

Source Property Information

BRRTS #:	03-41-550266	Closure Date:	April 26, 2011
ACTIVITY NAME:	Auto Source Motors	FID#:	341151690
PROPERTY ADDRESS:	3210 E Layton Ave	DATCP#:	N/A
MUNICIPALITY:	Cudahy	COMM#:	53110-1403-10-A
PARCEL ID#:	5909994003		

***WTM Coordinates:**

X:	693775	Y:	278520
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**Coordinates are in WTM83, NAD83 (1991)*

WTM Coordinates Represent:

- Approximate Center of Contaminant Source
- Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

- | | |
|--|--|
| <input type="checkbox"/> <u>Groundwater</u> Contamination > ES (236) | <input checked="" type="checkbox"/> <u>Soil</u> Contamination > *RCLs or **SSRCL (232) |
| <input type="checkbox"/> Groundwater Contamination in ROW | <input type="checkbox"/> Soil Contamination in ROW |
| <input type="checkbox"/> Off-Source Contamination | <input type="checkbox"/> Off-Source Contamination |

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

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

Land Use Controls:

- | | |
|---|---|
| <input type="checkbox"/> Soil: maintain industrial zoning (220) | <input checked="" type="checkbox"/> Cover or Barrier (222) |
| <input type="checkbox"/> Structural Impediment (224) | <input type="checkbox"/> Vapor Mitigation (226) |
| <input type="checkbox"/> Site-Specific Condition (228) | <input type="checkbox"/> Maintain Liability Exemption (230) |

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

(note: maintenance plan for groundwater or direct contact)

(note: local government or economic development corporation)

Monitoring wells properly abandoned? (234)

- Yes No N/A

BRRTS #: 03-41-550266

ACTIVITY NAME: Auto Source Motors

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: 3 Title: Cross Section A-A' Transect

Figure #: 4 Title: Cross Section B-B' Transect

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.
Note: This is intended to show the total area of contaminated groundwater.

Figure #: Title:

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: 5 Title: Groundwater Elevation Contour - 12/12/07

Figure #: 6 Title: Groundwater Elevation Contour - 4/16/08

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

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

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

Table #: 1 and 2 Title: Soil Sample Analytical Results and UST Closure Sample Analytical Results

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: 3 Title: Summary of Groundwater Sample Analytical Results

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: 4 Title: Groundwater Level Data Sheet

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.
Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.
Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: Title:

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-41-550266

ACTIVITY NAME: Auto Source Motors

NOTIFICATIONS

Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

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

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:



April 26, 2011

Rory Oppenheimer
Layton Ave LLC
1500 W Stillwater Ct
Mequon, WI 53092

RE: **Final Closure with Land Use Limitation to Address Direct Contact Risk**

Commerce # 53110-1403-10-A DNR BRRTS # 03-41-550266
Auto Source Motors, 3210 E Layton Ave, Cudahy

Dear Mr. Oppenheimer:

The Wisconsin Department of Commerce (Commerce) has determined that this site does not pose a significant threat to human health and the environment as long as current and subsequent property owners adhere to the following limitation:

The barrier cap must be maintained in accordance with the enclosed maintenance plan.

Commerce has the authority per section 292.12(2), Wis. Stats., to require the maintenance of a barrier cap at this property. Failure to adhere to this limitation may result in financial penalties from \$10 to \$5,000 per day in accordance with section 292.99(1), Wis. Stats. Commerce may conduct inspections to ensure compliance with the maintenance plan. In the future, you may request that Commerce review *new* information to determine if the cap requirement can be changed or removed.

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

This site is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. To review all sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. It is in your best interest to keep all documentation related to the environmental activities at your site.

If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval. To obtain approval, complete Form 3300-254, GIS Registry Site Well Approval Application, and submit it to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or through the GIS Registry web address listed above.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual

contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules.

Depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or along newly placed underground utility lines. The potential for vapor inhalation and migration 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

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-5401.

Sincerely,

A handwritten signature in cursive script, appearing to read "Shawn A. Wenzel".

Shawn A. Wenzel
Senior Hydrogeologist
Site Review Section

Enclosure

cc: Gregory Konicek, Konicek Environmental Consulting, LLC

PAVEMENT COVER MAINTENANCE PLAN

November 10, 2010

Property Located at:

3210 East Layton Avenue, Cudahy, Wisconsin

WDNR BRRTS Nos. 02-41-555222 & 03-41-550226

Parcel ID #: 5909994003

Introduction

This document is the Maintenance Plan for a pavement cover at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the paved surface occupying the area over the contaminated soil on-site. The contaminated soil is impacted by polynuclear aromatic hydrocarbons and polychlorinated biphenyls (as well as petroleum constituents associated with the PECFA portion of this site). The location of the paved surfaces to be maintained in accordance with this Maintenance Plan is identified in the attached map (Exhibit A).

Additional information about this property can be obtained from the Southeast Region Office of the Wisconsin Department of Natural Resources (WDNR) Tracking Number 02-41-555222 and the Madison Office of the Wisconsin Department of Commerce (DCOMM) Commerce Number 53110-1403-10.

Cover and Building Barrier Purpose

The paved surfaces over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The paved surfaces also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The paved surfaces overlying the contaminated soil and as depicted in Exhibit A will be inspected once a year by the property owner, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into and exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. The inspection log will be kept on site by the property owner and made immediately available for review by the Wisconsin Department of Natural Resources (WDNR), its successor, and/or other state agency. Copies of the log are not scheduled to be submitted to WDNR unless specifically requested.

Maintenance Activities

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

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

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

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap

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

Amendment or Withdrawal of Maintenance Plan

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

Contact Information

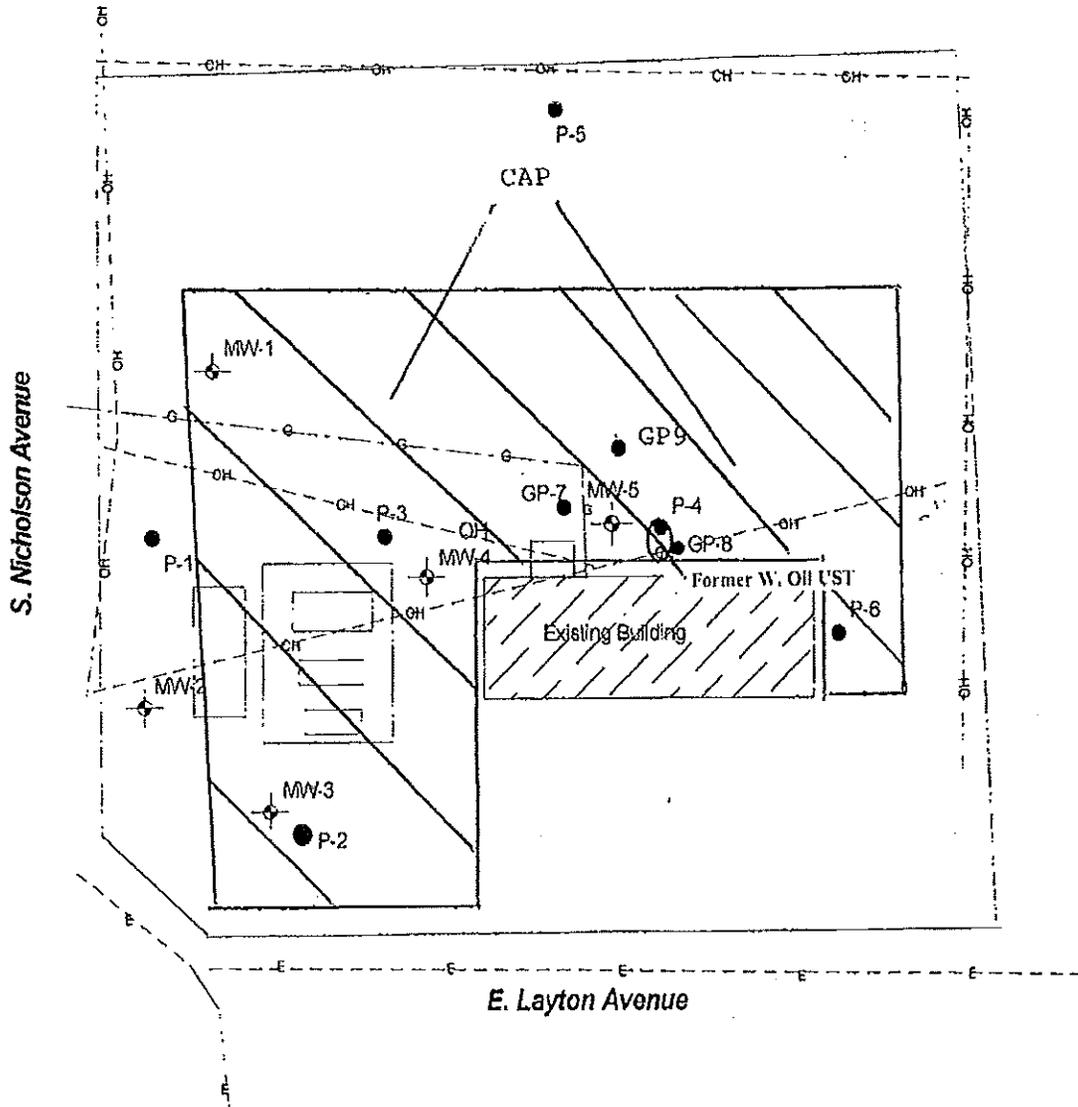
Site Owner and Operator:
Layton Ave LLC (Rory Oppenheimer)
1500 W Stillwater Ct
Mequon, WI 53092
414-788-2002

WDNR:
PROJECT MANAGER
Nancy Ryan
WDNR
2300 North Dr. Martin Luther King Jr. Drive
Milwaukee, WI 53222
414-263-8533

Inspector/Consultant:
Konicek Environmental Consulting LLC
1032 S. Spring Street.
Port Washington, WI 53074
262-284-2557

DCOMM:
PROJECT MANAGER
Shawn Wenzel
DCOMM
PO Box 8044
Madison, WI 53708-8044
608-261-5401

EXHIBIT A



<p>Key:</p> <ul style="list-style-type: none">  Groundwater Monitoring Well  Existing Building  overhead utility  gas line  buried electric 	<p>Konicek Environmental Consulting, LLC</p>	
 <p>NORTH</p> <p>Scale: 1"=40'</p>	<p>Auto Source Motors 3210 East Layton Avenue Cudahy, WI</p> <p style="text-align: right; font-size: small;">Date: 8/18/08 Rev. 5/8/09 2nd Rev. 3/31/10 By: JMG</p>	

Photo 1 North side of subject site building with newly installed asphalt surface and area where waste oil UST was formerly located; viewing south.



Photo 2: West portion of subject site and area where former gasoline USTs and pump islands were located; viewing south.



Photo 3: Newly installed asphalt in area of former gasoline USTs and pump island; west portion of building in background; viewing east.



Photo 4: East side of building with newly installed asphalt surface and location of P-6 soil boring; viewing north.





ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TTY: Contact Through Relay
Fax: (608) 267-1381
Jim Doyle, Governor
Aaron Olver, Secretary

November 18, 2010

Rory Oppenheimer
Layton Ave LLC
1500 W Stillwater Ct
Mequon, WI 53092

RE: **Case Closure Consideration with Proposed Land Use Limitation for Direct Contact Risk and PAL Exemption**

Commerce # **53110-1403-10-A** DNR BRRTS # 03-41-550266
Auto Source Motors, 3210 E Layton Ave, Cudahy

Dear Mr. Oppenheimer:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Konicek Environmental Consulting, LLC, for the petroleum contamination on the site referenced above. It is understood that residual soil contamination remains on site. This letter serves as written notice that no further investigation or remedial action is necessary.

During the final groundwater sampling event conducted on April 16, 2008, the preventive action limit (PAL) for Lead was exceeded at monitoring wells MW-2 and MW-3, at 2.1 and 1.5 micrograms per liter, respectively. Commerce is issuing a PAL exemption, per section NR 140.28(2), Wisconsin Administrative Code, for Lead at the referenced property.

Please be aware that compliance with the requirements of this letter is a responsibility to which you, the current property owner and any subsequent property owners must adhere, pursuant to section 292.12, Wisconsin Stats. If these requirements are not followed, Commerce may take enforcement action under section 292.11, Wis. Stats., to ensure compliance with the specified requirements, limitations or other conditions related to the property, or this case may be reopened pursuant to section NR 726.09, Wis. Administrative Code. It is Commerce's intent to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with the referenced maintenance plan, are met.

Well Abandonment Requirements

All monitoring wells must be properly abandoned within 60 days and the appropriate documentation forwarded to Commerce at the letterhead address within 120 days of the date of this letter. Noncompliance with the abandonment requirement and deadline can result in enforcement action and financial penalties. A final closure letter will be sent after the abandonment requirements have been met.

