State of Wisconsin
Department of Natural Resources
P.O. Box 7921, Madison, WI 53707-7921

GIS REGISTRY (Cover Sheet)
Form 4400-280 (R 7/12)

Source Property Information

CLOSURE DATE: 8/13/2012

BRRTS #: 03-68-385926 (No Dashes)

FID #: 268278670

ACTIVITY NAME: Kmart

DATCP #:

PROPERTY ADDRESS: 120 E. Sunset Drive

PECFA#:

MUNICIPALITY: Waukesha

PARCEL ID #: WAKC1339972

***WTM COORDINATES:**

X: 664718 Y: 281236

** 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:

[X] Groundwater Contamination > ES *(236)*

- [ ] Contamination in ROW
- [ ] Off-Source Contamination

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

[ ] Soil Contamination > *RCL or **SSRCL *(232)*

- [ ] Contamination in ROW
- [ ] Off-Source Contamination

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

Continuing Obligations:

[X] N/A (*Not Applicable*)

[ ] Soil: maintain industrial zoning *(220)*

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

[ ] Structural Impediment *(224)*

[ ] Site Specific Condition *(228)*

[ ] Cover or Barrier *(222)*

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

[ ] Vapor Mitigation *(226)*

[ ] Maintain Liability Exemption *(230)*

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

***Note:** Comments will not print out.*

Monitoring Wells:

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

(•) Yes ( ) No ( ) N/A

** Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

State of Wisconsin
Department of Natural Resources
http://dnr.wi.gov

PLEASE ASSEMBLE IN THIS ORDER

GIS Registry Checklist

Form 4400-245 (R 8/11)

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.].

BRRTS #: 03-68-385926 *(No Dashes)* PARCEL ID #: WAKC1339972

ACTIVITY NAME: Kmart WTM COORDINATES: X: 664718 Y: 281236

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 #: a **Title: SW Quarter of Section 11, Town 6 North Range 19 East, City of Waukesha**

☐ **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**

☒ **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 Plan Map**

☒ **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 #: 4 **Title: Soil Quality Map**

BRRTS #: 03-68-385926 ACTIVITY NAME: Kmart

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 #: b **Title: Geologic Cross Section Location Map**

Figure #: c **Title: Geologic Cross Section A-A'**

☒ **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 #: 5 **Title: Groundwater Quality Map**

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

Figure #: 3 **Title: Groundwater Contour Map (2-20-03)**

Figure #: **Title:**

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 #: 2 **Title: Soil Laboratory Analytical Results**

☒ **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 #: 4 **Title: Groundwater Laboratory Analytical Results**

☒ **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: Groundwater Elevations**

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 #: 03-68-385926 ACTIVITY NAME: Kmart

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.*

☐ **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 #: **Title:**

☐ **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:

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee WI 53212-3128

Scott Walker, Governor
Cathy Stepp, Secretary
John Hammen, Acting Regional Director
Telephone 414-263-8500
FAX 414-263-8606
TTY Access via relay - 711

August 14, 2012

Kmart Corporation
Attention: Environmental/Facilities Manager
3100 W. Big Beaver Road
Troy, MI 48084

SUBJECT: Final Case Closure
Kmart Store #4376 at 120 E. Sunset Drive, Waukesha, WI
FID #268278670 WDNR BRRTS #03-68-385926

Dear Sir or Madam:

On August 13, 2012, the Southeast Region of the Department of Natural Resources (DNR) reviewed the case identified above for closure. The DNR reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. On August 25, 2003, you were notified that the DNR had granted conditional closure to this case.

On July 26, 2012, the DNR received documentation indicating that you have complied with the requirements for final closure. Mr. Randy Boness from Sigma Environmental Services, Inc. submitted the well abandonment forms, as requested in the conditional closure letter.

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.

GIS Registry

The conditions of case closure described in this letter require that this site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Groundwater contamination is present above Chapter NR 140 enforcement standards.

This letter and information that was submitted to the DNR 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/topic/Brownfields/rrsm.html. 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 DNR 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 at http://dnr.wi.gov/org/water/dwg/3300254.pdf.

Residual Groundwater Contamination

Groundwater impacted by benzene and chrysene contamination greater than enforcement standards set forth in ch. NR 140, Wis. Adm. Code, is present on this contaminated property, as shown on the attached map.

Dewatering Permits

The DNR's Watershed Management Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

Based on the concentrations of contaminants remaining in groundwater at this location, it appears likely that dewatering activities would require a permit from the Watershed Management Program. If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at http://dnr.wi.gov/org/water/wm/.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare, or to the environment.

The Department appreciates your efforts to restore the environment at this site. If you have questions regarding this letter or the project, please contact the Project Manager, Jim Delwiche at (262) 574-2145.

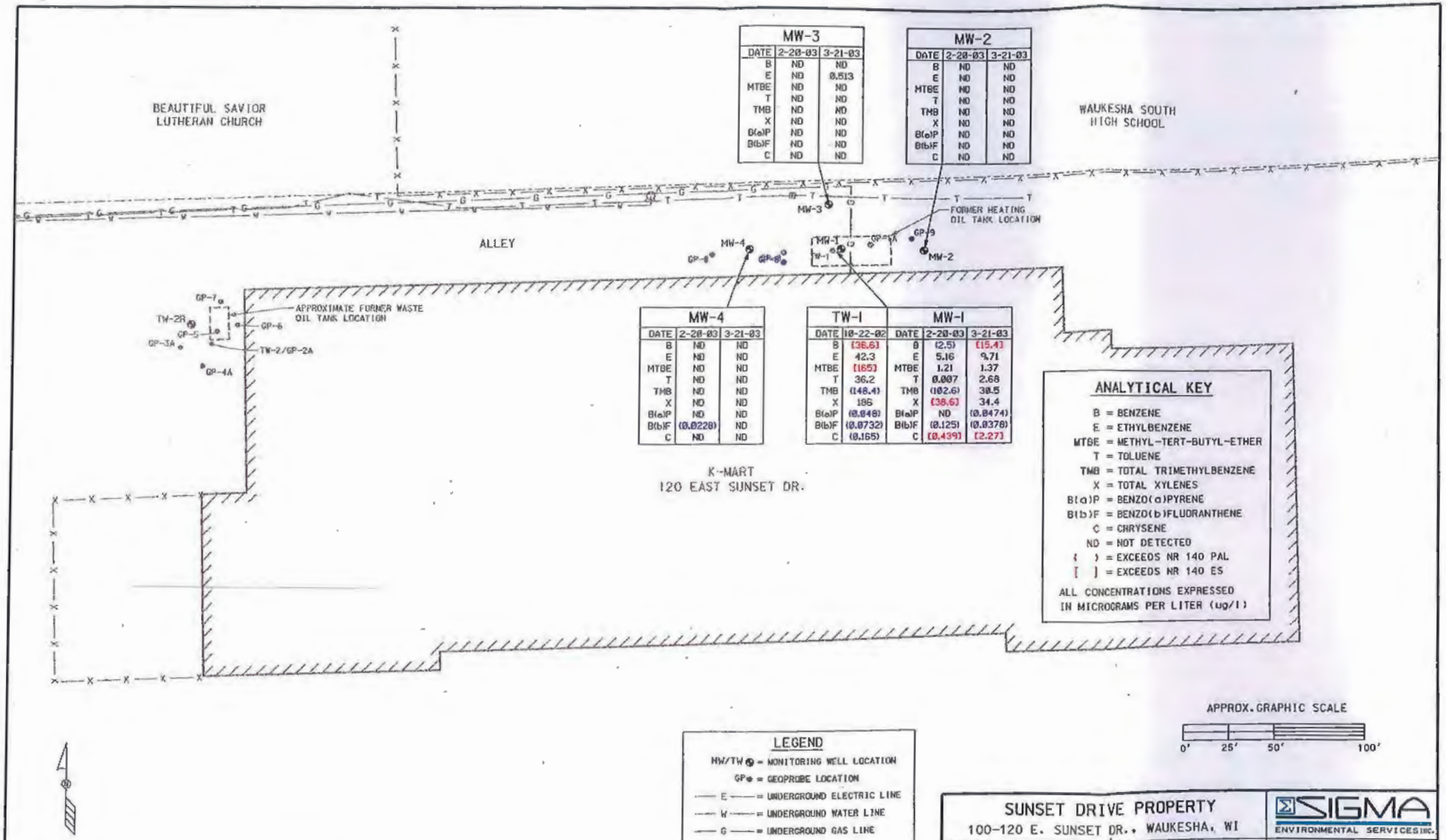
Sincerely,

Michele R. Norman

Michele R. Norman
Hydrogeologist
Remediation and Redevelopment Program

Attachments: Figure 5 – Groundwater Quality Map

cc: Randy Boness, Sigma Environmental Services, Inc., 1300 W. Canal Street, Milwaukee, WI 53233
DNR case file



