

## Source Property Information

CLOSURE DATE:

**BRRTS #:**

**ACTIVITY NAME:**

**PROPERTY ADDRESS:**

**MUNICIPALITY:**

**PARCEL ID #:**

**FID #:**

**DATCP #:**

**PECFA#:**

**\*WTM COORDINATES:**

X:  Y:

*\* 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)

### CONTINUING OBLIGATIONS

#### Contaminated Media for Residual Contamination:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property Information,  
Form 4400-246" )*

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

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property Information,  
Form 4400-246" )*

#### Site Specific Obligations:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations  
between non-industrial and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

Direct Contact

Soil to GW Pathway

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government unit or economic  
development corporation was directed to  
take a response action )*

#### Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

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

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

BRRTS #: 03-41-552194 (No Dashes) PARCEL ID #: 268-1255-X, 268-1226-5, 268-1227-0  
ACTIVITY NAME: Cappy's Concepts (Former Autoquip, Inc.) WTM COORDINATES: X: 686251 Y: 292519

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

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

**SOURCE LEGAL DOCUMENTS**

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

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

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

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
*Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*  
**Figure #:** 1                      **Title: Site Location Map**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #:** 2                      **Title: Soil Boring/Well Location Plan**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #:** 4                      **Title: Extent of Soil Contamination**

BRRTS #: 03-41-552194

ACTIVITY NAME: Cappy's Concepts (Former Autoquip, Inc.)

**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 #: 5A Title: A-A' Cross-Section Map

Figure #: 5 Title: A-A' Geological Cross-Section

- 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 #: 6 Title: Extent of Groundwater Contamination

- 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 #: 3 Title: Groundwater Contour Map (3-1-2011)

Figure #: Title:

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

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

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

Table #: 1 Title: Summary of Soil 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 #: 2 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 #: 3 Title: Groundwater Elevation Data

**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 #: 03-41-552194

ACTIVITY NAME: Cappy's Concepts (Former Autoquip, Inc.)

## NOTIFICATIONS

### Source Property

Not Applicable

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

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

### Off-Source Property

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

Not Applicable

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

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

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

**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:**



**STATE OF WISCONSIN**  
Department of Safety and Professional Services

Mail to:  
9316 North 107th Street  
Milwaukee, Wisconsin 53224-1121  
TTY: (608) 267-2416  
Fax: (414) 357-4700  
Email: [dps@wisconsin.gov](mailto:dps@wisconsin.gov)  
Web: <http://dps.wi.gov>

**Governor Scott Walker**

**Secretary Dave Ross**

July 22, 2011

Mr. Richard Capstran  
1840 North Prospect Avenue, Apt. 516  
Milwaukee, WI 53202

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

**PECFA # 53216-3002-61-A DNR BRRTS # 03-41-552194**  
Cappy's Concepts (Former Autoquip, Inc.), 3861 North 35th Street, Milwaukee

Dear Mr. Capstran:

The Wisconsin Department of Safety and Professional Services (DPS), formerly the Department of 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.

DPS 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. DPS may conduct inspections to ensure compliance with the maintenance plan. In the future, you may request that DPS 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 the asphalt and concrete pavement and the site building is required, as identified on the attached map, unless prior written approval has been obtained from DPS: 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 DPS 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 and groundwater 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 (414) 357-4705.

Sincerely,



Monica L. Weis  
Hydrogeologist  
Site Review Section

Enclosure

cc: Mr. Matthew Dahlem, Professional Service Industries, Inc.  
Mr. Mirk Buzdum, 3040 West Hopkins Street, Milwaukee, WI 53216

## PAVEMENT COVER AND BUILDING BARRIER MAINTENANCE PLAN

July 15, 2011

### Property Located at:

3861 North 35<sup>th</sup> Street  
Milwaukee, Wisconsin  
Commerce #: 53216-3002-61-A  
WDNR BRRTS #: 03-41-552194

### Legal Description:

Tax Key No.: ~~2681225100~~ **2681255100**

Lots 4, 5 and 6 in Block 3 in Roosevelt Drive Subdivision of a part of the Northwest ¼ of Section 12, in Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

### Introduction

This document is the Maintenance Plan for a pavement cover and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code (WAC). The maintenance activities relate to the existing slab on grade building and other paved surfaces occupying the area over the contaminated groundwater plume and soil on-site. The contaminated groundwater plume and soil is impacted by petroleum volatile organic compounds (PVOCs), polynuclear aromatic hydrocarbons (PAHs), and lead. The location of the paved surfaces and building to be maintained in accordance with this Maintenance Plan, as well as the impacted groundwater plume and soil are identified in the attached map (Exhibit A).

More site-specific information about this property may be found in:

- The case file in the Wisconsin Department of Commerce (Commerce) Milwaukee regional office
- Wisconsin Department of Natural Resources (WDNR) Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (WDNR's internet based data base of contaminated sites): <http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2.rrsitesmap>
- Commerce's ERS Tracker on the Web (Commerce's internet based data base of contaminated sites): [http://commerce.wi.gov/php/ERS\\_Tracker\\_on\\_web/ers\\_tracker\\_on\\_web.php?occid=19782](http://commerce.wi.gov/php/ERS_Tracker_on_web/ers_tracker_on_web.php?occid=19782); and
- The Commerce project manager for Milwaukee County.

## **Cover and Building Barrier Purpose**

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

## **Annual Inspection**

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

## **Maintenance Activities**

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

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

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

### **Prohibition of Activities and Notification of WDNR Prior to Actions Affecting a Cover or Cap**

The following activities are prohibited on any portion of the property where pavement, a building foundation, soil cover, engineered cap or other barrier is required as shown on the attached map, unless prior written approval has been obtained from the 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.

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

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

**Contact Information  
(as of July 2011)**

**Site Owner:**

Mr. Richard Capstran  
1840 North Prospect Avenue  
Apartment 516  
Milwaukee, WI 53202  
(414) 226-0034

**Site Contact:**

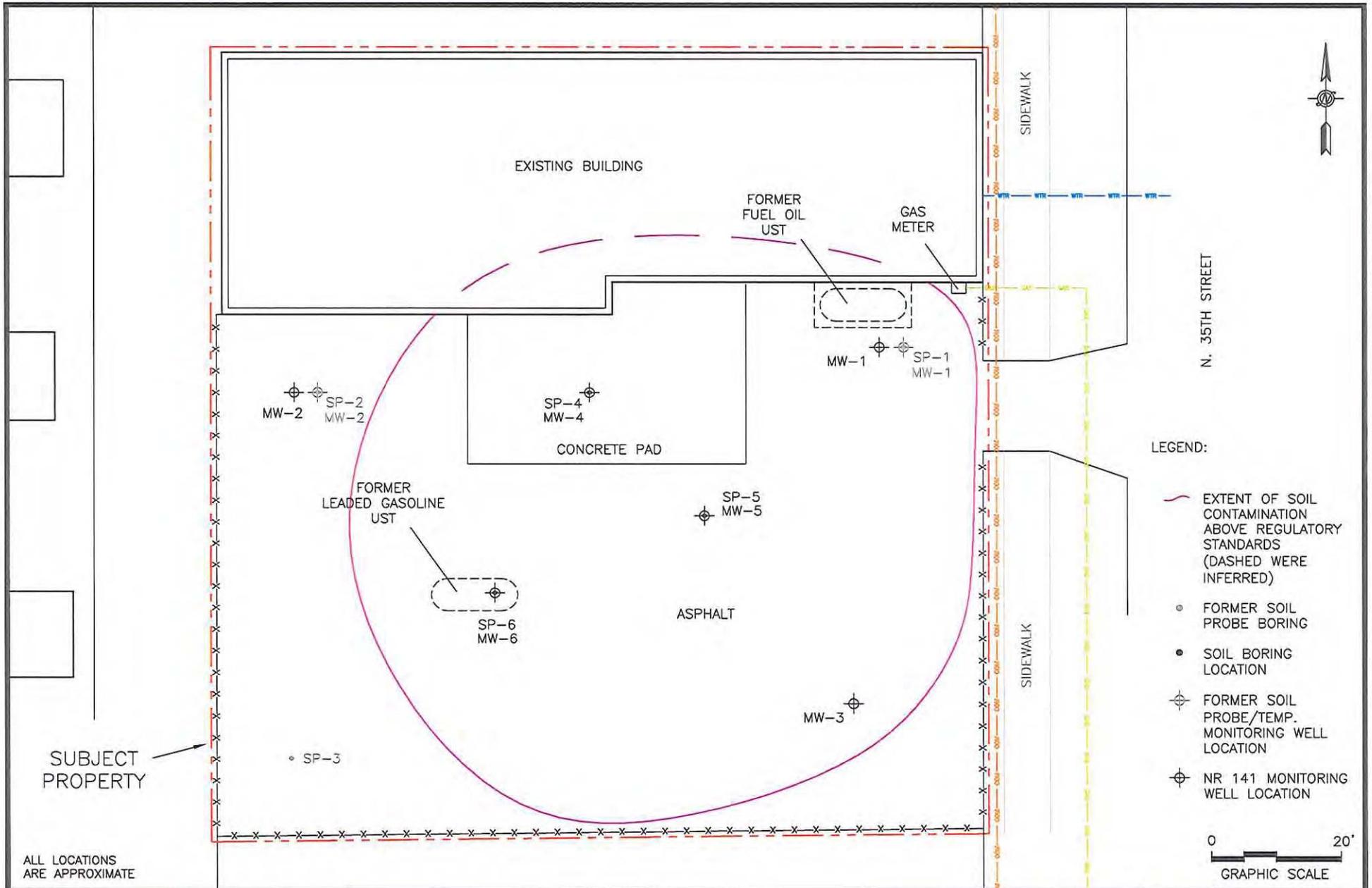
Cappy's Concepts, LLC  
Mr. Mirk Buzdum  
3040 West Hopkins Street  
Milwaukee, WI 53216  
(414) 614-6475  
[buzdum@netwurx.net](mailto:buzdum@netwurx.net)

