

## GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Homestead of Elkhorn Inc			<b>FID #</b>	
<b>BRRTS #:</b>	03-65-433089			<b>(if appropriate):</b>	
<b>COMMERCE #</b> (if appropriate):	53121-1920-32				
<b>CLOSURE DATE:</b>	February 7, 2006				
<b>STREET ADDRESS:</b>	432 E Geneva St				
<b>CITY:</b>	Elkhorn				
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b>	640048	<b>Y =</b>	245225	
<b>CONTAMINATED MEDIA:</b>	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
• <b>IF YES, STREET ADDRESS:</b>	428.5 east Geneva Street				
• <b>GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b>	640002	<b>Y =</b>	245251	
<b>OFF-SOURCE SOIL CONTAMINATION</b> >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• <b>IF YES, STREET ADDRESS 1:</b>					
• <b>GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b>		<b>Y =</b>		
<b>CONTAMINATION IN RIGHT OF WAY:</b>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
<b><u>DOCUMENTS NEEDED</u></b>					
Closure Letter, and any conditional closure letter issued or denial letter issued.					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input checked="" type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties					<input checked="" type="checkbox"/>
<b>Location Map</b> 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.					<input checked="" type="checkbox"/>
<b>Detailed Site Map(s) for all affected properties</b> , 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.					<input checked="" type="checkbox"/>
<b>Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)</b>					<input checked="" type="checkbox"/>
<b>Tables of Latest Soil Analytical Results (no shading or cross-hatching)</b>					<input checked="" type="checkbox"/>
<b>Isoconcentration map(s), if required for site investigation (SI)</b> (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.					<input checked="" type="checkbox"/>
<b>GW: Table of water level elevations, with sampling dates, and free product noted if present</b>					<input checked="" type="checkbox"/>
<b>GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)</b>					<input checked="" type="checkbox"/>
<b>SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour</b>					<input checked="" type="checkbox"/>
<b>Geologic cross-sections, if required for SI.</b> (8.5x14' if paper copy)					<input checked="" type="checkbox"/>
<b>RP certified statement that legal descriptions are complete and accurate.</b>					<input checked="" type="checkbox"/>
<b>Copies of off-source notification letters (if applicable)</b>					<input checked="" type="checkbox"/>
<b>Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)</b>					<input checked="" type="checkbox"/>
<b>Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure</b>					<input type="checkbox"/>
<b>Copy of any maintenance plan referenced in the deed restriction</b>					<input type="checkbox"/>



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  
Jim Doyle, Governor  
Mary P. Burke, Secretary

February 7, 2006

Mr. Douglas Hennig  
Partners Properties of Elkhorn, LLC  
17 Applegate Court, Suite 200  
Madison, WI 53713

RE: Final Closure

**Commerce # 53121-1920-32**      **WDNR BRRTS # 03-65-433089**  
Homestead of Elkhorn, Inc., 432 East Geneva Street, Elkhorn

Dear Mr. Hennig:

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. 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) 220-5361.

Sincerely,

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

Monica L. Weis  
Hydrogeologist  
Site Review Section

cc: Mr. Stephen Tumbush, P.O. Box 2038, Madison, WI 53701-2038  
Mr. John Tweddale, BT<sup>2</sup>, Inc.  
Case File



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  
Jim Doyle, Governor  
Mary P. Burke, Secretary

December 5, 2005

Mr. Douglas Hennig  
Partners Properties of Elkhorn, LLC  
17 Applegate Court, Suite 200  
Madison, WI 53713

RE: Conditional Case Closure

Commerce # 53121-1920-32                      WDNR BRRTS # 03-65-433089  
Homestead of Elkhorn, Inc., 432 - 450 East Geneva Street, Elkhorn

Dear Mr. Hennig:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, BT<sup>2</sup>, Inc., for the site referenced above. It is understood that residual soil and groundwater contamination remains on site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

- Groundwater monitoring wells MW-1 through MW-6 must be properly abandoned and the appropriate documentation forwarded to me at the letterhead address.

This letter serves as your written notice of "no further action." Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5361.

Sincerely,

A handwritten signature in cursive script that reads "Monica Weis".

Monica L. Weis  
Hydrogeologist  
Site Review Section

cc: Mr. Stephen Tumbush, P.O. Box 2038, Madison, WI 53701-2038  
Mr. John Tweddale, BT<sup>2</sup>, Inc.  
Case File

## **GIS REGISTRATION PACKET**

### **Required Information**

Deed for Partners Properties of Elkhorn, LLC Property  
Plat Map for Partners Properties of Elkhorn, LLC Property

Geographic Position of Partners Properties of Elkhorn, LLC Property  
WTM Coordinates: 640048, 245225 (1:629)  
PIN number: CSM 3751

Geographic Position of 428.5 East Geneva Street  
WTM Coordinates: 640002, 245251 (1:629)  
PIN Number: YAB 00033

Figure 1: Site Location Map  
Figure 2: Site Map  
Figure 3: Extent of Soil Contamination  
Figure 4: Extent of Groundwater Contamination

Table 1: Soil Analytical Results Summary  
Table 2: Groundwater Analytical Results Summary  
Table 4: Groundwater Elevation Data

Figure 8: Water Table Elevations on September 9, 2004  
Figure 9: Water Table Elevations on June 22, 2005  
Figure 6: Geologic Cross Section Location Map  
Figure 7: Geologic Cross Sections

Statement that all Legal Descriptions are Included

Letters Sent by the RP to Property Owners with Groundwater Exceeding ESs

Letter to the City Clerk of Elkhorn, Wisconsin, Notifying the City of  
Contamination in the East Geneva Street Right-of-Way

List of Addresses and Legal Descriptions of Affected off-source properties

STATE OF WISCONSIN CIRCUIT COURT WALWORTH COUNTY  
Branch 1

**PARTNERS PROPERTIES OF ELKHORN, LLC**  
as Assignee of TALD, LLC,  
as Assignee of Ridge Avenue Irrevocable Trust and  
as Assignee of F&M Bank-Wisconsin,

Plaintiff,

and

Case No. 02 CV 0481

**JAMES DOUGLAS GALLAGHER,**  
**HOMESTEAD OF ELKHORN, INC.**  
and **UNITED STATES OF AMERICA,**

Defendants.

**SHERIFF'S DEED**

611374  


Recorded  
JULY 22, 2004 AT 03:25PM  
CONNIE J WOOLEVER  
REGISTER OF DEEDS  
WALWORTH COUNTY, WI  
Fee Amount: \$17.00  
Fee Exempt 77.25-(14)

Stephen R. Tumbush  
Murphy & Desmond, S.C.  
P.O. Box 2038  
Madison, WI 53701-2038

17.00  
Tax Parcel No. YAB 00034  
YUNE 00028  
YAB 00034A

**WHEREAS**, a Judgment of foreclosure and sale was entered in the Circuit Court for Walworth County, Wisconsin, on the 17th day of April, 2003, in the above-captioned action, where it was ordered and adjudged, among other things, that the mortgaged premises described in the Judgment, or so much thereof as might be sufficient to pay the amount due to the Plaintiff for principal, interest, attorneys' fees and costs in said action, and which may not be sold separately without material injury to the parties interested, be sold at public auction by or under the direction of the Sheriff of Walworth County, Wisconsin, at any time after six (6) months from the date of entry of said Judgment, unless previous to such sale the premises and Judgment shall be redeemed in the manner provided by law, and that the sale be made in Walworth County where the premises are located; and

**WHEREAS**, the Judgment further provided that the Sheriff give public notice of the time and place of such sale, in the manner provided by law, and by publication in the *Elkhorn Independent*, published in Elkhorn, Wisconsin; and

**WHEREAS**, the Sheriff, by his duly authorized agent, in pursuance of the Judgment, did on the 22nd day of April, 2004, at the Sheriff's offices located at the Walworth County Courthouse, W4054 County Road NN, Elkhorn, Wisconsin, sell at public auction all of the premises directed to be sold in the Judgment, due notice of the time and place of the sale having been given as provided by law, at which sale the premises hereinafter described were sold off to Plaintiff, Partners Properties of Elkhorn, LLC as Assignee of TALD, LLC, as Assignee of Ridge Avenue Irrevocable Trust, as Assignee of F&M Bank-Wisconsin, for the sum of Seven Hundred Fifty Thousand Dollars (\$750,000.00), being the highest and best bidder therefor, and that being the highest sum bid for the same, and which sum did not exceed the sum then due Plaintiff on the Judgment.



611374

**EXHIBIT A**

A parcel of land located in the SW 1/4 of Sec. 31 T. 3N. R. 17 E. of Walworth County, Wisconsin, described as follows, to-wit: Commencing at the S. 1/4 corner of Sec. 31, T. 3 N. R. 17 E., City of Elkhorn, Walworth County, Wisconsin; thence W. along the S. line of said Section 627.00 ft. to the place of beginning of the lands thereafter described, to-wit: thence N. 01 degrees 37' W. 363.38 feet, thence N. 89 degrees 53' W. 243.87 ft. to the E'ly R.O.W. line of the former Eagle Branch of the C.H. ST. P. and P.R.R., thence S. 31 degrees 46' W. along said R.O.W. line 116.00 feet, thence S. 39 degrees 33' E. 240.82 feet, thence S. 14 degrees 14' E. 81.72 ft. to the S. line of said section 31, thence E'ly along the S. line of said section 139.44 ft. to the place of beginning.

ALSO: A parcel of land consisting of part of Lot 7 of Block 5 of Arnold's addition to the City of Elkhorn, and part of the right-of-way of the former Wisconsin Central Railroad, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the intersection of the Southeasterly line of the Eagle Branch of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way and the South line of said Lot 7, which point is also located on the North line of Park or Geneva Street; thence South 89 degrees 13 minutes East along the South line of said Lot 227.48 feet (recorded 226.98 feet) to the place of beginning; thence North 0 deg. 48' 14" East (recorded 0 deg. 47' East) 172.25 feet to a point on the centerline of the Wisconsin Central Railroad right-of-way; thence south 39 deg. 29' 35" East (recorded South 39 deg. 33' East) along said railroad centerline 162.81 feet; thence South 14 deg. 21' 12" East (recorded South 14 deg. 14' East) 49.87 feet (recorded 49.85 feet) to the South line of said Lot 7; thence North 89 deg. 13' West along said lot line and street line 118.36 feet (recorded 118.32 feet) to the place of beginning.

---

611374

**EXHIBIT B**

A parcel of land consisting of part of Lot 7 of Block 5 of Arnold's Addition to the City of Elkhorn, and part of the right-of-way of the former Wisconsin Central Railroad, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the intersection of the Southeasterly line of the Eagle Branch of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way and the South line of said Lot 7 which point is also located on the North line of Park or Geneva Street; thence South 89° 13' East along the South line of said Lot 165.98 feet to the place of beginning; thence North 0° 47' East 245 feet, more or less to the centerline of said Wisconsin Central Railroad right-of-way; thence South 39° 33' East, along said centerline 23 feet, more or less to an existing iron pipe; thence continuing in the same course 158.27 feet to a point; thence South 51° 30' West 72.28 feet to a point; thence South 0° 47' West 60.62 feet to the South line of said Lot 7; thence North 89° 13' West along said lot line and street line 46.50 feet to a cross in concrete; thence continuing in the same course 14.50 feet to the place of beginning.

EXCEPTING THEREFROM that portion thereof lying within the following described lands: A parcel of land consisting of part of Lot 7 of Block 5 of Arnold's Addition to the City of Elkhorn, and part of the right-of-way of the former Wisconsin Central Railroad, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the intersection of the Southeasterly line of the Eagle Branch of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way and the South line of said Lot 7, which point is also located on the North line of Park or Geneva Street; thence South 89° 13' East along the South line of said Lot 227.48 feet (recorded 226.98 feet) to the place of beginning; thence North 0° 48' 14" East (recorded 0° 47' East) 172.25 feet to a point on the centerline of the Wisconsin Central Railroad right-of-way; thence South 39° 29' 35" East (recorded South 39° 33' East) along said railroad centerline 162.81 feet; thence South 14° 21' 12" East (recorded South 14° 14' East) 49.87 feet (recorded 49.85 feet) to the South line of said Lot 7; thence North 89° 13' West along said lot line and street line 118.36 feet (recorded 118.32 feet) to the place of beginning. TOGETHER with an easement for right-of-way over the Southerly portion of the adjoining lot to the West, as a means of ingress and egress to and from the said premises, said portion being described as follows: Beginning at the Southwest corner of the above-described parcel and running thence North 0° 47' East 29.49 feet to a point; thence South 67° 35' West 19.52 feet to a point; thence South 53° 25' West 35.90 feet to a point in the South line of said Lot 7; thence South 89° 13' East, along said lot line 46.50 feet to the point of beginning.

