

**Source Property Information**

BRRTS #:	03-41-552701	Closure Date:	July 14, 2011
ACTIVITY NAME:	Regency Commons Property	FID#:	
PROPERTY ADDRESS:	11702-11712 W North Ave	DATCP#:	
MUNICIPALITY:	Wauwatosa	PECFA #:	53226-2132-12
PARCEL ID#:	337-0095-00		

**\*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)

**Contaminated Media:**

Groundwater Contamination > ES (236)

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

Groundwater Contamination in ROW

Soil Contamination in ROW

Off-Source Contamination

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:**

Soil: maintain industrial zoning (220)

Cover or Barrier (222)

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

*(note: maintenance plan for groundwater or direct contact)*

Structural Impediment (224)

Vapor Mitigation (226)

Site-Specific Condition (228)

Maintain Liability Exemption (230)

*(note: local government or economic development corporation)*

**Monitoring wells properly abandoned? (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 #: 03-41-552701

PARCEL ID #: 337-0095-00

ACTIVITY NAME: Regency Commons Property

WTM COORDINATES: X: 678050 Y: 289340

**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: Site Layout with Monitoring Well and Soil Boring Locations**

**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 #: 2A, B, C, D                      Title: 1,3,5-Trimethylbenzene, Ethylbenzene, Naphthalene, Xylenes**

BRRTS #: 03-41-552701

ACTIVITY NAME: Regency Commons Property

**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 and B-B' Transect

Figure #: 4, 5 Title: Cross-Section Map A-A'; Cross-Section B-B'

- 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 #: Title:

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 #: Title:

- 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 #: Title:

**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 #: 03-41-552701

ACTIVITY NAME: Regency Commons Property

## 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: 0**
- 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: 1**



**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: [dsps@wisconsin.gov](mailto:dsps@wisconsin.gov)  
Web: <http://dsps.wi.gov>

Governor Scott Walker

Secretary Dave Ross

July 14, 2011

Mr. Stuart Hoffman  
11649 North Port Washington Road  
Mequon, WI 53092

RE: **Final Closure**

**PECFA # 53226-2132-12-A DNR BRRTS # 03-41-552701**  
Regency Commons Property, 11702-11712 West North Avenue, Wauwatosa  
*Five underground storage tanks (USTs) removed in 1983; One UST removed in 2001*

Dear Mr. Hoffman:

The Wisconsin Department of Safety and Professional Services (DPS) (formerly the Department of Commerce) has received all items required as conditions for closure of the site referenced above. 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 contamination. To review all sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. 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 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. It is in your best interest to keep all documentation related to environmental activities at your site.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 357-4703.

Sincerely,

Linda M. Michalets  
Hydrogeologist  
Site Review Section

cc: Mr. Zoy Begos, Konicek Environmental Consulting, LLC



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

June 10, 2011

Mr. Stuart Hoffman  
11649 North Port Washington Road  
Mequon, WI 53092

RE: **Conditional Case Closure**

**Commerce # 53226-2132-12-A** DNR BRRTS # 03-41-552701  
Regency Commons Property, 11702-11712 West North Avenue, Wauwatosa  
Five underground storage tanks (USTs) removed in 1983; One UST removed in 2001

Dear Mr. Hoffman:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Konicek Environmental Consulting, LLC, for the site referenced above. It is understood that residual soil 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.

During the final groundwater sampling event conducted on October 19, 2009, the preventive action limits (PALs) for benzene and 1,2-dichloroethane were exceeded at monitoring well MW-2, at 3.8 and 2.9 micrograms per liter, respectively. Commerce is issuing a PAL exemption, per section NR 140.28(2), Wisconsin Administrative Code, for benzene and 1,2-dichloroethane at the referenced property.

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

- The four monitoring wells (MW-1 through MW-4) 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.
- Please provide a certified survey map or the relevant section of the recorded plat map to accompany the deed to this property, as required by the DNR for the GIS Registry packet.

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.

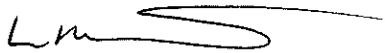
All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property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

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) 357-4703.

Sincerely,



Linda M. Michalets  
Senior Hydrogeologist  
Site Review Section

cc: Mr. Zoy Begos, Konicek Environmental Consulting, LLC

REEL 1560 PAGE 20

SPECIAL WARRANTY DEED

STATE OF WISCONSIN )  
COUNTY OF MILWAUKEE )

5646088  
REGISTER'S OFFICE  
Milwaukee County, WI 532  
RECORDED AT 8:10 AM  
AUG 24 1993 20 -  
REEL 1560 PAGE 21  
REGISTER  
OF DEEDS

KNOW ALL MEN BY THESE PRESENTS: That UNION OIL COMPANY OF CALIFORNIA, a California corporation, with an office at 1650 East Golf Road, Schaumburg, Illinois 60196, herein called "Grantor", hereby conveys to STUART HOFFMAN and SANDRA HOFFMAN, husband and wife, an undivided half interest, not as tenants in common but as joint tenants with right of survivorship, and RICHARD ROGGE and LINDA B. ROGGE, husband and wife, an undivided half interest, not as tenants in common but as joint tenants with right of survivorship, of 8931 North Regent Road, Bayside, Wisconsin 53217, herein called "Grantee", for the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, the following property situated in the City of Wauwatosa, County of Milwaukee and State of Wisconsin, more particularly described as:

Lot Five (5) except the South Twenty-seven (27) feet thereof in Block Nine (9) in Oak Ridge Subdivision, a Re-Subdivision of Clark's Subdivision in the Southwest One-quarter (K) of Section Eighteen (18), in Township Seven (7) North, Range Twenty-one (21) East, in the City of Wauwatosa, Milwaukee County, Wisconsin.

TRANSFER  
\$480.00  
FEE

SUBJECT TO any and all restrictions, covenants, conditions, zoning ordinances, rights-of-way and easements of record, if any, affecting said premises.

DOC # 5646088 #  
RECORD 480.00  
RTX

And the said Grantor does hereby, for itself and its successors and assigns, covenant with the said Grantee, their heirs and assigns, that the conveyed premises are free from all encumbrances made or suffered by Grantor, and that the Grantor will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs and assigns, forever, against the lawful claims and demands of all persons whomsoever lawfully claiming or to claim the same, or any part thereof, by through or under

This instrument prepared by MAUREN A. MCGARR, Attorney for UNION OIL COMPANY OF CALIFORNIA, 1650 EAST GOLF ROAD, SCHUMBURG, ILLINOIS 60196.

60

REL 1560 REG. 21

Grantor, but not otherwise.

IN WITNESS WHEREOF, UNION OIL COMPANY OF CALIFORNIA has caused these presents to be signed in its corporate name by its Vice President and Assistant Secretary and its corporate seal to be affixed hereto this 11th day of August, 1983.



