukee (RACM) is notifying you, that residual petroleum hydrocarbon soil impacts currently remain on the southwest portion of the 4701 - 4717 West Lisbon Avenue property (hereinafter the "site"), which you currently own. The City of Milwaukee and our environmental consultant, Sigma Environmental Services, Inc. (Sigma) believe allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found WAC, Chapters NR 726 and NR 746. Therefore, Sigma will be requesting the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means the WDNR will not require any further investigation or clean up actions to be taken at the site other than the reliance on natural attenuation. However, due to the residual soil impacts above NR 720 Residual Contaminant Levels (RCLs) that still exist at the site, the 4701-4717 West Lisbon Avenue property will be listed on the WDNR's Geographic Information System (GIS) Registry of closed remediation sites. Copies of recent soil quality tables, as well as soil quality maps, are included with this letter for your reference.

You are not the responsible party for the petroleum release at the site (that was first detected in May 2004). Therefore, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this contamination, as long as you and any subsequent owners comply with the requirements of Wisconsin Statutes, Section 292.13, including access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of Wisconsin Statutes, Section 292.13, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-

264-6020 if you are calling from out of state or within the Madison area. You would be responsible for any petroleum release which occurred subsequent to purchasing the property.

As an affected property owner, you have a right to contact the WDNR within 30 days of the date of this letter to provide any technical information that you may have that indicates that final closure should not be granted for the site. If you would like to submit any information to WDNR that is relevant to this closure request, you should mail that information to: John Hnat at the Wisconsin Department of Natural Resources, 2300 N Martin Luther King Jr Drive, Milwaukee, WI 53212.

Once final closure is obtained, all properties within the site boundaries where soil contamination exceeds Chapter NR 720 RCLs will be listed on the WDNR's GIS Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above Chapter NR 140 ESs and/or soil contamination above Chapter NR 720 generic RCLs was found at the time that the case was closed. The GIS Registry is available to the general public on the WDNR's web site – www.dnr.state.wi.us.

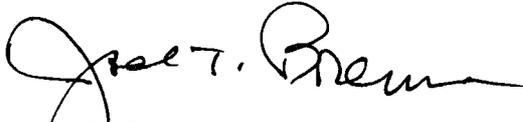
Should you or any subsequent property owner wish to construct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call Diggers Hotline (1-800-242-8511) if your property is located outside the service area of a municipally-owned water system, or contact the Drinking Water program within the WDNR if your property is located within the designated service area of a municipally-owned water system, to determine if there is a need for special well construction standards.

If future construction activities disturb impacted soil at the site as described above, the excavated soil may be considered a solid waste and require proper disposal. In addition, if future construction activities require dewatering, or if groundwater is to be otherwise extracted from or adjacent to the site, the groundwater should be sampled and managed in compliance with applicable statutes and rules.

Once the WDNR makes a decision on the final closure request, it will be documented in a letter. If the WDNR grants final closure, you may obtain a copy of this letter by requesting a copy from the City, by writing to WDNR at the address given above, or by accessing the WDNR GIS Registry on the internet at www.dnr.state.wi.org/at/et/geo/gwur. A copy of the closure letter will be included as part of the site file on the GIS Registry.

If you need more information, you may contact RACM's project manager, Benji Timm, at (414) 286-5756, Sigma at (414) 643-4200, or the Wisconsin Department of Natural Resources at (414) 263-8500.

