State of Wisconsin
Department of Natural Resources
P.O. Box 7921, Madison, WI 53707-7921

GIS REGISTRY (Cover Sheet)
Form 4400-280 (R 6/13)

Source Property Information

CLOSURE DATE: 10/10/2013

BRRTS #: **03-41-554870**

FID #: 341182930

ACTIVITY NAME: 7950 SOUTH 27TH STREET

DATCP #:

PROPERTY ADDRESS: 7950 S 27TH ST

PECFA#: 53154260150A

MUNICIPALITY: City of Oak Creek

PARCEL ID #: 8109001000, 8109985001

***WTM COORDINATES:**

X: **687469** Y: **271779**

** Coordinates are in WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- (•) Approximate Center Of Contaminant Source
- ( ) Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

- [ ] Groundwater Contamination > ES *(236)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

  *(**note:** for list of off-source properties see "Impacted Off-Source Property Information, Form 4400-246")*
- [x] Soil Contamination > *RCL or **SSRCL *(232)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

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

Site Specific Obligations:

- [ ] Soil: maintain industrial zoning *(220)*

  *(**note:** soil contamination concentrations between non-industrial and industrial levels)*
- [ ] Structural Impediment *(224)*
- [ ] Site Specific Condition *(228)*
- [x] Cover or Barrier *(222)*
  - [x] Direct Contact
  - [ ] Soil to GW Pathway
- [ ] Vapor Mitigation *(226)*
- [ ] Maintain Liability Exemption *(230)*

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

Monitoring Wells:

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

(•) Yes ( ) No ( ) N/A

** Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee WI 53212-3128

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

October 10, 2013

Mr. Terence Walsh
BMO Harris Bank N.A.
111 E. Kilbourn Avenue
Milwaukee, WI 53202

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
7950 South 27th Street, Oak Creek, WI
WDNR BRRTS Activity #: 03-41-554870
FID #: 341182930

Dear Mr. Walsh (Personal Representative for the Henry J. Hoffman Estate):

The Department of Natural Resources (DNR) considers 7950 South 27th Street closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Southeast Region (SER) Closure Committee reviewed the request for closure on September 5, 2013. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A request for additional information was requested by the DNR on September 10, 2013 and documentation providing that information was received on October 1, 2013.

Petroleum contamination was discovered in soil samples collected in areas where above ground storage tanks used to be kept. Further site investigation discovered that contaminated fill material (including foundry sand) was placed throughout most of the site. Existing cover material and the gated fence will be maintained to prevent direct contact with this fill material. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes as allowed by the property's current zoning classification.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the DNR must approve any changes to this barrier.

The following DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, was included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at http://dnr.wi.gov/topic/wells/documents/3300254.pdf or at the web address listed below for the GIS Registry.

All site information is also on file at the SE Regional DNR office, at 2300 N. Dr. Martin Luther King, Jr. Drive, Milwaukee WI 53212. This letter and information that was submitted with your closure request application, including the maintenance plan and figure(s), will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where pavement, a building foundation, a soil cover, or a fence is required, as shown on the **Cap Maintenance Diagram**, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings;

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and/or the current property owner, and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plan is met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to the SE Regional DNR office at 2300 N. Dr. Martin Luther King, Jr. Drive, Milwaukee WI 53212, to the attention of Victoria Stovall.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains throughout the property as indicated on figure **B.2.b Post-remedial Soil Contamination Diagram**. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

In addition, all current and future owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

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

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats.)

The pavement, building foundation, soil cover, gravel, and fence that exists in the locations shown on the **Cap Maintenance Diagram** shall be maintained in compliance with the **Cap Maintenance Plan** in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. Before using the property for such purposes, you must notify the DNR to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The attached **Cap Maintenance Plan** and **Cap Inspection Log** are to be kept up-to-date and on-site. Submit the inspection log to the DNR only upon request.

Historic Fill Site

Information presented in the site investigation report indicates that subsurface materials consist of historic fill material. As such, the property owner must comply with any conditions required by solid waste rules in ch. NR 500 series, Wis. Adm. Code, as long as any waste materials remain in place. Any future redevelopment of this property must take into account consideration of the presence of waste materials and will require the issuance of an exemption from the DNR to build on an abandoned landfill prior to the start of any construction. Please refer to the Development at Historic Fill Site or Licensed Landfill guidances for further information at http://dnr.wi.gov/topic/landfills/development.html.

PECFA Reimbursement

Section 101.143, Wis. Stats., requires that Petroleum Environmental Cleanup Fund Award (PECFA) claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the DNR Project Manager to determine the method for salvaging the equipment.

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

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Paul Grittner at (414) 263-8541.

Sincerely,

Pamela A. Mylotta, Team Supervisor
SER Remediation & Redevelopment Program

Attachments:
- "Continuing Obligations for Environmental Protection", RR-819
- Cap Maintenance Diagram
- B.2.b Post-remedial Soil Contamination Diagram
- Cap Maintenance Plan

cc: Trenton Ott, Friess Environmental Consulting, Inc., 6637 N. Sidney Pl., Milwaukee WI (electronic without attachments)
SER File

CAP MAINTENANCE PLAN

September 13, 2013

Property Located at:

7950 S. 27th Street
and
2509 W. Drexel Avenue in Oak Creek, Wisconsin

Estate of Henry J. Hoffman – 7950 S. 27th Street property
FID No. 341182930
BRRTS No. 03-41-554870

Described as follows:

Lot 2 of CSM No. 132, in the northwest quarter of Section 18, Town 5 North, Range 22 East and being in the City of Oak Creek, Milwaukee County and State of Wisconsin and the East 200 feet of the West 743 feet of the South 1,295 feet of the North 1,325 feet of the northwest quarter of Section 18, Town 5 North, Range 22 East and being in the City of Oak Creek, Milwaukee County and State of Wisconsin.

Tax Key No. 810-9001-000 and 810-9985-001

Introduction:

This document is the Maintenance Plan for a cap at the above-referenced property (the "Property") in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing cap within specific areas of the Property.

More site-specific information about the Property may be found in:

- The case file in the Wisconsin Department of Natural Resources (DNR) southeast regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites): http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do
- GIS Registry PDF file for further information on the nature and extent of contamination: http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2 and
- The DNR project manager (contact information found on the last page).

Description of Residual Impacts:

The Property is currently occupied by a gravel covered self storage lot, a commercial warehouse building, and vacant grassland. The Property is zoned commercial and the zoning is consistent with the current and planned future use. The Property formerly utilized a diesel fuel aboveground storage tank (AST) and contains historic fill materials. Site investigation (SI) activities have been conducted at the Property. The SI results indicated relatively low concentrations of residual soil impacts associated with the AST and historic fill noted at the Property. The following compounds remain in soil at concentrations above their suggested residual contaminant levels (RCLs) for the non-residential direct contact pathway: benzo(a)pyrene, and dibenzo(a,h)anthracene. The areas of residual impacts are currently enclosed with a 6-foot chain link fence and capped with the building foundation, concrete/asphalt paved areas, and/or gravel areas. The fence has three electronically controlled keypad accessible gates and one chained and padlocked gate. The gravel areas consist of 6 to 8 inches of gravel. Based on the soil sampling results, the residual soil impacts will be addressed through maintaining the existing fence and caps as direct contact barriers. FEC submitted a closure request and soil Geographic information System (GIS) packet to the DNR.

Description of the Barriers to be maintained:

The building foundation, concrete/asphalt paved areas, and gravel areas (these features combined construe the "Cap") that exist over residual soil impacts on the above-described property and the 6-foot chain link fence and access gates that exist surrounding the areas of residual impacts on the above-described property in the locations shown on the attached map ("Exhibit A") serve as barriers to prevent direct human contact with residual soil impacts that might otherwise pose a threat to human health. Based on the current and future use of the Property, the barriers should function as intended unless disturbed.

Annual Inspection:

The Cap overlying residual soil impacts and as depicted on the attached map ("Exhibit A") will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that could cause exposure to underlying soils. In addition, the 6-foot chain link fence and access gates around the areas of residual impacts and as depicted on the attached map ("Exhibit A") will be inspected once a year for deterioration, openings, and other potential problems that could allow increased access to the areas of residual impacts. The inspections will be performed by the Property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age, and other factors. Any area where underlying soils have become or are likely to become exposed or any area where the fence or gates have been damaged will be documented. A log of the inspections and any repairs will be maintained by the Property owner and is included as Exhibit B, "Cap Inspection Log." The inspection log will include recommendations for necessary repair of any areas of the Cap, where underlying soils are exposed, or fence and gates, where access is potentially increased. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the Property owner and available for submittal or inspection by DNR representatives upon their request.

Maintenance Activities:

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

In the event the Cap overlying the residual soil impacts is removed or replaced, the replacement Cap must be equivalent for the purpose of minimizing direct contact with the underlying soils. In the event the fence and gates surrounding the area of residual soil impacts are removed or replaced, the replacement barrier must be equivalent for the purpose of minimizing access to the area of residual soil impacts. Any replacement Cap or barrier will be subject to the same maintenance and inspection guidelines as outlined in this Cap Maintenance Plan unless indicated otherwise by the DNR or its successor.

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

Prohibition of Activities and Notification of DNR Prior to Actions Affecting the Cap:

The following activities are prohibited on any portion of the Property where the Barriers are required as shown on Exhibit A, unless prior written approval has been obtained from the DNR: (1) removal of the existing barriers; (2) replacement of the barriers with another barrier; (3) excavating or grading of the

land surface; (4) filling on the capped surface; (5) plowing for agricultural cultivation; and (6) construction or placement of a building or other structure within the capped area.

Amendment or Withdrawal of Maintenance Plan:

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

Contact Information (as of September 2013):

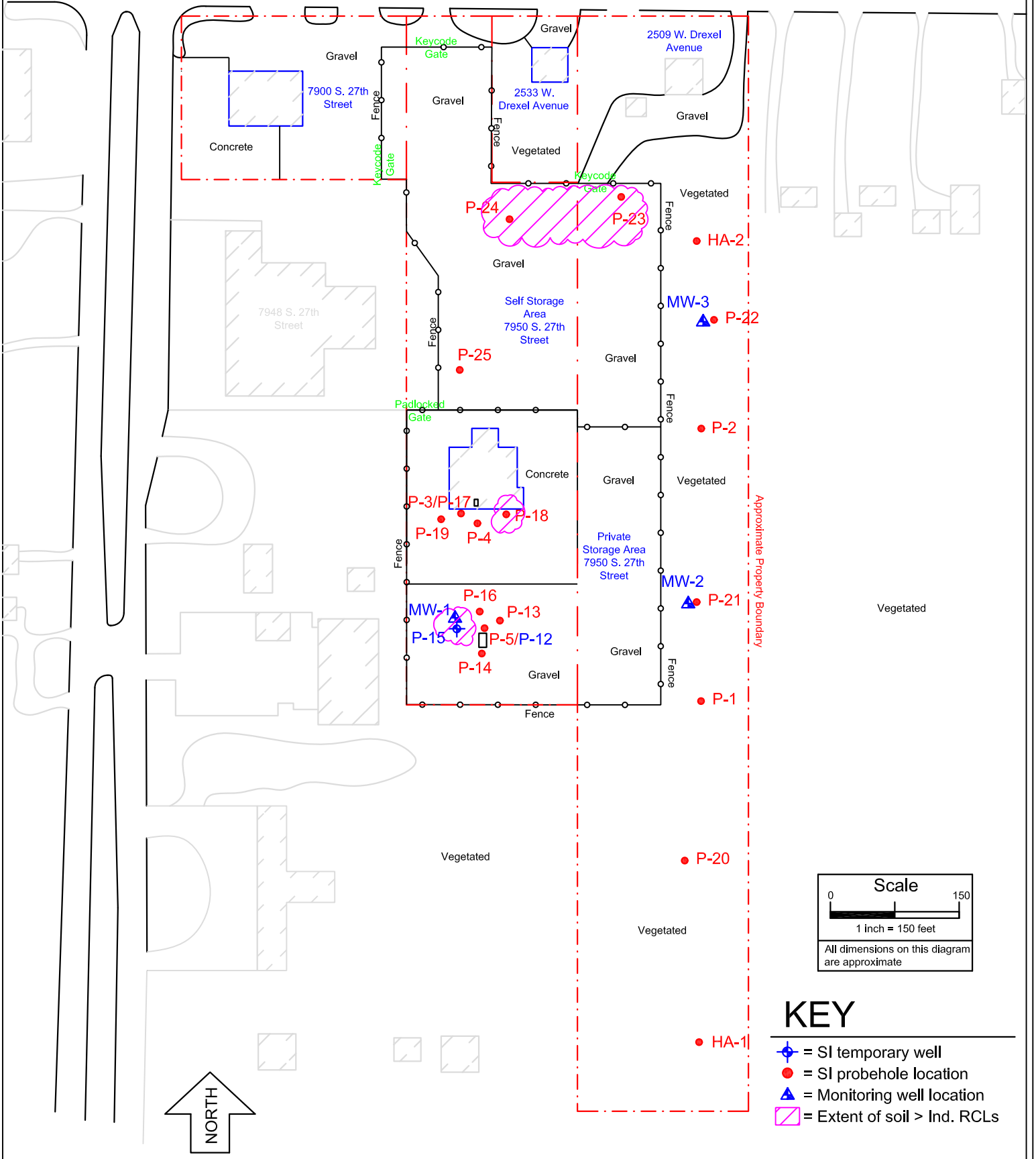
Site Owner and Operator: Estate of Henry J. Hoffman
BMO Private Bank
Mr. Terence Walsh
111 East Kilbourn Avenue
Milwaukee, WI 53202

Signature: _____
Mr. Terence Walsh

Consultant: Friess Environmental Consulting, Inc.
Attn: Richard W. Frieseke, P.E.
6637 North Sidney Place
Milwaukee, WI 53209
(414) 228-9815

Signature: Richard W. Frieseke

DNR: Ms. Michele Norman
Hydrogeologist
Wisconsin Department of Natural Resources
2300 N. Dr. Martin Luther King Jr. Drive
Milwaukee, WI 53212
(414) 263-8546



ed s environmental & development solutions	File No.: 081101q DWG Date: 7-16-13 Rev Date: Drawn By: TJO Checked By (PM): TJO	**Cap Maintenance Diagram** Hoffman Estate 7950 Property 7950 S. 27th Street & Drexel Avenue Oak Creek, Wisconsin	Figure 1

EXHIBIT B

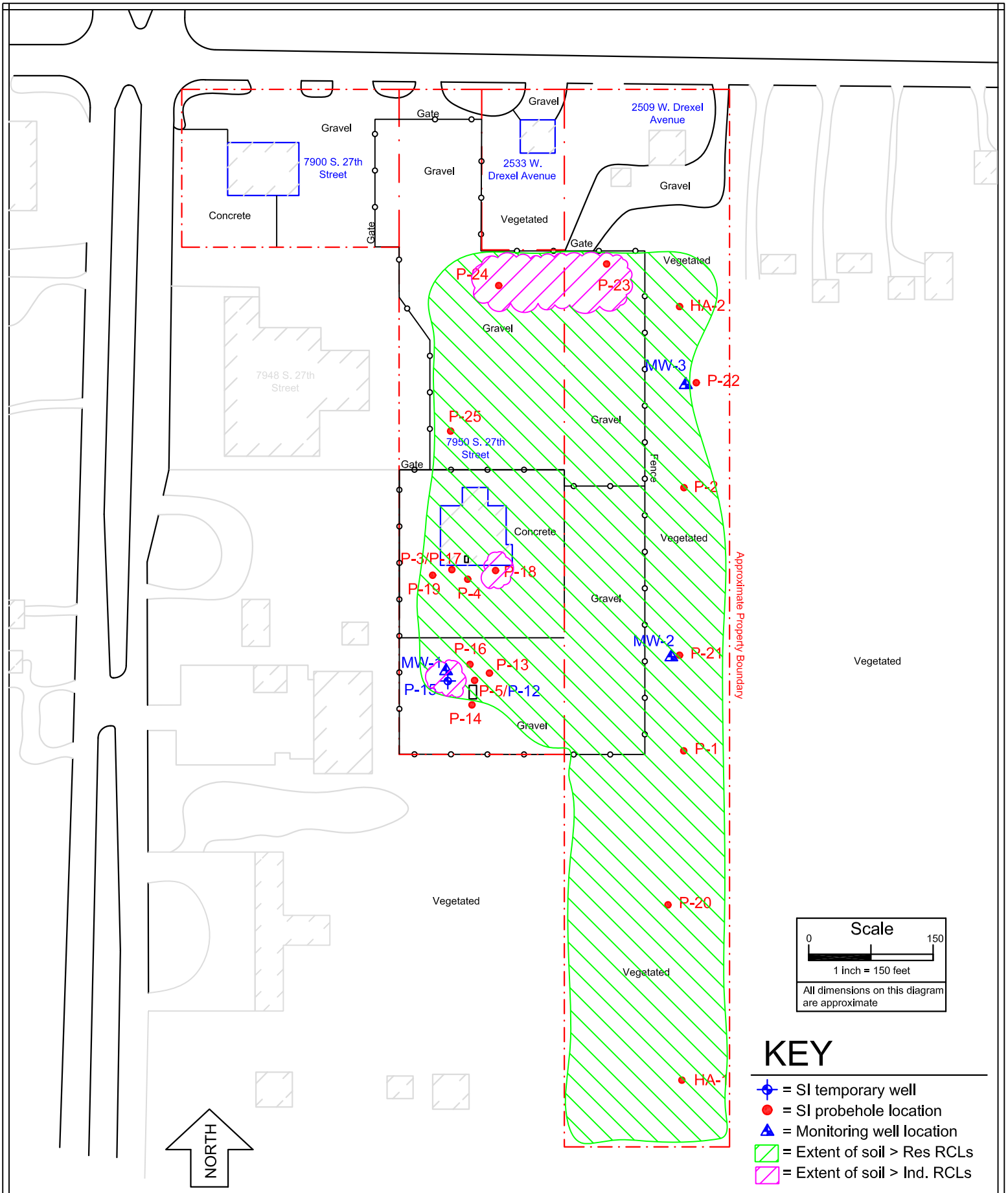
CAP INSPECTION LOG

Estate of Henry J. Hoffman - 7950 S. 27th Street Property

Oak Creek, Wisconsin

BRRTS No. 03-41-554870

Inspection Date	Inspector	Condition of Barriers	Recommendations and Repairs



ed s environmental & development solutions	File No.: 081101q DWG Date: 7-16-13 Rev Date: Drawn By: TJO Checked By (PM): TJO	**B.2.b Post-remedial Soil Contamination Diagram** Hoffman Estate 7950 Property 7950 S. 27th Street & Drexel Avenue Oak Creek, Wisconsin	Figure 4

State of Wisconsin
Department of Natural Resources
PO Box 7921, Madison WI 53707-7921
dnr.wi.gov

Case Closure – GIS Registry

SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN

Notice: Pursuant to ch. 292, Wis. Stats., and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided. Any section of the form not relevant to the case closure request must be fully filled out or explained on a separate page and attached to the relevant section of this form. DNR will consider your request administratively complete when the form and all sections are completed, all attachments are included, and the applicable fees required under ch. NR 749, Wis. Adm. Code, are included, and sent to the proper destinations. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records Law (ss. 19.31 - 19.39, Wis. Stats.).