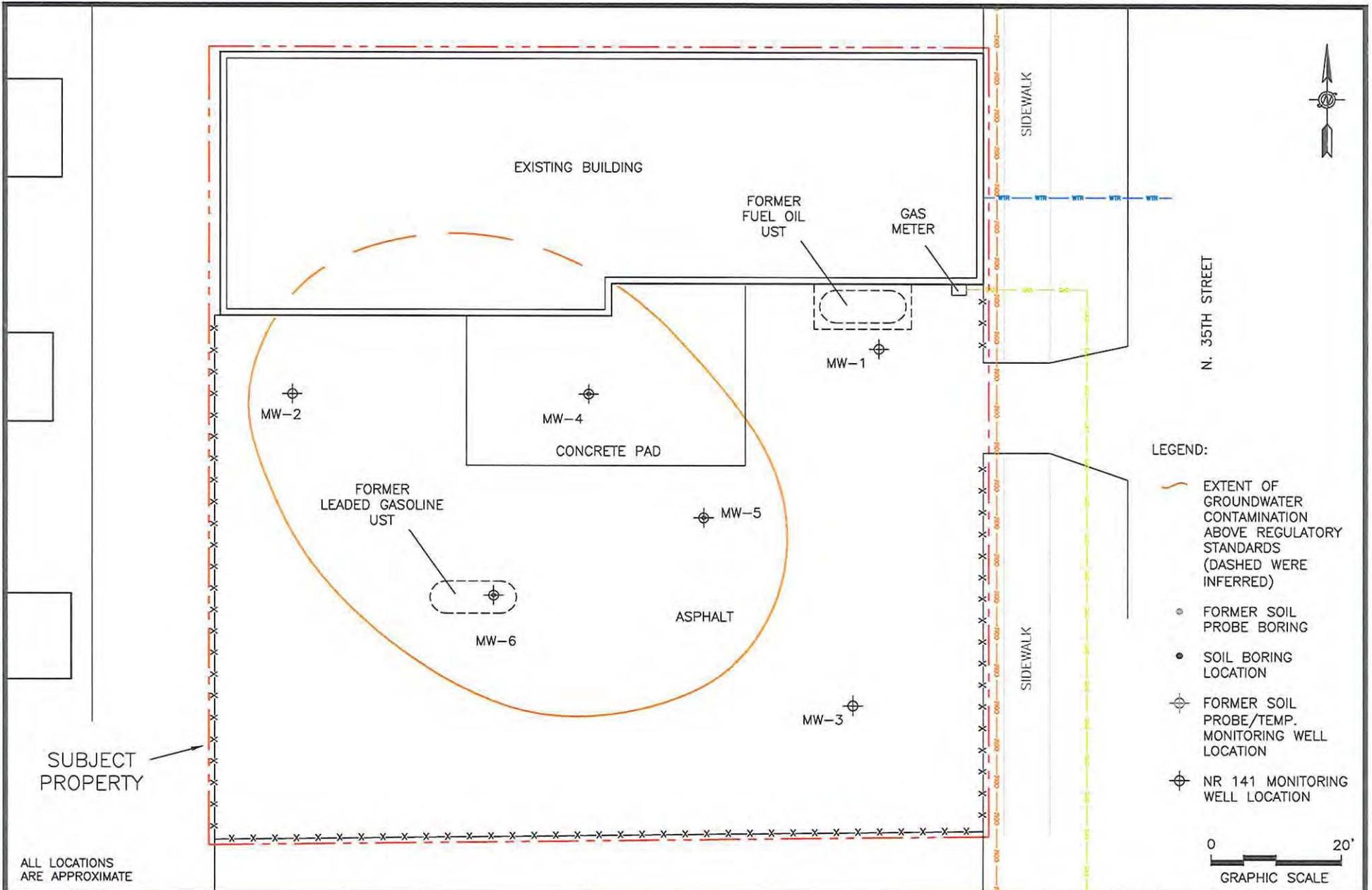
**Consultant:**

Professional Service Industries, Inc.  
Mr. Matthew Dahlem, P.G.  
Registered Professional Geologist  
W237 N2878 Woodgate Road  
Suite 2  
Pewaukee, Wisconsin 53072  
(262) 347-0898  
[matthew.dahlem@psiusa.com](mailto:matthew.dahlem@psiusa.com)

**Commerce File Contact:**

Ms. Monica Weis  
Senior Hydrogeologist  
Environmental & Regulatory Services Division  
Bureau of PECFA  
9316 North 107<sup>th</sup> Street  
Milwaukee, WI 53224-1121  
(414) 357-4707  
[Monica.Weis@Wisconsin.gov](mailto:Monica.Weis@Wisconsin.gov)





SUBJECT PROPERTY

ALL LOCATIONS ARE APPROXIMATE

**psi** Information  
To Build On  
Engineering • Consulting • Testing

Environmental Services  
W237 N2878 Woodgate Road, Suite 2  
Pewaukee, Wisconsin 53072  
(262) 347-0898 (262) 347-2256 fax

Extent of Groundwater Contamination  
3861 North 35th Street  
Milwaukee, Wisconsin 53216

Checked: M. Dahlem	Scale: 1" = 20'	Date: 7-14-11	Figure: 5
Drawn: C. Moran 0054371-1.dwg	Project Number: 0054371-1		





ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
9316 North 107th Street  
Milwaukee, Wisconsin 53224-1121  
TTY: Contact Through Relay  
Fax: (414) 357-4700  
Scott Walker, Governor  
Paul F. Jadin, Secretary

May 17, 2011

Mr. Richard Capstran  
1840 North Prospect Avenue, Apt. 516  
Milwaukee, WI 53202

RE: **Conditional Case Closure**

Commerce # 53216-3002-61-A DNR BRRTS # 03-41-552194  
Cappy's Concepts (Former Autoquip, Inc.), 3861 North 35th Street, Milwaukee

Dear Mr. Capstran:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Professional Service Industries, Inc., for the site referenced above. It is understood that residual soil and groundwater contamination remains on site. Commerce has determined that this site does not pose a significant threat to human health and the environment. No further investigation or remedial action is necessary.

**The following conditions must be satisfied to obtain final closure:**

- All monitoring wells (MW-1 through MW-6) 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.
- Provide a cap maintenance plan with updated site figures showing all monitoring well and soil boring locations. Please ensure that Commerce is referenced as the agency with jurisdiction (and as the agency where the file is located) in the maintenance plan.
- Provide updated site figures showing all monitoring well and soil boring locations, groundwater flow direction, the extent of soil contamination, and the extent of groundwater contamination for inclusion in the Geographic Information System (GIS) Registry packet.
- Provide documentation that asphalt pavement has been placed at the site to act as a barrier cap to prevent coming in to direct contact with shallow contaminated soil.

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.

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

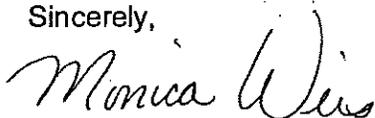
of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. Costs for sampling and excavation activities conducted after the date of this letter are not eligible for PECFA reimbursement.

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.

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 from 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 (414) 357-4705.

Sincerely,



Monica L. Weis  
Senior Hydrogeologist  
Site Review Section

cc: Mr. Matthew Dahlem, Professional Service Industries, Inc.  
Mr. Mirk Buzdum, 3040 West Hopkins Street, Milwaukee, WI 53216

6341359

REGISTER'S OFFICE  
Milwaukee County, WI  
RECORDED AT 11:30 AM

DEC 27 1989

REEL 2404 IMAG 848

Handwritten signature and stamp

This Deed, made between Charles P. Ackermann and Marjorie L. Ackermann, his wife,

and Richard E. Capstran and Mary E. Capstran, his wife,

Witnesseth, That the said Grantor, for a valuable consideration

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

Lots 4, 5 and 6 in Block 3 in Roosevelt Drive Subdivision of a part of the North West 1/4 of Section 12, in Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

DELIVERED TO Richard E. Capstran  
1741 Alta Vista Avenue  
Wauwatosa, WI 53200

Tax Key No. 268-1225-X  
268-1226-5  
268-1227-0

This Warranty Deed given in fulfillment of a Land Contract between the parties dated December 13, 1984, recorded in the Register's Office for Milwaukee County as Document 5904007, Reel 1867 Image 901, on April 11, 1986, at 2.30 p.m.

6341359 #

RECORD 4.00  
RTX 177.00

TRANSFER

\$ 177.00  
FEE

This is not homestead property.

~~is~~ (is not)

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

their heirs

And Charles P. Ackermann and Marjorie L. Ackermann, for themselves and

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except any liens and encumbrances created by the act or default of Purchaser, and except; municipal and zoning ordinances and recorded easements and recorded building and use restrictions and covenants, general taxes levied for the year 1984 and rights of parties in possession and will warrant and defend the same.

Dated this 15th day of December, 1989.

