

GIS REGISTRY INFORMATION

SITE NAME: Big Boy Express
BRRTS #: 03-41-001267 **FID # (if appropriate):** 241427900
COMMERCE # (if appropriate): _____
CLOSURE DATE: 11/13/03
STREET ADDRESS: 3500 West Capitol Drive
CITY: Milwaukee,
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):
 X= 686250 Y= 292844

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 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 N/A
- Geologic cross-sections, if required for SI. (8.5x14' if paper copy) N/A
- 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



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, 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 414-263-8500
FAX 414-263-8716
TTY 414-263-8713

November 13, 2003

Mr. Linda Treland
B & G. Realty
250 East Wisconsin Avenue, Suite 1750
Milwaukee, WI 53202-4221

Subject: Final Closure, Big Boy Express, 3500 West Capitol Drive, Milwaukee, WI FID # 241437900
BRRTS # 03-41-001267

Dear Ms. Treland:

On November 13, 2003 your site as described above was reviewed for closure by the Department of Natural Resources. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On 11/01/99, you were notified that the Closure Committee had granted closure to this case.

On 06/06/03, the Department received correspondence indicating that you have complied with the conditions of closure. The conditions of closure were: to record a groundwater use restriction, abandoning the monitoring wells on this site and submitting the well abandonment forms according to NR 141 and lastly, notifying the City of Milwaukee of residual petroleum impacts on the public right-of-way. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed 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>.

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, 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 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.

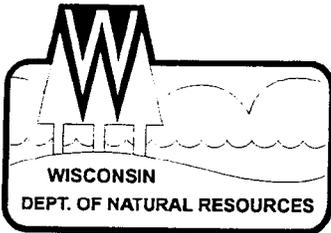
The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (414) 263-8607.

Sincerely,

A handwritten signature in black ink, appearing to read 'Binyoti F. Amungwafor', written in a cursive style.

Binyoti F. Amungwafor

CC: Mr. Andrew T. Ehlert, GILES ENGINEERING ASSOCIATES, INC.
Case File



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Regional Headquarters
2300 N. Dr. ML King Drive, PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8483
TDD 414-263-8713

November 1, 1999

Please include in your reply FID#241437900
BRRTS# 03-41-001267

Ms. Linda Treland
B&G Realty
250 East Wisconsin Avenue, Suite 1750
Milwaukee, WI

Subject: Closure Request, Big Boy Express, 3500 West Capitol Drive, Milwaukee, WI.

Dear Ms. Treland,

The department has received and reviewed your case closure request for the Big Boy Express at the above-mentioned location. The case was reviewed to determine whether or not the site qualified for closure under ch. NR 726 Wis. Adm. Code. Based on the information submitted on September 28, 1999 in the report titled "Status and *Request Case Closure*" the Department will grant closure for the property and a no further action for the remaining soil contamination in the right-of-way.

The groundwater contamination levels for Benzene, Naphthalene and Xylene at this site are above enforcement standards (ES) promulgated in Ch. NR. 140, Wisconsin Administrative Code within your property boundary, but showing evidence that natural attenuation is controlling the spread of contamination.

To complete the closure of this site, The following information must be supplied to the Department of Natural Resources:

- A groundwater use restriction must be placed on the property deed at the county register of deeds office which specifies the legal description of the property, the location type and the concentration of the contaminant(s) and includes the following standard language:

Natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch NR 140 groundwater standards within the boundaries of this property. Construction of wells where water quality exceeds the drinking water standards in ch. NR 809 is restricted by chs. NR 811 and NR 812. Special well construction standards or water treatment requirements, or both or well construction prohibitions may apply. 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 to determine what specific requirements are applicable prior to constructing or reconstructing a well on this property.

- All Monitoring wells must be abandoned within 60 days in accordance to ch. NR 141.25, WAC.
- The groundwater use restriction must be submitted to the department as a draft for approval prior to placing it on the property deed. After groundwater use restriction drafts approval, a certified copy of

the groundwater use restriction and monitoring well abandonment documentation is received by the Department this site will be in compliance with ch. NR 726, WAC, and will be officially closed and tracked as such on the department's tracking system.

- For expedient processing, please send all future correspondence to my attention Barbara G. Grundl.
- Interim guidance on institutional controls may be found on the DNR's web site (<http://www.dnr.state.wi.us>) by searching "RR PDF Documents" or by calling the publication request line at (608) 264-6009.
- In addition you must notify the city of Milwaukee about the contamination of the soil in the right-of-way. You must supply the department of a certified copy that the city has received the notification.

As always the department reserves the right to reopen this case pursuant to s. NR 726.09, WAC, should additional information regarding site conditions indicate that contamination on or from the site poses a threat to public health, safety or welfare of the environment. When the WDNR receives a copy of the groundwater use restriction, a copy of the letter notifying the city of the contaminated soil and all of the groundwater monitoring wells at the site are abandoned in accordance with WAC NR 141 and the completed abandonment forms submitted to the department **this case will be tracked as closed on the department's tracking system**. This letter serves as your closure letter, but is technically only valid once we receive the information requested above.

If you have any questions or concerns regarding this letter, please contact me at (414) 263-8546.

Sincerely,



Barbara G. Grundl, P.G.
Hydrogeologist

cc: Charley Wang- Giles Engineering Associates, Inc.

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

6658126

REGISTER'S OFFICE
Milwaukee County, WI } 3:45 PM

RECORDED AT
SEP - 8 1992

REEL 2859 IMAGE 1257

W. J. Irwin REGISTER OF DEEDS

This Deed, made between Paul Bouraxis and Freida Bouraxis a/k/a Frieda Bouraxis, husband and wife

and B & G Realty, Inc., Grantor,

Grantee,
Witnesseth, That the said Grantor, for a valuable consideration

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

RETURN TO R. J. Irwin
B & G Realty, Inc.
212 W. Wisconsin Ave.
Milwaukee, WI 53203

Tax Parcel No: 247-0321-3

Lots 11, 12 and 13 in Block 2 in Capitol-Roosevelt Subdivision, being a Subdivision of a part of the South West 1/4 of Section 1, in Township 7 North, Range 21 East, and a Re-Subdivision of Lots 1, 2, 3, 4, 5 and 6 in Block 1 in Elmhurst, in the City of Milwaukee.

