

37 PDF
 SCANNED
 RK

GIS REGISTRY INFORMATION

SITE NAME: Former Valley Packing & Seal
BRRTS #: 02-68-543775 **FID # (if appropriate):** 268211570
COMMERCE # (if appropriate): _____
CLOSURE DATE: 01/18/2007
STREET ADDRESS: 21700 Doral Road
CITY: Brookfield

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 668051 Y= 287255

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	
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

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212
Telephone 414-263-8500
FAX 414-263-8606

January 18, 2007

Mr. E. Bradley Hahn
Phyllis Hahn Loving Trust
40W 751 Timbergate Lane
St. Charles, IL 60175

Subject: Final Case Closure for Former Valley Packing & Seal Co.
21700 Doral Rd., Town of Brookfield, WI
FID# 268211570, BRRTS# 02-68-543775

Dear Mr. Hahn:

The Department of Natural Resources (the Department) has reviewed the case for the above referenced property (the Property) for closure. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On March 8, 2006, you were notified that the case could not be closed until the draft Deed Restriction and draft Barrier Maintenance Plan for the Property were amended as requested by the Department. On August 16, 2006, you were notified that the revised Deed Restriction and Barrier Maintenance Plan for the Property were acceptable by the Department. Since that time the new owner of the Property has opted not to file a Deed Restriction with Waukesha County and prefers to have the case closed by the Department with a detailed closure letter. After June 3, 2006, case closures requiring land use controls will be closed by the Department with a detailed closure letter including language that was in the past typically included in a deed restriction.

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

The most recent soil samples from borings GP-3, GP-3A, GP-3B, GP-3C and GP-3F that were collected on this property, which were obtained between June 30 and July 6, 2005 contained benzo(a)pyrene in concentrations that exceeded non-industrial soil standards developed using procedures outlined in s. NR 720.19, Wis. Adm. Code, or specifically Table 1 suggested values in the Department's Publication RR-519-97. Therefore, pursuant to s. 292.12(2)(c), Wis. Stats., the property described above may not be used or developed for a residential, commercial, agricultural or other non-industrial use, unless (at the time that the non-industrial use is proposed) an investigation is conducted, to determine the degree and extent of polycyclic aromatic hydrocarbon contamination that remains on the property, and remedial action is taken as necessary to meet all applicable non-industrial soil cleanup standards. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement that currently exists in the location shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The following activities are prohibited on any portion of the property where an engineered cap is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

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://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior

Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter or the site in general, please contact project manager Dave Volkert of the Waukesha Service Center at (262) 574-2166.

Sincerely,



Walter A. Ebersohl
Remediation & Redevelopment Sub-Team Supervisor

Attachments: 1) Maintenance Plan 2) Site Map

cc: Jan Termuehlen, Henax, LLC
Joshua Neudorfer, Sigma Environmental Services, Inc.
SER File

**BARRIER OPERATION AND MAINTENANCE PLAN
FORMER VALLEY PACKING & SEAL COMPANY
21700 DORAL ROAD, BROOKFIELD, WISCONSIN
DECEMBER 30, 2005**

The Barrier Operation and Maintenance Plan (BOMP) is designed to prevent direct contact with known soil contamination that exists beneath the paved surface in the vicinity of soil boring ~~GP-3A, GP-3B, GP-3C, and GP-3D~~ GP-3C, ~~GP-3D~~ at the former Valley Packing & Seal Company, as shown in Figure 1, and to minimize infiltration of water in this area thereby preventing potential migration of petroleum hydrocarbons to groundwater. The asphalt surface, or any replacement barrier, will function as intended unless disturbed.

Disturbance Management The site owner shall take the following steps to assure that uncontrolled disturbances of the barrier do not occur:

- ~~A deed restriction will be recorded for this portion of the former Valley Packing & Seal property which limits future use, development and management of the property. This BOMP is incorporated into the deed restriction.~~
- A copy of this BOMP will be available on-site from the property owner to all interested parties.
- A copy of this BOMP will be provided to all contractors and repair workers during any intrusive subsurface work on this portion of the property.

Inspections of Barrier Inspections will be required to assure that the barrier is functioning as intended:

- Annual inspections of the paved surface will be performed by authorized personnel from the site owner and will include observations about the integrity of the paved surface in the vicinity of the residual soil impacts. Inspections will be compared to the previous inspection notes to monitor the relative condition of the paved surface.
- As necessary, the engineered barriers will be repaired to maintain integrity. Repairs may include, but are not limited to, patching or replacing the paved surface where it has cracked or otherwise broken and would allow direct contact with the underlying soil.
- An inspection log will be maintained on-site to record any disturbances of the barrier and the steps that have been taken to maintain the integrity of the barrier. The inspection log will be made available for inspection by representatives of the Wisconsin Department of Natural Resources upon reasonable prior request. The on-site inspection log will be maintained as long as inspection and maintenance of the barrier is required.

Planned Breaches of Barrier In the event that a planned breach of the barrier is required, the following precautions shall be taken:

- The site owner shall be given 48-hour notice of any planned breach.
- To the extent possible, all material excavated from beneath the barrier will be returned to the excavation prior to the restoration of the barrier. The excavation zone and any soils excavated will be secured from public access until the barrier is restored. While on-site, the excavated soil will be placed on an impervious surface (e.g., existing concrete and/or plastic) and covered with plastic. Soil that cannot be returned to the excavation will be sampled and disposed of at a licensed landfill facility in accordance with applicable solid and hazardous waste rules and regulations. All contaminated soils that are stored, treated, excavated, removed, or transported off-site shall be managed per procedures and reporting requirements set forth in ch. NR 718, Wisconsin Administrative Code.
- The barrier will be restored to meet original conditions. This work, including the proper disposal of excess soils, should be completed within 72 hours following the completion of any on-site work, or as soon as reasonably practical.
- Details of the barrier breach, the handling of excavated soils, individuals responsible for the work, and the restoration of the barrier shall be recorded in the barrier maintenance log.

Amendments The BOMP may be amended or withdrawn upon written approval from the Wisconsin Department of Natural Resources or its successor agency.

