

Source Property Information

BRRTS #:	<input type="text" value="03-41-554454"/>	CLOSURE DATE:	<input type="text" value="09/29/2011"/>
ACTIVITY NAME:	<input type="text" value="PIZZA HUT NO. 13473"/>	FID #:	<input type="text" value="241379270"/>
PROPERTY ADDRESS:	<input type="text" value="7604 W Burgleigh St"/>	DATCP #:	<input type="text"/>
MUNICIPALITY:	<input type="text" value="Milwaukee"/>	PECFA#:	<input type="text" value="53222500204A"/>
PARCEL ID #:	<input type="text" value="2920441000"/>		

***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:

- | | |
|---|---|
| <input checked="" type="checkbox"/> <u>Groundwater</u> Contamination > ES (236)
<input checked="" type="checkbox"/> Contamination in ROW
<input type="checkbox"/> Off-Source Contamination
<i>(note: for list of off-source properties
see "Impacted Off-Source Property Information,
Form 4400-246")</i> | <input checked="" type="checkbox"/> <u>Soil</u> Contamination > *RCL or **SSRCL (232)
<input checked="" type="checkbox"/> Contamination in ROW
<input type="checkbox"/> Off-Source Contamination
<i>(note: for list of off-source properties
see "Impacted Off-Source Property Information,
Form 4400-246")</i> |
|---|---|

Site Specific Obligations:

- | | |
|--|---|
| <input type="checkbox"/> Soil: maintain industrial zoning (220)
<i>(note: soil contamination concentrations
between non-industrial and industrial levels)</i> | <input checked="" type="checkbox"/> Cover or Barrier (222)
<input checked="" type="checkbox"/> Direct Contact
<input type="checkbox"/> Soil to GW Pathway |
| <input type="checkbox"/> Structural Impediment (224) | <input checked="" type="checkbox"/> Vapor Mitigation (226) |
| <input type="checkbox"/> Site Specific Condition (228) | <input type="checkbox"/> Maintain Liability Exemption (230)
<i>(note: local government unit or economic
development corporation was directed to
take a response action)</i> |

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 #: PARCEL ID #:

ACTIVITY NAME: WTM COORDINATES: X: Y:

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.)
- 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:**
- 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 8.5 x 14 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&3 **Title: Site 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 #: 2&3 **Title: Site Plan**

BRRTS #: 03-41-554454

ACTIVITY NAME: Pizza Hut No. 13473

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 #: 5&6 Title: Cross-section Locations and Cross-section A-A'

Figure #: 5&7 Title: Cross-section Locations and 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 #: 4 Title: Groundwater Analytical Results

- 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 #: 8 Title: Groundwater Contour Map (09/03/2010)

Figure #: 9 Title: Groundwater Contour Map (03/25/2011)

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 Title: Soil 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&4 Title: Groundwater Analytical Results (Temp Wells) & Groundwater Analytical Results (MWs)

- 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 #: 2 Title: Groundwater Elevation Summary

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 #: 03-41-554454

ACTIVITY NAME: Pizza Hut No. 13473

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. (Certified Mail Certificates included, receipt confirmation signatures pending)
- 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
Web: <http://dsps.wi.gov>

Governor Scott Walker

Secretary Dave Ross

September 29, 2011

Mr. Timothy Randall
PH Real Estate Holdings, LLC
10930 West Potter Road, Suite A
Milwaukee, WI 53226

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

PECFA # 53222-5002-04-A DNR BRRTS # 03-41-554454
Pizza Hut No. 13473, 7604 West Burleigh Street, Milwaukee

Dear Mr. Randall:

The Wisconsin Department of Safety and Professional Services (DPS) 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 asphalt pavement and the building foundation 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.

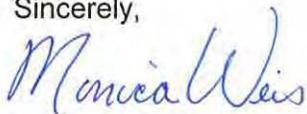
All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property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

ENGINEERED CAP MAINTENANCE PLAN

September 1, 2011

Property Located at:

**Pizza Hut No. 13473
7604 West Burleigh Street
Milwaukee, Wisconsin
BRRTS No. 03-41-554454
FID No. 241379270
Giles Project No. 1E-1010006**

SEE "EXHIBIT A" FOR LEGAL DESCRIPTION

TAX # Parcel 1 (Parcel Id. No. 292-0441-1)

Introduction

The purpose of this document is to present a Maintenance Plan for an impervious cap at the above-referenced property per the requirements of NR 724.13(2) of the Wisconsin Administrative Code. The maintenance activities relate to the existing structure and paved areas adjoining the structure. The location of the cap to be maintained in accordance with this Maintenance Plan as well as the general location of impacted soil are identified in the attached Figure 2 (Exhibit B).

Engineered Cap Purpose

The concrete floor of the buildings and the asphalt pavement over the contaminated soil serve as a cap to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The cap overlying the contaminated soil as depicted in Exhibit B will be inspected once a year for pavement deterioration and other potential exposures to underlying soil. The inspections will be performed to evaluate damage to the cap due to exposure to the weather, wear from traffic, increasing age and other factors. Any area where the pavement or floor has become or is likely to become significantly cracked or otherwise damaged will be documented. A log of the inspections will be maintained by the property owner and is included as Exhibit C, *Cap Inspection Log*. The log will include recommendations for necessary repair of any areas where the pavement or floor slab has become damaged. Once repairs are completed, they will be documented in the inspection log.

Maintenance Activities

If the pavement or floors become damaged during the year, repairs will be scheduled as soon as practical. Maintenance activities 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 petroleum volatile organic compound-impacted 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 cap overlying the contaminated soil is removed or replaced, the replacement cap will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the Wisconsin Department of Safety and Professional Services ("DSPS") or its successor.

The property owner, in order to maintain the integrity of the cap will maintain a copy of this Cap Maintenance Plan and make it available to all interested parties (i.e. contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

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

Contact Information
(as of September 2011)

Site Owner and Operator:

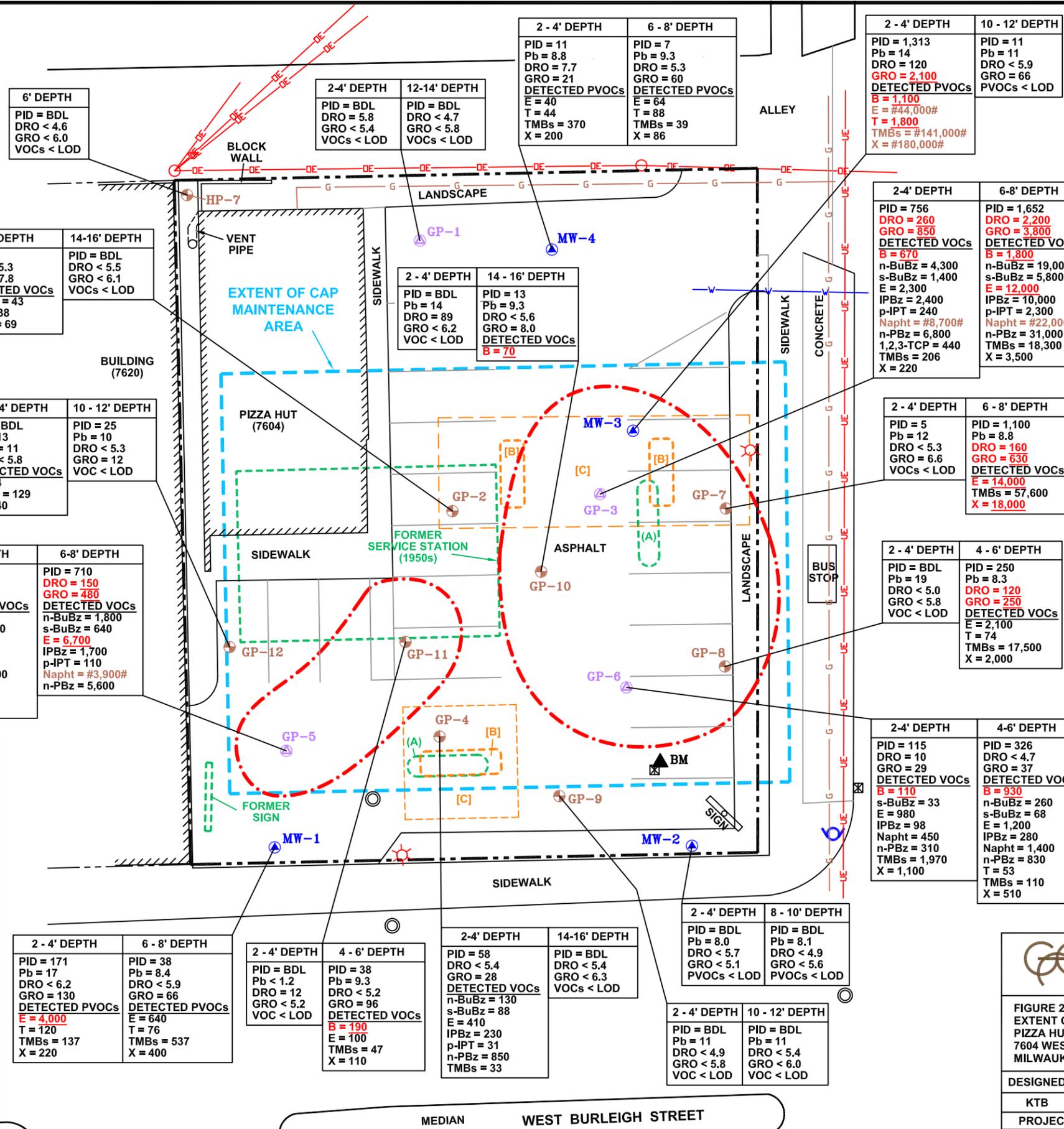
PH Real Estate Holdings, LLC
Attn: Mr. Timothy Randall Esq.
10930 Potter Road
Wauwatosa, WI 53226
(414) 266-5110

Consultant:

Giles Engineering Associates, Inc.
Attn: Kevin T. Bugel
N8 W22350 Johnson Drive, Waukesha, WI 53186
(262) 544-0118

DSPS:

Monica Weis
Dept. of Safety and Professional Services
9316 N 107th St
Milwaukee WI 53224-1121
(414) 357-4705



CHEMICAL KEY:

- B: BENZENE
- E: ETHYLBENZENE
- IPBz: ISOPROPYLBENZENE
- n-BuBz: n-BUTYLBENZENE
- n-PBz: n-PROPYLBENZENE
- Napht: NAPHTHALENE
- Pb: LEAD
- p-IPT: p-ISOPROPYLTOLUENE
- s-BuBz: Sec-BUTYLBENZENE
- T: TOLUENE
- TCP: TRICHLOROPROPANE
- TMBs: TOTAL TRIMETHYLBENZENES
- X: TOTAL XYLENES

ABBREVIATIONS:

- BDL: BELOW DETECTION LIMIT
- DRO: DIESEL RANGE ORGANIC
- GRO: GASOLINE RANGE ORGANIC
- LOD: LIMIT OF DETECTION
- NR: NATURAL RESOURCES
- PID: PHOTOIONIZATION DETECTOR (FIELD)
- PVOCs: PETROLEUM VOLATILE ORGANIC COMPOUNDS
- RCLs: RESIDUAL CONTAMINANT LEVELS
- VOC: VOLATILE ORGANIC COMPOUND
- WAC: WISCONSIN ADMINISTRATIVE CODE

NOTES:

FIELD PID RESULTS EXPRESSED IN INSTRUMENT UNITS

LEAD, GRO AND DRO RESULTS EXPRESSED IN MILLIGRAMS PER KILOGRAM (mg/kg) EQUIVALENT TO PARTS PER MILLION (ppm)

VOC RESULTS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg) EQUIVALENT TO PARTS PER BILLION (ppb)

RESULTS INDICATED IN BROWN/# EXCEED THE WAC NR 746-TABLE 1 RESIDUAL PETROLEUM PRODUCT INDICATOR LEVELS

RESULTS INDICATED IN RED/UNDERLINED EXCEED THE WAC NR 720.09 GENERIC RCLs BASED ON GROUNDWATER PROTECTION

FORMER OBJECT KEY:

- (A) FORMER 1950s PUMP ISLAND
- (B) FORMER 1970s PUMP ISLAND
- (C) FORMER 1970s CONCRETE SLAB

LEGEND:

- EXTENT OF CAP MAINTENANCE AREA
- APPROXIMATE EXTENT OF IMPACTED SOIL EXCEEDING NR 720 GENERIC RCLs
- MW-1 GROUNDWATER MONITORING WELL
- GP-2 DIRECT-PUSH SOIL BORING
- GP-1 DIRECT-PUSH SOIL BORING/TEMPORARY WELL
- HP-7 HAND PROBE SOIL BORING
- PROPERTY LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- ELECTRIC POLE
- LIGHT POLE
- CATCH BASIN
- MANHOLE
- WATER LINE
- FIRE HYDRANT
- GAS LINE
- BENCHMARK: CATCH BASIN. ASSUMED ELEVATION = 100.0'

GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)544-0118

FIGURE 2
 EXTENT OF CAP MAINTENANCE AREA
 PIZZA HUT NO. 13473
 7604 WEST BURLEIGH STREET
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB	JSZ	approx. 1"=20'	09-13-11	--
PROJECT NO.: 1E-0910006			CAD No. 1E0910006J	



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
Web: <http://dsps.wi.gov>

Governor Scott Walker

Secretary Dave Ross

September 13, 2011

Mr. Timothy Randall
PH Real Estate Holdings, LLC
10930 West Potter Road, Suite A
Milwaukee, WI 53226

RE: Case Closure Consideration with Proposed Land Use Limitation for Direct Contact Risk

PECFA # 53222-5002-04-A DNR BRRTS # 03-41-554454
Pizza Hut No. 13473, 7604 West Burleigh Street, Milwaukee

Six underground storage tanks removed in July 1987

Dear Mr. Randall:

The Wisconsin Department of Safety and Professional Services (DSPS) has reviewed the request for case closure prepared by your consultant, Giles Engineering Associates, Inc., for the site referenced above. It is understood that residual soil and groundwater contamination remains on site. This letter serves as written notice that no further investigation or remedial action is necessary.

