

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 414-263-8606
TTY 414-263-8713

March 6, 2003

Mr. Gary Blair
The Southland Corporation
814 Baker Road
Virginia Beach, Virginia 23462

SUBJECT: Final Case Closure - 7-Eleven Store #30505
9502 South Howell Avenue, Oak Creek, WI 53154
FID#: 241401820. BRRTS #: 03-41-003192.

Dear Mr. Blair:

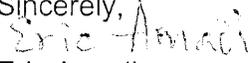
In March, 2002, your site as described above was reviewed for closure by the Department of Natural Resources. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On March 19, 2002, you were notified that conditional closure was granted to this case.

On January 17, 2003, the Department received correspondence indicating that you have complied with the conditions of closure. The conditions of closure required the responsible party (RP) to: a) place a groundwater use restriction on the property; b) abandon the monitoring wells and c) notify the City of Oak Creek about groundwater contamination on the right-of-way of Ryan Road (Highway 100). In lieu of the groundwater use restriction, the RP had opted to implement groundwater GIS registry. Based on the correspondence and data provided, it appears that your site 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, remediation or other action is required at this time.

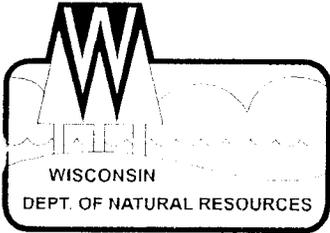
Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

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) 263-8639.

Sincerely,

Eric Amadi
Hydrogeologist - SER/Milwaukee

cc: James Curtis - ENSR, Inc.
SER Case File #: 03-41-003192



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region
Milwaukee Service Center
2300 N. Dr. ML King Drive, PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8716
TDD 414-263-8713

06230-042

March 19, 2002

Mr. Gary Blair
The Southland Corporation
814 Baker Road
Virginia Beach, Virginia 23462

(copy)

SUBJECT: 7-Eleven Store #30505, 9502 South Howell Avenue, Oak Creek, Wisconsin. BRR-LUST
FID#241401820.

Dear Mr. Blair:

We have reviewed the additional information submitted on your behalf for the above referenced case file for closure. Based on this review, we have determined that the contamination discovered in association with the release(s) from the underground storage tank (UST's) at the site have been investigated and remediated to the extent practicable under site conditions. Therefore, we consider the investigation and remediation of the UST's closed under s. NR 726.05, Wis. Adm. Code, when the following conditions are satisfied:

- 1. A complete GIS package is submitted to the attention of Vicky Stovall at the DNR, along with a \$250 fee. This is now required in lieu of placing a groundwater use deed restriction on the property. The materials required to be submitted in the GIS package can be found on our website at www.dnr.state.wi.us/it.
2. Notification to the City of Oak Creek that anyone performing future road construction and/or utility work may encounter contamination and that petroleum contamination exists in the right-of-way. We must receive a copy of the notification that you send to the City to complete our file.
3. Monitoring wells at this site are properly abandoned and abandonment forms submitted in compliance with ch. NR 141, Wis. Adm. Code.

GW on site

Givoff site

The department reserves the right under s. NR 726.09, Wis. Adm. Code, to reopen this case if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment. Once all of the above actions are satisfied, you will receive a final closure letter and your case will be tracked as closed on the department's tracking system. If you have any questions regarding this letter, please contact me at (414) 263-8589.

Soil is not a problem

Sincerely,
Gina Keenan
Hydrogeologist

cc: ENSR
SER case file



REGISTRAR'S OFFICE }
Milwaukee County, WI } 88
RECORDED AT 1 35 PM '84

48 - Wisconsin-GWD-RET
County Milwaukee
CITGO No. 48-079-094
TSC Loc. No. 30505

DEC 10 1984 418 TO
REEL 1707 IMAGE 420#2

RECORDED
DE DEEDS

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that CITGO Petroleum Corporation, a Delaware corporation, P. O. Box 3758, Tulsa, Oklahoma 74102 (herein called "Grantor"), for and in consideration of the sum of One Dollar to Grantor in hand paid by The Southland Corporation, a Texas corporation, P. O. Box 719, Dallas, Texas 75221 (herein called "Grantee"), the receipt whereof Grantor does hereby acknowledge, and as a dividend from Grantor to its parent company and sole shareholder, Grantee, has granted, bargained, sold, assigned and conveyed, and by these presents does hereby grant, bargain, sell, assign and convey unto the said Grantee, its successors and assigns, the following:

(1) That certain tract or parcel of land located in the county of Milwaukee and state of Wisconsin, described in Exhibit A hereto,

FEE

(2) All buildings, structures, fixtures and improvements attached thereto.

77.25(?)
EXEMPT

(numbered items (1) and (2) are herein called the "Property")

(3) To the extent assignable, all right, title and interest, if any, of Grantor in and to (a) all easements, rights-of-way, rights and benefits appurtenant to the Property and, if an Exhibit B is attached to this Deed, including (without limitation) the interests described in such Exhibit (such interests described in such Exhibit being herein called the "Appurtenant Interests"), (b) all permits, licenses, contracts, agreements, leases, authorizations, servitudes and other arrangements and interests therein relating to the Property, (c) all streets, easements, rights-of-way, strips, gores and land adjacent or contiguous to the Property, and (d) all tangible personal property, including (without limitation) trade fixtures, signs, and all equipment, machinery and appurtenances attached to or located on the Property at the date hereof.