(SEAL)

Charles P. Ackermann (SEAL)

(SEAL)

Charles P. Ackermann  
Marjorie L. Ackermann (SEAL)  
Marjorie L. Ackermann

AUTHENTICATION

Signatures authenticated this 15th day of December, 1989.

Solomon Gad

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.60, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Solomon Gad

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

County,

Personally came before me, this day of the above named

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

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

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

402

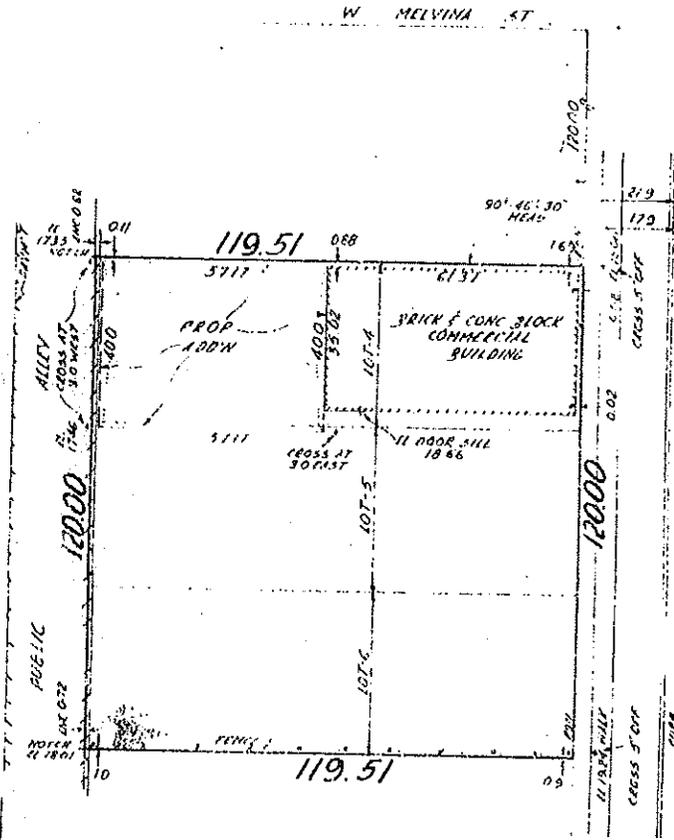
Plat of Survey

15TH WD

Lot D 40

Known as 3861 North 35th Street, in the City of Milwaukee, Wisconsin  
 Lots 4, 5 and 6 in Block 3 in ROOSEVELT DRIVE SUBDIVISION, being a part of the  
 NW 1/4 of Section 12, T 7 N, R 21 E, in the City of Milwaukee, Milwaukee County,  
 Wisconsin  
 April 30, 1912

Survey No. 100184-S



100' 15' 55\"/>

CITY OF MILWAUKEE, Building Inspection and Safety Engineering. Premises Record  
 (#73-0101). Photographed 4-6-76. Operator *Shaniceal Johnson*.

SCALE 1" = 30'

We Certify that we have surveyed the above described property and that the above plat is an accurate survey and a true representation thereof and correctly shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

NATIONAL SURVEY SERVICE  
 CIVIL ENGINEERS AND SURVEYORS  
 1729 W. VILLET ST. MILWAUKEE 6-0430  
 MILWAUKEE 8, WISCONSIN



*Benjamin E. Burke*  
 SURVEYOR



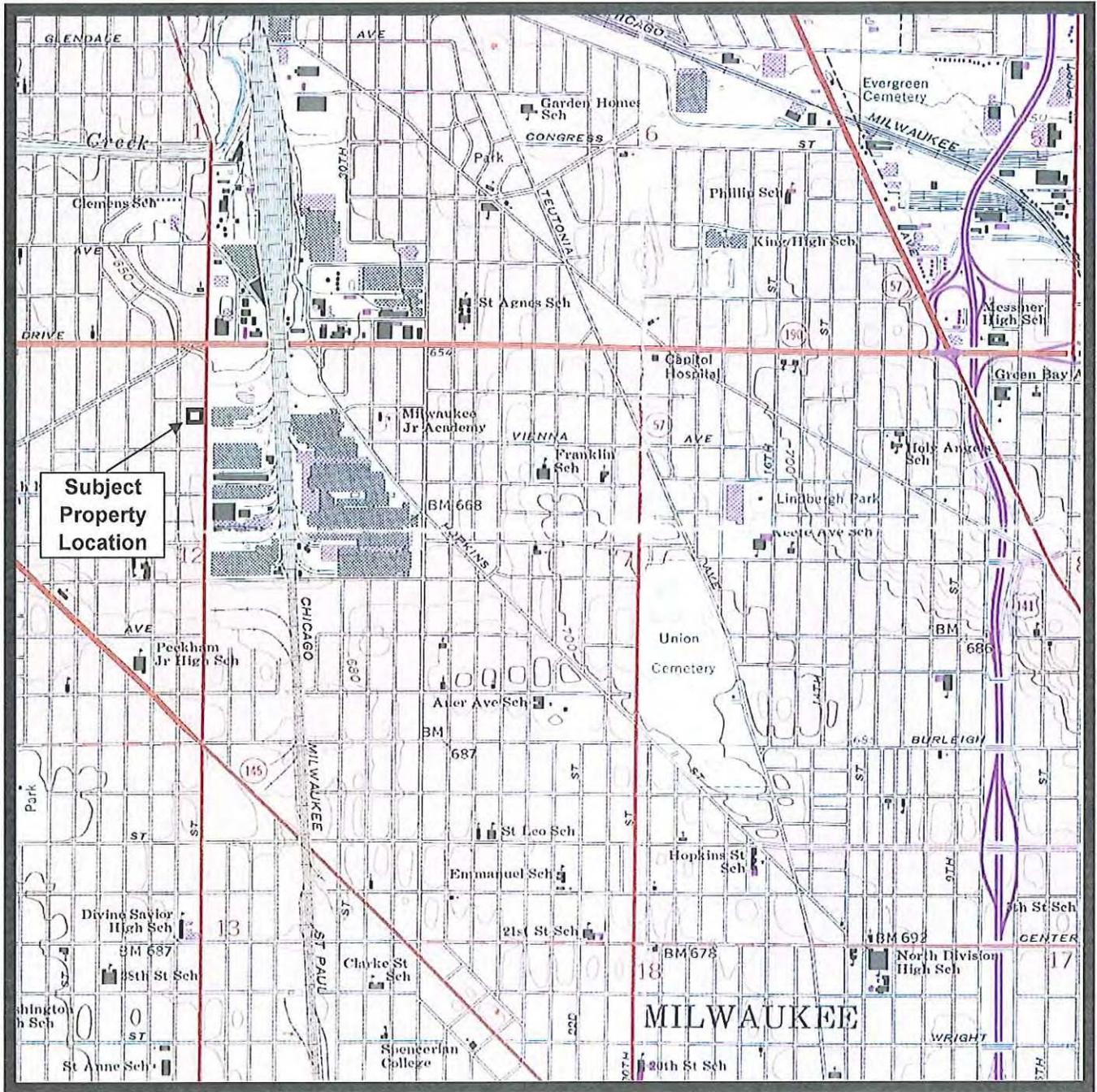
STATEMENT

I believe the attached legal description accurately describes the correct contaminated property.