UNION OIL COMPANY OF CALIFORNIA

By [Signature]  
S. A. ARNOLD Vice President

By [Signature]  
Assistant Secretary  
CLYDE E. RHODES

FORM APPROVES [Signature]

STATE OF ILLINOIS )  
COUNTY OF COOK )

On this 11th day of August, 1983, before me, the undersigned officer, personally appeared S. A. ARNOLD and CLYDE E. RHODES, who acknowledged themselves to be a Vice President and Assistant Secretary, respectively, of UNION OIL COMPANY OF CALIFORNIA, a California corporation, and that they as such Vice President and Assistant Secretary, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation themselves as Vice President and Assistant Secretary, respectively.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above set forth.

[Signature]  
JEAN S. PRUS  
Notary Public in and for  
Cook County, Illinois

My commission expires:



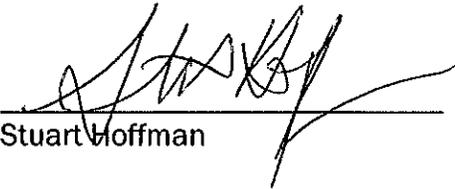
Re: Case Closure Submittal  
Regency Commons Property  
11702-11712 West North Avenue  
Wauwatosa, Wisconsin 53226  
Commerce #: 53226-2132-12  
BRRTS #: 02-41-552701

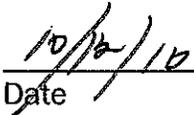
To whom it may concern:

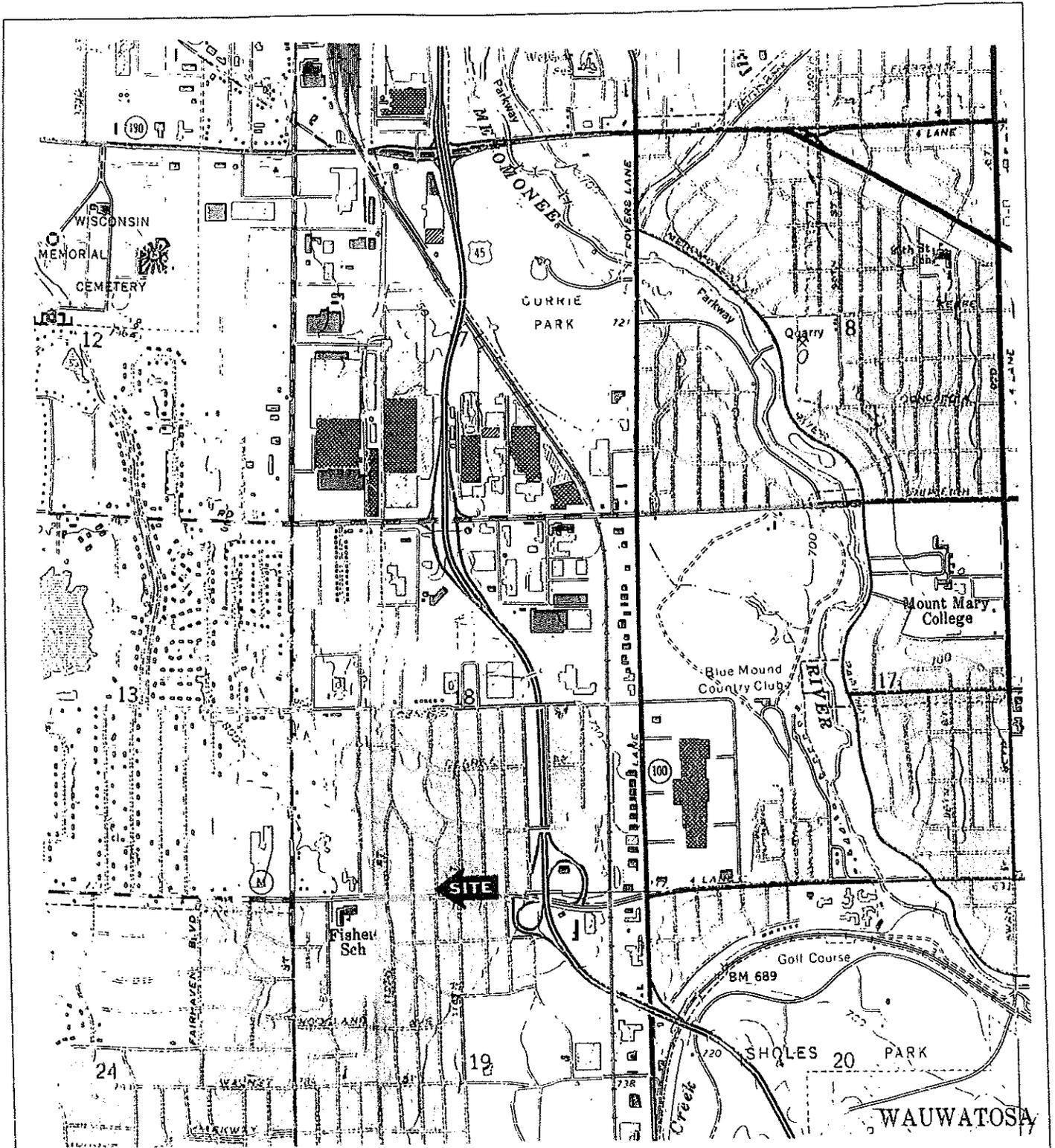
The attached deed and legal description for the subject site is to the best of my knowledge true and correct.

Responsible Party:

Mr. Stuart Hoffman  
11649 North Port Washington Road  
Mequon, Wisconsin 53092

  
\_\_\_\_\_  
Stuart Hoffman

  
\_\_\_\_\_  
Date



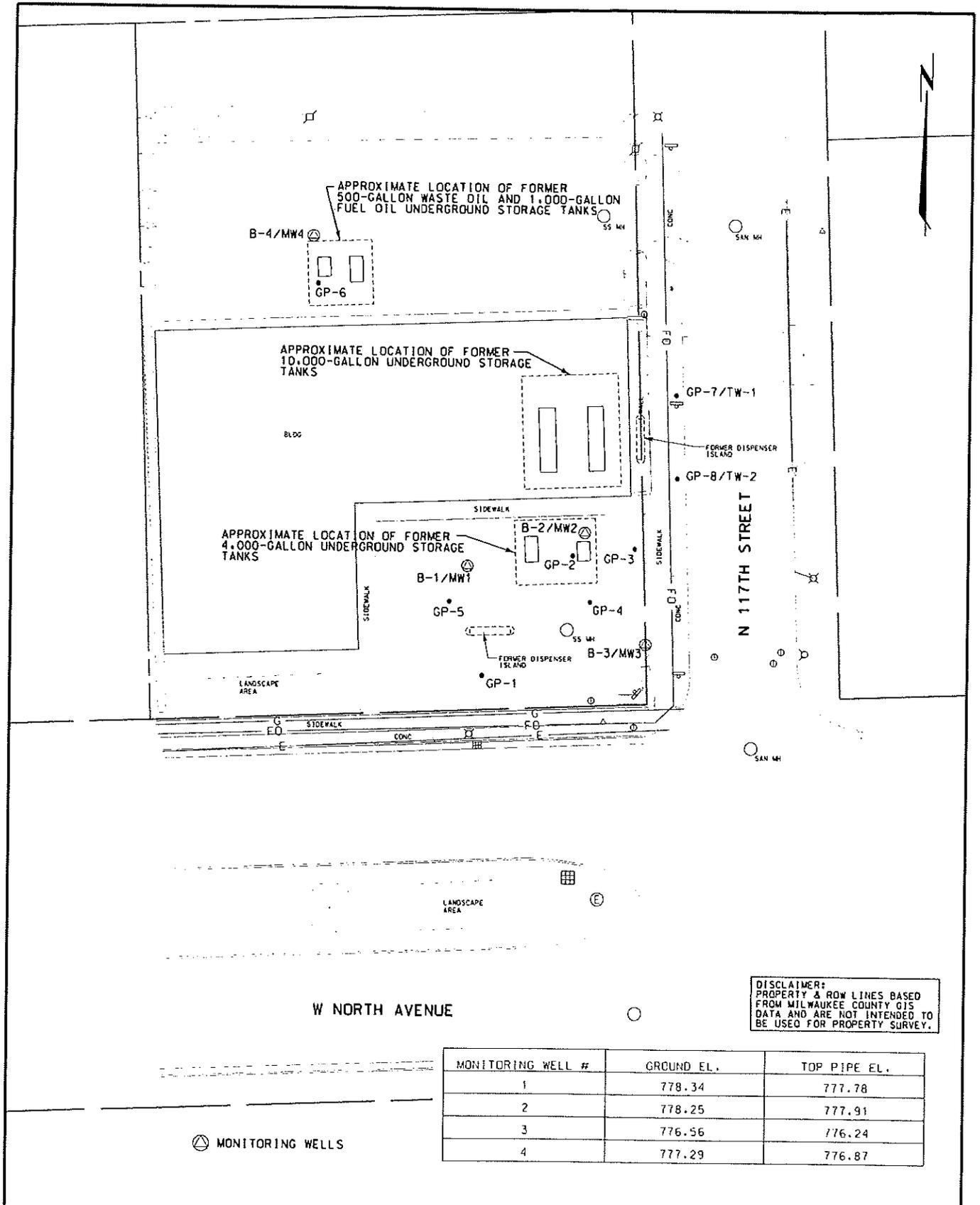
SOURCE:  
 USGS Wauwatosa  
 Topographic Map  
 1958 Revised 1994

DESIGNED BY	DATE
ZB	09/21/08
DRAWN BY	PROJECT
USG/KMS	
APPROVED BY	SHEET NO
ZB	

FIGURE I  
 SITE LOCATION MAP  
 Regency Commons Site  
 11702 to 11712 West North Avenue  
 Wauwatosa, Wisconsin

KONICEK  
 ENVIRONMENTAL  
 CONSULTING, LLC

REVISION/PLOT DATE



⊕ MONITORING WELLS

MONITORING WELL #	GROUND EL.	TOP PIPE EL.
1	778.34	777.78
2	778.25	777.91
3	776.56	776.24
4	777.29	776.87

FIGURE 2 - SITE LAYOUT WITH MONITORING WELL AND SDIL BDRING LOCATIONS

RO9-1237-100

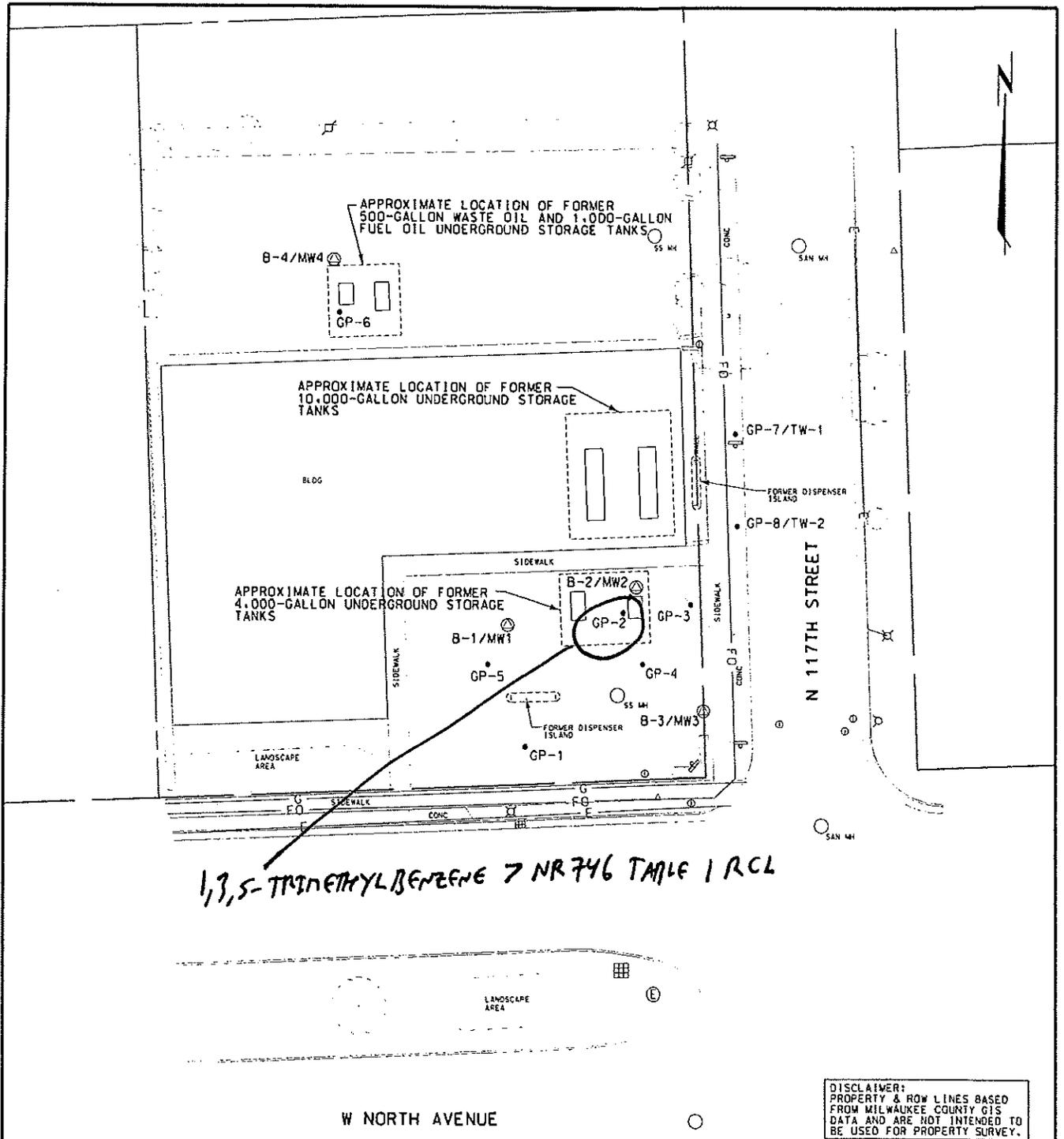
**CRISPELL-SNYDER, INC.**  
PROFESSIONAL CONSULTANTS  
One Center, #262318-1800 Racine, WI 53405-1530 Cincinnati, #262290-8000

