

GIS REGISTRY  
Cover Sheet

APR 10 2013  August 2011  
(RR-5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

PECFA#:

\*WTM COORDINATES:

X:  Y:

\*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)
- 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)*

Land Use Controls:

- 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)*

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.].

BRRTS #:	03-41-248164 (No Dashes)	PARCEL ID #:	3530221100
ACTIVITY NAME:	Former Grants Soul Food Property	WTM COORDINATES: X:	689697 Y: 289601

**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:** Milwaukee County Land Information Parcel Report
- 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 #:** A-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 #:** A-2      **Title:** Site Plan
- 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 #:** C-2      **Title:** Site Plan with Historical Excavation Area and Residual Petroleum Impacts in Soil

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ACTIVITY NAME: Former Grants Soul Food Property

**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 #: C-1 Title: Geologic Cross-Section A to A' (West to East)**

**Figure #: Title:**

- 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 #: E-3 Title: Groundwater ES and PAL Exceedance Areas Based on Most Recent Analytical Results**

- 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 #: E-1 Title: Groundwater Flow Map - November 21, 2011**

**Figure #: E-2 Title: Groundwater Flow Map - July 24, 2012**

**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 **BQLD** 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 #: C-1 Title: Soil Analytical Results Summary**

- 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 #: E-1 Title: Groundwater Analytical Results Summary**

- 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 #: E-2 Title: Groundwater Elevation Data**

**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).

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**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: 1**



April 9, 2013

Redevelopment Authority of the City of Milwaukee (RACM)  
Attn: Mr. Mathew Reimer  
809 North Broadway  
Milwaukee, WI 53202

Subject: Final Case Closure with Continuing Obligations for the Former Grants Soul Food Property, 411 West North Avenue, Milwaukee, WI

FID: 341005170  
BRRTS: 03-41-248164  
PECFA: 53212-3146-11

Dear Mr. Reimer:

The Wisconsin Department of Natural Resources ("the Department") considers the former Grants Soul Food property closed, with continuing obligations. 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 the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under Ch. NR 726, Wisconsin Administrative Code. The Southeast Regional Case Closure Committee reviewed the request for closure on February 7, 2013. The Southeast Regional Case Closure Committee reviewed this environmental remediation case for compliance with state laws and standards. A conditional closure letter was issued by the Department on February 7, 2013, and documentation that the conditions in that letter were met was received on April 2, 2013.

The former automotive service station had soil and/or groundwater contamination from petroleum, lead, PAHs (naphthalene), chloroform, and chlorobenzene from former underground storage tanks. Environmental remediation included soil excavation and monitored natural attenuation. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

### Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions:

- Groundwater contamination is present above Ch. NR 140 enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.

RACM  
Former Grants Soul Food  
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## GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>, or at the web address listed below for the GIS Registry.

All site information is also on file at the WDNR Southeast Regional Headquarters off located at 2300 Dr. M. L. King Drive, Milwaukee, Wisconsin. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/topic/Brownfields/rrsm.html>.

## Closure Conditions

Compliance with the requirements of this letter is a responsibility to which RACM and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter are met. If these requirements are not followed, the DNR 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.

### Residual Groundwater Contamination (chs. NR 140 and 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present both on and off this contaminated property, as shown on the **attached map Figure E-3**. Affected property owners were notified of the presence of groundwater contamination. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

### Residual Soil Contamination (Ch. NR 718, or Ch. 289, Stats.; chs. 500 to 536, Wis. Adm. Code)

Soil contamination remains at the soil boring locations indicated on the **attached map Figure C-2**. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if 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 standards 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 to prevent a direct contact health threat to humans.

## PECFA Reimbursement

Section 101.143, Wis. Stats., requires that Petroleum Environmental Cleanup Fund Award (PECFA) claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a

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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 Department of Safety and Professional Services PECFA Program to determine the method for salvaging the equipment.

The following DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, was included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at [dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf](http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf).

Please send written notifications in accordance with the above requirements to the Southeast Regional Headquarters at the address located above, to the attention of the Environmental Program Assistant.

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 the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact John J. Hnat at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8688) at the above address.

Sincerely,



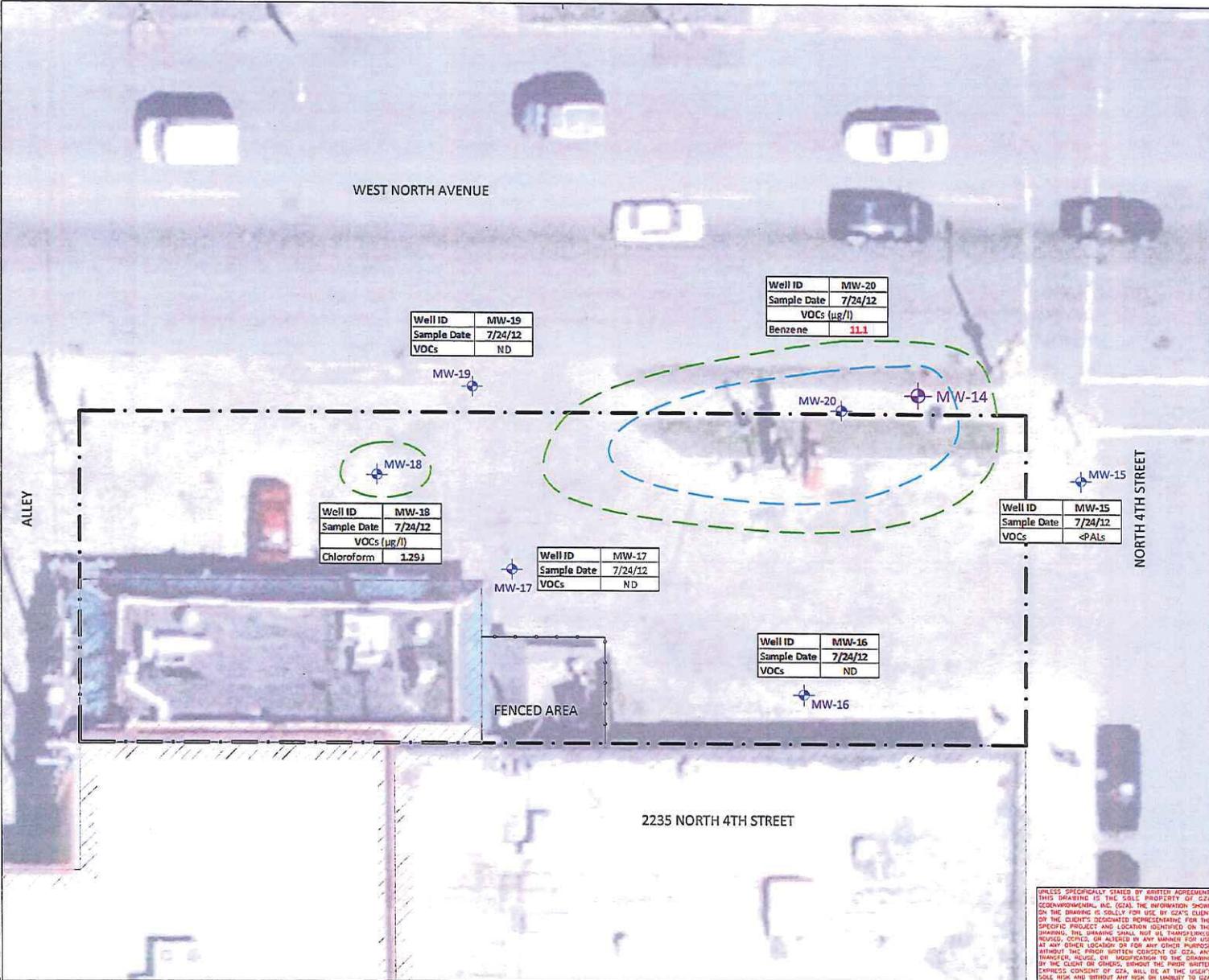
Pamela A. Mylotta  
Southeast Region Team Supervisor  
Remediation and Redevelopment

Enclosures: Groundwater ES and PAL Exceedances Areas Based on Most Recent Groundwater Analytical Result, Figure E-3

Site Plan with Historical Excavation Area and Residual Petroleum Impacts in Soil Figure C-2

"Continuing Obligations for Environmental Protection", RR-819, dated August 2012

C: Jay Karls – GZA GeoEnvironmental  
Linda Michalets – DS & PS  
WDNR SER Files



WEST NORTH AVENUE

ALLEY

NORTH 4TH STREET

2235 NORTH 4TH STREET

FENCED AREA

Well ID	MW-19
Sample Date	7/24/12
VOCs	ND

Well ID	MW-20
Sample Date	7/24/12
VOCs (µg/l)	
Benzene	11.1

Well ID	MW-18
Sample Date	7/24/12
VOCs (µg/l)	
Chloroform	1.29

Well ID	MW-17
Sample Date	7/24/12
VOCs	ND

Well ID	MW-15
Sample Date	7/24/12
VOCs	<PALS

Well ID	MW-16
Sample Date	7/24/12
VOCs	ND

- LEGEND**
- BUILDING FOOTPRINT
  - APPROXIMATE SITE BOUNDARY
  - FENCE
  - PERMANENT MONITORING WELL (GZA - 7/27/10 and 7/28/10)
  - APPROXIMATE NR140 ES EXCEEDANCE AREA
  - APPROXIMATE NR140 PAL EXCEEDANCE AREA

VOCs Volatile Organic Compounds  
 µg/l Micrograms per liter  
 ND Not detected

P-3  
 W-2  
 SUMP-2  
 MW-2

- NOTES**
1. BASE MAP DEVELOPED FROM A GOOGLE PROFESSIONAL ELECTRONIC IMAGE FILE. DIGITAL AERIAL OTHROPHOTOGRAPHY WAS PUBLISHED BY DIGITAL GLOBE IN 2012.
  2. THE LOCATION OF GZA EXPLORATIONS WERE APPROXIMATELY DETERMINED BY LINE OF SIGHT AND/OR TAPE MEASUREMENTS FROM EXISTING TOPOGRAPHIC FEATURES. THESE LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
  3. DETECTED CONCENTRATIONS WERE COMPARED TO WAC CHAPTER NR 140 ENFORCEMENT STANDARDS (ES) AND PREVENTATIVE ACTION LIMITS (PALS). PAL EXCEEDANCES ARE DEPICTED IN BOLD BLACK FONT. ES EXCEEDANCES ARE SHOWN IN RED.
  4. THE APPROXIMATE ES AND PAL GROUNDWATER EXCEEDANCE AREAS ARE PRESENTED BASED ON THE MOST RECENT GROUNDWATER SAMPLING EVENT AT THE SITE, CONDUCTED ON 7/24/12.



NO.	ISSUE/DESCRIPTION	BY	DATE

**GROUNDWATER ES AND PAL EXCEEDANCE AREAS  
 BASED ON MOST RECENT GROUNDWATER  
 ANALYTICAL RESULTS**

GRANTS SOUL FOOD PROPERTY  
 411 WEST NORTH AVENUE  
 MILWAUKEE, WISCONSIN

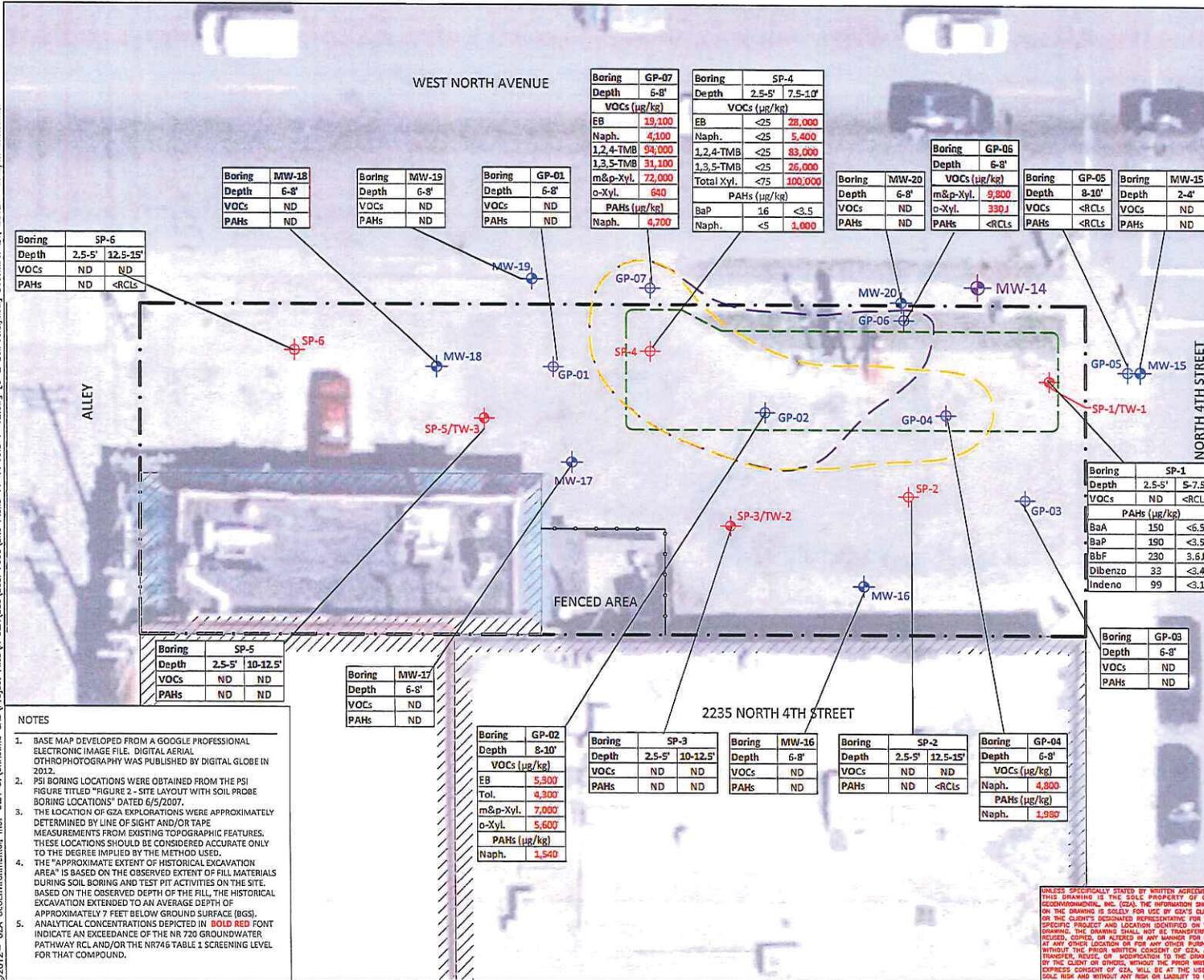
UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THIS DRAWING SHALL NOT BE TRANSFERRED, REPRODUCED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION OF THIS DRAWING BY THE CLIENT OR OTHERS WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

PREPARED BY: GZA GeoEnvironmental, Inc.  
 Engineers and Scientists  
 2085 WILSON DRIVE, SUITE 150  
 WAUWATOSA, WISCONSIN 53186  
 (262) 764-2500

PREPARED FOR:

PROJECT NO.:	20.0152459.00	REVISION NO.:	
DATE:	12/21/12	SCALE:	

FIGURE  
**E-3**  
 SHEET NO.