(numbered item (3) is herein called the "Additional Interests")

The Property and the Additional Interests, if any, are conveyed subject to (a) current taxes and assessments not yet delinquent and taxes and assessments for subsequent years, (b) all ordinances or statutes relating to the Property or the Additional Interests (if any), (c) any condition that an accurate survey or an inspection of the premises might show, (d) any easements, rights-of-way, covenants, restrictions, conditions, mineral interests, reservations and encumbrances, if any, of record in the above county and state or, in the case of security interests to be perfected by filing in the Uniform Commercial Code records of the above state, in the place of filing mandated by the Uniform Commercial Code of such state, and (e) rights of parties in possession, all to the extent the same are valid, enforceable and effect the Property or the Additional Interests (if any).

DOC # RECORD

5772423
10.00

Grantee, for itself, its successors and assigns, accepts and assumes all terms, conditions, liabilities, obligations and duties of

Return recorded original to:
The Southland Corporation
Attn: Real Estate Services - E. Bright
P. O. Box 719
Dallas, Texas 75221

EXHIBIT "A"

That part of the North West 1/4 of Section 28, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee and State of Wisconsin, bounded and described as follows: Commencing at the North West corner of Section 28; thence North 89° 29' 54" East along the North line of said Section 306.27 feet to a point; thence South 00° 04' 26" West 275.00 feet to a point; thence South 89° 29' 54" West 306.30 feet to a point on the West line of said Section; thence North 00° 04' 31" East along the West line of the section, 275.00 feet to the point of beginning, EXCEPTING therefrom the North 75.00 feet and the West 75.00 feet for public highway purposes.

ALSO known as the North 200.00 feet of Lot 1 of Certified Survey Map No. 1056, being a parcel of land in the North West 1/4 of Section 28, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

(Tax Key No. 907-9012)

G+G/RCL

Grantor relating to the Additional Interests, if any, to the extent the same are assignable to the extent such liabilities, obligations and duties of Grantor relate to or arise out of events occurring or actions taken or not taken after the date hereof.

With respect to any personal property or interests in personal property conveyed hereby, Grantor EXPRESSLY DISCLAIMS AND NEGATES (a) ANY IMPLIED OR EXPRESS WARRANTY OF MERCHANTABILITY, (b) ANY IMPLIED OR EXPRESS WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, AND (c) ANY IMPLIED OR EXPRESS WARRANTY OF CONFORMITY TO MODELS OR SAMPLES OF MATERIALS.

TO HAVE AND TO HOLD the Property and the Additional Interests, if any, to Grantee, its successors and assigns, forever.

Subject only to the matters expressly set forth above, Grantor hereby binds itself and its successors to warrant and defend all and singular the Property to Grantee, its successors and assigns forever, from and against every person whomsoever lawfully claiming or to claim the same or any part thereof with full subrogation and substitution in and to all the rights and actions of warranty which Grantor has or may have against all preceding owners and vendors.

Reference is made to the exhibit(s) which is (are) attached hereto and made a part hereof for all purposes.

In witness whereof, the duly authorized officers of Grantor and Grantee have executed, sealed and delivered this instrument on this 2nd day of October, 1984.

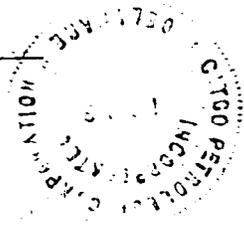
ATTEST:

Charles H. Floren
Assistant Secretary

CITGO PETROLEUM CORPORATION

By [Signature]
Frank J. Gangi
Vice President

GRANTOR



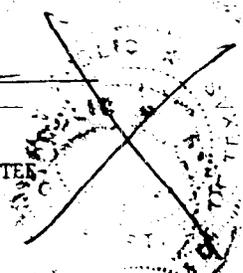
ATTEST:

David Holland
Assistant Secretary

THE SOUTHLAND CORPORATION

By [Signature]
John H. Rangers
Vice President

GRANTEE



Attachments:

- Exhibit A: Description of Property
- ~~Exhibit B: Description of Appurtenant Interests, if any~~
- ~~Exhibit C: Transfer Return Forms~~

Prepared By:
Bryan F. Smith, Jr.
P. O. Box 719
Dallas, Texas 75221

(Wisconsin)

STATE OF TEXAS §
COUNTY OF DALLAS §

Personally came before me this 31st day of October, 1984 the above named Frank J. Ganai, Vice President and Charles A. Flores, Assistant Secretary of CITGO PETROLEUM CORPORATION, a Delaware corporation, to me known to be the person who executed the foregoing instrument.

Marie E. Berlin
Notary Public in and for
Dallas County, Texas

Marie E. Berlin
(Typed or Printed Name)

My term of office expires on:
August 9, 1986



(Wisconsin)

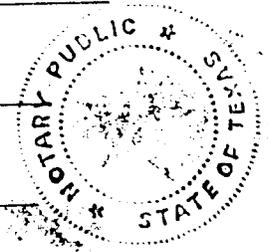
STATE OF TEXAS §
COUNTY OF DALLAS §

Personally came before me this 31st day of October, 1984 the above named John H. Rodgers, Vice President and David Holland, Assistant Secretary of THE SOUTHLAND CORPORATION, a Texas corporation, to me known to be the person who executed the foregoing instrument.