LOCATION: 11702-11712 WEST NORTH AVE  
WAUWATOSA, WISCONSIN

SCALE: 1"=40' DATE: 12/03/09

DRAWN BY: B.GREISCH

REVISION/PLOT DATE \_\_\_\_\_



⊙ MONITORING WELLS

MONITORING WELL #	GROUND EL.	TOP PIPE EL.
1	778.34	777.78
2	778.25	777.91
3	776.56	776.24
4	777.29	776.87

FIGURE 2A- SITE LAYOUT WITH MONITORING WELL AND SOIL BORING LOCATIONS R09-1237-100

**CRISPELL-SNYDER, INC.**  
PROFESSIONAL CONSULTANTS  
Lake Geneva, WI 53123-3418-8000 Racine, WI 53405-9554-8550 Germantown, WI 53032-2500-8000

LOCATION: 11702-11712 WEST NORTH AVE  
WAUWATOSA, WISCONSIN  
SCALE: 1"=40' DATE: 12/03/09  
DRAWN BY: B. GREISCH

REVISION/PLOT DATE \_\_\_\_\_

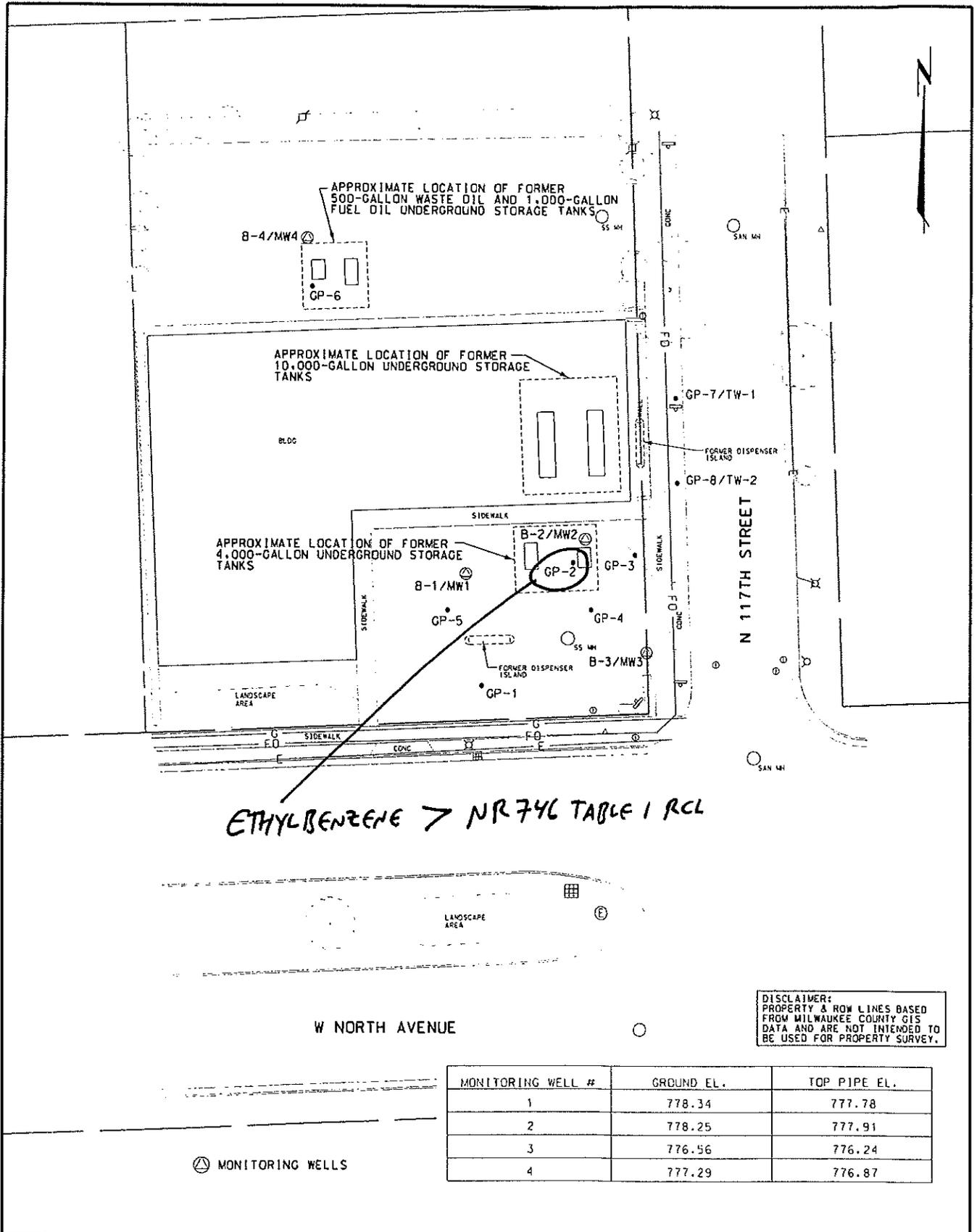


FIGURE 2β SITE LAYOUT WITH MONITORING WELL AND SOIL BORING LOCATIONS

R09-1237-100

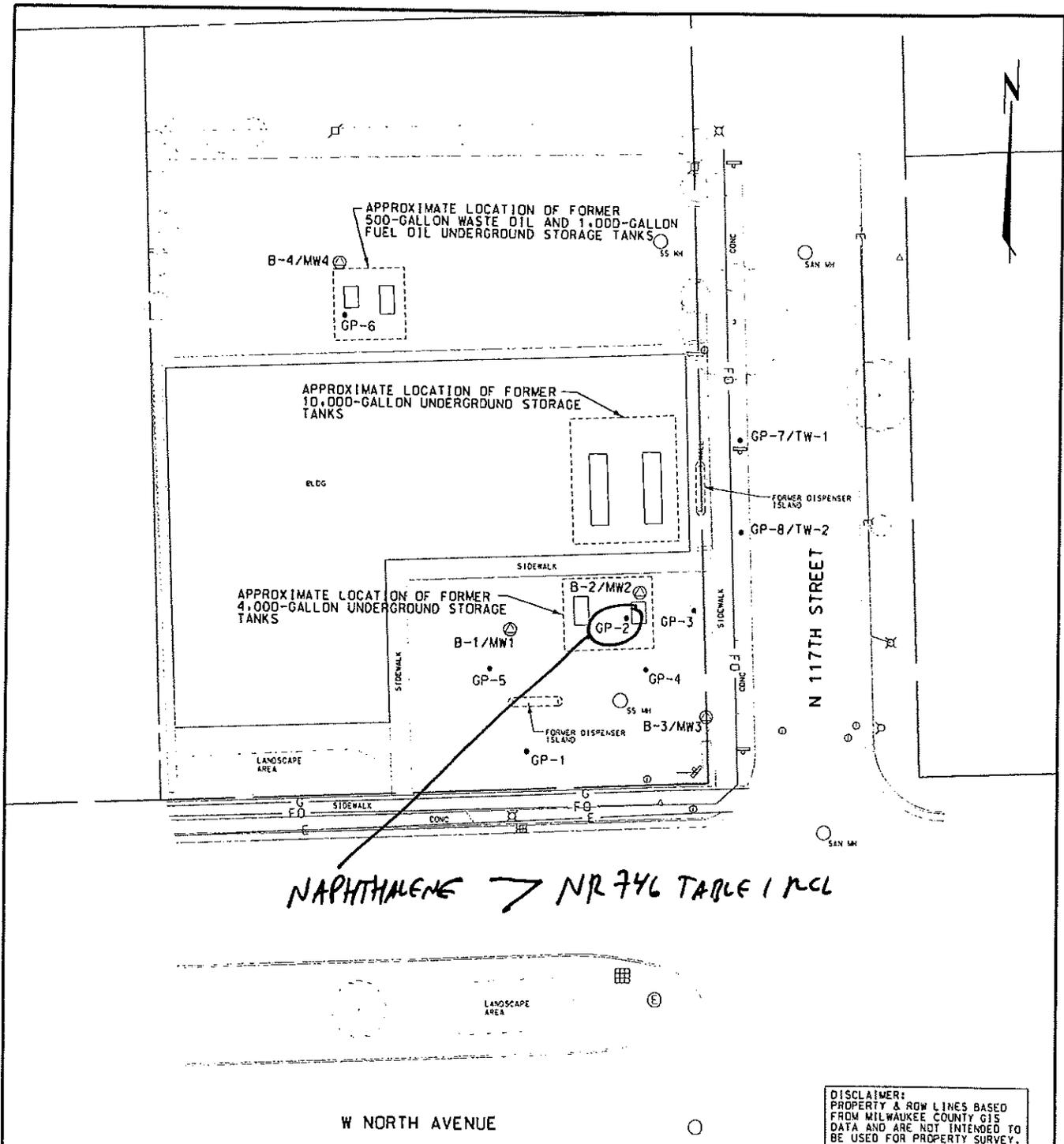


