

## GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Amoco Station #15541		
<b>BRRTS #:</b>	03-41-002706	<b>FID #</b>	
<b>COMMERCE #</b> (if appropriate):	53130-1329-00	(if appropriate):	
<b>CLOSURE DATE:</b>	September 02, 2005		
<b>STREET ADDRESS:</b>	5100 S 108th St		
<b>CITY:</b>	Hales Corners		
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):	X = 679257	Y =	277302
<b>CONTAMINATED MEDIA:</b>	Groundwater <input type="checkbox"/>	Soil <input type="checkbox"/>	Both <input checked="" type="checkbox"/>
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<b>• IF YES, STREET ADDRESS:</b>			
<b>• GPS COORDINATES</b> (meters in WTM91 projection):	X =	Y =	
<b>OFF-SOURCE SOIL CONTAMINATION</b> >Generic or Site-Specific RCL (SSRCL):	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
<b>• IF YES, STREET ADDRESS 1:</b>	5080 South 108 <sup>th</sup> Street		
<b>• GPS COORDINATES</b> (meters in WTM91 projection):	X = 679266	Y =	277342
<b>CONTAMINATION IN RIGHT OF WAY:</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
<b><u>DOCUMENTS NEEDED</u></b>			
Closure Letter, and any conditional closure letter issued			<input checked="" 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 (if referenced in the legal description) for all affected properties			<input checked="" type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties			<input checked="" type="checkbox"/>
<b>Location Map</b> 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.			<input checked="" type="checkbox"/>
<b>Detailed Site Map(s) for all affected properties</b> , 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.			<input checked="" type="checkbox"/>
<b>Tables of Latest Groundwater Analytical Results</b> (no shading or cross-hatching)			<input checked="" type="checkbox"/>
<b>Tables of Latest Soil Analytical Results</b> (no shading or cross-hatching)			<input checked="" type="checkbox"/>
<b>Isoconcentration map(s), if required for site investigation (SI)</b> (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.			<input checked="" type="checkbox"/>
<b>GW: Table of water level elevations</b> , with sampling dates, and free product noted if present			<input checked="" type="checkbox"/>
<b>GW: Latest groundwater flow direction/monitoring well location map</b> (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)			<input checked="" type="checkbox"/>
<b>SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs</b> , with one contour			<input checked="" type="checkbox"/>
<b>Geologic cross-sections, if required for SI.</b> (8.5x14" if paper copy)			<input checked="" type="checkbox"/>
<b>RP certified statement</b> that legal descriptions are complete and accurate.			<input checked="" type="checkbox"/>
<b>Copies of off-source notification letters</b> (if applicable)			<input checked="" type="checkbox"/>
<b>Letter informing ROW owner</b> of residual contamination (if applicable)(public, highway or railroad ROW)			<input checked="" type="checkbox"/>
<b>Copy of (soil or land use) deed restriction (s) or deed notice</b> if any required as a condition of closure			<input checked="" type="checkbox"/>
<b>Copy of any maintenance plan</b> referenced in the deed restriction			<input type="checkbox"/>



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 2, 2005

Mr. Raymond Stoelting  
Environmental Business Manager  
Atlantic Richfield Company  
P.O. Box 642  
Chanhassen, MN 55317-9998

RE: **Final Closure**

**Commerce # 53130-1329-00**      **WDNR BRRTS # 03-41-002706**  
Amoco Station #15541, 5100 South 108th Street, Hales Corners

Dear Mr. Stoelting:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil and groundwater contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered 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.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5376.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Michalets", is written over a horizontal line.

Linda M. Michalets  
Hydrogeologist  
Site Review Section

cc: Mr. Adam McIlheran, Delta Environmental Consultants, Inc.  
Case File



March 29, 2005

Mr. Ray Stoelting  
Atlantic Richfield Company  
P.O. Box 642  
Chanhausen, MN 55317-9998

RE: **Conditional Case Closure**

**Commerce # 53130-1329-00**      **WDNR BRRTS # 03-41-002706**  
Amoco Station #15541, 5100 South 108th Street, Hales Corners

Dear Mr. Stoelting:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Delta Environmental Consultants, Inc. (Delta), for the site referenced above. It is understood that residual soil and groundwater contamination remains on site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

**The following conditions must be satisfied to obtain final closure:**

- A restriction must be placed on the property deed to prevent direct contact exposure to shallow petroleum contaminated soil that remains within four feet of the ground surface. The benzene concentration of 38.0 milligrams per kilogram detected in soil at MW-5 at 3.5 to 4 feet below ground surface exceeds the direct contact limit of Comm 46, Wisconsin Administrative Code. The deed restriction must require the preservation of a surface cover over the shallow residual soil contamination. Please include Figure 6, "Soil Sample Analytical Results," from Delta's closure request as a reference for contamination. Provide Commerce with a copy of the deed restriction showing the County Register of Deeds' recording information.

An example "Deed Restriction" that has been prepared for your site is enclosed for your use. If you wish to modify the language, submit a draft copy to me at the letterhead address for approval before recording. If an electronic copy of the "Deed Restriction" is desired, you may contact me and a copy will be forwarded to you.

- The seven monitoring wells must be properly abandoned and the appropriate documentation forwarded to me at the letterhead address.

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. Costs associated with recording deed notices or other restrictions are

Mr. Raymond Stoelting  
Commerce # 53130-1329-00                      WDNR BRRTS # 03-41-002706  
Amoco Station #15541, 5100 South 108th Street, Hales Corners  
March 29, 2005  
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not eligible for PECFA reimbursement, and the recording of these notices should not delay the claim submittal process.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5376.

Sincerely,



Linda M. Michalets  
Hydrogeologist  
Site Review Section

Enclosure      Draft "Deed Restriction"

cc:      Mr. Kurt McClung, Delta Environmental Consultants, Inc.  
            Case File

Map created Fri Feb 04 10:13:45 CST 2005



### Legend

- Closed Remediation Sites
- Groundwater
- △ Soil
- Groundwater and Soil
- Offsource Contamination
- County Boundary
- 24K Open Water
- Municipalities

5100 S 108th St

Scale: 1:5,308

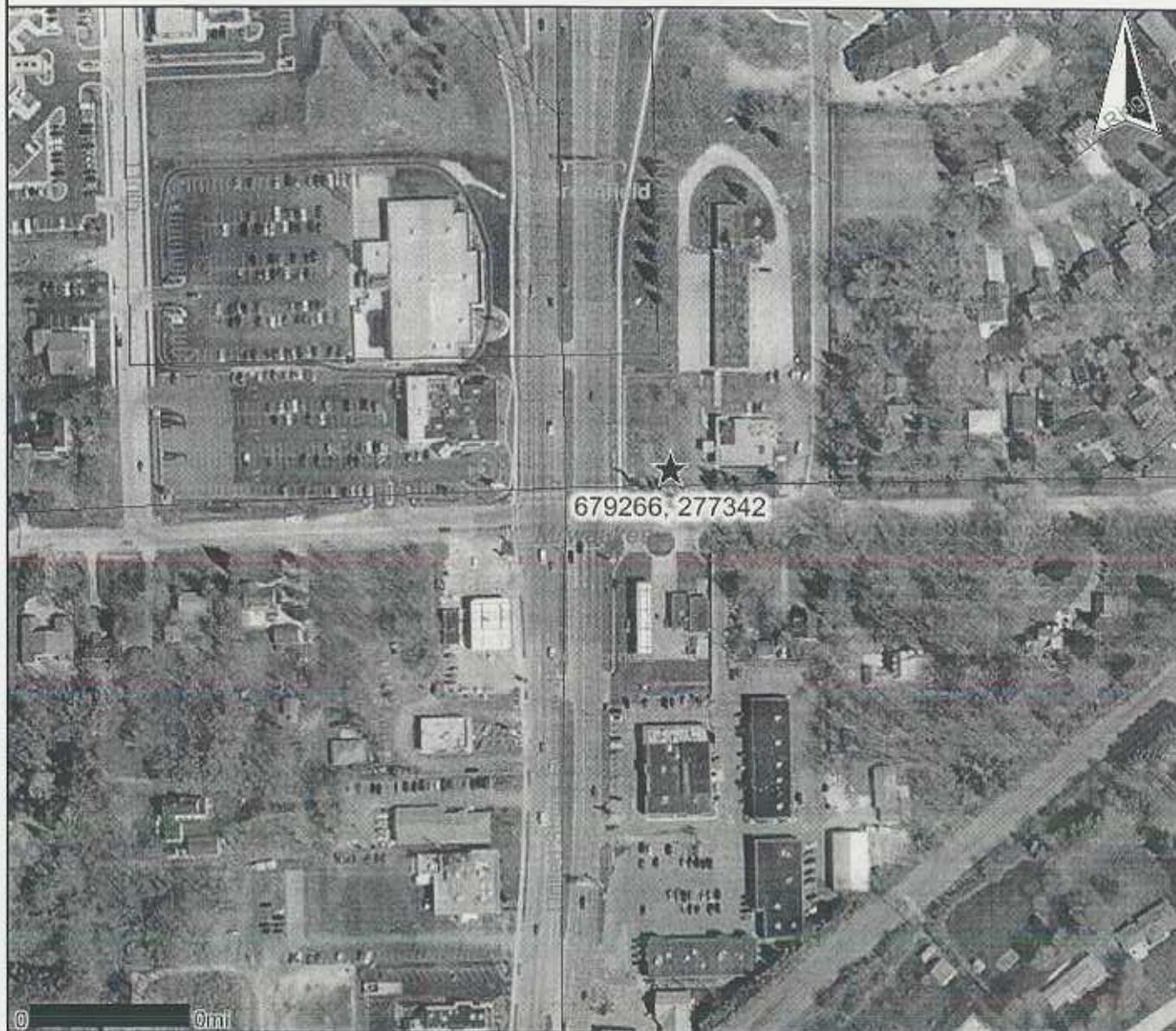
DO NOT USE FOR NAVIGATION

Map created Fri Sep 09 14:36:18 CDT 2005

### Legend

- Closed Remediation Sites
- Groundwater
- ▲ Soil
- Groundwater and Soil
- Offsource Contamination
- County Boundary
- 24K Open Water
- Municipalities

5080 S. 108th St



Scale: 1:2,588

DO NOT USE FOR NAVIGATION

7

SPECIAL  
WARRANTY DEED

DOCUMENT NO.

DOCUMENT TITLE

DOC. #  
08836206

REGISTER'S OFFICE 1 SS  
Milwaukee County, WI

RECORDED AT 08:00AM

08/04/2004

JOHN LA FAYE  
REGISTER OF DEEDS

AMOUNT: 23.00

THIS SPACE FOR RECORDING DATA

RETURN TO: PRATAP N. SINGH  
DWARIKA SINGH  
3640 PILGRIM ROAD  
BROOKFIELD, WI 53005

TRANSFER  
\$ 2700<sup>00</sup>  
FEE

654-9985-001

PARCEL IDENTIFICATION NUMBER

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, **TRIVISION MARKETING GROUP, LLC**, a Wisconsin limited liability company, whose mailing address is 1020 James Drive, Suite A, Hartland, Wisconsin 53029, Attn: Ronald W. Lyons ("Grantor"), and pursuant to that certain Agreement of Purchase and Sale dated June 1, 2004 ("Agreement") among Grantor, and **Pratap N. Singh and Dwarika Singh** ("Grantee"), does hereby grant, bargain, sell and convey unto Grantee that certain real property located at **5100 S 108<sup>th</sup> Street, Hales Corners, in the County of Milwaukee and State of Wisconsin**, as more fully described in Exhibit A hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the above granted and bargained Property with the easements and rights appurtenant thereunto belonging, unto Grantee, SUBJECT, however, to all legal highways and roadways, and to the terms, conditions and restrictions herein contained, and to all liens, encumbrances and claims of every kind and nature caused, created or suffered to exist or be attached upon, against or to the Property by anyone other than the Grantor, and subject to: (a) real estate taxes and assessments, both general and special, not then due and payable; (b) laws, regulations, ordinances and restrictions (including, without limitation, zoning regulations and building restrictions) now existing or hereinafter enacted, and any violations thereof; (c) any and all leases, easements, rights-of-way, encumbrances, conditions, covenants, restrictions, reservations and exceptions; (d) any state of facts that an accurate survey or independent inspection of the Property by the Grantee would disclose; (e) any lease, commission marketer and/or supply agreement with a dealer or commission marketer for the Property; (f) the restrictions and covenants herein contained; and (g) liens, exceptions or restrictions or other matters caused or created by the Grantee. Grantor warrants and will defend its title to the Property against all lawful claims and demands made against said title by all persons claiming by, from, through or under Grantor, and none other, except as above noted. Unless otherwise defined herein, all terms in the Agreement shall have the same meaning herein.

The Property is conveyed by Grantor and accepted by Grantee subject to a restriction and covenant prohibiting, for a period of thirteen (13) years and six (6) months from the Effective Date (the "Restrictive Period"), as defined below, the use of the Property in whole or in part, directly or indirectly, for automobile service station, convenience store, quick service or take-out restaurant, car wash or automobile repair purposes, or for the sale, offering for sale, storage or distribution of any gasoline, motor vehicle fuels, lubricants, tires, batteries, automotive parts or accessories, other petroleum products or convenience store items. Convenience store shall mean any retail business with its primary emphasis placed on providing the public a convenient location to quickly purchase from a wide array of consumable products (predominantly food or food and gasoline) and services. Such restriction and covenant shall run with the Property for the benefit and protection of any property used and operated by Grantor, its parents, affiliates or subsidiaries or their respective representatives for such purposes within a distance of five (5) miles from the Property, whether owned or leased by Grantor, its parents, affiliates or subsidiaries or their respective representatives during the Restrictive Period. Such restriction and covenant shall not, however, prohibit the storage of motor fuels, lubricants, other petroleum

products or convenience store items on the Property solely for the use or consumption by Grantee or other occupants of the Property.

Grantor hereby reserves, for itself, its employees, contractors, agents, representatives and licensees, access to the Property for the purpose of testing, assessing, and if necessary, remediating the Property ("Access"), in accordance with the terms of the Agreement. During Grantor's Access, no one shall be permitted to engage in the construction or relocation of any improvements on the Property, or any excavation, construction, demolition, regrading, repaving, landscaping or other development activity on the Property, or any change in use of the Property, unless and until Grantor has approved the plans, specifications, drawings and cost estimates therefor in accordance with the terms of the Agreement. In addition, Grantor's Access shall not be interrupted by any transfer, assignment, conveyance, mortgage, lease, hypothecation or pledge by Grantee of the Property or any of Grantee's interests therein, although Grantor shall not have any obligations to such transferee unless and until certain conditions specified in the Agreement are met.

