

# GIS REGISTRY Cover Sheet

March, 2010  
(RR 5367)

## Source Property Information

BRRTS #: 03-68-181717

CLOSURE DATE: 5/26/2010

ACTIVITY NAME: Mraz Automotive

FID #: 268193200

PROPERTY ADDRESS: 12730 West Capitol Drive

DATCP #:

MUNICIPALITY: Brookfield

COMM #: 53005246730

PARCEL ID #: PMV 0902.236 (Lot 8) & PMV 0902.237 (Lot 9)

### \*WTM COORDINATES:

X: 677062 Y: 292568

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

### WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

### Contaminated Media:

Groundwater Contamination > ES (236)

Soil Contamination > \*RCL or \*\*SSRCL (232)

Contamination in ROW

Contamination in ROW

Off-Source Contamination

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property" form)*

*(note: for list of off-source properties  
see "Impacted Off-Source Property" form)*

### Land Use Controls:

N/A (Not Applicable)

Cover or Barrier (222)

Soil: maintain industrial zoning (220)

*(note: maintenance plan for  
groundwater or direct contact)*

*(note: soil contamination concentrations  
between non-industrial and industrial levels)*

Vapor Mitigation (226)

Structural Impediment (224)

Maintain Liability Exemption (230)

Site Specific Condition (228)

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

### Monitoring Wells:

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

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

**NOTICE: Completion of this form is mandatory** for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRS #: 03-68-181717

PARCEL ID #: BRC 1012.117

ACTIVITY NAME: Mraz Automotive Imports

WTM COORDINATES: X: 677062 Y: 292568

**CLOSURE DOCUMENTS** (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

**SOURCE LEGAL DOCUMENTS**

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.  
*Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).  
**Figure #: 04007      Title: Plat of Survey, rev. 2-3-04**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

**MAPS** (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
*Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*  
**Figure #: 1      Title: SITE LOCATION MAP, photorevised 1971**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 2      Title: Site Map, rev.12-20-01**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 18      Title: Soil Results and the Estimated Extent of the Contamination to Soil**

BRRTS #: 03-68-181717

ACTIVITY NAME: Mraz Automotive Imports

**MAPS (continued)**

**Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: 8b Title: **GEOLOGIC CROSS-SECTION A-A', rev. 12-21-01**

Figure #: 8c Title: **GEOLOGIC CROSS-SECTION B-B', rev. 12-21-01**

**Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

*Note: This is intended to show the total area of contaminated groundwater.*

Figure #: 10 Title: **ESTIMATED EXTENT OF BENZENE IN GROUNDWATER, rev. 10-29-03**

**Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: 14 Title: **DIRECTION OF GROUNDWATER FLOW JULY 2008, rev. 5-16-08**

Figure #: 15 Title: **DIRECTION OF GROUNDWATER FLOW OCTOBER 2008, rev. 1-07-00**

**TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))**

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

**Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.

*Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.*

Table #: 5 Title: **POST EXCAVATION CONFIRMATION RESULTS, rev. 10-01-09**

**Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: 3 Title: **GROUNDWATER RESULTS, rev.9-30-09**

**Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: 1 Title: **Activity Log with Water Level Data, rev. 10-13-08**

**IMPROPERLY ABANDONED MONITORING WELLS**

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

*Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.*

**Not Applicable**

**Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

*Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.*

Figure #: Title:

**Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

**Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

**Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-68-181717

ACTIVITY NAME: Mraz Automotive Imports

**NOTIFICATIONS**

**Source Property**

**Not Applicable**

**Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

**Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

**Off-Source Property**

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

**Not Applicable**

**Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

**Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

**Number of "Off-Source" Letters:**

**Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.

**Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

**Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

**Number of "Governmental Unit/Right-Of-Way Owner" Letters: 2**



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Gloria L. McCutchen, Regional Director

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

May 26, 2010

Mr. Joe Reina  
Mraz Import Automotive  
12730 Capitol Drive  
Brookfield, WI 53005

Subject: Final Closure for Mraz Import Automotive  
12730 West Capitol Drive, Brookfield, WI 53005  
FID# 268193200 BRRTS# 03-68-181717

Dear Mr. Reina:

The Wisconsin Department of Natural Resources (the Department) has reviewed the above referenced case 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 December 22, 2009, you were notified that the Department had granted conditional closure to this case.

The Department has since received information or documentation indicating that you have complied with the requirements for final closure. All groundwater monitoring wells have been abandoned in compliance with ch. NR 141, Wis. Adm. Code. An updated site map showing both the extent of contaminated soil (above direct contact levels) and the location of the cap has also been submitted to the Department.

Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time, however, you and future property owners must comply with the continuing obligations as explained in this letter.

### GIS Registry

This site will be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier.
- Groundwater contamination is present above Chapter NR 140 enforcement standards.

This letter and 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 the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If the 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://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

### Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you the current property owner and any subsequent property owners must adhere. You must pass on the information about these continuing obligations to the next property owner or owners. 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. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter (including compliance with referenced maintenance plans) are met.

### Cover or Barrier

Pursuant to s. 292.12(2) (a), Wis. Stats., the pavement that currently exists in the location shown on the attached map (Figure 18) 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 shown in Figure 18 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 is 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 attached maintenance plan and inspection log are to be kept up-to-date and on-site. Please submit the inspection log to the Department upon request.

### Prohibited Activities

The following activities are prohibited on any portion of the property where the pavement is required as shown on the attached map (Figure 18), 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; 6) construction or placement of a building or other structure.

#### Residual Groundwater Contamination

Groundwater impacted by petroleum and chlorinated compound contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present both on this contaminated property and off this property in the Right-of-Way. Right-of-Way property owners have been notified of the presence of groundwater contamination. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

#### Post-Closure Notification Requirements

In accordance with ss, 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil

Please send written notifications in accordance with the above requirements to (with the site FID# and BRRTS# noted) to: Victoria Stovall, Wisconsin Department of Natural Resources, 2300 N. Dr. ML King Dr., Milwaukee, WI 53212.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Jim Delwiche at (262) 574-2145 in the Waukesha Service Center.

Sincerely,

*Frances M. Koonce*

Frances Koonce  
Team Supervisor  
Southeast Region, Remediation & Redevelopment Program

Attachments: Maintenance Plan  
Figure 18 – Impacted Soil and Cap

cc: Mike Bozikowski – Moraine Environmental Inc.  
Jim Delwiche – WDNR Waukesha  
SER Case File

Performance Standard  
Operation and Maintenance Plan  
With Annual Inspection  
to  
Maintain the Building and Pavement  
at  
**REINA INTERNATIONAL AUTO**  
12730 W. Capitol Drive  
Brookfield, WI 53005  
WDNR BRRTS #03-68-181717-Gasoline Release

This operation and maintenance plan is proposed as a performance standard required as a condition of site closure by the Wisconsin Department of Natural Resources (WDNR). Consistent with Wisconsin Administrative Code NR 724.13, this performance standard is implemented in addition to GIS Registration for soil and groundwater and in lieu of further removing or treating contaminated soil identified to exceed the Residual Contaminant Levels.

The Engineered Controls proposed under this performance standard consists of the subject building and the existing pavement (including the Right of Way existing south of the building that lies within the boundaries of the subject property and within the area of soil contamination depicted in Figure 18, attached.

Whereas the following maintenance conditions apply to these Engineered Controls:

1. The building and the asphalt and/or concrete pavement shall remain in place, and shall be maintained on the subject property until such time that subsurface testing demonstrates the contaminants of concern are below applicable standards. Upon the WDNR's review of that data, these restrictions can be lifted or amended.
2. The following activities are prohibited within the Engineered Controls:
  - a) Excavating or grading the land surface.
  - b) Replacing the engineered controls with permeable materials.
  - c) Plowing for agricultural purposes.

d) Construction or repair activities that involve penetrating the Engineered Controls and exposing contaminated soil.

3. The Engineered Controls shall be maintained unless replaced with barriers impeding storm infiltration at an equivalent rate.
4. The property owner shall inspect the Engineered Controls annually and implement corrective action as necessary to ensure barrier integrity. Records of the inspection shall be maintained at the facility using the attached form. Barrier deficiency such as cracking, settling, buckling and excessive wear, etc shall be appropriately filled, sealed, repaired, replaced or otherwise remedied to maintain barrier integrity.