Contact Information

For responsible party information contact:

Mr. E. Bradley Hahn
P.O. Box 1750
Aurora, IL 60507
Telephone: (630) 844-2777

For owner information contact:

Mr. Jan Termuehlen
Henax, LLC
21700 Doral Road
Brookfield, WI 53186
Telephone: (262) 790-9595

For environmental consultant information contact:

Mr. Joshua Neudorfer, CHMM
Sigma Environmental Services, Inc.
1300 West Canal Street
Milwaukee, WI 53233
Telephone: (414) 643-4200
Fax: (414) 643-4210

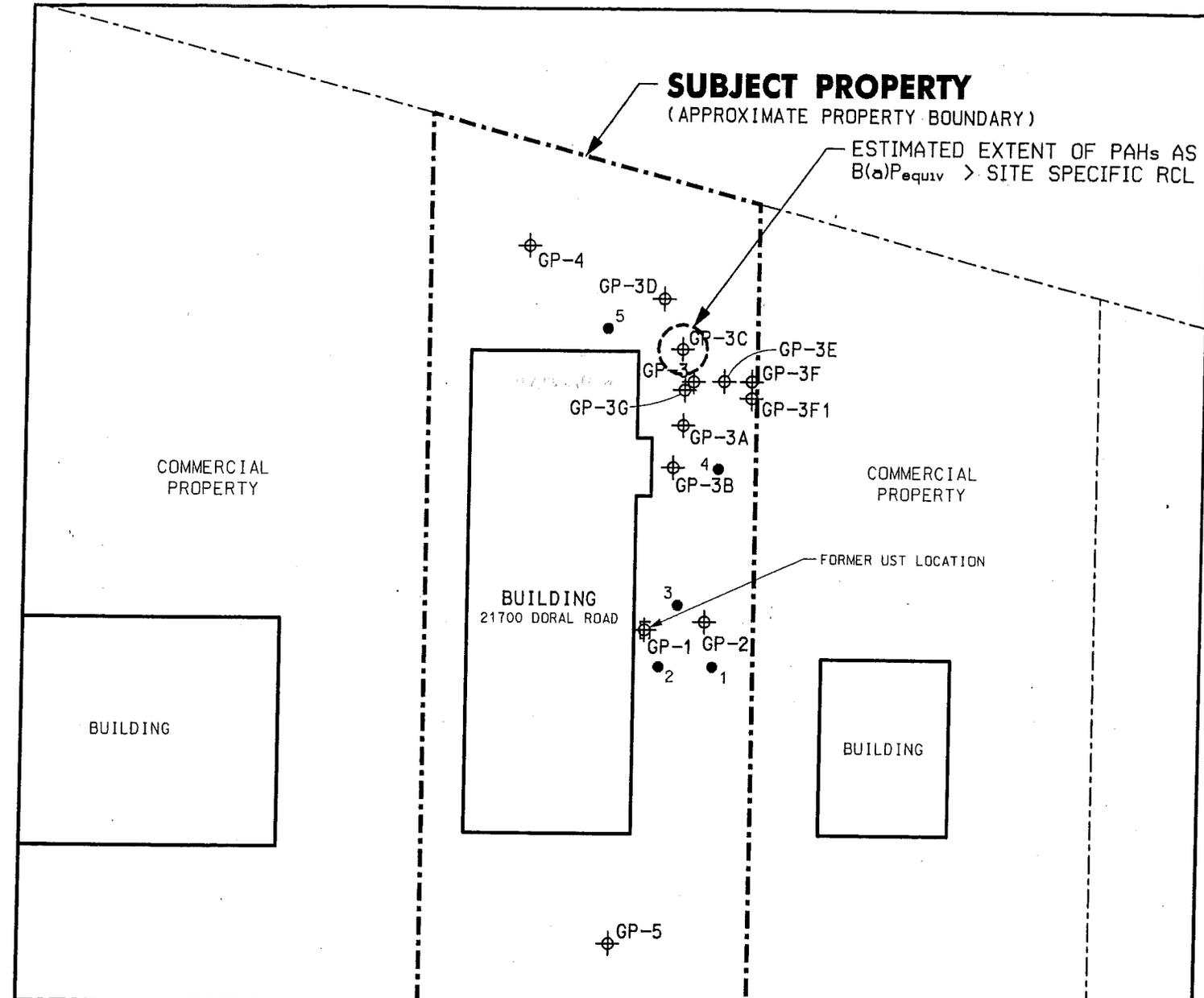
For Wisconsin Department of Natural Resources information contact:

Program Assistant / Remediation and Redevelopment
Wisconsin Department of Natural Resources
2300 North Dr. Martin Luther King Dr.
Milwaukee, WI 53212
Telephone: (414) 263-8500
Fax: (414) 263-8483

SUBJECT PROPERTY

(APPROXIMATE PROPERTY BOUNDARY)

ESTIMATED EXTENT OF PAHs AS B(a)Pequiv > SITE SPECIFIC RCL



DORAL ROAD

LEGEND

- = FORMER SOIL BORING BY GILES ENGINEERING (1990)
- ⊕ = GEOPROBE LOCATION BY SIGMA

COMMERCIAL PROPERTY

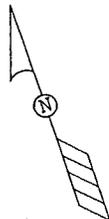
COMMERCIAL PROPERTY

COMMERCIAL PROPERTY

NOTES:

1. DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - SITE HAS NOT BEEN SURVEYED.
2. SUGGESTED GENERIC PAH RCL (DIRECT CONTACT) = WDNR PUB RR-519-97 TABLE 1 VALUES.

BUILDING



21700 DORAL ROAD
BROOKFIELD, WISCONSIN



DATE: 12-14-05

DR. BY: BEB

DR.# 9365-002

SCALE: NOT TO SCALE

SOIL QUALITY MAP

FIGURE 1



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

March 9, 2006

Mr. E. Bradley Hahn
Phyllis Hahn Loving Trust
40W 751 Timbergate Lane
St. Charles, IL 60175

Subject: Closure Request for Former Valley Packing & Seal Co.
21700 Doral Rd., Town of Brookfield, WI
FID# 268211570, BRRTS# 02-68-543775

Dear Mr. Hahn:

On January 3, 2006, the Wisconsin Department of Natural Resources (Department) received the *Follow-up Contaminant Migration Assessment Activities, NR 726 Case Closure Request* and the *NR 726 Closure Request and GIS Registry Fees* that were dated December 30, 2005 and were prepared by Sigma Environmental Services, Inc. (Sigma) for the above referenced site. Included in the documentation were a draft Deed Restriction, draft Barrier Operation and Maintenance Plan, and GIS packet. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of your closure request, the Department has decided that the case cannot be closed at this time. The draft Deed Restriction and draft Barrier Operation and Maintenance Plan will have to be amended.

It will be necessary to restrict the property to industrial usage because an industrial exposure scenario was utilized in the calculation of site specific soil standards. The Department is requiring some additional minor changes to the draft Deed Restriction and draft Barrier Operation and Maintenance Plan. Because Sigma prepared and submitted the draft Deed Restriction and draft Barrier Operation and Maintenance Plan, they are being returned to Sigma. Please have Sigma make the noted changes to the draft Deed Restriction and draft Barrier Operation and Maintenance Plan. After the Deed Restriction and Barrier Operation and Maintenance Plan have been amended, they must be filed with the Waukesha County Register of Deeds. After the Department receives a copy of the recorded Deed Restriction and Barrier Operation and Maintenance Plan, the Department will issue a closure letter for the site. 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.

Mr. E. Bradley Hahn

03/09/2006

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 large initial "D" and "V".