Marie E. Berlin
Notary Public in and for
Dallas County, Texas

Marie E. Berlin
(Typed or Printed Name)

My term of office expires on:
August 9, 1986

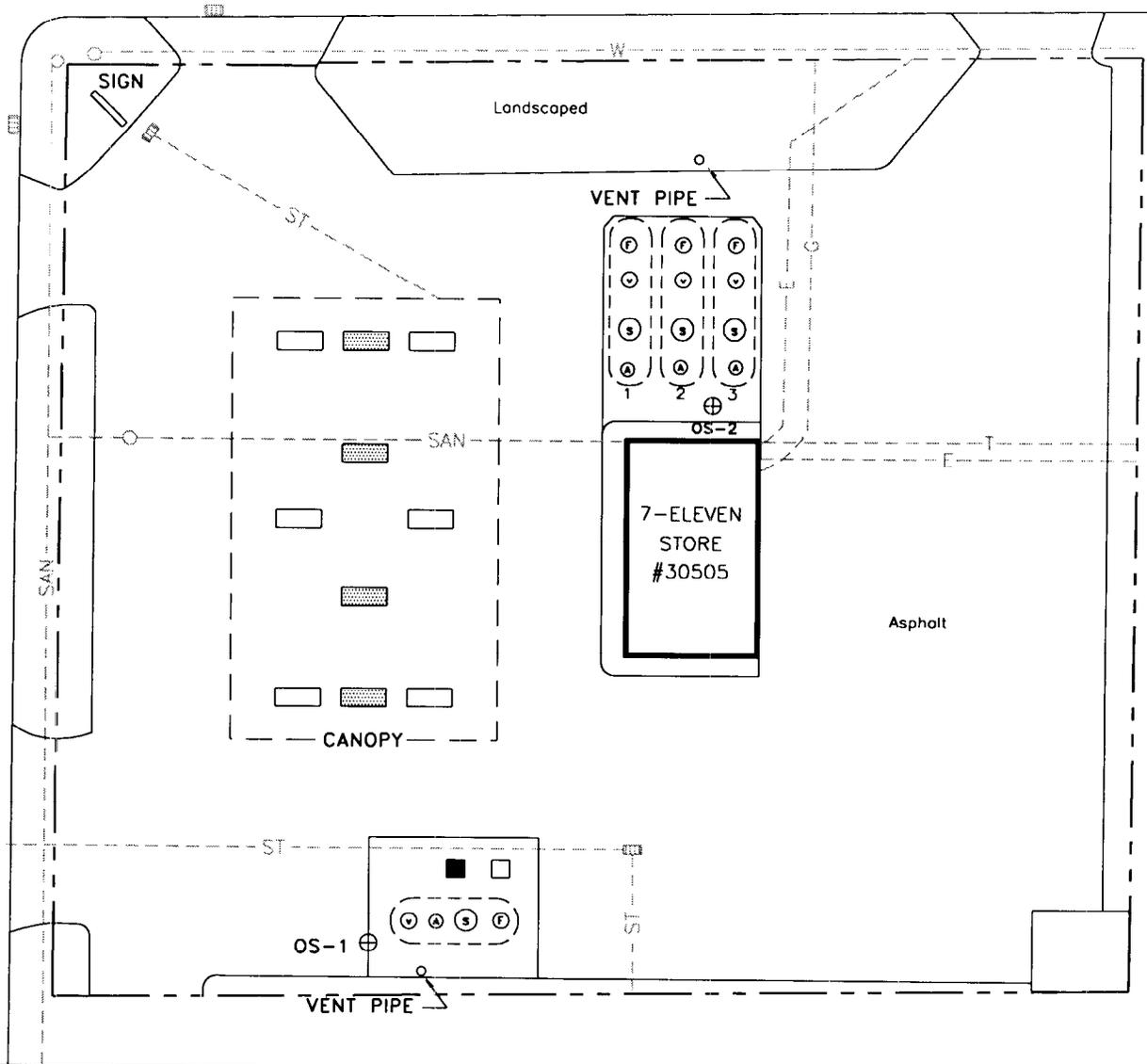


**Parcel identification number for the property located at
9502 South Howell Avenue, Oak Creek, Wisconsin**

Parcel ID # 907-9027

RYAN ROAD (STATE ROUTE 100)

SOUTH HOWELL AVENUE (STATE ROUTE 83)



LEGEND:

---	PROPERTY BOUNDARY	□	DISPENSER ISLAND
⊕ OS-2	OBSERVATION SUMP	---	ELECTRIC LINE
(---)	UNDERGROUND STORAGE TANK	---	TELEPHONE LINE
⊙	FILL PORT MANHOLE	---	GAS LINE
⊙	VAPOR RECOVERY MANHOLE	---	STORM SEWER
⊙	SUBMERSABLE PUMP MANHOLE	---	WATER LINE
⊙	AUTOMATIC TANK GAUGE MANHOLE	---	SANITARY SEWER
▨	FORMER DISPENSER ISLAND	▨	CATCH BASIN
■	FORMER DIESEL FUEL DISPENSER ISLAND	○	MANHOLE

Notes:

- All dimensions and locations are approximate.
- Tank #1 = 12K PUL - FRP/SWT
- Tank #2 = 12K MUL - FRP/SWT
- Tank #3 = 12K RUL - FRP/SWT
- Tank #4 = 10K DSL - FRP/SWT

Sources:

- Cities Service Company drawing "Architectural Site Plan and Grading Plan", dated 7/6/89.
- ENSR field observations.



