

GIS REGISTRY INFORMATION

SITE NAME:

Dooley Subdivision

BRRTS #:

03-30-519408

FID # (if appropriate):

230113400

COMMERCE # (if appropriate):

53179950307

CLOSURE DATE:

STREET ADDRESS:

12403 Rock Lake Road

CITY:

Trevor

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):

X= 674560

Y= 227108

CONTAMINATED MEDIA:

Groundwater

Soil

Both

OFF-SOURCE GW CONTAMINATION >ES:

 Yes

 No

IF YES, STREET ADDRESS 1:

GPS COORDINATES (meters in WTM91 projection):

X=

Y=

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):

 Yes

 No

IF YES, STREET ADDRESS 1:

GPS COORDINATES (meters in WTM91 projection):

X=

Y=

CONTAMINATION IN RIGHT OF WAY:

 Yes

 No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter or denial letter issued

Copy of most recent deed, including legal description, for all affected properties

Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
County Parcel ID number, if used for county, for all affected properties

Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.

Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.

Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)

Tables of Latest Soil Analytical Results (no shading or cross-hatching)

Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.

GW: Table of water level elevations, with sampling dates, and free product noted if present

GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)

SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour

Geologic cross-sections, if required for SI. (8.5x14" if paper copy)

RP certified statement that legal descriptions are complete and accurate

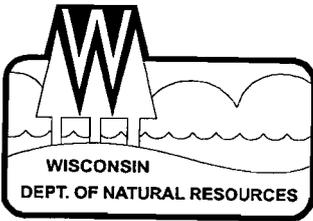
Copies of off-source notification letters (if applicable)

Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)

Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure

Copy of any maintenance plan referenced in the deed restriction.

✓
✓
✓
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✓
✓
✓
NR
✓



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

James Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region
Sturtevant Service Center
9531 Rayne Road, Suite IV
Sturtevant, Wisconsin 53177
Telephone 262-884-2300
FAX 262-884-2307
TDD 262-884-2304

January 25, 2006

Mr. Dick Dooley
207 Lake Street
Evanston, IL 60201

Subject: Closure of the Sunrise Subdivision Contamination Area, 12403 Rock Lake Road, Trevor, WI FID 230113400, BRRTS 03-30-519408

Dear Mr. Dooley:

Based upon information submitted by your consultant and also the potable well sample results from the Kelly residence it appears that this property is eligible for closure. The Soil and Groundwater GIS packets will be submitted for entry onto the database.

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 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.

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.

If you have any questions please contact me at 262-884-2341.

Sincerely,

Shanna L. Laube-Anderson, P.G.
Hydrogeologist

WARRANTY DEED

Document Number

THIS DEED, made between New Sunrise, LLC, Grantor, and John J. Kelly and Mary P. Kelly, husband and wife, Grantee for a valuable consideration, conveys to Grantee the following described real estate in Kenosha County, State of Wisconsin (the "Property"):

Lot 3 of New Sunrise Properties, a subdivision being a part of the Northeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4 of the Southeast 1/4 of Section 34, Township 1 North, Range 20 East of the Fourth Principal Meridian; lying and being in the Town of Salem, County of Kenosha and State of Wisconsin.

Tax Key No.: Part of 67-4-120-343-0111 (Old); 67-4-120-343-0117 (New)

Recording Area

Name and Return Address:

John J. & Mary P. Kelly
6600 N. Kenton Avenue
Lincolnwood, IL 60646-3322

67-4-120-343-0117

Parcel Identification Number (PIN)

This is not homestead property.

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants and general taxes levied in the year of closing and will warrant and defend the same.

Dated this 24th day of June, 2004.

New Sunrise, LLC

Richard Dooley of New Sunrise, LLC

* Richard Dooley of New Sunrise, LLC

*

AUTHENTICATION

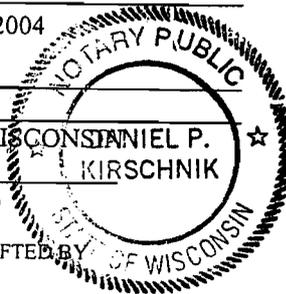
Signature(s)