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE



Joel T. Brennan
Assistant Executive Director-Secretary

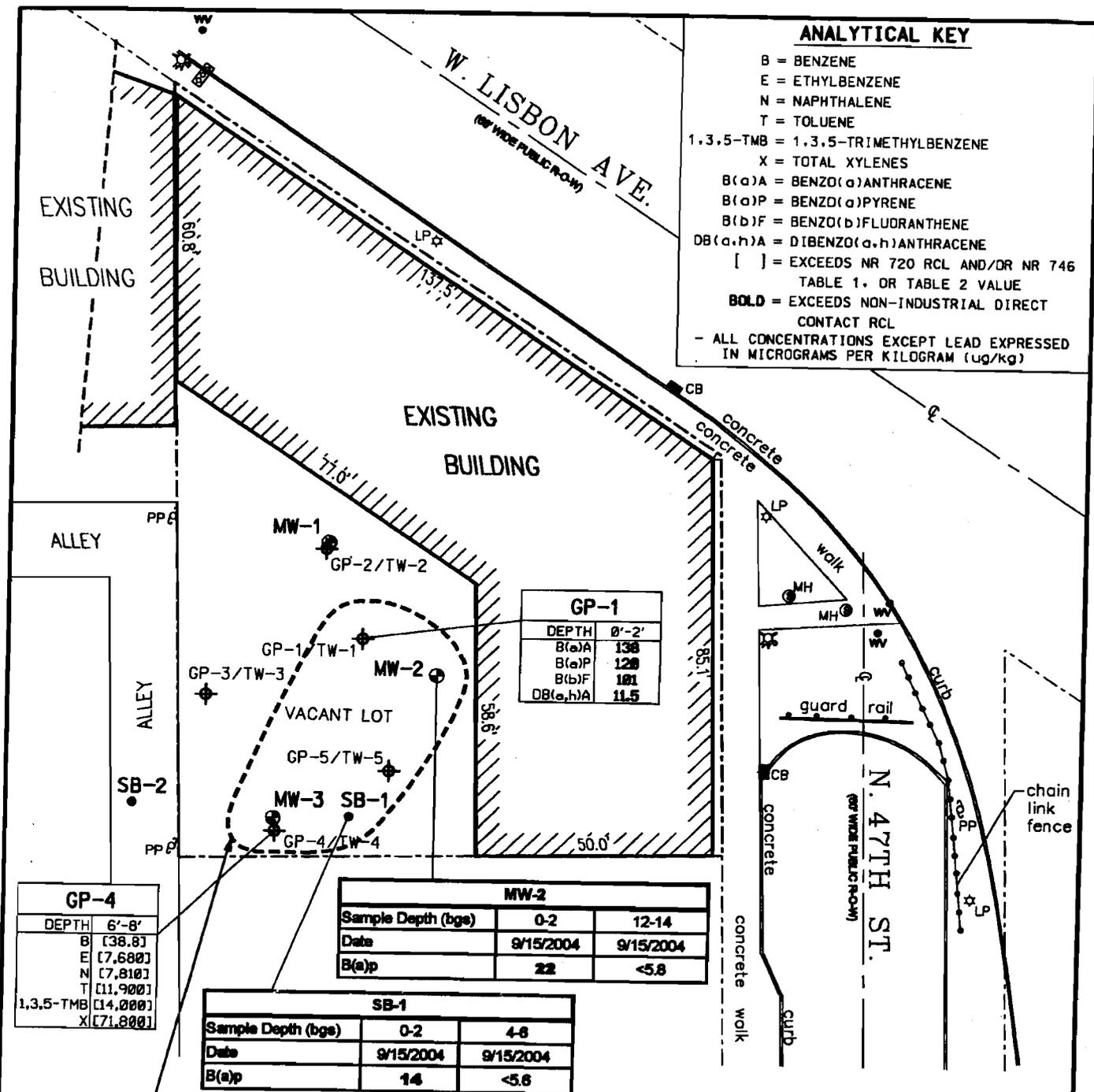
Enclosures:

Soil Quality Map & Soil Analytical Tables

cc: Mary Clifford- Sigma Environmental Services, Inc.

ANALYTICAL KEY

- B = BENZENE
- E = ETHYLBENZENE
- N = NAPHTHALENE
- T = TOLUENE
- 1,3,5-TMB = 1,3,5-TRIMETHYLBENZENE
- X = TOTAL XYLENES
- B(a)A = BENZO(a)ANTHRACENE
- B(a)P = BENZO(a)PYRENE
- B(b)F = BENZO(b)FLUDRANTHENE
- DB(a,h)A = DIBENZO(a,h)ANTHRACENE
- [] = EXCEEDS NR 720 RCL AND/OR NR 746 TABLE 1, OR TABLE 2 VALUE
- BOLD** = EXCEEDS NON-INDUSTRIAL DIRECT CONTACT RCL
- ALL CONCENTRATIONS EXCEPT LEAD EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg)



GP-1	
DEPTH	0'-2'
B(a)A	138
B(a)P	128
B(b)F	181
DB(a,h)A	11.5

GP-4	
DEPTH	6'-8'
B	[38.8]
E	[7.680]
N	[7.810]
T	[11.900]
1,3,5-TMB	[14.000]
X	[71.800]

MW-2		
Sample Depth (bgs)	0-2	12-14
Date	9/15/2004	9/15/2004
B(a)p	22	<5.8

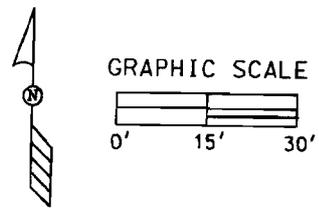
SB-1		
Sample Depth (bgs)	0-2	4-8
Date	9/15/2004	9/15/2004
B(a)p	14	<5.6

ESTIMATED EXTENT OF SOIL IMPACTS EXCEEDING RCL

NOTE:
DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - SITE SURVEYED 10-07-04.