Site Information

BRRTS No.	Parcel ID No.		
03-41-554870	810-9001-000 & 810-9985-001		
BRRTS Activity (Site) Name	**WTM Coordinates**		
	X	Y	
Henry Hoffman Estate (7950)	687469	271779	
Street Address	**City**	**State**	**ZIP Code**
7950 S. 27th Street	Oak Creek	WI	53154

Responsible Party (RP) Name
Estate of Henry J. Hoffman

Company Name
BMO Private Bank

Street Address	City	State	ZIP Code
111 E. Kilbourn Avenue	Milwaukee	WI	53202

Phone Number	Email
(414) 287-7009	terence.walsh@bmo.com

☐ Check here if the RP is the owner of the source property.

Environmental Consultant Name
Trenton J. Ott

Consulting Firm
Friess Environmental Consulting, Inc.

Street Address	City	State	ZIP Code
6637 N. Sidney Place	Milwaukee	WI	53209

Phone Number	Email
(414) 228-9815	tott@fecinc.us

Acres Ready For Use	Voluntary Party Liability Exemption Site?
10	○ Yes ◉ No

Fees and Mailing of Closure Request

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

1. **Send a copy of page one** of this form and the applicable ch. NR 749, Wis. Adm. Code, fee(s) to the DNR regional Environmental Program Associate at **http://dnr.wi.gov/topic/Brownfields/Contact.html**. Check all fees that apply:

   ☒ $750 Closure Fee
   ☐ $200 GIS Registry Fee for Soil
   ☐ $250 GIS Registry Fee for Groundwater Lost Well(s)

   Total Amount of Payment $ $750.00

2. **Send one paper copy and one e-copy on compact disk of the entire closure package** to the Regional Project Manager assigned to your site. Submit as *unbound, separate documents* in the order and with the titles prescribed by this form. For electronic document submittal requirements, see **http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf.**

Site Summary

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

1. General Site Information and Site History

A. **Site Location**: Describe the physical location of the site, both generally and specific to its immediate surroundings.
The Site is situated just southeast of the intersection of South 27th Street and Drexel Avenue. The Site is made up of an approximate 4-acre parcel listed as 7950 S. 27th Street and containing a self storage facility on the northern portion of the parcel and a commercial warehouse building on the south-central portion of the parcel and an approximate 5.6-acre vacant parcel listed as 2509 W. Drexel Avenue.

B. **Prior and current site usage**: Specifically describe the current and historic occupancy and types of use.
The subject property was vacant agricultural land dating back to 1941 prior to construction of two residences on the northern portion of the property (2509 and 2533 West Drexel Avenue) between 1941 and 1950 and filling and grading and construction of a commercial building (7950) in approximately 1968. The 2509 residence has since been removed and the 2533 residence is currently vacant. The 7950 building has been utilized as numerous freight, transport, transfer, trucking, and construction companies since its construction and is currently storage.

C. Describe how and when site contamination was discovered.
A Phase I ESA was conducted for the property in December 2008 and the results of the research indicated that the presence of fill material on the eastern portion of the property and the presence of ASTs and on-site septic systems on the 7950 portion of the property would be considered recognized environmental conditions (RECs) in connection with the subject property. Soil sampling was conducted in these areas in September 2009 to evaluate the RECs and determine the presence and significance of environmental impacts at the property.

D. Describe the type(s) and source(s) or suspected source(s) of contamination.
Soil samples collected in the area of fill material on the eastern portion of the property indicate the presence of foundry sands and had concentrations of PAHs detected above their generic RCLs. Soil samples collected near the ASTs on the 7950 portion of the subject property indicated the presence of up to 5 feet of fill and had concentrations of DRO, GRO, PVOCs and PAHs detected above their respective generic RCLs.

E. Other relevant site description information (or enter Not Applicable).
Not applicable

F. List BRRTS activity site name and number for all other BRRTS activities at this property, including closed cases.
None

G. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to this site, and those impacted by contamination from this site.
03-41-554755 - 7900 S. 27th Street; 09-41-293933 - Henry Hoffman 7948 S. 27th Street

H. **Current zoning** (e.g. industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
Commercial - B-3 Office and Professional Business per City of Oak Creek Zoning Map - 2008.

2. General Site Conditions

A. Soil/Geology

i. Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.
The site contains up to seven (7) feet of fill materials that includes foundry sands overlying brown silty clay present to depths of 16 feet.

ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
The fill materials appear to be thickest on the 7950 portion of the property extending onto the central area of the 2509 portion of the property. No fill materials were noted on the north or south areas of the 2509 portion of the site and the foundry sands appear to be limited to the central portion of the site.

iii. Depth to bedrock, bedrock type, and whether or not it was encountered during the investigation.
Bedrock was not encountered during the investigation to a depth of 16 feet. Bedrock is anticipated to be dolomite and be present at depths of 50 to 200 feet.

iv. Describe the nature and locations of current surface cover(s) across the site (e.g. natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).
The 7950 portion and part of the 2509 portion of the property is entirely enclosed with a 6 foot high chain link fence and is currently covered with gravel, concrete, or the storage building. The remainder of the 2509 portion of the site is

currently grass covered.

B. Groundwater

i. **Discuss depth to groundwater and piezometric elevations**. Describe and explain depth variations, and whether free product affects measurement or water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.

Groundwater is present at 0.5 to 4.2 feet below ground surface (bgs) and is present within the fill materials on the site.

ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.

Measured groundwater flow is to the east-northeast.

iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.

Conductivity testing was not conducted at the site. The shallow fill materials are likely to be permeable in nature.

iv. Identify and describe locations/distance of potable and/or municipal Wells within 1200 feet of the site.

The site and surrounding area are supplied by municipal sewer and water. A review of the DNR's Groundwater Retrieval Network (GRN) indicates approximately 120 potable wells within the Oak Creek basin. These wells range in depths from 88 to 1,800 feet, are cased from depths of 65 to 1,100 feet, and have static water levels from 4 to 200 feet.

3. Site Investigation Summary

A. General

i. Provide a brief summary of the site investigation history. Reference previous submittals by name and date. Describe site investigation activities undertaken since the last submittal for this project and attach the appropriate documentation in Attachment C, if not previously provided.

Environmental & Development Solutions (EDS) conducted a Phase I environmental site assessment (ESA) for the property and the results of the research indicated that the presence of ASTs, potential for historic fill, and on-site septic systems on the 7950 South 27th Street portion of the subject property would be considered recognized environmental conditions (RECs) in connection with the subject property. Soil sampling, as part of a Phase II ESA, was conducted in these areas to evaluate the RECs and determine the presence and significance of environmental impacts at the subject property.

Soil impacts from petroleum were confirmed in the area of the former diesel AST and the Department of Natural Resources (DNR) was notified of the release. A SI was required to determine the degree and extent of the impacts and evaluate remedial action options. Historic fill soils, including foundry sands, and impacts in the area of a motor oil AST were also encountered during the Phase II. A SI consisting of eight soil probes, two hand augers, and two temporary groundwater monitoring wells was conducted to evaluate the degree and extent of petroleum impacts associated with the former ASTs and impacts associated with the historic fill. A closure request was submitted to the DNR in January 2012. The DNR denied closure and indicated additional investigative activities associated with the fill materials that will be necessary to obtain closure of the site. A meeting with the DNR was held on May 2, 2012, to outline the pathway to closure.

Based on these discussions, the DNR requested that the lateral extent of the soil impacts be further defined and an evaluation of the groundwater flow and possible impacts to the groundwater quality be conducted. As such, six soil probes and three soil borings were drilled across the Site and soil samples were collected from the ground surface and at depth to further delineate the soil impacts and assess the current cap. The three soil borings were converted to NR 141 groundwater monitoring wells to evaluate groundwater flow and collect two rounds of groundwater samples to assess groundwater quality at the Site.

ii. Identify whether contamination extends beyond the source property boundary, describe the off-site media (e.g., soil, groundwater, etc.) impacted, and the vertical and horizontal extent of off-site impacts.

No off-site impacts.

iii. Identify any structural impediments to the completion of site investigation and/or remediation and whether these impediments are on the source property or off the source property. Identify the type and location of any structural impediment (e.g., structure) that also serves as the performance standard barrier for protection of the direct contact or the groundwater pathway.

No structural impediments are present. The building on the 7950 portion of the property is serving as part of the cap for the protection of the direct contact pathway.

B. Soil

i. Describe degree and extent of **soil contamination** at and from this site. Relate this to known or suspected sources and known or potential receptors/migration pathways.

The majority of the site has been filled with material (including foundry sand) that contains impacts. The boundary of the fill is within the property boundary and has been defined to the extent practicable. In addition, impacts associated with the former ASTs utilized at the site have been defined to those areas near the former ASTs.

ii. Describe the level and types of **soil contaminants** found in the upper four feet of the soil column.

Select PVOCs and PAHs are found above their respective residential generic RCLs for the protection of the direct contact. In addition, concentrations of benzo(a)pyrene and dibenzo(a,h)anthracene were found above their non-residential generic RCLs for the protection of direct contact.

iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site: for example, a Residual Contaminant Level (RCL) , a Site-Specific Residual Contaminant Level (SSRCL), or a Performance Standard as determined under ss NR 720.09, 720.11 and 720.19, Wis. Adm. Code. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/information in Attachment C.

NR 720 RCL values from the RR spreadsheet were calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890.

C. Groundwater

i. Describe degree and extent of groundwater contamination at or from this site. Relate this to known or suspected sources and known or potential receptors/migration pathways. Specifically address any potential or existing impacts to water supply wells or interception with building foundation drain systems.

Based on the results of the groundwater analytical testing, groundwater quality has not been impacted.

ii. Describe the presence of free product at the site, including the thickness, depth, and locations.

No free product present.

D. Vapor

i. Describe how the vapor migration pathway was assessed, including locations where vapor or indoor air samples were collected. If the vapor pathway was not assessed, explain reasons why.

The contaminants of concern do not readily volatilize. As such, there does not appear to be any risk present from vapor intrusion.

ii. Identify the applicable DNR action levels and the land use classification used to establish them. Describe where the DNR action levels were reached or exceeded (e.g., sub slab, indoor air or both).

Not applicable. The contaminants of concern do not readily volatilize. As such, there does not appear to be any risk present from vapor intrusion.

E. Surface Water and Sediment

i. Identify whether surface water and/or sediment was assessed and describe the impacts found. If this pathway was not assessed, explain why.

No surface water or sediment present at the site.

ii. Identify any surface water and/or sediment action levels used to assess the impacts for this pathway and how these were derived. Describe where the DNR action levels were reached or exceeded.

Not applicable. No surface water or sediment present at the site.

4. Remedial Actions Implemented and Residual Levels at Closure

A. General: Provide a brief summary of the remedial action history. List previous remedial action report submittals by name and date. Identify remedial actions undertaken since the last submittal for this project and provide the appropriate documentation in Attachment C.

Area of impacts is currently sufficiently capped to address the direct contact risk.

B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.

Not applicable. No immediate or interim actions taken at the site.

C. Describe the *active* remedial actions taken at the site, including: type of remedial system(s) used for each media impacted; the size and location of any excavation or in-situ treatment; the effectiveness of the systems to address the contaminated media and substances; operational history of the systems; and summarize the performance of the active remedial actions. Provide any system performance documentation in Attachment A.7.

Not applicable. No active remedial actions taken at the site.

D. Provide a discussion of the nature, degree and extent of residual contamination that will remain at the site or on off-site affected properties after case closure.

The majority of the site has been filled with material (including foundry sand) that contains impacts. The boundary of the fill is within the property boundary and has been defined to the extent practicable. In addition, impacts associated with the former ASTs utilized at the site have been defined to those areas near the former ASTs.

E. Describe the remaining soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds the ch. NR720, Wis. Adm. Code, standard(s) for direct contact.

Select PVOCs and PAHs are found above their respective residential generic RCLs for the protection of the direct contact. In addition, concentrations of benzo(a)pyrene and dibenzo(a,h)anthracene were found above their non-residential generic RCLs for the protection of direct contact.

F. Describe the remaining soil contamination in the vadose zone that attains or exceeds the soil standard(s) for the groundwater pathway.

Select PVOCs and PAHs are found above their respective generic RCLs for the protection of groundwater. However, the results of the groundwater analytical testing indicate that groundwater quality has not been impacted.

G. Describe how the residual contamination will be addressed, including but not limited to details concerning: covers, engineering controls or other barrier features; use of natural attenuation of groundwater; and vapor mitigation systems or measures.

The areas with residual impacts above their non-residential generic RCLs for the protection of direct contact are entirely enclosed with a 6 foot high chain link fence and are currently covered with gravel, concrete, or the storage building.

H. If using natural attenuation as a groundwater remedy, describe how the data collected supports the conclusion that natural attenuation is effective in reducing contaminant mass and concentration, (e.g. stable or receding groundwater plume).

Based on the results of the groundwater analytical testing, groundwater quality has not been impacted.

I. Identify how all exposure pathways were removed and/or adequately addressed by immediate and/or remedial action(s) described above in paragraphs, B, C, D, E and F.

Not applicable. No interim or remedial actions taken at the site.

J. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.

Not applicable. No system hardware installed at the site.

K. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.

Not applicable. Groundwater quality has not been impacted.

L. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub slab, or both) describe where it was exceeded and how the pathway was addressed.

Not applicable. The contaminants of concern do not readily volatilize. As such, there does not appear to be any risk present from vapor intrusion.

M. Describe the surface water and/or sediment contaminant concentrations and areas after remediation. If a DNR action level was exceeded, describe where it was exceeded and how the pathway was addressed.

Not applicable. No surface water or sediment present at the site.

5. Continuing Obligations: Situations where a maintenance plan(s) and inclusion on DNR's GIS Registry are required.

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: Maintenance Plans and GIS Registry	Maintenance Plan (s) Required in Attachment D	GIS Registry Listing
	A. On-Site	B. Off-Site			
i.	☒	☐	Engineering Control/Barrier for Direct Contact	✓	✓
ii.	☐	☐	Engineering Control/Barrier for Groundwater Infiltration	✓	✓
iii.	☐	☐	Vapor Mitigation - post closure passive system	✓	✓
iv.	☐	☐	Vapor Mitigation - post closure active system	✓	✓
v.	☐	☒	None of the above scenarios apply to this case closure	NA	NA

6. Continuing Obligations: Situations where inclusion on DNR's GIS Registry is required.

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: GIS Registry Only	GIS Registry Listing
	A. On-Site	B. Off-Site		
i.	☒	☐	Residual soil contamination exceeds ch. NR 720 generic or site-specific RCLs	✓
ii.	☐	☐	Sites with groundwater contamination equal to or greater than the ch. NR 140, enforcement standards (ES)	✓
iii.	☐	☐	Monitoring wells: lost, transferred or remaining in use	✓
iv.	☐	☐	Structural Impediment (not as a performance standard)	✓
v.	☐	☐	Residual soil contamination remaining at ch. NR 720 Industrial Use levels	✓
vi.	☐	☐	Vapor intrusion may be future, post-closure issue if building use or land use changes	✓
vii.	☐	☒	None of the above scenarios apply to this case closure	NA

7. Underground Storage Tanks

A. Were any tanks, piping or other associated tank system components removed as part of the investigation or remedial action? ○ Yes ◉ No

B. Do any upgraded tanks meeting the requirements of ch. SPS 310, Wis. Adm. Code, exist on the property? ○ Yes ◉ No

C. If the answer to question 7b is yes, is the leak detection system currently being monitored? ○ Yes ○ No

Data Tables (Attachment A)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form.All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General directions for Data Tables:

- Use bold and italics font on information of importance on tables and figures. Use b**old font** for ch. NR 140, Wis. Adm. Code, groundwater enforcement standard (ES) attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, groundwater preventive action limit (PAL) standard attainments or exceedances.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e. do not just list as no detect (ND)).
- Include the units on data tables.

- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15 (2)(g)3, Wis. Adm. Code, in the format required in s. NR 716.15(2)(h)3, Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Pre-remedial Soil Analytical Table, etc).
- For required documents, each table (e.g., A.1., A.2., etc.,) should be a separate PDF.

A. Data Tables

A.1. **Groundwater Analytical Table(s):** Table(s) showing the analytical results and collection dates, for all groundwater sampling points e.g. monitoring wells, temporary wells, sumps, extraction wells, any potable wells and any other wells, extraction wells and any potable wells for which samples have been collected.

A.2. **Pre-remedial Soil Analytical Table(s): T**able(s) showing the soil analytical results and collection dates - prior to conducting the interim and/or remedial action. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).

A.3. **Post-remedial Soil Analytical Table(s):** Table(s) showing the post-remedial action soil analytical results and collection dates. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).

A.4. **Pre and Post Remaining Soil Contamination Soil Analytical Table(s):** Table(s) showing only the pre and post remedial action soil analytical results that exceed a Residual Contaminate Level (RCL) or a Site-Specific Residual Level (SSRCL).

A.5. **Vapor Analytical Table**: Table(s) showing type(s) of samples, sample collection methods, analytical method, sample results, date of sample collection, time period for sample collection, method and results of leak detection, and date, method and results of communication testing.