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

Attachment

cc: Joshua Neudorfer, Sigma
✓SER File

DOCUMENT NO:

1906147

STATE BAR OF WISCONSIN FORM 3 - 1982
QUIT CLAIM DEED

THIS SPACE RESERVED FOR RECEIVING DATA

1906147

E. BRADLEY HAHN and PHYLLIS HAHN, husband and wife

quit-claim to E. BRADLEY HAHN or PHYLLIS HAHN, as Trustee,
under PHYLLIS HAHN LOVING TRUST, dated June 17, 1992

the following described real estate in Waukesha County,
State of Wisconsin:

All that part of Lot 1, Block B, Lillie Industrial Park, part
N.W., N.E., S.E. & S.W. 1/4's of N.W. 1/4 Section 30.T.7N.,
R. 20E., Town of Brookfield, County of Waukesha, State of
Wisconsin, bounded and described as follows:

RECEIVED
SEP 19 PM 2:22
REC 1830 W 1380
1906147
RETURN TO
David M. Hochberg
Post Office Box 230
Geneva, IL 60134

Beginning at the Southeast corner of said Lot 1 in Block "B" a
point on the North line of Doral Road; thence North 69° 47' West
along said North line, 150.00 feet; thence North 20° 13' East, 402.49
feet; thence South 54° 53' 45" East, 155.21 feet; thence South 20° 13'
West along the East line of said Lot, 362.61 feet to the point of
beginning.

Tax Parcel No: BKPT1126.014

NOV 19 1993

FEE
#72.25 (16)
EXEMPT

rec
10.

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

Dated this 26th day of October, 1993

E. Bradley Hahn (SEAL)
E. BRADLEY HAHN
(SEAL)

Phyllis Hahn (SEAL)
PHYLLIS HAHN
(SEAL)

OFFICIAL SEAL
DAVID M. HOCHBERG
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/3/96
ACKNOWLEDGMENT

AUTHENTICATION

Signature(s)
authenticated this day of 19

STATE OF WISCONSIN ILLINOIS

KANE County, Ill.
Personally came before me this 26th day of
October 1993 the above named
E. BRADLEY HAHN and PHYLLIS HAHN
husband and wife

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by § 706.06, Wis. Stats.)

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

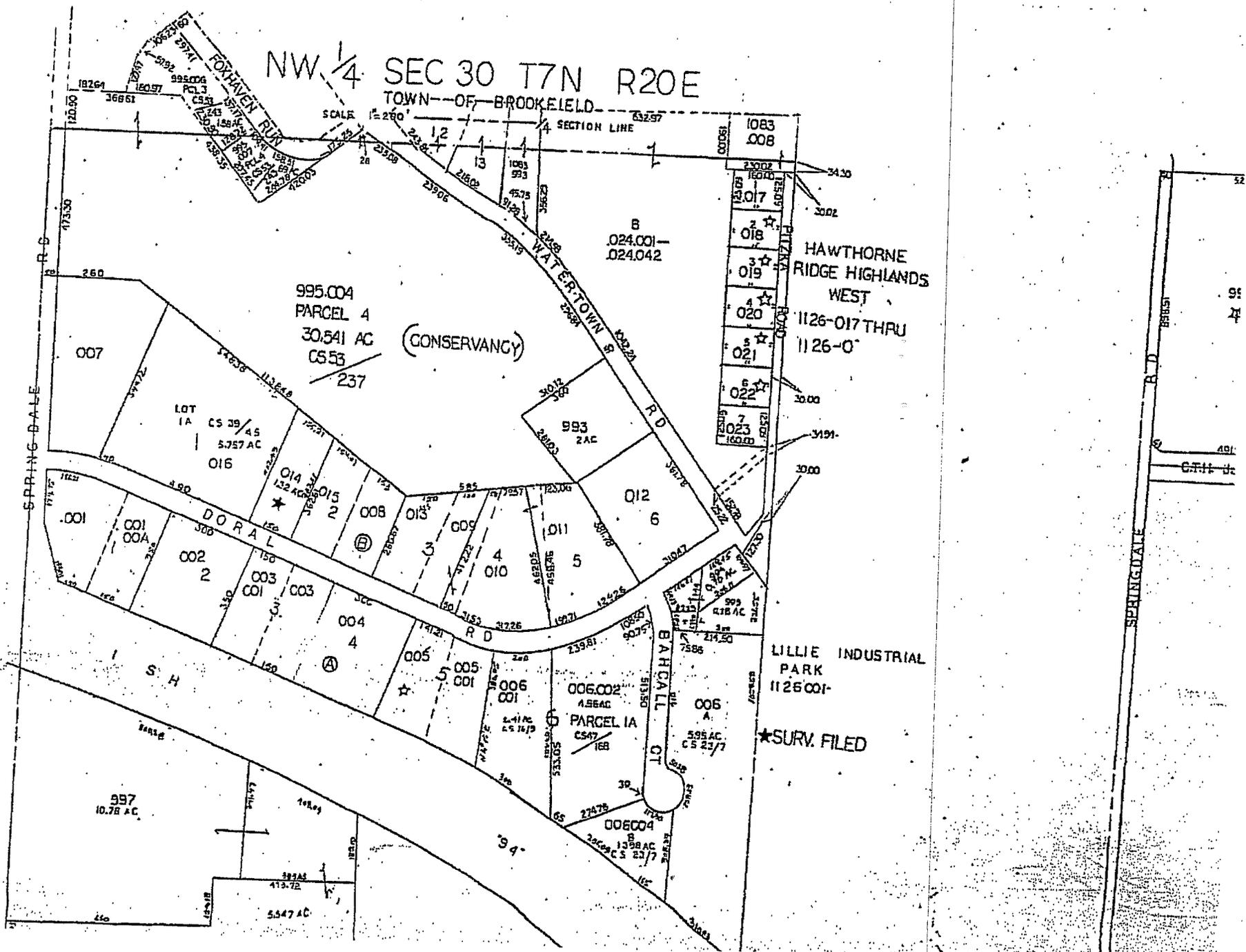
THIS INSTRUMENT WAS DRAFTED BY and return to:
David M. Hochberg

P.O. Box 230, Geneva, IL 60134

(Signatures may be authenticated or acknowledged. Both
are not necessary.)

David M. Hochberg
David M. Hochberg
Notary Public DuPage County, ILL. II.
My Commission is permanent. (If not, state expiration
date: December 3, 1996.)