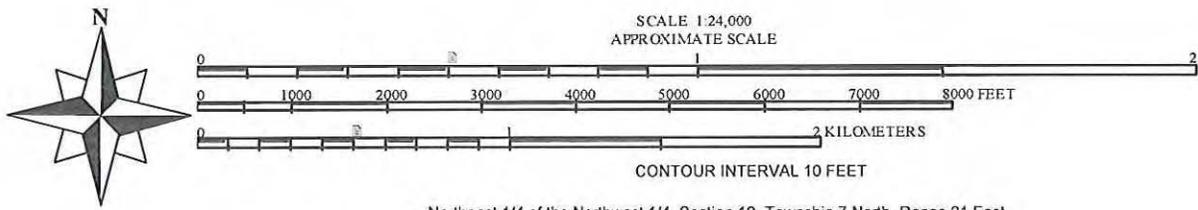
  
Signature

RICHARD CAPSTRAN  
Printed Name

- OWNER -  
Company and Position

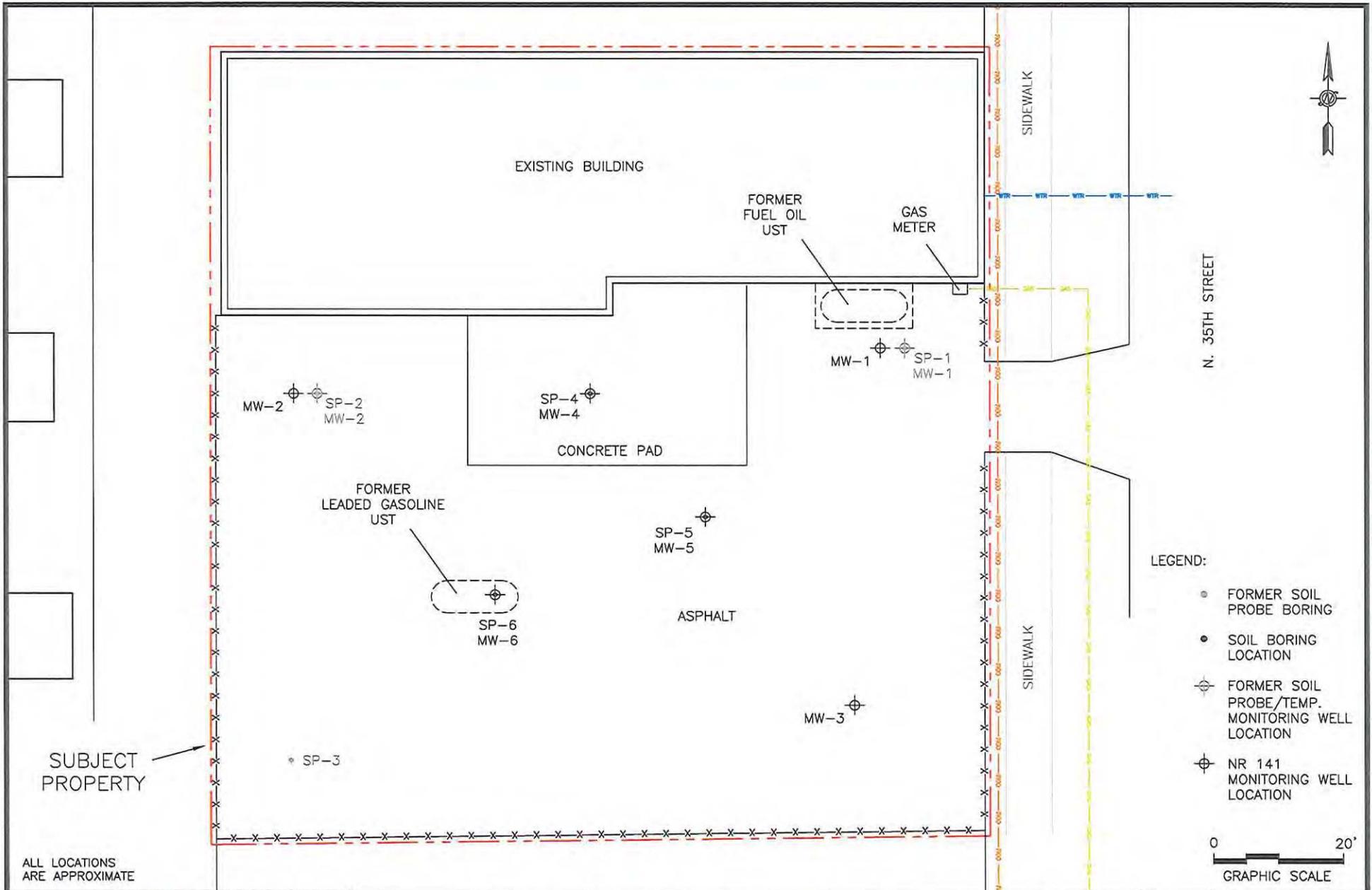


Source: United States Geological Survey, Milwaukee, Wisconsin, 7.5-Minute Topographic Maps, 1958, photorevised 1971



Northeast 1/4 of the Northwest 1/4, Section 12, Township 7 North, Range 21 East

	<b>Environmental Services</b> W237 N2878 Woodgate Road, Suite 2 Pewaukee, Wisconsin 53072 (262) 347-0898 Fax (262) 347-2256	<b>Cappy's Concepts, LLC</b> 3861 North 35th Street Milwaukee, Wisconsin <b>Site Location Map</b>	<b>DATE:</b> 3/5/2011	<b>PROJECT NO:</b> 0054171
			<b>Figure 1</b>	

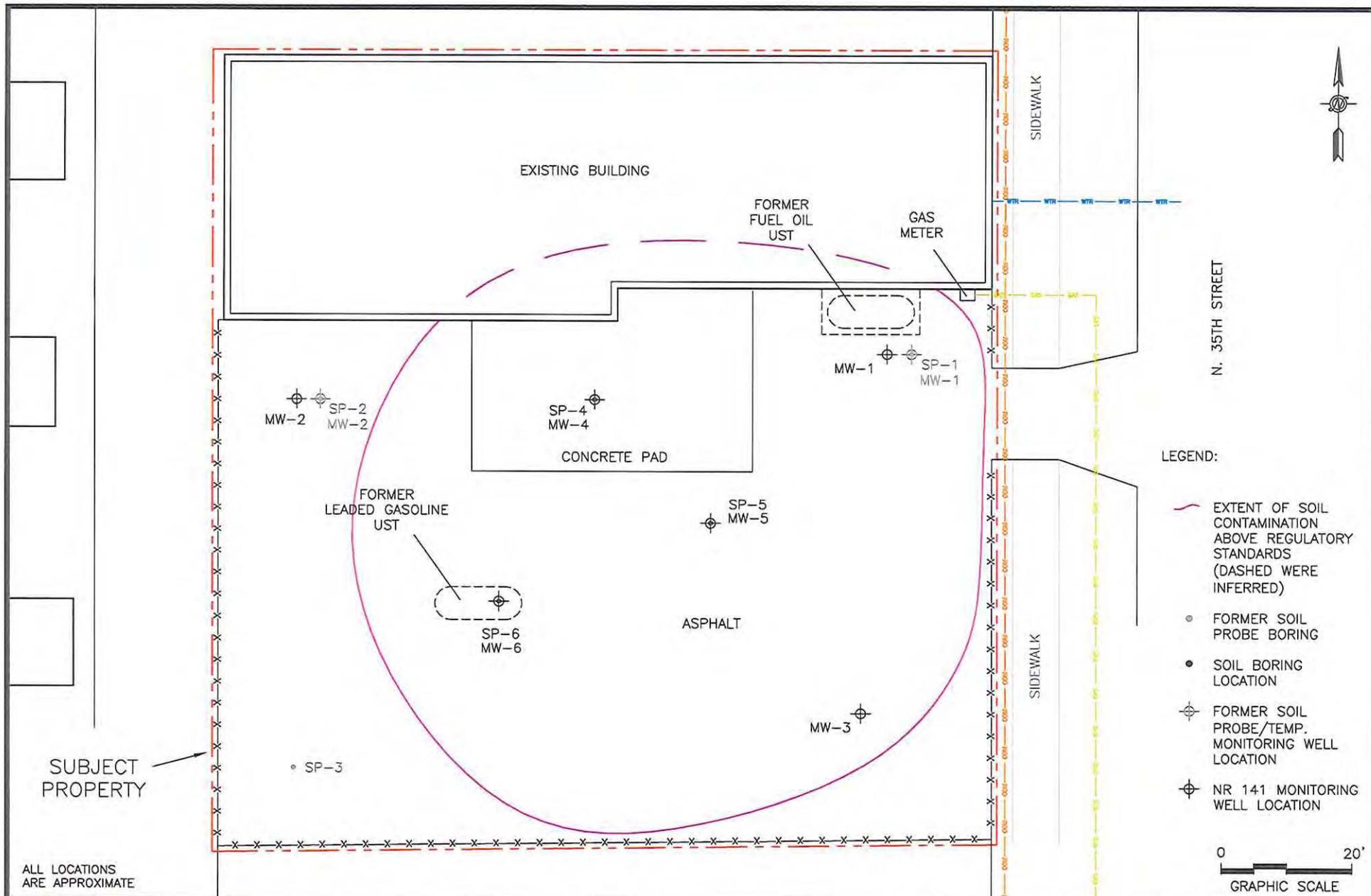


**psi** Information  
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**Environmental Services**  
W237 N2878 Woodgate Road, Suite 2  
Pewaukee, Wisconsin 53072  
(262) 347-0898 (262) 347-2256 fax

Soil Boring / Well Location Plan  
3861 North 35th Street  
Milwaukee, Wisconsin 53216

Checked: M. Dahlem	Scale: 1" = 20'	Date: 3-14-11	Figure: 2
Drawn: C. Moran 0054371-1.dwg	Project Number: 0054371-1		



ALL LOCATIONS ARE APPROXIMATE

SUBJECT PROPERTY

LEGEND:

- EXTENT OF SOIL CONTAMINATION ABOVE REGULATORY STANDARDS (DASHED WERE INFERRED)
- FORMER SOIL PROBE BORING
- SOIL BORING LOCATION
- ⊕ FORMER SOIL PROBE/TEMP. MONITORING WELL LOCATION
- ⊕ NR 141 MONITORING WELL LOCATION