A.6. **Other Media of Concern (e.g., sediment or surface water)**: Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, time period for sample collection, method and results sampling.

A.7. **Water Level Elevations:** Table(s) showing all water level elevation measurements and dates from all monitoring wells. If present, free product should be noted on the table.

A.8. **Other:** This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables pertaining to engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

Maps and Figures (Attachment B)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions for all Maps and Figures:

- If any map or figure is not relevant to the case closure request, you must fully explain the reason(s) why and attach that explanation (properly labeled with the map/ figure title) in Attachment B.
- Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11x17 inches, in a portable document format (pdf) readable by the Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.
- Prepare visual aids, including maps, plans, drawings, fence diagrams, tables and photographs according to the applicable portions of ss. NR 716.15(2)(h)1 and 726.05(3)(a)4.d, Wis Adm. Code.
- Do not use shading or highlights on any of the analytical tables.
- Include all sample locations.
- Contour lines should be clearly labeled and defined.
- Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc).
- For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.,) should be a separate PDF.

B.1. Location Maps

B.1.a. **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 impacted and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the area of contamination.

B.1.b. **Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for on-site and applicable off-site properties, 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 ss. NR 720.09, 720.11 and 720.19, Wis. Adm. Code.

B.1.c. **RR Site Map:** From RR Sites Map (http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

B.2. Soil Figures

B.2.a. **Pre-remedial Soil Contamination:** Figure(s) showing the sample location of all pre-remedial, unsaturated contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeded a Residual Contaminant Level (RCL) or a Site-Specific Residual Contaminant Level (SSRCL) as determined under ss. NR 720.09, 720.11 and 720.19, Wis. Adm. Code.

B.2.b. **Post-remedial Soil Contamination :** Figure(s) showing the sample location of all post-remedial, unsaturated 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 ss. NR 720.09, 720.11 and 720.19, Wis. Adm. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.

B.2.c. **Pre/Post Remaining Soil Contamination:** Figure(s) showing the only location of all pre and post remedial residual soil sample location(s) where unsaturated contaminated soil remains after remediation and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminate Level (RCL) or a Site-Specific Residual Level (SSRCL) as determined under ss. NR 720.09, 720.11 and 720.19, Wis. Admin. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.

B.3. Groundwater Figures

B.3.a. **Geologic Cross-Section Figure(s):** One or more cross-section diagrams showing soil types and correlations across the site, water table and piezometric elevations, and locations and elevations of geologic rock units, if encountered. Display on one or more figures all of the following:

- Source location(s) and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
- Source location(s) and lateral and vertical extent if groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES)
- Surface features, including buildings and basements, and show surface elevation changes.
- Any areas of active remediation within the cross section path, such as excavations or treatment zones.
- Include a map displaying the cross-section location(s), if they are not displayed on the Detailed Site Map (Map B.1b)

B.3.b. **Groundwater Isoconcentration:** Figure(s) showing the horizontal extent of the post-remedial groundwater contamination exceeding a ch. NR 140, Wis. Adm. Code, Preventive Action Limit (PAL) and/or an Enforcement Standard (ES). Indicate the date and direction of groundwater flow based on the most recent sampling data.

B.3.c. **Groundwater Flow Direction:** Figure(s) representing groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit two groundwater flow maps showing the maximum variation in flow direction.

B.3.d. **Monitoring Wells:** Figure(s) showing all monitoring wells, with well identification number. Clearly designate any wells that: (1) are proposed to be abandoned; (2) cannot be located; (3) are being transferred; (4) will be retained for further sampling, or (5) have been previously abandoned.

B.4. Vapor Maps and Other Media

B.4.a. **Vapor Intrusion Map:** Map(s) showing all locations and results for samples taken to investigate the vapor intrusion pathway, in relation to remaining soil and groundwater contamination, including sub-slab, indoor air, soil vapor, ambient air, and communication testing. Show locations and footprints of affected structures and utility corridors, and/or where residual contamination poses a future risk of vapor intrusion.

B.4.b. **Other media of concern (e.g., sediment or surface water**): Map(s) showing all sampling locations and results for other media investigation. Include the date of sample collection and identify where any standards are exceeded.

B.4.c. **Other:** Include any other relevant maps and figures not otherwise noted above. (This section may remain blank)

Documentation of Remedial Action (Attachment C)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc).
- If the documentation requested below is “not applicable” to the site-specific circumstances, include a brief explanation to support that conclusion.
- If the documentation requested below has already been submitted to the Department, please note the title and date of the report for

that particular document requested.

C.1. **Site investigation documentation,** that has not otherwise been previously submitted.

C.2. **Investigative waste** disposal documentation.

C.3. **NR 720.19 analysis**, assumptions and calculations for site specific RCLs (SSRCLs) , with justification, including EPA Soil Screening Level Model Calculations and results.

C.4. **Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.

C.5. **Decommissioning of Remedial Systems. I**nclude plans to properly abandon any systems or equipment upon receiving conditional closure.

C.6. **Photos. F**or sites or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system. Include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features should be visible and discernible. Photographs must be labeled with the site name, the features shown, location and the date on which the photograph was taken.

C.7. **Other**. Include any other relevant documentation not otherwise noted above. (This section may remain blank)

Maintenance Plan(s) (Attachment D)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

When one or more "maintenance plans" are required for a site closure, include in each maintenance plan all required information in sections D.1. through D.5. below, and attach the plan(s) in Attachment D. The following "model" maintenance plans can be located at: (1) Maintenance plan for a engineering control or cover: http://dnr.wi.gov/topic/Brownfields/documents/maintenance-plan.pdf; and (2) Maintenance plan for vapor intrusion: http://dnr.wi.gov/topic/Brownfields/documents/appendix5_606.pdf.

D.1. **Location map(s)** which show(s): (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) and all property boundaries.

D.2. **Brief descriptions** of the type, depth and location of residual contamination.

D.3. **Description of maintenance action(s)** required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.

D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter.

D.5. **Contact information,** including the name, address and phone number of the individual or facility who will be conducting the maintenance.

Monitoring Well Information (Attachment E)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

Attach monitoring well construction and development forms (DNR FORM 4400-113 A and B: http://dnr.wi.gov/topic/groundwater/documents/forms/4400_113_1_2.pdf) for all wells that will remain in-use, be transferred to another party or that could not be located. A figure of these wells should be included in Attachment B.3.d.

Select One:

◯ No monitoring wells were required as part of this response action.

◉ All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site

◯ ***Select One or More:***

☐ Not all monitoring wells can be located, despite good faith efforts. Attachment E must include description of efforts made to locate the "lost" wells.

☐ One or more wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address and email for the new owner(s).

☐ One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason(s) the well(s) will remain in use.

03-41-554870 Henry Hoffman Estate (7950)

BRRTS No. Activity (Site) Name

Notifications to Owners of Impacted Properties (Attachment F)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

- State law requires that the responsible party provide a 30-day, written advance notice (i.e., a letter) to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned.
- A model "template letter" for these mandatory notifications can be downloaded at: http://dnr.wi.gov/files/PDF/pubs/rr/RR919.pdf.

Check all that apply to the site-specific circumstances of this case closure:

	A. Impacted Source Property and Owner is not Conducting Cleanup	B. Impacted Right of Way	C. Impacted Off-Site Property Owner	Impacted Property Notification Situations: Ch. NR 726 Appendix A Letter
1.	☐	☐	☐	Residual groundwater contamination exceeds Ch. NR 140 Wis. Administrative Code enforcement standards.
2.	☐	☐	☐	Residual soil contamination that attains or exceeds standards is present after the remedial action is complete, and must be properly managed should it be excavated or removed.
3.	☐	☐	☐	An engineered cover or a soil barrier (e.g. pavement) must be maintained over contaminated soil for direct contact or groundwater infiltration concerns.
4.	☐	☐	☐	Industrial land use soil standards were used for the clean-up standard.
5.	☐	☐	☐	A vapor mitigation system (or other specific vapor protection) must be operated and maintained.
6.	☐	☐	☐	Vapor assessment needed if use changes.
7.	☐	☐	☐	Structural impediment.
8.	☐	☐	☐	Lost, transferred or open monitoring wells.
9.	☒	☒	☒	Not Applicable.

If any of the previous boxes in rows 1 thru 8 were checked, include the following as part of Attachment F:

- FORM 4400-246;
- Copy of each letter sent, 30 days or more prior to requesting closure; and
- Proof of receipt for each letter.
- For this site closure, ___0___ (number) property (ies) has/have been impacted, the owners have been notified, and copies of the letters and receipts are included in Attachment F.

Source Legal Documents (Attachment G)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form.All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

Include all of the following documents, in this order, in Attachment G:

G.1. **Deeds - Source Property and Other Impacted Properties:** The most recent deed with legal descriptions clearly labeled for (1) the **Source Property** (where the contamination originated) and (2) all **off-source** (off-site) properties where letters were required to be sent per the ch. NR 700, Wis. Adm. Code, rule series (e.g., off-site cover maintenance required, lost monitoring well, off-site cover property impacts to groundwater exceeding the ch. NR 140, Wis. Adm. Code.

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.*

G.2. ***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)).

G.3. **Verification of Zoning**: Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.

G.4. **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

03-41-554870 | Henry Hoffman Estate (7950)
BRRTS No. | Activity (Site) Name

Signatures and Findings for Closure Determination

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

Check the correct signature block below for this case closure request, and have the proper environmental professional(s) sign this document, in accordance with the ch. NR 700 Wis. Adm. Code rule series. Both boxes may be checked if applicable to this case closure.

☐ A response action(s) for this site addresses groundwater contamination (including natural attenuation remedies). In this situation, the closure request must be prepared by, or under the supervision of, a professional engineer and a hydrogeologist, as defined in ch. NR 712, Wis. Adm. Code. Include both signatures provided below with the submittal.

☒ The response action(s) for this site addresses media other than groundwater. In this situation, the case closure request must be prepared by, or under the supervision of, a professional engineer, as defined in ch. NR 712, Wis. Adm. Code. The "engineering certification" language below, at a minimum, must be signed.

Engineering Certification

I Richard W. Frieseke hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this case closure request has been prepared in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. All phases of work necessary to obtain data, develop conclusions, recommendations and prepare submittals for this case closure request have been prepared by me, or their preparation has been supervised by me. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Richard W. Frieseke	President
Printed Name	Title
Richard W. Frieseke	9/5/13
Signature	Date

WISCONSIN RICHARD W. FRIESEKE E-29877 MILWAUKEE WI

#29877-006
P.E. Stamp and Number

Hydrogeologist Certification

I _____ hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. All phases of work necessary to address groundwater contamination including obtaining data, developing conclusions, recommendations and preparing submittals for this case closure request have been prepared by me, or their preparation has been supervised by me. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Printed Name	Title
Signature	Date

Environmental & Development Solutions, Inc.
Guide to Abbreviations
in Laboratory Data Tables

< = Less than the specified detection limit.
DO = Dissolved Oxygen
ES = Enforcement Standard
DRO = Diesel range organics
GRO = Gasoline range organics
iu = instrument units
MTBE = Methyl-tert butyl ether
mV = Millivolts
NA = Not analyzed for indicated parameter
NM = Not measured for indicated parameter
NR = No recovery at this interval.
NR 140 ES = Wisconsin Administrative Code NR 140 Groundwater Quality Enforcement Standard
NR 140 PAL = Wisconsin Administrative Code NR 140 Groundwater Quality Preventive Action Limit
NR 720 Groundwater RCL = Wisconsin Administrative Code NR 720 Residual Contaminant Level for the protection of groundwater via the U.S.EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890
NR 720 Non-Industrial DC RCL = Wisconsin Administrative Code NR 720 Non-Industrial Residual Contaminant Level for direct contact via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890
NR 720 Industrial DC RCL = Wisconsin Administrative Code NR 720 Industrial Residual Contaminant Level for direct contact via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890
NS = No NR 140 ES/PAL or NR 720 RCL standard has been established.
ORP = Oxidation-reduction potential
PAL = Preventive Action Limit
PID = Photoionization detector
ppb = parts per billion
ppm = parts per million
RCL = Residual contaminant level as established in WAC Chapter NR 720
TMBs = Trimethylbenzenes (combined 1,2,4- and 1,3,5-trimethylbenzene)
umhos = Micromhos

Table 5
VOC Analytical Results - Investigation Groundwater Samples
7950 Hoffman Trust Property
Oak Creek, Wisconsin

Sample Location	Sampling Date	Benzene (ppb)	n-Butyl-benzene (ppb)	sec-Butyl-benzene (ppb)	1,1-Dichloro-ethane (ppb)	Ethyl-benzene (ppb)	Isopropyl-benzene (ppb)	p-Isopropyl-toluene (ppb)	MTBE (ppb)	Naph-thalene (ppb)	n-Propyl-benzene (ppb)	Tetra-chloro-ethene (ppb)	Toluene (ppb)	Combined TMBs (ppb)	Total Xylenes (ppb)
P-12	3/1/2010	*1.10*	<0.93	1.50	1.60	0.94	0.98	1.30	<0.61	*15.1*	1.10	<0.45	<0.67	9.90	<2.63
P-15	3/1/2010	<0.41	2.40	1.40	<0.75	<0.54	1.90	2.00	<0.61	*65.8*	3.30	<0.45	<0.67	2.73	<2.63
MW-1	2/14/2013	<0.41	<0.93	<0.89	<0.75	<0.54	<0.59	<0.67	<0.61	<0.89	<0.81	<0.45	<0.67	2.23	<2.63
	5/14/2013	<0.41	<0.40	<0.60	<0.28	<0.50	<0.34	<0.40	<0.49	<2.5	<0.50	<0.47	<0.44	<3.07	<1.32
MW-2	2/14/2013	<0.41	<0.93	<0.89	<0.75	1.30	<0.59	<0.67	<0.61	<0.89	<0.81	*0.87*	2.10	4.28	5.70
	5/14/2013	<0.50	<0.40	<0.60	<0.28	<0.50	<0.34	<0.40	<0.49	<2.5	<0.50	<0.47	<0.44	<3.07	<1.32
MW-3	2/14/2013	<0.41	<0.93	<0.89	<0.75	1.30	<0.59	<0.67	<0.61	1.10	0.92	*0.86*	1.60	5.60	6.20
	5/14/2013	<0.50	<0.40	<0.60	<0.28	<0.50	<0.34	<0.40	<0.49	<2.5	<0.50	<0.47	<0.44	<3.07	<1.32
ES (ppb)	-	*5*	*NS*	*NS*	*850*	*700*	*NS*	*NS*	*60*	*100*	*NS*	*5*	*1,000*	*480*	*10,000*
PAL (ppb)	-	*0.5*	*NS*	*NS*	*85*	*140*	*NS*	*NS*	*12*	*10*	*NS*	*0.5*	*200*	*96*	*1,000*

Notes:

1. Only the detected compounds are presented.
2. Concentrations in ***blue italics*** exceed their respective NR 140 preventive action limits (PALs).
3. Concentrations in **red bold** exceed their respective NR 140 enforcement standards (ESs).

Table 6
PAH Analytical Results - Groundwater Samples
7950 Hoffman Trust Property
Oak Creek, Wisconsin

Sample Location	Sampling Date	Acena-phthene (ppb)	Acena-phthylene (ppb)	Anthra-cene (ppb)	Benzo (a) anthra-cene (ppb)	Benzo (a) pyrene (ppb)	Benzo (b) fluor-anthene (ppb)	Benzo (g,h,i) perylene (ppb)	Benzo (k) fluor-anthene (ppb)	Chrysene (ppb)	Dibenzo (a,h) anthracene (ppb)	Fluor-anthrene (ppb)	Flourene (ppb)	Indeno (1,2,3-cd) pyrene (ppb)	Naph-thalene (ppb)	1-Methyl Naph-thalene (ppb)	2-Methyl Naph-thalene (ppb)	Phen-anthrene (ppb)	Pyrene (ppb)
P-12	3/1/2010	0.55	0.05	0.07	0.04	*0.04*	<0.036	<0.051	0.05	*0.06*	<0.034	0.09	0.27	<0.05	1.30	2.60	0.98	<0.086	0.11
P-15	3/1/2010	9.90	2.40	2.60	0.23	<0.07	*0.08*	<0.12	<0.11	**0.40**	<0.079	1.00	8.80	<0.12	*53.5*	119	108	16.7	3.10
MW-1	2/14/2013	0.12	0.0054	0.025	0.014	0.013	0.017	0.011	0.012	*0.025*	0.004	0.11	0.12	0.0093	0.59	0.29	0.42	0.39	0.072
	5/14/2013	<0.0043	<0.0039	<0.0054	<0.0053	<0.0055	<0.0075	<0.009	<0.012	<0.0069	<0.0061	<0.0058	<0.0043	<0.0065	0.033	<0.004	<0.0068	<0.0043	<0.0059
MW-2	2/14/2013	0.032	<0.0038	0.02	0.0059	0.0059	0.0055	0.0067	0.0072	0.011	<0.0034	0.042	0.10	0.0052	0.54	0.21	0.34	0.31	0.029
	5/14/2013	<0.0043	<0.0039	<0.0054	<0.0053	<0.0055	<0.0075	<0.009	<0.012	<0.0069	<0.0061	<0.0058	<0.0043	<0.0065	0.015	<0.004	<0.0068	0.011	<0.0059
MW-3	2/14/2013	0.047	0.0051	0.016	<0.0038	<0.003	<0.0036	<0.0051	<0.0046	0.0046	<0.0034	0.026	0.12	<0.005	0.63	0.26	0.41	0.29	0.014
	5/14/2013	<0.0043	<0.0039	<0.0054	<0.0053	<0.0055	<0.0075	<0.009	<0.012	<0.0069	<0.0061	<0.0058	<0.0043	<0.0065	0.0081	<0.004	0.0083	<0.0043	0.013
NR 140 ES		*NS*	*NS*	*3,000*	*NS*	*0.2*	*0.2*	*NS*	*NS*	*0.2*	*NS*	*400*	*400*	*NS*	*100*	*NS*	*NS*	*NS*	*250*
NR 140 PAL		*NS*	*NS*	*600*	*NS*	*0.02*	*0.02*	*NS*	*NS*	*0.02*	*NS*	*80*	*80*	*NS*	*10*	*NS*	*NS*	*NS*	*50*

Notes:

1. Only the detected compounds are presented.
2. Concentrations in ***blue italics*** exceed their respective NR 140 preventive action limits (PALs).
3. Concentrations in **red bold** exceed their respective NR 140 enforcement standards (ESs).
4. Data obtained from MSA Professional Services sampling.

