

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8364
FAX 414-263-8716
TTY 414-263-8713

January 29, 2002

Mr. James Barany
Wheatland Estates Mobile Home Park
32200 45th St.
Burlington, WI 531WI 53105

Subject: Site closure, Wheatland Estates Mobile Home Park underground storage tank site (1-275 gallon fuel oil/diesel tank, 1-560 gallon gasoline tank) 32200 45th St., Burlington, WI **WDNR FID#230015610 BRRTS#0330004392**

Dear Mr. Barany:

On December 20, 2001, the Department notified you that the petroleum contamination at the above-referenced site had been investigated and remediated to the extent practicable and granted conditional closure to the site. The Department has since received documentation of well abandonment and a copy of the property deed. The conditions of closure have now been met, and the Department considers this case closed in accordance with s. NR 726.05, Wis. Adm. Code.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the Registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>.

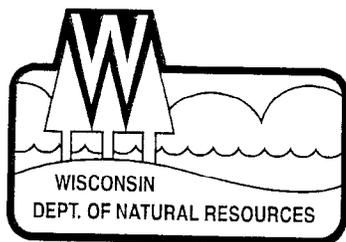
Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (414) 263-364.

Sincerely,

Nancy Ryan, Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Doug Winkie, Douglas Engineering
SER site file



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Annex
4041 North Richards Street
PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-229-0800
FAX 414-229-0810

December 20, 2001

Mr. James Barany
Wheatland Estates Mobile Home Park
32200 45th St.
Burlington, WI 53105

Subject: Conditional case closure of the Wheatland Estates Mobile Home Park underground storage tank site (1-275 gallon fuel oil/diesel tank, 1-560 gallon gasoline tank) 32200 45th St., Burlington, WI 53105
WDNR **FID#230015610 BRRTS#0330004392**

Dear Mr. Barany:

The Wisconsin Department of Natural Resources has received your request for closure of the above-referenced leaking underground storage tank site. Based on a review of information submitted to the Department, it appears that the petroleum contamination has been investigated and remediated to the extent practicable under site conditions. Your case will be closed under s. NR 726.05, Wis. Adm. Code, if the following conditions are satisfied:

1. The groundwater monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to the Department on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw/closure provided by the Department of Natural Resources.
2. Please provide the Department with a copy of the corrected and newly recorded property deed.

Your site will be listed on the DNR's Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>.

Because of the close proximity of contamination to the onsite water supply wells, the Department's Water Sampling Program may require a revised sampling regime for these wells. The Water Sampling Program will inform you of any modifications to the current sampling schedule.

Saturated soil contamination remains onsite near monitoring wells MW-1, MW-2, MW-4 and at the base of the excavated area at depths greater than 5 feet below ground surface (site map attached). If this material is excavated in the future, the property owner at that time will have to properly store, treat or dispose of this material in accordance with state or federal laws and special precautions may need to be taken during excavation activities to prevent a direct contact threat to humans.

State Statute 101.143 requires that PECFA claimants seeking reimbursement of interest costs submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not

STATE BAR OF WISCONSIN FORM 3 - 1998
QUIT CLAIM DEED

Document Number

This Deed, made between Ravenswood Company,
a co-partnership consisting of Grant G. Densing and James C. Barany

Grantor: James C. Barany

Grantee:
Grantor quit claims to Grantee the following described real estate in Kenosha County, State of Wisconsin:

Legal Description attached as Exhibit A

This is a correction Deed given to correct the legal description on a Deed dated December 22, 1999 between the same parties, and recorded in the Office of the Register of Deeds for Kenosha County, Wisconsin on February 2, 2000 as Document Number 1172453.

Name and Return Address

Attorney Phil Elliott, Jr.
ELLIOTT, ELLIOT & STASKUNAS
10701 West Lincoln Avenue
West Allis, WI 53227

Parcel Identification Number (P) 95-4-219-253-(01 & 20 & *)

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

* 95-4-219-253- 510

FEE EXEMPT

3

Together with all appurtenant rights, title and interests.

Dated this 10 day of December 2001

Ravenswood Company, a co-partnership by:

Grant G. Densing (SEAL)

James C. Barany (SEAL)

AUTHENTICATION

Signature(s) Grant G. Densing
and James C. Barany

authenticated this 10 day of December 2001

PHIL ELLIOTT, JR.

TITLE: MEMBER STATE BAR OF WISCONSIN
(XXX)
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Atty. Phil Elliott, Jr.

ACKNOWLEDGMENT

State of Wisconsin

Personally came before me this _____ day of _____, the above named

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

Notary Public, State of Wisconsin
My commission is permanent, (if not, the expiration date _____)

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

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

DOCUMENT NUMBER
1247312

RECORDED
At Kenosha County, Kenosha, WI
Louise L. Principe, Register of Deeds
on 12/14/2001 at 3:38PM
18861878 \$13.00

COPY

EXHIBIT A

Parcel 1

Key #95-4-219-253-0501

Part of the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 2 North, Range 19 East, Principal Meridian, more particularly described as follows: Beginning at the South 1/4 corner of said Section, thence West along the center line of 45th Street and also the South line of said Section 481.73 feet; thence North 2 degrees 20' East 155.0 feet; thence West 279.95 feet; thence North 2 degrees 21' East 66 feet; thence North 87 degrees 39' West 93.00 feet; thence North 2 degrees 06' West 51.05 feet; thence North 89 degrees 28' West 228.42 feet; thence South 0 degrees 15' West 279.40 feet to the centerline of 45th Street and thence West along said centerline and said South line 242.95 feet; thence North 0 degrees 06' East 1320.10 feet; thence South 89 degrees 59' 47.5 " East 1319.56 feet; thence South 0 degrees 06' West 1319.98 feet to the point of beginning. Said land being in the Town of Wheatland, County of Kenosha, and State of Wisconsin.

