

GIS REGISTRY INFORMATION

SITE NAME: Former Rays Garage/Schuster Property
BRRTS #: 02-68-542693 **FID # (if appropriate):** 268441690
COMMERCE # (if appropriate): _____
CLOSURE DATE: 04/12/2006
STREET ADDRESS: S66 W14427 Janesville Road
CITY: Muskego

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 675496 Y= 274124

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: _____

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 No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter or denial 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
- 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)
- 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.
- GW: Table of water level elevations, with sampling dates, and free product noted if present
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)
- 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)
- 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)
- Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure X
- Copy of any maintenance plan referenced in the deed restriction. X



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Waukesha Service Center
141 NW Barstow St., Room 180
Waukesha, Wisconsin 53188
Telephone 262-574-2100
FAX 262-574-2117

April 12, 2006

David & Heather Schuster
S66 W14427 Janesville Road
Muskego, WI 53150

Subject: Final Case Closure
Schuster Property, S66 W14427 Janesville Road
FID# 268441690, BRRTS# 02-68-542693 (chlorinated solvent contamination)

Dear Mr. & Mrs. Schuster:

On January 10, 2006, the Wisconsin Department of Natural Resources (Department) sent you a letter notifying you of the requirements to achieve case closure at the above referenced site. On March 28, 2006, the Department received copies of the required Deed Restriction and the Pavement Cover and Building Barrier Maintenance Plan that were filed with the Waukesha County Register of Deeds. Based on the correspondence and data provided, it appears that your site has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. Therefore, the Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the GIS Registry. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

Your site was closed with the requirement that a deed restriction be recorded at the county Register of Deeds office, and that maintenance of the pavement and building be conducted as described in the maintenance and inspection plan, dated March 20, 2006. The maintenance plan and inspection log are to be kept up-to-date and on-site, and the inspection log should be submitted to the Department annually after inspection. A copy of the deed restriction and the referenced maintenance plan can be found in the Department's regional files, or they can be viewed on the GIS Registry for this site, at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment. In the future, if soil is excavated from an area on the property that had residual soil contamination at the time of case closure, the soil must be sampled, analyzed, handled and disposed of as a solid waste in compliance with applicable state and federal laws in effect at that time.

The Department appreciates the actions you are taking to restore the environment at this site. If you have any questions regarding this letter, please contact me at the letterhead address or (262) 574-2166.

Sincerely,

A handwritten signature in black ink, appearing to read "D. G. Volkert". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David G. Volkert, P.G.
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Jacob Saeger, BLS Environmental, Inc.
SER File



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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Waukesha, Wisconsin 53188
Telephone 262-574-2100
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January 10, 2006

David & Heather Schuster
S66 W14427 Janesville Road
Muskego, WI 53150

Subject: Closure Request for the Schuster Property
S66 W14427 Janesville Road
FID# 268441690, BRRTS# 02-68-542693 (chlorinated solvent contamination)

Dear Mr. & Mrs. Schuster:

On January 5, 2006, your site was reviewed for closure by the Department of Natural Resources' (the Department) Southeast Region Closure Committee. This committee reviews environmental remediation cases for compliance with state statutes and rules to maintain consistency in the closure of these cases. After careful review of your closure request, the closure committee has denied closure because additional requirements must be met. The purpose of this letter is to inform you of the remaining requirements for obtaining closure, and to request your written response within 60 days of receiving this letter.

To close this site, the Department requires that a deed restriction be signed and recorded to address remaining soil contamination associated with the site. You can find a model deed restriction on our web site at <http://www.dnr.state.wi.us/org/aw/rr/technical/index.htm>. This section of our web site includes a link labeled "Institutional Controls Guidance," which leads to an electronic copy of PUB_RR_606, "Guidance on Case Close Out and the Requirements for Institutional Controls and VPLE Environmental Insurance." This guidance document includes a model deed restriction that you should use to satisfy this closure requirement. Other helpful information on deed restrictions may also be accessed on this web page. However, if you are unable to obtain this from our web site, please contact me and I will send you a copy of an applicable model deed restriction.

The purpose of a deed restriction at this site is to maintain a surface barrier over the remaining soil contaminated with chlorinated volatile organic compounds (CVOCs) to prevent the contamination from impacting groundwater due to the infiltration of precipitation. (See Option 3 in the model deed restriction in the appendix of PUB_RR_606.) Because the source of the CVOCs detected in the soil is not known, the Department is requiring that the asphalt pavement be maintained and that the building remain in place at the site. If either impermeable barrier is removed it must be replaced with another impermeable barrier, unless soil samples are collected

to demonstrate that the contamination has naturally attenuated to levels below the calculated site-specific residual contaminant levels. The asphalt pavement at the site must be maintained in the future to prevent the infiltration of precipitation. The pavement is to be maintained in accordance with a plan prepared and submitted to the Department pursuant to s. NR 724.13(2), Wis. Adm. Code. **The maintenance plan should be submitted to me at the same time as the draft deed restriction for Department review and approval.**

Please send the draft deed restriction to me for review and Department approval, before the deed document is signed and recorded. To assist us in our review of the draft deed restriction, you must also submit a copy of the property deed (and certified survey map or relevant portion of the recorded plat map if referenced in the deed). After the Department has reviewed and approved the draft document for completeness, you will need to sign it if you own the property, or have the appropriate property owner sign it, and have it recorded by the Waukesha County Register of Deeds. **Then you must submit a copy of the recorded document, with the recording information stamped on it, to me within 30 days of receiving the final, approved deed document from the Department.** Please be aware that if a deed restriction is recorded for the wrong property because of an inaccurate legal description or parcel identification number that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office.

