GIS REGISTRY INFORMATION

SITE NAME:	Douglas Ave Investments		
BRRTS #:	03-52-152734	**FID #** (if appropriate):	
COMMERCE # (if appropriate):	53402-4315-25		
CLOSURE DATE:	October 7, 2003		
STREET ADDRESS:	2525 Douglas Ave		
CITY:	Racine		

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	**X =**	700203	**Y =**	255635		
CONTAMINATED MEDIA:	Groundwater		Soil		Both	X
OFF-SOURCE GW CONTAMINATION >ES:		**Yes**		**No**		
• **IF YES, STREET ADDRESS:**						
• **GPS COORDINATES** (meters in WTM91 projection):	**X =**		**Y =**			
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):		**Yes**		**No**		
• **IF YES, STREET ADDRESS 1:**						
• **GPS COORDINATES** (meters in WTM91 projection):	**X =**		**Y =**			
CONTAMINATION IN RIGHT OF WAY:	**Yes**	X	**No**			

DOCUMENTS NEEDED

Closure Letter, and any conditional closure letter issued	X
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties	X
County Parcel ID number, *if used for county*, for all affected properties	X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	X
Isoconcentration map(s), *if required for site investigation (SI)* (8.5x14" if paper copy*)*. The isoconcentration map should have flow direction and extent of groundwater contamination defined. **If not available, include the latest extent of contaminant plume map.**	X
GW: Table of water level elevations, with sampling dates, and free product noted if present	X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	X
Geologic cross-sections, *if required for SI.* (8.5x14' if paper copy)	X
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	X
Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure*	

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
http://www.commerce.state.wi.us
http://www.wisconsin.gov
Jim Doyle, Governor
Cory L. Nettles, Secretary

Wisconsin
Department of Commerce

October 7, 2003

Mr. Steven Bohl
Douglas Ave. Investments, LLC
2525 Douglas Ave.
Racine, WI 53402

RE: **Final Closure**

Commerce # 53402-4315-25 WDNR BRRTS # 03-52-152734
Douglas Ave. Investments, 2525 Douglas Ave., Racine

Dear Mr. Bohl:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil and groundwater contamination that remains on site. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5402.

Sincerely,

Stephen D. Mueller
Hydrogeologist
Site Review Section

cc: Mr. Thomas Pedersen, Environmental Innovations, Inc.
Case File

May 9, 2003

Stephen Mueller
Wisconsin Department of Commerce, Site Review Section
101 W. Pleasant Street, Suite 100A
Milwaukee, WI 53212-3939

RE: **Soil GIS Registry Packet** Douglas Avenue Investments, 2525 Douglas Avenue, Racine, WI: BRRTS # 03-52-152734

Dear Mr. Mueller:

Enclosed, please find the GIS Registry Packet for soil contamination for the above noted property. Also note that additional figures and tables dealing with groundwater contamination have been included. These are updated versions of tables and figures that were included with the GIS Packet for groundwater that was originally submitted on January 11, 2002. They have been updated to include the most recent sampling data.

The parcel identification number of this property is	276000019528000
The geographic position of this property (in WTM91 Projection) is	700203, 255635

Sincerely,
Environmental Innovations, Inc.

Paul Grittner
Environmental Scientist

I certify that the legal description attached to this statement is correct.

Steve Bohl, Owner
Douglas Avenue Investments

DOCUMENT #
1581096
DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

VOL 2640 PAGE 813

REGISTER'S OFFICE
RACINE COUNTY, WI

RECORDED
97 MAY 28 PM 4:00
MARK A. LADD
REGISTER OF DEEDS

This Deed, made between Richard Blaha, (also known as Richard F. Blaha)

, Grantor,

and Douglas Avenue Investments, LLC

, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration

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

10 THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
Douglas Ave Inv
2525 Douglas Ave

Wisconsin Real Estate Transfer Tax $ 300.00

PARCEL IDENTIFICATION NUMBER

Lots 1 and 2, Block 6, Wolff's Third Addition, according to the recorded plat thereof. Said land being in the City of Racine, Racine County, Wisconsin.

The following is for informational purposes only:
Address: 2525 Douglas Avenue Tax Key No. 19528

This is not (is) (is not) homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Grantor
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing
and will warrant and defend the same.

Dated this 27th day of May, 1997

(SEAL)
*

(SEAL)
*

Richard F Blaha (SEAL)
*Richard Blaha (a/k/a Richard F. Blaha)

(SEAL)
*

AUTHENTICATION

Signature(s)

authenticated this day of , 19

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Attorney John Bjelajac
601 Lake Avenue, P.O. Box 38
Racine, WI 53401-0038
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

State of Wisconsin,
Racine County, } ss.

Personally came before me this 27th day of May, 1997, the above named Richard Blaha (a/k/a Richard F. Blaha)

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

Kathryn M. Berger
*

Notary Public, Racine County, Wis.
My commission is permanent. (If not, state expiration date: 7-19-98, 19 .)

NOTARY PUBLIC KATHRYN M. BERGER STATE OF WISCONSIN

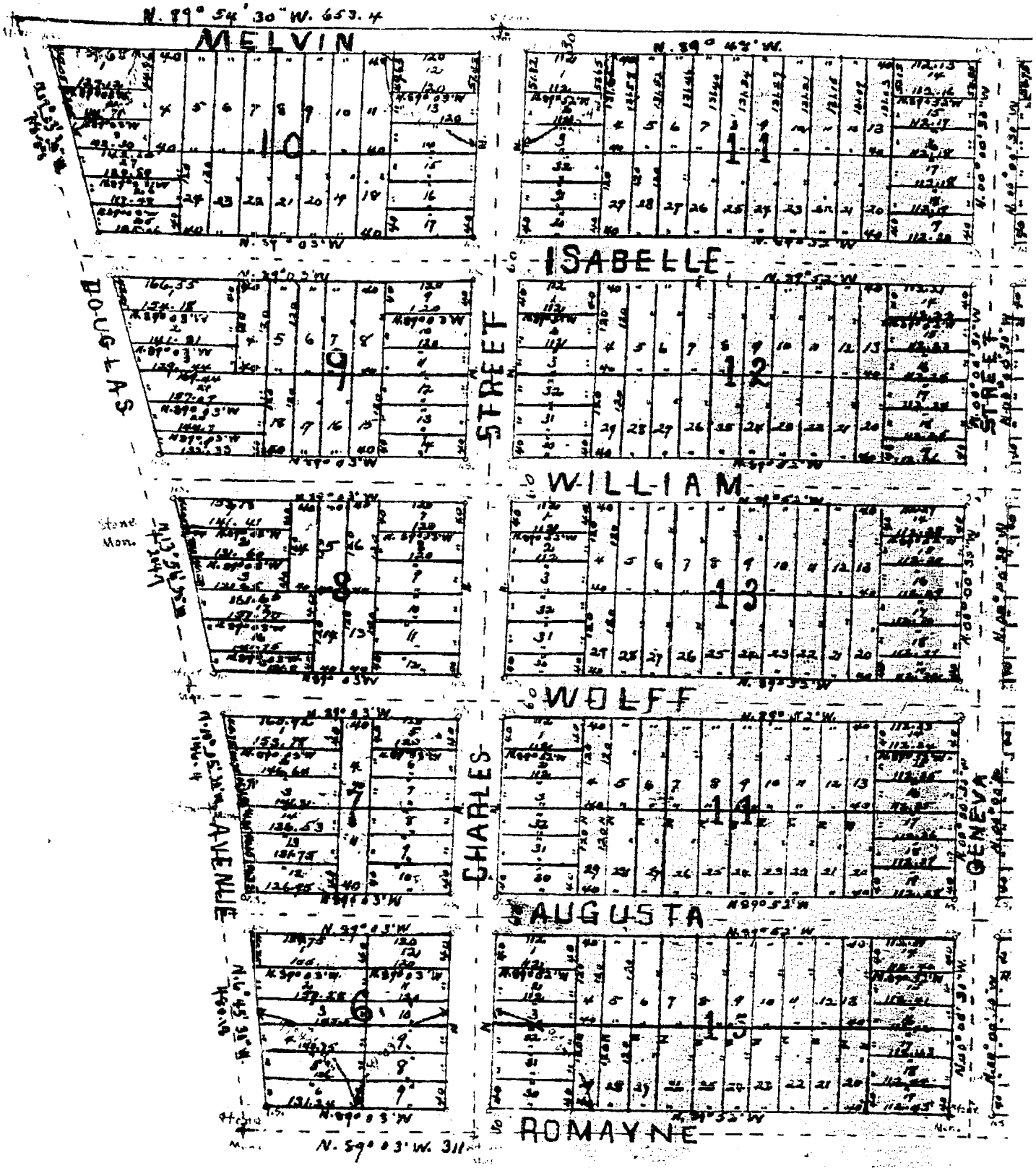
* Names of persons signing in any capacity should by typed or printed below their signatures.