LOCATION: 11702-11712 WEST NORTH AVE  
WAUWATOSA, WISCONSIN

SCALE: 1"=40' DATE: 12/03/09

DRAWN BY: B. GREISCH

REVISION/PLOT DATE \_\_\_\_\_



NAPHTHALENE > NR 746 TABLE 1 MCL

DISCLAIMER:  
PROPERTY & ROW LINES BASED FROM MILWAUKEE COUNTY GIS DATA AND ARE NOT INTENDED TO BE USED FOR PROPERTY SURVEY.

⊙ MONITORING WELLS

MONITORING WELL #	GROUND EL.	TOP PIPE EL.
1	778.34	777.78
2	778.25	777.91
3	776.56	776.24
4	777.29	776.87

FIGURE 2G SITE LAYOUT WITH MONITORING WELL AND SOIL BORING LOCATIONS

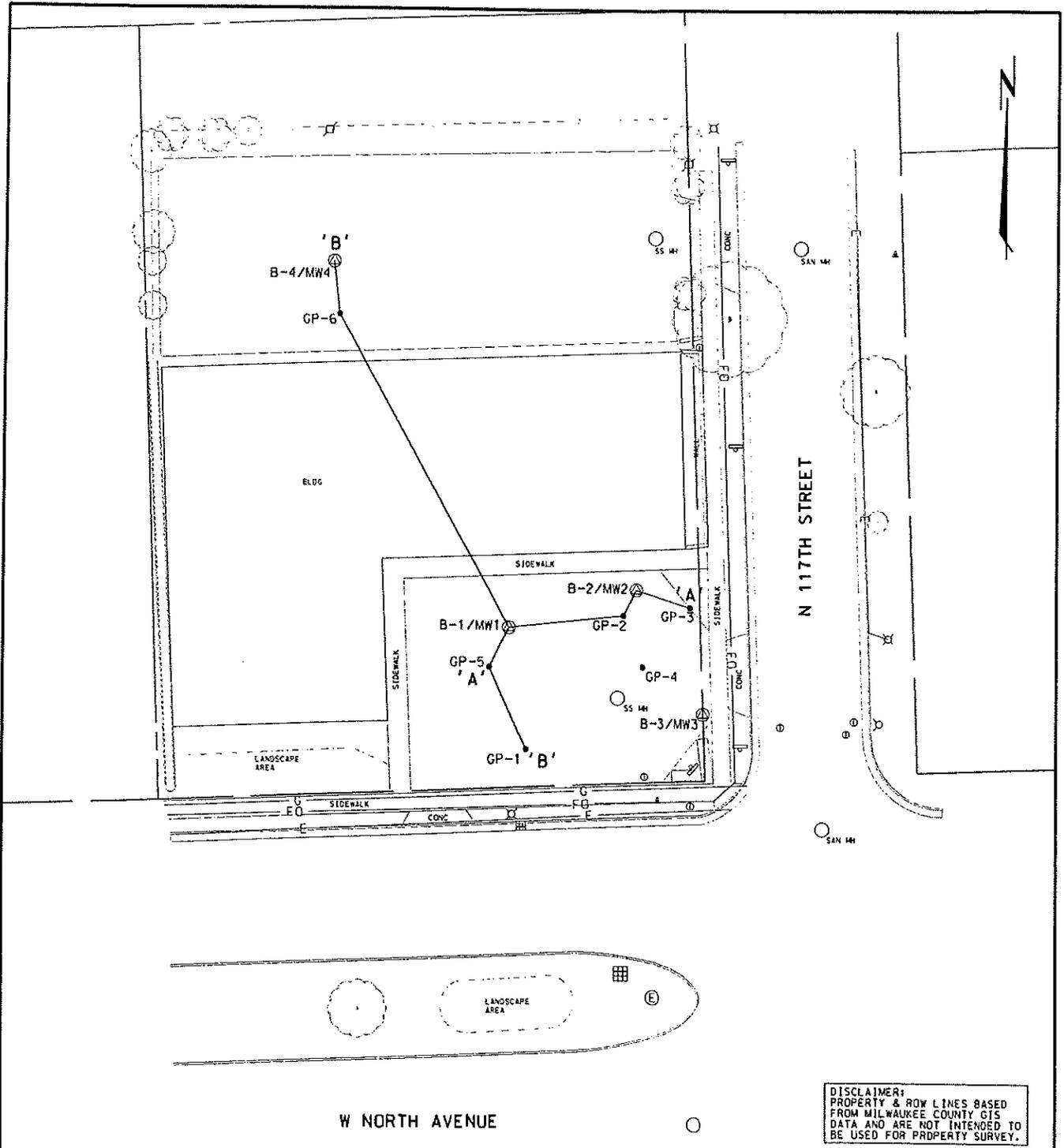
R09-1237-300



LOCATION: 11702-11712 WEST NORTH AVE  
WAUWATOSA, WISCONSIN  
SCALE: 1"=40'      DATE: 12/03/09  
DRAWN BY: B.GREISCH



REVISION/PLOT DATE \_\_\_\_\_



DISCLAIMER:  
PROPERTY & ROW LINES BASED  
FROM MILWAUKEE COUNTY GIS  
DATA AND ARE NOT INTENDED TO  
BE USED FOR PROPERTY SURVEY.