Environmental & Development Solutions, Inc.
Guide to Abbreviations
in Laboratory Data Tables

< = Less than the specified detection limit.
DO = Dissolved Oxygen
ES = Enforcement Standard
DRO = Diesel range organics
GRO = Gasoline range organics
iu = instrument units
MTBE = Methyl-tert butyl ether
mV = Millivolts
NA = Not analyzed for indicated parameter
NM = Not measured for indicated parameter
NR = No recovery at this interval.
NR 140 ES = Wisconsin Administrative Code NR 140 Groundwater Quality Enforcement Standard
NR 140 PAL = Wisconsin Administrative Code NR 140 Groundwater Quality Preventive Action Limit
NR 720 Groundwater RCL = Wisconsin Administrative Code NR 720 Residual Contaminant Level for the protection of groundwater via the U.S.EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890
NR 720 Non-Industrial DC RCL = Wisconsin Administrative Code NR 720 Non-Industrial Residual Contaminant Level for direct contact via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890
NR 720 Industrial DC RCL = Wisconsin Administrative Code NR 720 Industrial Residual Contaminant Level for direct contact via the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890
NS = No NR 140 ES/PAL or NR 720 RCL standard has been established.
ORP = Oxidation-reduction potential
PAL = Preventive Action Limit
PID = Photoionization detector
ppb = parts per billion
ppm = parts per million
RCL = Residual contaminant level as established in WAC Chapter NR 720
TMBs = Trimethylbenzenes (combined 1,2,4- and 1,3,5-trimethylbenzene)
umhos = Micromhos

Table 1
VOC Analytical Results - Soil Samples
7950 Hoffman Trust Property
Oak Creek, Wisconsin

Sample Location	Sampling Date	PID (iu)	DRO (ppm)	GRO (ppm)	Benzene (ppb)	sec-butyl-benzene (ppb)	Ethyl-benzene (ppb)	Isopropyl-benzene (ppb)	p-Isopropyl-toluene (ppb)	Methyl tert-butyl ether (ppb)	Naph-thalene (ppb)	n-Propyl-benzene (ppb)	Toluene (ppb)	Combined TMBs (ppb)	Total Xylenes (ppb)
P-1: 2-4 FT	9/17/2009	15	NA	NA	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	75.3	<25.0	45.2	62.0	105
P-2: 0-2 FT	9/17/2009	1	NA	NA	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	29.3	<25.0	<25.0	55	<75.0
P-3: 2-4 FT	9/17/2009	252	*395*	23.9	<25.0	33.8	33.7	47.2	<25.0	<25.0	572	252	<25.0	*1,715*	264
P-17: 8-10 FT	1/26/2010	<1	<1.10	<3.00	<25.0	NA	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	<50.0	<75.0
P-4: 2-4 FT	9/17/2009	6	*688*	6.60	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	29.0	<25.0	92.9	61.7	<75.0
P-5: 0-2 FT	9/17/2009	127	*2,760*	*347*	<100	1,840	509	575	539	<100	5,510	1,270	<100	*6,122*	<300
P-12: 8-10 FT	1/26/2010	<1	<1.10	<3.00	<25.0	NA	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	<50.0	<75.0
P-13: 2-4 FT	1/26/2010	<1	<1.10	<3.00	<25.0	NA	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	<50.0	<75.0
P-14: 2-4 FT	1/26/2010	<1	1.40	<2.90	<25.0	NA	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	<50.0	<75.0
P-15: 0-2 FT	1/26/2010	34	*2,260*	*364*	<200	NA	596	NA	NA	<200	7,790	NA	<200	*5,130*	1,856
P-15: 6-8 FT	1/26/2010	<1	2.90	<2.80	<25.0	NA	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	<50.0	<75.0
P-16: 2-4 FT	1/26/2010	<1	1.10	<3.10	<25.0	NA	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	<50.0	<75.0
P-18: 0-2 FT	1/26/2010	5	*1,920*	14.6	<25.0	NA	38.3	NA	NA	<25.0	*946*	NA	<25.0	327	101
P-18: 6-8 FT	1/26/2010	<1	40.2	<2.90	<25.0	NA	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	<50.0	<75.0
P-19: 2-4 FT	1/26/2010	4	171	15.1	<25.0	NA	33.4	NA	NA	<25.0	282	NA	54.7	364	152
P-19: 6-8 FT	1/26/2010	<1	8.00	<3.10	<25.0	NA	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	<50.0	<75.0
NR 720 Groundwater RCL		-	*NS*	*NS*	*5.1*	*NS*	*1,570*	*NS*	*NS*	*27*	*659*	*NS*	*1,107*	*1,379*	*3,940*
NR 720 Non-Industrial DC RCL		-	*NS*	*NS*	*1,490*	*145,000*	*7,470*	*268,000*	*162,000*	*59,400*	*5,150*	*264,000*	*818,000*	*90K/182K*	*258,000*
NR 720 Industrial DC RCL		-	*NS*	*NS*	*7,410*	*145,000*	*37,000*	*268,000*	*162,000*	*293,000*	*26,000*	*264,000*	*818,000*	*219K/182K*	*258,000*

Note: Only the detected compounds are presented.
Note: NR 720 values are calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890.
Note: Concentrations that exceed their respective RCLs for the protection of groundwater are in *blue italics*.
Note: Concentrations that exceed their respective non-industrial RCLs for direct contact within the top 4 feet are in red.
Note: Concentrations that exceed their respective industrial RCLs for direct contact within the top 4 feet are in **red bold**.

Table 2
PAH Analytical Results - Soil Samples
7950 Hoffman Trust Property
Oak Creek, Wisconsin

Sample Location	Sampling Date	Acena-phthene (ppb)	Acena-phthylene (ppb)	Anthracene (ppb)	Benzo (a) anthra-cene (ppb)	Benzo (a) pyrene (ppb)	Benzo (b) fluor-anthene (ppb)	Benzo (g,h,i) perylene (ppb)	Benzo (k) fluor-anthene (ppb)	Chrysene (ppb)	Dibenzo (a,h) anthra-cene (ppb)	Fluor-anthene (ppb)	Fluorene (ppb)	Indeno (1,2,3-cd) pyrene (ppb)	1-Methyl Naph-thalene (ppb)	2-Methyl Naph-thalene (ppb)	Naph-thalene (ppb)	Phen-anthrene (ppb)	Pyrene (ppb)
P-1: 2-4 FT	9/17/2009	3.90	4.50	8.30	16.2	18.9	21.6	24.4	14.6	23.7	6.00	23.6	7.40	14.7	118	181	151	87.5	20.3
P-2: 0-2 FT	9/17/2009	2.80	2.90	15.7	23.6	20.8	23.5	17.8	19.5	30.7	5.40	45.7	5.60	13.0	35.0	55.4	37.3	57.0	39.0
P-15: 0-2 FT	1/26/2010	2,280	377	1,100	70.1	<75.4	<125	<38.6	<88.8	114	**223**	259	1,730	281	12,200	15,800	7,790	*4,390*	637
P-18: 0-2 FT	1/26/2010	149	40.9	657	1,120	**974**	879	636	868	*1,200*	**265**	3,090	676	480	915	1,660	*946*	1,610	1,840
P-19: 2-4 FT	1/26/2010	121	17.2	175	198	205	359	73.2	312	*213*	37.1	505	106	78.4	209	384	282	767	357
HA-1: 1 FT	6/10/2010	<3.00	3.50	7.80	23.5	31.2	39.4	25.0	28.3	36.5	7.80	66.4	<5.20	21.7	<3.20	<3.20	4.10	25.3	51.0
HA-2: 1 FT	6/10/2010	<3.00	8.50	20.2	49.7	59.0	73.5	47.8	51.0	64.7	13.8	119	<5.40	41.4	12.1	18.1	16.3	53.3	92.0
P-20: 0.5 FT	2/12/2013	<84.1	<84.1	<17.2	<84.1	104	108	<84.1	<84.1	89.8	<84.1	123	<84.1	<84.1	98.3	115	141	99.3	107
P-20: 8-10 FT	2/12/2013	<10.2	<10.2	<2.10	<10.2	<10.2	<2.90	<10.2	<10.2	<2.30	<10.2	<10.2	<10.2	<10.2	<9.30	<1.90	<3.80	<2.60	<10.2
P-21: 2-4 FT	2/12/2013	47.0	<9.50	17.1	27.3	39.0	34.7	38.7	35.4	37.2	10.8	97.7	27.6	28.6	169	270	217	214	74.1
P-22: 4-5 FT	2/12/2013	<9.80	<9.80	<2.00	<9.80	<9.80	<2.80	<9.80	<9.80	<2.20	<9.80	<9.80	<9.80	<9.80	<8.90	<1.80	<3.70	<2.50	<9.80
P-23: 0.5 FT	2/12/2013	<302	<302	536	1,660	**2,310**	1,760	1,320	2,240	*2,100*	**492**	3,550	<302	1,180	<276	<56.7	<114	845	3,000
P-24: 0.5 FT	2/12/2013	55.3	103	290	767	**1,000**	813	537	947	*893*	**212**	1,600	65.2	527	<27.9	11.5	11.6	465	1,340
P-25: 2-4 FT	2/12/2013	26.5	<19.6	74.1	46.6	27.8	15.0	<19.6	20.8	41.4	<19.6	64.3	27.5	<19.6	111	146	140	268	80.8
P-25: 8-10 FT	2/12/2013	<9.80	<9.80	<2.00	<9.80	<9.80	5.40	<9.80	<9.80	5.50	<9.80	<9.80	<9.80	<9.80	<8.90	<1.80	<3.70	3.30	<9.80
NR 720 Groundwater RCL		**38,000*	**700*	*196,744*	**17,000*	*470*	*480*	**6,800,000*	**870,000*	*145*	**38,000*	*88,818*	*14,815*	**680,000*	**23,000*	**20,000*	*659*	**1,800*	*54,473*
NR 720 Non-industrial DC RCL		*3,440,000*	*487,000*	*17,200,000*	*148*	*15*	*148*	**1,800*	*1,480*	*14,800*	*15*	*2,290,000*	*2,290,000*	*148*	*15,600*	*229,000*	*5,150*	*115,000*	*1,720,000*
NR 720 Industrial DC RCL		*33,000,000*	*487,000*	*100,000,000*	*2,110*	*211*	*2,110*	**39,000*	*21,100*	*211,000*	*211*	*22,000,000*	*22,000,000*	*2,110*	*53,100*	*368,000*	*26,000*	*115,000*	*16,500,000*

Note: Only the detected compounds are presented.
Note: NR 720 values are calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890.
Note: Concentrations that exceed their respective RCLs for the protection of groundwater are in *blue italics*.
Note: Concentrations that exceed their respective non-industrial RCLs for direct contact within the top 4 feet are in red.
Note: Concentrations that exceed their respective industrial RCLs for direct contact within the top 4 feet are in **red bold**.

Table 3
Metals Analytical Results - Soil Samples
7950 Hoffman Trust Property
Oak Creek, Wisconsin

Sample Location	Sampling Date	Arsenic (ppm)	Baruim (ppm)	Cadmium (ppm)	Chromium (ppm)	Lead (ppm)	Mercury (ppm)	Selenium (ppm)	Silver (ppm)
P-1: 2-4 FT	9/17/2009	**4.20**	50.3	0.16	13.3	10.8	0.014	*0.79*	0.19
P-2: 0-2 FT	9/17/2009	**5.80**	58.7	0.18	22.2	23.7	0.032	*0.67*	0.22
NR 720 Groundwater RCL		*0.58*	*165*	*0.75*	*360,000*	*27*	*0.21*	*0.52*	*0.85*
NR 720 Non-industrial DC RCL		*0.39*	*15,300*	*70.2*	*0.293/100K*	*400*	*3.13*	*391*	*391*
NR 720 Industrial DC RCL		*1.6*	*100,000*	*803*	*5.57/100K*	*800*	*3.13*	*5,110*	*5,110*
NR 720 Non-Industrial RCLs		*0.039*	*NS*	*8*	*14/16,000*	*50*	*NS*	*NS*	*NS*

Note: Concentrations that exceed their respective non-industrial generic RCLs are in red.

Note: Only the detected compounds are presented.
Note: NR 720 values are calculated utilizing the U.S. EPA's Regional Screening Level Web-Calculator per DNR draft document RR-890.
Note: Concentrations that exceed their respective RCLs for the protection of groundwater are in *blue italics*.
Note: Concentrations that exceed their respective non-industrial RCLs for direct contact within the top 4 feet are in red.
Note: Concentrations that exceed their respective industrial RCLs for direct contact within the top 4 feet are in **red bold**.

A. Data Tables

A.3. Post-remedial Soil Analytical Tables

Not applicable. No remedial action taken.

A. Data Tables

A.4. Pre and Post Remaining Soil Contamination Soil Analytical Table

Please see A.2. for soil analytical results.

A. Data Tables

A.5. Vapor Analytical Table

Not applicable. The contaminants of concern do not readily volatilize. As such, there does not appear to be any risk present from vapor intrusion and no sampling was conducted.

A. Data Tables

A.6. Other Media of Concern

Not applicable. No surface water or sediment present at the site.

Table 4
Groundwater Elevation Measurements
7950 Hoffman Trust Property
Oak Creek, Wisconsin

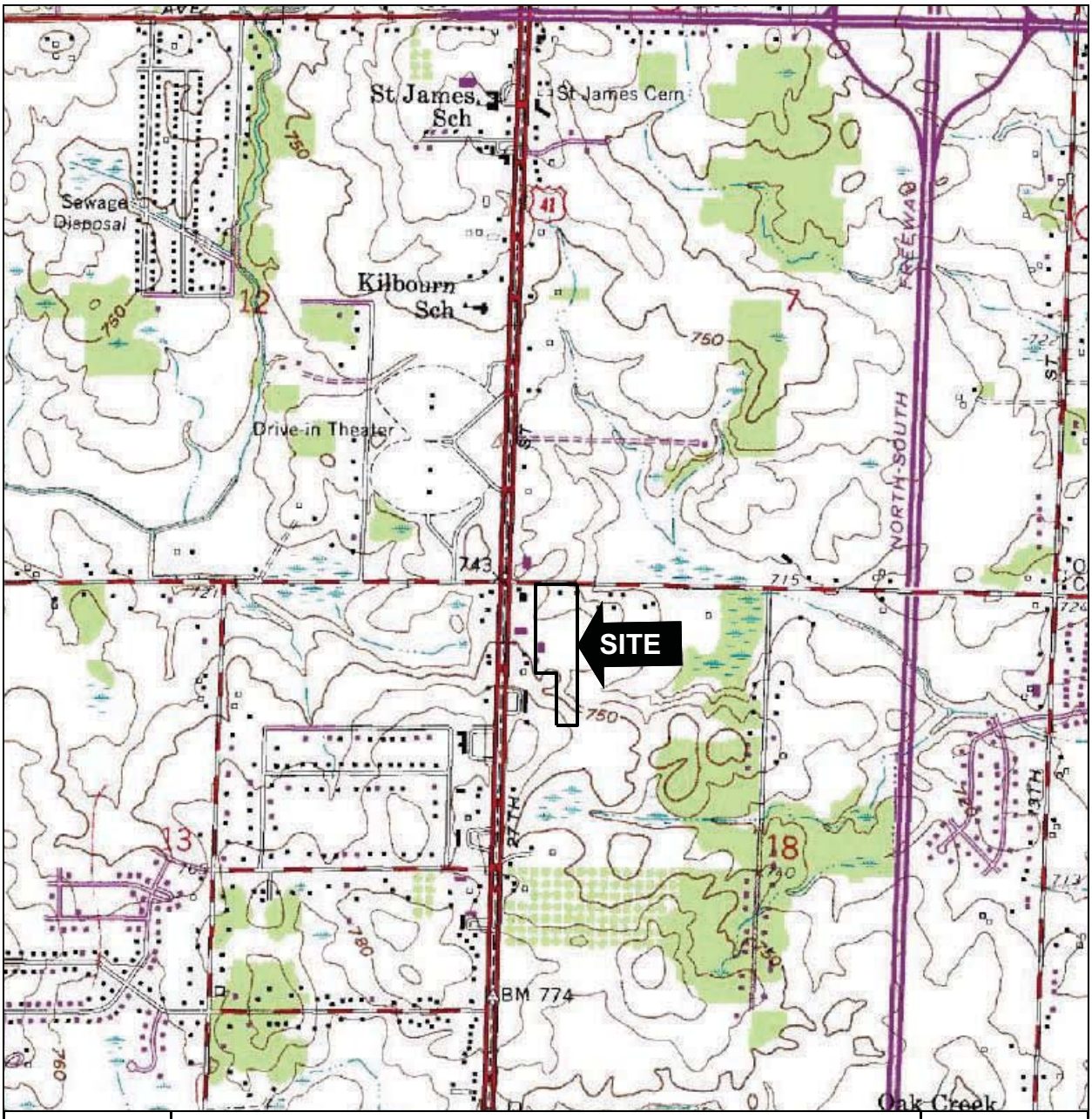
Well Number	Date	*Total Well Depth	Ground Surface Elevation	Top of Casing Elevation	*Depth to Water Below Casing	Depth to Water Below Ground	Groundwater Elevation	Groundwater Elevation Variation
P-12	3/1/10	12.00	100.04	100.00	1.40	1.44	**98.60**	-
P-15	3/1/10	11.00	100.23	100.27	1.88	1.84	**98.39**	-
MW-1	2/14/13 5/14/13	12.80	100.30	100.00	3.12 1.75	3.42 2.05	**96.88** **98.25**	- 1.37
MW-2	2/14/13 5/14/13	15.96	98.48	101.56	7.20 7.32	4.12 4.24	**94.36** **94.24**	- -0.12
MW-3	2/14/13 5/14/13	16.39	95.00	97.96	3.46 3.80	0.50 0.84	**94.50** **94.16**	- -0.34

Notes:
1. *Measured from the north rim of the top of well casing.
2. All measurements are presented in feet.
3. Elevations are referenced to a benchmark assigned an arbitrary elevation of 100.00 feet.