When all the above requirements have been satisfied, please submit a letter, together with any required documentation, to let me know that applicable requirements have been met. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit <http://maps.dnr.state.wi.us/brrts>.

Note: case closure will be approved only if all the above requirements have been satisfied, including submitting the required documentation to the Department. **Please satisfy these requirements within 60 days of the date of this letter. If these requirements have not been met your site will remain "open" and additional remedial actions may be necessary by you to eliminate the need for these requirements.**

The Department appreciates the efforts you are taking to restore the environment at this site. If you have any questions concerning this letter, please contact me at the letterhead address or (262) 574-2166.

Sincerely,



David G. Volkert, P.G.
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Randy Rogness, BLS Environmental, Inc.
✓ SER File



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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Telephone 262-574-2100
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March 11, 2005

David & Heather Schuster
S66 W14427 Janesville Road
Muskego, WI 53150

Subject: Closure Request for the Schuster Property
S66 W14427 Janesville Road
FID# 268441690, BRRTS# 03-68-495040, Commerce# 53150-2600-27B
BRRTS# 02-68-542693 (chlorinated solvent contamination)

Dear Mr. & Mrs. Schuster:

On December 8, 2004, the Wisconsin Department of Natural Resources (Department) received the *Site Closure Report* that was prepared by BLS Environmental, Inc. for the above referenced property (the Property). On March 1, 2005, your case was reviewed for closure by the Wisconsin Department of Natural Resources' Southeast Region Closure Committee. This committee reviews environmental remediation cases for compliance with state statutes and rules to maintain consistency in the closure of these cases. After careful review of your closure request, it has been decided that no further remedial work is needed for the petroleum portion of this case; however, the chlorinated solvent portion of the case will remain open. This letter was also forwarded to your environmental consultant.

Petroleum Contamination

Based on the results documented in the *Site Closure Report* it appears that the petroleum contamination at the Property has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Property will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>.

Prior to final case closure, the monitoring wells at the Property must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to me (at the address on the letterhead) on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw/ or provided by the Department of Natural Resources.

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims

not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

BRRTS Numbers

The Bureau of Remediation and Redevelopment Tracking System (BRRTS) number for the petroleum case is 03-68-495040. Because the petroleum case is being closed, the new BRRTS# 02-68-542693 is being assigned to the chlorinated solvent case. Please use appropriate number(s) in future correspondence when referring to different portion(s) of the case.

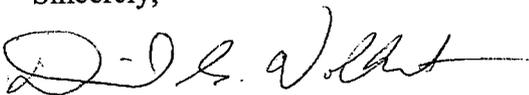
Chlorinated Compounds

The chlorinated solvent contamination case is being opened because the concentrations of tetrachloroethene and trichloroethene in select soil borings poses a threat to groundwater at the Property. Also the source of chlorinated solvents at the Property has not been identified. You will be receiving a letter notifying you of your responsibilities for restoring the environment for the chlorinated solvent contamination case. In the letter it is requested that you hire an environmental consultant and notify the Department within 30 days. If you are retaining your existing consultant, it will not be necessary to notify the Department. Please advise the Department if you are changing consultants.

Have your consultant submit to the Department a brief plan addressing the chlorinated solvent contamination at the Property. The plan should include identifying possible sources (e.g. floor drains, parts cleaning machines, etc.) of chlorinated solvents at the Property and the locations for collecting shallow soil samples (if necessary). Because groundwater monitoring wells were not installed at the south end of the Property where chlorinated solvents were detected in soil borings B-12 and B-14, the plan should include collecting groundwater samples in those areas. Submit the brief plan (without fee) to the Department at the letterhead address for review.