**LEGEND**

- BUILDING FOOTPRINT
- APPROXIMATE SITE BOUNDARY
- FENCE
- SOIL BORING (PSI - 1/18/07)
- SOIL BORING/TEMPORARY MONITORING WELL (PSI - 1/18/07)
- SOIL BORING/TEMPORARY MONITORING WELL (GZA - 12/15/09)
- PERMANENT MONITORING WELL (GZA - 7/27/10 and 7/28/10)
- APPROXIMATE EXTENT OF HISTORICAL EXCAVATION AREA
- APPROXIMATE EXTENT OF NR720 GROUNDWATER PATHWAY RCL EXCEEDANCES
- APPROXIMATE EXTENT OF NR746 TABLE 1 SCREENING LEVEL EXCEEDANCES

**SUMP-2**

**VOCs** Volatile Organic Compounds  
**PAHs** Polycyclic Aromatic Hydrocarbons  
 µg/kg Micrograms per kilogram  
 ND Not detected  
 RCL Residual Contaminant Level  
 BaA Benzo(a)anthracene  
 BaP Benzo(a)pyrene  
 BbF Benzo(b)fluoranthene  
 Dibenzo Dibenzo(a,h)anthracene  
 EB Ethylbenzene  
 Indeno Indeno(1,2-cd)pyrene  
 Naph. Naphthalene  
 Tol. Toluene  
 TMB Trimethylbenzenes  
 m&p-Xyl. Meta- and Para-Xylenes  
 o-Xyl. Ortho-Xylenes

**SCALE IN FEET**

0 15' 30'

**NOTES**

- BASE MAP DEVELOPED FROM A GOOGLE PROFESSIONAL ELECTRONIC IMAGE FILE. DIGITAL AERIAL PHOTOGRAPHY WAS PUBLISHED BY DIGITAL GLOBE IN 2012.
- PSI BORING LOCATIONS WERE OBTAINED FROM THE PSI FIGURE TITLED "FIGURE 2 - SITE LAYOUT WITH SOIL PROBE BORING LOCATIONS" DATED 6/5/2007.
- THE LOCATION OF GZA EXPLORATIONS WERE APPROXIMATELY DETERMINED BY LINE OF SIGHT AND/OR TAPE MEASUREMENTS FROM EXISTING TOPOGRAPHIC FEATURES. THESE LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
- THE "APPROXIMATE EXTENT OF HISTORICAL EXCAVATION AREA" IS BASED ON THE OBSERVED EXTENT OF FILL MATERIALS DURING SOIL BORING AND TEST PIT ACTIVITIES ON THE SITE, BASED ON THE OBSERVED DEPTH OF THE FILL, THE HISTORICAL EXCAVATION EXTENDED TO AN AVERAGE DEPTH OF APPROXIMATELY 7 FEET BELOW GROUND SURFACE (BGS).
- ANALYTICAL CONCENTRATIONS DEPICTED IN BOLD RED FONT INDICATE AN EXCEEDANCE OF THE NR 720 GROUNDWATER PATHWAY RCL AND/OR THE NR746 TABLE 1 SCREENING LEVEL FOR THAT COMPOUND.

NO.	ISSUE/DESCRIPTION	BY	DATE
<b>SITE PLAN WITH HISTORICAL EXCAVATION AREA AND RESIDUAL PETROLEUM IMPACTS IN SOIL</b>			
GRANTS SOUL FOOD PROPERTY 41 WEST NORTH AVENUE MILWAUKEE, WISCONSIN			
PREPARED BY: GZA Geo-Environmental, Inc. Engineers and Scientists 2820 ENCLOSURE DRIVE, SUITE 100 MILWAUKEE, WISCONSIN 53218 (414) 254-2288		PREPARED FOR:	
PROJ MGR: JJK	REVIEWED BY: SJK	CHECKED BY: JJK	FIGURE
DESIGNED BY: SJK	DRAWN BY: CLK	SCALE:	C-2
DATE: 12/21/12	PROJECT NO.: 20.0152450.00	REVISION NO.:	SHEET NO.

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEO-ENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THIS DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REPRODUCED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.



February 7, 2013

RACM  
Attn: Mathew Reimer  
809 North Broadway  
Milwaukee, WI 53202

Subject: Conditional Closure Decision, with Requirements to achieve Final Closure for the Former Grants Soul Food Property 411 West North Avenue Milwaukee, WI

FID: 341005170  
BRRTS: 03-41-248164  
PECFA: 53212-3146-11

Dear Mr. Reimer:

On February 7, 2013, the Wisconsin Department of Natural Resources ("the Department") Southeast Regional Closure Committee reviewed your case for closure of the case described above. The Southeast Regional Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Southeast Regional Closure Committee has determined that the petroleum and chlorinated solvent contamination on the site from the vicinity of the former USTs and piping located on the property appears to have been investigated and remediated to the extent practicable under site conditions. Your case meets the screening criteria of s. NR 746.07 or s. NR 746.08, Wis. Adm. Code, and the requirements of Ch. NR 726, Wis. Adm. Code and will be closed if the following conditions are satisfied:

- The groundwater monitoring wells and any other remediation systems at the site must be properly abandoned in compliance with Ch. NR 141, Wis. Admin. Code. Documentation of well abandonment must be submitted to this office 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) within 60-days on receipt of this letter as required in s. NR 726.05(8)(a)1 and s. NR 141.25 Wis. Admin. Code. The Department requires the abandonment of these wells before issuing a final closure letter.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed.

Your site will be listed on the DNR's Remediation and Redevelopment GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

As part of the approval of the closure of this case, you will be responsible for maintaining the following continuing obligations:

- Groundwater contamination is present above Ch. NR 140, Wis. Adm. Code enforcement standards. You will need prior Department approval if you intend to construct new water well.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.

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 the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to me.

Sincerely,



John J. Hnat, P.G., C.P.G.  
Project Manager/Hydrogeologist  
Southeast Region  
Remediation and Redevelopment

C: Linda Michalets – WIDS & PS  
Jay Karls & John Osborne - GZA GeoEnvironmental  
WDNR SER Files

3

WARRANTY DEED

Document Title



\* 0 9 6 7 1 0 7 9 \*

DOC.# 09671079

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED 11/14/2008 02:03PM

JOHN LA FAVE  
REGISTER OF DEEDS  
AMOUNT: 15.00  
FEE EXEMPT 77.25 #: 12

Recording Area

Name and Return Address

CITY ATTORNEY'S OFFICE  
300 E WELLS ST RM 800  
MILWAUKEE, WI 53202

Parcel Identification Number (PIN)

Document No

WARRANTY DEED

THIS DEED, made between Albert Grant, Jr

Grantor

And the Redevelopment Authority of the City of Milwaukee, a public body corporate and politic,

Grantee,

WITNESSETH, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:

Lot 4 and the East 1/2 of vacated alley adjoining on the West, in Block 7, in Sherman's Addition in the Northeast 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin

RETURN TO

Gregg C Hagopian, Assistant City Attorney
City Attorney's Office
200 East Wells Street, Room 800
Milwaukee, Wisconsin 53202

Tax Key No. 353-0221-100-9

Address 411 West North Avenue, Milwaukee, WI 53212

Tax Key No : 353-0221-100-9

This is not a homestead property. This is a Deed-in-lieu-of-Condemnation pursuant to a negotiated transaction between Grantor and Grantee

Together with all and singular the hereditaments and appurtenances thereunto belonging; And ALBERT GRANT, JR. warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities, recorded restrictions and covenants, and real estate taxes in year of closing, and will warrant and defend the same

Dated this 6 day of NOVEMBER, 2008

Albert Grant Jr (handwritten signature)

\* ALBERT GRANT, JR.

\*

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) of ALBERT GRANT, JR

STATE OF WISCONSIN )

authenticated this 6 day of NOV, 2008.

)ss

MILWAUKEE COUNTY )

Gregg C Hagopian (handwritten signature)

Personally came before me this \_\_\_ day of \_\_\_, 2008 the above named

\* GREGG C HAGOPIAN

TITLE MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_ authorized by § 706 06, Wis. Stats )

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

THIS INSTRUMENT WAS DRAFTED BY

City of Milwaukee, City Attorney's Office
Gregg C Hagopian, Asst. City Atty., Bar No. 01007373
(Signatures may be authenticated or acknowledged / both are not necessary )

\*
Notary Public, Milwaukee County, Wisconsin
My Commission is permanent (If not, state expiration date \_\_\_, \_\_\_)

GRANTOR: ALBERT GRANT, JR.  
GRANTEE: REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE

Physical Property Address: 411 West North Avenue, Milwaukee, WI 53212

Tax Key No.: 353-0221-100-9

Lot 4 and the East 1/2 of vacated alley adjoining on the West, in Block 7, in Sherman's Addition in the Northeast 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin

1089-2008-3294 138736

# Milwaukee County Land Information Parcel Report

TAXKEY: 3530221100

Report generated 1/18/2013 10:04:10 AM



Parcel location within Milwaukee County



Selected parcel highlighted

## Parcel Information

**TAXKEY:** 3530221100

**Record Date:** 03/02/2009

**Owner(s):** CITY OF MILW REDEV AUTH

**Address:** 411 W NORTH AVE

**Municipality:** Milwaukee

**Acres:** 0.18

**Assessed Value:** \$134,000

**Parcel Description:** OTHER

**Zoning Description:**

**Legal Description:** SHERMAN'S ADD'N IN NE 1/4 SEC 20-7-22 BLOCK 7 LOT 4 & E 1/2 OF VAC ALLEY  
ADJ BID 8, TID 59

FIGURE "A"



Parcel photo

December 27, 2012  
File No. 20.0152459.00

Wisconsin Department of Natural Resources  
2300 North Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212

