



Environmental Engineering and Science

April 14, 1999

CERTIFIED
RETURN RECEIPT REQUESTED

Mr. Eric Amadi
WDNR Southeast Region, Sturtevant Service Center
9531 Rayne Road
Sturtevant, WI 53177

SUBJECT: Flexible Closure Documentation
Covelli's Super Service, 3102 22nd Avenue, Kenosha, Wisconsin
WDNR #03-30-001146 / BT² Project #481

Dear Mr. Amadi:

In response to your Flexible Site Closure letter, dated March 16, 1999, BT² prepared a Groundwater Use Restriction (GUR) instrument and obtained your concurrence on the wording of that instrument. The GUR was filed with the Kenosha County Register of Deeds on April 12, 1999. Enclosed is a certified copy of the recorded GUR instrument documenting the filing.

Additionally, BT² abandoned the monitoring wells at the site on April 5, 1999. Enclosed with this letter are the well abandonment forms documenting the abandonment of the wells. It is our understanding that the GUR and the well abandonment forms complete the documentation for the flexible closure of this site. We respectfully ask that you acknowledge the completion of this project in writing. If you have any questions concerning this letter or the enclosed documentation, please call me at (608) 224-2830.

Sincerely,

BT², Inc.

Richard R. Eakins
Project Manager

Enclosures Certified Copy of Groundwater Use Restriction
Well Abandonment Forms

cc: Mr. Armando Covelli

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224-2830
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LUST
PK

GROUNDWATER USE RESTRICTION

Declaration of Restrictions

In Re. Lot 13 of Tenuta Dells Subdivision, City of Kenosha

STATE OF WISCONSIN)

) ss

COUNTY OF: Kenosha)

WHEREAS, Armando and Theresa Covelli are the owners of the above-described property.

Name and Return Address

Armando and Theresa Covelli

865 22nd Avenue

Kenosha, WI 53140-1130

12-

07-222-25-101-001

Parcel ID Number

WHEREAS, one or more gasoline discharges have occurred at this property. Gasoline-contaminated groundwater above NR 140 enforcement standards exists on this property at the following location(s): Groundwater with benzene at a concentration of 36 µg/l is present approximately 30 feet east of the northeast corner of the site building (approximately 45 feet west of the eastern property boundary and 35 feet south of the northern property boundary).

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is restricted by ch. NR 811 and ch. NR 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property. Construction of wells where water quality exceeds the drinking water standards in ch. NR 809 is restricted by chs. NR 811 and NR 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply. Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater to determine what specific requirements are applicable prior to constructing or reconstructing a well on this property.

DOCUMENT NUMBER

1140194

RESTRICTION

RECORDED

at Kenosha County, Kenosha, WI 53140

Louise I Principe, Register of Deeds

on 4/12/1999 at 3:05 PM

990015501

REGDEED2

\$12.00

BARO

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

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

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 12TH day of April, 1999.

Signature: Teresa Covelli Armando Covelli
Printed Name: TERESA. COVELLI ARMANDO COVELLI

Subscribed and sworn to before me
this 12TH day of APRIL, 1999.

[Signature]

Notary Public, State of WISCONSIN

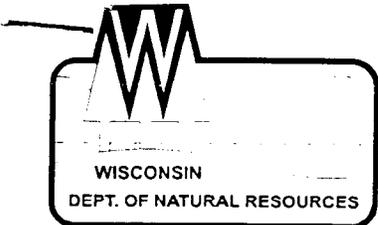
My commission 3-26-2000

This document was drafted by Richard R. Eakins.

I hereby certify that the adjacent photograph has been compared with the record on file in this office and is a true copy thereof. I have hereunto affixed my official seal this 12 day of April, 1999.

Louise I. Principe
Louise I. Principe, Register of Deeds
Kenosha County, Wisconsin

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES



Tommy G. Thompson, Governor
George E. Meyer, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region
Sturtevant Service Center
9531 Rayne Road
Sturtevant, Wisconsin 53177
Telephone 414-884-2300
FAX 414-884-2307
TDD 414-884-2304

March 16, 1999

FID #: 230045090
County of Kenosha

Mr. Armando Covelli
865 22nd Avenue
Kenosha, WI 53140-1130

SUBJECT: Flexible Site Closure - Covelli's Super Service
3102 22nd Avenue, Kenosha, Wisconsin.
BRRS #: 03-30-001146

Dear Mr. Urban:

The Wisconsin Department of Natural Resources (the Department) has completed the review of the above-named site for a determination as to whether or not the case qualified for close out under ch. NR 726, Wisconsin Administrative Code (WAC).

