

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

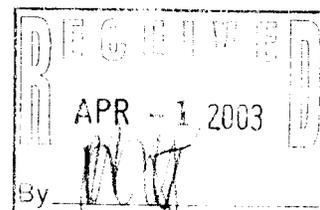


March 27, 2003

Mr. Garry W. Blair
The Southland Corporation
814 Baker Road
Virginia Beach, VA 23462

RE: **Final Closure**

Commerce # 53143-6209-01 WDNR BRRTS # 03-30-001822
Quik Mart #30498, 8101 22nd Avenue, Kenosha



Dear Mr. Blair:

The Wisconsin Department of Commerce (Commerce) has received all the items required as conditions for closure. This site is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources Geographic Information System Registry of Closed Remediation Sites to address residual soil and groundwater contamination.

If future site conditions indicate that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If applicable, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. If residual contamination is encountered in the future, it must be managed following all applicable state and federal regulations and standards.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5375.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Greg Michael'.

Greg Michael
Hydrogeologist
Site Review Section

cc: ENSR Corporation
Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212
Fax #: (414) 220-5374
TDD #: (608) 264-8777
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Scott McCallum, Governor
Philip Edw. Albert, Acting Secretary

November 14, 2001

Mr. Garry Blair
7-Eleven Corporation
814 Baker Road
Virginia Beach, VA 23462

RE: **Conditional Case Closure**

Commerce #53143-6209-01 WDNR BRRTS #03-30-001822
7-Eleven Property #30498, 8101 22nd Ave., Kenosha

**Site Investigation and Remediation resulting from an
upgrade of three 12,000-gallon unleaded gasoline tanks**

Dear Mr. Blair:

On September 19, 2001, the Wisconsin Department of Commerce (Commerce) PECFA Site Review Section received a request for case closure, dated September 13, 2001, from ENSR International. It is understood that residual soil and groundwater contamination remains on-site. Using the standards established in the NR 700 series, Wisconsin Administrative Code (Wis. Adm. Code), Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following conditions must be satisfied to obtain final closure:

- A notification must be placed on the property deed addressing residual petroleum impacts to soil and groundwater on the above-referenced property. For case closure Commerce will need the deed notification containing the County Register of Deeds' recording information for the residual impacts to soil and groundwater. **Commerce requires a site map indicating where the remaining contamination exists.** Enclosed is an example of a "Notice of Contamination to Property" for your use. If you wish to modify the language, submit a copy to this office for approval prior to recording. If an electronic copy of the "Notice of Contamination to Property" is desired, you may contact Commerce and a copy will be forwarded to you.

Please note: As of November 1, 2001, you may elect to have this site recorded on the Wisconsin Department of Natural Resources' (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites in lieu of filing a groundwater use restriction. The GIS Registry is a database listing all closed remediation sites and is available to the public via the Internet. For more information regarding the registration process, including fee and documentation requirements, refer to the enclosed GIS Registry information. At this time the GIS Registry is only available for sites with residual groundwater contamination.

- A Right-Of-Way (ROW) contamination letter must be sent to the City of Kenosha addressing soil and groundwater contamination within the ROW of 81st Street. Copies of these letters, signed by the City, acknowledging the contamination must be forwarded to the Department at the letterhead address.
- All monitoring wells must be properly abandoned and the appropriate documentation must be forwarded to the letterhead address.

As of August 31, 2001, State Statute 101.143 requires PECFA claimants seeking reimbursement of interest costs to submit a final reimbursement claim within 120 days after they receive written notification that no further action is required with respect to the discharge at their site. This letter serves as your written notice of "no further action". If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement. Costs associated with filing deed notices or other restrictions are not eligible for PECFA reimbursement, and the filing of these notices should not delay the claim submittal process.

Thank you for your efforts in protecting Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 266-0593.

Sincerely,

Brian F. Taylor
Hydrogeologist
Site Review Section

Enclosure(s)

cc: Ms. Christina Boehm, ENSR International
Case file

EXEMPT

48 - Wisconsin-GWD-RET
 County Kenosha
 CITGO No. 48-059-011
 TSC Loc. No. 30498

P-15238-D

VOL 1177 PAGE 435

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that CITGO Petroleum Corporation, a Delaware corporation, P. O. Box 3758, Tulsa, Oklahoma 74102 (herein called "Grantor"), for and in consideration of the sum of One Dollar to Grantor in hand paid by The Southland Corporation, a Texas corporation, P. O. Box 719, Dallas, Texas 75221 (herein called "Grantee"), the receipt whereof Grantor does hereby acknowledge, and as a dividend from Grantor to its parent company and sole shareholder, Grantee, has granted, bargained, sold, assigned and conveyed, and by these presents does hereby grant, bargain, sell, assign and convey unto the said Grantee, its successors and assigns, the following:

- (1) That certain tract or parcel of land located in the county of Kenosha and state of Wisconsin, described in Exhibit A hereto.
- (2) All buildings, structures, fixtures and improvements attached thereto.

(numbered items (1) and (2) are herein called the "Property")

- (3) To the extent assignable, all right, title and interest, if any, of Grantor in and to (a) all easements, rights-of-way, rights and benefits appurtenant to the Property and, if an Exhibit B is attached to this Deed, including (without limitation) the interests described in such Exhibit (such interests described in such Exhibit being herein called the "Appurtenant Interests"), (b) all permits, licenses, contracts, agreements, leases, authorizations, servitudes and other arrangements and interests therein relating to the Property, (c) all streets, easements, rights-of-way, strips, gores and land adjacent or contiguous to the Property, and (d) all tangible personal property, including (without limitation) trade fixtures, signs, and all equipment, machinery and appurtenances attached to or located on the Property at the date hereof.

(numbered item (3) is herein called the "Additional Interests")

The Property and the Additional Interests, if any, are conveyed subject to (a) current taxes and assessments not yet delinquent and taxes and assessments for subsequent years, (b) all ordinances or statutes relating to the Property or the Additional Interests (if any), (c) any condition that an accurate survey or an inspection of the premises might show, (d) any easements, rights-of-way, covenants, restrictions, conditions, mineral interests, reservations and encumbrances, if any, of record in the above county and state or, in the case of security interests to be perfected by filing in the Uniform Commercial Code records of the above state, in the place of filing mandated by the Uniform Commercial Code of such state, and (e) rights of parties in possession, all to the extent the same are valid, enforceable and effect the Property or the Additional Interests (if any).

Grantee, for itself, its successors and assigns, accepts and assumes all terms, conditions, liabilities, obligations and duties of

Return recorded original to:
 The Southland Corporation
 Attn: Real Estate Services
 P. O. Box 719
 Dallas, Texas 75221

Grantor relating to the Additional Interests, if any, to the extent the same are assignable to the extent such liabilities, obligations and duties of Grantor relate to or arise out of events occurring or actions taken or not taken after the date hereof.

With respect to any personal property or interests in personal property conveyed hereby, Grantor EXPRESSLY DISCLAIMS AND NEGATES (a) ANY IMPLIED OR EXPRESS WARRANTY OF MERCHANTABILITY, (b) ANY IMPLIED OR EXPRESS WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, AND (c) ANY IMPLIED OR EXPRESS WARRANTY OF CONFORMITY TO MODELS OR SAMPLES OF MATERIALS.