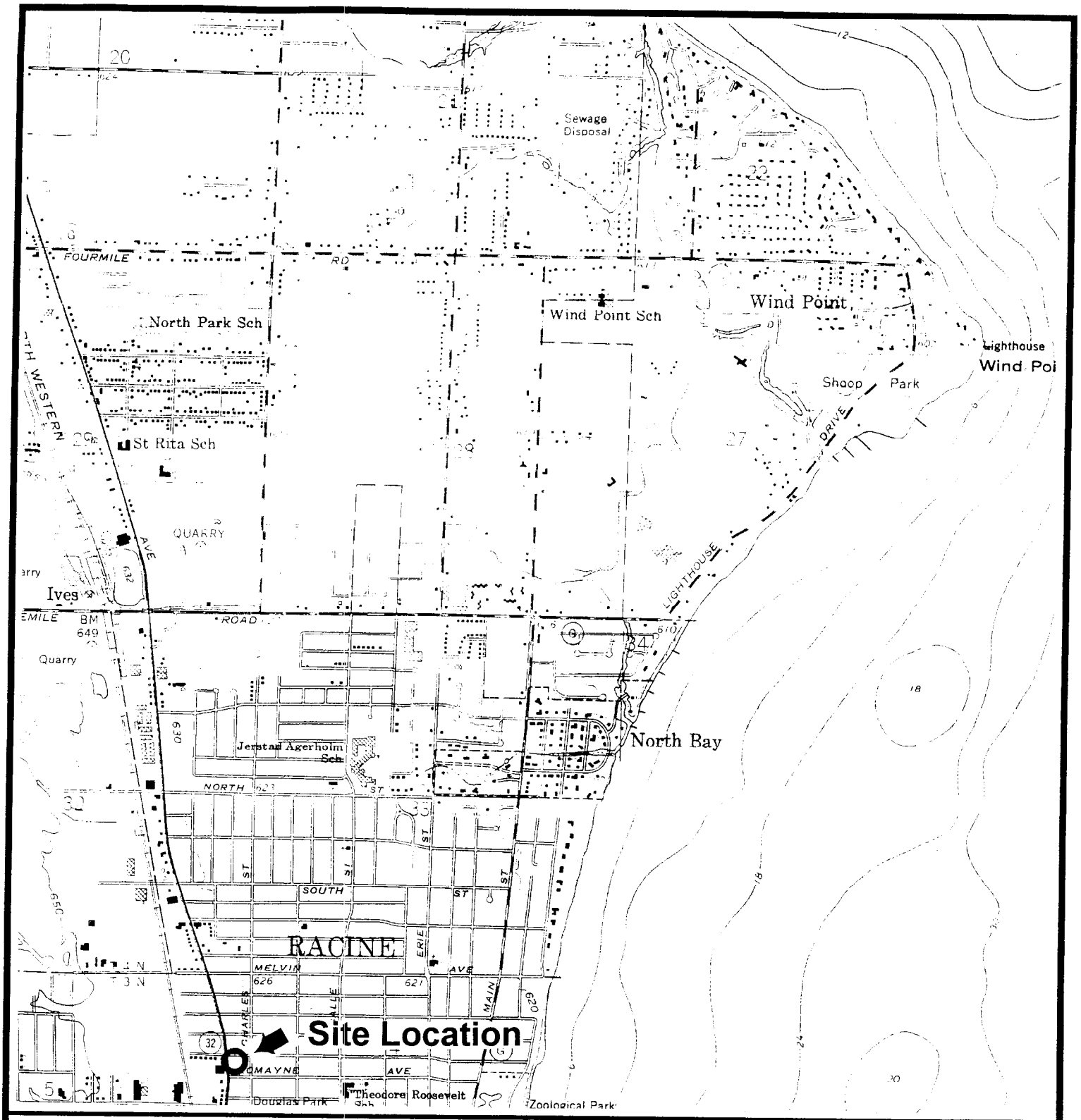
WARRANTY DEED

STATE BAR OF WISCONSIN
Form No. 1 - 1982

Wisconsin Legal Blank Co., Inc
Milwaukee, Wis

24215


N. 89° 54' 30" W. 653.4
MELVIN
ISABELLE
WILLIAM
WOLFF
AUGUSTA
ROMAYNE
DOUGLAS
CHARLES STREET
GENEVA STREET
AVENUE
Stone Mon.
N. 59° 03' W. 311



Legend

USGS Quadrangle Map for Racine North
7.5 Minute Series

Scale: 1: 24,000
1inch = 2,000 feet

Site Location Map

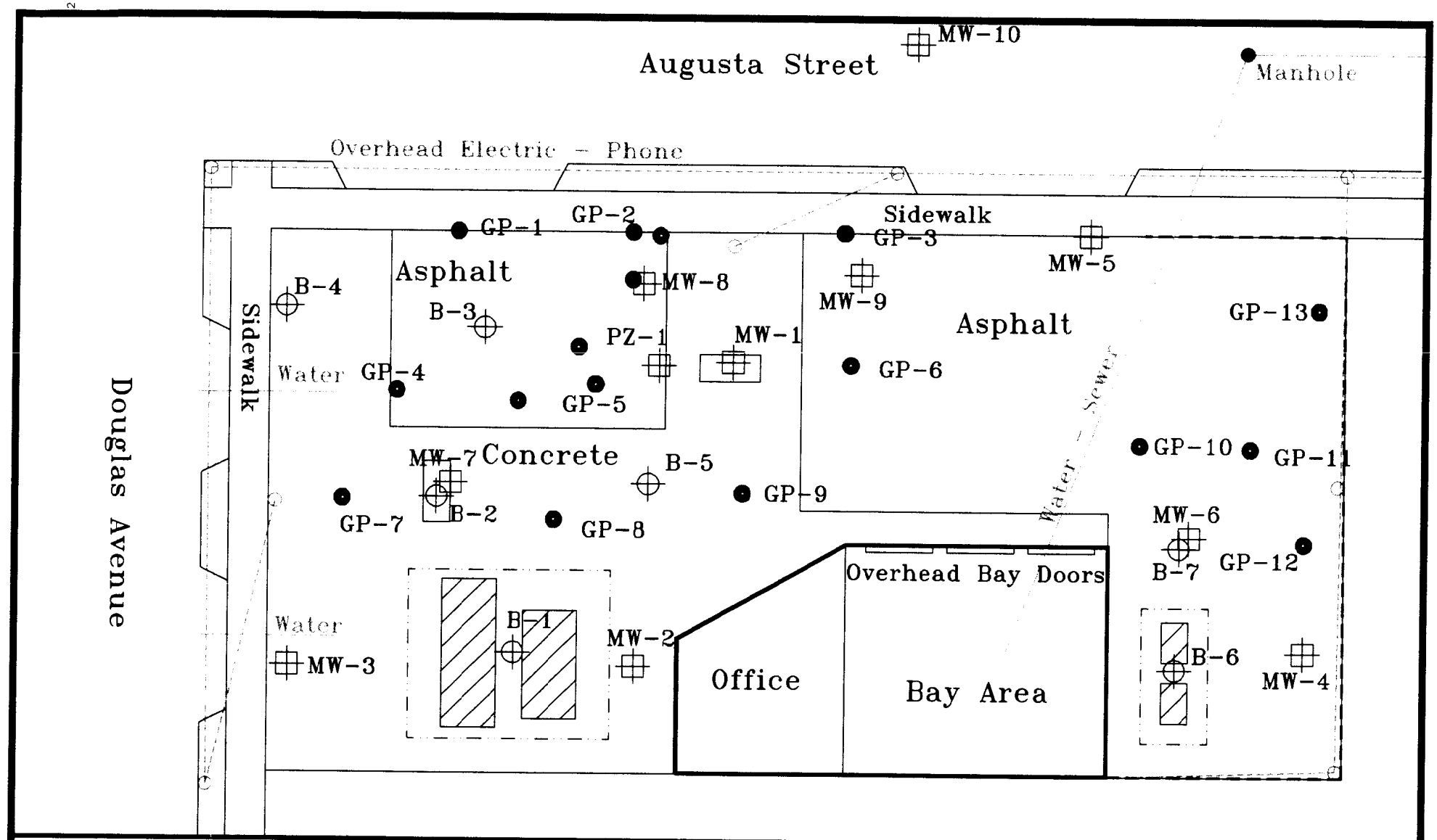
Douglas Avenue Investments
2525 Douglas Avenue
Racine, Wisconsin

Environmental Innovations, Inc.

TWP 12/97

Figure 1

u:shared\projects\active\douglas\drawings\locmap.dwg



Legend

- B-7 Soil Boring Location
- GP-7 GeoProbe Location
- MW-5 Monitoring Well Location
- Former UST Location

Scale (in feet)

0 5 10 20

N

Environmental Innovations, Inc.

PVG 4/03

Boring Location Map

Douglas Avenue Investments
2525 Douglas Avenue
Racine, Wisconsin

Figure 2

TABLE 2
Groundwater Analytical Results
Douglas Avenue Investments
2525 Douglas Avenue
Racine, Wisconsin

Analyte	ES	PAL	MW-1									MW-2				MW-3								
			4/29/99	10/11/99	6/1/00	8/3/00	11/13/00	2/5/01	5/17/01	8/23/01	11/6/01	4/29/99	10/11/99	6/1/00	8/3/00	4/29/99	10/12/99	6/1/00	8/3/00	11/13/00	2/5/01	5/17/01	8/23/01	11/5/01
Gas Range Organics	NS	NS	385	375	NR	125	<13	947	816	189	<50	<14	<14	NR	<13	<14	<14	NR	<13	<13	<13	<50	<50	<50
Diesel Range Organics	NS	NS	141	132	150	646	205	NT	0.152	0.311	<.1	75	163	27	169	38	29	29	44	499	72	0.108	0.246	<.1
Trimethylbenzene (1,2,4 & 1,3,5)	480	96	0.9	3.4	7.3	1.6	5.58	15.4	21.78	13.7	1.52	<.7	<.68	<.68	<.34	<.7	<.66	<.68	<.34	<.34	<.34	<1.0	<1	<1.0
1,2-Dichloroethane	850	85	NT	4	1.8	2.6	<.35	<.35	<.50	3.84	<.50	NT	<.24	<.24	<.35	NT	<.24	<.24	<.35	<.35	<.35	<.50	<.5	<.50
Benzene	5	0.5	45	22	22	15	15	93	23.9	26.2	2.6	<.4	<.42	<.42	<.27	<.4	<.42	<.42	<.27	<.27	<.27	<.50	<.5	<.50
Ethylbenzene	700	140	2.6	<.66	24	9.9	18	89	19.7	26.7	1.63	<.7	<.66	<.66	<.25	<.7	<.66	<.66	<.25	<.25	<.25	<.50	<.5	<.50
Xylene	10000	1000	3.6	8.8	18	3.1	12.5	77	32.5	33.2	1.32	<1.4	<1.4	<1.4	<.53	<1.4	<1.4	<1.4	<.53	<.53	<.53	<.50	<.5	<.50
MTBE	60	12	<.4	<.35	<.35	0.76	<.39	<.39	<.20	<.2	<.20	<.4	<.35	<.35	<.39	<.4	<.35	<.35	<.39	<.39	<.39	<.20	<.2	<.20
Naphthalene	40	8	NT	1.2	1.3	<.75	1	0.99	<2.0	<2	<2.0	NT	<.46	0.63	<.75	NT	<.46	<.46	<.75	<.75	<.75	<2.0	<2	<2.0
Toluene	1000	200	1.1	1.1	1.9	0.7	1	5	2.46	2.14	<.50	<.7	<.68	<.68	<.29	<.7	0.68	<.68	<.29	<.29	<.29	<.50	<.5	<.50
Chlorobenzene	NS	NS	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Trichloroethene	5	0.5	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Lead	15	1.5	NT	<1.4	<1.5	<1.5	NT	NT	NT	NT	NT	NT	<1.4	<1.5	<1.5	NT	<1.4	<1.5	<1.5	NT	NT	NT	NT	NT