Except as provided in the Agreement, Grantee does hereby assume and agree to be responsible for, does hereby waive, release and discharge, and shall defend, indemnify and hold harmless Grantor, its parents, subsidiaries and affiliates, and their respective directors, officers, partners, employees, contractors, agents, representatives, successors and assigns ("Grantor Entities"), from and against all claims, demands, damages, losses, costs and expenses, attorney's fees, court costs, awards, settlements, judgments, penalties, fines, liens, actions or causes of action at law or in equity ("Losses"), including without limitation actions under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. 9601, *et seq.*, as amended, the Resource Conservation and Recovery Act, 42 U.S.C. 6901, *et seq.*, and any other applicable environmental laws, statutes, ordinances, rules, regulations or orders ("Laws"), arising out of or relating to the environmental and/or physical condition of the Property or other property abandoned thereon by Grantor or arising out of or relating to the ownership or use of the Property after Closing.

Notwithstanding anything to the contrary contained herein (except as otherwise required under the Agreement, in the event that, after Closing, any governmental agency, entity, body, instrumentality, department or representative ("Government") shall notify Grantor that Grantor must undertake on the Property any testing, investigation and/or remediation of flammable explosives, hydrocarbons and/or petroleum products or fractions thereof, radioactive materials, hazardous or toxic wastes, substances or materials, including without limitation those materials and substances defined as "hazardous substances", "hazardous materials", "hazardous wastes" or "toxic substances" in the Laws ("Hazardous Materials"), then Grantor shall immediately notify Grantee of same, Grantee shall promptly undertake the same, and Grantee shall immediately notify the Government that Grantee shall respond to such notice in the place of Grantor. After such notice from Grantor, in the event (i) Grantee fails to timely or properly undertake and pursue the required testing, investigation and/or remediation of the Hazardous Materials, or (ii) the Government insists that Grantor, not Grantee, undertake or pursue the required testing, investigation and/or remediation of the Hazardous Materials; then, and only in the event of (i) or (ii), and under no other circumstances (except as permitted under the Agreement), Grantor shall have the right and authority, without trespass, to enter the Property and to conduct the required

testing, investigation and/or remediation of the Hazardous Materials. Grantor's entry on the Property and activities thereon shall not be deemed an admission of liability for such Hazardous Materials. While on the Property, Grantor shall have the right to install, maintain, operate, sample, remove and decommission monitoring points (including without limitation soil borings, monitoring wells and vapor points), recovery wells, remediation or treatment equipment and an above ground shed to house equipment, to remove, remediate, store and test soils and groundwater therefrom and thereon and to otherwise take all actions required to comply with the Laws. Grantor shall exercise its right of entry onto the Property in a manner that does not unreasonably interfere with the Intended Primary Use thereof by Grantee. Grantee shall not interfere with Grantor's right of entry, or actions taken pursuant thereto, and shall cooperate with Grantor in obtaining any permits, licenses, approvals, consents or related documents necessary for Grantor's actions taken with respect to the Property.

Grantee represents and warrants that it is familiar with the condition of the Property and that, except for the foregoing limited warranty of title by Grantor, GRANTOR HAS NOT MADE AND MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE PROPERTY, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ITS HABITABILITY, CONDITION OR FITNESS FOR ANY PARTICULAR USE OR PURPOSE. GRANTEE AGREES THAT THE PROPERTY IS HEREBY CONVEYED AND ACCEPTED IN ITS "AS-IS, WHERE-IS" CONDITION.

Grantee acknowledges that on or after the Effective Date, Grantor may be testing, assessing, or remediating the Property, applying corrective action standards (including without limitation risk-based corrective action standards) and/or the use of exposure controls (such as use or resource restrictions) consistent with the Laws. To reduce risks to human health and/or the environment, and to permit application of corrective action standards which are consistent with the non-residential use of the Property, this conveyance is made and accepted upon the express condition and subject to the restrictions and covenants that: (i) the Property shall not be used or occupied (if use or occupied at all) for residential purposes, child care or elder care facilities, nursing home or hospice facilities, medical or dental facilities, schools, churches, or other places of worship, parks or hospitals; (ii) no water wells used to supply water for human consumption, farming or irrigation shall be installed or used on the Property; and (iii) any building constructed on the Property shall have a slab-on-grade foundation with the top of the slab at or above surface level; and (iv) all portions of the Property, which are, from time to time or at any time, used for a gasoline station, petroleum station, automobile service station, automobile repair shop or any purpose similar to any of the foregoing, shall at all times be covered with an engineered barrier consisting of a concrete or asphalt surface, or such other impermeable surface which is approved by the Government, and which is sufficient to inhibit the inhalation or ingestion of contaminated media and to impede contaminant migration to any groundwater at or adjacent to the Property (collectively, "Exposure Restriction"). Said concrete or asphalt surface on the Property shall be maintained and kept in good repair by the Grantee (at its sole cost and expense) in compliance with all Laws. The Grantee agrees to indemnify, defend and hold harmless the Grantor Entities from and against all Losses arising out of or relating to any use of the Property which is in violation of or inconsistent with the Exposure Restriction. The Exposure Restriction shall run with the Property and each portion thereof for the benefit of the Grantor Entities. Grantor shall, at Grantee's request, release a portion or portions of the Exposure Restriction from the Property,

upon Grantor's receipt from Grantee of an acknowledgment from the Government, obtained by Grantee at its sole cost and expense, that test results demonstrate that the Property meets the then-current soil and groundwater standards for property without that portion or portions of the Exposure Restriction and that the Government approves the releasing of that portion or portions of the Exposure Restriction.

Grantee agrees to cooperate with Grantor and with the Government in obtaining environmental site closure, to such standards as are required pursuant to the Agreement (or such other standards as may be imposed by the Government), for any Contamination. Said cooperation may include, but not be limited to, the following:

- (i) execution of any and all documentation as may be necessary, in Grantor's sole discretion, to obtain environmental site closure for the Property (which documentation may impose further exposure controls on the use of the Property by Grantee);
- (ii) attendance at any meetings requested by Grantor relating to Contamination and remediation efforts on the Property; and/or
- (iii) such other further reasonable acts as may be required in order to obtain environmental site closure for any past, present, or future environmental incident relating to Grantor's prior use, ownership or operation of the Property.

Should Grantee fail or refuse to sign such documentation, or be unavailable to sign such documentation (after reasonable inquiry by Grantor (such reasonableness to be determined by Grantor in its sole discretion)), Grantee hereby irrevocably appoints an authorized representative of Grantor (or any successor thereto), as its attorney-in-fact to sign and execute such documentation for and on behalf of Grantee

Grantee further authorizes Grantor to record one or more "No Further Action/Remediation Letters" or similar documentation against the Property, if and when the same is/are obtained by Grantor from the Government.

Grantee has granted to Grantor a continuing right of first refusal ("Refusal Option") to purchase or lease all or part of the Property or any additions thereto or any improvements or personal property then located thereon, on the same terms and conditions as contained in any bona fide offer made to Grantee within thirteen (13) years and six (6) months after the Effective Date ("Refusal Term"), all as more fully required in the Agreement. Any sale or lease of such property by Grantee shall be null and void unless and until Grantee has fully complied with such requirements. Without limiting Grantor's rights under the Agreement: (a) the Refusal Option shall run with the land during the Refusal Term and shall bind Grantee and Grantee's heirs, devisees, representatives, successors and assigns, and the failure of Grantor to exercise its Refusal Option in any one case shall not affect Grantor's right to exercise its Refusal Option thereafter; and (b) any sale or lease of such property to any third party during the Refusal Term shall be subject to this Refusal Option and all of the provisions, rights and options herein contained. No failure by Grantor to exercise its Refusal Option, nor any waiver by Grantor thereof, shall in any event be deemed or construed to be a waiver or release of any of Grantee's



**EXHIBIT A**

**Description of the Premises**

**Legal Description:**

That part of the Southwest ¼ of Section 29, in Township 6 North, Range 21 East, in the Village of Hales Corners, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the point of intersection of the East line of State Trunk Highway #100 and the South line of West Edgerton Avenue, which point is 60 feet East of the West line and 45 feet South of the North line of said ¼ Section; thence East along the South line of West Edgerton Avenue, 140.00 feet to an iron pipe; thence South 01° 17' 45" West parallel with the East line of State Trunk Highway #100, 200.00 feet to an iron pipe; thence West parallel to the South line of West Edgerton Avenue, 100 feet to an iron pipe; thence South 01° 17' 45" West parallel with the East line of State Trunk Highway #100, 10 feet to an iron pipe; thence West parallel to the South line of West Edgerton Avenue 40 feet to an iron pipe in the East line of State Trunk Highway #100; thence North 01° 17' 45" East along the East line of State Trunk Highway #100, 210.00 feet to the place of beginning.

Tax Key No. 654-9985-001

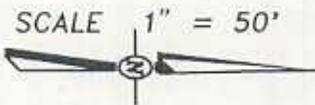
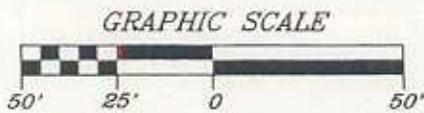
Address: 5100 S. 108<sup>th</sup> Street, Hales Corners, Wisconsin.

20058088\_1.DOC



CERTIFIED SURVEY MAP NO: 6439

BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWN 6 NORTH, RANGE 21 EAST, IN THE VILLAGE OF HALES CORNERS, MILWAUKEE COUNTY, WISCONSIN.



SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SEC. 29-6-21

NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SEC. 29-6-21

WEST LINE OF THE NW 1/4 SEC. 29-6-21

S. 108TH STREET

2637.69'

N01°21'30"E

45.01'

80.02'

S89°59'37"E

80'

80'

FOUND CHISEL CROSS

N01°21'30"E 154.99'

NOTES:

PK - DENOTES PK NAIL - SET

o - DENOTES IRON PIPE - FOUND

• - DENOTES 1" X 24" IRON PIPE WEIGHING NOT LESS THAN 1.13 LBS. PER LINEAL FOOT - SET.

ALL DIMENSIONS ARE MEASURED AND SHOWN TO THE NEAREST ONE HUNDREDTH OF A FOOT.

BEARINGS ARE REFERENCED WEST LINE OF 1/4 SECTION ASSUMED BEARING N01°21'30"E

(CSD N00°25'29"W-DEC, 1996)

W. EDGERTON AVENUE

WIDTH VARIES

45'

SOUTH LINE OF THE NORTHWEST 1/4 OF SEC. 29-6-21

N89°59'37"W

241.05'

280.05'

248.04'

280.05'

UNPLATTED LANDS



EXISTING BUILDING #5080

N01°21'30"E 7.00'

N13°53'36"E 32.96'

N01°21'30"E 115.98'

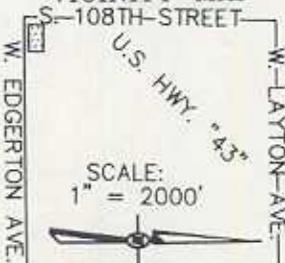
OUTLOT 1 5,124 SQ. FT. 0.12 ACRES

S01°21'30"W 154.99'

CITY OF GREENFIELD LIMITS

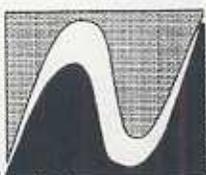
UNPLATTED LANDS VILLAGE OF HALES CORNERS LIMITS

VICINITY MAP



SCALE: 1" = 2000'

NORTHWEST 1/4 OF SEC. 29, T6N, R21E



NIENOW ENGINEERING ASSOCIATES, INC. 5555 N. PORT WASHINGTON RD. MILWAUKEE, WI 53217 PHONE: (414) 963-4022 FAX: (414) 963-4028 PROJ. NO. 973592 DWG. NAME: 973592C2.DWG

CERTIFIED SURVEY MAP NO. 6439

BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29,  
TOWN 6 NORTH, RANGE 21 EAST, IN THE VILLAGE OF HALES CORNERS,  
MILWAUKEE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN) SS  
MILWAUKEE COUNTY)

I, Mark D. Nesgood, Registered Land Surveyor, do hereby certify that I have surveyed, divided and mapped a Part of the Southwest 1/4 of the Northwest 1/4 of Section 29, Town 6 North, Range 21 East, in the Village of Hales Corners, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said 1/4 Section; thence N01°21'30"E along the West line of said 1/4 Section 45.01 feet; thence S89°59'37"E 80.02 feet to the point of beginning; thence N01°21'30"E along the East right-of-way line of S. 108th Street 154.99 feet; thence S89°59'37"E 280.05 feet; thence S01°21'30"W 154.99 feet to a point on the North right-of-way line of W. Edgerton Avenue; thence N89°59'37"W along the North right-of-way line of said Avenue 280.05 feet to the point of beginning.

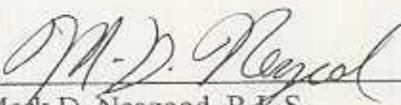
Containing 1.00 acres of land more or less.

That I have surveyed, divided and mapped this land division by the direction of Antonino LoPiparo and Rosa LoPiparo, his wife, Joseph LoPiparo and Kathleen M. LoPiparo, his wife, Owners of said land.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the Village of Hales Corners in surveying, dividing and mapping the same.

Dated this 21<sup>st</sup> day of NOVEMBER 19 97.

  
Mark D. Nesgood, R.L.S.  
Registered Land Surveyor S-1967



CERTIFIED SURVEY MAP NO. 6439

BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29,  
TOWN 6 NORTH, RANGE 21 EAST, IN THE VILLAGE OF HALES CORNERS,  
MILWAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

As Owners, we do hereby certify that we have caused the land described to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Village of Hales Corners, Milwaukee County, Wisconsin.

Witness the hand and seal of said owner this 21 day of NOVEMBER, 1997.