Land Use Limitation Requirement to Address Direct Contact Risk

Commerce has determined that this site does not pose a significant threat to the environment and human health as long as the barrier cap at this property is maintained. Residual petroleum concentrations in soil exceeding standards for the protection of human health from direct contact with contaminated soil remain in the vicinity of *monitoring well MW-3 and soil boring P-2* located near the southwest corner of the property, as depicted on the figures associated with the cap maintenance plan. Therefore, the existing barrier cap must be maintained in accordance with the maintenance plan provided to prevent direct contact exposure to shallow contaminated soil. A site figure that indicates the approximate area with shallow residual petroleum contamination in soil and the barrier cap maintenance plan are enclosed for your review.

This limitation must be adhered to by the current property owner and any subsequent owner. Failure to adhere to this restriction may result in financial penalties from \$10 to \$5,000 per day in accordance with section 292.99(1), Wis. Stats.

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

Acceptance of the limitation to be imposed on the property makes it unnecessary to conduct additional soil remediation activities on the property at this time. In the future, you may request that Commerce review any *new* information to determine if the barrier requirement or maintenance plan can be changed or removed. If you do not want this limitation on your property, you must contact the undersigned to determine what remedial activities will be required, at your own expense, to close this case without the cap maintenance requirement.

GIS Registry of Closed Remediation Sites

Information submitted with your closure request will be included on the Department of Natural Resources (DNR) GIS Registry of Closed Remediation Sites. All sites on the Registry can be viewed via the Remediation and Redevelopment (RR) Sites Map at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. Because residual contamination remains at the time of case closure, if you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

Residual Soil Contamination

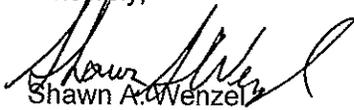
All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Costs for sampling and excavation activities conducted after the date of this letter are not eligible for PECFA reimbursement.

Claim Submittal Requirement

Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-5401.

Sincerely,


Shawn A. Wenzel
Senior Hydrogeologist
Site Review Section

Enclosure

cc: Gregory Konicek, Konicek Environmental Consulting, LLC

* 0 9 5 5 3 6 5 3 *

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

DOC.# 09553653

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 01/30/2008 01:32PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 11.00
TRANSFER FEE: 1192.50

Document Number

Document Name

THIS DEED, made between
EARL J. MULQUEEN

("Grantor," whether one or more), and
TRRRBO, LLC, a Wisconsin limited liability company

("Grantee," whether one or more)

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in MILWAUKEE County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot 1 of Certified Survey Map No. 404, recorded on July 22, 1965, Reel 258, Images 1820 to 1821 as Document No. 4193576, of a part of the Southwest 1/4 of Section 23, Township 6 North, Range 22 East, in the City of Cudahy, County of Milwaukee, State of Wisconsin.

Excepting therefrom that part thereof described in Warranty Deed recorded as Document No. 7061267.

~~continued~~

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 Jan 24, 2008

[Signature]
Earl J. Mulqueen (SEAL)

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. S706.06)

THIS INSTRUMENT DRAFTED BY:
Jeffrey P. Patterson

ACKNOWLEDGMENT

STATE OF WISCONSIN

Waukesha COUNTY } ss.

Personally came before me on 1/24/2008
the above named Earl J. Mulqueen

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

[Signature]
Notary Public, State of Wisconsin

My commission (is permanent)(expires: 2/21/2011)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

*Type name below signatures

2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

evdeedn 2/03

Recording Area

Name and Return Address

Rory Oppenheimer
1500 W. Stillwater Ct
Mequon WI 53092
MEQUON, WI

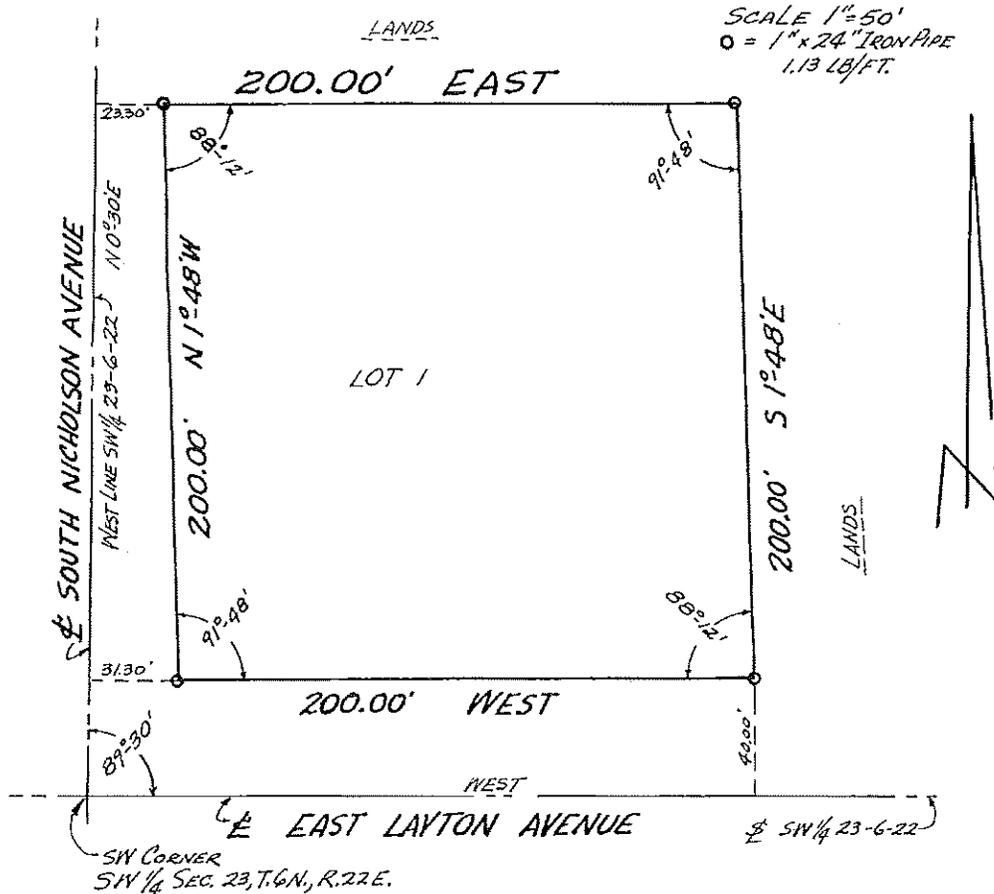
590-9994-003

Parcel Identification Number (PIN)

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

TRANSFER
\$ 1192.50
FEE

CERTIFIED SURVEY MAP
 OF A PART OF THE SOUTHWEST 1/4 SECTION 23, TOWN 6 NORTH, RANGE 22 EAST
 IN THE CITY OF CUDAHY, MILWAUKEE COUNTY, WISCONSIN



SURVEYOR'S CERTIFICATE

I, Donald C. Haarmann, registered land surveyor, hereby certify that I have surveyed, divided and mapped part of the southwest 1/4 Section 23, Town 6 North, Range 22 East, in the City of Cudahy, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at a point which is 40.00 feet north and 31.30 feet east of the southwest corner of said SW 1/4 23; running thence North 1° 48' West, on and along the east line of South Nicholson Avenue, 200.00 feet to a point, said point being 23.30 feet east of said west line of the SW 1/4 23; running thence East and parallel to the south line of said SW 1/4 23, 200.00 feet to a point; thence South 1° 48' East, and parallel to the easterly line of South Nicholson Avenue, 200.00 feet to a point, said point being 40.00 feet north of the south line of said SW 1/4 23; thence West and parallel to said south line of said SW 1/4 23, 200.00 feet to the place of beginning.

That I have made such survey, land division, and this map by order and direction of the Geo. J. Meyer Foundation, Inc., owner of said land. That this map is a correct representation of the exterior boundaries of the land surveyed and of the division made thereof.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, and of Chapter 13.24 (2) (c), of the City of Cudahy code, Planning and Zoning.

July 12, 1965
 Donald C. Haarmann
 Registered Land Surveyor S-698

RECORDED AT 1130A
 JUL 17 1965
 Book 258, Page 1820
 1821

REGISTERED OFFICE
 MILWAUKEE COUNTY, WIS.
 DONALD C. HAARMANN
 REGISTERED LAND SURVEYOR

Services Offered

Commercial Site Development
 Subdivision Design and Plotting
 Planning and Plan Review
 Streets and Highway Design
 Drainage Studies
 Water Distribution Systems
 Sewer Collection Systems
 Construction Surveying and Stake-out
 Services
 Structures



5417 North 118th Court
 (414) 616-4880

McClure
 Engineering Associates, Inc.

Milwaukee, Wisconsin 53225
 FAX (414) 616-4885

PROJECT NO: 08-13-08-002
 DRAWING: 08002T1.DWG

PLAT OF SURVEY

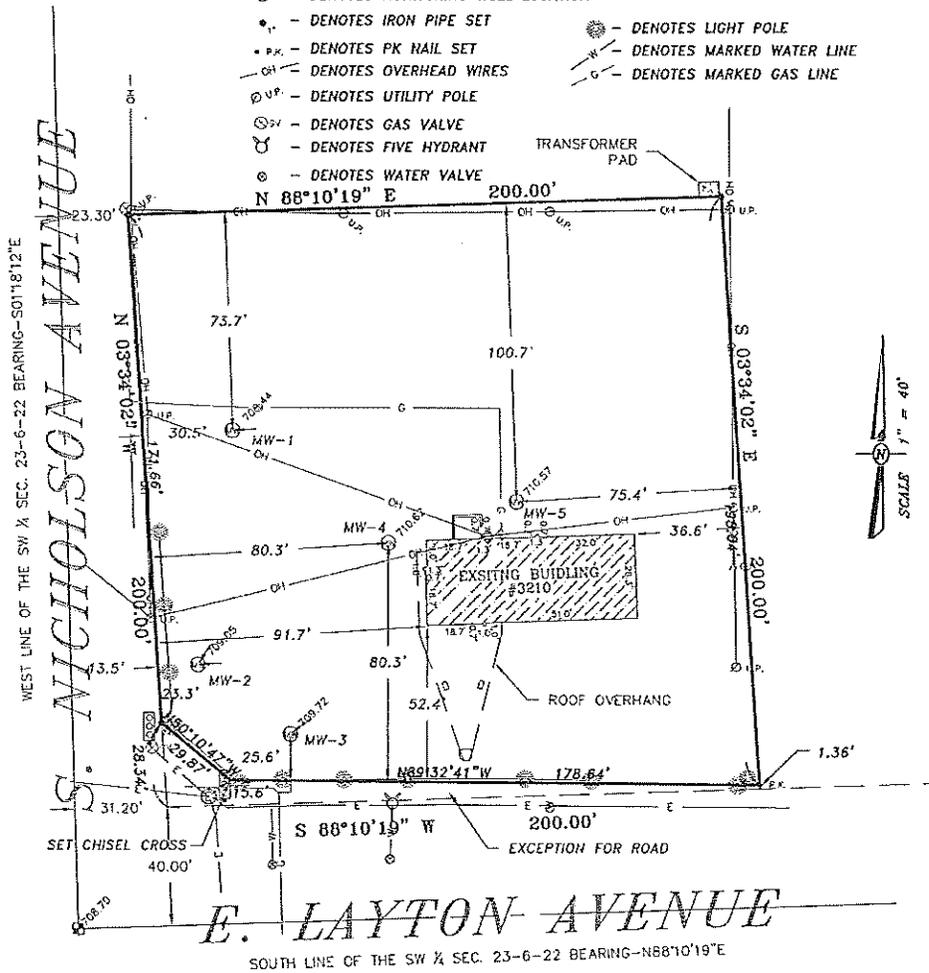
PREPARED FOR: KONICEK ENVIRONMENTAL CONSULTING

LEGAL DESCRIPTION:

LOT 1, CERTIFIED SURVEY MAP NO. 404, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWN 6 NORTH, RANGE 22 EAST, IN THE CITY OF CUDAHY, MILWAUKEE COUNTY, WISCONSIN.

BEARINGS BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

- ⊙ - DENOTES MONITORING WELL LOCATION
- - DENOTES IRON PIPE SET
- P.K. - DENOTES PK NAIL SET
- OH — DENOTES OVERHEAD WIRES
- ⊙ U.P. - DENOTES UTILITY POLE
- ⊙ G.V. - DENOTES GAS VALVE
- ⊙ F.H. - DENOTES FIRE HYDRANT
- ⊙ W.V. - DENOTES WATER VALVE
- ⊙ - DENOTES LIGHT POLE
- M.W.L. - DENOTES MARKED WATER LINE
- M.G.L. - DENOTES MARKED GAS LINE



STATE OF WISCONSIN }
 MILWAUKEE COUNTY }

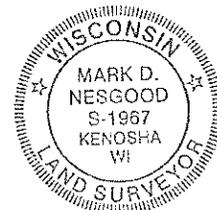
I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any.

This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within (1) year from date hereof.

Dated at MILWAUKEE, this 11TH day of DECEMBER 20 07

Recertified _____
 Surveyor *[Signature]*

REVISED 7-9-08 - ADD UTILITIES AND BUILDING



DRAWN BY: MDN
 CHECKED BY: _____

Re: Case Closure Submittal
Auto Source Motors
3210 E. Layton Ave
Milwaukee, WI
Commerce# 53110-1403-10

To whom it may concern:

The attached deed and legal description for the subject site is to the best of my knowledge true and correct.