Attention: Mr. John Hnat

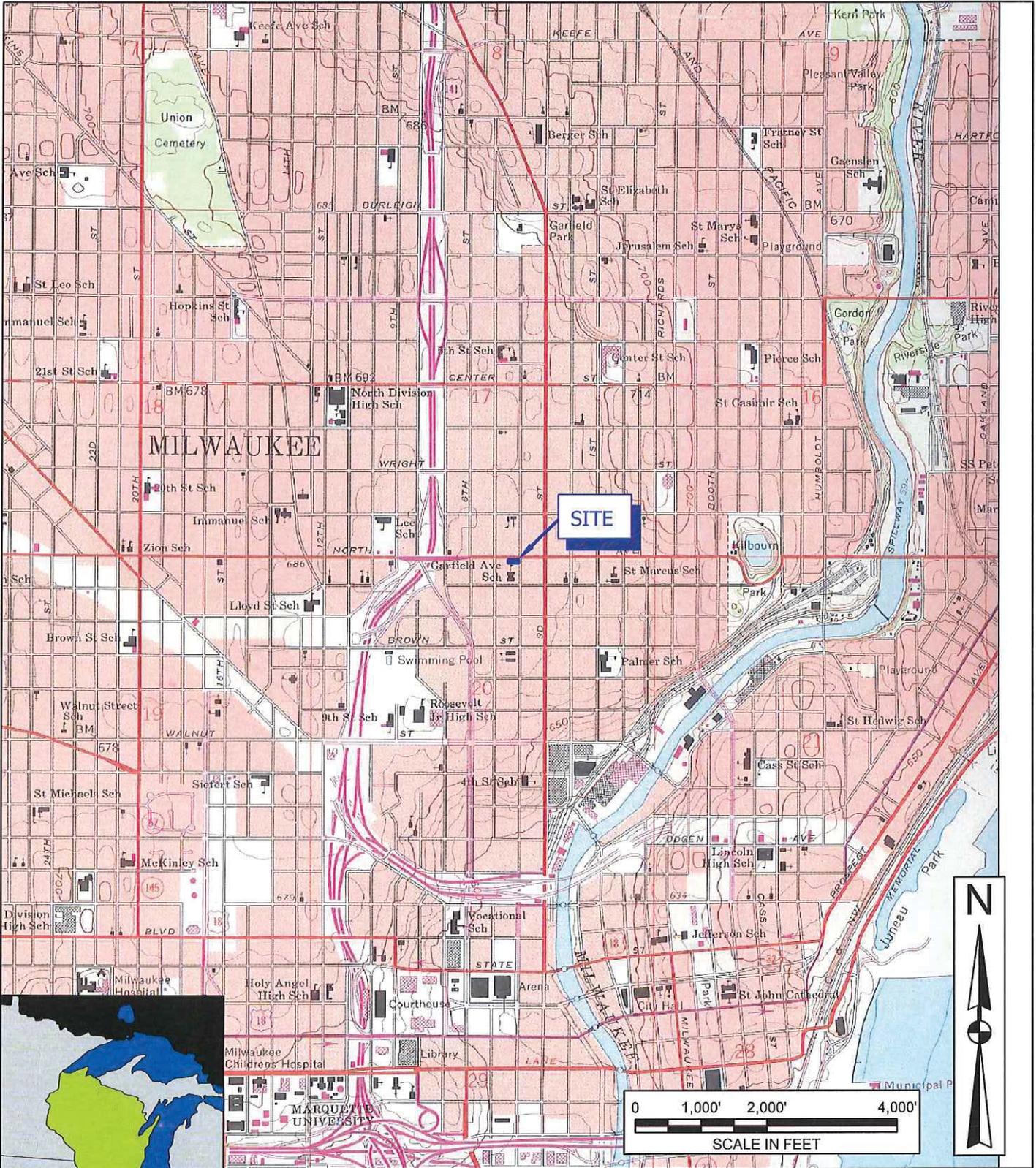
Subject: Attached Legal Description  
Grants Soul Food Property  
411 West North Avenue  
Milwaukee, Wisconsin  
(BRRTS #03-41-248164)

Dear Mr. Hnat:

Please find the attached legal description for the Grants Soul Food Property located at 411 West North Avenue in the Milwaukee, Wisconsin ("Site"). To the best of my knowledge, the legal description describes the entire property within the impacted Site boundary and is being provided to you as part of the GIS Registry Packet.

Very truly yours,

  
\_\_\_\_\_  
Responsible Party



SOURCE: U.S.G.S. MILWAUKEE, WIS.  
 QUADRANGLE MAP (1958)  
 PHOTOREVISED (1971)

PREPARED BY: **GZA GeoEnvironmental, Inc.**  
**Engineers and Scientists**  
 20900 SWENSON DRIVE, SUITE 150  
 WAUKESHA, WISCONSIN 53186  
 (262) 754-2560

PREPARED FOR:

**SITE LOCATION MAP**

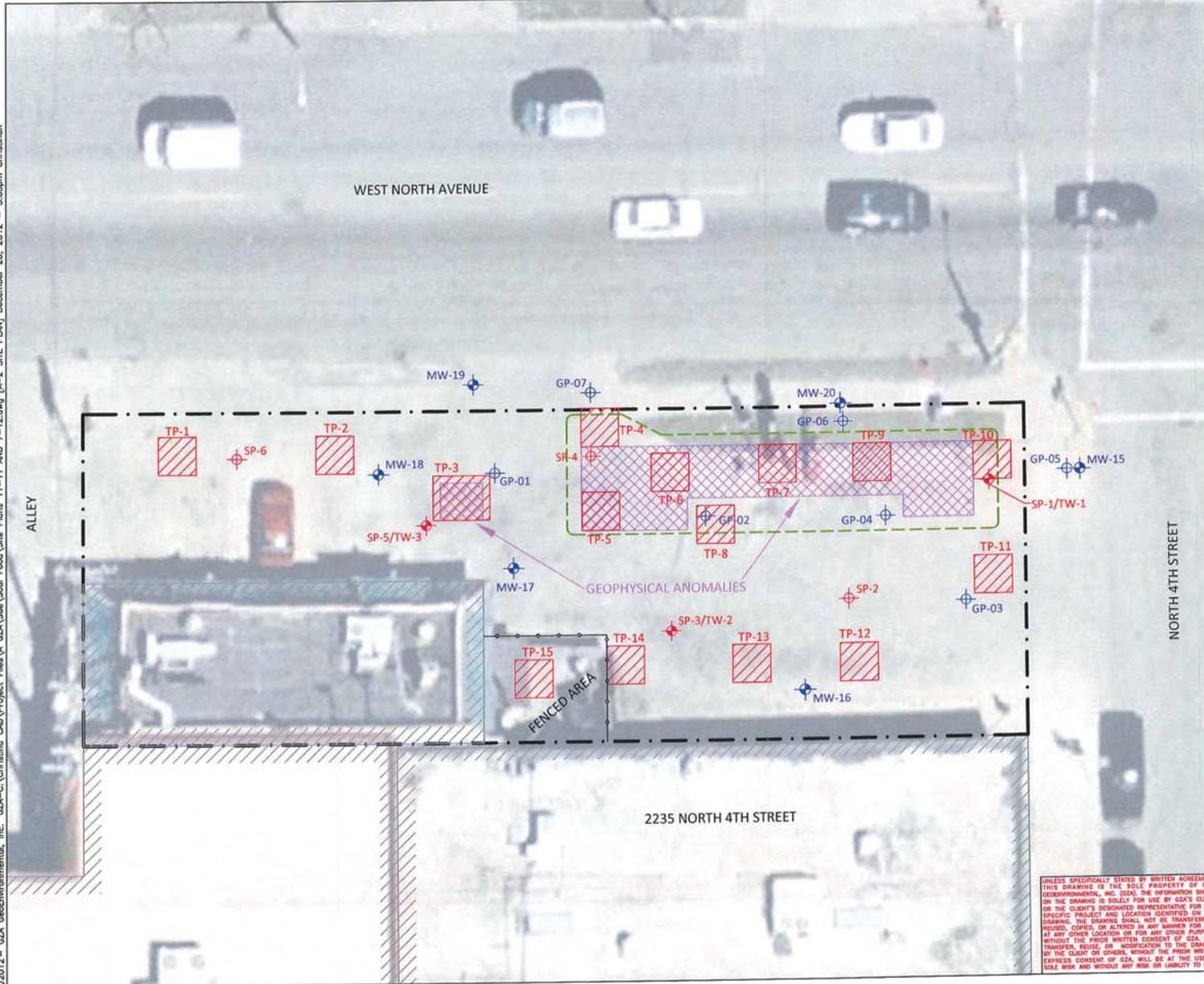
**GRANTS SOUL FOOD PROPERTY**  
 411 WEST NORTH AVENUE  
 MILWAUKEE, WISCONSIN

FIGURE

**A-1**

SHEET NO.

PROJ MGR: JFK	REVIEWED BY: JCO	CHECKED BY: MKB	DATE: 12/20/12	PROJECT NO.: 20.0152459	REVISION NO.:
DESIGNED BY: MKB	DRAWN BY: JAH	SCALE: 1 : 24000			



**LEGEND**

- BUILDING FOOTPRINT
- APPROXIMATE SITE BOUNDARY
- FENCE
- GEOPHYSICAL ANOMALIES (PSI Magnetometer Survey - 1/16/07)
- SOIL BORING (PSI - 1/18/07)
- SOIL BORING/TEMPORARY MONITORING WELL (PSI - 1/18/07)
- TEST PIT (GZA - 11/12/09)
- SOIL BORING/TEMPORARY MONITORING WELL (GZA - 12/15/09)
- PERMANENT MONITORING WELL (GZA - 7/27/10 and 7/28/10)
- APPROXIMATE EXTENT OF HISTORICAL EXCAVATION AREA

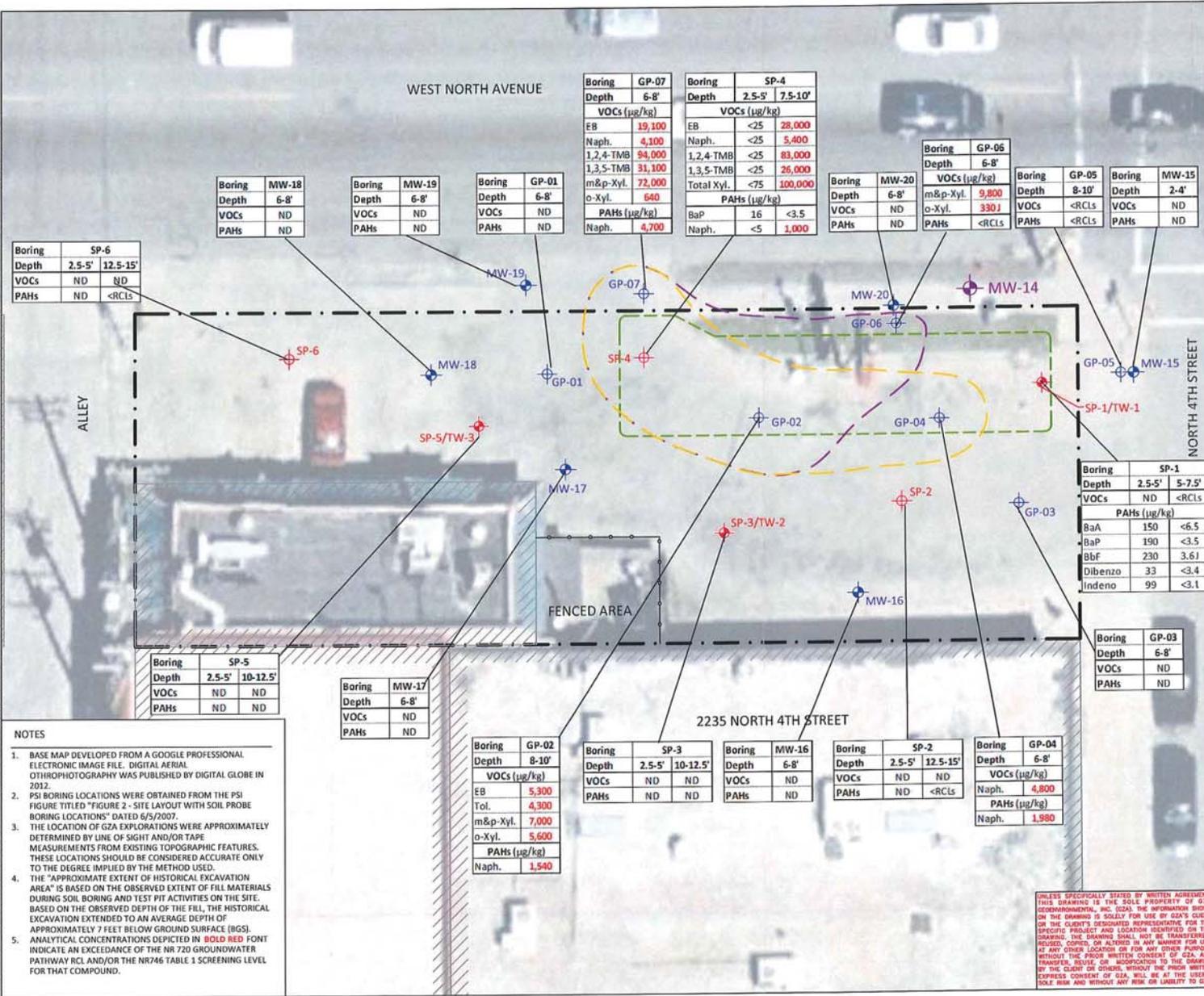
**NOTES**

1. BASE MAP DEVELOPED FROM A GOOGLE PROFESSIONAL ELECTRONIC IMAGE FILE. DIGITAL AERIAL PHOTOGRAPHY WAS PUBLISHED BY DIGITAL GLOBE IN 2012.
2. THE LOCATIONS OF GEOPHYSICAL ANOMALIES WERE OBTAINED FROM THE PSI FIGURE TITLED "FIGURE 2 - SITE LAYOUT WITH SOIL PROBE BORING LOCATIONS" DATED 6/5/2007.
3. PSI BORING LOCATIONS WERE OBTAINED FROM THE PSI FIGURE TITLED "FIGURE 2 - SITE LAYOUT WITH SOIL PROBE BORING LOCATIONS" DATED 6/5/2007.
4. THE LOCATION OF GZA EXPLORATIONS WERE APPROXIMATELY DETERMINED BY LINE OF SIGHT AND/OR TAPE MEASUREMENTS FROM EXISTING TOPOGRAPHIC FEATURES. THESE LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
5. THE "APPROXIMATE EXTENT OF HISTORICAL EXCAVATION AREA" IS BASED ON THE OBSERVED EXTENT OF FILL MATERIALS DURING SOIL BORING AND TEST PIT ACTIVITIES ON THE SITE. BASED ON THE OBSERVED DEPTH OF THE FILL, THE HISTORICAL EXCAVATION EXTENDED TO AN AVERAGE DEPTH OF APPROXIMATELY 7 FEET BELOW GROUND SURFACE (BGS).