SCALE: 1" = 40'+/-

SITE PLAN

7-ELEVEN STORE #30505
9502 SOUTH HOWELL AVENUE
OAK CREEK, WISCONSIN

7-ELEVEN, INC.

Sept. 2002

File No: 06230-042

FIGURE 1



Table 1

**Most Recent Groundwater Analytical Results
in Micrograms Per Liter (ug/L)**

**7-Eleven Store #30505
9502 South Howell Avenue
Oak Creek, Wisconsin**

	Petroleum Volatile Organic Compounds (PVOCs)							GROs ⁽⁴⁾ DROs ⁽⁵⁾	
	Benzene	Toluene	Ethyl Benzene	Total Xylenes	1,2,4- TMB ⁽¹⁾	1,3,5- TMB	MTBE ⁽²⁾		Total PVOCs ⁽³⁾
MW-1									
December 26, 2001	550	29	500	780	450	34	<1.7	2,343	5,200
MW-2									
December 26, 2001	1,500	300	180	6,600	1,800	1,100	370	11,850	23,000
MW-3									
December 26, 2001	<0.13	<0.20	<0.22	<0.23	<0.22	<0.29	<0.16	---	<50
MW-4									
December 26, 2001	<0.13	<0.20	<0.22	<0.23	<0.22	<0.29	<0.16	---	<100
MW-5									
December 26, 2001	<0.13	<0.20	<0.22	<0.23	<0.22	<0.29	<0.16	---	<100
MW-6									
December 26, 2001	<0.13	<0.20	<0.22	<0.23	<0.22	<0.29	<0.16	---	<50
MW-7									
December 26, 2001	<0.13	<0.20	<0.22	<0.23	<0.22	<0.29	<0.32	---	<50
MW-8									
December 26, 2001	1,400	<4.0	68	110	77	<5.8	1,600	3,255	3,300
MW-9									
December 26, 2001	<0.13	<0.20	<0.22	<0.23	<0.22	<0.29	<0.16	---	<100

Note: Monitoring wells MW-4, MW-5, and MW-9 were sampled for DRO since 8/11/98. They were sampled for GRO on all previous dates.

(1) TMB = Trimethylbenzene.

(2) MTBE = Methyl-Tert-Butyl Ether.

(3) Sum of PVOCs.

(4) GROs = Gasoline Range Organics.

(5) DROs = Diesel Range Organics.

RYAN ROAD (STATE ROUTE 100)

MW-2
B-1,500
T-300
E-180
X-6,600
MTBE-370

MW-7
B-<0.13
T-<0.20
E-<0.22
X-<0.23
MTBE-<0.32

MW-8
B-1,400
T-<4.0
E-68
X-110
MTBE-1,600

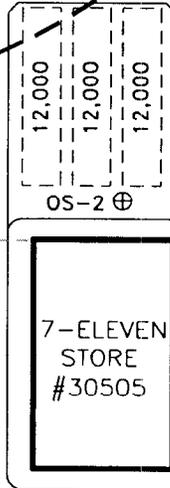
INFERRED AREA WHERE
GROUNDWATER EXCEEDS
NR 140 ENFORCEMENT
STANDARD(S)

SOUTH HOWELL AVENUE (STATE ROUTE 83)

MW-6
B-<0.13
T-<0.20
E-<0.22
X-<0.23
MTBE-<0.16

MW-1
B-550
T-29
E-500
X-780
MTBE-<1.7

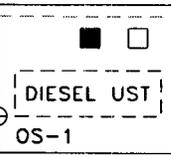
MW-3
B-<0.13
T-<0.20
E-<0.22
X-<0.23
MTBE-<0.16



Asphalt

MW-5
B-<0.13
T-<0.20
E-<0.22
X-<0.23
MTBE-<0.16

MW-9
B-<0.13
T-<0.20
E-<0.22
X-<0.23
MTBE-<0.16



MW-4
B-<0.13
T-<0.20
E-<0.22
X-<0.23
MTBE<0.16

LEGEND:

- PROPERTY BOUNDARY
- ⊕ MW-1 FORMER MONITORING WELL WITH BENZENE, TOLUENE, ETHYL BENZENE, TOTAL XYLENES, AND MTBE CONCENTRATIONS IN GROUNDWATER-RESULTS IN PARTS PER BILLION (MICROGRAMS/LITER (ug/L))
- ⊕ OS-1 OBSERVATION SUMP
- 12,000 UNDERGROUND STORAGE TANK WITH CAPACITY IN GALLONS
- DISPENSER ISLAND
- ▨ FORMER DISPENSER ISLAND
- FORMER DIESEL FUEL DISPENSER ISLAND
- E--- ELECTRIC LINE
- T--- TELEPHONE LINE
- G--- GAS LINE
- ST--- STORM SEWER
- W--- WATER LINE
- SAN--- SANITARY SEWER
- ▤ CATCH BASIN
- MANHOLE

Notes:

- All dimensions and locations are approximate.
- Monitoring wells were sampled on 12/26/01.
- Monitoring wells were abandoned on 6/7/02.