LEGEND

- = SOIL BORING LOCATION
- ⊙ = MONITORING WELL LOCATION
- ◆ = GEOPROBE LOCATION
- = PROPERTY LINE



CITY OF MILWAUKEE 4701-4717 W. LISBON AVE., MILWAUKEE, WI		SIGMA ENVIRONMENTAL SERVICES INC.	
DATE: 10-12-04	DR. BY: BEB	DR.# 8707-007	SCALE: 1" = 30'
SOIL QUALITY MAP- EXCEEDANCES ONLY			FIGURE 4

**TABLE 2
SOIL ANALYTICAL RESULTS
4707-4717 WEST LISBON AVENUE
MILWAUKEE, WISCONSIN
Project Reference #8707**

Sample Location Sample Date Depth feet	MW-1		MW-2		MW-3		SB-1		SB-2		NR 720 RCL	NR746 Table 1/Table 2	USEPA PRG (industrial)	USEPA SSL	
	9/14/2004	9/14/2004	9/15/2004	9/15/2004	9/14/2004	9/14/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004					
Percent Solids	83.8	87.7	82.4	86.7	84.8	85.0	87.1	87.6	80.8	88.7					
VOCs	Units														
Benzene	ug/kg	<30	<29	<30	<29	<30	<28	<28	<28	<29	<29	6.5	8,500/1,100	1,500	30
n-Butylbenzene	ug/kg	<30	<29	<30	<29	<30	<28	<28	<28	<29	<29	**	**	240,000	**
sec-Butylbenzene	ug/kg	<30	<29	<30	<29	<30	<28	<28	<28	<29	<29	**	**	220,000	**
Ethylbenzene	ug/kg	<30	<29	<30	<29	<30	819	<28	<28	<29	<29	2,900	4,800**	230,000	13,000
Isopropylbenzene	ug/kg	<30	<29	<30	<29	<30	80	<28	<28	<29	<29	**	**	**	**
p-Isopropyltoluene	ug/kg	<30	<29	<30	<29	<30	<28	<28	<28	<29	<29	**	**	**	**
Naphthalene	ug/kg	<30	<29	<30	<29	<30	221	<28	<28	<29	<29	**	**	190,000	84,000
n-Propylbenzene	ug/kg	<30	<29	<30	<29	<30	221	<28	<28	<29	<29	**	**	240,000	**
Toluene	ug/kg	<30	<29	<30	<29	<30	<28	<28	<28	<29	<29	1,500	38,000**	520,000	12,000
1,2,4-Trimethylbenzene	ug/kg	<30	<29	<30	<29	<30	1,880	<28	<28	<29	<29	**	83,000**	170,000	**
1,3,5-Trimethylbenzene	ug/kg	<30	<29	<30	<29	<30	664	<28	<28	<29	<29	**	11,000**	70,000	**
Total Xylenes	ug/kg	<42	<41	<42	<40	<42	587	<40	<39	<40	<41	4,100	42,000**	210,000	210,000
												WDNR Interim Guidance			
												Groundwater Pathway	Direct Contact Residential Industrial		
PAHs															
Acenaphthene	ug/kg	<80	<58	<80	<58	<80	<55	<57	<56	<57	<58	38,000	900,000	60,000,000	
Acenaphthylene	ug/kg	<100	<98	<100	<98	<100	<94	<97	<96	<97	<98	700	18,000	360,000	
Anthracene	ug/kg	<6.0	<5.8	<6.0	<5.8	<6.0	<5.5	<5.7	<5.6	<5.7	<5.8	3,000,000	5,000,000	300,000,000	
Benz (a) anthracene	ug/kg	6.6	<5.8	28	<5.8	<6.0	<5.5	17	<5.6	<5.7	5.9	17,000	88	3,900	
Benzo (a) pyrene	ug/kg	6.3	<5.8	22	<5.8	<6.0	<5.5	14	<5.6	<5.7	<5.8	48,000	8.8	390	
Benzo (b) fluoranthene	ug/kg	6.4	<5.8	17	<5.8	<6.0	<5.5	14	<5.6	<5.7	<5.8	360,000	88	3,900	
Benzo (k) fluoranthene	ug/kg	<6.0	<5.8	12	<5.8	<6.0	<5.5	10	<5.6	<5.7	<5.8	870,000	880	39,000	
Benzo (ghi) perylene	ug/kg	8.0	<5.8	16	<5.8	<6.0	<5.5	22	<5.6	<5.7	<5.8	6,800,000	1,800	39,000	
Chrysene	ug/kg	<6.0	<5.8	18	<5.8	<6.0	<5.5	15	<5.6	<5.7	<5.8	37,000	8,800	390,000	
Dibenz (a,h) anthracene	ug/kg	<8.9	<8.7	<9.0	<8.7	<9.0	<8.3	<8.5	<8.4	<8.6	<8.7	38,000	8.8	390	
Fluoranthene	ug/kg	17	<12	61	<12	<12	<11	36	<11	<11	<12	500,000	800,000	40,000,000	
Fluorene	ug/kg	<12	<12	<12	<12	<12	<11	<11	<11	<11	<12	100,000	800,000	40,000,000	
Indeno (1,2,3-cd) pyrene	ug/kg	<6.0	<5.8	17	<5.8	<6.0	<5.5	11	<5.6	<5.7	<5.8	680,000	88	3,900	
1-Methylnaphthalene	ug/kg	<36	<35	<36	<35	<36	<33	<34	<34	<34	<35	23,000	1,100,000	70,000,000	
2-Methylnaphthalene	ug/kg	<30	<29	<30	<29	<30	<28	<28	<28	<29	<29	20,000	800,000	40,000,000	
Naphthalene	ug/kg	<36	<35	<36	<35	<36	<33	<34	<34	<34	<35	400	20,000	110,000	
Phenanthrene	ug/kg	10	<5.8	17	<5.8	<6.0	<5.5	28	<5.6	<5.7	<5.8	1,800	18,000	390,000	
Pyrene	ug/kg	12	<5.8	61	<5.8	<6.0	<5.5	36	<5.6	<5.7	<5.8	8,700,000	500,000	30,000,000	