Please be aware that compliance with the requirements of this letter is a responsibility to which you, as the current property owner, and any subsequent property owners must adhere, pursuant to section 292.12, Wisconsin Stats. If these requirements are not followed, DSPS 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 DSPS' 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 (MW-1 through MW-4) must be properly abandoned within 60 days and the appropriate documentation forwarded to DSPS 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

DSPS 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 the former underground storage tanks and dispensers. 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 asphalt pavement and the building foundation is required, as identified on the attached map, unless prior written approval has been obtained from DSPS: 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 DSPS 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 statutes and rules. Costs for sampling and excavation activities conducted after the date of this letter are not eligible for PECFA reimbursement.

Potential Vapor Migration

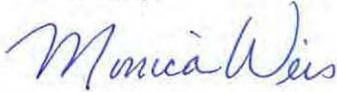
Depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or along newly placed underground utility lines. The potential for vapor inhalation and migration should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

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 (414) 357-4705.

Sincerely,

A handwritten signature in blue ink that reads "Monica Weis". The signature is written in a cursive, flowing style.

Monica L. Weis
Hydrogeologist
Site Review Section

Enclosure

cc: Mr. Kevin Bugel, Giles Engineering Associates, Inc.

Return To:
Mark Dillon
PH Real Estate Holdings, LLC
10930 W. Potter Road, Ste A
Wauwatosa, Wisconsin 53226-3450

#750110

SPECIAL WARRANTY DEED

Parcel #292-0441-1
This is not homestead property.

This Deed, made between LAKE MICHIGAN MANAGEMENT CO., INC., a Wisconsin corporation, Grantor, whose address is 14841 N. Dallas Parkway, County of Dallas, and State of Texas, and PH REAL ESTATE HOLDINGS, LLC, a Wisconsin limited liability company, Grantee, whose legal address is 10930 West Potter Road, Suite A, County of Milwaukee, and State of Wisconsin.

Grantor, for the sum of One Hundred Ninety Thousand and No/100 Dollars (\$190,000.00) and other good and valuable consideration, conveys to Grantee the following real property in the City of Milwaukee, County of Milwaukee and State of Wisconsin, legally described on the attached Exhibit A also known as 7604 Burleigh, Milwaukee, Wisconsin, together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

The title to the Property hereinabove described is subject to easements, restrictions and rights-of-way of record, if any, and specifically subject to the Land and Building Lease Agreement dated March 1, 2000 between Grantor as Lessor and PH Green Bay, LLC as Lessee.

EXHIBIT A

#750110

#750110, 7604 Burleigh, Milwaukee, Milwaukee County, Wisconsin, which is more legally described as:

The East 16.00 feet of Lot 12 and all of Lots 13 and 14 in Block 6, in Brentwood, being a Subdivision of a part of the South East $\frac{1}{4}$ of Section 9, Township 7 North, Range 21 East, in the City of Milwaukee, being more particularly described as follows: Beginning at the Southeast corner of said Lot 14; thence North 120.03 feet to the Northeast corner of said Lot 14; thence South $88^{\circ} 45' 00''$ West 102.62 feet to the Northwest corner of the East 16.00 feet of said Lot 12; thence South $01^{\circ} 15' 00''$ East 120.00 feet to a point on the North line of West Burleigh Street; thence North $88^{\circ} 45' 00''$ East 100.00 feet to the point of beginning.

And described as:

The East 16.00 feet of Lot 12 and all of Lots 13 and 14 in Block 6, in Brentwood, in the South East $\frac{1}{4}$ of Section 9, Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Subject to easements and restrictions of record.

ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 7604 W. BURLEIGH STREET, CITY OF MILWAUKEE, WISCONSIN
 THE EAST 16 FEET OF LOT 12 AND ALL OF LOTS 13 AND 14, BLOCK 6, IN BRENTWOOD, IN THE SOUTHEAST 1/4 OF SECTION 9, TOWN 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.
 FEBRUARY 13, 2001 P.H. HOSPITALITY SURVEY NO. 152746-DHS
 ADD DIMS REVISION #1
 REVISE CERTIFICATE REVISION #2
 ADD SETBACKS REVISION #3

NOTES:

- BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 9, TOWN 7 NORTH, RANGE 21 EAST WHICH IS ASSUMED TO BEAR NORTH
- THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 1107174, EFFECTIVE DATE OF DECEMBER 4, 2000, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
 - UTILITY EASEMENT GRANTED TO WISCONSIN TELEPHONE COMPANY RECORDED AS DOCUMENT NO. 937235. AFFECTS SITE BY LOCATION - GENERAL IN NATURE, CANNOT BE PLOTTED
 - UTILITY EASEMENT GRANTED TO THE MILWAUKEE ELECTRIC RAILWAY AND LIGHT COMPANY AND WISCONSIN TELEPHONE COMPANY RECORDED AS DOCUMENT NO. 1541788. AFFECTS SITE BY LOCATION - GENERAL IN NATURE, CANNOT BE PLOTTED
- ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF MILWAUKEE, COMMUNITY PANEL NO. 550278 001-0040, EFFECTIVE DATE OF NOVEMBER 19, 1987, THIS SITE FALLS IN ZONE C (AREAS OF MINIMAL FLOODING)
- THERE ARE 18 REGULAR PARKING SPACES AND 2 HANDICAPPED SPACES MARKED ON THIS SITE
- THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY - SITE IS ZONED LD40 (LOCAL BUSINESS DISTRICT)
 - FRONT SETBACK - 25' MAXIMUM
 - SIDEYARD SETBACK - NOT TO EXCEED 5'
 - REARYARD SETBACK - 25' MAXIMUM
 - MAXIMUM HEIGHT - 40'

TO: PH REAL ESTATE HOLDINGS, LLC
 GODFREY & KAHN, S.C.
 TOP NATIONAL BANK
 MILLER & ASSOCIATES ENVIRONMENTAL BROKERS
 CHICAGO TITLE INSURANCE COMPANY
 LAKE MICHIGAN MANAGEMENT CO. INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(C), 8, 9, 10, AND 11(A) OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS" WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

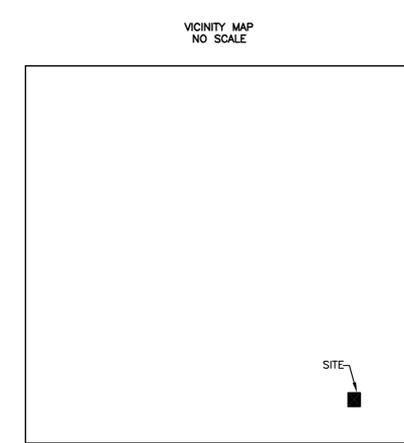
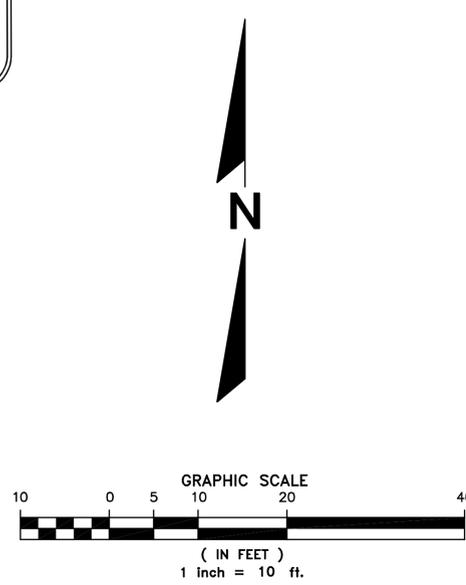
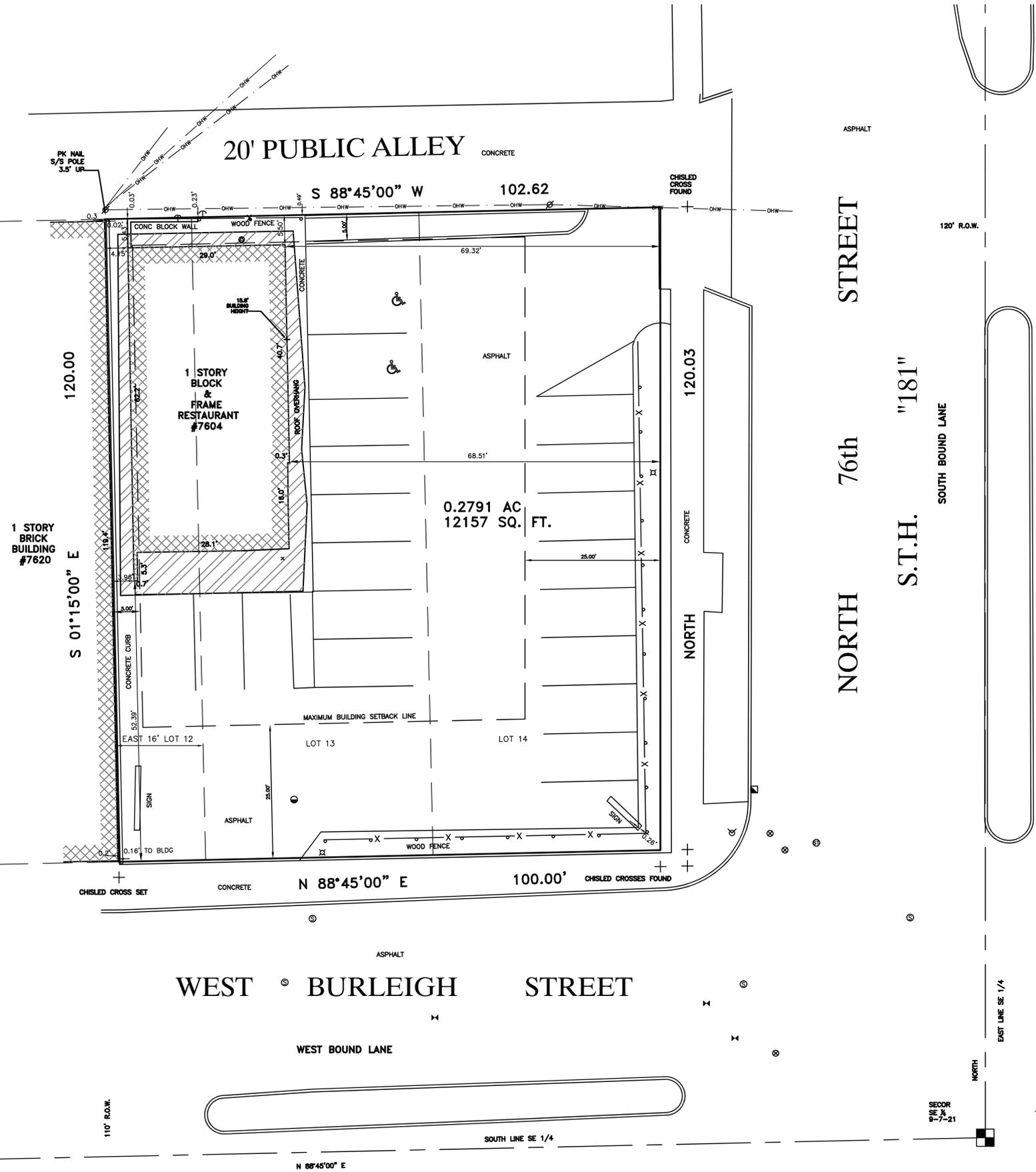
FEBRUARY 12, 2001

DONALD C. CHAPUT
 REGISTERED LAND SURVEYOR
 REGISTRATION NO. S-1316

(SEAL)

LEGEND

- ▲ BENCHMARK
 - SECTION CORNER
 - IRON PIPE FOUND
 - IRON PIPE SET
 - BOLLARD
 - + SOIL BORING/MONITORING WELL
 - † FLAGPOLE
 - ⊥ MAILBOX
 - SIGN
 - BILLBOARD
 - CONTROL BOX
 - ⊕ TRAFFIC SIGNAL
 - ⊕ RAILROAD CROSSING SIGNAL
 - CABLE PEDESTAL
 - ⊕ POWER POLE
 - ⊕ GUY POLE
 - ⊕ GUY WIRE
 - ⊕ LIGHT POLE
 - ⊕ GROUND OR OTHER SPOT SHOT
 - ▲ HANDICAPPED PARKING
 - ⊕ ELECTRIC MANHOLE
 - ⊕ ELECTRIC PEDESTAL
 - ⊕ ELECTRIC METER
 - ⊕ TELEPHONE MANHOLE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ MARKED FIBER OPTIC
 - ⊕ GAS VALVE
 - ⊕ GAS METER
 - ⊕ STORM MANHOLE
 - ⊕ ROUND INLET
 - ⊕ SQUARE INLET
 - ⊕ STORM SEWER END SECTION
 - ⊕ SANITARY MANHOLE
 - ⊕ SANITARY CLEANOUT OR SEPTIC VENT
 - ⊕ SANITARY INTERCEPTOR MANHOLE
 - ⊕ MISCELLANEOUS MANHOLE
 - ⊕ WATER VALVE
 - ⊕ HYDRANT
 - ⊕ WATER SERVICE CURB STOP
 - ⊕ WATER MANHOLE
 - ⊕ WELL
 - ⊕ WATER SURFACE
 - ⊕ WETLANDS FLAG
 - ▲ MARSH
 - ★ CONIFEROUS TREE
 - DECIDUOUS TREE
 - SHRUB
-
- EDGE OF TREES
 - SANITARY SEWER
 - STORM SEWER
 - WATERMAIN
 - MARKED GAS MAIN
 - MARKED ELECTRIC
 - OVERHEAD WIRES
 - BUREAU ELEC. SERV.
 - MARKED TELEPHONE
 - MARKED CABLE TV LINE
 - MARKED FIBER OPTIC



