

## GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Quik Mart #30506			<b>FID #:</b>	
<b>BRRTS #:</b>	03-41-003513			(if appropriate)	
<b>COMMERCE #:</b> (if appropriate)	53207-2965-87				
<b>CLOSURE DATE:</b>	August 11, 2004				
<b>STREET ADDRESS:</b>	3087 S Kinnickinnic Ave				
<b>CITY:</b>	Milwaukee				
<b>SOURCE PROPERTY GPS COORDINATES:</b> (meters in WTM91 projection)	<b>X =</b>	692504	<b>Y =</b>	281714	
<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"/>	X	No	<input type="checkbox"/>
<b>• IF YES, STREET ADDRESS:</b>	3069 South Kinnickinnic Ave 3059 South Kinnickinnic Ave 2010 East Oklahoma Ave 2006 East Oklahoma Ave 1945 East Bennett Ave				
<b>• GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b>	692498 692493 692475 692463 692453	<b>Y =</b>	281745 281763 281703 281704 281750	
<b>OFF-SOURCE SOIL CONTAMINATION:</b> >Generic or Site-Specific RCL (SSRCL)	Yes	<input type="checkbox"/>	No	X	
<b>CONTAMINATION IN RIGHT OF WAY:</b>	Yes	X	No	<input type="checkbox"/>	
<b><u>DOCUMENTS NEEDED</u></b>					
Closure Letter, and any conditional closure letter issued					X
Copy of most recent deed, including legal description, for all affected properties					X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					X
County Parcel ID number, if used for county, for all affected properties					X
<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. If groundwater standards are exceeded, include the location of all municipal and potable wells within 1200' of the site.					X
<b>Detailed Site Map(s) for all affected properties</b> , showing buildings, roads, property boundaries, contaminant sources, utility lines and monitoring wells. This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					X
<b>Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)</b>					X
<b>Tables of Latest Soil Analytical Results (no shading or cross-hatching)</b>					X
<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.					X
<b>GW: Table of water level elevations, with sampling dates, and free product noted if present</b>					X
<b>GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)</b>					X
<b>SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour</b>					X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					
RP certified statement that legal descriptions are complete and accurate.					X
Copies of off-source notification letters (if applicable)					X
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					



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  
Cory L. Nettles, Secretary

August 11, 2004

Mr. Garry Blair  
7-Eleven, Inc.  
814 Baker Road  
Virginia Beach, VA 23462

RE: **Final Closure**

**Commerce # 53207-2965-87**      **WDNR BRRTS # 03-41-003513**  
Quik Mart #30506, 3087 South Kinnickinnic Avenue, Milwaukee

Dear Mr. Blair:

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 "Linda M. Michalets". The signature is written in a cursive style with a long, sweeping underline.

Linda M. Michalets  
Hydrogeologist  
Site Review Section

cc: Mr. James Curtis, ENSR International  
Case File



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  
<http://www.commerce.state.wi.us>  
<http://www.wisconsin.gov>  
Jim Doyle, Governor  
Cory L. Nettles, Secretary

February 12, 2004

Mr. Garry Blair  
7-Eleven, Inc.  
814 Baker Road  
Virginia Beach, VA 23462

RE: **Conditional Case Closure**

**Commerce # 53207-2965-87**      **WDNR BRRTS # 03-41-003513**  
Quik Mart #30506, 3087 South Kinnickinnic Avenue, Milwaukee

Dear Mr. Blair:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, ENSR International, 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 condition must be satisfied to obtain final closure:**

- Monitoring wells MW-1 through MW-4 and MW-6 through MW-9 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 is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect 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,

A handwritten signature in black ink, appearing to read 'L.M.' followed by a stylized flourish.

Linda M. Michalets  
Hydrogeologist  
Site Review Section

cc: Mr. Jim Curtis, ENSR International  
Case File

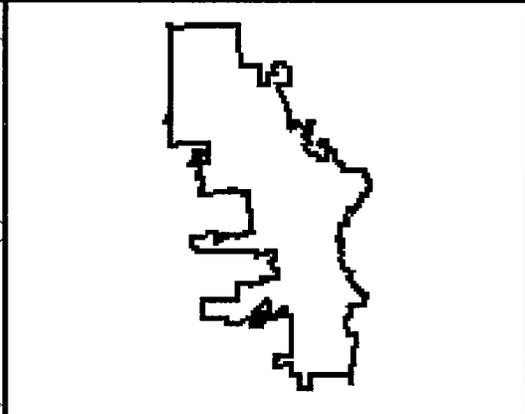
**Deed and Plat Map for Properties Affected by Contaminated  
Groundwater from  
3087 S. Kinnickinnic Avenue, Milwaukee, Wisconsin**

<b>Parcel Address</b>	<b>Parcel ID (Tax Key)</b>	<b>Document #</b>	<b>Deed</b>	<b>Plat Map</b>
3087 S. Kinnickinnic Ave	503-9972-110-2	5772419	Yes	Yes
3069 S. Kinnickinnic Ave	503-0082-000-7	4211054	Yes (2 pages)	Yes
3059 S. Kinnickinnic Ave	503-0081-000-1	6875010	Yes	Yes
2010 E. Oklahoma Ave	503-9975-100-1	8135852	Yes	No <sup>1</sup>
2006 E. Oklahoma Ave	503-9976-000-0	6379911	Yes (2 pages)	No <sup>1</sup>
1945 E. Bennett Ave	503-0083-000-2	8115147	Yes	Yes

Notes

1. A plat map is not available for “lands descriptions”, according to Milwaukee County Register of Deeds office.

### Parcel Map for 3087 S. Kinnickinnic Ave.



**Legend**

- Streets
- Parcels (Outline)
- Parcels

Address	Parcel ID
3087 S. Kinnickinnic Ave.	503-9972-110-2
3069 S. Kinnickinnic Ave.	503-0082-000-7
3059 S. Kinnickinnic Ave.	503-0081-000-1
2010 E. Oklahoma Ave.	503-9975-100-1
2006 E. Oklahoma Ave.	503-9976-000-0
1945 E. Bennett Ave.	503-0083-000-2

City of Milwaukee, Wisconsin - GIS, 2003



REGISTERS OFFICE }  
Milwaukee County, WI }  
RECORDED AT 1:35 PM

48 - Wisconsin-GWD-RET  
County Milwaukee  
CITGO No. 48-079-099  
TSC Loc. No. 30506

DEC 10 1984 402 TO  
REEL 1707 IMAGE 405 sub.

Walter Campbell REGISTER GENERAL WARRANTY DEED  
DE DEEDS

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,

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

FEE  
# 77.25 (7)  
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")

DOC # 5772419 #  
RECORD 10.00

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).

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

The following described real estate, situated in the County of Milwaukee and State of Wisconsin, to wit:

A tract of land in the South West One-quarter (1/4) of Section Ten (10), Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, bounded and described as follows, to-wit: Commencing at a point on the West line of South Kinnickinnic Avenue 35.54 feet North  $21^{\circ} 49'$  West from the intersection with the South line of said Section 10; thence North  $21^{\circ} 49'$  West on the West line of South Kinnickinnic Avenue 144.57 feet to a point, thence South  $83^{\circ} 41'$  West 125.19 feet to a point, thence South  $15^{\circ} 24'$  East 125.16 feet to a point on the North line of East Oklahoma Avenue, thence East on the North line of East Oklahoma Avenue 144.33 feet to the place of commencement.

AND

That part of the South West One-quarter (1/4) of Section Ten (10) in Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, bounded and described as follows: Commencing at a point on the West line of Kinnickinnic Avenue, 180.11 feet North  $21^{\circ} 49'$  West of the South line of said Section 10; thence North  $21^{\circ} 49'$  West along the West line of said Kinnickinnic Avenue 48.19 feet to a point; thence South  $81^{\circ} 35'$  West 137.75 feet to a point; thence South  $21^{\circ} 49'$  East 42.76 feet to a point; thence North  $83^{\circ} 41'$  East 139.39 feet to beginning, except that portion conveyed to the City of Milwaukee by Document No. 1454005.

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 31<sup>st</sup> day of October, 1984.