SCALE IN FEET

0 15' 30'

NO.	ISSUE/DESCRIPTION	BY	DATE
<b>SITE PLAN</b>			
GRANTS SOUL FOOD PROPERTY 411 WEST NORTH AVENUE MILWAUKEE, WISCONSIN			
<small>UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THIS DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE ORIGINAL SHALL NOT BE TRANSMITTED, REPRODUCED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.</small>		<small>PREPARED BY:</small> GZA GeoEnvironmental, Inc. Engineers and Scientists 2000 WASHINGTON DRIVE, SUITE 100 MILWAUKEE, WISCONSIN 53218 (414) 754-2900	
<small>PROJ. MGR.:</small> JJK	<small>DESIGNED BY:</small> SKK	<small>REVIEWED BY:</small> GJK	<small>CHECKED BY:</small> JJK
<small>DATE:</small> 12/20/12	<small>PROJECT NO.:</small> 20.0152459.00	<small>SCALE:</small> REVISION NO.	FIGURE A-2 SHEET NO.



**LEGEND**

- BUILDING FOOTPRINT
- APPROXIMATE SITE BOUNDARY
- FENCE
- SOIL BORING (PSI - 1/18/07)
- SOIL BORING/TEMPORARY MONITORING WELL (PSI - 1/18/07)
- SOIL BORING/TEMPORARY MONITORING WELL (GZA - 12/15/09)
- PERMANENT MONITORING WELL (GZA - 7/27/10 and 7/28/10)
- APPROXIMATE EXTENT OF HISTORICAL EXCAVATION AREA
- APPROXIMATE EXTENT OF NR720 GROUNDWATER PATHWAY RCL EXCEEDANCES
- APPROXIMATE EXTENT OF NR746 TABLE 1 SCREENING LEVEL EXCEEDANCES

**SUMP-2**

VOCs Volatile Organic Compounds  
 PAHs Polycyclic Aromatic Hydrocarbons  
 µg/kg Micrograms per Kilogram  
 ND Not detected  
 RCL Residual Contaminant Level  
 BaA Benzo(a)anthracene  
 BaP Benzo(a)pyrene  
 BbF Benzo(b)fluoranthene  
 Dibenzo Dibenzo(a,h)anthracene  
 EB Ethylbenzene  
 Indeno Indeno(1,2-cd)pyrene  
 Naph. Naphthalene  
 Tol. Toluene  
 TMB Trimethylbenzenes  
 m&p-Xyl. Meta- and Para-Xylenes  
 o-Xyl. Ortho-Xylenes

**NOTES**

- BASE MAP DEVELOPED FROM A GOOGLE PROFESSIONAL ELECTRONIC IMAGE FILE. DIGITAL AERIAL PHOTOGRAPHY WAS PUBLISHED BY DIGITAL GLOBE IN 2002.
- PSI BORING LOCATIONS WERE OBTAINED FROM THE PSI FIGURE TITLED "FIGURE 2 - SITE LAYOUT WITH SOIL PROBE BORING LOCATIONS" DATED 6/5/2007.
- THE LOCATION OF GZA EXPLORATIONS WERE APPROXIMATELY DETERMINED BY LINE OF SIGHT AND/OR TAPE MEASUREMENTS FROM EXISTING TOPOGRAPHIC FEATURES. THESE LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
- THE "APPROXIMATE EXTENT OF HISTORICAL EXCAVATION AREA" IS BASED ON THE OBSERVED EXTENT OF FILL MATERIALS DURING SOIL BORING AND TEST PIT ACTIVITIES ON THE SITE. BASED ON THE OBSERVED DEPTH OF THE FILL, THE HISTORICAL EXCAVATION EXTENDED TO AN AVERAGE DEPTH OF APPROXIMATELY 7 FEET BELOW GROUND SURFACE (BGS).
- ANALYTICAL CONCENTRATIONS DEPICTED IN **BOLD RED FONT** INDICATE AN EXCEEDANCE OF THE NR 720 GROUNDWATER PATHWAY RCL AND/OR THE NR746 TABLE 1 SCREENING LEVEL FOR THAT COMPOUND.

**UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REPRODUCED, COPIED, OR ALIENED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MISAPPROPRIATE USE OF THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.**

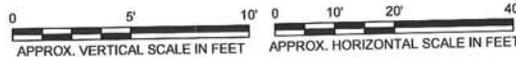
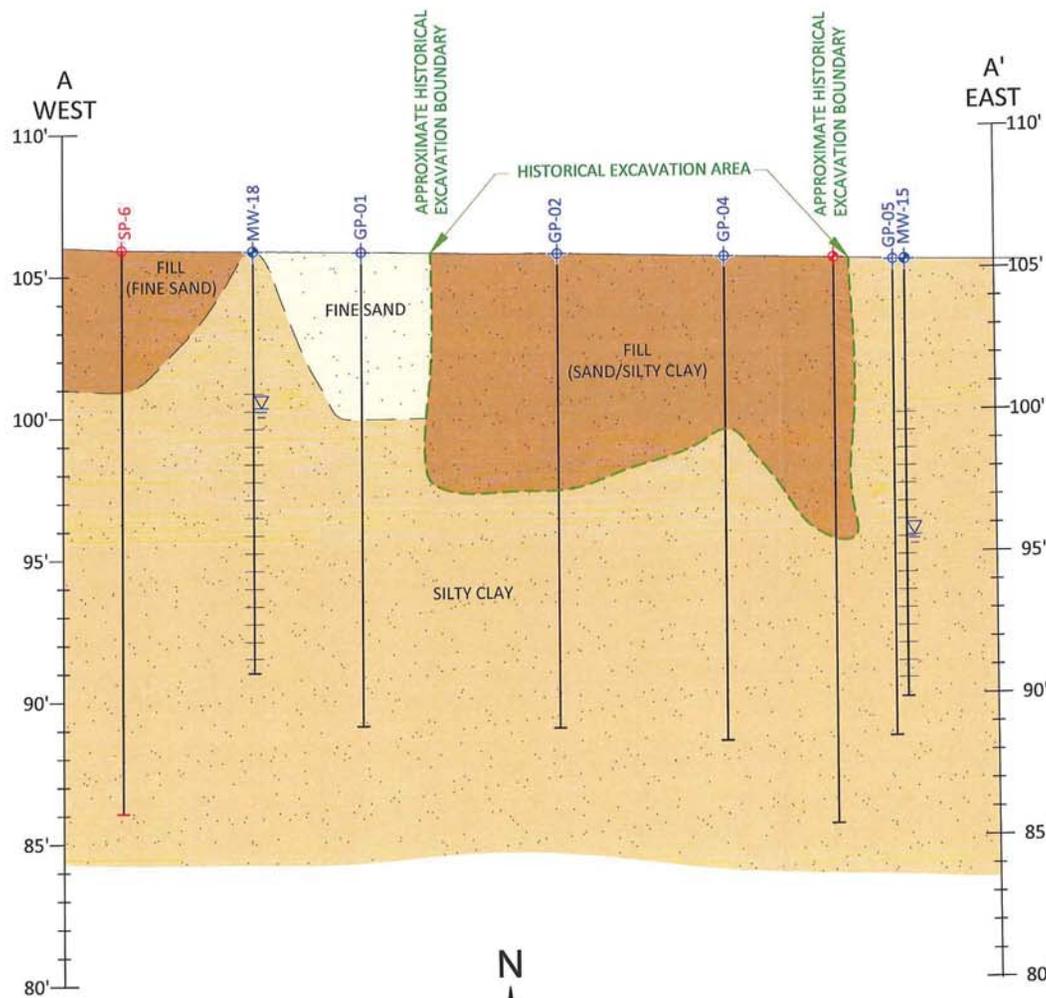
**SITE PLAN WITH HISTORICAL EXCAVATION AREA AND RESIDUAL PETROLEUM IMPACTS IN SOIL**

GRANT'S SOUL FOOD PROPERTY  
 411 WEST NORTH AVENUE  
 MILWAUKEE, WISCONSIN

PREPARED BY: GZA GeoEnvironmental, Inc.  
 Engineers and Scientists  
 2090 DAVENPORT DRIVE, SUITE 100  
 WILCOXVILLE, WISCONSIN 53180  
 (414) 754-2260

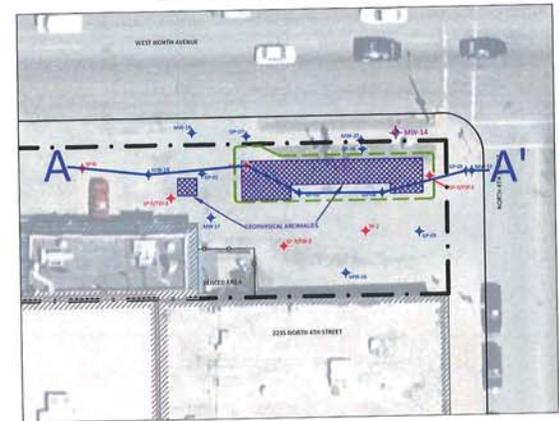
PREPARED FOR:

PROJ MGR: JPK REVIEWED BY: SKX CHECKED BY: JPK  
 DESIGNED BY: SKX DRAWN BY: CLK SCALE:  
 DATE: 12/21/12 PROJECT NO.: 20.0152459.00 REVISION NO. FIGURE C-2 SHEET NO.



NOTES:  
 1. STRATIGRAPHIC BOUNDARIES ARE APPROXIMATE, AND ARE BASED ON SOIL BORING LOGS PREPARED BY PSI AND GZA

LINE OF CROSS SECTION

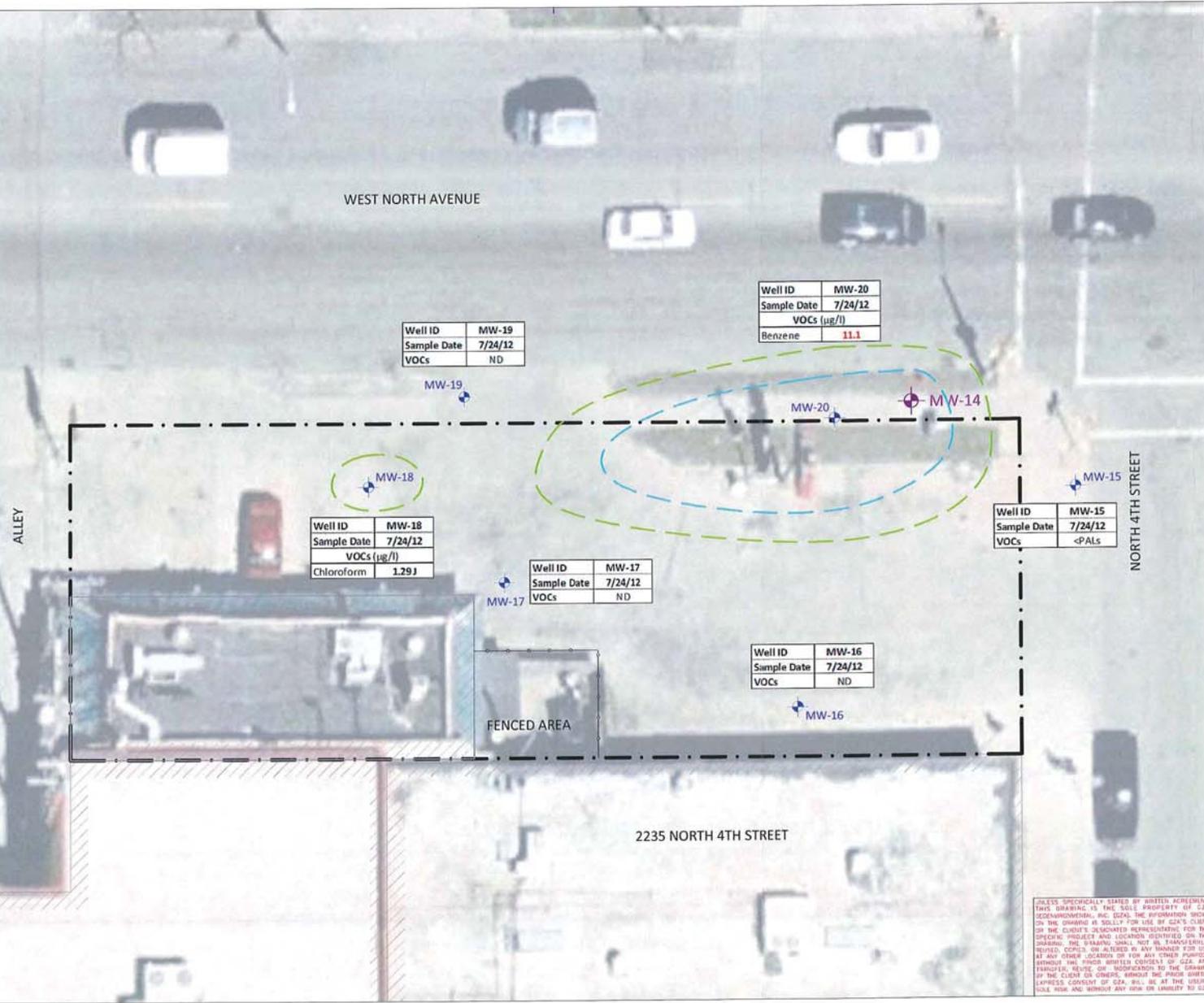


LEGEND

- GP-1 GZA GEOPROBE BORING
- MW-1 GZA MONITORING WELL
- GP-2 PREVIOUS GEOPROBE BORING
- MW-2 PREVIOUS MONITORING WELL
- APPROXIMATE EXTENT OF HISTORICAL EXCAVATION AREA
- FINE SAND
- FILL (SAND/SILTY CLAY)
- SILTY CLAY
- PERMANENT GROUNDWATER MONITORING WELL
- SOIL BORING
- GROUNDWATER ELEVATION (7/24/12)

NO.	ISSUE/DESCRIPTION	BY	DATE
<b>GEOLOGIC CROSS-SECTION A TO A'</b> (WEST TO EAST)			
GRANT'S SOUL FOOD PROPERTY 411 WEST NORTH AVENUE MILWAUKEE, WISCONSIN			
PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists 2000 OVERSON DRIVE, SUITE 100 MILWAUKEE, WISCONSIN 53218 (414) 754-2900		PREPARED FOR:	
PROJ MGR: JPK DESIGNED BY: SKK DATE: 12/21/12	REVIEWED BY: JCB DRAWN BY: CLK PROJECT NO.: 20.0152459.00	CHECKED BY: JPK SCALE: REVISION NO.	FIGURE C-1 SHEET NO.