TO HAVE AND TO HOLD the Property and the Additional Interests, if any, to Grantee, its successors and assigns, forever.

Subject only to the matters expressly set forth above, Grantor hereby binds itself and its successors to warrant and defend all and singular the Property to Grantee, its successors and assigns forever, from and against every person whomsoever lawfully claiming or to claim the same or any part thereof with full subrogation and substitution in and to all the rights and actions of warranty which Grantor has or may have against all preceding owners and vendors.

Reference is made to the exhibit(s) which is (are) attached hereto and made a part hereof for all purposes.

In witness whereof, the duly authorized officers of Grantor and Grantee have executed, sealed and delivered this instrument on this 31st day of October, 1984.

ATTEST:

Charles H. Floren
Assistant Secretary

CITGO PETROLEUM CORPORATION

By Frank H. Gandy
Vice President

GRANTOR

ATTEST:

David Holland
Assistant Secretary

THE SOUTHLAND CORPORATION

By John H. Rodgers
Vice President

GRANTEE

Attachments:

- Exhibit A: Description of Property
- Exhibit B: Description of Appurtenant Interests, if any
- Exhibit C: Transfer Return Forms

Prepared By:
Bryan F. Smith, Jr.
P. O. Box 719
Dallas, Texas 75221

(Wisconsin)

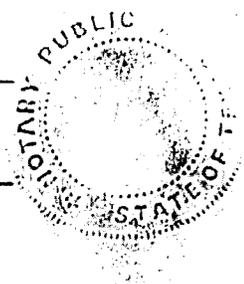
STATE OF TEXAS §
§
COUNTY OF DALLAS §

Personally came before me this 31st day of October, 1984 the above named Frank J. Ganai, Vice President and Charles M. Floren, Assistant Secretary of CITGO PETROLEUM CORPORATION, a Delaware corporation, to me known to be the person who executed the foregoing instrument.

Marie E. Berlin
Notary Public in and for
Dallas County, Texas

Marie E. Berlin
(Typed or Printed Name)

My term of office expires on:
Aug. 9, 1986



(Wisconsin)

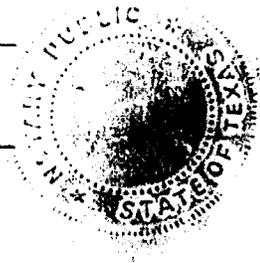
STATE OF TEXAS §
§
COUNTY OF DALLAS §

Personally came before me this 31st day of October, 1984 the above named John H. Rodgers, Vice President and David Holland, Assistant Secretary of THE SOUTHLAND CORPORATION, a Texas corporation, to me known to be the person who executed the foregoing instrument.

Marie E. Berlin
Notary Public in and for
Dallas County, Texas

Marie E. Berlin
(Typed or Printed Name)

My term of office expires on:
Aug 9, 1986



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 21 day of Aug 2002

James J. Principe
James J. Principe, Register of Deeds
Kenosha County, Wisconsin

That part of the Southwest 1/4 of Section 7-1-23 East, in the Town of Pleasant Prairie (now in the City of Kenosha), Kenosha County, Wisconsin, which is awarded and described as follows: beginning at a point on the West line of said 1/4 Section which is 698.63 feet South of the Northwest corner of said 1/4 Section; running thence South on said 1/4 Section line 130.00 feet to a point; thence South 87°50'11" East 183.00 feet to a point; thence North and parallel to the West line of said 1/4 Section 130.00 feet to a point; thence North 87°50'11" West 183.00 feet to the place of beginning. Excepting and reserving the North 30.00 feet and the West 40.00 feet for highway purposes.

VOL 1177 **DEF 438**

REGISTER'S OFFICE }
Kenosha County, Wis. } S.S.
RECORDED AT 2:22 P M

ON DEC 11 1984 IN
RECORDS VOL 1177 P 435-438

Rose Bloom
REGISTER OF DEEDS

1000

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 21 day of Aug 20 12

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

DOCUMENT NO.
762335

STATE BAR OF WISCONSIN FORM 5 - 1982
PERSONAL REPRESENTATIVE'S DEED
TRANSFER

1233 796

30498

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE) S.S.
Kenosha County, Wis.)
RECORDED AT 1:13 P. M

ON SEP 19 1986 IN

RECORDS VOL. 1238 P 796

Doris Dietman
REGISTER OF DEEDS

400
RETURN TO THE ATTORNEY
610 - 6th St.
Racine, WI 53403

LOUIS H. BAYER

FEB

JOAN PLOUS BAYER, deceased, as Personal Representative of the estate of

for a valuable consideration conveys, without warranty, to THE SOUTHLAND CORPORATION, a Texas Corporation.

the following described real estate in Kenosha County, State of Wisconsin (hereinafter called the "Property"):

Tax Parcel No. 06-4-0123-07-330-019

AN UNDIVIDED ONE-NINTH INTEREST IN AND TO THE FOLLOWING:

Part of the Southwest 1/4 of Section 7, in Town 1 North of Range 23 East, in the City of Kenosha, County of Kenosha and State of Wisconsin, more particularly described as: Beginning on the West line of the Southwest quarter of Section 7-1-23, at a point, which is 828.63 feet south from the Northwest corner of said quarter section, and running thence South along and upon the West line of said quarter section, 50 feet; thence running South 87°50'11" East, 183 feet; thence running North parallel with the West line of said quarter Section, 50 feet; thence running North 87°50'11" West, 183 feet to the place of beginning. Excepting and reserving therefrom the West 40 feet for which a separate

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 24 day of Aug 20 82

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

Personal Representative by this deed does convey to Grantee all of the estate and interest in the Property which the Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the Personal Representative has since acquired.

Dated this 22nd day of August, 1986

Louis H. Bayer (SEAL)
LOUIS H. BAYER
Personal Representative

(SEAL)
Personal Representative

AUTHENTICATION

Signature(s) _____
authenticated this _____ day of _____, 19____

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
FREDERICK K. PLOUS

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

ACKNOWLEDGMENT

STATE OF WISCONSIN ALA.
JEFFERSON County.
Personally came before me this 22nd day of August, 1986 the above named LOUIS H. BAYER.

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

Jo L. Kay
Notary Public JEFFERSON County, Wis. ALA
My Commission is permanent (if not state expiration date: 18: July 16, 1987.)

*Names of persons signing in any capacity should be typed or printed below their signatures.

679021A

762336

\$ 11.70 FEE

VOL. 1238 PAGE 797

REGISTER'S OFFICE) S.S.
Kenosha County, Wis.)
RECORDED AT 1:15 P. M

This Deed, made between JAMES PLOUS, not married,

and THE SOUTHLAND CORPORATION, a Texas Corporation,

ON SEP 19 1986 IN
RECORDS VOL. 1238 P 797

Donna Dietman
REGISTER OF DEEDS

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Kenosha
County, State of Wisconsin:

404
RETURN TO Heidi Ag Telle
610 6th St.
Broome, WI 53403

AN UNDIVIDED ONE-NINTH INTEREST IN AND TO THE
FOLLOWING:

Tax Parcel No: 06-04-0123-07-
330-019

Part of the Southwest 1/4 of Section 7, in Town 1 North of Range 23 East, in the
City of Kenosha, County of Kenosha and State of Wisconsin, more particularly
described as: Beginning on the West line of the Southwest quarter of Section
7-1-23, at a point, which is 828.63 feet south from the Northwest corner of
said quarter section, and running thence South along and upon the West line
of said quarter section, 50 feet; thence running South 87°50'11" East, 183
feet; thence running North parallel with the West line of said quarter Section,
50 feet; thence running North 87°50'11" West, 183 feet to the place of beginning.
Excepting and reserving therefrom the West 40 feet for highway purposes.

