

GIS REGISTRY INFORMATION

SITE NAME:	Glorioso Village Service			FID #	
BRRTS #:	03-41-001030			(if appropriate):	
COMMERCE #:	53217-2338-10				
CLOSURE DATE:	September 28, 2006				
STREET ADDRESS:	310 E Brown Deer Rd				
CITY:	Bayside				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	690280	Y =	302589	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input checked="" type="checkbox"/>	Both <input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:		Yes <input type="checkbox"/>		No <input type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):		Yes <input type="checkbox"/>		No <input type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes <input type="checkbox"/>		No <input type="checkbox"/>		
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued or denial letter issued					<input checked="" type="checkbox"/>
Copy of any maintenance plan referenced in the final closure letter					<input checked="" type="checkbox"/>
Copy of (soil or land use) deed notice <i>if any required as a condition of closure</i>					<input type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map <i>(if referenced in the legal description)</i> for all affected properties					<input type="checkbox"/>
County Parcel ID number, <i>if used for county</i> , for all affected properties					<input checked="" type="checkbox"/>
Location Map that 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. If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. 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.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Isoconcentration map(s), <i>if required for site investigation (SI)</i> . The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					<input type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, <i>if required for SI</i>					<input type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable) (public, highway or railroad ROW)					<input type="checkbox"/>



commerce.wi.gov

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
Jim Doyle, Governor
Mary P. Burke, Secretary

September 28, 2006

Mr. Robert Glorioso
Glorioso Village Service
310 E. Brown Deer Rd.
Bayside, WI 53217-2338

RE: **Final Closure with Land Use Limitation**
Commerce # 53217-2338-10 DNR BRRTS # 03-41-001030
Glorioso Village Service, 310 E. Brown Deer Rd., Bayside

Dear Mr. Glorioso:

The Wisconsin Department of Commerce (Commerce) has determined that this site does not pose a significant threat to the environment and human health so long as current and subsequent property owner(s) adhere to the following limitation:

- The barrier cap (i.e., existing site pavement) must be maintained in accordance with the enclosed maintenance plan to prevent human direct-contact exposure to shallow residual soil contamination.

Commerce has the authority per section 292.12(2), Wis. Stats., to require the maintenance of a barrier cap at this property. Failure to adhere to this limitation may result in financial penalties from \$10 to \$5,000 per day in accordance with section 292.99(1), Wis. Stats. Commerce may conduct inspections to ensure compliance with the maintenance plan. In the future, you may request that Commerce review new information to determine if the cap requirement can be changed or removed.

This site is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to document residual soil contamination that exceeds state standards. It is in your best interest to keep all documentation related to the environmental activities at your site.

Please note that if contaminated soil is excavated in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

This letter serves as your written notice of "no further action." Timely filing of your final PECFA claim (if applicable) is encouraged. 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.

Thank you for your efforts to protect and restore Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5402.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen D. Mueller", written over a horizontal line.

Stephen D. Mueller
Senior Hydrogeologist
Site Review Section

Enclosure: Approved Maintenance Plan

cc: Eric Frauen, O&M Incorporated

**Pavement Maintenance Plan
Glorioso's Village Service
310 E Brown Deer Rd
Bayside, Wisconsin**

PAVEMENT COVER BARRIER MAINTENANCE PLAN

March 8, 2006

Property Located at:

310 E. Brown Deer Rd

Commerce #53217-2338-10, WDNR BRRTS/Activity #03-41-001030

LEGAL DESCRIPTION

That part of the Southwest one-quarter of Section 4, in Township 8 north, Range 22 east, in the Village of Bayside, County of Milwaukee, State of Wisconsin, bounded and described as follows, to-wit: Commencing at the Southwest corner of said ¼ Section 4, running thence North along the West line of said ¼ Section, 133 feet to a point; thence East and parallel to the South line of said ¼ Section, 190.21 feet to a point; thence South and parallel to the West line of said ¼ Section 133 feet to a point in the South line of said ¼ Section; thence West along the South line of said ¼ Section 190.21 feet to a point of commencement.

TAX # 021-9975

Introduction

This document is the Maintenance Plan for a pavement cover at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing paved surfaces occupying the area over the contaminated soil on-site. The contaminated soil is impacted by benzene, toluene, ethyl benzene, xylenes, and 1,2-dichloroethane. The location of the paved surfaces to be maintained in accordance with this Maintenance Plan, as well as the impacted soil are identified in the attached map (Exhibit A).