Parcel 2

Key #95-4-219-253-0520

Also, part of the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 2, North Range 19 East, County of Kenosha, and State of Wisconsin, and more particularly described as follows: Commence at the South 1/4 corner of said Section, run thence West along the centerline of 45th Street and also the South line of said section 481.73 feet to the point of beginning of the following described parcel; thence continue West on said South line 355.40 feet; thence North 2 degrees 06' West 224.95 feet; thence North 87 degrees 39' east 93.00 feet; thence South 2 degrees 21' West 66.00 feet; thence East 279.95 feet; thence South 2 degrees 20' West 155.00 feet to the point of beginning. Containing 1.430 acres more or less. Subject to 45th Street right of way.

Together with a Grant of Perpetual Easement, recorded in Volume 926 of Records, Page 908-911, as recorded September 27, 1974 by and between Leonard Lois Magdalene and Robert P. Dunkin, and described as follows: Commence at the Southeast corner of the Northwest quarter (1/4) of the Southwest quarter (1/4) of Section 25, Township 2 North, Range 19 East, Township of Wheatland, Kenosha County, Wisconsin, which is the point at which the Grantor's property meets the Grantee's property, and then running in a general Northwesterly direction across Grantor's property to the existing culvert which runs under Highway W and then continuing Westerly to where the present culvert runs under the Chicago and Northwestern Railroad tracks and ending where the present culvert enters into the Fox River. Said easement is for the running of a drainage tile over, under and across the easement premises as described above.

Parcel 3

Key #95-4-219-253-0510

Part of the southeast quarter of the southwest quarter of Section 25, Town 2 North, Range 19 East, Principal Meridian, more particularly described as follows: Commence at the south quarter corner of said section, run thence west along the centerline of 45th Street and also the south line of said section, 837.13 feet to the point of beginning of the following described parcel; thence continue west on said line 239.78 feet; thence North 0 degrees 15 minutes east 279.40 feet; thence South 89 degrees 09 minutes east 228.42 feet; thence South 2 degrees 06 minutes east 276.00 feet to the point of beginning, and lying and being in the Township of Wheatland, County of Kenosha, State of Wisconsin.

Parcel Number: 95-4-219-253-0501

3-I PT SE 1/4 OF SW 1/4 SEC 25 T2 R 19 COMM S 1/4 COR I SD SEC TH W 481.73
FT TH N 155 FT TH W 279.95 FT TH N 66 FT TH W 93 FT TH N 51.05 FT TH W 228.42
FT TH S 279.40 FT TO CTR LINE 45TH ST TH W 242.75 FT TH N 1320.10 FT TH E
1319.56 FT TH S 1319.98 FT TO POB 36.5 AC

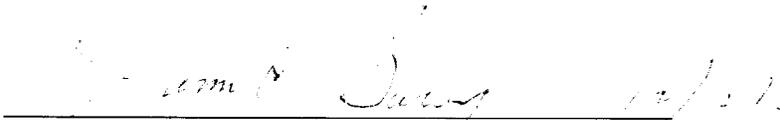
Parcel Number: 95-4-219-253-0520

3-I PT SE 1/4 OF SW 1/4 SEC 25 T 2 R 19 COMM S 1/4 COR J SD SEC TH W 481.73
FT TO POB TH CONT W 355.40 FT TH N 224.95 FT TH E 93 FT TH S 66 FT TH E
279.95 FT TH S 155 FT TO POB 1.19 AC EXC HWY