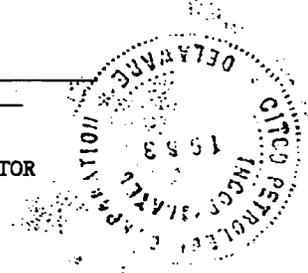
ATTEST:

Charles M. Floren  
Assistant Secretary

CITGO PETROLEUM CORPORATION

By Frank J. Gundi  
Vice President

GRANTOR



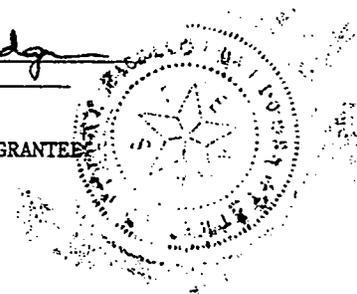
ATTEST:

David Holland  
Assistant Secretary

THE SOUTHLAND CORPORATION

By John H. Rodgers  
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 31<sup>st</sup> day of October, 1984 the above named Frank J. Gangi, Vice President and Charles M. Floren 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)

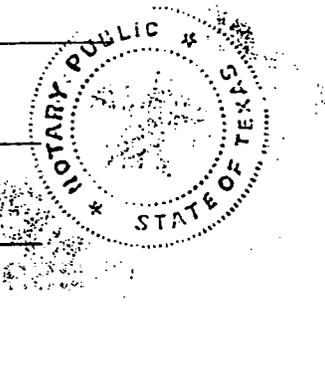
STATE OF TEXAS §  
COUNTY OF DALLAS §

Personally came before me this 31<sup>st</sup> 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



200

4211054

REGISTER'S OFFICE  
Milwaukee County, Wis.  
RECORDED AT 10 20 AM  
on OCT - 4 1965 in  
Reel 272 Image 1516/1517

*Clyde M. Holman*  
REGISTER OF DEEDS

ADMINISTRATOR'S DEED

TO ALL TO WHOM THESE PRESENTS SHALL COME:

I, FRANK N. MILLER, of the Village of North Prairie in the County of Waukesha, State of Wisconsin, Administrator of the Estate of BERTHA WREDE, deceased, late of Milwaukee County, Wisconsin, send Greeting:

WHEREAS, by an order made by the County Court of Milwaukee County, on the 16th day of September, 1965, I, the said FRANK N. MILLER, in my capacity of Administrator of said estate, was authorized and empowered to sell at private sale the real estate of said BERTHA WREDE, deceased, hereinafter described;

WHEREAS, in my capacity aforesaid, I have given bond as required by the Order of the Court;

WHEREAS, in my capacity aforesaid, I have entered into a contract for the sale of said real estate with SUSAN ROSE, subject to approval of the Court;

WHEREAS, in my capacity aforesaid, I have made report of my proceedings, upon said order, to said County Court of said County and the Court having concluded that the said contract is for the best interests of the estate, and having on the 16th day of September, 1965, made an order confirming said contract and directing a deed of said real estate to be executed and delivered to the said SUSAN ROSE, upon performance of all the conditions of said contract by her to be performed;

AND, WHEREAS, all the conditions of said contract have been fully performed and the purchase money has been fully paid according to the terms thereof;

NOW, THEREFORE, KNOW YE, That I, the said FRANK N. MILLER, in my capacity of Administrator aforesaid, by virtue of the power and authority in me vested as aforesaid, and in consideration of the sum of Forty-nine Thousand and no/100 (\$49,000.00) Dollars to me in hand paid by the said SUSAN ROSE, the receipt whereof is

UCI-405 696213 4211054

72 Documentary stamps in the amount of \$53.90 Attached hereto



hereby acknowledged, do hereby grant, bargain, sell and convey unto the said SUSAN ROSE, her heirs and assigns, all of the following described real estate in the County of Milwaukee, State of Wisconsin, to-wit:

✓ Lots Three (3) and Four (4), in Block Three (3), in Bay View Brick and Real Estate Company's Sub-division No. 1, in the South West One-quarter (1/4) of Section Ten (10), in Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee

TO HAVE AND TO HOLD the above bargained real estate to the said SUSAN ROSE, her heirs and assigns, FOREVER.

IN WITNESS WHEREOF, I, the said FRANK N. MILLER, as Administrator aforesaid, have hereunto set my hand and seal this 1st day of October, 1965.

Signed, Sealed and Delivered In Presence of

Leon L. Brenner  
Leon L. Brenner

Thomas S. Brenner  
Thomas S. Brenner

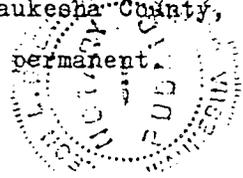
Frank N. Miller (SEAL)  
Frank N. Miller  
Administrator of the Estate of  
BERTHA WREDE, Deceased.

STATE OF WISCONSIN }  
WAUKESHA COUNTY } ss.

On this 1st day of October, 1965, before me personally appeared FRANK N. MILLER, known to me to be the Administrator of the estate of BERTHA WREDE, deceased, late of Milwaukee County, Wisconsin, mentioned in the within conveyance, and acknowledged that he executed the same as such Administrator, freely and voluntarily, for the uses and purposes therein expressed.

Leon L. Brenner (SEAL)  
Leon L. Brenner  
Notary Public, Waukesha County,  
Wisconsin  
My commission is permanent.

This Instrument drafted by:  
LEON L. BRENNER, Attorney



6875010

REGISTRATION SERVICE  
MILWAUKEE COUNTY, WI  
RECORDED

Cathryne Rose, an individual,

'93 DEC 21 09:03

conveys and warrants to Cathryne Rose, and her successors,  
Trustee of the Cathryne Rose 1993 Revocable Trust  
dated November 11, 1993.

REC 3187 191  
Walter R. Ryznar REGISTER  
OF DEEDS

RETURN TO Frederic G. Friedman  
1000 N. Water Street, Suite 2100  
Milwaukee, WI 53202

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

Tax Parcel No: 503-0081-1

Lots One and Two in Block Three in Bay View Brick and Real Estate Company's  
Subdivision No. 1 in the SW 1/4 of Section ten Town Six North of Range 22  
East in City of Milwaukee.

Exempt from transfer tax per Wis. Stats. section 77.25(16).

6875010

RECORD 10.00

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

Exception to warranties:

Dated this 11<sup>TH</sup> day of December, 1993  
(SEAL) Cathryne Rose (SEAL)  
Cathryne Rose  
(SEAL) (SEAL)

AUTHENTICATION

Signature(s) .....  
authenticated this ..... day of ....., 19.....  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY  
Patricia L. Daniels

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

ACKNOWLEDGMENT

STATE OF WISCONSIN }  
Milwaukee County. } ss.  
Personally came before me this 11 day of  
Dec, 1993, the above named  
Cathryne Rose  
to me known to be the person who executed the  
foregoing instrument and acknowledge the same:  
Frederic G. Friedman  
Notary Public Milwaukee County, Wis.  
My Commission is permanent (If not, state expiration  
date: , 19 )



6379911

REGISTER'S OFFICE

Milwaukee County, WI

RECORDED AT -1 50 PM

MAY 16 1990

REEL 2448 IMAGE 1503

W. H. B. REGISTER OF DEEDS

Robert R. Krause  
as Personal Representative of the estate of  
Leona L. Schade, deceased  
("Decedent"),  
for a valuable consideration conveys, without warranty, to  
John A. Kasper and Jill M. Missiaen  
as joint tenants  
Grantee,  
the following described real estate in Milwaukee County,  
State of Wisconsin (hereinafter called the "Property"):

RETURN TO JOHN A KASPER  
2000 E CALKINS AVE.  
MILWAUKEE, WI 53007

Tax Parcel No: 503-9976-0

SEE LEGAL DESCRIPTION ON REVERSE SIDE

TRANSFER  
\$ 199.50  
FEE

6379911 #  
RECORD 6.00  
RTX 199.50

Personal Representative by this deed does convey to Grantee all of the estate and interest in the Property which the Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the Personal Representative has since acquired.

Dated this 13 day of May, 1990.

(SEAL) Robert R. Krause (SEAL)  
Personal Representative Personal Representative

AUTHENTICATION

Signature(s)  
authenticated this day of 19

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY:

Brenda L. Wisniewski  
of Coldwell Banker

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

MILWAUKEE County, ss.  
Personally came before me this 11th day of  
May, 1990, the above named  
Robert R. Krause

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

William H. Laev  
Notary Public Milwaukee County, Wis.  
My Commission is permanent. (If not, state expiration date: 12-2-1990.)