Notes:

Results and standards are reported in ug/l

NT - Not Tested

NS - No Standard

Bold values exceed the WDNR PAL (Preventive Action Limit)

Red values exceed the WDNR Enforcement Standard (ES)

All other VOC compounds analyzed were below the laboratory minimum detection limits

Environmental Innovations
By: PVG
Checked By: PVG

5/8/2003
Tables.xls
GWresults

TABLE 2 (Continued)
Groundwater Analytical Results
Douglas Avenue Investments
2525 Douglas Avenue
Racine, Wisconsin

Analyte	ES	PAL	MW-4				MW-5				MW-6				MW-7									
			4/29/99	10/11/99	6/1/00	8/3/00	4/29/99	10/11/99	6/1/00	8/2/00	4/29/99	10/11/99	6/1/00	8/2/00	4/29/99	10/12/99	6/1/00	8/3/00	11/13/00	2/5/01	5/17/01	8/23/01	11/5/01	11/14/02
Gas Range Organics	NS	NS	33	<14	NR	72	<14	<14	NR	<13	<14	<14	NR	<13	1870	1300	NR	641	3260	<13	2830	1190	681	773
Diesel Range Organics	NS	NS	399	145	858	544	98	82	111	71	504	341	702	676	2800	10800	5750	4410	10400	5490	1.69	2.6	1.42	NT
Trimethylbenzene (1,2,4 & 1,3,5)	480	96	<.7	<.68	<.68	<.34	<.7	<.68	<.68	<.34	<.7	<.68	<.68	<.34	188	141	108	93	649	7.8	292.5	145	102	101.6
1,2-Dichloroethane	850	85	NT	<.24	<.24	<.35	NT	<.24	<.24	<.35	NT	<.24	<.24	<.35	NT	17	13	13	<1.8	17	20.7	15	23.2	NT
Benzene	5	0.5	<.4	<.42	<.42	<.27	0.9	<.42	<.42	<.27	<.4	<.42	<.42	<.27	54	109	118	76	294	51	210	209	91	92.2
Ethylbenzene	700	140	<.7	<.66	<.66	<.25	0.7	<.66	<.66	<.25	<.7	<.66	<.66	<.25	80	144	138	99	550	53	296	251	28.2	111
Xylene	10000	1000	<1.4	<1.4	<1.4	<.53	<1.4	<1.4	<1.4	<.53	<1.4	<1.4	<1.4	<.53	978	339	240	50.4	982	13.2	616	138	48.8	212
MTBE	60	12	<.4	<.35	<.35	<.39	<.4	<.35	<.35	<.39	<.4	<.35	0.73	0.46	<.7	<.7	<.70	<.49	<2.0	<.39	<.2	<2	<1.0	0.426
Naphthalene	40	8	NT	<.46	0.53	<.75	NT	<.46	<.46	<.75	NT	<.46	<.46	<.75	NT	34	21	45	175	14	106	74.1	51.9	26.5
Toluene	1000	200	<.7	<.68	<.68	<.29	0.8	<.68	<.68	<.29	<.7	<.68	<.68	<.29	105	45	5.8	3.6	114	<.29	3.94	18.2	4.67	11.5
Chlorobenzene	NS	NS	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Trichloroethene	5	0.5	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Lead	15	1.5	NT	4.5	<1.5	<1.5	NT	<1.4	<1.5	<1.5	NT	<1.4	<1.5	<1.5	NT	<1.4	<1.5	<1.5	NT	NT	NT	NT	NT	NT

Notes:

Results and standards are reported in ug/l

ES - WDNR NR 140 Enforcement Standards

PAL - Preventive Action Limit

NS - No Standard

Bold values exceed the WDNR NR 140 Preventive Action Limit (PAL)

Red values exceed the WDNR Enforcement Standard (ES)

TABLE 2 (Continued)
Groundwater Analytical Results
Douglas Avenue Investments
2525 Douglas Avenue
Racine, Wisconsin

Analyte	ES	PAL	MW-8										MW-9					MW-10								
			4/29/99	10/12/99	6/1/00	8/3/00	11/13/00	2/5/01	5/17/01	8/23/01	11/5/01	11/22/02	7/12/99	10/11/99	6/1/00	8/3/00	11/13/00	10/18/99	6/1/00	8/3/00	11/13/00	2/5/01	5/18/01	8/24/01	11/8/01	11/15/02
Gas Range Organics	NS	NS	596	421	NR	1190	993	659	2920	3290	3910	2250	18	<14	NR	<13	<13	<14	NR	<13	<13	<13	<50	<50	<50	<50
Diesel Range Organics	NS	NS	447	229	123	133	166	95	0.231	0.287	0.14	NT	347	59	60	82	77	133	<23	117	NT	57	<.1	0.173	NT	NT
Trimethylbenzene (1,2,4 & 1,3,5)	480	96	47	<3.4	<3.4	<5.7	4	<3.4	31.97	31.5	16.7	14.79	<.68	<.68	<.68	<.34	<.34	<.29	<.68	<.34	<.34	<.34	<1.0	<1	<1.0	<1.0
1,2-Dichloroethane	850	85	NT	63	54	127	<1.8	<3.5	140	117	142	NT	NT	<.24	<.24	<.35	<.35	0.83	<.24	<.35	<.35	<.35	<.50	<.5	<.50	NT
Benzene	5	0.5	69	305	417	1090	955	582	1950	2640	2500	1410	<.42	0.45	<.42	<.27	<.27	<.19	<.42	<.27	0.4	<.27	<.50	10.5	<.50	<0.5
Ethylbenzene	700	140	41	13	5.4	23	22	8.5	81	194	113	124	<.66	<.66	<.66	<.25	<.25	<.16	<.66	<.25	<.25	<.25	<.50	2.08	<.50	<0.5
Xylene	10000	1000	106	19.3	<7.0	13	23.5	<5.3	95.9	188	140	197	<1.4	<1.4	<1.4	<.53	<.53	<.36	<1.4	<.53	<.53	<.53	<.50	1.45	<.50	<0.5
MTBE	60	12	<.4	<1.8	<1.8	<6.5	<2.0	<3.9	4.04	<2	<2.0	23.7	0.46	<.35	<.35	<.39	<.39	<.21	<.35	<.39	<.39	<.39	<.20	<.2	<.20	<0.2
Naphthalene	40	8	NT	4.5	4.8	19	<3.8	<7.5	7.75	<20	<20.0	2.04	NT	<.46	<.46	<.75	<.75	<.46	<.46	<.75	<.75	<.75	<2.0	<2	<2.0	<2.0
Toluene	1000	200	11	4.8	3.8	12	12	<2.9	57.2	125	86	121	5.1	<.68	<.68	<.29	<.29	<.33	<.68	<.29	<.29	<.29	<.50	0.837	<.50	<0.5
Chlorobenzene	NS	NS	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	0.56	NT	NT	NT	NT	NT	NT	NT	NT
Trichloroethene	5	0.5	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	0.27	NT	NT	NT	NT	NT	NT	NT	NT
Lead	15	1.5	NT	<1.4	<1.5	<1.5	NT	NT	NT	NT	NT	NT	NT	<1.4	<1.5	<1.5	NT	<1.4	<1.5	<1.5	NT	NT	NT	NT	NT	NT

Notes:

Results and standards are reported in ug/l

ES - WDNR NR 140 Enforcement Standards

PAL - Preventive Action Limit

NS - No Standard

Blue values exceed the WDNR NR 140 Preventive Action Limit (PAL)

Red values exceed the WDNR Enforcement Standard (ES)

TABLE 2 (Continued)
Groundwater Analytical Results
Douglas Avenue Investments
2525 Douglas Avenue
Racine, Wisconsin