OPERATION AND MAINTENANCE PLAN  
CONTAMINATED SOIL BARRIER  
ANNUAL INSPECTION FORM

REINA INTERNATIONAL AUTO  
12730 W. Capitol Drive  
Brookfield, WI 53005  
WDNR BRRTS #03-68-181717-Gasoline Release

**INSPECTION**

Date Inspected \_\_\_\_\_

Name of Engineered Control Inspected ie Building, Pavement, ect.  
\_\_\_\_\_

Inspector Signature \_\_\_\_\_

Print Name \_\_\_\_\_

List Repair Items Identified from Inspection


**REPAIRS**

Describe Maintenance and Repair Activity


Date Repaired \_\_\_\_\_

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Copy form as necessary to continue use



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, 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

December 22, 2009

Mr. Joe Reina  
Mraz Import Automotive  
12730 Capitol Drive  
Brookfield, WI 53005

Subject: Conditional Closure for Mraz Import Automotive  
12730 West Capitol Drive, Brookfield, WI 53005  
FID# 268193200 BRRTS# 03-68-181717

Dear Mr. Reina:

Your site has been reviewed for closure by the Department of Natural Resources (the Department). The Department reviews environmental remediation cases for compliance with state statutes and rules to maintain consistency in the closure of these cases. After a review of your closure request, the Department has determined to conditionally close your site base on the completion of the following items to achieve final closure:

- Due to the levels of soil contamination above the direct contact values located in the three to five foot depth, case closure will require the maintenance of a cap over the impacted areas. Therefore the Department will require an updated site map showing the location of all near surface (0 – 5 feet) soil above the direct contact values and the specific location of the Land Use Control (LUC) cap.
- As a condition of closure with a LUC, the submitted plan that outlines the maintenance of the cap should also include a routine inspection schedule that should be part of the maintenance plan. Therefore, please submit an updated maintenance plan (with the updated site map mentioned in the first bullet above) to be included as an attachment to the final closure letter. The language requiring a barrier or cap (along with the maintenance plan) will be incorporated in the final closure letter.
- Please update the soil contamination distribution maps (figures 5a and 5b) to generate one map that shows the location of all compounds that have been detected. In addition to the direct contact map required above, the Department will require one site map that shows all the compounds detected.
- Your site will be listed on the GIS registry of closed remediation sites for soil and groundwater. Site information along with residual soil and groundwater data in the form of a "GIS packet" has been submitted by your consultant to have this site included on the

registry. The updated maps mentioned in the first and third bullets will have to be added to the GIS packet before closure can be issued.

- The highest levels of benzene recorded in the groundwater are from well MW-6, which is at the southern end of the property. Wells MW-4 and MW-8 located directly across the street contain little if any benzene. Please provide a narrative for the difference of benzene levels that include the soil conditions (at the southern boundary) as well as the correlation of the utility depth and depth to groundwater under Capitol Drive.
- Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.
- The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to the Department on Form 3300-5B found at [www.dnr.state.wi.us/org/water/dgw/gw/](http://www.dnr.state.wi.us/org/water/dgw/gw/) or provided by the Department.

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. If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

Please send the additional information, updated maps and maintenance plan (with the site FID# and BRRTS# noted) to: Victoria Stovall, Wisconsin Department of Natural Resources, 2300 N. Dr. ML King Dr., Milwaukee, WI 53212.

The Department appreciates the efforts 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) 574-2145.

Sincerely,



James C. Delwiche P.G.  
Hydrogeologist  
Bureau for Remediation & Redevelopment

cc: Mike Bozikowski – Moraine Environmental Inc.  
SER Case File



UC2624521-002

STATE BAR OF WISCONSIN FORM 1 - 1999

WARRANTY DEED

2624521

REGISTER'S OFFICE  
WAUKESHA COUNTY, WI  
RECORDED ON

02-14-2001 9:39 AM

MICHAEL J. HASSLINGER  
REGISTER OF DEEDS

REC. FEE: 6.00  
REC. FEE-CD: 4.00  
REC. FEE-ST: 2.00  
TRAN. FEE: 167.88  
TRAN. FEE-STAT: 671.52  
PAGES: 2

This Deed, made between Michael H. Mraz

Grantor,

and Reina International Auto, a Wisconsin general partnership

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Waukesha County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):  
Lot 1, in Block 17 in Acre Home Fields Assessment Plat No. 6, a part of the East 1/2 of Section 1, Town 7 North, Range 20 East, in the City of Brookfield, County of Waukesha, State of Wisconsin.

EXCEPTING THEREFROM the South 27 feet thereof conveyed to the City of Brookfield by Warranty Deed recorded as Document No. 537830.

By this deed Michael H. Mraz conveys his entire interest in the real estate described above.

Recording Area

Name and Return Address

Henry G Piano  
611 North Broadway Street  
Suite 304  
Milwaukee, Wisconsin 53202

*del*  
*12/2*

BRC 1012.117

Parcel Identification Number (PIN)

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

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except See Addendum A attached hereto and incorporated by reference.

**TRANSFER**  
**83940**  
**FEE**

Dated this 12 day of January, 2001.

*Michael H. Mraz*  
\*Michael H. Mraz

\*

AUTHENTICATION

Signature(s) Michael H. Mraz

authenticated this 12 day of January, 2001

*Edward C. Harris*

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Attorney Henry G. Piano

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

ACKNOWLEDGMENT

STATE OF WISCONSIN )  
 ) ss.  
\_\_\_\_\_ County. )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ the above named

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

Notary Public, State of Wisconsin  
My Commission is permanent. (If not, state expiration date: \_\_\_\_\_.)

WARRANTY DEED

STATE BAR OF WISCONSIN

FORM No. 1-1999

\*Names of persons signing in any capacity must be typed or printed below their signature.

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township Michigan 48038, (800) 383-9805

FEB 14 01 00 00 58

ADDENDUM A

- a. Municipal and zoning ordinances and agreements entered under them;
- b. Recorded easements for the distribution of utility and public services;
- c. Recorded building and use restrictions;
- d. Defects, liens, encumbrances, adverse claims, or other matters created by or by reason of James H. Forester or suffered to be created by James H. Forester;
- e. Special taxes or assessments payable with taxes levied during 2001 or subsequent years;
- f. Any lien or right to a lien for services, labor, or material furnished for the improvement of the Subject Property not contracted for or caused by an act of the Grantor;
- g. Any lien or right to a lien for services, labor, or material furnished for the improvement of the Subject Property in favor of Moraine Environmental;
- h. Rights or claims of parties in possession of the Subject Property;
- i. Rights and claims arising as a result of an encroachment of parking lot pavement along the westerly boundary of the Subject Property;
- j. General taxes levied during 2001;
- k. Utility easement granted to The Milwaukee Electric Railway and Light Company recorded as Documents No. 139524.

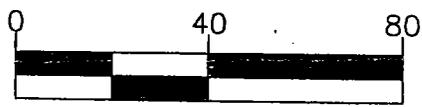
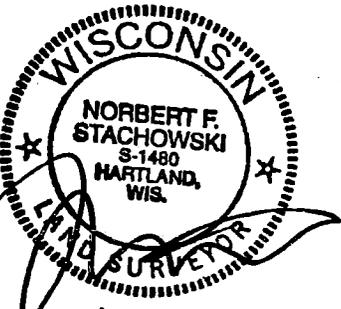
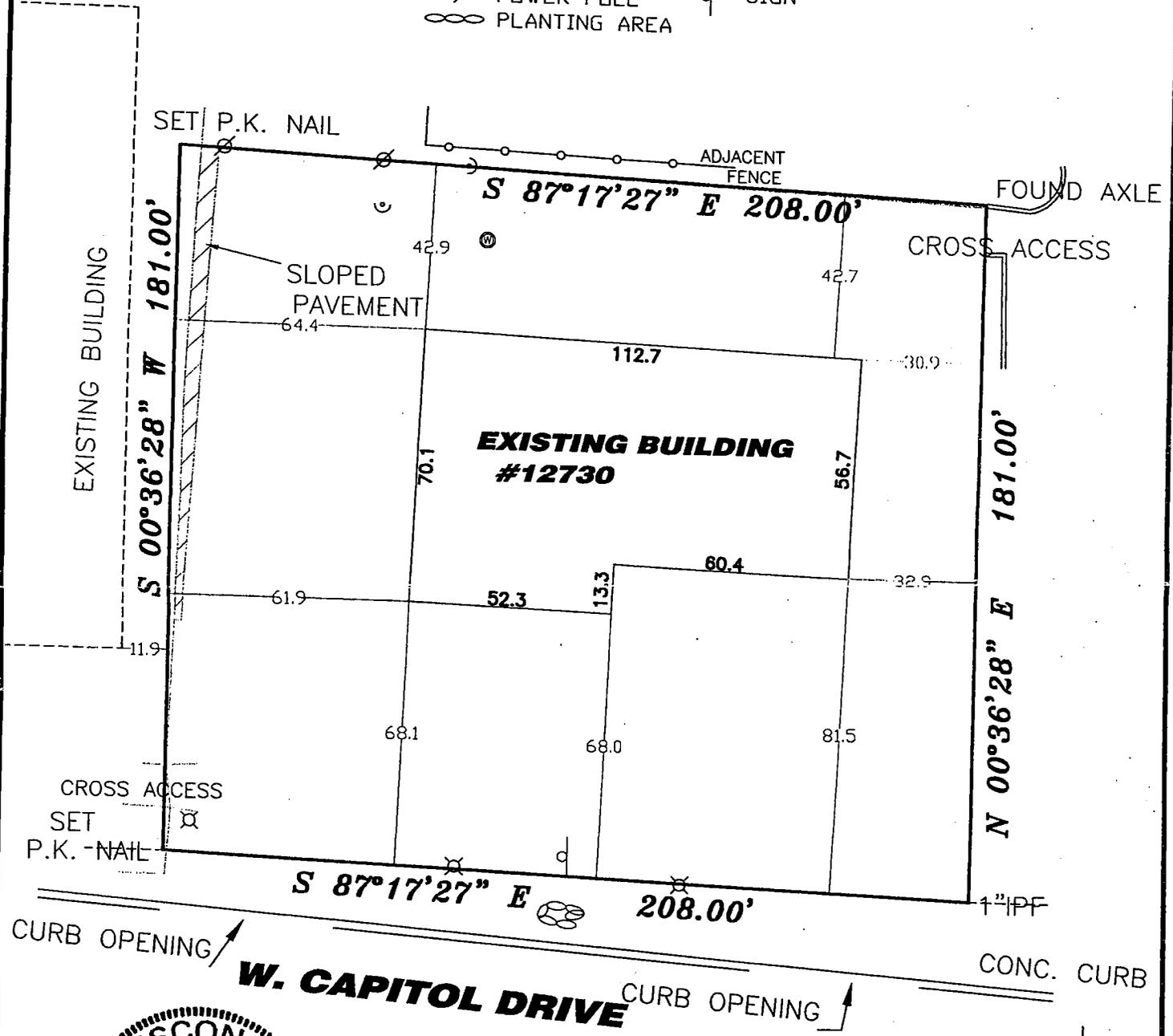
# PLAT OF SURVEY

LOT 1, BLOCK 17, ACRE HOME FIELDS ASSESSMENT PLAT #6, BEING A SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWN 7 NORTH, RANGE 20 EAST, CITY OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN. EXCEPTING THE SOUTH 27 FEET

## LEGEND

These standard symbols will be found in the drawing.