Cover Pavement Barrier Purpose

The paved surfaces over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These paved surfaces also act as a partial infiltration barrier to minimize

potential future soil-to-groundwater contamination migration. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The paved surfaces overlying the soil and as depicted in Exhibit A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. The inspection log must be kept on site and made available for review upon request by Commerce (Commerce) or its successor.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surfaces overlying the soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the Commerce or its successor.

The property owner, in order to maintain the integrity of the paved surfaces will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

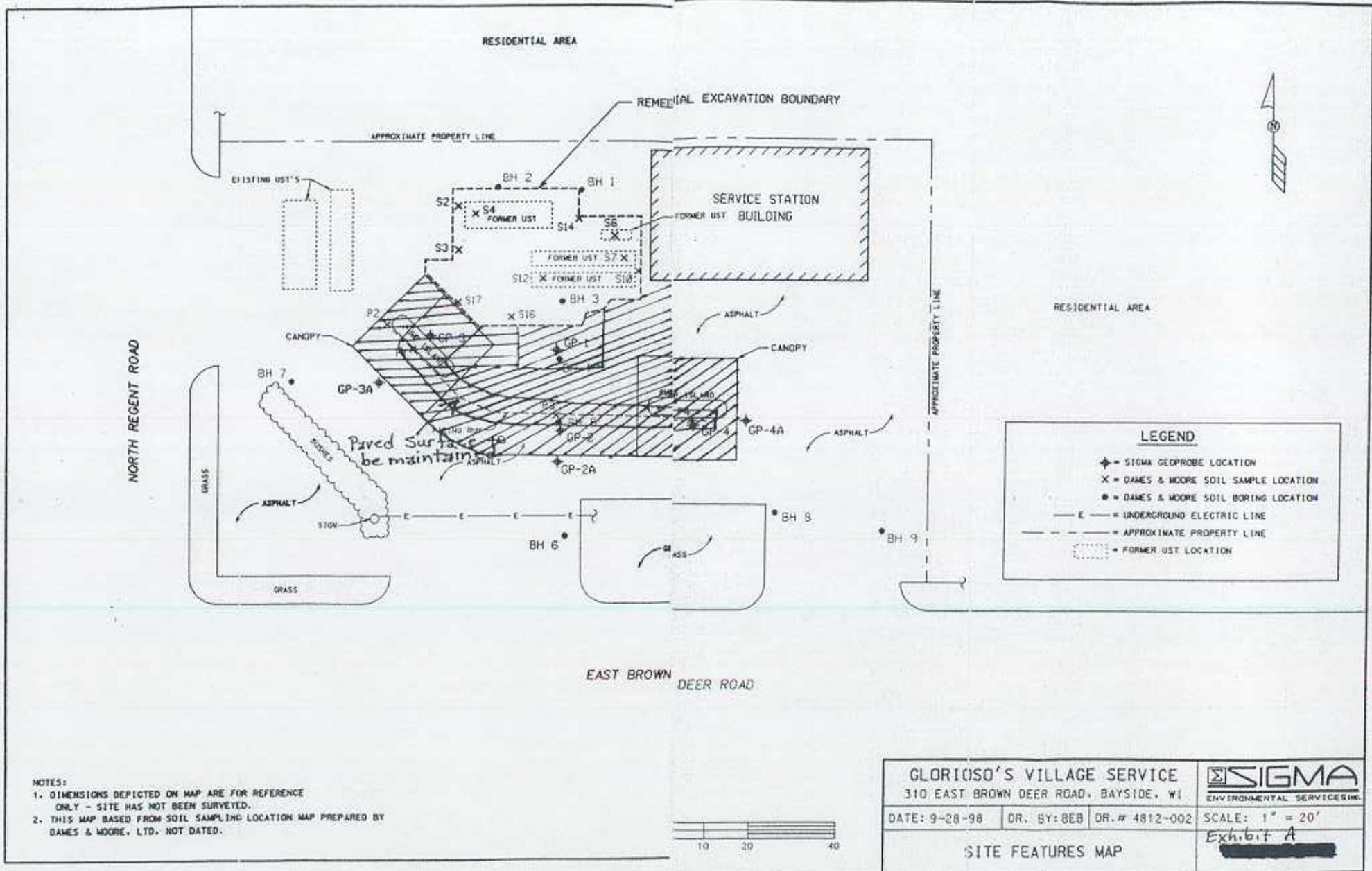
This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of Commerce.