Analyte	ES	PAL	PZ-1				TW-1	TW-2	TW-3	TW-4	Trip Blank									
			4/29/99	10/11/99	6/1/00	8/3/00	11/22/02	11/22/02	11/22/02	11/22/02	4/29/99	7/12/99	10/18/99	8/2/00	8/3/00	11/5/01	11/6/01	11/14/02	11/15/02	11/22/02
Gas Range Organics	NS	NS	<14	<14	NR	<13	694	23500	<50	5200	NT	NT	NT	NT	NT	<50	<50	<50	<50	<50
Diesel Range Organics	NS	NS	220	54	62	83	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Trimethylbenzene (1,2,4 & 1,3,5)	480	96	<.7	<.68	<.68	<.34	47.4	1716	<1.0	275.4	<.7	1.3	<.29	<.34	<.34	<1.0	<1.0	1.8	<1.0	<1.0
1,2-Dichloroethane	850	85	NT	<.24	<.24	<.35	NT	NT	NT	NT	NT	NT	0.88	<.35	<.35	<.50	<.50	NT	NT	NT
Benzene	5	0.5	1.2	<.42	<.42	<.27	1.31	3980	<0.5	834	**1.2**	<.42	<.19	<.27	<.27	<.50	<.50	<0.5	<0.5	<0.5
Ethylbenzene	700	140	<.7	<.66	<.66	<.25	8.74	2100	<0.5	332	<.7	7.2	<.16	<.25	<.25	<.50	<.50	<0.5	<0.5	<0.5
Xylene	10000	1000	1.7	<1.4	<1.4	<.53	88.4	6980	<0.5	909	<1.4	42	<.36	<.53	<.53	<.50	<.50	<0.5	0.82	0.851
MTBE	60	12	<.4	<.35	<.35	<.39	11.1	300	<0.2	69.8	<.4	<.35	<.21	<.39	<.39	<.20	<.20	<0.2	<0.2	<0.2
Naphthalene	40	8	NT	<.46	<.46	<.75	4.98	295	<2.0	5.9	NT	NT	<.46	<.75	<.75	<2.0	<2.0	<2.0	<2.0	<2.0
Toluene	1000	200	0.9	<.68	<.68	<.29	3.69	1060	<0.5	108	11	34	1	0.48	0.42	0.549	0.672	0.754	0.983	0.954
Chlorobenzene	NS	NS	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	0.73	NT	NT	NT	NT	NT	NT	NT
Trichloroethene	5	0.5	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	<.16	NT	NT	NT	NT	NT	NT	NT
Lead	15	1.5	NT	<1.4	<1.5	<1.5	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT

Notes:

Results and standards are reported in ug/l

ES - WDNR NR 140 Enforcement Standards

PAL - Preventive Action Limit

NS - No Standard

Blue values exceed the WDNR NR 140 Preventive Action Limit (PAL)

Red values exceed the WDNR Enforcement Standard (ES)

TABLE 1
Soil Analytical Results
Douglas Avenue Investments
2525 Douglas Avenue
Racine, Wisconsin

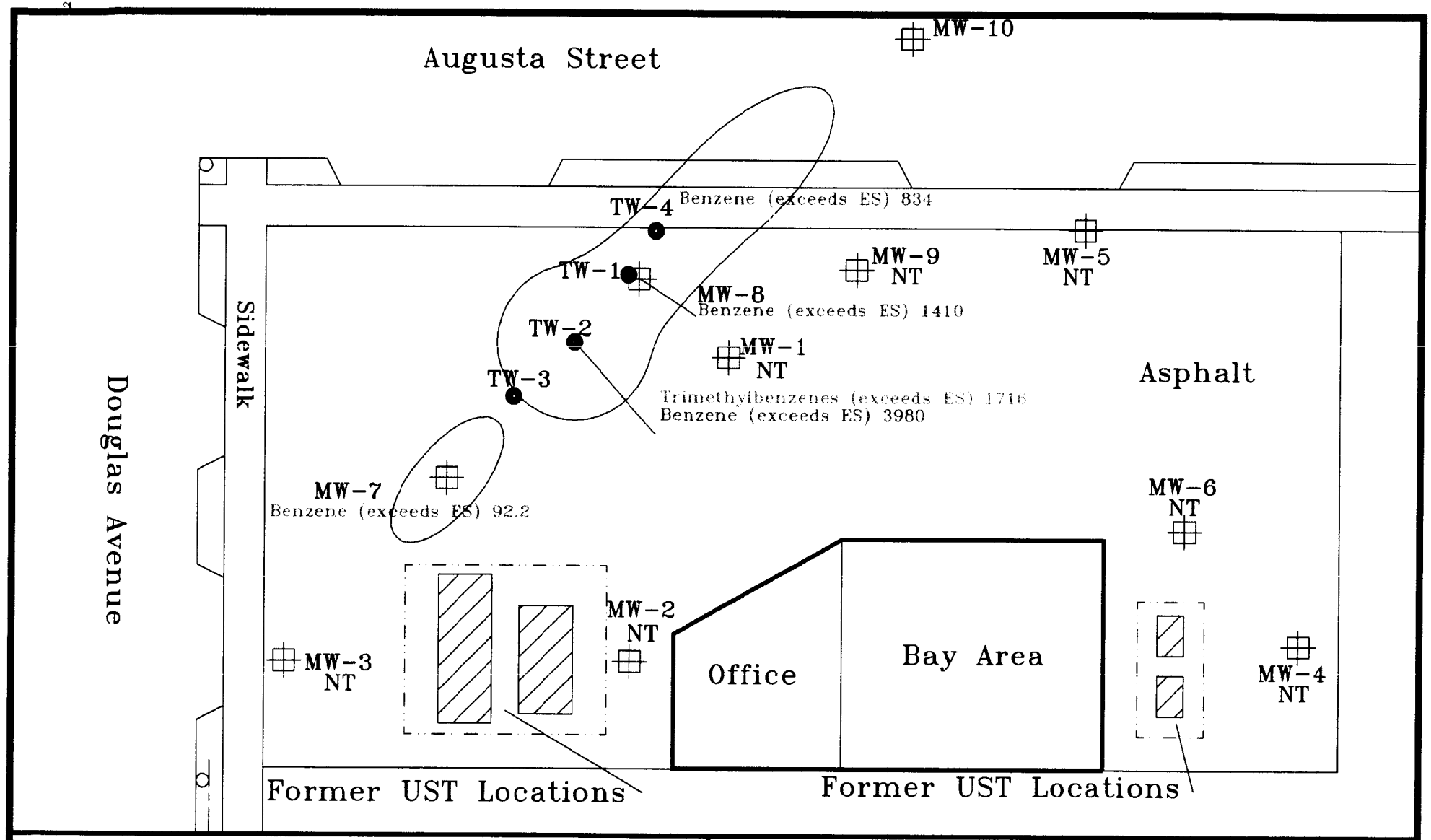
Boring	Sample Date	Depth	PID	GRO (mg/kg)	DRO	Lead	Benzene	n-Butylbenzene	sec-Butylbenzene	t-Butylbenzene	Chloroform	2-Chlorotoluene	4-Chlorotoluene	1,2-Dichloroethane	di-Isopropyl ether	Isopropylbenzene	p-Isopropyltoluene	n-Propylbenzene	Ethylbenzene	MTBE	Naphthalene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Total Xylenes	TOC (mg/kg)
MW-1	10/15/97	6'	300	57	NT	6.8	<160	550	530	<160	<190	<200	<180	<200	350	600	280	160	290	<190	1700	380	340	260	2010	NT
		10'	ND	1.8	NT	5.4	<16	36	<18	<16	<18	<19	<17	**440**	<13	<15	<17	<9.3	<15	<18	58	<15	<23	26	<31	NT
MW-2	10/15/97	10'	ND	<1.3	NT	5.4	<16	<21	<18	<16	<18	<19	<17	<19	<13	<15	<17	<9.4	<15	<18	<42	<15	<23	<13	<31	2200
		15'	ND	3.2	NT	5.6	<16	60	<18	<16	<18	<19	<17	<19	<12	<15	<17	<9.2	<15	<18	<42	<15	<22	51	<30	2800
MW-3	10/15/97	8'-10'	ND	<1.3	NT	5.2	<16	<20	<18	<16	<18	<19	<17	<19	<12	<15	<17	<9.2	<15	<18	57	<15	<22	21	<30	2000
MW-4	10/16/97	8'	45	94	34	NT	<34	1800	490	<34	<39	<42	<37	<42	<27	93	<37	1800	<32	<39	1200	<32	230	530	80	NT
		10'	ND	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	2300
		13'	ND	3.4	5.6	NT	<15	54	<17	27	<17	<18	<16	<18	<12	<14	<16	<8.8	<14	<17	63	21	<21	30	<29	NT
MW-5	10/16/97	8'	ND	<1.3	<1.1	NT	<16	<21	<19	<16	19	<20	<17	<20	<13	<15	<17	<9.6	<15	<19	<43	20	<23	<13	<31	NT
MW-10	9/24/99	8'-10'	NT	5.9	42	NT	<25	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	<25	<25	NT	<25	<25	<25	<33	NT
		17'-19'	NT	1	8.1	NT	<25	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	<25	<25	NT	<25	<25	<25	<33	NT
B-1	10/15/97	9'-10'	ND	<1.3	NT	23	<16	<21	<19	<16	<19	<20	<17	<20	<13	<15	<17	<9.5	<15	<19	<43	<15	<23	<13	<31	NT
		11'-12'	ND	2.9	NT	5.5	<16	<20	<18	<16	<18	<19	<17	<19	<12	<15	<17	<9.2	<15	<18	<42	<15	<22	29	<30	NT
		13'-14'	ND	6.3	NT	6.5	<16	25	<18	<16	<18	<19	<17	<19	<13	<15	<17	23	26	<18	69	<15	38	48	<31	NT
B-2	10/15/97	6'	300	**1600**	NT	21	**1200**	4900	<190	<160	<190	<200	<180	<20	360	710	860	820	1400	<190	2600	85000	150000	4500	380000	NT
		8'	275	**660**	NT	6	**400**	5200	<93	<82	<93	<99	<88	<99	<64	920	<88	1900	1300	<93	2000	290	2800	4300	**9100**	NT
		14'	ND	6.3	NT	4.9	<16	69	<18	<16	<18	<19	<17	<19	<12	<15	<17	21	33	<18	<42	20	26	61	31	NT
B-3	10/16/97	4'-6'	475	33	NT	10	**660**	1400	1500	<160	<190	<200	<180	<200	<130	280	620	610	1500	<190	490	160	3000	1300	3770	NT
		9'-10'	ND	3.3	NT	5.9	<16	<21	<18	<16	<18	<19	<17	[illegible]	<13	<15	<17	<9.4	<15	<18	<42	<15	<23	16	<31	NT
B-4	10/16/97	8'	ND	<1.3	NT	5.6	<16	<20	<18	<16	<18	<19	<17	<19	<12	<15	<17	<9.3	<15	<18	<42	19	<23	<12	<31	NT
B-5	10/16/97	7'	ND	20	NT	5.2	<17	150	75	18	<19	<20	<18	<20	<13	36	<18	<9.8	<15	<19	<44	25	32	100	<32	NT
B-6	10/16/97	8'	65	20	**500**	NT	<33	4500	1100	<33	<38	<40	<38	<40	<26	200	<36	<20	<31	<38	1900	58	990	1600	320	NT
		14'	ND	2.9	2.5	NT	<16	37	<18	<16	<18	<19	<17	<19	<12	<15	<17	<9.3	<15	<18	<42	22	<23	30	<31	NT
B-7	10/16/97	8'	ND	86	**6000**	NT	<17	4200	<19	<17	<19	350	240	<21	<13	180	<18	1100	<16	<19	1800	30	<24	1300	490	NT
		13'	ND	3.4	6.2	NT	<16	40	<19	<16	<19	<20	<17	<20	<13	<15	<17	<9.5	20	<19	69	22	<23	54	<31	NT
NR 720 RCLs				100	100	50	5.5	NS	NS	NS	NS	NS	NS	4.9	NS	NS	NS	NS	2,900	NS	NS	1500	NS	NS	4,100	NS
EPA Residential Risk-Based Concentrat				NS	NS	NS	12,000	3,100,000	3,100,000	3,100,000	220,000	NS	NS		NS	NS	NS	3,100,000	7,800,000	NS	1,600,000	16,000,000	3,900,000	3,900,000	160,000,000	NS
NR 746.06 Table 1 Soil Screening Level				[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Notes:
NT - Not Tested
ND - Not Detected
NS - No Standard
All other VOC compounds analyzed were below labloratory detection limits
Bolded concentrations exceed state or federal limits
Red values exceed NR 746.06 Table 1 Soil Screening Levels