⊗ MONITORING WELLS

MONITORING WELL #	GROUND EL.	TOP PIPE EL.
1	778.34	777.78
2	778.25	777.91
3	776.56	776.24
4	777.29	776.87

FIGURE 3 - CROSS SECTION A-A TRANSECT AND B-B TRANSECT

R09-1237-100



LOCATION: 11702-11712 WEST NORTH AVE  
WAUWATOSA, WISCONSIN  
SCALE: 1"=40' DATE: 12/03/09  
DRAWN BY: B. GREISCH

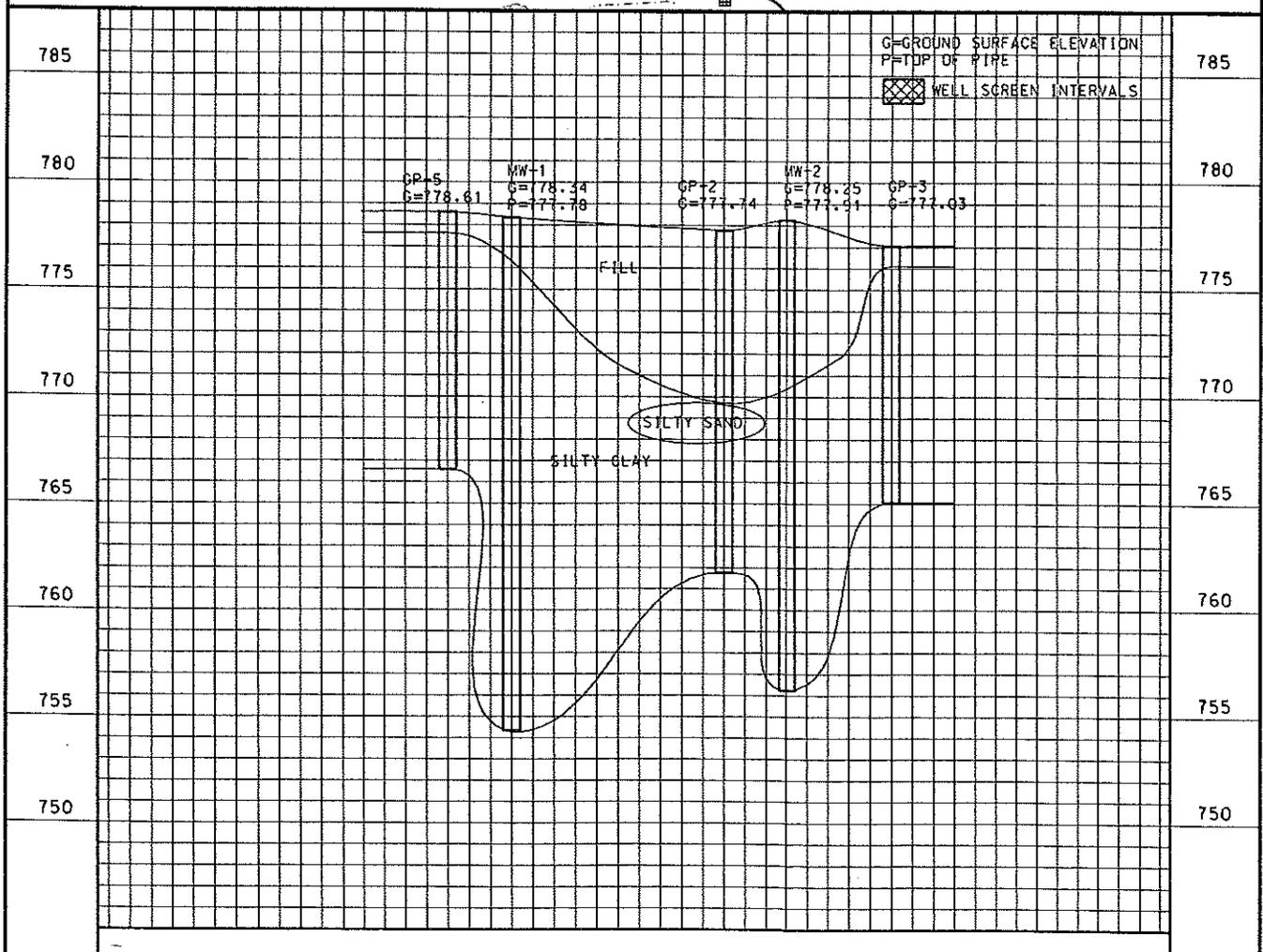
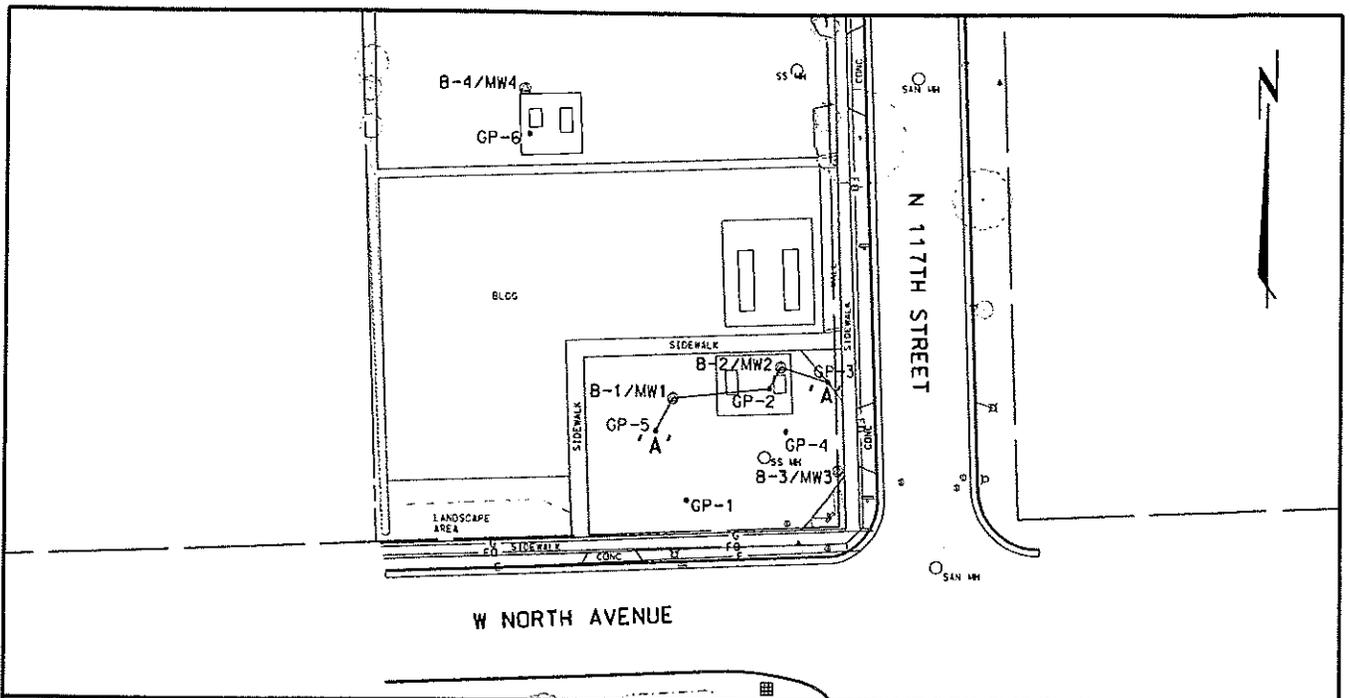