P18269

to certify that the adjacent
map has been compared
and recorded on file in this office
a true copy thereof. I have
affixed my official seal
this 21 day of Aug 20 1986

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

Together with all and singular the hereditaments and appurtenances thereto belonging:
And JAMES PLOUS

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances
SUBJECT TO MUNICIPAL ZONING ORDINANCES, UTILITY EASEMENTS AND RESTRICTIVE
COVENANTS OF RECORD
and will warrant and defend the same.

Dated this 21 day of August, 1986.

(Signature of James Pλους)
JAMES PLOUS (SEAL)

(Signature of Notary)
(SEAL)

AUTHENTICATION

Signature(s) _____
authenticated this _____ day of _____, 19____

ACKNOWLEDGMENT

STATE OF WISCONSIN
MILWAUKEE County.
Personally came before me this 20th day of
August, 1986 the above named
JAMES PLOUS

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 acknowledges the same.
Leslie C. Trutzsch
Notary Public MILWAUKEE County, Wis.
My Commission expires _____ date: 18 Oct 8, 1989

THIS INSTRUMENT WAS DRAFTED BY
FREDERICK K. PLOUS
(Signatures may be authenticated or acknowledged. Both
are not necessary.)

*Names of persons signing in any capacity should be typed or printed below their signatures.

762337 \$-35.10 FILE VOL. 1238 PAGE 798

30498

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE) S.S:
Kenosha County, Wis.)
RECORDED AT 1:17 P.M.

ON 7 19 1986 IN

RECORDS VOL. 1238 P 798

Hans Dietman
REGISTER OF DEEDS

400
RETURN TO: Heritage Title
610 - 6th St.
Racine, WI 53403

FREDERICK K. PLOUS, JOHN C. PLOUS, & EDWARD A. MILLER,
as Trustees of
the FREDERICK K. PLOUS FAMILY TRUST ESTATE under the
Will of LOUIS PLOUS, Deceased.
for a valuable consideration conveys without warranty to THE SOUTHLAND
CORPORATION, a Texas Corporation,

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

Tax Parcel No: 06-04-0123-07-
330-019

AN UNDIVIDED ONE-THIRD INTEREST IN AND TO THE FOLLOWING:

Part of the Southwest 1/4 of Section 7, in Town 1 North of Range 23 East, in the
City of Kenosha, County of Kenosha and State of Wisconsin, more particularly
described as: Beginning on the West line of the Southwest quarter of Section
7-1-23, at a point, which is 828.63 feet south from the Northwest corner of
said quarter section, and running thence South along and upon the West line
of said quarter section, 50 feet; thence running South 87°50'11" East, 183
feet; thence running North parallel with the West line of said quarter section,
50 feet; thence running North 87°50'11" West, 183 feet to the place of beginning.
Excepting and reserving therefrom the West 40 feet for highway purposes.

P 18269

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
thereunto affixed my official seal
this 21 day of Aug 20 1986

Hans Dietman
Hans Dietman
Register of Deeds
Kenosha County, Wisconsin

Dated this 2nd day of August 1986

Frederick K. Plous
FREDERICK K. PLOUS, Trustee
Trustee

John C. Plous
JOHN C. PLOUS, Trustee
Trustee

Edward A. Miller
EDWARD A. MILLER, Trustee
AUTHENTICATION

Signature(s)
authenticated this day of 1986

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
FREDERICK K. PLOUS

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

ACKNOWLEDGMENT

STATE OF WISCONSIN
Kenosha County.
Personally came before me this day of 1986 the above named
FREDERICK K. PLOUS, JOHN C. PLOUS and
EDWARD A. MILLER.

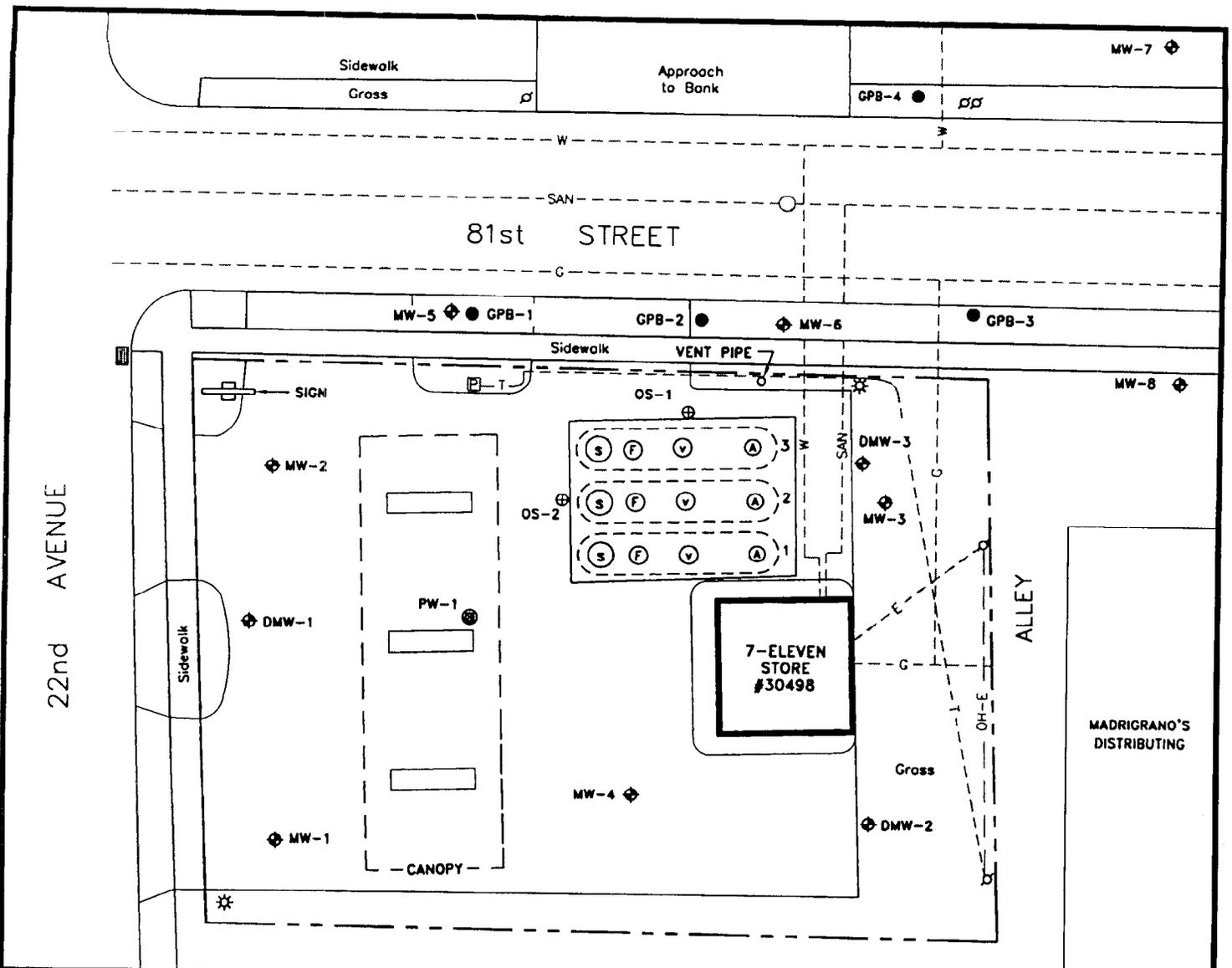
to me known to be the person who executed the
foregoing instrument and acknowledge the same.