TABLE 1
Soil Analytical Results
Douglas Avenue Investments
2525 Douglas Avenue
Racine, Wisconsin

Boring	Sample Date	Depth	PID	GRO (mg/kg)	DRO	Lead	Benzene	n-Butylbenzene	sec-Butylbenzene	t-Butylbenzene	Chloroethane	2-Chlorotoluene	4-Clorotoluene	1,2-Dibromoethane	di-Isopropyl ether	Isopropylbenzene	p-Isopropyltoluene	n-Propylbenzene	Ethylbenzene	MTBE	Naphthalene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Total Xylenes	TOC (mg/kg)
GP-1	2/15/99	6'	0	12	NT	5.4	<16	NT	NT	NT	NT	NT	NT	<20	NT	NT	NT	NT	<15	<18	<43	37	39	92	42	NT
GP-2	2/15/99	6'	0	48	NT	5.3	<17	NT	NT	NT	NT	NT	NT	<20	NT	NT	NT	NT	400	<19	130	96	84	<13	230	NT
GP-3	2/15/99	6'	0	<1.3	NT	5.2	<16	NT	NT	NT	NT	NT	NT	<19	NT	NT	NT	NT	<15	<18	<42	48	<23	22	34	NT
GP-4	2/15/99	8'	313	**590**	NT	7.4	<16	NT	NT	NT	NT	NT	NT	<20	NT	NT	NT	NT	330	<19	4000	900	2100	1600	1200	NT
		12'	0	5.4	NT	5	<16	NT	NT	NT	NT	NT	NT	**130**	NT	NT	NT	NT	31	<18	<43	23	<23	34	<31	NT
GP-5	2/15/99	8'	703	**910**	NT	5.3	**400**	NT	NT	NT	NT	NT	NT	<390	NT	NT	NT	NT	1400	<370	5900	1400	2300	930	**6500**	NT
		16'	<10	2.7	NT	4.7	<16	NT	NT	NT	NT	NT	NT	<19	NT	NT	NT	NT	<15	<18	<42	57	<23	51	32	NT
GP-6	2/15/99	6'	0	<1.3	NT	5.6	<16	NT	NT	NT	NT	NT	NT	<19	NT	NT	NT	NT	<15	<18	<42	<15	<23	<13	<31	NT
GP-7	2/15/99	6'	0	<1.3	NT	5.2	<16	NT	NT	NT	NT	NT	NT	<19	NT	NT	NT	NT	<15	<18	<42	<15	<23	<13	<31	NT
GP-8	2/15/99	6'	507	**180**	NT	5.6	**98**	NT	NT	NT	NT	NT	NT	<20	NT	NT	NT	NT	<15	<19	<44	160	400	1200	<32	NT
		12'	<10	3.7	NT	4.8	<16	NT	NT	NT	NT	NT	NT	<19	NT	NT	NT	NT	<15	<18	<42	26	<23	51	<31	NT
GP-9	2/15/99	6'	0	<1.3	NT	4.7	<16	NT	NT	NT	NT	NT	NT	<20	NT	NT	NT	NT	<15	<18	<43	<15	<23	<13	<31	NT
GP-10	2/15/99	6'	0	<1.4	4.4	NT	<17	<22	<20	<17	<20	<21	<18	<21	<13	<16	<18	<10	<16	<20	<45	53	<24	<13	<33	NT
GP-11	2/15/99	6'	0	<1.3	<1.8	NT	<16	<20	<18	<16	<18	<19	<17	<19	<12	<15	<17	<9.2	<15	<18	<42	<15	<23	<12	<30	NT
GP-12	2/15/99	6'	18	81	**430**	NT	<34	1700	360	<34	<39	<41	<37	<41	<27	<32	<37	160	<32	<39	<90	<32	120	270	<66	NT
GP-13	2/15/99	6'	0	<1.4	21	NT	<17	61	<19	<17	<19	<20	<18	<20	<13	<16	<18	<9.8	<16	<19	<44	<16	<24	<13	<32	NT
GP-14	11/18/02	2-4'	ND	<5.68	NT	NT	<25	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	32.5	80.9	31.3	<25	28	<25	49.2	NT
		4-6'	500	**171**	NT	NT	**118**	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	528	220	1450	526	2570	1020	895	NT
		6-8'	380	**919**	NT	NT	**1,840**	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	10,900	3,800	3,970	1,390	23,400	8,570	**35,800**	NT
		8-10'	120	80.8	NT	NT	**2,990**	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	10,600	1,800	531	686	2,370	752	**30,500**	NT
		10-12'	32	8.05	NT	NT	<25	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	65.3	34	59.4	<25	129	44.2	143	3,510
GP-15	11/18/02	2-4'	11	<5.67	NT	NT	<25	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	84.1	<25	<25	27.3	68.4	44	194	NT
		4-6'	420	**518**	NT	NT	**679**	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	6,530	1,690	3,450	<25	19,900	7,050	**24,400**	NT
		6-8'	200	**1,090**	NT	NT	**2,570**	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	14,700	3,090	4,600	**7,690**	28,400	10,300	64,500	NT
		8-10'	120	**1,270**	NT	NT	**3,280**	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	15,700	2,470	6,880	**2,410**	29,500	11,100	47,700	NT
		10-12'	400	**200**	NT	NT	**815**	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	2,210	471	1,040	319	3,650	1,260	**6,130**	4,150
GP-16	11/18/02	2-4'	ND	<5.49	NT	NT	<25	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	28.9	<25	28.7	<25	<25	30.3	<25	NT
		4-6'	ND	<6.22	NT	NT	<25	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	<25	<25	26.2	<25	<25	<25	<25	NT
		6-8'	5	21.4	NT	NT	<25	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	70.7	59.6	65.9	36.4	331	75.9	51.3	NT
		8-10'	9.5	<5.79	NT	NT	<25	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	<25	<25	<25	<25	<25	<25	<25	NT
		10-12'	ND	<5.69	NT	NT	<25	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	<25	<25	<25	<25	<25	<25	<25	3,300
GP-17	11/18/02	2-4'	ND	<5.73	NT	NT	<25	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	<25	<25	<25	<25	<25	<25	44	NT
		6-8'	160	**277**	NT	NT	**326**	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	7,760	1,550	4,120	582	16,000	5,360	**25,500**	NT
		8-10'	90	33.5	NT	NT	**6,190**	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	**3,470**	1,060	<25	691	41.4	<25	2,910	NT
		10-12'	ND	7.52	NT	NT	**324**	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	59.6	<25	38.3	<25	42.2	44.3	96.2	3,500
NR 720 RCLs				100	100	50	5.5	NS	NS	NS	NS	NS	NS	4.9	NS	NS	NS	NS	2,900	NS	NS	1500	NS	NS	4,100	NS
EPA Residential Risk-Based Concentra				NS	NS	NS	12,000	3,100,000	3,100,000	3,100,000	220,000	NS	NS	7,000	NS	NS	NS	3,100,000	7,800,000	NS	1,600,000	16,000,000	3,900,000	3,900,000	160,000,000	NS
NR 746.06 Table 1 Soil Screening Leve				NS	NS	NS	[illegible]	NS	NS	NS	NS	NS	NS	[illegible]	NS	NS	NS	NS	[illegible]	NS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	NS

Notes:
NT - Not Tested
ND - Not Detected
NS - No Standard
All other VOC compounds analyzed were below laboratory detection limits
Bolded concentrations exceed state or federal limits
Red values exceed NR 746.06 Table 1 Soil Screening Levels



Legend

- ● TW-1 Temporary Well Location
- ⊕ MW-5 Monitoring Well Location
  NT Not Tested
- Limit of Petroleum Impact

Scale (in feet)
0 5 10 20

N

Environmental Innovations, Inc.