NW 1/4 SEC 30 T7N R20E
TOWN OF BROOKFIELD



SPRINGDALE RD

(CONSERVANCY)

HAWTHORNE
RIDGE HIGHLANDS
WEST

1126-017 THRU
1126-021

LILLIE INDUSTRIAL
PARK
1126-001

*SURV. FILED

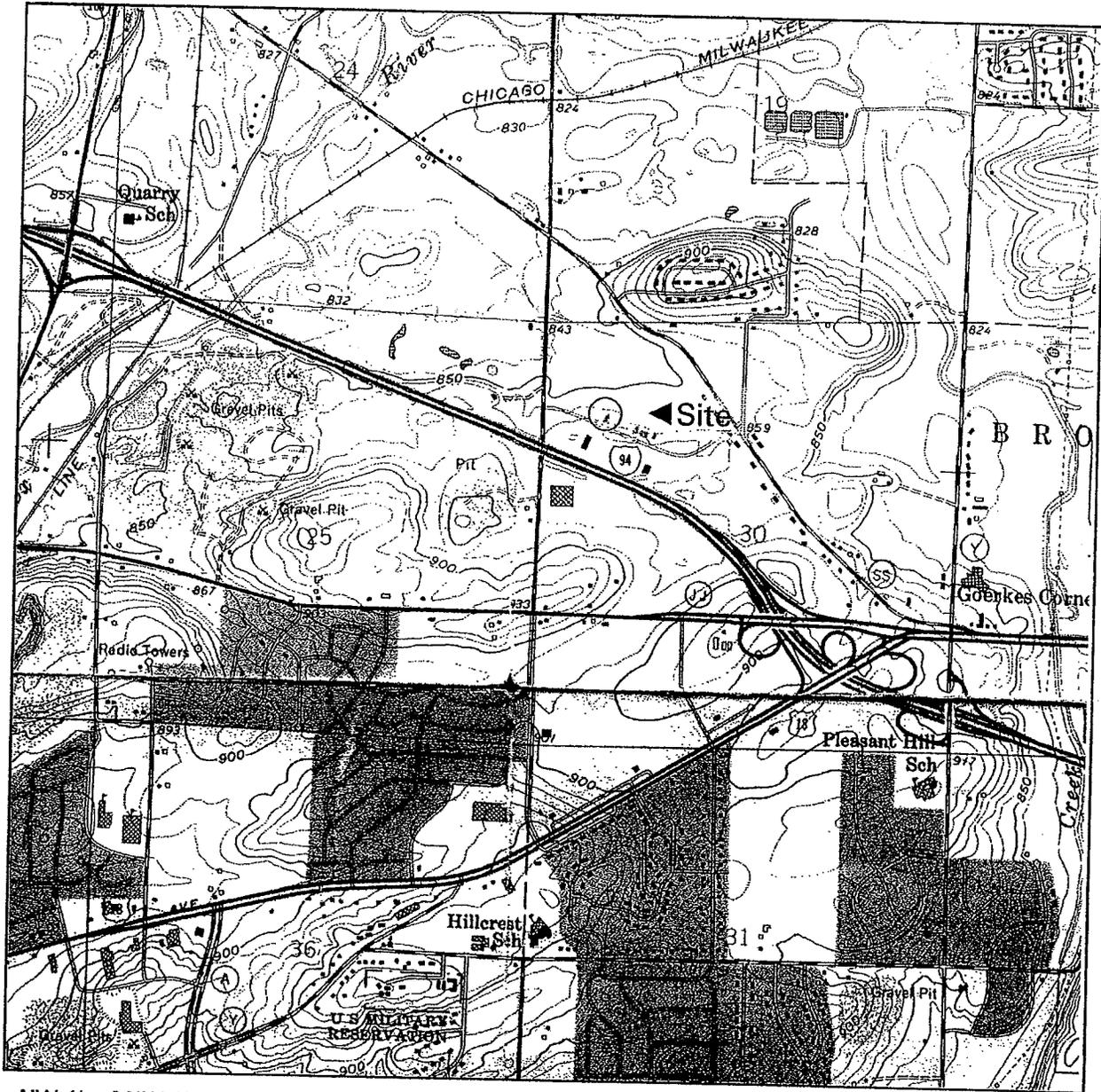
SCALE 1" = 200'

SECTION LINE

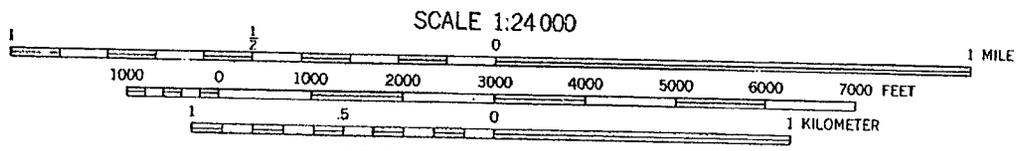
SPRINGDALE RD

BRISTOL RD

ASB
C-11



NW ¼ of NW ¼ Sec. 30, T7N, R20E. Adapted from U.S.G.S. 7.5 minute series, Waukesha, dated 1959 (photorevised 1971, photoinspected 1976) Wisconsin, quadrangle.



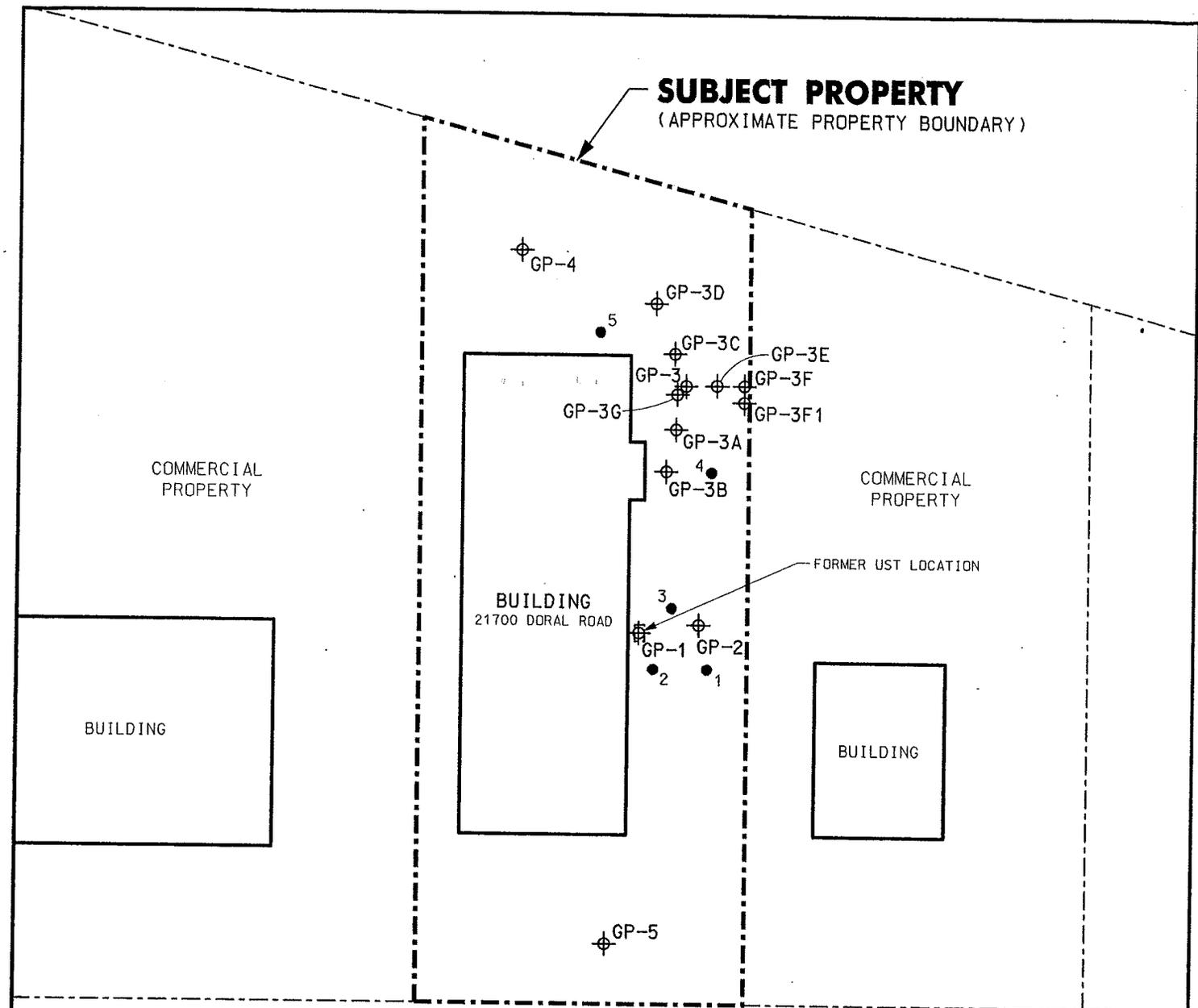
CONTOUR INTERVAL 10 FEET
 DOTTED LINES REPRESENT 5-FOOT CONTOURS
 DATUM IS MEAN SEA LEVEL