In the presence of:

Said Owners

Antonino LoPiparo  
Antonino LoPiparo

Rosa LoPiparo  
Rosa LoPiparo

STATE OF WISCONSIN) SS  
MILWAUKEE COUNTY)

7456975  
RECORD 22.00

Personally came before me this 21<sup>st</sup> day of November, 1997, the above named Antonino LoPiparo and Rosa LoPiparo, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Thomas J. Condon  
Notary Public, State of Wisconsin  
My commission expires 4-15-01

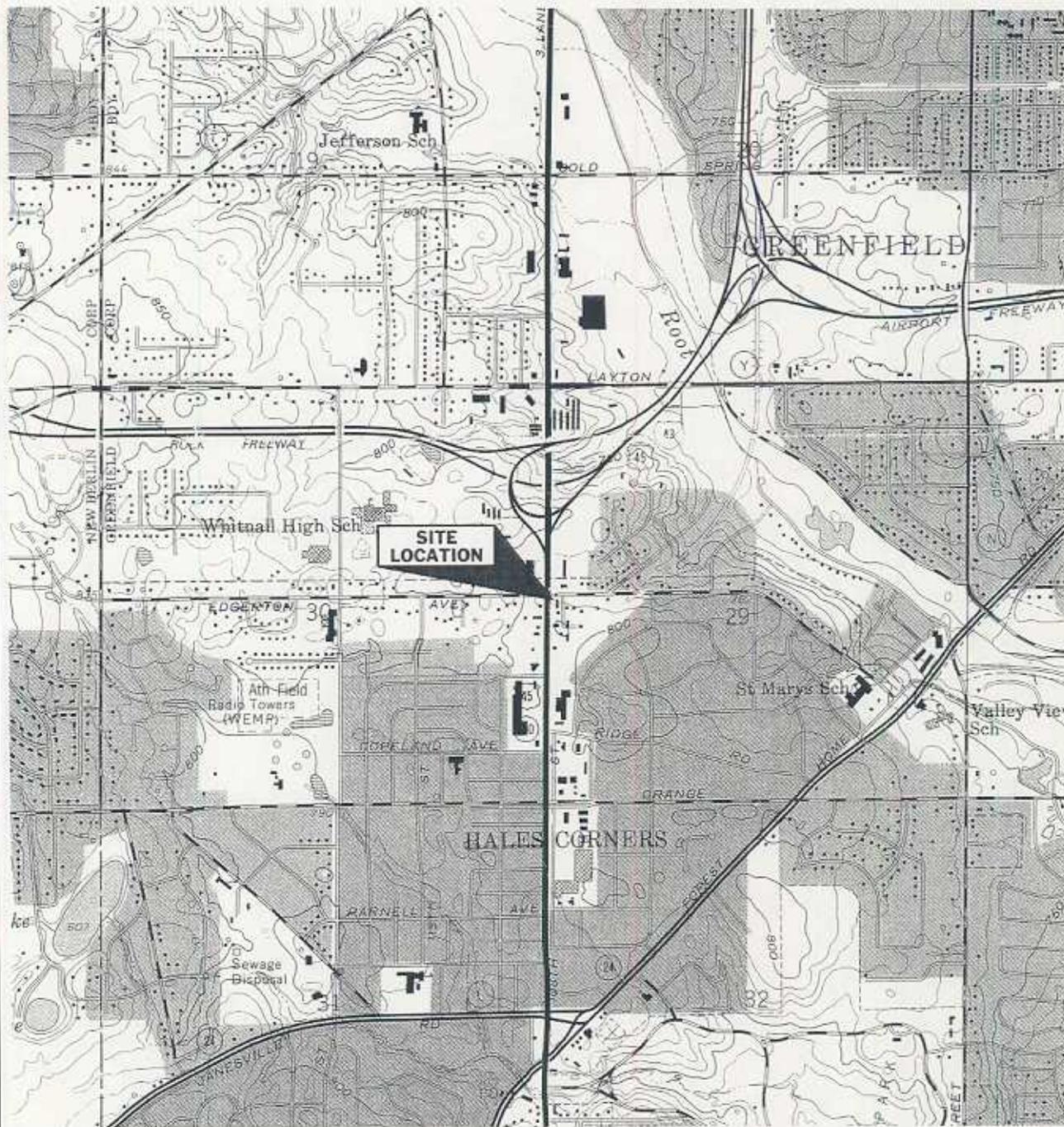


7456975

REGISTER'S OFFICE } SS -2:35 PM  
Milwaukee County, WI }  
RECORDED AT \_\_\_\_\_

DEC - 3 1997 1472 To 1478  
REEL 4194 IMAGE INCL.

Wm. A. Angl REGISTER OF DEEDS



HALES CORNERS QUADRANGLE  
 WISCONSIN  
 7.5 MINUTE SERIES (TOPOGRAPHIC)



QUADRANGLE LOCATION



SCALE IN FEET

**FIGURE 1**  
 SITE LOCATION MAP  
 BP SERVICE STATION NO. 15541  
 5100 SOUTH 108th STREET  
 HALES CORNERS, WISCONSIN

PROJECT NO.  
 AMGO-234

PREPARED BY  
 KM

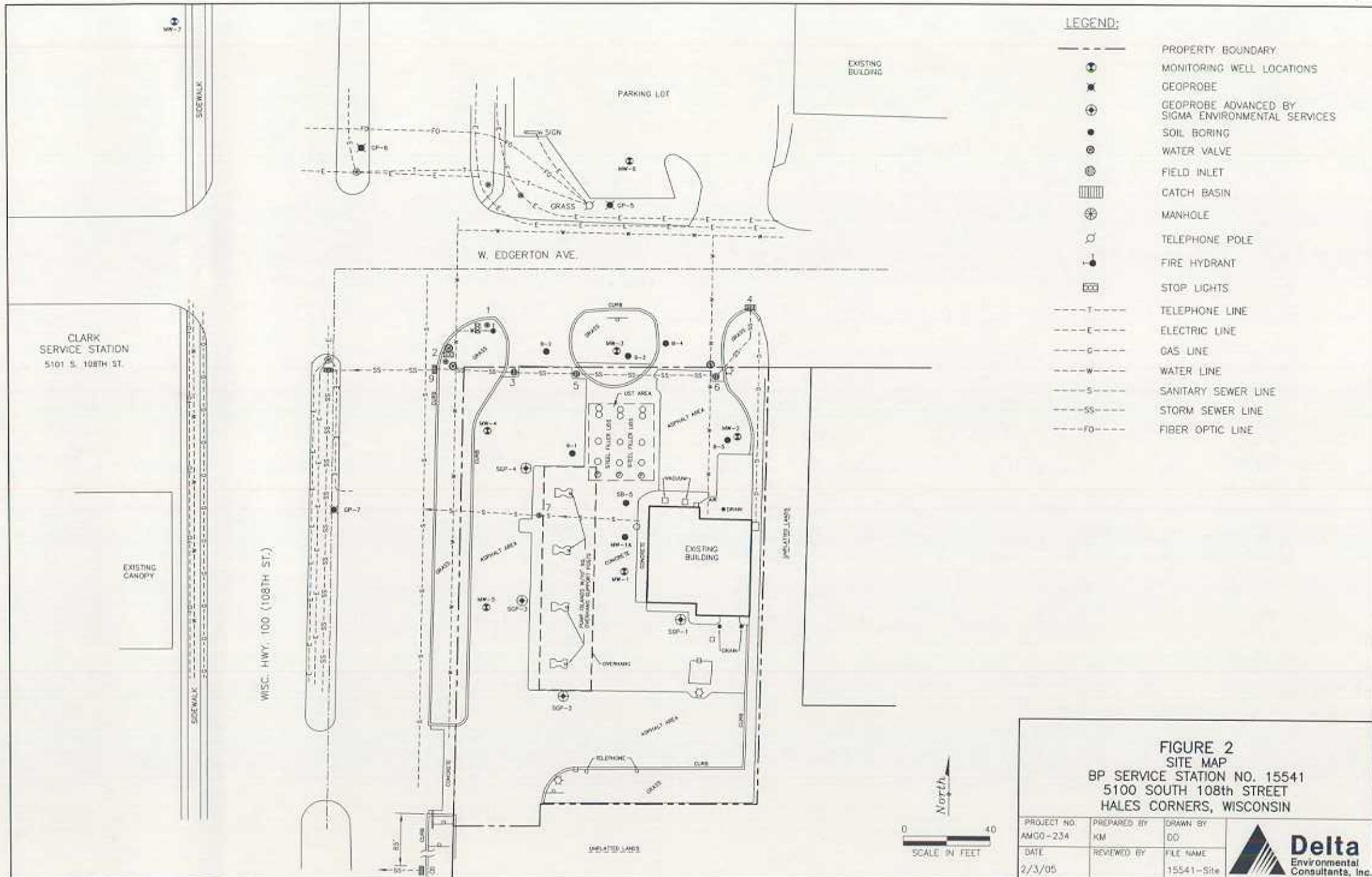
DATE

6/29/04

REVIEWED BY



**Delta**  
 Environmental  
 Consultants, Inc.



**Table 3**  
**Groundwater Analytical Results**  
 BP Service Station No. 15541  
 5100 South 108th Street  
 Hales Corners, Wisconsin  
 Delta Project No. G0234

MW-1											
Date Sampled	Analytical Parameters									Bio Parameters	
	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total TMBs	MTBE	GRO	DRO	Dissolved Lead	DO	REDOX
	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	mg/l	µg/L	ppm	millivolts
NR 140 ES →	5.0	1,000	700	10,000	480	60	No Standard	No Standard	15		
03/12/99	<1.0	<1.0	1.2	<2.0	<1.0	5.4	<100	0.20	<3.0	3.5	117
05/10/99	<0.200	<0.500	<0.500	<1.00	<0.50	<0.300	<50.0	NA	NA	1.1	174
04/14/00	<0.15	<0.4	<0.5	<0.4	<0.4	<0.3	NA	NA	NA	4.0	107
06/09/00	<0.13	<0.20	<0.22	<0.23	<0.29	0.51	NA	NA	NA	4.0	204
09/19/00	0.43	<0.20	<0.22	<0.23	<0.29	1.5	NA	NA	NA	0.99	185
02/07/01	<0.13	<0.20	<0.22	<0.23	<0.29	<0.46 M	NA	NA	<2.4 M	5.1	161
07/12/01	<0.13	<0.20	<0.22	<0.23	<0.29	<0.62 M	NA	NA	<1.2	0.8	-124
01/07/02	<0.13	<0.20	<0.22	<0.23	<0.29	0.36	NA	NA	NA	1.5	NM
07/12/02	2.3	0.21	<0.22	0.23	<0.29	1.3	NA	NA	NA	1.4	160
01/08/03	<1.0	<1.0	<1.0	<3.0	<1.0	<4.0	NA	NA	NA	7.3	147
08/27/03	<1.0	<1.0	<1.0	<3.0	<1.0	<4.0	<100	NA	NA	2.1	-030
11/18/03	<1.0	<1.0	<1.0	<3.0	<1.0	<4.0	<100	NA	NA	3.4	-013
02/04/04	<1.0	<1.0	<1.0	<3.0	<1.0	<4.0	<100	NA	NA	2.7	-010
05/05/04	<1.0	<1.0	<1.0	<3.0	<1.0	<4.0	<100	NA	NA	5.8	035

MW-2											
Date Sampled	Analytical Parameters									Bio Parameters	
	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total TMBs	MTBE	GRO	DRO	Dissolved Lead	DO	REDOX
	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	mg/l	µg/L	ppm	millivolts
NR 140 ES →	5.0	1,000	700	10,000	480	60	No Standard	No Standard	15		
03/12/99	<1.0	<1.0	<1.0	<2.0	<1.0	<4.0	<100	<0.1	<3.0	1.6	236
05/10/99	<0.200	<0.500	<0.500	<1.00	<0.50	<0.300	<50.0	NA	NA	0.59	175
04/14/00	<0.15	<0.4	<0.5	<0.4	<0.4	<0.3	NA	NA	NA	5.4	-007
06/09/00	<0.13	<0.20	<0.22	<0.23	<0.29	0.29	NA	NA	NA	2.5	035
09/19/00	<0.13	<0.20	<0.22	<0.23	<0.29	0.53	NA	NA	NA	0.68	044
02/07/01	<0.13	<0.20	<0.22	<0.23	<0.29	<0.23 M	NA	NA	<1.2	0.7	-077
07/12/01	<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	NA	NA	<1.2	4.9	-008
01/07/02	0.13	0.25	<0.22	<0.23	<0.29	0.56	NA	NA	NA	2.4	NM
07/12/02	<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	NA	NA	NA	3.4	165
01/08/03	<1.0	<1.0	<1.0	<3.0	<1.0	<4.0	NA	NA	NA	4.0	150
08/27/03	<1.0	<1.0	<1.0	<3.0	<1.0	<4.0	<100	NA	NA	3.2	003
11/18/03	<1.0	<1.0	<1.0	<3.0	<1.0	<4.0	<100	NA	NA	3.0	-005
02/04/04	<1.0	<1.0	<1.0	<3.0	<1.0	<4.0	<100	NA	NA	1.9	017
05/05/04	<1.0	<1.0	<1.0	<3.0	<1.0	<4.0	<100	NA	NA	1.4	020

**Table 3**  
**Groundwater Analytical Results**  
 BP Service Station No. 15541  
 5100 South 108th Street  
 Hales Corners, Wisconsin  
 Delta Project No. G0234

MW-3											
Date Sampled	Analytical Parameters									Bio Parameters	
	Benzene	Toluene	Ethyl- benzene	Total Xylenes	Total TMBs	MTBE	GRO	DRO	Dissolved Lead	DO	REDOX
	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	mg/l	µg/L	ppm	millivolts
NR 140 ES -->	5.0	1,000	700	10,000	480	60	No Standard	No Standard	15		
03/12/99	1.9	4.1	20.0	55	1.1	310	300	<0.1	<3.0	3.6	221
03/12/99 D	2.0	3.8	14.0	20	1.1	290	320	NA	NA		
05/10/99	4.76	1.99	20.4	13.97	6.50	185	211	NA	NA	0.47	-025
04/14/00	5.25	2.07	0.582	0.78	0.761	170	NA	NA	NA	1.4	-306
06/09/00	120	<2.0	4.3	2.7	<2.9	1,300	NA	NA	NA	1.9	-105
06/09/00 D	110	<2.0	3.9	<2.3	<2.9	1,100	NA	NA	NA		
09/19/00	400	14	37	59	45.6	1,500	NA	NA	NA	0.7	-020
09/19/00 D	420	15	39	62	49.3	1,800	NA	NA	NA		
02/07/01	89	1.7	1.7	3.0	2.4	690	NA	NA	10 S	0.5	-250
07/12/01	330	12	61	32	25.6	1,000	NA	NA	<1.2	0.1	-237
07/12/01 D	430	11	67	41	31.8	1,300	NA	NA	NA		
01/07/02	300	11	7.8	60	32.8	1,600	NA	NA	NA	0.6	NM
01/07/02 D	300	11	6.8	53	28.7	1,500	NA	NA	NA		
07/12/02	300	14	43	38	12.5	980	NA	NA	NA	0.4	153
07/12/02 D	300	15	45	40	13.9	1,000	NA	NA	NA		
01/09/03	310	16	11	37	10.9	1,200	NA	NA	NA	0.2	-059
01/09/03 D	400	20	14	36	<10	1,400	NA	NA	NA		
08/27/03	270	13	69	71	14	840	3,100	NA	NA	1.2	019
08/27/03 D	240	11	63	75	52	970	2,800	NA	NA		
11/18/03	220	<5.0	9.9	<15	6.0	520	1,500	NA	NA	1.9	-091
11/18/03 D	180	6.6	11	<15	<5.0	480	1,400	NA	NA		
02/04/04	240	10	7.0	23	14	620	2,100	NA	NA	0.9	-075
02/04/04 D	220	9.6	16	23	14	650	1,900	NA	NA		
05/05/04	150	<5.0	8.2	22	37	770	1,700	NA	NA	1.3	-101
05/05/04 D	170	6.7	3.4	4.3	<1.0	680	1,400	NA	NA		