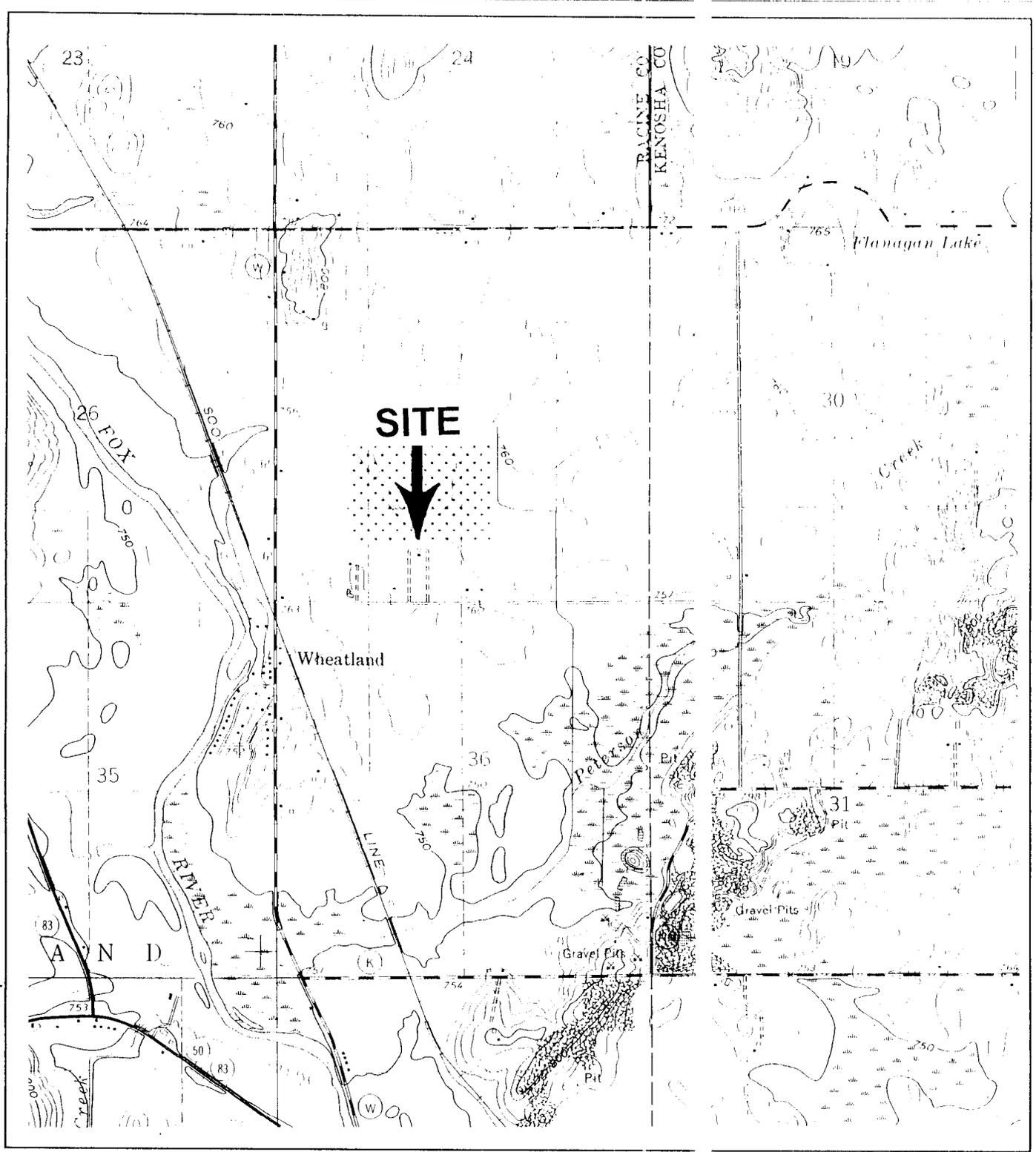
Parcel Number 95-4-219-253-0510

3-I-2 PT SE 1/4 SW 1/4 SEC 25 T2 R 19 COMM 837.13 FT W OF SE 1/4 TO BEG TH
CONT W 239.78 FT N 279.4 FT E 228.42 FT S 276 FT TO PC 3 (936-116) SUBJ 45TH
ST

I hereby certify that the above legal descriptions are complete and accurate for all the
properties within or partially within the contaminated site's boundaries that have
groundwater contamination that exceeds ch. NR 140 enforcement standards at the time
that closure was requested.

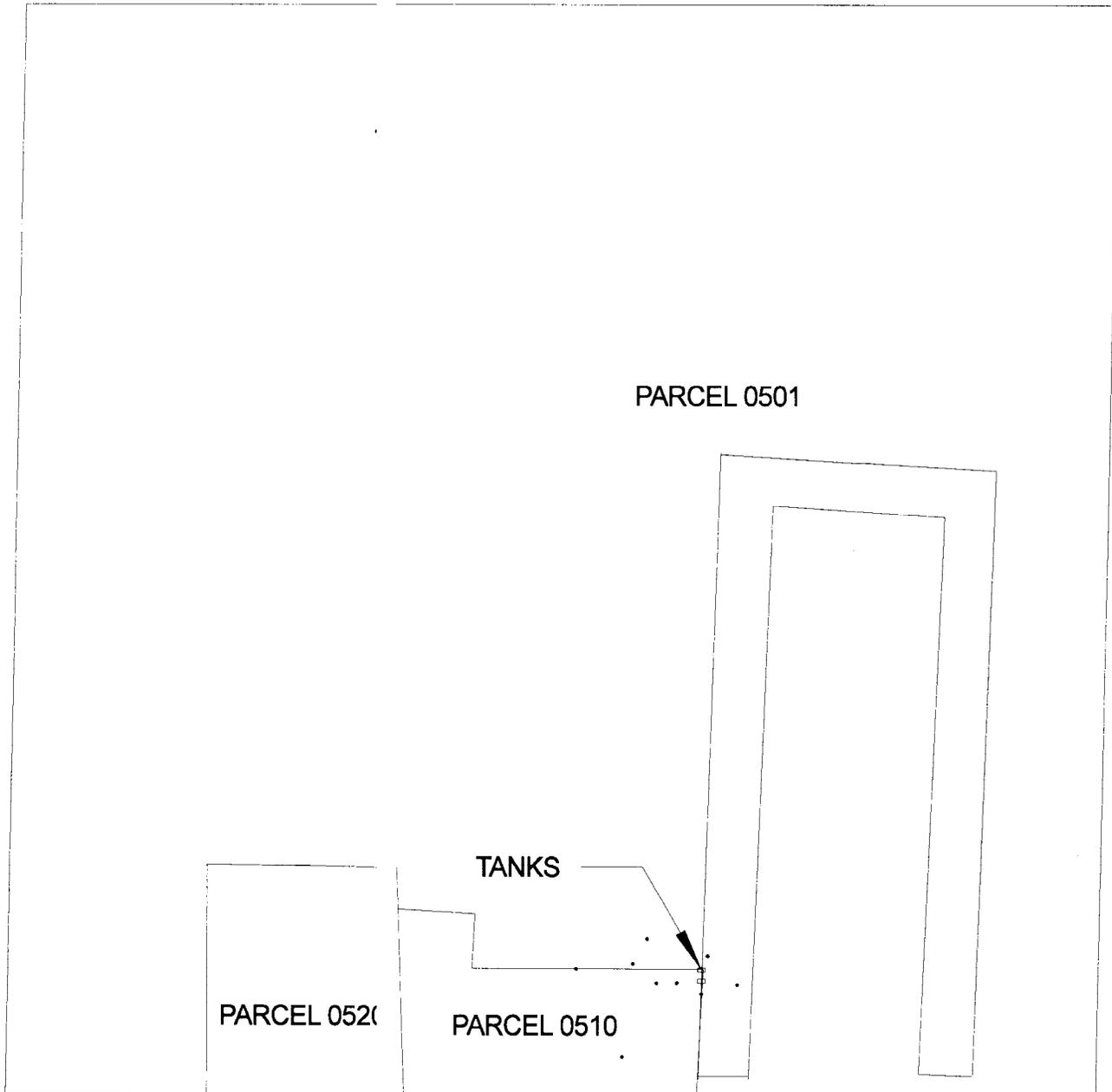


James Barany



FROM USGS SILVER LAKE QUAD RANGLE 7.5' TOPOGRAPHIC MAP

DOUGLAS ENGINEERING ENVIRONMENTAL SERVICES		DWN	M.B.	SITE LOCATION	
		APP	D.W.		
PROJ. 4392	SCALE: 1" = 2000'	DATE	12-3-01	WHEATLAND ESTATES	FIGURE 1