- ⊙ GUY WIRE
- ⊗ POWER POLE
- ⊘ PLANTING AREA
- ⊗ LIGHT POLE
- ⊙ SIGN



SCALE: 1" = 40'



### SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)  
COUNTY OF WAUKESHA)

I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP HEREON IS A TRUE REPRESENTATION THERE OF, AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNER OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HEREOF.

**PREPARED BY:**  
**LAND TECH ENGINEERING, INC.**  
557 COTTONWOOD AVENUE, HARTLAND, WI 53029  
(262) 367-7599

**PREPARED FOR:**  
**JOE REINA**  
**REINA INT'L AUTO IMPORTS**  
12730 W. CAPITOL DRIVE  
(262) 781-3336  
(414) 380-9678.

02/03/04  
04007

Reina International Auto, Inc.  
Luxury, Sports Car & Scooter Center

12730 West Capitol Drive, Brookfield, Wisconsin 53005 • (262) 781-3336 • Fax (262) 781-3826 • www.reinaintlauto.com

September 21, 2009

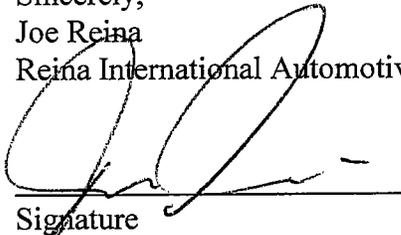
Wisconsin Department of Natural Resources  
Southeast Region Headquarters  
2300 N. Dr. Martin Luther King Jr. Drive  
Milwaukee, WI 53212

**RE: CERTIFICATION OF LEGAL DESCRIPTION**  
**Mraz Import Automotive, Inc. (former)**  
**12730 West Capitol Drive**  
**Brookfield, WI 53005**  
**BRRTS# 03-68-181717**

To Whom It May Concern:

I certify that, to the best of my knowledge, the attached deed accurately and completely describe the property impacted with residual contamination oil correctly.

Sincerely,  
Joe Reina  
Reina International Automotive, Inc.

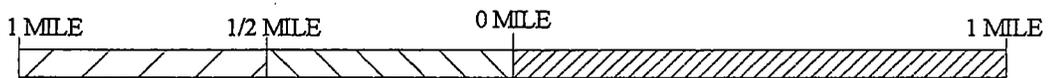
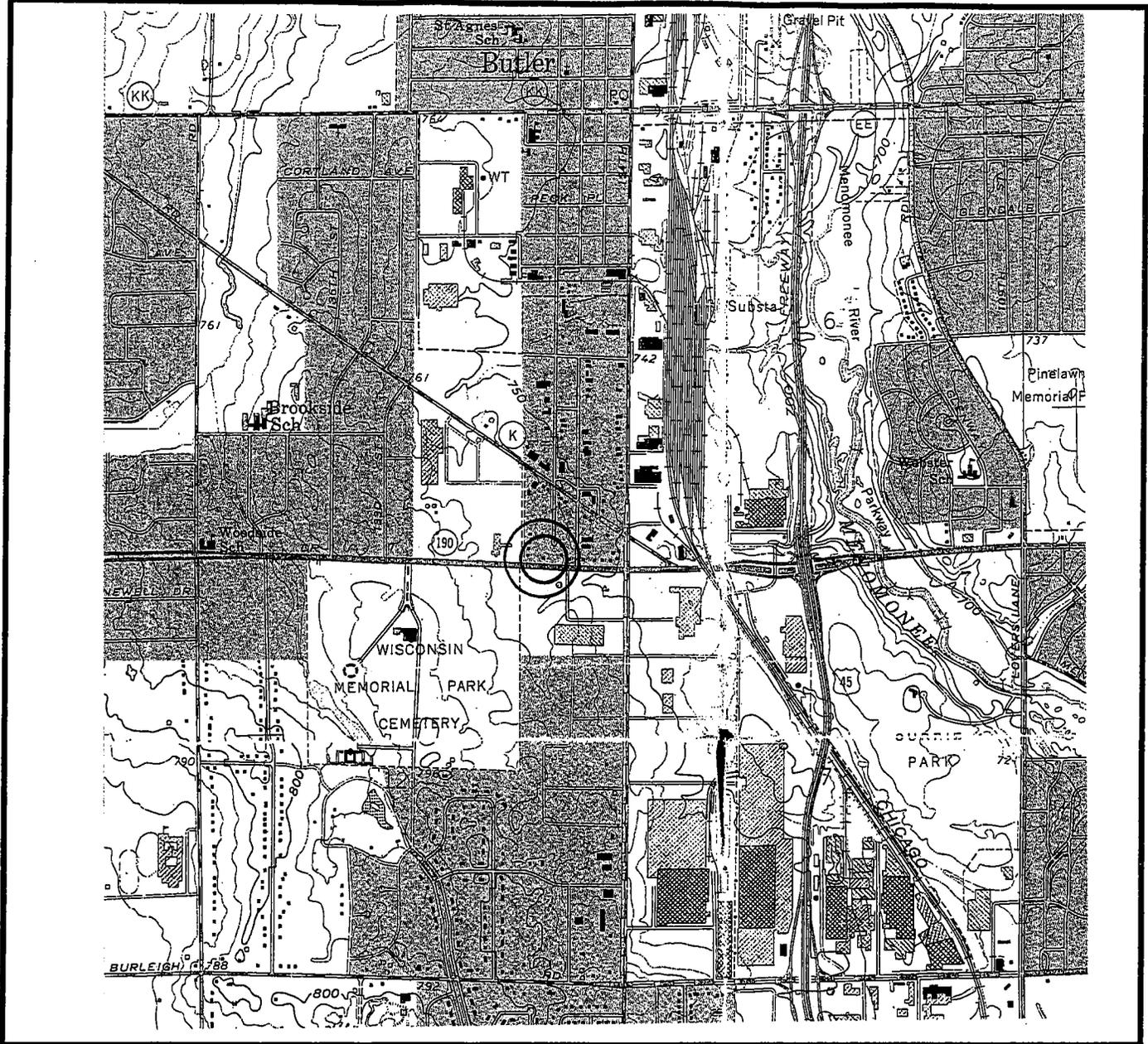