Contact Information
March 8, 2006

Site Owner and Operator: Robert Glorioso
310 E. Brown Deer Rd
Brown Deer, WI 53217
(414) 352-9958

Consultant: O & M, Inc.
Eric T. Frauen, P.G.
4447 N Oakland Ave
Shorewood, WI 53211
(414) 963-6210

State Regulatory Agency Mr. Stephen Mueller
Wisconsin Department of Commerce
110 W. Pleasant St.
Suite 100A
Milwaukee, WI 53212
(414) 220-5402



NOTES:
 1. DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - SITE HAS NOT BEEN SURVEYED.
 2. THIS MAP BASED FROM SOIL SAMPLING LOCATION MAP PREPARED BY DAMES & MOORE, LTD. NOT DATED.



GLORIOSO'S VILLAGE SERVICE 310 EAST BROWN DEER ROAD, BAYSIDE, WI		
DATE: 9-28-98	DR. BY: BEB DR. # 4812-002	
SITE FEATURES MAP		SCALE: 1" = 20' Exhibit A

Exhibit B
PAVEMENT INSPECTION LOG

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations from previous inspection been implemented?

5503310

This Deed, made between Lillian Hoelscher

REGISTER'S OFFICE
Milwaukee County, Wis. } SS
RECORDED AT 1.50 PM

Grantor
and John A. Glorioso, Ignatius J. Glorioso,
James F. Glorioso and Robert C. Glorioso,
as Tenants in Common

SEP 30 1981
REEL 1405 IMAGE 700

Witnesseth, That the said Grantor, for a valuable consideration

W. S. Meyer
REGISTER OF DEEDS

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

RETURN TO James F. Glorioso
933 High Street
Oconomowoc, Wis. 53066

Tax Key No. 021-9975

That part of the Southwest One-quarter (1/4) of Section Four (4), in Township Eight (8) North, Range Twenty-two (22) East, in the Village of Bayside, County of Milwaukee, State of Wisconsin, bounded and described as follows, to-wit: Commencing at the Southwest corner of said 1/4 Section 4, running thence North along the West line of said 1/4 Section, 133 feet to a point; thence East and parallel to the South line of said 1/4 Section, 190.21 feet to a point; thence South and parallel to the West line of said 1/4 Section 133 feet to a point in the South line of said 1/4 Section; thence West along the South line of said 1/4 Section 190.21 feet to a point of commencement.

TRANSFER
\$255.00
FEE

DOC # 5503310 #
RECORD 2.00
RTX 255.00

This is not homestead property

(is) (is not)
Together with all and singular the hereditaments and appurtenances thereunto belonging;

And Lillian Hoelscher

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except the rights of the public in that portion of the premises lying within the limits of Regent Rd or Brown Deer Rd., easements zoning and building codes of record, rights of Mobil Oil Corp. as lessee under unrecorded lease dated Aug. 17, 1978 and an agreement dated No. 15, 1980.

Dated this 30th day of September, 1981

(SEAL) *Lillian Hoelscher* (SEAL)

Lillian Hoelscher

(SEAL) (SEAL)

AUTHENTICATION

Signatures authenticated this day of
19

ACKNOWLEDGMENT

STATE OF WISCONSIN

Waukesha County, } ss.

Personally came before me, this 30th day of
September the above named
Lillian Hoelscher

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by § 706.06, Wis. Stats.)