---

623875

**CERTIFIED SURVEY MAP No. 3751**

Part of Lot 7 of Block 5 of Arnold's Addition to the City of Elkhorn and lands located in the Southeast 1/4 of the Southwest 1/4 of Section 31, Town 3 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin.

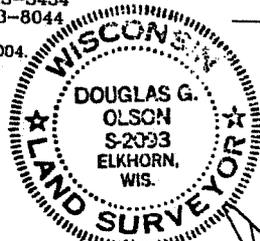
**Owner: Partners Properties of Elkhorn, LLC**  
17 Applegate Court • Suite 200  
Madison, Wisconsin. 53713

**Jensen & Olson Land Surveying, LLC**  
45 South Wisconsin Street • P.O. Box 322  
Elkhorn, Wisconsin. 53121  
Telephone: (262) 723-3434  
Facsimile: (262) 723-8044

Mapping date: September 14, 2004.

Zoning:

Notes:  
1.



Bearings  
referenced to the Wisconsin  
State Plane  
Coordinate System, South  
Zone.

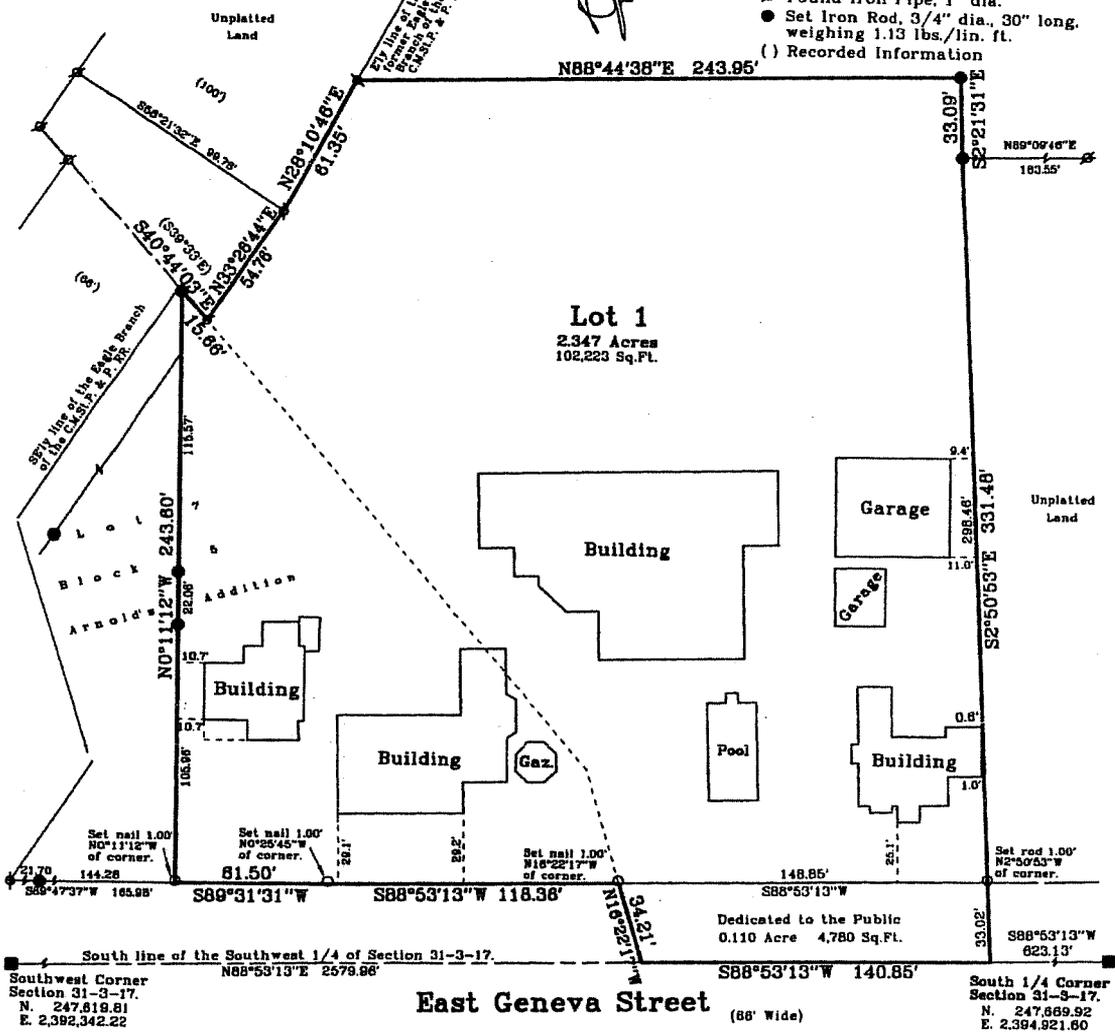
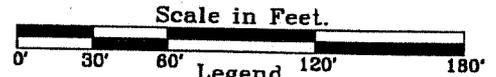
623875



Filed  
NOV. 23, 2004 AT 10:20AM  
CONNIE J WOOLEVER  
REGISTER OF DEEDS  
WALWORTH COUNTY, WI  
Fee Amount: \$15.00

*Kindred Hearts of Elkhorn*

Reserved for Walworth County Register of Deeds



Southwest Corner  
Section 31-3-17.  
N. 247,819.81  
E. 2,392,342.22

**East Geneva Street**  
(66' Wide)

South 1/4 Corner  
Section 31-3-17.  
N. 247,689.92  
E. 2,394,921.80

Dedicated to the Public  
0.110 Acre 4,780 Sq. Ft.

Job reference no. 2003.185  
Sheet 1 of 3 Sheets.

**CERTIFIED SURVEY MAP No.** 3751 **Vol.** 22 **Page** 260

Part of Lot 7 of Block 5 of Arnold's Addition to the City of Elkhorn and lands located in the Southeast 1/4 of the Southwest 1/4 Section 31, Town 3 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin.

**Legal Description**

Part of Lot 7 of Block 5 of Arnold's Addition to the City of Elkhorn and lands located in the Southeast 1/4 of the Southwest 1/4 Section 31, Town 3 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin, described as follows: Commence at the South 1/4 Corner of said Section 31; thence South 88°53'13" West, along the South line of said Southwest 1/4 and the centerline of East Geneva Street, 623.13 feet to the Point of Beginning; thence continue South 88°53'13" West, along said South line of the Southwest 1/4 and said centerline of East Geneva Street, 140.85 feet; thence North 16°22'17" West 34.21 feet to a point on the North line of said East Geneva Street; thence South 88°53'13" West, along said North line of East Geneva Street, 118.36 feet; thence South 89°31'31" West, along said North line of East Geneva Street, 243.60 feet; thence North 0°11'12" West 243.60 feet; thence South 40°44'13" East 15.66 feet; thence North 33°26'44" East 54.76 feet; thence North 28°10'46" East 61.35 feet; thence North 88°44'38" East 243.95 feet; thence South 2°21'31" East 33.09 feet; thence South 2°50'53" East 331.48 feet to the Point of Beginning.

Said parcel contains 2.456 acres (107,003 sq.ft.) of land, more or less.

**Surveyor's Certificate**

I, Douglas G. Olson, Wisconsin Registered Land Surveyor, do hereby certify that the property hereon described has been surveyed under my direction and that the plat shown hereon is a correct representation of all lot lines and that I have fully complied with the owner's/agent's instructions, Chapter 236.34 of the Wisconsin Statutes and the Land Division Ordinance for the City of Elkhorn, Wisconsin.

Date: 09.14.2004

Revised: \_\_\_\_\_



Douglas G. Olson, R.L.S. 2093

**City of Elkhorn Approval**

Resolved that this Certified Survey Map is hereby approved by the Common Council of the City of Elkhorn, Wisconsin.

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Elkhorn, Wisconsin, this 4 day of October, 2004.

Nancy Jacobson  
Nancy Jacobson, City Clerk

**CERTIFIED SURVEY MAP No.** 3751 **Vol.** 22 **Page** 261

Part of Lot 7 of Block 5 of Arnold's Addition to the City of Elkhorn and lands located in the Southeast 1/4 of the Southwest 1/4 Section 31, Town 3 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin.

**Owner's Certificate**

As owner I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, mapped and dedicated as represented on this map, and I hereby declare the restrictions shown on this plat to be a covenant running with the land, binding on all future owners thereof.

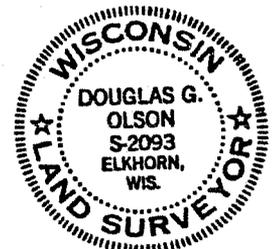
Douglas A. Hennig  
Partners Properties of Elkhorn, LLC  
Douglas A. Hennig

STATE OF WISCONSIN )  
                                  ) SS  
COUNTY OF WALWORTH )

Personally came before me this 23<sup>rd</sup> day of November, 2004, the above named Douglas A. Hennig to me known to be the person who executed the foregoing instrument and acknowledged the same.

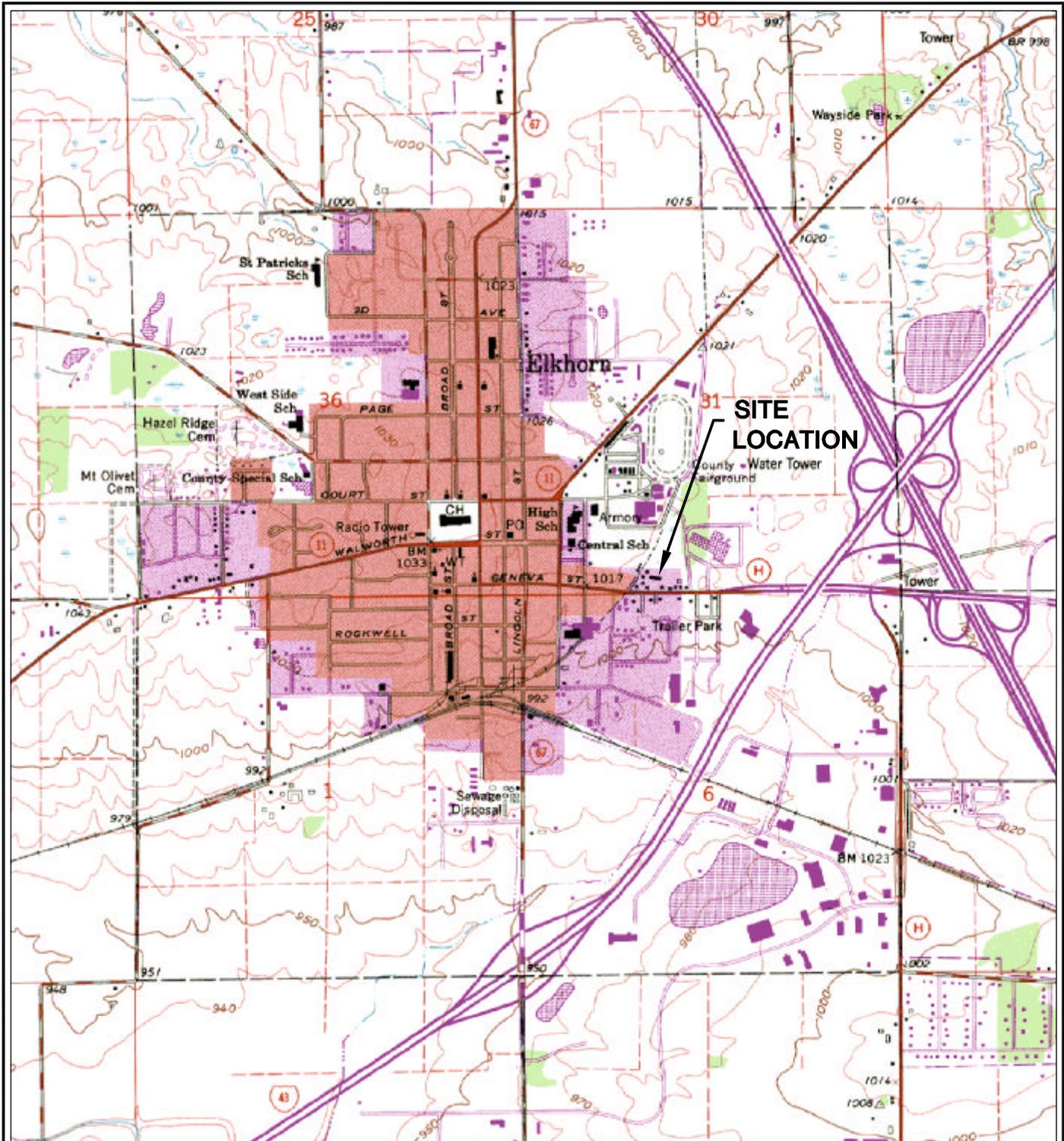
Julie R. Hoffmann  
Notary Public, Walworth County, Wisconsin.