authenticated this 3rd day of February, 2004

*

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

THIS INSTRUMENT WAS DRAFTED BY



Attorney Daniel P. Kirschnik

(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

*

*

ACKNOWLEDGMENT

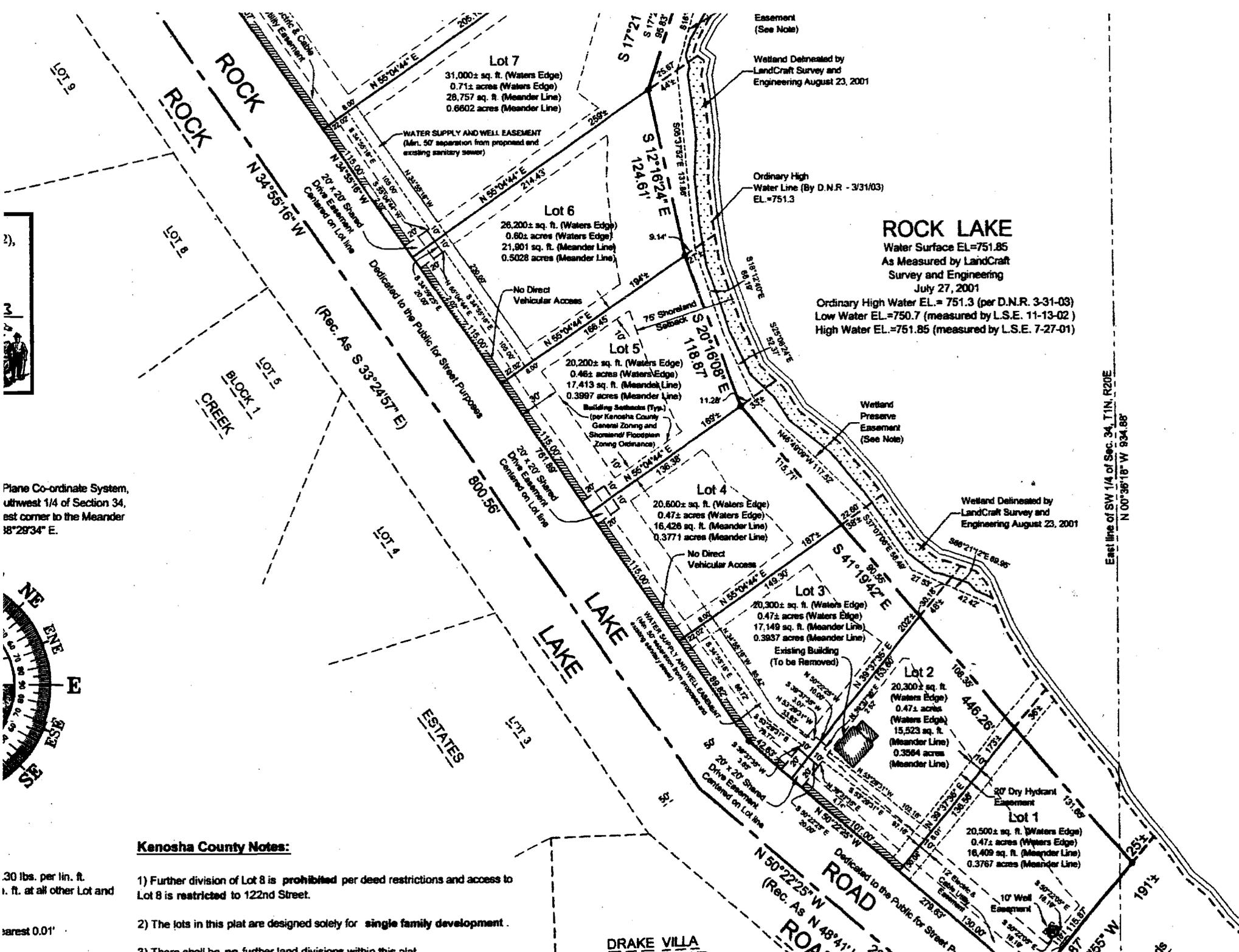
STATE OF WISCONSIN
KENOSHA COUNTY.

Personally came before me this 24th day of June, 2004 the above named Richard Dooley of New Sunrise, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Daniel P. Kirschnik

Notary Public, State of Wisconsin

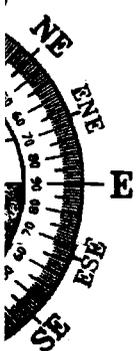
My commission is permanent. (If not, state expiration date:)



ROCK LAKE

Water Surface EL=751.85
 As Measured by LandCraft
 Survey and Engineering
 July 27, 2001
 Ordinary High Water EL.= 751.3 (per D.N.R. 3-31-03)
 Low Water EL.=750.7 (measured by L.S.E. 11-13-02)
 High Water EL.=751.85 (measured by L.S.E. 7-27-01)

Plane Co-ordinate System,
 ulthwest 1/4 of Section 34,
 east corner to the Meander
 18°29'34" E.



Kenosha County Notes:

- 1) Further division of Lot 8 is prohibited per deed restrictions and access to Lot 8 is restricted to 122nd Street.
- 2) The lots in this plat are designed solely for single family development.
- 3) There shall be no further land divisions within this plat.