AGREEMENT WAS DRAFTED BY

W. S. Meyer

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

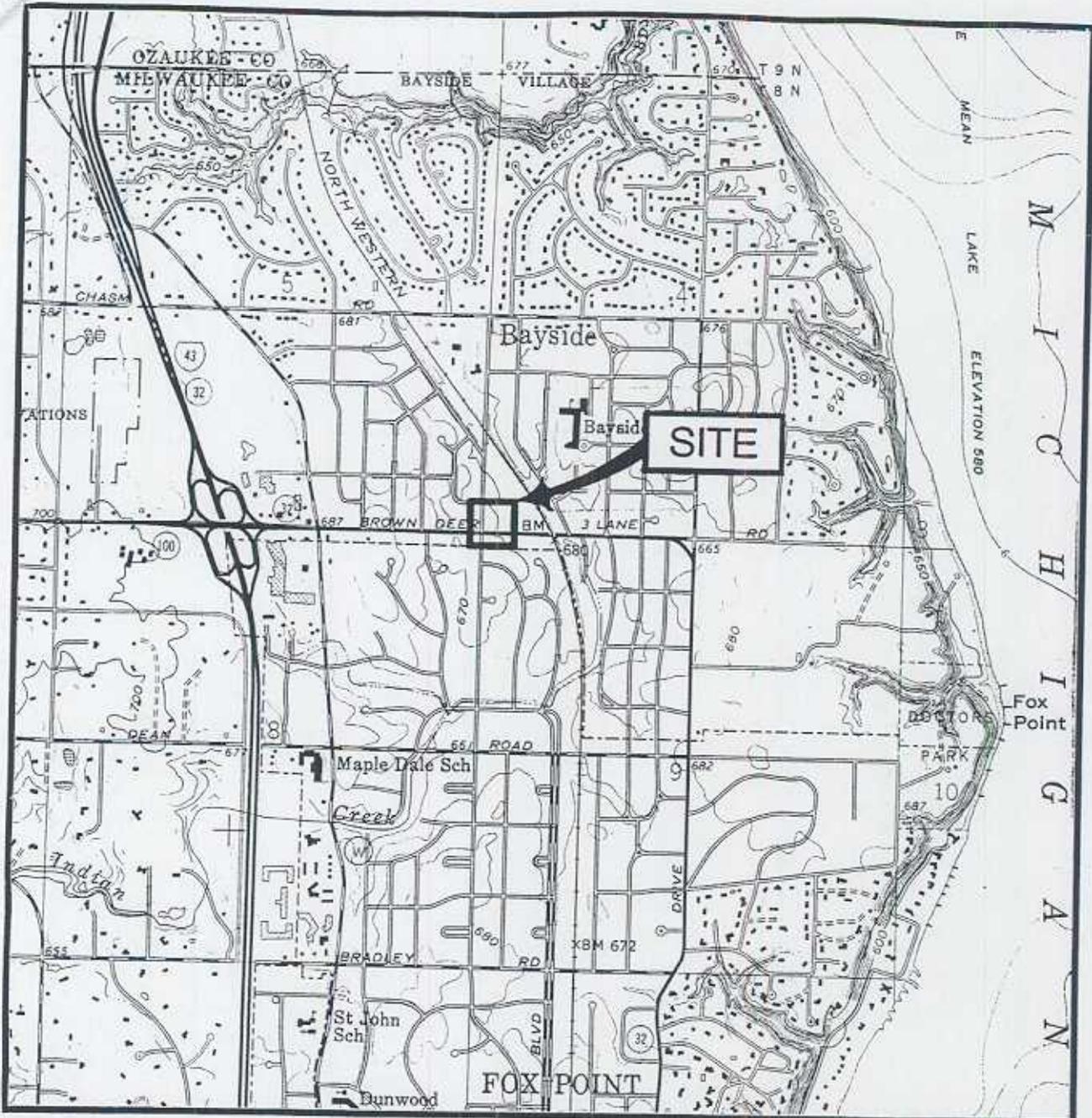
to me known to be the person who executed the foregoing instrument and acknowledge the same.

W. S. Meyer
W. S. Meyer

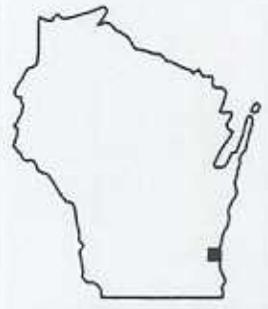
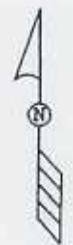
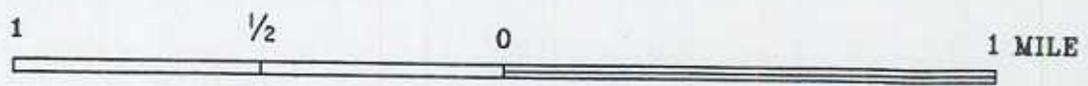
Notary Public Milwaukee County, Wis.
My Commission is permanent. (If not, state expiration date: December 8, 1981.)