PVG 4/03

Limit of Petroleum Impact to Groundwater (Nov. 2002)

Douglas Avenue Investments
2525 Douglas Avenue
Racine, Wisconsin

Figure 3

TABLE 3
Groundwater Table Elevations

Douglas Avenue Investments
2525 Douglas Avenue
Racine, Wisconsin

Monitoring Well ID	Surface Elevation	Top of PVC Elevation	Depth to GW														
			12/13/1997	12/17/1997	2/15/1999	4/29/1999	10/11/1999	5/31/2000	8/2/2000	11/13/2000	2/15/2001	5/17/2001	8/23/2001	11/5/2001	11/14/2002	11/22/2002	12/16/2002
MW-1	102.74	102.38	4.70	4.76	4.80	4.33	4.87	3.69	4.53	4.80	6.01	4.43	4.80	4.98	5.14	5.05	NT
MW-2	103.21	102.72	4.94	5.10	4.51	4.00	4.91	2.70	4.24	4.78	5.48	4.70	5.06	5.26	5.64	5.47	NT
MW-3	104.1	103.80	7.70	7.68	7.46	7.46	7.45	7.29	7.32	7.35	7.53	7.36	7.28	7.29	7.41	7.43	NT
MW-4	102.01	101.70	5.20	5.64	4.46	4.37	5.25	3.02	4.98	4.58	4.82	4.53	5.39	5.64	6.85	NT	NT
MW-5	100.87	100.36	4.72	5.38	4.72	4.04	4.62	3.22	4.26	4.34	5.52	3.94	4.71	5.40	5.42	NT	NT
MW-6	102.54	102.30	NI	NI	NI	4.90	5.80	3.95	5.56	5.29	5.61	5.22	6.00	6.31	7.26	NT	NT
MW-7	104.26	103.77	NI	NI	NI	8.85	6.08	4.33	5.05	5.30	6.67	4.90	5.36	5.12	5.60	5.68	NT
MW-8	102.99	102.78	NI	NI	NI	11.34	11.12	10.34	10.77	11.18	12.42	10.67	9.44	9.29	10.20	9.76	10.33
MW-9	102.08	101.83	NI	NI	NI	<87.83	11.86	9.84	11.72	12.00	12.85	10.73	10.78	11.08	12.03	11.81	NT
MW-10	101.05	100.68	NI	NI	NI	NI	18.75	16.05	17.75	17.83	17.47	17.23	17.78	17.77	18.09	17.69	NT
PZ-1	102.91	102.60	NI	NI	NI	27.34	13.42	13.76	17.08	13.58	10.47	12.08	12.91	12.82	13.89	NT	NT
TW-1	NR	NR	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	5.17	5.90
TW-2	NR	NR	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	5.85	6.17
TW-3	NR	NR	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	5.18	6.21
TW-4	NR	NR	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	10.40	10.27

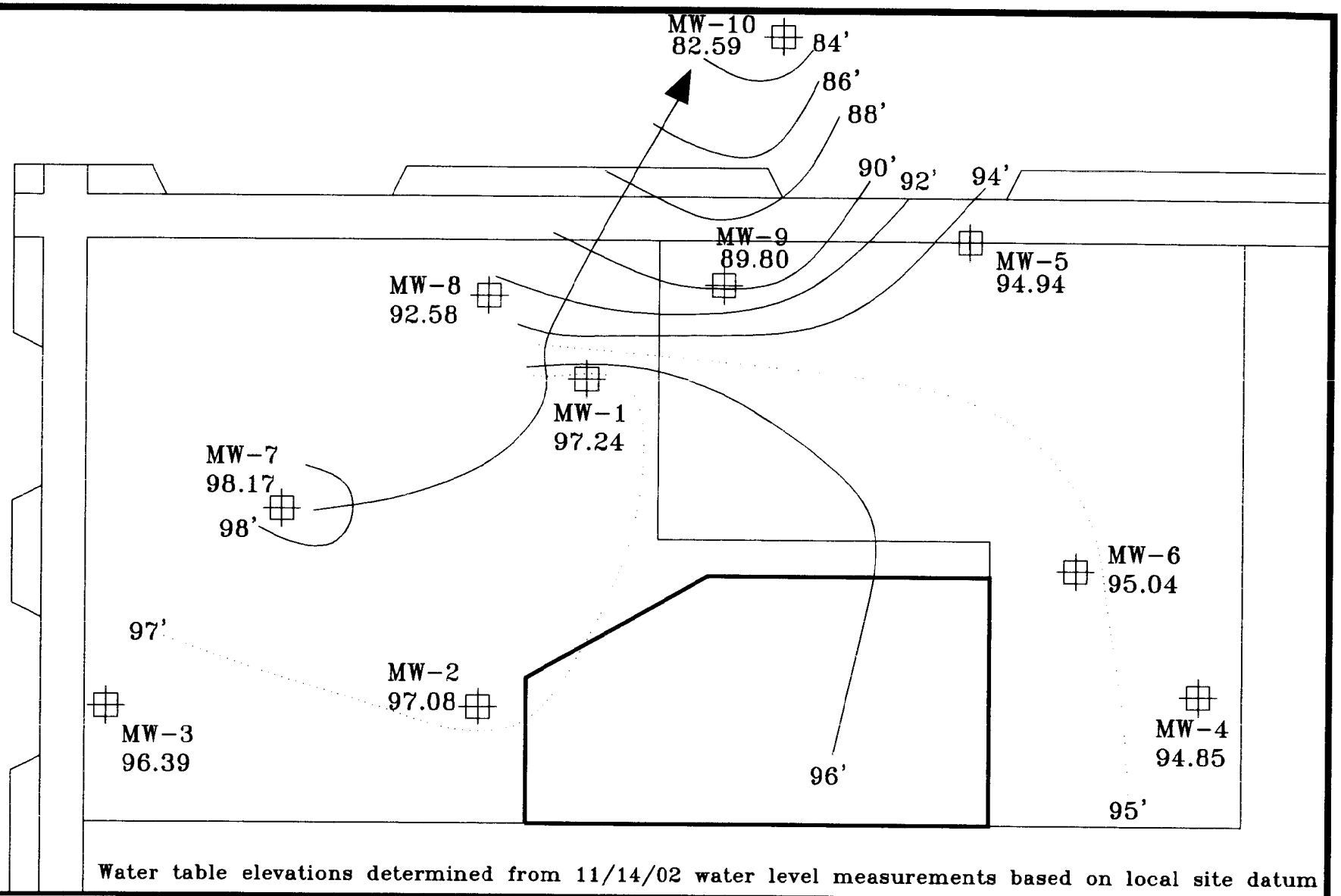
Notes:
Elevations and depths are reported in feet.
Elevations are based upon local site datum.
NR: No Reading
NI: Not Installed

TABLE 3 (Continued)
Groundwater Table Elevations

Douglas Avenue Investments
2525 Douglas Avenue
Racine, Wisconsin

Monitoring Well ID	Water Table Elevation														
	12/13/1997	12/17/1997	2/15/1999	4/29/1999	10/11/1999	5/31/2000	8/2/2000	11/13/2000	2/15/2001	5/17/2001	8/23/2001	11/5/2001	11/14/2002	11/22/2002	12/16/2002
MW-1	97.68	97.62	97.58	98.05	97.51	98.69	97.85	97.58	96.37	97.95	97.58	97.40	97.24	97.33	NT
MW-2	97.78	97.62	98.21	98.72	97.81	100.02	98.48	97.94	97.24	98.02	97.66	97.46	97.08	97.25	NT
MW-3	96.10	96.12	96.34	96.34	96.35	96.51	96.48	96.45	96.27	96.44	96.52	96.51	96.39	96.37	NT
MW-4	96.50	96.06	97.24	97.33	96.45	98.68	96.72	97.12	96.88	97.17	96.31	96.06	94.85	NT	NT
MW-5	95.64	94.98	95.64	96.32	95.74	97.14	96.10	96.02	94.84	96.42	95.65	94.96	94.94	NT	NT
MW-6	NI	NI	NI	97.40	96.50	98.34	96.74	97.01	96.69	97.08	96.30	95.99	95.04	NT	NT
MW-7	NI	NI	NI	94.92	97.69	99.44	98.72	98.47	97.10	98.87	98.41	98.65	98.17	98.09	NT
MW-8	NI	NI	NI	91.44	91.66	92.44	92.01	91.60	90.36	92.11	93.34	93.49	92.58	93.02	92.45
MW-9	NI	NI	NI	Dry	89.97	91.99	90.11	89.83	88.98	91.10	91.05	90.75	89.80	90.02	NT
MW-10	NI	NI	NI	NI	81.93	84.63	82.93	82.85	83.21	83.45	82.90	82.91	82.59	82.99	NT
PZ-1	NI	NI	NI	75.26	89.18	88.84	85.52	89.02	92.13	90.52	89.69	89.78	88.71	NT	NT
TW-1	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NR	NR
TW-2	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NR	NR
TW-3	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NR	NR
TW-4	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NR	NR

Notes:
Elevations and depths are reported in feet.
Elevations are based upon local site datum.
NR: No Reading
NI: Not Installed



Water table elevations determined from 11/14/02 water level measurements based on local site datum