Responsible Party:

Layton Avenue LLC
1500 Stillwater Ct
Mequon, WI 53092

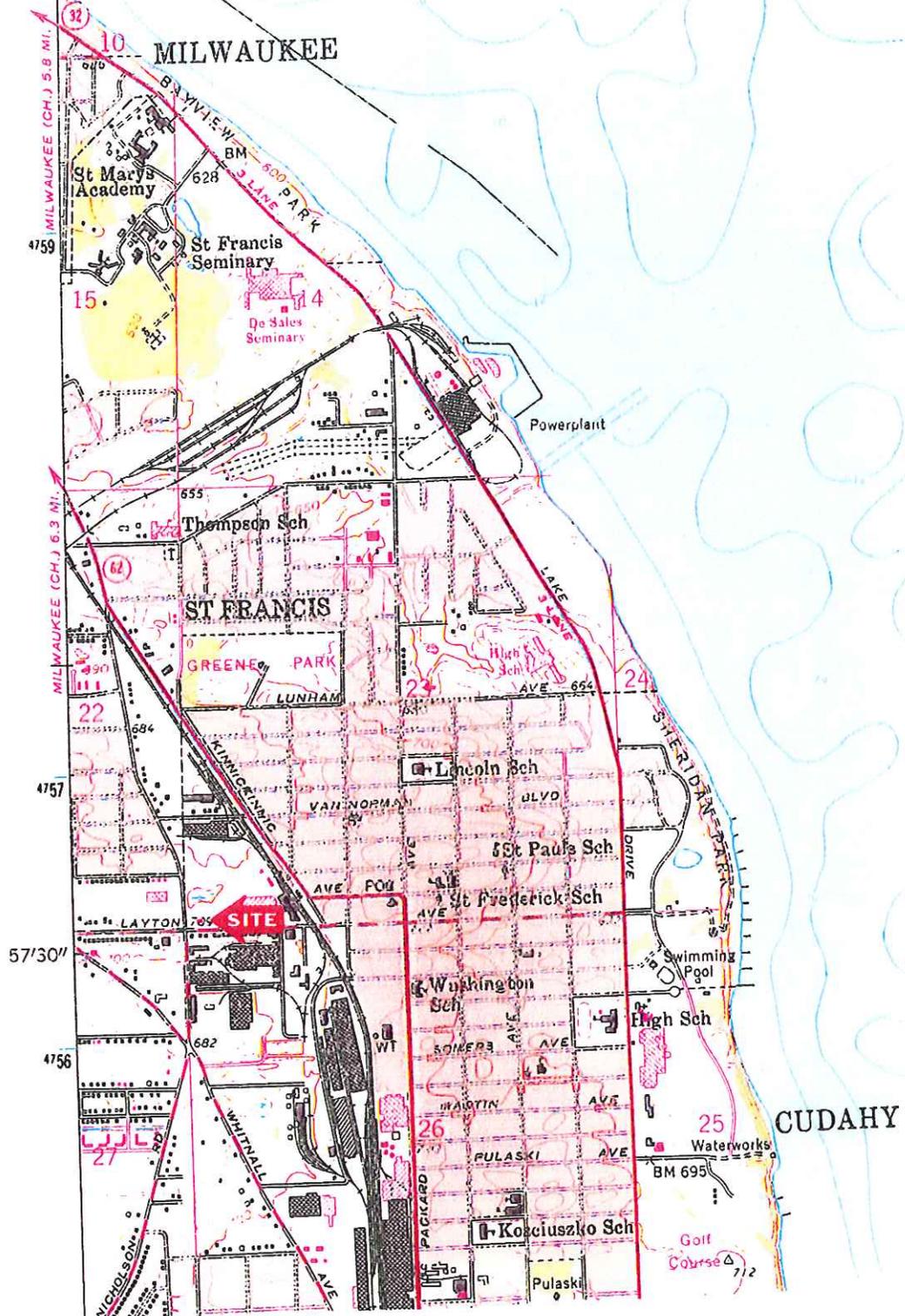


Rory Oppenheimer

02/09/2010

Date

476030714 N.

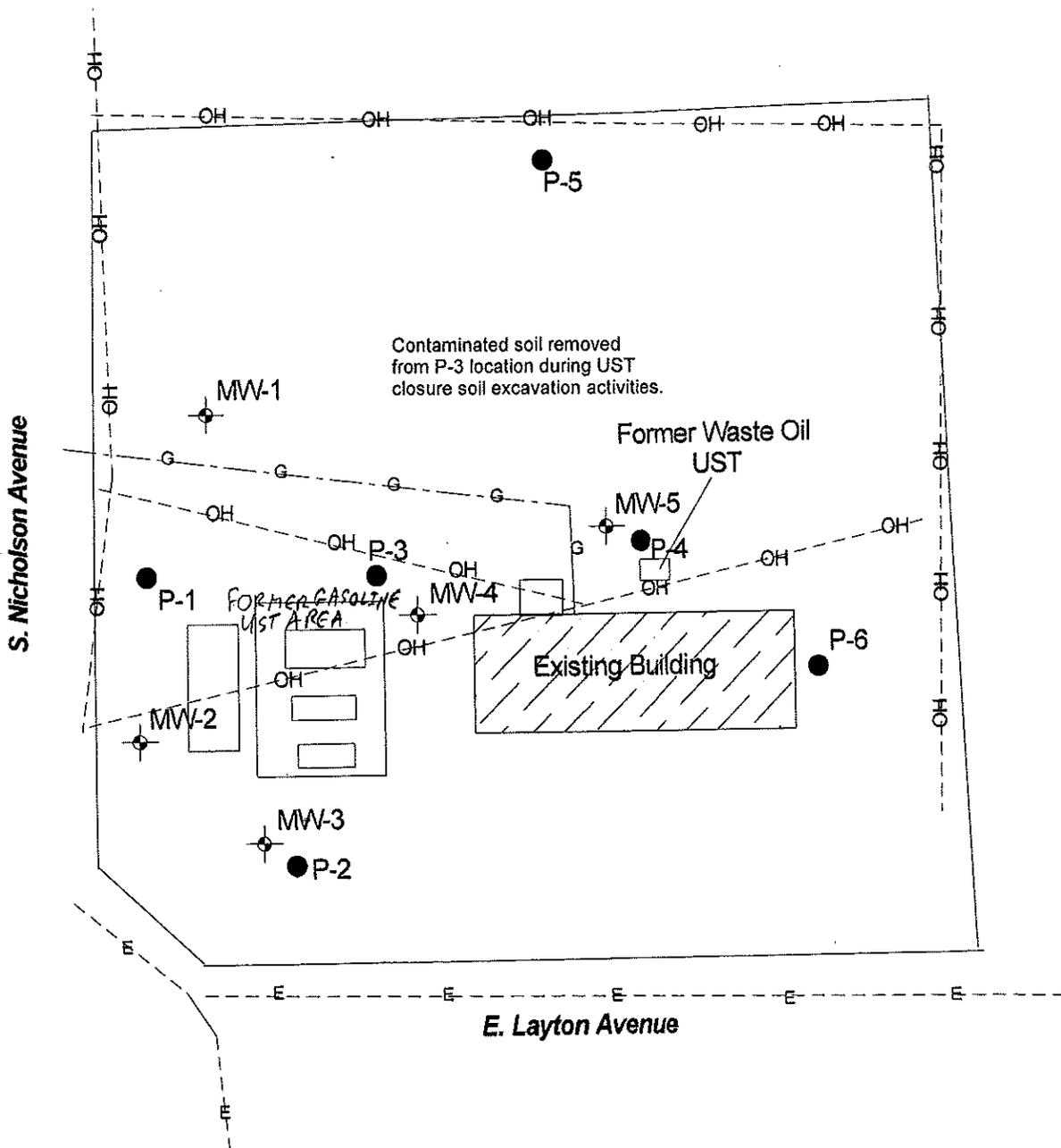


SOURCE:
 USGS
 South Milwaukee, Wisconsin
 Quadrangle Map 1958, Photorevised 1971, Minor revision 1994

DESIGNED BY	DATE
ZB	9/30/09
DRAWN BY	PROJECT
	0710055
APPROVED BY	SHEET NO.
KEK	1

FIGURE 1
 SITE LOCATION MAP
 AUTO SOURCE MOTORS
 3210 EAST LAYTON AVENUE
 CUDAHY, WISCONSIN

KONICEK
 ENVIRONMENTAL
 CONSULTING LLC



Key:

-  Groundwater Monitoring Well
-  Existing Building
-  overhead utility
-  gas line
-  buried electric

Konicek Environmental Consulting, LLC

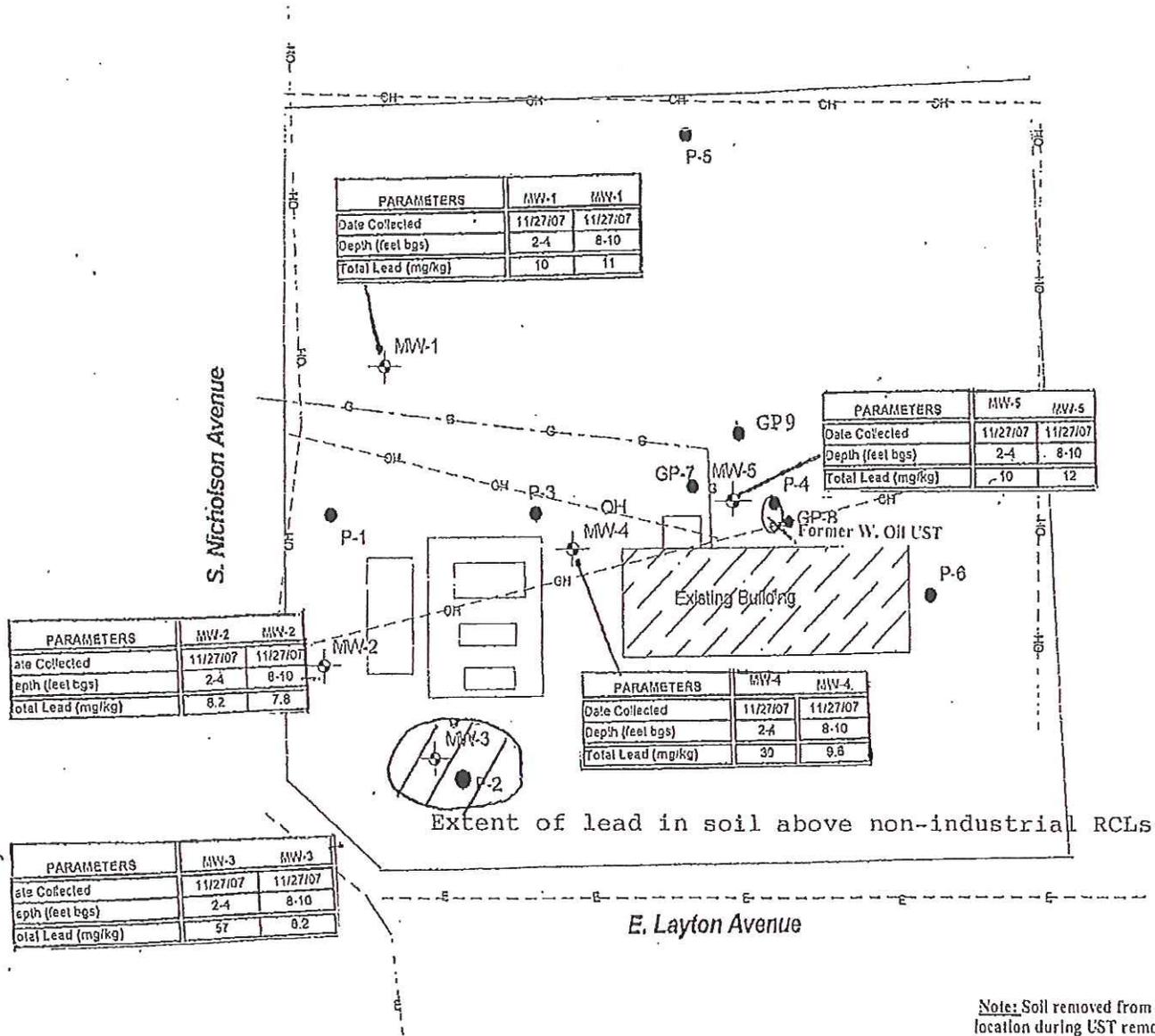


Scale: 1"=40'

Figure 2: Site Layout

Auto Source Motors
 3210 East Layton Avenue
 Cudahy, WI

Date: 8/16/08
 Rev: 5/8/09
 2nd Rev: 3/31/10
 By: JMG



Note: Soil removed from P3 location during UST removal

Key:

- Groundwater Monitoring Well
- Existing Building
- overhead utility
- gas line
- buried electric