Based on the investigative and remedial documentation provided to the Department, it appears that the contamination at the above-named site has been remediated in compliance with the requirements of chs. NR 700 to 724, WAC. Therefore, the Department considers the case "closed," having determined that no further action is necessary at the site at this time. However, the case may be reopened pursuant to s. 726.09, WAC, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare or the environment.

For future cases, the Department requests that site investigation be more complete. The decision to close this site was due to low levels of contaminant concentrations in groundwater, the distance between the monitoring wells and the very limited volume of residual impacted soils in the unsaturated zone.

To complete the closure of this site, you must place a groundwater use restriction on the property deed at the county register of deeds office which specifies the legal description of the property, the location, type, and concentration of the contaminant(s) and includes the following language:

Natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property. Construction of wells where water quality exceeds the drinking water standards in ch. NR809 is restricted by chs. NR811 and NR812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply. Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau

*Quality Natural Resources Management
Through Excellent Customer Service*



Mr. Armando Covelli
Page 2.

of Drinking Water and Groundwater to determine what specific requirements are applicable prior to constructing or reconstructing a well on this property.

Within 60 days all of the groundwater monitoring wells at the site must be abandoned in accordance with WAC NR 141 and the completed abandonment forms must be submitted to the Department. Once the Department receives the abandonment forms and a copy of the groundwater use restriction, this case will be tracked as closed on our computer tracking system.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions, please call me at (414) 884-2341.