East line of SW 1/4 of Sec. 34, T.1N, R.20E
 N 00°36'18" W 934.85'

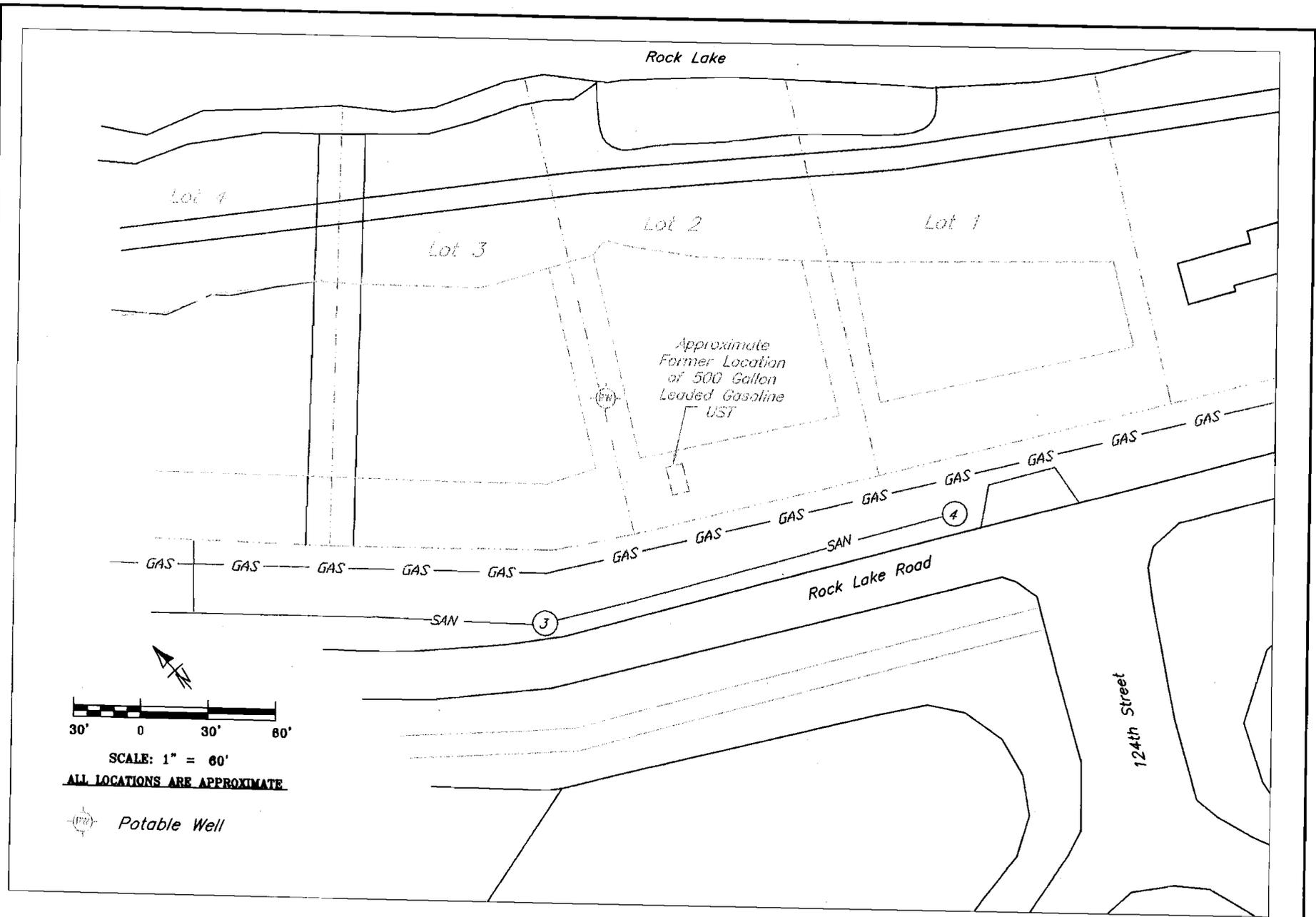


Figure 2: Site Plan Map

*United Engineering
Consultants, Inc.*

Prepared by: [Faint text]
 Checked by: [Faint text]
 Date: [Faint text]