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THIS DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSMITTED, REPRODUCED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSMISSION, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.



Well ID	MW-19
Sample Date	7/24/12
VOCs	ND

Well ID	MW-20
Sample Date	7/24/12
VOCs (µg/l)	
Benzene	11.1

Well ID	MW-18
Sample Date	7/24/12
VOCs (µg/l)	
Chloroform	1.29J

Well ID	MW-17
Sample Date	7/24/12
VOCs	ND

Well ID	MW-15
Sample Date	7/24/12
VOCs	<PALS

Well ID	MW-16
Sample Date	7/24/12
VOCs	ND

**LEGEND**

- BUILDING FOOTPRINT
- APPROXIMATE SITE BOUNDARY
- FENCE
- PERMANENT MONITORING WELL (GZA - 7/27/10 and 7/28/10)
- APPROXIMATE NR140 ES EXCEEDANCE AREA
- APPROXIMATE NR140 PAL EXCEEDANCE AREA

VOCs Volatile Organic Compounds  
 µg/l Micrograms per liter  
 ND Not detected

P-3  
 W-2  
 SUMP-2  
 MW-2

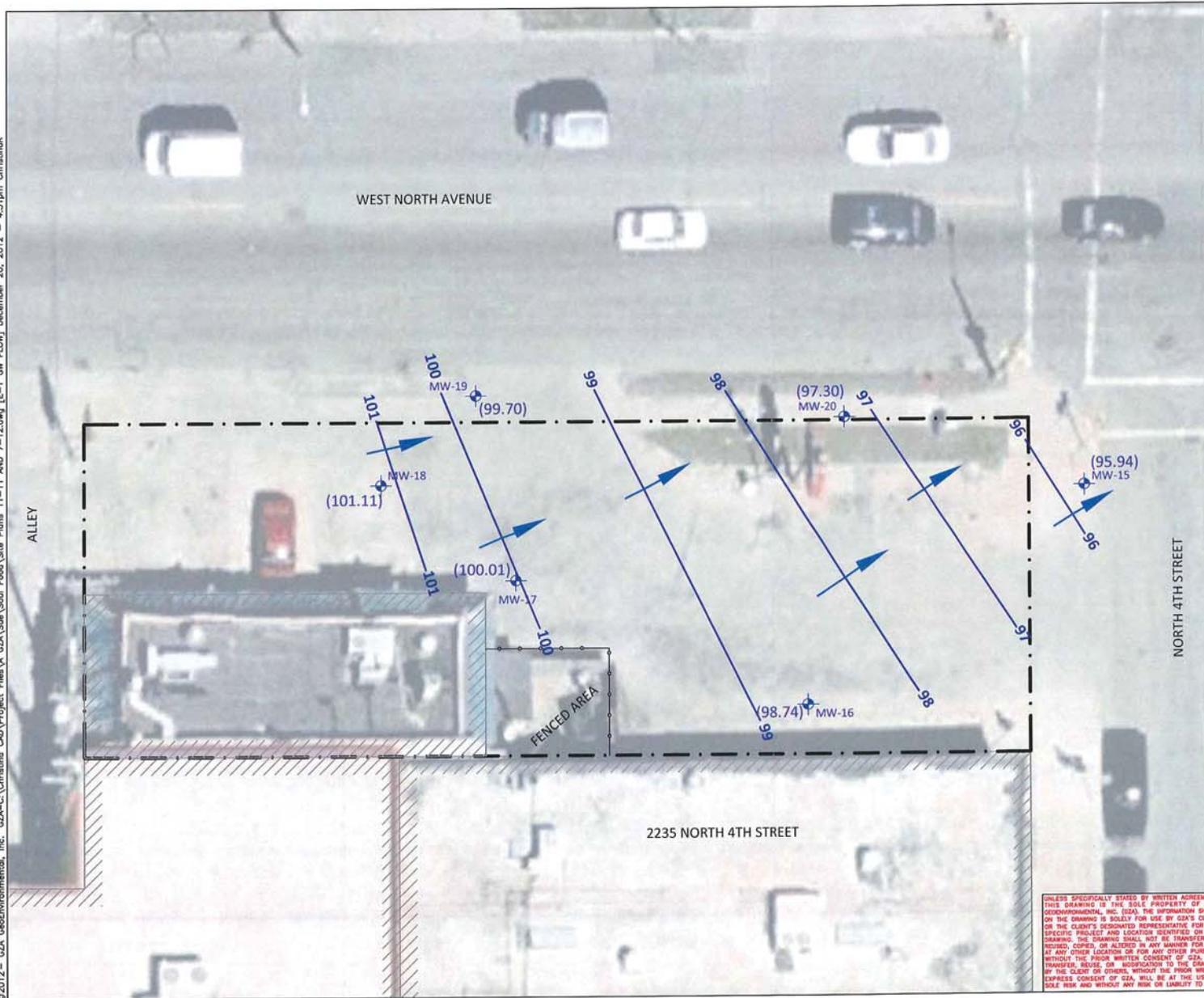
- NOTES**
- BASE MAP DEVELOPED FROM A GOOGLE PROFESSIONAL ELECTRONIC IMAGE FILE. DIGITAL AERIAL PHOTOGRAPHY WAS PUBLISHED BY DIGITAL GLOBE IN 2012.
  - THE LOCATION OF GZA EXPLORATIONS WERE APPROXIMATELY DETERMINED BY LINE OF SIGHT AND/OR TAPE MEASUREMENTS FROM EXISTING TOPOGRAPHIC FEATURES. THESE LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
  - DETECTED CONCENTRATIONS WERE COMPARED TO WAC CHAPTER NR 140 ENFORCEMENT STANDARDS (ES) AND PREVENTATIVE ACTION LIMITS (PALS). PAL EXCEEDANCES ARE DEPICTED IN BOLD BLACK FONT. ES EXCEEDANCES ARE SHOWN IN RED.
  - THE APPROXIMATE ES AND PAL GROUNDWATER EXCEEDANCE AREAS ARE PRESENTED BASED ON THE MOST RECENT GROUNDWATER SAMPLING EVENT AT THE SITE, CONDUCTED ON 7/24/12.



NO.	ISSUE/DESCRIPTION	BY	DATE
<b>GROUNDWATER ES AND PAL EXCEEDANCE AREAS                  BASED ON MOST RECENT GROUNDWATER                  ANALYTICAL RESULTS</b>			
GRANTS SOUL FOOD PROPERTY 411 WEST NORTH AVENUE MILWAUKEE, WISCONSIN			
PREPARED BY:	GZA GeoEnvironmental, Inc. Engineers and Scientists 2000 WASHINGTON DRIVE, SUITE 100 MILWAUKEE, WISCONSIN 53190 (414) 754-2500		
PROJ. MGR:	JFK	REVIEWED BY:	SEK
DESIGNED BY:	SEK	DRAWN BY:	CLM
DATE:	12/21/12	PROJECT NO.:	20.0152459.00
		CHECKED BY:	JFK
		SCALE:	
		REVISION NO.:	
		FIGURE	E-3
		SHEET NO.	

GZA'S SPECIALLY TRAINED BY APPOINTED REPRESENTATIVE THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THIS DRAWING IS SOLELY FOR USE BY GZA'S CLIENT ON THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATIONS IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSMITTED, REPRODUCED, COPIED, OR ALIENED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA AND WITHOUT THE REVIEW OR INSPECTION OF THE DRAWING ENGINEER OR GEOSCIENTIST. WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY MANNER OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA.

©2012 - GZA GeoEnvironmental, Inc. GZA-C:\Christine CAD\Project Files\A\_GZA\Sua\Sua Food\Site Plans 11-11 AND 7-12.dwg [E-1 GW FLOW] December 20, 2012 - 4:31pm ChristineK



**LEGEND**

- BUILDING FOOTPRINT
- APPROXIMATE SITE BOUNDARY
- FENCE
- MW-16 PERMANENT MONITORING WELL
- 96 GROUNDWATER EQUIPOTENTIAL CONTOUR (CONTOUR INTERVAL = 1')
- GROUNDWATER DIRECTION OF FLOW

**NOTES**

- BASE MAP DEVELOPED FROM A GOOGLE PROFESSIONAL ELECTRONIC IMAGE FILE. DIGITAL AERIAL PHOTOGRAPHY WAS PUBLISHED BY DIGITAL GLOBE IN 2012.
- THE LOCATION OF GZA EXPLORATIONS WERE APPROXIMATELY DETERMINED BY LINE OF SIGHT AND/OR TAPE MEASUREMENTS FROM EXISTING TOPOGRAPHIC FEATURES. THESE LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
- GROUNDWATER ELEVATIONS ARE BASED ON TOP OF WELL CASING ELEVATIONS MEASURED BY GZA WITH REFERENCE TO A SITE DATUM DURING A SURVEY PERFORMED ON 8/6/10, AND DEPTH TO GROUNDWATER MEASUREMENTS OBTAINED BY GZA ON 11/21/11.

0 15' 30'  
SCALE IN FEET

**NO.** **ISSUE/DESCRIPTION** **BY** **DATE**

**GROUNDWATER FLOW MAP**  
NOVEMBER 21, 2011

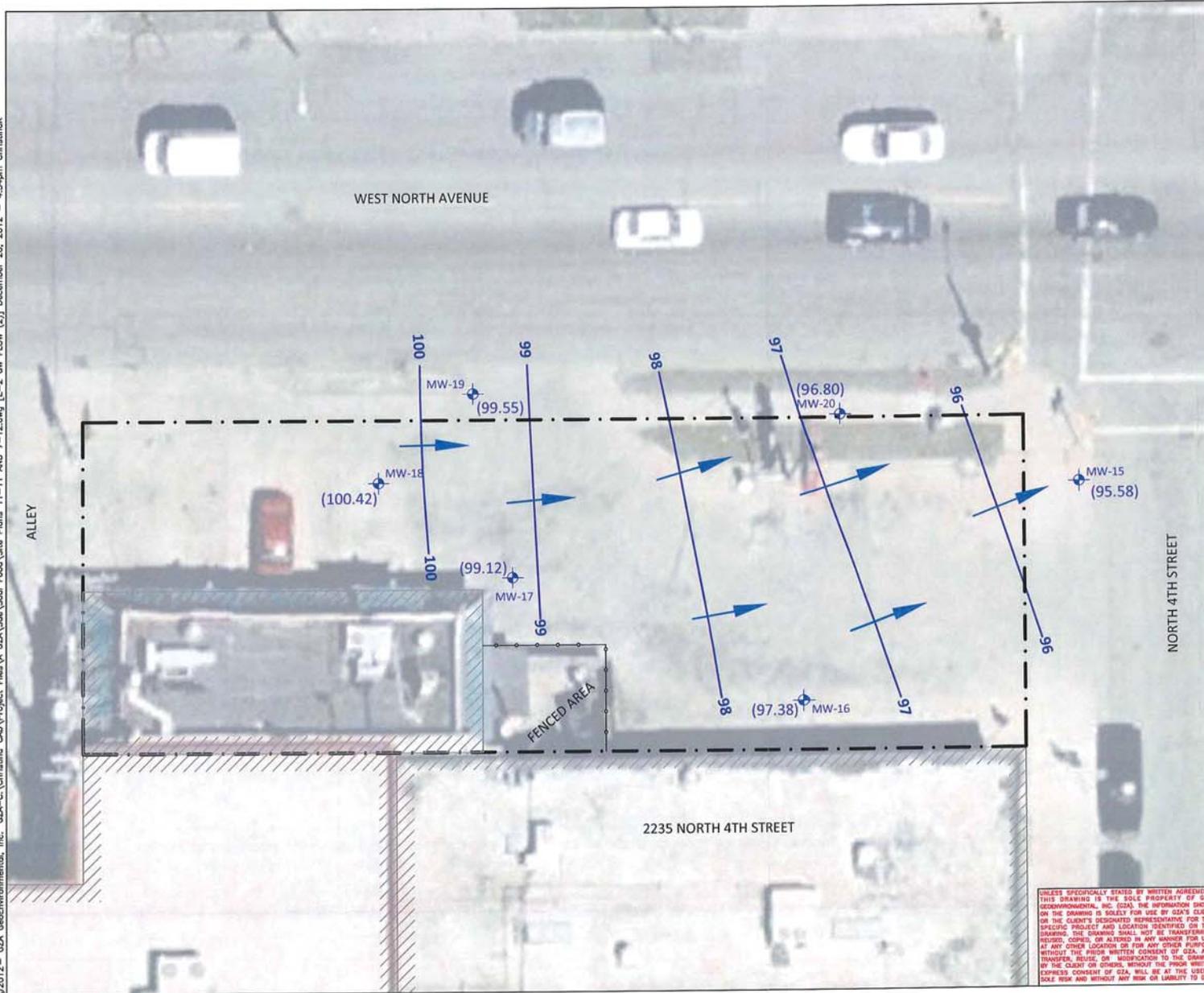
GRANTS SOUL FOOD PROPERTY  
411 WEST NORTH AVENUE  
MILWAUKEE, WISCONSIN

**PROVIDED BY:** GZA GeoEnvironmental, Inc.  
Engineers and Architects  
2090 SHERIDAN DRIVE, SUITE 100  
MILWAUKEE, WISCONSIN 53233  
(414) 754-6748

**PROJ. MGR.:** JPK **REVIEWED BY:** SEK **CHECKED BY:** JPK **FIGURE**  
**DESIGNED BY:** SEK **DRAWN BY:** CLK **SCALE:** **E-1**

**DATE:** 12/20/12 **PROJECT NO.:** 20.0152459.00 **REVISION NO.:** **SHEET NO.:**

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THIS DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REPRODUCED, COPIED, OR ALIENED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA AND THE CLIENT OR OWNER. ACCEPTANCE OF THIS DRAWING BY THE CLIENT OR OWNER, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.