PARCEL 0501

TANKS

PARCEL 0520

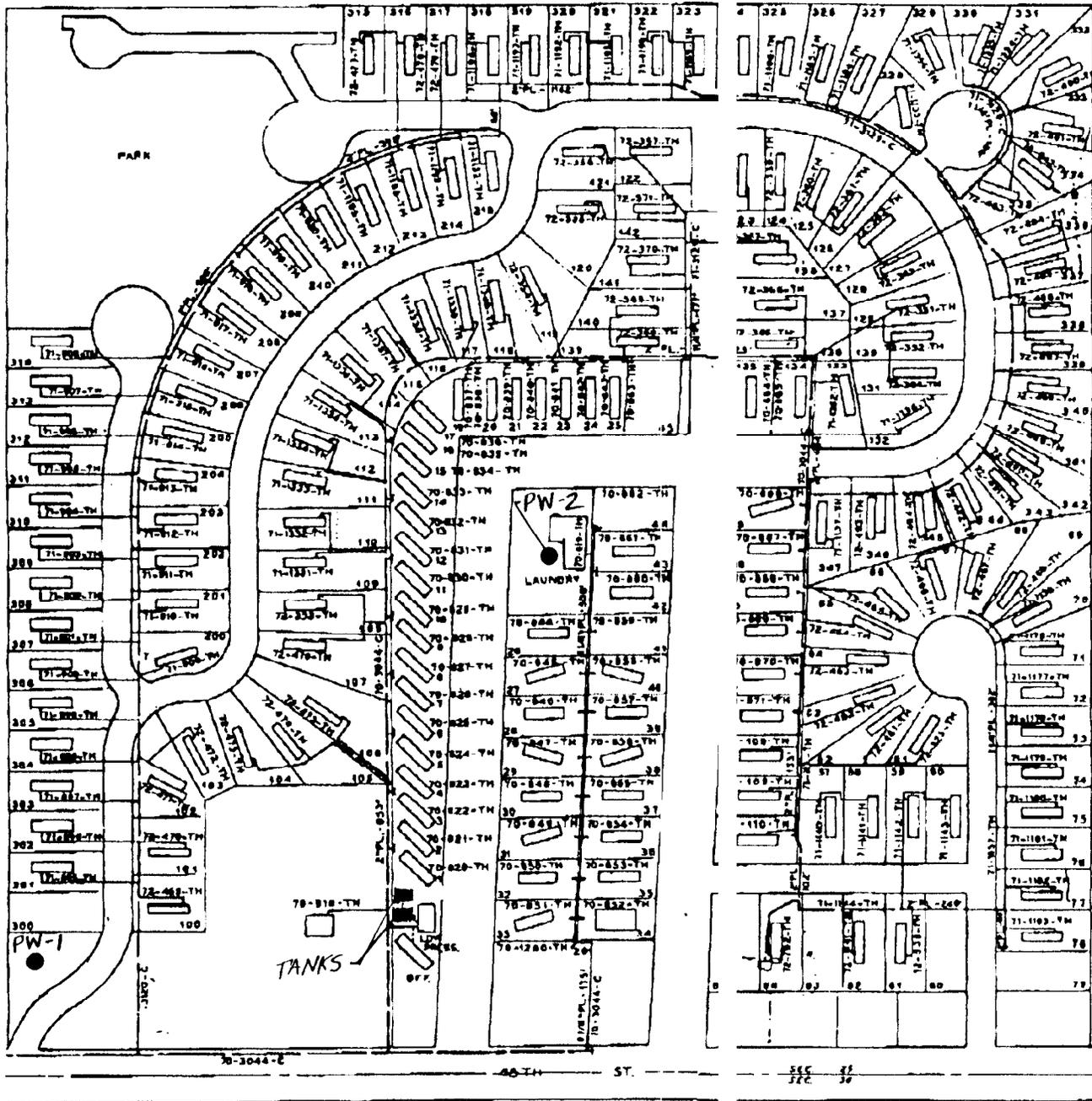
PARCEL 0510

45th STREET CENTERLINE

NORTH



DOUGLAS ENGINEERING		DWN.	M.B.	PARCEL LOCATION	
ENVIRONMENTAL SERVICES		APP.	D.W.		
PROJ. 2645	SCALE: 1:2400	REV.	12/11/01	WHEATLAND ESTATES	FIGURE 2



LEGEND

- PW-1 PRIVATE WELL
- TANKS FORMER TANK LOCATION

DOUGLAS ENGINEERING
ENVIRONMENTAL SERVICES
WHEATLAND ESTATES

SIZE
A

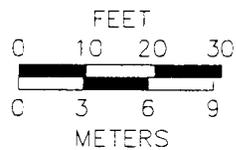
PRIVATE WELL LOCATIONS

SHEET 1 OF 1

SCALE 1"=200'