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

1-9-81



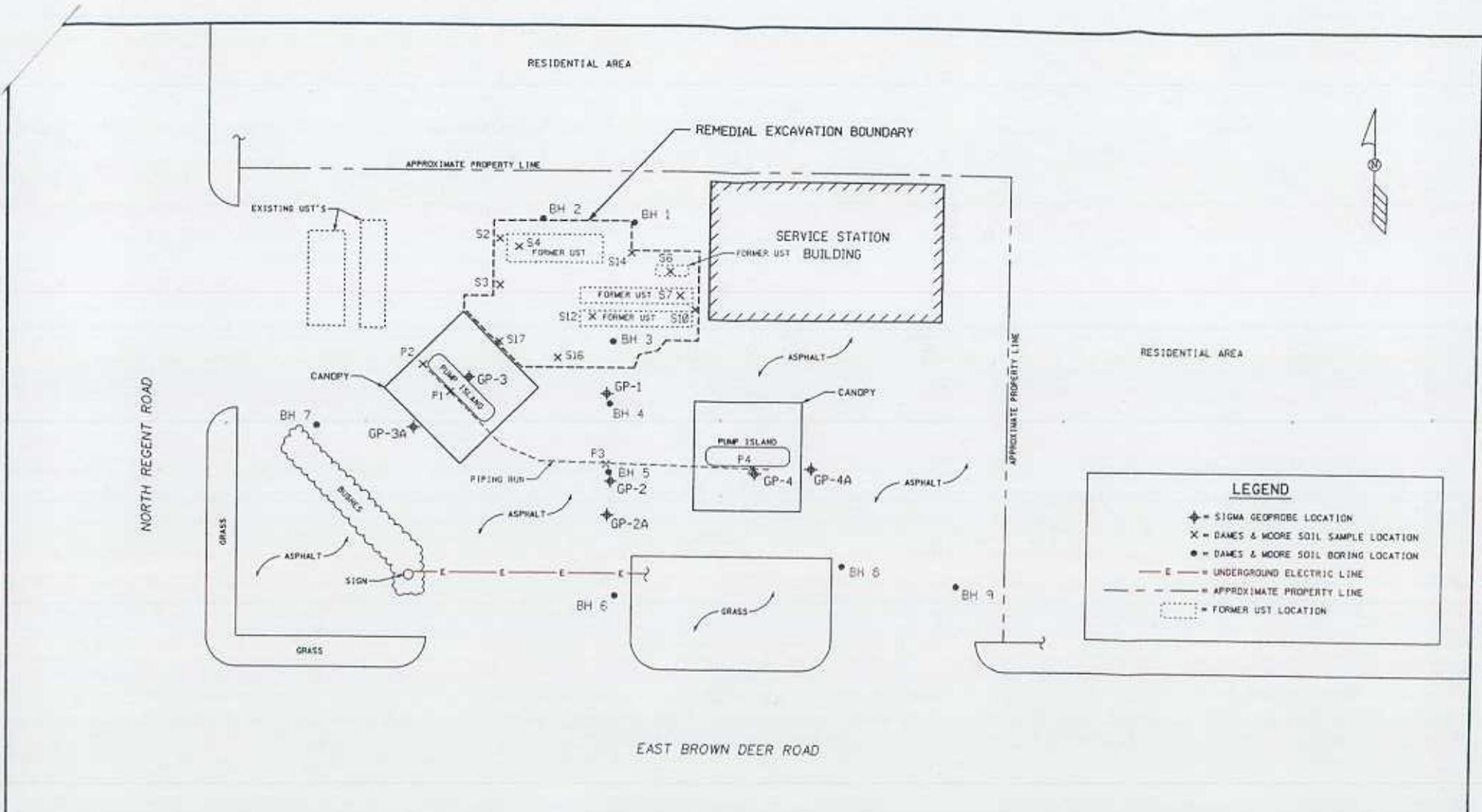
SW 1/4 of the SW 1/4 Sec.04 T.8N R.22E



WISCONSIN

ADAPTED FROM U.S.G.S. 7.5 MINUTE SERIES, THIENSVILLE, WISCONSIN QUADRANGLE DATED 1958 PHOTOREVISED 1976

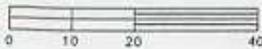
GLORIOSO'S VILLAGE SERVICE 310 EAST BROWN DEER ROAD, BAYSIDE, WI		 SIGMA ENVIRONMENTAL SERVICES INC.	
DATE: 9-28-98	DR. BY: BEB	DR.# 4812-001	SCALE: SEE ABOVE
SITE LOCATION MAP		FIGURE 1	