MW-3		
DATE	2-20-03	3-21-03
B	ND	ND
E	ND	0.513
MTBE	ND	ND
T	ND	ND
TMB	ND	ND
X	ND	ND
B(a)P	ND	ND
B(b)F	ND	ND
C	ND	ND

MW-2		
DATE	2-20-03	3-21-03
B	ND	ND
E	ND	ND
MTBE	ND	ND
T	ND	ND
TMB	ND	ND
X	ND	ND
B(a)P	ND	ND
B(b)F	ND	ND
C	ND	ND

MW-4		
DATE	2-20-03	3-21-03
B	ND	ND
E	ND	ND
MTBE	ND	ND
T	ND	ND
TMB	ND	ND
X	ND	ND
B(a)P	ND	ND
B(b)F	(0.0228)	ND
C	ND	ND

TW-1		MW-1		
DATE	10-22-02	DATE	2-20-03	3-21-03
B	[36.6]	B	(2.5)	[15.4]
E	42.3	E	5.16	9.71
MTBE	[165]	MTBE	1.21	1.37
T	36.2	T	0.007	2.68
TMB	(148.4)	TMB	(102.6)	38.5
X	186	X	[38.6]	34.4
B(a)P	(0.048)	B(a)P	ND	(0.0474)
B(b)F	(0.0732)	B(b)F	(0.125)	(0.0376)
C	(0.165)	C	[0.439]	[2.27]

ANALYTICAL KEY

B = BENZENE
E = ETHYLBENZENE
MTBE = METHYL-TERT-BUTYL-ETHER
T = TOLUENE
TMB = TOTAL TRIMETHYLBENZENE
X = TOTAL XYLENES
B(a)P = BENZO(a)PYRENE
B(b)F = BENZO(b)FLUORANTHENE
C = CHRYSENE
ND = NOT DETECTED
( ) = EXCEEDS NR 140 PAL
[ ] = EXCEEDS NR 140 ES
ALL CONCENTRATIONS EXPRESSED IN MICROGRAMS PER LITER (ug/l)

LEGEND

MW/TW ⊕ = MONITORING WELL LOCATION
GP ⊕ = GEOPROBE LOCATION
—— E —— = UNDERGROUND ELECTRIC LINE
—— W —— = UNDERGROUND WATER LINE
—— G —— = UNDERGROUND GAS LINE
—— X —— = FENCE
- - - - - - = APPROXIMATE PROPERTY LINE

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

SUNSET DRIVE PROPERTY
100-120 E. SUNSET DR., WAUKESHA, WI

SIGMA ENVIRONMENTAL SERVICES INC.

DATE: 4-16-03	DR. BY: BEB	DR.# 7515-009	APPROX. SCALE: 1" = 50'

GROUNDWATER QUALITY MAP

FIGURE 5

Attachment

WISCONSIN
DEPT. OF NATURAL RESOURCES

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Waukesha Service Center
141 NW Barstow St., Room 18 0
Waukesha, Wisconsin, 53188
Telephone 262-574-2100
FAX 262-574-2117

August 25, 2003

Kmart Corporation
Attention: Jim Saviamo
3100 W. Big Beaver Road
Troy, MI 48084

Subject: Kmart Store 4376, 120 East Sunset Drive, Waukesha, WI
FID# 268278670 BRRTS# 03-68-385926

Dear Kmart:

In a December 16, 2002, letter the Department of Natural Resources outlined environmental issues that needed to be addressed at the above-described site, in order to meet the requirements for site closure. We have since received documentation that the previously required issues have been addressed and have now assigned conditional closure status to this site. This letter has also been forwarded to your environmental consultant. Your site will be assigned final closure status after the following issue is addressed:

- Please abandon the remaining monitoring wells on site, in accordance with Natural Resource Code NR 141 and using abandonment forms (Form 3300-5B).

When the wells have been abandoned, the forms should be sent to the Department. Please direct correspondence with the site FID# and BRRTS# noted to: Victoria Stovall, Wisconsin Department of Natural Resources, 2300 N. Dr. ML King Dr., P.O. Box 12436, Milwaukee, WI 53212-0436.

The Department appreciates the actions you have taken to restore the environment at this site. If you have any questions about this letter or the site in general, please contact me at the letterhead address or at (262) 574-2174.

Sincerely,

James C. Delwiche

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

cc: SER Case File
Gary Genteman – SIGMA Environmental Services

737123

11-752 (3-68 Revised 10-66)-500 SPECIAL WARRANTY DEED IRE ~~XXXX~~ No. 320345

This Indenture, Made the 8th day of April A. D. 1969, between The Northwestern Mutual Life Insurance Company, a corporation organized and existing under the laws of Wisconsin, and having its principal place of business at Milwaukee, Wisconsin, party of the first part, and

W. T. Corporation, a Wisconsin corporation, - - - - - - - - - - - - -

party of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of - - - - - - Ten and no/100 ($10.00) - dollars, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, hath given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents doth give, grant, bargain, sell, remise, release, alien, convey and confirm, unto the said party of the second part, its successors - - - - - - - - - - - - - - - - ~~heirs~~ and assigns forever, the following described property, situated in the - - - - - - County of Waukesha and State of Wisconsin, to-wit:

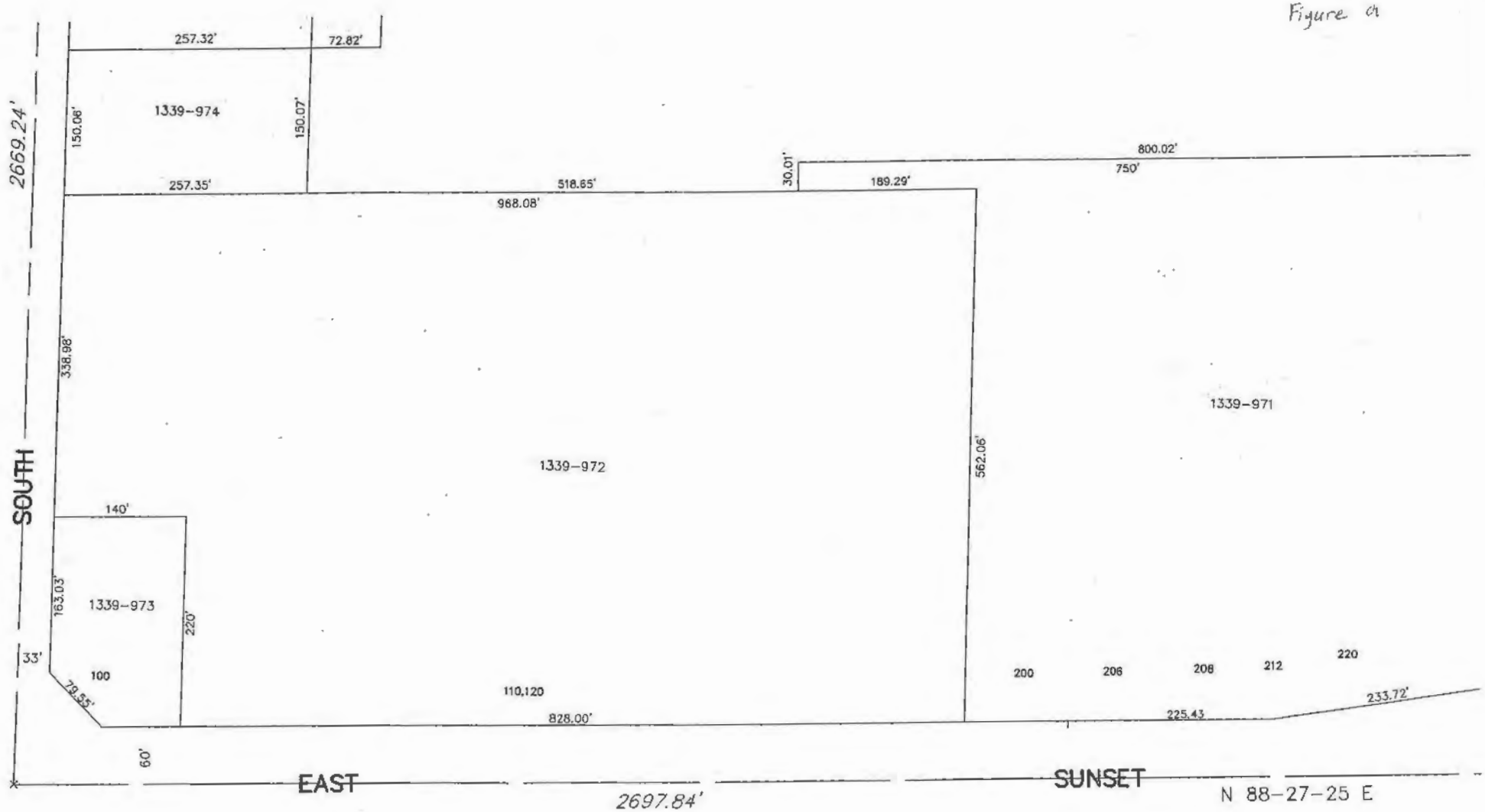
All that part of the Southwest One-quarter ($SW\frac{1}{4}$) of Section Eleven (11) Township Six (6) North, Range Nineteen (19) East, City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the southwest corner of said Section 11; thence North 88 degrees 30' East along the South line of said Section 11, 600.19 feet; thence North 0 degrees 03' 15" West parallel to the west line of said Section 11, 60.02 feet to the north right-of-way line of Sunset Drive (C.T.H. "A"), said point being the point of beginning of the lands herein to be described; thence continuing North 0 degrees 03' 15" West, parallel to the west line of said Section 11, 560.79 feet to the south line of the City of Waukesha School property; thence South 88 degrees 19' 04" West along said south line and south line extended, 567.22 feet to the east right-of-way line of South East Avenue (C.T.H. "F"); thence South 0 degrees 03' 15" East along said east right-of-way line (said right-of-way line being parallel to the west line of Section 11, and 33 feet easterly thereof), 502.01 feet to an angle point in said right-of-way line; thence South 45 degrees 46' 37" East along said east right-of-way line, 79.55 feet to the north right-of-way line of Sunset Drive (C.T.H. "A"); thence North 88 degrees 30' East along said north right-of-way line, 510.20 feet to the point of beginning.