**Table 3**  
**Groundwater Analytical Results**  
 BP Service Station No. 15541  
 5100 South 108th Street  
 Hales Corners, Wisconsin  
 Delta Project No. G0234

MW-4											
Date Sampled	Analytical Parameters									Bio Parameters	
	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total TMBs	MTBE	GRO	DRO	Dissolved Lead	DO	REDOX
	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	mg/l	µg/L	ppm	millivolts
NR 140 ES →	5.0	343	700	620	480	60	No Standard	No Standard	15		
03/12/99	<1.0	<1.0	<1.0	<2.0	<1.0	1,100	410	0.26	<3.0	3.5	157
05/10/99	<0.200	<0.500	<0.500	<1.0	<0.500	589	218	NA	NA	0.47	040
05/10/99 D	<0.200	<0.500	<0.500	<1.0	<0.500	584	192	NA	NA		
04/14/00	<0.15	<0.4	<0.5	<0.4	<0.4	487	NA	NA	NA	1.6	-175
06/09/00	<0.13	<0.20	<0.22	<0.23	<0.29	190	NA	NA	NA	1.9	-107
09/19/00	<0.13	<0.20	<0.22	<0.23	<0.29	330	NA	NA	NA	0.62	-035
02/07/01	<0.13	<0.20	<0.22	<0.23	<0.29	250	NA	NA	<1.2	0.4	-304
02/07/01 D	<0.13	<0.20	<0.22	<0.23	<0.29	250	NA	NA	NA		
07/12/01	<0.26	<0.40	<0.44	<0.46	<0.58	180	NA	NA	<1.2	0.1	-167
01/07/02	<0.26	<0.40	<0.44	<0.46	<0.58	180	NA	NA	NA	0.6	NM
07/12/02	0.31	0.22	<0.22	0.24	<0.29	200	NA	NA	NA	0.8	146
01/09/03	<2.0	<2.0	<2.0	<6.0	<2.0	230	NA	NA	NA	1.8	-070
08/27/03	<1.0	<1.0	<1.0	<3.0	<1.0	140	140	NA	NA	1.0	020
11/18/03	<1.0	<1.0	<1.0	<3.0	<1.0	160	120	NA	NA	2.4	-114
02/04/04	<1.0	<1.0	<1.0	<3.0	<1.0	110	120	NA	NA	1.5	-062
05/05/04	<1.0	<1.0	<1.0	<3.0	<1.0	88	140	NA	NA	1.4	-128

**Table 3**  
**Groundwater Analytical Results**  
 BP Service Station No. 15541  
 5100 South 108th Street  
 Hales Corners, Wisconsin  
 Delta Project No. G0234

<b>MW-5</b>											
<b>Date Sampled</b>	<b>Analytical Parameters</b>									<b>Bio Parameters</b>	
	<b>Benzene</b>	<b>Toluene</b>	<b>Ethyl-benzene</b>	<b>Total Xylenes</b>	<b>Total TMBs</b>	<b>MTBE</b>	<b>GRO</b>	<b>DRO</b>	<b>Dissolved Lead</b>	<b>DO</b>	<b>REDOX</b>
	<small>µg/L</small>	<small>µg/L</small>	<small>µg/L</small>	<small>µg/L</small>	<small>µg/L</small>	<small>µg/L</small>	<small>µg/L</small>	<small>mg/l</small>	<small>µg/L</small>	<small>ppm</small>	<small>millivolts</small>
NR 140 ES -->	5.0	1,000	700	10,000	480	60	No Standard	No Standard	15		
08/27/03	24	13	0.68 J	<3.0	<1.0	120	220	NA	NA	6.8	-015
11/18/03	720	21	17	42	8.9	230	1,200	NA	NA	2.3	-080
02/04/04	85	2.2	<1.0	3.9	<1.0	180	290	NA	NA	1.4	-056
05/05/04	420	86	16	140	46	96	1,300	NA	NA	1.9	-018

<b>MW-6</b>											
<b>Date Sampled</b>	<b>Analytical Parameters</b>									<b>Bio Parameters</b>	
	<b>Benzene</b>	<b>Toluene</b>	<b>Ethyl-benzene</b>	<b>Total Xylenes</b>	<b>Total TMBs</b>	<b>MTBE</b>	<b>GRO</b>	<b>DRO</b>	<b>Dissolved Lead</b>	<b>DO</b>	<b>REDOX</b>
	<small>µg/L</small>	<small>µg/L</small>	<small>µg/L</small>	<small>µg/L</small>	<small>µg/L</small>	<small>µg/L</small>	<small>µg/L</small>	<small>mg/l</small>	<small>µg/L</small>	<small>ppm</small>	<small>millivolts</small>
NR 140 ES -->	5.0	1,000	700	10,000	480	60	No Standard	No Standard	15		
08/27/03	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<100	NA	NA	7.8	040
11/18/03	<1.0	<1.0	<1.0	<3.0	<1.0	<4.0	<100	NA	NA	3.8	055
02/04/04	<1.0	<1.0	<1.0	<3.0	<1.0	<4.0	<100	NA	NA	1.9	025
05/05/04	<1.0	<1.0	<1.0	<3.0	<1.0	<4.0	<100	NA	NA	1.1	-051

<b>MW-7</b>											
<b>Date Sampled</b>	<b>Analytical Parameters</b>									<b>Bio Parameters</b>	
	<b>Benzene</b>	<b>Toluene</b>	<b>Ethyl-benzene</b>	<b>Total Xylenes</b>	<b>Total TMBs</b>	<b>MTBE</b>	<b>GRO</b>	<b>DRO</b>	<b>Dissolved Lead</b>	<b>DO</b>	<b>REDOX</b>
	<small>µg/L</small>	<small>µg/L</small>	<small>µg/L</small>	<small>µg/L</small>	<small>µg/L</small>	<small>µg/L</small>	<small>µg/L</small>	<small>mg/l</small>	<small>µg/L</small>	<small>ppm</small>	<small>millivolts</small>
NR 140 ES -->	5.0	1,000	700	10,000	480	60	No Standard	No Standard	15		
08/27/03	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<100	NA	NA	8.8	-030
11/18/03	<1.0	<1.0	<1.0	<3.0	<1.0	<4.0	<100	NA	NA	2.2	-074
02/04/04	<1.0	<1.0	<1.0	<3.0	<1.0	<4.0	<100	NA	NA	2.3	-050
05/05/04	<1.0	<1.0	<1.0	<3.0	<1.0	<4.0	<100	NA	NA	1.5	-064

**Table 3**  
**Groundwater Analytical Results**  
 BP Service Station No. 15541  
 5100 South 108th Street  
 Hales Corners, Wisconsin  
 Delta Project No. G0234

B-5									
Date Sampled	Analytical Parameters								
	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total TMBs	MTBE	GRO	DRO	Dissolved Lead
	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	mg/l	µg/L
NR 140 ES -->	5.0	1,000	700	10,000	480	60	No Standard	No Standard	15
12/15/98	<1	1.0	<1	2.6	<1	<4	<100	2.8	408

GP-5									
Date Sampled	Analytical Parameters								
	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total TMBs	MTBE	GRO	DRO	Dissolved Lead
	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	mg/l	µg/L
NR 140 ES -->	5.0	1,000	700	10,000	480	60	No Standard	No Standard	15
09/19/00	<0.13	<0.20	<0.22	0.24	<0.29	<0.16	NA	NA	NA

GP-6									
Date Sampled	Analytical Parameters								
	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total TMBs	MTBE	GRO	DRO	Dissolved Lead
	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	mg/l	µg/L
NR 140 ES -->	5.0	1,000	700	10,000	480	60	No Standard	No Standard	15
09/19/00	<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	NA	NA	NA

GP-7									
Date Sampled	Analytical Parameters								
	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total TMBs	MTBE	GRO	DRO	Dissolved Lead
	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	mg/l	µg/L
NR 140 ES -->	5.0	1,000	700	10,000	480	60	No Standard	No Standard	15
09/19/00	110	0.74	0.59	13	0.29	46	NA	NA	NA

**Table 3**  
**Groundwater Analytical Results**  
 BP Service Station No. 15541  
 5100 South 108th Street  
 Hales Corners, Wisconsin  
 Delta Project No. G0234

NOTES:	
<	= Not detected at or above the indicated method detection limit
µg/L	= micrograms per liter
ppm	= parts per million
D	= Duplicate sample
DO	= Dissolved Oxygen
ORO	= Diesel Range Organics
E	= Exceeds calibration range of instrument
GRO	= Gasoline Range Organics
J	= Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit
M	= Matrix Interference
NA	= Not Analyzed
NM	= Not Measured
NS	= Not Sampled
REDOX	= Reduction/Oxidation potential
S	= Sediment present
TMBs	= Trimethylbenzenes
MTBE	= Methyl Tertiary Butyl Ether
NR 140 ES	= Wisconsin Administrative Code Chapter NR 140 Enforcement Standard
"BOLD TYPE"	= The indicated concentration exceeds the NR 140 ES

**Table 2**  
**Soil Sample Analytical Results**  
 BP Service Station No. 15541  
 5100 South 108th Street  
 Hales Corners, Wisconsin  
 Delta Project No. G0234

Sample ID	Sample Date	Sample Depth Feet	PID IUs	Analytical Parameters										
				Benzene	Toluene	Ethylbenzene	Xylenes	1,3,5-TMB	1,2,4-TMB	MTBE	Naphthalene	GRO	DRO	Lead
				mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
NR 720 RCL-->				0.0055	1.5	2.9	4.1	No Standard	No Standard	No Standard	0.4 <sup>(1)</sup>	100	100	No Standard
NR 746 SSL-->				8.5	38	4.6	42	11	83	No Standard	No Standard	No Standard	No Standard	No Standard
NR 746 Direct Contact Standard-->				1.1	No Standard	No Standard	No Standard	No Standard	No Standard	No Standard	No Standard	No Standard	No Standard	50 <sup>(2)</sup>
B-1	12/28/1993	9-11	518	13 <sup>(3)</sup>	62	28	84	15	66	3.0	NA	790	NA	7.5
B-2	12/28/1993	7-9	3.6	0.079 <sup>(3)</sup>	<0.050	<0.050	<0.15	<0.050	<0.050	<0.050	NA	<5.0	NA	5.2
B-3	12/28/1993	5-7	4.8	<0.050 <sup>(3)</sup>	<0.050	<0.050	<0.15	<0.050	<0.050	<0.050	NA	<5.0	NA	7.1
B-4	12/28/1993	7-9	24.8	0.059 <sup>(3)</sup>	<0.050	<0.050	0.16	0.058	0.11	0.054	NA	<5.0	NA	7.6
B-5	12/28/1993	9-11	1.8	0.075 <sup>(3)</sup>	<0.050	<0.050	<0.15	<0.050	<0.050	<0.050	NA	<5.0	NA	4.5
MW-1A	12/19/1997	4-6	NR	<0.029	<0.029	<0.029	<0.088	<0.029	0.029	<0.029	NA	<5.9	<15	7.83
MW-1	12/15/1998	4-6	0.7	<0.029	<0.029	<0.029	<0.087	<0.029	<0.029	<0.029	NA	<5.8	<13	1,010
	12/15/1998	14-16	0	<0.032	<0.032	<0.032	<0.096	<0.032	<0.032	<0.032	NA	<6.4	<14	795
MW-2	12/15/1998	4-6	1.4	<0.031	<0.031	<0.031	<0.092	<0.031	<0.031	<0.031	NA	<6.1	<14	13.5
	12/15/1998	8-10	0.3	<0.029	<0.029	<0.029	<0.086	<0.029	<0.029	<0.029	NA	<5.7	<12	5.8
	12/15/1998	14-16	0	<0.029	<0.029	<0.029	<0.088	<0.029	<0.029	<0.029	NA	<5.8	<12	7.89
MW-3	12/15/1998	8-10	0	<0.03	<0.03	<0.03	<0.091	<0.03	<0.03	1.9	NA	<6.1	<12	6.74
	12/15/1998	12-14	323	<0.033	<0.033	<0.033	<0.099	<0.033	0.57	0.18	NA	<6.6	NA	23.9
	12/15/1998	14-16	7.5	0.055	<0.031	0.097	1.2	0.56	1.1	0.41	NA	8.9	<14	7.2
MW-4	12/15/1998	8-10	1.4	<0.035	<0.035	<0.035	<0.1	<0.035	<0.035	0.31	NA	<7	<14	8.07
	12/15/1998	10-12	5	<0.034	<0.034	<0.034	<0.1	<0.034	<0.034	0.55	NA	<6.8	34	6.88
	12/15/1998	12-14	3.9	<0.035	<0.035	<0.035	<0.11	<0.035	<0.035	0.31	NA	<7	25	11.9
SB-5	12/15/1998	6-8	0	<0.029	<0.029	<0.029	<0.087	<0.029	<0.029	0.55	NA	<5.8	<13	590
	12/15/1998	33-35	1.0	<0.029	<0.029	<0.029	<0.087	<0.029	<0.029	<0.029	NA	<5.8	26	1,100
SGP-1	9/19/2002	0-4	0.8	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	NA	8.79	NA
SGP-2	9/19/2002	0-4	0	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	NA	<5.76	NA
SGP-3	9/19/2002	4-8	1735	3.34	47.2	18.9	128	28.6	74.0	1.13	16.1	NA	359	NA
SGP-4	9/19/2002	4-8	1.9	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	NA	6.92	NA
MW-5	8/11/2003	3.5-4	358	38	610	250	1,000	320	980	<2.5	98	3,600	NA	8.00
	8/12/2003	7-9	30	12	2.0	<0.059	<0.18	<0.059	<0.059	0.59	<0.30	84	NA	5.18
MW-6	8/11/2003	4.5-5	83	0.10	1.2	0.28	1.4	0.26	0.86	<0.064	<0.32	8.0	NA	5.24
	8/12/2003	5-7	7.6	<0.084	<0.084	<0.084	<0.25	<0.084	<0.084	<0.084	<0.42	<8.3	NA	30.6
MW-7	8/12/2003	7-9	0.0	<0.057	<0.057	<0.057	<0.17	<0.057	<0.057	<0.057	<0.28	<5.7	NA	5.45