My commission expires 3-25-07



[Signature]  
9-14-2004

Job reference no. 2003.185  
Sheet 3 of 3 Sheets.



ELKHORN QUADRANGLE  
 WISCONSIN-WALWORTH CO.  
 7.5 MINUTE SERIES (TOPOGRAPHIC)  
 NE/4 DELAVAN 15' QUADRANGLE  
 1994  
 SCALE: 1" = 2,000'

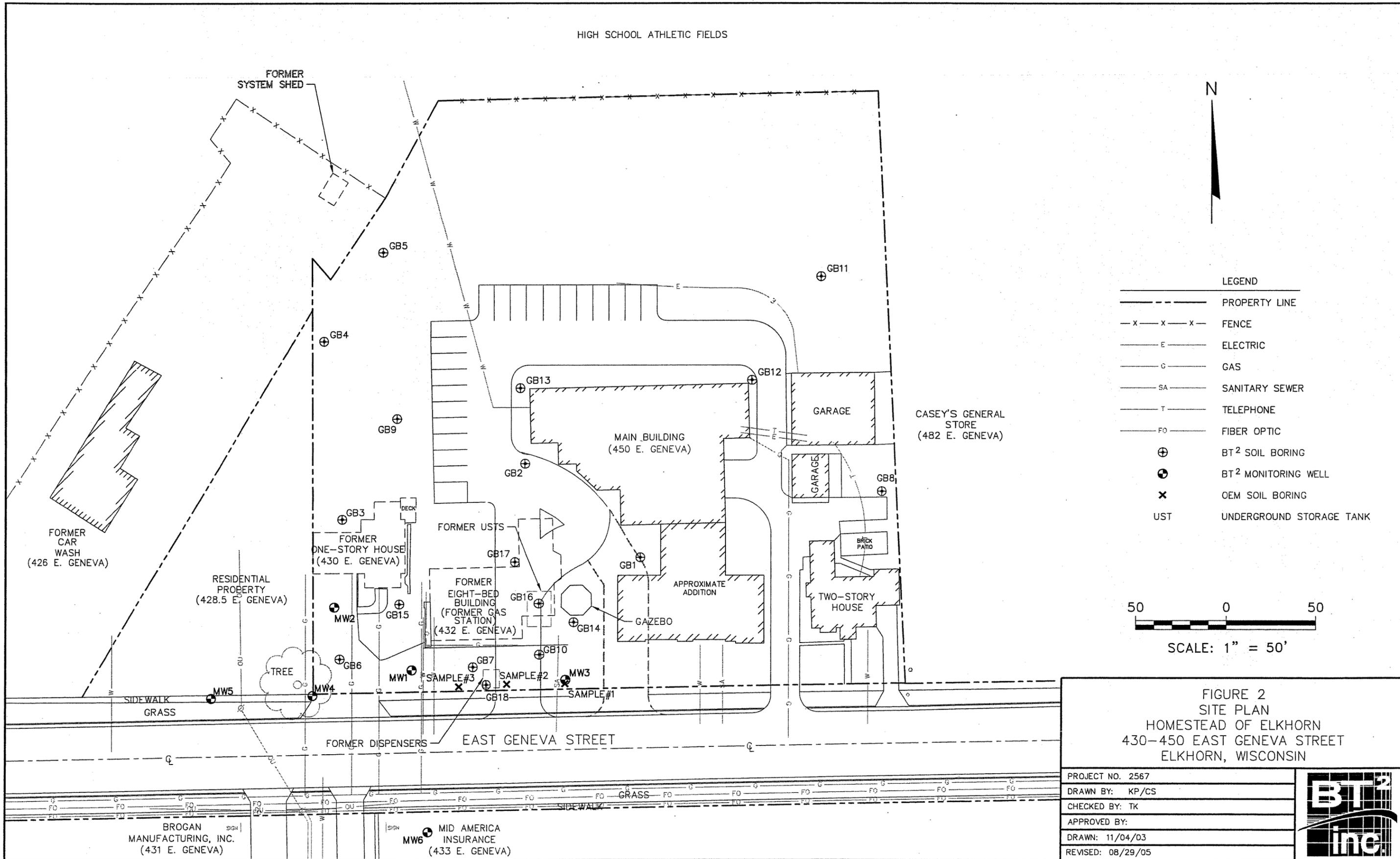


PROJECT NO. 2567
DRAWN BY: KP
CHECKED BY: TK
DRAWN: 11/17/03
REVISED: 11/17/03

FIGURE 1  
 SITE LOCATION MAP  
 HOMESTEAD OF ELKHORN  
 430-450 EAST GENEVA STREET  
 ELKHORN, WISCONSIN



HIGH SCHOOL ATHLETIC FIELDS



LEGEND

---	PROPERTY LINE
-x-x-x-	FENCE
—E—	ELECTRIC
—G—	GAS
—SA—	SANITARY SEWER
—T—	TELEPHONE
—FO—	FIBER OPTIC
⊕	BT <sup>2</sup> SOIL BORING
⊙	BT <sup>2</sup> MONITORING WELL
×	OEM SOIL BORING
UST	UNDERGROUND STORAGE TANK

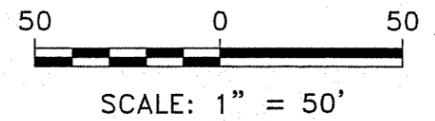


FIGURE 2  
SITE PLAN  
HOMESTEAD OF ELKHORN  
430-450 EAST GENEVA STREET  
ELKHORN, WISCONSIN

PROJECT NO. 2567	
DRAWN BY: KP/CS	
CHECKED BY: TK	
APPROVED BY:	
DRAWN: 11/04/03	
REVISED: 08/29/05	

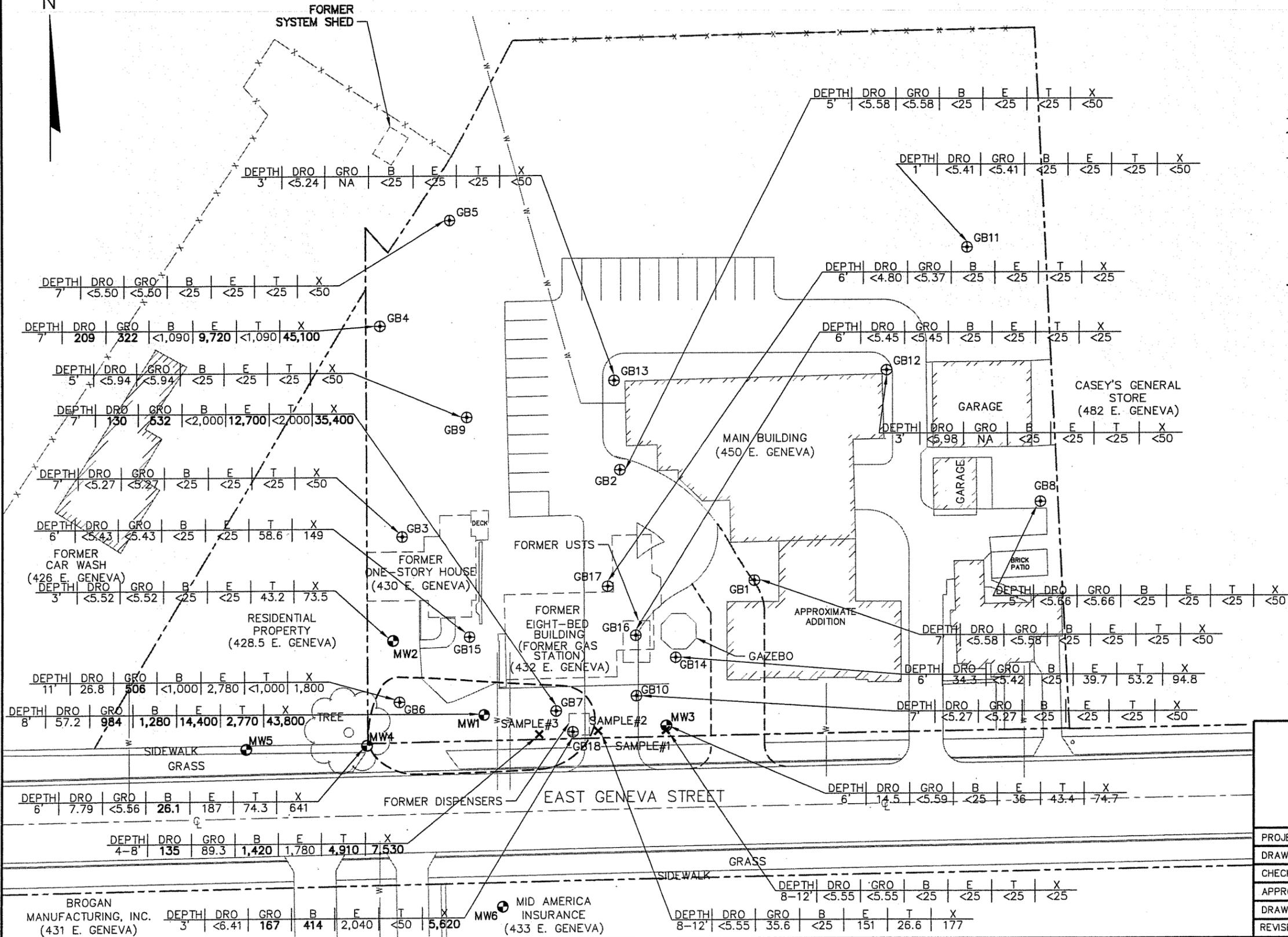
I:\2567\figures-general\SITE-SURVEY.dwg, 8/29/2005 8:20:01 AM

BROGAN MANUFACTURING, INC. (431 E. GENEVA)

MW6 MID AMERICA INSURANCE (433 E. GENEVA)

HIGH SCHOOL ATHLETIC FIELDS

N



LEGEND

- PROPERTY LINE
- x-x-x-x- FENCE
- ⊕ BT<sup>2</sup> SOIL BORING
- ⊗ BT<sup>2</sup> MONITORING WELL
- x OEM SOIL BORING
- UST UNDERGROUND STORAGE TANK
- APPROXIMATE EXTENT OF SOIL CONTAMINATION GREATER THAN NR 720 RESIDUAL CONTAMINANT LEVELS

DRO DIESEL RANGE ORGANICS (mg/kg)  
 GRO GASOLINE RANGE ORGANICS (mg/kg)  
 B BENZENE (μg/kg)  
 E ETHYLBENZENE (μg/kg)  
 T TOLUENE (μg/kg)  
 X XYLENES (μg/kg)

NOTES:  
 1. BOLD VALUES EXCEED NR 720 RESIDUAL CONTAMINANT LEVELS.