TRANSFER

\$ 525.00
FEE

6658126
RECORD 10.00
RTX 525.00

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Grantor

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities serving the property, recorded building and use restrictions and covenants, general taxes levied in the year of closing and will warrant and defend the same.

Dated this 19th day of August, 1992

(SEAL) Paul Bouraxis (SEAL)

* Paul Bouraxis
(SEAL) Freida Bouraxis a/k/a Frieda Bouraxis (SEAL)

* Freida Bouraxis a/k/a Frieda Bouraxis

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) of Paul Bouraxis and Freida Bouraxis a/k/a Frieda Bouraxis, husband and wife
authenticated this 19th day of August, 1992

STATE OF WISCONSIN } ss.
County. }
Personally came before me this day of
19 the above named

* Edward J. Pronley
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 acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY
Edward J. Pronley
Frisch Dudek, Ltd.

*
Notary Public County, Wis.
My Commission is permanent. (If not, state expiration date: 19)

(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.

GROUNDWATER USE RESTRICTION

Document Number

Document Title

7917881

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 8:27 AM

06-02-2000

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 14.00

Groundwater Use Restriction

In Re:

Lots 11, 12 and 13, in Block 2, in Capitol-Roosevelt Subdivision, being a Subdivision of a part of the Southwest 1/4 of Section 1, in Township 7 North, Range 21 East, and a Re-Subdivision of Lots 1, 2, 3, 4, 5 and 6, in Block 1, in Elmhurst, in the City of Milwaukee.

STATE OF WISCONSIN)
) SS
COUNTY OF MILWAUKEE)

WHEREAS, B & G Realty, Inc., a Wisconsin corporation, is the owner of the above-described property.

WHEREAS, one or more gasoline discharges have occurred at this property, resulting in groundwater impacts on the property in the vicinity of monitoring wells MW2, MW3 and MW5 (as depicted on Exhibit 1 attached hereto) with the following concentrations above the current enforcement standards:

	<u>MW2</u>	<u>MW3</u>	<u>MW5</u>
Benzene	541	14	90
Naphthalene	57	76	
Xylene	1,015		

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time;

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR140 groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809 is restricted by chs. NR 811 and NR 812, Wisconsin Administrative Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, 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 limitation and 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 requirements are applicable prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by, the Wisconsin Department of Natural Resources, its successors or assigns. The Department, or its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, Thomas F. Kissinger asserts that he is duly authorized to sign this document on behalf of B & G Realty, Inc.

Recording

Return Recorded Document to:

Linda R. Treland
B & G Realty, Inc.
250 East Wisconsin Avenue, Suite 1700
Milwaukee, Wisconsin 53202

Tax Key No. 247-0321-3

Parcel Identification Number

Street Address: 3500 West Capitol Drive,
Milwaukee

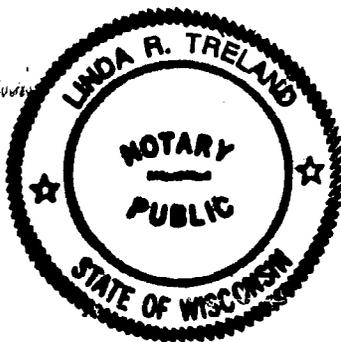
IN WITNESS WHEREOF, the owner of the property has executed this Groundwater Use Restriction, this 5th day of April, 2000.

B & G REALTY, INC.

By: [Signature]
Thomas F. Kissinger
General Counsel and Secretary

Subscribed and sworn to before me
this 5th day of April, 2000

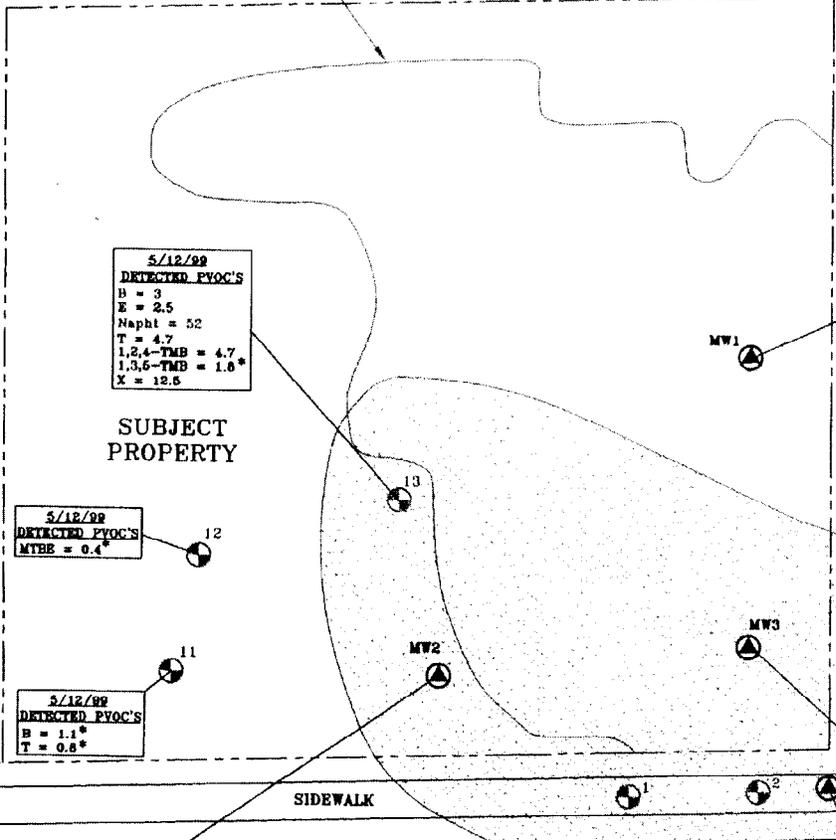
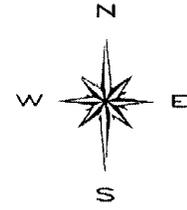
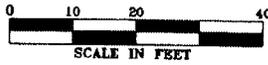
[Signature] Notary Public State of Wisconsin
Linda R. Treland, Permit Commission
B & G Realty, Inc.
250 East Wisconsin Avenue, Suite 1750
Milwaukee, Wisconsin 53202-4220