Figure 1. Site Location Map
 Former Valley Parking and Seal Company
 21700 Doral Road,
 Waukesha, Wisconsin

THE SIGMA GROUP
 SIGMA ENVIRONMENTAL SERVICES, INC.
 SIGMA DEVELOPMENT, INC.
 SIGMA LEASING, INC.

SUBJECT PROPERTY
(APPROXIMATE PROPERTY BOUNDARY)



DORAL ROAD

LEGEND

- = FORMER SOIL BORING BY GILES ENGINEERING (1990)
- ⊕ = GEOPROBE LOCATION BY SIGMA

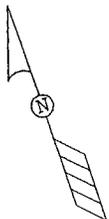
COMMERCIAL PROPERTY

COMMERCIAL PROPERTY

COMMERCIAL PROPERTY

NOTE:
DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - SITE HAS NOT BEEN SURVEYED.

BUILDING



21700 DORAL ROAD
BROOKFIELD, WISCONSIN



DATE: 6-22-05

DR. BY: BEB

DR.# 9365-001

SCALE: NOT TO SCALE

SITE PLAN MAP

FIGURE 2

Table 1
Soil Quality Results
Former Valley Packing and Seal Company
21700 Doral Road, Brookfield, Wisconsin
Project #9365

Parameter		GP-1	GP-2	GP-3	GP-3G	GP-4	GP-5	NR
Depth (feet)		12-14	18-20	2-4	10-12	12-14	12-14	720
Date	units	6/30/2005	6/30/2005	6/30/2005	7/6/2005	6/30/2005	6/30/2005	RCL
PID	ppm	0.0	0.0	0.0	0.0	0.0	0.0	--
DRO	mg/kg	<10	<10	68	39	<10	<10	100
Volatile Organic Compounds (detected compounds only)								
Benzene	µg/kg	<25	<25	<25	NA	<25	<25	5.5
Ethylbenzene	µg/kg	<25	<25	<25	NA	<25	<25	2,900
Toluene	µg/kg	<25	<25	<25	NA	<25	<25	1,500
1,2,4-Trimethylbenzene	µg/kg	<25	<25	<25	NA	<25	<25	NS
1,3,5-Trimethylbenzene	µg/kg	<25	<25	<25	NA	<25	<25	NS
Xylenes	µg/kg	<50	<50	<50	NA	<50	<50	4,100

Notes:

- J = Analyte detected between Limit of Detection and Limit of Quantification
- BOLD** = Concentration exceeds NR 720 Generic RCL
- PID = Photoionization Detector field screening result, in ppm instrument units as isobutylene

Table 1
Soil Quality Results
Former Valley Packing and Seal Company
21700 Doral Road, Brookfield, Wisconsin
Project #9365

Parameter		GP-1	GP-2	GP-3G	GP-4	GP-5	NR	Interim Guidance
Depth (feet)		12-14	18-20	10-12	12-14	12-14	720	Groundwater Pathway
Date	units	6/30/2005	6/30/2005	7/6/2005	6/30/2005	6/30/2005	RCL	
PID	ppm	0.0	0.0	0.0	0.0	0.0	NS	NS
DRO	mg/kg	<10	<10	39	<10	<10	100	NS
Volatile Organic Compounds (detected compounds only)								
Benzene	µg/kg	<25	<25	NA	<25	<25	5.5	NS
Ethylbenzene	µg/kg	<25	<25	NA	<25	<25	2,900	NS
Toluene	µg/kg	<25	<25	NA	<25	<25	1,500	NS
1,2,4-Trimethylbenzene	µg/kg	<25	<25	NA	<25	<25	NS	NS
1,3,5- Trimethylbenzene	µg/kg	<25	<25	NA	<25	<25	NS	NS
Xylenes	µg/kg	<50	<50	NA	<50	<50	4,100	NS
Polynuclear Aromatic Compounds								
Acenaphthene	µg/kg	<28	<28	<41	<28	<28	NS	38,000
Acenaphthylene	µg/kg	<32	<32	<42	38 J	<32	NS	700
Anthracene	µg/kg	<46	79 J	38 J	<46	<46	NS	3,000,000
Benzo(a)anthracene	µg/kg	<33	170	153 J	97 J	<33	NS	17,000
Benzo(a)pyrene	µg/kg	<43	180	171 J	110 J	<43	NS	48,000
Benzo(b)fluoranthene	µg/kg	<42	240	265	170	<42	NS	360,000
Benzo(ghi)perylene	µg/kg	<32	89 J	99 J	64 J	<32	NS	6,800,000
Benzo(k)fluoranthene	µg/kg	<45	96 J	103 J	70 J	<45	NS	870,000
Chrysene	µg/kg	<46	210	184	120 J	<46	NS	37,000
Dibenz(a,h)anthracene	µg/kg	<47	<47	<76	<47	<47	NS	38,000
Fluoranthene	µg/kg	<30	580	468	240	<30	NS	500,000
Fluorene	µg/kg	<32	35 J	<41	<32	<32	NS	100,000
Indeno(1,2,3-cd) pyrene	µg/kg	<56	80 J	<69	<56	<56	NS	680,000
1-Methylnaphthalene	µg/kg	<47	<47	<37	<47	<47	NS	23,000
2-Methylnaphthalene	µg/kg	<22	<22	<72	<22	<22	NS	20,000
Naphthalene	µg/kg	<39	<39	<40	<39	<39	NS	400
Phenanthrene	µg/kg	<36	330	327	100 J	<36	NS	1,800
Pyrene	µg/kg	<39	350	424	190	<39	NS	8,700,000

Notes:

- J = Analyte detected between Limit of Detection and Limit of Quantification
- BOLD** = Concentration exceeds Interim Guidance for Groundwater Pathway
- PID = Photoionization Detector field screening result, in ppm instrument units as isobutylene