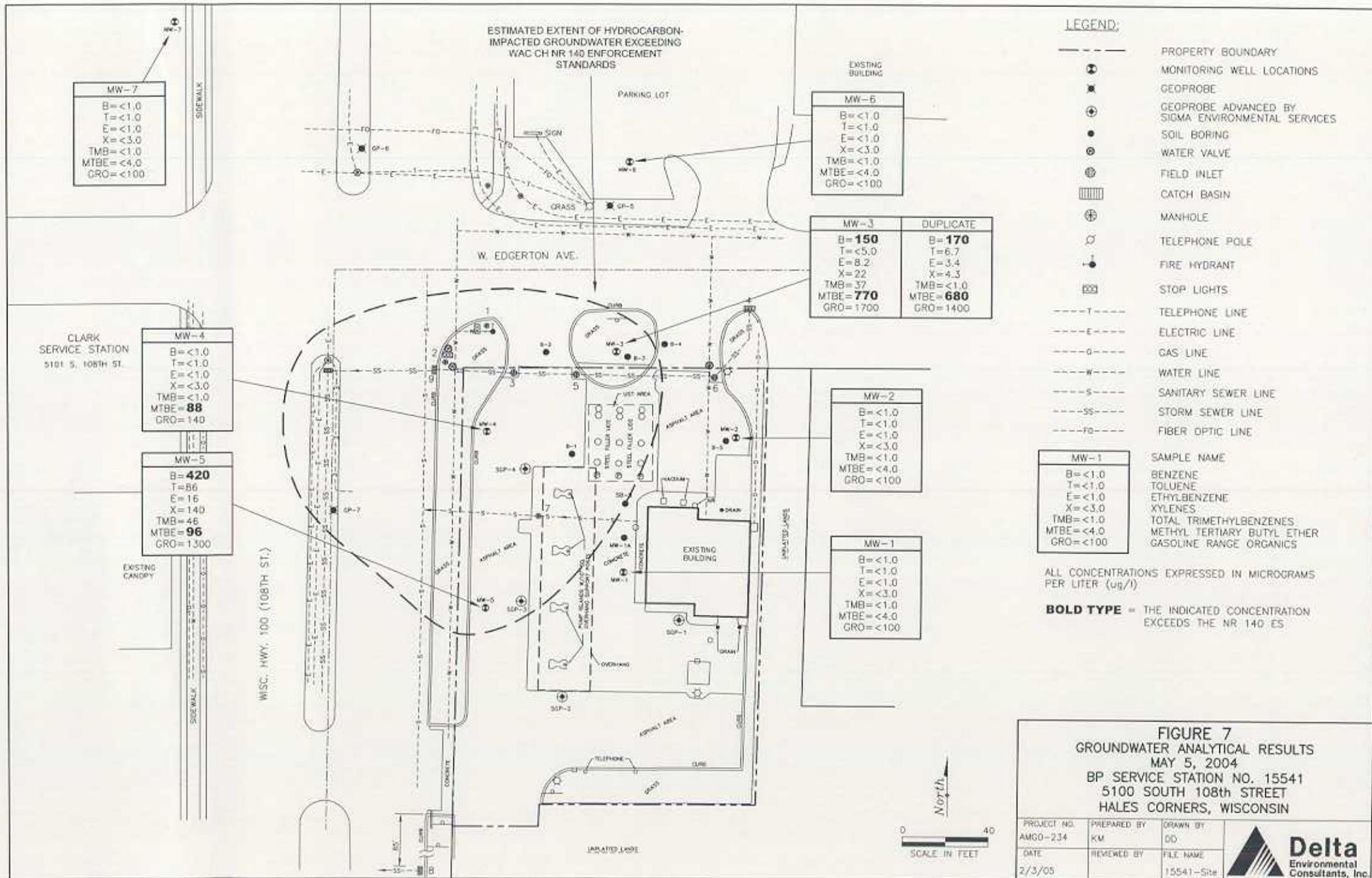
**Table 2**  
**Soil Sample Analytical Results**

BP Service Station No. 15541  
 5100 South 108th Street  
 Hales Corners, Wisconsin  
 Delta Project No. G0234

**Notes:**

- (1) ..... = The naphthalene RCL is contained in WDNR Publication RR-519-97, Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons Interim Guidance April 1997
- (2) ..... = The Direct Contact Standard for lead is provided in NR 720 Table 2, RCLs Based on Human Health Risk From Direct Contact Related to Land Use
- (3) ..... = Benzene was detected at a concentration of 0.11 mg/kg in the trip bank for this sampling event
- < ..... = Not detected at or above the indicated method detection limit
- DRO ..... = Diesel Range Organics
- GRO ..... = Gasoline Range Organics
- IUs ..... = Instrument Units
- J ..... = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit
- mg/kg ..... = milligrams per kilogram (equivalent of parts per million)
- MTBE ..... = Methyl Tertiary Butyl Ether
- NA ..... = Not Analyzed for the indicated parameter
- NR ..... = Not Reported
- NR 720 RCL ..... = Wisconsin Administrative Code Chapter NR 720 Non-Industrial Generic Residual Contaminant Level
- NR 746 SSL ..... = Wisconsin Administrative Code Chapter NR 746 Table 1 Soil Screening Level
- NR 746 Direct Contact Standard ..... = Wisconsin Administrative Code Chapter NR 746 Table 2 Direct Contact Standard, applicable to 0 to 4 feet below ground surface
- PID ..... = Vapor level as measured with a photoionization detector
- TMB ..... = Trimethylbenzene
- "BOLD TYPE"** ..... = The indicated concentration exceeds the NR 720 RCL

**Note:** SGP-1 through SGP-4 were collected by Sigma Environmental Services, Inc. for a property transaction assessment.  
 Additional VOCs detected at SGP-3 include: n-Butylbenzene at 12.1 mg/kg, sec-Butylbenzene at 7.90 mg/kg, Diisopropyl Ether at 2.43 mg/kg, Isopropylbenzene at 3.26 mg/kg, p-Isopropyltoluene at 1.24 mg/kg, and n-Propylbenzene at 13.0 mg/kg.



**Table 1**  
**Groundwater Elevation Summary**

BP Service Station No. 15541  
5100 South 108th Street  
Hales Corners, Wisconsin  
Delta Project No. G0234

<b>MW-1</b>					
TOC Elevation	789.26	Well Depth	15.7		
TOC Elevation (10/03)	790.12	Screen Length	10.00		
Ground Elevation	789.55	Well Diameter	2.00 inches		
Ground Elevation (10/03)	790.38				
Date	Depth to Groundwater BTOC	Groundwater Elevation	Elevation Difference	Physical Observations	Recorded By
1/8/2003	5.47	783.79	-0.77	silty	Delta
8/27/2003	4.41	785.71	1.06	slightly cloudy	Delta
11/18/2003	3.53	786.59	0.88	silty	Delta
2/4/2004	5.32	784.80	-1.79	cloudy	Delta
5/5/2004	3.90	786.22	1.42	cloudy	Delta

<b>MW-2</b>					
TOC Elevation	788.38	Well Depth	16.0		
TOC Elevation (10/03)	789.28	Screen Length	10.00		
Ground Elevation	788.63	Well Diameter	2.00 inches		
Ground Elevation (10/03)	789.41				
Date	Depth to Groundwater BTOC	Groundwater Elevation	Elevation Difference	Physical Observations	Recorded By
1/8/2003	7.66	780.72	-0.58	silty	Delta
8/27/2003	7.10	782.18	0.56	slightly cloudy	Delta
11/18/2003	5.71	783.57	1.39	silty	Delta
2/4/2004	7.10	782.18	-1.39	cloudy	Delta
5/5/2004	5.53	783.75	1.57	cloudy	Delta

<b>MW-3</b>					
TOC Elevation	787.71	Well Depth	15.81		
TOC Elevation (10/03)	788.58	Screen Length	10.00		
Ground Elevation	787.90	Well Diameter	2.00 inches		
Ground Elevation (10/03)	788.76				
Date	Depth to Groundwater BTOC	Groundwater Elevation	Elevation Difference	Physical Observations	Recorded By
1/8/2003	9.75	777.96	-0.39	cloudy	Delta
8/27/2003	9.71	778.87	0.04	cloudy, strong odor	Delta
11/18/2003	6.81	781.77	2.90	silty, odor	Delta
2/4/2004	9.48	779.10	-2.67	cloudy, odor	Delta
5/5/2004	6.35	782.23	3.13	cloudy, odor	Delta

**Table 1**  
**Groundwater Elevation Summary**

BP Service Station No. 15541  
5100 South 108th Street  
Hales Corners, Wisconsin  
Delta Project No. G0234

<b>MW-4</b>					
TOC Elevation	788.24	Well Depth	16.0		
TOC Elevation (10/03)	789.12	Screen Length	10.00		
Ground Elevation	788.45	Well Diameter	2.00 inches		
Ground Elevation (10/03)	789.27				
Date	Depth to Groundwater BTOC	Groundwater Elevation	Elevation Difference	Physical Observations	Recorded By
1/8/2003	10.17	778.07	-1.29	silty	Delta
8/27/2003	9.53	779.59	0.64	slightly cloudy	Delta
11/18/2003	8.32	780.80	1.21	silty	Delta
2/4/2004	10.04	779.08	-1.72	cloudy	Delta
5/5/2004	7.60	781.52	2.44	cloudy	Delta

<b>MW-5</b>					
TOC Elevation	789.79	Well Depth	12.6		
Ground Elevation	790.30	Screen Length	10.00		
		Well Diameter	2.00 inches		
Date	Depth to Groundwater BTOC	Groundwater Elevation	Elevation Difference	Physical Observations	Recorded By
8/27/2003	9.88	779.91	NA	clear	Delta
11/18/2003	4.95	784.84	4.93	clear	Delta
2/4/2004	8.73	781.06	-3.78	cloudy	Delta
5/5/2004	4.91	784.88	3.82	clear	Delta

<b>MW-6</b>					
TOC Elevation	786.65	Well Depth	17.9		
Ground Elevation	787.19	Screen Length	15.00		
		Well Diameter	2.00 inches		
Date	Depth to Groundwater BTOC	Groundwater Elevation	Elevation Difference	Physical Observations	Recorded By
8/27/2003	4.77	781.88	NA	slightly cloudy	Delta
11/18/2003	4.62	782.03	0.15	silty	Delta
2/4/2004	5.85	780.80	-1.23	cloudy	Delta
5/5/2004	2.35	784.30	3.50	cloudy	Delta

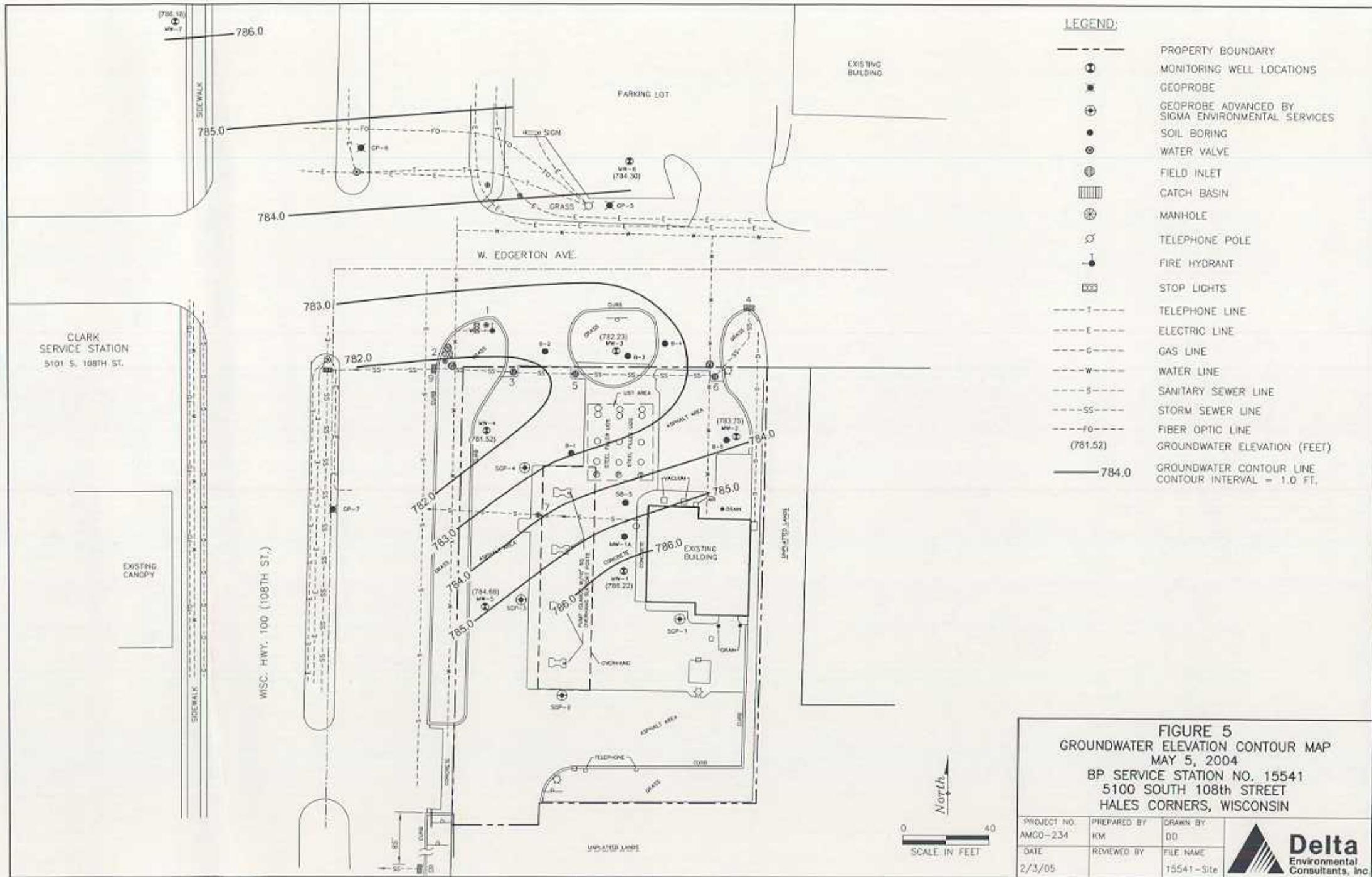
**Table 1  
Groundwater Elevation Summary**

BP Service Station No. 15541  
5100 South 108th Street  
Hales Corners, Wisconsin  
Delta Project No. G0234

<b>MW-7</b>					
TOC Elevation		790.78	Well Depth		21.7
Ground Elevation		791.14	Screen Length		15.00
			Well Diameter		2.00 inches
Date	Depth to Groundwater BTOC	Groundwater Elevation	Elevation Difference	Physical Observations	Recorded By
8/27/2003	6.19	784.59	NA	clear	Delta
11/18/2003	4.30	786.48	1.89	clear	Delta
2/4/2004	6.00	784.78	-1.70	cloudy	Delta
5/5/2004	4.60	786.18	1.40	clear, dry @ 8.0 gal	Delta