KEY:

- ug/kg = micrograms per kilogram
- NA = Not Analyzed
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- BOLD** = Detected above NR 720 Generic Residual Contaminant Level, NR 746 Table 1, or Table 2 Value)
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- BOLD** = Detected above the WDNR Interim Guidance Direct Contact Residential / Industrial

TABLE 2
SOIL ANALYTICAL RESULTS
4707-4717 WEST LISBON AVENUE
MILWAUKEE, WISCONSIN
Project Reference #8707

Sample Location	Sample Date	GP-1		GP-2		GP-3		GP-4			GP-5		NR 720 RCL	NR746 Table 1/Table 2	USEPA PRG (Industrial)	USEPA SSL
		5/18/2004	5/18/2004	5/18/2004	5/18/2004	5/18/2004	5/18/2004	5/18/2004	5/18/2004	5/18/2004	5/18/2004	5/18/2004				
Percent Solids	Depth feet	0-2	16-18	2-4	14-16	0-2	16-18	0-2	6-8	16-18	0-2	10-12				
		63.8	87.7	82.4	86.7	84.8	85.0	87.1	87.8	88.0	80.8	86.7				
VOCs	Units															
Benzene	ug/kg	<25	<25	<25	<25	<25	<25	<25	38.8	<25	<25	<25	5.5	8,500/1,100	1,500	30
n-Butylbenzene	ug/kg	<25	<25	<25	<25	<25	<25	<25	3,150	199	<25	<25	**	**	240,000	**
sec-Butylbenzene	ug/kg	<25	<25	<25	<25	<25	<25	<25	1,040	195	<25	<25	**	**	220,000	**
Ethylbenzene	ug/kg	<25	<25	<25	<25	<25	<25	<25	7,800	293	<25	<25	2,900	4,800**	230,000	13,000
Isopropylbenzene	ug/kg	<25	<25	<25	<25	<25	<25	<25	1,350	265	<25	<25	**	**	**	**
p-Isopropyltoluene	ug/kg	<25	<25	<25	<25	<25	<25	<25	554	<25	<25	<25	**	**	**	**
Naphthalene	ug/kg	26.1	<25	<25	<25	<25	<25	<25	7,810	109	<25	<25	**	2,700**	190,000	84,000
n-Propylbenzene	ug/kg	<25	<25	<25	<25	<25	<25	<25	5,640	195	<25	<25	**	**	240,000	**
Toluene	ug/kg	<25	<25	<25	<25	<25	<25	<25	11,000	425	<25	<25	1,500	38,000**	520,000	12,000
1,2,4-Trimethylbenzene	ug/kg	<25	<25	<25	<25	<25	<25	182	47,600	680	<25	194	**	83,000**	170,000	**
1,3,5-Trimethylbenzene	ug/kg	<25	<25	<25	<25	<25	<25	<25	14,000	349	<25	<25	**	11,000**	70,000	**
Total Xylenes	ug/kg	<25	<25	<25	<25	<25	<25	<25	71,000	1,840	<25	<25	4,100	42,000**	210,000	210,000
Heavy Metals																
Mercury	mg/kg	0.140	<0.0386	0.0580	<0.0461	0.236	<0.0399	<0.0410	<0.0394	<0.0455	0.0586	<0.0461	**	**	610	**
Arsenic	mg/kg	8.48	8.88	3.27	3.38	8.89	2.96	2.96	3.47	3.88	3.48	3.89	1.6	**	2.7	29