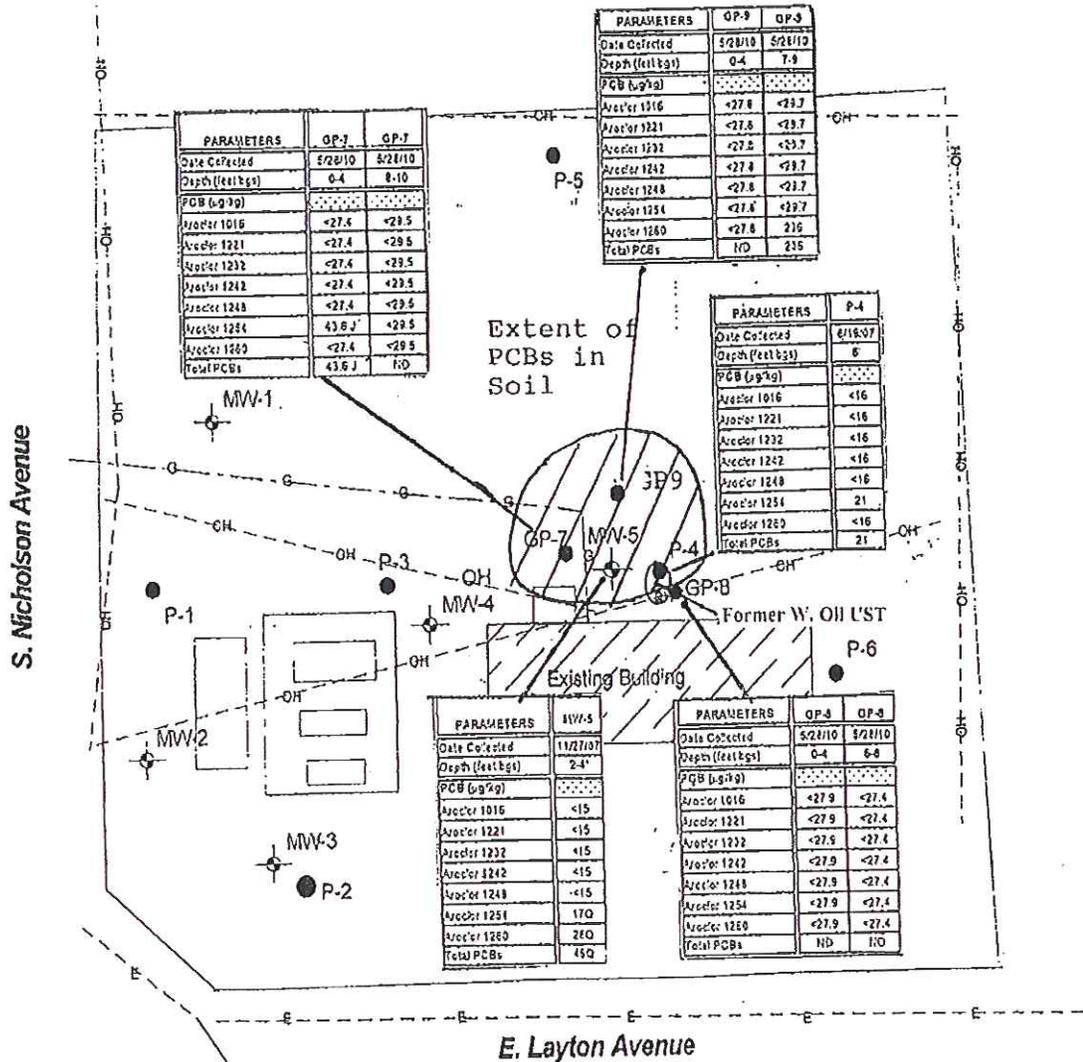
Konicek Environmental Consulting, LLC

Scale: 1"=40'

Lead Concentrations

Auto Source Motors
3210 East Layton Avenue
Cudahy, WI

Date: 8/18/08
Rev: 5/8/09
2nd Rev: 3/31/10
By: JH/G



Note: Soil removed from P3 location during UST removal

Key: Groundwater Monitoring Well Existing Building overhead utility gas line buried electric	Konicek Environmental Consulting, LLC	
	 NORTH Scale: 1"=40'	Extent of PCB Concentrations Auto Source Motors 3210 East Layton Avenue Cudahy, WI
Date: 8/16/08 Rev. 5/8/09 2nd Rev. 3/31/11 By: J/JG		

PARAMETERS	MW1
Date Collected	11/12/07
Depth (ft)	24
PAH (ng/l)	...
1-Methylphenanthrene	41.6
2-Methylphenanthrene	41.7
Fluorene	33.0
Anthracene	44.0
Benzo(a)anthracene	11
Benzo(b)fluoranthene	11
Benzo(k)fluoranthene	12
Benzo(e)pyrene	74.0
Benzo(a)pyrene	16
Chrysene	19
Indeno(1,2,3-cd)perylene	87.0
Perylene	31
Pyrene	14.0
Benzo(g,h,i)perylene	67.0
Benzo(a)fluoranthene	31
Pyrene	31

PARAMETERS	P-3
Date Collected	6/12/07
Depth (ft)	6.5
PAH (ng/l)	...
1-Methylphenanthrene	11
2-Methylphenanthrene	21
Fluorene	42.8
Anthracene	43.7
Benzo(a)anthracene	42.8
Benzo(b)fluoranthene	44.8
Benzo(k)fluoranthene	45.8
Benzo(e)pyrene	45.8
Benzo(a)pyrene	45.8
Chrysene	45.8
Indeno(1,2,3-cd)perylene	3.8
Perylene	17
Pyrene	43.2
Benzo(g,h,i)perylene	43.1
Pyrene	43.1

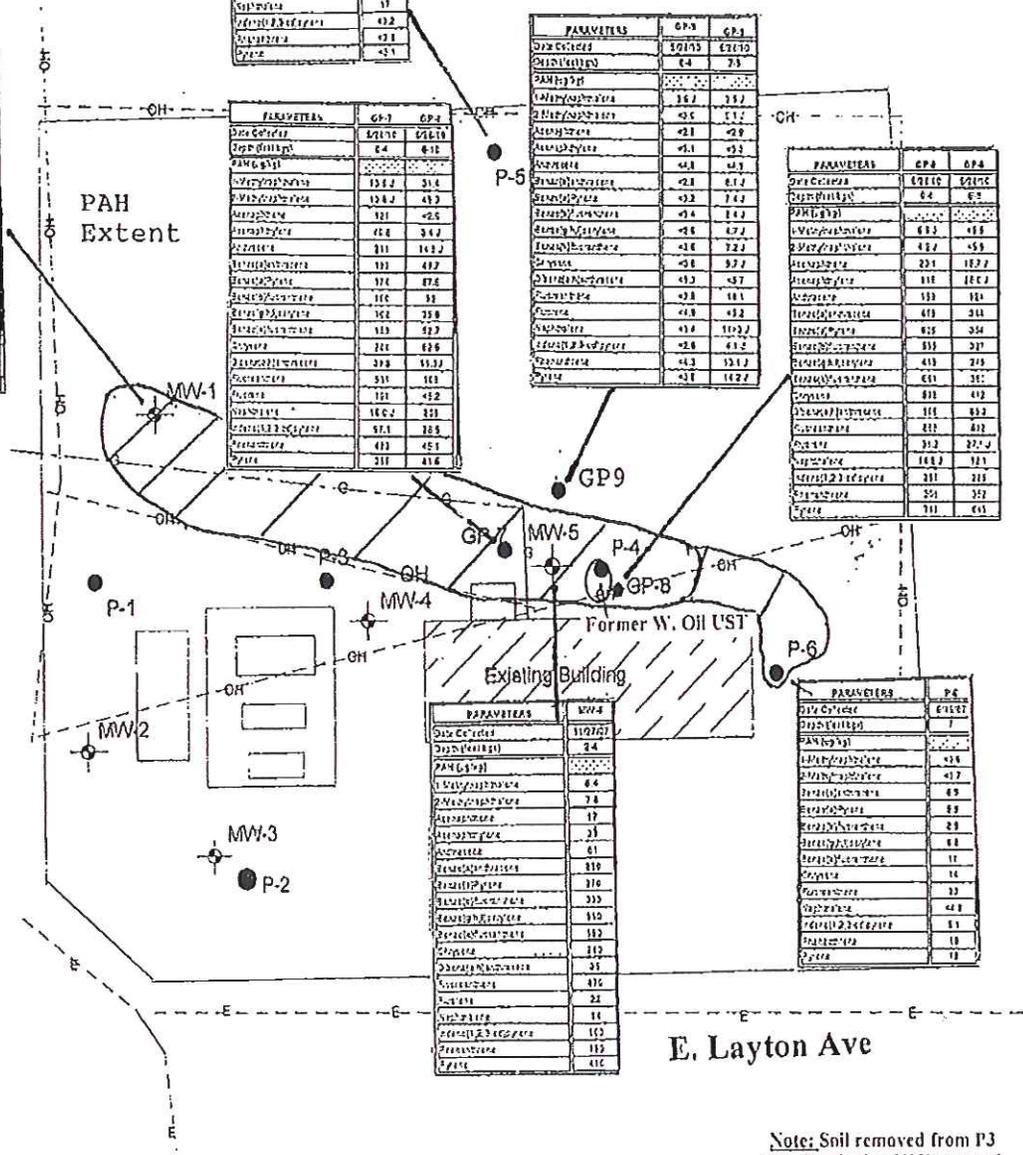
PARAMETERS	GP-7	GP-8
Date Collected	6/12/07	6/12/07
Depth (ft)	6.4	6-10
PAH (ng/l)
1-Methylphenanthrene	13.2	31.4
2-Methylphenanthrene	13.4	43.2
Fluorene	121	42.5
Anthracene	42.4	34.4
Benzo(a)anthracene	111	143.2
Benzo(b)fluoranthene	174	87.4
Benzo(k)fluoranthene	116	11
Benzo(e)pyrene	162	35.8
Benzo(a)pyrene	162	12.2
Chrysene	111	43.6
Indeno(1,2,3-cd)perylene	119	113.2
Perylene	111	103
Pyrene	121	43.2
Benzo(g,h,i)perylene	166.2	311
Benzo(a)fluoranthene	111	12.5
Pyrene	411	45.1
Pyrene	111	43.6

PARAMETERS	GP-9	GP-8
Date Collected	5/21/07	6/12/07
Depth (ft)	6.4	7.5
PAH (ng/l)
1-Methylphenanthrene	16.2	15.2
2-Methylphenanthrene	42.5	11.2
Fluorene	42.1	42.8
Anthracene	42.1	42.2
Benzo(a)anthracene	44.1	42.2
Benzo(b)fluoranthene	44.1	42.2
Benzo(k)fluoranthene	42.1	61.2
Benzo(e)pyrene	42.2	74.2
Benzo(a)pyrene	42.1	18.2
Chrysene	42.1	18.1
Indeno(1,2,3-cd)perylene	42.1	42.2
Perylene	42.1	42.2
Pyrene	42.1	42.2
Benzo(g,h,i)perylene	42.1	42.2
Pyrene	42.1	42.2

PARAMETERS	GP-9	GP-8
Date Collected	6/12/07	6/12/07
Depth (ft)	6.4	6.5
PAH (ng/l)
1-Methylphenanthrene	61.2	41.8
2-Methylphenanthrene	41.2	45.8
Fluorene	23.1	187.2
Anthracene	111	187.2
Benzo(a)anthracene	111	187.2
Benzo(b)fluoranthene	111	187.2
Benzo(k)fluoranthene	111	187.2
Benzo(e)pyrene	111	187.2
Benzo(a)pyrene	111	187.2
Chrysene	111	187.2
Indeno(1,2,3-cd)perylene	111	187.2
Perylene	111	187.2
Pyrene	111	187.2
Benzo(g,h,i)perylene	111	187.2
Pyrene	111	187.2

PARAMETERS	MW-4
Date Collected	11/12/07
Depth (ft)	24
PAH (ng/l)	...
1-Methylphenanthrene	6.4
2-Methylphenanthrene	7.8
Fluorene	17
Anthracene	21
Benzo(a)anthracene	61
Benzo(b)fluoranthene	119
Benzo(k)fluoranthene	110
Benzo(e)pyrene	119
Benzo(a)pyrene	119
Chrysene	119
Indeno(1,2,3-cd)perylene	21
Perylene	416
Pyrene	22
Benzo(g,h,i)perylene	11
Pyrene	153
Pyrene	112
Pyrene	416

PARAMETERS	P-6
Date Collected	6/12/07
Depth (ft)	7
PAH (ng/l)	...
1-Methylphenanthrene	43.4
2-Methylphenanthrene	42.8
Fluorene	42.8
Anthracene	42.8
Benzo(a)anthracene	42.8
Benzo(b)fluoranthene	42.8
Benzo(k)fluoranthene	42.8
Benzo(e)pyrene	42.8
Benzo(a)pyrene	42.8
Chrysene	42.8
Indeno(1,2,3-cd)perylene	42.8
Perylene	42.8
Pyrene	42.8
Benzo(g,h,i)perylene	42.8
Pyrene	42.8



Note: Soil removed from P3 location during UST removal

Key:

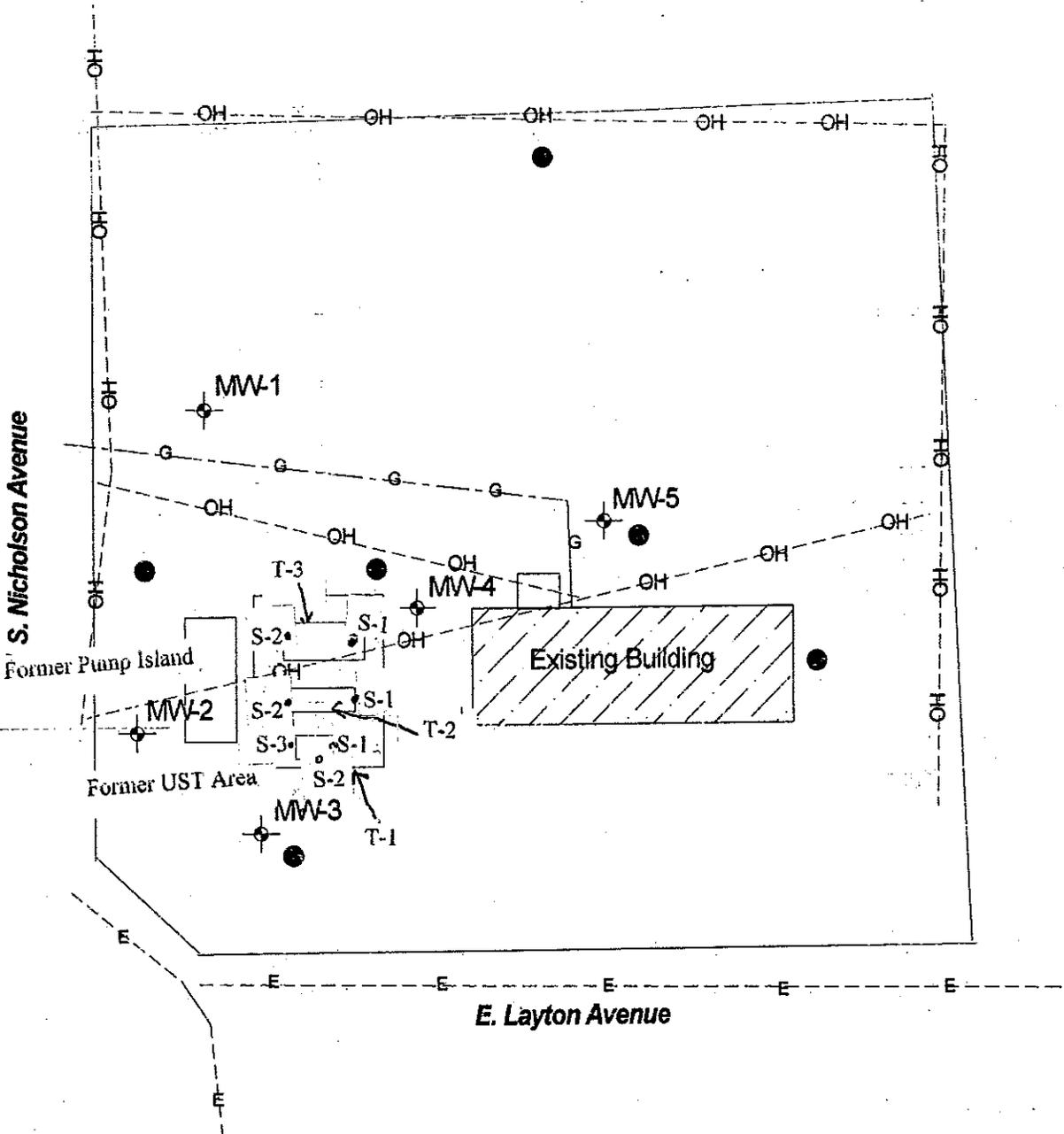
- Groundwater Monitoring Well
- Existing Building
- overhead utility
- gas line
- buried electric

Konicek Environmental Consulting, LLC

PAH Concentrations
Above Interim Non-Industrial RCLs
Auto Source Motors
3210 East Layton Avenue
Cudahy, WI

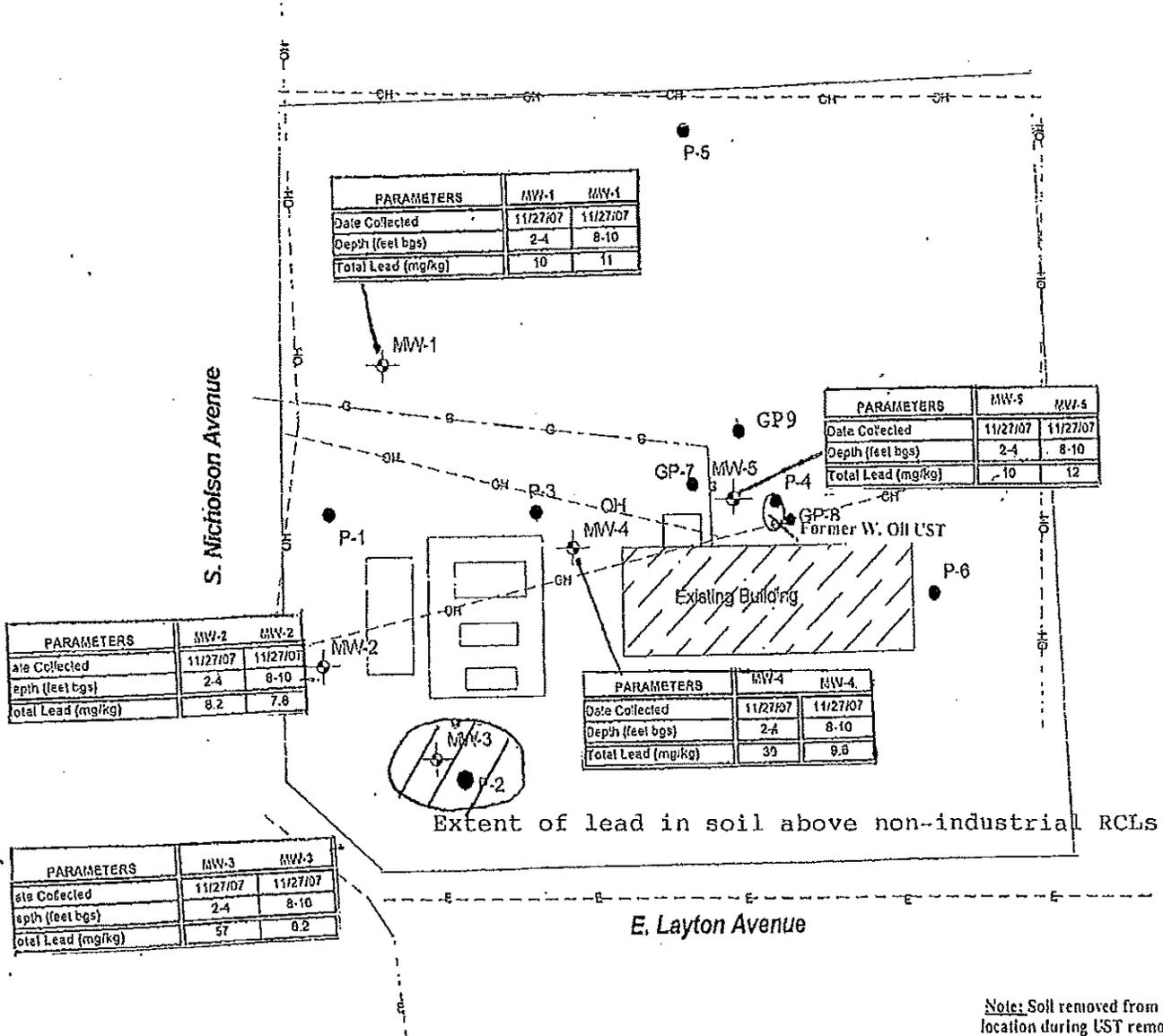
Scale: 1"=40'

Date: 8/16/08
Rev: 5/8/09
2nd Rev: 3/31/10
By: JMG



Key:	
	Groundwater Monitoring Well
	Existing Building
	overhead utility
	gas line
	buried electric

Konicek Environmental Consulting, LLC	
 Scale: 1"=40'	Figure 7 UST Closure Sample Location Auto Source Motors 3210 East Layton Avenue Cudahy, WI
Date: 8/16/08 Rev: 5/8/09 By: JMG	



Note: Soil removed from P3 location during UST removal

Key:

- Groundwater Monitoring Well
- Existing Building
- overhead utility
- gas line
- buried electric