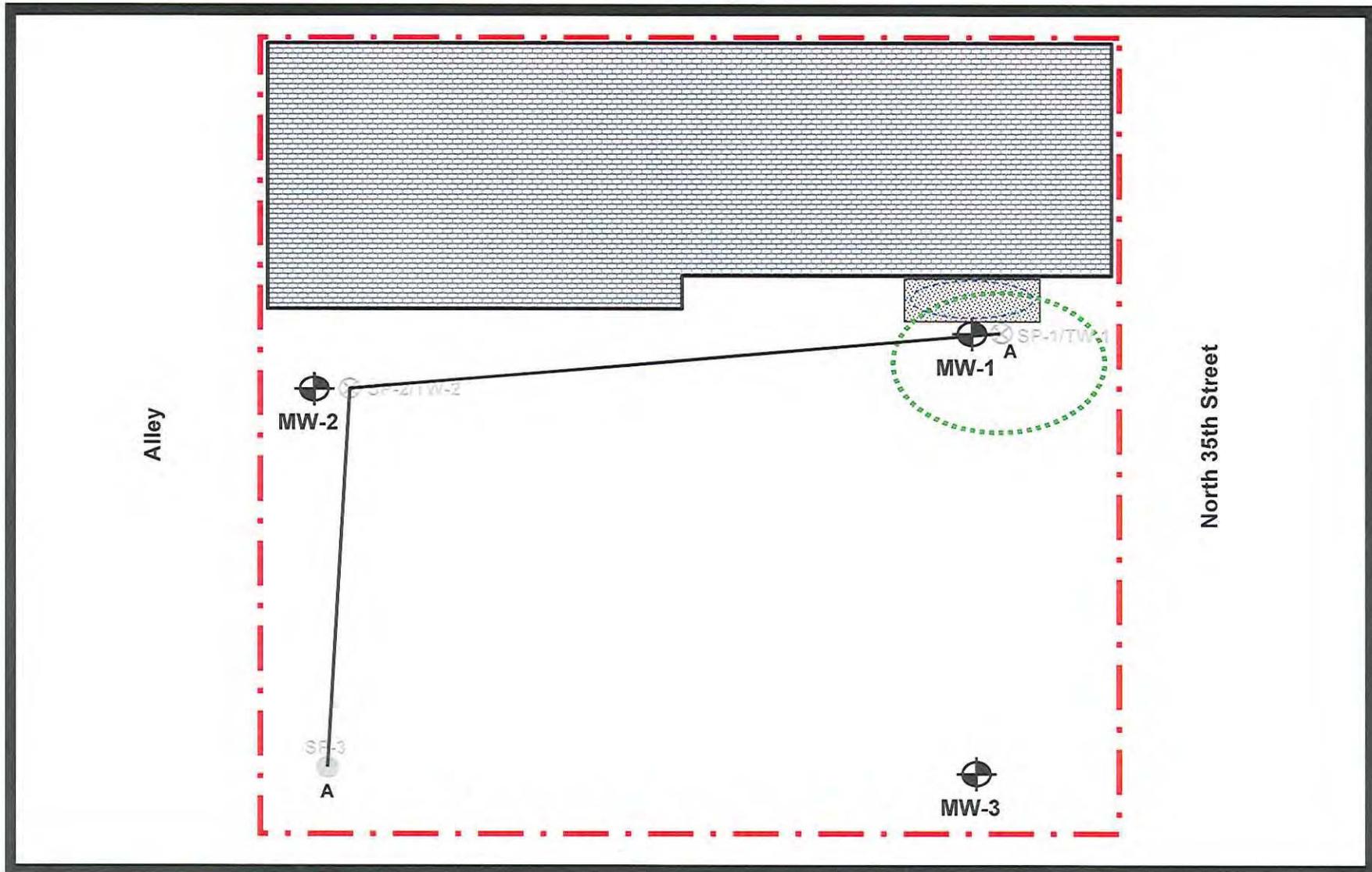


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(262) 347-0898 (262) 347-2256 fax

Extent of Soil Contamination  
3861 North 35th Street  
Milwaukee, Wisconsin 53216

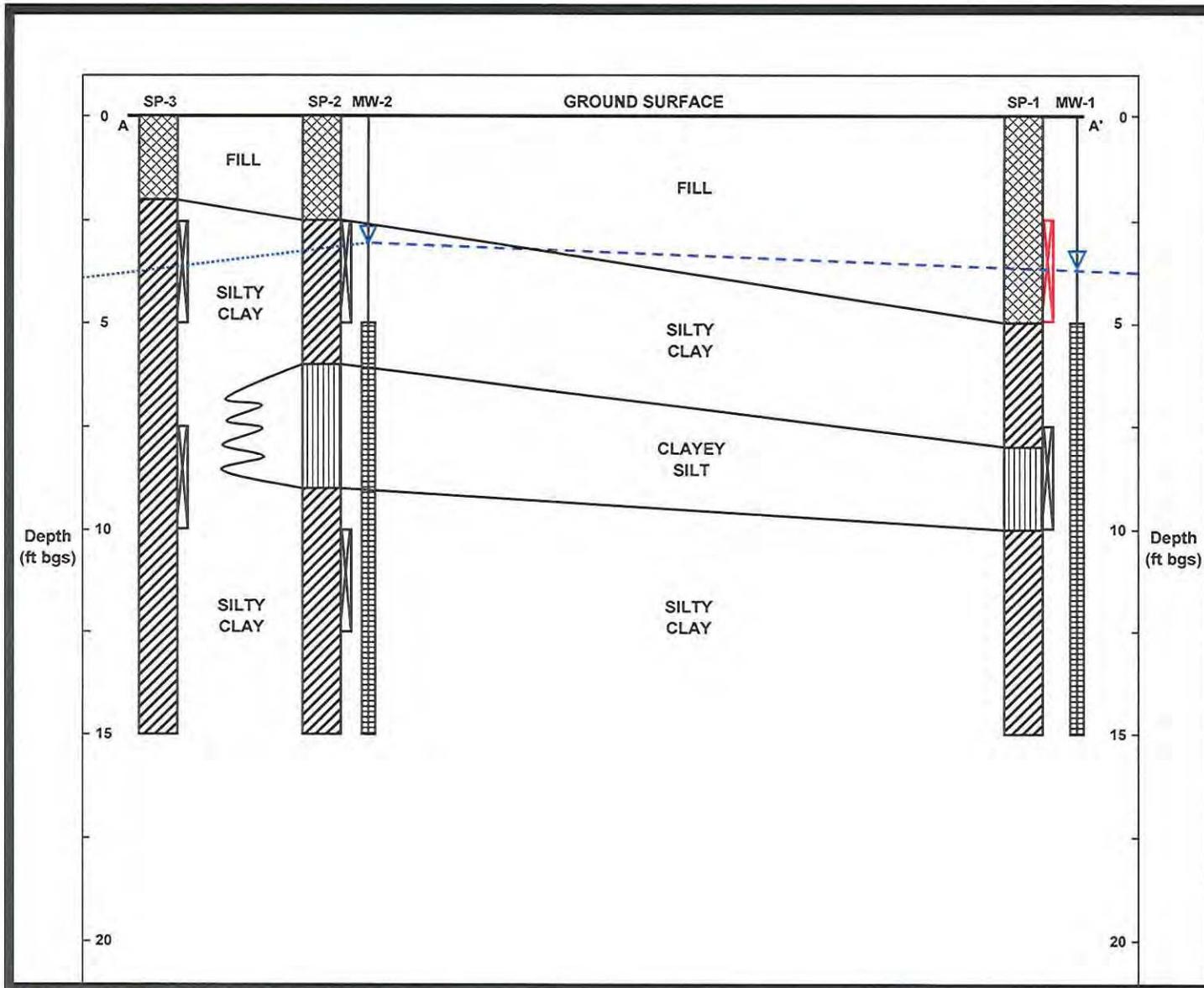
Checked: M. Dahlem	Scale: 1" = 20'	Date: 7-14-11	Figure: 4
Drawn: C. Moran 0054371-1.dwg	Project Number: 0054371-1		



**Notes:**

- Subject Property Boundary
- Former UST Location
- Former Soil Probe Boring
- Former Soil Probe Boring/Temporary Monitoring Well
- NR 141 Monitoring Well Location
- Soil Contamination > PAH RCLs
- Subject Property Building

	<b>Environmental Services</b> W228 N727 Westmound Drive Waukesha, Wisconsin 53186 (262) 970-9022 Fax (262) 970-9033	<b>3861 North 35<sup>th</sup> Street</b> Milwaukee, Wisconsin <b>Figure 5A</b> A - A' Cross-Section Map	PSI Project Number: 0054167	 <b>NORTH</b>
			Scale: 1" ~ 20' Date: 3/26/2009	