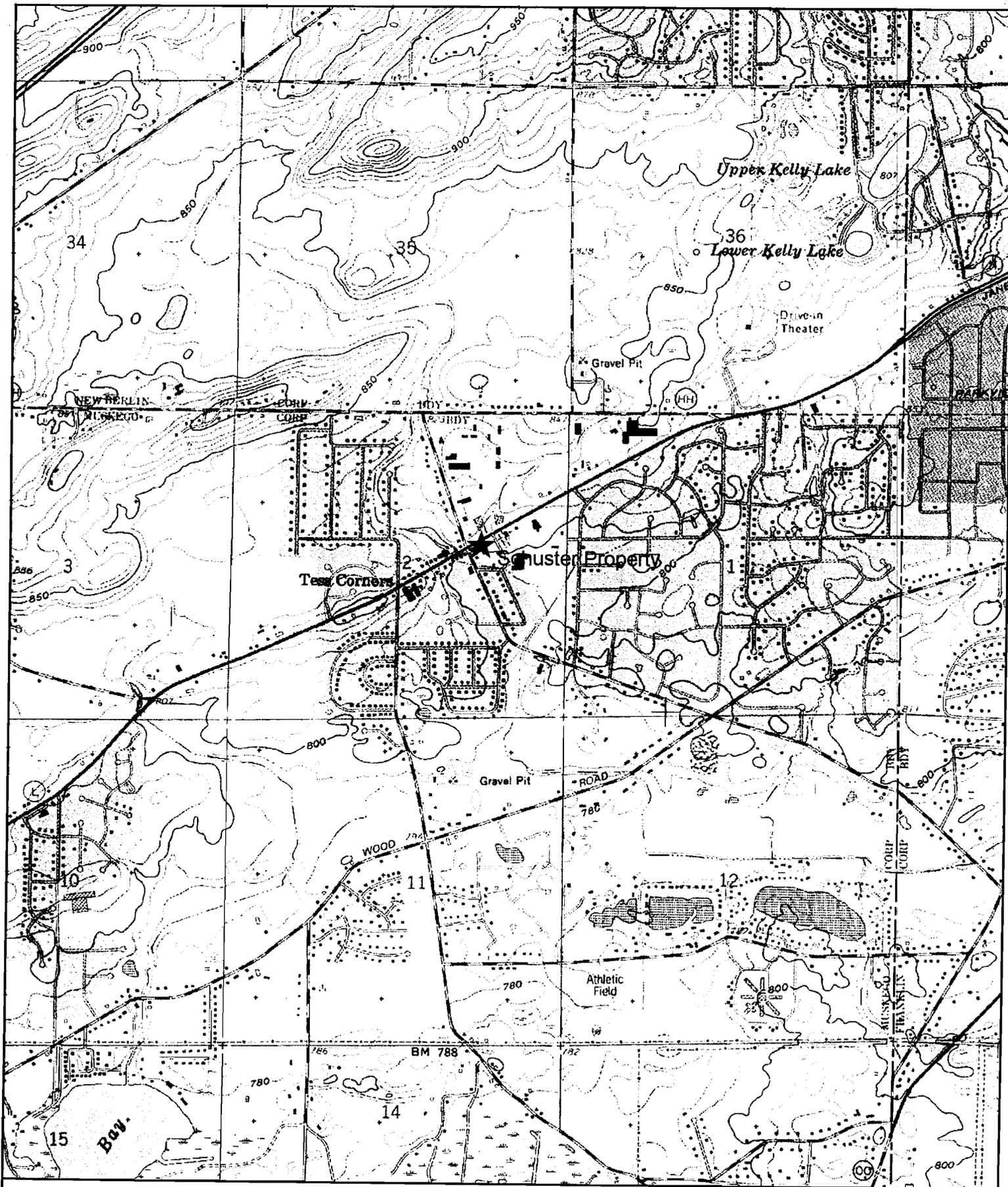
The Department appreciates the actions you are taking to restore the environment at this site. If you have any questions regarding this letter, please contact me at the letterhead address or (262) 574-2166.

Sincerely,



David G. Volkert, P.G.
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Randy Rogness, BLS Environmental, Inc.
Lee Delcore, Commerce
SER File



Name: HALES CORNERS
 Date: 9/25/105
 Scale: 1 inch equals 2000 feet

Location: 042° 55' 17.9" N 088° 05' 33.9" W
 Caption: Figure 1

Site Location Map
 Schuster Property
 Tess Corners, Wisconsin

Table 1
Investigative Soil Sample Analytical Results - CVOCs
Schuster Property, S66 W14427 Janesville Road, Muskego, Wisconsin 53250

Sample Name		B1	B12	B12	B12	B14	B14	B14			
Collection Date		9/10/03	9/10/03	9/10/03	9/10/03	9/10/03	9/10/03	9/10/03			
Depth (feet)		8'	6'	10'	16'	5'	8'	12'			
Parameter	units	NR 720	*COMM 47	**COMM 46							
		Standard	Standard	Standard							
Dry Wt.	%	~	~	~	93.6	93.7	96.5	85.3	69.2	77.3	78.4
Benzene	ug/kg	5.5	620*	1,100	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromobenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromodichloromethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
n-Butylbenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
sec-Butylbenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
tert-Butylbenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Carbon tetrachloride	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Chlorobenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Chloroethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Chloroform	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Chloromethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
2-Chlorotoluene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
4-Chlorotoluene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Dibromochloromethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dibromo-3-chloropropane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dichlorobenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,3-Dichlorobenzene	ug/kg	N STD	N SSTD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,4-Dichlorobenzene	ug/kg	N STD	N STD	N STD	112	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Dichlorodifluoromethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1-Dichloroethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dichloroethane	ug/kg	4.9	N STD	540	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1-Dichloroethene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
cis-1,2-Dichloroethene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
trans-1,2-Dichloroethene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0

Bold = Compound Detected
 Red = Exceeds NR 720 Standard
 Green = Exceeds COMM 47 Standard
 Blue = Exceeds COMM 47 Standard

Table 1
Investigative Soil Sample Analytical Results - CVOCs
Schuster Property, S66 W14427 Janesville Road, Muskego, Wisconsin 53250

Sample Name												
		B1	B12	B12	B12	B14	B14	B14				
Collection Date												
Depth (feet)		9/10/03	9/10/03	9/10/03	9/10/03	9/10/03	9/10/03	9/10/03	9/10/03	9/10/03	9/10/03	9/10/03
		8'	6'	10'	16'	5'	8'	12'				
Parameter	units	NR 720	*COMM 47	**COMM 46								
		Standard	Standard	Standard								
1,2-Dichloropropane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,3-Dichloropropane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
2,2-Dichloropropane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Di-isopropyl ether	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Ethylbenzene	ug/kg	2,900	230,000	400,000	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Hexachlorobutadiene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Isopropylbenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
p-Isopropyltoluene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Methylene Chloride	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Methyl tert-butyl ether	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Naphthalene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
n-propylbenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1,2,2-Tetrachloroethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Tetrachloroethene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Toluene	ug/kg	1,500	520,000	670,000	<25.0	<25.0	<25.0	<25.0	40.8	<25.0	<25.0	<25.0
1,2,3 Trichlorobenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2,4 Trichlorobenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1,1-Trichloroethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1,2-Trichloroethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Trichloroethene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	332	<25.0	<25.0	<25.0	<25.0	<25.0
Trichlorofluoromethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2,4-Trimethylbenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,3,5-Trimethylbenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Vinyl Chloride	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Total Xylenes	ug/kg	4,100	860,000*	470,000	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0