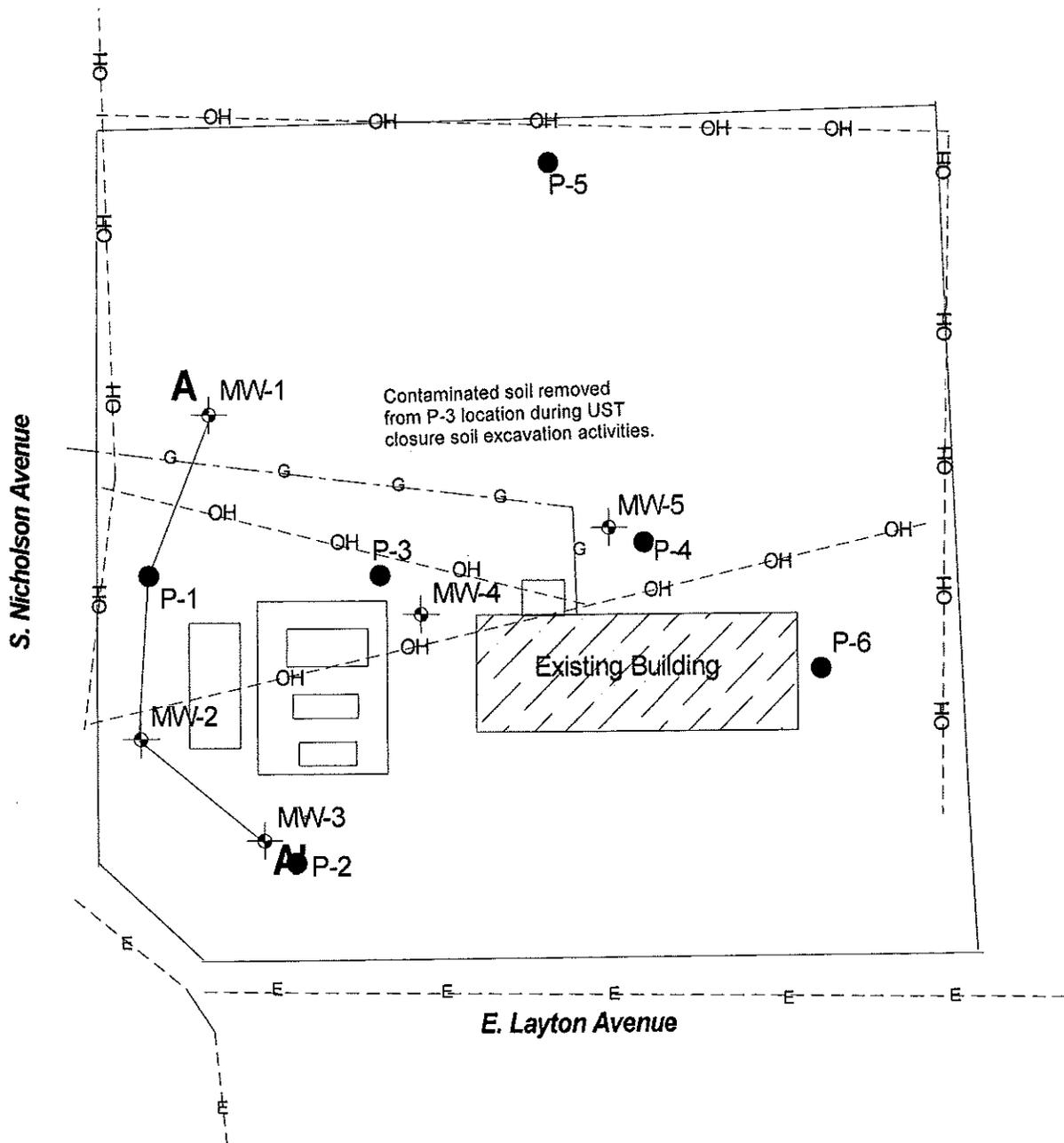
Konicek Environmental Consulting, LLC

Lead Concentrations

Auto Source Motors
3210 East Layton Avenue
Cudahy, WI

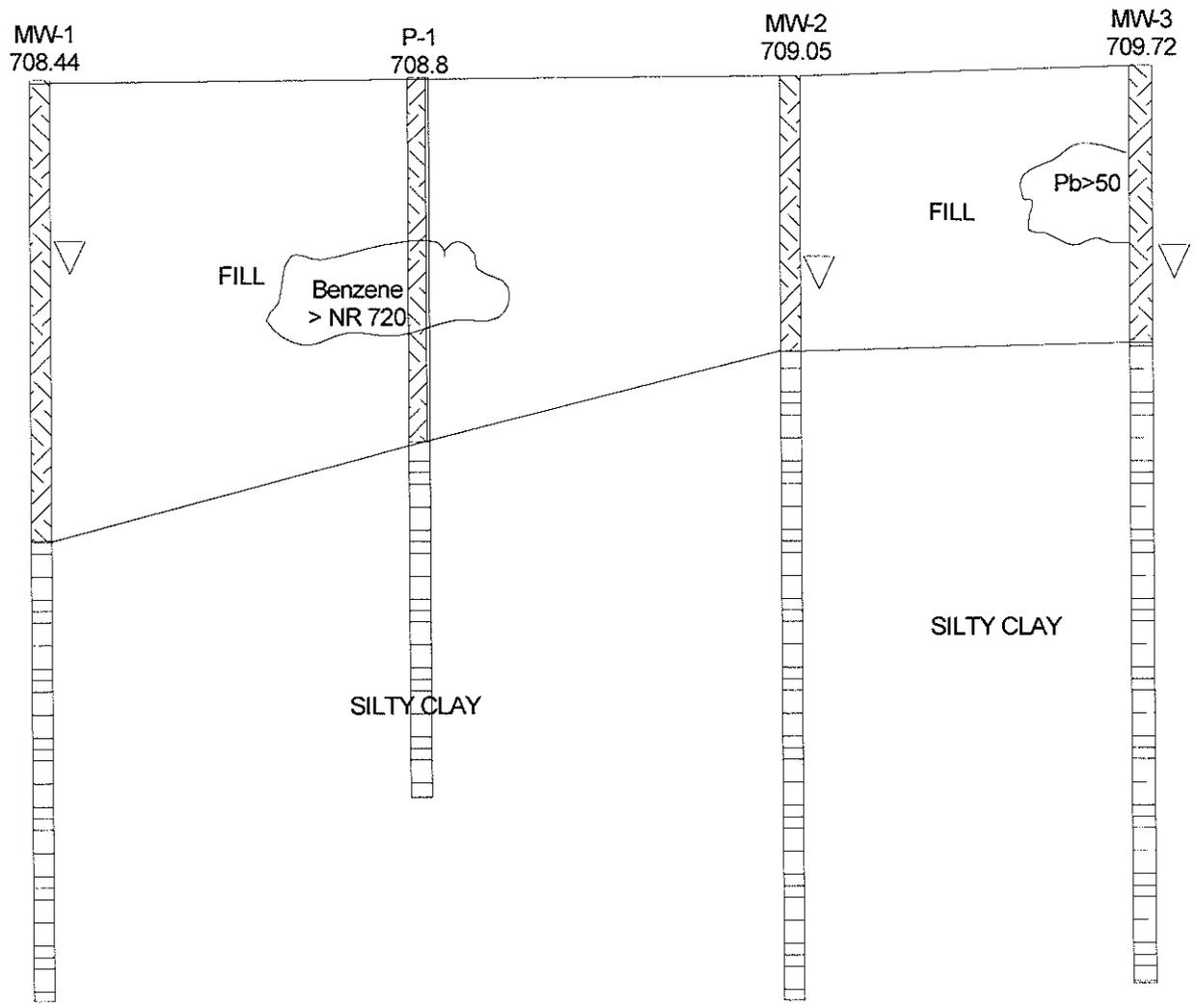
Scale: 1"=40'

Date: 8/18/08
Rev: 5/8/09
2nd Rev: 3/31/10
By: JH/G



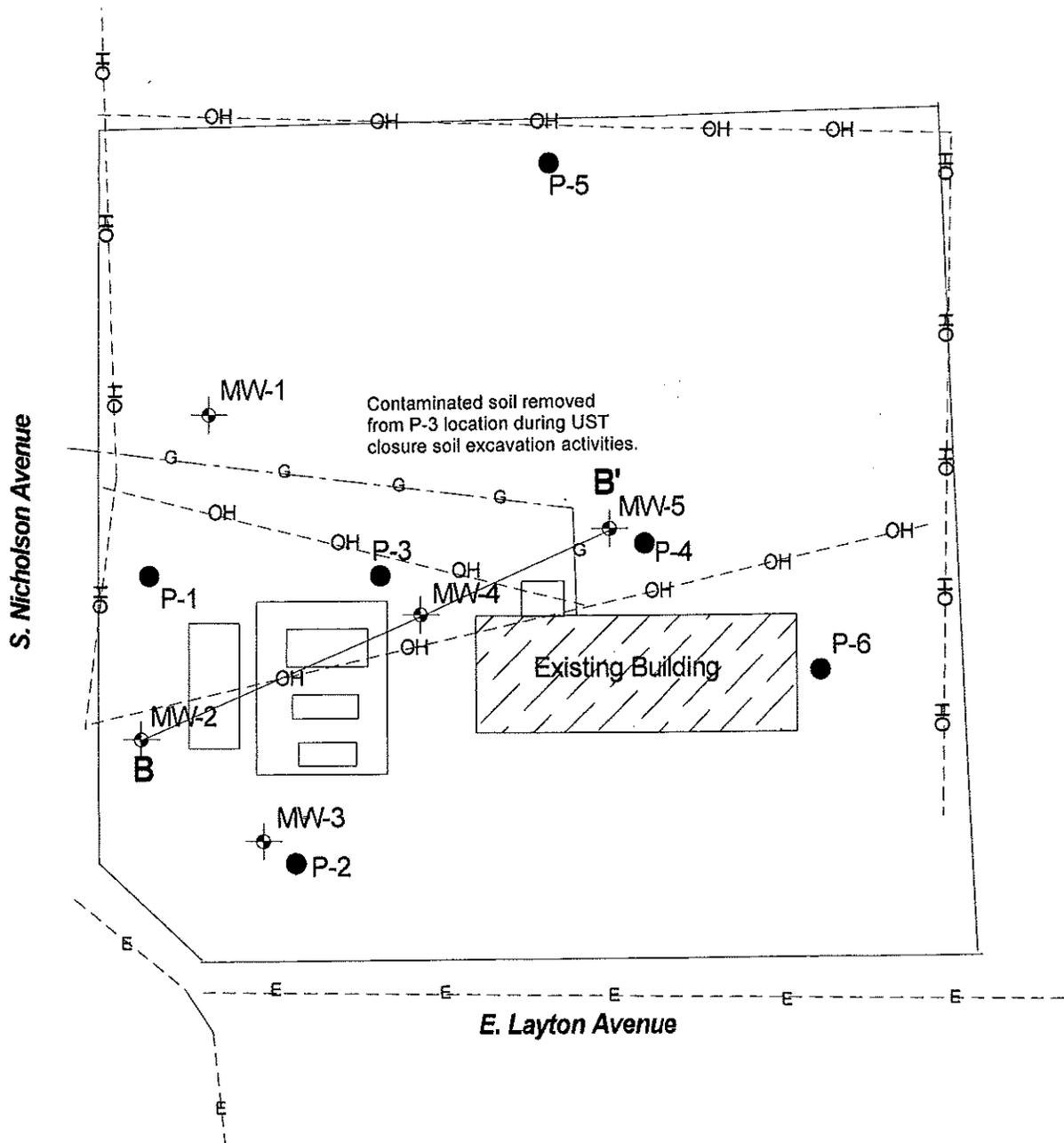
Key:	
	Groundwater Monitoring Well
	Existing Building
	overhead utility
	gas line
	buried electric

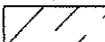
Konicek Environmental Consulting, LLC	
 Scale: 1"=40'	Figure 3: Cross Section A-A' Transect Auto Source Motors 3210 East Layton Avenue Cudahy, WI Date: 8/16/08 Rev: 5/8/09 2nd Rev: 3/31/10 By: JMG

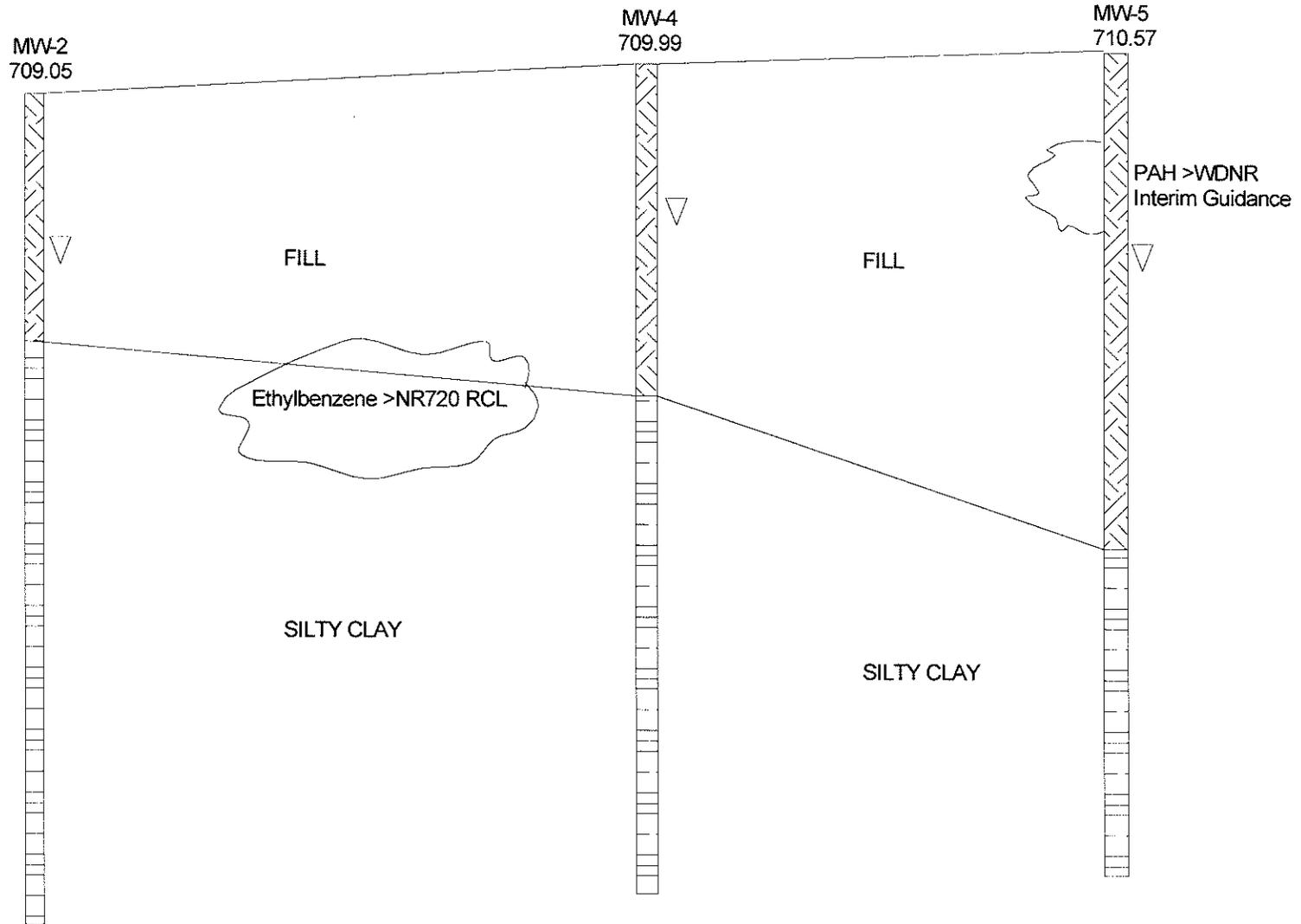


Scale:
Vertical: 1"=4'
Horizontal: 1"=20'