Together with all and singular the hereditaments and appurtenances thereto belonging or appertaining, but subject to restrictions and easements of record, if any, and to public utility and highway easements affecting said premises; and together with all the estate, right, title, interest, claim or demand whatsoever of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises.

To Have and to Hold the said premises as above described, with the hereditaments and appurtenances, unto the said party of the second part, and to its successors ~~heirs~~ and assigns forever.

1156 597

Figure a



1350

NW 1/4 SECTION 14 T6N R19E (1350)

LINETYPES

- 1/4 SECTION,SECTION LINE
- R/W,PARCEL,MEANDER LINE
- CENTER LINE
- EASEMENT LINE
- PARCEL LINE W/ TIE LINE
- SUBDIVISION LINE

TEXT

58.00'	LOT DIMENSION
2401	ADDRESS
15	LOT NUMBER
(25)	BLOCK NUMBER

TEXT

GRAND AVE. — STREET NAME

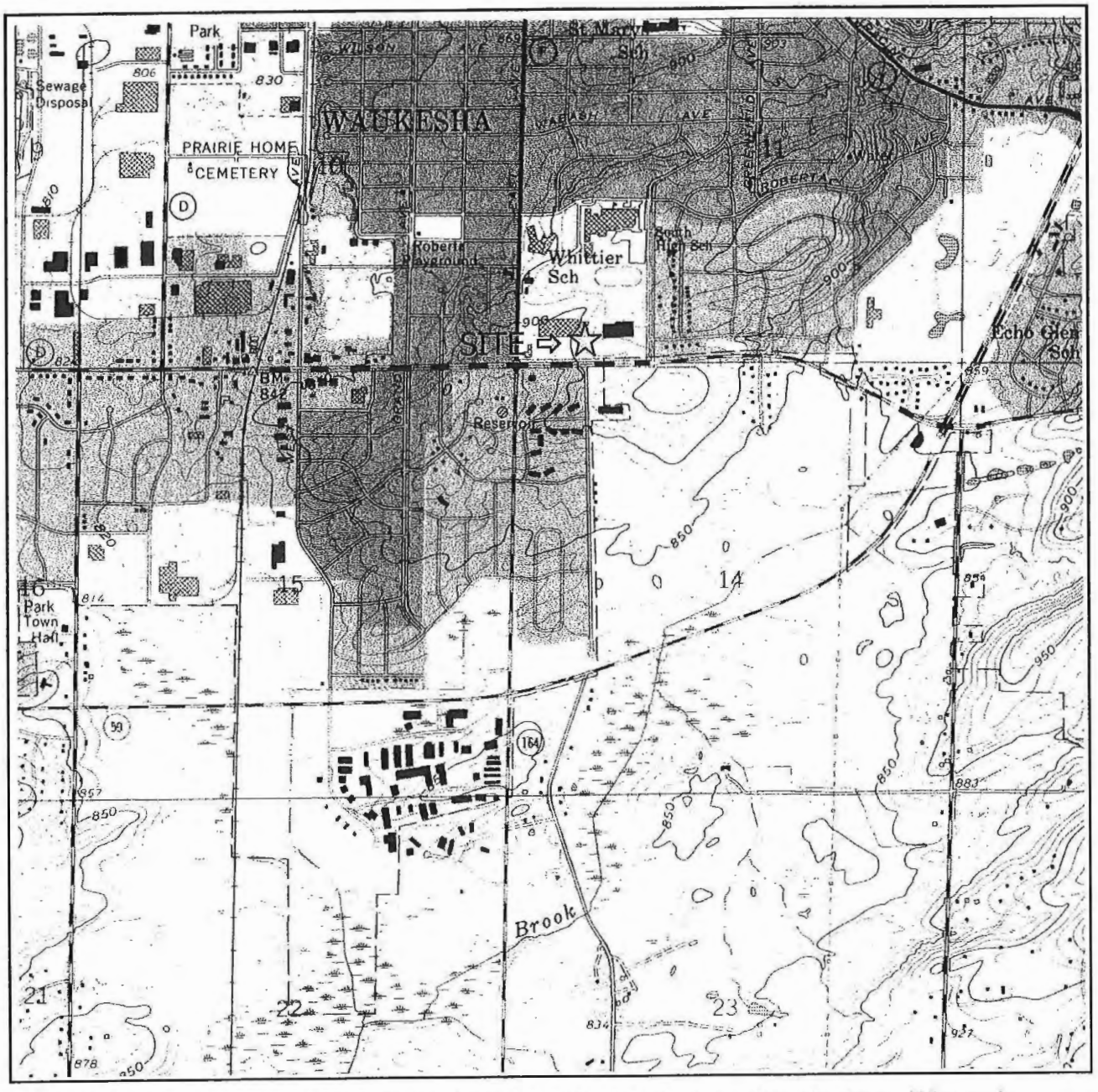
PRAIRIEVILLE — SUBDIVISION NAME

C.S.M. 1948 — C.S.M. NUMBER

SW QUARTER OF SECTION 11

TOWN 6 NORTH RANGE 19 EAST

CITY OF WAUKESHA



SW ¼ of Sec. 11, T6N, R19E Adapted from U.S.G.S. 7.5 minute series, Muskego, Wisconsin, quadrangle dated 1959 (revised 1994).