**NOTES:**

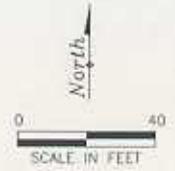
All values are in feet unless otherwise noted  
 TOC = Top of Casing  
 TOC elevation and ground elevation measured from mean sea level  
 NA = Not Applicable  
 NM = Not Measured

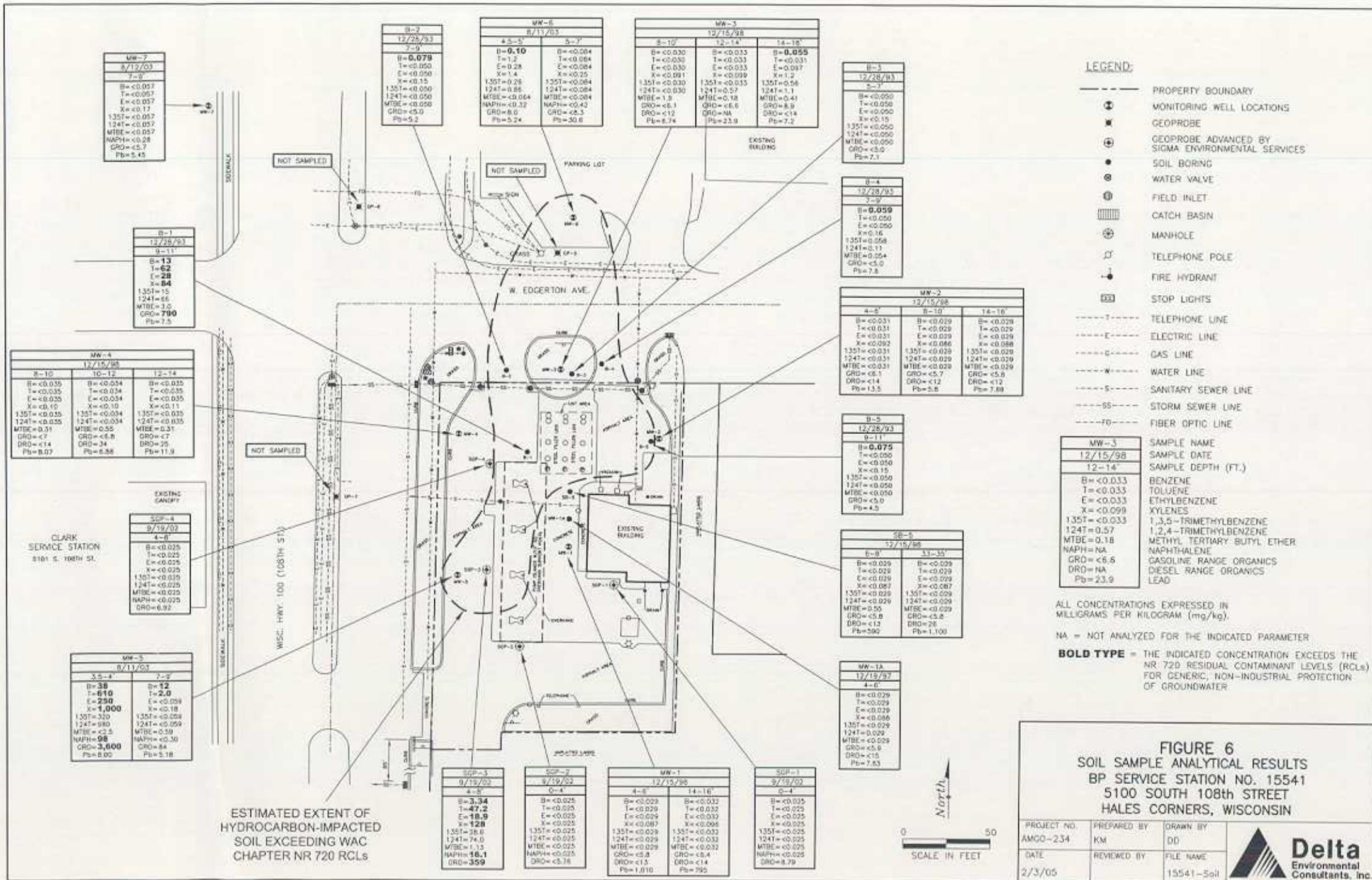


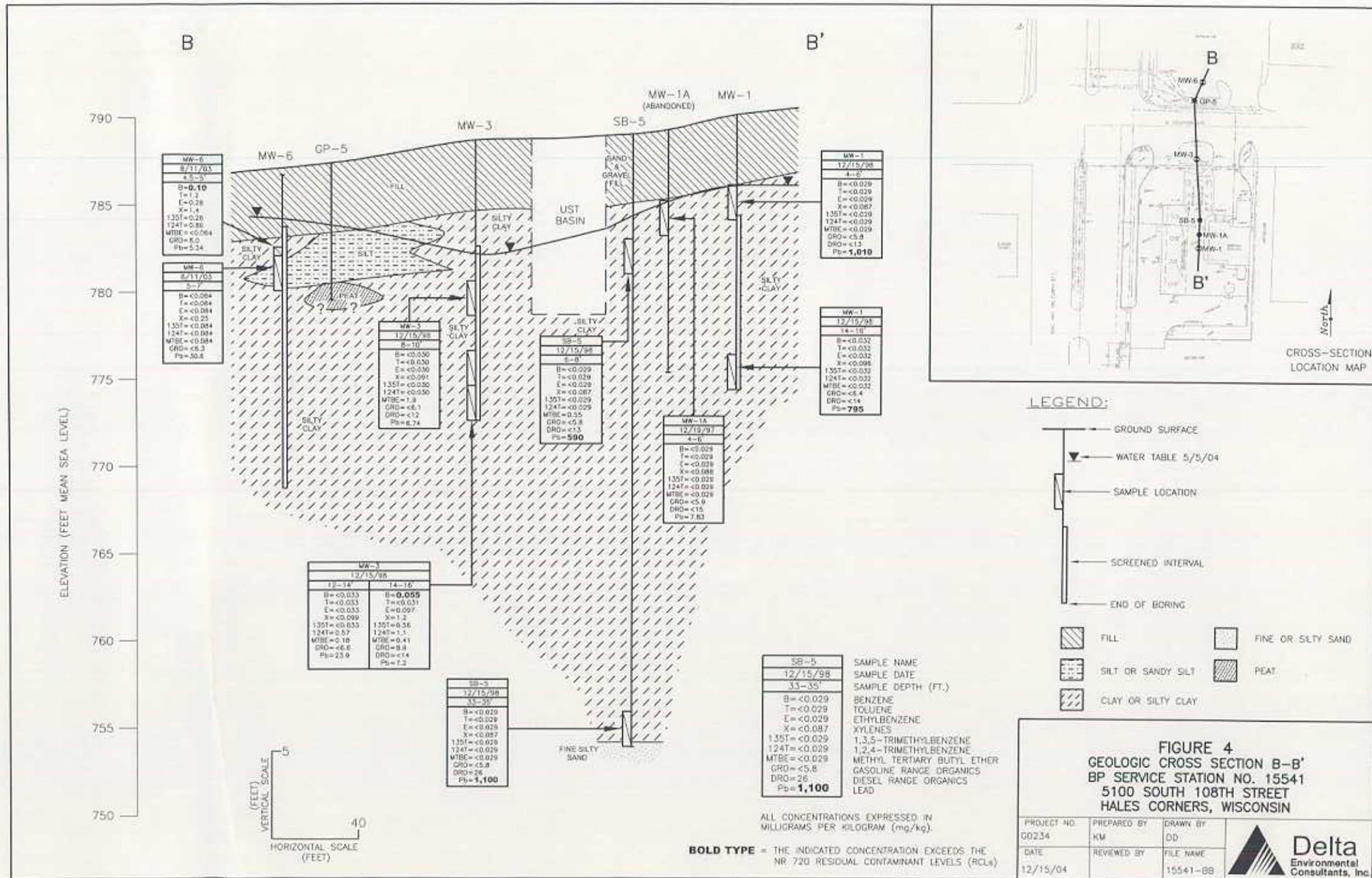
- LEGEND:**
- PROPERTY BOUNDARY
  - ⊕ MONITORING WELL LOCATIONS
  - ⊙ GEOPROBE
  - ⊕ GEOPROBE ADVANCED BY SIGMA ENVIRONMENTAL SERVICES
  - SOIL BORING
  - ⊙ WATER VALVE
  - ⊙ FIELD INLET
  - ▨ CATCH BASIN
  - ⊙ MANHOLE
  - ⊙ TELEPHONE POLE
  - ⊙ FIRE HYDRANT
  - ⊙ STOP LIGHTS
  - TELEPHONE LINE
  - ELECTRIC LINE
  - GAS LINE
  - WATER LINE
  - SANITARY SEWER LINE
  - STORM SEWER LINE
  - FIBER OPTIC LINE
  - (781.52) GROUNDWATER ELEVATION (FEET)
  - 784.0 GROUNDWATER CONTOUR LINE  
CONTOUR INTERVAL = 1.0 FT.

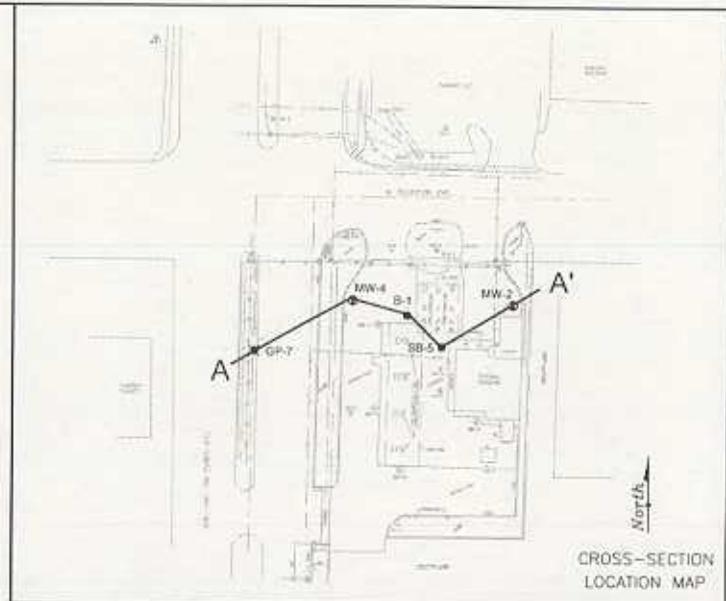
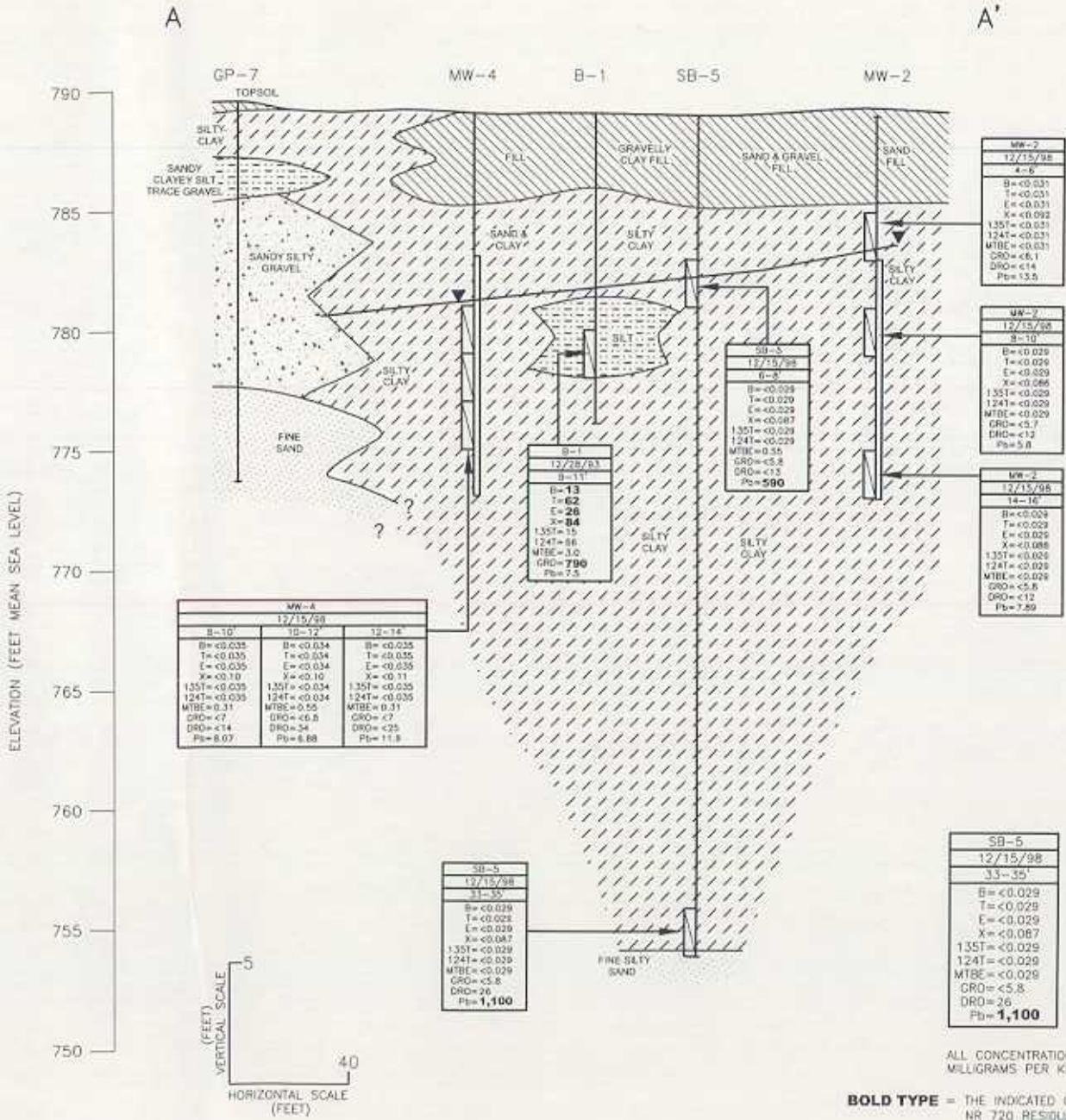
**FIGURE 5**  
**GROUNDWATER ELEVATION CONTOUR MAP**  
 MAY 5, 2004  
 BP SERVICE STATION NO. 15541  
 5100 SOUTH 108th STREET  
 HALES CORNERS, WISCONSIN