Table 1
Soil Quality Results
Former Valley Packing and Seal Company
21700 Doral Road, Brookfield, Wisconsin
Project #9365

Parameter		GP-3A	GP-3B	GP-3C	NR	Interim Guidance
Depth (feet)		10-12	10-12	10-12	720	Groundwater Pathway
Date	units	7/6/2005	7/6/2005	7/6/2005	RCL	
PID	ppm	0.0	0.0	0.0	NS	
DRO	mg/kg	28	22	26	100	
Polynuclear Aromatic Compounds						
Acenaphthene	µg/kg	<41	<41	<410	NS	38,000
Acenaphthylene	µg/kg	51 J	<42	<420	NS	700
Anthracene	µg/kg	95 J	39 J	<340	NS	3,000,000
Benzo(a)anthracene	µg/kg	249	59 J	892 J	NS	17,000
Benzo(a)pyrene	µg/kg	261	65 J	919 J	NS	48,000
Benzo(b)fluoranthene	µg/kg	411	124 J	1490	NS	360,000
Benzo(ghi)perylene	µg/kg	194 J	159 J	<820	NS	6,800,000
Benzo(k)fluoranthene	µg/kg	155 J	<79	<790	NS	870,000
Chrysene	µg/kg	250	76 J	797 J	NS	37,000
Dibenz(a,h)anthracene	µg/kg	<76	<76	<760	NS	38,000
Fluoranthene	µg/kg	543	153	1830	NS	500,000
Fluorene	µg/kg	<41	<41	<410	NS	100,000
Indeno(1,2,3-cd) pyrene	µg/kg	97 J	<69	<690	NS	680,000
1-Methylnaphthalene	µg/kg	<37	<37	<370	NS	23,000
2-Methylnaphthalene	µg/kg	<72	<72	<720	NS	20,000
Naphthalene	µg/kg	<40	<40	<400	NS	400
Phenanthrene	µg/kg	296	90	1070	NS	1,800
Pyrene	µg/kg	603	235	2010	NS	8,700,000

Notes:

- J = Analyte detected between Limit of Detection and Limit of Quantification
- BOLD** = Concentration exceeds Interim Guidance for Groundwater Pathway
- PID = Photoionization Detector field screening result, in ppm instrument units as isobutylene

Table 1
Soil Quality Results
Former Valley Packing and Seal Company
21700 Doral Road, Brookfield, Wisconsin
Project #9365

Parameter		GP-3D	GP-3E	GP-3F	NR	Interim Guidance
Depth (feet)		10-12	10-12	10-12	720	Groundwater
Date	units	7/6/2005	7/6/2005	7/6/2005	RCL	Pathway
PID	ppm	0.0	0.0	0.0	NS	NS
DRO	mg/kg	49	13	72	100	NS
Polynuclear Aromatic Compounds						
Acenaphthene	µg/kg	<73.8	<410	218	NS	38,000
Acenaphthylene	µg/kg	<75.6	<420	1,340	NS	700
Anthracene	µg/kg	62 J	<340	795	NS	3,000,000
Benzo(a)anthracene	µg/kg	188 J	757 J	2,650	NS	17,000
Benzo(a)pyrene	µg/kg	244 J	878 J	4,050	NS	48,000
Benzo(b)fluoranthene	µg/kg	380	1,320	7,140	NS	360,000
Benzo(ghi)perylene	µg/kg	274 J	<820	1,550	NS	6,800,000
Benzo(k)fluoranthene	µg/kg	182 J	<790	2,330	NS	870,000
Chrysene	µg/kg	234	835 J	3,080	NS	37,000
Dibenz(a,h)anthracene	µg/kg	<136.8	<760	630	NS	38,000
Fluoranthene	µg/kg	374	2,070	5,240	NS	500,000
Fluorene	µg/kg	<73.8	<410	396	NS	100,000
Indeno(1,2,3-cd) pyrene	µg/kg	<124.2	<690	1,230	NS	680,000
1-Methylnaphthalene	µg/kg	<66.6	<370	<37	NS	23,000
2-Methylnaphthalene	µg/kg	<129.6	<720	<72	NS	20,000
Naphthalene	µg/kg	<72	<400	<40	NS	400
Phenanthrene	µg/kg	193	1,520	2,880	NS	1,800
Pyrene	µg/kg	629	1,960	5,050	NS	8,700,000

Notes:

- J = Analyte detected between Limit of Detection and Limit of Quantification
- BOLD** = Concentration exceeds Interim Guidance for Groundwater Pathway
- PID = Photoionization Detector field screening result, in ppm instrument units as isobutylene

Table 1
Soil Quality Results
Former Valley Packing and Seal Company
21700 Doral Road, Brookfield, Wisconsin
Project #9365

Parameter	units	GP-3F1			NR 720	Interim Guidance Groundwater Pathway
		18 - 19	20 - 22	23 - 25		
Depth (feet)						
Date		11/10/2005	11/10/2005	11/10/2005	RCL	
PID	ppm	0.0	0.0	0.0	NS	NS
DRO	mg/kg	<10	11 ⁴³	18 ⁴³	100	NS
Polynuclear Aromatic Compounds						
Acenaphthene	µg/kg	<17	<51	19 J	NS	38,000
Acenaphthylene	µg/kg	<19	<57	76	NS	700
Anthracene	µg/kg	<11	73 J	109	NS	3,000,000
Benzo(a)anthracene	µg/kg	<12	261	427	NS	17,000
Benzo(a)pyrene	µg/kg	<8.1	457	527	NS	48,000
Benzo(b)fluoranthene	µg/kg	<7.5	631	734	NS	360,000
Benzo(ghi)perylene	µg/kg	<8.5	265	214	NS	6,800,000
Benzo(k)fluoranthene	µg/kg	<14	195	225	NS	870,000
Chrysene	µg/kg	<20	331	361	NS	37,000
Dibenz(a,h)anthracene	µg/kg	<11	37 J	26 J	NS	38,000
Fluoranthene	µg/kg	7.7 J	392	665	NS	500,000
Fluorene	µg/kg	<9.5	<29	24 J	NS	100,000
Indeno(1,2,3-cd) pyrene	µg/kg	<9.5	206	175	NS	680,000
1-Methylnaphthalene	µg/kg	<11	<33	11 J	NS	23,000
2-Methylnaphthalene	µg/kg	28 J	41 J	21 J	NS	20,000
Naphthalene	µg/kg	17 J	<51	<17	NS	400
Phenanthrene	µg/kg	<8.9	126	240	NS	1,800
Pyrene	µg/kg	<11	371	579	NS	8,700,000

Notes:

- J = Analyte detected between Limit of Detection and Limit of Quantification
- BOLD** = Concentration exceeds Interim Guidance for Groundwater Pathway
- PID = Photoionization Detector field screening result, in ppm instrument units as isobutylene
- ⁴³ = Oil contamination indicated outside DRO window

Table 1
Soil Quality Results - BaP_{equiv}
Former Valley Packing and Seal Company
21700 Doral Road, Brookfield, Wisconsin
Project #9365