SCALE 1:24000

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 5 0 1 KILOMETER

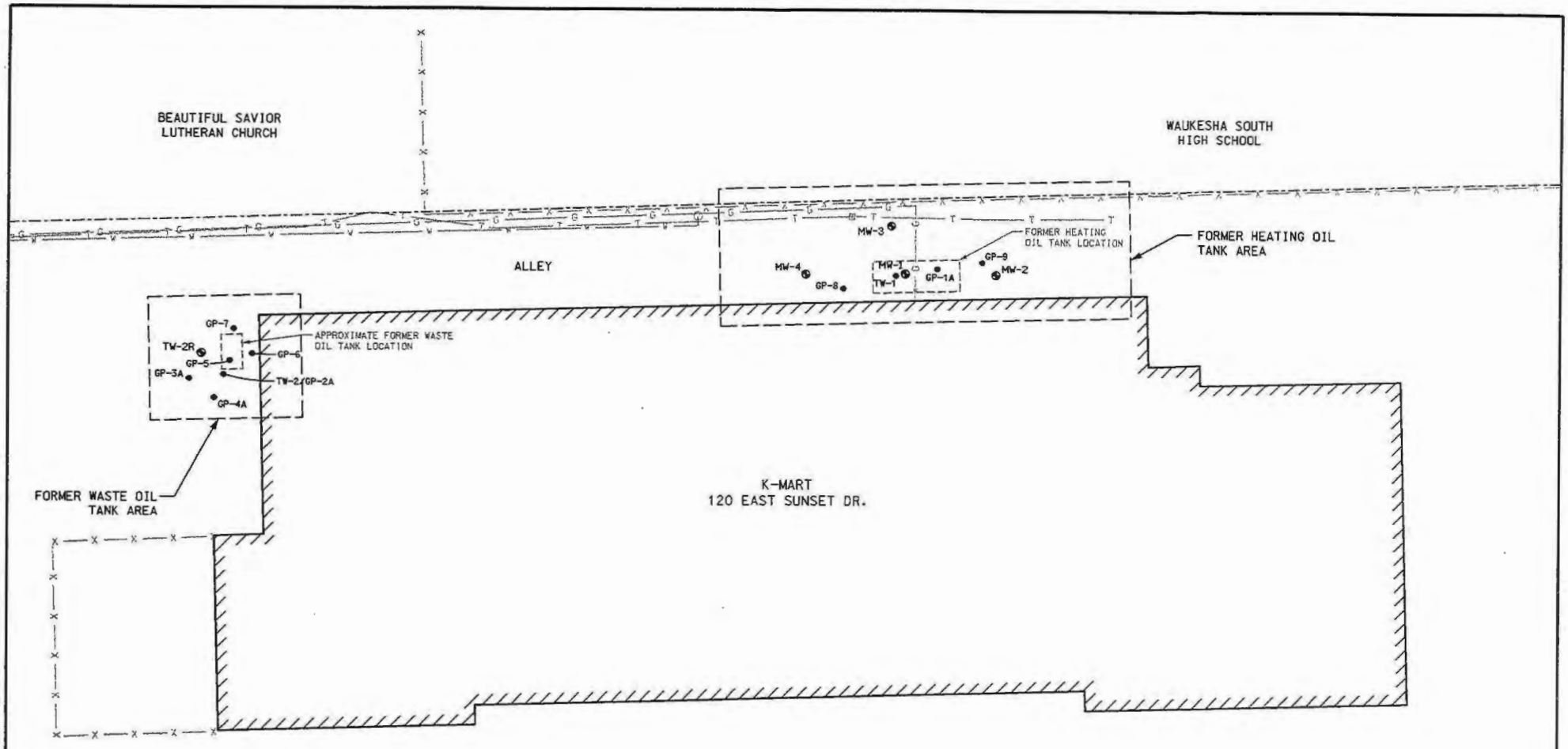
CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
DATUM IS MEAN SEA LEVEL