Cross Section A-A'
Auto Source Motors
3210 E. Layton Ave
Milwaukee, WI

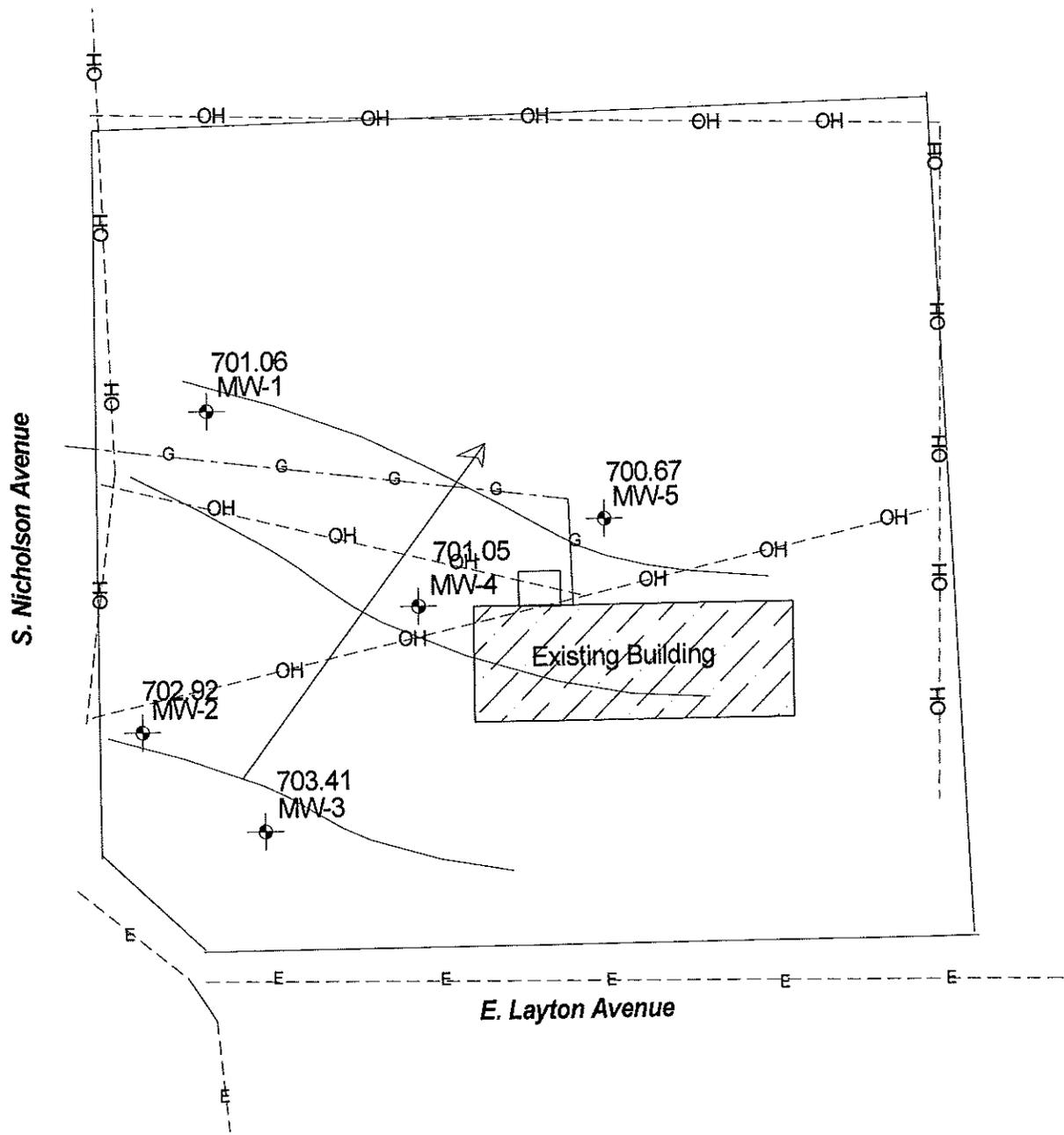


<p>Key:</p> <ul style="list-style-type: none">  Groundwater Monitoring Well  Existing Building  overhead utility  gas line  buried electric 	<p>Konicek Environmental Consulting, LLC</p>
 <p>NORTH</p> <p>Scale: 1"=40'</p>	<p>Figure 4: Cross Section B-B' Transect</p> <p>Auto Source Motors 3210 East Layton Avenue Cudahy, WI</p> <p style="text-align: right;">Date: 8/16/08 Rev: 5/8/09 2nd Rev: 3/31/10 By: JMG</p>

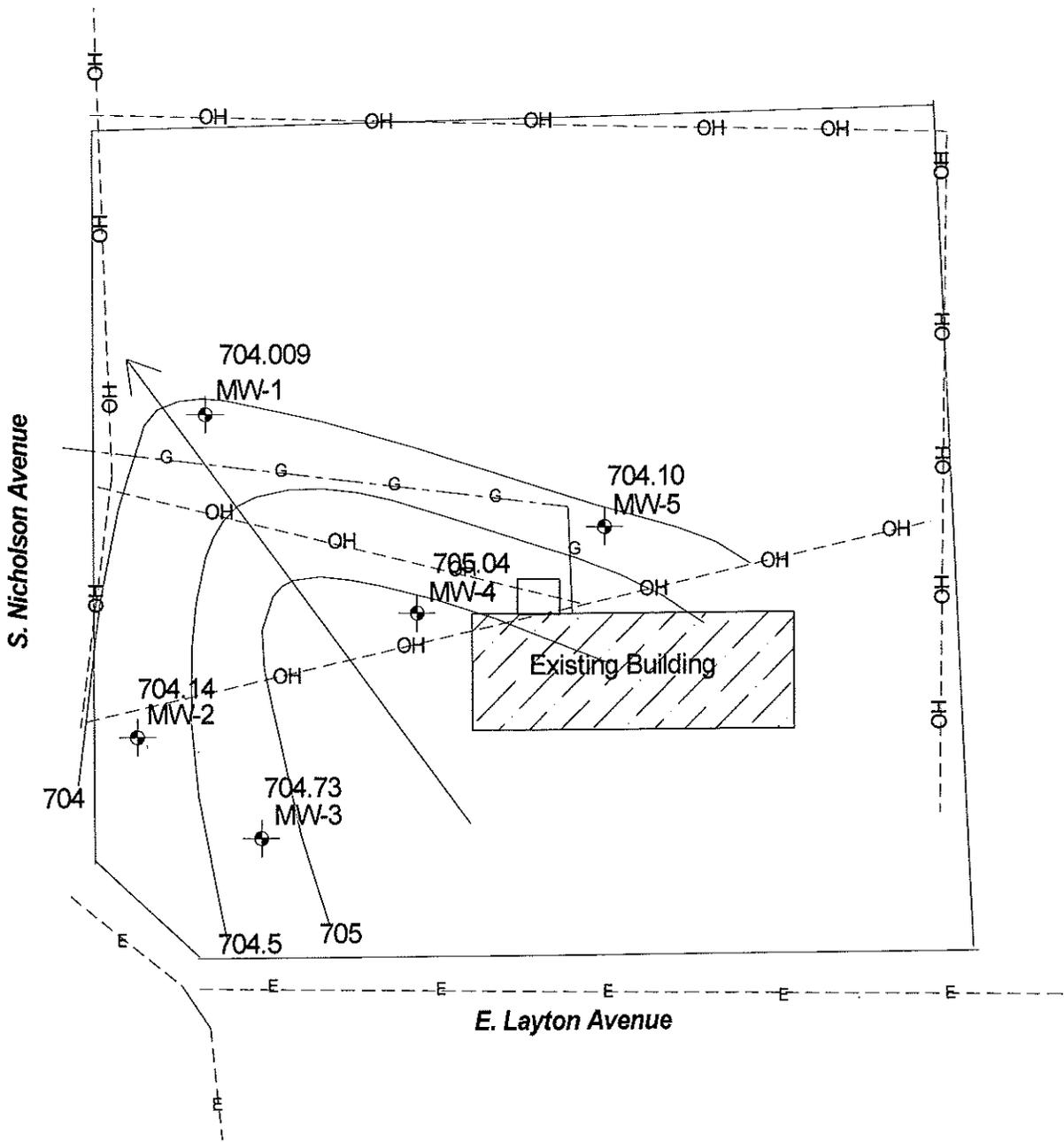


Scale:
 Vertical: 1"=4'
 Horizontal: 1"=20'

Cross Section B-B'
Auto Source Motors
3210 E. Layton Ave
Milwaukee, WI



<p>Key:</p> <ul style="list-style-type: none">  Groundwater Monitoring Well  Existing Building  overhead utility  gas line  buried electric 	<h2 style="margin: 0;">Konicek Environmental Consulting, LLC</h2>
 <p style="margin-top: 10px;">Scale: 1"=40'</p>	<p style="margin: 0;">Figure 5: Groundwater Elevation Contour 12/12/07 Auto Source Motors 3210 East Layton Avenue Cudahy, WI</p> <p style="text-align: right; font-size: small; margin-top: 20px;">Date: 8/16/08 Rev: 5/8/09 By: JMG</p>



Key:	
	Groundwater Monitoring Well
	Existing Building
	overhead utility
	gas line
	buried electric

Konicek Environmental Consulting, LLC	
 Scale: 1"=40'	Figure 6: Groundwater Elevation Contours 4/16/08 Auto Source Motors 3210 East Layton Avenue Cudahy, WI
Date: 8/16/08 Rev: 5/8/09 By: JMG	

TABLE 1
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS
AUTOSOURCE MOTORS
3210 E Layton Ave.
Cudahy, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION: KEY						NR 720 Generic RCLs Protection of Groundwater	NR 746		Soil Cleanup Levels for PAHs DNR Interim Guidance		
	P-1	P-2	P-3	P-4	P-5	P-6		Table 1	Table 2	Groundwater Pathway	Direct Contact Pathway	
											Non-Industrial	Industrial
Date Collected	6/19/07	6/19/07	6/19/07	6/19/07	6/19/07	6/19/07	---	---	---	---	---	---
Depth (feet below ground surface)	7-feet	10-feet	10-feet	8-feet	8.5-feet	7-feet	---	---	---	---	---	---
Detected VOCs/PVOCs (µg/kg)												
Benzene	34	40	340	<25	<25	<25	5.5	8,500	1,100	---	---	---
Ethylbenzene	110	<25	11000	<25	<25	<25	2,900	4,600	---	---	---	---
Methyl tert-butyl Ether	81	<25	1000	<25	<25	<25	---	---	---	---	---	---
Toluene	<25	<25	<120	<25	<25	<25	1,500	38,000	---	---	---	---
1,2,4-Trimethylbenzene	130	<25	1300	<25	<25	<25	---	83,000	---	---	---	---
1,3,5-Trimethylbenzene	79	<25	5100	<25	<25	<25	---	11,000	---	---	---	---
Xylenes	460	<50	4600	<50	<50	<50	4,100	42,000	---	---	---	---
PCB (µg/kg)												
Aroclor 1016	---	---	---	<16	---	---	---	---	---	---	---	---
Aroclor 1221	---	---	---	<16	---	---	---	---	---	---	---	---
Aroclor 1232	---	---	---	<16	---	---	---	---	---	---	---	---
Aroclor 1242	---	---	---	<16	---	---	---	---	---	---	---	---
Aroclor 1248	---	---	---	<16	---	---	---	---	---	---	---	---
Aroclor 1254	---	---	---	21	---	---	---	---	---	---	---	---
Aroclor 1260	---	---	---	<16	---	---	---	---	---	---	---	---
Total PCBs	---	---	---	21	---	---	---	---	---	---	---	---
PAH (µg/kg)												
1-Methylnaphthalene	---	---	---	---	11	<3.6	---	---	---	23,000	1,100,000	70,000,000
2-Methylnaphthalene	---	---	---	---	21	<3.7	---	---	---	20,000	600,000	40,000,000
Benzo(a)anthracene	---	---	---	---	<6.8	8.9	---	---	---	17,000	88	3,900
Benzo(a)Pyrene	---	---	---	---	<3.7	9.9	---	---	---	48,000	8.8	390
Benzo(b)fluoranthene	---	---	---	---	<3.6	8.9	---	---	---	360,000	88	3,900
Benzo(g,h,i)perylene	---	---	---	---	<4.6	6.8	---	---	---	6,800,000	1,800	39,000
Benzo(k)fluoranthene	---	---	---	---	<3.9	11	---	---	---	870,000	880	39,000
Chrysene	---	---	---	---	<5.6	14	---	---	---	37,000	8,800	390,000
Fluoranthene	---	---	---	---	3.8	23	---	---	---	500,000	600,000	40,000,000
Naphthalene	---	---	---	---	17	<4.8	---	---	---	400	20,000	110,000
Indeno(1,2,3-cd)pyrene	---	---	---	---	<3.2	5.1	---	---	---	680,000	88	3,900
Phenanthrene	---	---	---	---	<3.8	10	---	---	---	1,800	18,000	390,000
Pyrene	---	---	---	---	<3.1	18	---	---	---	8,700,000	500,000	30,000,000

Notes:

- Bold concentrations exceed NR 746 Table 1 values
- Boxed concentrations exceed NR 746 Table 2 values
- Underlined concentrations exceed NR 720 Generic RCLs
- - not analyzed or no standard established
- µg/kg - micrograms per kilogram
- PVOCs - petroleum volatile organic compounds
- PAHs- Polycyclic Aromatic Hydrocarbons