Proposed New Sunrise Subdivision
 Salem, Wisconsin

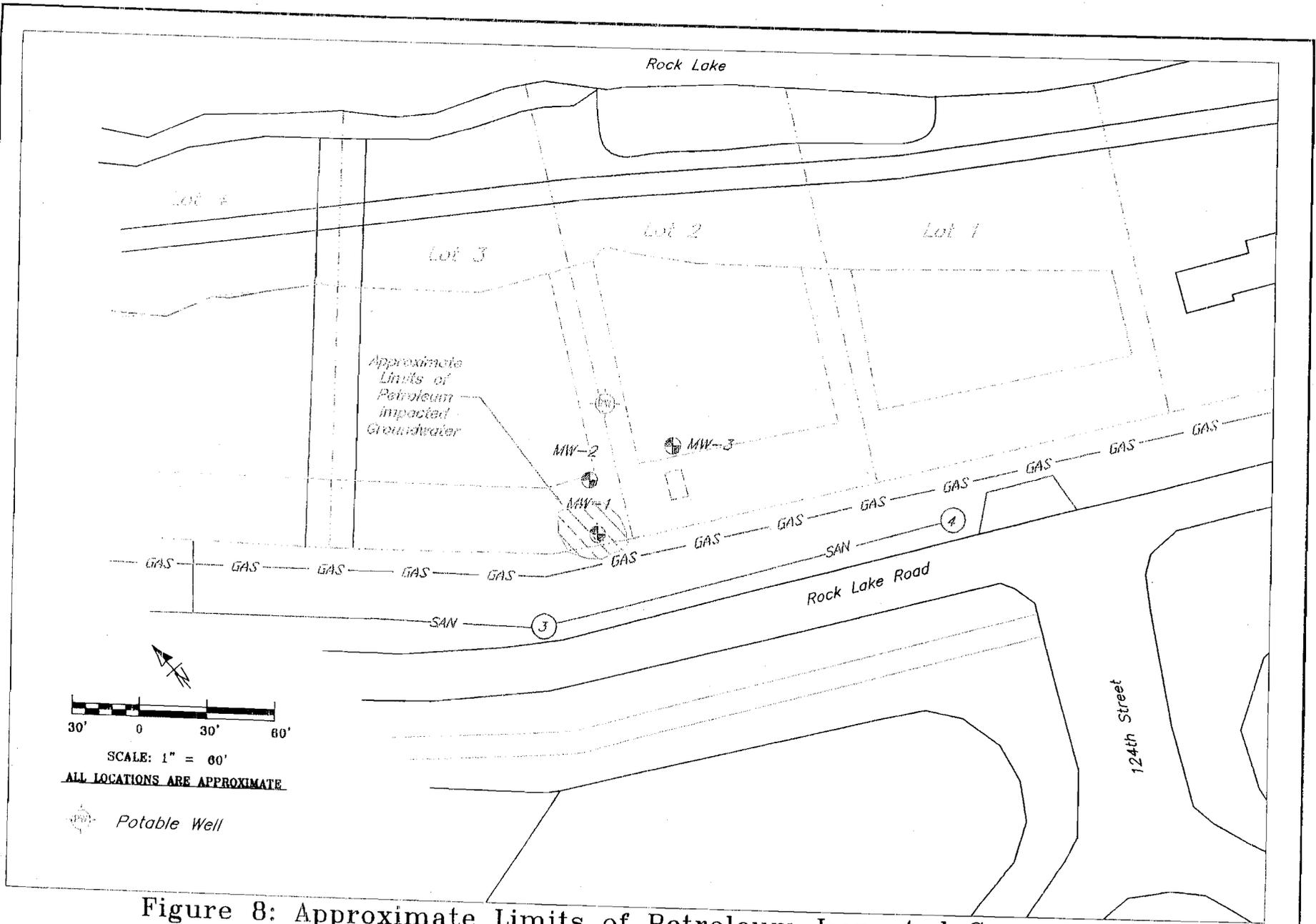


Figure 8: Approximate Limits of Petroleum Impacted Groundwater
Above WDNR NR141 ES

*United Engineering
Consultants, Inc.*

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Proposed New Sunrise Subdivision
Salem, Wisconsin