Signature

President 09-21-09  
Title Date

Deed with legal description(s) attached





ADAPTED FROM THE USGS 7.5 WAUWATOSA QUADRANGLE 1958, PHOTOREVISED 1971

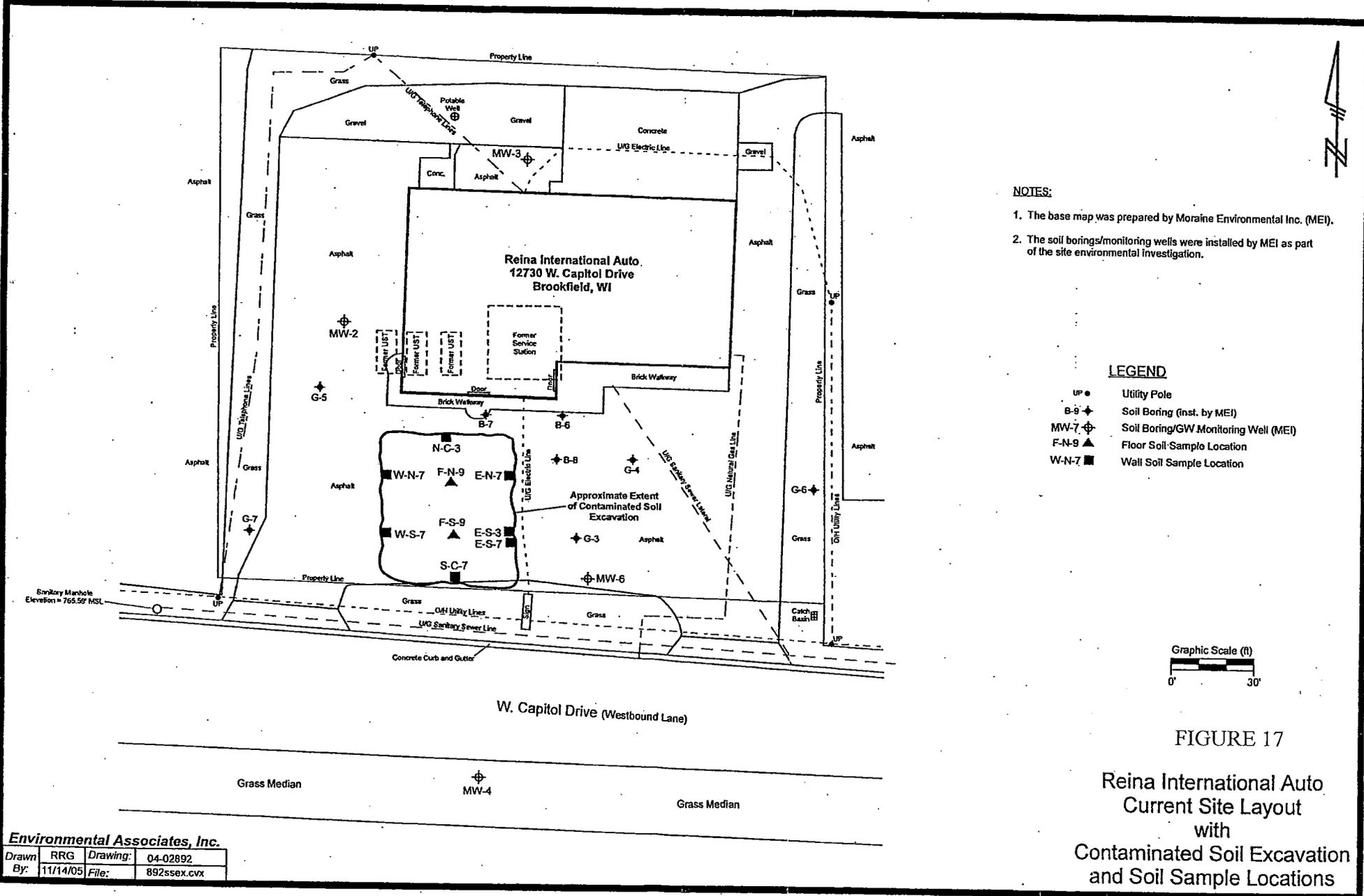
 SITE LOCATION

Site Located in the:  
 Southeast 1/4 of the Southeast 1/4 of  
 Section 1, Township 7 North, Range 20 East in  
 Waukesha County, Wisconsin.



DRAWING TITLE		<b>Site Location Map</b>	
PROJECT NAME		Reina International Auto Sales 12730 W. Capitol Drive Brookfield, Wisconsin 553005	
DRAWING COMPANY		Moraine Environmental, Inc.	
PROJECT NUMBER	1498	FIGURE 1	

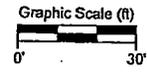




- NOTES:**
1. The base map was prepared by Moraine Environmental Inc. (MEI).
  2. The soil borings/monitoring wells were installed by MEI as part of the site environmental investigation.

**LEGEND**

- UP ● Utility Pole
- B-9 ◆ Soil Boring (inst. by MEI)
- MW-7 ◆ Soil Boring/GW Monitoring Well (MEI)
- F-N-9 ▲ Floor Soil-Sample Location
- W-N-7 ■ Wall Soil Sample Location



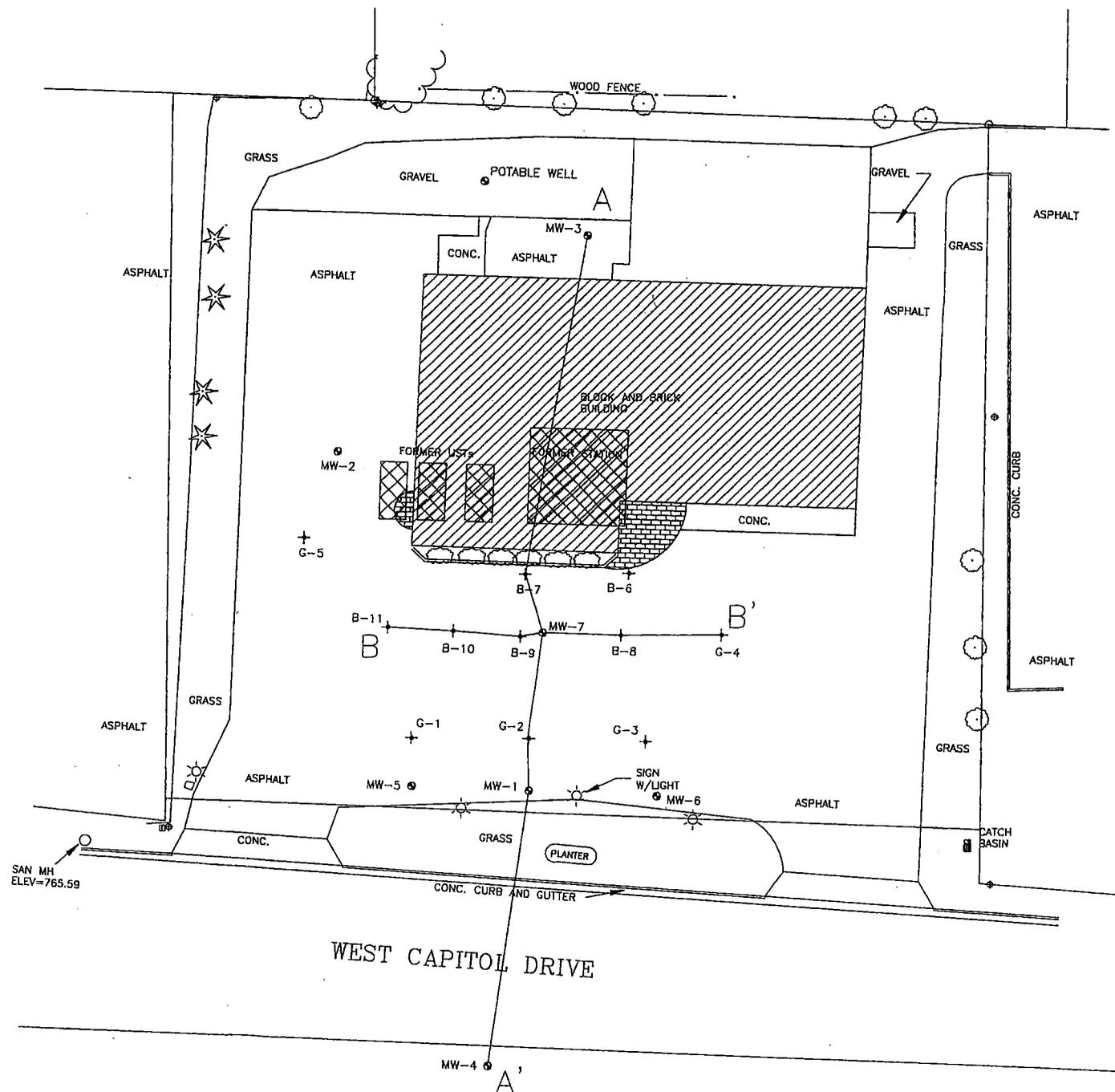
**FIGURE 17**  
**Reina International Auto**  
**Current Site Layout**  
**with**  
**Contaminated Soil Excavation**  
**and Soil Sample Locations**

**Environmental Associates, Inc.**

Drawn	RRG	Drawing:	04-02892
By:	11/14/05	File:	892ssex.cvx



REINA MOTORS  
 12730 W. CAPITOL DR.  
 BROOKFIELD, WISCONSIN

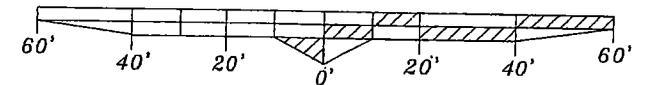


Legend

- TREE CONIFER
- TREE DECIDUOUS
- LIGHT POLE
- TELEPHONE PEDESTAL
- POWER POLE
- MONITORING WELL / POTABLE WELL
- BORING [Borings Labeled B by AEA on 5/22/98]  
[Borings Labeled G by MEI on 3/22/99]



1 inch=40 feet



Cross-Section Reference Map

Moraine Environmental, Inc.