Legend

MW-7 Monitoring Well Location
98.41 Water Table Elevation

Scale (in feet)
0 5 10 20

N

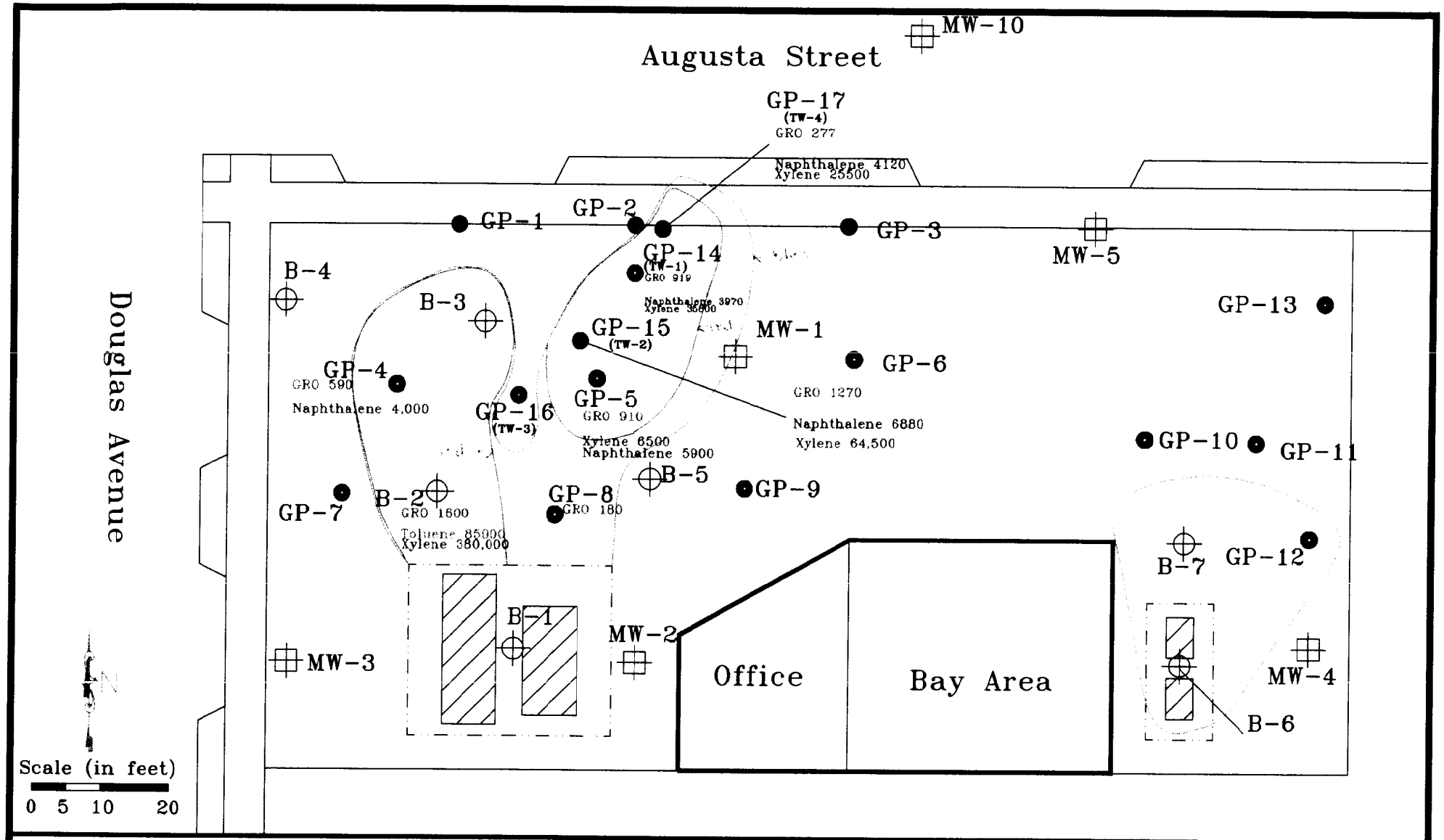
Groundwater Flow Map - 11/14/02

Douglas Avenue Investments
2525 Douglas Avenue
Racine, Wisconsin

Figure 4

Environmental Innovations, Inc.

PVG 11/02



Legend

- B-7 Soil Boring Location
- GP-7 GeoProbe Location
- MW-5 Monitoring Well Location
- Limit of Petroleum Impact
  - Red outlined area exceeds NR 746.06 Table 1 Soil Screening Levels
  - Blue outlined area exceeds NR 720 RCLs and EPA RBCLs

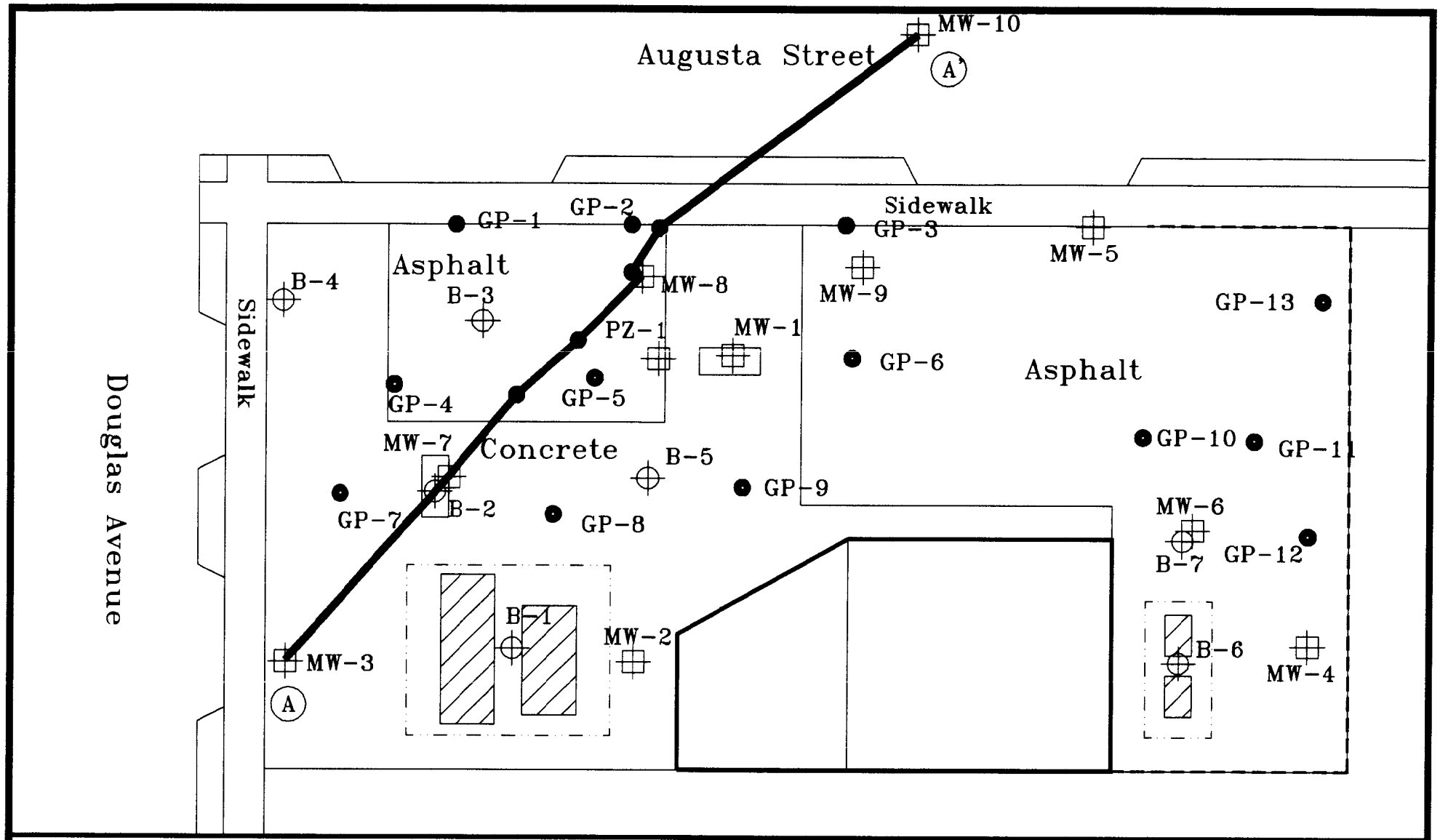
Environmental Innovations, Inc.

PVG 5/22/03

Limit of Petroleum Impact to Soil

Douglas Avenue Investments
2525 Douglas Avenue
Racine, Wisconsin

Figure 5



Legend

B-7 Soil Boring Location

GP-7 GeoProbe Location

MW-5 Monitoring Well Location

Scale (in feet)