Bold = Compound Detected
 Red = Exceeds NR 720 Standard
 Green = Exceeds COMM 47 Standard
 Blue = Exceeds COMM 47 Standard

Table 1
Investigative Soil Sample Analytical Results - CVOCs
Schuster Property, S66 W14427 Janesville Road, Muskego, Wisconsin 53250

Sample Name					B21	B21	B23	B23	B23	B24	B24
Collection Date					9/12/03	9/12/03	9/12/03	9/12/03	9/12/03	9/12/03	9/12/03
Depth (feet)					6'	12'	6'	10'	16'	7'	12'
Parameter	units	NR 720	*COMM 47	**COMM 46							
		Standard	Standard	Standard							
Dry Wt.	%	~	~	~	76.7	83.9	79.5	86.1	84.5	78.4	85.1
Benzene	ug/kg	5.5	620*	1,100	<25.0	<25.0	<250	722	<25.0	<25.0	<25.0
Bromobenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
Bromodichloromethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
n-Butylbenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	3150	11000	<25.0	<25.0	<25.0
sec-Butylbenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	1040	5200	<25.0	<25.0	<25.0
tert-Butylbenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
Carbon tetrachloride	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
Chlorobenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
Chloroethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
Chloroform	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
Chloromethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
2-Chlorotoluene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
4-Chlorotoluene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
Dibromochloromethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
1,2-Dibromo-3-chloropropane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
1,2-Dichlorobenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
1,3-Dichlorobenzene	ug/kg	N STD	N SSTD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
1,4-Dichlorobenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
Dichlorodifluoromethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
1,1-Dichloroethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
1,2-Dichloroethane	ug/kg	4.9	N STD	540	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
1,1-Dichloroethene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
cis-1,2-Dichloroethene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
trans-1,2-Dichloroethene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0

Bold = Compound Detected
Red = Exceeds NR 720 Standard
Green = Exceeds COMM 47 Standard
Blue = Exceeds COMM 47 Standard

Table 1
Investigative Soil Sample Analytical Results - CVOCs
Schuster Property, S66 W14427 Janesville Road, Muskego, Wisconsin 53250

Sample Name											
		B21	B21	B23	B23	B23	B24	B24			
Collection Date											
Depth (feet)											
		9/12/03	9/12/03	9/12/03	9/12/03	9/12/03	9/12/03	9/12/03			
		6'	12'	6'	10'	16'	7'	12'			
Parameter	units	NR 720	*COMM 47	**COMM 46							
		Standard	Standard	Standard							
1,2-Dichloropropane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
1,3-Dichloropropane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
2,2-Dichloropropane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
Di-isopropyl ether	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
Ethylbenzene	ug/kg	2,900	230,000	400,000	<25.0	<25.0	1150	13200	126	54.8	139
Hexachlorobutadiene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
Isopropylbenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	813	2200	<25.0	<25.0	<25.0
p-Isopropyltoluene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	550	622	<25.0	<25.0	<25.0
Methylene Chloride	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
Methyl tert-butyl ether	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
Naphthalene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	1390	3960	65.9	<25.0	47.5
n-propylbenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	1550	11700	31.4	<25.0	31.6
1,1,2,2-Tetrachloroethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
Tetrachloroethene	ug/kg	N STD	N STD	N STD	44.2	<25.0	<250	<500	<25.0	<25.0	<25.0
Toluene	ug/kg	1,500	520,000	670,000	<25.0	<25.0	<250	798	<25.0	<25.0	<25.0
1,2,3 Trichlorobenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
1,2,4 Trichlorobenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
1,1,1-Trichloroethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
1,1,2-Trichloroethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
Trichloroethene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	454	<500	<25.0	<25.0	66.1
Trichlorofluoromethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
1,2,4-Trimethylbenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	8760	39900	290	115	219
1,3,5-Trimethylbenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	598	13500	63.1	<25.0	51.8
Vinyl Chloride	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<250	<500	<25.0	<25.0	<25.0
Total Xylenes	ug/kg	4,100	860,000*	470,000	<25.0	<25.0	3380	55400	494	91.2	484

Bold = Compound Detected
Red = Exceeds NR 720 Standard
Green = Exceeds COMM 47 Standard
Blue = Exceeds COMM 47 Standard

Table 1
 Investigative Soil Sample Analytical Results - CVOCs
 Schuster Property, S66 W14427 Janesville Road, Muskego, Wisconsin 53250