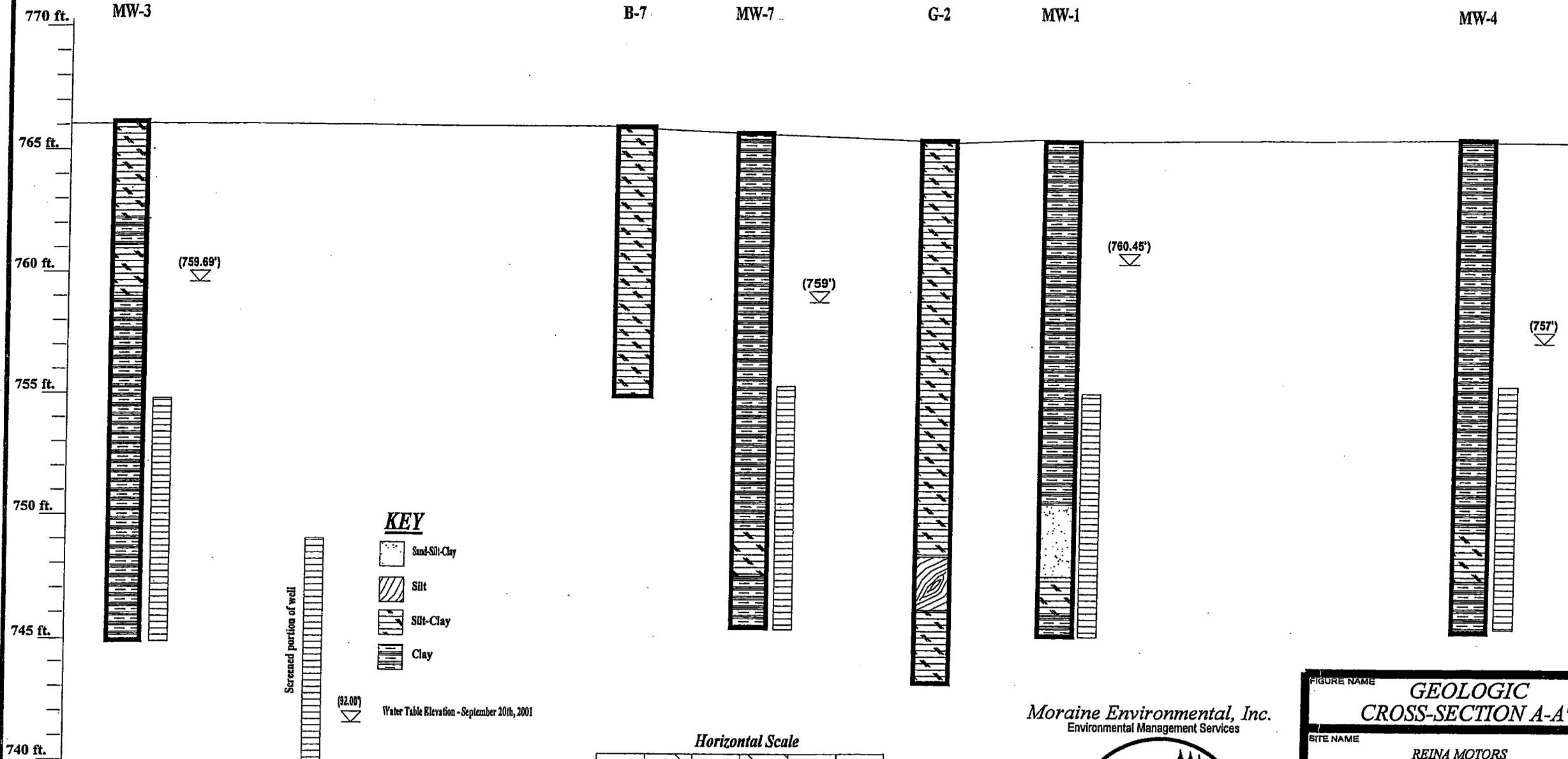
Figure 8a

MEI #1498i

Dec. 20, 2001

**A**  
North

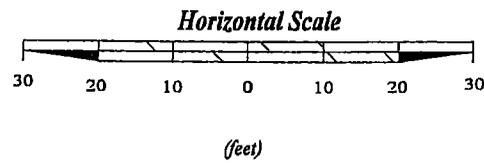
**A'**  
South



**KEY**

-  Sand-Silt-Clay
-  Silt
-  Silt-Clay
-  Clay

(92.00')  
Water Table Elevation - September 20th, 2001



*Moraine Environmental, Inc.*  
Environmental Management Services

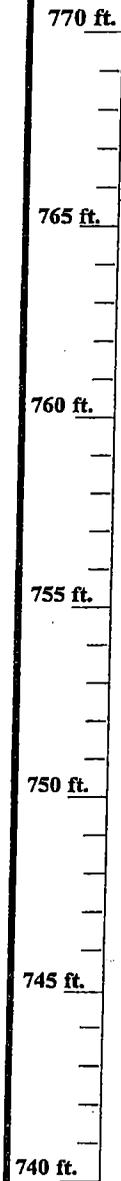


1234 12th Avenue Grafton, WI 53014-1924  
(262)377-9060/Fax (262)377-9770

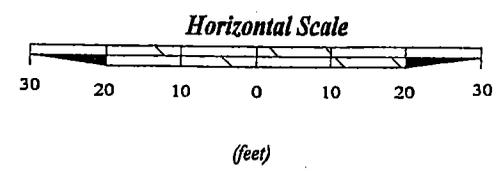
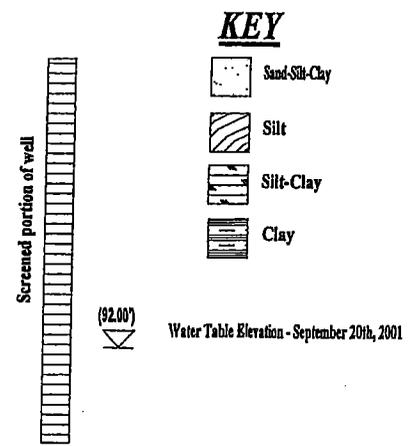
FIGURE NAME		<b>GEOLOGIC CROSS-SECTION A-A'</b>	
SITE NAME		REINA MOTORS 12730 W. CAPITOL DR. BROOKFIELD, WISCONSIN	
PROJECT NUMBER	DRAWING COMPANY		
1498	Moraine Environmental, Inc.		
SCALE	DATE		
	Dec. 21, 2001	FIGURE 8b	

**B**  
West

**B'**  
East



B-11      B-10      B-9      MW-7      B-8      G-4

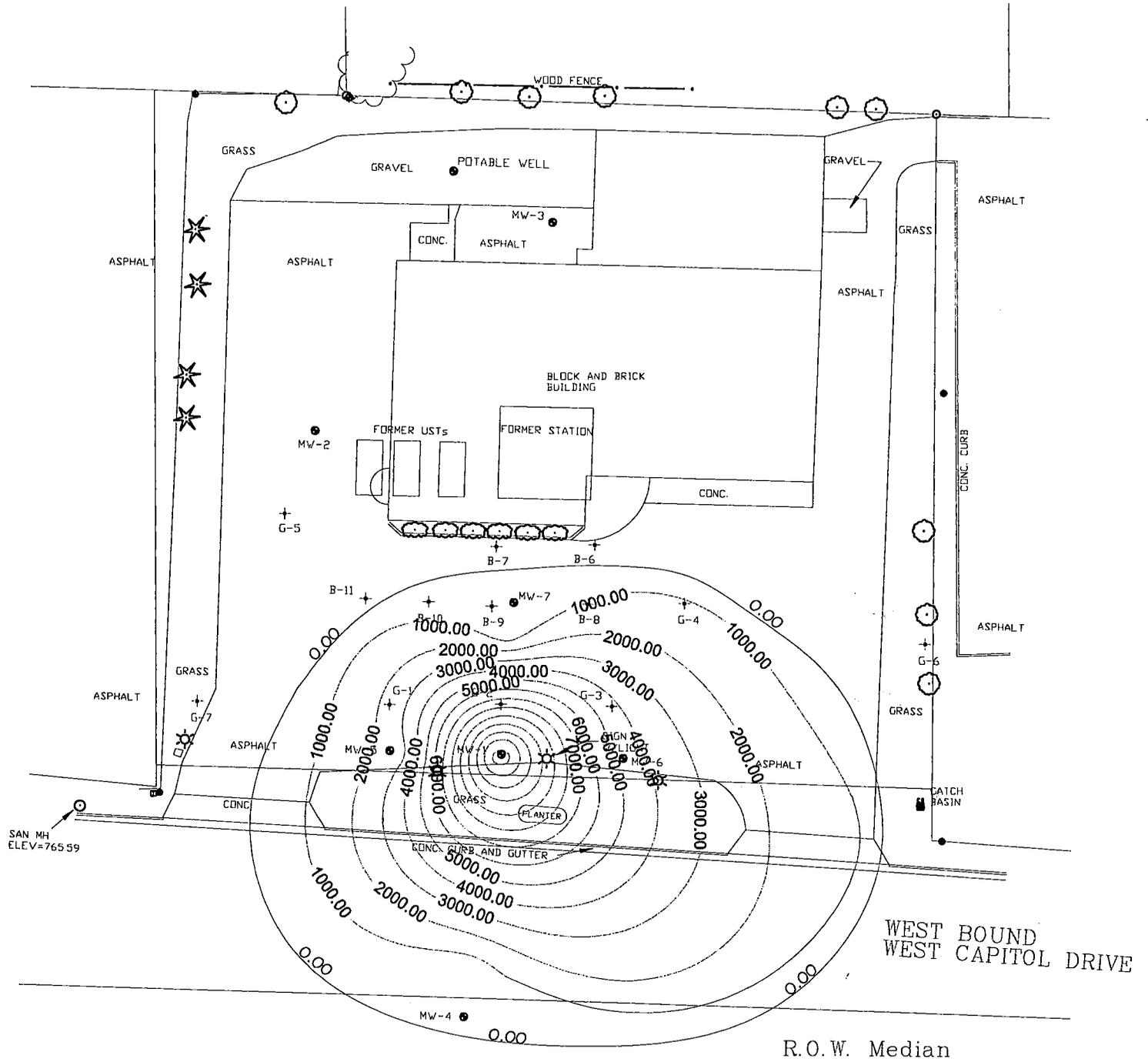
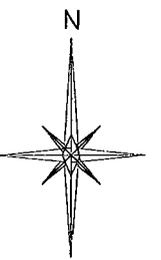


(759')

*Moraine Environmental, Inc.*  
Environmental Management Services

1234 12th Avenue Grafton, WI 53014-1924  
(262)377-9080/Fax (262)377-9770

FIGURE NAME		<b>GEOLOGIC CROSS-SECTION B-B'</b>	
SITE NAME		REINA MOTORS 12730 W. CAPITOL DR. BROOKFIELD, WISCONSIN	
PROJECT NUMBER	DRAWING COMPANY	DATE	
1498	Moraine Environmental, Inc.	Dec. 21, 2001	
SCALE	FIGURE 8c		



- Legend**
-  TREE CONIFER
  -  TREE DECIDUOUS
  -  LIGHT POLE
  -  TELEPHONE PEDESTAL
  -  POWER POLE
  -  MONITORING WELL / POTABLE WELL
  -  BORING (Borings Labeled B by AEA on 5/22/98)  
(Borings Labeled G by MEI on 3/22/99)