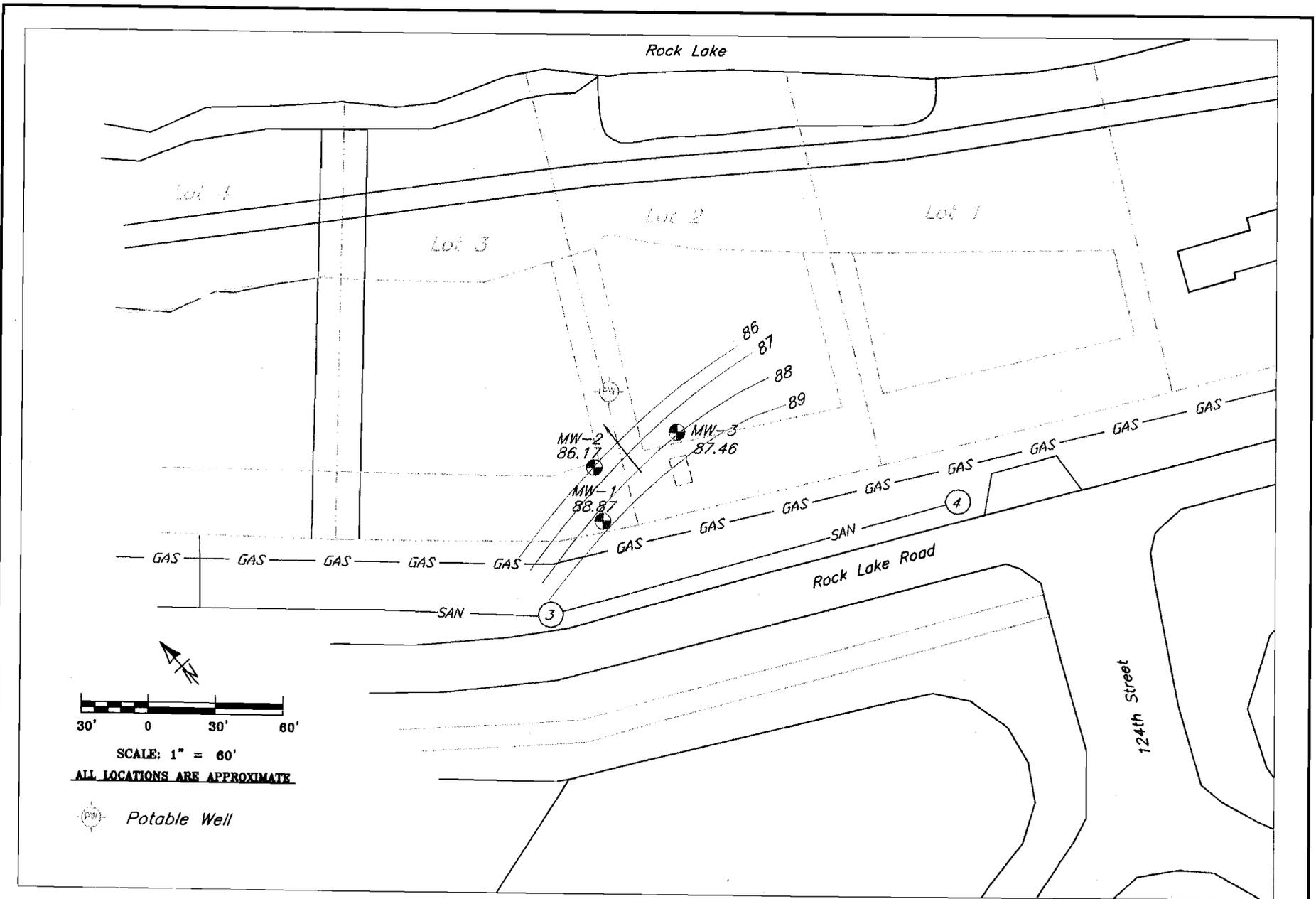


Figure 5: Groundwater Contour Map (September 28, 2004)

United Engineering
Consultants, Inc.

Prepared for:
Submitted by:
Checked by:
Date:

Proposed New Sunrise Subdivision
Salem, Wisconsin

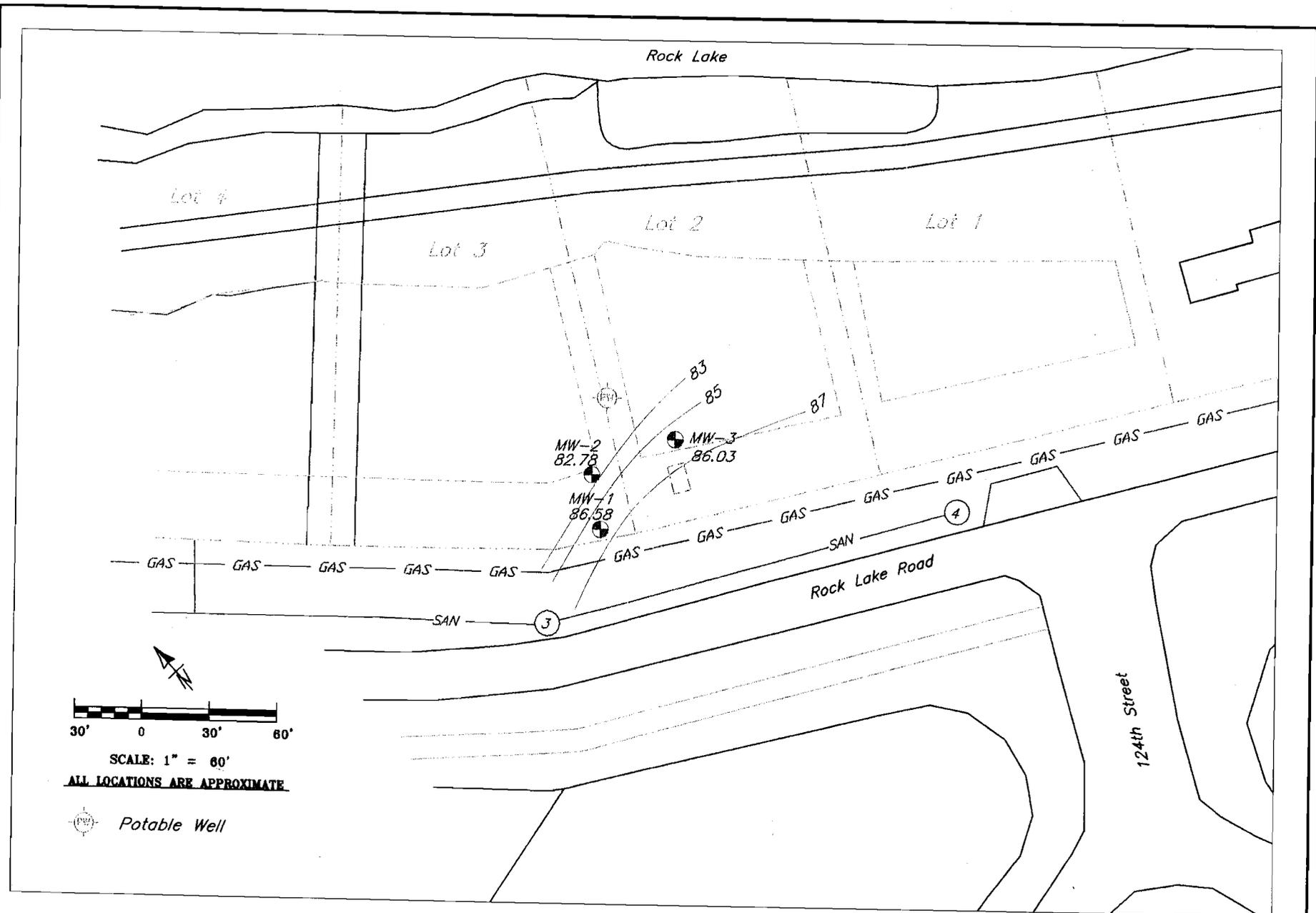
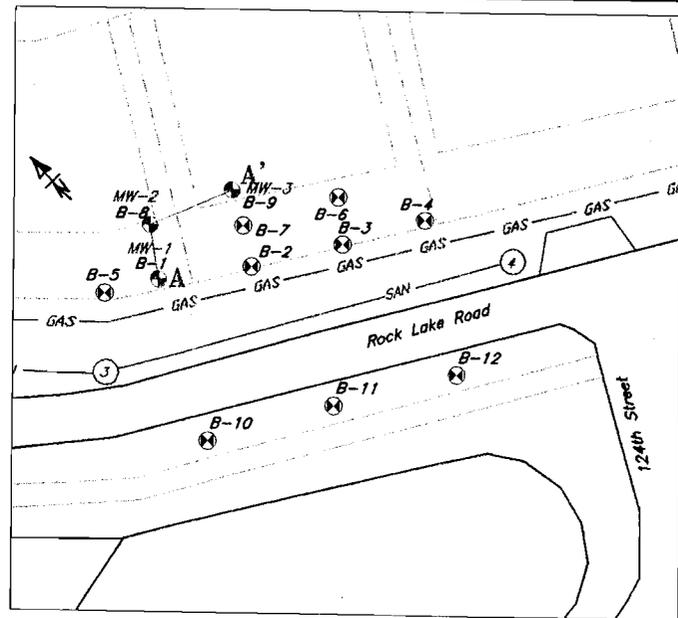


Figure 6: Groundwater Contour Map (November 16, 2004)

*United Engineering
Consultants, Inc.*

Proposed New Sunrise Subdivision
Salem, Wisconsin

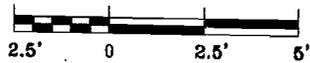


Horizontal
SCALE



1" = 30'

Vertical
SCALE



1" = 5'

