The following site is being submitted for inclusion into the GIS registry:

- For DNR County and Region list go to:
  g:\pf\pecfa\site\gis\BRRTS County and Region Codes.xls
- To begin, click on field to the right of *BRRTS ID (no dashes)*:.
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRTS ID (no dashes):	**0341000529**
Comm # (no dashes):	53212314718
County:	Milwaukee
Region:	Southeast
Site name:	Citgo Service
Street Address:	418 North Ave
City:	Milwaukee
Final Closure Date	2000-06-07
Closure Conditions:	met
Off-source property contamination?	No
(If yes, attach locational data and deed information on pg. 2)	
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the **WTM91** projection)	
Easting (X):	689685.333298757
Northing (Y):	289633.560887414
Collection Method:	
Scale or Resolution:	
(1:24,000 scale or finer)	("**1:**" and comma is default)
Prepared by:	
Submitted by:	Cheryl Nelson

Source Property Checklist

- ☒ Final Closure Letter
- ☒ Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- ☐ Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- ☐ Parcel ID for all properties w/ GW > NR 140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW >NR140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- ☒ Map showing GW flow direction
- ☒ Latest Table of GW results
- ☐ Geologic cross section (if generated as part of the site investigation)
- ☐ Statement signed by RP certifying correctness of legal descriptions
- ☐ Updated Database

ENVIRONMENTAL & REGULATORY SERVICES
101 W. Pleasant St. Suite 205
Milwaukee, Wisconsin 53211
Fax#: (414) 220 5374
TDD #: (608) 264-8777
www.commerce.state.wi.us

Wisconsin
Department of Commerce

Tommy G. Thompson, Governor
Brenda J. Blanchard, Secretary

June 7, 2000

Mr. Bachan Singh
4455 Acre View Court
Brookfield, WI 53005

Subject: **Case Closure** Citgo Service, 418 North Ave. Milwaukee
Commerce # 53212-3147-18 WDNR BRRTS: 03-41-000529

Dear Mr. Singh:

On June 7, 2000, the Department received the groundwater monitoring well abandonment forms and the deed notification from your consultant, A.E.S. Consultants Ltd. The Departments database has been update to reflect the closed status of your site.

If you have any questions, feel free to contact me at (414) 220-5375.

Sincerely,

Gregory S. Michael
Hydrogeologist
Department of Commerce
PECFA Site Review Section

cc: electronic storage
AES Consultants LTD.

7918697

Document Number

NOTICE OF CONTAMINATION TO PROPERTY

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 2:47 PM

06-05-2000

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 20.00

Recording Area

Name and Return Address

Mr. Bachan Singh
4455 Acre View Court
Brookfield, WI 53005

Legal Description of the Property: In re:

(as it appears on the most recent deed)

Lots 13, 14 and 15, in Block 11, in Wm. P. Young's Subdivision of the West 58.722 acres of the Southeast 1/4 of Section 17, in Township 7 North, Range 22 East, in the City of Milwaukee.

322 1200 100 6

Parcel Identification Number (PIN)

STATE OF WISCONSIN)
) ss
COUNTY OF)

Section 1. Mr. Bachan Singh is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. _____ contaminated groundwater above NR 140 enforcement standards of the Wisconsin Administrative Code exists on this property in the area of _____. See attached page for description of contaminated groundwater conditions on the property.

Section 3. 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 limitations and/or restrictions:

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, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. 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 restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 2 day of JUNE, 2000.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of _____.

Signature: Bachan Singh

Printed Name: BACHAN SINGH

Title: owner

Subscribed and sworn to before me this 2 day of JUNE, 2000

Karl Slegelis

Notary Public, State of WISCONSIN

My commission April 11, 2004

KARL SLEGELIS NOTARY PUBLIC STATE OF WISCONSIN

This document was drafted by the Wisconsin Department of Commerce.

Attachment to Document Titled " Notice of Contamination To Property"

A conditional case closure letter for the subject site was issued on March 14, 2000 by the Wisconsin Department of Commerce. This letter required that a discussion of the residual soil and groundwater impacts on the property be included on this deed notice. The following paragraphs describe these impacts.