FIGURE 4 - CROSS SECTION A-A

R09-1237-100



LOCATION: 6733 WEST NORTH AVE

WAUWATOSA, WISCONSIN

SCALE: 1"=60'

DATE: 12/03/09

DRAWN BY: B. GREISCH

REVISION/PLOT DATE

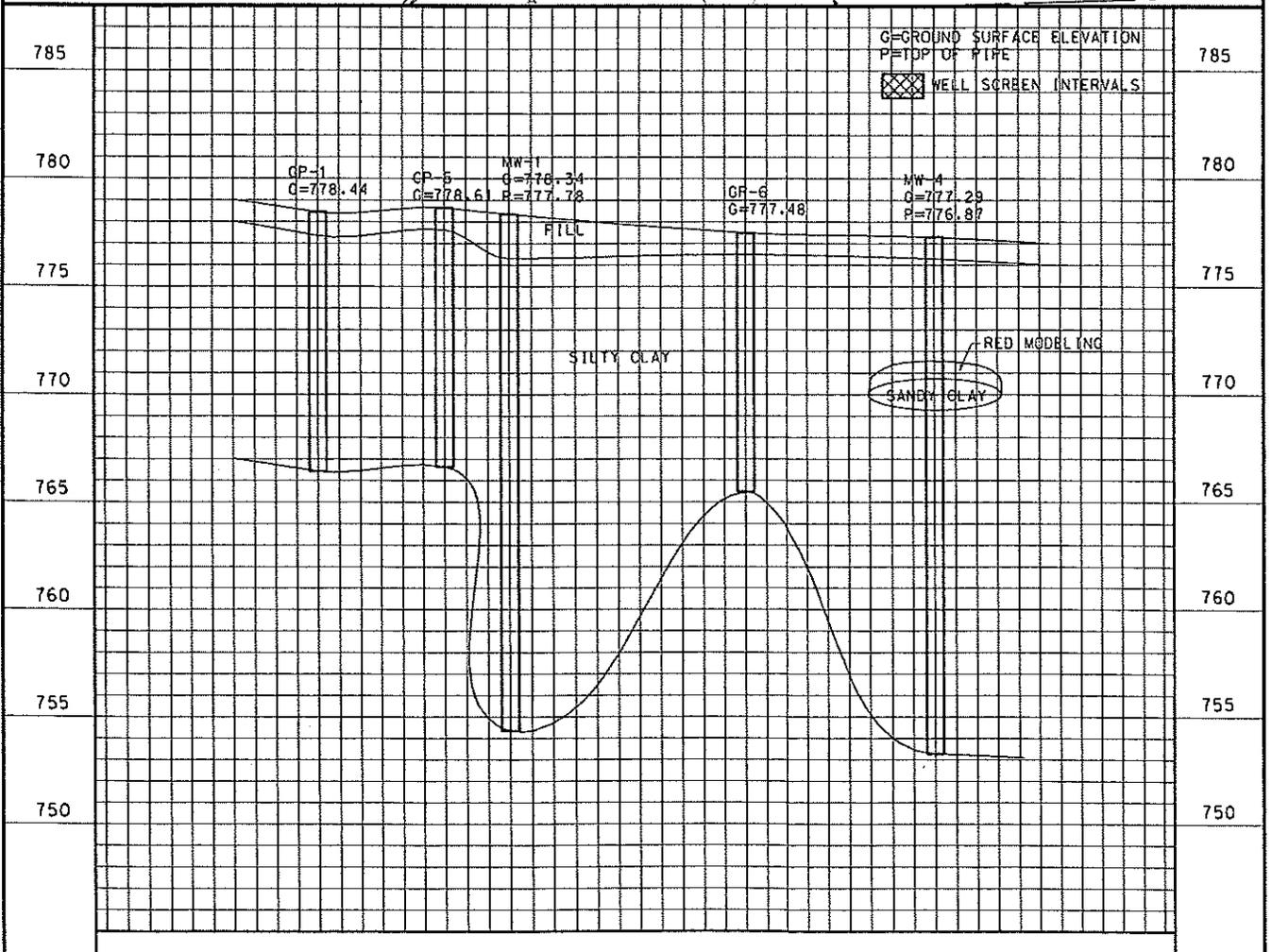
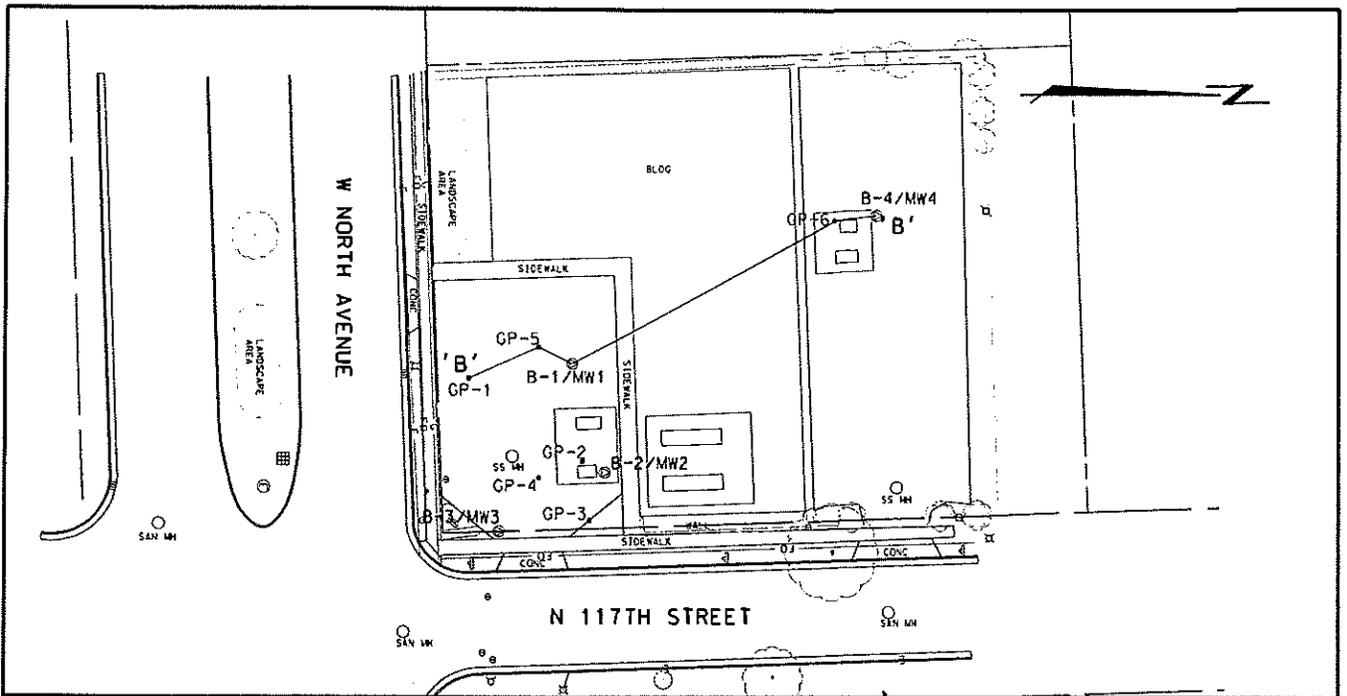