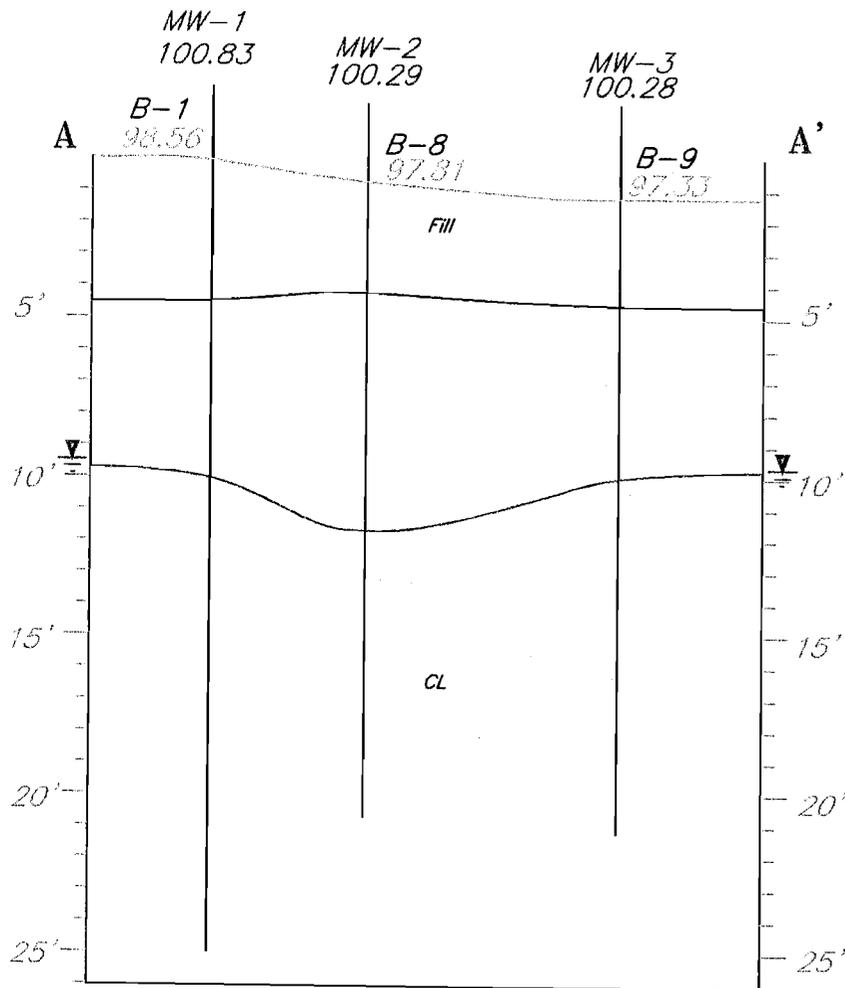


Figure 9 : Subsurface Cross-Section

United Engineering
Consultants, Inc.

1111 North Lincoln Street
Salem, Wisconsin 53190
Phone: 262-781-1234
Fax: 262-781-1235

Proposed New Sunrise Subdivision
Salem, Wisconsin

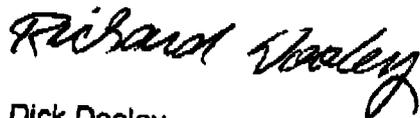
August 31, 2005

Wisconsin Department of Commerce
Bureau of PECFA
PO Box 8044
Madison, Wisconsin 53708

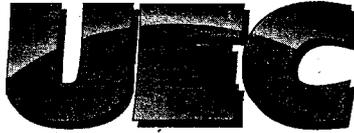
To Whom It May Concern:

To the best of my knowledge, the legal description in the attached Deed and Plat of Survey are complete and accurate for the property located at 12403 Rock Lake Road in Trevor, Wisconsin.

Sincerely,



Mr. Dick Dooley



United Engineering Consultants, Inc.

September 8, 2005

Mr. George Vujovic
Salem Highway Department
9814 Antioch Road
Salem, Wisconsin 53168

Dear Mr. Vujovic:

United Engineering Consultants, Inc. (United) has completed a Phase II Environmental Site Assessment at 12403 Rock Lake Road in Salem, Wisconsin. The results of the investigation indicate petroleum affected soil may be present in the eastern portion of the Rock Lake Road right-of-way. Petroleum impacted soil is not present immediately west of the road. United has attached a site diagram with the estimated extent of the petroleum affected soil.

Sincerely,
United Engineering Consultants, Inc.

A handwritten signature in black ink that reads "Timothy J. Anderson". The signature is written in a cursive, flowing style.

Timothy J. Anderson, P.E.
Principal

**TABLE 3
SOIL ANALYTICAL RESULTS
PROPOSED NEW SUNRISE SUBDIVISION
APRIL 7 & 23, 2004 AND JUNE 21 & 24, 2004**

Parameter	B-1	B-1	B-2	B-2	B-2	B-3	B-3	B-4	B-5	B-6	B-7	B-8	B-9	B-10	B-11	B-12	RCL
Depth (Ft.)	11' to 13'	23' to 25'	5' to 7'	14' to 16'	20' to 22'	8' to 10'	18' to 20'	11' to 13'	11' to 13'	11' to 13'	5' to 7'	8' to 10'	11' to 13'	11' to 13'	11'	9'	
PID Reading (ppm)	380	ND	420	20	ND	60	ND	ND	ND	ND	380	ND	ND	ND	ND	ND	-
Diesel Range Organics (mg/kg)	69.7	ND	105	ND	ND	ND	ND	8.46	ND	ND	ND	ND	ND	ND	ND	ND	*250/100
Gasoline Range Organics (mg/kg)	880	16.2	999	65.4	ND	90.2	12.6	ND	ND	ND	802	ND	81.9	ND	ND	ND	*250/100
Volatle Organic Compounds (VOC's) (ug/kg)																	
Benzene	2610	342	454	1120	ND	381	ND	ND	ND	ND	204	ND	ND	ND	ND	ND	5.5
Ethylbenzene	5570	ND	9360	874	ND	385	ND	ND	ND	ND	1270	ND	344	ND	ND	ND	2900
Methyl-tert-butyl ether	898	ND	182	77.9	ND	59.2	ND	ND	ND	ND	83.0	ND	ND	ND	ND	ND	-
Toluene	486	74.1	1780	ND	ND	195	ND	ND	ND	ND	1840	ND	112	ND	ND	ND	1500
1, 2, 4 – Trimethylbenzene	17200	257	16800	1530	65.2	164	ND	ND	ND	ND	6190	ND	748	ND	ND	ND	-
1, 3, 5 – Trimethylbenzene	7930	68.1	1630	889	ND	255	ND	ND	ND	ND	3420	ND	141	ND	ND	ND	-
Xylenes, -m, -p, -o	17600	55.5	15600	683	ND	525	90.0	ND	ND	27.6	3830	ND	311	ND	ND	ND	4100