G:/LRT/PECFA/Wellrest2000

This Instrument Docketed by:
Linda R. Treland

AREA OF
PETROLEUM
IMPACTED
SOIL
REMOVED



5/12/99
DETECTED PVOC'S
B = 3
E = 2.5
Naph1 = 52
T = 4.7
1,2,4-TMB = 4.7
1,3,5-TMB = 1.8*
X = 12.6

5/12/99
DETECTED PVOC'S
MTBE = 0.4*

2/12/99
DETECTED PVOC'S
B = 1.1*
T = 0.8*

2/10/99
DETECTED PVOC'S
Naph1 = 3.4

2/10/99
DETECTED PVOC'S
B = 541
E = 261
Naph1 = 57
T = 36
1,2,4-TMB = 439
1,3,5-TMB = 154
X = 1015

2/10/99
DETECTED PVOC'S
Naph1 = 2.5

2/10/99
DETECTED PVOC'S
Naph1 = 6.1

2/10/99
DETECTED PVOC'S
B = 14
E = 10
Naph1 = 76
T = 13
1,2,4-TMB = 30
1,3,5-TMB = 12
X = 82

2/10/99
DETECTED PVOC'S
B = 90
E = 22
Naph1 = 3.2
T = 4.7
1,2,4-TMB = 9.2
1,3,5-TMB = 5.4
X = 23.2

WEST CAPITOL DRIVE

SIDEWALK

APPROXIMATE EXTENT OF
GROUNDWATER PLUME

TRAFFIC MEDIAN

NORTH 35th STREET

TRAFFIC ISLAND

TRAFFIC ISLAND

- CHEMICAL KEY:**
- TMB: TRIMETHYLBENZENE
 - MTBE: METHYL TERT BUTYL ETHER
 - B: BENZENE
 - T: TOLUENE
 - E: ETHYLBENZENE
 - X: TOTAL XYLENES
 - Naph1: NAPHTHALENE

ABBREVIATIONS:

- PVOC: PETROLEUM VOLATILE ORGANIC COMPOUNDS

NOTES:

ALL RESULTS EXPRESSED IN MICROGRAMS PER LITER (ug/L) EQUIVALENT TO PARTS PER BILLION (ppb)

* RESULTS ESTIMATED BETWEEN LIMITS OF DETECTION AND QUANTITATION

RESULTS IN RED EXCEED THE NR 140 ES.

RESULTS IN BLUE EXCEED THE NR 140 PALS.

LEGEND:

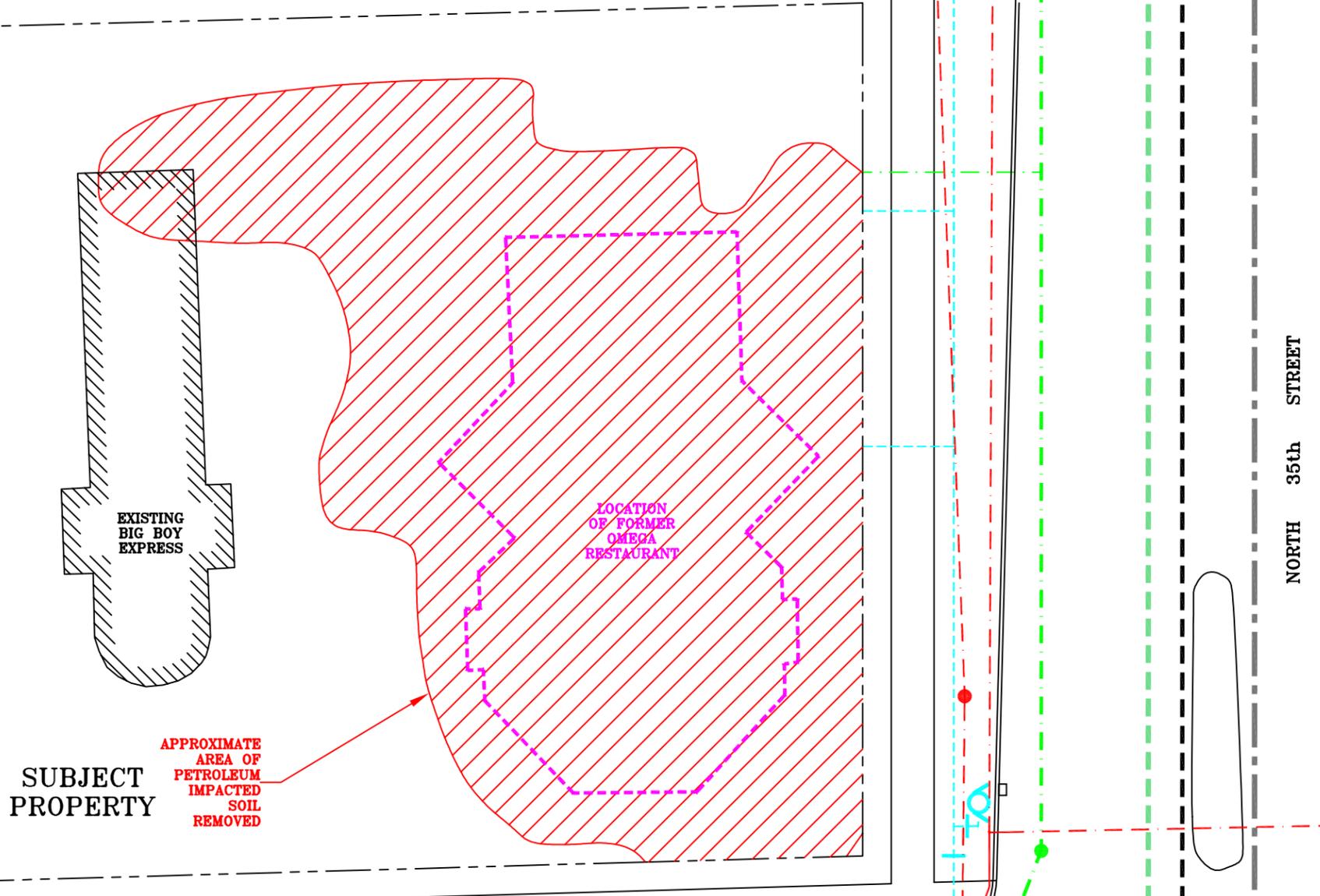
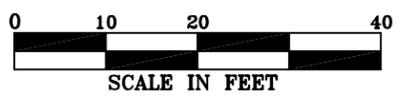
- BORING NUMBER AND LOCATION (PROJECT No. 1E-9508009)
- ▲ MW1 MONITORING WELL NUMBER AND LOCATION (PROJECT No. 1E-940347)
- PROPERTY LINE