A piece of land in the South West One-quarter (1/4) of Section Ten (10) in Township Six (6) North, Range Twenty-two (22) East in the 27th Ward of the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point on the North line of East Oklahoma Avenue 206.33 feet West of the Northwestern corner of East Oklahoma Avenue, and South Kinnickinnic Avenue; thence Westerly along the North line of East Oklahoma Avenue 45.11 feet to a point; thence North 138.35 feet more or less to a point; thence Easterly along the Southern line of alley 44.20 feet to a point; thence South 8 feet to a point; thence East 2 feet to a point; thence South 136.70 feet to the place of commencement.

8115147

Document Number

WARRANTY DEED

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED AT 8:00 AM

08-10-2001

WALTER R. BARCZAK  
REGISTER OF DEEDS

AMOUNT 10.00

REEL 51314  
IMAGE 0483

This Deed, made between Ronald L. Galba and Lorraine C. Galba, husband and wife, Grantor, Angela M. Arena, Grantee. Grantor, for a valuable consideration conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:

Lot 5 and the East 10 feet of Lot 6 in Block 3 in Bay View Brick and Real Estate Company's Subdivision No. 1, in the Southwest 1/4 of Section 10, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Recording Area

Name and Return Address

Angela M. Arena  
1945 E. Bennett  
Milwaukee WI 53207

503-0083-2

Parcel Identification Number (PIN)

This is homestead property.

TRANSFER  
\$ 444.00  
FEE

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of the closing and will warrant and defend the same.

Dated this 27<sup>th</sup> day of July, 2001.

Ronald L. Galba  
\*Ronald L. Galba

Lorraine C. Galba  
\*Lorraine C. Galba

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) \_\_\_\_\_

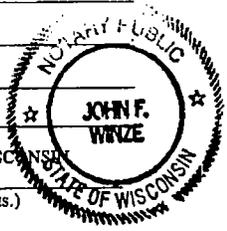
STATE OF WISCONSIN )

authenticated this \_\_\_\_\_ day of \_\_\_\_\_

MILWAUKEE )  
COUNTY )

Personally came before me this 27<sup>th</sup> day of July, 2001 the above named Ronald L. Galba and Lorraine C. Galba to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by §706.06, Wis. Stats.)



John F. Winze  
\* John F. Winze

THIS INSTRUMENT WAS DRAFTED BY

Notary Public, State of  
My Commission is permanent. (If not, state expiration date:  
JULY 20, 2003.)

Attorney William M. Judge

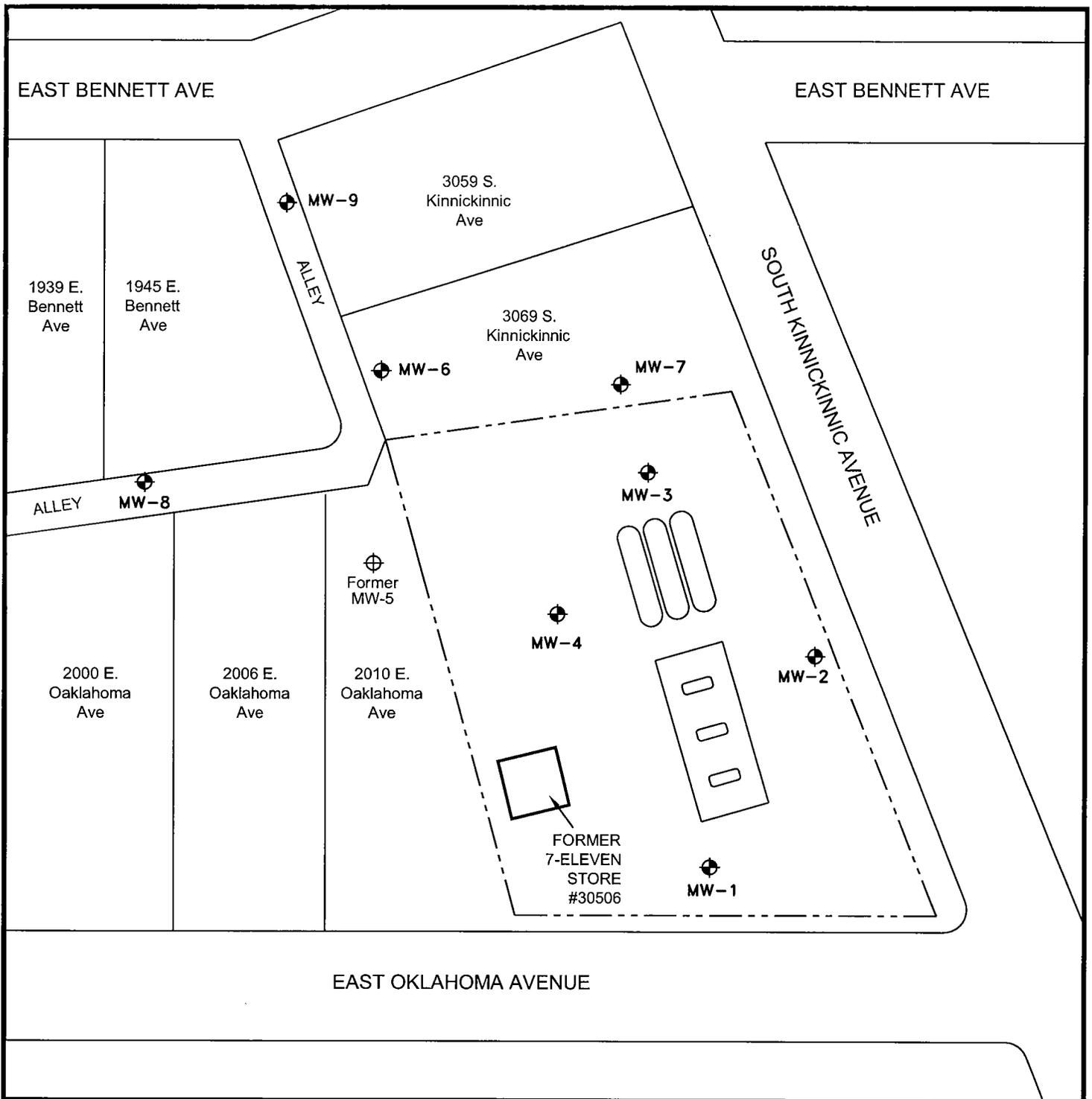
(Signatures may be authenticated or acknowledged. Both are not necessary.)

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

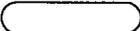


**Parcel Identification Number (Tax Key #) for  
Properties Affected by Contaminated Groundwater from  
3087 S. Kinnickinnic Avenue, Milwaukee, Wisconsin**

<b>Parcel Address</b>	<b>Tax Key</b>
3087 S. Kinnickinnic Ave	503-9972-110-2
3069 S. Kinnickinnic Ave	503-0082-000-7
3059 S. Kinnickinnic Ave	503-0081-000-1
2010 E. Oklahoma Ave	503-9975-100-1
2006 E. Oklahoma Ave	503-9976-000-0
1945 E. Bennett Ave	503-0083-000-2

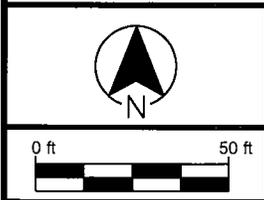


**LEGEND:**

-  7-Eleven Property Boundary
-  MW-1 Monitoring well
-  Dispenser Island
-  Underground Storage Tank

**Source:**

- ENSR field observations.
- Plat map of Bay View Brick & Real Estate Co.'s Subdivision No. 1 (Tax Key Map 50.-24).



SITE PLAN

FORMER 7-ELEVEN STORE #30506  
3087 SOUTH KINNICKINNIC AVENUE  
MILWAUKEE, WISCONSIN  
7-ELEVEN, INC.