ND = analyte not detectable at or above the respective detection limit

RCL = Residual Contaminant Level

* Dependent on soil hydraulic conductivity

The results of the analysis indicated the presence of GRO and DRO at concentrations of 16.2 to 999 mg/kg (ppm) at depths ranging from five (5) to twenty-five (25) feet at B-1, 2, 3, 4, 7 and 9. GRO concentrations (802 to 999 mg/kg) in exceedance of the anticipated RCL of two hundred fifty (250) ppm are present at B-1, 2 and 7 at approximate depths ranging from five (5) to thirteen (13) feet.

With regard to the PVOC analysis, Benzene, Ethylbenzene, Toluene and Xylenes are present at B-1, 2, 3 and 7 at concentrations (204 to 17,600 ug/kg (ppb)) in exceedance of their respective RCLs at approximate depths ranging from five (5) to twenty-five (25) feet. In general, diminished or no detectable levels were present in the analyzed samples at the other locations (See Figure 7 – Approximate Limits of Petroleum Affected Soil Above WDNR NR720 RCLs).

GROUNDWATER CONTAMINATION

Groundwater Quality Standards

The WDNR has established Groundwater Quality Standards in Section NR 140.10 of the Wisconsin Administrative Code. Enforcement Standards (ES) and Preventative Action Limits (PAL) have been established for several VOCs of concern to the public health as determined by the WDNR. If the ES or PAL for a given compound in groundwater is exceeded, the WDNR is authorized to enforce action to restore groundwater quality to a level below the ES or PAL. As applicable to LUST sites, exceedance of the ES generally mandates the need for groundwater remediation, which includes natural attenuation, where as exceedance of the PAL most likely will not necessitate groundwater remediation.

Groundwater Analytical Results

Parameters ug(l)	MW-1 6/10/04	MW-1 8/16/04	MW-2 8/16/04	MW-3 8/16/04	PAL	ES
Benzene	277	46.9	ND	ND	0.5	5.0
1, 2 Dichloroethene	4.09	ND	ND	ND	0.5	5.0
Ethylbenzene	44.6	5.08	ND	ND	124	620
Isopropylbenzene	6.17	ND	ND	ND	-	-
n-Propylbenzene	6.10	ND	ND	ND	-	-
Toluene	33.8	ND	ND	ND	124	620
1, 2, 4 – Trimethylbenzene	31.4	ND	ND	ND	-	-
1, 3, 5 – Trimethylbenzene	11.3	ND	ND	ND	-	-
Total Xylenes	143	17.9	ND	ND	124	620
Dissolved Lead (mg/l)	0.00184	-	-	-	1.5	15

Water levels were measured within the site monitoring wells at depths ranging from approximately nine (9) to eleven (11) feet below the ground surface on September 28, 2004 and eleven (11) to fourteen and one-half (14-1/2) feet on November 16, 2004. The water level measurements obtained from the monitoring wells are summarized in the following table.

**TABLE I
SUMMARY OF WATER LEVEL MEASUREMENTS**

Monitoring Well ID	Top of Casing	Water Level Measurements	
		9/28/04	11/16/04
MW-1	100.83	88.87	86.58
MW-2	100.29	86.17	82.79
MW-3	100.28	87.46	86.03

Note: Vertical and horizontal characteristics were determined utilizing an on-site benchmark. The benchmark is the top of sanitary sewer manhole #4 and was assigned the arbitrary elevation of 100.00 feet.

Based on the above measurements and their corresponding elevations, groundwater tends to flow to the east-northeast at approximate depths ranging from nine (9) to eleven (11) feet below the existing ground surface (See Figure 5 and Figure 6 – Groundwater Contour Maps).

SECTION V - CONTAMINATION ASSESSMENT

SOIL CONTAMINATION

Soil Quality Standards

The WDNR currently utilizes a Residual Contaminant Level (RCL) for DRO and GRO in soil of 100 mg/kg. Where petroleum affected soil and soil below the affected soil for a depth of three (3) meters have a hydraulic conductivity of 1×10^{-6} cm/s or less, the RCL for DRO and GRO is increased to 250 mg/kg. When these levels are exceeded, remedial action may be required. In addition, the WDNR is currently utilizing pathway specific standards for certain VOCs. The current WDNR RCLs per NR 720.11 are as follows.