Drawn By AAM  
 Date: 12-29-03  
 Project No: 11402  
 \*Note: Not a legal survey,  
 adapted from field notes

**Figure 10**  
 Estimated Extent of Benzene in Groundwater

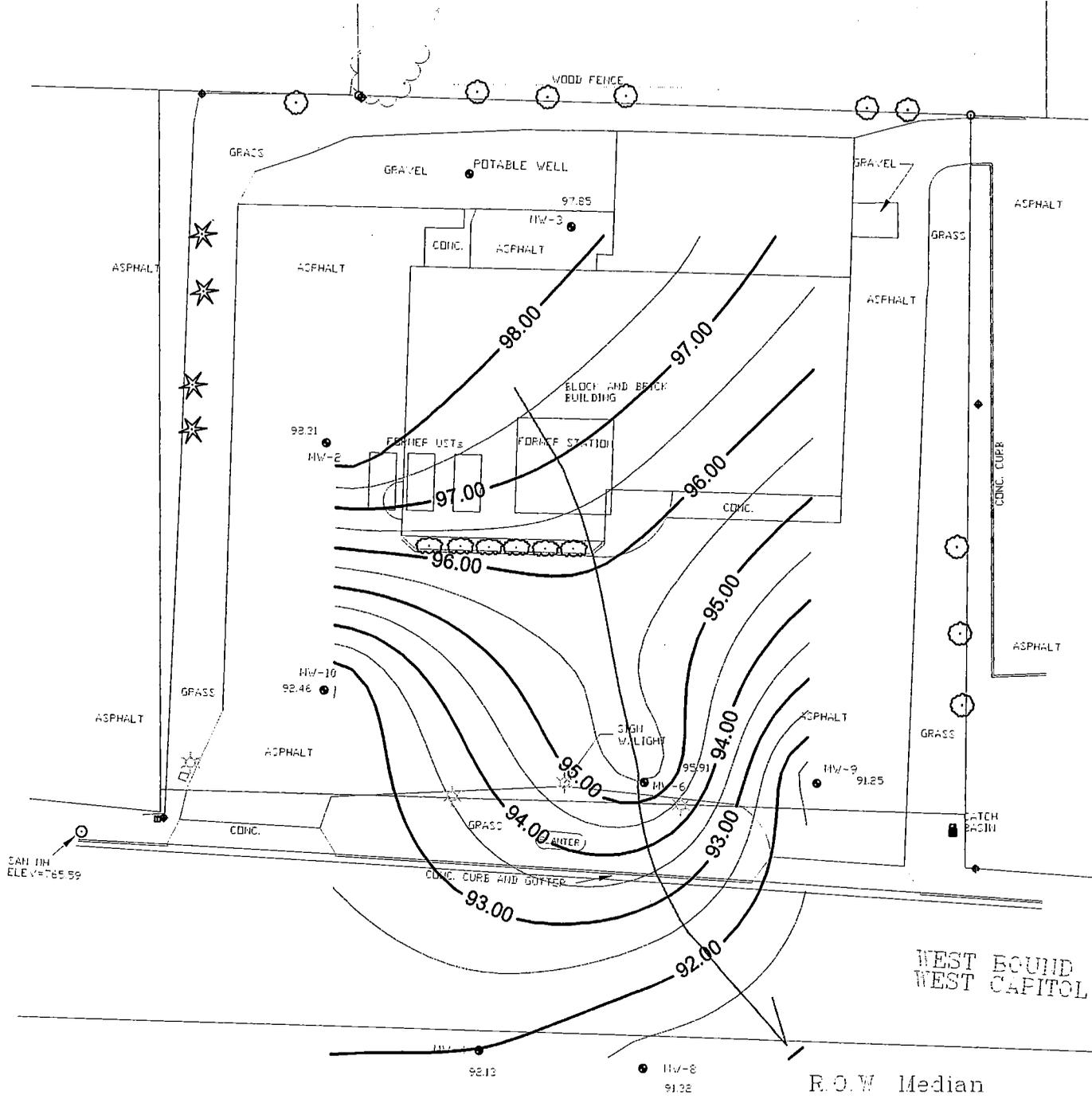
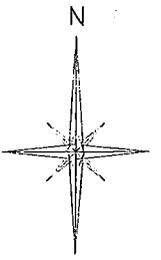
Reina International Auto  
 12730 W Capitol Drive Brookfield, WI

**Moraine Environmental, Inc.**  
 Environmental Management Services



1234 12th Avenue Graton, WI 53024-1924  
 262-377-9060 / Fax 262-377-9770





*Legend*

- TREE CONIFER
- TREE DECIDUOUS
- LIGHT POLE
- TELEPHONE PEDESTAL
- POWER POLE
- MONITORING WELLS
  - HW1-HW3 Completed 6-7-01
  - HW4-HW7 Completed 9-14-01
  - HW8-HW10 Completed 11-21-07

92.46 Groundwater Elevations Measured 10-2-08

- 96.00 - Groundwater Table Contour Elevation

Direction of Groundwater Flow

Graphic Scale  
0 40'

Revised: 01-07-09  
Revised By MDB

File No: F:\vtocad\METEK14\498working.dwg  
\*Note: Not a legal survey, adapted from field notes.

Figure 15  
Direction of Groundwater Flow  
October 2008

Reina International Auto  
12730 W Capitol Drive Brookfield, WI

Moraine Environmental, Inc.  
Environmental Management Services

1402 7th Avenue Graton, WI 53024-1924  
262-377-9060 / Fax 262-377-9770



REINA INTERNATIONAL AUTO  
Former Mraz Import Automotive, Inc.  
12730 W. Capitol Dr.  
Brookfield, WI 53005

Table 5  
Post Excavation Confirmation Results  
BRRTS #03-68-181717  
Moraine Project Nos. 1498, 3824

Sample Location	Date Collected	Analysis	Total Lead	GRO	Benzene	Ethylbenzene	Methyl-tert-butyl-ether	Naphthalene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Total Xylenes
Unit of Measure:			mg/kg	mg/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
NR 720 Residual Contaminant Levels:			50	250*	5.5	2,900	NSE	NSE	1,500	NSE	NSE	4,100
NR 746 Soil Screening Levels:			NSE	NSE	8,500	4,600	NSE	2,700	38,000	83,000	11,000	42,000
NC3	11/08/05	Pb GRO PVOC+Nap	27	<u>3,900</u>	<b><u>23,000</u></b>	<b><u>88,000</u></b>	<670	<b><u>56,000</u></b>	<b><u>150,000</u></b>	<b><u>240,000</u></b>	<b><u>70,000</u></b>	<b><u>520,000</u></b>
EN7	11/08/05	Pb GRO PVOC+Nap	14	46	<u>7,100</u>	1,200	<31	98	130	110	360	280
FN9	11/08/05	Pb GRO PVOC+Nap	14	17	<u>59</u>	190	<32	190	190	780	240	1,000
ES3	11/08/05	Pb GRO PVOC+Nap	18	<u>1,100</u>	<b><u>13,000</u></b>	<b><u>27,000</u></b>	<610	<b><u>15,000</u></b>	<b><u>66,000</u></b>	54,000	<b><u>16,000</u></b>	<b><u>120,000</u></b>
SC7	11/08/05	Pb GRO PVOC+Nap	14	210	<u>5,000</u>	<b><u>8,200</u></b>	<150	900	<u>1,600</u>	14,000	4,200	<u>35,000</u>
ES7	11/08/05	Pb GRO PVOC+Nap	15	<u>1,000</u>	<b><u>16,000</u></b>	<b><u>29,000</u></b>	<610	<b><u>14,000</u></b>	<b><u>71,000</u></b>	61,000	<b><u>19,000</u></b>	<b><u>140,000</u></b>
FS9	11/08/05	Pb GRO PVOC+Nap	14	<u>260</u>	<b><u>9,900</u></b>	<b><u>7,800</u></b>	<160	<b><u>2,700</u></b>	<u>14,000</u>	15,000	4,000	<u>33,000</u>
WN7	11/11/05	Pb GRO PVOC+Nap	11	150	<u>8,300</u>	<b><u>6,800</u></b>	<30	2,300	240	3,100	880	1,700
WS7	11/11/05	Pb GRO PVOC+Nap	12	<u>360</u>	<u>7,300</u>	<b><u>11,000</u></b>	<30	<b><u>6,400</u></b>	<u>22,000</u>	21,000	6,300	<b><u>47,000</u></b>
<p>Notes: mg/kg = milligrams per kilogram = parts per million (ppm)  ug/kg = micrograms per kilogram  * = GRO/DRO standards for low permeable soils (K&lt;10E-6 cm/s)  <u>Underlined</u> results exceed NR 720 Residual Contaminant Levels  <b><u>Bold and Underlined</u></b> results exceed NR 746 Site Screening Levels</p> <p>NSE - No Standard Established  Q means result is detected below the limit of Quantification  NA = Not Analyzed</p>												

RIENA INTERNATIONAL AUTO  
 12730 W. CAPITOL DRIVE  
 BROOKFIELD, WI 53005  
 BRRTS #03-68-181717  
 Table 3  
 Moraine Project #1498, 3824