0 5 10 20

N

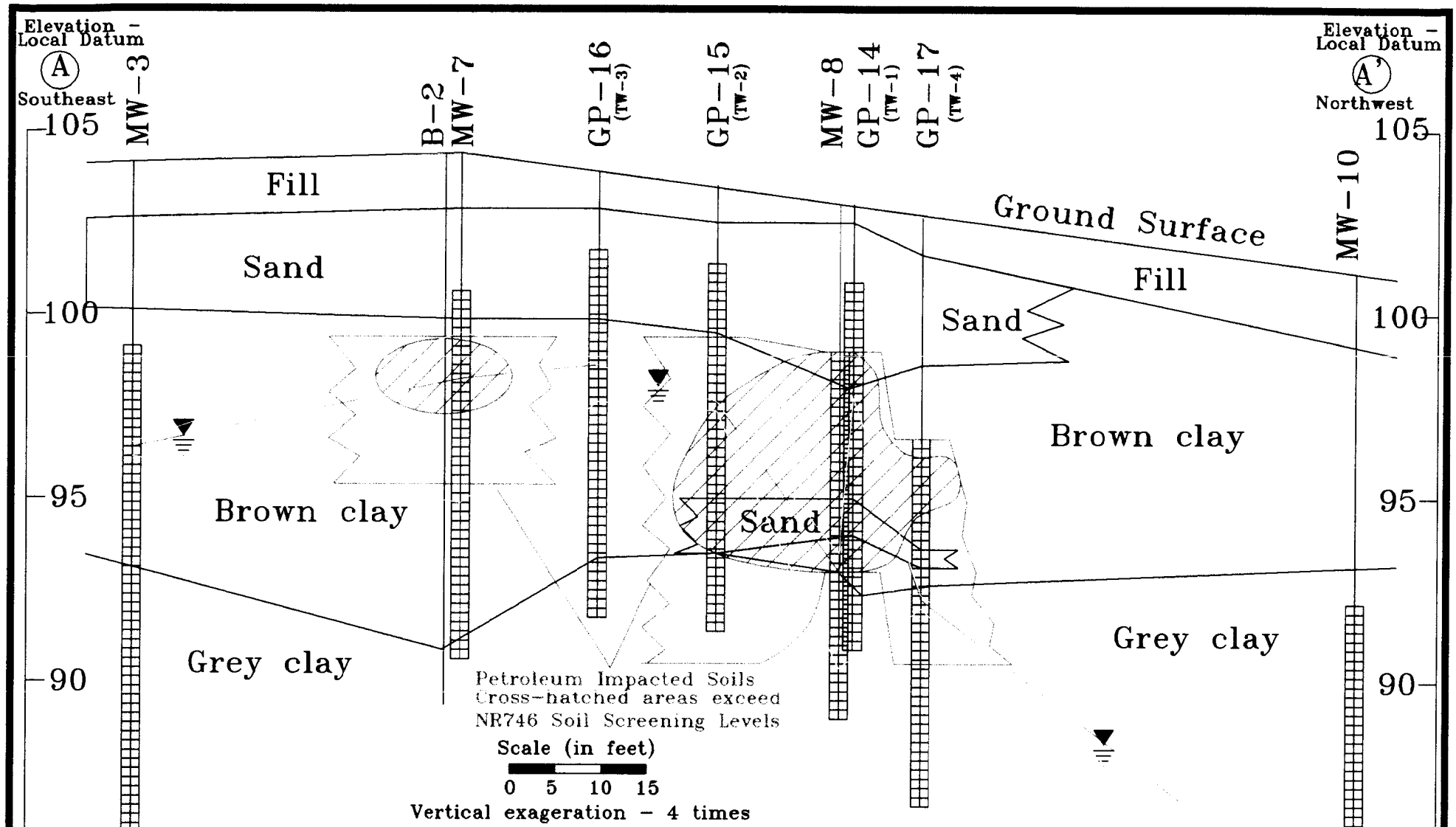
Cross Section Location Map

Douglas Avenue Investments
2525 Douglas Avenue
Racine, Wisconsin

Figure 6A

Environmental Innovations, Inc.

PVG 5/03



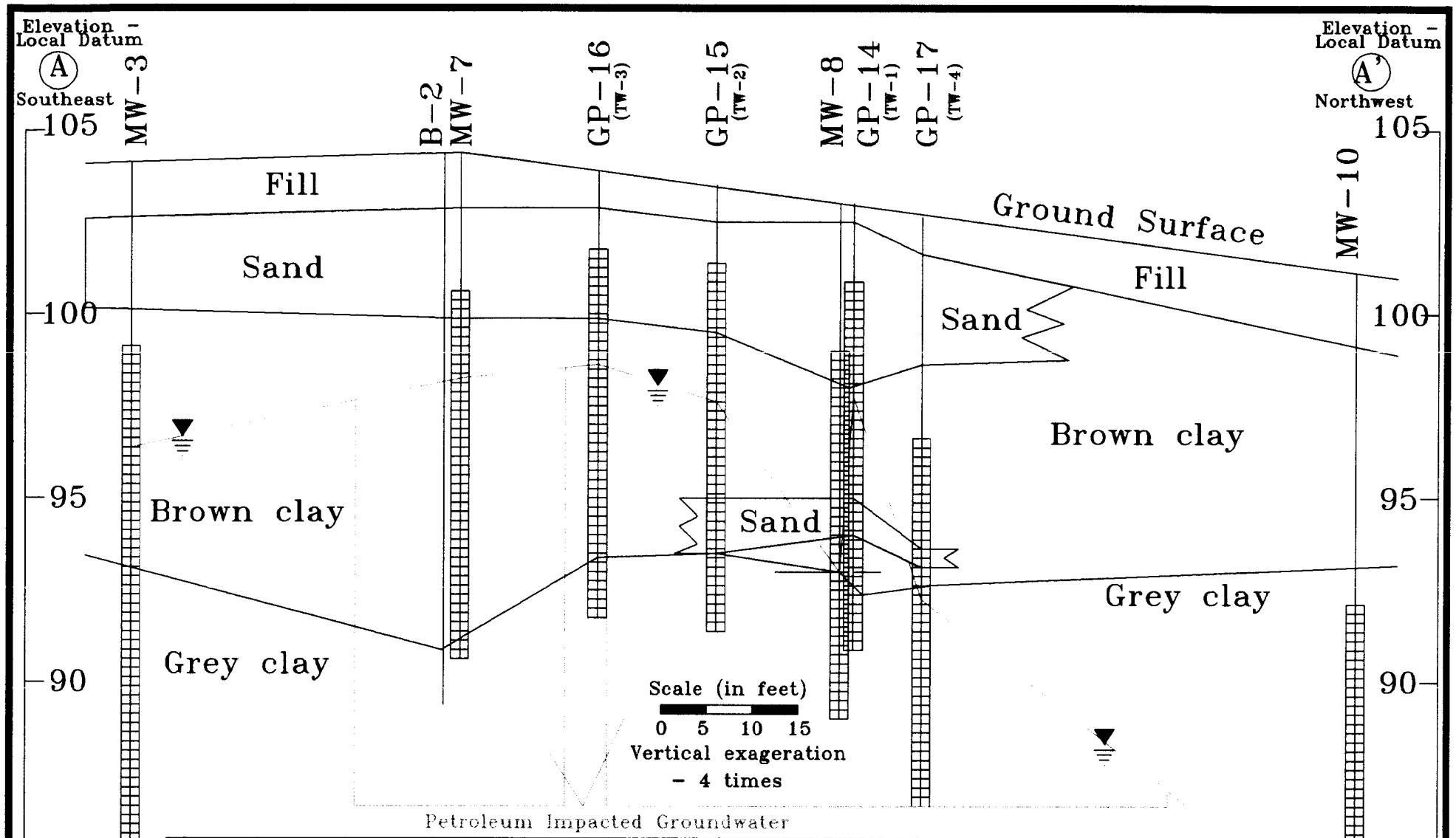
NOTES:

1. The stratum lines are based on interpolation between borings and may not represent actual subsurface conditions.
2. Refer to Figure 5 for legend and cross section locaton.
3. For the purpose of illustrating subsoil conditions on the cross section, some of the boring logs have been simplified. For a detailed description of subsurface conditions at individual borings, refer to soil boring logs.
4. For complete monitoring well installation details, refer to monitoring well construction forms.
5. Cross sections have been exagerated 4 times.
6. Water table elevations, identified by ▼, were measured by Environmental Innovations, Inc. on 11/22/02

Geologic Cross Section A-A' (Impacted Soil)

Douglas Avenue Investments
2525 Douglas Avenue
Racine, Wisconsin

Figure 6B



NOTES:

1. The stratum lines are based on interpolation between borings and may not represent actual subsurface conditions.
2. Refer to Figure 5 for legend and cross section locaton.
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4. For complete monitoring well installation details, refer to monitoring well construction forms.
5. Cross sections have been exagerated 4 times.
6. Water table elevations, identified by ▼ ,were measured by Environmental Innovations, Inc. on 11/22/02

Geologic Cross Section A-A' (Impacted Groundwater)

Douglas Avenue Investments
2525 Douglas Avenue
Racine, Wisconsin

Notification of Contamination within the Right of Way

County: Racine
Road: Augusta Street
Site Name: Douglas Avenue Investments
Site Address: 2525 Douglas Avenue, Racine, WI 53402
BRRTS Number: 03-52-152734
PECFA Number: 53402-4315-25
FID Number: 252052900

Owner's Name: Steve Bohl
Owner's Address: 2525 Douglas Avenue, Racine, WI 53402

Consulting Firm: Environmental Innovations, Inc. (EI)
Consultant Contact: Tom Pedersen
Consultant Address: 14000 Leetsbir Road, Sturtevant, WI 53177
Consultant Phone: (262) 886-4800
Consultant Fax: (262) 886-4442
Consultant E-mail: tpeder@envinn.com

Soil contamination? Yes
Depth to contaminated soil: 4 feet below ground surface
Vertical extent of contaminated soil: from 4 feet to 10 feet below ground surface
Groundwater contamination? Yes
Depth to water table: 5.17-5.90 feet below ground surface

Describe the type(s) of contamination present.

Soil – Soil contamination was not documented in the Augusta Street right-of-way. However, EI believes that soil contamination may extend into the right-of-way in the vicinity of GeoProbe boring GP-17. Figure 1 depicts the limits of soil contamination extending into the right-of-way from the subject property adjacent to GP-17. Concentrations of Gasoline Range Organics (GRO) benzene, ethylbenzene, naphthalene, and xylene in soil samples collected from GP-17 exceed NR 720 RCLs and/or NR 746 Table 1 Soil Screening Levels. Soil contamination that exists between 4 and 10 feet below ground surface at GP-17 probably extends no more than ten feet horizontally into the right-of-way. Soil contamination was not documented in soil samples collected during the advancement of monitoring well MW-10 (located in the middle of Augusta street).

Groundwater – Groundwater contamination was not documented in the Augusta Street right-of-way during the last groundwater sampling event. However, EI believes that groundwater contamination may extend into the right-of-way in the vicinity of temporary well TW-4. Figure 2 outlines the limits of groundwater contamination at the property. Samples collected from TW-4 (installed adjacent to the southern limit of the right-of-way) during the most recent sampling event had benzene and MTBE concentrations greater than NR 140 Enforcement Standards.

Trimethylbenzene and ethylbenzene concentrations exceeded the Preventive Action Limits at this well. Groundwater samples collected from MW-10, did not have detectable levels of GRO or PVOCs.

Brief summary of cleanup activity:

Since the removal of four underground storage tanks in 1997, Environmental Innovations (EI) determined the approximate extent of soil and groundwater contamination through the installation of monitoring wells and GeoProbe borings. EI tested groundwater nine times over a thirty-one month period (April 1999 through November 2001) to determine if natural attenuation was occurring at the site. Results of the testing indicate that biodegradation of petroleum impacted groundwater is occurring at the property. Monitoring well MW-10, which is installed in the Augusta Street right-of-way will be abandoned, and no further action will be completed at this site if closure is granted by DCOMM.