Sources:

- Cities Service Company drawing "Architectural Site Plan and Grading Plan", dated 7/6/89.
- ENSR field observations.



INFERRED
GROUNDWATER PLUME
BASED ON DECEMBER
2001 DATA

7-ELEVEN STORE #30505
9502 SOUTH HOWELL AVENUE
OAK CREEK, WISCONSIN
7-ELEVEN, INC.

FIGURE 2



SCALE: 1" = 40'+/-

Sept. 2002

File No: 06230-042

Table 2

Monitoring Well Water Level Elevation Data

7-Eleven Store #30505
9502 S. Howell Avenue
Oak Creek, Wisconsin

Project: 7-Eleven Store # 30505 S. Howell Ave. Oak Creek, WI
Project #: 6230-042
Date: 12/26/2001

Operator: MAZ
Method: Solinst
Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHs (feet)	LPHs Thickness (feet)	LPHs Specific Gravity	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
MW-1	688.16	5.02	0.00	0.00	0.00	5.02	683.14
MW-2	691.83	4.72	0.00	0.00	0.00	4.72	687.11
MW-3	691.92	5.04	0.00	0.00	0.00	5.04	686.88
MW-4	690.11	3.74	0.00	0.00	0.00	3.74	686.37
MW-5	690.67	7.14	0.00	0.00	0.00	7.14	683.53
MW-6	688.38	10.48	0.00	0.00	0.00	10.48	677.90
MW-7	687.56	9.47	0.00	0.00	0.00	9.47	678.09
MW-8	689.66	6.63	0.00	0.00	0.00	6.63	683.03
MW-9	690.52	6.63	0.00	0.00	0.00	6.63	683.89
OS-1	689.82	4.46	0.00	0.00	0.00	4.46	685.36
OS-2	689.87	2.78	0.00	0.00	0.00	2.78	687.09

Note: Wells resurveyed on 6/6/00.

Project: 7-Eleven Store # 30505 S. Howell Ave. Oak Creek, WI
Project #: 6230-042
Date: 11/07/2000

Operator: AJT
Method: Solinst
Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHs (feet)	LPHs Thickness (feet)	LPHs Specific Gravity	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
MW-1	688.16	5.85	0.00	0.00	0.00	5.85	682.31
MW-2	691.83	4.49	0.00	0.00	0.00	4.49	687.34
MW-3	691.92	5.25	0.00	0.00	0.00	5.25	686.67
MW-4	690.11	4.74	0.00	0.00	0.00	4.74	685.37
MW-5	690.67	7.11	0.00	0.00	0.00	7.11	683.56
MW-6	688.38	10.38	0.00	0.00	0.00	10.38	678.00
MW-7	687.56	9.04	0.00	0.00	0.00	9.04	678.52
MW-8	689.66	6.26	0.00	0.00	0.00	6.26	683.40
MW-9	690.52	6.66	0.00	0.00	0.00	6.66	683.86
OS-1	689.82	NG	0.00	0.00	0.00	NG	NG
OS-2	689.87	NG	0.00	0.00	0.00	NG	NG

Note: Wells resurveyed on 6/6/00.

Table 2

Monitoring Well Water Level Elevation Data

**7-Eleven Store #30505
9502 S. Howell Avenue
Oak Creek, Wisconsin**

Project: 7-Eleven Store # 30505 S. Howell Ave. Oak Creek, WI Operator: CMB
 Project #: 6230-042 Method: Solinst
 Date: 06/06/2000 Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHs (feet)	LPHs Thickness (feet)	LPHs Specific Gravity	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
MW-1	688.16	3.14	0.00	0.00	0.00	3.14	685.02
MW-2	691.83	4.14	0.00	0.00	0.00	4.14	687.69
MW-3	691.92	6.59	0.00	0.00	0.00	6.59	685.33
MW-4	690.11	3.73	0.00	0.00	0.00	3.73	686.38
MW-5	690.67	5.46	0.00	0.00	0.00	5.46	685.21
MW-6	688.38	8.57	0.00	0.00	0.00	8.57	679.81
MW-7	687.56	8.89	0.00	0.00	0.00	8.89	678.67
MW-8	689.66	4.8	0.00	0.00	0.00	4.8	684.86
MW-9	690.52	4.95	0.00	0.00	0.00	4.95	685.57
OS-1	689.82	1.40	0.00	0.00	0.00	1.40	688.42
OS-2	689.87	2.21	0.00	0.00	0.00	2.21	687.66

Note: Wells resurveyed on 6/6/00.