A. Data Tables

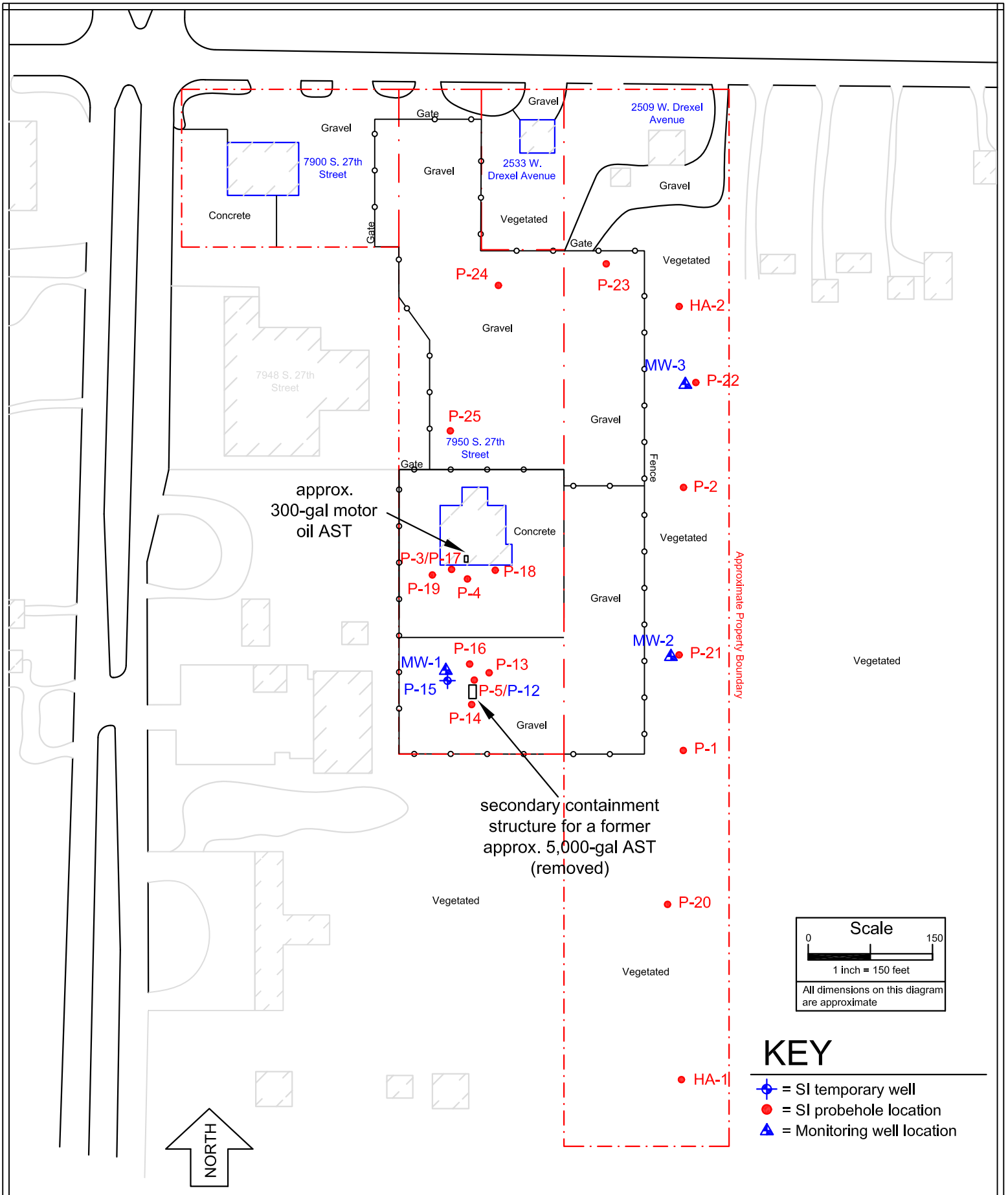
A.8. Other

Not applicable. No natural attenuation or remedial systems present.



Approximate Scale 1" = 1,565'	United States Geological Survey Topographic Map Greendale Quadrangle NW 1/4 of NW 1/4 of Sec 18, T5N, R22E	NORTH

ed s environmental & development solutions	Vicinity Diagram 7950 South 27th Street Property Oak Creek, Wisconsin	Figure 1



ed s environmental & development solutions	File No.: 081101o DWG Date: 7-16-13 Rev Date: Drawn By: TJO Checked By (PM): TJO	**B.1.b Detailed Site Map** Hoffman Estate 7950 Property 7950 S. 27th Street & Drexel Avenue Oak Creek, Wisconsin	Figure 2

B.1.c RR Site Map

Legend

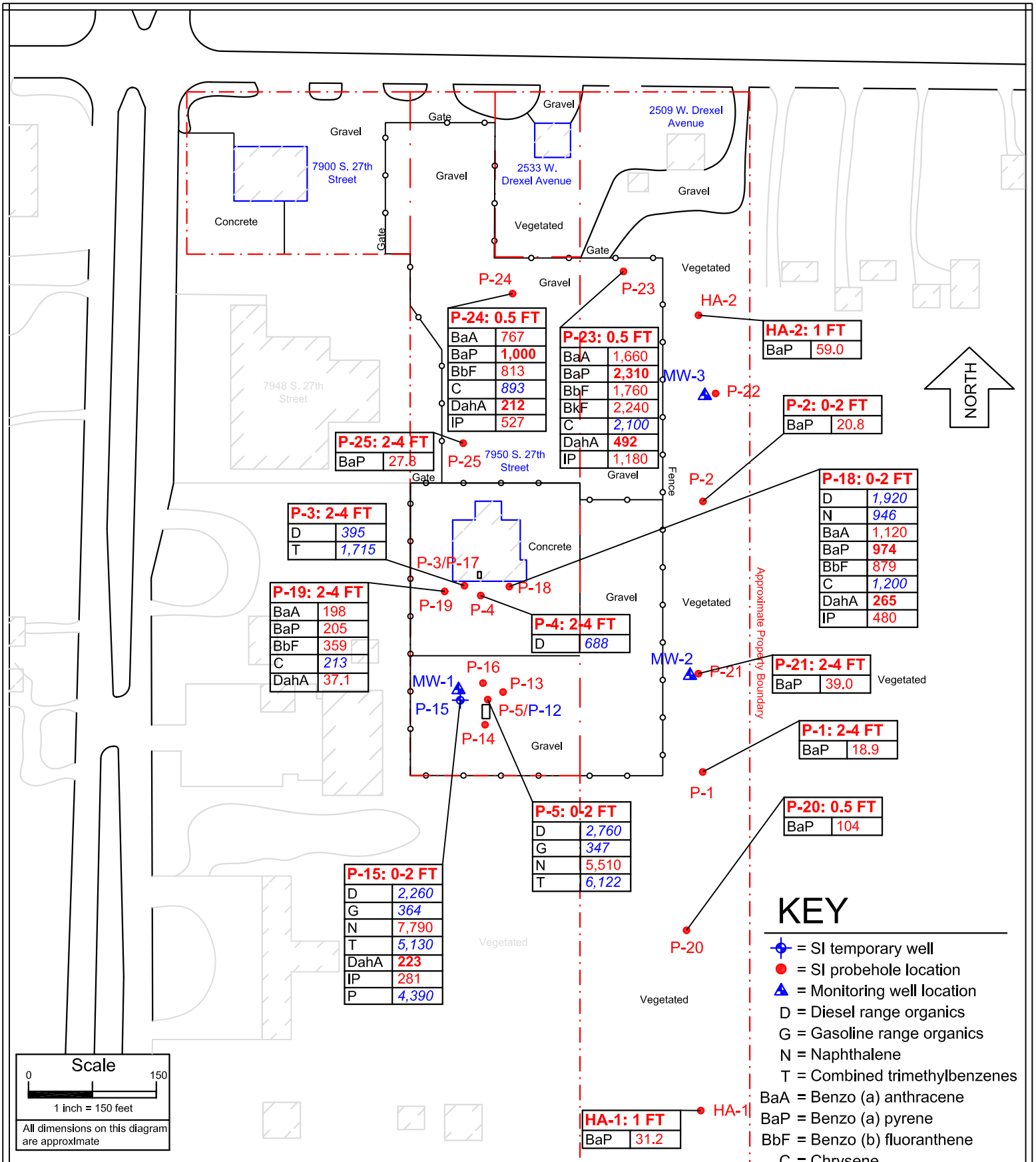
- Open Sites (ongoing cleanups)
- Open Sites (ongoing cleanups) - site boundaries shown
- Closed Sites (completed cleanups)
- Closed Sites (completed cleanups) - site boundaries shown
- County Boundary
- Railroads
- County Roads (WDOT)
- County Trunk Highway
- State and U.S. Highways (WDOT)
- State Trunk Highway
- US Highway
- Interstate Highways (WDOT)
- Interstate Highway
- Local Roads (WDOT)
- Civil Towns
- Civil Town
- 24K Open Water
- 24K Rivers and Shorelines
- Municipalities

0 1600 3200 4800 ft.

Map created on Jul 19, 2013

Note: Not all RR Sites have been geo-located yet.

Scale: 1:16,583



KEY

- = SI temporary well
- = SI probehole location
- = Monitoring well location
- D = Diesel range organics
- G = Gasoline range organics
- N = Naphthalene
- T = Combined trimethylbenzenes
- BaA = Benzo (a) anthracene
- BaP = Benzo (a) pyrene
- BbF = Benzo (b) fluoranthene
- C = Chrysene
- DahA = Dibenzo (a,h) anthracene
- IP = Indeno (1,2,3-cd) pyrene
- P = Phenanthrene

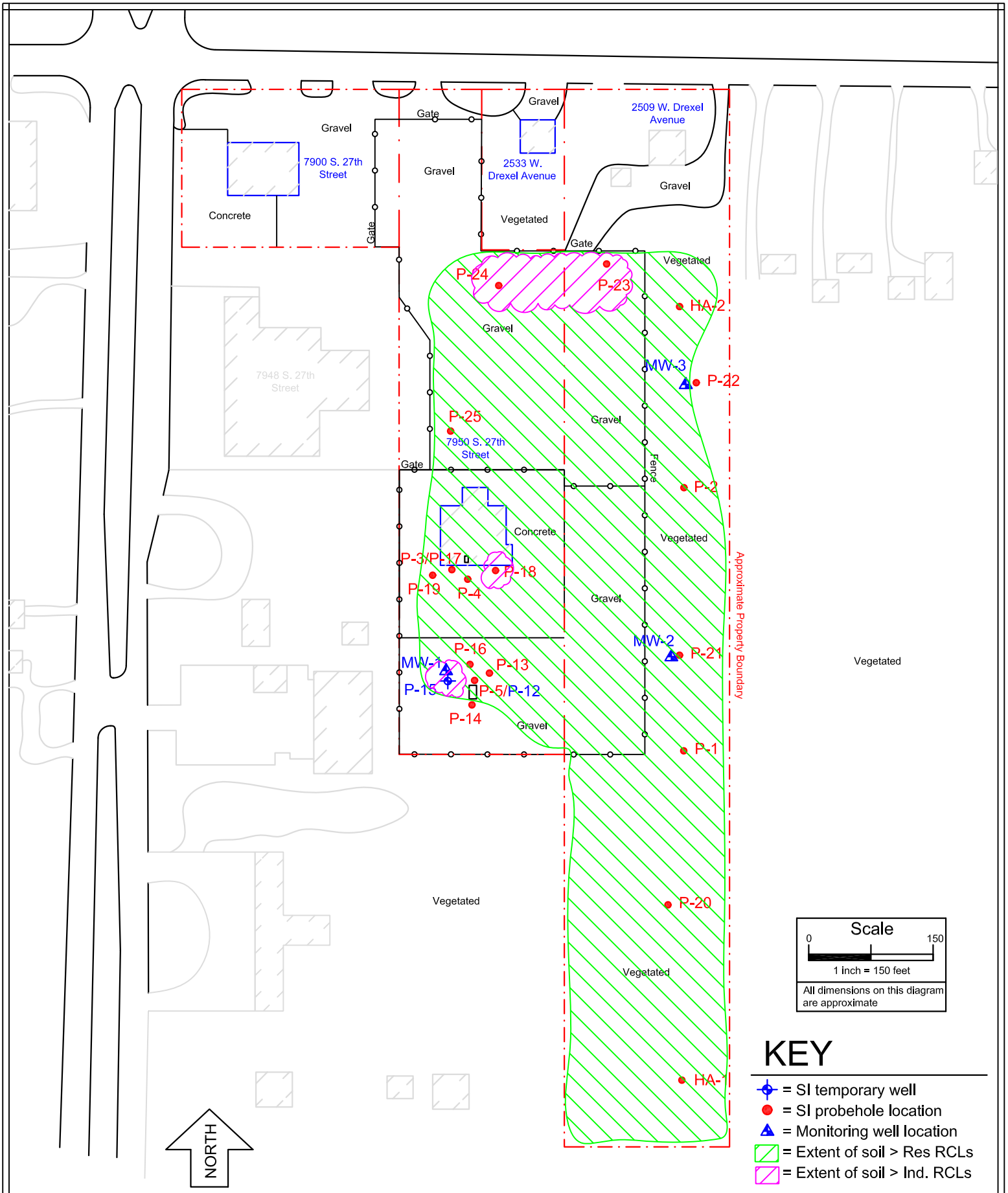
Notes: Only compounds above their respective standards are presented in parts per billion (ppb).
Concentrations in *blue italics* exceed their generic RCL for the protection of groundwater.
Concentrations in red exceed their residential direct contact values within the top 4 feet.
Concnetrations in **red bold** exceed their non-residential direct contact values within the top 4 feet.

environmental & development solutions

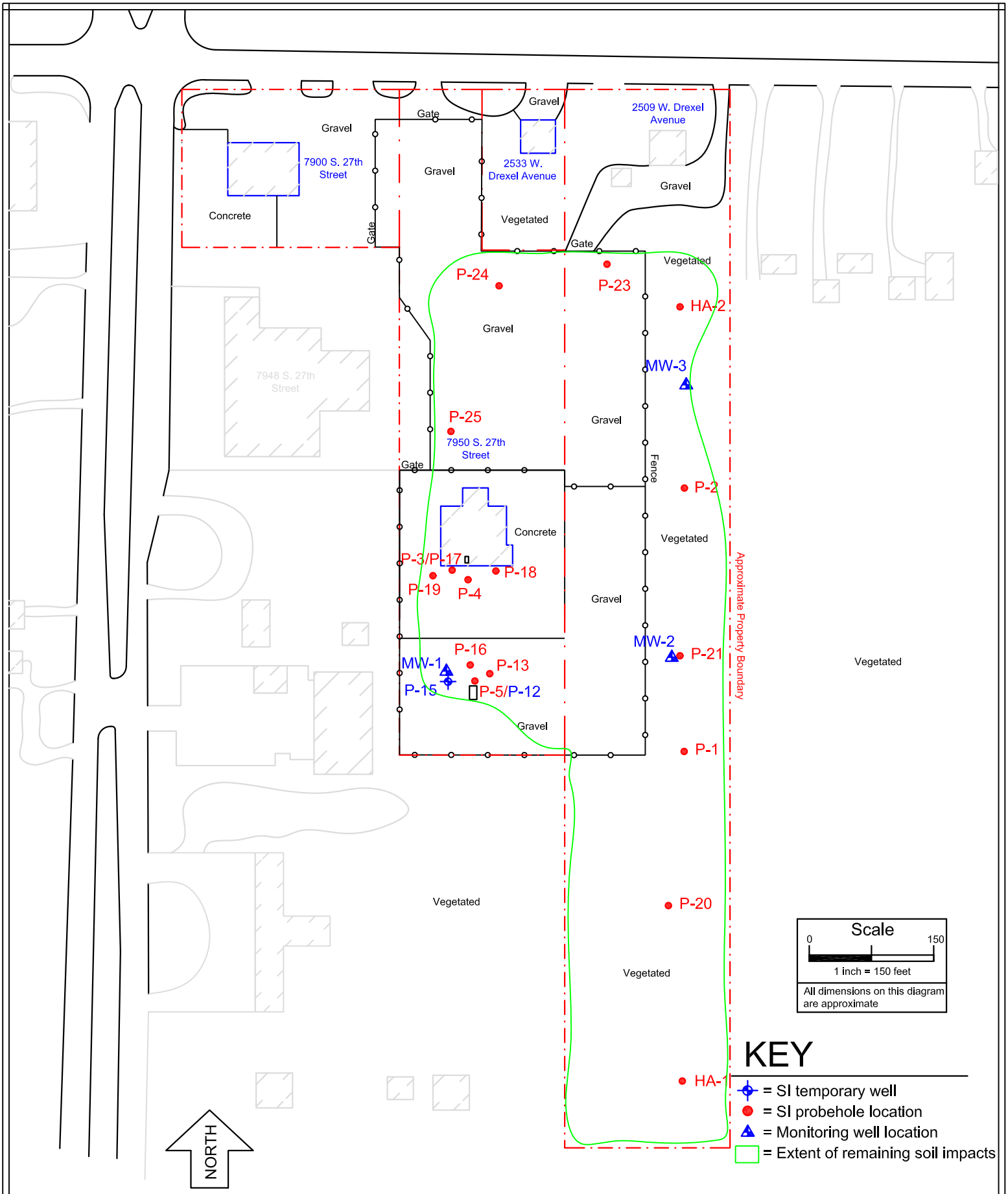
File No.:	081101p
DWG Date:	7-16-13
Rev Date:	
Drawn By:	TJO
Checked By (PM):	TJO

B.2.a Pre-remedial Soil Contamination Diagram
Hoffman Estate 7950 Property
7950 S. 27th Street & Drexel Avenue
Oak Creek, Wisconsin