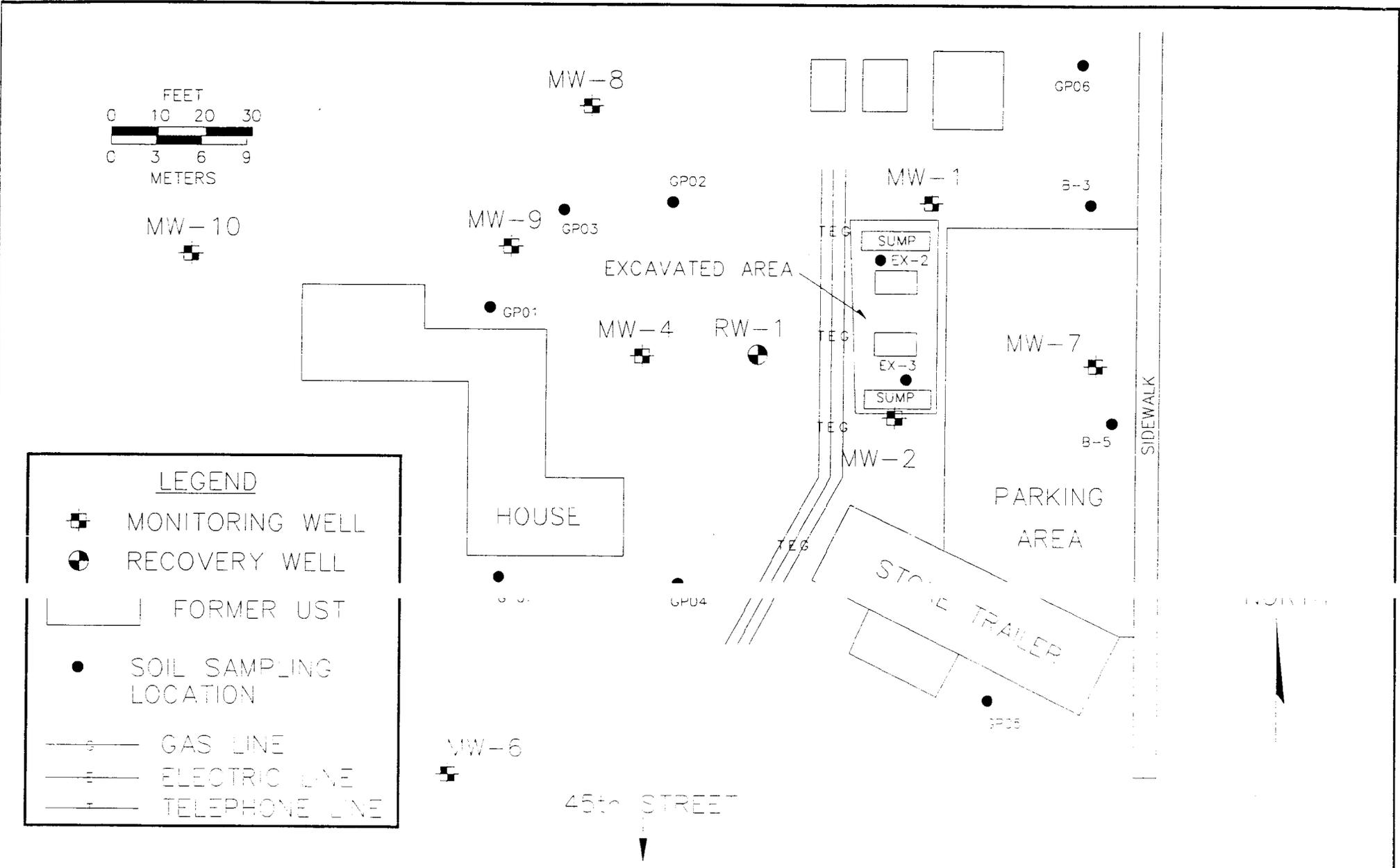
FIGURE 3

REV. 5-21-01

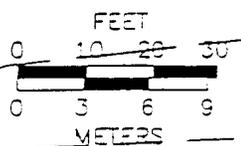
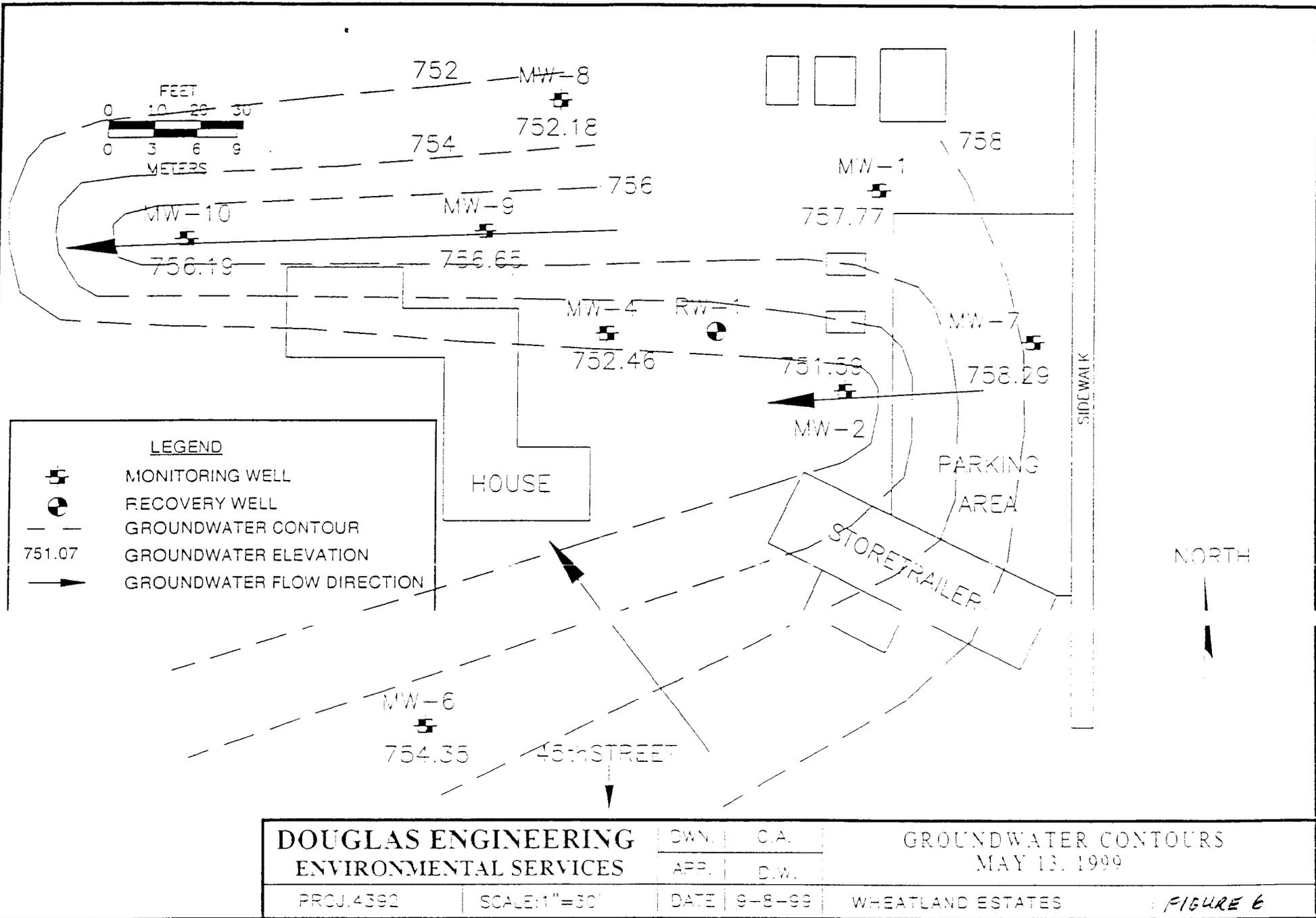