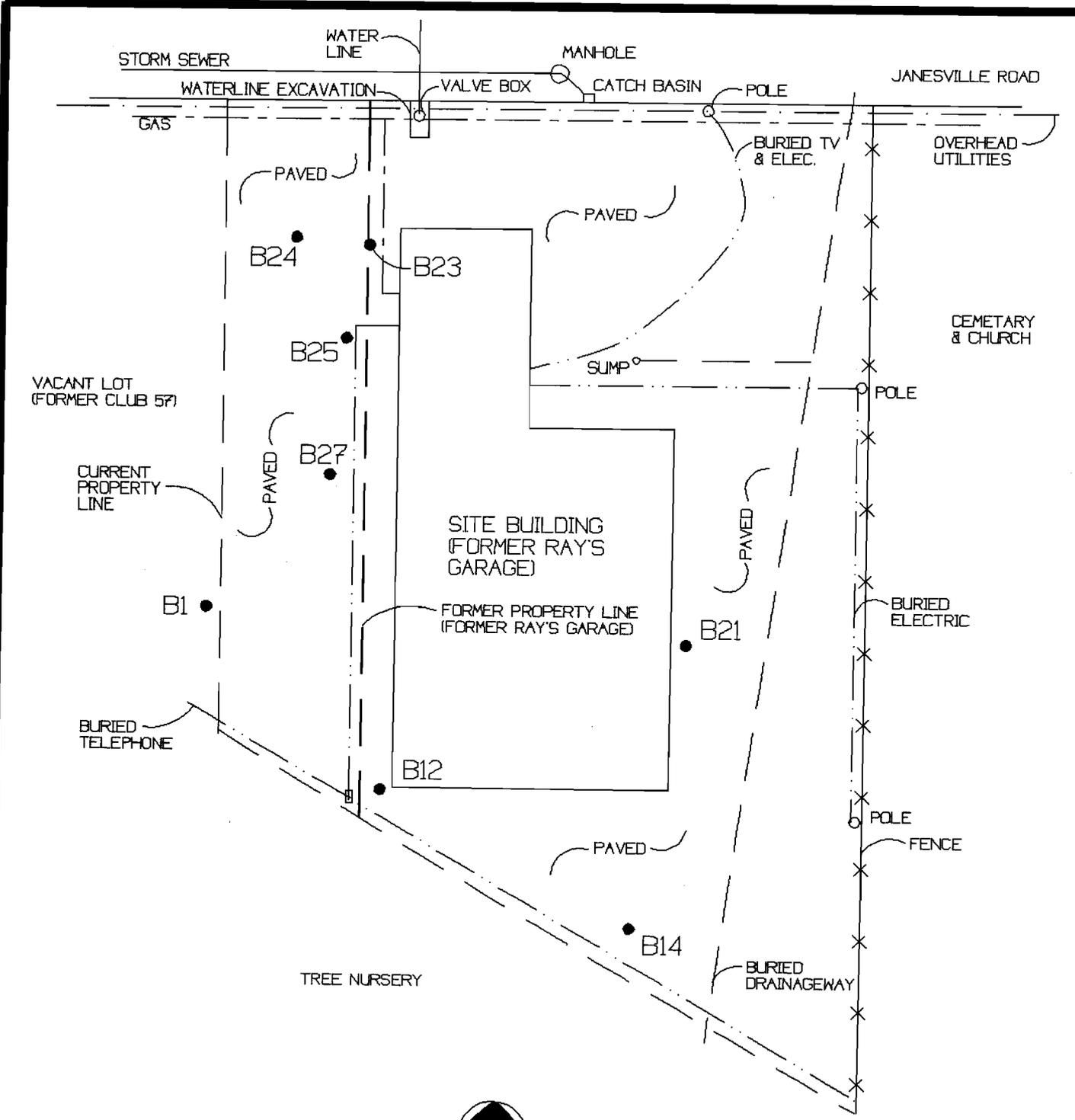
Sample Name		B25	B25	B27	B27				
Collection Date		9/12/03	9/12/03	9/12/03	9/12/03				
Depth (feet)		7'	12'	7'	12'				
Parameter	units	NR 720	*COMM 47	**COMM 46					
		Standard	Standard	Standard					
Dry Wt.	%	~	~	~	78.2	85.7	79.9	85.7	
Benzene	ug/kg	5.5	620*	1,100	866	<25.0	<25.0	<25.0	
Bromobenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	
Bromodichloromethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	
n-Butylbenzene	ug/kg	N STD	N STD	N STD	5940	<25.0	<25.0	<25.0	
sec-Butylbenzene	ug/kg	N STD	N STD	N STD	822	<25.0	153	<25.0	
tert-Butylbenzene	ug/kg	N STD	N STD	N STD	456	<25.0	49.9	<25.0	
Carbon tetrachloride	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	
Chlorobenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	
Chloroethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	
Chloroform	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	
Chloromethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	
2-Chlorotoluene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	
4-Chlorotoluene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	
Dibromochloromethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	
1,2-Dibromo-3-chloropropane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	
1,2-Dichlorobenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	
1,3-Dichlorobenzene	ug/kg	N STD	N SSTD	N STD	<25.0	<25.0	<25.0	<25.0	
1,4-Dichlorobenzene	ug/kg	N STD	N STD	N STD	6590	<25.0	<25.0	<25.0	
Dichlorodifluoromethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	
1,1-Dichloroethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	
1,2-Dichloroethane	ug/kg	4.9	N STD	540	<25.0	173	<25.0	<25.0	
1,1-Dichloroethene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	
cis-1,2-Dichloroethene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	
trans-1,2-Dichloroethene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0	

Bold = Compound Detected
 Red = Exceeds NR 720 Standard
 Green = Exceeds COMM 47 Standard
 Blue = Exceeds COMM 47 Standard

Table 1
Investigative Soil Sample Analytical Results - CVOCs
Schuster Property, S66 W14427 Janesville Road, Muskego, Wisconsin 53250