December 2003 ENSR File No: 06230-069

FIGURE



## Summary of Groundwater Analytical Results

7-Eleven Store #30506  
3087 South Kinnickinnic Avenue, Milwaukee, Wisconsin 53207  
BRRTS #03-41-003513

	Notes- See Below	Benzene	Toluene	Ethyl- benzene	Xylenes (Total)	TMBs <sup>(1)</sup> (Total)	MTBE <sup>(2)</sup>	GROs <sup>(3)</sup>	Water <sup>(4)</sup> Level
<b>MW-1</b>		<b>Top of Well Screen: 633.80</b>				<b>Length of Well Screen: 10 ft</b>			
04/29/94	5	<0.5	<1.0	<1.0	<1.0	<1.0	<10	<100	---
03/02/95		<0.5	<1.0	<1.0	<1.0	<1.0	<10	<100	---
08/29/95		<0.5	<1.0	<1.0	<1.0	<1.0	<10	<100	---
12/06/95		<0.5	<1.0	<1.0	<1.0	<1.0	<10	<100	---
02/19/96		<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<50	---
04/19/96		<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<100	---
07/02/96		<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<100	---
10/01/96		<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<100	---
01/27/97		<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<50	---
04/15/97		<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	---
07/22/97		<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	---
10/17/97		1.4	<0.50	<0.50	1.1	3.3	<0.20	<150	---
02/02/98		<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	---
04/28/98		<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	---
08/10/98		<0.50	0.68	<0.50	<0.50	<1.0	<0.20	<50	---
10/27/98		<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	---
05/08/99		<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	---
10/30/99		<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	---
06/07/00		<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	---
11/07/00		<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	---
04/25/01		<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	---
09/27/01		<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	---
06/13/02	6	---	---	---	---	---	---	---	---
10/01/02		<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	629.97
11/06/02		---	---	---	---	---	---	---	---
02/14/03		<0.45	<0.68	<0.82	<1.7	<0.94	<0.43	<50	628.40
07/02/03		<0.25	<0.11	<0.22	<0.39	<0.25	<0.23	<50	630.04
<b>MW-2</b>		<b>Top of Well Screen: 633.1</b>				<b>Length of Well Screen: 10 ft</b>			
04/29/94		<b>1,200</b>	120	95	600	155	<b>530</b>	3,700	630.08
03/02/95		<b>2,100</b>	75	280	580	326	<b>590</b>	4,800	628.81
08/29/95		<b>1,700</b>	80	350	500	350	<b>650</b>	8,700	632.12
12/06/95		<b>930</b>	26	110	170	110	<b>590</b>	3,000	632.79
02/19/96		<b>520</b>	19	81	110	43	<b>280</b>	1,300	630.10
04/19/96		<b>1,100</b>	84	100	338	140	<b>530</b>	2,600	631.11
07/02/96		<b>970</b>	39	190	219	110	<b>460</b>	2,800	631.71
10/01/96		<b>2,000</b>	110	500	1,025	670	<b>620</b>	7,500	630.84
01/27/97		<b>890</b>	42	150	230	182	<b>370</b>	1,500	630.85

## Summary of Groundwater Analytical Results

7-Eleven Store #30506  
3087 South Kinnickinnic Avenue, Milwaukee, Wisconsin 53207  
BRRTS #03-41-003513

	Notes- See Below	Benzene	Toluene	Ethyl- benzene	Xylenes (Total)	TMBs <sup>(1)</sup> (Total)	MTBE <sup>(2)</sup>	GROs <sup>(3)</sup>	Water <sup>(4)</sup> Level
10/17/97		230	80	420	440	296	1,300	4,200	631.07
02/02/98		1,500	89	310	480	414	900	3,900	629.77
04/28/98		1,700	120	360	430	260	700	3,500	631.77
08/10/98		2,300	86	520	540	413	1,100	5,500	631.36
10/27/98		1600	55	350	340	279	640	3,800	631.75
05/08/99		460	14	120	29	31.62	300	1,600	631.16
10/30/99		920	20	220	77	83	490	2,200	631.37
06/07/00		670	25	170	110	94	370	2,200	631.76
11/07/00		750	19	170	140	72.3	400	3,100	631.49
04/25/01		280	9.4	67	44	28	230	990	630.78
09/27/01		890	27	230	140	80.2	380	2600	632.22
06/13/02		140	0.7	5.1	0.76	<0.58	38	400	631.58
10/01/02		170	5	26	18	5.98	110	790	631.76
11/06/02		---	---	---	---	---	---	---	---
02/14/03		410	6.2	7.7	6.9	<1.9	200	1,200	629.81
07/02/03		210	1.7	16	3.1	1.2	240	1,000	631.19
<b>MW-3</b>		<b>Top of Well Screen: 631.7</b>				<b>Length of Well Screen: 10 ft</b>			
04/29/94		300	4.2	30	120	35	3,100	890	628.78
03/02/95		630	2.7	140	66	113	3,000	2,100	628.21
08/29/95		300	<10	76	18	26	2,000	3,200	629.25
12/06/95		650	<10	170	200	220	1,700	3,300	631.05
02/19/96		220	<50	<50	<50	<50	3,900	2,600	628.91
04/19/96		660	<20	110	170	76	6,100	3,700	629.01
07/02/96		880	<20	140	110	95	430	2,600	628.33
10/01/96	7	57	2.0	26	12	4	2,500E	2,100	627.51
01/27/97		300	24	97	84	100	4,400	2,600	628.40
04/15/97		360	<2.5	74	18	24	6,300	1,200	629.17
07/22/97		650	150	170	100	<100	10,000	1,900	628.17
10/17/97		190	16	56	55	5.4	7,600	1,300	626.24
02/02/98		130	<25	<25	<25	0	7,200	560	628.69
04/28/98		460	6.8	100	22	26	5,300	1,200	628.70
08/10/98		190	17.0	50	16	<20	4,100	1,200	628.27
10/27/98		44	1.0	6.0	5.0	1.9	<0.20	1,200	627.73
05/08/99		210	<4.0	37	9.6	10	2,900	2,600	629.03
10/30/99		39	<4.0	<4.4	<4.6	<5.8	3,900	1,800	628.15
06/07/00		240	<8.0	49	17	20	3,100	3,000	629.68
11/07/00		<3.6	<4.0	<4.4	<4.6	<5.8	3,000	1,400	627.65
04/25/01		180	<4.0	36	16	14	2,100	1,400	629.77
09/27/01		90	<2.0	13	<2.3	2.4	2,100	1,500	628.56
06/13/02		69	0.26	12	1.2	2.2	1,300	820	628.57

## Summary of Groundwater Analytical Results

7-Eleven Store #30506  
3087 South Kinnickinnic Avenue, Milwaukee, Wisconsin 53207  
BRRTS #03-41-003513

	Notes- See Below	Benzene	Toluene	Ethyl- benzene	Xylenes (Total)	TMBs <sup>(1)</sup> (Total)	MTBE <sup>(2)</sup>	GROs <sup>(3)</sup>	Water <sup>(4)</sup> Level	
10/01/02		24	0.3	3.1	0.55	0.53	1,600	700	628.24	
11/06/02		53	<6.8	11	<7.7	<9.4	1,900	1,400	628.21	
02/14/03		<4.5	<6.8	<8.2	<17	<9.4	1,400	630	627.45	
07/02/03		23	<2.2	<4.4	<7.8	<5.0	1,600	<1,000	628.37	
<b>MW-4</b>		<b>Top of Well Screen: 633.70</b>				<b>Length of Well Screen: 10 ft</b>				
04/29/94		1,200	21	170	540	356	560	4,800	628.45	
03/02/95		550	<10	13	55	69	420	3,700	627.58	
08/29/95		560	<10	84	140	138	260	3,200	627.65	
12/06/95		730	10	100	76	88	400	2,400	627.29	
02/19/96		610	<10	91	60	52	240	1,800	627.16	
04/19/96		740	<20	110	78	74	340	1,400	627.28	
07/02/96		860	<200	<200	<200	<200	7,400	4,600	628.23	
10/01/96		860	16	150	162	168	440	2,600	626.49	
01/27/97		260	<10	54	37	47	180	1,200	627.31	
04/15/97		470	2.2	71	30	52	350	1,700	628.26	
07/22/97		930	<5.0	120	19	77	440	1,900	628.07	
10/17/97		900	7.7	110	32	67	900	1,700	625.92	
02/02/98		600	<2.5	84	<2.5	<5.0	680	1,400	626.99	
04/28/98		450	8.0	78	48	103	130	920	629.66	
08/10/98		620	28.0	83	72	80	190	1,400	627.59	
10/27/98		1,600	21.0	230	130	147.6	<2.0	2,800	626.70	
05/08/99		80	1.5	14	14	32	<0.80	5,100	633.51	
10/30/99		490	6.2	99	80	194.4	41	18,000	627.46	
06/07/00		330	2.1	50	39	66	40	3,400	630.52	
11/07/00		430	3.4	53	51	77	41	5,300	627.78	
04/25/01		88	0.26	13	18	37.81	<0.16	520	633.14	
09/27/01		260	4.2	28	32	35	<0.80	1,300	628.18	
06/13/02		52	<1.0	2.7	4.6	6	15	260	632.75	
10/01/02		40	0.43	1.8	4	5.64	1.5	150	633.37	
11/06/02		---	---	---	---	---	---	---	---	
02/14/03		60	0.75	6.7	7.7	9.6	3.3	220	630.78	
07/02/03		68	0.6	10	12	12.33	<0.23	330	633.24	
<b>MW-5</b>		8	<b>Top of Well Screen: 627.71</b>				<b>Length of Well Screen: 10 ft</b>			
04/06/95		450	<10	34	86	34	550	1,200	624.93	
08/29/95		19	<1.0	<1.0	1.5	1.6	21	<100	625.80	
12/06/95		14	<1.0	<1.0	<1.0	<1.0	95	<100	625.32	
02/19/96		84	<1.0	2.1	<1.0	<1.0	350	410	624.41	
04/19/96		50	<2.0	<2.0	<2.0	<2.0	180	<100	624.78	
07/02/96		170	<4.0	<4.0	<4.0	<4.0	160	290	625.08	