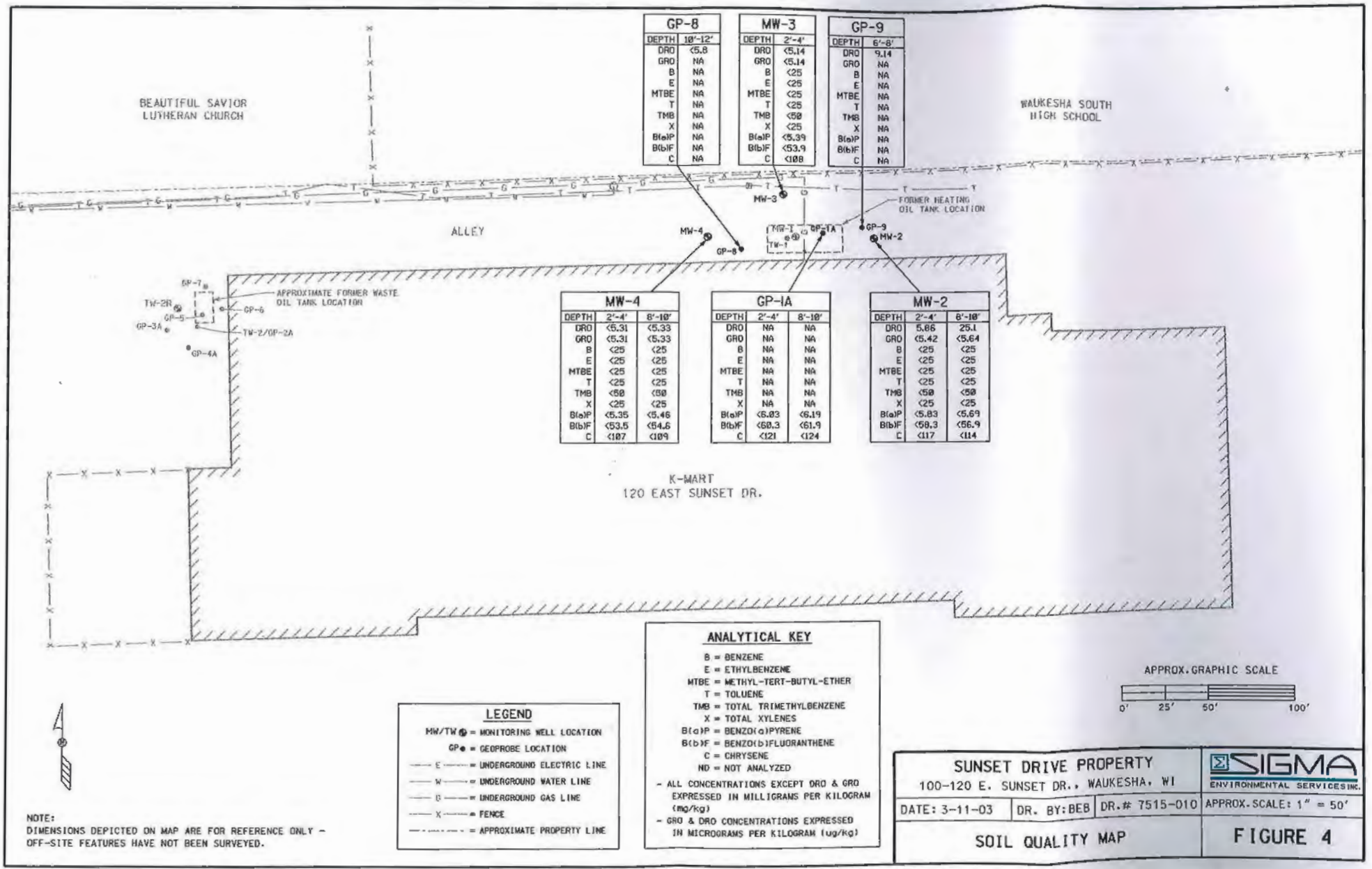
N

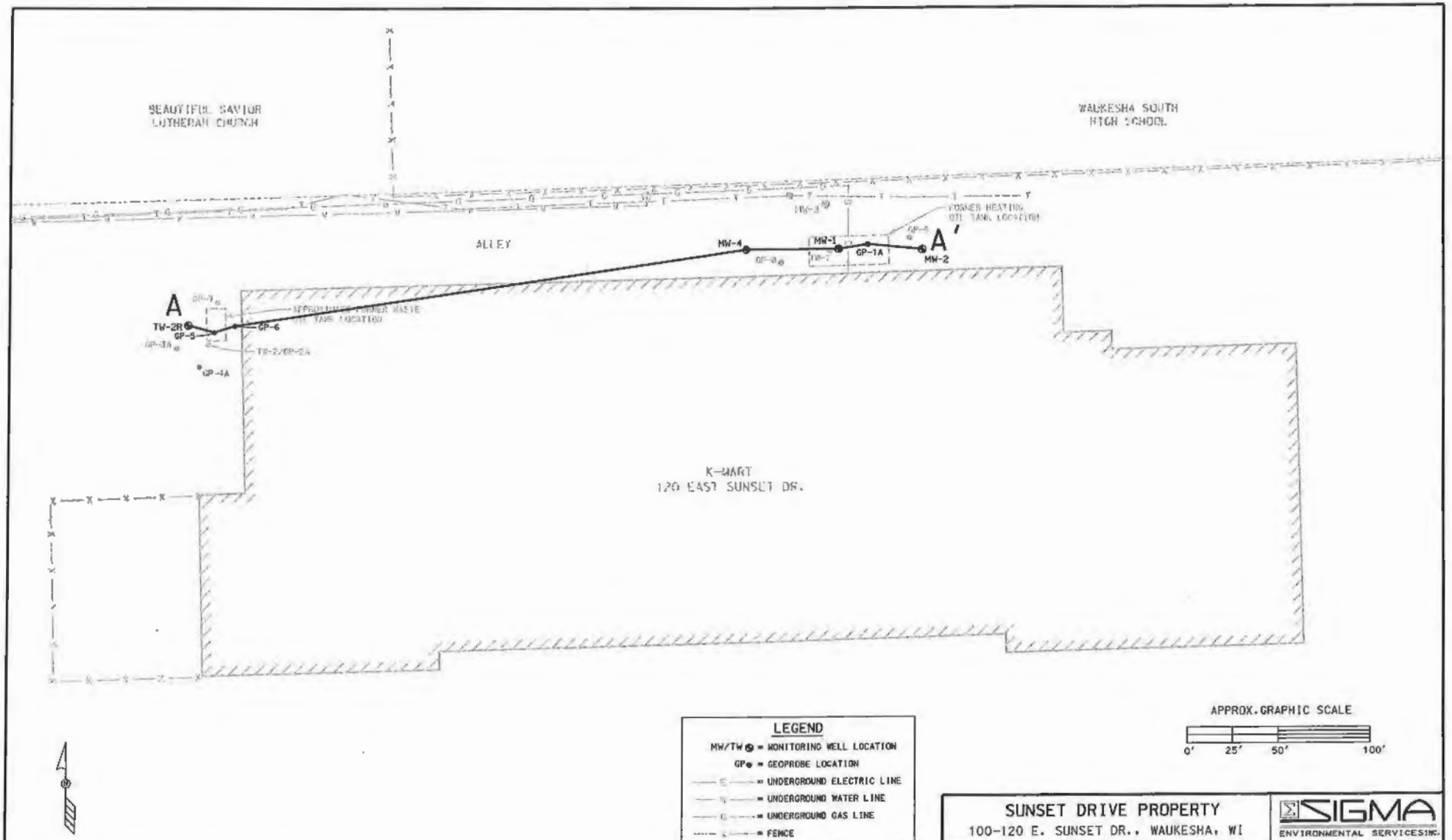
Figure 1. Site Location Map
Sunset Drive Property
100-220 E. Sunset Dr., Waukesha, Wisconsin

SIGMA ENVIRONMENTAL SERVICES INC.

7515fig1.ppt


BEAUTIFUL SAVIOR
LUTHERAN CHURCH
WAUKESHA SOUTH
HIGH SCHOOL
ALLEY
FORMER HEATING OIL
TANK AREA
FORMER HEATING
OIL TANK LOCATION
MW-3
MW-4
MW-1
TW-1
GP-8
GP-1A
GP-9
MW-2
GP-7
TW-2R
GP-5
GP-3A
GP-6
GP-2A
GP-4A
APPROXIMATE FORMER WASTE
OIL TANK LOCATION
FORMER WASTE OIL
TANK AREA
K-MART
120 EAST SUNSET DR.
LEGEND
MW/TW = MONITORING WELL LOCATION
GP = GEOPROBE LOCATION
= UNDERGROUND ELECTRIC LINE
= UNDERGROUND WATER LINE
= UNDERGROUND GAS LINE
= FENCE
= APPROXIMATE PROPERTY LINE
APPROX. GRAPHIC SCALE
0'
25'
50'
100'
NOTE:
DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY -
OFF-SITE FEATURES HAVE NOT BEEN SURVEYED.
SUNSET DRIVE PROPERTY
100-120 E. SUNSET DR., WAUKESHA, WI
SIGMA
ENVIRONMENTAL SERVICES INC.
DATE: 3-3-03
DR. BY: BEB
DR.# 7515-007
APPROX. SCALE: 1" = 50'
SITE PLAN MAP
FIGURE 2


BEAUTIFUL SAVIOR LUTHERAN CHURCH
WAUKESHA SOUTH HIGH SCHOOL
ALLEY
FORMER HEATING OIL TANK LOCATION
APPROXIMATE FORMER WASTE OIL TANK LOCATION
K-MART
120 EAST SUNSET DR.
MW-3
MW-4
GP-8
GP-1A
GP-9
MW-2
MW-1
TW-1
GP-7
TW-2R
GP-6
GP-5
GP-3A
TW-2/GP-2A
GP-4A
GP-8
DEPTH 10'-12'
DRO <5.8
GRO NA
B NA
E NA
MTBE NA
T NA
TMB NA
X NA
B(a)P NA
B(b)F NA
C NA
MW-3
DEPTH 2'-4'
DRO <5.14
GRO <5.14
B <25
E <25
MTBE <25
T <25
TMB <50
X <25
B(a)P <5.39
B(b)F <53.9
C <108
GP-9
DEPTH 6'-8'
DRO 9.14
GRO NA
B NA
E NA
MTBE NA
T NA
TMB NA
X NA
B(a)P NA
B(b)F NA
C NA
MW-4
DEPTH 2'-4' 8'-10'
DRO <5.31 <5.33
GRO <5.31 <5.33
B <25 <25
E <25 <25
MTBE <25 <25
T <25 <25
TMB <50 <50
X <25 <25
B(a)P <5.35 <5.46
B(b)F <53.5 <54.6
C <107 <109
GP-1A
DEPTH 2'-4' 8'-10'
DRO NA NA
GRO NA NA
B NA NA
E NA NA
MTBE NA NA
T NA NA
TMB NA NA
X NA NA
B(a)P <6.03 <6.19
B(b)F <60.3 <61.9
C <121 <124
MW-2
DEPTH 2'-4' 8'-10'
DRO 5.86 25.1
GRO <5.42 <5.64
B <25 <25
E <25 <25
MTBE <25 <25
T <25 <25
TMB <50 <50
X <25 <25
B(a)P <5.83 <5.69
B(b)F <58.3 <56.9
C <117 <114
ANALYTICAL KEY
B = BENZENE
E = ETHYLBENZENE
MTBE = METHYL-TERT-BUTYL-ETHER
T = TOLUENE
TMB = TOTAL TRIMETHYLBENZENE
X = TOTAL XYLENES
B(a)P = BENZO(a)PYRENE
B(b)F = BENZO(b)FLUORANTHENE
C = CHRYSENE
ND = NOT ANALYZED
- ALL CONCENTRATIONS EXCEPT DRO & GRO EXPRESSED IN MILLIGRAMS PER KILOGRAM (mg/kg)
- GRO & DRO CONCENTRATIONS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg)
LEGEND
MW/TW = MONITORING WELL LOCATION
GP = GEOPROBE LOCATION
E = UNDERGROUND ELECTRIC LINE
W = UNDERGROUND WATER LINE
G = UNDERGROUND GAS LINE
X = FENCE
= APPROXIMATE PROPERTY LINE
APPROX. GRAPHIC SCALE
0' 25' 50' 100'
NOTE:
DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - OFF-SITE FEATURES HAVE NOT BEEN SURVEYED.
SUNSET DRIVE PROPERTY
100-120 E. SUNSET DR., WAUKESHA, WI
SIGMA ENVIRONMENTAL SERVICES INC.
DATE: 3-11-03
DR. BY: BEB
DR.# 7515-010
APPROX. SCALE: 1" = 50'
SOIL QUALITY MAP
FIGURE 4