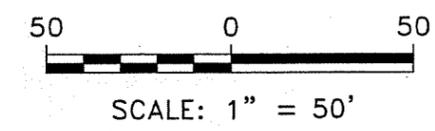


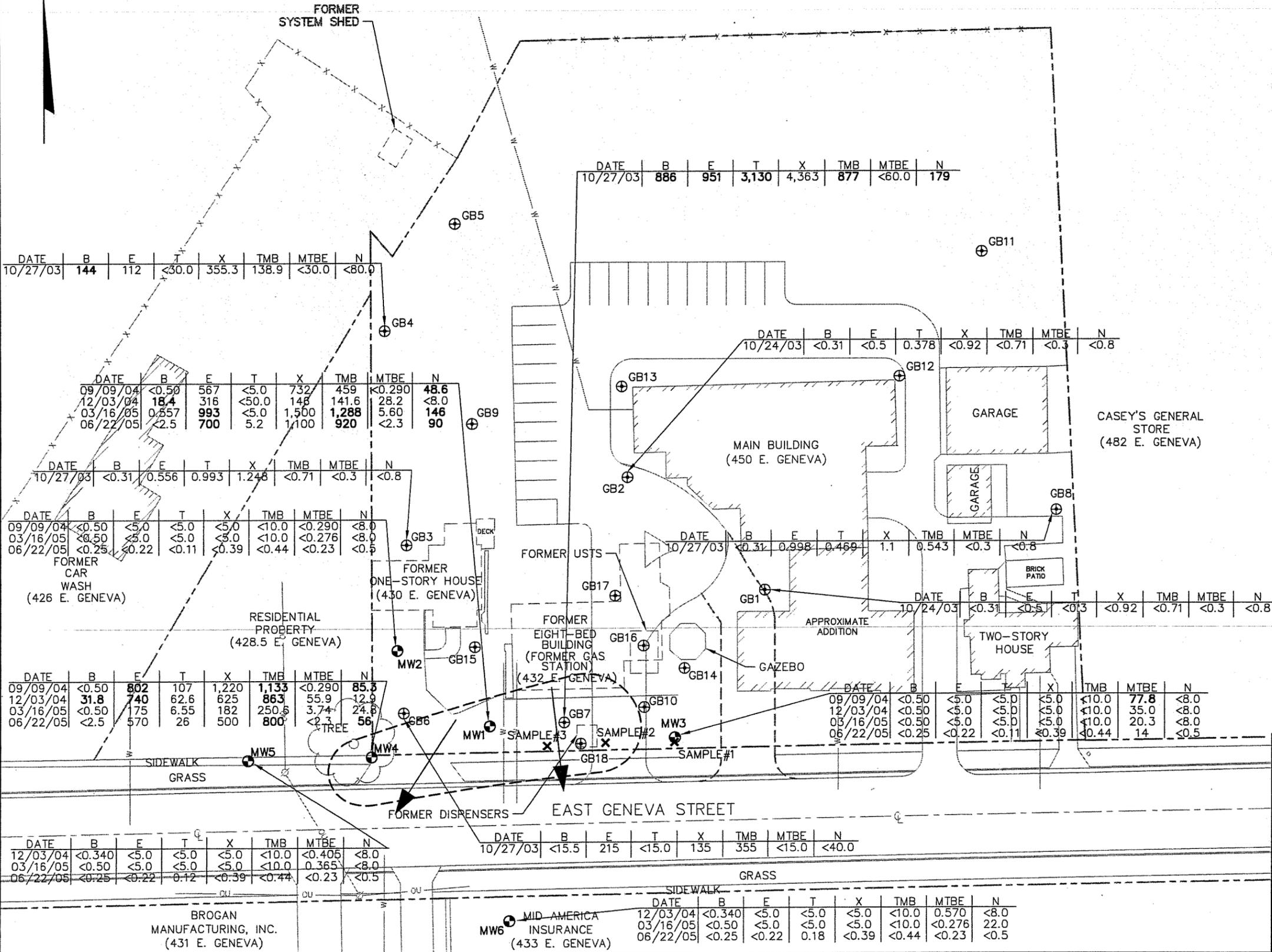
FIGURE 3  
 EXTENT OF SOIL CONTAMINATION  
 HOMESTEAD OF ELKHORN  
 430-450 EAST GENEVA STREET  
 ELKHORN, WISCONSIN

PROJECT NO. 2567	
DRAWN BY: KP/CS	
CHECKED BY: TK	
APPROVED BY:	
DRAWN: 11/04/03	
REVISED: 08/29/05	

I:\2567\figures-general\EXTENT-S.dwg, 8/31/2005 8:25:50 AM

HIGH SCHOOL ATHLETIC FIELDS

N



- LEGEND
- PROPERTY LINE
  - x - x - x - FENCE
  - ⊕ BT<sup>2</sup> SOIL BORING
  - ⊗ BT<sup>2</sup> MONITORING WELL
  - x OEM SOIL BORING
  - UST UNDERGROUND STORAGE TANK
  - APPROXIMATE EXTENT OF GROUNDWATER CONTAMINATION GREATER THAN NR 140 ENFORCEMENT STANDARDS
  - B BENZENE (µg/l)
  - E ETHYLBENZENE (µg/l)
  - T TOLUENE (µg/l)
  - X XYLENES (µg/l)
  - TMB TRIMETHYLBENZENES (µg/l)
  - MTBE METHYL-TERT-BUTYL ETHER (µg/l)
  - N NAPHTHALENE (µg/l)
  - ➔ APPROXIMATE GROUNDWATER FLOW DIRECTION

NOTES:  
1. BOLD VALUES MEET OR EXCEED NR 140 ENFORCEMENT STANDARDS.

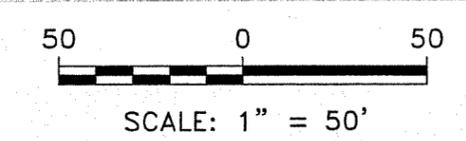
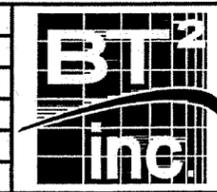


FIGURE 4  
EXTENT OF GROUNDWATER CONTAMINATION  
HOMESTEAD OF ELKHORN  
430-450 EAST GENEVA STREET  
ELKHORN, WISCONSIN

PROJECT NO. 2567
DRAWN BY: KP/CS
CHECKED BY: TK
APPROVED BY:
DRAWN: 11/04/03
REVISED: 08/31/05



I:\2567\figures-general\EXTENT-W.dwg, 8/31/2005 8:25:30 AM

**Table 1**  
**Soil Analytical Results Summary**  
**Homestead of Elkhorn / BT<sup>2</sup> Project #2567**  
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	PID	Lab Notes	DRO (mg/kg)	GRO (mg/kg)	Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE	Lead (mg/kg)	Other VOCs
Sample #1	2/27/2003	8-12	--		<5.55	<5.55	<25	<25	<25	<25	<25	<25	<25	NA	NA
Sample #2	2/27/2003	8-12	--	--	<5.55	35.6 T4, T13	<25	151	26.6	177	78.9	86.6	<25	NA	NA
Sample #3	2/27/2003	4-8	--	(2)	135 T6, T10, T13	89.3 T1, T4	1,420	1,780	4,910	7,530	2,730	931	54.4	NA	NA
GB1-4	10/24/2003	7	1.5	(1)	<5.58	<5.58	<25	<25	<25	<50	<25	<25	<25	2.32	ND
GB2-3	10/24/2003	5	0.5	(1)	<5.58	<5.58	<25	<25	<25	<50	<25	<25	<25	3.17	ND
GB3-4	10/24/2003	7	0.2	(1)	<5.27	<5.27	<25	<25	<25	<50	<25	<25	<25	3.09	ND
GB4-4	10/24/2003	7	390	(1)	209 D2A, SH	322 G2, G5	<1,090	9,720	<1,090	45,100	25,200	7,170	<1,090	3.07	n-butylbenzene 4,260 sec-butylbenzene 1,550 Naphthalene 4,470 n-propylbenzene 4,830
GB5-4	10/24/2003	7	0	(1)	<5.50	<5.50	<25	<25	<25	<50	<25	<25	<25	2.44	ND
GB6-6	10/24/2003	11	234	(1)	26.8 D2A, SH	506 G2, G5	<1,000	2,780	<1,000	1,800	14,700	8,820	<1,000	2.57	n-butylbenzene 8,090 sec-butylbenzene 3,320 isopropylbenzene 1,730 Naphthalene 1,130 n-propylbenzene 9,000
GB7-4	10/24/2003	7	19.9	(1)	130 D2A, SH	532 G2, G5	<2,000	12,700	<2,000	35,400	33,500	9,720	<2,000	5.37	n-butylbenzene 5,650 sec-butylbenzene 2,930 Naphthalene 4,900 n-propylbenzene 6,720
GB8-3	10/24/2003	5	0.1	(1)	<5.66	<5.66	<25	<25	<25	<50	<25	<25	<25	4.13	ND
GB9-3	10/27/2003	5	0	(1)	<5.94	<5.94	<25	<25	<25	<50	<25	<25	<25	6.16	ND
GB10-4	10/27/2003	7	0	(1)	<5.27	<5.27	<25	<25	<25	<50	<25	<25	<25	2.0	ND
GB11-1	10/27/2003	1	0	(1)	<5.41	<5.41	<25	<25	<25	<50	<25	<25	<25	9.09	ND
GB12-2	10/27/2003	3	0	(1)	<5.98	NA	<25	<25	<25	<50	<25	<25	<25	NA	ND
GB13-2	10/27/2003	3	0	(1)	<5.24	NA	<25	<25	<25	<50	<25	<25	<25	NA	ND
GB14-S3	8/25/2004	6	5	--	34.3 B, T10, T11, T15	<5.42 QC	<25	39.7	53.2	94.8	57.4	29.4	<25	NA	NA
GB15-S3	8/25/2004	6	1.9	--	<5.43 B	<5.43 QC	<25	<25	58.6	149	<25	<25	<25	NA	NA
GB16-S3	10/22/2004	6	0	--	<5.45 QC	<5.45	<25 QC	<25 QC	<25 QC	<25 QC	<25 QC	<25 QC	<25 QC	NA	Naphthalene <25 QC
GB17-S3	10/22/2004	6	0	--	<4.80 QC	<5.37	<25 QC	<25 QC	<25 QC	<25 QC	<25 QC	<25 QC	<25 QC	NA	Naphthalene <25 QC
GB18-S2	10/22/2004	3	280	--	<6.41 QC	167	414 QC	2,040 QC	<50 QC	5,620 QC	5,860 QC	2,260 QC	<50 QC	NA	Naphthalene 383 B2, QC
MW1 S4	8/25/2004	8	103	(3)	57.2 B, T6, T10, T15	984 QC, T4, T13	1,280	14,400	2,770	43,800	40,500	14,100	2,230	NA	NA
MW2 S2	8/25/2004	3	2.2	--	<5.52 B	<5.52 QC	<25	<25	43.2	73.5	<25	<25	<25	NA	NA
MW3 S3	8/25/2004	6	1.4	--	14.5 B, T10, T11, T14, T15	<5.59 QC	<25	36	43.4	74.7	<25	<25	<25	NA	NA
MW4 S3	8/25/2004	6	1.8	--	7.79 B, T6, T10, T11, T15,	<5.56 QC	26.1	187	74.3	641	181	50.4	<25	NA	NA

**Table 1**  
**Soil Analytical Results Summary**  
**Homestead of Elkhorn / BT<sup>2</sup> Project #2567**  
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	PID	Lab Notes	DRO (mg/kg)	GRO (mg/kg)	Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE	Lead (mg/kg)	Other VOCs
Trip Blank	2/27/2003	--	--	--	NA	<5	<25	<25	<25	<25	<25	<25	<25	NA	NA
MEOH Blank	10/27/2003	--	--	(1)	NA	NA	<25	<25	<25	<50	<25	<25	<25	NA	ND
MEOH Blank	10/22/2004	--	--	--	NA	<5 QC	<25 QC	<25 QC	<25 QC	<50 QC	<25 QC	<25 QC	<25 QC	NA	NA
NR 720 Residual Contaminant Level (RCL)					100	100	5.5	2,900	1,500	4,100	NE	NE	NE	50	NE
NR 746 Table 1					NE	NE	8,500	4,600	38,000	42,000	83,000	11,000	NE	NE	Naphthalene 2,700
NR 746 Table 2					NE	NE	1,100	NE	NE	NE	NE	NE	NE	NE	NE

**ABBREVIATIONS:**

µg/kg = micrograms per kilogram or parts per billion (ppb)  
DRO = Diesel Range Organics  
MTBE = Methyl-tert-butyl ether  
NA = Not Analyzed

mg/kg - milligrams per kilogram or parts per million (ppm)  
GRO = Gasoline Range Organics  
VOCs = Volatile Organic Compounds  
ND = Not Detected

PID = Photo-Ionization Detector  
TMB = Trimethylbenzene  
NE = Not Established

**NOTES:**

**Bold** values exceed NR 720 RCLs.  
NR 720 RCL - Wisconsin Administrative Code (WAC), Chapter NR 720 Residual Contaminant Level.  
NR 746 Table 1 - WAC, Chapter NR 746.06(2)(b) Table 1 - Indicators of Residual Petroleum Product in Soil Pores.  
NR 746 Table 2 - WAC, Chapter NR 746.06(2)(b) Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil.