PROJECT NO. AMGO-234	PREPARED BY KM	DRAWN BY DD
DATE 2/3/05	REVIEWED BY	FILE NAME 15541-Site

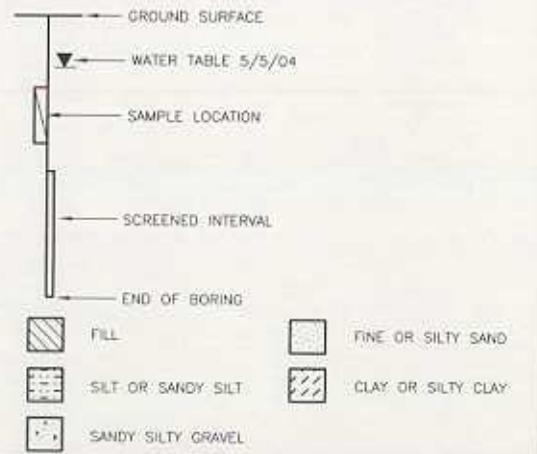








**LEGEND:**



SB-5	
12/15/98	SAMPLE NAME
33-35'	SAMPLE DATE
	SAMPLE DEPTH (FT.)
B=<0.029	BENZENE
T=<0.029	TOLUENE
E=<0.029	ETHYLBENZENE
X=<0.087	XYLENES
135T=<0.029	1,3,5-TRIMETHYLBENZENE
124T=<0.029	1,2,4-TRIMETHYLBENZENE
MTBE=<0.029	METHYL TERTIARY BUTYL ETHER
GRO=<5.8	GASOLINE RANGE ORGANICS
DRD=26	DIESEL RANGE ORGANICS
Pb=1,100	LEAD

ALL CONCENTRATIONS EXPRESSED IN MILLIGRAMS PER KILOGRAM (mg/kg).  
**BOLD TYPE** = THE INDICATED CONCENTRATION EXCEEDS THE NR 720 RESIDUAL CONTAMINANT LEVELS (RCLs)

**FIGURE 3**  
**GEOLOGIC CROSS SECTION A-A'**  
**BP SERVICE STATION NO. 15541**  
**5100 SOUTH 108TH STREET**  
**HALES CORNERS, WISCONSIN**

PROJECT NO. 00234	PREPARED BY KM	DRAWN BY DD	
DATE 12/21/04	REVIEWED BY	FILE NAME 15541-AA	

**STATEMENT OF LEGAL DESCRIPTION ACCURACY**

**FOR**

**Parcel Identification Number: 654-9985-001**

**Geographic Position: 679257, 277302 WTM**

BP Service Station No. 15541

5100 South 108<sup>th</sup> Street

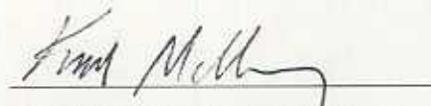
Hales Corners, Wisconsin

BRRTS No. 03-41-002706

Delta No. G0234

The Milwaukee County Register of Deeds Office provided the attached legal description as part of the deed for the above-mentioned property. According to the information available to Delta Environmental Consultants, Inc., the legal description is accurate and complete.

**DELTA ENVIRONMENTAL CONSULTANTS, INC.**



Kurt McClung, Project Engineer

4 Feb 2005

Date



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[www.deltaenv.com](http://www.deltaenv.com)

17500 West Liberty Lane • Suite A  
New Berlin, Wisconsin 53146-2109 USA

262.789.0254 800.477.7411

Fax 262.789.5483

January 18, 2005

Dr. Pratap N. Singh  
Mr. Dwarika Singh  
3640 Pilgrim Road  
Brookfield, Wisconsin 53005

Certified Mail No. 7002 0860 0005 2649 1581

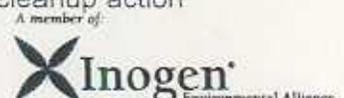
**Subject: Notification of Geographic Information System (GIS) Registry**  
Former Amoco Service Station No. 15541  
5100 South 108<sup>th</sup> Street  
Hales Corners, Wisconsin  
BRRTS No. 03-41-002706  
Delta No. G0234

Dear Sirs:

On behalf of Atlantic Richfield Company, a BP-affiliated company (BP), Delta Environmental Consultants (Delta) is informing you that residual soil and groundwater contamination is present on your property located at 5100 South 108<sup>th</sup> Street, Hales Corners, Wisconsin (former Amoco Service Station No. 15541). The levels of benzene and methyl tertiary butyl ether (MTBE) contamination in the groundwater on your property are above the groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code.

The levels of benzene, toluene, ethylbenzene, xylenes, gasoline range organics, diesel range organics, and lead in soil at one or more locations are above the soil residual contaminant levels (RCLs) found in chapter NR 720 of the Wisconsin Administrative Code. Detections of naphthalene in soil have exceeded the RCL provided in Wisconsin Department of Natural Resources (WDNR) Publication RR-519-97, *Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons Interim Guidance*.

The soil and groundwater contaminant plume is stable or receding and will naturally degrade over time. Delta believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and/or chapter NR 746, Wisconsin Administrative Code. Delta has requested that the WDNR accept natural attenuation of groundwater as the final remedy for this site and grant case closure. Closure, if granted, means that the WDNR will not be requiring any further investigation or cleanup action



to be taken, other than the reliance on natural attenuation. A copy of the WDNR Fact Sheet titled *What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater* is enclosed for your information. Note that any requirements with regard to residual soil contamination will be made by the WDNR at the time of their review of the closure request.

The WDNR will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the WDNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the WDNR that is relevant to this closure request, you should mail that information to:

Mr. Eric Amadi  
Wisconsin Department of Natural Resources  
Remediation and Redevelopment Program  
2300 North Martin Luther King Drive  
P.O. Box 12436  
Milwaukee, Wisconsin 53212-0436

If the WDNR grants case closure, all properties within the site boundaries where soil and groundwater contamination exceeds chapter NR 720 RCLs or the NR 140 ESs, respectively, will be listed on the WDNR's geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps illustrating the location of properties in Wisconsin where soil and groundwater contamination above chapter NR 720 RCLs or the NR 140 ESs were found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR's internet web site. Please review the enclosed legal description of your property and notify me within the next 30 days if the legal description is incorrect.

If you or any subsequent property owners excavate contaminated soil, it may be considered a solid waste and must be managed in accordance with all applicable laws. Additionally, should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future should call the Diggers Hotline (800/242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the WDNR if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the WDNR makes a decision on the closure request, it will be documented in a letter. If the WDNR grants closure, you may obtain a copy of this letter by requesting a copy from BP or Delta, by writing to the agency address given above or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at [www.dnr.state.wi.us/org/at/et/geo/gwur](http://www.dnr.state.wi.us/org/at/et/geo/gwur). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

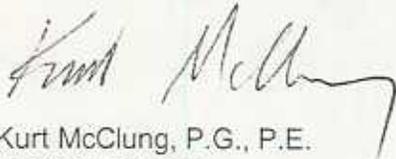
Dr. Pratap N. Singh and Mr. Dwarika Singh  
Notification of GIS Registry  
Former Amoco Service Station No. 15541  
Hales Corners, Wisconsin  
BRRTS No. 03-41-002706  
January 18, 2005  
Page 3

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If you need more information, feel free to contact me at 262/827-4806. You may also contact Mr. Eric Amadi of the WDNR at 414/263-8639.

Sincerely,

**DELTA ENVIRONMENTAL CONSULTANTS, INC.**



Kurt McClung, P.G., P.E.  
Project Engineer

Enclosures

c: Ray Stoelting – Atlantic Richfield Company (a BP affiliated company)  
Sandra Del Pizzo – Reinhart, Boerner & Van Deuren



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17500 West Liberty Lane • Suite A  
New Berlin, Wisconsin 53146-2109 USA

262.789.0254 800.477.7411

Fax 262.789.5483

January 18, 2005

Joseph Lopiparo  
That's Amore'  
5080 South 108<sup>th</sup> Street  
Hales Corners, Wisconsin 53130

Certified Mail No. 7002 0860 0005 2649 1604

**Subject: Notification of Geographic Information System (GIS) Registry**  
Former Amoco Service Station No. 15541  
5100 South 108<sup>th</sup> Street  
Hales Corners, Wisconsin  
BRRTS No. 03-41-002706  
Delta No. G0234

Dear Mr. Lopiparo:

On behalf of Atlantic Richfield Company, a BP-affiliated company (BP), Delta Environmental Consultants (Delta) is informing you that residual soil contamination is present on your property located at 5080 South 108<sup>th</sup> Street, Hales Corners, Wisconsin (north of the former Amoco Service Station No. 15541). The levels of benzene in soil at the location of the monitoring well on your property are above the soil residual contaminant levels (RCLs) found in chapter NR 720 of the Wisconsin Administrative Code.

The soil contaminant plume will naturally degrade over time. Delta believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and/or chapter NR 746, Wisconsin Administrative Code. Delta has requested that the Wisconsin Department of Natural Resources (WDNR) accept natural attenuation as the final remedy for this site and grant case closure. Closure, if granted, means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation. A copy of the WDNR Fact Sheet titled *What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater* is enclosed for your information. Note that any requirements with regard to residual soil contamination will be made by the WDNR at the time of their review of the closure request.

Since you are not responsible for contamination that originated during Amoco's ownership of the property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 800/367-6076 for calls originating in Wisconsin, or 608/264-6020 if you are calling from out of state or within the Madison area.

The WDNR will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the WDNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the WDNR that is relevant to this closure request, you should mail that information to:

Mr. Eric Amadi  
Wisconsin Department of Natural Resources  
Remediation and Redevelopment Program  
2300 North Martin Luther King Drive  
P.O. Box 12436  
Milwaukee, Wisconsin 53212-0436

If the WDNR grants case closure, all properties within the site boundaries where soil and groundwater contamination exceeds chapter NR 720 RCLs or the NR 140 ESs, respectively, will be listed on the WDNR's geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps illustrating the location of properties in Wisconsin where soil and groundwater contamination above chapter NR 720 RCLs or the NR 140 ESs were found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR's internet web site. Please review the enclosed legal description of your property and notify me within the next 30 days if the legal description is incorrect.

If you or any subsequent property owners excavate contaminated soil, it may be considered a solid waste and must be managed in accordance with all applicable laws. Additionally, should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future should call the Diggers Hotline (800/242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the WDNR if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the WDNR makes a decision on the closure request, it will be documented in a letter. If the WDNR grants closure, you may obtain a copy of this letter by requesting a copy from BP or Delta, by writing to the agency address given above or by accessing the WDNR GIS Registry of

Joseph Lopiparo, That's Amore'  
Notification of GIS Registry  
Former Amoco Service Station No. 15541  
Hales Corners, Wisconsin  
BRRTS No. 03-41-002706  
January 18, 2005  
Page 3

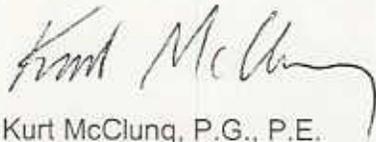
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Closed Remediation Sites on the internet at [www.dnr.state.wi.us/org/at/et/geo/gwur](http://www.dnr.state.wi.us/org/at/et/geo/gwur). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, feel free to contact me at 262/827-4806. You may also contact Mr. Eric Amadi of the WDNR at 414/263-8639.

Sincerely,

**DELTA ENVIRONMENTAL CONSULTANTS, INC.**



Kurt McClung, P.G., P.E.  
Project Engineer

Enclosures

c: Ray Stoelting – Atlantic Richfield Company (a BP affiliated company)

**Kurt McClung**

**From:** TeBeest, Sharlene [sharlene.tebeest@dot.state.wi.us]  
**Sent:** Tuesday, January 11, 2005 7:10 PM  
**To:** Kurt McClung; TeBeest, Sharlene  
**Cc:** Raymond D Stoelting  
**Subject:** RE: Notification of Contamination Within Right-of-Way

Thank you Kurt,  
 I've received your notification for the site below.  
 Please keep a copy of this e-mail for your records. This is the only verification of receipt you will receive from WisDOT.

Shar

Shar Te Beest  
 Hazardous Materials Specialist /District 1 Liaison  
 Wisconsin Department of Transportation  
 Bureau of Equity and Environmental Services  
 Phone (608) 266-1476; Fax (608) 266-7818;  
 Cell (608) 692-4546  
 e-mail: sharlene.tebeest@dot.state.wi.us

-----Original Message-----

**From:** Kurt McClung [mailto:kmclung@deltaenv.com]  
**Sent:** Monday, January 10, 2005 8:01 AM  
**To:** sharlene.tebeest@dot.state.wi.us  
**Cc:** Raymond D Stoelting  
**Subject:** Notification of Contamination Within Right-of-Way

Dear Ms. Te Beest:

Delta is in the process of requesting case closure for the petroleum remediation site referenced below. As part of case closure, Wisconsin Administrative Code (WAC) NR 726.05(2)(b)4 requires that the road owner be notified of potential residual petroleum impacts, associated with the subject site, beneath the right-of-way (ROW). The following information is intended to meet the notification requirement stated in NR 726.05(2)(b)4.

\*\*\*\*\*  
 County: Milwaukee  
 Highway: STH 100  
 Site Name: Former Amoco Service Station No. 15541  
 Site Address: 5100 South 108th Street, Hales Corners, Wisconsin  
 BRRTS Number: 03-41-002706  
 PECFA Number: 53130-1329-00  
 DNR FID Number: 241483220  
 Owner's Name: Pratap N. Singh and Dwarika Singh  
 Owner's Address: 3640 Pilgrim Road, Brookfield, Wisconsin 53005  
 Consulting Firm: Delta Environmental Consultants, Inc.  
 Consultant Contact: Kurt McClung  
 Consultant Address: 17500 W. Liberty Lane, Suite A, New Berlin, WI 53146  
 Consultant Phone: 262/789-0254  
 Consultant Fax: 262/789-5483  
 Consultant E-mail: kmclung@deltaenv.com  
 \*\*\*\*\*

**SOIL CONTAMINATION**

NR 720 RCL exceedences in 108th St ROW from south ROW of W. Edgerton Ave to 150 feet south of intersection  
 Depth to Contaminated Soil: 3 to 10 feet below ground surface (bgs)  
 Vertical Extent of Contaminated Soil: Water table, at approximately 5 to 10 feet bgs

1/12/2005

Type of Contamination: Benzene, toluene, ethylbenzene, xylenes, naphthalene, and gasoline range organics (GRO)

**GROUNDWATER CONTAMINATION** NR 140 ES exceedences in 108th St ROW from south ROW of W. Edgerton Ave to 150 feet south of intersection  
Depth to Water Table: 4 to 10 feet bgs near ROW  
Type of Contamination: Benzene and methyl tertiary butyl ether (MTBE)

#### **SUMMARY OF CLEANUP ACTIVITY**

The release occurred as the result of a malfunction of the pump in the underground storage tank (UST) that supplied gasoline to the dispensers. Approximately 800 gallons of unleaded gasoline was released. Correnctive action consisted of groundwater pumping and treatment from the UST basin and soil vapor extraction through the sumps in the UST basin. Groundwater monitoring was implemented following the active remediation and indicates the residual hydrocarbon impact is diminishing through natural attenuation.