GILES ENGINEERING ASSOCIATES, INC.
 905 WISCONSIN EXPRESS
 3800 WEST CAPITOL DRIVE
 MILWAUKEE, WISCONSIN
 (414)-544-0118

FIGURE 1
 GROUNDWATER ANALYTICAL RESULTS
 3800 WEST CAPITOL DRIVE
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
JPD	CTM	X	1"=20'	1-23-95

PROJECT NO.: 1E-9508009 CAD No. E5080097



SUBJECT PROPERTY

EXISTING BIG BOY EXPRESS

LOCATION OF FORMER OMEGA RESTAURANT

APPROXIMATE AREA OF PETROLEUM IMPACTED SOIL REMOVED

SIDEWALK

NORTH 35th STREET

TRAFFIC ISLAND

TRAFFIC ISLAND

LEGEND:

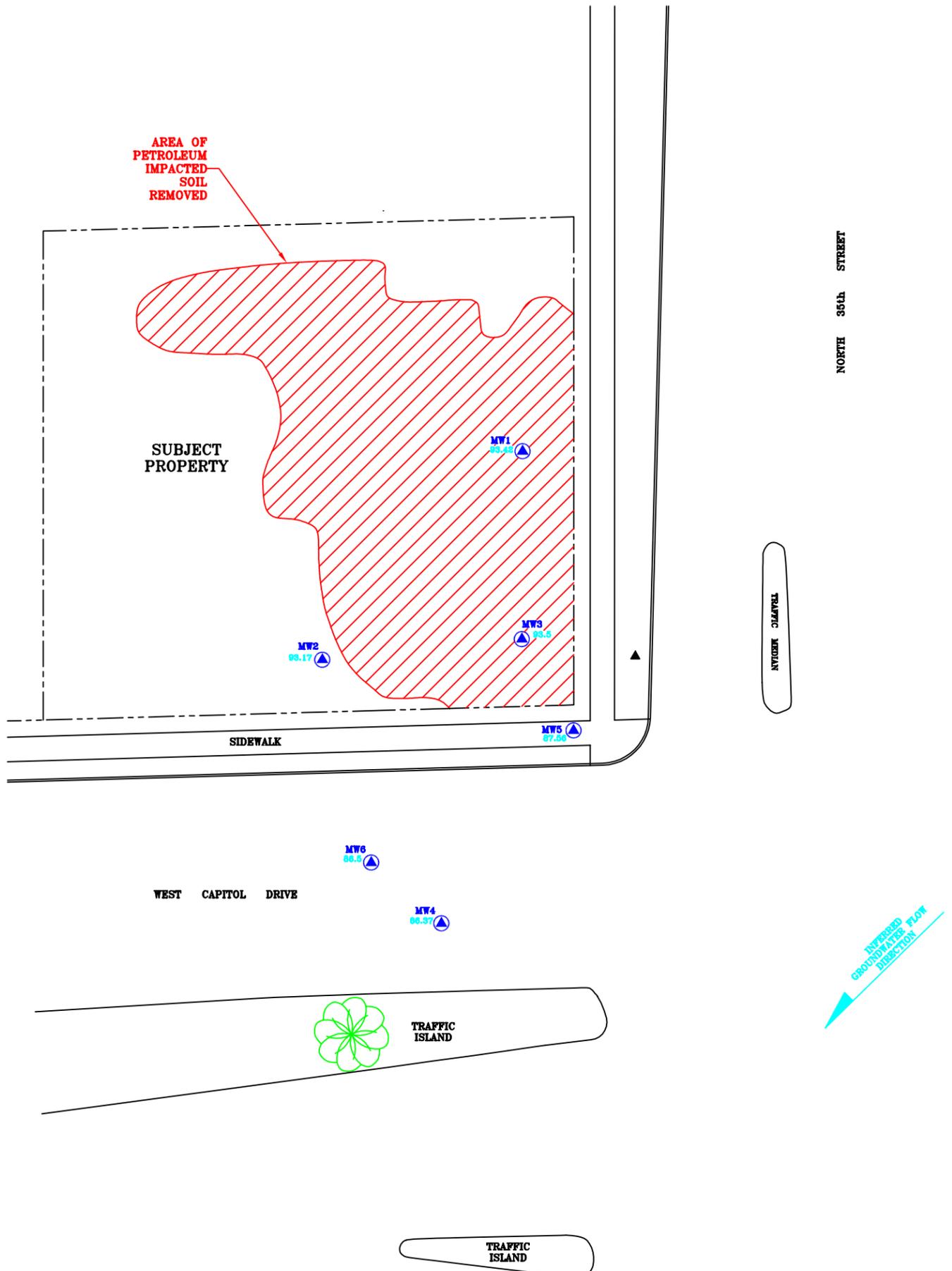
	ELECTRICAL MANHOLE
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	HYDRANT
	VALVE
	CROSS
	PROPERTY LINE
	WATERMAIN
	ELECTRICAL
	CENTERLINE OF BOX SEWER
	STORM SEWER
	42" INTERCEPTOR SEWER
	SANITARY SEWER