**LABORATORY NOTES:**

- B = The method blank associated with this sample contains 9.6 ppm of this analyte.
  - B2 = The method blank associated with this sample contains 105.8 of this analyte.
  - CSH = Check standard for this analyte exhibited a high bias. Sample results may also be biased high.
  - CSL = Check standard for this analyte exhibited a low bias. Sample results may also be biased low.
  - D2A = The chromatogram is characteristic for a light petroleum product (i.e., gasoline, aged or degraded gasoline, mineral spirits, etc.).
  - DUP = Results of duplicate analysis in this quality assurance batch exceeds the limits for precision.
  - G2 = The chromatogram has characteristics of an aged gasoline sample.
  - G5 = The chromatogram contains a significant number of peaks outside the GRO window.
  - LCH = The laboratory control sample for this analyte exhibited a high bias. Sample results may also be biased high.
  - LCL = The laboratory control sample for this analyte exhibited a low bias. Sample results may also be biased low.
  - QC = The result for one or more quality control measurements associated with this sample did not meet the laboratory and/or source method acceptance criteria.
  - SH = Surrogate recovery was high. Result for sample may be biased high.
  - T1 = Gas Pattern.
  - T4 = Gas Range.
  - T6 = Early Peaks.
  - T10 = Diesel Range.
  - T11 = Motor Oil Range.
  - T13 = Several Large Peaks.
  - T14 = Single Large Peak.
  - T15 = Late Elevated Baseline.
- (1) Chloromethane, 1,2-Dibromoethane, Dichlorodifluoromethane, 1,1,2,2-Tetrachloroethane, and o-Xylene analyses - CSH. Chloromethane and 1,1,2,2-Tetrachloroethane analyses - LCH. Chloromethane and 2,2-dichloropropane analyses - DUP. Trans-1,2-dichloroethylene and 2,2-dichloropropane analyses - LCL. 2,2-dichloropropane analyses - CSL.
- (2) Surrogate: 1-Cl-4-FB (PID) analysis - This quality control measurement is below the laboratory established limit.
- (3) Surrogate: 1-Cl-4-FB (PID) analysis - This quality control measurement is above the laboratory established limit.

Created by: LMH 11/13/03

Checked by: TJK 5/4/2004; JSN 8/29/05

**Table 2**  
**Groundwater Analytical Results Summary**  
**Homestead of Elkhorn / BT<sup>2</sup> Project #2567**  
(Results are in µg/l)

Sample	Date	Lab Notes	Benzene	Ethylbenzene	Toluene	Xylenes	TMBs	MTBE	Other VOCs
GB1	10/24/2003	(1)	<0.31	<0.5	<0.3	<0.92	<0.71	<0.3	ND
GB2	10/24/2003	(2)	<0.31	<0.5	0.378 J	<0.92	<0.71	<0.3	ND
GB3	10/27/2003	(2)	<0.31	0.556 J	0.993 J	1.248 J	<0.71	<0.3	ND
GB4	10/27/2003	(3)(4)(6)	144 CSL, S2L	112	<30.0	355.3	138.9	<30.0	ND
GB6	10/27/2003	(4)	<15.5 CSL	215	<15.0	135	355	<15.0	n-Butylbenzene 63 Isopropylbenzene 47.9 n-Propylbenzene 109 CSH
GB7	10/27/2003	(5)	886 CSL	951	3,130	4,363	877	<60.0	n-Butylbenzene 136 Isopropylbenzene 83.7 Naphthalene 179 CSL n-Propylbenzene 131 CSH
GB8	10/27/2003	(4)	<0.31 CSL	0.998 J	0.469 J	1.1	0.543 J	<0.3	n-Butylbenzene 0.675 J n-Propylbenzene 0.332 CSH, J
MW1	9/9/2004	(7)	<0.500	567	<5.00	732	459	<0.290	Isopropylbenzene 41.4 Naphthalene 48.6 n-Propylbenzene 86.1
	12/3/2004	--	18.4	316	<50.0	146	141.6	28.2	Naphthalene <8.0
	3/16/2005	--	0.557	993	<5.00	1,500	1,288	5.60	Naphthalene 146
	6/22/2005	--	<2.5	700	5.2	1,100	920	<2.3	Naphthalene 90
MW2	9/9/2004	(8)	<0.500	<5.00	<5.00	<5.00	<10.00	<0.290	ND
	3/16/2005	--	<0.500	<5.00	<5.00	<5.00	<10.00	<0.276	ND
	6/22/2005	--	<0.25	<0.22	<0.11	<0.39	<0.44	<0.23	Naphthalene <0.50
MW3	9/9/2004	(9)	<0.500	<5.00	<5.00	<5.00	<10.00	77.8	ND
	12/3/2004	--	<0.500	<5.00	<5.00	<5.00	<10.00	35.0	Naphthalene <8.0
	3/16/2005	--	<0.500	<5.00	<5.00	<5.00	<10.00	20.3	ND
	6/22/2005	--	<0.25	<0.22	<0.11	<0.39	<0.44	14	Naphthalene <0.50
MW4	9/9/2004	(7)	<0.500	802	107	1,220	1,133	<0.290	Isopropylbenzene 78.5 p-Isopropyltoluene 11.5 Naphthalene 85.3 n-Propylbenzene 127

**Table 2**  
**Groundwater Analytical Results Summary**  
**Homestead of Elkhorn / BT<sup>2</sup> Project #2567**  
(Results are in µg/l)

Sample	Date	Lab Notes	Benzene	Ethylbenzene	Toluene	Xylenes	TMBs	MTBE	Other VOCs
MW4 (cont.)	09/09/04 (Dup)	(7)	<0.500	941	120	1,480	1,149	<0.290	Isopropylbenzene 62.1 p-Isopropyltoluene 7.17 Naphthalene 86.8 n-Propylbenzene 114
	12/3/2004	--	31.8	740	62.6	625	863	55.9	Naphthalene 12.9
	12/03/04 (Dup)	--	31.6	669	52.9	598	830	51.0	Naphthalene 13.9
	3/16/2005	--	<0.500	175	6.55	182	250.6	3.74	Naphthalene 24.8
	3/16/2005 (Dup)	(12)	<0.500	148	5.25	160	220.6	5.13	Naphthalene 19.4
	6/22/2005	--	<2.5	570	26	500	800	<2.3	Naphthalene 56
	06/22/05 (Dup)		<2.5	560	26	500	790	<2.3	Naphthalene 56
MW5	12/3/2004	(10)	<0.340	<5.00	<5.00	<5.00	<10.00	<0.405	ND
	3/16/2005	--	<0.500	<5.00	<5.00	<5.00	<10.00	0.365	ND
	6/22/2005	--	<0.25	<0.22	0.12 JJ	<0.39	<0.44	<0.23	Naphthalene <0.50
MW6	12/3/2004	(10)	<0.340	<5.00	<5.00	<5.00	<10.00	0.570	ND
	3/16/2005	--	<0.500	<5.00	<5.00	<5.00	<10.00	<0.276	Naphthalene 22
	6/22/2005	--	<0.25	<0.22	0.18 JJ	<0.39	<0.44	<0.23	Naphthalene <0.50
Trip Blank	10/27/2003	(4)(6)	<0.31 CSL	<0.5	0.303 J	<0.92	<0.71	<0.3	ND
	9/9/2004	(8)	<0.500	<5.00	<5.00	<5.00	<10.00	<0.290	ND
	12/3/2004	(11)	<0.340	<5.00	<5.00	<5.00	<10.00	<0.405	ND
	3/16/2005	--	<0.500	<5.00	<5.00	<5.00	<10.00	<0.276	Naphthalene <8.00
	6/22/2005	--	<0.25	<0.22	<0.11	<0.39	<0.44	<0.23	Naphthalene <0.50
NR 140 Enforcement Standards			5	700	1,000	10,000	480	60	Naphthalene 40
NR 140 Preventive Action Limits			0.5	140	200	1,000	96	12	Naphthalene 8

**ABBREVIATIONS:**

µg/l = micrograms per liter or parts per billion (ppb)  
VOCs = Volatile Organic Compounds  
ND = Not Detected

TMBs = 1,2,4- and 1,3,5-trimethylbenzenes  
NA = Not Analyzed

MTBE = Methyl-tert-butyl ether  
NE = No Standard Established

**Table 2**  
**Groundwater Analytical Results Summary**  
**Homestead of Elkhorn / BT<sup>2</sup> Project #2567**  
(Results are in µg/l)

NOTES:

**Bold** values meet or exceed NR 140 enforcement standards.

*Italic* values meet or exceed NR 140 preventive action limits.

LABORATORY NOTES:

CSH = Check standard for this analyte exhibited a high bias. Sample results may also be biased high.

CSL = Check standard for this analyte exhibited a low bias. Sample results may also be biased low.

DUP = Results of duplicate analysis in this quality assurance batch exceeds the limits for precision.

G7 = This sample was analyzed past the method specified holdtime.

G14 = The recovery of this analyte in the check standard is above the method specified acceptance criteria.

H = This quality control measurement is above the laboratory established limit.

J = Estimated concentration below laboratory quantitation level.

JJ = Estimated value. Analyte detected at a level less than the Reporting Limit (RL) and greater than or equal to the Method Detection Limit (MDL).

The user of this data should be aware that this data is of unknown quality.

L = This quality control measurement is below the laboratory established limit.

QC = The result for one or more quality control measurements associated with this sample did not meet the laboratory and/or source method acceptance criteria.

S2H = Sample matrix spike duplicate recovery was high. Sample result may be biased high.

S2L = Sample matrix spike duplicate recovery was low. Sample result may be biased low.

LABORATORY NOTES:

(1) Chloromethane, 1,1-Dichloroethylene, trans-1,2-Dichloroethylene, 2,2-Dichloropropane, p-Isopropyltoluene, and 1,1,2,2-Tetrachloroethane analyses - CSL.

(2) Dibromochloromethane, Chloromethane, and Vinyl Chloride analyses - CSL.

(3) Chloroethane, Chloromethane, Dichlorodifluoromethane, and Vinyl Chloride analyses - DUP. Chloromethane analysis - S2H.

(4) 1,1-Dichloroethylene, trans-1,2-Dichloroethylene, Naphthalene, 1,2,4-Trichlorobenzene, and Vinyl Chloride analyses - CSL.

(5) 1,1-Dichloroethylene, trans-1,2-Dichloroethylene, 1,2,4-Trichlorobenzene, and Vinyl Chloride analyses - CSL.

(6) n-Propylbenzene analysis - CSH.

(7) VOCs analysis - QC. 1,1-Dichloroethene and Vinyl Chloride analyses - G14. Surrogate: Toluene-d8 analysis - H.

(8) VOCs analysis - QC. 1,1-Dichloroethene and Vinyl Chloride analyses - G14. Surrogate: Dibromofluoromethane, Surrogate: 1,2-dichloroethane-d4, and Surrogate: 4-bromofluorobenzene analyses - L. Surrogate: Toluene-d8 analysis - H.