## Summary of Groundwater Analytical Results

7-Eleven Store #30506  
3087 South Kinnickinnic Avenue, Milwaukee, Wisconsin 53207  
BRRTS #03-41-003513

	Notes- See Below	Benzene	Toluene	Ethyl- benzene	Xylenes (Total)	TMBs <sup>(1)</sup> (Total)	MTBE <sup>(2)</sup>	GROs <sup>(3)</sup>	Water <sup>(4)</sup> Level
10/01/96		8.0	<2.0	<2.0	<2.0	<2.0	480	320	623.98
01/27/97		10	<1.0	<1.0	<1.0	<1.0	440	240	624.17
04/15/97		600	7.0	39	98	53	770	1,200	624.90
07/22/97		110	<5.0	<5.0	<5.0	<10	170	140	624.91
10/17/97		3.0	<0.83	<0.83	<0.83	<1.7	820	<83	623.60
02/02/98		360	<0.50	<0.50	<0.50	<1.0	940	370	624.74
04/28/98		120	0.9	1.7	3.4	3.1	180	180	625.18
08/10/98		8.2	<0.50	<0.50	<0.50	<1.0	53	<50	625.27
10/27/98		<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	170	624.17
05/08/99		110	0.53	6.8	8.8	7.52	150	270	625.08
10/30/99		1.2	<0.40	<0.44	<0.46	<0.58	390	170	624.22
06/07/00		28	<0.20	0.61	0.90	1.2	73	99	625.70
11/07/00		<0.13	<0.20	<0.22	<0.23	<0.29	280	190	624.55
04/25/01		18	<0.20	0.40	0.88	0.85	130	93	625.48
09/27/01		0.83	<0.20	<0.22	0.68	0.23	71	<50	625.19
12/20/02		abandoned							
<b>MW-6</b>		<b>Top of Well Screen: 625.43</b>				<b>Length of Well Screen: 10 ft</b>			
04/06/95		<0.5	<1.0	<1.0	<1.0	<1.0	520	240	623.91
08/29/95		<0.5	<1.0	<1.0	<1.0	<1.0	480	480	624.23
12/06/95		<0.5	<1.0	<1.0	<1.0	<1.0	600	360	624.14
02/19/96		<1.0	<1.0	<1.0	<1.0	<1.0	450	320	623.40
04/19/96		<2.0	<2.0	<2.0	<2.0	<2.0	360	130	624.08
07/02/96		<10	<10	<10	<10	<10	410	220	623.89
10/01/96		<2.0	<2.0	<2.0	<2.0	<2.0	380	230	623.00
01/27/97		<1.0	<1.0	<1.0	<1.0	<1.0	390	170	623.05
04/15/97		<0.50	<0.50	<0.50	<0.50	<1.0	530	<50	623.85
07/22/97		<0.50	<0.50	<0.50	<0.50	<1.0	420	<50	623.81
10/17/97		2.1	1.4	<0.50	1.3	<1.0	340	<50	622.89
02/02/98		1.0	<0.50	<0.50	<0.50	<1.0	1,000	<50	623.84
04/28/98		<0.50	<0.50	<0.50	1.0	1.3	210	<50	623.92
08/10/98		<0.50	<0.50	<0.50	<0.50	5.9	360	<50	623.83
10/27/98		<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	130	623.31
05/08/99		1.1	<0.20	<0.22	<0.23	<0.29	200	88	623.90
10/30/99		1.1	<0.20	<0.22	<0.23	<0.29	280	110	623.26
06/07/00		<0.13	<0.20	<0.22	<0.23	<0.29	150	80	624.51
11/07/00		<0.13	<0.20	<0.22	<0.23	<0.29	160	80	623.61
04/25/01		<0.13	<0.20	<0.22	<0.23	<0.29	110	51	624.20
09/27/01		0.85	<0.20	<0.22	<0.23	<0.29	200	86	623.97
06/13/02		0.43	<0.20	<0.22	<0.23	<0.29	110	70	624.07
10/01/02		0.22	<0.20	<0.22	<0.23	<0.29	2.4	<50	623.78
11/06/02		---	---	---	---	---	---	---	---

## Summary of Groundwater Analytical Results

7-Eleven Store #30506  
3087 South Kinnickinnic Avenue, Milwaukee, Wisconsin 53207  
BRRTS #03-41-003513

	Notes- See Below	Benzene	Toluene	Ethyl- benzene	Xylenes (Total)	TMBs <sup>(1)</sup> (Total)	MTBE <sup>(2)</sup>	GROs <sup>(3)</sup>	Water <sup>(4)</sup> Level	
02/14/03		---	---	---	---	---	---	---	---	
07/02/03		0.6	<0.11	<0.22	<0.39	<0.25	100	<50	623.80	
<b>MW-7</b>		<b>Top of Well Screen: 627.42</b>				<b>Length of Well Screen: 10 ft</b>				
02/19/96		<1.0	<1.0	<1.0	<1.0	<1.0	1,100	580	624.84	
04/19/96		<2.0	<2.0	<2.0	<2.0	<2.0	800	370	625.65	
07/02/96		<20	<20	<20	<20	<20	790	430	625.00	
10/01/96		<2.0	<2.0	<2.0	<2.0	<2.0	730E	450	625.01	
01/27/97		7.6	<1.0	1.3	<1.0	<1.0	2,100	620	624.46	
04/15/97		<0.50	<0.50	<0.50	<0.50	<1.0	1,700	120	625.49	
07/22/97		<25	<25	<25	<25	<50	1,500	80	624.70	
10/17/97		<0.50	1.1	<0.50	0.71	<1.0	1,400	110	623.26	
02/02/98		<0.50	<0.50	<0.50	<0.50	<1.0	570	1,400	626.05	
04/28/98		<0.50	<0.50	0.5	<0.50	<1.0	1,200	68	624.24	
08/10/98		<0.50	<0.50	<0.50	<0.50	<1.0	800	59	624.69	
10/27/98		<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	330	624.08	
05/08/99		4.9	<0.20	<0.22	<0.23	<0.29	750	340	625.11	
10/30/99		6.1	<1.0	<1.1	<1.2	<1.5	880	330	624.19	
06/07/00		<0.13	<0.20	<0.22	<0.23	<0.29	160	82	625.54	
11/07/00		<0.20	<0.20	<0.22	<0.23	<0.29	660	320	624.63	
04/25/01		<0.26	<0.40	<0.44	<0.46	<0.58	410	140	625.34	
09/27/01		2.3	<0.20	<0.22	<0.23	<0.29	200	89	624.39	
06/13/02		2.9	<0.20	<0.22	<0.23	<0.29	310	130	625.07	
10/01/02		<2.8	<0.20	<0.22	<0.23	<0.29	250	68	623.86	
11/06/02		---	---	---	---	---	---	---	---	
02/14/03		---	---	---	---	---	---	---	---	
07/02/03		5	<0.22	<0.44	<0.78	<0.50	610	230	624.61	
<b>MW-8</b>		9	<b>Top of Well Screen: 624.6</b>				<b>Length of Well Screen: 10 ft</b>			
12/28/01		<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	623.00	
06/13/02		<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	624.61	
10/01/02		<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	624.14	
11/06/02		<0.45	<0.68	<0.43	<0.77	<0.94	<0.43	<50	623.95	
02/14/03		<0.45	<0.68	<0.82	<1.7	<0.94	<0.43	<50	623.31	
07/02/03		<0.25	<0.11	<0.22	<0.39	<0.25	<0.23	<50	624.26	
<b>MW-9</b>		9	<b>Top of Well Screen: 625.8</b>				<b>Length of Well Screen: 10 ft</b>			
12/28/01		<0.13	<0.20	<0.22	<0.23	<0.29	230	96	623.66	
06/13/02		0.55	<0.20	<0.22	<0.23	<0.29	230	91	623.79	
10/01/02		0.48	0.26	<0.22	0.35	<0.29	190	<50	623.69	
11/06/02		<0.45	<0.68	<0.82	<0.77	<0.94	200	110	623.47	