National Survey & Engineering

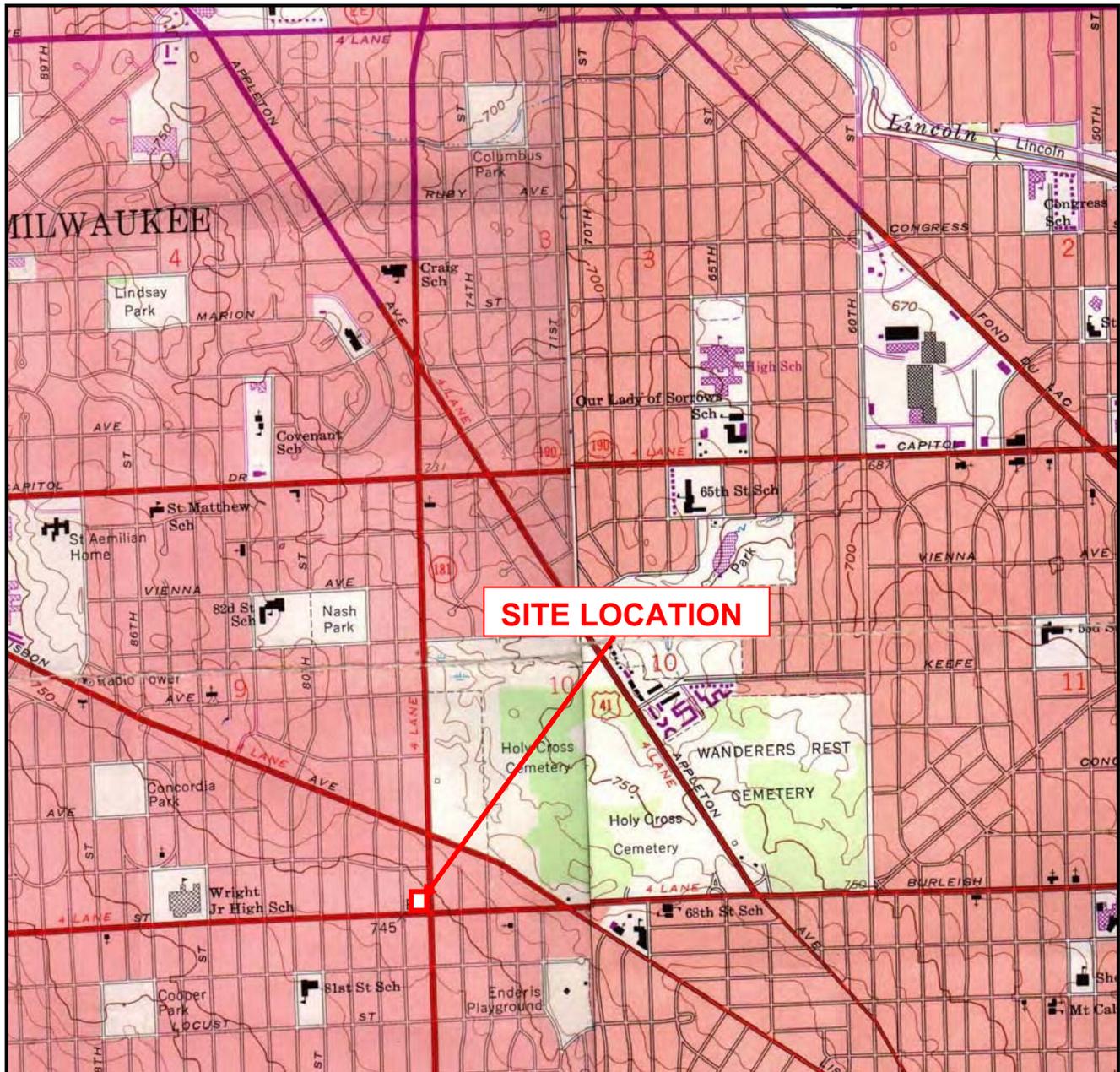
Telephone 262-781-1000
 Facsimile 262-797-7373
 Suite 200
 Brookfield, WI 53005-5938
 www.nsae.com
 5152746 \ 5152748 \ ASI131010 \ DHS



National Survey & Engineering

PH Real Estate Holdings, LLC, as the party responsible for the impacts originating at 7604 West Burleigh Street, in the City of Milwaukee, Milwaukee County, Wisconsin (BRRTS No. 03-41-554454), believes that the current legal description has been attached for each property that is within the contaminated site boundary. That legal description is the east 16 feet of Lot 12 and all lots 13 and 14 in Block 6, in Brentwood, in the Southeast ¼ of Section 9, Township 7 North, Range 21 East (Parcel Tax Key No. 292-0441-1), in the City of Milwaukee, Milwaukee County, Wisconsin, and is part of the Certified Survey Map and legal deed included in this packet.

PH REAL ESTATE HOLDINGS, LLC
By: 
TIM RANDALL
Title: AUTHORIZED AGENT AND ATTORNEY-IN-FACT
Date: 9/1/2011



Source: USGS *Wauwatosa, Wisconsin and Milwaukee, Wisconsin* (1958, photorevised 1971 and 1976) 7.5 Minute Series (topographic) Quadrangle Maps

Scale: 1:24,000
 Contour Interval: 10 Feet

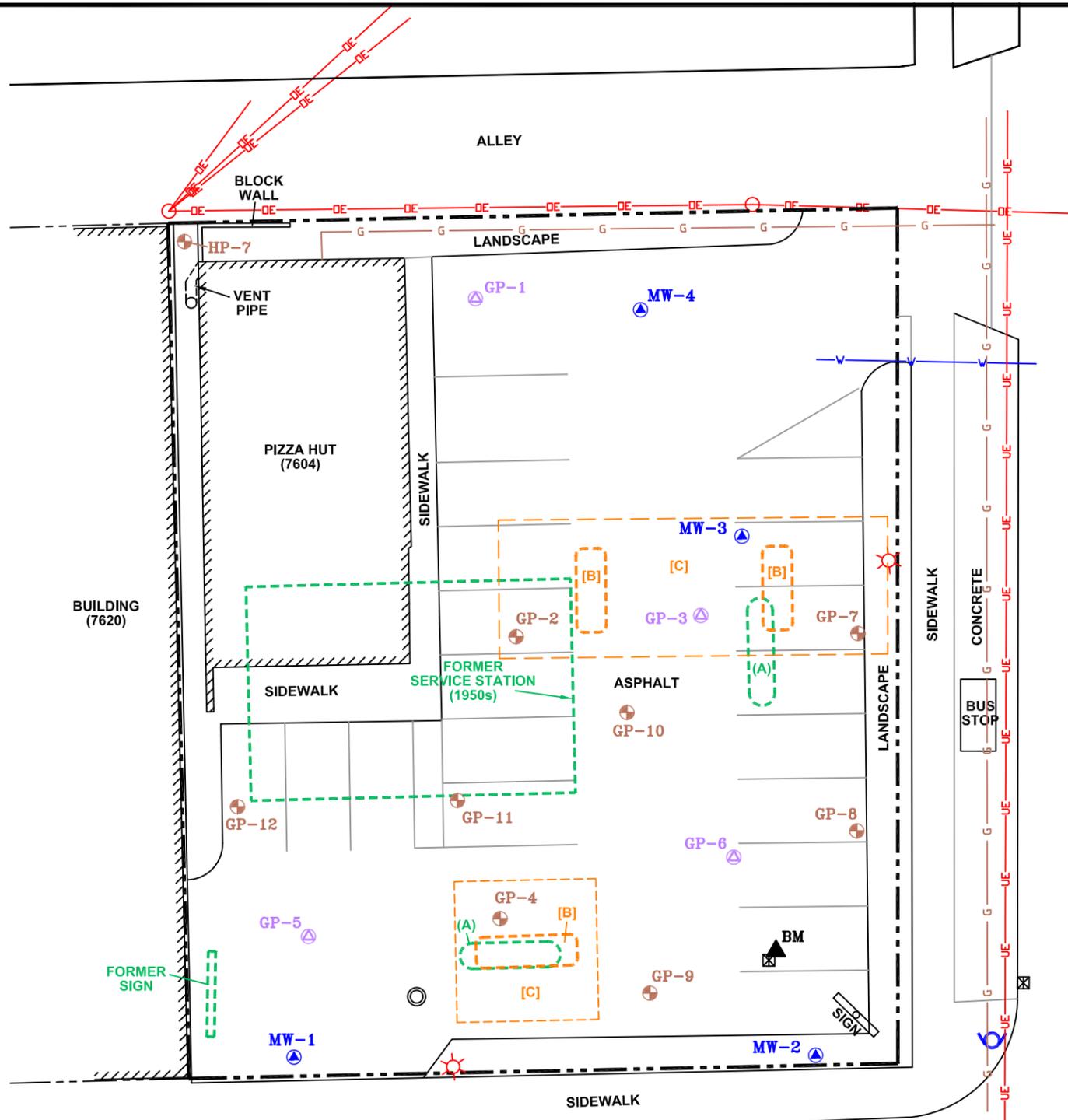


FIGURE 1

SITE LOCATION MAP

Pizza Hut Restaurant No. 13473
7604 West Burleigh Street
Milwaukee, Wisconsin
Project No. 1E-0910006





FORMER OBJECT KEY:

(A)	FORMER 1950s PUMP ISLAND
[B]	FORMER 1970s PUMP ISLAND
[C]	FORMER 1970s CONCRETE SLAB

LEGEND:

MW-1	GROUNDWATER MONITORING WELL
GP-2	DIRECT-PUSH SOIL BORING
GP-1	DIRECT-PUSH SOIL BORING/ TEMPORARY WELL
HP-7	HAND PROBE SOIL BORING
---	PROPERTY LINE
—DE—	OVERHEAD ELECTRIC LINE
—UE—	UNDERGROUND ELECTRIC LINE
○	ELECTRIC POLE
⊙	LIGHT POLE
⊠	CATCH BASIN
⊙	MANHOLE
—V—	WATER LINE
—F—	FIRE HYDRANT
—G—	GAS LINE
▲ BM	BENCHMARK: CATCH BASIN. ASSUMED ELEVATION = 100.0'

NOTES:

- EXISTING FEATURES DEVELOPED FROM THE "ALTA/ACSM LAND TITLE SURVEY", DATED 2/12/01, PREPARED BY NATIONAL SURVEY & ENGINEERING.
- FORMER 1950s FEATURES ARE SHOWN APPROXIMATE AND DEVELOPED FROM THE "PLAT OF SURVEY", DATED 7/17/64, PREPARED BY JAHNKE & JAHNKE.
- FORMER 1970s FEATURES ARE SHOWN APPROXIMATE AND DEVELOPED FROM THE SURVEY NO. 71069, DATED 5/8/87, PREPARED BY METROPOLITAN SURVEY SERVICE, INC.

GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)544-0118

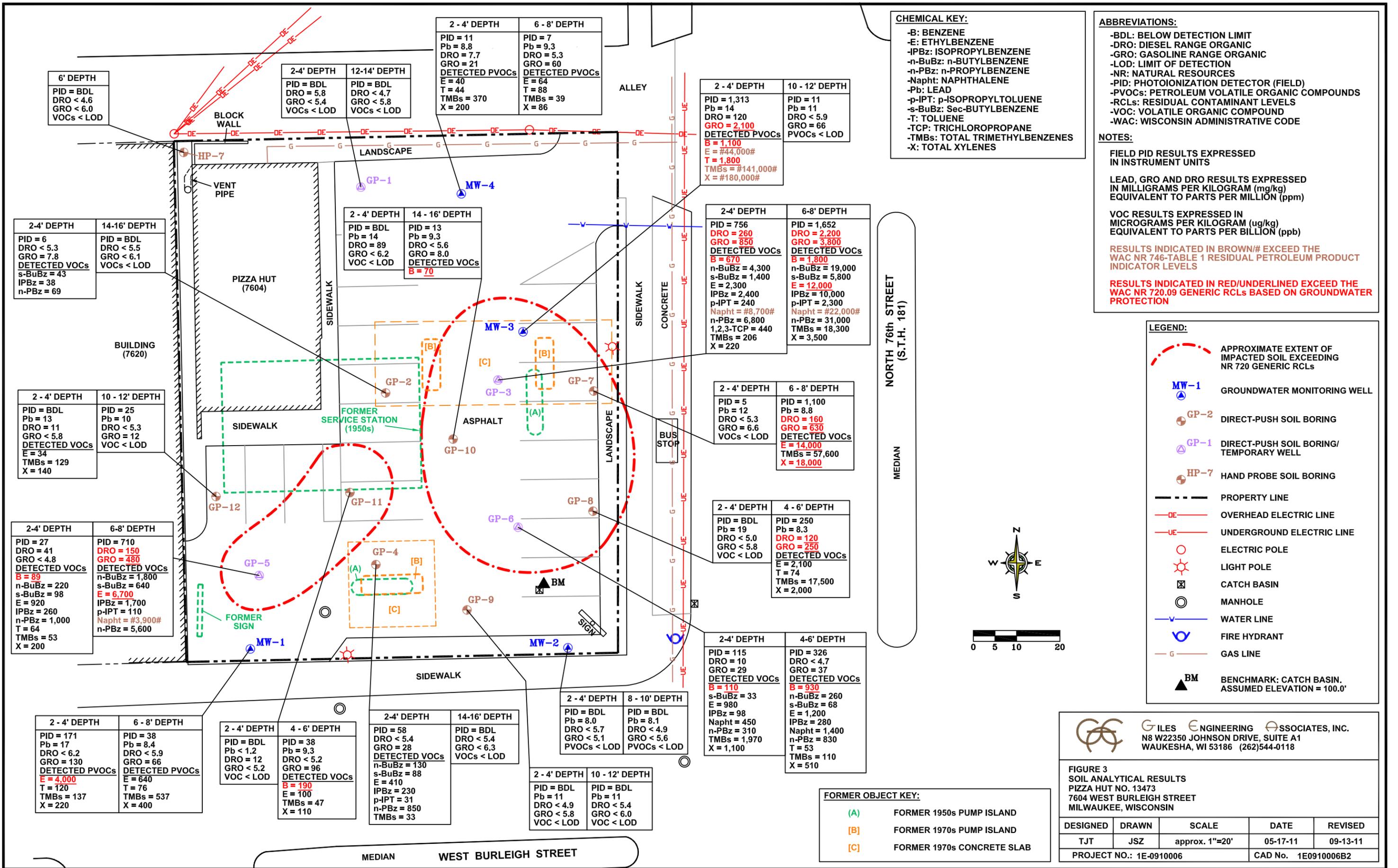
FIGURE 2
 SITE PLAN
 PIZZA HUT NO. 13473
 7604 WEST BURLEIGH STREET
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
TJT	JSZ	approx. 1"=20'	07-01-10	09-17-10
PROJECT NO.: 1E-0910006			CAD No. 1E0910006A	