(9) VOCs analysis - QC. 1,1-Dichloroethene and Vinyl Chloride analyses - G14. Surrogate: Toluene-d8 analysis - H. Surrogate: 4-Bromofluorobenzene analysis - L

(10) VOCs analysis - QC.

(11) VOCs analysis - G7.

(12) Surrogate: 1-CI-4-FB (PID) analysis - L.

Created by: LMH 11/13/03

Checked by: TJK 7/12/05; JSN 8/29/05

I:\2567\Tables-General\[GW\_VOCs.xls]GW VOCs

**Table 3**  
**Natural Attenuation Results Summary**  
**Homestead of Elkhorn / BT<sup>2</sup> Project #2567**

<b>Sample</b>	<b>Date</b>	<b>Dissolved Oxygen (mg/l)</b>	<b>Nitrate + Nitrite Nitrogen (mg/l as N)</b>	<b>Dissolved Iron (mg/l)</b>	<b>Sulfate (mg/l)</b>	<b>pH (Std. Units)</b>
MW1	3/16/2005	2	0.107	7.47	34.2	6.99
MW2	3/16/2005	5	1.97	<0.1	11.6	6.97
MW3	3/16/2005	1	<0.05	<0.1	49.1	7.1
MW4	3/16/2005	1	1.68	5.05	<10	7.03
MW5	3/16/2005	7	9.62	<0.1	39.7	7.19
MW6	3/16/2005	3	1.86	<0.1	32.8	7.07

**ABBREVIATIONS:**

mg/l = milligrams per liter

**NOTE:**

Dissolved oxygen (DO) and pH measured in the field. DO measured using Chemet colorimetric test kit.

Created by: TJK 7/22/05

Checked by: TJK 7/22/05

I:\2567\Tables-General\GW\_Natural\_Attenuation.xls]GW Natural Attenuation

**Table 4**  
**Water Level Summary**  
**Homestead of Elkhorn / Project #2567**  
**Elkhorn, Wisconsin**

Raw Data		Depth to Water in feet below top of well casing					
		MW1	MW2	MW3	MW4	MW5	MW6
<b>Measurement Date</b>							
25-Aug-04	(1)	9.69	9.91	NM	9.84	NM	NM
27-Aug-04	(1)	8.05	8.24	7.37	8.12	NM	NM
9-Sep-04		8.17	8.64	6.82	8.40	NM	NM
3-Dec-04		8.93	NM	6.60	9.47	11.37	8.21
16-Mar-05		7.37	7.11	5.38	7.22	8.36	5.55
22-Jun-05		7.55	7.64	4.32	8.11	9.61	7.62

Well Number		Ground Water Elevation in feet relative to on-site benchmark (osb)					
		MW1	MW2	MW3	MW4	MW5	MW6
<b>Top of Casing Elevation (feet amsl)</b>		1,021.25	1,022.19	1,019.63	1,021.35	1,022.01	1,019.14
<b>Measurement Date</b>							
25-Aug-04	(1)	1,011.56	1,012.28	NM	1,011.51	NM	NM
27-Aug-04	(1)	1,013.20	1,013.95	1,012.26	1,013.23	NM	NM
9-Sep-04		1,013.08	1,013.55	1,012.81	1,012.95	NM	NM
3-Dec-04		1,012.32	NM	1,013.03	1,011.88	1,010.64	1,010.93
16-Mar-05		1,013.88	1,015.08	1,014.25	1,014.13	1,013.65	1,013.59
22-Jun-05		1,013.70	1,014.55	1,015.31	1,013.24	1,012.40	1,011.52

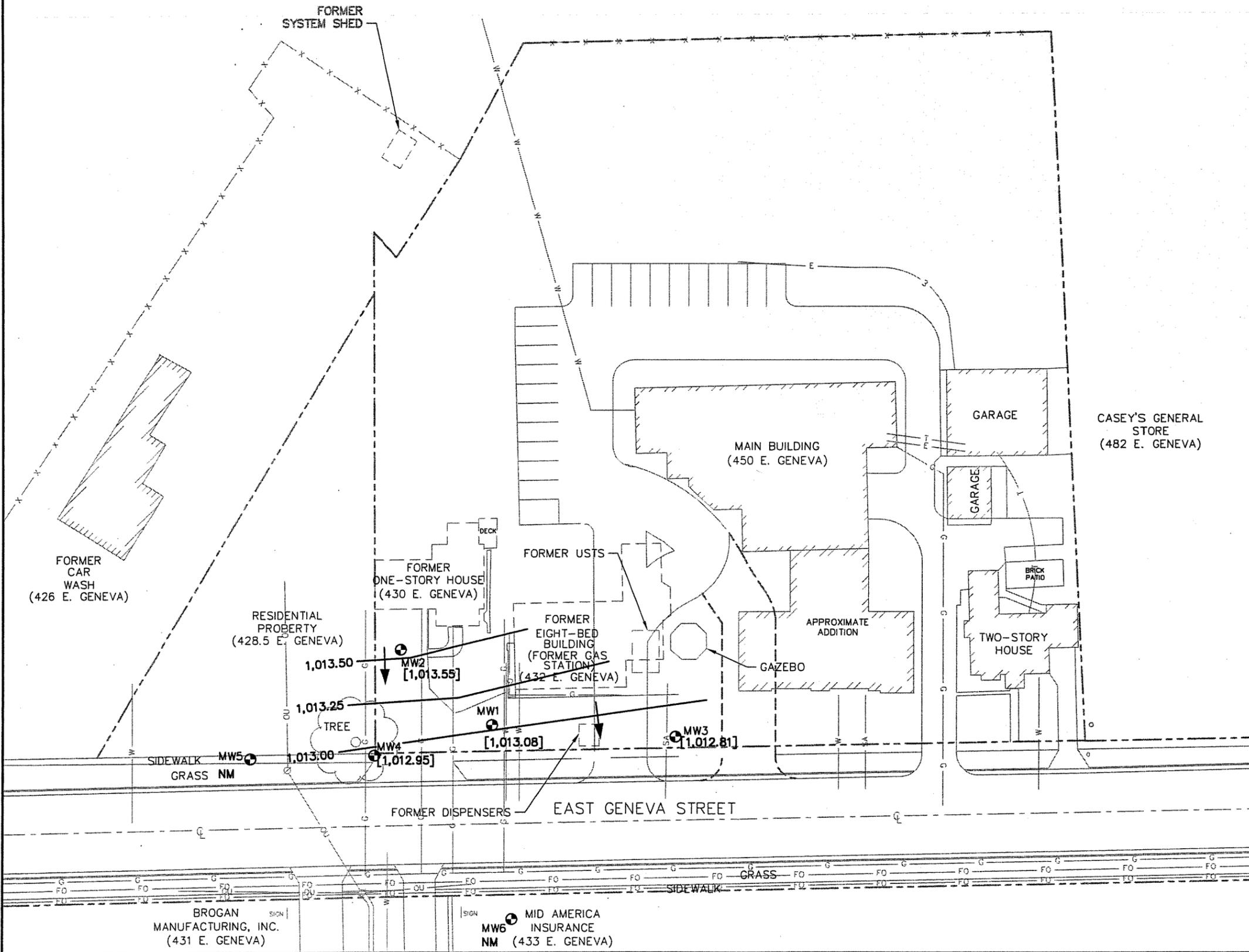
**ABBREVIATIONS:**

NM = not measured

**NOTES:**

(1) Elevations prior to development

HIGH SCHOOL ATHLETIC FIELDS



- LEGEND**
- PROPERTY LINE
  - x - x - x - FENCE
  - E - - - - - ELECTRIC
  - G - - - - - GAS
  - SA - - - - - SANITARY SEWER
  - T - - - - - TELEPHONE
  - FO - - - - - FIBER OPTIC
  - ⊕ BT<sup>2</sup> MONITORING WELL
  - [1,013.08] WATER TABLE ELEVATION MEASURED ON 09/09/04
  - WATER TABLE CONTOUR
  - APPROXIMATE GROUNDWATER FLOW DIRECTION

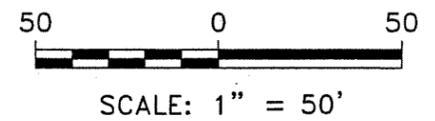
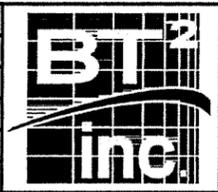


FIGURE 8  
 WATER TABLE MAP FOR SEPTEMBER 9, 2004  
 HOMESTEAD OF ELKHORN  
 430-450 EAST GENEVA STREET  
 ELKHORN, WISCONSIN

PROJECT NO. 2567
DRAWN BY: KP/CS
CHECKED BY: TK
APPROVED BY:
DRAWN: 01/17/05
REVISED: 08/29/05

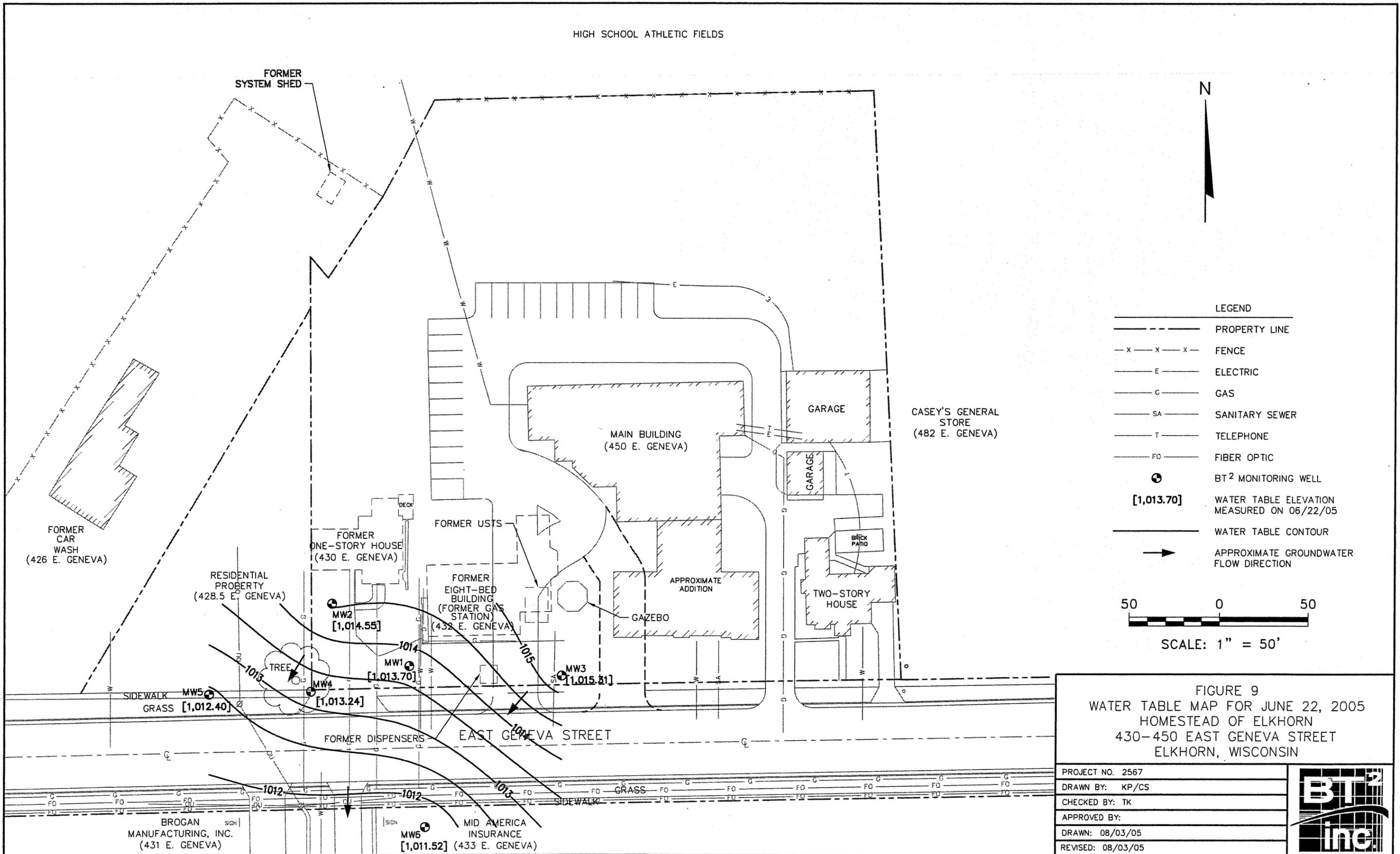


I:\2567\figures-general\WTBL-SEP04.dwg, 8/29/2005 9:28:17 AM

BROGAN MANUFACTURING, INC. (431 E. GENEVA)