HAZEL D. MOWREY
Notary Public Kenosha County, Wis.
My Commission expires 6/12/88

*Names of persons signing in any capacity should be typed or printed below their signatures.

**Parcel identification number for the property located at
8101 22nd Avenue North, Kenosha, Kenosha County, Wisconsin**

Parcel ID: 06-123-07-330-018



LEGEND:

- | | | | |
|---------|---|-------------------|------------------------|
| --- | PROPERTY BOUNDARY | ▭ | DISPENSER ISLAND |
| ⊕ MW-3 | MONITORING WELL | - - OH-E - - | OVERHEAD ELECTRIC LINE |
| ⊕ DMW-1 | DEEP MONITORING WELL | - - - SAN - - - | SANITARY SEWER |
| ⊕ OS-1 | OBSERVATION SUMP | - - - - T - - - - | TELEPHONE LINE |
| ● GPB-1 | GEOPROBE BORING | - - - - E - - - - | ELECTRIC LINE |
| ⊕ PW-1 | ABANDONED WATER SUPPLY WELL | - - - - W - - - - | WATER LINE |
| 12,000 | UNDERGROUND STORAGE TANK WITH CAPACITY IN GALLONS | - - - - G - - - - | GAS LINE |
| Ⓢ | SUBMERSABLE PUMP MANHOLE | ▣ | CATCH BASIN |
| ⓕ | FILL PORT MANHOLE | ○ | MANHOLE |
| Ⓟ | VAPOR RECOVERY MANHOLE | ⓐ | PAY PHONE |
| ⓐ | AUTOMATIC TANK GAUGE MANHOLE | ⊛ | AREA LIGHT |
| | | ○ | UTILITY POLE |

- Notes:**
- All dimensions and locations are approximate.
 - Tank #1 = 12K MUL - FRP/SWT
 - Tank #2 = 12K PUL - FRP/SWT
 - Tank #3 = 12K RUL - FRP/SWT

- Sources:**
- Cities Service Oil Company drawing "As Built", dated 10/91.
 - ENSR field observations.



SCALE: 1" = 30'+/-

SITE PLAN

7-ELEVEN STORE #30498
 8101 22nd AVENUE
 KENOSHA, WISCONSIN
 7-ELEVEN, INC.

FIGURE 1



August 2002

File No: 6230-034

Table 1

Most Recent Groundwater Results
in micrograms per liter (ug/L)

7-Eleven Store #30498
8101 22nd Avenue, Kenosha, Wisconsin

BRRTS #03-30-001822
FID: 230072260
PECFA: 53143-6209-01

Page 1 of 1

	Petroleum Volatile Organic Compounds (PVOCs)							Gasoline Range Organics
	Benzene	Toluene	Ethyl benzene	Total Xylenes	1-2-4- Trimethyl- benzene	1-3-5- Trimethyl- benzene	Methyl tert butyl ether	
MW-1								
November 6, 2000	0.48	0.49	<0.22	<0.23	<0.22	<0.29	9.7	<50
MW-2								
November 6, 2000	<4.1	<0.40	<0.44	<0.46	<0.44	<0.58	270	110
MW-3								
November 6, 2000	6.2	0.29	5.5	1.1	1.1	<0.29	160	180
MW-4								
November 6, 2000	3.7	<0.40	<0.48	0.35	0.44	<0.58	400	190
MW-5								
November 6, 2000	2.50	0.25	0.26	0.48	<0.22	<0.29	110	53
MW-6								
November 6, 2000	28	5.2	140	62	37	3.4	14	1,400
MW-7								
November 6, 2000	<0.13	<0.20	<0.22	<0.23	<0.22	<0.29	<0.16	<50
MW-8								
November 6, 2000	0.30	<0.20	<0.22	<0.23	<0.22	<0.29	55	<50

Table 2

**Most Recent Soil Results
in milligrams per kilograms (mg/Kg)**

7-Eleven Store #30498
8101 22nd Avenue, Kenosha, Wisconsin

BRRTS #03-30-001822
FID: 230072260
PECFA: 53143-6209-01

Page 1 of 2

	Petroleum Volatile Organic Compounds (PVOCs)							Gasoline Range Organics
	Benzene	Toluene	Ethyl benzene	Total Xylenes	1-2-4-Trimethylbenzene	1-3-5-Trimethylbenzene	Methyl tert butyl ether	
MW-1 (1-3 feet)								
April 9, 1992	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.5	<10
MW-1 (9-11 feet)								
April 9, 1992	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.5	<10
MW-2 (3-5 feet)								
April 9, 1992	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.5	<10
MW-2 (9-11 feet)								
April 9, 1992	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.5	<10
MW-3 (3-5 feet)								
April 9, 1992	<0.5	0.74	5.2	20.0	25.0	6.30	2.20	340
MW-3 (9-11 feet)								
April 9, 1992	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.5	<10
MW-4 (3-5 feet)								
April 9, 1992	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.5	<10
MW-4 (9-11 feet)								
April 9, 1992	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.5	<10
GPB-1 (2-4 feet)								
February 18, 1993	<0.01	<0.03	<0.02	<0.04	<0.05	<0.05	<0.5	<5.0
GPB-1 (10-12 feet)								
February 18, 1993	<0.01	<0.03	<0.02	<0.04	<0.05	<0.05	<0.5	<5.0
GPB-2 (4-6 feet)								
February 18, 1993	0.03	<0.03	0.34	0.11	0.11	0.06	<0.5	10.00
GPB-2 (10-12 feet)								
February 18, 1993	<0.01	<0.03	<0.02	<0.04	<0.05	<0.05	<0.5	<5.0
GPB-3 (2-4 feet)								
February 18, 1993	<0.01	<0.03	2.70	4.80	7.70	4.80	<0.5	490.00
GPB-3 (10-12 feet)								
February 18, 1993	<0.01	<0.03	0.17	0.39	0.72	0.21	<0.5	20.00
GPB-4 (2-4 feet)								
February 18, 1993	<0.01	<0.03	<0.02	<0.04	<0.05	<0.05	<0.5	<5.0
GPB-4 (8-10 feet)								
February 18, 1993	<0.01	<0.03	<0.02	<0.04	<0.05	<0.05	<0.5	<5.0