#### **ATTACHMENTS:**

- \* Excel file containing soil analytical table, groundwater analytical table, and groundwater elevation table.
- \* Groundwater Elevation Contour Map
- \* Soil Chemical Concentration Map
- \* Groundwater Chemical Concentration Map

If you have any questions or require additional information regarding this site, please do not hesitate to contact me.

Thanks,

Kurt McClung  
Project Engineer  
Delta Environmental Consultants, Inc.  
Office: 262/827-4806  
Facsimile: 262/789-5483

**CONFIDENTIALITY NOTICE:** *This e-mail and the document(s) accompanying this e-mail contain confidential information which is legally privileged. The information is intended only for the use of the intended recipient named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this e-mail and its attachments, except its direct delivery to the intended recipient named above, is strictly prohibited. If you have received this e-mail in error, please notify me immediately by telephone.*

Attachments (4)

c: Ray Stoelting  
Environmental Business Manager  
BP Products North America Inc.  
P.O. Box 642  
Chanhassen, MN 55317-9998  
Telephone: 952/975-3817



*Solving environment-related business problems worldwide*

[www.deltaenv.com](http://www.deltaenv.com)

17500 West Liberty Lane • Suite A  
New Berlin, Wisconsin 53146-2109 USA  
262.789.0254 800.477.7411  
Fax 262.789.5483

February 4, 2005

Mr. Mike Martin, Director of Public Works  
Village of Hales Corners  
5635 South New Berlin Road  
Hales Corners, Wisconsin 53130

**Subject: Notification of Potential Contamination in Right-of-Way**

BP Service Station No. 15541  
5100 South 108<sup>th</sup> Street  
Hales Corners, Wisconsin  
Delta Project No. G0234  
WDNR BRRTS No. 03-41-002706  
Commerce No. 53130-1329-00

Dear Mr. Martin:

On behalf of Atlantic Richfield Company, a BP-affiliated company, Delta Environmental Consultants, Inc. (Delta) is submitting the enclosed information to inform you of potential hydrocarbon impact in a right-of-way in the Village of Hales Corners.

A hydrocarbon release occurred at the BP Service Station listed above in 1993. After initiating corrective action, investigating the extent of hydrocarbon migration, and monitoring the residual hydrocarbon impacts, Delta intends to issue a request to the Wisconsin Department of Commerce for no further action (also known as case closure) for this site. One requirement for obtaining case closure is that potentially impacted right-of-way owners must be informed of suspected impacts that may be encountered near a site. The following attachments are enclosed:

Table 1	Soil Sample Analytical Results
Table 2	Groundwater Analytical Results
Figure 1	Site Map
Figure 2	Groundwater Elevation Contour Map—May 5, 2004
Figure 3	Soil Sample Analytical Results
Figure 4	Groundwater Analytical Results—May 5, 2004



Based on the soil and groundwater sampling results obtained to date, hydrocarbon-impacted soil and groundwater may be encountered in the West Edgerton right-of-way adjacent to the site. Figure 1 is a site map illustrating the current site configuration and sampling locations.

Depth to groundwater near the West Edgerton right-of-way is estimated to be approximately 4 to 10 feet below ground surface. Figure 2 is a groundwater elevation contour map and the groundwater flow appears to be southward in the West Edgerton right-of-way.

The soil sample analytical results provided on Table 1 indicate petroleum hydrocarbon impacts may be encountered in soil in the West Edgerton right-of-way near the site. The benzene concentration in soil exceeds the Wisconsin Administrative Code chapter NR 720 residual contaminant levels in soil samples collected from test borings and a monitoring well installed near the south boundary of the right-of-way. The depths of the hydrocarbon detections are predominantly at the approximate depth of the water table or within the likely range of season water table fluctuations.

The groundwater sampling analytical results are provided on Table 2 and the May 5, 2004 sampling event results are illustrated on Figure 4. Recent results indicate benzene and methyl tertiary butyl ether (MTBE) concentrations are present near the south boundary of the West Edgerton right-of-way. The concentrations of benzene and MTBE exceed the Wisconsin Administrative Code chapter NR 140 enforcement standards. In the event any excavating in the right-of-way extends below the water table, hydrocarbon impacted groundwater may be encountered.

If you have any questions please call me at 262/827-4806.

Sincerely,

**DELTA ENVIRONMENTAL CONSULTANTS, INC.**

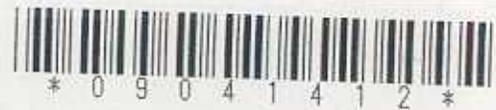


Kurt McClung, P.G., P.E.  
Project Engineer

Enclosures

c: Ray Stoelting—Atlantic Richfield Company, a BP-affiliated company  
Sandra Del Pizzo—Reinhart, Boerner, & Van Deuren, SC

3



DOC.# 09041412

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED 07/05/2005 08:00AM

JOHN LA FAVE  
REGISTER OF DEEDS

AMOUNT: 15.00

Document Number

DEED RESTRICTION

Legal Description of the Property: In re:

That part of the Southwest 1/4 of Section 29, in Township 6 North, Range 21 East, in the Village of Hales Corners, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the point of intersection of the East line of State Trunk Highway #100 and the South line of West Edgerton Avenue, which point is 60 feet East of the West line and 45 feet South of the North line of said 1/4 Section; thence East along the South line of West Edgerton Avenue, 140.00 feet to an iron pipe; thence South 01° 17' 45" West parallel with the East line of State Trunk Highway #100, 200.00 feet to an iron pipe; thence West parallel to the South line of West Edgerton Avenue, 100 feet to an iron pipe; thence South 01° 17' 45" West parallel with the East line of State Trunk Highway #100, 10 feet to an iron pipe; thence West parallel to the South line of West Edgerton Avenue 40 feet to an iron pipe in the East line of State Trunk Highway #100; thence North 01° 17' 45" East along the East line of State Trunk Highway #100, 210.00 feet to the place of beginning.

Recording Area

Name and Return Address

Kurt McClung  
Delta Environmental Consultants, Inc.  
17500 West Liberty Lane  
New Berlin, Wisconsin 53146-2109

654-9985-001

Parcel Identification Number (PIN)

STATE OF WISCONSIN )  
 ) ss  
COUNTY OF )

Section 1. Pratap N. Singh and Dwarika Singh are the owners of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Shallow contaminated soil with benzene concentrations above regulatory direct contact limit remains in the dispenser islands area. Attached to this restriction is a site figure prepared by Delta Environmental Consultants, Inc., which indicates where residual petroleum contamination remains. The data for this site (Commerce #53130-1329-00, WDNR BRRTS #03-41-002706) were presented in reports prepared by Delta Environmental Consultants, Inc.

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:

An engineered control restriction for this property is required because shallow contaminated soil in the vicinity of the dispenser islands exceeds the direct contact limit. The benzene concentration of 38 milligrams per kilogram at boring MW-5 exceeds the Comm 46, Wisconsin Administrative Code, Table 2 direct contact value of 1.1 milligrams per kilogram. It has been shown that contaminant levels are protective of human health and the environment if the contamination remains beneath the site surface cover. An engineered control (pavement cap) is the approved remedial alternative for this site. The site cap must be maintained until it can be demonstrated that the site cap is no longer needed. If contaminated soil is encountered during any future subsurface excavation, the contamination must be managed in accordance with all applicable laws.

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 Commerce in order for the Department to be able to make a determination. Upon receipt of such a request, Commerce 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 Commerce determines that the restrictions can be extinguished, an affidavit, with a copy of Commerce'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 Commerce's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 14 day of June, 2005.

Signature: Dwanika SINGH

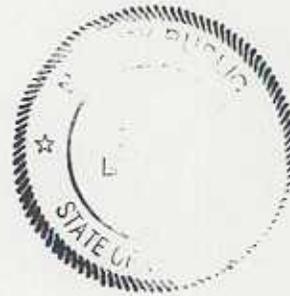
Signature: Pratap N. Singh

Printed Name: DWARIKA SINGH

Printed Name: PRATAP N. SINGH

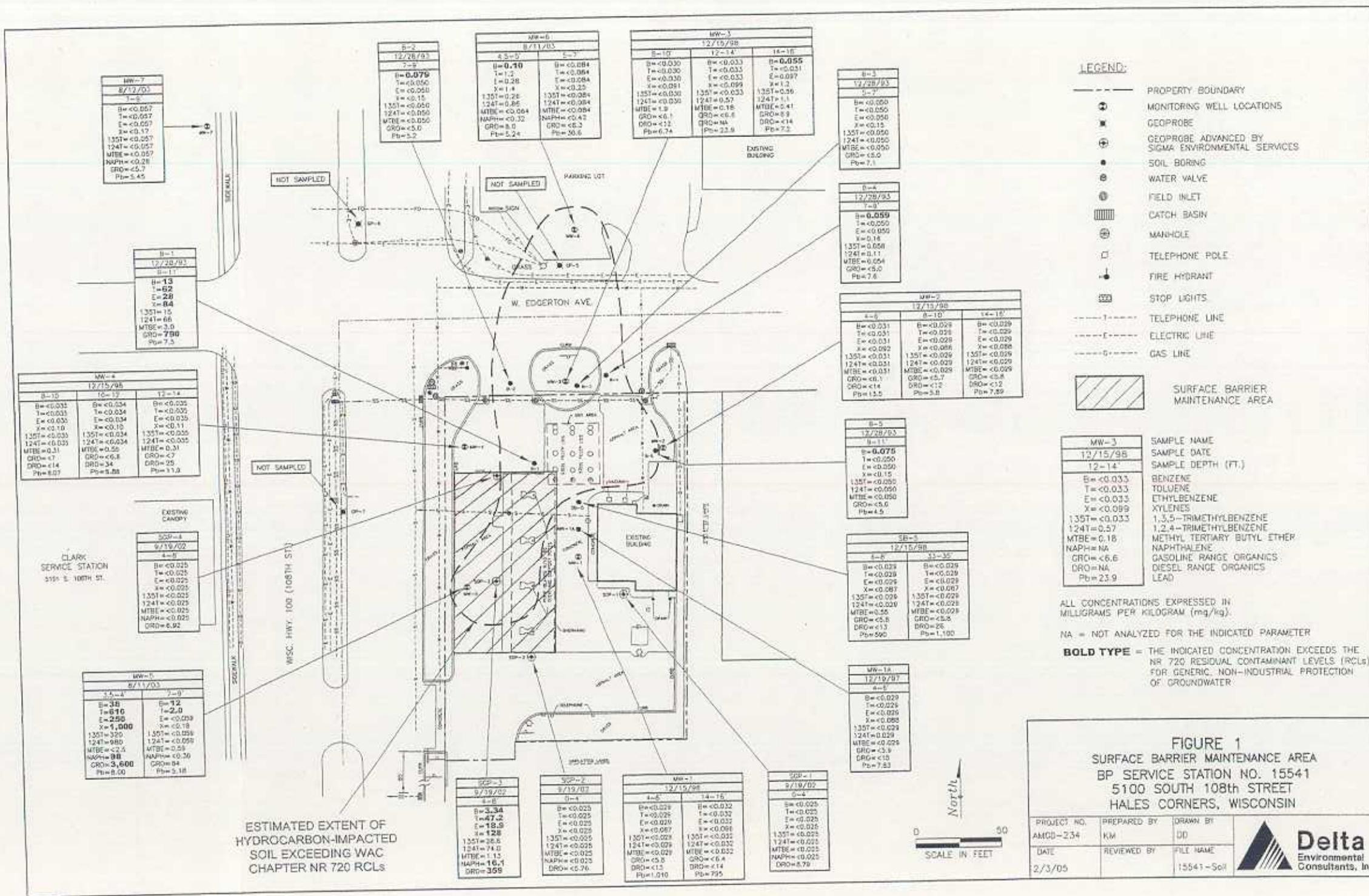
Subscribed and sworn to before me  
this 14 day of June, 2005.

Notary Public, State of Wisconsin  
My commission 12/30/07



This document was drafted by Kurt McClung of Delta Environmental Consultants, Inc. based on a template prepared by the Wisconsin Department of Commerce.





- LEGEND:**
- PROPERTY BOUNDARY
  - MONITORING WELL LOCATIONS
  - ✕ GEOPROBE
  - ⊕ GEOPROBE ADVANCED BY SIGMA ENVIRONMENTAL SERVICES
  - SOIL BORING
  - ⊙ WATER VALVE
  - ⊙ FIELD INLET
  - ▭ CATCH BASIN
  - ⊙ MANHOLE
  - TELEPHONE POLE
  - ⬇ FIRE HYDRANT
  - ⊞ STOP LIGHTS
  - TELEPHONE LINE
  - ELECTRIC LINE
  - GAS LINE

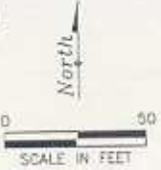
MW-3	SAMPLE NAME
12/15/98	SAMPLE DATE
12-14'	SAMPLE DEPTH (FT.)
B=<0.033	BENZENE
T=<0.033	TOLUENE
E=<0.033	ETHYLBENZENE
X=<0.099	XYLENES
1,35T=<0.033	1,3,5-TRIMETHYLBENZENE
1,24T=0.57	1,2,4-TRIMETHYLBENZENE
MTBE=0.18	METHYL TERTIARY BUTYL ETHER
NAPh=NA	NAPHTHALENE
GRO=<6.6	GASOLINE RANGE ORGANICS
DRO=NA	DIESEL RANGE ORGANICS
Pb=23.9	LEAD

ALL CONCENTRATIONS EXPRESSED IN MILLIGRAMS PER KILOGRAM (mg/kg).

NA = NOT ANALYZED FOR THE INDICATED PARAMETER

**BOLD TYPE** = THE INDICATED CONCENTRATION EXCEEDS THE NR 720 RESIDUAL CONTAMINANT LEVELS (RCLs) FOR GENERIC, NON-INDUSTRIAL PROTECTION OF GROUNDWATER

**FIGURE 1**  
**SURFACE BARRIER MAINTENANCE AREA**  
**BP SERVICE STATION NO. 15541**  
**5100 SOUTH 108th STREET**  
**HALES CORNERS, WISCONSIN**



**ESTIMATED EXTENT OF HYDROCARBON-IMPACTED SOIL EXCEEDING WAC CHAPTER NR 720 RCLs**

PROJECT NO. AMCD-234	PREPARED BY KM	DRAWN BY DD	
DATE 2/3/05	REVIEWED BY	FILE NAME 15541-Soil	