Barium	mg/kg	82.8	38.9	42.0	40.3	71.9	39.5	39.5	42.2	36.1	49.1	36.8	**	**	100,000	1,600
Cadmium	mg/kg	<0.597	<0.570	<0.607	<0.577	0.944	<0.588	<0.574	<0.571	<0.568	<0.619	<0.577	510	**	810	8
Chromium	mg/kg	17.9	11.7	13.9	12.2	16.8	12.9	12.8	11.8	11.3	14.3	10.7	200 (hexavalent)	**	450 (total)	38 (total)
Lead	mg/kg	45.7	12.8	10.3	7.01	72.5	11.8	8.53	8.54	7.51	8.61	8.83	500	**	750	**
PAHs													WDNR Interim Guidance			
													Groundwater Pathway		Direct Contact Residential / Industrial	
Acenaphthene	ug/kg	<119	<114	<121	<115	<118	<118	136	<114	<114	<124	<115	38,000	900,000	60,000,000	
Acenaphthylene	ug/kg	<239	<228	<243	<231	<236	<235	340	231	<227	<247	<231	700	18,000	360,000	
Benz (a) anthracene	ug/kg	138	<67	<80.7	<57.7	<58.9	<58.8	<57.4	<57.1	<56.8	<61.9	<57.7	17,000	88	3,900	
Benzo (a) pyrene	ug/kg	120	<5.7	<6.07	<5.77	<5.89	<5.88	<5.74	<5.71	<5.68	<6.19	<5.77	48,000	8.8	390	
Benzo (b) fluoranthene	ug/kg	101	<5.7	<6.07	<5.77	<5.89	<5.88	<5.74	<5.71	<5.68	<6.19	<5.77	870,000	88	39,000	
Dibenz (a,h) anthracene	ug/kg	11.8	<5.7	<6.07	<5.77	<5.89	<5.88	<5.74	<5.71	<5.68	<6.19	<5.77	38,000	8.8	390	
Fluoranthene	ug/kg	234	<114	<121	<115	<118	<118	<115	<114	<114	<124	<115	500,000	600,000	40,000,000	
Indeno (1,2,3-cd) pyrene	ug/kg	87.2	<57	<60.7	<57.7	<58.9	<58.8	<57.4	<57.1	<56.8	<61.9	<57.7	680,000	88	3,900	
1-Methylnaphthalene	ug/kg	125	<114	<121	<115	<118	<118	530	1,870	<114	<124	<115	23,000	1,100,000	70,000,000	
2-Methylnaphthalene	ug/kg	<119	<114	<121	<115	<118	<118	1,830	1,870	229	<124	<115	20,000	600,000	40,000,000	
Naphthalene	ug/kg	<119	<114	<121	<115	<118	<118	1,420	1,720	188	<124	<115	400	20,000	110,000	
Phenanthrene	ug/kg	173	<114	<121	<115	<118	<118	<115	<114	<114	<124	<115	1,800	18,000	390,000	
Pyrene	ug/kg	135	<114	<121	<115	<118	<118	<115	<114	<114	<124	<115	8,700,000	500,000	30,000,000	

KEY:

- ug/kg = micrograms per kilogram
- mg/kg = milligrams per kilogram
- NA = Not Analyzed
- ** = No Standard Established
- BOLD** = Detected above NR 720 Generic Residual Contaminant Level, NR 746 Table 1, or Table 2 Value)
- BOLD** = Detected above the WDNR Interim Guidance Groundwater Pathway
- BOLD** = Detected above the WDNR Interim Guidance Direct Contact Residential / Industrial