## Summary of Groundwater Analytical Results

7-Eleven Store #30506  
3087 South Kinnickinnic Avenue, Milwaukee, Wisconsin 53207  
BRRTS #03-41-003513

	Notes- See Below	Benzene	Toluene	Ethyl- benzene	Xylenes (Total)	TMBs <sup>(1)</sup> (Total)	MTBE <sup>(2)</sup>	GROs <sup>(3)</sup>	Water <sup>(4)</sup> Level
02/14/03		<0.45	<0.68	<0.82	<1.7	<0.94	<b>220</b>	75	622.52
07/02/03		0.27	<0.11	<0.22	<0.39	<0.25	<b>130</b>	63	623.57
<b>Duplicate Samples</b>									
4/29/94 (MW-3)		<b>300</b>	4.2	29	120	33.7	<b>3,600</b>	1,100	---
3/2/95 (MW-4)		<b>420</b>	<10	<10	38	43	<b>370</b>	2,500	---
8/29/95 (MW-5)		<b>24</b>	<1.0	<1.0	1.4	1.5	<b>24</b>	<100	---
12/6/95 (MW-2)		<b>1,000</b>	27	100	140	<b>100</b>	<b>690</b>	3,200	---
2/19/96 (MW-2)		<b>590</b>	24	91	150	45	<b>290</b>	1,600	---
4/19/96 (MW-3)		<b>650</b>	<20	100	170	77	<b>6,000</b>	4,000	---
7/2/96 (MW-3)		<b>930</b>	<20	140	100	91	<b>460</b>	2,600	---
10/1/96 (MW-4)		<b>160</b>	3.0	29	29	32	<b>82</b>	480	---
1/27/97 (MW-4)		<b>290</b>	<10	62	43	54	<b>200</b>	1,200	---
4/15/97 (MW-4)		<b>440</b>	<0.50	70	23	51	<b>260</b>	1,200	---
7/22/97 (MW-4)		<b>840</b>	3.4	100	17	68	<b>310</b>	1,900	---
10/17/97 (MW-4)		<b>1,300</b>	5.2	110	32	62	<b>280</b>	1,500	---
2/2/98 (MW-4)		<b>700</b>	<2.5	91	<2.5	73	<b>830</b>	1,000	---
4/28/98 (MW-4)		<b>420</b>	5.0	72	44	95.3	<b>112</b>	1,300	---
8/10/98 (MW-4)		<b>600</b>	7.2	90	59	<b>100</b>	<b>160</b>	1,300	---
10/27/98 (MW-4)		<b>1300</b>	17	180	100	<b>120</b>	<2.0	2,700	---
5/8/99 (MW-2)		<b>440</b>	14	120	26	30	<b>300</b>	1,500	---
10/30/99 (MW-2)		<b>850</b>	18	200	70	74.9	<b>480</b>	2,000	---
6/7/00 (MW-6)		<0.13	<0.20	<0.22	<0.23	<0.29	<b>150</b>	80	---
11/7/00 (MW-6)		<0.13	<0.20	<0.22	<0.23	<0.29	<b>170</b>	77	---
4/25/01 (MW-4)		<b>93</b>	0.33	13	18	37.84	<0.16	470	---
9/27/01 (MW-5)		<b>0.79</b>	<0.20	<0.22	<0.23	<0.29	<b>67</b>	<50	---
12/28/01 (MW-8)		<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	---
6/13/02 (MW-8)		0.53	<0.20	<0.22	<0.23	<0.29	<b>240</b>	89	---
10/1/02 (MW-4)		<b>43</b>	0.5	1.8	4.2	6.1	1.3	160	---
11/6/02 (MW-8)		<0.45	<0.68	<0.82	<0.77	<0.94	<0.43	<50	---
2/14/03 (MW-9)		<0.45	<0.68	<0.82	<1.7	<0.94	<b>200</b>	72	---
7/2/03 (MW-4)		<b>64</b>	0.62	8.9	11	11.31	<0.23	380	---
<b>Trip Blank</b>									
04/29/94		<0.5	<1.0	<1.0	<1.0	<1.0	<10	<100	---
03/02/95		<0.5	<1.0	<1.0	<1.0	<1.0	<10	<100	---
04/06/95		<0.5	<1.0	<1.0	<1.0	<1.0	<10	<100	---
08/29/95		<0.5	<1.0	<1.0	<1.0	<1.0	<10	<100	---
12/06/95		<0.5	<1.0	<1.0	<1.0	<1.0	<10	<100	---
02/19/96		<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<50	---
04/19/96		<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<100	---

## Summary of Groundwater Analytical Results

7-Eleven Store #30506  
3087 South Kinnickinnic Avenue, Milwaukee, Wisconsin 53207  
BRRTS #03-41-003513