LEGEND

- MONITORING WELL
- RECOVERY WELL
- FORMER UST
- SOIL SAMPLING LOCATION
- GAS LINE
- ELECTRIC LINE
- TELEPHONE LINE



DOUGLAS ENGINEERING		DWN.	C.A.	SITE MAP	
ENVIRONMENTAL SERVICES		APP.	D.W.		
PROJ. 4392	SCALE: 1" = 30'	DATE	8-08-99	WHEATLAND ESTATES	FIGURE 4



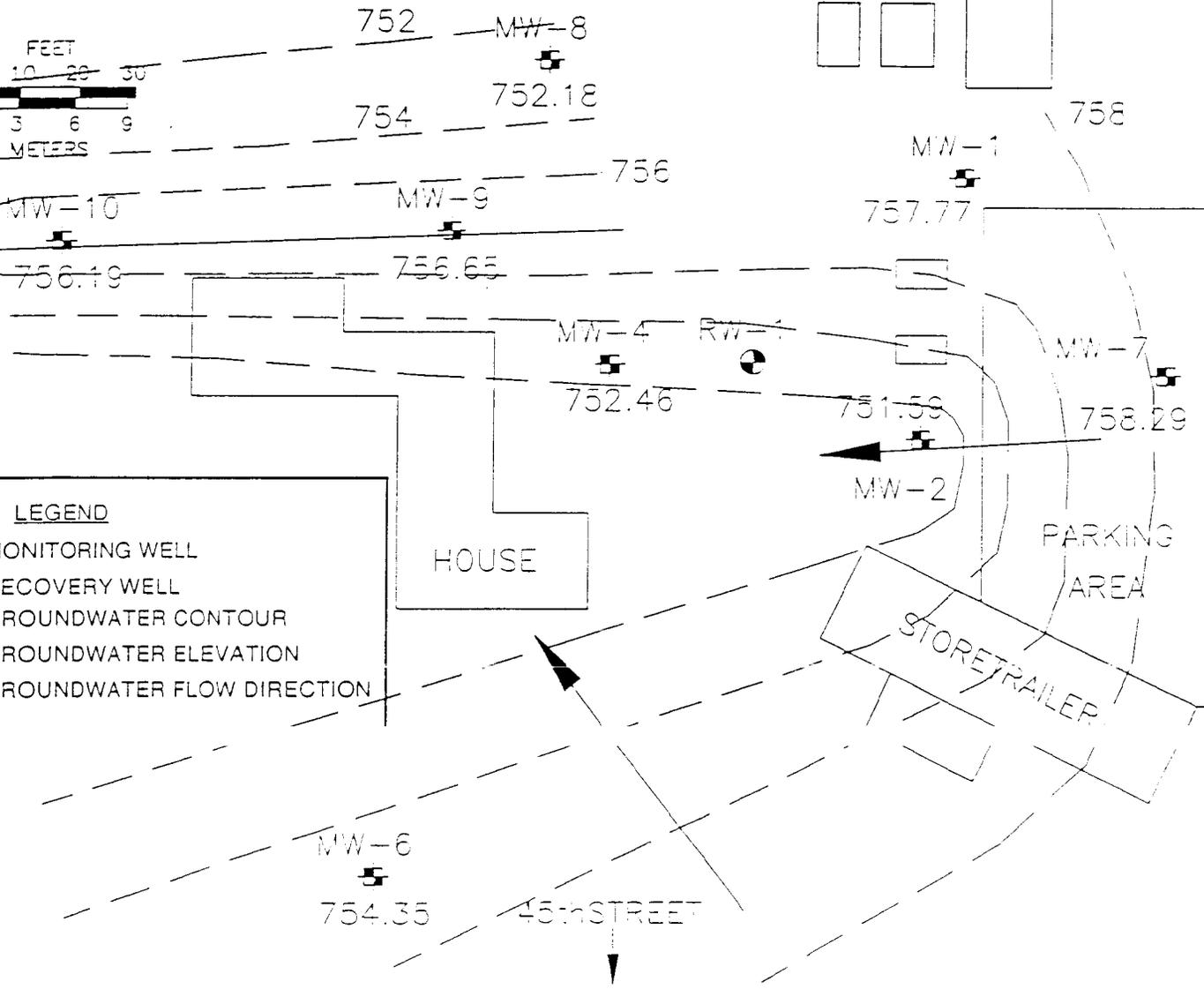
HOUSE

PARKING AREA

STORETRAILER

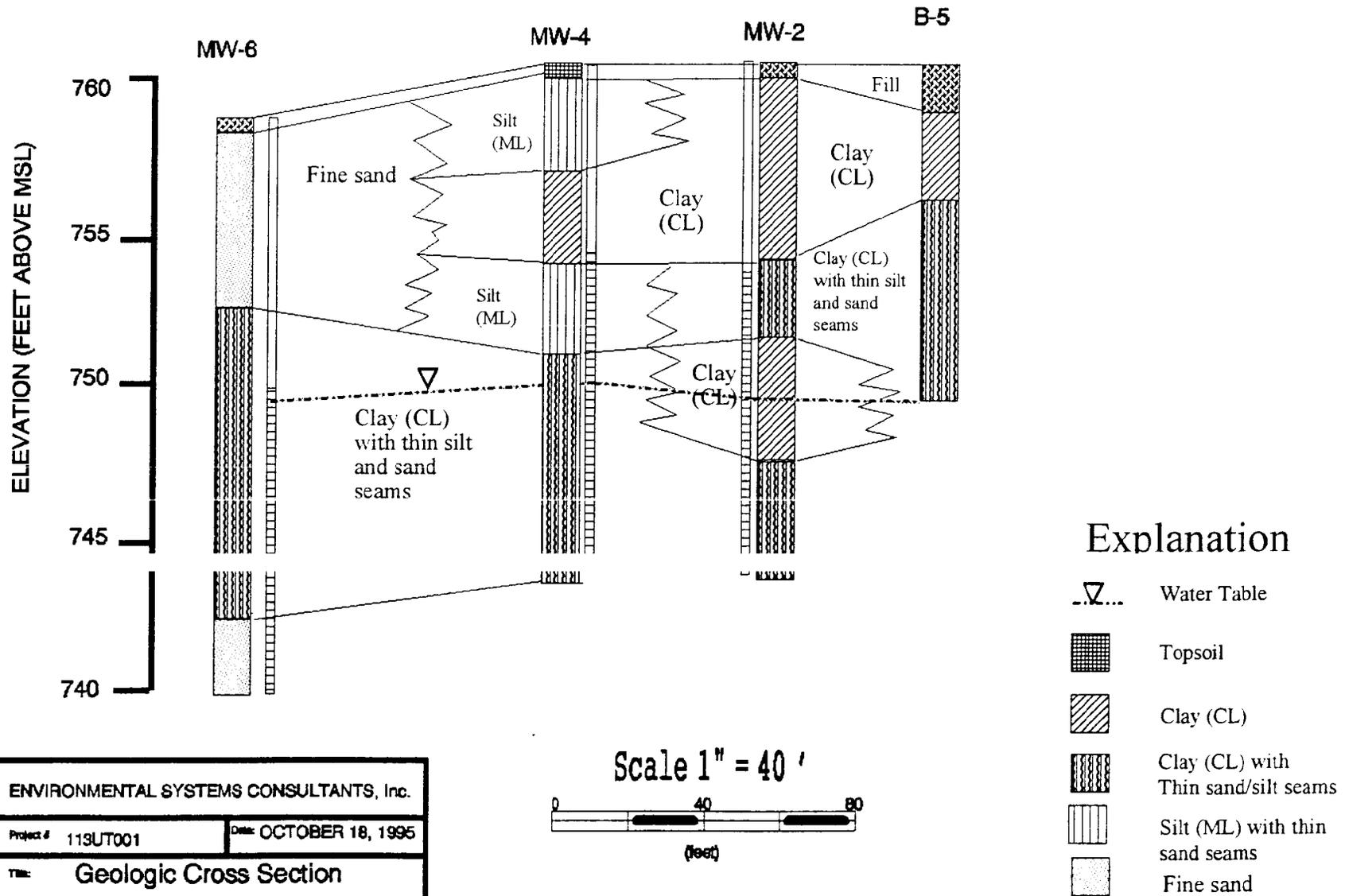
45th STREET

SIDEWALK



WEST

EAST



ENVIRONMENTAL SYSTEMS CONSULTANTS, Inc.

Project # 113UT001

Date: OCTOBER 18, 1995

TM Geologic Cross Section

Figure 5

Table 1
Groundwater Analytical Results
Wheatland Estates Mobile Home Park

		Lead (µg/L)	VOCs (µg/L)						
NR 140 ES			Benzene	Ethylbenzene	Methyl-Tert-Butyl-Ether	Naphthalene	Toluene	Trimethyl-benzenes	Xylenes
Well	Date								
MW-1	9/94	34	220	17	62	---	130	175	
	8/1/95	---	4,200	1,400	400	100	5,800	5,400	
	7/10/97		5,400	1,200	370	90	5,900	5,000	
	11/6/97		5,000	1,000	360	160	1,000	1,060	
	1/27/98		4,600	1,400	150		6,400	1,160	
	4/22/98		5,500	1,800	160		10,000	1,800	
	9/28/98		4,800	1,400	260	---	3,600	1,230	