 GILES ENGINEERING ASSOCIATES, INC.
N8 W22350 JOHNSON RD.; WAUKESHA, WI, 53186
(414)-544-0118

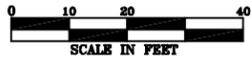
**FIGURE 2
SITE FEATURES
BIG BOY EXPRESS
3500 WEST CAPITOL DRIVE
MILWAUKEE, WISCONSIN**

DESIGNED	DRAWN	APPROVED	SCALE	DATE
JPD	CTM	X	1"=20'	09-04-98

PROJECT NO.: 1E-9508009 CAD No. E5080099



LEGEND:
 ▲ BENCHMARK: FIRE HYDRANT. ASSUMED ELEVATION = 100.0'
 MW1 ▲ MONITORING WELL NUMBER AND LOCATION (PROJECT No. 1E-940347)
 - - - - - PROPERTY LINE



GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON RD.; WAUKESHA, WI, 53186
 (414)-544-0118

FIGURE 11
 GROUNDWATER TABLE ELEVATION AND FLOW DIRECTION (9/21/98)
 BIG BOY EXPRESS
 3500 WEST CAPITOL DRIVE
 MILWAUKEE, WISCONSIN

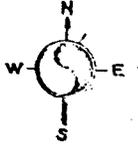
DESIGNED	DRAWN	APPROVED	SCALE	DATE
JPD	CTM	X	NTS	06-09-99
PROJECT NO.: 1E-9508009			CAD No. E508009C	

S.W. 1-7-21
ATLAS P. 437

247

247

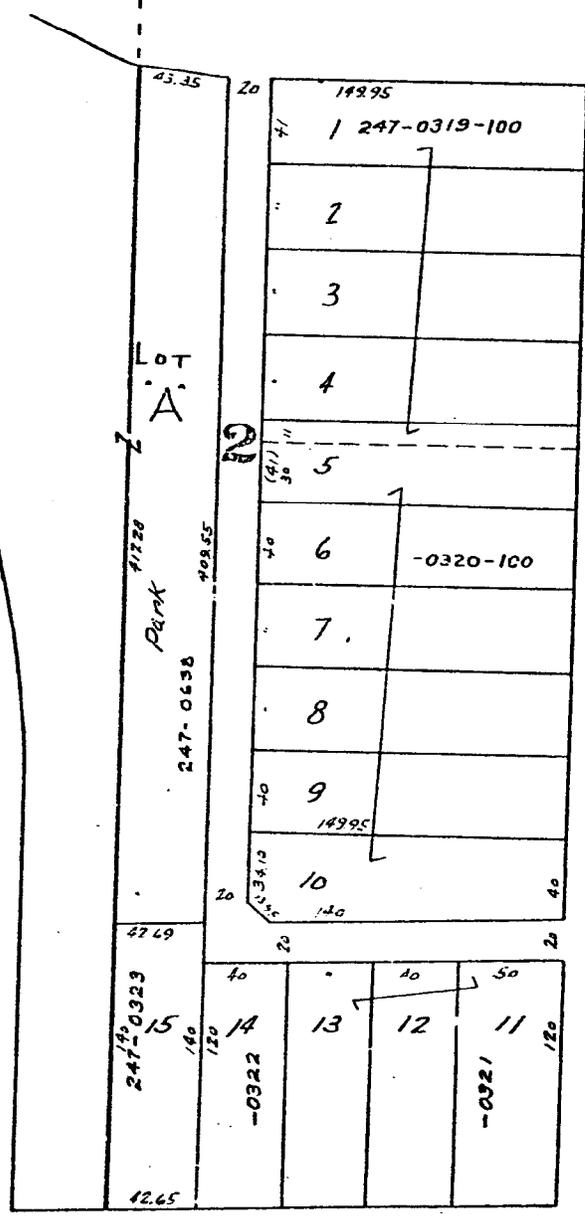
CAPITOL-ROOSEVELT SUBD.
Vol. 45 Page 60



W. TORONTO ST.

N. MONTREAL ST.

N. THIRTY-FIFTH ST.



W. CAPITOL DRIVE

DRIVE

PROPERTY ASSESSMENT RESULTS

TAX ACCOUNT BALANCE

GENERAL INFORMATION

ADDRESS	3500 THRU 3500 W CAPITOL DR
TAXKEY	247-0321-000-3
OWNER	B & G REALTY INC
OWNER ADDRESS	250 E WISCONSIN AV MILWAUKEE, WI 532024220

ASSESSMENT

	2003	2002
LAND	\$15,600	\$15,600
IMPROVEMENTS	\$146,400	\$146,400
TOTAL	\$162,000	\$162,000
CURRENT CLASS	LOCAL COMM'	

Assessments reflect the estimated value on January 1st .of the indicated year.