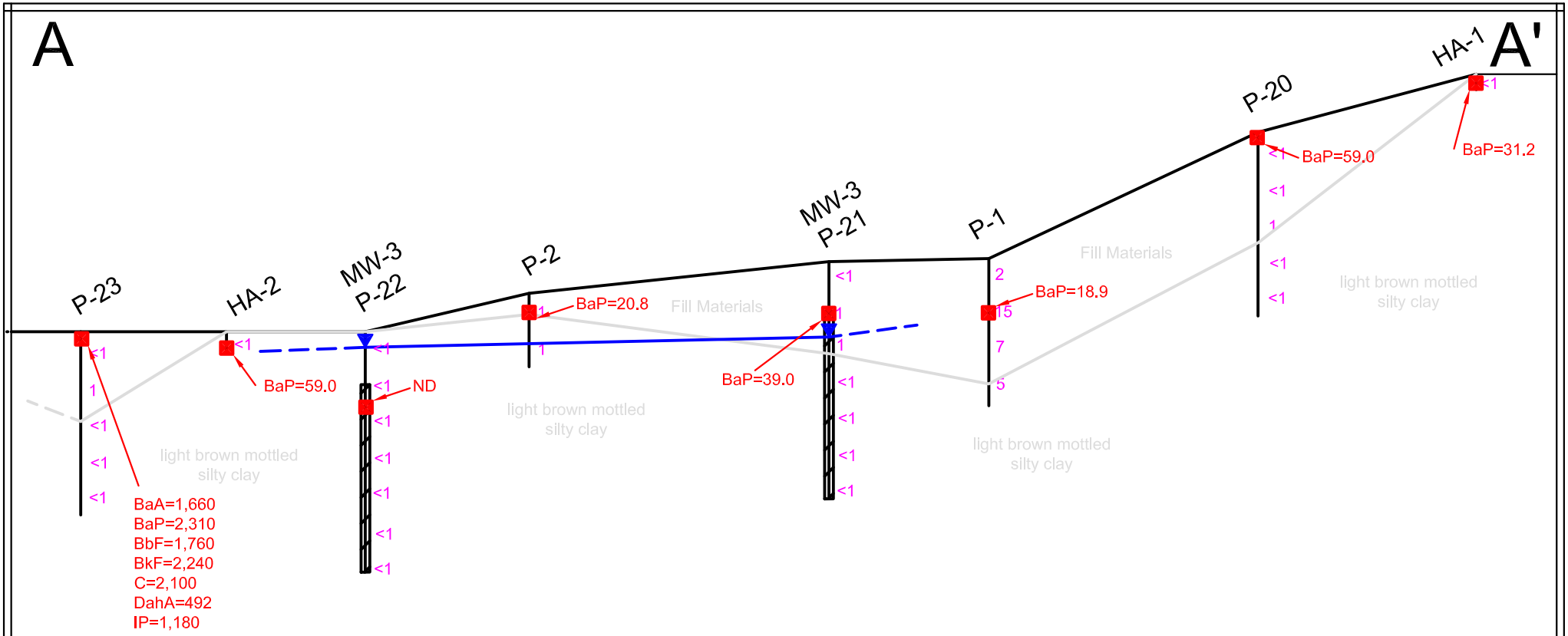
Figure 3

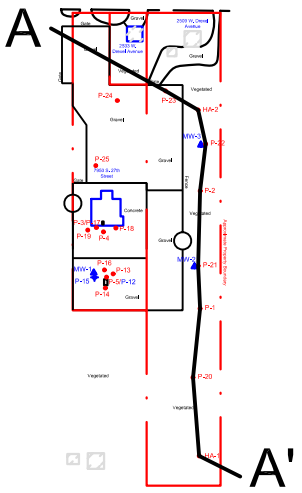


ed s environmental & development solutions	File No.: 081101q DWG Date: 7-16-13 Rev Date: Drawn By: TJO Checked By (PM): TJO	**B.2.b Post-remedial Soil Contamination Diagram** Hoffman Estate 7950 Property 7950 S. 27th Street & Drexel Avenue Oak Creek, Wisconsin	Figure 4



eds environmental & development solutions	File No.: 081101q DWG Date: 7-16-13 Rev Date: Drawn By: TJO Checked By (PM): TJO	**B.2.c Pre/Post Rmaining Soil Contamination Diagram** Hoffman Estate 7950 Property 7950 S. 27th Street & Drexel Avenue Oak Creek, Wisconsin	Figure 4





KEY

- = GW depth (May 2013)
- = soil sample
- = groundwater sample

BaA = Benzo(a)anthracene
BaP = Benzo(a)pyrene
BbF = Benzo(b)flouranthene
BkF = Benzo(k)flouranthene
C = Chrysene
DahA = Dibenzo(a,h)anthracene
IP = Indeno(1,2,3-cd)pyrene

Notes
1. PAH concentrations shown in parts per billion (ppb).
2. Only samples above standards are shown.

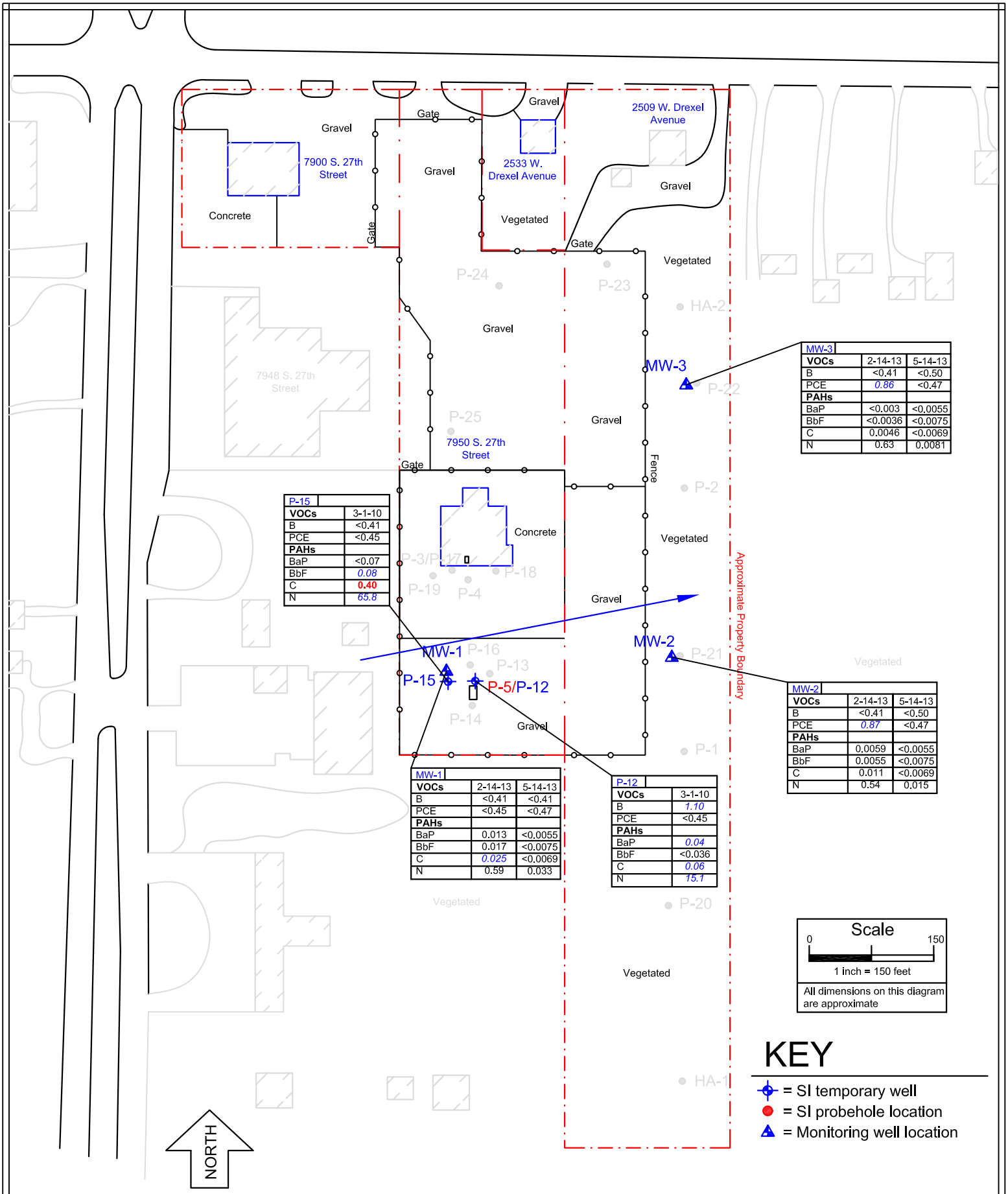
Scale
1 inch
Vertical Scale - 1" = 8'
Horizontal Scale - 1" = 100
All dimensions on this diagram are approximate

ed s environmental & development solutions

File No.: 081101j
DWG Date: 11-03-11
Rev Date: 11-03-11
Drawn By: TJO
Checked By (PM): TJO

B.3.a Geologic Cross-Section Diagram (A-A')
Hoffman Estate Property
7950 S. 27th Street
Oak Creek, Wisconsin

Figure
8



MW-3		
VOCs	2-14-13	5-14-13
B	<0.41	<0.50
PCE	*0.86*	<0.47
PAHs		
BaP	<0.003	<0.0055
BbF	<0.0036	<0.0075
C	0.0046	<0.0069
N	0.63	0.0081

P-15	
VOCs	3-1-10
B	<0.41
PCE	<0.45
PAHs	
BaP	<0.07
BbF	*0.08*
C	**0.40**
N	*65.8*

MW-2		
VOCs	2-14-13	5-14-13
B	<0.41	<0.50
PCE	*0.87*	<0.47
PAHs		
BaP	0.0059	<0.0055
BbF	0.0055	<0.0075
C	0.011	<0.0069
N	0.54	0.015

MW-1		
VOCs	2-14-13	5-14-13
B	<0.41	<0.41
PCE	<0.45	<0.47
PAHs		
BaP	0.013	<0.0055
BbF	0.017	<0.0075
C	*0.025*	<0.0069
N	0.59	0.033

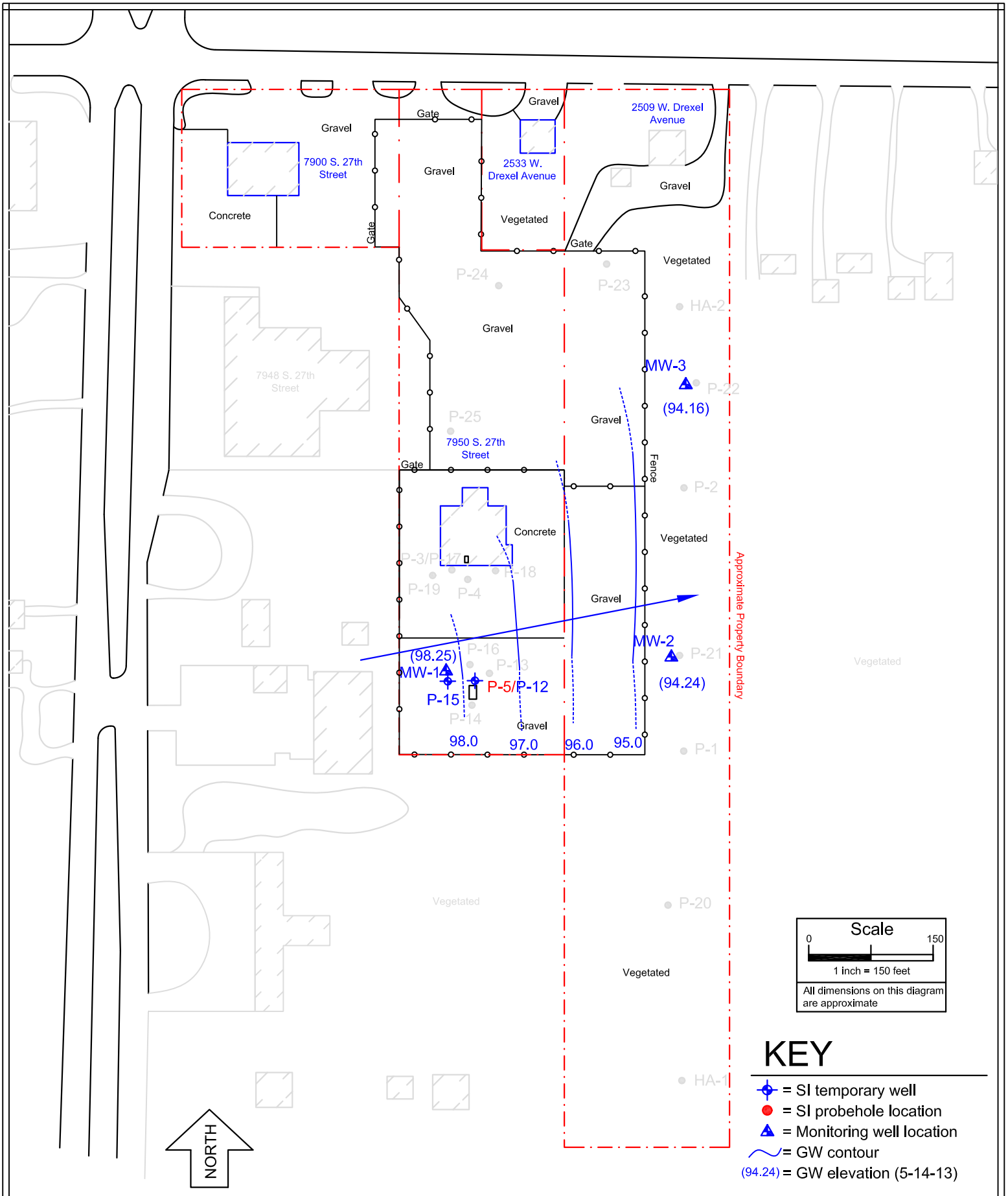
P-12	
VOCs	3-1-10
B	*1.10*
PCE	<0.45
PAHs	
BaP	*0.04*
BbF	<0.036
C	*0.06*
N	*15.1*

environmental & development solutions

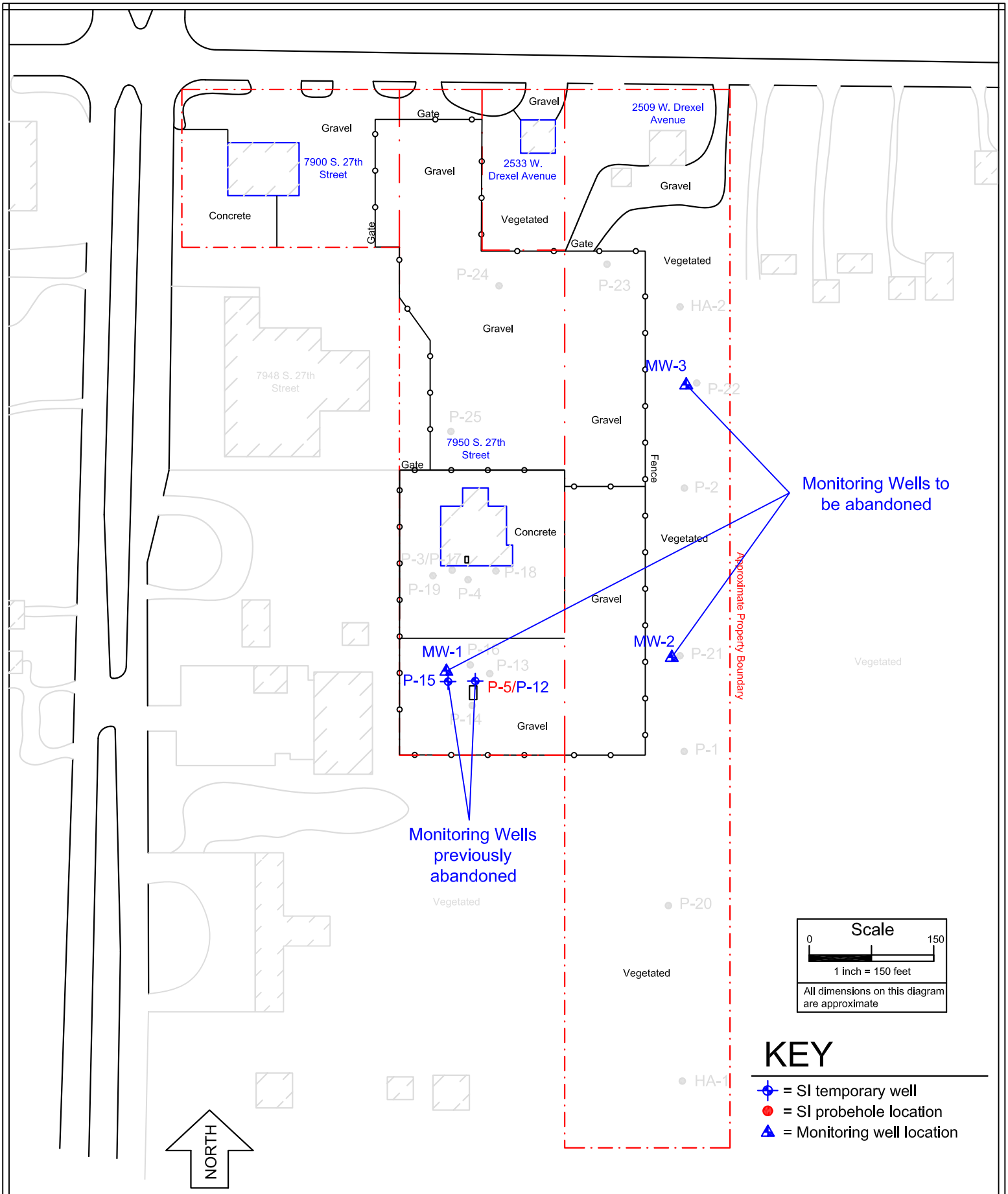
File No.: 081101o	
DWG Date: 7-16-13	
Rev Date:	
Drawn By: TJO	
Checked By (PM): TJO	

B.3.b Groundwater Isoconcentration Diagram
Hoffman Estate 7950 Property
7950 S. 27th Street & Drexel Avenue
Oak Creek, Wisconsin

Figure
5



ed s environmental & development solutions	File No.: 081101o DWG Date: 7-16-13 Rev Date: Drawn By: TJO Checked By (PM): TJO	**B.3.c Groundwater Flow DIrection Diagram** Hoffman Estate 7950 Property 7950 S. 27th Street & Drexel Avenue Oak Creek, Wisconsin	Figure 6



ed s environmental & development solutions	File No.: 081101o DWG Date: 7-16-13 Rev Date: Drawn By: TJO Checked By (PM): TJO	**B.3.d Monitoring Wells Diagram** Hoffman Estate 7950 Property 7950 S. 27th Street & Drexel Avenue Oak Creek, Wisconsin	Figure 7

B.4. Vapor Maps and Other Media

B.4.a. Vapor Intrusion Map

Not applicable. The contaminants of concern do not readily volatilize. As such, there does not appear to be any risk present from vapor intrusion and no sampling was conducted.