Parameter		GP-3			BaP _{equiv} Site-Specific RCL (Industrial)
Depth (feet)		2-4			
Date	units	6/30/2005			
PID	ppm	0.0			
DRO	mg/kg	68	RPF	BaP _{equiv}	
Polynuclear Aromatic Compounds					
Acenaphthene	µg/kg	370	0.001	0.37	---
Acenaphthylene	µg/kg	<320	0.001	0	---
Anthracene	µg/kg	1,000	0.010	10	---
Benzo(a)anthracene	µg/kg	1,700	0.100	170	---
Benzo(a)pyrene	µg/kg	1,700	1.000	1700	---
Benzo(b)fluoranthene	µg/kg	2,200	0.100	220	---
Benzo(ghi)perylene	µg/kg	760	0.010	7.6	---
Benzo(k)fluoranthene	µg/kg	960	0.010	9.6	---
Chrysene	µg/kg	1,700	0.001	1.7	---
Dibenz(a,h)anthracene	µg/kg	<470	1.000	0	---
Fluoranthene	µg/kg	4,400	0.001	4.4	---
Fluorene	µg/kg	470	0.001	0.47	---
Indeno(1,2,3-cd) pyrene	µg/kg	770	0.100	77	---
1-Methylnaphthalene	µg/kg	<470	0.001	0	---
2-Methylnaphthalene	µg/kg	<220	0.001	0	---
Naphthalene	µg/kg	<390	0.001	0	---
Phenanthrene	µg/kg	3,000	0.001	3	---
Pyrene	µg/kg	3,100	0.001	3.1	---
BaP _{equiv}	µg/kg			2,207	3,920

Notes:

- J = Analyte detected between Limit of Detection and Limit of Quantification
- BOLD** = Concentration exceeds Interim Guidance for Groundwater Pathway
- BOLD** = Concentration exceeds Interim Guidance for Direct Contact Pathway (Industrial)
- RPF = Relative Potency Factor (WDNR PUB RR-519-97)
- BaP_{equiv} = Benzo[a]pyrene-equivalent concentration
- BOLD** = Concentration exceeds Interim Guidance BaP_{equiv} Soil Cleanup Level (Industrial)

Table 1
Soil Quality Results - BaP_{equiv}
Former Valley Packing and Seal Company
21700 Doral Road, Brookfield, Wisconsin
Project #9365

Parameter		GP-3A	GP-3B	GP-3C		GP-3A	GP-3B	GP-3C	BaP _{equiv} Site-Specific RCL
Depth (feet)		2-4	2-4	2-4		2-4	2-4	2-4	
Date	units	7/6/2005	7/6/2005	7/6/2005		BaP _{equiv}	BaP _{equiv}	BaP _{equiv}	(Industrial)
PID	ppm	0.0	0.0	0.0	RPF				
DRO	mg/kg	32	<10	33					
Polynuclear Aromatic Compounds									
Acenaphthene	µg/kg	<410	<41	597	0.00100	0	0	0.597	---
Acenaphthylene	µg/kg	<420	54	<420	0.00100	0	0.054	0	---
Anthracene	µg/kg	<340	125	1,360	0.01000	0	1.25	13.6	---
Benzo(a)anthracene	µg/kg	842	608	3,370	0.10000	84.2	60.8	337	---
Benzo(a)pyrene	µg/kg	1160	633	3,290	1.00000	1160	633	3290	---
Benzo(b)fluoranthene	µg/kg	1780	931	5,230	0.10000	178	93.1	523	---
Benzo(ghi)perylene	µg/kg	<820	208	1,580	0.01000	0	2.08	15.8	---
Benzo(k)fluoranthene	µg/kg	<790	426	2,240	0.01000	0	4.26	22.4	---
Chrysene	µg/kg	1190	556	3,300	0.00100	1.19	0.556	3.3	---
Dibenz(a,h)anthracene	µg/kg	<760	<76	<760	1.00000	0	0	0	---
Fluoranthene	µg/kg	2980	973	8,340	0.00100	2.98	0.973	8.34	---
Fluorene	µg/kg	<410	<41	760	0.00100	0	0	0.76	---
Indeno(1,2,3-cd) pyrene	µg/kg	<690	180	1,210	0.10000	0	18	121	---
1-Methylnaphthalene	µg/kg	<370	<37	<370	0.00100	0	0	0	---
2-Methylnaphthalene	µg/kg	<720	<72	<720	0.00100	0	0	0	---
Naphthalene	µg/kg	<400	<40	<400	0.00100	0	0	0	---
Phenanthrene	µg/kg	1750	324	7,020	0.00100	1.75	0.324	7.02	---
Pyrene	µg/kg	2620	1030	9,650	0.00100	2.62	1.03	9.65	---
BaP _{equiv}	µg/kg					1,431	815	4,352	3,920

Notes:

- J = Analyte detected between Limit of Detection and Limit of Quantification
- BOLD** = Concentration exceeds Interim Guidance for Groundwater Pathway
- BOLD** = Concentration exceeds Interim Guidance for Direct Contact Pathway (Industrial)
- RPF = Relative Potency Factor (WDNR PUB RR-519-97)
- BaP_{equiv} = Benzo[a]pyrene-equivalent concentration
- BOLD** = Concentration exceeds Interim Guidance BaP_{equiv} Soil Cleanup Level (Industrial)

Table 1
Soil Quality Results - BaP_{equiv}
Former Valley Packing and Seal Company
21700 Doral Road, Brookfield, Wisconsin
Project #9365