**Notes:**

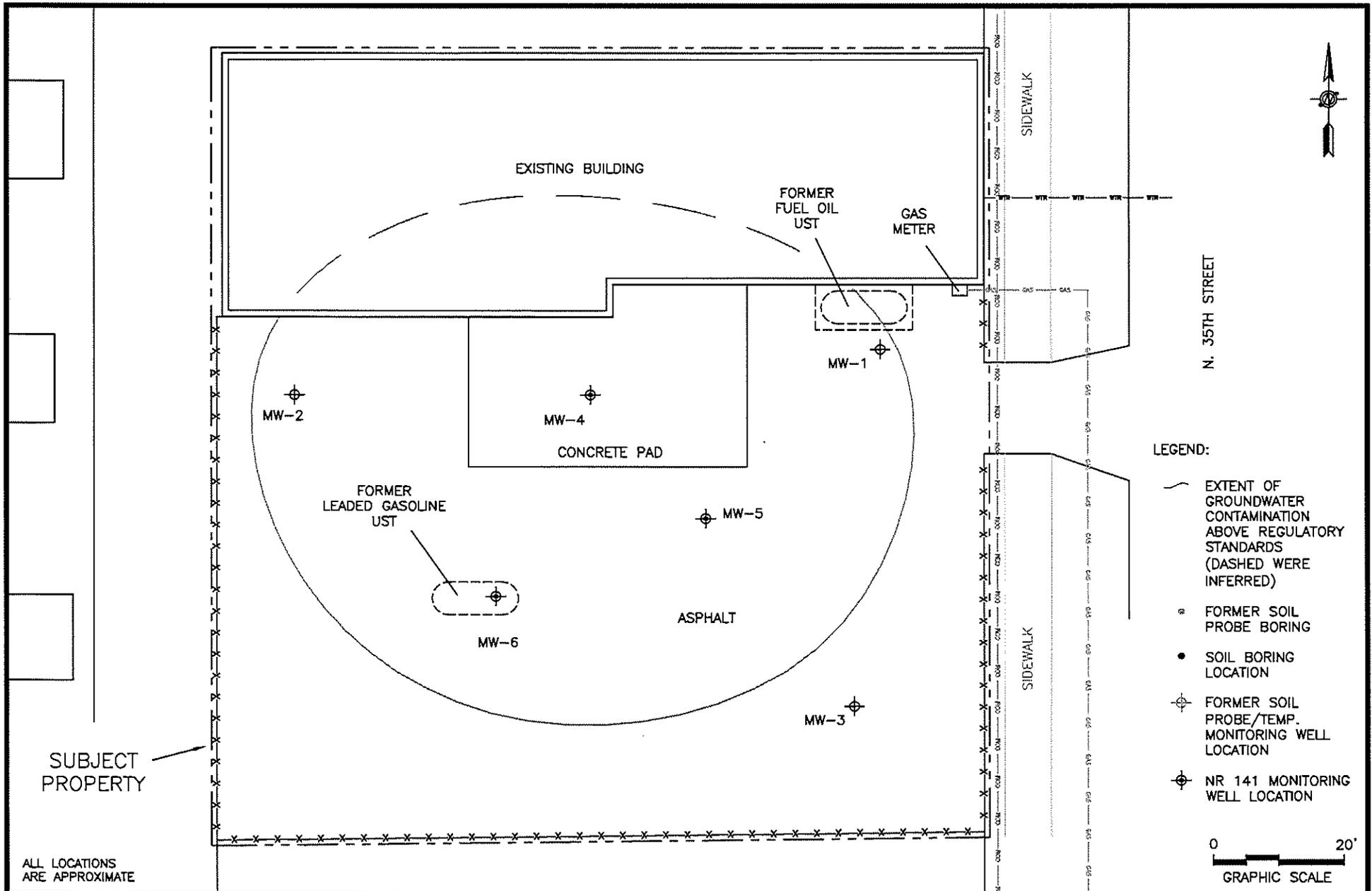
 - FILL  
 - SILTY CLAY

 - CLAYEY SILT  
 - Groundwater Level on 12/15/2009

 - Inferred Groundwater Level  
 - Groundwater > ES  
 - Soil Sample Interval

 - Soil Sample Interval > RCLs  
 - Monitoring Well Screen & Riser

 <b>PSI Information</b> <i>To Build On</i> Engineering • Consulting • Testing	Environmental Services W228 N727 Westmound Drive Waukesha, Wisconsin 53186 (262) 970-9022 Fax (262) 970-9033	324 West College Avenue Waukesha, Wisconsin	PSI Project Number: 0054167
	<b>Figure 5</b> A - A' Geological Cross-Section		Date: 1/4/2010



ALL LOCATIONS ARE APPROXIMATE

SUBJECT PROPERTY

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Environmental Services  
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Pewaukee, Wisconsin 53072  
(262) 347-0898 (262) 347-2256 fax

Extent of Groundwater Contamination

3861 North 35th Street  
Milwaukee, Wisconsin 53216

Checked:  
M. Dahlem

Scale:  
1" = 20'

Date:  
7-14-11

Figure:  
**6**

Drawn:  
C. Moran  
0054371-1.6wg

Project Number:  
**0054371-1**



TABLE 1

## Summary of Soil Sample Analytical Results

3861 North 35<sup>th</sup> Street  
Milwaukee, Wisconsin

Analytical Parameter	Sample ID Date Depth Units	SP-1 6/11/2008		SP-2 6/11/2008		SP-3 6/11/2008		NR 720/746 RCL	Suggested PAH Generic Soil Cleanup Groundwater Pathway	Suggested PAH Non-Industrial Direct Contact RCL
		2.5' - 5'	7.5' - 10'	2.5' - 5'	10' - 12.5'	2.5' - 5'	7.5' - 10'			
PID	i.u.	< 1	< 1	10.3	< 1	< 1	< 1	---	---	---
Lead	mg/kg	15.9	7.0	10.2	6.4	7.0	7.3	50	---	---
<b>Detected VOCs</b>										
sec-Butylbenzene	ug/kg	< 25.0	< 25.0	39.0 J	< 25.0	< 25.0	< 25.0	---	---	---
n-Propylbenzene	ug/kg	< 25.0	< 25.0	134	< 25.0	< 25.0	< 25.0	---	---	---
<b>PAHs</b>										
Acenaphthene	ug/kg	5.4 J	< 1.8	< 2.1	< 1.8	< 2.0	< 2.0	---	38,000	900,000
Acenaphthylene	ug/kg	< 2.0	< 1.9	< 2.4	< 1.9	< 2.2	< 2.2	---	700	18,000
Anthracene	ug/kg	17.6 J	< 2.1	< 2.5	< 2.1	< 2.3	< 2.4	---	3,000,000	5,000,000
Benzo(a)anthracene	ug/kg	53.5	< 2.1	< 2.5	< 2.1	< 2.3	< 2.3	---	17,000	88
Benzo(a)pyrene	ug/kg	<b>60.0</b>	< 2.0	< 2.4	< 2.0	< 2.2	< 2.2	---	48,000	8.8
Benzo(b)fluoranthene	ug/kg	47.0	< 2.0	< 2.4	< 2.0	< 2.2	< 2.3	---	360,000	88
Benzo(ghi)perylene	ug/kg	39.0	< 2.2	< 2.6	< 2.2	< 2.4	< 2.5	---	6,800,000	1,800
Benzo(k)fluoranthene	ug/kg	61.6	< 1.9	< 2.3	< 1.9	< 2.2	< 2.2	---	870,000	880
Chrysene	ug/kg	56.5	< 2.3	< 2.8	< 2.3	< 2.6	< 2.6	---	37,000	8,800
Dibenzo(a,h)anthracene	ug/kg	<b>12.9 J</b>	< 2.2	< 2.6	< 2.2	< 2.4	< 2.4	---	38000.0	8.8
Fluoranthene	ug/kg	103	< 2.1	< 2.6	< 2.1	< 2.4	< 2.4	---	500,000	600,000
Fluorene	ug/kg	6.1 J	< 1.9	3.0 J	< 1.9	< 2.1	< 2.1	---	100,000	600,000
Indeno(1,2,3-cd)pyrene	ug/kg	33.6	< 2.1	< 2.5	< 2.1	< 2.3	< 2.4	---	680,000	88
1-Methylnaphthalene	ug/kg	4.8 J	< 1.5	< 1.9	< 1.6	< 1.7	< 1.7	---	23,000	1,100,000
2-Methylnaphthalene	ug/kg	5.4 J	< 1.6	< 2.0	< 1.6	< 1.8	< 1.8	---	20,000	600,000
Naphthalene	ug/kg	5.2 J	< 1.3	< 1.6	< 1.3	< 1.5	< 1.5	---	400	20,000
Phenanthrene	ug/kg	68.9	< 2.1	< 2.5	< 2.1	< 2.3	< 2.3	---	1,800	18,000
Pyrene	ug/kg	100	< 2.2	< 2.7	< 2.2	< 2.5	< 2.5	---	8,700,000	500,000

**Notes:**

Boxed concentrations exceed protection of groundwater RCL

Bold concentrations exceed non-industrial direct contact standard

--- - no standard established

i.u. - instrument units

J - concentration detected between the laboratory Limit of Detection and the Limit of Quantitation

mg/kg - milligrams per kilogram

PAHs - polynuclear aromatic hydrocarbons

PID - photoionization detector

RCL - residual contaminant level

ug/kg - micrograms per kilogram

VOC - volatile organic compounds

**TABLE 1**  
 Summary of Soil Sample Analytical Results  
 Cappy's Concepts  
 3861 North 35th Street  
 Milwaukee, Wisconsin

Analytical Parameter	Depth Date Units	SP-4	SP-5	SP-6	NR 720	NR 720	NR 746	NR 746	Suggested PAH		USGS Background
		5' - 7.5' 2/16/11	3' - 5' 2/16/11	7' - 10' 2/16/11	Table 1 RCL Protection of Groundwater	Table 2 RCL Direct Contact/ Non-Industrial	Table 1 RCL Protection of Groundwater	Table 2 RCL Direct Contact/ Non-Industrial	Generic Soil Cleanup Levels Direct Contact/ Industrial	Groundwater Pathway	
PID	i.u.	291.0	54.5	401.0	---	---	---	---	---	---	---
Lead	mg/kg	13.9	17.9	38.0	---	50	---	---	---	---	< 10 - 300
<b>PVOCs</b>											
Benzene	ug/kg	3990	332	2710	5.5	---	8,500	1,100	---	---	---
Ethylbenzene	ug/kg	340	ND	5300	2,900	---	4,600	---	---	---	---
Methyl-tert-butyl ether	ug/kg	63.6J	ND	387	---	---	---	---	---	---	---
Toluene	ug/kg	49.7J	ND	808	1,500	---	38,000	---	---	---	---
1,2,4-Trimethylbenzene	ug/kg	51.0J	43.8J	1420	---	---	83,000	---	---	---	---
1,3,5-Trimethylbenzene	ug/kg	139	39.1J	2600	---	---	11,000	---	---	---	---
Xylenes (total)	ug/kg	307.1J	76.5J	4745	4,100	---	42,000	---	---	---	---
<b>PAHs</b>											
Acenaphthene	ug/kg	28.7J	15.5J	316	---	---	---	---	900,000	38,000	---
Acenaphthylene	ug/kg	ND	6.0J	41.4J	---	---	---	---	18,000	700	---
Anthracene	ug/kg	ND	4.8J	247	---	---	---	---	5,000,000	3,000,000	---
Benzo(a)anthracene	ug/kg	ND	ND	115J	---	---	---	---	88	17,000	---
Benzo(a)pyrene	ug/kg	ND	ND	70.0J	---	---	---	---	8.8	48,000	---
Benzo(b)fluoranthene	ug/kg	ND	4.2J	99.4J	---	---	---	---	88	360,000	---
Benzo(g,h,i)perylene	ug/kg	ND	2.9J	47.5J	---	---	---	---	1,800	6,800,000	---
Benzo(k)fluoranthene	ug/kg	ND	ND	72.9J	---	---	---	---	880	870,000	---
Chrysene	ug/kg	ND	5.3J	139J	---	---	---	---	8,800	37,000	---
Dibenz(a,h)anthracene	ug/kg	ND	ND	ND	---	---	---	---	8.8	38,000	---
Fluoranthene	ug/kg	ND	20.0J	447	---	---	---	---	600,000	500,000	---
Fluorene	ug/kg	30.5J	ND	387	---	---	---	---	600,000	100,000	---
Indeno(1,2,3-cd)pyrene	ug/kg	ND	ND	42.3J	---	---	---	---	88	680,000	---
1-Methylnaphthalene	ug/kg	677	340	1650	---	---	---	---	1,100,000	23,000	---
2-Methylnaphthalene	ug/kg	1230	587	2200	---	---	---	---	600,000	20,000	---
Naphthalene	ug/kg	1410	444	2370	---	---	---	---	20,000	400	---
Phenanthrene	ug/kg	51.7J	48.5	1120	---	---	---	---	18,000	1,800	---
Pyrene	ug/kg	ND	9.8J	380	---	---	---	---	500,000	8,700,000	---