MID AMERICA INSURANCE (433 E. GENEVA)

HIGH SCHOOL ATHLETIC FIELDS



**LEGEND**

- PROPERTY LINE
- x - x - x - FENCE
- E - ELECTRIC
- G - GAS
- SA - SANITARY SEWER
- T - TELEPHONE
- FO - FIBER OPTIC
- ⊙ BT<sup>2</sup> MONITORING WELL
- [1,013.70] WATER TABLE ELEVATION MEASURED ON 06/22/05
- WATER TABLE CONTOUR
- APPROXIMATE GROUNDWATER FLOW DIRECTION

50 0 50  
SCALE: 1" = 50'

**FIGURE 9**  
**WATER TABLE MAP FOR JUNE 22, 2005**  
**HOMESTEAD OF ELKHORN**  
**430-450 EAST GENEVA STREET**  
**ELKHORN, WISCONSIN**

PROJECT NO. 2567
DRAWN BY: KP/CS
CHECKED BY: TK
APPROVED BY:
DRAWN: 08/03/05
REVISED: 08/03/05



I:\2567\figures-general\WTL-JUNE05.dwg, 8/29/2005 9:50:32 AM

HIGH SCHOOL ATHLETIC FIELDS



LEGEND	
---	PROPERTY LINE
-x-x-x-	FENCE
—E—	ELECTRIC
—G—	GAS
—SA—	SANITARY SEWER
—T—	TELEPHONE
—FO—	FIBER OPTIC
⊕	BT <sup>2</sup> SOIL BORING
⊗	BT <sup>2</sup> MONITORING WELL
x	OEM SOIL BORING
UST	UNDERGROUND STORAGE TANK

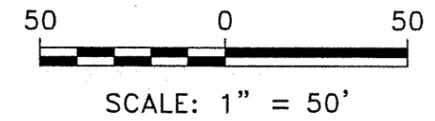
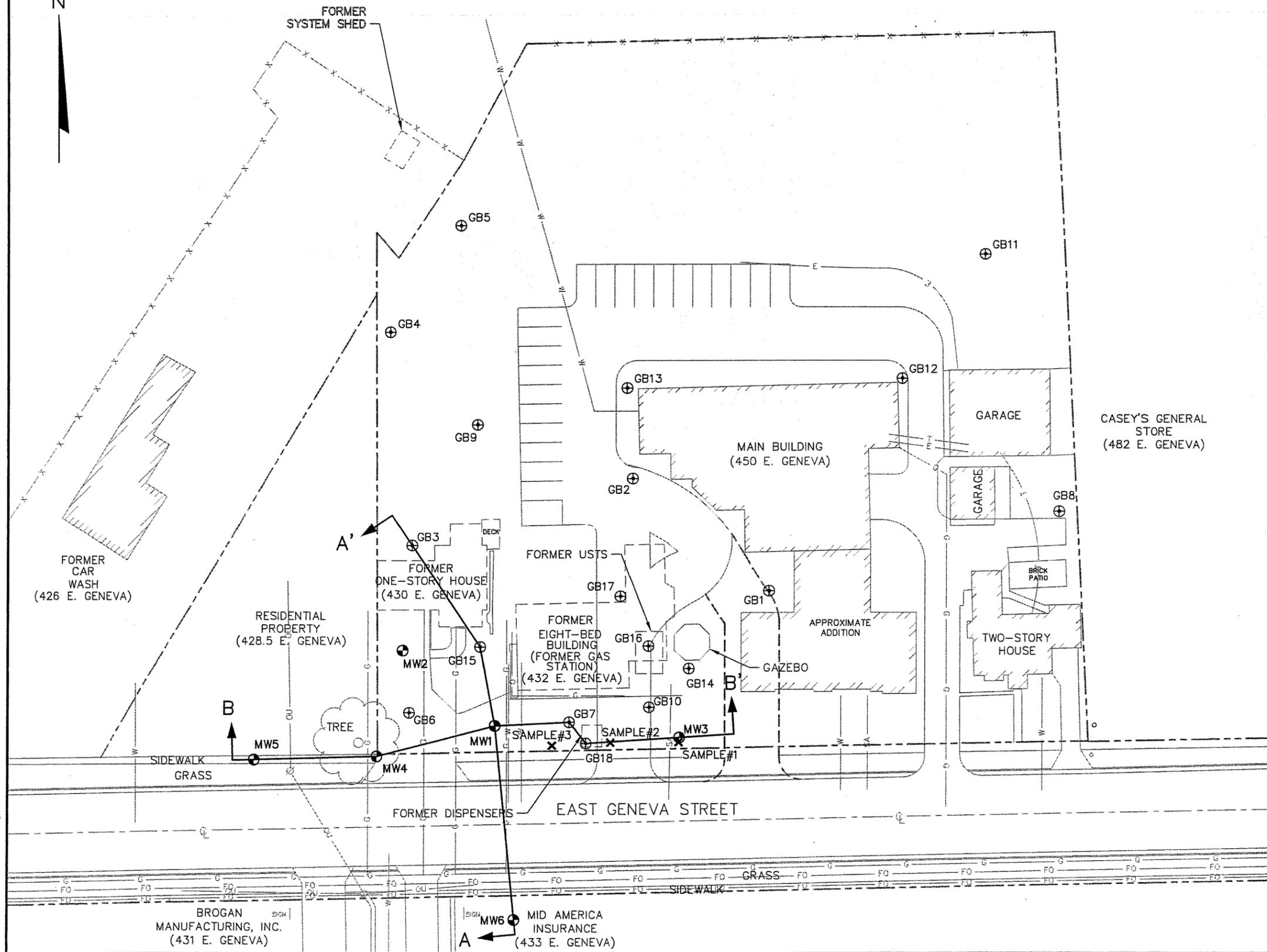
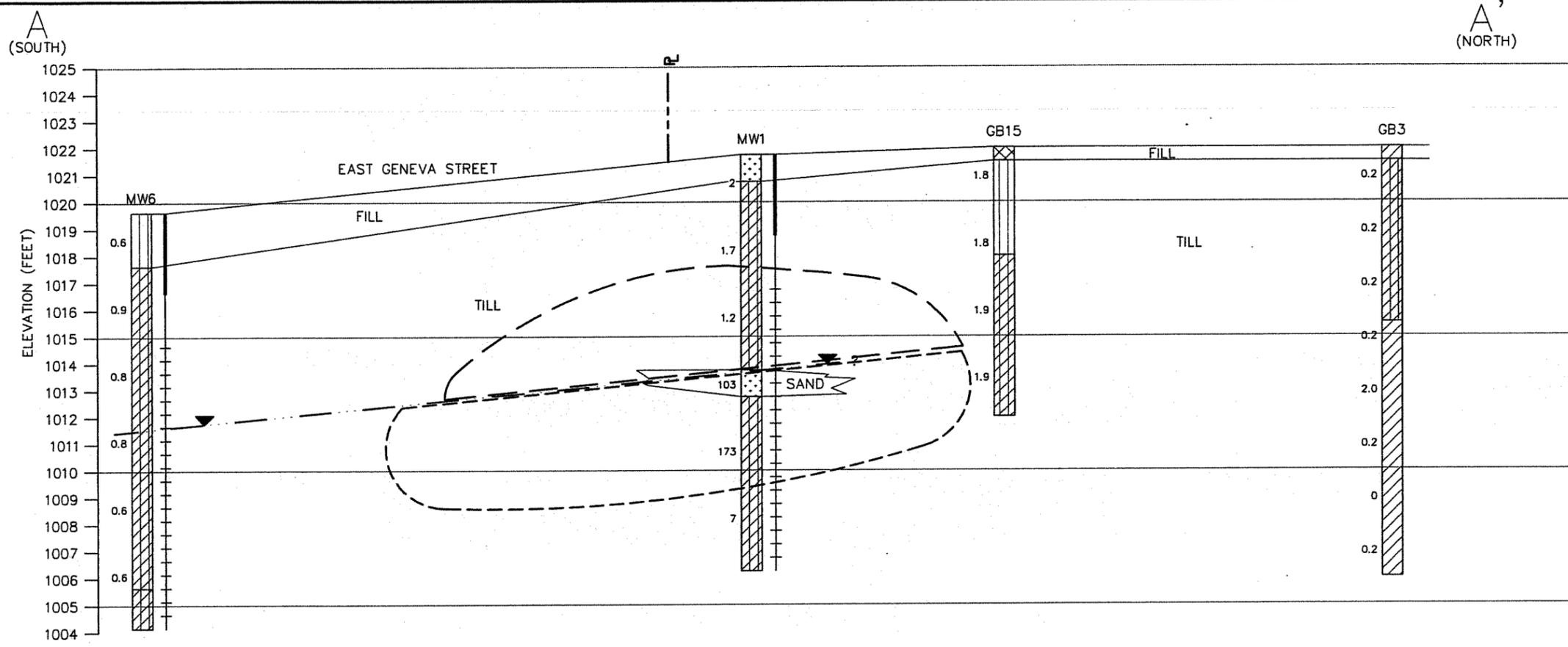


FIGURE 6  
 GEOLOGIC CROSS SECTION LOCATION MAP  
 HOMESTEAD OF ELKHORN  
 430-450 EAST GENEVA STREET  
 ELKHORN, WISCONSIN

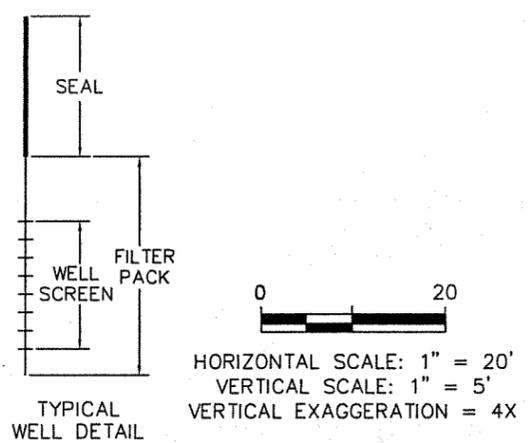
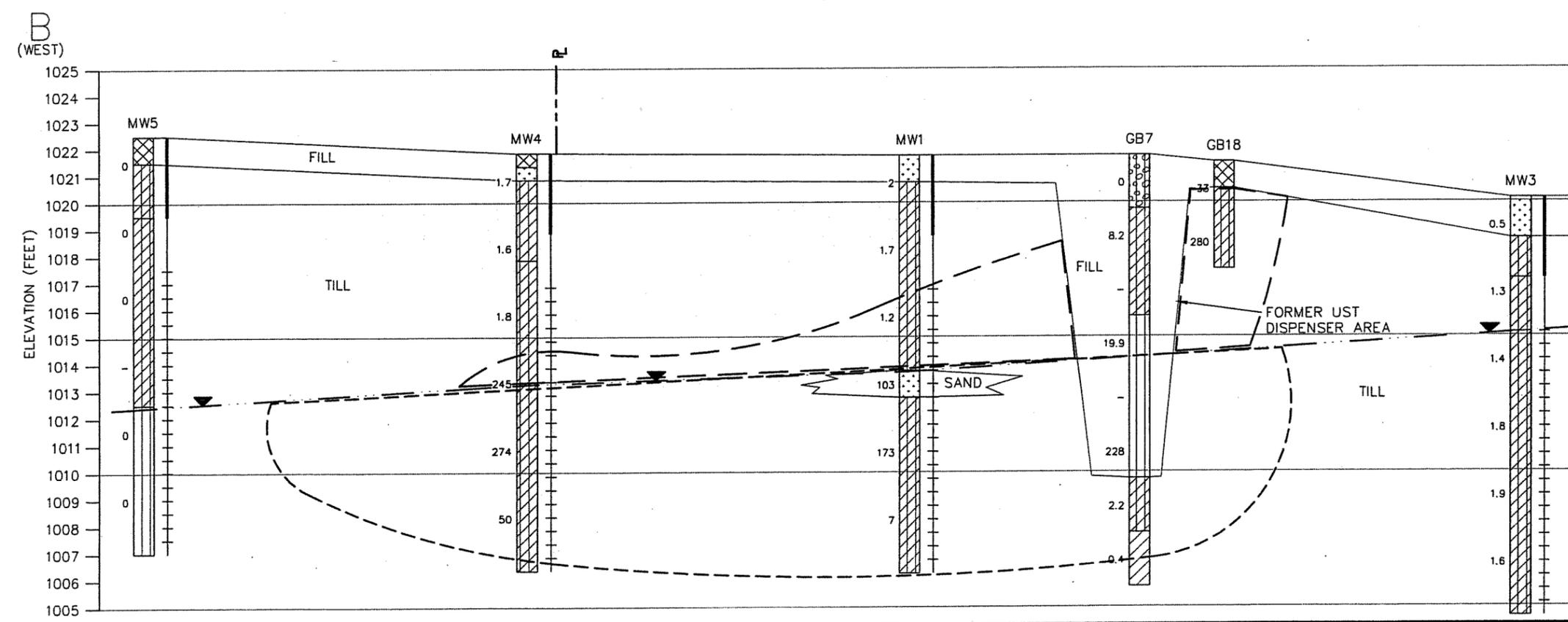
PROJECT NO. 2567
DRAWN BY: KP/CS
CHECKED BY: TK
APPROVED BY:
DRAWN: 08/03/05
REVISED: 08/29/05