Groundwater Quality

During the last groundwater monitoring event conducted at the 418 W. North Avenue property in August of 1999, the following NR 140 groundwater quality exceedances were identified:

Parameter	Sampling Location	Concentration (ppb)
Benzene	Sump 1	180
	Sump 2	90
	MW-12	13
MTBE	Sump 1	260

There were no other NR 140 Enforcement Standard exceedances at any of the monitoring wells on or adjacent to the 418 W. North Avenue property. It is noted that a benzene concentration of 2900 parts-per-billion was identified at monitoring well MW-14 located on the south side of W. North Avenue. The petroleum impacts in this well are attributed to the former existence of a gasoline station on that property and is not attributed to the 418 W. North Avenue property. The estimated extent of the benzene impacts in the groundwater on the property is shown on Figure 5 attached to this document.

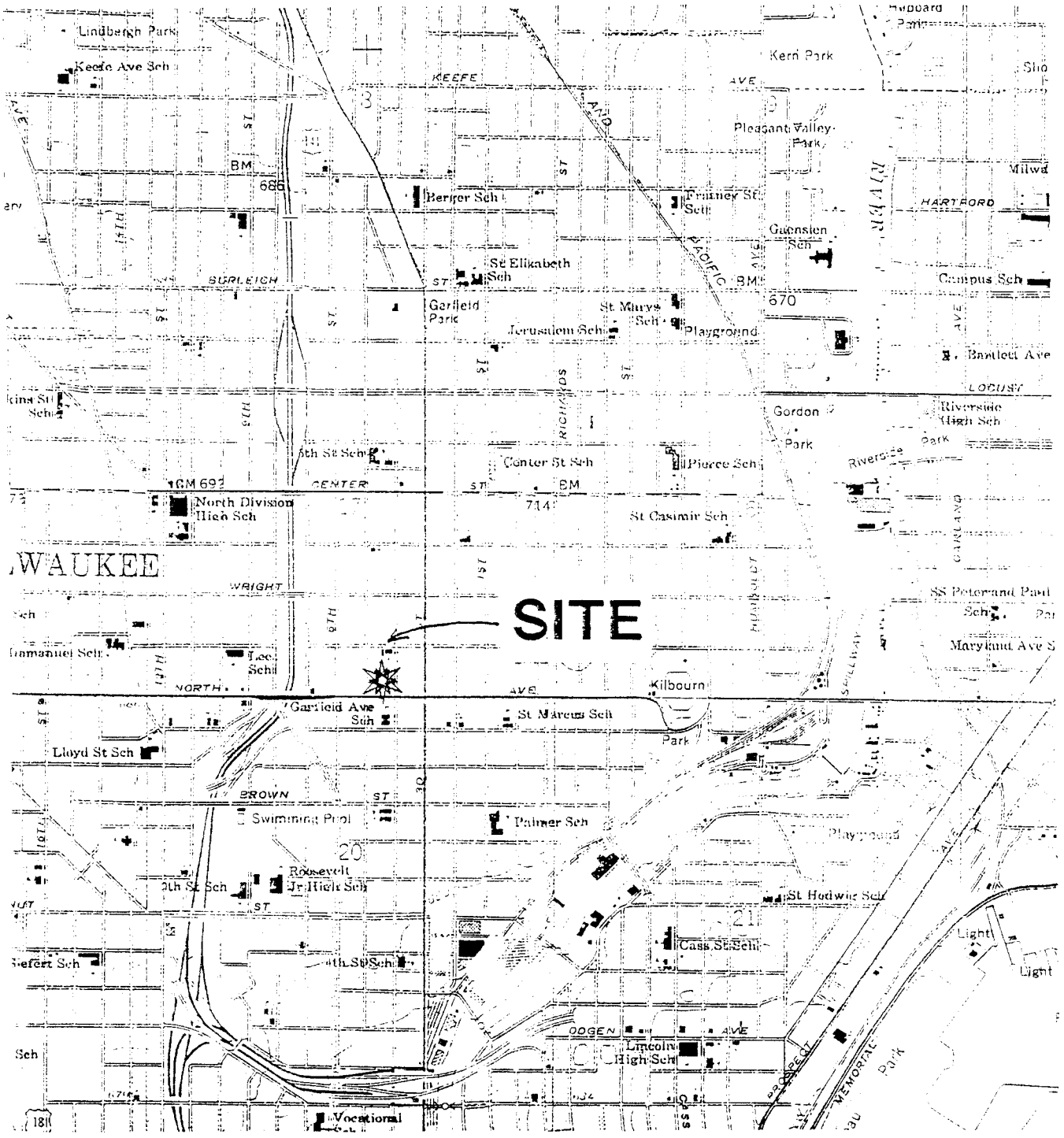
Soil Quality

The excavation of contaminated soils on the property took place in May of 1994. At the completion of soil excavation activities, confirmation soil samples identified that petroleum impacts remained in the soils along the north extent of the excavation area. Figure 5 shows the extent of the soil excavation. In 1994, the soil sample N WALL had a benzene concentration

of 67 ug/kg, an ethylbenzene concentration of 2500 ug/kg, a toulene concentration of 1700 ug/kg and a benzene concentration of 12,300 ug/kg. Continued excavation in this area was not conducted due to the possibility of structural damage to the convenience store building which could result from further excavation.

There were no other soil quality impacts identified above Department of Natural Resources soil quality standards on the property.