Notes:  
 Shaded concentrations exceed NR 720 Table 1 RCL based on protection of groundwater  
 Boxed concentrations exceed NR 746 Table 1 RCL/Suggested PAH Generic Soil Cleanup Levels based on the protection of groundwater  
 Bold concentrations exceed Suggested PAH Generic Soil Cleanup Levels based on a non-industrial direct contact risk  
 Italicized concentration exceed NR 746 Table 2 RCL based on a non-industrial direct contact risk  
 --- - Not analyzed/Not Established  
 J - concentration detected between the laboratory Limit of Detection and the Limit of Quantitation  
 i.u. - instrument units  
 mg/kg - milligrams per kilogram, parts per million  
 ug/kg - micrograms per kilogram, parts per billion  
 PAH - polynuclear aromatic hydrocarbons  
 PVOC - petroleum volatile organic compounds  
 PID - photoionization detector  
 RCL - residual contaminant level  
 ND - Not detected above laboratory method detection limits  
 USGS - United States Geological Survey

TABLE 2

## Summary of Groundwater Sample Analytical Results

3861 North 35<sup>th</sup> Street  
Milwaukee, Wisconsin

Analytical Parameter	Sample ID Date	MW-1 3/6/2009	MW-1 6/4/2009	MW-1 9/10/2009	MW-1 12/15/2009	MW-1 4/21/2010	MW-1 3/1/2011	NR 140 ES	NR 140 PAL
Dissolved Lead	ug/l	3.1 J	1.8 J	3.3 J	3.2 J	9.0	6.9J	15	1.5
<b>Detected PVOCs</b>									
Benzene	ug/l	ND	ND	ND	ND	ND	ND	5	0.5
Ethylbenzene	ug/l	ND	ND	ND	ND	ND	ND	700	140
Methyl-tert-butyl Ether	ug/l	2.6	1.8	2.1	1.9	1.5	2.3	60	12
Toluene	ug/l	ND	ND	ND	ND	ND	ND	800	160
<b>Detected PAHs</b>									
Acenaphthene	ug/l	ND	0.0059 J	ND	ND	ND	---	---	---
Acenaphthylene	ug/l	0.046 J	0.047 J	0.0040 J	0.032 J	0.075 J	---	---	---
Anthracene	ug/l	0.054	0.052	0.011 J	0.034 J	0.11	---	3,000	600
Benzo(a)anthracene	ug/l	0.14	0.12	0.020 J	0.11	0.27	---	---	---
Benzo(a)pyrene	ug/l	0.46	0.41	0.070	0.38	0.87	---	0.2	0.02
Benzo(b)fluoranthene	ug/l	0.40	0.42	0.061	0.37	0.91	---	0.2	0.02
Benzo(ghi)perylene	ug/l	0.48	0.38	0.053	0.30	0.82	---	---	---
Benzo(k)fluoranthene	ug/l	0.33	0.31	0.044 J	0.23	0.60	---	---	---
Chrysene	ug/l	0.23	0.20	0.032 J	0.18	0.42	---	0.2	0.02
Dibenz(a,h)anthracene	ug/l	0.14	0.12	0.018 J	0.11	0.23	---	---	---
Fluoranthene	ug/l	0.18	0.12	0.021 J	0.091	0.25	---	400	80
Fluorene	ug/l	0.0078 J	0.0078 J	ND	ND	0.013 J	---	400	80
Indeno(1,2,3-cd)pyrene	ug/l	0.39	0.32	0.041 J	0.24	0.67	---	---	---
1-Methylnaphthalene	ug/l	ND	0.0086 J	0.012 J	ND	ND	---	---	---
2-Methylnaphthalene	ug/l	ND	0.014 J	0.022 J	ND	0.0087 J	---	---	---
Naphthalene	ug/l	ND	0.019 J	0.038 J	0.030 J	0.010 J	---	100	10
Phenanthrene	ug/l	0.030 J	0.028 J	0.011 J	0.025 J	0.062 J	---	---	---
Pyrene	ug/l	0.16	0.14	0.028 J	0.13	0.30	---	250	50

**Notes:**

Boxed concentrations exceed NR 140 ES

Bold concentrations exceed NR 140 PAL

--- - not sampled/no standard established

J - concentration detected between the laboratory limit of detection and the limit of quantitation

ES - NR 140 Enforcement Standard

PAL - NR 140 Preventive Action Limit

PAH - polynuclear aromatic hydrocarbons

ug/l - micrograms per liter

PVOc - petroleum volatile organic compounds

TABLE 2 (continued)

Summary of Groundwater Sample Analytical Results  
3861 North 35<sup>th</sup> Street  
Milwaukee, Wisconsin

Analytical Parameter	Sample ID Date	MW-2 3/6/2009	MW-2 6/4/2009	MW-2 9/10/2009	MW-2 12/15/2009	MW-2 4/21/2010	MW-2 3/1/2011	NR 140 ES	NR 140 PAL
Dissolved Lead	ug/l	2.1 J	2.3 J	3.2 J	4.1 J	<b>30.3</b>	3.0J	15	1.5
<b>Detected PVOCs</b>									
Benzene	ug/l	27.9	345	484	99	317	71.3	5	0.5
Ethylbenzene	ug/l	0.44 J	3.9	3.3	0.98 J	4.5	0.63J	700	140
Methyl-tert-butyl Ether	ug/l	12.7	14.8	18.7	16.0	15.8	12.8	60	12
Toluene	ug/l	ND	0.65 J	0.81 J	0.65 J	1.9	1.0	800	160
<b>Detected PAHs</b>									
Acenaphthene	ug/l	0.021 J	ND	ND	0.034 J	0.075 J	---	---	---
Acenaphthylene	ug/l	0.0052 J	ND	ND	0.0085 J	ND	---	---	---
Anthracene	ug/l	0.013 J	ND	ND	0.0095 J	ND	---	3,000	600
Benzo(a)anthracene	ug/l	0.012 J	ND	ND	ND	ND	---	---	---
Benzo(a)pyrene	ug/l	0.014 J	ND	ND	ND	ND	---	0.2	0.02
Benzo(b)fluoranthene	ug/l	0.015 J	ND	ND	ND	ND	---	0.2	0.02
Benzo(ghi)perylene	ug/l	0.018 J	ND	ND	ND	ND	---	---	---
Benzo(k)fluoranthene	ug/l	0.012 J	ND	ND	ND	ND	---	---	---
Chrysene	ug/l	<b>0.024 J</b>	ND	ND	ND	0.017 J	---	0.2	0.02
Dibenz(a,h)anthracene	ug/l	ND	ND	ND	ND	ND	---	---	---
Fluoranthene	ug/l	0.020 J	ND	ND	ND	ND	---	400	80
Fluorene	ug/l	0.022 J	ND	ND	0.039 J	0.073 J	---	400	80
Indeno(1,2,3-cd)pyrene	ug/l	0.0089 J	ND	ND	ND	ND	---	---	---
1-Methylnaphthalene	ug/l	0.39	2.10	1.4	0.66	1.3	---	---	---
2-Methylnaphthalene	ug/l	0.10	0.52 J	0.15 J	0.032 J	ND	---	---	---
Naphthalene	ug/l	0.52	8.6	3.6	0.58	1.6	---	100	10
Phenanthrene	ug/l	0.019 J	ND	ND	0.022 J	0.057 J	---	---	---
Pyrene	ug/l	0.021 J	ND	ND	ND	ND	---	250	50

**Notes:**

Boxed concentrations exceed NR 140 ES

Bold concentrations exceed NR 140 PAL

--- - not sampled/no standard established

J - concentration detected between the laboratory limit of detection and the limit of quantitation

ES - NR 140 Enforcement Standard

PAL - NR 140 Preventive Action Limit

PAH - polynuclear aromatic hydrocarbons

ug/l - micrograms per liter

PVOc - petroleum volatile organic compounds

TABLE 2 (continued)