B.4. Vapor Maps and Other Media

B.4.b. Other Media of Concern

Not applicable. No surface water or sediment present at the site.

B.4. Vapor Maps and Other Media

B.4.c. Other

Not applicable.

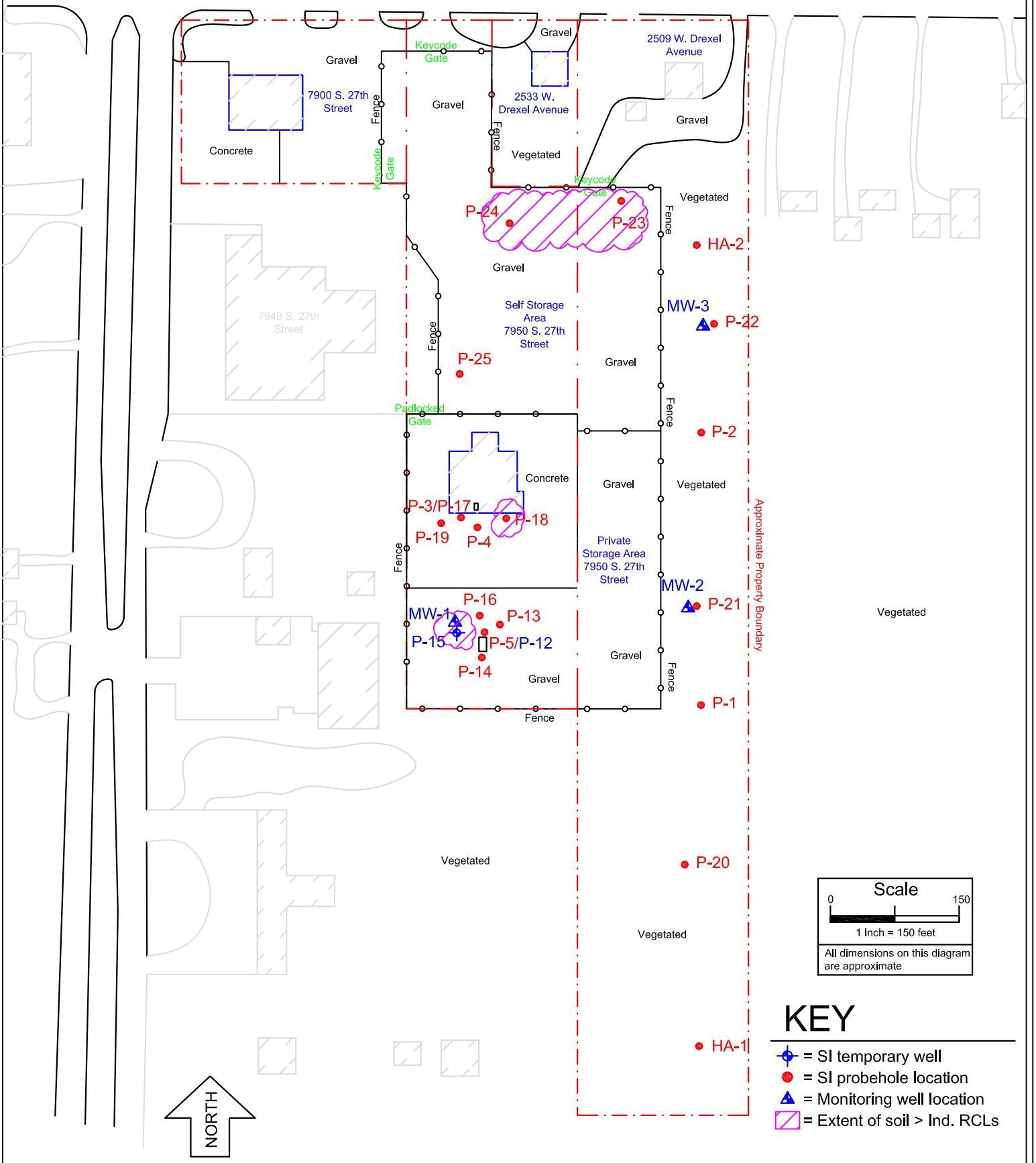
Documentation of Remedial Action (Attachment C)

DISCLAIMER

Documents contained in Attachment C of the Case Closure – GIS Registry (Form 4400-202) are not included in the electronic version (GIS Registry Packet) available on RR Sites Map to limit file size.

For information on how to obtain a copy or to review the file, please contact the Remediation & Redevelopment (RR) Environmental Program Associate (EPA) at dnr.wi.gov/topic/Brownfields/Contact.html

WISCONSIN
DEPT. OF NATURAL RESOURCES



ed s environmental & development solutions	File No.: 081101q DWG Date: 7-16-13 Rev Date: Drawn By: TJO Checked By (PM): TJO	**Cap Maintenance Diagram** Hoffman Estate 7950 Property 7950 S. 27th Street & Drexel Avenue Oak Creek, Wisconsin	Figure 1

CAP MAINTENANCE PLAN

September 13, 2013

Property Located at:

7950 S. 27th Street
and
2509 W. Drexel Avenue in Oak Creek, Wisconsin

Estate of Henry J. Hoffman – 7950 S. 27th Street property
FID No. 341182930
BRRTS No. 03-41-554870

Described as follows:

Lot 2 of CSM No. 132, in the northwest quarter of Section 18, Town 5 North, Range 22 East and being in the City of Oak Creek, Milwaukee County and State of Wisconsin and the East 200 feet of the West 743 feet of the South 1,295 feet of the North 1,325 feet of the northwest quarter of Section 18, Town 5 North, Range 22 East and being in the City of Oak Creek, Milwaukee County and State of Wisconsin.

Tax Key No. 810-9001-000 and 810-9985-001

Introduction:

This document is the Maintenance Plan for a cap at the above-referenced property (the "Property") in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing cap within specific areas of the Property.

More site-specific information about the Property may be found in:

- The case file in the Wisconsin Department of Natural Resources (DNR) southeast regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites): http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do
- GIS Registry PDF file for further information on the nature and extent of contamination: http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2 and
- The DNR project manager (contact information found on the last page).

Description of Residual Impacts:

The Property is currently occupied by a gravel covered self storage lot, a commercial warehouse building, and vacant grassland. The Property is zoned commercial and the zoning is consistent with the current and planned future use. The Property formerly utilized a diesel fuel aboveground storage tank (AST) and contains historic fill materials. Site investigation (SI) activities have been conducted at the Property. The SI results indicated relatively low concentrations of residual soil impacts associated with the AST and historic fill noted at the Property. The following compounds remain in soil at concentrations above their suggested residual contaminant levels (RCLs) for the non-residential direct contact pathway: benzo(a)pyrene, and dibenzo(a,h)anthracene. The areas of residual impacts are currently enclosed with a 6-foot chain link fence and capped with the building foundation, concrete/asphalt paved areas, and/or gravel areas. The fence has three electronically controlled keypad accessible gates and one chained and padlocked gate. The gravel areas consist of 6 to 8 inches of gravel. Based on the soil sampling results, the residual soil impacts will be addressed through maintaining the existing fence and caps as direct contact barriers. FEC submitted a closure request and soil Geographic information System (GIS) packet to the DNR.

Description of the Barriers to be maintained:

The building foundation, concrete/asphalt paved areas, and gravel areas (these features combined construe the "Cap") that exist over residual soil impacts on the above-described property and the 6-foot chain link fence and access gates that exist surrounding the areas of residual impacts on the above-described property in the locations shown on the attached map ("Exhibit A") serve as barriers to prevent direct human contact with residual soil impacts that might otherwise pose a threat to human health. Based on the current and future use of the Property, the barriers should function as intended unless disturbed.

Annual Inspection:

The Cap overlying residual soil impacts and as depicted on the attached map ("Exhibit A") will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that could cause exposure to underlying soils. In addition, the 6-foot chain link fence and access gates around the areas of residual impacts and as depicted on the attached map ("Exhibit A") will be inspected once a year for deterioration, openings, and other potential problems that could allow increased access to the areas of residual impacts. The inspections will be performed by the Property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age, and other factors. Any area where underlying soils have become or are likely to become exposed or any area where the fence or gates have been damaged will be documented. A log of the inspections and any repairs will be maintained by the Property owner and is included as Exhibit B, "Cap Inspection Log." The inspection log will include recommendations for necessary repair of any areas of the Cap, where underlying soils are exposed, or fence and gates, where access is potentially increased. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the Property owner and available for submittal or inspection by DNR representatives upon their request.

Maintenance Activities:

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

In the event the Cap overlying the residual soil impacts is removed or replaced, the replacement Cap must be equivalent for the purpose of minimizing direct contact with the underlying soils. In the event the fence and gates surrounding the area of residual soil impacts are removed or replaced, the replacement barrier must be equivalent for the purpose of minimizing access to the area of residual soil impacts. Any replacement Cap or barrier will be subject to the same maintenance and inspection guidelines as outlined in this Cap Maintenance Plan unless indicated otherwise by the DNR or its successor.

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

Prohibition of Activities and Notification of DNR Prior to Actions Affecting the Cap:

The following activities are prohibited on any portion of the Property where the Barriers are required as shown on Exhibit A, unless prior written approval has been obtained from the DNR: (1) removal of the existing barriers; (2) replacement of the barriers with another barrier; (3) excavating or grading of the

land surface; (4) filling on the capped surface; (5) plowing for agricultural cultivation; and (6) construction or placement of a building or other structure within the capped area.

Amendment or Withdrawal of Maintenance Plan:

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

EXHIBIT B

CAP INSPECTION LOG

Estate of Henry J. Hoffman - 7950 S. 27th Street Property

Oak Creek, Wisconsin

BRRTS No. 03-41-554870

Inspection Date	Inspector	Condition of Barriers	Recommendations and Repairs

Contact Information (as of September 2013):

Site Owner and Operator: Estate of Henry J. Hoffman
BMO Private Bank
Mr. Terence Walsh
111 East Kilbourn Avenue
Milwaukee, WI 53202

Signature: _____
Mr. Terence Walsh

Consultant: Friess Environmental Consulting, Inc.
Attn: Richard W. Frieseke, P.E.
6637 North Sidney Place
Milwaukee, WI 53209
(414) 228-9815

Signature: Richard W. Frieseke

DNR: Ms. Michele Norman
Hydrogeologist
Wisconsin Department of Natural Resources
2300 N. Dr. Martin Luther King Jr. Drive
Milwaukee, WI 53212
(414) 263-8546

Attachment E – Monitoring Well Information

All monitoring wells have been located and will be properly abandoned upon closure of the site. Please see B.3.d.

Attachment F – Notification to Owners of Impacted Properties

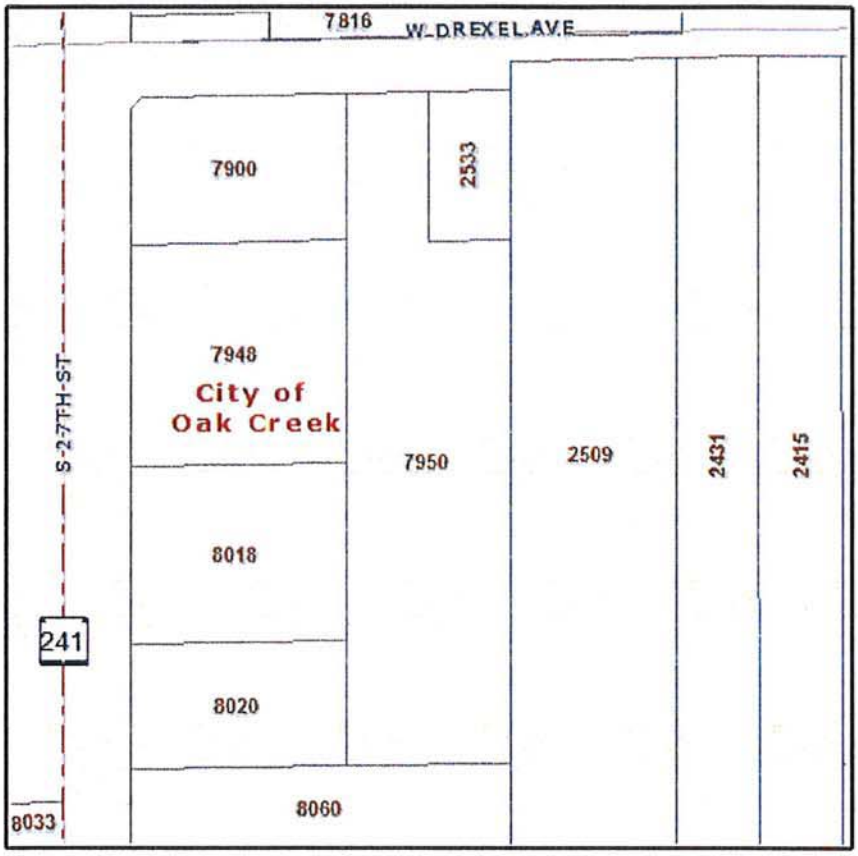
Off-site impacts were not confirmed during this response action. Historic fill may be present in the general area of the site.

Milwaukee County Land Information Parcel Report

TAXKEY: 8109001000

Report generated 1/11/2012 11:00:39 AM

Parcel location within Milwaukee County



Selected parcel highlighted

Parcel Information

TAXKEY: 8109001000

Record Date: 12/31/2010

Owner(s): HENRY J HOFFMANN

Address: 7950 S 27TH ST

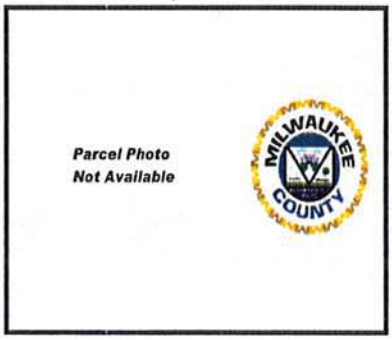
Municipality: Oak Creek

Acres: 3.99

Assessed Value: $320,700

Parcel Description: COMMERCIAL

Legal Description: CERTIFIED SURVEY MAP NO. 132 LOT 2 NW 1/4 SEC. 18-5-22



Parcel photo

DOCUMENT NO. REEL 242 IMAGE 1957

WARRANTY DEED
STATE OF WISCONSIN—FORM 1

THIS SPACE RESERVED FOR RECORDING DATA

4172471

REGISTER'S OFFICE
Milwaukee County, Wis. } ss.
RECORDED AT 2:05 P M
on APR 21 1965 in
Reel 242 Image 1957
Clyde M. Hollerman
REGISTER OF DEEDS

RETURN TO

THIS INDENTURE, Made this 19th day of April, A. D. 1965
between RAYMOND S. SOBCZAK and BERNICE SOBCZAK
his wife
parties of the first part, and
HENRY J. HOFFMANN
party of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of $1.00 and other good and valuable consideration to them in hand paid by the said party of the second part, the receipt whereof is hereb, confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey, and confirm unto the said party of the second part, his heirs and assigns forever, the following described real estate, situated in the County of Milwaukee and State of Wisconsin, to-wit:

Lot 2 of Certified Survey Map No. 132, being a part of the North West 1/4 of Section 18, in Township 5 North, Range 22 East, in the City of Oak Creek, recorded in the Office of the Register of Deeds on September 11, 1961 in Volume 1 of Certified Survey Maps at pages 271 and 272, as Document No. 3903661.

(DESCRIPTION ON REVERSE SIDE)

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 part 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.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to his heirs and assigns FOREVER.

And the said parties of the second part for themselves and for their heirs, executors and administrators, do covenant, grant, bargain, and agree to and with the said party of the second part, his heirs and assigns, that at the time of the ensealing and delivery of these presents well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, except the rights of the public in that portion of the above described premises lying within the limits of West Drexel Avenue.

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, he will forever WARRANT AND DEFEND.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals this 19th day of April A. D. 19 65

SIGNED AND SEALED IN PRESENCE OF

Alvin Richman
ALVIN RICHMAN

Thomas J. Schoendorf
Thomas J. SCHOENDORF

Raymond S. Sobczak (SEAL)
RAYMOND SOBCZAK

Bernice Sobczak (SEAL)
BERNICE SOBCZAK

(SEAL)

(SEAL)

State of Wisconsin, Milwaukee County. } Personally came before me, this 19th day of April A. D. 19 65
the above named RAYMOND S. SOBCZAK and BERNICE SOBCZAK
to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Alvin Richman
ALVIN RICHMAN
Notary Public, Milwaukee County, Wis.
My commission (expires) (is) permanent.

THIS INSTRUMENT WAS DRAFTED BY
Attorney Alvin Richman

NOTARY SEAL

[Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary. Section 59.513 similarly requires that the name of the person who, or governmental agency which, drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.]