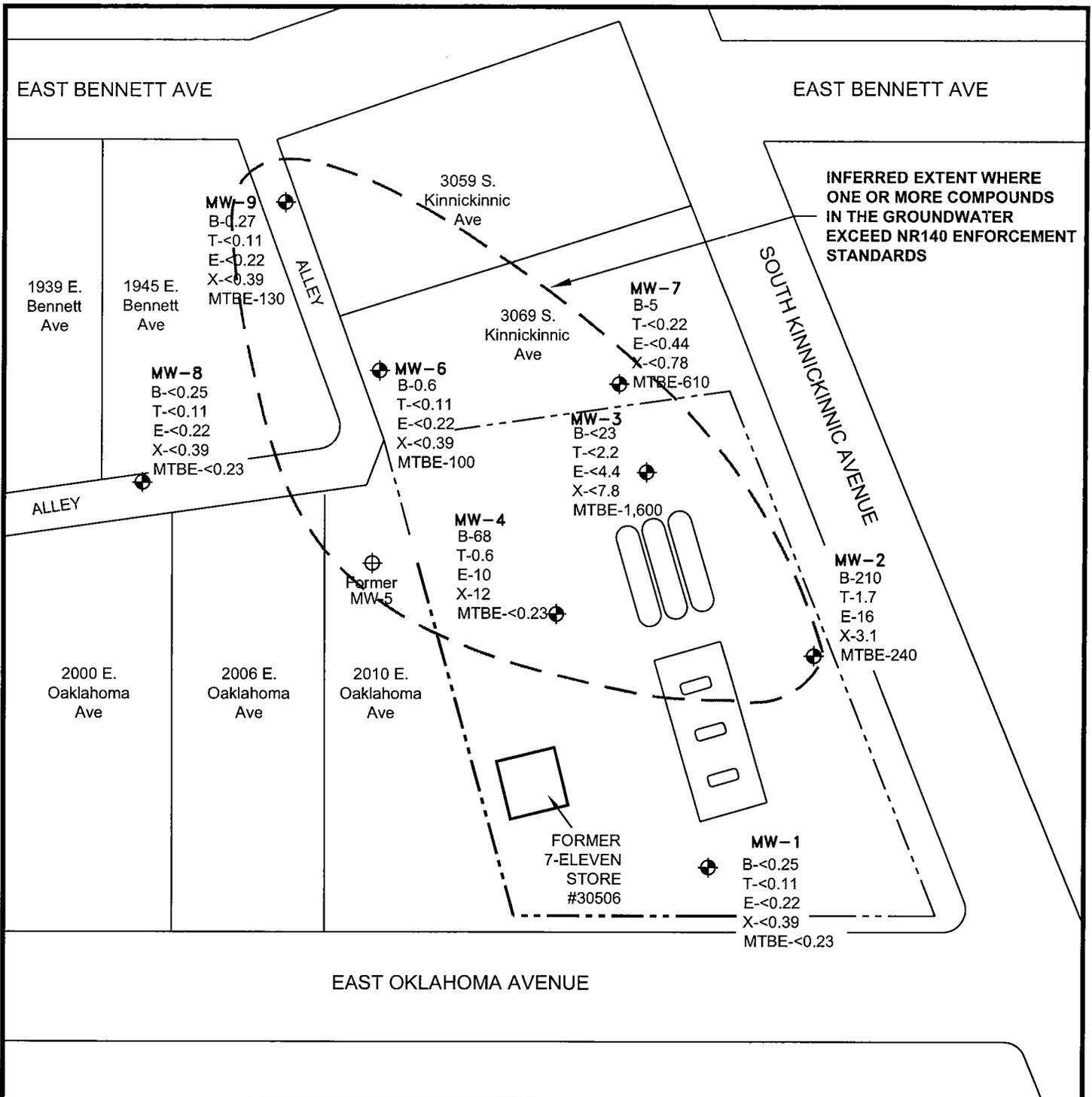
	Notes- See Below	Benzene	Toluene	Ethyl- benzene	Xylenes (Total)	TMBs <sup>(1)</sup> (Total)	MTBE <sup>(2)</sup>	GROs <sup>(3)</sup>	Water <sup>(4)</sup> Level
07/02/96		<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<100	---
10/01/96		<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<100	---
01/27/97		<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<50	---
04/15/97		<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	---
07/22/97		<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	---
10/17/97		<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	---
02/02/98		<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	---
04/28/98		<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	---
08/10/98		<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	---
10/27/98		<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	---
05/08/99		<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	---
10/30/99		<0.13	0.34	<0.22	<0.23	<0.29	<0.16	<50	---
06/07/00		<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	---
11/07/00		<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	---
04/25/01		<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	---
09/27/01		<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	---
12/28/01		<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	---
06/13/02		<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	---
10/01/02		<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	---
11/06/02		<0.45	<0.68	<0.82	<0.77	<0.94	<0.43	<50	---
02/14/03		<0.45	<0.68	<0.82	<1.7	<0.94	<0.43	---	---
07/02/03		<0.25	<0.11	<0.22	<0.39	<0.25	<0.23	<50	---
<b>NR 140 ES</b>	10	<b>5</b>	<b>1,000</b>	<b>700</b>	<b>10,000</b>	<b>480</b>	<b>60</b>	NA	NA
<b>NR 140 PAL</b>	11	<b>0.5</b>	<b>140</b>	<b>200</b>	<b>1,000</b>	<b>96</b>	<b>12</b>	NA	NA
(1) TMB indicates trimethylbenzene.									
(2) MTBE indicates methyl tert butyl ether.									
(3) Sum of PVOCs									
(4) GROs indicates Gasoline Range Organics.									
(5) < indicates not detected above the laboratory detection limit.									
(6) --- = Not Analyzed. The groundwater sample was not analyzed for this compound, or the well was not sampled during this event.									
(7) E = The concentration reported for this compound exceeds the calibration range of the instrument.									
(8) MW-5 was abandoned December 20, 2001.									
(9) MW-8 and MW-9 were installed on December 18, 2001.									
(10) The Enforcement Standard is 480 ug/L for the sum of the concentrations of 1,2,4-TMB and 1,3,5-TMB.									
(11) The Permissible Action Limit (PAL) is 96 ug/L for the sum of the concentrations of 1,2,4-TMB and 1,3,5-TMB.									

**Historical Soil Analytical Results**  
**7-Eleven Site #30506**  
**3087 S. Kinnickinnic Ave. Milwaukee, Wisconsin**  
**BRRTS 03-41-003513**

Sample I.D.	Sample Date	Depth <sup>1</sup>	PID <sup>2</sup> <i>ppmeq</i>	GROs <sup>3</sup> <i>mg/kg</i>	Benzene <i>mg/kg</i>	Toluene <i>mg/kg</i>	Ethyl benzene <i>mg/kg</i>	Total Xylenes <i>mg/kg</i>	1-2-4-TMB <sup>4</sup> <i>mg/kg</i>	1-3-5-TMB <i>mg/kg</i>	MTBE <sup>5</sup> <i>mg/kg</i>
MW-1	02/16/94	6-8*	7.0	<5.0	<0.01 <sup>6</sup>	<0.03	<0.02	<0.04	<0.05	<0.05	<0.50
MW-1	02/16/94	18-20*	<1.0	58	<0.01	<0.03	<0.02	<0.04	<0.05	1.3	<0.50
MW-2	02/16/94	8-10*	1,571.0	<b>2,000</b> <sup>7</sup>	<b>24</b>	14	52	210	140	43	24
MW-2	02/16/94	18-20*	<1.0	7.9	<0.01	<0.03	<0.02	<0.04	0.23	<0.05	<0.50
MW-3	02/16/94	8-10*	957.0	<b>3,700</b>	<b>38</b>	<0.03	92	460	370	120	26
MW-3	02/16/94	18-20*	2.0	46	<0.01	<0.03	<0.02	0.34	1.7	0.77	<0.50
MW-4	02/16/94	10-12*	1,458.0	<b>3,500</b>	<b>19</b>	3.5	28	47	110	26	13
MW-4	02/16/94	18-20*	-	32	1.3	0.07	0.95	0.71	0.47	1.5	2.6
MW-5	03/30/95	7-9*	109.0	<10	0.12	0.03	0.11	0.3	0.24	<0.050	<0.50
MW-6	03/30/95	7-9*	53.4	<10	<0.010	0.053	0.19	0.15	<0.050	0.15	<0.50
MW-7	02/07/96	5-7*	0.0	<10	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002
MW-8	12/18/01	3.5*	0.0	<6	<0.030	<0.030	<0.030	<0.089	<0.030	<0.030	<0.030
MW-9	12/18/01	3.5	0.0	<5.8	<0.029	<0.029	<0.029	<0.088	<0.029	<0.029	<0.029
NR 720 RCLs <sup>8</sup>				100	6	1,500	2,900	4,100	---	---	---
NR 746.06 Table 1 <sup>9</sup>				---	8,500	38,000	4,000	42,000	83,000	11,000	---
NR 746.06 Table 2 <sup>10</sup>				---	1,100	---	---	---	---	---	---

Notes:

1. Sample depth is measured in feet below ground surface at time of sample collection. Data with \* indicates sample was collected at or below the historic measured high water table, based on nearest monitoring well data.
2. PID = Photoionization Detector. Readings measured in parts per million (ppm) equivalent units (calibrated to 100 ppm isobutylene).
3. GRO = gasoline range organic compounds.
4. TMB = trimethylbenzene.
5. MTBE = methyl tert butyl ether.
6. < indicates the compound was not detected at or above the laboratory reporting limit.
7. Bold type indicates concentration exceeds NR 720 RCL.
8. NR720 RCLs = WDNR Code, Chapter NR 720, January 2001, Table 1, Residual Contaminant Level (soil cleanup standards).
9. NR 746.06 Table-1 = WDNR Code, Chapter NR 746, January 2001, Table 1, Soil Screening Levels (free-product indicator - risk screening).
10. NR 746.06 Table 2 = WDNR Code, Chapter NR 746, January 2001, Table 2, Soil Contaminant Concentrations (direct contact criteria, top 4-feet of the soil).

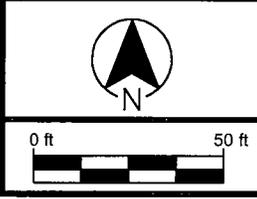


**LEGEND:**

- 7-Eleven Property Boundary
- MW-2**  
B-410  
T-6.2  
E-7.7  
X-6.9  
MTBE-200  
**Monitoring well with benzene, toluene, ethyl benzene, xylenes, and MTBE concentrations in the groundwater, reported in parts per billion (ug/L).**

- Notes:**
- Groundwater samples collected on July 2, 2003.
  - NS= Not sampled
  - Parcel boundaries are approximate.