NORTH 76th STREET (S.T.H. 181)

WEST BURLEIGH STREET





CHEMICAL KEY:

- B: BENZENE
- E: ETHYLBENZENE
- IPBz: ISOPROPYLBENZENE
- n-BuBz: n-BUTYLBENZENE
- n-PBz: n-PROPYLBENZENE
- Napht: NAPHTHALENE
- Pb: LEAD
- p-IPT: p-ISOPROPYLTOLUENE
- s-BuBz: Sec-BUTYLBENZENE
- T: TOLUENE
- TCP: TRICHLOROPROPANE
- TMBs: TOTAL TRIMETHYLBENZENES
- X: TOTAL XYLENES

ABBREVIATIONS:

- BDL: BELOW DETECTION LIMIT
- DRO: DIESEL RANGE ORGANIC
- GRO: GASOLINE RANGE ORGANIC
- LOD: LIMIT OF DETECTION
- NR: NATURAL RESOURCES
- PID: PHOTOIONIZATION DETECTOR (FIELD)
- PVOCs: PETROLEUM VOLATILE ORGANIC COMPOUNDS
- RCLs: RESIDUAL CONTAMINANT LEVELS
- VOC: VOLATILE ORGANIC COMPOUND
- WAC: WISCONSIN ADMINISTRATIVE CODE

NOTES:

FIELD PID RESULTS EXPRESSED IN INSTRUMENT UNITS

LEAD, GRO AND DRO RESULTS EXPRESSED IN MILLIGRAMS PER KILOGRAM (mg/kg) EQUIVALENT TO PARTS PER MILLION (ppm)

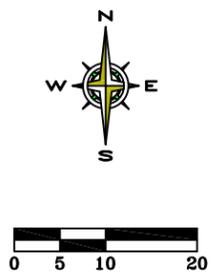
VOC RESULTS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg) EQUIVALENT TO PARTS PER BILLION (ppb)

RESULTS INDICATED IN BROWN/# EXCEED THE WAC NR 746-TABLE 1 RESIDUAL PETROLEUM PRODUCT INDICATOR LEVELS

RESULTS INDICATED IN RED/UNDERLINED EXCEED THE WAC NR 720.09 GENERIC RCLs BASED ON GROUNDWATER PROTECTION

LEGEND:

- APPROXIMATE EXTENT OF IMPACTED SOIL EXCEEDING NR 720 GENERIC RCLs
- GROUNDWATER MONITORING WELL
- DIRECT-PUSH SOIL BORING
- DIRECT-PUSH SOIL BORING/TEMPORARY WELL
- HAND PROBE SOIL BORING
- PROPERTY LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- ELECTRIC POLE
- LIGHT POLE
- CATCH BASIN
- MANHOLE
- WATER LINE
- FIRE HYDRANT
- GAS LINE
- BENCHMARK: CATCH BASIN. ASSUMED ELEVATION = 100.0'



FORMER OBJECT KEY:

- (A) FORMER 1950s PUMP ISLAND
- (B) FORMER 1970s PUMP ISLAND
- (C) FORMER 1970s CONCRETE SLAB

GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)544-0118

FIGURE 3 SOIL ANALYTICAL RESULTS
 PIZZA HUT NO. 13473
 7604 WEST BURLEIGH STREET
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
TJT	JSZ	approx. 1"=20'	05-17-11	09-13-11
PROJECT NO.: 1E-0910006			CAD No. 1E0910006B2	

6' DEPTH
PID = BDL
DRO < 4.6
GRO < 6.0
VOCs < LOD

2-4' DEPTH	12-14' DEPTH
PID = BDL	PID = BDL
DRO = 5.8	DRO < 4.7
GRO < 5.4	GRO < 5.8
VOCs < LOD	VOCs < LOD

2 - 4' DEPTH	6 - 8' DEPTH
PID = 11	PID = 7
Pb = 8.8	Pb = 9.3
DRO = 21	DRO = 5.3
GRO = 7.7	GRO = 60
DETECTED PVOCs	DETECTED PVOCs
E = 40	E = 64
T = 44	T = 88
TMBs = 370	TMBs = 39
X = 200	X = 86

2 - 4' DEPTH	10 - 12' DEPTH
PID = 1,313	PID = 11
Pb = 14	Pb = 11
DRO = 120	DRO < 5.9
<u>GRO = 2,100</u>	GRO = 66
DETECTED PVOCs	PVOCs < LOD
B = 1,100	
E = #44,000#	
T = 1,800	
TMBs = #141,000#	
X = #180,000#	

2-4' DEPTH	14-16' DEPTH
PID = 6	PID = BDL
DRO < 5.3	DRO < 5.5
GRO = 7.8	GRO < 6.1
DETECTED VOCs	VOCs < LOD
s-BuBz = 43	
IPBz = 38	
n-PBz = 69	

2 - 4' DEPTH	14 - 16' DEPTH
PID = BDL	PID = 13
Pb = 14	Pb = 9.3
DRO = 89	DRO < 5.6
GRO < 6.2	GRO = 8.0
VOC < LOD	DETECTED VOCs
	B = 70

2-4' DEPTH	6-8' DEPTH
PID = 756	PID = 1,652
DRO = 260	DRO = 2,200
GRO = 850	GRO = 3,800
DETECTED VOCs	DETECTED VOCs
B = 670	B = 1,800
n-BuBz = 4,300	n-BuBz = 19,000
s-BuBz = 1,400	s-BuBz = 5,800
E = 2,300	E = 12,000
IPBz = 2,400	IPBz = 10,000
p-IPT = 240	p-IPT = 2,300
Napht = #8,700#	Napht = #22,000#
n-PBz = 6,800	n-PBz = 31,000
1,2,3-TCP = 440	TMBs = 18,300
TMBs = 206	X = 3,500
X = 220	

2 - 4' DEPTH	10 - 12' DEPTH
PID = BDL	PID = 25
Pb = 13	Pb = 10
DRO < 5.8	DRO < 5.3
GRO < 5.8	GRO = 12
DETECTED VOCs	VOC < LOD
E = 34	
TMBs = 129	
X = 140	

2 - 4' DEPTH	6 - 8' DEPTH
PID = 5	PID = 1,100
Pb = 12	Pb = 8.8
DRO < 5.3	DRO = 160
GRO = 6.6	GRO = 630
VOCs < LOD	DETECTED VOCs
	E = 14,000
	TMBs = 57,600
	X = 18,000

2-4' DEPTH	6-8' DEPTH
PID = 27	PID = 710
DRO = 41	DRO = 150
GRO < 4.8	GRO = 480
DETECTED VOCs	DETECTED VOCs
B = 89	n-BuBz = 1,800
n-BuBz = 220	s-BuBz = 640
s-BuBz = 98	E = 6,700
E = 920	IPBz = 1,700
IPBz = 260	p-IPT = 110
n-PBz = 1,000	Napht = #3,900#
T = 64	n-PBz = 5,600
TMBs = 53	
X = 200	

2 - 4' DEPTH	4 - 6' DEPTH
PID = BDL	PID = 250
Pb = 19	Pb = 8.3
DRO < 5.0	DRO = 120
GRO < 5.8	GRO = 250
VOC < LOD	DETECTED VOCs
	E = 2,100
	T = 74
	TMBs = 17,500
	X = 2,000

2-4' DEPTH	4-6' DEPTH
PID = 115	PID = 326
DRO = 10	DRO < 4.7
GRO = 29	GRO = 37
DETECTED VOCs	DETECTED VOCs
B = 110	B = 930
s-BuBz = 33	n-BuBz = 260
E = 980	s-BuBz = 68
IPBz = 98	E = 1,200
Napht = 450	IPBz = 280
n-PBz = 310	Napht = 1,400
TMBs = 1,970	n-PBz = 830
X = 1,100	T = 53
	TMBs = 110
	X = 510

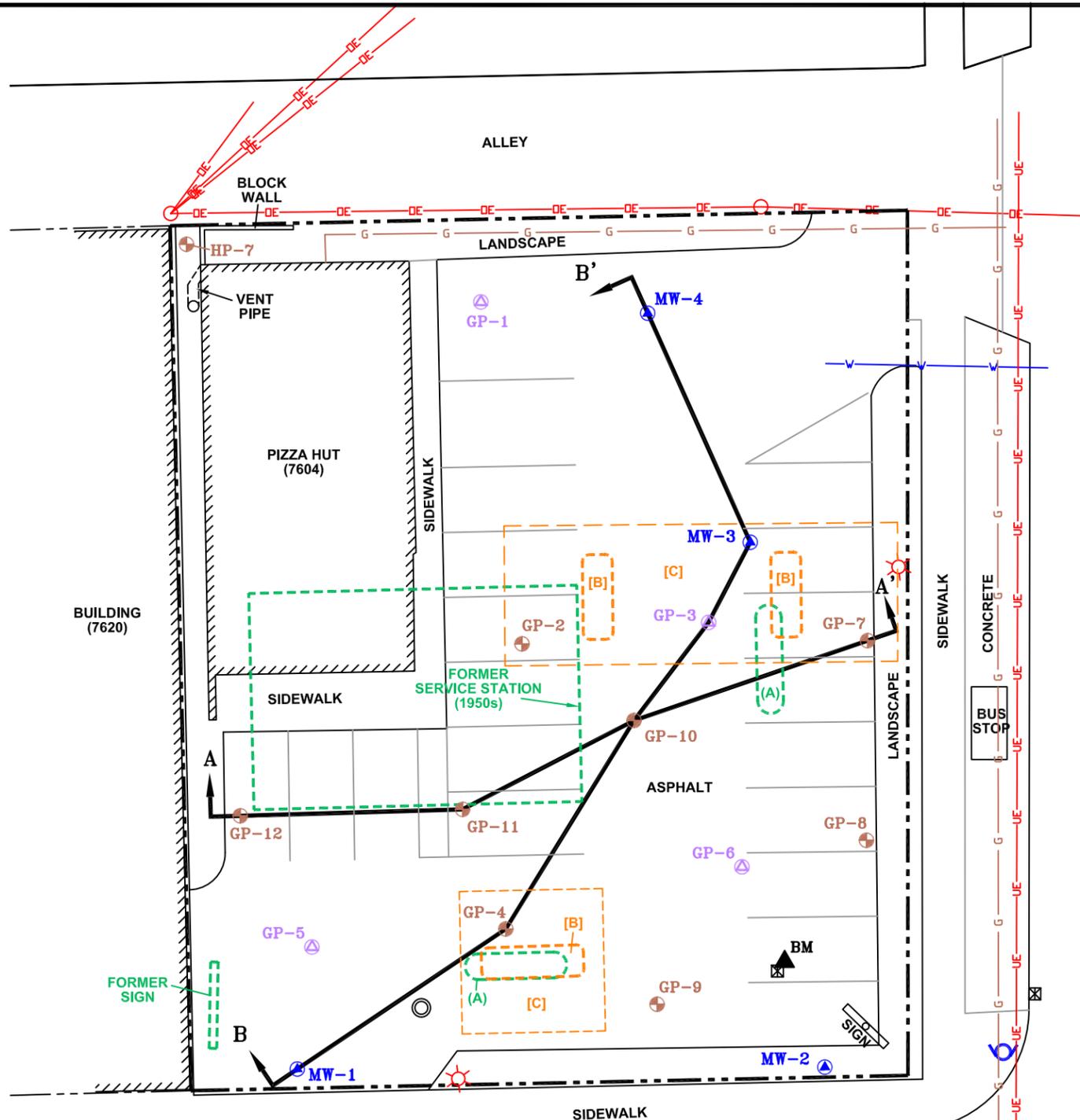
2 - 4' DEPTH	6 - 8' DEPTH
PID = 171	PID = 38
Pb = 17	Pb = 8.4
DRO < 6.2	DRO < 5.9
GRO = 130	GRO = 66
DETECTED PVOCs	DETECTED PVOCs
E = 4,000	E = 640
T = 120	T = 76
TMBs = 137	TMBs = 537
X = 220	X = 400