File Name : 1072gw.res

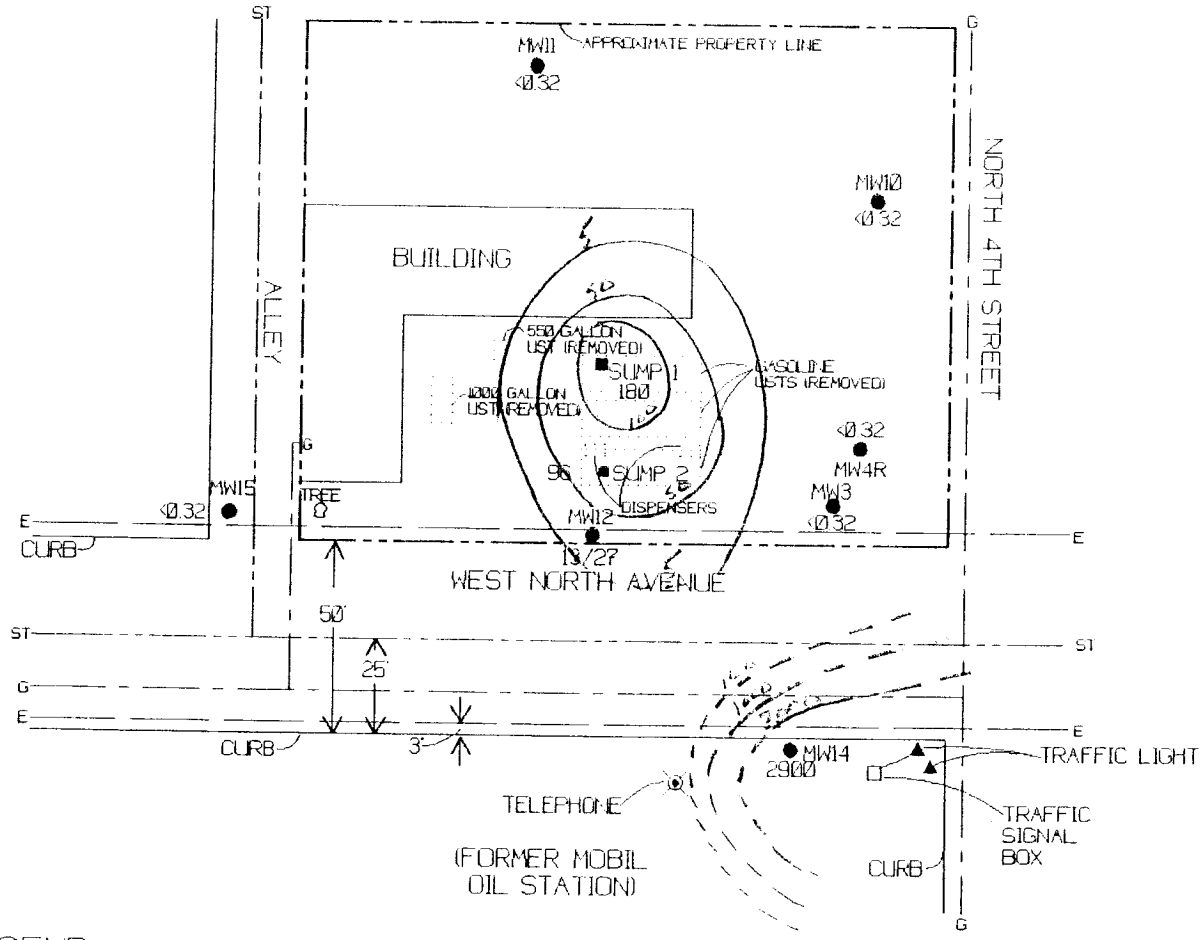


SOURCE:

U.S.G.S. 7.5 MINUTE SERIES
TOPOGRAPHIC MAP - MILWAUKEE
QUADRANGLE, 1971

N

FIGURE 1	
SITE LOCATION MAP	
SCALE: 1" = 2000'	DATE: MARCH 12, 1993
A.E.S. CONSULTANTS, INC.	BY: RRS

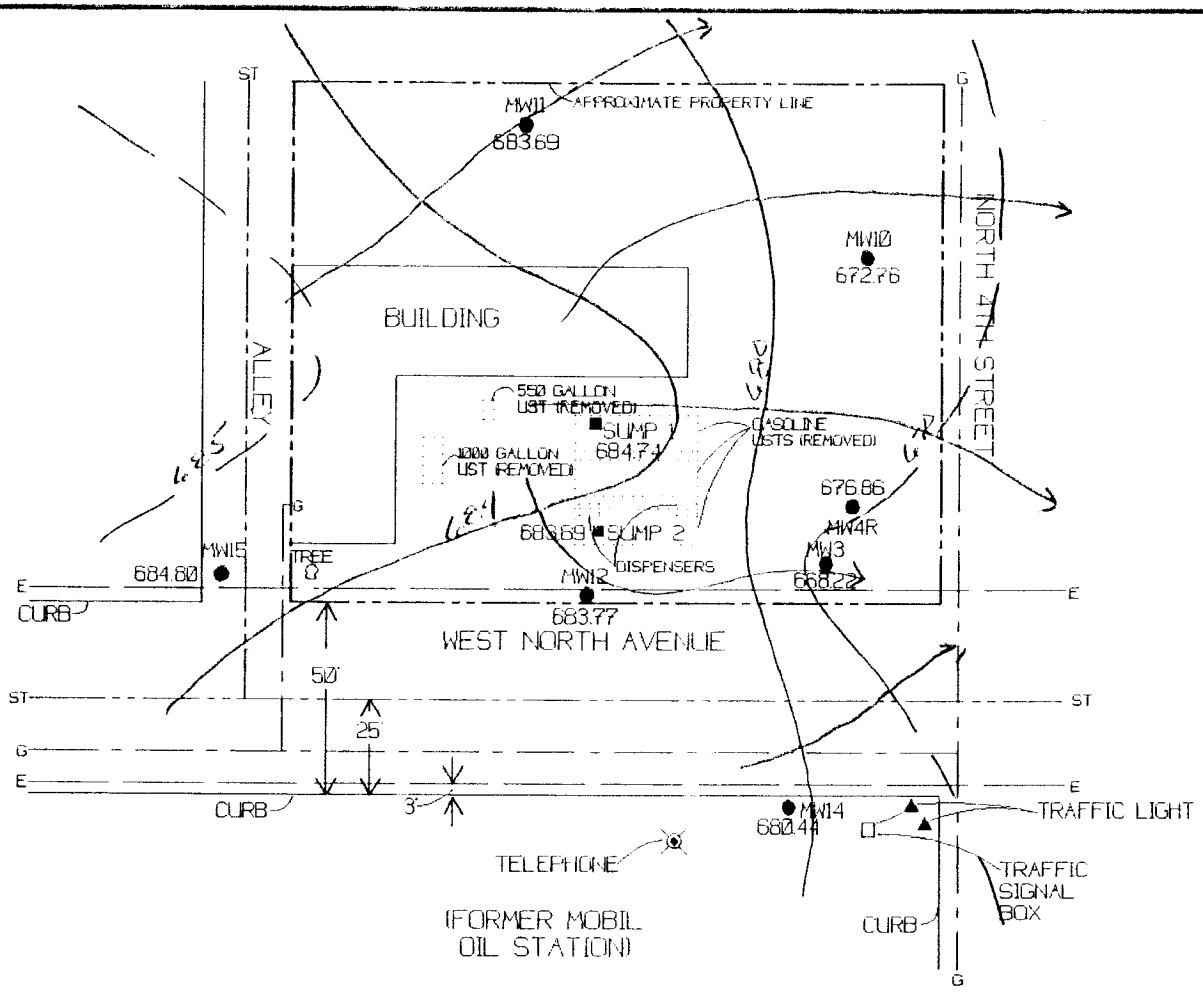


LEGEND

- ● 2 INCH DIAMETER MONITORING WELL
- ■ 8 INCH DIAMETER SUMP
- ST STORM SEWER
- G UNDERGROUND GAS
- E UNDERGROUND ELECTRIC

N

FIGURE 5	
ESTIMATED EXTENT OF GROUNDWATER BENZENE CONTAMINATION (AUGUST 17, 1999)	
SINGH, BACHAN MILWAUKEE, WISCONSIN	
JOB NUMBER 1072	DWG FILE NAME 1072EB
SCALE: 1" = 50'	DATE: OCTOBER 25, 1999
AES CONSULTANTS, LTD.	BY: KS



LEGEND

- ● 2 INCH DIAMETER MONITORING WELL
- ■ 8 INCH DIAMETER SUMP
- ST STORM SEWER
- G UNDERGROUND GAS
- E UNDERGROUND ELECTRIC

NOTE

1. ' CONTOUR INTERVAL = AS SHOWN

N

FIGURE 4	
GROUNDWATER FLOW DIRECTION (AUGUST 17, 1999) '	
SINGH, BACHAN MILWAUKEE, WISCONSIN	
JOB NUMBER 1072	DWG FILE NAME 1072GF
SCALE: 1" = 50'	DATE: OCTOBER 25, 1999
AES CONSULTANTS, LTD.	BY: KS

Table 2:
Groundwater Quality Data Summary, Former Citgo Service (Current U.S. Oil Gasoline Station), 418 West North Avenue, Milwaukee, Wisconsin 53212

Parameter	Units	NR 140 Table 1		Date	MW-4C	MW-12A	T. Blank
		Standards			(Dup of MW-4R)	(Dup of MW-12)	
		ES	PAL				
Benzene	ug/L	5.0	0.5	07/27/93	ns	ns	ns
				10/28/93	ns	ns	ns
				08/19/94	ns	ns	ns
				09/09/94	ns	ns	ns
				08/25/98	<0.2	ns	<0.2
				11/18/98	ns	**24**	<0.2
				05/10/99	ns	**12**	<0.32
				08/17/99	ns	**27**	<0.32
Ethylbenzene	ug/L	700	140	07/27/93	ns	ns	ns
				10/28/93	ns	ns	ns
				08/19/94	ns	ns	ns
				09/09/94	ns	ns	ns
				08/25/98	<0.3	ns	<0.3
				11/18/98	ns	<0.3	<0.3
				05/10/99	ns	2.0	<0.34
				08/17/99	ns	4.6	<0.34
Toluene	ug/L	343	68.6	07/27/93	ns	ns	ns
				10/28/93	ns	ns	ns
				08/19/94	ns	ns	ns
				09/09/94	ns	ns	ns
				08/25/98	<0.2	ns	<0.2
				11/18/98	ns	0.5	0.8
				05/10/99	ns	1.6	<0.35
				08/17/99	ns	3.1	<0.35
MTBE	ug/L	60	12	07/27/93	ns	ns	ns
				10/28/93	ns	ns	ns
				08/19/94	ns	ns	ns
				09/09/94	ns	ns	ns
				08/25/98	<0.2	ns	<0.2
				11/18/98	ns	33	<0.2
				05/10/99	ns	12	<0.31
				08/17/99	ns	2.6	<0.31