Sample Name					B25	B25	B27	B27
Collection Date					9/12/03	9/12/03	9/12/03	9/12/03
Depth (feet)					7'	12'	7'	12'
Parameter	units	NR 720	*COMM 47	**COMM 46				
		Standard	Standard	Standard				
1,2-Dichloropropane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0
1,3-Dichloropropane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0
2,2-Dichloropropane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0
Di-isopropyl ether	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0
Ethylbenzene	ug/kg	2,900	230,000	400,000	5160	75.3	61.6	41.6
Hexachlorobutadiene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0
Isopropylbenzene	ug/kg	N STD	N STD	N STD	636	<25.0	<25.0	<25.0
p-Isopropyltoluene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0
Methylene Chloride	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0
Methyl tert-butyl ether	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0
Naphthalene	ug/kg	N STD	N STD	N STD	2470	30.3	<25.0	<25.0
n-propylbenzene	ug/kg	N STD	N STD	N STD	1440	<25.0	<25.0	<25.0
1,1,2,2-Tetrachloroethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0
Tetrachloroethene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0
Toluene	ug/kg	1,500	520,000	670,000	720	<25.0	<25.0	<25.0
1,2,3 Trichlorobenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0
1,2,4 Trichlorobenzene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0
1,1,1-Trichloroethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0
1,1,2-Trichloroethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0
Trichloroethene	ug/kg	N STD	N STD	N STD	<25.0	<25.0	70.5	<25.0
Trichlorofluoromethane	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0
1,2,4-Trimethylbenzene	ug/kg	N STD	N STD	N STD	24600	195	37.3	38.7
1,3,5-Trimethylbenzene	ug/kg	N STD	N STD	N STD	8280	48.4	<25.0	<25.0
Vinyl Chloride	ug/kg	N STD	N STD	N STD	<25.0	<25.0	<25.0	<25.0
Total Xylenes	ug/kg	4,100	860,000*	470,000	12800	271	132	72.3

Bold = Compound Detected
 Red = Exceeds NR 720 Standard
 Green = Exceeds COMM 47 Standard
 Blue = Exceeds COMM 47 Standard