2 - 4' DEPTH	4 - 6' DEPTH
PID = BDL	PID = 38
Pb < 1.2	Pb = 9.3
DRO = 12	DRO < 5.2
GRO < 5.2	GRO = 96
VOC < LOD	DETECTED VOCs
	B = 190
	E = 100
	TMBs = 47
	X = 110

2-4' DEPTH	14-16' DEPTH
PID = 58	PID = BDL
DRO < 5.4	DRO < 5.4
GRO = 28	GRO < 6.3
DETECTED VOCs	VOCs < LOD
n-BuBz = 130	
s-BuBz = 88	
E = 410	
IPBz = 230	
p-IPT = 31	
n-PBz = 850	
TMBs = 33	

2 - 4' DEPTH	8 - 10' DEPTH
PID = BDL	PID = BDL
Pb = 8.0	Pb = 8.1
DRO < 5.7	DRO < 4.9
GRO < 5.1	GRO < 5.6
PVOCs < LOD	PVOCs < LOD

2 - 4' DEPTH	10 - 12' DEPTH
PID = BDL	PID = BDL
Pb = 11	Pb = 11
DRO < 4.9	DRO < 5.4
GRO < 5.8	GRO < 6.0
VOC < LOD	VOC < LOD



FORMER OBJECT KEY:

(A)	FORMER 1950s PUMP ISLAND
(B)	FORMER 1970s PUMP ISLAND
(C)	FORMER 1970s CONCRETE SLAB

LEGEND:

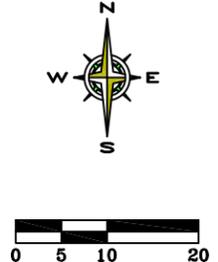
	LINE OF CROSS-SECTION
	GROUNDWATER MONITORING WELL
	DIRECT-PUSH SOIL BORING
	DIRECT-PUSH SOIL BORING/ TEMPORARY WELL
	HAND PROBE SOIL BORING
	PROPERTY LINE
	OVERHEAD ELECTRIC LINE
	UNDERGROUND ELECTRIC LINE
	ELECTRIC POLE
	LIGHT POLE
	CATCH BASIN
	MANHOLE
	WATER LINE
	FIRE HYDRANT
	GAS LINE
	BENCHMARK: CATCH BASIN. ASSUMED ELEVATION = 100.0'

- NOTES:**
- EXISTING FEATURES DEVELOPED FROM THE "ALTA/ACSM LAND TITLE SURVEY", DATED 2/12/01, PREPARED BY NATIONAL SURVEY & ENGINEERING.
 - FORMER 1950s FEATURES ARE SHOWN APPROXIMATE AND DEVELOPED FROM THE "PLAT OF SURVEY", DATED 7/17/64, PREPARED BY JAHNKE & JAHNKE.
 - FORMER 1970s FEATURES ARE SHOWN APPROXIMATE AND DEVELOPED FROM THE SURVEY NO. 71069, DATED 5/8/87, PREPARED BY METROPOLITAN SURVEY SERVICE, INC.

GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)544-0118

FIGURE 5
 CROSS-SECTION LOCATION PLAN
 PIZZA HUT NO. 13473
 7604 WEST BURLEIGH STREET
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
TJT	JSZ	approx. 1"=20'	08-23-11	--
PROJECT NO.: 1E-0910006			CAD No. 1E0910006D	

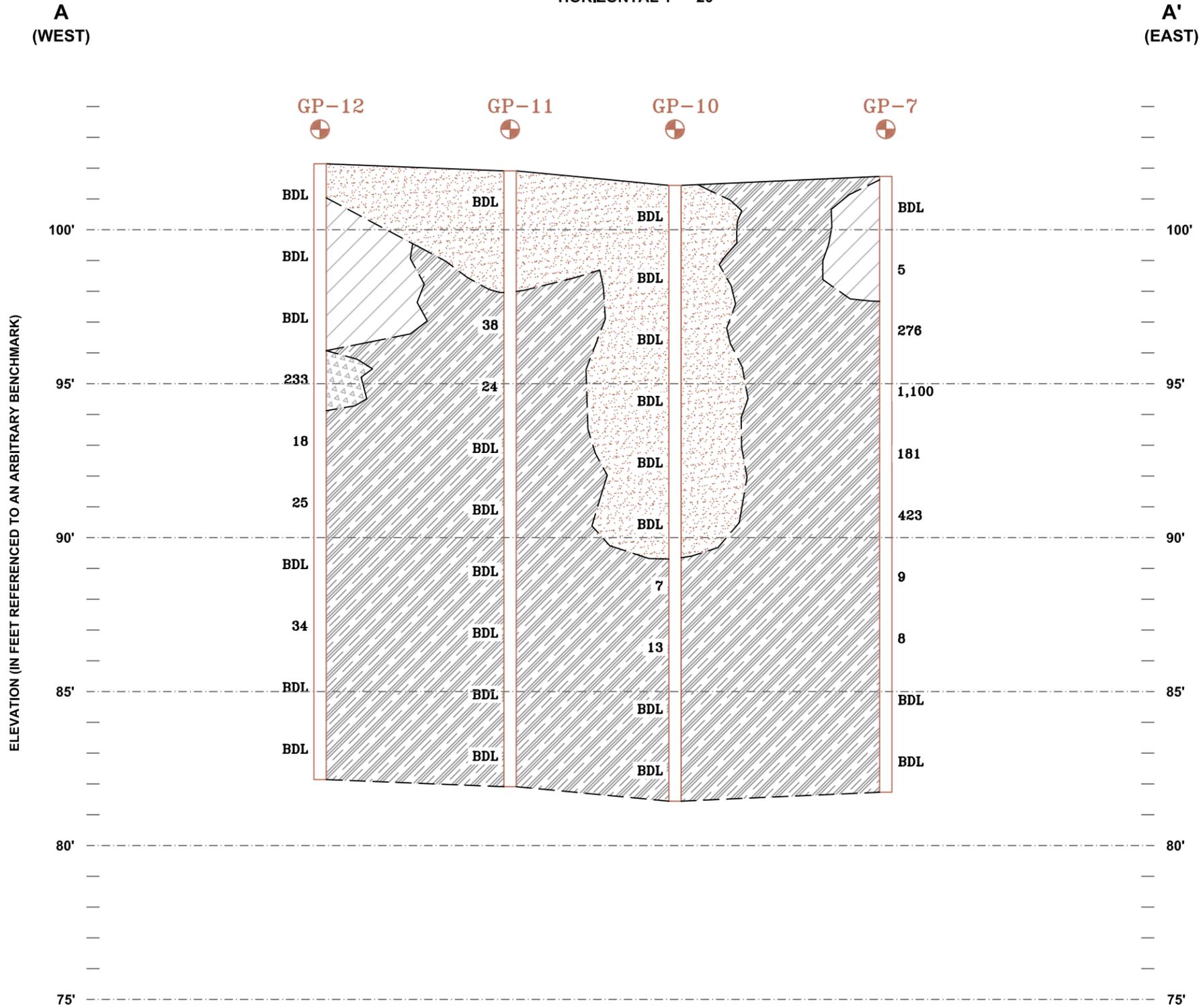


NORTH 76th STREET (S.T.H. 181)

WEST BURLEIGH STREET

CROSS SECTION A-A'

SCALE: VERTICAL 1" = 4'
HORIZONTAL 1" = 20'



SOIL KEY:

- FILL: SAND
- SILT
- SILTY CLAY
- SAND AND GRAVEL
- SOIL CONTACT LINES ARE INFERRED

LEGEND:

- GP-7 DIRECT-PUSH SOIL BORING
- 423** PHOTOIONIZATION DETECTOR (PID) READING
- BDL** BELOW PID DETECTION LIMIT

GILES ENGINEERING ASSOCIATES, INC.
N8 W22350 JOHNSON DRIVE, SUITE A1
WAUKESHA, WI 53186 (262)544-0118

FIGURE 6
CROSS-SECTION A-A'
PIZZA HUT NO. 13473
7604 WEST BURLEIGH STREET
MILWAUKEE, WISCONSIN

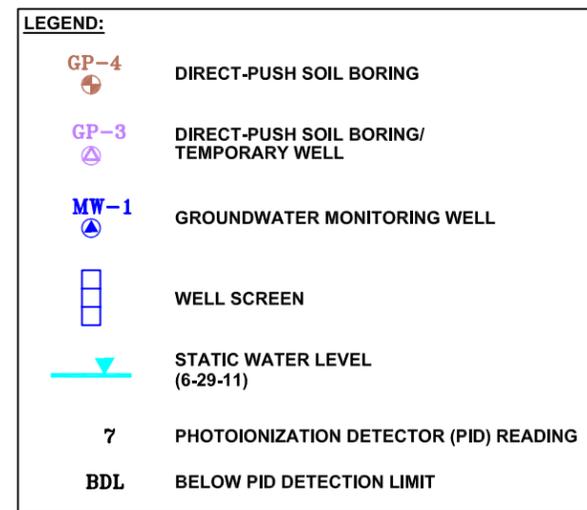
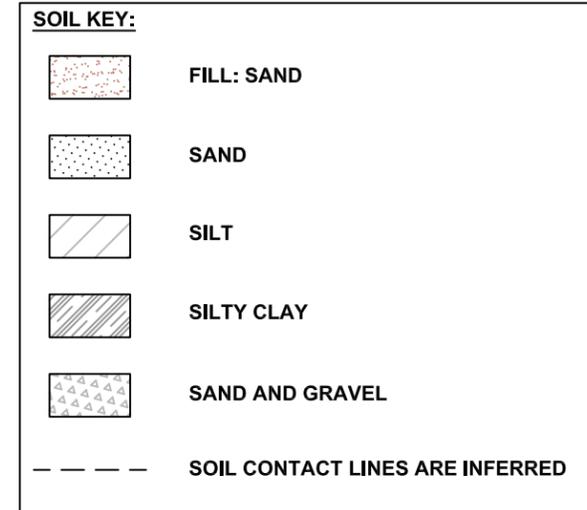
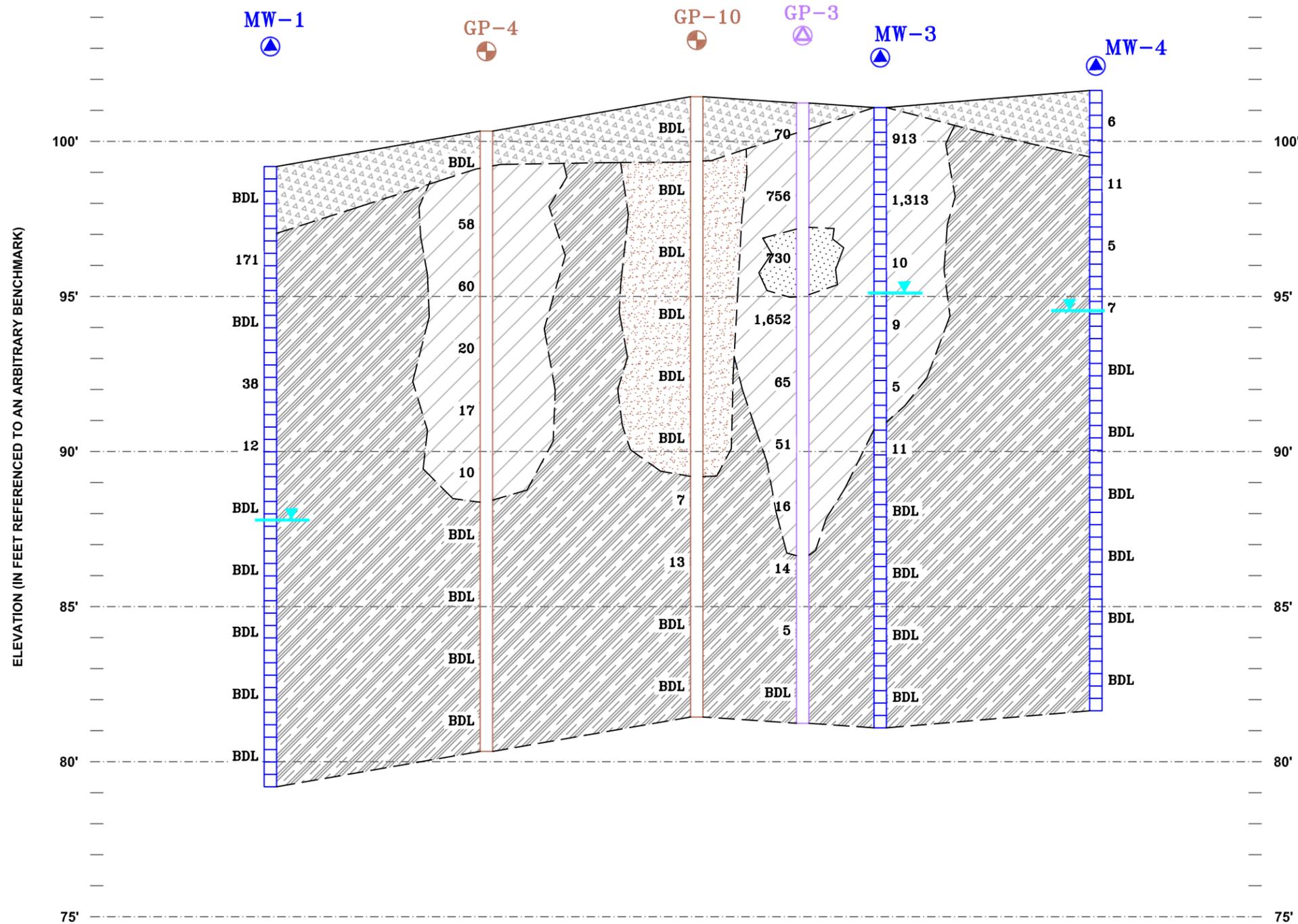
DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB	JSZ	SEE TITLE	08-23-11	--
PROJECT NO.: 1E-0910006			CAD No. 1E0910006E	