Bold Type- Exceedance of NR 140 ES
Blue Type-Exceedance of NR 140 PAL
ns- not samples
ni- well not installed
Ab- well abandoned
N Std- no Standard
MTBE- Methyl tert-butyl ether
TMB- Trimethylbenzenes

Table 2:
Groundwater Quality Data Summary, Former Citgo Service (Current U.S. Oil Gasoline Station), 418 West North Avenue, Milwaukee, Wisconsin 53212

Parameter	Units	NR 140 Table 1		Date	MW-4C	MW-12A	T. Blank
		Standards			(Dup of MW-4R)	(Dup of MW-12)	
		ES	PAL				
1,2,4-TMB	ug/L	N Std	N Std	07/27/93	ns	ns	ns
				10/28/93	ns	ns	ns
				08/19/94	ns	ns	ns
				09/09/94	ns	ns	ns
				08/25/98	<0.3	ns	<0.3
				11/18/98	ns	2.4	<0.3
				05/10/99	ns	3.2	<0.35
				08/17/99	ns	4.1	<0.35
1,3,5-TMB	ug/L	N Std	N Std	07/27/93	ns	ns	ns
				10/28/93	ns	ns	ns
				08/19/94	ns	ns	ns
				09/09/94	ns	ns	ns
				08/25/98	<0.3	ns	<0.3
				11/18/98	ns	2.1	<0.3
				05/10/99	ns	<0.64	<0.64
				08/17/99	ns	<0.64	<0.64
1,2,4-&-1,3,5-TMB's	ug/L	480	96	07/27/93	ns	ns	ns
				10/28/93	ns	ns	ns
				08/19/94	ns	ns	ns
				09/09/94	ns	ns	ns
				08/25/98	<0.6	ns	<0.6
				11/18/98	ns	11.8	<0.6
				05/10/99	ns	3.2	<0.99
				08/17/99	ns	4.1	<0.99
Total Xylenes	ug/L	620	124	07/27/93	ns	ns	ns
				10/28/93	ns	ns	ns
				08/19/94	ns	ns	ns
				09/09/94	ns	ns	ns
				08/25/98	<0.9	ns	<0.9
				11/18/98	ns	7.7	1.5
				05/10/99	ns	2.6	<1.0
				08/17/99	ns	3.4	<1.0

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Parameter	Units	NR 140 Table 1		Date	MW-4C	MW-12A	T. Blank
		Standards			(Dup of MW-4R)	(Dup of MW-12)	
		ES	PAL				
Lead	ug/L	15	1.5	07/27/93	ns	ns	ns
				10/28/93	ns	ns	ns
				08/19/94	ns	ns	ns
				09/09/94	ns	ns	ns
				08/25/98	ns	ns	ns
				11/18/98	ns	ns	ns
				05/10/99	ns	ns	ns
				08/17/99	ns	ns	ns
Cadmium	ug/L	5.0	0.5	07/27/93	ns	ns	ns
				10/28/93	ns	ns	ns
				08/19/94	ns	ns	ns
				09/09/94	ns	ns	ns
				08/25/98	ns	ns	ns
				11/18/98	ns	ns	ns
				05/10/99	ns	ns	ns
				08/17/99	ns	ns	ns
PAH	ug/L			07/27/93	ns	ns	ns
				10/28/93	ns	ns	ns
				08/19/94	ns	ns	ns
				09/09/94	ns	ns	ns
				08/25/98	ns	ns	ns
				11/18/98	ns	ns	ns
				05/10/99	ns	ns	ns
				08/17/99	ns	ns	ns

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