OTHER PROPERTY INFORMATION

- LAST CONVEYANCE:
 - DATE: 08/92
 - TRANSFER FEE: \$525.00 (CLICK HERE FOR FEE EXPLANATION)
- STORIES: 1.0
- RESIDENTIAL BUILDING STYLE:
- EXTERIOR WALL TYPE:
- YEAR BUILT: 1993
- DWELLING UNITS: 0 (CLICK HERE FOR DWELLING UNITS EXPLANATION)
- TOTAL SQUARE FEET FLOOR AREA: 1,044
 - FIRST FLOOR AREA:
 - SECOND FLOOR AREA:
 - THIRD FLOOR AREA:
 - FINISHED ATTIC AREA:
 - FINISHED HALF STORY AREA:
 - BASEMENT LIVING AREA:
- ROOM-COUNTS
 - TOTAL ROOMS: 0
 - BEDROOMS: 0
 - BATHS: 0

- HALF BATHS: 0
 - CENTRAL AIR CONDITIONING: NO
 - BASEMENT: NONE
 - FIRE PLACE:
 - GARAGE TYPE: NONE
 - LOT SIZE: 15600
 - PLAT PAGE: 24704
 - ZONING: CS ([CLICK HERE FOR ZONING EXPLANATION](#))
(For zoning information contact Milwaukee Development Center at 286-8211.)
 - ASSESSMENT NEIGHBORHOOD 6234
 - ALDERMANIC DISTRICT: 1
 - CENSUS TRACT: 41
 - LEGAL DESCRIPTION:
LEGALS CAPITOL ROOSEVELT SUBD IN SW 1/4 SEC 1-7-21
DESCRIPTION BLOCK 2 LOTS 11-12 & 13
COMMENT 25-05
-
-

For more information contact the Assessor's office at 414-286-3651

TABLE 3
Groundwater Analysis Results
 Big Boy Express
 3500 West Capital Drive
 Milwaukee, Wisconsin
 Project No. 1E-9508009

Sampling Location	Date Sampled	DRO (µg/L)	GRO (µg/L)	Detected Petroleum Volatile Organic Compounds (PVOCs) (µg/L)								Total (sum)
				Benzene	Ethylbenzene	Naphthalene	Toluene	1,2,4-TMB	1,3,5-TMB	Total Xylene	MTBE	
MW-1	1/3/94	NA	400	<u>7</u>	<u>1</u>	(11)	9	7	2	10	<0.7	47
	1/20/94	NA	<75	<0.7	<0.7	<0.7	<0.7	<0.7	<0.7	<0.7	<0.7	0
	3/29/94	NA	<100	(2.5)	<1.0	NA	<1.0	<1.0	<1.0	<1.0	<1.0	2.5
	1/10/96	NA	NA	<0.6	<1.0	NA	<1.0	<1.0	<1.0	<1.0	<1.0	0
	7/12/96	NA	NA	<0.6	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	0
	3/9/98	360	<17	<0.5	<0.6	<2.8	<0.6	<1.7	<0.9	<1.7	<0.92	0
	9/21/98	NA	NA	<0.4	<0.7	<1.2	<0.7	<0.7	<0.7	<1.4	<0.4	0
2/10/99	NA	NA	<0.4	<0.7	3.4	<0.7	<0.7	<0.7	<1.4	<0.4	3.4	
MW-2	7/12/96	NA	NA	1800	570	110	(220)	710	120	2420	<10	5950
	3/9/98	854	1440	<u>189</u>	(114)	(11)	5.6	72	12	77.9	(12)	493.5
	9/21/98	NA	NA	<u>214</u>	(102)	(15)	11	122	15	(157)	<0.4	636
	2/10/99	NA	NA	541	261	57	36	435	154	1015	<1.8	2499
MW-3	7/12/96	NA	NA	<u>13</u>	16	62	7.6	48	9.3	78.9	<1.0	234.8
	3/9/98	2130	425	<u>9.9</u>	23	<u>77</u>	7.7	40	16	91.8	<0.92	0
	9/21/98	NA	NA	<u>12</u>	16	108	12	24	1.2	62	<0.4	235.2
	2/10/99	NA	NA	<u>14</u>	19	78	13	30	12	82	<0.4	6.1
MW-4	3/9/98	475	<17	<0.5	<0.6	<2.8	<0.6	<1.7	<0.9	<1.7	<0.92	0
	9/21/98	NA	NA	<0.4	<0.7	<1.2	<0.7	<0.7	<0.7	<1.4	<0.4	0
	2/10/99	NA	NA	14	19	78	13	30	12	82	<0.4	248
MW-5	3/9/98	442	79	<u>35</u>	3.9	<2.8	<0.6	5	1.8	17.6	<0.92	63.3
	9/21/98	NA	NA	<u>136</u>	13	4.7	<0.7	2.1	<0.7	14.9	<0.4	170.7
	2/10/99	NA	NA	<u>90</u>	22	3.2	4.7	9.2	5.4	23.2	<0.4	157.7
MW-6	7/22/98	NA	NA	<0.4	<0.7	<1.2	<0.7	<0.7	<0.7	<1.4	<0.4	0
	9/21/98	NA	NA	<0.4	<0.7	<1.2	<0.7	<0.7	<0.7	5.3	<0.4	5.3
	2/10/99	NA	NA	<0.4	<0.7	2.5	<0.7	<0.7	<0.7	<1.4	<0.4	2.5
11 (1)	5/12/99	NA	NA	1.1*	<0.7	<1.2	0.8*	<0.7	<0.7	<1.4	<0.4	0
12 (1)	5/12/99	NA	NA	(3)	2.5	<u>52</u>	4.7	4.7	1.8*	12.5	<0.4	79.4
13 (1)	5/12/99	NA	NA	3	2.5	52	4.7	4.7	1.8*	12.5	<0.4	79.4
NR 140 PAL		NS	NS	0.5	70	8	68.6	NS	NS	124	12	NS
NR 140 ES		NS	NS	5	140	40	343	NS	NS	620	60	NS

Notes: MTBE = Methyl Tertiary Butyl Ether
 TMB = Trimethyl benzene
 NA/NS = Not Analyzed/No Standard
 (1): Sample collected from temporary well
 Results in blue parentheses exceed the NR 140 Preventive Action Limit (PAL)
 Results in red/underlined exceed the NR 140 Enforcement Limit (ES)

NR = Natural Resources Chapter of the Wisconsin Administrative Code
 * = Result detected between the laboratory limit of detection and limit of quantitation
 DRO = Diesel Range Organics
 GRO = Gasoline Range Organics
 µg/L = Micrograms per liter