Chemical	NR140 ES	NR 140 PAL	TW-1	TW-5	MW-1					MW-2								MW-3										
			Pre-Remedial		Pre-Remedial					Pre-Remedial				Post-Remedial				Pre-Remedial			Post-Remedial							
			03/25/99	03/25/99	06/13/01	09/20/01	03/07/02	04/08/03	09/05/03	06/13/01	09/20/01	03/07/02	04/08/03	09/05/03	12/27/07	04/01/08	07/03/08	10/02/08	06/13/01	09/20/01	04/08/03	09/05/03	12/27/07	04/01/08	07/03/08	10/02/08		
Gasoline Range Organics (GRO)	NSE	NSE	13000	<50	36000	43000	NA	Not Sampled	Not Sampled	<50	<50	NA	NA	NA	NA	NA	NA	NA	<50	<50	Not Sampled	NA	NA	NA	NA	NA		
Lead, dissolved	15.0	1.5	NA	NA	<u>1.7</u>	NA	NA			<0.39	NA	NA	NA	NA	<u>1.8</u>	NA	NA	NA	NA	<0.39		NA	NA	<u>2.0</u>	NA	NA	NA	NA
Benzene	5.0	0.5	<u>2900</u>	<u>3.5</u>	<u>15000</u>	<u>12000</u>	<u>14000</u>			<0.29	<0.45	<0.45	<0.30	<0.30	<0.14	0.35 Q	<0.14	<0.23	<0.29	<0.45		<0.30	<0.14	<0.14	<0.14	<0.14	<0.23	
Ethylbenzene	700	140	<u>450</u>	1.2	<u>1500</u>	<u>1300</u>	<u>1700</u>			<0.57	<0.82	<0.82	<0.60	<0.60	<0.40	<0.40	<0.40	<0.40	<0.57	<0.82		<0.60	<0.40	<0.40	<0.40	<0.40	<0.40	
Isopropylbenzene	NE	NE	NA	NA	55 Q	NA	NA			<0.19	NA	NA	NA	NA	NA	NA	NA	NA	<0.19	NA		NA	NA	NA	NA	NA	NA	NA
Methyl-tert-butyl-ether	60	12	<u>24</u>	0.30 Q	<30	<u>120 Q</u>	<u>170</u>			2.2	4.2	3.8	3.2	4.9	1.5	0.95 Q	0.98 Q	1.0	<0.20	<0.43		<0.58	<0.36	<0.36	<0.36	<0.36	<0.36	
Naphthalene	100	10	NA	NA	<u>310</u>	<u>280</u>	<u>390</u>			<0.27	<0.89	<0.89	NA	<0.58	<0.47	<0.47	<0.47	<0.47	<0.27	<0.89		<0.58	<0.47	<0.47	<0.47	<0.47	<0.47	
n-Propylbenzene	NE	NE	NA	NA	190	NA	NA			<0.17	NA	NA	NA	NA	NA	NA	NA	NA	<0.17	NA		NA	NA	NA	NA	NA	NA	NA
Toluene	1000	200	<u>670</u>	7.9	<u>2900</u>	<u>3000</u>	<u>4100</u>			<0.13	<0.68	<0.68	<0.58	0.63 Q	<0.36	<0.36	<0.36	<0.36	0.15 Q	<0.68		<0.58	<0.36	<0.36	<0.36	<0.36	<0.36	
Trimethylbenzenes	480	96	<u>910</u>	2.06 Q	<u>1760</u>	<u>1640</u>	<u>1640</u>			<0.63	<0.94	<0.94	<0.66	<0.66	<0.40	<0.40	<0.40	<0.40	<0.63	<0.94		<0.66	<0.40	<0.40	<0.40	<0.40	<0.40	
Total Xylenes (m,p,o)	10000	1000	<u>1000</u>	5.6	<u>5800</u>	<u>5100</u>	<u>6300</u>			<0.63	<1.7	<1.7	<1.2	<1.2	<0.74	<0.74	<0.74	<0.74	<0.63	<1.7		<1.2	<0.74	<0.74	<0.74	<0.74	<0.74	

Notes:  
 NA - Not Analyzed  
 NE - Not Established  
Underlined Results Exceed Preventive Action Limit (PAL)  
**BOLD and Underlined** Results Exceed Enforcement Standard (ES)  
 Q = Compound detected below the Limit of Quantitation (LOQ)  
 Results expressed in micrograms per liter (ug/l)

RIENA INTERNATIONAL AUTO  
 12730 W. CAPITOL DRIVE  
 BROOKFIELD, WI 53005  
 BRRTS #03-68-181717  
 Table 3  
 Moraine Project #1498, 3824

Chemical	NR140 ES	NR 140 PAL	MW-4								MW-5				MW-6								MW-7								
			Pre-Remedial				Post-Remedial				Pre-Remedial				Pre-Remedial				Post-Remedial				Pre-Remedial								
			09/20/01	3/7/02*	03/27/02	04/08/03	09/05/03	12/27/07	04/01/08	07/03/08	10/02/08	09/20/01	03/07/02	04/08/03	09/05/03	09/20/01	03/07/02	04/08/03	09/05/03	12/27/07	04/01/08	07/03/08	10/02/08	09/20/01	03/07/02	04/08/03	09/05/03				
Gasoline Range Organics (GRO)	NSE	NSE	<50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	140	NA	NA	NA	9800	NA	NA	NA	NA	NA	NA	NA	NA	9100	NA	NA	NA	NA
Lead, dissolved	15.0	1.5	0.45	NA	NA	NA	NA	2.9	NA	NA	NA	<0.39	NA	NA	NA	<0.39	NA	NA	NA	1.9	NA	NA	NA	5.5	NA	NA	NA	NA	NA	NA	
Benzene	5.0	0.5	<0.48	<u>120</u>	<0.45	<0.30	<0.30	<0.14	<0.14	<0.14	<0.23	<u>62</u>	<u>680</u>	<u>1100</u>	<u>2900</u>	<u>5600</u>	<u>4900</u>	<u>4600</u>	<u>5100</u>	<u>8800</u>	<u>8510</u>	<u>8580</u>	<u>8830</u>	<u>880</u>	<u>1000</u>	<u>960</u>	<u>130</u>				
Ethylbenzene	700	140	<0.43	34	<0.82	<0.60	<0.60	<0.40	<0.40	<0.40	<0.40	3.8	18	80	250	130	170	140	120	<u>830</u>	<u>729</u>	<u>777</u>	<u>971</u>	<u>550</u>	<u>500</u>	<u>430</u>	<u>17</u>				
Isopropylbenzene	NE	NE	<0.43	NA	NA	NA	NA	NA	NA	NA	NA	<0.43	NA	NA	NA	<22	NA	NA	NA	NA	NA	NA	NA	40	NA	NA	NA	NA	NA	NA	
Methyl-tert-butyl-ether	60	12	<0.67	1.3 Q	<0.43	<0.58	<0.58	<0.36	<0.36	<0.36	<0.36	<0.67	5.1 Q	10	<14	<34	<u>29</u>	20 Q	<14	<u>26 Q</u>	<u>15.5</u>	<36.1	<36.1	<6.7	<u>74</u>	<u>73</u>	<u>23</u>				
Naphthalene	100	10	<0.59	13	<0.89	NA	<0.58	<0.47	<0.47	<0.47	<0.47	<0.59	<3.6	NA	<14	<u>41 Q</u>	<u>44 Q</u>	NA	<u>40 Q</u>	95	<u>107</u>	<u>99.1 Q</u>	<u>162</u>	<u>160</u>	<u>180</u>	NA	NA	4.3			
n-Propylbenzene	NE	NE	<0.64	NA	NA	NA	NA	NA	NA	NA	NA	<0.64	NA	NA	NA	32 Q	NA	NA	NA	NA	NA	NA	NA	150	NA	NA	NA	NA	NA	NA	
Toluene	1000	200	<0.47	47	<0.68	<0.58	<0.58	<0.36	<0.36	<0.36	<0.36	3.9	<2.7	14	31 Q	190	160	110	140	<u>250</u>	175	<u>246</u>	<u>352</u>	28	40	35	3.9				
Trimethylbenzenes	480	96	<0.52	54	<0.94	1.51	<0.66	<0.40	<0.40	<0.40	<0.40	<0.52	<3.8	11.5 Q	<16	<u>100</u>	<u>132</u>	<u>140</u>	<u>150</u>	<u>195</u>	<u>126</u>	<u>165</u>	<u>214</u>	<u>1150</u>	<u>870</u>	<u>780</u>	23.7				
Total Xylenes (m,p,o)	10000	1000	<1.4	127	<1.7	1.2 Q	<1.2	<0.74	<0.74	<0.74	<0.74	4.4 Q	<6.8	15 Q	<30	702	509	390	470	<u>1228</u>	<u>1051</u>	<u>1120</u>	<u>1500</u>	920	928	769	15.5 Q				

Notes:

NA - Not Analyzed  
 NE - Not Established  
Underlined Results Exceed Preventive Action Limit (PA)  
**BOLD and Underlined** Results Exceed Enforcement S  
 Q = Compound detected below the Limit of Quantitation  
 Results expressed in micrograms per liter (ug/l)

\* Cross-contamination suspect cause of elevated results. Well resampled 3/27/02.