Table 2

**Most Recent Soil Results
in milligrams per kilograms (mg/Kg)**

**7-Eleven Store #30498
8101 22nd Avenue, Kenosha, Wisconsin**

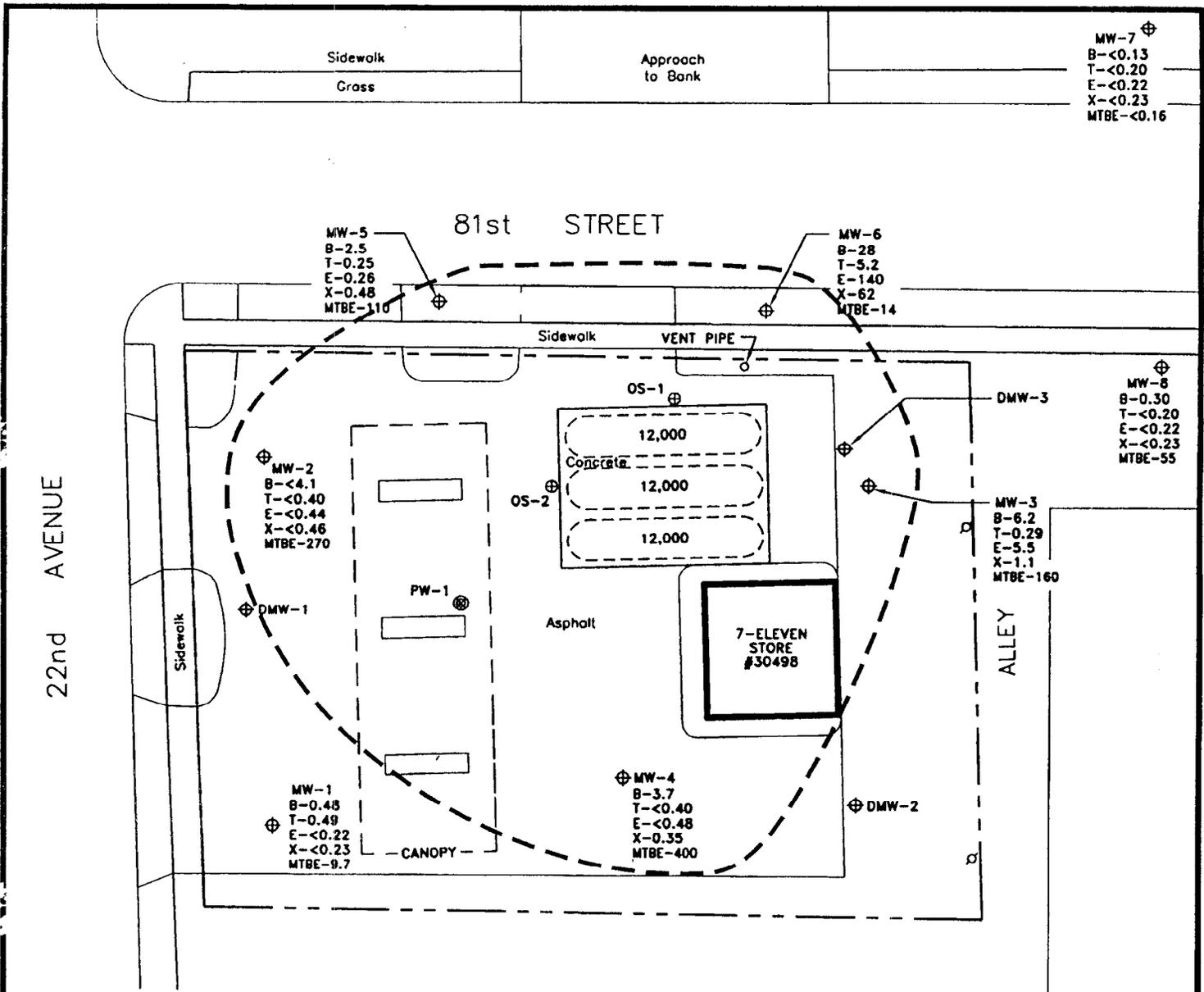
BRRTS #03-30-001822

FID: 230072260

PECFA: 53143-6209-01

Page 2 of 2

	Petroleum Volatile Organic Compounds (PVOCs)							Gasoline Range Organics
	Benzene	Toluene	Ethyl benzene	Total Xylenes	1-2-4-Trimethylbenzene	1-3-5-Trimethylbenzene	Methyl tert butyl ether	
MW-5 (3-5 feet)								
September 26, 1995	<0.05	<0.1	<0.1	<0.2	<0.05	<0.05	<0.5	<10
MW-6 (3-5 feet)								
September 26, 1995	1	0.57	2.9	18	19	7.1	14	390
DMW-1 (5-7 feet)								
September 26, 1995	2.8	3.1	8	25	18	11.0	7.6	540
DMW-1 (17-19 feet)								
September 26, 1995	<0.05	<0.1	<0.1	<0.2	0.091	<0.05	<0.5	<10
DMW-1 (31-33 feet)								
September 27, 1995	<0.05	<0.1	<0.1	<0.2	<0.05	<0.05	<0.5	<10
DMW-1 (55-57 feet)								
September 27, 1995	<0.05	<0.1	<0.1	<0.2	<0.05	<0.05	<0.5	<10
DMW-1 (65-67 feet)								
September 27, 1995	<0.05	<0.1	<0.1	<0.2	<0.05	<0.05	<0.5	<10
MW-7 (2-4 feet)								
February 7, 1996	<0.002	<0.002	<0.002	<0.002	<0.005	<0.005	<0.01	<10
MW-8 (2-4 feet)								
February 7, 1996	<0.002	<0.002	<0.002	<0.002	<0.005	<0.005	<0.01	<10
DMW-2 (4-6 feet)								
March 4, 1996	<0.025	0.34	<0.025	<0.025	<0.025	<0.025	<0.025	<10
DMW-2 (30-32 feet)								
March 5, 1996	<0.025	0.36	<0.025	<0.025	<0.025	<0.025	<0.025	<10
DMW-3 (2-4 feet)								
March 6, 1996	2.1	28	22	97	72	32.0	<1250	1400
DMW-3 (30-32 feet)								
March 7, 1996	<0.025	0.4	<0.025	<0.025				<10



LEGEND:

- INFERRED AREA WHERE GROUNDWATER EXCEEDS NR 140 ENFORCEMENT STANDARD(S)
- PROPERTY BOUNDARY
- MW-1 FORMER MONITORING WELL WITH BENZENE, TOLUENE, ETHYL BENZENE, TOTAL XYLENES, AND MTBE CONCENTRATIONS IN GROUNDWATER - RESULTS IN PARTS PER BILLION (MICROGRAMS PER LITER (ug/L))
- DMW-1 FORMER DEEP MONITORING WELL
- OS-1 OBSERVATION SUMP
- PW-1 ABANDONED WATER SUPPLY WELL

- 12,000 UNDERGROUND STORAGE TANK WITH CAPACITY IN GALLONS
- DISPENSER ISLAND

Notes:

- All dimensions and locations are approximate.
- Groundwater samples were collected on 11/6/00.
- Wells were abandoned on 12/27/01.

Sources:

- ENSR field observations.