TABLE 1
GROUNDWATER TABLE ELEVATIONS
BIG BOY EXPRESS
3500 WEST CAPITOL DRIVE
MILWAUKEE, WISCONSIN
PROJECT NO. 1E-9508009

Well Number	Elevation TOC	Depth to Groundwater	Groundwater Elevation	Date
MW-1	97.98	3.66	94.32	4/2/98
	97.97	4.30	93.67	7/22/98
		4.55	93.42	9/21/98
		3.44	94.53	2/10/99
MW-2	97.57	3.01	94.56	4/2/98
	97.55	4.02	93.53	7/22/98
		4.38	93.17	9/21/98
		3.26	94.29	2/10/99
MW-3	98.255	3.66	94.60	4/2/98
	98.25	4.47	93.78	7/22/98
		4.75	93.50	9/21/98
		3.98	94.27	2/10/99
MW-4	97.94	11.82	86.12	4/2/98
	97.93	NA	NA	7/22/98
		11.56	86.37	9/21/98
		12.09	85.84	2/10/99
MW-5	97.63	9.47	88.16	4/2/98
	97.63	9.79	87.84	7/22/98
		10.07	87.56	9/21/98
		9.42	88.21	2/10/99
MW-6	98.1	11.99	86.11	7/22/98
		11.6	86.50	9/21/98
		12.84	85.26	2/10/99

Note: fire hydrant southeast of the property as benchmark

EXHIBIT 1

AREA OF
PETROLEUM
IMPACTED
SOIL
REMOVED

North 35th Street

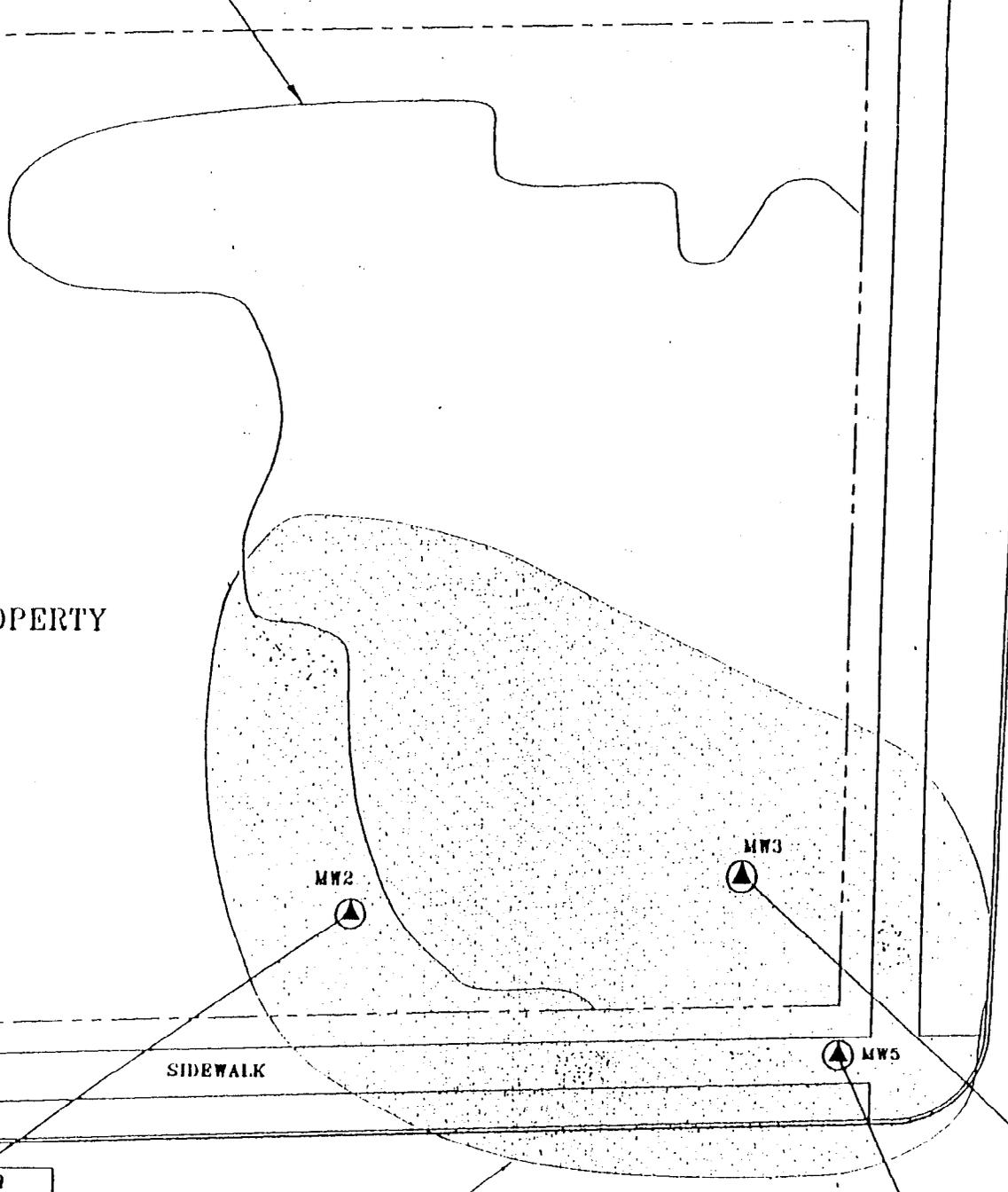
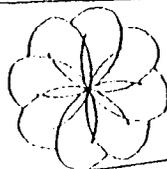
PROPERTY

SIDEWALK

APPROXIMATE EXTENT OF
GROUNDWATER PLUME

West Capitol Drive

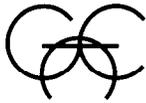
TRAFFIC
ISLAND



2/10/99
DETECTED PYOC'S
B = 641
E = 281
Naphl = 57
T = 30
1,2,4-TMB = 435
1,3,6-TMB = 164
X = 1016

2/10/99
DETECTED PYOC'S
B = 14
E = 10
Naphl = 78
T = 13
1,2,4-TMB = 30
1,3,6-TMB = 12
X = 82

2/10/99
DETECTED PYOC'S
B = 90
E = 22
Naphl = 3.2
T = 4.7
1,2,4-TMB = 9.2
1,3,6-TMB = 6.4
X = 23.2



GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Dallas, TX
- Los Angeles, CA
- Madison, WI
- Milwaukee, WI
- Orlando, FL
- Washington, D.C.