LEGEND

- ◆ = SIGMA GEOPROBE LOCATION
- × = DAMES & MOORE SOIL SAMPLE LOCATION
- = DAMES & MOORE SOIL BORING LOCATION
- E — = UNDERGROUND ELECTRIC LINE
- - - - = APPROXIMATE PROPERTY LINE
- ⋯ = FORMER UST LOCATION

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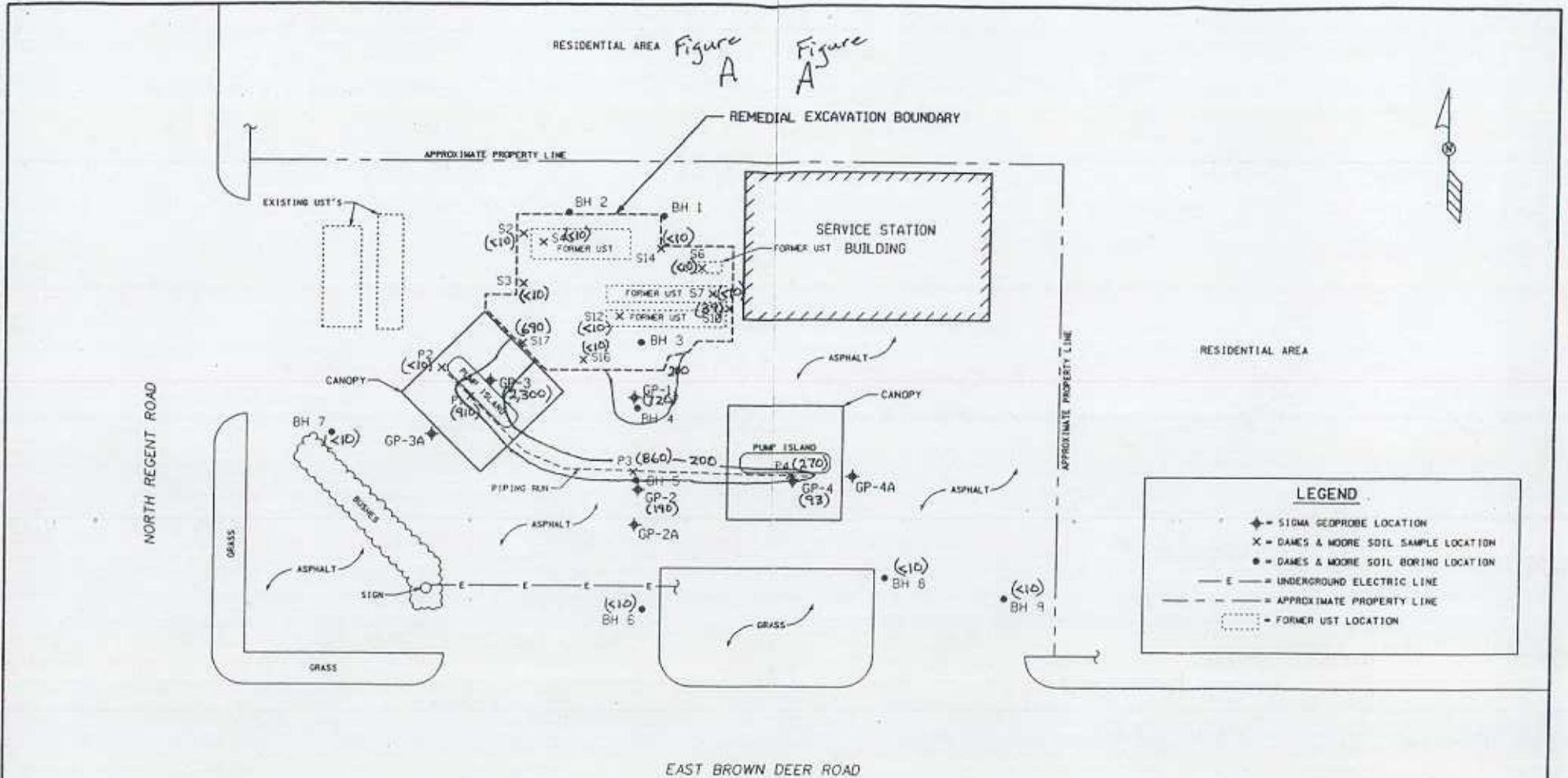
GLORIOSO'S VILLAGE SERVICE 310 EAST BROWN DEER ROAD, BAYSIDE, WI			
DATE: 9-28-98	DR. BY: BEB	DR.# 4812-002	
SITE FEATURES MAP			