**LEGEND**

- BUILDING FOOTPRINT
- APPROXIMATE SITE BOUNDARY
- FENCE
- PERMANENT MONITORING WELL
- GROUNDWATER EQUIPOTENTIAL CONTOUR (CONTOUR INTERVAL = 1')
- GROUNDWATER DIRECTION OF FLOW

**NOTES**

- BASE MAP DEVELOPED FROM A GOOGLE PROFESSIONAL ELECTRONIC IMAGE FILE. DIGITAL AERIAL PHOTOGRAPHY WAS PUBLISHED BY DIGITAL GLOBE IN 2012.
- THE LOCATION OF GZA EXPLORATIONS WERE APPROXIMATELY DETERMINED BY LINE OF SIGHT AND/OR TAPE MEASUREMENTS FROM EXISTING TOPOGRAPHIC FEATURES. THESE LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
- GROUNDWATER ELEVATIONS ARE BASED ON TOP OF WELL CASING ELEVATIONS MEASURED BY GZA WITH REFERENCE TO A SITE DATUM DURING A SURVEY PERFORMED ON 8/6/10, AND DEPTH TO GROUNDWATER MEASUREMENTS OBTAINED BY GZA ON 7/24/12.

0 15' 30'  
SCALE IN FEET

NO.	ISSUE/DESCRIPTION	BY	DATE

**GROUNDWATER FLOW MAP**  
JULY 24, 2012

GRANTS SOUL FOOD PROPERTY  
411 WEST NORTH AVENUE  
MILWAUKEE, WISCONSIN

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED FOR THE DRAWING. THE DRAWING SHALL NOT BE TRANSMITTED, REPRODUCED, COPIED, OR ALIENED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS WITHOUT THE WRITTEN EXPRESS CONSENT OF GZA WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

<b>PREPARED BY:</b> GZA GeoEnvironmental, Inc. Engineers and Scientists 2000 OVERLOOK DRIVE, SUITE 100 MILWAUKEE, WISCONSIN 53216 (262) 754-2900	<b>PREPARED FOR:</b>
<b>PROJ MGR:</b> JJK	<b>REVIEWED BY:</b> SKK
<b>DESIGNED BY:</b> SKK	<b>DRAWN BY:</b> CLK
<b>DATE:</b> 12/20/12	<b>PROJECT NO.:</b> 20.0152459.00
<b>SCALE:</b>	<b>CHECKED BY:</b> JJK
<b>REVISION NO.:</b>	<b>FIGURE:</b> E-2
<b>SHEET NO.:</b>	

**TABLE C-1**  
**SOIL ANALYTICAL RESULTS SUMMARY**  
 411 West North Avenue  
 Milwaukee, Wisconsin

Parameter	Units	NR 720 Groundwater Pathway RCL	NR 746 Table 1 Soil Screening Levels	SP-1 (2.5'-5') 1/18/07	SP-1 (5'-7.5') 1/18/07	SP-2 (2.5'-5') 1/18/07	SP-2 (12.5'-15') 1/18/07	SP-3 (2.5'-5') 1/18/07	SP-3 (10'-12.5') 1/18/07	SP-4 (2.5'-5') 1/18/07	SP-4 (7.5'-10') 1/18/07	SP-5 (2.5'-5') 1/18/07	SP-5 (10'-12.5') 1/18/07
<b>VOCs</b>													
n-Butylbenzene	µg/kg	NS	NS	<40	<100	<40	<40	<40	<40	<40	7,000	<40	<40
sec-Butylbenzene	µg/kg	NS	NS	<25	190	<25	<25	<25	<25	<25	<1,000	<25	<25
Ethylbenzene	µg/kg	2,900	4,600	<25	<62	<25	<25	<25	<25	<25	28,000	<25	<25
Isopropylbenzene	µg/kg	NS	NS	<25	<62	<25	<25	<25	<25	<25	2,900 J	<25	<25
p-Isopropyltoluene	µg/kg	NS	NS	<25	140 J	<25	<25	<25	<25	<25	2,300 J	<25	<25
Naphthalene	µg/kg	NS	2,700	<25	<62	<25	<25	<25	<25	<25	5,400	<25	<25
n-Propylbenzene	µg/kg	NS	NS	<25	100 J	<25	<25	<25	<25	<25	13,000	<25	<25
Toluene	µg/kg	1,500	38,000	<25	<62	<25	<25	<25	<25	<25	<1,000	<25	<25
1,2,4-Trimethylbenzene	µg/kg	NS	83,000	<25	81 J	<25	<25	<25	<25	<25	83,000	<25	<25
1,3,5-Trimethylbenzene	µg/kg	NS	11,000	<25	<62	<25	<25	<25	<25	<25	26,000	<25	<25
m&p-Xylene	µg/kg	4,100	42,000	<75	<75	<75	<75	<75	<75	<75	100,000	<75	<75
o-Xylene	µg/kg			(total xylenes)	(total xylenes)	(total xylenes)	(total xylenes)	(total xylenes)	(total xylenes)	(total xylenes)	(total xylenes)	(total xylenes)	(total xylenes)
Parameter	Units	Direct Contact RCL (Non-Industrial)		SP-1 (2.5'-5') 1/18/07	SP-1 (5'-7.5') 1/18/07	SP-2 (2.5'-5') 1/18/07	SP-2 (12.5'-15') 1/18/07	SP-3 (2.5'-5') 1/18/07	SP-3 (10'-12.5') 1/18/07	SP-4 (2.5'-5') 1/18/07	SP-4 (7.5'-10') 1/18/07	SP-5 (2.5'-5') 1/18/07	SP-5 (10'-12.5') 1/18/07
<b>Metals</b>													
Lead	mg/kg	50		26	8.3	9.9	5.5	17	12	19	7.9	9.4	12
Parameter	Units	Groundwater Pathway RCL	Direct Contact Pathway SCL (Non-Industrial)	SP-1 (2.5'-5') 1/18/07	SP-1 (5'-7.5') 1/18/07	SP-2 (2.5'-5') 1/18/07	SP-2 (12.5'-15') 1/18/07	SP-3 (2.5'-5') 1/18/07	SP-3 (10'-12.5') 1/18/07	SP-4 (2.5'-5') 1/18/07	SP-4 (7.5'-10') 1/18/07	SP-5 (2.5'-5') 1/18/07	SP-5 (10'-12.5') 1/18/07
<b>PAHs</b>													
Acenaphthene	µg/kg	38,000	900,000	7.5 J	<3.7	<3.5	<3.2	<3.6	<3.3	<3.7	<3.6	<3.3	<3.5
Acenaphthylene	µg/kg	700	18,000	11 J	<3.5	<3.4	<3.1	<3.5	<3.2	<3.6	<3.5	<3.2	<3.4
Anthracene	µg/kg	3,000,000	5,000,000	35	<4.4	<4.2	<3.9	<4.3	<4	<4.4	<4.3	<4	<4.2
Benzo(a)anthracene	µg/kg	17,000	88	150	<6.5	<6.2	<5.8	<6.4	<5.9	9.3 J	<6.4	<5.9	<6.2
Benzo(a)pyrene	µg/kg	48,000	8.8	190	<3.5	<3.4	<3.1	<3.5	<3.2	16	<3.5	<3.2	<3.4
Benzo(b)fluoranthene	µg/kg	360,000	88	230	3.6 J	<3.3	<3	<3.4	<3.2	26	<3.4	<3.1	<3.3
Benzo(g,h,i)perylene	µg/kg	6,800,000	1,800	110	<4.4	<4.2	<3.9	<4.3	<4	20	<4.3	<4	<4.2
Benzo(k)fluoranthene	µg/kg	870,000	880	110	<3.8	<3.6	<3.3	<3.7	<3.4	9.5 J	<3.7	<3.4	<3.6
Chrysene	µg/kg	37,000	8,800	150	<5.4	<5.1	6.2 J	<5.3	<4.9	12 J	5.5 J	<4.8	<5.1
Dibenzo(a,h)anthracene	µg/kg	38,000	8.8	33	<3.4	<3.2	<3	<3.3	<3.1	3.6 J	<3.3	<3.1	<3.2
Fluoranthene	µg/kg	500,000	600,000	260	5.7 J	<3.4	<3.1	<3.5	<3.2	11 J	4.7 J	<3.2	<3.4
Fluorene	µg/kg	100,000	600,000	7.2 J	<4.2	<4	<3.7	<4.1	<3.8	<4.3	4.8 J	<3.8	<4
Indeno(1,2,3-cd)pyrene	µg/kg	680,000	88	99	<3.1	<3	<2.7	<3	<2.8	14	<3	<2.8	<3
1-Methylnaphthalene	µg/kg	23,000	1,100,000	13	4.6 J	<3.6	<3.3	<3.7	<3.4	<3.8	300	<3.4	<3.6
2-Methylnaphthalene	µg/kg	20,000	600,000	15	<3.8	<3.7	<3.4	<3.8	<3	<3.9	730	<3.5	<3.7
Naphthalene	µg/kg	400	20,000	18	16	<4.7	<4.4	<4.9	<4.5	<5	1,000	<4.5	<4.7
Phenanthrene	µg/kg	1,800	18,000	120	4 J	<3.5	<3.2	<3.6	<3.3	<3.7	9.6 J	<3.3	<3.5
Pyrene	µg/kg	8,700,000	500,000	270	7.5 J	<2.9	<2.7	<3	<2.8	12	5 J	<2.7	<2.9