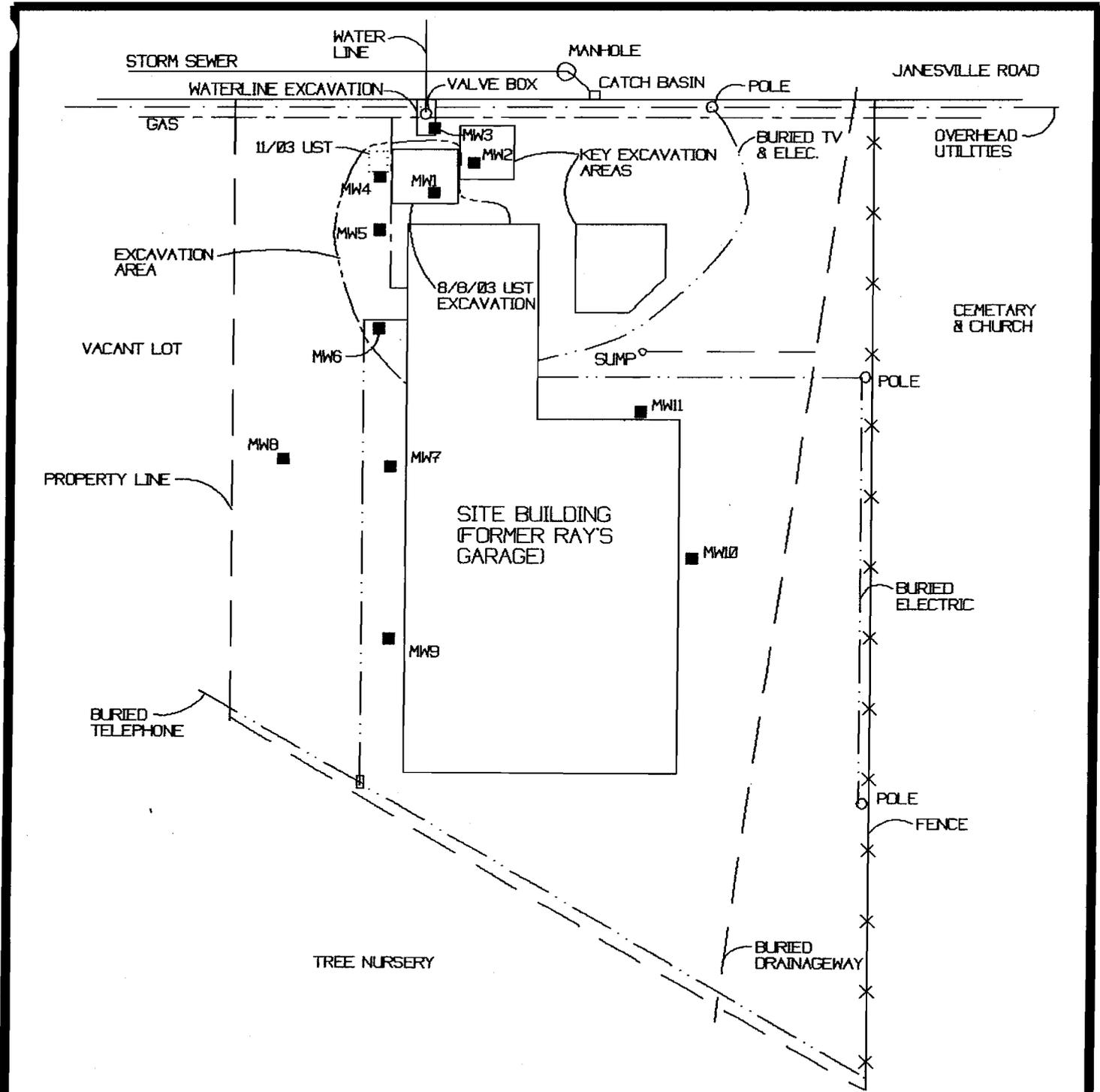


LEGEND

● SOIL BORING WITH CVOC(S) DETECTED



FIGURE 1	
CVOC AREAS SCHUSTER PROPERTY MUSKEGO, WISCONSIN	
BRRTS #03-68-495040	FID #268441690
SCALE: 1" = 40'	DATE: SEPT. 20, 2005
BLS ENVIRONMENTAL, INC.	



LEGEND

■ MONITORING WELL LOCATION



FIGURE 4	
PREVIOUS REMEDIAL ACTION AREAS SCHUSTER PROPERTY MUSKEGO, WISCONSIN	
BRRTS #03-68-495040	FID #268441690
SCALE: 1" = 40'	DATE: JUNE 12, 2004
BLS ENVIRONMENTAL, INC.	



Schuster Property
Attn: Heather Schuster
S66 W14427 Janesville Rd.
Muskego, WI 53150

**RE: Schuster Property (Janesville Rd.) - Deed Confirmation
BRRT's Number: 03-68-495040**

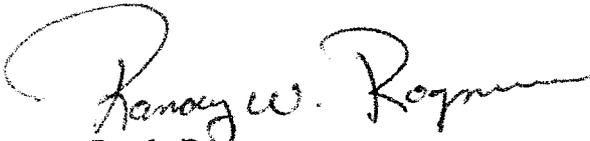
Dear Mr. Siech:

Enclosed please find the deed for your property located at S66 W14427 Janesville Rd. in the City of Muskego. Please sign below to confirm that the deed on the following pages are for your property. Once we receive this letter back from you, BLS will submit this to the WI Department of Commerce so they may complete the GIS requirements.

Please call if you have any questions at the number listed above.

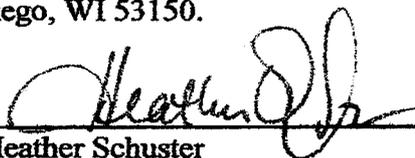
Sincerely,

BLS Environmental, Inc.


Randy Rogness
Senior Project Manager

Enclosure: Deed to S66 W14427 Janesville Rd., Muskego, WI 53150

I certify that the legal description contained within the deed that is attached to this letter is complete and accurate for the Schuster Property located at S66 W14427 Janesville Rd. Muskego, WI 53150.



Mr. Heather Schuster

Date

date that this restriction was signed shall be maintained in compliance with the **Pavement Cover and Building Barrier Maintenance Plan** dated **March 20, 2006**, that was submitted to the **Wisconsin Department of Natural Resources or other agency with administrative authority for the site by David and Heather Schuster**, as required by section NR 724.13 (2), Wis. Adm. Code (October 1999). A copy of the maintenance plan can be found at **S66 W14427 Janesville Rd., Muskego, WI 53150 and the Waukesha County Register of Deeds**. This **pavement and building foundation** must be maintained in order to minimize the infiltration of water and prevent groundwater contamination that would violate the groundwater quality standards in Ch. NR 140 of the Wisconsin Administration Code and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil that remains on the property in the location or locations described above where there is residual contamination is excavated in the future, the soil must be sampled and analyzed, may be considered solid or hazardous waste if residual contamination remains and must be stored, treated and disposed in compliance with applicable statutes and rules.

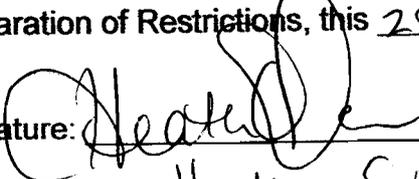
In addition, the following activities are prohibited on any portion of the above-described property where **pavement and a building foundation**, is required, as shown on Exhibit **A**, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Replacement with another barrier; (2) Excavating or grading of the land surface; (3) Filling on capped or paved areas; (4) Plowing for agricultural cultivation; and (5) Construction or placement of a building or other structure in an area where **pavement and a building foundation**, is required.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

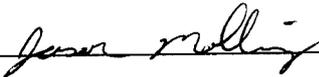
March 20, 2006

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 28th day of March, 2006.

Signature: 

Printed Name: Heather Schuster

Subscribed and sworn to before me this 28th day of March, 2006.