FIGURE 5 - CROSS SECTION B-B

R09-1237-100

REVISION/PLOT DATE



LOCATION: 6733 WEST NORTH AVE

WAUWATOSA, WISCONSIN

SCALE: 1"=60'

DATE: 12/03/09

DRAWN BY: B.GREISCH

TABLE 1

## SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

Regency Commons Property  
11702-11712 West North Avenue  
Wauwatosa, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION: KEY						NR 746/NR720	
	GP-1	GP-2	GP-3	GP-4	GP-5	GP-6	Table 1	NR 720
Date Collected	9/11/08	9/11/08	9/11/08	9/11/08	9/11/08	9/11/08	---	---
Depth (feet bgs)	2 to 4	10 to 12	6 to 8	6 to 8	8 to 10	6 to 8		
PID (i.u.)	<1	575	<1	26	<1	<1	---	---
Detected VOCs (µg/kg)								
1,2,4-Trimethylbenzene	<25	69,700	46.0 J	280	<25	<25	83,000	---
1,3,5-Trimethylbenzene	41.6 J	21,400	<25	<25	<25	<25	11,000	---
Benzene	<25	<b>5,690</b>	<25	<25	<25	<25	8,500	5.5
Ethylbenzene	39.6 J	<b>25,400</b>	<25	174	<25	<25	4,600	2,900
Isopropylbenzene	---	2,180	---	---	---	---	---	---
Naphthalene	---	<b>17,100</b>	---	---	---	---	2,700	---
n-Propylbenzene	---	8,620	---	---	---	---	---	---
p-Isopropyltoluene	---	2,190	---	---	---	---	---	---
Toluene	<25	<b>23,300</b>	<25	<25	<25	<25	38,000	1,500
Xylenes	88.1	<b>133,800</b>	<75	38.3 J	<75	<75	42,000	4,100

Notes:

--- - not analyzed or no standard established

NR 746 Table 1 - Indicators of Residual Petroleum Product in Soil Pores

NR720 Table 1 - Residual Contaminant Levels based on the protection of groundwater

bgs - below ground surface

µg/kg - micrograms per kilogram

VOCs - volatile organic compounds

PVOCs - petroleum volatile organic compounds

J - concentration between limit of detection and limit of quantitation

Boxed concentrations exceed NR 746 Table 1 values

Bold concentrations exceed NR 720 Table 1 values

PID - Photoionization detector

i.u. - instrument units

TABLE 1

**SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS**  
 Regency Commons Property  
 11702-11712 West North Avenue  
 Wauwatosa, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION: KEY							NR 746	
	B-1/MW-1		B-2/MW-2	B-3/MW-3		B-4/MW-4		Table 1	Table 2
	3/19/09	3/19/09	3/19/09	3/19/09	3/19/09	3/19/09	3/19/09		
Date Collected								—	—
Depth (feet bgs)	2-4'	10-12'	8-10'	2-4'	14-16'	2-4'	12-14'	—	—
Detected VOCs/PVOCs (µg/kg)									
1,2,4-Trimethylbenzene	<25	<25	<250	<25	<25	<25	<25	83,000	—
1,3,5-Trimethylbenzene	<25	<25	<250	<25	<25	<25	<25	11,000	—
Benzene	<25	<25	<250	<25	<25	<25	<25	8,500	1,100
Ethylbenzene	<25	<25	473J	<25	<25	<25	<25	4,600	—
Isopropylbenzene	<25	<25	697J	<25	<25	<25	<25	—	—
Naphthalene	<25	<25	742J	<25	<25	<25	<25	2,700	—
n-Propylbenzene	<25	<25	3380	<25	<25	<25	<25	—	—
p-Isopropyltoluene	<25	<25	321J	<25	<25	<25	<25	—	—
s-Butylbenzene	<25	<25	408J	<25	<25	<25	<25	—	—
Xylenes	<75	<75	<750	<75	<75	<75	<76.5	42,000	—
GRO (mg/kg)	<2.8	<2.8	896	<3.1	<2.9	<2.9	<2.9	—	—
Total Lead(mg/kg)	7.4	7.2	11.6	12.8	8	8	6.2	100 (1)	—

**Notes:**

— - not analyzed or no standard established

NR 745 Table 1 - Indicators of Residual Petroleum Product in Soil Probes

NR 746 Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil

bgs - below ground surface

µg/kg - micrograms per kilogram

VOCs - volatile organic compounds

J - concentration between limit of detection and limit of quantitation

Italic and boxed concentrations exceed Table 2 values

Bold concentrations exceed NR 746 Table 1 values

(1) NR 720 Generic Residual Contaminant Level

mg/kg milligrams per kilogram

GRO - gasoline range organics

**TABLE 1**

**SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS**

**Regency Commons Property**  
 11702-11712 West North Avenue  
 Wauwatosa, Wisconsin

PARAMETERS	NR 746				
	GP-7		GP-8	Table 1	Table 2
Date Collected	8/5/10	8/5/10	8/5/10	---	---
Depth (feet bgs)	10-12	16-20	8-10	---	---
<b>PVOCs (µg/kg)</b>					
1,2,4-Trimethylbenzene	<25.0	<25.0	<25.0	83,000	---
1,3,5-Trimethylbenzene	<25.0	<25.0	<25.0	11,000	---
Benzene	<25.0	<25.0	<25.0	8,500	1100
Ethylbenzene	<25.0	<25.0	<25.0	4,600	---
Methyl tert butyl Ether	<25.0	<25.0	<25.0	---	---
Toluene	<25.0	<25.0	<25.0	38,000	---
Xylenes	<75.0	<75.0	<75.0	42,000	---

Notes:

--- - not analyzed or no standard established

NR 746 Table 1 - Indicators of Residual Petroleum Product in Soil Pores

NR 746 Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil

bgs - below ground surface

µg/kg - micrograms per kilogram

PVOCs - petroleum volatile organic compounds