LEGEND

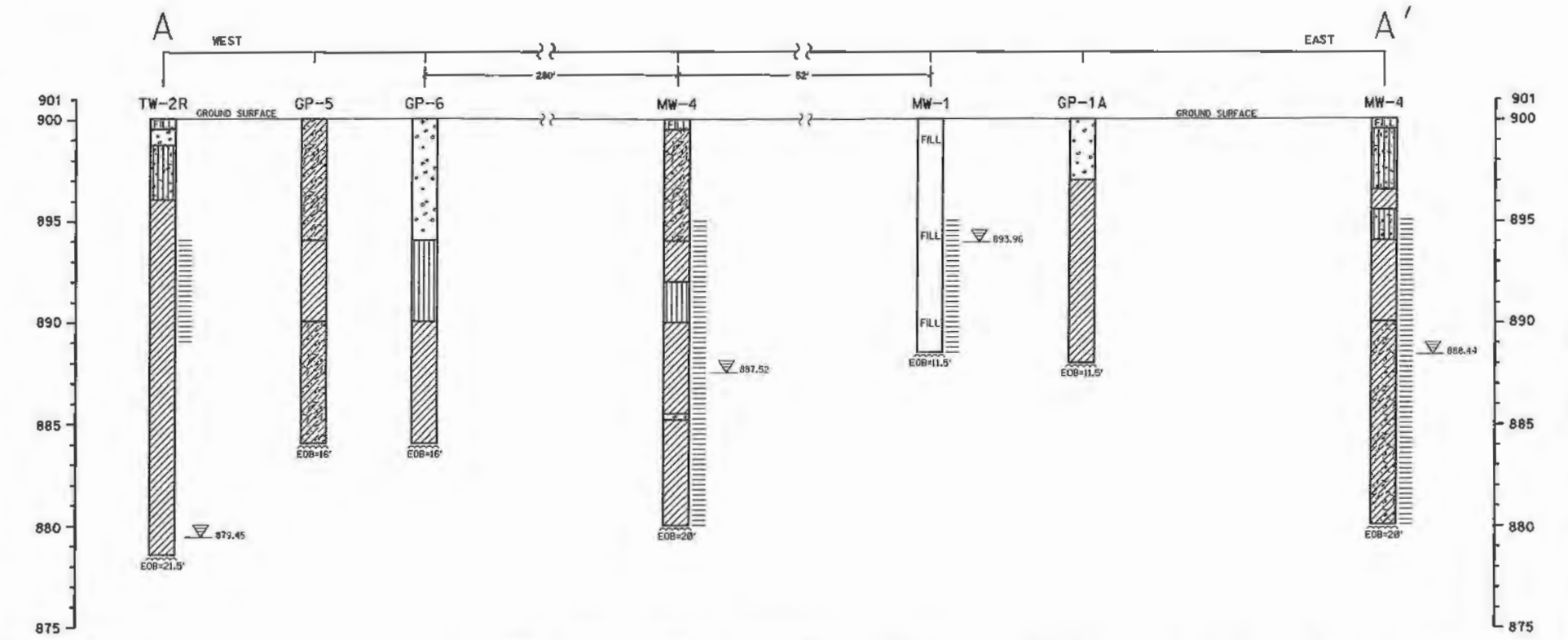
- MW/TW ⊗ = MONITORING WELL LOCATION
- GP● = GEOPROBE LOCATION
- E = UNDERGROUND ELECTRIC LINE
- W = UNDERGROUND WATER LINE
- G = UNDERGROUND GAS LINE
- X = FENCE
- = APPROXIMATE PROPERTY LINE
- A A' = CROSS SECTION LOCATION

APPROX. GRAPHIC SCALE

0' 25' 50' 100'

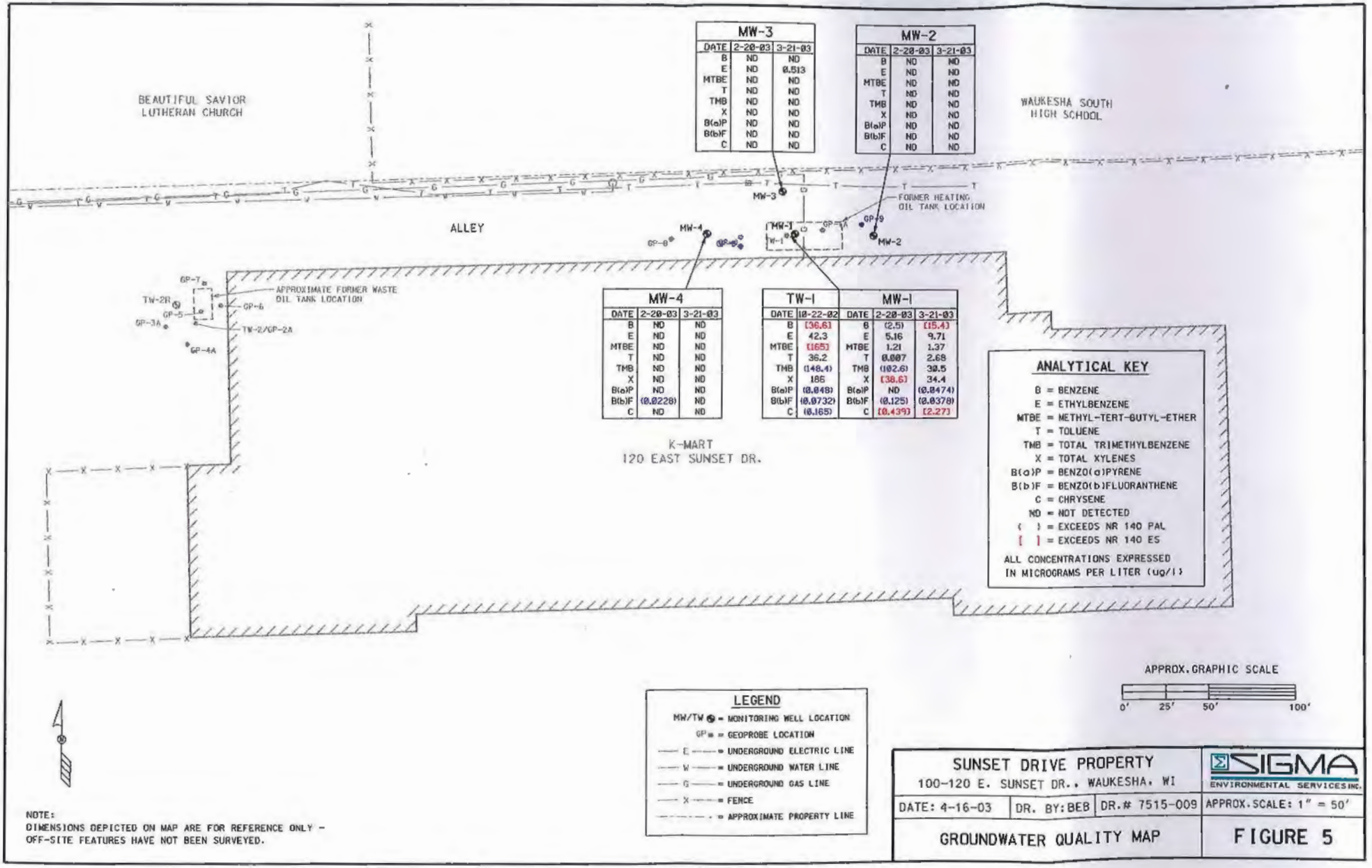
NOTE:
DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - OFF-SITE FEATURES HAVE NOT BEEN SURVEYED.

SUNSET DRIVE PROPERTY 100-120 E. SUNSET DR., WAUKESHA, WI			SIGMA ENVIRONMENTAL SERVICES, INC.
DATE: 6-6-03	DR. BY: BEB	DR.# 7515-012	APPROX. SCALE: 1" = 50'
GEOLOGIC CROSS SECTION LOCATION MAP			FIGURE b



NOTES:
HORIZONTAL SCALE 1" = 40'
VERTICAL SCALE 1" = 5'

SUNSET DRIVE PROPERTY 100-120 E. SUNSET DR., WAUKESHA, WI			SIGMA ENVIRONMENTAL SERVICES INC.
DATE: 6-6-03	DR. BY: BEB	DR.# 7515-013	SCALE: SEE NOTES
GEOLOGIC CROSS SECTION A - A'			FIGURE C



MW-3		
DATE	2-20-03	3-21-03
B	ND	ND
E	ND	0.513
MTBE	ND	ND
T	ND	ND
TMB	ND	ND
X	ND	ND
B(a)P	ND	ND
B(b)F	ND	ND
C	ND	ND

MW-2		
DATE	2-20-03	3-21-03
B	ND	ND
E	ND	ND
MTBE	ND	ND
T	ND	ND
TMB	ND	ND
X	ND	ND
B(a)P	ND	ND
B(b)F	ND	ND
C	ND	ND

MW-4		
DATE	2-20-03	3-21-03
B	ND	ND
E	ND	ND
MTBE	ND	ND
T	ND	ND
TMB	ND	ND
X	ND	ND
B(a)P	ND	ND
B(b)F	(0.0228)	ND
C	ND	ND

TW-1		MW-1		
DATE	10-22-02	DATE	2-20-03	3-21-03
B	[36.6]	B	(2.5)	[15.4]
E	42.3	E	5.16	9.71
MTBE	[165]	MTBE	1.21	1.37
T	36.2	T	0.807	2.68
TMB	(148.4)	TMB	(102.6)	30.5
X	186	X	[38.6]	34.4
B(a)P	(0.048)	B(a)P	ND	(0.0474)
B(b)F	(0.0732)	B(b)F	(0.125)	(0.0378)
C	(0.165)	C	[0.439]	[2.27]