I:\2567\figures-general\XSECCLOC.dwg, 8/29/2005 8:42:36 AM



- LEGEND**
- FILL
  - SAND, POORLY GRADED, LITTLE OR NO FINES (SP)
  - SILT (ML)
  - LEAN CLAY, LOW PLASTICITY (CL)
  - SILTY GRAVEL (GM)
  - SILTY CLAY (CL-ML)
  - WATER TABLE ELEVATION MEASURED ON 06/22/05
  - PHOTO-IONIZATION DETECTOR READING
  - APPROXIMATE EXTENT OF SOIL IMPACTS
  - APPROXIMATE EXTENT OF GROUNDWATER IMPACTS



**FIGURE 7**  
GEOLOGIC CROSS SECTIONS  
HOMESTEAD OF ELKHORN  
430-450 EAST GENEVA STREET  
ELKHORN, WISCONSIN

PROJECT NO. 2567
DRAWN BY: KP/CS
CHECKED BY: TK
APPROVED BY:
DRAWN: 08/03/05
REVISED: 08/31/05



I:\2567\figures-general\XSECA.dwg, 8/31/2005 8:22:10 AM

# KindredHearts

An Assisted Living Residence

September 19, 2005

To: Wisconsin Department of Natural Resources

Subject: Statement that all Legal Descriptions for Properties within the Contaminated Site Boundaries have been Included  
Former Petroleum Underground Storage Tank Site  
432 East Geneva Street, Elkhorn, WI 53121  
BRRTS #03-65-433089  
Commerce #53121-1920-32  
BT<sup>2</sup> Project #2567

To Whom it May Concern:

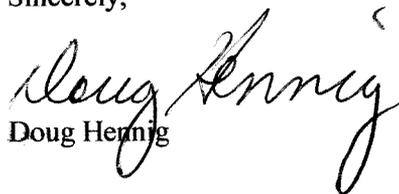
To the best of my knowledge, I believe that with the submittal of the attached property information the legal description for each property within, or partially within the contaminated site boundary has been included with the closure request.

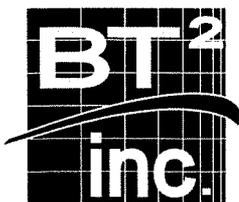
The attached property information includes:

- Deed and Legal Description, and Certified Survey Map for the property located at 432-450 East Geneva Street, Elkhorn, Wisconsin.
- Legal Description for the property located at 428 ½ East Geneva Street, Elkhorn, Wisconsin.

If you need additional information, please contact me at (608) 256-0488.

Sincerely,

  
Doug Hennig



2567  
**FILE COPY**  
**Engineering & Science**

September 21, 2005

*via Certified Mail, Return Receipt Requested*

Mr. Terry Weter  
City of Elkhorn Public Works Director  
9 S Broad St  
Elkhorn, WI 53121-1702

**SUBJECT: Notification of Residual Soil and Groundwater Impacts in the Right-of-Way  
Adjacent to 432-450 East Geneva Street, Elkhorn, WI 53121  
WDNR# 03-65-433089  
Commerce# 53121-1920-32  
BT<sup>2</sup> Project #2567**

Dear Mr. Weter:

BT<sup>2</sup>, Inc., has prepared this letter on behalf of Partners Properties of Elkhorn, LLC, to fulfill the requirements set forth in Wisconsin Administrative Code (WAC) NR 726.05 for notification of the potential presence of soil and groundwater contamination in the right-of-way for a public street or highway. For the location of the 432-450 East Geneva Street property and contamination limits, see the attached maps.

We have completed the investigation of the site, and prepared a site closure request to be submitted to the Wisconsin Department of Commerce (Commerce). According to NR 726.05, each property with NR 140 enforcement standard (ES) and/or NR 720 generic soil residual contaminant level (RCL) exceedances will be included on the WDNR geographic information system (GIS) registry of closed remediation sites when the source site is granted closure. Affected street right-of-ways will also be shown on the GIS registry.

Soil and groundwater contamination may exist within the East Geneva Street right-of-way. Soil collected from Sample #3, GB18, and MW4, near the southern property boundary, contained concentrations of petroleum compounds, including gasoline range organics (GRO), benzene, toluene, and/or xylenes that were greater than the WAC NR 720 RCL (see attached map of soil sample locations and analytical results summary).

Groundwater samples collected from MW4 contained concentrations of petroleum compounds, including benzene, ethylbenzene, and trimethylbenzenes, that were greater than the WAC NR140 Enforcement Standards (ESs) (see attached map of groundwater sample locations and analytical results summary).

Mr. Terry Weter  
September 21, 2005  
Page 2

If you have any questions or would like to discuss this project further, please contact me at 608-224-2830.

Sincerely,  
BT<sup>2</sup>, Inc.



John B. Tweddale, P.G.  
Principal, Hydrogeologist

Attached Figures:        Site Location Map  
                                  Map Showing Soil Contamination Exceeding NR 720 Generic RCLs  
                                  Map Showing Groundwater Contamination Exceeding NR 140 PALs and ESs

cc:        Doug Hennig, Partners Properties of Elkhorn, LLC

i:\2567\correspondence - other\elkhorn\_rownotification\_gis\_050921\_ltr.doc



September 21, 2005

*via Certified Mail, Return Receipt Requested*

Mr. Robert E. Girard, Jr.  
5614 State Road 11-17 W  
Elkhorn, WI 53121

**SUBJECT:           Impacts to Ground Water from Homestead of Elkhorn Property  
BT<sup>2</sup> Project #2567  
WDNR# 03-65-433089  
Commerce# 53121-1920-32**

Dear Mr. Girard:

Groundwater contamination that appears to have originated on the Homestead of Elkhorn property located at 432 East Geneva Street has migrated onto your property at 428½ East Geneva Street. The levels of 1,2,4- and 1,3,5-trimethylbenzenes and naphthalene contamination in the groundwater on your property are greater than the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. Municipal water is used to supply the area, so the residual groundwater contamination does not pose any risk to human health, including any occupants on your property. As the environmental consultants who have investigated this contamination, BT<sup>2</sup> (and our client, Partners Properties of Elkhorn, LLC) believes that this groundwater contaminant plume is stable or receding and will naturally degrade over time. Allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and we will be requesting that the Department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: "Guidance for dealing with Properties Affected by Off-Site Contamination."

The Department of Commerce will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Commerce that is relevant to this closure request, you should mail that information to: Ms. Jennifer Skinner, Wisconsin Department of Commerce, 101 West Pleasant Street, Suite 100A, Milwaukee WI 53212-3963.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural

Robert E. Girard, Jr.  
September 21, 2005  
Page 2

Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on the closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above, or by accessing the DNR GIS Registry of Closed Remediation Sites on the Internet at <http://maps.dnr.state.wi.us/imf/dnrimgf.jsp?site=brts>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact our client, Doug Hennig, Partners Properties of Elkhorn, LLC, 17 Applegate Court, Suite 200, Madison, WI 53713, at (608) 256-0488. You may also contact Ms. Jennifer Skinner, Wisconsin Department of Commerce, 101 West Pleasant Street, Suite 100A, Milwaukee WI 53212-3963, at (414) 220-5373.

Sincerely,  
BT<sup>2</sup>, Inc.



John B. Tweddale, P.G.  
Principal, Hydrogeologist

Enclosure: Property Legal Description

cc: Doug Hennig, Partners Properties of Elkhorn, LLC

I:\2567\Correspondence - Other\Girard\_notification\_GIS\_050921\_ltr.doc

**Walworth County  
Tax Parcel Information**

This is not official information. All official information is recorded in the Treasurer's office.

**To verify tax payment/payoff status, contact the Walworth County Treasurer's Office  
at 262-741-4251.**

**Tax Year: 2004**

**Parcel Information**

YAB 00033  
CITY OF ELKHORN  
1638-SCH ELKHORN AREA

**Owner Name & Mailing Address**

ROBERT E GIRARD JR  
5614 STATE RD 11-17 W

ELKHORN WI 53121-0000

**Valuation Information**

**Land:** \$27,800  
**Improvements:** \$70,000  
**Total:** \$97,800

**Acres:** 0.36  
**Fair Market Value:** \$97,594  
**Assessment Ratio:** 1.00210  
**Mill Rate:** 0.0203980

**Tax Information**

**Gross Tax:** \$2,097.83  
**School Credit:** \$102.91  
**Lottery Credit:** \$0.00  
**Special Assessments:** \$0.00  
**Special Charges:** \$0.00  
**Delinquent Utility Charges:** \$0.00  
**Private Forest Crop Taxes:** \$0.00  
**Managed Forest Land Taxes:** \$0.00  
**Woodland Tax Law Taxes:** \$0.00  
**Total Due:** \$1,994.92

**Taxing Jurisdiction**

STATE OF WISCONSIN \$19.48  
GATEWAY TECHNICAL COLLEGE \$137.08  
SCH ELKHORN AREA \$785.48  
CITY OF ELKHORN \$601.62  
COUNTY OF WALWORTH \$451.26

**Special Assessments/Charges**

**Legal Description**

PT LOT 7 BLK 5: COM AT INTER  
OF N LN GENEVA ST & ELY LN  
OLD  
C.M.ST. P&P RR, S89D13'E 21.  
21.70', CONT SE 144.28', N0D  
45'35"E 218.47', S34D13'55"W  
261.60' TO POB.  
ARNOLDS ADD. W/EASEMENTS  
CITY OF ELKHORN

**Parcel Identification Numbers and Geographic Position of Affected Offsite Property**

428 ½ E. Geneva Street  
Owned by Robert E. Girard Jr.  
Parcel I.D. YAB 00033

WTM91 Coordinates (approx.):

N Corner  
X=640025  
Y=245285

SE Corner  
X=640025  
Y=245218

SW Corner  
X=639976  
Y=245218

Legal Description (From  
Walworth County Treasurer's  
Office):

PT LOT 7 BLK 5: COM AT  
INTER OF N LN GENEVA ST  
& ELY LN OLD  
C.M.ST. P&P RR, S89D13'E  
21.21.70', CONT SE 144.28',  
NOD 45°35"E 218.47',  
S34D13'55" 261.60' TO POB.  
ARNOLDS ADD.  
W/EASEMENTS  
CITY OF ELKHORN