CROSS SECTION B-B'

SCALE: VERTICAL 1" = 4'
HORIZONTAL 1" = 20'

B
(SOUTH)

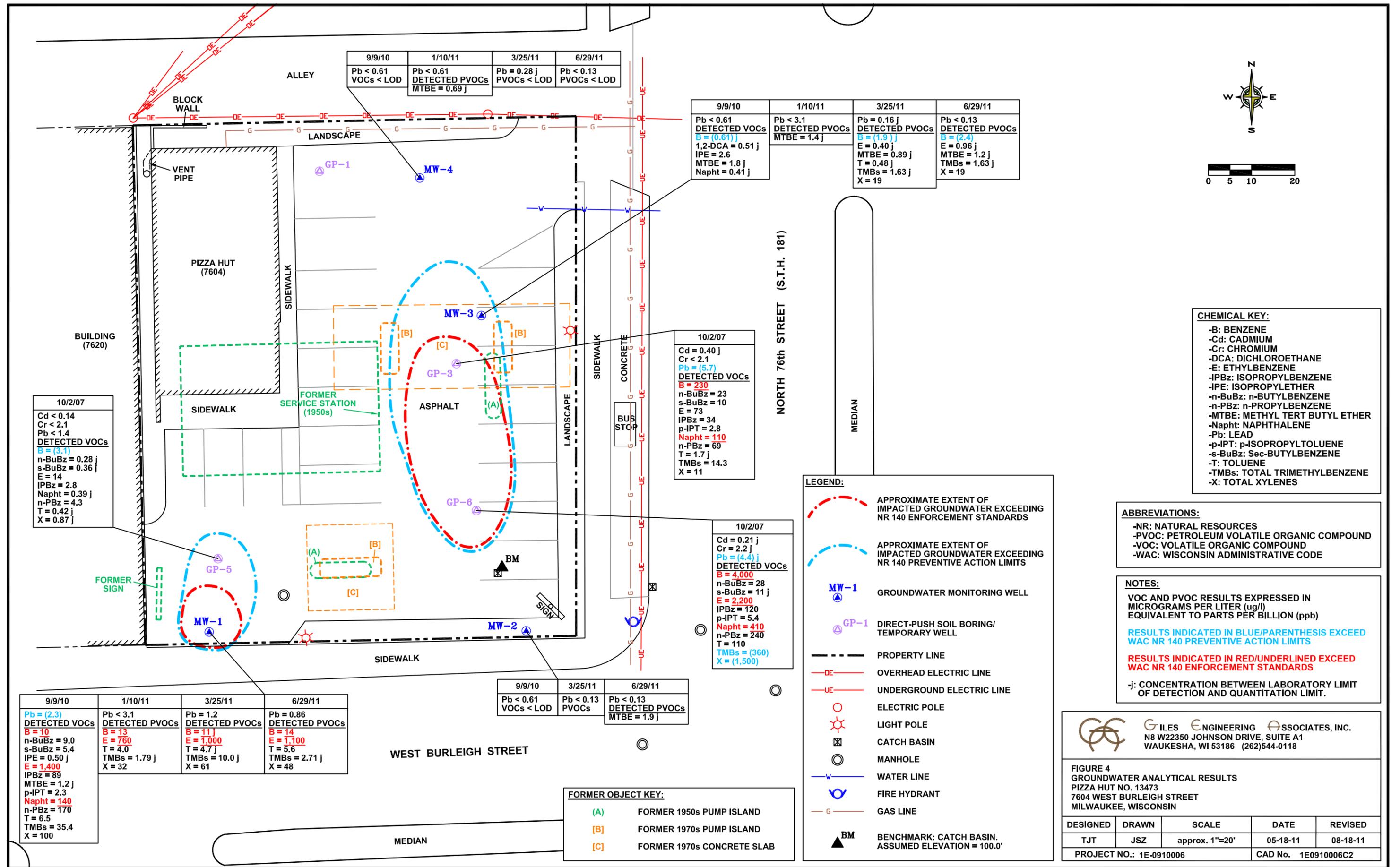
B'
(NORTH)



GILES ENGINEERING ASSOCIATES, INC.
N8 W22350 JOHNSON DRIVE, SUITE A1
WAUKESHA, WI 53186 (262)544-0118

FIGURE 7
CROSS-SECTION B-B'
PIZZA HUT NO. 13473
7604 WEST BURLEIGH STREET
MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB	JSZ	SEE TITLE	08-23-11	--
PROJECT NO.: 1E-0910006			CAD No. 1E0910006F	



9/9/10	1/10/11	3/25/11	6/29/11
Pb < 0.61 VOCs < LOD	Pb < 0.61 DETECTED PVOCs MTBE = 0.69 j	Pb = 0.28 j PVOCs < LOD	Pb < 0.13 PVOCs < LOD

9/9/10	1/10/11	3/25/11	6/29/11
Pb < 0.61 DETECTED VOCs B = (0.61) j 1,2-DCA = 0.51 j IPE = 2.6 MTBE = 1.8 j Napht = 0.41 j	Pb < 3.1 DETECTED PVOCs MTBE = 1.4 j	Pb = 0.16 j DETECTED PVOCs B = (1.9) j E = 0.40 j MTBE = 0.89 j T = 0.48 j TMBs = 1.63 j X = 19	Pb < 0.13 DETECTED PVOCs B = (2.4) j E = 0.96 j MTBE = 1.2 j TMBs = 1.63 j X = 19

10/2/07
Cd < 0.14 Cr < 2.1 Pb < 1.4 DETECTED VOCs B = (3.1) j n-BuBz = 0.28 j s-BuBz = 0.36 j E = 14 IPBz = 2.8 Napht = 0.39 j n-PBz = 4.3 T = 0.42 j X = 0.87 j

10/2/07
Cd = 0.40 j Cr < 2.1 Pb = (5.7) j DETECTED VOCs B = 230 n-BuBz = 23 s-BuBz = 10 E = 73 IPBz = 34 p-IPT = 2.8 Napht = 110 n-PBz = 69 T = 1.7 j TMBs = 14.3 X = 11

10/2/07
Cd = 0.21 j Cr = 2.2 j Pb = (4.4) j DETECTED VOCs B = 4,000 n-BuBz = 28 s-BuBz = 11 j E = 2,200 IPBz = 120 p-IPT = 5.4 Napht = 410 n-PBz = 240 T = 110 TMBs = (360) X = (1,500)

9/9/10	1/10/11	3/25/11	6/29/11
Pb = (2.3) j DETECTED VOCs B = 10 n-BuBz = 9.0 s-BuBz = 5.4 IPE = 0.50 j E = 1,400 IPBz = 89 MTBE = 1.2 j p-IPT = 2.3 Napht = 140 n-PBz = 170 T = 6.5 TMBs = 35.4 X = 100	Pb < 3.1 DETECTED PVOCs B = 13 E = 760 T = 4.0 TMBs = 1.79 j X = 32	Pb = 1.2 DETECTED PVOCs B = 11 j E = 1,000 T = 4.7 j TMBs = 10.0 j X = 61	Pb = 0.86 DETECTED PVOCs B = 14 E = 1,100 T = 5.6 TMBs = 2.71 j X = 48

9/9/10	3/25/11	6/29/11
Pb < 0.61 VOCs < LOD	Pb < 0.13 PVOCs	Pb < 0.13 DETECTED PVOCs MTBE = 1.9 j

FORMER OBJECT KEY:

(A)	FORMER 1950s PUMP ISLAND
(B)	FORMER 1970s PUMP ISLAND
(C)	FORMER 1970s CONCRETE SLAB

CHEMICAL KEY:

- B: BENZENE
- Cd: CADMIUM
- Cr: CHROMIUM
- DCA: DICHLOROETHANE
- E: ETHYLBENZENE
- IPBz: ISOPROPYLBENZENE
- IPE: ISOPROPYLETHER
- n-BuBz: n-BUTYLBENZENE
- n-PBz: n-PROPYLBENZENE
- MTBE: METHYL TERT BUTYL ETHER
- Napht: NAPHTHALENE
- Pb: LEAD
- p-IPT: p-ISOPROPYLTOLUENE
- s-BuBz: Sec-BUTYLBENZENE
- T: TOLUENE
- TMBs: TOTAL TRIMETHYLBENZENE
- X: TOTAL XYLENES

ABBREVIATIONS:

- NR: NATURAL RESOURCES
- PVOC: PETROLEUM VOLATILE ORGANIC COMPOUND
- VOC: VOLATILE ORGANIC COMPOUND
- WAC: WISCONSIN ADMINISTRATIVE CODE

NOTES:

VOC AND PVOC RESULTS EXPRESSED IN MICROGRAMS PER LITER (ug/l) EQUIVALENT TO PARTS PER BILLION (ppb)

RESULTS INDICATED IN BLUE/PARENTHESIS EXCEED WAC NR 140 PREVENTIVE ACTION LIMITS

RESULTS INDICATED IN RED/UNDERLINED EXCEED WAC NR 140 ENFORCEMENT STANDARDS

-j: CONCENTRATION BETWEEN LABORATORY LIMIT OF DETECTION AND QUANTITATION LIMIT.

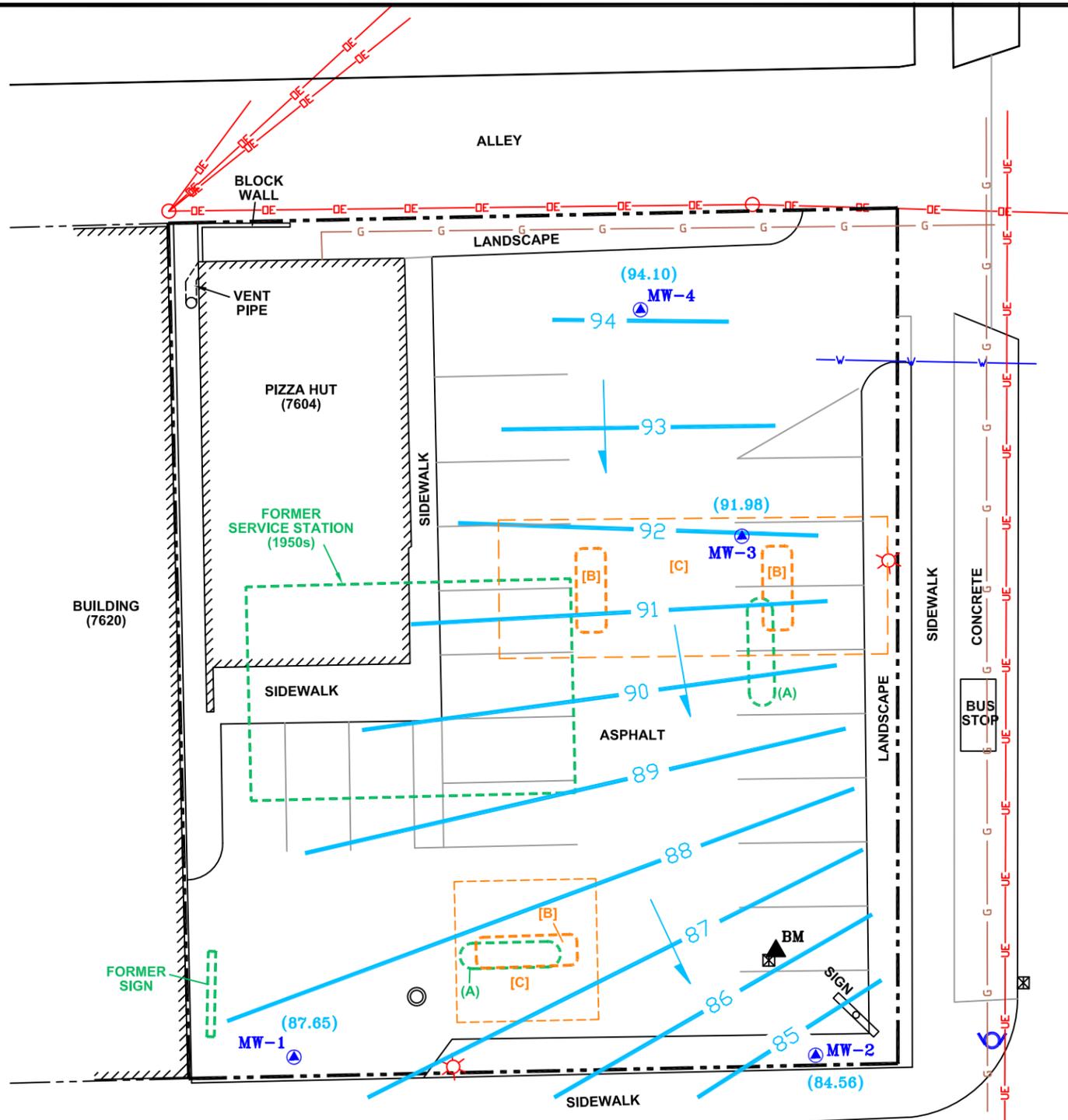
LEGEND:

- APPROXIMATE EXTENT OF IMPACTED GROUNDWATER EXCEEDING NR 140 ENFORCEMENT STANDARDS
- APPROXIMATE EXTENT OF IMPACTED GROUNDWATER EXCEEDING NR 140 PREVENTIVE ACTION LIMITS
- MW-1 GROUNDWATER MONITORING WELL
- GP-1 DIRECT-PUSH SOIL BORING/ TEMPORARY WELL
- PROPERTY LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- ELECTRIC POLE
- LIGHT POLE
- CATCH BASIN
- MANHOLE
- WATER LINE
- FIRE HYDRANT
- GAS LINE
- BM BENCHMARK: CATCH BASIN. ASSUMED ELEVATION = 100.0'

GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)544-0118

FIGURE 4
 GROUNDWATER ANALYTICAL RESULTS
 PIZZA HUT NO. 13473
 7604 WEST BURLEIGH STREET
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
TJT	JSZ	approx. 1"=20'	05-18-11	08-18-11
PROJECT NO.: 1E-0910006			CAD No. 1E0910006C2	



FORMER OBJECT KEY:

(A)	FORMER 1950s PUMP ISLAND
(B)	FORMER 1970s PUMP ISLAND
(C)	FORMER 1970s CONCRETE SLAB

LEGEND:

92	GROUNDWATER CONTOUR INTERVAL = 1.0'
←	GROUNDWATER FLOW DIRECTION
(91.98)	GROUNDWATER ELEVATION (IN FEET REFERENCED TO ARBITRARY BENCHMARK)
MW-1	GROUNDWATER MONITORING WELL
---	PROPERTY LINE
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
○	ELECTRIC POLE
☼	LIGHT POLE
☒	CATCH BASIN
⊙	MANHOLE
W	WATER LINE
⊕	FIRE HYDRANT
G	GAS LINE
BM	BENCHMARK: CATCH BASIN. ASSUMED ELEVATION = 100.0'

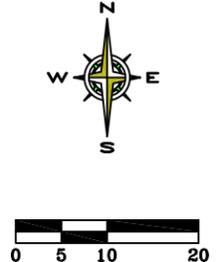
NOTES:

- EXISTING FEATURES DEVELOPED FROM THE "ALTA/ACSM LAND TITLE SURVEY", DATED 2/12/01, PREPARED BY NATIONAL SURVEY & ENGINEERING.
- FORMER 1950s FEATURES ARE SHOWN APPROXIMATE AND DEVELOPED FROM THE "PLAT OF SURVEY", DATED 7/17/64, PREPARED BY JAHNKE & JAHNKE.
- FORMER 1970s FEATURES ARE SHOWN APPROXIMATE AND DEVELOPED FROM THE SURVEY NO. 71069, DATED 5/8/87, PREPARED BY METROPOLITAN SURVEY SERVICE, INC.

GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)544-0118

FIGURE 8
 GROUNDWATER CONTOUR MAP 9-3-10
 PIZZA HUT NO. 13473
 7604 WEST BURLEIGH STREET
 MILWAUKEE, WISCONSIN

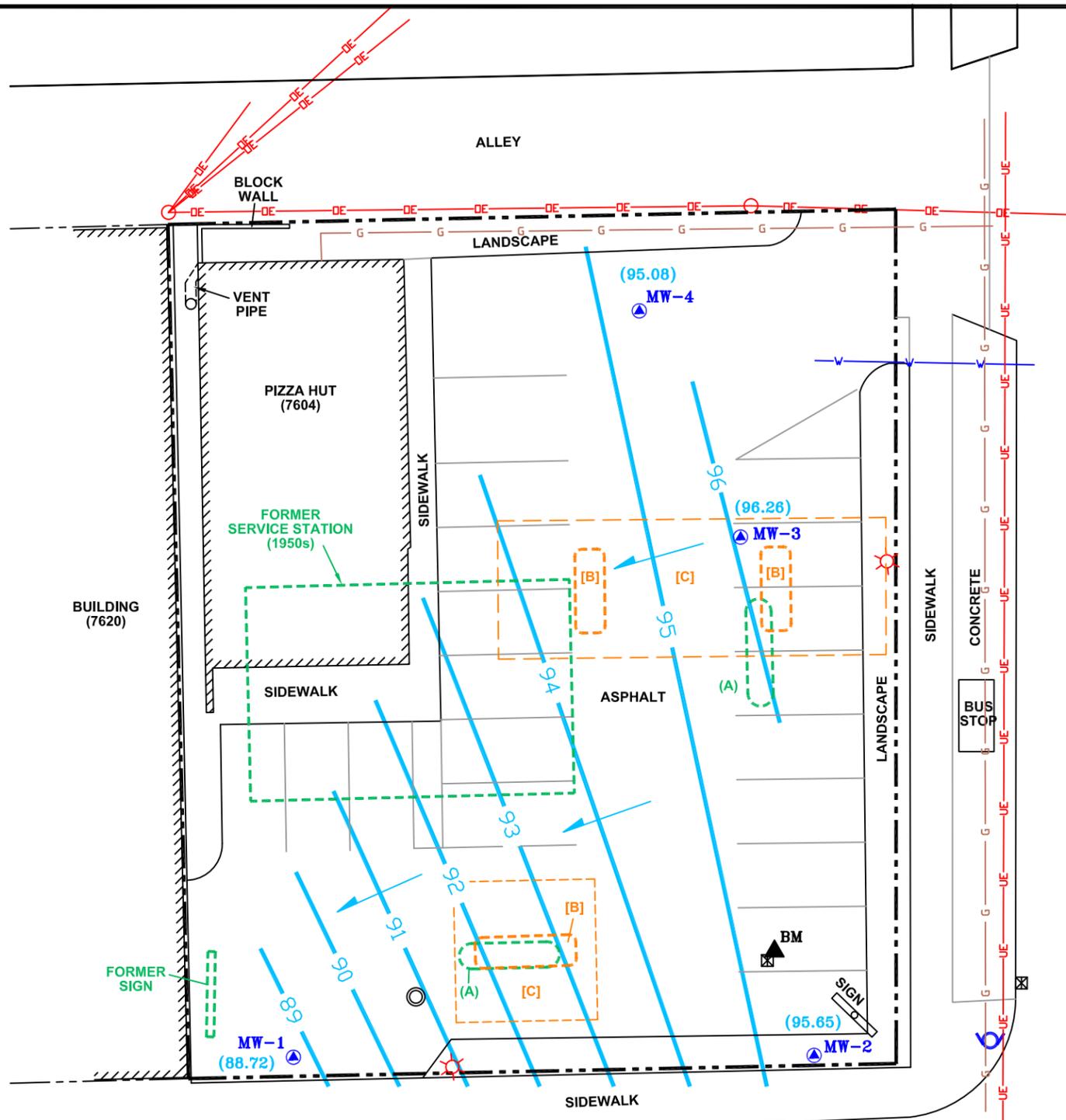
DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB	JSZ	approx. 1"=20'	08-23-11	--
PROJECT NO.: 1E-0910006			CAD No. 1E0910006G	



WEST BURLEIGH STREET

NORTH 76th STREET (S.T.H. 181)

MEDIAN



FORMER OBJECT KEY:

(A)	FORMER 1950s PUMP ISLAND
(B)	FORMER 1970s PUMP ISLAND
(C)	FORMER 1970s CONCRETE SLAB

LEGEND:

	GROUNDWATER CONTOUR INTERVAL = 1.0'
	GROUNDWATER FLOW DIRECTION
	GROUNDWATER ELEVATION (IN FEET REFERENCED TO ARBITRARY BENCHMARK)
	GROUNDWATER MONITORING WELL
	PROPERTY LINE
	OVERHEAD ELECTRIC LINE
	UNDERGROUND ELECTRIC LINE
	ELECTRIC POLE
	LIGHT POLE
	CATCH BASIN
	MANHOLE
	WATER LINE
	FIRE HYDRANT
	GAS LINE
	BENCHMARK: CATCH BASIN. ASSUMED ELEVATION = 100.0'

NOTES:

- EXISTING FEATURES DEVELOPED FROM THE "ALTA/ACSM LAND TITLE SURVEY", DATED 2/12/01, PREPARED BY NATIONAL SURVEY & ENGINEERING.
- FORMER 1950s FEATURES ARE SHOWN APPROXIMATE AND DEVELOPED FROM THE "PLAT OF SURVEY", DATED 7/17/64, PREPARED BY JAHNKE & JAHNKE.
- FORMER 1970s FEATURES ARE SHOWN APPROXIMATE AND DEVELOPED FROM THE SURVEY NO. 71069, DATED 5/8/87, PREPARED BY METROPOLITAN SURVEY SERVICE, INC.

GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)544-0118

FIGURE 9
 GROUNDWATER CONTOUR MAP 3-25-11
 PIZZA HUT NO. 13473
 7604 WEST BURLEIGH STREET
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB	JSZ	approx. 1"=20'	08-23-11	--
PROJECT NO.: 1E-0910006			CAD No. 1E0910006H	

NORTH 76th STREET (S.T.H. 181)

WEST BURLEIGH STREET



MEDIAN

**TABLE 1
SOIL ANALYTICAL RESULTS (LEAD, DRO, GRO, AND DETECTED VOCs OR PVOCs)**

Pizza Hut Restaurant No. 13473
7604 West Burleigh Street
Milwaukee, Wisconsin
Project No. 1E-0910006

Analyte	Sample Location																												WAC NR 720.09 RCLs	NR 746.06 Table 1 (Product Indicator)	NR 746.06 Table 2 (Direct Contact)								
	GP-1		GP-2		GP-3		GP-4		GP-5		GP-6		GP-7		GP-8		GP-9		GP-10		GP-11		GP-12		HP-7		MW-1					MW-2		MW-3		MW-4			
Sample Depth (feet)	2 - 4	12 - 14	2 - 4	14 - 16	2 - 4	6 - 8	2 - 4	14 - 16	2 - 4	6 - 8	2 - 4	4 - 6	2 - 4	6 - 8	2 - 4	4 - 6	2 - 4	10 - 12	2 - 4	14 - 16	2 - 4	4 - 6	2 - 4	10 - 12	6	2 - 4	6-8	2 - 4	8-10	2 - 4	10-12	2 - 4	6-8						
Sample Date	10/2/07	10/2/07	10/2/07	10/2/07	10/2/07	10/2/07	10/2/07	10/2/07	10/2/07	10/2/07	10/2/07	10/2/07	7/21/10	7/21/10	7/21/10	7/21/10	7/21/10	7/21/10	7/21/10	7/21/10	7/21/10	7/21/10	7/21/10	7/21/10	10/2/07	8/11/10	8/11/10	8/11/10	8/11/10	8/11/10	8/11/10	8/11/10	8/11/10						
PID	BDL	BDL	6	BDL	756	1652	58	BDL	27	710	115	326	5	1100	BDL	250	BDL	BDL	BDL	13	BDL	38	BDL	25	BDL	171	38	BDL	BDL	1313	11	11	7						
lead (mg/kg)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	12	8.8	19	8.3	11	11	14	9.3	<1.2	9.3	13	10	NA	17	8.4	8.0	8.1	14	11	8.8	9.3						
DRO (mg/kg)	5.8	<4.7	<5.3	<5.5	<u>260</u>	<u>2,200</u>	<5.4	<5.4	41	150	10	<4.7	<5.3	160	<5.0	120	<4.9	<5.4	89	<5.6	12	<5.2	11	<5.3	<4.6	<6.2	<5.9	<5.7	<4.9	120	<5.9	7.7	5.3						
GRO (mg/kg)	<5.4	<5.8	7.8	<6.1	<u>850</u>	<u>3,800</u>	28	<6.3	<4.8	<u>480</u>	29	37	6.6	<u>630</u>	<5.8	<u>250</u>	<5.8	<6.0	<6.2	8.0	<5.2	96	<5.8	12	<6.0	130	66	<5.1	<5.6	<u>2,100</u>	66	21	60						
Detected VOCs/PVOCs (µg/kg)																																							
Benzene	<27	<29	<31	<30	<u>670</u>	<u>1,800</u>	<30	<31	<u>89</u>	<58	<u>110</u>	<u>930</u>	<30	<280	<29	<28	<29	<30	<31	<u>70</u>	<26	<u>190</u>	<29	<29	<30	<31	<29	<28	<28	<u>1,100</u>	<31	<28	<28	<u>5.5</u>	<u>8,500</u>	<u>1,100</u>			
n-Butylbenzene	<27	<29	<31	<30	4,300	19,000	130	<31	220	1,800	<28	260	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<30	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS
sec-Butylbenzene	<27	<29	43	<30	1,400	5,800	88	<31	98	640	33	68	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<30	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS	
Ethylbenzene	<27	<29	<31	<30	2,300	<u>12,000</u>	410	<31	920	<u>6,700</u>	980	1,200	<30	<u>14,000</u>	<29	2,100	<29	<30	<31	<31	<26	100	34	<29	<30	<u>4,000</u>	640	<28	<28	<u>#44,000#</u>	<31	40	64	<u>2,900</u>	<u>4,600</u>	NS			
Isopropylbenzene	<27	<29	38	<30	2,400	10,000	230	<31	260	1,700	98	280	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<30	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS		
p-Isopropyltoluene	<27	<29	<31	<30	240	2,300	31	<31	<62	110	<28	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<30	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS		
Naphthalene	<54	<58	<61	<61	<u>#8,700#</u>	<u>#22,000#</u>	<60	<63	<62	<u>#3,900#</u>	450	1,400	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<60	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS	2,700	NS	
n-Propylbenzene	<27	<29	69	<30	6,800	31,000	850	<31	1,000	5,600	310	830	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<30	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS		
Toluene	<27	<29	<31	<30	<59	<140	<30	<31	64	<58	<28	53	<30	<280	<29	74	<29	<30	<31	<31	<26	<30	<29	<29	<30	120	76	<28	<28	<u>1,800</u>	<31	44	88	<u>1,500</u>	<u>38,000</u>	NS			
1,2,3-Trichloropropane	<54	<58	<61	<61	440	<280	<60	<63	<62	<120	<57	<55	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<60	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS		
Trimethylbenzenes	<27	<29	<31	<30	206	18,300	33	<31	53	<58	1,970	110	<60	57,600	<58	17,500	<58	<60	<62	<62	<52	47	129	<58	<30	136	537	<56	<56	<u>#141,000#</u>	<62	370	39	NS	<u>83,000</u>	NS			
Xylenes	<92	<99	<100	<100	220	3,500	<100	<110	200	<200	1,100	510	<90	<u>18,000</u>	<86	2,000	<87	<90	<93	<93	<78	110	140	<87	<100	220	400	<85	<85	<u>#180,000#</u>	<93	200	86	<u>4,100</u>	<u>42,000</u>	NS			