ANALYTICAL KEY

B = BENZENE
E = ETHYLBENZENE
MTBE = METHYL-TERT-BUTYL-ETHER
T = TOLUENE
TMB = TOTAL TRIMETHYLBENZENE
X = TOTAL XYLENES
B(a)P = BENZO(a)PYRENE
B(b)F = BENZO(b)FLUORANTHENE
C = CHRYSENE
ND = NOT DETECTED
( ) = EXCEEDS NR 140 PAL
[ ] = EXCEEDS NR 140 ES

ALL CONCENTRATIONS EXPRESSED
IN MICROGRAMS PER LITER (ug/l)

APPROX. GRAPHIC SCALE

0' 25' 50' 100'

LEGEND

MW/TW ⊕ = MONITORING WELL LOCATION
GP ■ = GEOPROBE LOCATION
—— E —— = UNDERGROUND ELECTRIC LINE
—— W —— = UNDERGROUND WATER LINE
—— G —— = UNDERGROUND GAS LINE
—— X —— = FENCE
- - - - - - = APPROXIMATE PROPERTY LINE

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

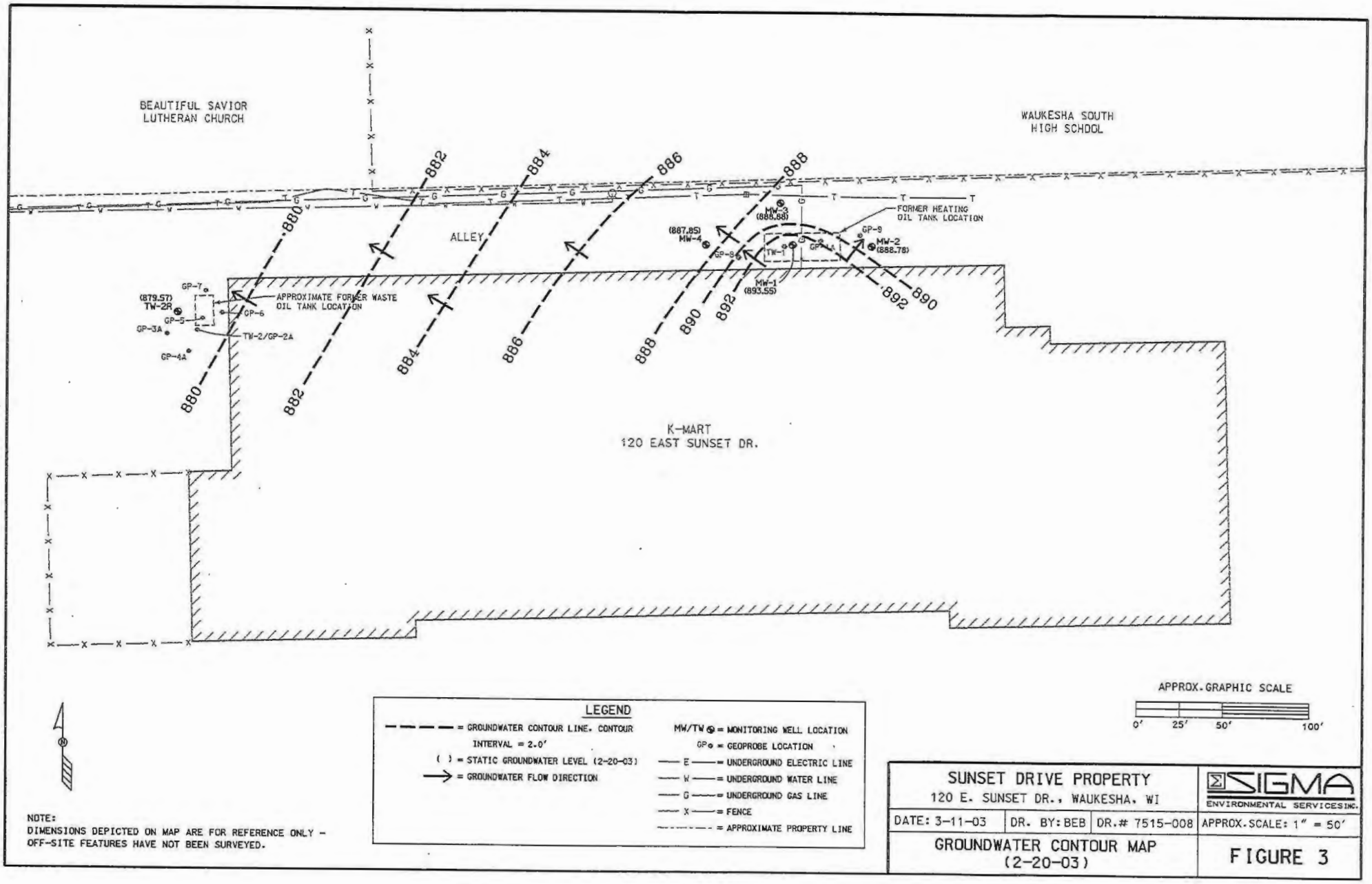
SUNSET DRIVE PROPERTY
100-120 E. SUNSET DR., WAUKESHA, WI

SIGMA ENVIRONMENTAL SERVICES INC.

DATE: 4-16-03	DR. BY: BEB	DR.# 7515-009	APPROX. SCALE: 1" = 50'

GROUNDWATER QUALITY MAP

FIGURE 5



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

SUNSET DRIVE PROPERTY 120 E. SUNSET DR., WAUKESHA, WI			SIGMA ENVIRONMENTAL SERVICES INC.
DATE: 3-11-03	DR. BY: BEB	DR.# 7515-008	APPROX. SCALE: 1" = 50'
GROUNDWATER CONTOUR MAP (2-20-03)			FIGURE 3

Table 2
Soil Laboratory Analytical Results
W.T. Corporation
Sunset Drive Parcels
100-220 East Sunset Drive
Waukesha, Wisconsin
Project Reference #7515

Boring ID		GP-8	GP-9	GP-1A		MW-2		MW-3	MW-4		Direct Contact Pathway		NR 720 RCL	NR 746 Table 1 SSL	NR 746 Table 2 SSL
Depth (feet bgs)		10-12	6-8	2 - 4	8 - 10	2 - 4	8 - 10	2-4	2-4	8-10	Non-Industrial	Industrial			
Date	Units	7/16/2002	7/16/2002	10/18/2002	10/18/2002	2/6/2003	2/6/2003	2/6/2003	2/6/2003	2/6/2003					
DRO	mg/kg	<5.88	9.14	NA	NA	5.86	25.1	<5.14	<5.31	<5.33	NS	NS	100/250	**	**
GRO	mg/kg	NA	NA	NA	NA	<5.42	<5.64	<5.14	<5.31	<5.33	NS	NS	100/250		
Polynuclear Aromatic Hydrocarbon Compounds															
Acenaphthene	µg/kg	NA	NA	<121	<124	<117	<114	<108	<107	<109	900	60000	NS	NS	NS
Acenaphthylene	µg/kg	NA	NA	<241	<248	<233	<228	<216	<214	<218	18	360	NS	NS	NS
Anthracene	µg/kg	NA	NA	<121	<124	<117	<114	<108	<107	<109	5000	300000	NS	NS	NS
Benz (a) anthracene	µg/kg	NA	NA	<60.3	<61.9	<58.3	<56.9	<53.9	<53.5	<54.6	0.088	3.9	NS	NS	NS
Benzo (a) pyrene	µg/kg	NA	NA	<6.03	<6.19	<5.83	<5.69	<5.39	<5.35	<5.46	0.0088	0.39	NS	NS	NS
Benzo (b) floranthene	µg/kg	NA	NA	<60.3	<61.9	<58.3	<56.9	<53.9	<53.5	<54.6	0.088	3.9	NS	NS	NS
Benzo (ghi) perlene	µg/kg	NA	NA	<121	<124	<117	<114	<108	<107	<109	1.8	39	NS	NS	NS
Benzo (k) fluoranthene	µg/kg	NA	NA	<121	<124	<117	<114	<108	<107	<109	0.88	39	NS	NS	NS
Chrysene	µg/kg	NA	NA	<121	<124	<117	<114	<108	<107	<109	8.8	390	NS	NS	NS
Dibenz (a,h) anthracene	µg/kg	NA	NA	<6.03	<6.19	<5.83	<114	<53.9	<5.35	<5.46	0.0088	0.39	NS	NS	NS
Fluoranthene	µg/kg	NA	NA	<121	<124	<117	<5.69	<108	<107	<109	600	40000	NS	NS	NS
Fluorene	µg/kg	NA	NA	<121	<124	<117	<114	<108	<107	<109	600	40000	NS	NS	NS
Indeno (1,2,3-cd) pyrene	µg/kg	NA	NA	<60.3	<61.9	<58.3	<56.9	<53.9	<53.5	<54.6	0.088	3.9	NS	NS	NS
1-Methylnaphthalene	µg/kg	NA	NA	<121	<124	<117	<114	<108	<107	<109	1100	70000	NS	NS	NS
2-Methylnaphthalene	µg/kg	NA	NA	<121	<124	<117	<114	<108	<107	<109	600	40000	NS	NS	NS
Naphthalene	µg/kg	NA	NA	<121	<124	<117	<114	<108	<107	<109	20	110	NS	NS	NS
Phenanthrene	µg/kg	NA	NA	<121	<124	<117	<114	<108	<107	<109	18	390	NS	NS	NS
Pyrene	µg/kg	NA	NA	<121	<124	<117	<114	<108	<107	<109	500	30000	NS	NS	NS
Volatile Organic Compounds															
Benzene	µg/kg	NA	NA	NA	NA	<25	<25	<25	<25	<25	NS	NS	5.5	8,500	1,100
Ethylbenzene	µg/kg	NA	NA	NA	NA	<25	<25	<25	<25	<25	NS	NS	2,900	4,600	NS
Methyl Tert Butyl Ether	µg/kg	NA	NA	NA	NA	<25	<25	<25	<25	<25	NS	NS	NS	NS	NS
Toluene	µg/kg	NA	NA	NA	NA	<25	<25	<25	<25	<25	NS	NS	1,500	38,000	NS
1,2,4-Trimethylbenzene	µg/kg	NA	NA	NA	NA	<25	<25	<25	<25	<25	NS	NS	NS	83,000	NS
1,3,5-Trimethylbenzene	µg/kg	NA	NA	NA	NA	<25	<25	<25	<25	<25	NS	NS	NS	11,000	NS
Total Xylenes	µg/kg	NA	NA	NA	NA	<25	<25	<25	<25	<25	NS	NS	4,100	42,000	NS