**TABLE C-1  
SOIL ANALYTICAL RESULTS SUMMARY  
411 West North Avenue  
Milwaukee, Wisconsin**

Parameter	Units	NR 720 Groundwater Pathway RCL	NR 746 Table 1 Soil Screening Levels	SP-6 (2.5'-5') 1/18/07	SP-6 (12.5'-15') 1/18/07	GP-01 (6'-8') 12/15/09	GP-02 (8'-10') 12/15/09	GP-03 (6'-8') 12/15/09	GP-04 (6'-8') 12/15/09	GP-05 (8'-10') 12/15/09	GP-06 (6'-8') 12/15/09	GP-07 (6'-8') 12/15/09	MW-15 (2'-4') 7/27/10
<b>VOCs</b>													
n-Butylbenzene	µg/kg	NS	NS	<40	<40	<35	860 J	<35	1,540	600	3,130	8,200	<46
sec-Butylbenzene	µg/kg	NS	NS	<25	<25	<25	<250	<25	550 J	308	1,270	1,430	<35
Ethylbenzene	µg/kg	2,900	4,600	<25	<25	<16	5,300	<16	1,610	93	2,250	19,100	<56
Isopropylbenzene	µg/kg	NS	NS	<25	<25	<30	710 J	<30	840 J	178	620 J	3,070	<39
p-Isopropyltoluene	µg/kg	NS	NS	<25	<25	<30	330 J	<30	1,080	520	1,860	820 J	<43
Naphthalene	µg/kg	NS	2,700	<25	<25	<117	2,440 J	<117	4,800	<117	<1,170	4,100	<53
n-Propylbenzene	µg/kg	NS	NS	<25	<25	<29	1,550	<29	1,470	312	2,780	15,600	<44
Toluene	µg/kg	1,500	38,000	<25	<25	<23	4,300	<23	<230	<23	<230	<230	<51
1,2,4-Trimethylbenzene	µg/kg	NS	83,000	<25	<25	<20	9,700	<20	10,900	590	11,100	94,000	<73
1,3,5-Trimethylbenzene	µg/kg	NS	11,000	<25	<25	<24	3,400	<24	3,200	64 J	2,230	31,100	<57
m&p-Xylene	µg/kg	4,100	42,000	<75	<75	<33	7,000	<33	2,640	154	9,800	72,000	<73
o-Xylene	µg/kg			(total xylenes)	(total xylenes)	<15	5,600	<15	257 J	69	330 J	640	<51
Parameter	Units	Direct Contact RCL (Non-Industrial)		SP-6 (2.5'-5') 1/18/07	SP-6 (12.5'-15') 1/18/07	GP-01 (6'-8') 12/15/09	GP-02 (8'-10') 12/15/09	GP-03 (6'-8') 12/15/09	GP-04 (6'-8') 12/15/09	GP-05 (8'-10') 12/15/09	GP-06 (6'-8') 12/15/09	GP-07 (6'-8') 12/15/09	MW-15 (2'-4') 7/27/10
<b>Metals</b>													
Lead	mg/kg	50		11	7.3	6.48	11.1	5.13	7.04	4.96 J	6.13	2.57 J	15.7
Parameter	Units	Groundwater Pathway RCL	Direct Contact Pathway SCL (Non-Industrial)	SP-6 (2.5'-5') 1/18/07	SP-6 (12.5'-15') 1/18/07	GP-01 (6'-8') 12/15/09	GP-02 (8'-10') 12/15/09	GP-03 (6'-8') 12/15/09	GP-04 (6'-8') 12/15/09	GP-05 (8'-10') 12/15/09	GP-06 (6'-8') 12/15/09	GP-07 (6'-8') 12/15/09	MW-15 (2'-4') 7/27/10
<b>PAHs</b>													
Acenaphthene	µg/kg	38,000	900,000	<3.6	<3.3	<19	<190	<19	<190	<19	<19	<190	<15.2
Acenaphthylene	µg/kg	700	18,000	<3.5	<3.2	<11	<110	<11	<110	<11	<11	<110	<5.1
Anthracene	µg/kg	3,000,000	5,000,000	<4.3	<3.9	<19	<190	<19	<190	<19	<19	<190	<6.4
Benzo(a)anthracene	µg/kg	17,000	88	<6.4	<5.9	<16	<260	<16	<160	<16	<16	<160	<12.9
Benzo(a)pyrene	µg/kg	48,000	8.8	<3.5	<3.2	<25	<250	<25	<250	<25	<25	<250	<4.7
Benzo(b)fluoranthene	µg/kg	360,000	88	<3.4	<3.1	<18	<180	<18	<180	<18	<18	<180	<6.5
Benzo(g,h,i)perylene	µg/kg	6,800,000	1,800	<4.3	<3.9	<19	<190	<19	<190	<19	<19	<190	<7.7
Benzo(k)fluoranthene	µg/kg	870,000	880	<3.7	<3.4	<16	<160	<16	<160	<16	<16	<160	<9.8
Chrysene	µg/kg	37,000	8,800	<5.3	5.2 J	<18	<180	<18	<180	<18	<18	<180	<8.9
Dibenzo(a,h)anthracene	µg/kg	38,000	8.8	<3.3	<3	<22	<220	<22	<220	<22	<22	<220	<5.5
Fluoranthene	µg/kg	500,000	600,000	<3.5	<3.2	<13	<130	<13	<130	<13	<13	<130	<9.2
Fluorene	µg/kg	100,000	600,000	<4.1	<3.8	<8.3	<83	<8.3	<83	<8.3	<8.3	<83	<5.6
Indeno(1,2,3-cd)pyrene	µg/kg	680,000	88	<3	<2.8	<12	<120	<12	<120	<12	<12	<120	<7.8
1-Methylnaphthalene	µg/kg	23,000	1,100,000	<3.6	<3.3	<15	<150	<15	1,240	660	315	2,570	<15
2-Methylnaphthalene	µg/kg	20,000	600,000	<3.6	<3.5	<17	229 J	<17	2,280	670	164	5,700	<9.7
Naphthalene	µg/kg	400	20,000	<4.8	<4.4	<13	1,540	<13	1,980	154	128	4,700	<16.2
Phenanthrene	µg/kg	1,800	18,000	<3.5	<3.3	<14	<140	<14	<140	<14	<14	<140	<10.6
Pyrene	µg/kg	8,700,000	500,000	<3	<2.7	<15	<150	<15	<150	<15	<15	<150	<7.7

**TABLE C-1  
SOIL ANALYTICAL RESULTS SUMMARY  
411 West North Avenue  
Milwaukee, Wisconsin**

Parameter	Units	NR 720 Groundwater Pathway RCL	NR 746 Table 1 Soil Screening Levels	MW-16 (6'-8') 7/28/10	MW-17 (6'-8') 7/28/10	MW-18 (6'-8') 7/28/10	MW-19 (6'-8') 7/27/10	MW-20 (6'-8') 7/27/10
<b>VOCs</b>								
n-Butylbenzene	µg/kg	NS	NS	<46	<46	<46	<46	<46
sec-Butylbenzene	µg/kg	NS	NS	<35	<35	<35	<35	<35
Ethylbenzene	µg/kg	2,900	4,600	<56	<56	<56	<56	<56
Isopropylbenzene	µg/kg	NS	NS	<39	<39	<39	<39	<39
p-Isopropyltoluene	µg/kg	NS	NS	<43	<43	<43	<43	<43
Naphthalene	µg/kg	NS	2,700	<53	<53	<53	<53	<53
n-Propylbenzene	µg/kg	NS	NS	<44	<44	<44	<44	<44
Toluene	µg/kg	1,500	38,000	<51	<51	<51	<51	<51
1,2,4-Trimethylbenzene	µg/kg	NS	83,000	<73	<73	<73	<73	<73
1,3,5-Trimethylbenzene	µg/kg	NS	11,000	<57	<57	<57	<57	<57
m&p-Xylene	µg/kg	4,100	42,000	<73	<73	<73	<73	<73
o-Xylene	µg/kg			<51	<51	<51	<51	<51
Parameter	Units	Direct Contact RCL (Non-Industrial)		MW-16 (6'-8') 7/28/10	MW-17 (6'-8') 7/28/10	MW-18 (6'-8') 7/28/10	MW-19 (6'-8') 7/27/10	MW-20 (6'-8') 7/27/10
<b>Metals</b>								
Lead	mg/kg	50		8.81	7.1	13.1	9.52	5.8
Parameter	Units	Groundwater Pathway RCL	Direct Contact Pathway SCL (Non-Industrial)	MW-16 (6'-8') 7/28/10	MW-17 (6'-8') 7/28/10	MW-18 (6'-8') 7/28/10	MW-19 (6'-8') 7/27/10	MW-20 (6'-8') 7/27/10
<b>PAHs</b>								
Acenaphthene	µg/kg	38,000	900,000	<15.2	<15.2	<15.2	<15.2	<15.2
Acenaphthylene	µg/kg	700	18,000	<5.1	<5.1	<5.1	<5.1	<5.1
Anthracene	µg/kg	3,000,000	5,000,000	<6.4	<6.4	<6.4	<6.4	<6.4
Benzo(a)anthracene	µg/kg	17,000	88	<12.9	<12.9	<12.9	<12.9	<12.9
Benzo(a)pyrene	µg/kg	48,000	8.8	<4.7	<4.7	<4.7	<4.7	<4.7
Benzo(b)fluoranthene	µg/kg	360,000	88	<6.5	<6.5	<6.5	<6.5	<6.5
Benzo(g,h,i)perylene	µg/kg	6,800,000	1,800	<7.7	<7.7	<7.7	<7.7	<7.7
Benzo(k)fluoranthene	µg/kg	870,000	880	<9.8	<9.8	<9.8	<9.8	<9.8
Chrysene	µg/kg	37,000	8,800	<8.9	<8.9	<8.9	<8.9	<8.9
Dibenzo(a,h)anthracene	µg/kg	38,000	8.8	<5.5	<5.5	<5.5	<5.5	<5.5
Fluoranthene	µg/kg	500,000	600,000	<9.2	<9.2	<9.2	<9.2	<9.2
Fluorene	µg/kg	100,000	600,000	<5.6	<5.6	<5.6	<5.6	<5.6
Indeno(1,2,3-cd)pyrene	µg/kg	680,000	88	<7.8	<7.8	<7.8	<7.8	<7.8
1-Methylnaphthalene	µg/kg	23,000	1,100,000	<15	<15	<15	<15	<15
2-Methylnaphthalene	µg/kg	20,000	600,000	<9.7	<9.7	<9.7	<9.7	<9.7
Naphthalene	µg/kg	400	20,000	<16.2	<16.2	<16.2	<16.2	<16.2
Phenanthrene	µg/kg	1,800	18,000	<10.6	<10.6	<10.6	<10.6	<10.6
Pyrene	µg/kg	8,700,000	500,000	<7.7	<7.7	<7.7	<7.7	<7.7

**Notes:**

1. Samples were analyzed using United States Environmental Protection Agency (USEPA) Method 8260B for volatile organic compounds (VOCs), USEPA Method 8270 for polycyclic aromatic hydrocarbons (PAHs) and USEPA Methods 6010B for lead.
2. Results are presented in micrograms per kilogram (µg/kg) and milligrams per kilogram (mg/kg), as indicated.
3. Residual Contaminant Levels (RCLs) for VOCs were obtained from Wisconsin Administrative Code (WAC) Chapter NR 720, Table 1.
4. RCLs for metals were obtained from WAC Chapter NR 720, Table 2.
5. SCLs for PAHs were obtained from the Wisconsin Department of Natural Resources' (WDNR) April 1997 *Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance*.
6. Soil Screening Levels were obtained from NR 746, Table 1.
7. "J" flag = compound was detected at a concentration greater than the detection limit, but less than the quantification limit. Therefore, "J"-flagged results are estimated.
8. **Bold** concentrations indicate the exceedance of the lowest published RCL or SCL. Outlined value indicates exceedance of NR 746, Table 1 value.
9. "NS" = No generic standard available.
10. Only constituents that were detected in at least one location are presented.
11. Samples from borings GP-01 to GP-07 and MW-15 to MW-20 were collected by GZA and submitted to Synergy Environmental Lab, Inc. of Appleton, WI for analysis.
12. Samples from borings SP-1 to SP-6 were collected by PSI of Waukesha, Wisconsin.



TABLE E-1  
GROUNDWATER ANALYTICAL RESULTS SUMMARY  
411 West North Avenue  
Milwaukee, Wisconsin