May 27, 2003

Department of Public Works
Infrastructure Services Division
841 North Broadway
Milwaukee, WI 53202

Attention: Mr. Jeffrey Polenske
City Engineer, City of Milwaukee

Subject: Notice of Residual Petroleum Impacts
Within Public Street or Right-of-Way
3500 West Capitol Drive
FID No: 241437900
BRRTS No: 03-41-001267
PECFA No: 53216-2535-00
Project No: 1E-9508009

Dear Mr. Polenske:

On behalf of B & G Realty, Inc., Giles Engineering Associates, Inc. (Giles) is notifying the City of Milwaukee Department of Public Works regarding the potential presence of residual petroleum hydrocarbon impacts within the groundwater located along the southeastern corner of the above-referenced site. This site received closure by the Wisconsin Department of Natural Resources (WDNR) pending a Groundwater Use Restriction on November 1, 1999. Accordingly, a Groundwater Use Restriction was filed with the property deed on June 2, 2000. Final case closure will be granted upon providing the appropriate Geographic Information System (GIS) Registry information and notifying municipal authorities of petroleum impacts extending into public right-of-ways.

Giles is notifying your department pursuant to Wisconsin Administrative Code, Chapter NR 726.05 (2)(b)(4), of the potential presence of groundwater impacts beneath the right-of-way, which may exceed applicable Wisconsin Administrative Code, Chapter NR 140 standards for groundwater.

A copy of the Groundwater Use Restriction is attached. A map is included showing the location of monitoring well MW5 within the sidewalk. Petroleum-impacted groundwater above Wisconsin Administrative Code, Chapter NR 140 standards was detected in MW5. Giles' investigation, remediation, and monitoring data has confirmed that the groundwater contaminant plume is stable or receding and that natural attenuation will restore the groundwater to NR 140 standards within a reasonable period of time.



3500 West Capitol Drive
PECFA No: 53216-2535-00
Project No: 1E-9508009
Page 2

As is stated within the Groundwater Use Restriction, if future construction activities require dewatering, or if groundwater is to be otherwise extracted in the vicinity of the above-referenced site, the groundwater shall be sampled and managed in compliance with applicable statutes and rules.

If you have any questions or comments, please contact the undersigned at your convenience.

Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

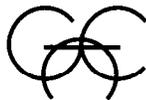
A handwritten signature in black ink, appearing to read 'Erika L. Pape'.

Erika L. Pape, CHMM
Staff Scientist II

Andrew T. Ehlert, P.E.
Project Engineer I

Enclosure: Groundwater Use Restriction (3)

Distribution: City Engineer, City of Milwaukee
Attn: Mr. Jeffrey Polenske
B & G Realty, Inc.
Attn: Ms. Linda Treland (letter only)
Wisconsin Department of Natural Resources
Attn: Mr. Binyoti Amungwafor (letter only)
City of Milwaukee City Clerk
Attn: Mr. Ronald Leonhardt



GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Dallas, TX
- Los Angeles, CA
- Madison, WI
- Milwaukee, WI
- Orlando, FL
- Washington, D.C.

May 27, 2003

City of Milwaukee City Hall
200 East Wells Street, Room 205
Milwaukee, WI 53202

Attention: Mr. Ronald Leonhardt
City Clerk, City of Milwaukee

Subject: Notice of Residual Petroleum Impacts
Within Public Street or Right-of-Way
3500 West Capitol Drive
FID No: 241437900
BRRTS No: 03-41-001267
PECFA No: 53216-2535-00
Project No: 1E-9508009

Dear Mr. Leonhardt:

Enclosed please find a copy of the Notice of Residual Petroleum Impacts letter, which was submitted to the City of Milwaukee - Department of Public Works. Chapter NR 726.05 (2)(b)(4) of the Wisconsin Administrative Code requires the Municipal Clerk and Municipal Department responsible for maintaining the street or highway be given written notification of the presence of petroleum impacts within the right-of-way. The attached letter serves as this notification. Please place a copy of this notification in the appropriate files.

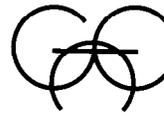
If you have any questions or comments regarding this notification, please feel free to contact the undersigned at your convenience

Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Erika L. Pape, CHMM
Staff Scientist II

Andrew T. Ehlert, P.E.
Project Engineer I



GILES
ENGINEERING ASSOCIATES, INC.

3500 West Capitol Drive
PECFA No: 53216-2535-00
Project No: 1E-9508009
Page 2

Enclosures: Notice of Residual Petroleum Impacts Letter

Distribution: City Clerk, City of Milwaukee
Attn: Mr. Ronald Leonhardt
B & G Realty, Inc.
Attn: Ms. Linda Treland (letter only)
Wisconsin Department of Natural Resources
Attn: Mr. Binyoti Amungwafor (letter only)

1e9508009-letter 18/95env3

Linda R. Treland, as Senior Counsel for B & G Realty, Inc., states that B & G Realty, Inc. is the fee owner of the property located at 3500 West Capital Drive, Milwaukee, Wisconsin, which is legally described in the Warranty Deed recorded on September 8, 1992 as Document No. 6658126 Reel 2859 Image 1257, which completely and accurately describes the complete parcel of the property (BRRTS No. 03-41-001267).

B & G Realty, Inc.

By:  _____

Linda R. Treland
Senior Counsel

Date: May 28, 2003