Project: 7-Eleven Store # 30505 S. Howell Ave. Oak Creek, WI Operator: CMB
 Project #: 6230-042 Method: Solinst
 Date: 10/28/1999 Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHs (feet)	LPHs Thickness (feet)	LPHs Specific Gravity	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
MW-1	688.16	5.71	0.00	0.00	0.00	5.71	682.45
MW-2	691.63	5.08	0.00	0.00	0.00	5.08	686.55
MW-3	691.94	6.24	0.00	0.00	0.00	6.24	685.70
MW-4	690.20	5.40	0.00	0.00	0.00	5.40	684.80
MW-5	690.72	7.96	0.00	0.00	0.00	7.96	682.76
MW-6	688.10	11.17	0.00	0.00	0.00	11.17	676.93
MW-7	687.47	10.40	0.00	0.00	0.00	10.40	677.07
MW-8	689.56	6.87	0.00	0.00	0.00	6.87	682.69
MW-9	690.37	7.27	0.00	0.00	0.00	7.27	683.10
OS-1	690.48	3.82	0.00	0.00	0.00	3.82	686.66
OS-2	691.49	3.15	0.00	0.00	0.00	3.15	688.34

Table 2

Monitoring Well Water Level Elevation Data

7-Eleven Store #30505
9502 S. Howell Avenue
Oak Creek, Wisconsin

Project: 7-Eleven Store # 30505 S. Howell Ave. Oak Creek, WI Operator: CMB
Project #: 6230-042 Method: Solinst
Date: 05/07/1999 Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHs (feet)	LPHs Thickness (feet)	LPHs Specific Gravity	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
MW-1	688.16	4.22	0.00	0.00	0.00	4.22	683.94
MW-2	691.63	4.36	0.00	0.00	0.00	4.36	687.27
MW-3	691.94	3.89	0.00	0.00	0.00	3.89	688.05
MW-4	690.20	4.21	0.00	0.00	0.00	4.21	685.99
MW-5	690.72	6.49	0.00	0.00	0.00	6.49	684.23
MW-6	688.10	10.09	0.00	0.00	0.00	10.09	678.01
MW-7	687.47	9.40	0.00	0.00	0.00	9.40	678.07
MW-8	689.56	5.32	0.00	0.00	0.00	5.32	684.24
MW-9	690.37	7.74	0.00	0.00	0.00	7.74	682.63
OS-1	690.48	2.51	0.00	0.00	0.00	2.51	687.97
OS-2	691.49	3.15	0.00	0.00	0.00	3.15	688.34

NG indicates not gauged.

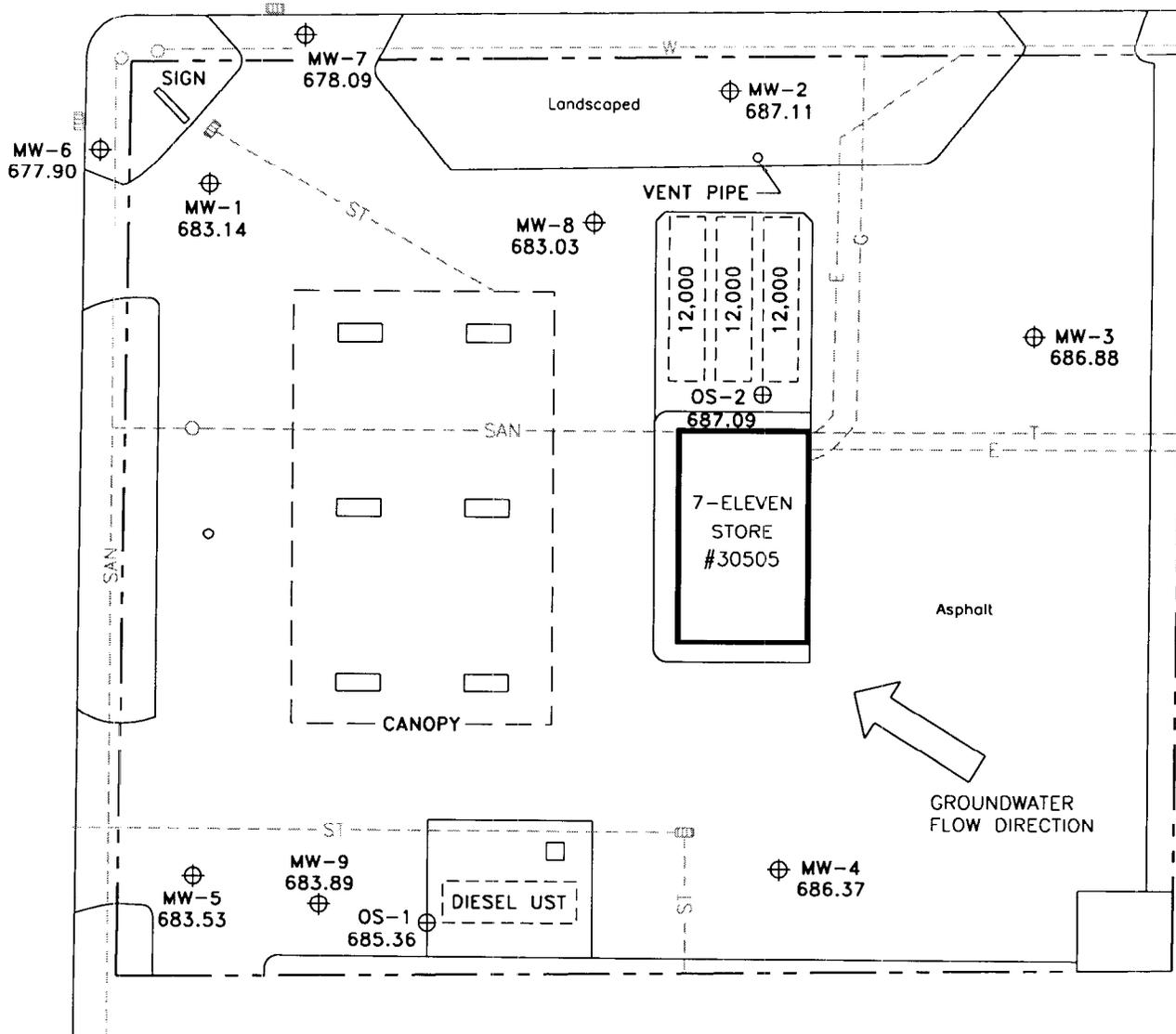
Project: Southland Store # 30505 S. Howell Avenue Operator: AJJ/CMB
Oak Creek, WI
Project #: 0893-8632 Method: Solinst
Date: 10/29/1998 Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHs (feet)	LPHs Thickness (feet)	LPHs Specific Gravity	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
MW-1	688.16	6.07	0.00	0.00	0.00	6.07	682.09
MW-2	691.63	5.29	0.00	0.00	0.00	5.29	686.34
MW-3	691.94	6.46	0.00	0.00	0.00	6.46	685.48
MW-4	690.20	5.47	0.00	0.00	0.00	5.47	684.73
MW-5	690.72	8.13	0.00	0.00	0.00	8.13	682.59
MW-6	688.10	10.90	0.00	0.00	0.00	10.9	677.20
MW-7	687.47	10.36	0.00	0.00	0.00	10.36	677.11
MW-8	689.56	6.94	0.00	0.00	0.00	6.94	682.62
MW-9	690.37	7.08	0.00	0.00	0.00	7.08	683.29
OS-1	690.48	3.93	0.00	0.00	0.00	3.93	686.55
OS-2	691.49	NG	0.00	0.00	0.00	---	---