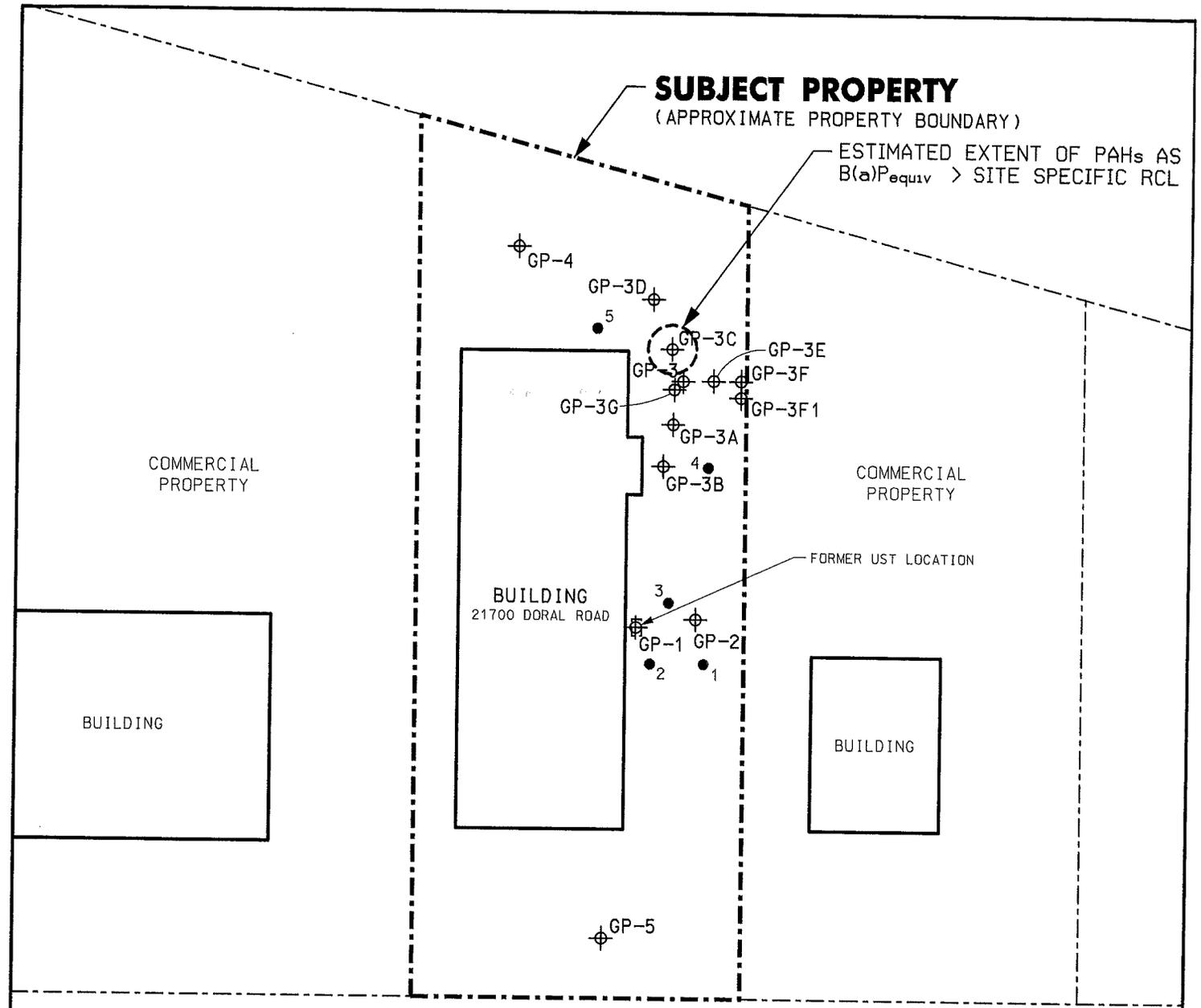
Parameter		GP-3D	GP-3E	GP-3F		GP-3D	GP-3E	GP-3F	BaP _{equiv} Site-Specific RCL (Industrial)
Depth (feet)		2-4	2-4	2-4		2-4	2-4	2-4	
Date	units	7/6/2005	7/6/2005	7/6/2005		BaP _{equiv}	BaP _{equiv}	BaP _{equiv}	
PID	ppm	0.0	0.0	0.0	RPF				
DRO	mg/kg	25	<10	54					
Polynuclear Aromatic Compounds									
Acenaphthene	µg/kg	<41	<41	235	0.00100	0	0	0.235	---
Acenaphthylene	µg/kg	121	<42	723	0.00100	0.121	0	0.723	---
Anthracene	µg/kg	69	<34	716	0.01000	0.69	0	7.16	---
Benzo(a)anthracene	µg/kg	183	<54	2,240	0.10000	18.3	0	224	---
Benzo(a)pyrene	µg/kg	262	<59	2,660	1.00000	262	0	2660	---
Benzo(b)fluoranthene	µg/kg	331	<42	4,030	0.10000	178	0	403	---
Benzo(ghi)perylene	µg/kg	195	<82	1,370	0.01000	1.95	0	13.7	---
Benzo(k)fluoranthene	µg/kg	162	<79	1,620	0.01000	1.62	0	16.2	---
Chrysene	µg/kg	188	<38	2,310	0.00100	0.188	0	2.31	---
Dibenz(a,h)anthracene	µg/kg	<76	<76	295	1.00000	0	0	295	---
Fluoranthene	µg/kg	312	45	4,110	0.00100	2.98	0.045	4.11	---
Fluorene	µg/kg	<41	<41	284	0.00100	0	0	0.284	---
Indeno(1,2,3-cd) pyrene	µg/kg	121	<69	1,000	0.10000	12.1	0	100	---
1-Methylnaphthalene	µg/kg	<37	<37	52	0.00100	0	0	0.052	---
2-Methylnaphthalene	µg/kg	<72	<72	<72	0.00100	0	0	0	---
Naphthalene	µg/kg	<40	<40	81	0.00100	0	0	0.081	---
Phenanthrene	µg/kg	119	40	1,490	0.00100	1.75	0.04	1.49	---
Pyrene	µg/kg	473	<58	3,740	0.00100	2.62	0	3.74	---
BaP _{equiv}	µg/kg					482	0.085	3,732	3,920

Notes:

- J = Analyte detected between Limit of Detection and Limit of Quantification
- BOLD** = Concentration exceeds Interim Guidance for Groundwater Pathway
- BOLD** = Concentration exceeds Interim Guidance for Direct Contact Pathway (Industrial)
- RPF = Relative Potency Factor (WDNR PUB RR-519-97)
- BaP_{equiv} = Benzo[a]pyrene-equivalent concentration
- BOLD** = Concentration exceeds Interim Guidance BaP_{equiv} Soil Cleanup Level (Industrial)

SUBJECT PROPERTY
(APPROXIMATE PROPERTY BOUNDARY)

ESTIMATED EXTENT OF PAHs AS
B(a)Pequiv > SITE SPECIFIC RCL



DORAL ROAD

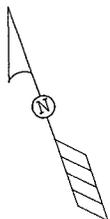
LEGEND

- = FORMER SOIL BORING BY GILES ENGINEERING (1990)
- ⊕ = GEOPROBE LOCATION BY SIGMA

COMMERCIAL PROPERTY COMMERCIAL PROPERTY COMMERCIAL PROPERTY

NOTES:
 1. DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - SITE HAS NOT BEEN SURVEYED.
 2. SUGGESTED GENERIC PAH RCL (DIRECT CONTACT) = WDNR PUB RR-519-97 TABLE 1 VALUES.

BUILDING

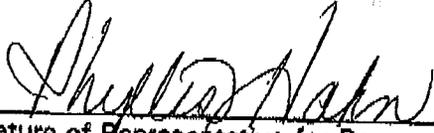


21700 DORAL ROAD BROOKFIELD, WISCONSIN			 ENVIRONMENTAL SERVICES INC.
DATE: 12-14-05	DR. BY: BEB	DR. # 9365-002	
SOIL QUALITY MAP			FIGURE 3

***GIS Registry Packet
Former Valley Packing & Seal Company Property***

STATEMENT BY RESPONSIBLE PARTY

The Phyllis Hahn Loving Trust, the responsible party for the property located at 21700 Doral Road, Brookfield, Wisconsin, states that the legal description provided to the Wisconsin Department of Natural Resources (and attached to this statement) for the property is complete and accurate to the best of our knowledge.



Signature of Representative for Responsible Party

8-9-05

Date