	12/16/98		5,500	1,100	180		8,400	1,260	
	5/13/99		12	460	---		24	1,200	
	7/5/00		3,750	1,260	---		1,330	1,010	
	8/23/01		29	12	---		15	14	
	12/5/01		3,000	1,800	<80		5,200	1,890	
MW-2	9/94	80	6.8	2.2	15	---	---	2.8	
	8/1/95	8	370	22	62		14	34	
	7/10/97		1,500	330	180	8.0	28	212	
	11/6/97		120	13	19	---	0	2	
	1/27/98		920	96	64		74	48	
	4/22/98		320	88	22		43	49	
	9/28/98		19	9.6	3.1		---	5	
	12/16/98		320	88	11		31	48	
	5/13/99		9.0	110	4.1		7.7	181	
	7/5/00		1	1	---		0.6	5	
	8/23/01		11	4	1		2.0	---	
	12/5/01		20	39	7		3.9	37	
MW-4	9/94	44	8,800	990	4,100	150	130	175	
	7/10/97		8,800	1,300	2,400	<200	4,000	4,300	
	11/6/97		16,000	1,400	3,800	180	8,600	6,000	
	1/27/98		5,400	700	950		2,200	1,330	
	4/22/98		680	620	150		90	1,300	
	9/28/98		3,300	490	830	---	1,700	300	
	12/16/98		59	33	89		1	290	
	5/13/99		---	---	---		---	---	
	7/5/00		12	8	5		3	16	
	8/23/01		28	5	7		15	5	
	12/5/01		290	15	120		12	205	

---	Not Detected	9/28/98	Pre-Remedial
	Not Analyzed	12/16/98	Post-Remedial
8.0	Exceeds NR 140 Enforcement Standard		