NG indicates not gauged.

RYAN ROAD (STATE ROUTE 100)

SOUTH HOWELL AVENUE (STATE ROUTE 83)



LEGEND:

- PROPERTY BOUNDARY
- ⊕ MW-1 683.14 FORMER MONITORING WELL WITH GROUNDWATER ELEVATION IN FEET
- ⊕ OS-2 687.09 OBSERVATION SUMP WITH GROUNDWATER ELEVATION IN FEET
- 12,000 UNDERGROUND STORAGE TANK WITH CAPACITY IN GALLONS
- DISPENSER ISLAND
- FORMER DISPENSER ISLAND
- FORMER DIESEL FUEL DISPENSER ISLAND
- E--- ELECTRIC LINE
- T--- TELEPHONE LINE
- G--- GAS LINE
- ST--- STORM SEWER
- W--- WATER LINE
- SAN--- SANITARY SEWER
- ▣ CATCH BASIN
- MANHOLE

Notes:

- All dimensions and locations are approximate.
- Monitoring wells were gauged on 12/26/01.
- Monitoring wells were abandoned on 6/7/02.

Sources:

- Cities Service Company drawing "Architectural Site Plan and Grading Plan", dated 7/6/89.
- ENSR field observations.



SCALE: 1" = 40'+/-

GROUNDWATER FLOW DIRECTION MAP

7-ELEVEN STORE #30505
9502 SOUTH HOWELL AVENUE
OAK CREEK, WISCONSIN
7-ELEVEN, INC.

FIGURE 3



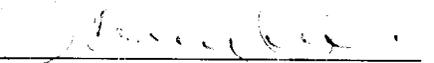
Legal description for the property located 9502 South Howell Avenue, Oak Creek, Wisconsin:

NW ¼ of Section 28, Township 5 North, Range 22 East in the City of Oak Creek, County of Milwaukee and State of Wisconsin, bounded and described as follows: Commencing at the NW corner of Section 28, thence North 89° 29' 54" East along the North line of said Section 306.27 feet to a point; thence South 08° 04' 26" West 275.00 feet to a point; thence South 89° 29' 54" West 306.30 feet to a point on the West line of said Section; thence North 00° 04' 31" East along the West line of the Section, 275.00 feet to the point of beginning, EXCEPTING therefore from the North 75.00 feet and the West 75.00 feet for public highway purposes.

Also, known as the North 200.00 feet of Lot 1 of Certified Survey Map No. 1056, being a parcel of land in the North West ¼ of Section 28, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

I, Garry Blair, Environmental Manager for 7-Eleven, Inc., believe that the legal description stated above for 9502 South Howell, Oak Creek, Wisconsin is complete and accurate to the best of my knowledge and ability.

7-Eleven, Inc.