Sincerely,

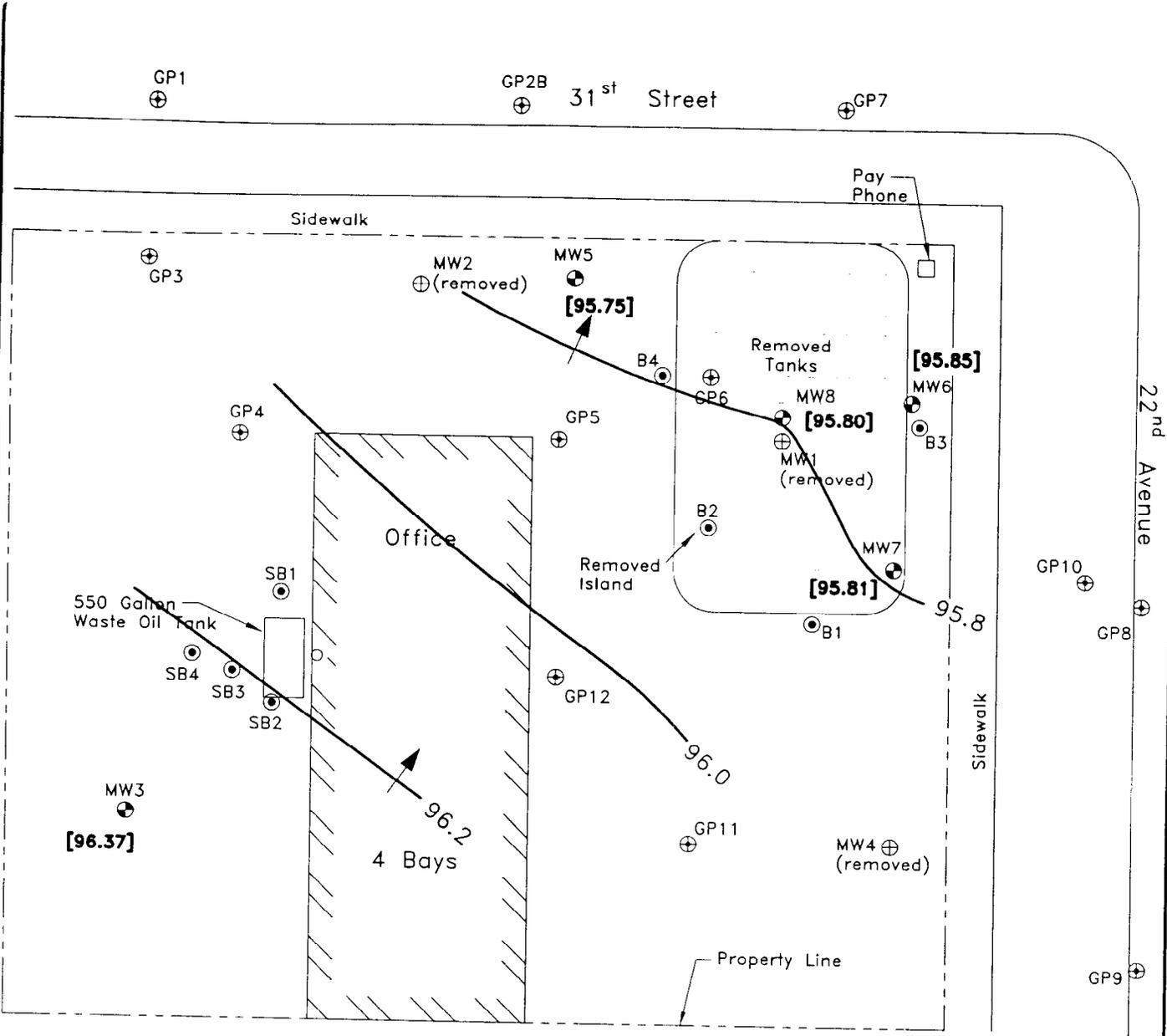


Eric Amadi

Hydrogeologist - Remediation and Redevelopment Program

cc: Richard Eakins - BT2, Inc.
SER - Case File #: 03-30-001146

GIS COPY



NOTE:

Monitoring wells MW1, MW2, and MW4 abandoned during excavation.

KEY

- ⊕ Geoprobe Boring Location
- ⊙ Soil Boring Location
- ⊗ Monitoring Well Location
- [95.81] Water Table Elevation Measured on 10/15/98
- Water Table Contour
- ➔ Approximate Groundwater Flow Direction



SCALE: 1" = 20'



PROJECT NO. 481
DRAWN BY: KP
CHECKED BY: DC
DRAWN: 10/30/98
REVISED: 10/30/98

FIGURE 2
 WATER TABLE MAP FOR OCTOBER 15, 1998
 COVELLI'S SUPER STATION
 KENOSHA, WISCONSIN

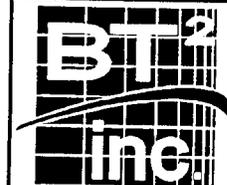
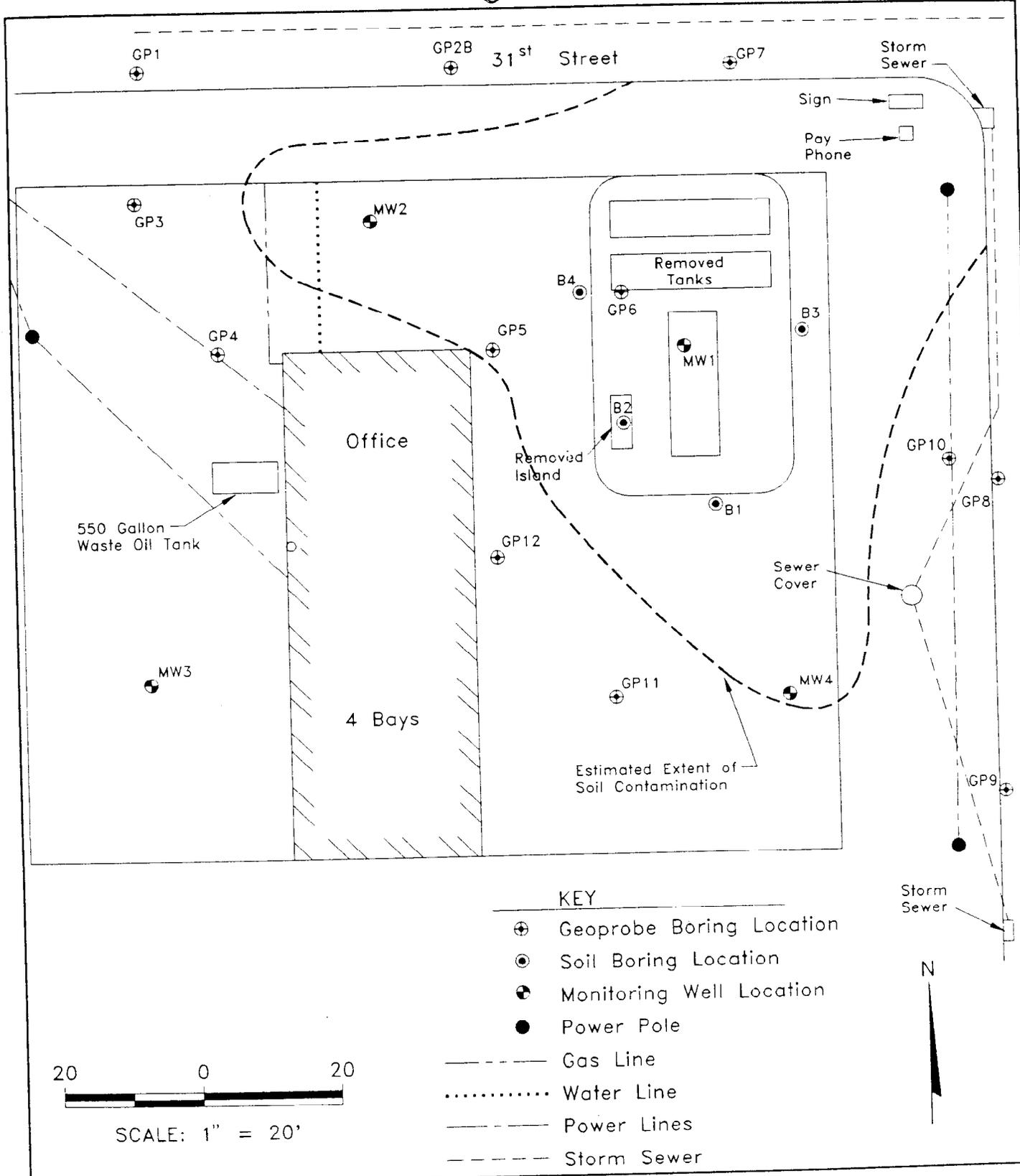