REINA INTERNATIONAL AUTO  
12730 W. CAPITOL DRIVE  
BROOKFIELD, WI 53005

Table 1  
Activity Log with Water Level Data  
Moraine Project No. 1498 / 3824

WELL ID:		MW-1			MW-2			MW-3			MW-4			MW-5			MW-6			MW-7			MW-8			MW-9			MW-10			
Top of Casing Elevation 7/11/01:		765.21			765.13			765.85			98.61						99.65						98.10			99.05			99.96			
Top of Casing Elevation 11/21/07:					100.16			100.65																								
Date	Field Activity	Depth to Water	Water Table Elevation	Field Note	Depth to Water	Water Table Elevation	Field Note	Depth to Water	Water Table Elevation	Field Note	Depth to Water	Water Table Elevation	Odor	Depth to Water	Water Table Elevation	Odor	Depth to Water	Water Table Elevation	Odor	Depth to Water	Water Table Elevation	Odor	Depth to Water	Water Table Elevation	Odor	Depth to Water	Water Table Elevation	Odor	Depth to Water	Water Table Elevation	Odor	
05/22/98	Drill B6-B11 (Assured Environmental)																															
03/22/99	Drill G1-G5 (Moraine Environmental)																															
03/25/99	Sample GW @ G1 & G5																															
07/01/00	Land Survey																															
06/07/01	Installed Wells MW1-3																															
06/12/01	Developed Wells MW1-3	4.98	760.23	Odor	11.20	753.93	No Odor	4.80	761.05	No Odor																						
06/13/01	Sampled Wells MW1-3	4.76	760.45	Odor	6.73	758.40	No Odor	6.16	759.69	No Odor																						
07/11/01	Elevational Survey																															
09/14/01	Installed Wells MW4-7																															
09/18/01	Developed Wells MW4-7																															
09/20/01	Sampled Wells MW1-7	6.56	758.65	Odor	0.84	764.29	No Odor	2.32	763.53	No Odor	8.35		None	6.84		Petro	7.01		Petro	6.43												
11/14/01	Sample Potable Supply										8.47		None	6.59		None	6.69		None	6.74												
02/21/02	Install Temp Wells G6 & G7																															
03/07/02	Sampled Wells MW1,2,4,5,6,7,G6,G7 & Supply Well	7.72	757.49	Petro odor	1.45	763.68	No Odor	Not Measured	--	--	Not Measured		None	6.75		Petro	7.35		Slight Odor	7.41												
03/27/02	Bail Down Test, Utility Investigation, Water Levels @ MW1,2,3, Sample MW4	6.62	758.59	Petro odor	2.12	763.01	No Odor	2.28	763.57	No Odor	8.57		None																			
04/08/03	Sample Wells MW2, 4, 5, 6, & 7 for PVOC, Report Free Product in MW1	Pumped 1 gal emulsion and product			1.48			Ice inside casing			8.68			6.28			5.69						6.09									
04/11/03	FPR @ MW1	Removed sock, pumped 1/2 gal emulsion and installed new sock																														
04/23/03	FPR @ MW1	No measurable free-phase product. Changed sock.																														
05/13/03	FPR @ MW1	Sock was 1/2 saturated. 1/8" product shown in bailer. Installed new sock																														
05/27/03	FPR @ MW1	Sock not fully saturated. Same sock reinstalled																														
06/26/03	FPR @ MW1	8.15	7.43	0.72 Oil	Bailed product and installed 2 new socks																											
		7.32	7.30	0.02 Oil																												
07/11/03	FPR @ MW1	Removed 2 socks. <0.1" product shown in bailer. Installed 1 new sock.																														
07/25/03	FPR @ MW1	Removed 1 sock 1/2 saturated w/gas. Installed 1 new sock.																														
08/27/03	FPR @ MW1	Removed 1 sock 1/2 saturated w/gas. No Sock replaced in anticipation of GW sampling.																														
09/05/03	Sample Wells MW2-7 and Supply well for PVOC.				3.30	761.83		3.50	762.35		8.95			8.69			8.97								8.85							
09/24/03	FPR @ MW1	0.25 in of product observed in bailer. Installed 1 sock.																														

Note all levels in feet from top of well casing at North side.

REINA INTERNATIONAL AUTO  
12730 W. CAPITOL DRIVE  
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Table 1  
Activity Log with Water Level Data  
Moraine Project No. 1498 / 3824

WELL ID:		MW-1			MW-2			MW-3			MW-4			MW-5			MW-6			MW-7			MW-8			MW-9			MW-10			
Top of Casing Elevation 7/11/01:		765.21			765.13			765.85																								
Top of Casing Elevation 11/21/07:					100.16			100.65			98.61						99.65						98.10			99.05			99.96			
Date	Field Activity	Depth to Water	Water Table Elevation	Field Note	Depth to Water	Water Table Elevation	Field Note	Depth to Water	Water Table Elevation	Field Note	Depth to Water	Water Table Elevation	Odor	Depth to Water	Water Table Elevation	Odor	Depth to Water	Water Table Elevation	Odor	Depth to Water	Water Table Elevation	Odor	Depth to Water	Water Table Elevation	Odor	Depth to Water	Water Table Elevation	Odor	Depth to Water	Water Table Elevation	Odor	
	Excavation by previous consultant. Wells MW1, MW5 and MW7 Removed.	Well Removed												Well Removed																		
11/21/07	Install Wells MW8, MW9 & MW10 per contract specification. TOCs at MW2, MW3 and MW4 Cut. Surveyed TOCs after New Well Installs and Cutting Existing Well TOCs.																															
12/27/07	Develop MW8, MW9, MW10. Sample New, Existing and Supply Wells per contract specification	2.00	98.16	No Petro Odor	2.35	98.30	No Petro Odor	6.60	92.01	No Petro Odor				3.15	96.50	Petro Odor				7.45	90.65	No Petro Odor	6.80	92.25	Petro Odor	7.12	92.84	Sl. Petro Odor				
04/01/08	Sample New & Existing Wells + Supply Well	2.45	97.71	No Petro Odor	3.40	97.25	No Petro Odor	5.84	92.77	No Petro Odor				3.56	96.09	Petro Odor				7.51	90.59	No Petro Odor	5.45	93.60	No Petro Odor	5.76	94.20	No Petro Odor				
07/03/08	Sample Existing Wells + Supply Well. Recon Adjacent Supply Wells.	2.17	97.99	No Petro Odor	2.36	98.29	No Petro Odor	6.97	91.64	No Petro Odor				4.73	94.92	Str Petro Odor				7.85	90.25	No Petro Odor	5.68	93.37	No Petro Odor	7.49	92.47	Sl. Petro Odor				
07/29/08	Collect Geochemical Parameters using a YSI 556.																															
10/02/08	Sample Existing Wells + Supply Well. Sample Adjacent Supply Wells.	1.85	98.31	No Petro Odor	2.80	97.85	No Petro Odor	6.48	92.13	No Petro Odor				3.74	95.91	Petro Odor				6.78	91.32	No Petro Odor	7.80	91.25	Petro Odor	7.50	92.46	Petro Odor				

Note all levels in feet from top of well casing at North side.



*Moraine Environmental, Inc.*  
Environmental Management Services

December 30, 2003

Moraine Project No. 1498

Mr. Jeff Chase, City Engineer  
City of Brookfield  
2000 N. Calhoun Road  
Brookfield, WI 53005

Ms. Shar Te Beest  
Wisconsin Department of Transportation  
4802 Sheboygan Avenue, Suite 451  
Madison, WI 53702

**RE: Notice of Residual Contamination At and Adjacent to  
12730 W. Capitol Drive, Brookfield, WI**

In the process of closing remedial actions at 12730 W. Capitol Drive, you are being notified of petroleum contamination that likely has stemmed from the former operations of a gas station at the property.

The contamination was initially detected in 1998 and Moraine Environmental, Inc. (Moraine) was subsequently retained to perform an environmental investigation of the property. Details of the work is contained in a Subsurface Investigation Report, dated February 2003 and contains information available for review by the public through the Wisconsin Department of Natural Resources.

The report identifies levels of Benzene, Ethylbenzen, Toluene, Xylene [BETX], Naphthalene [Nap] and Trimethylbenzen [TMB] in the soil and/or groundwater above the regulatory limits established under state codes. The sampling data indicates contamination dissolved in groundwater extend into the west-bound lanes of Capitol Drive. Attached are two (2) figures, which estimate the extent of Benzene in the soil and the groundwater.

Using state guidelines, Moraine has determined the contamination, protected in its present state from direct contact by the asphalt pavement, does not pose a threat to human health or the environment and the remaining contamination is expected to further degrade safely over time by natural attenuation.

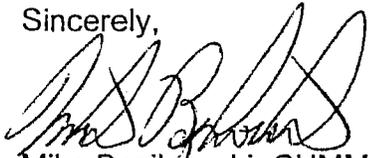
We are notifying you that the subject property, portions of the adjacent right-of-way and any utility corridors penetrating the plume of the petroleum contamination are or are potentially impacted by this contamination. Please be advised to protect workers engaged to excavate at and near the subject property and please be informed that any contaminated soil unearthed during such work may require proper disposal.

Please file this notice with the department or official(s) responsible for maintaining the affected utilities and/or right-of-way. Additional information about this site will be available shortly on the WDNR web address of closed and remediated sites.

Address: <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

If you have any questions or comments, you may contact me at (262) 377-9060.

Sincerely,



Mike Bozikowski, CHMM  
Hydrogeologist

Enclosed:

- Figure 5a, Benzene in Soil 5 Feet from Grade
- Figure 10, Estimated Extent of Benzene in Groundwater
- NR726, Appendix A, Recommended Notification Letter
- Guidance for Dealing with Properties affected By Off-site Contamination, WDNR March 1998
- Fact Sheet, What Land Owners Should Know About Natural Attenuation, WDNR October 2001

cc: Mr. Joe Reina