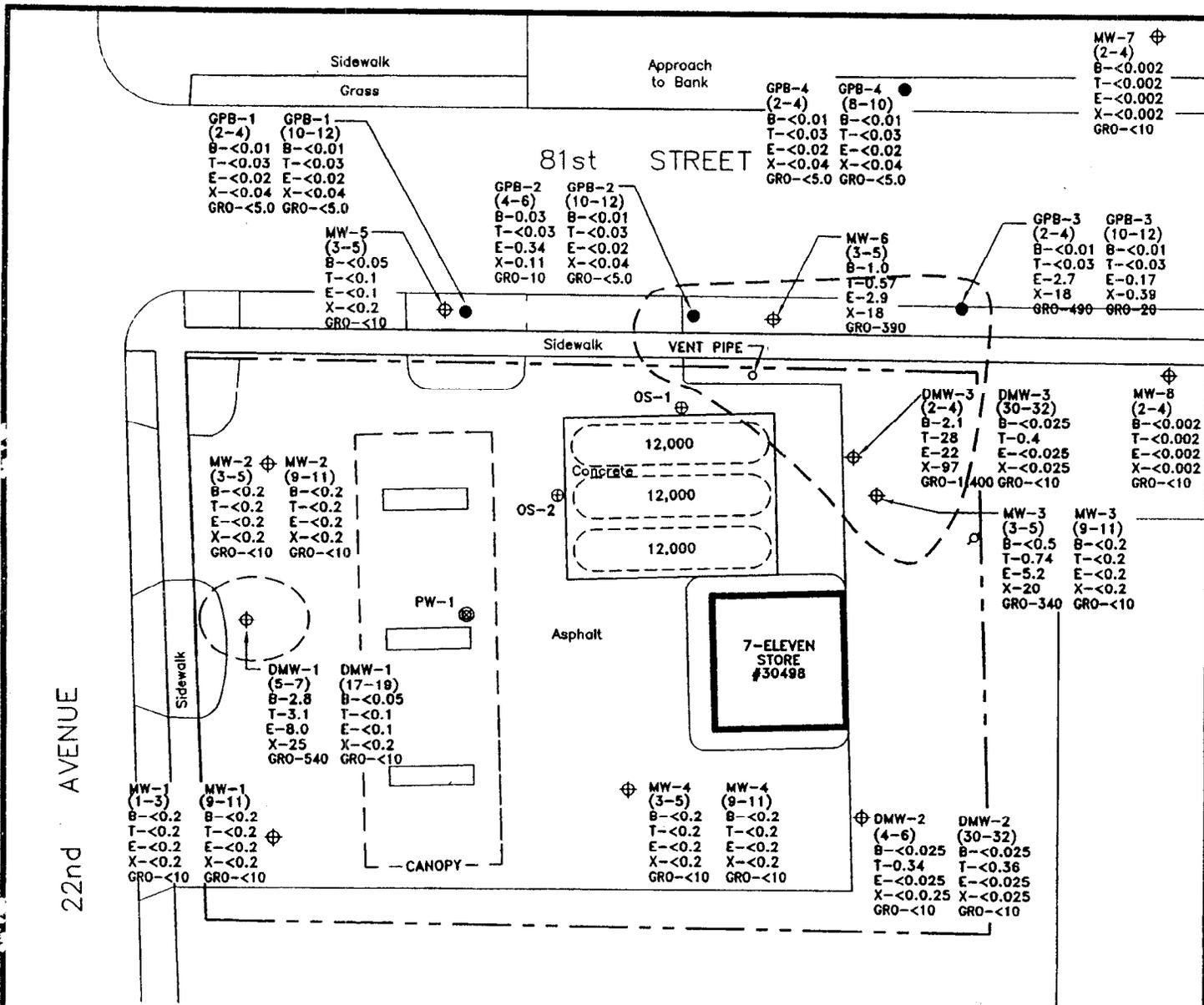
SCALE: 1" = 30'+/-

INFERRED GROUNDWATER PLUME BASED ON NOVEMBER 2000 DATA

7-ELEVEN STORE #30498
8101 22nd AVENUE
KENOSHA, WISCONSIN
7-ELEVEN, INC.

FIGURE 2





LEGEND:

- INFERRED AREA WHERE SOIL EXCEEDS NR 720 VALUE(S)
- PROPERTY BOUNDARY
- MW-1 FORMER MONITORING WELL WITH BENZENE, TOLUENE, ETHYL BENZENE, TOTAL XYLENES, AND GRO CONCENTRATIONS IN SOIL - RESULTS IN PARTS PER MILLION (milligrams per kilogram)
- DMW-1 FORMER DEEP MONITORING WELL
- GPB-1 GEOPROBE BORING
- OS-1 OBSERVATION SUMP
- PW-1 ABANDONED WATER SUPPLY WELL
- 12,000 UNDERGROUND STORAGE TANK WITH CAPACITY IN GALLONS
- DISPENSER ISLAND

Notes:
 • All dimensions and locations are approximate.
 • Soil samples were collected in 1992 through 1996.

Sources:
 • ENSR field observations.