Figure 11



20 0 20
 SCALE: 1" = 20'

KEY

- ⊕ Geoprobe Boring Location
- ⊙ Soil Boring Location
- ⊗ Monitoring Well Location
- Power Pole
- Gas Line
- Water Line
- Power Lines
- Storm Sewer

Covelli's Super Station - Estimated Extent of Soil Contamination

Project No. 481	extent.dwg
Drawn By: KP	January 1994

BT², Inc.

(I) (Continued)
Groundwater Analytical Results Summary

Well	Date	Lab Notes	DRO	GRO	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	1,3,5-TMB	1,2,4-TMB	Lead	Other VOCs
MW1 Removed	5/25/93	--	NA	67	12,000	5,500	31,000	32,100	1,700	2,000	5,400	5	n-Butylbenzene 830 Isopropylbenzene 220 Naphthalene 1,800 n-Propylbenzene 600
	5/25/93 DUP	--	NA	58	16,000	6,000	31,000	32,900	1,800	2,100	5,600	6	n-Butylbenzene 820 Isopropylbenzene 210 p-Isopropyltoluene 110 Naphthalene 1,800 n-Propylbenzene 620
	12/8/93	--	NA	35	4,600	2,000	3,500	11,900	<10	550	2,400	NA	n-Butylbenzene 190 Isopropylbenzene 35 p-Isopropyltoluene 12 Naphthalene 340 n-Propylbenzene 110
MW8	3/13/97	(9)	950	6,300	210	230	31	1880	<2.0	150	410	<1	sec-Butylbenzene 6.0 Diisopropyl ether 14 Isopropylbenzene 11 p-Isopropyltoluene 5.0 Naphthalene 78 n-Propylbenzene 34
	5/23/97	(10)	NA	1,400	160	90	1.5	138	<1.5	31	100	NA	NA
	5/23/97 DUP	(11)	NA	1,600	180	100	2.0	163	<1.5	32	110	NA	NA
	9/5/97	(12)	NA	1,300	130	140	3.8	81	2.3	6.8	56	NA	Naphthalene 19
	9/5/97 DUP	(11)	NA	1,200	110	130	3.3	72	2.2	6.0	50	NA	Naphthalene 17
	12/12/97	(13)	NA	1,300	150	150	2.5	34.2	8.4	2.0	63	NA	Naphthalene 11