STATE OF WISCONSIN
FORM No. 1
WARRANTY DEED

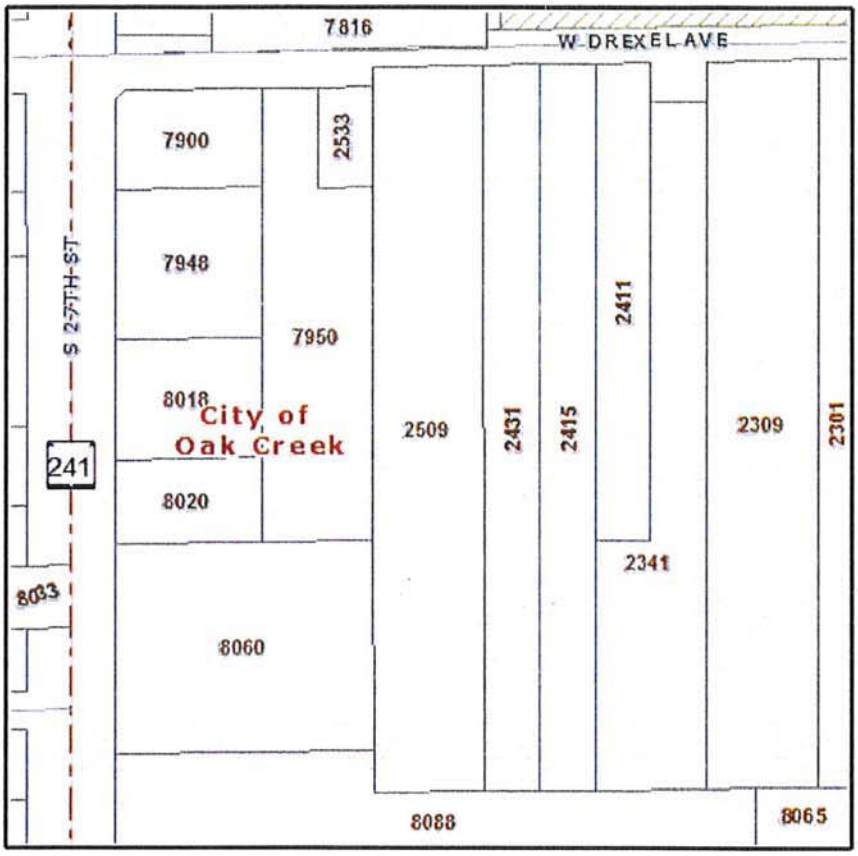
Wisconsin Legal Blank Company
Milwaukee, Wisconsin 53217

Milwaukee County Land Information Parcel Report

TAXKEY: **8109985000**

Report generated 1/11/2012 3:00:01 PM

Parcel location within Milwaukee County



Selected parcel highlighted

Parcel Information

TAXKEY: 8109985000

Record Date: 12/31/2010

Owner(s): HENRY J HOFFMANN

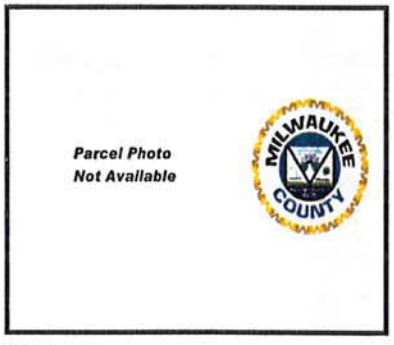
Address: 2509 W DREXEL AVE

Municipality: Oak Creek

Acres: 0.00

Assessed Value: $303,500

Parcel Description: COMMERCIAL



Parcel photo

Legal Description: E 200' OF W 743' OF S 1295' OF N 1325' OF NW1/4 SEC 18-5-22 5.94 AC.

Pg 3

150 DOCUMENT NO. REEL 330 IMAG 331

WARRANTY DEED
STATE OF WISCONSIN- FORM 1

THIS SPACE RESERVED FOR RECORDING DATA

4281614
REGISTER'S OFFICE } SS.
MILWAUKEE COUNTY, WIS.
RECORDED AT 3:15 PM
SEP 29 1966
Reel 330 Imago 331
Clyde W. Haberman
REGISTER OF DEEDS

RETURN TO

1st Aug 4281614 SEP-29-66 0 03297

THIS INDENTURE, Made this 23rd day of September, A. D. 1966, between Elizabeth Mueller part y of the first part, and Henry J. Hoffmann part y of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar and other good and valuable consideration to her in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, ha s given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do es give, grant, bargain, sell, remise, release, alien, convey, and confirm unto the said part y of the second part, his heirs and assigns forever, the following described real estate, situated in the County of Milwaukee and State of Wisconsin, to-wit:

That part of the North West Fractional One-quarter (1/4) of Section Eighteen (18), in Township Five (5) North, Range Twenty-two (22) East, in the City of Oak Creek, formerly in the Town of Oak Creek, which is bounded and described as follows: Commencing at a point in the North line and 543 feet East of the North West corner of said 1/4 Section; thence East along the North line of said 1/4 Section 200 feet to a point; thence South and parallel to the West line of said 1/4 Section 1325 feet to a point; thence West and parallel to the North line of said 1/4 Section 200 feet to a point; thence North and parallel to the East line of said 1/4 Section 1325 feet to the place of beginning, excepting the North 30 feet for public highway.

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE)

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 part y 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.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said part y of the second part, and to his heirs and assigns FOREVER.

And the said Elizabeth Mueller

for herself, her heirs, executors and administrators, do es covenant, grant, bargain, and agree to and with the said part y of the second part, his heirs and assigns, that at the time of the ensealing and delivery of these presents she is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, except municipal zoning ordinances, easements and restrictions of record, if any, and the General Taxes for the year 1966

and that the above bargained premises in the quiet and peaceable possession of the said part y of the second part, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, she will forever WARRANT AND DEFEND.

In Witness Whereof, the said part y of the first part ha s hereunto set her hand and seal this 23rd day of September, A. D. 1966

Elizabeth Mueller (SEAL)
Elizabeth Mueller

(SEAL)

(SEAL)

(SEAL)

SIGNED AND SEALED IN PRESENCE OF

Frank A. Stoppen

Marie Soward

CALIFORNIA

State of ~~Wisconsin~~, Ventura County. } Personally came before me, this 27 day of September A. D. 1966, the above named Elizabeth Mueller

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

Adelaide H. Webster

THIS INSTRUMENT WAS DRAFTED BY

Thomas J. Schoendorf

NOTARY SEAL

Notary Public, Ventura

My commission (expires) ADELAIDE H. WEBSTER
My Commission Expires April 14, 1968

OFFICIAL SEAL
ADELAIDE H. WEBSTER
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY

(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary. Section 59.515 similarly requires that the name of the person who, or governmental agency which, drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)

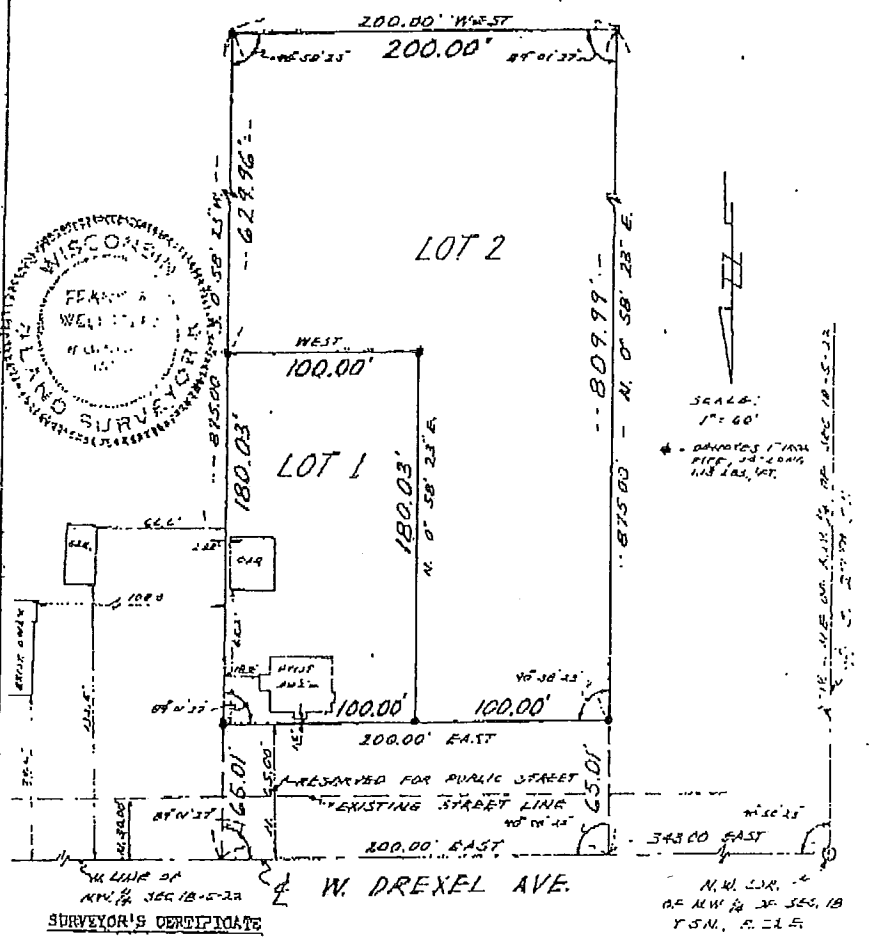
150 WARRANTY DEED STATE OF WISCONSIN FORM No. 1

Wisconsin Legal Blank Company
Milwaukee, Wisconsin 24687

VOL. 1 PAGE 271

CERTIFIED SURVEY MAP

OF A PART OF THE
NORTHWEST 1/4 OF SECTION 18, T. 5 N., R. 22 E.,
CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN



SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN } ss
COUNTY OF MILWAUKEE }

I, FRANK A. KELLSTEIN, land surveyor, do hereby certify:

THAT I have surveyed and mapped a part of the NW¼ of Section 18, T. 5 N., R. 22 E., in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at a point in the North line and 345.00 feet East of the North West corner of said ¼ Section; running thence East on and along the North line of said ¼ Section 200.00 feet to a point; thence South 0° 58' 23" West and parallel to the Westerly line of said ¼ Section 890.00 feet to a point; thence West and parallel to the North line of said ¼ Section 200.00 feet to a point; thence North 0° 58' 23" East and parallel to the Westerly line of said ¼ Section 890.00 feet to the point of beginning. Excepting the North 65.00 feet thereof reserved for public street purposes.

THAT I have made this survey, land division and map by the direction of RAYMOND S. SOBCZAK and BERNICE SOBCZAK, his wife, owners of said land.

THAT such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Ordinance No. 82 of the City of Oak Creek in surveying, dividing and mapping the same.

Date: September 6, 1961

Frank A. Kellstein, Land Surveyor

SHEET 1 OF 2 SHEETS

VOL 1 PG 272

CERTIFIED SURVEY MAP

OF A PART OF THE
NORTHWEST 1/4 OF SECTION 18, T. 5 N., R. 22 E.,
CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

AS OWNERS We hereby certify that we have caused the land described above to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Ordinance No. 82 of the City of Oak Creek.

WITNESS the hand and seal of said owners this 6th day of September, 1961.

In the presence of:

Frank A. Wellstein — Raymond S. Sobczak (SEAL)
Raymond S. Sobczak

Bernice Sobczak (SEAL)
Bernice Sobczak

STATE OF WISCONSIN (
COUNTY OF MILWAUKEE(SS

PERSONALLY came before me this 6 day of September, 1961, the above named Raymond S. Sobczak and Bernice Sobczak, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires:
Sept 16, 1962

Notary Public, Milwaukee Co., Wis.

PLANNING COMMISSION APPROVAL

APPROVED by the Planning Commission of the City of Oak Creek on this 6 day of September, 1961.

Glenn Kolbow, Acting Chairman

Fredrick G. Fairbanks, Secretary

This instrument was drafted by Frank A. Wellstein.

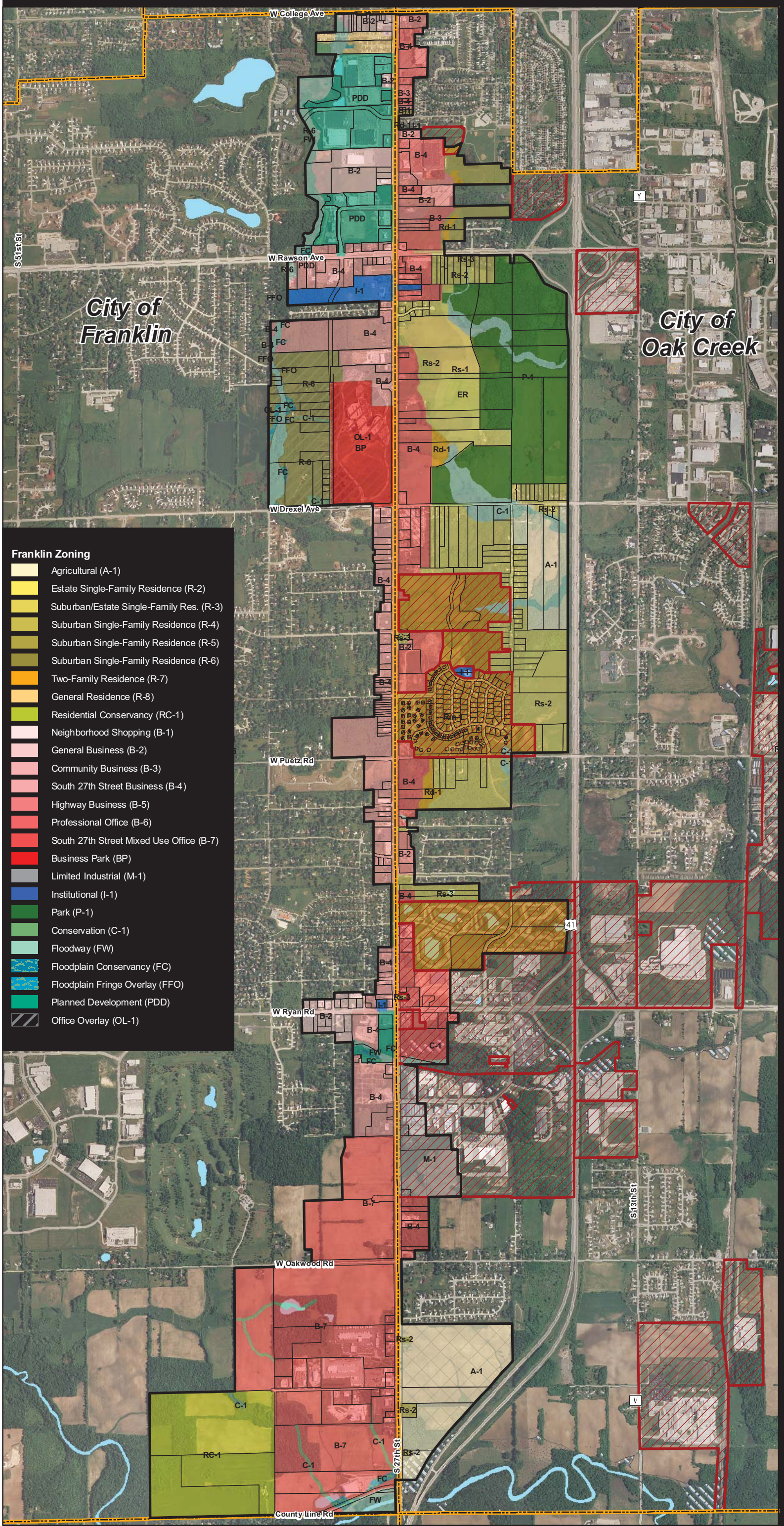
SHEET 2 OF 2 SHEETS

3903661
#132

REGISTER'S OFFICE
Milwaukee County, Wis.
RECORDED AT 12:57 P.M. 9-11-61
SEP 11 1961
in Certified Survey Maps Page 271 272

150

27th Street Existing Zoning



Franklin Zoning

- Agricultural (A-1)
- Estate Single-Family Residence (R-2)
- Suburban/Estate Single-Family Res. (R-3)
- Suburban Single-Family Residence (R-4)
- Suburban Single-Family Residence (R-5)
- Suburban Single-Family Residence (R-6)
- Two-Family Residence (R-7)
- General Residence (R-8)
- Residential Conservancy (RC-1)
- Neighborhood Shopping (B-1)
- General Business (B-2)
- Community Business (B-3)
- South 27th Street Business (B-4)
- Highway Business (B-5)
- Professional Office (B-6)
- South 27th Street Mixed Use Office (B-7)
- Business Park (BP)
- Limited Industrial (M-1)
- Institutional (I-1)
- Park (P-1)
- Conservation (C-1)
- Floodway (FW)
- Floodplain Conservancy (FC)
- Floodplain Fringe Overlay (FFO)
- Planned Development (PDD)
- Office Overlay (OL-1)

Oak Creek Zoning

- Agriculture (A-1)
- Single-Family Residential (RS-1)
- Single-Family Residential (RS-2)
- Single-Family Residential (RS-3)
- Single-Family Residential (RS-4)
- Two-Family Residential (RD-1)
- Two-Family Residential (RD-2)
- Multi-Family Residential (RM-1)
- Mobile Home Park (RS-5)
- Local Business (B-1)
- Community Business (B-2)
- Office & Professional Business (B-3)
- Highway Business (B-4)
- Manufacturing (M-1)
- Institutional (I-1)
- Park (P-1)
- Shoreland Wetland Conservancy (C-1)
- Equestrian Residential (ER)
- Floodway (FW)
- General Floodplain (GFP)
- Flood Fringe (FF)
- Floodway (FW)
- General Floodplain (GFP)
- Mixed Use Neighborhood Overlay (NO)
- Mixed Use Office Overlay (OO)
- Regional Retail Overlay (RR)
- Planned Unit Developments (PUD)

N

0 0.125 0.25 0.5 0.75

Miles

1:24,000

HNTB

Source: City of Oak Creek, City of Franklin
Date 6/02/2008

Datum: NAD 1927, State Plane Wisconsin South

WEALTH MANAGEMENT

111 East Kilbourn Avenue
Milwaukee, WI 53202-6656
414 287-8700
miwealth.com

September 28, 2011

Program Assistant
Remediation & Redevelopment Program
Wisconsin Department of Natural Resources
2300 N. Dr. Martin Luther King Jr. Dr.
Milwaukee, WI 53212

RE: Site Closure with GIS Registry for the Henry J. Hoffman Property Located at 7950 South 27th Street in Oak Creek, Wisconsin — EDS Project No. 081101, DNR BRRTS No. 03-41-554870, DNR FID No. 341182930, Commerce No. 53154-2601-50

Dear Program Assistant:

The property is located at 7950 South 27th Street in Oak Creek, Wisconsin. I have provided the necessary information in order to obtain site closure with placement of the property on the DNR's soil and groundwater GIS registries. To the best of my knowledge, I believe that the legal descriptions attached to this statement are complete and accurate.

Respectfully,

Thomas D. Kettler
Vice President
M&I Marshall & Ilsley Trust Co. N.A.
Estate of Henry J. Hoffman