Notary Public, State of Wisconsin

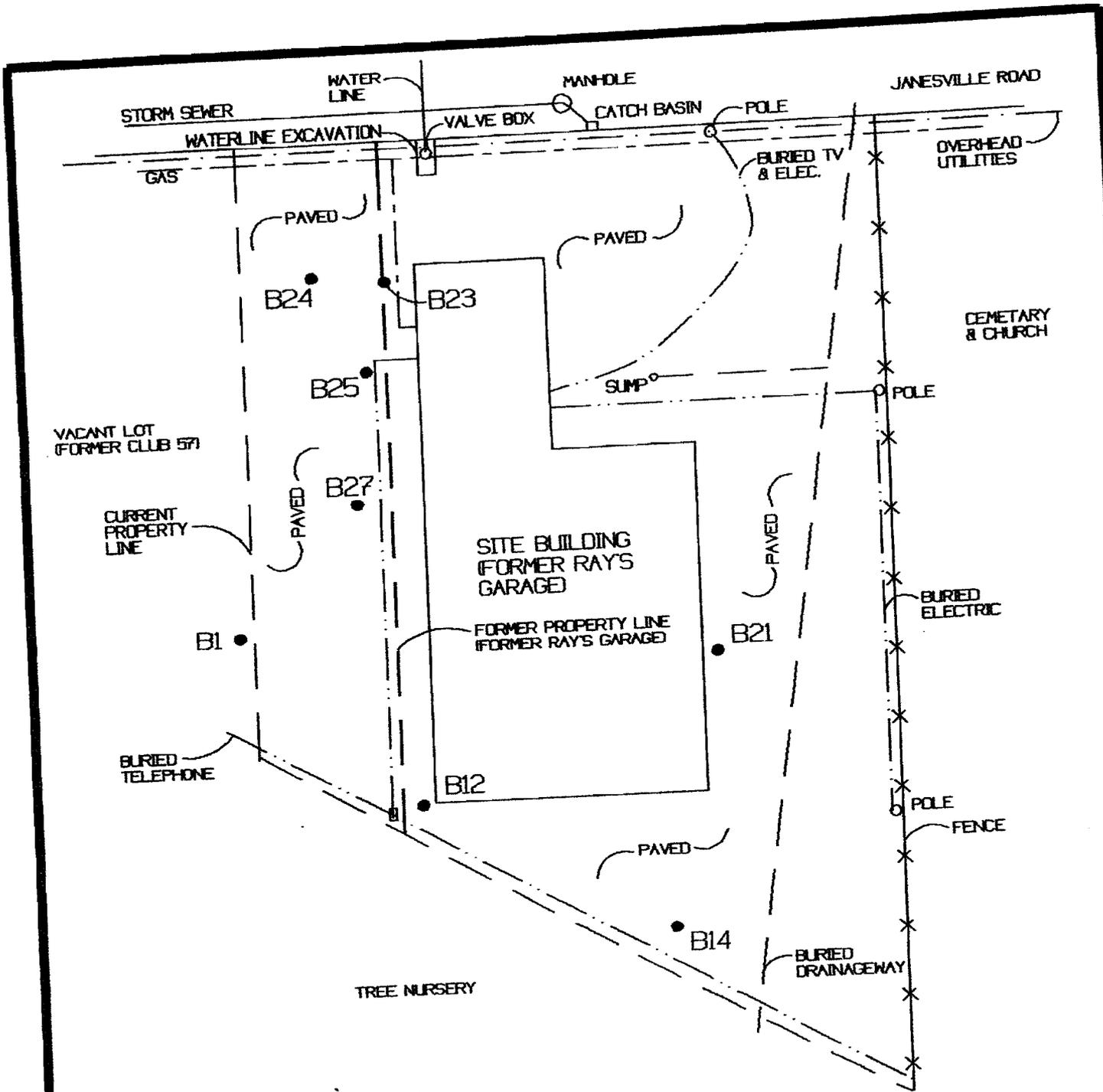
My commission June 8, 2009



This document was drafted by BLS Environmental, Inc. based on a model deed restriction provided by the Wisconsin Department of Natural Resources.

Exhibit A

-Figure 1



B23, B24 + B25; Soils will be excavated as part of the LUUST's Remediation

LEGEND

- SOIL BORING WITH CVOC(S) DETECTED

LUUST = Leaky Underground Storage Tanks



FIGURE 1	
CVOC AREAS SCHUSTER PROPERTY MUSKEGO, WISCONSIN	
BRRS #03-68-495040	FID #268441690
SCALE: 1" = 40'	DATE: SEPT. 20, 2005
BLS ENVIRONMENTAL, INC.	

PAVEMENT COVER AND BUILDING BARRIER MAINTENANCE PLAN

March 20, 2006

Property Located at:

Schuster Property
S66 W14427 Janesville Road
Muskego, Wisconsin 53150

FID # 268441690
WDNR BRRTS # 02-68-542693

LEGAL DESCRIPTION: SE ¼, NE ¼, Section 2, Township 5 North, Range 20 E

TAX # MSKC 2165.976

Introduction

This document is the Maintenance Plan for a pavement cover and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing building and paved surfaces occupying the area over the contaminated soil on-site. The contaminated soil is impacted by the following contaminants:

1,4-Dichlorobenzene
Tetrachloroethene

1,2-Dichloroethane
Trichloroethene

The location of the paved surfaces and building to be maintained in accordance with this Maintenance Plan, as well as the impacted soil are identified in the attached map (Exhibit A), with contaminant concentrations presented on Table 1 (Exhibit A).

Cover and Building Barrier Purpose

The paved surfaces and the building foundation over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These paved surfaces and building foundation also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The paved surfaces and building foundation overlying the contaminated soil and as depicted in Exhibit A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors.

Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, "*Barrier Inspection Log*". The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log.

A copy of the inspection log will be sent to the Wisconsin Department of Natural Resources ("WDNR") at least annually after every inspection, unless otherwise directed in the case closure letter.

Maintenance Activities

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

In the event the paved surfaces and/or the building overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

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

Amendment or Withdrawal of Maintenance Plan

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

Contact Information
(March 20, 2006)

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