Garry Blair, Environmental Manager

01/07/2003

Date

Notification of Contamination within the Right of Way

County: **Milwaukee**
Highway: **State Highway 100 (Ryan Road)**
Site Name: **7-Eleven, Inc. Store # 30505**
Site Address: **9502 S. Howell Avenue**
BRRTS Number: **03-41-003192**
PECFA Number: **53154-5002-02**
FID Number: **241401820**

Owner's Name: **7-Eleven, Inc. (formerly Southland Corporation)**
Owner's Address: **814 Baker Road, Virginia Beach, VA 23462**

Consulting Firm: **ENSR International**
Consultant Contact: **Jim Curtis**
Consultant Address: **4500 Park Glen Road, Suite 210, St. Louis Park, MN 55416**
Consultant Phone, Fax and E-mail: **(952) 924-0117; (952) 924-0317; jcurtis@ensr.com**

Soil contamination? **No**
Depth to contaminated soil: **NA**
Vertical extent of contaminated soil: **NA**
Groundwater contamination? **Yes**
Depth to water table: **Ranging between 2.78-10.48 (December 2001)**

Describe the type(s) of contamination present: **Benzene, Trimethylbenzene 1,2,4 and 1,3,5, and Methyl-Tert-Butyl Ether (MTBE) exceeds NR 140 Enforcement Standards within the WI DOT Right-of-Way.**

- **Brief summary of cleanup activity: Groundwater monitoring has been conducted at this property since 1992. Groundwater quality trends are well established. No liquid phase hydrocarbons have been observed at this site since 1994. Remedial activities at this site consist of placing oxygen releasing compound (ORC[®]) filter socks, 4- inches in diameter and two feet in length, within the groundwater in OS-2. Mann-Whitney U Statistical Tests were completed on the monitoring wells that exhibited PVOCs above the ES. The results demonstrate either a "No Trend" or a "Decreasing Trend". The plume margin is not expanding. Mann-Kendall Statistical Tests were completed on the monitoring wells that exhibited PVOCs above the ES. The results demonstrate a "Decreasing Trend" or a "Stable Trend". The concentrations of petroleum hydrocarbons are showing an overall downward trend. Based upon declining PVOC concentrations in the groundwater, it is likely that residual impact will continue to be reduced through the natural biodegradation processes.**

Attach a current plume map for groundwater contamination: **Attached**
Attach a current plume map for soil contamination: **NA**

January 16, 2003

William Schaper
City of Oak Creek
Street Division Superintendent
800 W. Puetz Road
Oak Creek, WI 53154-2849*via certified mail***Subject: Groundwater Geographic Information System (GIS) Listing Notification
7-Eleven Store # 30505
9502 S. Howell Avenue, Oak Creek, WI 53154
BRRTS No. 03-41-003192
Commerce No. 53154-5002-02
ENSR Project No. 06230-042**

Dear Mr. Schaper:

ENSR is issuing this letter to you on behalf of 7-Eleven, Inc. The purpose is to notify the City of Oak Creek of our intent to list the above-mentioned property on the Wisconsin Department of Natural Resources' (WDNR's) Geographic Information System (GIS) Database.

Groundwater contamination is present on the Ryan Road (Highway 100) right-of-way as a result of the activity of the former 7-Eleven store that was located on the property listed above. The levels of benzene, trimethylbenzene, and methyl-tert-butyl-ether (MTBE) contamination in the groundwater on the right-of-way are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. Environmental investigation of this contamination indicates this groundwater contaminant plume is stable or receding and will naturally degrade over time.

It is believed 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, Wisconsin Administrative Code. The Wisconsin Department of Natural Resources (WNR) has accepted natural attenuation as the final remedy for this site by granting case closure on March 19, 2002. Closure means that the Department will not be requiring further investigation or cleanup action to be taken, other than the reliance on natural attenuation. A fact sheet is attached that explains natural attenuation.

Properties within the boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' GIS Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the locations where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry is available to the public on the Department of Natural Resources' Internet web site.





William Schaper
GIS Listing Notification Letter
January 16, 2003
Page 2 of 2

Should the City of Oak Creek or any subsequent property owner wish to construct or reconstruct a water well on the right-of-way, 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 the right-of-way in the future will first need to call the Diggers Hotline (1-800-242-8511) if the property is located outside of the service area of a municipally owned water system. A well driller may contact the Drinking Water program within the Department of Natural Resources if the 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 Department lists the right-of-way on the GIS Registry, it will issue a final closure letter to 7-Eleven, Inc. You may obtain a copy of the letter by requesting a copy from me, by writing to the agency address given above, or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the final closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact Ms Gina Keenan of the Wisconsin DNR at (414) 263-8589, or Mr. Garry Blair, Environmental Manager of 7-Eleven, Inc. at (757) 490-1711 ext. 17.

Sincerely,

ENSR International

James R. Curtis
Project Geologist

Stephan L. Nalefski, P.G.
Vice President, General Manager

Attachments

cc: Garry Blair, 7-Eleven, Inc.
Gina Keenan, Wisconsin DNR

Gina Keenan
Wisconsin DNR
LUST Program – Southeast District
2300 N. Martin Luther King Drive
Milwaukee, WI 53212
(414) 263-8589

Mr. Garry Blair
7-Eleven, Inc.
Environmental Manager
814 Baker Road
Virginia Beach, VA 23462
(757) 490-1711 ext. 17