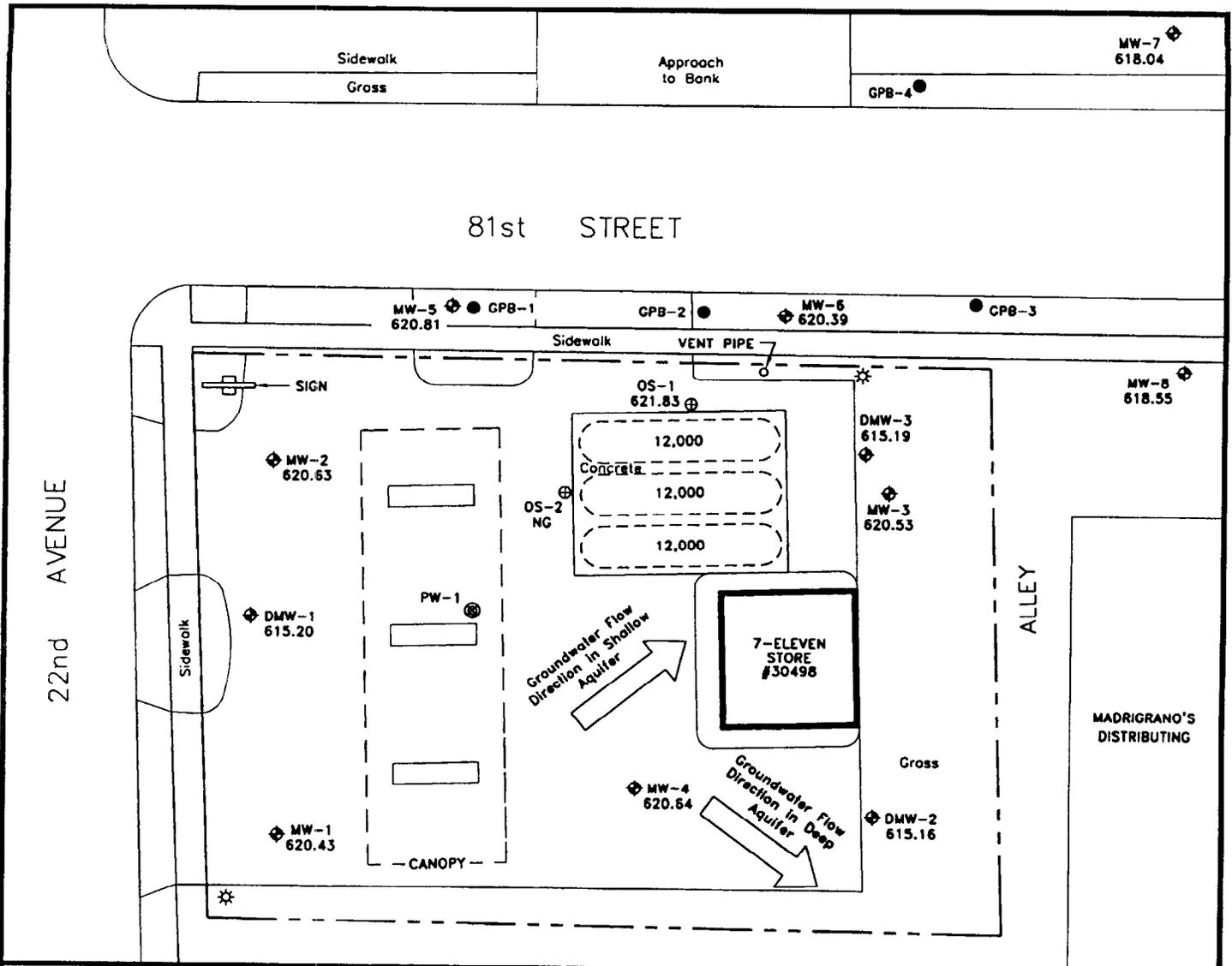
SCALE: 1" = 30'+/-

INFERRED EXTENT OF IMPACTED SOILS

7-ELEVEN STORE #30498
 8101 22nd AVENUE
 KENOSHA, WISCONSIN
 7-ELEVEN, INC.

Sept. 2002 File No: 06230-034

FIGURE 3



LEGEND:

- PROPERTY BOUNDARY
- ◆ MW-3 620.53 MONITORING WELL WITH GROUNDWATER ELEVATION IN FEET
- ◆ DMW-1 615.20 DEEP MONITORING WELL WITH GROUNDWATER ELEVATION IN FEET
- ⊕ OS-1 621.83 OBSERVATION SUMP WITH GROUNDWATER ELEVATION IN FEET
- GPB-1 GEOPROBE BORING
- ⊙ PW-1 ABANDONED WATER SUPPLY WELL
- 12,000 UNDERGROUND STORAGE TANK WITH CAPACITY IN GALLONS
- ▭ DISPENSER ISLAND

Notes:

- All dimensions and locations are approximate.
- Monitoring wells were gauged on 11/6/00.

Sources:

- Cities Service Oil Company drawing "As Built", dated 10/91.
- ENSR field observations.



SCALE: 1" = 30' +/-

NOVEMBER 2000
GROUNDWATER
ELEVATION MAP

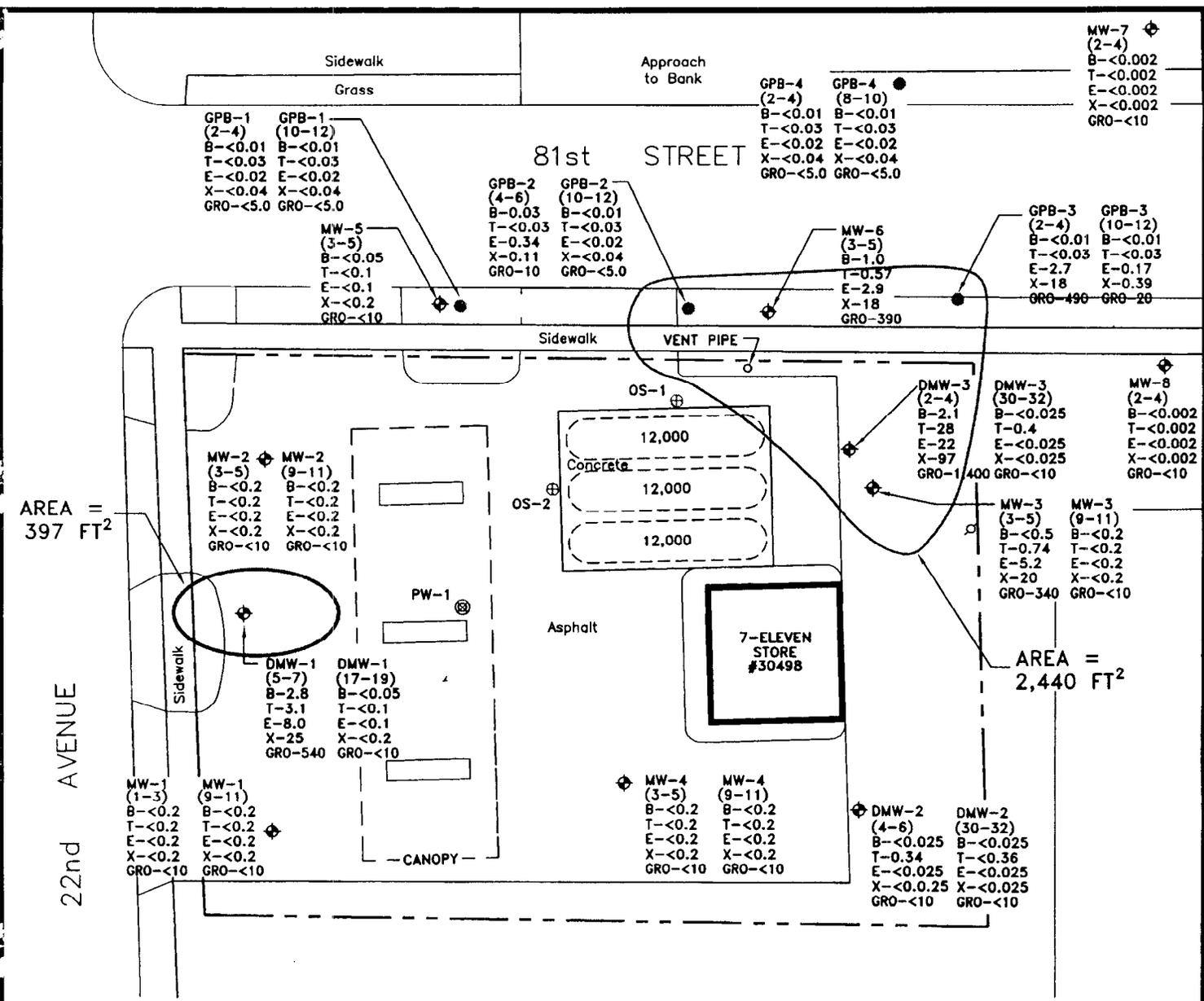
7-ELEVEN STORE #30498
8101 22nd AVENUE
KENOSHA, WISCONSIN
7-ELEVEN, INC.

FIGURE 5



August 2002

File No: 6230-034



LEGEND:

- ESTIMATED EXTENT OF PETROLEUM IMPACTED SOIL THAT EXCEEDS RCLS FROM NR 720.
- PROPERTY BOUNDARY
- MW-1 MONITORING WELL WITH BENZENE, TOLUENE, ETHYL BENZENE, TOTAL XYLENES, AND GRO CONCENTRATIONS IN SOIL - RESULTS IN PARTS PER MILLION (milligrams per kilogram)
- DMW-1 DEEP MONITORING WELL
- GPB-1 GEOPROBE BORING
- OS-1 OBSERVATION SUMP
- PW-1 ABANDONED WATER SUPPLY WELL

- 12,000 UNDERGROUND STORAGE TANK WITH CAPACITY IN GALLONS
- DISPENSER ISLAND

Notes:
 • All dimensions and locations are approximate.
 • Soil samples were collected in 1992 through 1996.

Sources:
 • ENSR field observations.