(I) (Continued)
Groundwater Analytical Results Summary

Well	Date	Lab Notes	DRO	GRO	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	1,3,5-TMB	1,2,4-TMB	Lead	Other VOCs
MW6	3/13/97	(5)	86	170	15	11	0.5	9.9	2.9	2.0	6.4	<1	n-Butylbenzene 3.1 sec-Butylbenzene 0.6 Chloromethane <1.4 Diisopropyl ether 0.4 Isopropylbenzene 0.6 Naphthalene 2.8 n-Propylbenzene 2.1
	5/23/97	(6)	NA	62	10	2.5	<0.20	<0.50	4.9	<0.30	<0.40	NA	NA
	9/5/97	(7)	NA	<50	0.26	<0.29	<0.36	<1.15	6.4	<0.34	<0.30	NA	Naphthalene <0.81
	12/12/97	(8)	NA	<50	0.26	<0.29	0.43	<1.15	5.6	<0.34	<0.30	NA	Naphthalene <0.81
MW4 Removed	5/25/93	--	NA	<0.1	<1.0	2.0	38	10.3	<1.0	<1.0	1.3	<1	ND
	12/8/93	--	NA	<0.1	<0.7	<0.9	<1.0	<2.4	NA	<0.9	<1.8	NA	NA
	12/8/93 DUP	--	NA	<0.1	<0.7	<0.9	<1.0	<2.4	NA	<0.9	<1.8	NA	NA
MW7	3/13/97	--	170	<30	<0.20	<0.20	<0.20	<0.60	<0.20	<0.40	<0.70	<1	ND
	5/23/97	--	NA	<30	<0.20	<0.20	<0.20	<0.50	<0.30	<0.30	<0.40	NA	NA
	9/5/97	--	NA	<50	<0.16	<0.29	<0.36	<1.15	<0.20	<0.34	<0.30	NA	Naphthalene <0.81
	12/12/97	(8)	NA	<50	0.49	<0.29	0.49	<1.15	<0.20	<0.34	<0.30	NA	Naphthalene <0.81

(I)
Groundwater Analytical Results Summary
Covelli's Super Service / Project #481
 (Results are in µg/l)

Well	Date	Lab Notes	DRO	GRO	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	1,3,5-TMB	1,2,4-TMB	Lead	Other VOCs
MW3	5/25/93	--	NA	<0.1	<1.0	<1.0	16	<2.0	<1.0	<1.0	<1.0	<1	Naphthalene 1.3
	12/8/93	--	NA	<0.1	<0.7	<0.9	<1.0	<2.4	NA	<0.9	<1.8	NA	NA
	3/13/97	--	95	NA	<0.20	<0.20	<0.20	<0.50	<0.30	<0.30	<0.40	<1	ND
	5/23/97	--	NA	<30	<0.20	<0.20	<0.20	<0.50	<0.30	<0.30	<0.40	NA	NA
	9/5/97	--	NA	<50	<0.16	<0.29	<0.36	<1.15	<0.20	<0.34	<0.30	NA	Naphthalene <0.81
	12/12/97	(1)	NA	<50	0.29	<0.29	<0.36	0.22	<0.20	<0.34	<0.30	NA	Naphthalene <0.81
MW2 Removed	5/25/93	--	NA	2.3	150	410	170	2,090	91	120	360	<1	n-Butylbenzene 55 Naphthalene 53 1,2-Dichloroethane 3.3 1,1,1-Trichloroethane 1.6
	12/8/93	--	NA	0.1	1.5	23	<1.0	5.0	NA	2.2	4.6	NA	NA
MW5	3/13/97	(2)	160	43	3.1	3.6	<0.20	4.0	0.7	1.2	2.2	<1	n-Butylbenzene 1.2 n-Propylbenzene 0.5
	3/13/97 DUP	(3)	140	37	1.2	1.1	<0.20	2.1	1.0	1.3	0.9	<1	n-Butylbenzene 1.3
	5/23/97	--	NA	<30	0.8	<0.20	<0.20	<0.50	<0.30	<0.30	<0.40	NA	NA
	9/5/97	--	NA	<50	2.7	<0.29	0.43	<1.15	1.3	<0.34	<0.30	NA	Naphthalene <0.81
	12/12/97	(4)	NA	<50	0.39	<0.29	<0.36	<1.15	0.64	<0.34	<0.30	NA	Naphthalene <0.81