Summary of Groundwater Sample Analytical Results  
3861 North 35<sup>th</sup> Street  
Milwaukee, Wisconsin

Analytical Parameter	Sample ID Date	MW-3 3/6/2009	MW-3 6/4/2009	MW-3 9/10/2009	MW-3 12/15/2009	MW-3 4/21/2010	MW-3 3/1/2011	NR 140 ES	NR 140 PAL
Dissolved Lead	ug/l	1.8 J	2.5 J	2.4 J	2.9 J	---	4.9J	15	1.5
<b>Detected PVOCs</b>									
Benzene	ug/l	ND	ND	ND	ND	---	ND	5	0.5
Ethylbenzene	ug/l	ND	ND	ND	ND	---	ND	700	140
Methyl-tert-butyl Ether	ug/l	ND	ND	ND	ND	---	ND	60	12
Toluene	ug/l	ND	ND	ND	ND	---	ND	800	160
<b>Detected PAHs</b>									
Acenaphthene	ug/l	ND	ND	ND	ND	---	---	---	---
Acenaphthylene	ug/l	0.0072 J	0.030 J	ND	ND	---	---	---	---
Anthracene	ug/l	0.016 J	0.043 J	0.017 J	0.041 J	---	---	3,000	600
Benzo(a)anthracene	ug/l	0.010 J	0.028 J	ND	ND	---	---	---	---
Benzo(a)pyrene	ug/l	0.012 J	<b>0.042 J</b>	0.0042 J	ND	---	---	0.2	0.02
Benzo(b)fluoranthene	ug/l	0.017 J	<b>0.068</b>	0.0065 J	0.0064 J	---	---	0.2	0.02
Benzo(ghi)perylene	ug/l	0.020 J	0.063	0.0075 J	0.0075 J	---	---	---	---
Benzo(k)fluoranthene	ug/l	0.013 J	0.039 J	ND	ND	---	---	---	---
Chrysene	ug/l	<b>0.028 J</b>	<b>0.077</b>	0.0085 J	0.0057 J	---	---	0.2	0.02
Dibenz(a,h)anthracene	ug/l	ND	0.0097 J	ND	ND	---	---	---	---
Fluoranthene	ug/l	0.057	0.092	0.0074 J	ND	---	---	400	80
Fluorene	ug/l	ND	ND	ND	ND	---	---	400	80
Indeno(1,2,3-cd)pyrene	ug/l	0.011 J	0.034 J	ND	ND	---	---	---	---
1-Methylnaphthalene	ug/l	ND	0.0083 J	ND	ND	---	---	---	---
2-Methylnaphthalene	ug/l	0.011 J	0.015 J	0.0069 J	0.0071 J	---	---	---	---
Naphthalene	ug/l	ND	0.021 J	0.010 J	0.019 J	---	---	100	10
Phenanthrene	ug/l	0.020 J	0.036 J	0.0091 J	ND	---	---	---	---
Pyrene	ug/l	0.038 J	0.088	0.0076 J	ND	---	---	250	50

**Notes:**

Boxed concentrations exceed NR 140 ES

Bold concentrations exceed NR 140 PAL

--- - not sampled/no standard established

J - concentration detected between the laboratory limit of detection and the limit of quantitation

ES - NR 140 Enforcement Standard

PAL - NR 140 Preventive Action Limit

PAH - polynuclear aromatic hydrocarbons

ug/l - micrograms per liter

PVOc - petroleum volatile organic compounds

TABLE 2

## Summary of Groundwater Sample Analytical Results

3861 North 35<sup>th</sup> Street  
Milwaukee, Wisconsin

Analytical Parameter	Sample ID Date	MW-4 3/1/2011	MW-5 3/1/2011	MW-6 3/1/2011	NR 140 ES	NR 140 PAL
<b>Dissolved Lead</b>	ug/l	6.4J	2.2J	2.6J	15	1.5
<b>Detected PVOCs</b>						
Benzene	ug/l	169	11.4	508	5	0.5
Ethylbenzene	ug/l	0.89J	ND	137	700	140
Methyl-tert-butyl Ether	ug/l	108	17.5	4.4	60	12
Toluene	ug/l	0.47J	ND	15.9	800	160
Trimethylbenzenes	ug/l	0.83J	ND	17.6	480	96
Xylene	ug/l	0.97J	ND	94.1	2,000	400
<b>Detected PAHs</b>						
Acenaphthene	ug/l	0.024J	0.011J	2.4	---	---
Acenaphthylene	ug/l	0.015J	0.0061J	0.55J	---	---
Anthracene	ug/l	0.025J	0.028J	2.9	3,000	600
Benzo(a)anthracene	ug/l	0.0082J	ND	1.2	---	---
Benzo(a)pyrene	ug/l	0.013J	0.0032J	0.69J	0.2	0.02
Benzo(b)fluoranthene	ug/l	0.0095J	0.0041J	0.64J	0.2	0.02
Benzo(ghi)perylene	ug/l	0.055	0.0094J	0.48J	---	---
Benzo(k)fluoranthene	ug/l	0.0095J	ND	0.59J	---	---
Chrysene	ug/l	0.013J	0.0057J	1.2	0.2	0.02
Dibenz(a,h)anthracene	ug/l	ND	ND	0.070J	---	---
Fluoranthene	ug/l	0.16	0.023J	4.2	400	80
Fluorene	ug/l	0.028J	0.025J	4.4	400	80
Indeno(1,2,3-cd)pyrene	ug/l	0.014J	ND	0.28J	---	---
1-Methylnaphthalene	ug/l	ND	ND	30.9	---	---
2-Methylnaphthalene	ug/l	0.0053J	0.0048J	29.8	---	---
Naphthalene	ug/l	0.048	0.011J	76.7	100	10
Phenanthrene	ug/l	0.11	0.094	10.7	---	---
Pyrene	ug/l	0.23	0.023J	3.7	250	50

**Notes:**

Boxed concentrations exceed NR 140 ES

Bold concentrations exceed NR 140 PAL

--- - not sampled/no standard established

J - concentration detected between the laboratory limit of detection and the limit of quantitation

ES - NR 140 Enforcement Standard

PAL - NR 140 Preventive Action Limit

PAH - polynuclear aromatic hydrocarbons

ug/l - micrograms per liter

PVOc - petroleum volatile organic compounds

**TABLE 3**  
**Groundwater Elevation Data**  
 Ladek Holdings, Inc.  
 3861 North 35th Street  
 Milwaukee, Wisconsin

Date Collected	MW-1		MW-2		MW-3	
	GS Elev. =	100.03	GS Elev. =	99.61	GS Elev. =	100.54
	TOC Elev. =	99.58	TOC Elev. =	99.47	TOC Elev. =	99.36
	TOS Elev. =	94.40	TOS Elev. =	94.47	TOS Elev. =	96.84
	BOW Elev. =	84.40	BOW Elev. =	84.47	BOW Elev. =	81.84
	Depth to GW <sup>1</sup>	GW Elevation	Depth to GW <sup>1</sup>	GW Elevation	Depth to GW <sup>1</sup>	GW Elevation
3/6/2009	3.35	96.23	2.54	96.93	1.73	97.63
6/4/2009	3.50	96.08	3.38	96.09	2.25	97.11
9/10/2009	3.99	95.59	4.00	95.47	2.85	96.51
12/15/2009	3.17	96.41	2.88	96.59	2.70	96.66

**Notes:**

GS Elev. - Ground Surface Elevation

TOC Elev. - Top of Casing Elevation

TOS Elev. - Top of Screen Elevation

BOW Elev. - Bottom of Well Elevation

GW - Groundwater

1 - Depth to groundwater measured from top of well casing

\* Monitoring well elevations were surveyed relative to an established site benchmark assigned an elevation of 3.90. The site benchmark was the finished floor elevation of the subject property south door.

**TABLE 3**  
**Groundwater Elevation Data**  
 Cappy's Concepts, LLC  
 3861 North 35th Street  
 Milwaukee, Wisconsin

Date Collected	MW-1		MW-2		MW-3		MW-4		MW-5		MW-6	
	GS Elev. =	652.73	GS Elev. =	652.12	GS Elev. =	653.13	GS Elev. =	652.74	GS Elev. =	652.84	GS Elev. =	652.43
	TOC Elev. =	652.33	TOC Elev. =	652.34	TOC Elev. =	651.98	TOC Elev. =	652.37	TOC Elev. =	652.35	TOC Elev. =	651.97
	TOS Elev. =	647.15	TOS Elev. =	647.34	TOS Elev. =	649.46	TOS Elev. =	649.47	TOS Elev. =	649.48	TOS Elev. =	649.32
	BOW Elev. =	637.15	BOW Elev. =	637.34	BOW Elev. =	634.46	BOW Elev. =	639.47	BOW Elev. =	639.48	BOW Elev. =	639.32
	Depth to GW <sup>1</sup>	GW Elevation										
3/1/2011	3.85	648.48	2.77	649.57	2.46	649.52	3.98	648.39	4.90	647.45	2.15	649.82

**Notes:**

GS Elev. - Ground Surface Elevation

TOC Elev. - Top of Casing Elevation

TOS Elev. - Top of Screen Elevation

BOW Elev. - Bottom of Well Elevation

GW - Groundwater

1 - Depth to groundwater measured from top of well casing

\* Monitoring well elevations were surveyed relative to National Geodetic Vertical Datum of 1929