TABLE 1
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS
AUTOSOURCE MOTORS
 3210 E Layton Ave.
 Cudahy, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION: KEY						NR 720 Generic RCLs Protection of Groundwater	NR 746		Soil Cleanup Levels for PAHs DNR Interim Guidance		
	MW-1			MW-2				Table 1	Table 2	Groundwater Pathway	Direct Contact Pathway	
	11/27/07	11/27/07	11/27/07	11/27/07	11/27/07	11/27/07					Non-Industrial	Industrial
Date Collected	11/27/07	11/27/07	11/27/07	11/27/07	11/27/07	11/27/07	---	---	---	---	---	---
Depth (feet below ground surface)	2-4	8-10	12-14	2-4	8-10	12-14	---	---	---	---	---	---
Detected VOCs (µg/kg)												
Methylene Chloride	320	<25	---	<25	<25	---	---	---	---	---	---	---
Toluene	180	<25	<25	<25	<25	<25	1,500	38,000	---	---	---	---
Total Lead (mg/kg)	10	11	---	8.2	7.8	---	50	---	---	---	---	---
PCB (µg/kg)												
Aroclor 1016	---	---	---	---	---	---	---	---	---	---	---	---
Aroclor 1221	---	---	---	---	---	---	---	---	---	---	---	---
Aroclor 1232	---	---	---	---	---	---	---	---	---	---	---	---
Aroclor 1242	---	---	---	---	---	---	---	---	---	---	---	---
Aroclor 1248	---	---	---	---	---	---	---	---	---	---	---	---
Aroclor 1254	---	---	---	---	---	---	---	---	---	---	---	---
Aroclor 1260	---	---	---	---	---	---	---	---	---	---	---	---
Total PCBs	---	---	---	---	---	---	---	---	---	---	---	---
PAH (µg/kg)												
1-Methylnaphthalene	<1.6	---	---	---	---	---	---	---	---	23,000	1,100,000	70,000,000
2-Methylnaphthalene	<1.7	---	---	---	---	---	---	---	---	20,000	600,000	40,000,000
Acenaphthene	3.2 Q	---	---	---	---	---	---	---	---	38,000	900,000	60,000,000
Anthracene	4.5 Q	---	---	---	---	---	---	---	---	3,000,000	5,000,000	300,000,000
Benzo(a)anthracene	14	---	---	---	---	---	---	---	---	17,000	88	3,900
Benzo(a)Pyrene	12	---	---	---	---	---	---	---	---	48,000	8.8	390
Benzo(b)fluoranthene	12	---	---	---	---	---	---	---	---	360,000	88	3,900
Benzo(g,h,i)perylene	7.0 Q	---	---	---	---	---	---	---	---	6,800,000	1,800	39,000
Benzo(k)fluoranthene	10	---	---	---	---	---	---	---	---	870,000	880	39,000
Chrysene	16	---	---	---	---	---	---	---	---	37,000	8,800	390,000
Dibenz(a,h)anthracene	2.3 Q	---	---	---	---	---	---	---	---	38,000	8.8	390
Fluoroanthene	38	---	---	---	---	---	---	---	---	500,000	600,000	40,000,000
Naphthalene	1.6 Q	---	---	---	---	---	---	---	---	400	20,000	110,000
Indeno(1,2,3-cd)pyrene	5.7 Q	---	---	---	---	---	---	---	---	680,000	88	3,900
Phenanthrene	19	---	---	---	---	---	---	---	---	1,800	18,000	390,000
Pyrene	31	---	---	---	---	---	---	---	---	8,700,000	500,000	30,000,000

Notes:

Bold concentrations exceed NR 746 Table 1 values or Interim Guidance Based on Direct Contact

Boxed concentrations exceed NR 746 Table 2 values

Underlined concentrations exceed NR 720 Generic RCLs

--- - not analyzed or no standard established

µg/kg - micrograms per kilogram

PVOCs - petroleum volatile organic compounds

PAHs- Polycyclic Aromatic Hydrocarbons

TABLE 1
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS
AUTOSOURCE MOTORS
3210 E Layton Ave.
Cudahy, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION: KEY								NR 720 Generic RCLs Protection of Groundwater	NR 746		Soil Cleanup Levels for PAHs DNR Interim Guidance		
	MW-3		MW-4			MW-5		Table 1		Table 2	Groundwater Pathway	Direct Contact Pathway		
	MW-3	MW-3	MW-4	MW-4	MW-4	MW-5	MW-5					Non-Industrial	Industrial	
Date Collected	11/27/07	11/27/07	11/27/07	11/27/07	11/27/07	11/27/07	11/27/07	11/27/07	---	---	---	---	---	---
Depth (feet below ground surface)	2-4	8-10	2-4	8-10	12-14	2-4	8-10	---	---	---	---	---	---	---
Detected VOCs/PVOCs (µg/kg)														
Methylene Chloride	<25	<25	99	<25	<25	<25	<25	---	---	---	---	---	---	---
Toluene	<25	<25	45 Q	<25	<25	<25	<25	1,500	38,000	---	---	---	---	---
Total Lead (mg/kg)	57	8.2	30	9.6	---	10	12	50	---	---	---	---	---	---
PCB (µg/kg)														
Aroclor 1016	---	---	---	---	---	<15	---	---	---	---	---	---	---	---
Aroclor 1221	---	---	---	---	---	<15	---	---	---	---	---	---	---	---
Aroclor 1232	---	---	---	---	---	<15	---	---	---	---	---	---	---	---
Aroclor 1242	---	---	---	---	---	<15	---	---	---	---	---	---	---	---
Aroclor 1248	---	---	---	---	---	<15	---	---	---	---	---	---	---	---
Aroclor 1254	---	---	---	---	---	17 Q	---	---	---	---	---	---	---	---
Aroclor 1260	---	---	---	---	---	28 Q	---	---	---	---	---	---	---	---
Total PCBs	---	---	---	---	---	45 Q	---	---	---	---	---	---	---	---
PAH (µg/kg)														
1-Methylnaphthalene	---	---	---	---	---	6.4	---	---	---	---	23,000	1,100,000	70,000,000	---
2-Methylnaphthalene	---	---	---	---	---	7.8	---	---	---	---	20,000	600,000	40,000,000	---
Acenaphthene	---	---	---	---	---	17	---	---	---	---	38,000	900,000	60,000,000	---
Acenaphthylene	---	---	---	---	---	33	---	---	---	---	700	18,000	360,000	---
Anthracene	---	---	---	---	---	81	---	---	---	---	3,000,000	5,000,000	300,000,000	---
Benzo(a)anthracene	---	---	---	---	---	230	---	---	---	---	17,000	88	3,900	---
Benzo(a)Pyrene	---	---	---	---	---	270	---	---	---	---	48,000	8.8	390	---
Benzo(b)fluoranthene	---	---	---	---	---	330	---	---	---	---	360,000	88	3,900	---
Benzo(g,h,i)perylene	---	---	---	---	---	110	---	---	---	---	6,800,000	1,800	39,000	---
Benzo(k)fluoranthene	---	---	---	---	---	190	---	---	---	---	870,000	880	39,000	---
Chrysene	---	---	---	---	---	240	---	---	---	---	37,000	8,800	390,000	---
Dibenz(a,h)anthracene	---	---	---	---	---	35	---	---	---	---	38,000	8.8	390	---
Fluoroanthene	---	---	---	---	---	470	---	---	---	---	500,000	600,000	40,000,000	---
Fluorene	---	---	---	---	---	22	---	---	---	---	100,000	600,000	40,000,000	---
Naphthalene	---	---	---	---	---	14	---	---	---	---	400	20000	110,000	---
Indeno(1,2,3-cd)pyrene	---	---	---	---	---	100	---	---	---	---	680,000	88	3,900	---
Phenanthrene	---	---	---	---	---	190	---	---	---	---	1,800	18,000	390,000	---
Pyrene	---	---	---	---	---	410	---	---	---	---	8,700,000	500,000	30,000,000	---

Notes:
Bold concentrations exceed NR 746 Table 1 values or Interim Guidance Based on Direct Contact
Boxed concentrations exceed NR 746 Table 2 values
Underlined concentrations exceed NR 720 Generic RCLs
--- - not analyzed or no standard established
µg/kg - micrograms per kilogram
PVOCs - petroleum volatile organic compounds

TABLE 2
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS
AUTOSOURCE MOTORS
3210 E Layton Ave.
Cudahy, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION: KEY							NR 720 Generic RCLs Protection of Groundwater	NR 746	
	T-1/S-1	T-1/S-2	T-1/S-3	T-2/S-1	T-2/S-2	T-3/S-1	T-3/S-2		Table 1	Table 2
Date Collected	8/28/09	8/28/09	8/28/09	8/31/09	8/31/09	9/2/09	9/2/09	---	---	---
Depth (feet below ground surface)	8	8	8	8	8	8	8	---	---	---
PID (l.u.)	<1	7	326	2	945	55	920	---	---	---
PVOCs (µg/kg)										
Benzene	<25	<25	<25	<25	<62.5	<25	<200	5.5	8,500	1,100
Ethylbenzene	<25	<25	<25	110	538	118	1,640	2,900	4,600	---
Methyl tert butyl ether	<25	<25	<25	32.7 J	<62.5	<25	<200	---	---	---
Toluene	<25	<25	<25	<25	<62.5	<25	<200	1,500	38,000	---
1,2,4-Trimethylbenzenes	<25	35.4 J	<25	514	156 J	177	1,180	---	83,000	---
1,3,5-Trimethylbenzenes	<25	<25	36.3 J	252	88.9 J	53.4 J	<200	---	11,000	---
Xylenes	<75	<75	149	198.8 J	438 J	205.5	5,590	4,100	42,000	---
GRO (mg/kg)	<3.1	5.9	41.5	27.9	90.6	24.7	641	100	---	---

Notes:

- Bold concentrations exceed NR 746 Table 1 values
- Underline concentrations exceed NR 746 Table 2 values
- Boxed concentrations exceed NR 720 Generic RCLs
- - not analyzed or no standard established
- mg/kg - milligrams per kilogram
- µg/kg - micrograms per kilogram
- PVOCs - petroleum volatile organic compounds
- GRO - Gasoline Range Organics

TABLE 3

SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

AUTO SOURCE MOTORS
3210 EAST LAYTON AVENUE
CUDAHY, WISCONSIN

PARAMETERS	SAMPLE IDENTIFICATION: KEY										NR 140	
	MW-1		MW-2		MW-3		MW-4		MW-5		ES	PAL
	12/12/07	4/16/08	12/12/07	4/16/08	12/12/07	4/16/08	12/12/07	4/16/08	12/12/07	4/16/08		
Date Sampled	12/12/07	4/16/08	12/12/07	4/16/08	12/12/07	4/16/08	12/12/07	4/16/08	12/12/07	4/16/08	---	---
Dissolved Lead (ug/l)	0.70	<0.98	0.05	2.1 J	0.06	1.5 J	0.06	<0.98	0.08	<0.98	15	1.5
PVOCs (ug/l)	---	ND	---	ND	---	ND	---	ND	---	ND	---	---
VOCs (ug/l)	ND	---	ND	---	ND	---	ND	---	ND	---	---	---
Total PCBs (ug/l)	---	---	---	---	---	---	---	---	ND	---	0.03	0.003
Detected PAHs (ug/l)												
2-Methylnaphthalene	---	---	---	---	---	---	---	---	0.018 Q	<0.011	---	---
Benzo(a)anthracene	---	---	---	---	---	---	---	---	0.017 Q	0.015 J	---	---
Benzo(a)pyrene	---	---	---	---	---	---	---	---	0.021 Q	0.016 J	0.2	0.02
Benzo(b)fluoranthene	---	---	---	---	---	---	---	---	0.026 Q	0.016 J	0.2	0.02
Benzo(ghi)perylene	---	---	---	---	---	---	---	---	0.021 Q	0.015 J	---	---
Benzo(k)fluoranthene	---	---	---	---	---	---	---	---	0.025 Q	0.013 J	---	---
Chrysene	---	---	---	---	---	---	---	---	0.033 Q	0.015 J	0.2	0.02
Fluoranthene	---	---	---	---	---	---	---	---	0.061 Q	0.026 J	---	---
Indeno(1,2,3-cd)pyrene	---	---	---	---	---	---	---	---	<0.021	0.010 J	---	---
Naphthalene	---	---	---	---	---	---	---	---	0.019 Q	<0.016	100	10
Phenanthrene	---	---	---	---	---	---	---	---	0.034 Q	0.011 J	---	---
Pyrene	---	---	---	---	---	---	---	---	0.046 Q	0.024 J	250	50

Notes:

- Bold concentrations exceed NR 140 PAL
- Boxed concentrations exceed NR 140 ES
- - not analyzed or no standard established
- ES - enforcement standard
- PAL - preventive action limit
- Q - concentration between limit of detection and limit of quantitation
- µg/l - micrograms per liter
- VOCs - volatile organic compounds
- PCBs - polychlorinated biphenyls
- PAHs - polynuclear aromatic hydrocarbons
- ND - not detected

TABLE 4 GROUNDWATER LEVEL DATA SHEET

Project: Auto Source Motors

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Measurements Taken By Konicek Environmental Consulting LLC

Device: Heron Groundwater Level Meter

Well Number	Date	Depth to Groundwater (feet)	Well Depth (feet)	Water Column Height (feet)	Top PVC Reference Elevation (feet)	Ground Surface Elevation (feet)	Groundwater Elevation (feet)	Comments
MW-1	12/12/07	7.08	20.21	13.13	708.29	708.44	701.06	
MW-2	12/12/07	5.73	20.25	14.52	708.85	709.05	702.92	
MW-3	12/12/07	5.85	19.80	13.95	709.49	709.72	703.41	
MW-4	12/12/07	8.31	20.10	11.79	709.99	710.62	701.05	
MW-5	12/12/07	9.00	20.25	11.25	710.12	710.57	700.67	
MW-1	04/16/08	4.05	20.21	16.16	708.29	708.44	704.09	
MW-2	04/16/08	4.51	20.25	15.74	708.85	709.05	704.14	
MW-3	04/16/08	4.53	19.80	15.27	709.49	709.72	704.73	
MW-4	04/16/08	4.32	20.10	15.78	709.99	710.62	705.04	
MW-5	04/16/08	5.57	20.25	14.68	710.12	710.57	704.10	

Notes: The depth to groundwater, well depth and water column height are measured in the field from the reference elevation which along with the ground surface elevation are from the actual survey data. The groundwater elevation shown is in reference to the ground surface and is calculated from field and survey data.