Table 1
Groundwater Analytical Results
Wheatland Estates Mobile Home Park

		Lead (µg/L)	VOCs (µg/L)						
NR 140 ES			Benzene	Ethylbenzene	Methyl-Tert- Butyl-Ether	Naphthalene	Toluene	Trimethyl- benzenes	Xylenes
Well	Date								
MW-6	8/1/95	18	---	---	---	---	---	---	---
	7/10/97		---	---	---	---	---	---	---
	11/6/97		---	---	---	---	---	---	---
	4/22/98		---	---	---	---	---	---	---
	9/28/98		---	---	---	---	---	---	---
	12/16/98		1.4	---	.56	---	.84	6.7	2.2
	5/13/99		---	---	---	---	---	---	---
	7/5/00	---	---	---	---	---	---	---	---
	8/23/01	---	---	---	---	---	---	---	1
MW-7	8/1/95	26	---	---	---	---	---	---	---
	7/10/97		---	---	---	---	---	---	---
	11/6/97		---	---	---	---	---	---	---
	4/22/98		---	---	---	---	---	---	---
	9/28/98		---	---	.55	---	---	---	---
	12/16/98		.59	---	.37	---	.64	1.1	2
	5/13/99		---	---	---	---	---	---	---
	7/5/00	---	---	---	---	---	---	---	---
MW-8	8/1/95	8	---	---	3	---	---	---	---
	7/10/97		---	---	---	---	---	---	---
	11/6/97		---	---	---	---	---	---	---
	4/22/98		---	---	---	---	---	---	---
	9/28/98		---	---	---	---	---	---	---
	12/16/98		1	.5	.76	---	---	---	3.3
	5/13/99		---	---	0.51	---	---	---	---
	7/5/00		---	---	---	---	---	---	u.o
MW-9	9/28/98		1.5	---	6.8	---	---	---	---
	12/16/98		---	---	1.5	---	---	---	---
	5/13/99		---	---	19	---	---	---	---
	7/5/00		---	---	1.7	---	---	---	0.6
	8/23/01		---	---	8.0	---	---	---	0.6
	12/5/01		---	---	---	---	---	---	---
MW-10	9/28/98		---	---	19	---	---	---	---
	12/16/98		---	---	3.9	---	---	---	1.0
	5/13/99		---	---	14	---	---	---	---
	7/5/00		---	0.9	---	---	0.5	2.2	1.4
	8/23/01		---	---	7.3	---	---	---	0.7
	12/5/01		---	---	2.6	---	---	---	---

---	Not Detected	9/28/98	Pre-Remedial
	Not Analyzed	12/16/98	Post-Remedial
8.0	Exceeds NR 140 Enforcement Standard		

Table 2
Groundwater Natural Attenuation Parameters
Wheatland Estates Mobile Home Park

Analysis Method		Temp (°C)	Eh (mV)	pH	Conductivity (µS)	Dissolved Fe (mg/L)	Dis	Dissolved Oxygen (mg/L)	Nitrate (mg/L)	Sulfate (mg/L)
Well	Date	Field Test						Situ Probe	Laboratory Analysis	
MW-1	4/22/98	8.6	-28	7.2	222	>500		0.19	---	17.0
	9/28/98	14.0	-56	7.1	730	10		0.41	0	<50
	12/16/98	12.3	8	7.2	445	20		0.56	0	0.0
	5/13/99	7.5	423	7.2	364	50		1.43	0	0.0
MW-2	4/22/98	7.8	-15	7.4	192	>500		1.40	0.15	245.0
	9/28/98	12.7	-34	7.4	368	5.0		0.91	0	<50
	12/16/98	12.6	180	7.4	315	2.0		0.34	0	0.0
	5/13/99							1.95		
MW-4	7/10/97	13.6	-133	7.5	1,208	>500		2.34	---	14.0
	11/6/97	11.5	-97	7.8	655	>500		0.92	---	3.65
	1/27/98	10.4	-43	7.6	920	175		0.70		
	4/22/98	8.2	-50	7.2	480	250		1.64		
	9/28/98	13.0	-10	7.2	1,081	7.5		0.62	1.0	200
	12/16/98	12.3	85	7.3	462	7		0.63	0	100
	5/13/99	7.5	276	7.3	510	40		0.59	0	65
MW-6	7/10/97	13.2	-34	7.9	709	0		1.41	---	42.4
	11/6/97	13.8	31	8.4	411	0		1.13	---	77.6
	4/22/98	9.3	106	7.8	174	0.1		2.08		
	9/28/98	15.9	216	7.5	644	0.1		0.59	1.0	100
	12/16/98	13.0	253	7.6	305	0		1.43	2.5	60
	5/13/99	7.5	649	3.2	562					60
MW-7	7/10/97	17.6	90	7.5	1,209	0		2.61		36.0
	11/6/97	16.2	-50	7.1	664	0		3.64	2.08	31.1
	4/22/98	9.1	119	7.0	181	0.6		0.35		
	9/28/98	20.9	219	7.4	794	0.3		3.06	5.0	80.00
	12/16/98	14.3	544	7.2	260	0		0.43	2.5	55.00
MW-8	7/10/97	11.5	53	7.7	1,569	0		1.45		421
	11/6/97	11.5	116	7.3	1,135	0		1.28	0.650	1,432
	4/22/98	9.1	116	7.2	273	0.6		0.54		
	9/28/98	13.0	212	7.2	1330	0.4		1.13	2.5	>200
	12/16/98	11.1	265	7.1	1032	0.1		2.65	0	250
MW-9	9/28/98	13.7	191	7.3	1290	100		0.88		
	12/16/98	10.4	254	7.5	364	0.3		4.53	0	100
	5/13/99	7.5	590	3.2	377			3.38		
MW-10	9/28/98	11.1	171	7.6	1270	3		2.04		
	12/16/98	10.7	239	7.6	333	0.1		7.10	0	125
	5/13/99	7.5	622	3.2	441	0.3		4.12	0	125

--- Not Detected
 Not Tested