KEY:

DRO = Diesel Range Organics
GRO = Gasoline Range Organics
mg/kg = Milligrams per kilogram
µg/kg = Micrograms per kilogram
NA = Not Analyzed
NS = No Standard Established
BOLD = Detected above NR 720 Residual Contaminant Level (Generic, Table 1, or Table 2)
BOLD = Detected above NR 746 Table 1 Soil Screening Level or (if applicable) Table 2 SSL

Table 4
Groundwater Laboratory Analytical Results
W.T. Corporation
120 East Sunset Drive
Waukesha, Wisconsin
Project Reference #7515

Sample ID	Units	TW-1	MW-1		MW-2		MW-3		MW-4		TW-2R	NR140	NR140
Date		10/22/2002	2/20/2003	3/21/2003	2/20/2003	3/21/2003	2/20/2003	3/21/2003	2/20/2003	3/21/2003	2/20/2002	ES	PAL
Gasoline Range Orgainics	mg/l	NA	574.0	NA	ND	NA	ND	NA	ND	NA	ND	NS	NS
Dielsel Range Organics	mg/l	NA	13.10	NA	ND	NA	ND	NA	ND	NA	NA	NS	NS
Petroluem Volatile Organic Compounds													
Benzene	µg/l	**36.6**	**2.5**	**15.4**	ND	ND	ND	ND	ND	ND	ND	5	0.5
Ethylbenzene	µg/l	42.3	5.16	9.71	ND	0.513	ND	ND	ND	ND	ND	700	140
Methyl tert-butyl ether	µg/l	**165**	1.21	1.37	ND	ND	ND	ND	ND	ND	ND	60	12
Toluene	µg/l	36.2	0.007	2.68	ND	ND	ND	ND	ND	ND	ND	1,000	200
1,2,4-Trimethylbenzene	µg/l	97.4	68.1	21.3	ND	ND	ND	ND	ND	ND	ND	NS	NS
1,3,5-Trimethylbenzene	µg/l	51	34.5	9.02	ND	ND	ND	ND	ND	ND	ND	NS	NS
Total Trimethylbenzene	µg/l	**148.4**	**102.6**	30.5	ND	ND	ND	ND	ND	ND	ND	480	96
Total Xylenes	µg/l	186	38.6	34.4	ND	ND	ND	ND	ND	ND	ND	10,000	1,000
Polynuclear Aromatic Hydrocarbons													
Acenaphthene	µg/l	<6.85	ND	5.34	ND	ND	ND	ND	ND	ND	NA	NS	NS
Acenaphthylene	µg/l	<6.85	ND	ND	ND	ND	ND	ND	ND	ND	NA	NS	NS
Anthracene	µg/l	<6.85	ND	ND	ND	ND	ND	ND	ND	ND	NA	50	5
Benzo (a) anthracene	µg/l	0.21	0.443	1.5	ND	ND	ND	ND	ND	ND	NA	NS	NS
Benzo(a) pyrene	µg/l	**0.048**	ND	**0.0474**	ND	ND	ND	ND	ND	ND	NA	0.2	0.02
Benzo (b) fluoranthene	µg/l	**0.0732**	**0.125**	**0.0378**	ND	ND	ND	ND	**0.0228**	ND	NA	0.2	0.02
Benzo (ghi) perylene	µg/l	<6.85	ND	ND	ND	ND	ND	ND	ND	ND	NA	NS	NS
Benzo (k) fluoranthene	µg/l	<0.137	ND	ND	ND	ND	ND	ND	ND	ND	NA	NS	NS
Chrysene	µg/l	**0.165**	**0.439**	**2.27**	ND	ND	ND	ND	ND	ND	NA	0.2	0.02
Dibenz (a,h) anthracene	µg/l	<0.137	ND	ND	ND	ND	ND	ND	ND	ND	NA	NS	NS
Fluoranthene	µg/l	<6.85	7.56	20.2	ND	ND	ND	ND	ND	ND	NA	400	80
Fluorene	µg/l	<6.85	ND	ND	ND	ND	ND	ND	ND	ND	NA	400	80
Indeno (1,2,3-cd) pyrene	µg/l	<0.274	ND	ND	ND	ND	ND	ND	ND	ND	NA	NS	NS
1-Methylnaphthalene	µg/l	<6.85	ND	18.3	ND	ND	ND	ND	ND	ND	NA	NS	NS
2-Methylnaphthalene	µg/l	<6.85	ND	ND	ND	ND	ND	ND	ND	ND	NA	NS	NS
Naphthalene	µg/l	<6.85	ND	ND	ND	ND	ND	ND	ND	ND	NA	40	8
Phenanthrene	µg/l	<6.85	ND	5.22	ND	ND	ND	ND	ND	ND	NA	NS	NS
Pyrene	µg/l	<6.85	ND	ND	ND	ND	ND	ND	ND	ND	NA	250	50

notes:

mg/l = mircograms per liter
µg/l = milligrams per liter
NA = not analyzed
NS = no standard
NR 140 PAL = Chapter NR 140 Preventative Action Limit
NR 140 ES = Chapter NR 140 Enforcement Standard
BOLD = concentrations above NR 140 PAL
BOLD = concentrations above NR 140 ES

Table 1
Groundwater Elevations
W.T. Corporation
120 East Sunset Drive
Waukesha, Wisconsin
Project Reference #7515

Well ID	Groundsurface Elevation MSL	Casing Elevation MSL	Screen Interval feet bgs	Depth to Groundwater (TOC) feet bgs	Groundwater Elevation MSL	Date
MW-1	900.03	899.68	4-11	6.13	893.55	2/20/2003
				5.72	893.96	3/21/2003
MW-2	900.07	899.65	4-19	10.87	888.78	2/20/2003
				11.21	888.44	3/21/2003
MW-3	900.3	899.85	4-19	10.97	888.88	2/20/2003
				11.32	888.53	3/21/2003
MW-4	900.1	899.76	4-19	11.91	887.85	2/20/2003
				12.24	887.52	3/21/2003
TW-2R	900.07	899.88	6.5-21.5	20.31	879.57	2/20/2003
				20.43	879.45	3/21/2003

notes:
MSL = Mean Sea Level
feet bgs = feet below ground surface