PARAMETER	UNITS	WAC NR 140 PAL	WAC NR 140 ES	MW-17					MW-18					MW-19					MW-20					
				7/30/10	8/1/11	11/21/11	3/28/12	7/25/12	7/30/10	8/1/11	11/21/11	3/28/12	7/24/12	7/29/10	7/29/10 (dup.)	8/1/11	11/21/11	3/28/12	7/24/12	7/29/10	8/1/11	11/21/11	3/28/12	7/24/12
<b>VOCs</b>																								
Benzene	µg/l	0.5	5	<0.38	<0.5	<0.5	<0.5	<0.5	<0.38	<0.5	<0.5	<0.5	<0.5	<0.38	<0.38	<0.5	<0.5	<0.5	<0.5	620	17.3	16.1	1.0J	11.1
n-Butylbenzene	µg/l	NS	NS	<0.94	<0.9	<0.9	<0.9	<0.9	<0.94	<0.9	<0.9	<0.9	<0.9	<0.94	<0.94	<0.9	<0.9	<0.9	<0.9	<0.9	<0.9	<0.9	<0.9	<0.9
sec-Butylbenzene	µg/l	NS	NS	<0.59	<1	<1	<1	<1	<0.59	<1	<1	<1	<1	<0.59	<0.59	<1	<1	<1	<1	<1	<1	<1	<1	<1
Chlorobenzene	µg/l	NS	NS	<0.91	<0.51	<0.51	<0.51	<0.51	<0.91	<0.51	<0.51	<0.51	<0.51	<0.91	<0.91	<0.51	<0.51	<0.51	<0.51	<0.91	<0.51	<0.51	<0.51	<0.51
Chloroform	µg/l	0.6	6	<0.32	<0.49	<0.49	<0.49	<0.49	1.34	3.09	1.98	1.32J	1.29J	<0.32	<0.32	<0.49	<0.49	<0.49	<0.49	<0.32	<0.49	<0.49	<0.49	<0.49
1,2-Dichlorobenzene	µg/l	0.5	5	<0.84	<0.76	<0.76	<0.76	<0.76	<0.84	<0.76	<0.76	<0.76	<0.76	<0.84	<0.84	<0.76	<0.76	<0.76	<0.76	<0.84	<0.76	<0.76	<0.76	<0.76
1,2-Dichloroethane	µg/l	0.5	5	<0.38	<0.5	<0.5	<0.5	<0.5	<0.38	<0.5	<0.5	<0.5	<0.5	<0.38	<0.38	<0.5	<0.5	<0.5	<0.5	<0.38	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	µg/l	140	700	<0.55	<0.78	<0.78	<0.78	<0.78	<0.55	<0.78	<0.78	<0.78	<0.78	<0.55	<0.55	<0.78	<0.78	<0.78	<0.78	<0.55	<0.78	<0.78	<0.78	<0.78
Isopropylbenzene	µg/l	NS	NS	<0.71	<0.92	<0.92	<0.92	<0.92	<0.71	<0.92	<0.92	<0.92	<0.92	<0.71	<0.71	<0.92	<0.92	<0.92	<0.92	<0.71	<0.92	<0.92	<0.92	<0.92
p-Isopropyltoluene	µg/l	NS	NS	<0.91	<0.92	<0.92	<0.92	<0.92	<0.91	<0.92	<0.92	<0.92	<0.92	<0.91	<0.91	<0.92	<0.92	<0.92	<0.92	<0.91	<0.92	<0.92	<0.92	<0.92
Naphthalene	µg/l	8	40	<2.4	<2.1	<2.1	<2.1	<2.1	<2.4	<2.1	<2.1	<2.1	<2.1	<2.4	<2.4	<2.1	<2.1	<2.1	<2.1	<2.4	<2.1	<2.1	<2.1	<2.1
n-Propylbenzene	µg/l	NS	NS	<0.67	<0.59	<0.59	<0.59	<0.59	<0.67	<0.59	<0.59	<0.59	<0.59	<0.67	<0.67	<0.59	<0.59	<0.59	<0.59	<0.67	<0.59	<0.59	<0.59	<0.59
Toluene	µg/l	200	1,000	<0.72	<0.53	<0.53	<0.53	<0.53	<0.72	<0.53	<0.53	<0.53	<0.53	<0.72	<0.72	<0.53	<0.53	<0.53	<0.53	<0.72	<0.53	<0.53	<0.53	<0.53
1,2,4-Trimethylbenzene	µg/l			<0.65	<0.8	<0.8	<0.8	<0.8	<0.65	<0.8	<0.8	<0.8	<0.8	<0.65	<0.65	<0.8	<0.8	<0.8	<0.8	<0.65	<0.8	<0.8	<0.8	<0.8
1,3,5-Trimethylbenzene	µg/l	96 <sup>3</sup>	480 <sup>3</sup>	<0.55	<0.74	<0.74	<0.74	<0.74	<0.55	<0.74	<0.74	<0.74	<0.74	<0.55	<0.55	<0.74	<0.74	<0.74	<0.74	<0.55	<0.74	<0.74	<0.74	<0.74
m&p-Xylene	µg/l			<1.1	<1.1	<1.1	<1.1	<1.1	<1.1	<1.1	<1.1	<1.1	<1.1	<1.1	<1.1	<1.1	<1.1	<1.1	<1.1	<1.1	<1.1	<1.1	<1.1	<1.1
o-Xylene	µg/l	1,000 <sup>3</sup>	10,000 <sup>3</sup>	<0.52	<0.8	<0.8	<0.8	<0.8	<0.52	<0.8	<0.8	<0.8	<0.8	<0.52	<0.52	<0.8	<0.8	<0.8	<0.8	<0.52	<0.8	<0.8	<0.8	<0.8
<b>Metals</b>																								
Lead	µg/l	1.5	15	1.4J	NA	NA	NA	NA	<0.7	NA	NA	NA	NA	<0.7	<0.7	NA	NA	NA	NA	<0.7	NA	NA	NA	NA
<b>PAH's</b>																								
Acenaphthene	µg/l	NS	NS	<0.017	NA	NA	NA	NA	<0.017	NA	NA	NA	NA	<0.017	<0.017	NA	NA	NA	NA	<0.017	NA	NA	NA	NA
Acenaphthylene	µg/l	NS	NS	<0.016	NA	NA	NA	NA	<0.016	NA	NA	NA	NA	<0.016	<0.016	NA	NA	NA	NA	<0.016	NA	NA	NA	NA
Anthracene	µg/l	600	3000	<0.018	NA	NA	NA	NA	<0.018	NA	NA	NA	NA	<0.018	<0.018	NA	NA	NA	NA	<0.018	NA	NA	NA	NA
Benzo(a)anthracene	µg/l	NS	NS	<0.017	NA	NA	NA	NA	<0.017	NA	NA	NA	NA	<0.017	<0.017	NA	NA	NA	NA	<0.017	NA	NA	NA	NA
Benzo(a)pyrene	µg/l	0.02	0.2	<0.016	NA	NA	NA	NA	<0.016	NA	NA	NA	NA	<0.016	<0.016	NA	NA	NA	NA	<0.016	NA	NA	NA	NA
Benzo(b)fluoranthene	µg/l	0.02	0.2	<0.017	NA	NA	NA	NA	<0.017	NA	NA	NA	NA	<0.017	<0.017	NA	NA	NA	NA	<0.017	NA	NA	NA	NA
Benzo(g,h,i)perylene	µg/l	NS	NS	<0.017	NA	NA	NA	NA	<0.017	NA	NA	NA	NA	<0.017	<0.017	NA	NA	NA	NA	<0.017	NA	NA	NA	NA
Benzo(k)fluoranthene	µg/l	NS	NS	<0.029	NA	NA	NA	NA	<0.029	NA	NA	NA	NA	<0.029	<0.029	NA	NA	NA	NA	<0.029	NA	NA	NA	NA
Chrysene	µg/l	0.02	0.2	<0.017	NA	NA	NA	NA	<0.017	NA	NA	NA	NA	<0.017	<0.017	NA	NA	NA	NA	<0.017	NA	NA	NA	NA
Dibenzo(a,h)anthracene	µg/l	NS	NS	<0.016	NA	NA	NA	NA	<0.016	NA	NA	NA	NA	<0.016	<0.016	NA	NA	NA	NA	<0.016	NA	NA	NA	NA
Fluoranthene	µg/l	80	400	<0.019	NA	NA	NA	NA	<0.019	NA	NA	NA	NA	<0.019	<0.019	NA	NA	NA	NA	<0.019	NA	NA	NA	NA
Fluorene	µg/l	80	400	<0.018	NA	NA	NA	NA	<0.018	NA	NA	NA	NA	<0.018	<0.018	NA	NA	NA	NA	<0.018	NA	NA	NA	NA
Indeno(1,2,3-cd)pyrene	µg/l	NS	NS	<0.016	NA	NA	NA	NA	<0.016	NA	NA	NA	NA	<0.016	<0.016	NA	NA	NA	NA	<0.016	NA	NA	NA	NA
1-Methylnaphthalene	µg/l	NS	NS	<0.016	NA	NA	NA	NA	<0.016	NA	NA	NA	NA	<0.016	<0.016	NA	NA	NA	NA	<0.016	NA	NA	NA	NA
2-Methylnaphthalene	µg/l	NS	NS	<0.017	NA	NA	NA	NA	<0.017	NA	NA	NA	NA	<0.017	<0.017	NA	NA	NA	NA	<0.017	NA	NA	NA	NA
Naphthalene	µg/l	8	40	<0.017	NA	NA	NA	NA	<0.017	NA	NA	NA	NA	0.023J	<0.017	NA	NA	NA	NA	<0.017	NA	NA	NA	NA
Phenanthrene	µg/l	NS	NS	<0.019	NA	NA	NA	NA	<0.019	NA	NA	NA	NA	<0.019	<0.019	NA	NA	NA	NA	<0.019	NA	NA	NA	NA
Pyrene	µg/l	50	250	<0.02	NA	NA	NA	NA	<0.02	NA	NA	NA	NA	<0.02	<0.02	NA	NA	NA	NA	<0.02	NA	NA	NA	NA

Notes:

- Petroleum Services, Inc. (PSI) and GZA GeoEnvironmental, Inc. (GZA) collected groundwater samples from the Site on the dates indicated. MW-15 through MW-20 are permanent groundwater monitoring wells. The remaining samples were grab samples collected from temporary wells.
- Italicized* concentrations indicate an exceedance of Wisconsin Administrative Code (WAC), Chapter NR 140 Preventive Action Limits (PALs) and **Bold** concentrations indicate an exceedance of WAC Chapter NR 140 Groundwater Enforcement Standards (ESs).
- The trimethylbenzene standard is for total trimethylbenzenes. The xylene standard is for total xylenes.
- NS = no standard has been established for that parameter; NA = sample was not analyzed for that parameter.
- Results are presented in micrograms per liter (µg/L).
- "J" flag = compound was detected at a concentration greater than the detection limit, but less than the quantification limit. Therefore, "J"-flagged results are estimated.

**TABLE E-2  
GROUNDWATER ELEVATION DATA  
411 West North Avenue  
Milwaukee, Wisconsin**

Well	TOC Elevation	Ground Surface Elevation	Total Well Depth (feet bTOC)	Screen Length (feet)	Depth to Groundwater (feet BTOC)				Groundwater Elevation (feet)			
					8/1/11	11/21/11	3/28/12	7/24/12	8/1/11	11/21/11	3/28/12	7/24/12
MW-15	104.67	105.24	15.1	10	8.28	8.73	8.59	9.09	96.39	95.94	96.08	95.58
MW-16	105.00	105.53	15.1	10	6.49	6.26	5.44	7.62	98.51	98.74	99.56	97.38
MW-17	105.46	106.20	13.1	10	5.86	5.45	5.65	6.34	99.60	100.01	99.81	99.12
MW-18	105.49	105.93	14.6	10	4.44	4.38	4.70	5.07	101.05	101.11	100.79	100.42
MW-19	105.44	105.73	15.0	10	5.21	5.74	5.22	5.89	100.23	99.70	100.22	99.55
MW-20	104.93	105.57	15.0	10	7.35	7.63	7.29	8.13	97.58	97.30	97.64	96.80

**Notes:**

1. TOC = Top of well casing.
2. feet bTOC = Feet below top of well casing
3. Monitoring wells MW-15 through MW-20 were surveyed by GZA on August 6, 2012 with reference to a Site datum.

GZA  
GeoEnvironmental, Inc.

*Engineers and  
Scientists*

December 28, 2012  
File No. 20.0152459.00

City of Milwaukee Department of Public Works  
Infrastructure Division  
Zeidler Municipal Building  
841 North Broadway, Room 701  
Milwaukee, Wisconsin 53202



Attention: Mr. Jeffery Polenske  
City Engineer

Subject: Notification of Contamination Within Right-of-Way

Dear Mr. Polenske:

20900 Swenson Drive,  
Suite 150  
Waukesha, Wisconsin  
53186

262-754-2560  
Fax: 262-754-9711

www.gza.com

In accordance with Wisconsin Administrative Code (WAC) s. Chapter NR 726.05(2)(b)4, and on behalf of the Redevelopment Authority of the City of Milwaukee, GZA GeoEnvironmental, Inc. (GZA) is submitting this Notification of Contamination for groundwater impacts present beneath a short segment of the West North Avenue right-of-way that abuts 411 West North Avenue, as depicted on the attached Figure E-3. Based on subsurface investigation activities performed by GZA, groundwater impacts originating from a historical petroleum release on the "Grants Soul Food Property," located at 411 West North Avenue in Milwaukee, Wisconsin (the "Site") extend beyond the northern Site boundary and beneath a portion of the West North Avenue right-of-way. The following is a summary of additional details related to the area of groundwater impacts and contact information for the Site owner and GZA:

County:	Milwaukee County
Right-of-Way:	A short segment of the West North Avenue Right-of-Way that abuts the Site to the north, as shown on attached Figure E-3
Site Name:	Grants Soul Food Property
Site Address:	411 West North Avenue Milwaukee, Wisconsin ("Site")
BRRTS No.:	03-41-248164
Site Owner:	Redevelopment Authority of the City of Milwaukee (RACM)
Site Owner Contact:	Mathew Reimer (RACM)
Owners Address:	809 North Broadway Milwaukee, Wisconsin 53202
Consulting Firm:	GZA GeoEnvironmental, Inc.
Address:	20900 Swenson Drive, Suite 150 Waukesha, Wisconsin 53186
Contact:	Jay F. Karls
Telephone No.:	(262) 754-2560
Facsimile No.:	(262) 754-9711
Email Address:	<a href="mailto:jay.karls@gza.com">jay.karls@gza.com</a>

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Soil Contamination:	None identified in Right-of-Way
Groundwater Contamination:	Yes (see summary below)
Depth to Groundwater:	Approximately 5 to 8 feet below the ground surface (bgs) at the Site



Based on analytical results from the most recent groundwater sampling event at the Site in July 2012, benzene was detected in monitoring well MW-20, located on the northern Site boundary, at a concentration of 11.1 micrograms per liter ( $\mu\text{g/l}$ ), which exceeded the Wisconsin Administrative Code (WAC) Chapter NR 140 Enforcement Standard (ES) of 5  $\mu\text{g/l}$ . Based on an understanding that shallow groundwater flow beneath the Site is east/northeast, benzene groundwater impacts in the vicinity of MW-20 likely extend under a limited portion of the West North Avenue right-of-way. Please note that the approximate WAC Chapter NR 140 ES and PAL exceedance areas are both depicted on Figure E-3.

GZA is currently requesting Site closure with the Wisconsin Department of Natural Resources (WDNR). As a condition of closure, GZA is providing this Notification of Contamination Within Right-of-Way letter to the City of Milwaukee Department of Public Works. Also, as a condition of Site closure, the Site and the affected portion of the West North Avenue right-of-way will be listed on the WDNR GIS Registry.

Should you have any questions or require additional information regarding the residual contamination, please contact WDNR or GZA at your convenience.

Very truly yours,

**GZA GeoEnvironmental, Inc.**

  
\_\_\_\_\_  
Jay F. Karls, Ph. D., P.E.  
Senior Project Manager

j:\152400to152499\152459 411 w north ave (racm)\closure report\appendices\app b-1 - dpw row notification letter.docx

Attachment: Figure E-3

cc: Mr. Mathew Reimer, RACM