SCALE: 1" = 30'+/-

ESTIMATED EXTENT OF IMPACTED SOILS

7-ELEVEN STORE #30498
 8101 22ND AVENUE
 KENOSHA, WISCONSIN
 7-ELEVEN, INC.
 August 2002 File No: 6230-034

FIGURE 4

Municipality : 241

Parcel Number: 06-123-07-330-018

Legal Name/Ownership

SOUTHLAND CORPORATION

Property Address

8101 22ND AVE

Assessment as of	:	1/01/2001
Assessed Land	:	50,100
Assessed Improvements:		<u>160,200</u>
Assessment Total	:	210,300

Mail-To Address

SOUTHLAND CORPORATION

C/O 7-ELEVEN- TAX DEPT #30498

PO BOX 711

DALLAS, TX 75221-0711

Current as of	:	Last Posting
Heated Square Foot:		595
Garage Square Foot:		0
Actual Frontage	:	.00
Effective Frontage:		.00
Effective Depth	:	.00
Total Acres	:	.32

Document #:

Vol: Page

Formatted Legal Description

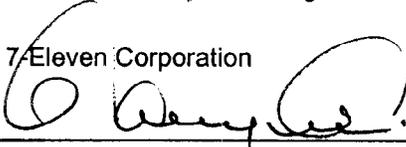
Lot # : 18
 Block # : 30
 Subdiv :
 Town # : Township T1N
 Range # : Range R23E
 Section # : Section 07
 Qtr Sect : SW 1/4 Section
 Qtr Sect : Not Assigned
 Cm/Spl :
 Cm/Spl Date :
 Cm/Spl P# :
 Municipality: City of Kenosha

Tax Year	:	2000
Net Gen Tax	:	5,254.52
Specials	:	.00
Net Total	:	5,254.52
Lottery Credit:		.00

Metes/Bounds Legal Description

SW 1/4 SEC 7 T 1 R 23 COM
 698.63 FT S OF NW COR 1/4 SEC
 TH S 130 FT E 183 FT N 130 FT
 W 183 FT TO BEG EXC N 30 FT &
 W 40 FT FOR STREETS

I, Garry Blair, Environmental Manager for 7-Eleven Corporation, believe that the legal description stated above for 8101/8105 22nd Avenue, Kenosha, Wisconsin, 53143 is complete and accurate to the best of my knowledge and ability.


 7-Eleven Corporation
 Garry Blair, Environmental Manager

01/07/2003
 Date



ENSR International

4500 Park Glen Road

Suite 210

St. Louis Park, MN 55416-4869

(952) 924-0117

FAX (952) 924-0317

www.ensr.com

January 14, 2003

Mr. John Prijic, Street Superintendent
City of Kenosha
Street Division
6415 35th Avenue
Kenosha, WI 53142-3326

via certified mail

**Subject: Groundwater Geographic Information System (GIS) Listing Notification
7-Eleven Property #30498
8101 22nd Avenue, Kenosha, Wisconsin 53143
BRRTS No. 0330001822
Commerce No. 53143-6209-01
ENSR Project No. 06230-034**

Dear Mr. Prijic:

ENSR is issuing this letter to you on behalf of 7-Eleven, Inc. The purpose is to notify the City of Kenosha of our intent to list the above-mentioned property on the Wisconsin Department of Natural Resources' (WDNR's) GIS Database.

Groundwater contamination is present on the City of Kenosha 81st Street right-of-way indicated above as a result of the activity of the former 7-Eleven store that was located on the property listed above. The levels of benzene, ethylbenzene, xylenes, total trimethylbenzene, and methyl tertiary butyl ether (MTBE) contamination in the groundwater on the Right-of-Way are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, environmental investigation of this contamination indicates this groundwater contaminant plume is stable or receding and will naturally degrade over time.

It is believed that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code. The Wisconsin Department of Commerce (WDOC) has accepted natural attenuation as the final remedy for this site by granting case closure on November 14, 2001. Closure means that the Department will not be requiring further investigation or cleanup action to be taken, other than the reliance on natural attenuation. A fact sheet is attached that explains natural attenuation.

Properties within the boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the locations where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry is available to the public on the Department of Natural Resources' Internet web site.



GIS Listing Notification Letter
7-Eleven Corporation
January 14, 2003
Page 2

Should the City of Kenosha or any subsequent property owner wish to construct or reconstruct a well on the right-of-way, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on the right-of-way in the future will first need to call the Diggers Hotline (1-800-242-8511) if the property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if the property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department lists the City of Kenosha right-of-way on the GIS Registry, it will issue a final closure letter. You may obtain a copy of the letter by requesting a copy from me, by writing to the agency address given above, or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the final closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact Mr. Brian F. Taylor of the WDOC at (608) 266-0593 or Mr. Garry Blair, Environmental Manager of 7-Eleven, Inc. at (757) 490-1711 ext. 17.

Sincerely,

ENSR International

James R. Curtis
Project Geologist

Stephan L. Nalefski, P.G.
Vice President, General Manager

Attachments

cc: Brian Taylor, Wisconsin DOC
Garry Blair, 7-Eleven, Inc.

Mr. Brian F. Taylor
Wisconsin Department of Commerce
Environmental & Regulatory Services Division
Bureau of PECFA – Site Review Section
101 W. Pleasant Street, Suite 100A
Milwaukee, WI 53212
(608) 266-0593

Mr. Garry Blair
7-Eleven, Inc.
Environmental Manager
814 Baker Road
Virginia Beach, VA 23462
(757) 490-1711 ext. 17

Notification of Contamination within the Right of Way

County: **Kenosha**
Road: **81st Street**
Site Name: **7-Eleven, Inc. Store # 30498**
Site Address: **8101 22nd Avenue**
BRRTS Number: **03-30-001822**
PECFA Number: **53143-6209-01**
FID Number: **230072260**

Owner's Name: **7-Eleven, Inc. (formerly Southland Corporation)**
Owner's Address: **814 Baker Road, Virginia Beach, VA 23462**

Consulting Firm: **ENSR International**
Consultant Contact: **Jim Curtis**
Consultant Address: **4500 Park Glen Road, Suite 210, St. Louis Park, MN 55416**
Consultant Phone, Fax and E-mail: **(952) 924-0117; (952) 924-0317; jcurtis@ensr.com**

Soil contamination? **Yes**
Depth to contaminated soil: **3+ feet**
Vertical extent of contaminated soil: **6 feet (Average depth to groundwater in impacted area)**
Groundwater contamination? **Yes**
Depth to water table: **Ranging between 3.6 – 8.2 feet (based on November 2000 data)**

Describe the type(s) of contamination present: **Benzene, Ethylbenzene, Total Xylenes, Trimethylbenzene, and Methyl-Tert-Butyl Ether (MTBE) exceeds NR 140 Enforcement Standards within the City of Kenosha right-of-way.**

- Brief summary of cleanup activity: **Groundwater monitoring has been conducted at this property since 1991. Groundwater quality trends are well established. No liquid phase hydrocarbons have been observed at this site since 1991. Mann-Whitney U Statistical Tests were completed on the monitoring wells that exhibited PVOCs above the ES. The results demonstrate either a stable or decreasing trend. The plume margin is not expanding. The concentrations of petroleum hydrocarbons are showing an overall downward trend. Based upon declining PVOC concentrations in the groundwater, it is likely that residual impact will continue to be reduced through the natural attenuation processes.**

Attach a current plume map for groundwater contamination: **Attached**
Attach a current plume map for soil contamination: **Attached**