**Soil Analytical Summary
Glorioso's Village Service
310 E. Brown Deer Rd.
Bayside, Wisconsin**

Location	Depth	Date	Benzene	Toluene	Ethylbenzene	Xylenes	Gasoline
Units	Feet		ug/kg	ug/kg	ug/kg	ug/kg	mg/kg
BH-3	17	9/7/90	<2	6	2	7	NA
S2	10	10/18/90	NA	NA	NA	NA	<10
S3	10	10/18/90	NA	NA	NA	NA	<10
S4	13	10/18/90	NA	NA	NA	NA	<10
S6	10	10/18/90	NA	NA	NA	NA	<10
S7	10	10/18/90	NA	NA	NA	NA	<10
S10	9	10/18/90	NA	NA	NA	NA	39
S12	11	10/18/90	NA	NA	NA	NA	<10
S14	9	10/18/90	NA	NA	NA	NA	<10
S16	6	10/18/90	NA	NA	NA	NA	<10
S17	3	10/18/90	NA	NA	NA	NA	690
P1	4	10/24/90	NA	NA	NA	NA	910
P2	4	10/24/90	NA	NA	NA	NA	<10
P3	4	10/24/90	NA	NA	NA	NA	860
P4	4	10/24/90	NA	NA	NA	NA	270
BH6	3	10/26/90	NA	NA	NA	NA	<10
BH6	14	10/26/90	NA	NA	NA	NA	<10
BH7	3	10/26/90	NA	NA	NA	NA	<10
BH7	14	10/26/90	NA	NA	NA	NA	<10
BH8	4	10/26/90	NA	NA	NA	NA	<10
BH8	14	10/26/90	NA	NA	NA	NA	<10
BH9	3	10/26/90	NA	NA	NA	NA	<10
BH9	14	10/26/90	NA	NA	NA	NA	<10
GP-1	2	9/1/98	6,400	1,400	25,000	169,000	720
GP-1	6	9/1/98	1,900	110	1,000	56	20
GP-2	2	9/1/98	<25	<25	380	890	190
GP-2	10	9/1/98	<25	<25	<25	<75	<10
GP-3	2	9/1/98	27,000	100,000	42,000	244,000	2,300
GP-3	8	9/1/98	260	49	260	395	<10
GP-4	2	9/1/98	110	<25	1,800	2,200	93
North (3)	3	8/6/02	8,460	8,980	28,600	190,000	2,200
South (3)	3	8/6/02	1,800	13,900	3,520	17,000	143

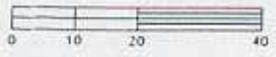
NA - Not Analyzed for the specified parameter.

This Summary Table was created by O & M, Inc. based on results reported in the following reports: Draft Subsurface Investigation Report (Dames & Moore, 1990), Report of Geoprobe Investigation (Sigma, 1998), and Facility Closure and Recent Soil Sampling Results (AES, 2002).



(39) - ppm of gasoline
 Concentrations > 200ppm are assumed
 to be a direct contact risk.

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GLORIOSO'S VILLAGE SERVICE 310 EAST BROWN DEER ROAD, BAYSIDE, WI			
DATE: 9-28-98	DR. BY: BEB	DR.# 4812-002	
SITE FEATURES MAP			SCALE: 1" = 20'

March 9, 2006

**Responsible Party Declaration of Legal Description
Correctness**

I Robert Glorioso, property owner, have reviewed the legal description. To the best of my knowledge the legal description correctly specifies the location of my contaminated property. The exact location of the residual soil contamination is shown on the attached figures. The residual contamination does not encompass the entire property described by the legal description.

A handwritten signature in cursive script that reads "Robert Glorioso".

Robert Glorioso
Property Owner