NOTES:

PID: Photoionization Detector
BDL: Below Detection Limit
DRO: Diesel Range Organics
GRO: Gasoline Range Organics
VOCs: Volatile Organic Compounds
mg/kg: Milligrams per kilogram; equivalent to parts per million (ppm)
µg/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)

WAC: Wisconsin Administrative Code
NR: Natural Resources Chapter
NS: No Established Standard
RCLs: Residual Contaminant Levels
PVOCs: Petroleum Volatile Organic Compounds

Results indicated in red/underlined exceed the WAC NR 720.09 Generic RCL based on groundwater protection
Results indicated in brown/#...# exceed the WAC NR 746-Table 1 Residual Petroleum Product Indicator Levels

TABLE 3A
GROUNDWATER ANALYTICAL RESULTS - TEMPORARY WELLS
(Lead, Cadmium, Chromium, and Detected VOCs)

Pizza Hut Restaurant No. 13473
7604 West Burleigh Street
Milwaukee, Wisconsin
Project No. 1E-0910006

Analyte	SAMPLE LOCATION			NR 140 PAL	NR 140 ES
	GP-3	GP-5	GP-6		
Sample Date	10/02/07	10/02/07	10/02/07		
Cadmium (µg/L)	0.40 j	<0.14	0.21 j	0.5	5
Chromium (µg/L)	<2.1	<2.1	2.2 j	10	100
Lead (µg/L)	(5.7)	<1.4	(4.4) j	1.5	15
Detected VOCs (µg/L)					
Benzene	<u>230</u>	(3.1)	<u>4,000</u>	0.5	5
n-Butylbenzene	23	0.28 j	28	NS	NS
sec-Butylbenzene	10	0.36 j	11 j	NS	NS
Ethylbenzene	73	14	<u>2200</u>	140	700
Isopropylbenzene	34	2.8	120	NS	NS
p-isopropyltoluene	2.8	<2.0	5.4	NS	NS
Naphthalene	<u>110</u>	0.39 j	<u>410</u>	8	40
n-Propylbenzene	69	4.3	240	NS	NS
Toluene	1.7 j	0.42 j	110	200	1,000
Trimethylbenzenes	14.3	<0.20	(360)	96	480
Total Xylenes	11	0.87 j	(1,500)	1,000	10,000

NOTES:

VOCs: Volatile Organic Compounds

NR: Natural Resources Chapter

WAC: Wisconsin Administrative Code

PAL: WAC NR 140 Preventive Action Limit

ES: WAC NR 140 Enforcement Standard

µg/L: Micrograms per liter; equivalent to parts per billion (ppb)

j: Result detected between laboratory method detection limit and quantitation limit

Results indicated in blue/parenthesis exceed the WAC NR 140 PAL

Results indicated in red/underlined exceed the WAC NR 140 ES

**TABLE 3B
GROUNDWATER ANALYTICAL RESULTS - MONITORING WELLS
(Lead and Detected VOCs/PVOCs)**

Pizza Hut Restaurant No. 13473
7604 West Burleigh Street
Milwaukee, Wisconsin
Project No. 1E-0910006

Analyte	SAMPLE LOCATION																NR 140 PAL	NR 140 ES
	MW-1				MW-2			MW-3				MW-4						
Sample Date	09/09/10	01/10/11	03/25/11	06/29/11	09/09/10	03/25/11	06/29/11	09/09/10	01/10/11	03/25/11	06/29/11	09/09/10	01/10/11	03/25/11	06/29/11			
Lead (µg/L)	(2.3)	<3.1	1.2	0.86	<0.61	<0.13	<0.13	<0.61	<3.1	0.16j	<0.13	<0.61	<0.61	0.28j	<0.13	1.5	15	
Detected VOCs/PVOCs (µg/L)																		
Benzene	<u>10</u>	<u>13</u>	<u>11j</u>	<u>14</u>	<0.20	<0.25	<0.25	(0.61j)	<0.25	(1.9j)	(2.4)	<0.20	<0.25	<0.25	<0.25	0.5	5	
n-Butylbenzene	9.0	NA	NA	NA	<0.20	NA	NA	<0.20	NA	NA	NA	<0.20	NA	NA	NA	NS	NS	
sec-Butylbenzene	5.4	NA	NA	NA	<0.25	NA	NA	<0.25	NA	NA	NA	<0.25	NA	NA	NA	NS	NS	
1,2-Dichloroethane	<0.50	NA	NA	NA	<0.50	NA	NA	0.51j	NA	NA	NA	<0.50	NA	NA	NA	850	85	
Isopropyl Ether	0.50j	NA	NA	NA	<0.50	NA	NA	2.6	NA	NA	NA	<0.50	NA	NA	NA	NS	NS	
Ethylbenzene	<u>1,400</u>	<u>760</u>	<u>1,000</u>	<u>1,100</u>	<0.50	<0.22	<0.22	<0.50	<0.22	0.40j	0.96j	<0.50	<0.22	<0.22	<0.22	140	700	
Isopropylbenzene	89	NA	NA	NA	<0.20	NA	NA	<0.20	NA	NA	NA	<0.20	NA	NA	NA	NS	NS	
methyl-tert-butyl ether	1.2j	<0.23	<1.8	<2.3	<0.50	<0.23	1.9j	1.8j	1.4j	0.89j	1.2j	<0.50	0.69j	<0.23	<0.23	60	12	
p-isopropyltoluene	2.3	NA	NA	NA	<0.20	NA	NA	<0.20	NA	NA	NA	<0.20	NA	NA	NA	NS	NS	
Naphthalene	<u>140</u>	NA	NA	NA	<0.25	NA	NA	0.41j	NA	NA	NA	<0.25	NA	NA	NA	8	40	
n-Propylbenzene	170	NA	NA	NA	<0.50	NA	NA	<0.50	NA	NA	NA	<0.50	NA	NA	NA	NS	NS	
Toluene	6.5	4.0	4.7j	5.6	<0.50	<0.25	<0.25	<0.50	<0.25	0.48j	<0.25	<0.50	<0.25	<0.25	<0.25	200	1,000	
Trimethylbenzenes	35.4	1.79j	10.0j	2.71j	<0.40	<0.44	<0.44	<0.40	<0.44	1.63j	1.63j	<0.40	<0.44	<0.44	<0.44	96	480	
Total Xylenes	100	32	61	48	<0.50	<0.39	0.41j	<0.50	<0.39	19	19	<0.50	<0.39	<0.39	<0.39	1,000	10,000	

NOTES:

VOCs: Volatile Organic Compounds
NR: Natural Resources Chapter
WAC: Wisconsin Administrative Code
PAL: WAC NR 140 Preventive Action Limit
ES: WAC NR 140 Enforcement Standard
NA: Not Analyzed
PVOCs: Petroleum Volatile Organic Compounds

ES: WA NR 140 Enforcement Standard
µg/L: Micrograms per liter; equivalent to parts per billion (ppb)
j: Result detected between laboratory method detection limit and quantitation limit
Results indicated in blue/parenthesis exceed the WAC NR 140 PAL
Results indicated in red/underlined exceed the WAC NR 140 ES

**TABLE 2
GROUNDWATER ELEVATION SUMMARY**

Pizza Hut Restaurant No. 13473
7604 West Burleigh Street
Milwaukee, Wisconsin
1E-0910006

Well ID	Elevation Top of Casing	Elevation Ground Surface	Groundwater Levels	Groundwater Elevations	Date
MW-1	98.69	99.19	11.04	87.65	09/03/2010
			13.86	84.83	01/10/2011
			9.97	88.72	03/25/2011
			10.90	87.79	06/29/2011
MW-2	99.69	100.05	15.13	84.56	09/03/2010
			NM*		01/10/2011
			4.04	95.65	03/25/2011
			3.98	95.71	06/29/2011
MW-3	100.62	101.09	8.64	91.98	09/03/2010
			6.32	94.30	01/10/2011
			4.36	96.26	03/25/2011
			5.51	95.11	06/29/2011
MW-4	101.30	101.64	7.20	94.10	09/03/2010
			7.78	93.52	01/10/2011
			6.22	95.08	03/25/2011
			6.76	94.54	06/29/2011

Notes:

All values presented in feet

Benchmark: North rim of storm sewer grate in the parking lot

Elevation of 100 feet

NM = No Measurement

MW-2 was not accessible during the 1/10/2011 sampling event



GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Baltimore/Wash. DC
- Dallas, TX
- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

September 1, 2011

Department of Public Works
Infrastructure Services Division
841 North Broadway
Milwaukee, WI 53202

Attention: Mr. Jeffrey Polenske
City Engineer, City of Milwaukee

Subject: Notification Residual Petroleum Impacts
Pizza Hut No.13473 (Former Gas Station)
7604 West Burleigh Street
(Parcel Number 2920441-1)
Milwaukee, Wisconsin
Project No. 1E-091006
WDNR BRRTS No. 03-41-554454

Dear Mr. Polenske:

On behalf of PH Real Estate Holdings, LLC, Giles Engineering Associates, Inc. (Giles) is notifying the City of Milwaukee Department of Public Works regarding the potential presence of residual petroleum hydrocarbon impacts within the groundwater located along the southwestern corner (West Burleigh Street) and east-central region (North 76th Street) of the above-referenced Site. This Site is in the process of receiving closure by the Wisconsin Department of Safety and Professional Services (DSPS) pending a GIS soil and groundwater registry filing in September 2011. Final case closure will be granted upon providing the appropriate Geographic Information System (GIS) Registry information and notifying municipal authorities of petroleum impacts extending into public right-of-ways.

Giles is notifying your department pursuant to Wisconsin Administrative Code, Chapter NR 726.05 (2)(b)(4), of the potential presence of groundwater impacts beneath the right-of-way, which may exceed applicable Wisconsin Administrative Code, Chapter NR 140 standards for groundwater.

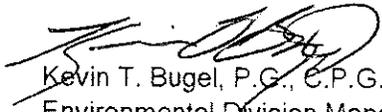
A copy of the GIS soil and groundwater registry is attached. Petroleum-impacted soil above Wisconsin Administrative Code, Chapter NR 720 standards was detected at the water table interface in samples from soil borings GP-7 and GP-8. Giles' investigation and monitoring data has confirmed that the groundwater contaminant plume is generally stable and that natural attenuation will restore the groundwater to NR 140 standards within a reasonable period of time.

As is stated within the Groundwater Use Restriction, if future construction activities require dewatering, or if groundwater is to be otherwise extracted in the vicinity of the above-referenced site, the groundwater shall be sampled and managed in compliance with applicable statutes and rules.

If you have any questions or comments, please contact the undersigned at your convenience.

Sincerely,

GILES ENGINEERING ASSOCIATES, INC.


Kevin T. Bugel, P.G., C.P.G.

Environmental Division Manager

Enclosures: GIS Soil and Groundwater Registry

Distribution: City Engineer, City of Milwaukee
Attn: Mr. Jeffrey Polenske
PH Real Estate Holdings, LLC
Attn: Mr. Timothy Randall (letter only)
Wisconsin Department of Safety and Professional Services
Attn: Ms. Monica Weis (letter only)
City of Milwaukee City Clerk
Attn: Mr. Ronald Leonhardt



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- Dallas, TX
- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

September 1, 2011

City of Milwaukee City Hall
200 East Wells Street, Rm 205
Milwaukee, WI 53202

Attention: Mr. Ronald Leonhardt
City Clerk, City of Milwaukee

Subject: Notification of Contamination-Residual Petroleum Impacts
Pizza Hut No. 13473 (Former Gas Station)
7604 West Burleigh Street
(Parcel Number 2920441-1)
Milwaukee, Wisconsin
Project No. 1E-091006
WDNR BRRTS No. 03-41-554454

Dear Mr. Leonhardt:

Enclosed please find a copy of the Notification of Residual Petroleum Impacts letter, which was submitted to the City of Milwaukee - Department of Public Works. Chapter NR 726.05 (2)(b)(4) of the Wisconsin Administrative Code requires the Municipal Clerk and Municipal Department responsible for maintaining the street or highway be given written notification of the presence of petroleum impacts within the right-of-way. The attached letter serves as this notification. Please place a copy of this notification in the appropriate files.

If you have any questions or comments regarding this notification, please feel free to contact the undersigned at your convenience.

Sincerely,

GILES ENGINEERING ASSOCIATES, INC.


Kevin T. Bugel, P.E., C.P.G.
Environmental Division Manager

Enclosures: Notice of Residual Petroleum Impacts Letter

Distribution: City Clerk, City of Milwaukee
Attn: Mr. Ronald Leonhardt
PH Real Estate Holdings, LLC
Attn: Mr. Timothy Randall (letter only)
Wisconsin Department of Safety and Professional Services
Attn: Ms. Monica Weis (letter only)