- Source:**
- ENSR field observations.
  - Plat map of Bay View Brick & Real Estate Co.'s Subdivision No. 1 (Tax Key Map 50.-24).



**INFERRED EXTENT OF GROUNDWATER PLUME**

**FORMER 7-ELEVEN STORE #30506  
3087 SOUTH KINNICKINNIC AVENUE  
MILWAUKEE, WISCONSIN  
7-ELEVEN, INC.**

December 2003      ENSR File No: 06230-069

**FIGURE**

## Monitoring Well Gauging Data

7-Eleven Store #30506  
3087 S. Kinnickinnic Ave.  
Milwaukee, WI  
BRRS 03-41-003513

Project: 7-Eleven Store #30506, 3087 S. Kinnickinnic, Milwaukee, WI  
Project #: 06230-069  
Date: 10/1/2002

Operator: AJT  
Method: Solinst  
Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHC (feet)	LPHC Thickness (feet)	Total Depth (feet)	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
MW-1	638.58	8.61	0.00	0.00	0.00	8.61	629.97
MW-2	637.76	6.00	0.00	0.00	0.00	6.00	631.76
MW-3	636.18	7.94	0.00	0.00	0.00	7.94	628.24
MW-4	637.91	4.54	0.00	0.00	0.00	4.54	633.37
MW-6	629.23	5.45	0.00	0.00	0.00	5.45	623.78
MW-7	632.03	8.17	0.00	0.00	0.00	8.17	623.86
MW-8	627.79	3.65	0.00	0.00	13.60	3.65	624.14
MW-9	628.94	5.25	0.00	0.00	13.60	5.25	623.69

NG- Well not gauged

Project: 7-Eleven Store #30506, 3087 S. Kinnickinnic, Milwaukee, WI  
Project #: 06230-069  
Date: 11/6/2002

Operator: AJT  
Method: Solinst  
Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHC (feet)	LPHC Thickness (feet)	Total Depth (feet)	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
MW-1	638.58	8.80	0.00	0.00	0.00	8.80	629.78
MW-2	637.76	6.01	0.00	0.00	0.00	6.01	631.75
MW-3	636.18	7.97	0.00	0.00	0.00	7.97	628.21
MW-4	637.91	4.06	0.00	0.00	0.00	4.06	633.85
MW-6	629.23	5.60	0.00	0.00	0.00	5.60	623.63
MW-7	632.03	7.78	0.00	0.00	0.00	7.78	624.25
MW-8	627.79	3.84	0.00	0.00	13.60	3.84	623.95
MW-9	628.94	5.47	0.00	0.00	13.60	5.47	623.47

NG- Well not gauged

## Monitoring Well Gauging Data

7-Eleven Store #30506  
3087 S. Kinnickinnic Ave.  
Milwaukee, WI  
BRRS 03-41-003513

Project: 7-Eleven Store #30506, 3087 S. Kinnickinnic, Milwaukee, WI  
Project #: 06230-069  
Date: 2/14/2003

Operator: ML  
Method: Solinst  
Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHC (feet)	LPHC Thickness (feet)	Total Depth (feet)	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
MW-1	638.58	10.18	0.00	0.00	0.00	10.18	628.40
MW-2	637.76	7.95	0.00	0.00	0.00	7.95	629.81
MW-3	636.18	8.73	0.00	0.00	0.00	8.73	627.45
MW-4	637.91	7.13	0.00	0.00	0.00	7.13	630.78
MW-6	629.23	NG	0.00	0.00	0.00	NG	NG
MW-7	632.03	NG	0.00	0.00	0.00	NG	NG
MW-8	627.79	4.48	0.00	0.00	13.60	4.48	623.31
MW-9	628.94	6.42	0.00	0.00	13.60	6.42	622.52

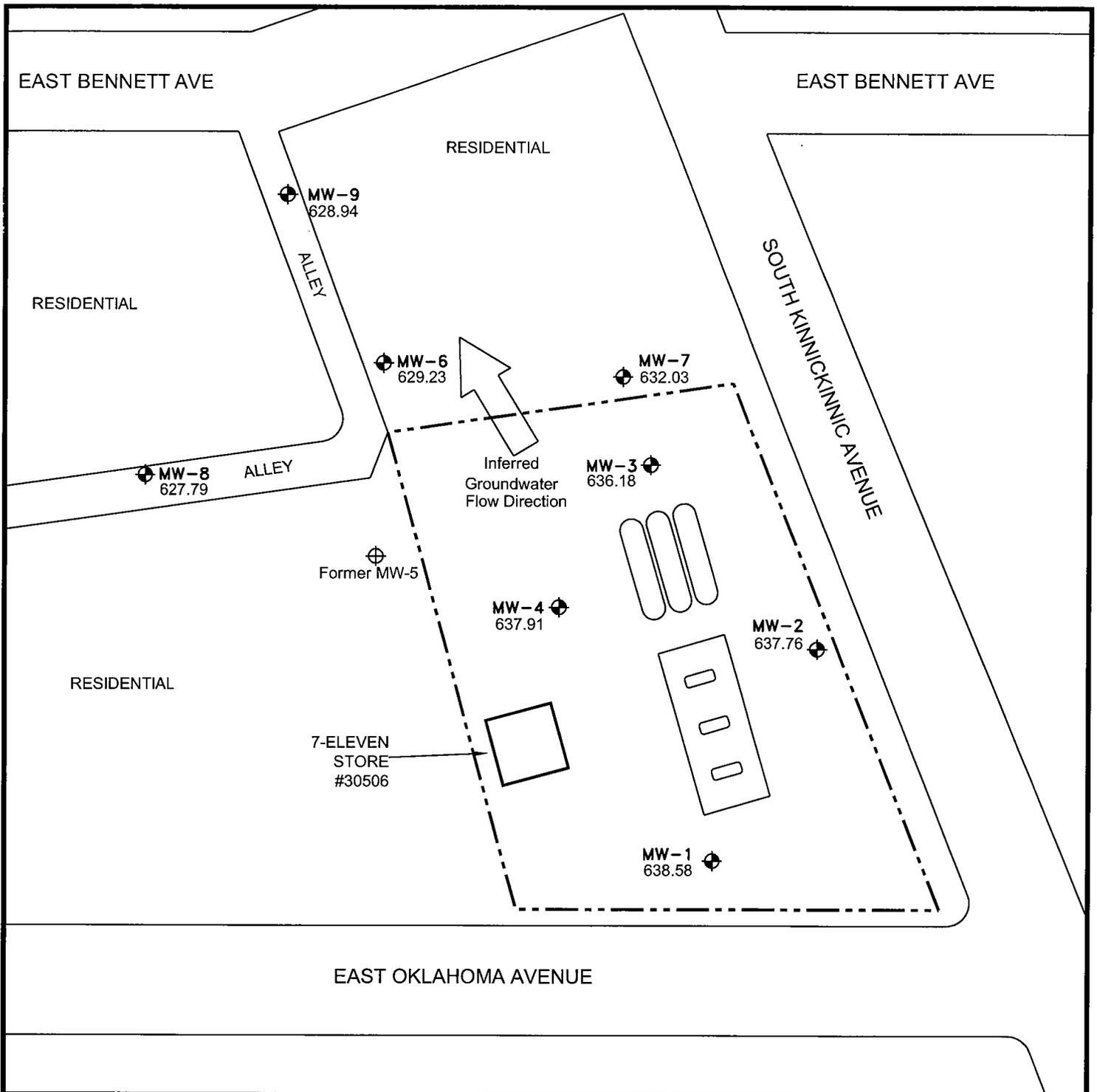
NG- Well not gauged

Project: 7-Eleven Store #30506, 3087 S. Kinnickinnic, Milwaukee, WI  
Project #: 06230-069  
Date: 7/2/2003

Operator: ML  
Method: Solinst  
Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHC (feet)	LPHC Thickness (feet)	Total Depth (feet)	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
MW-1	638.58	8.54	0.00	0.00	0.00	8.54	630.04
MW-2	637.76	6.57	0.00	0.00	0.00	6.57	631.19
MW-3	636.18	7.81	0.00	0.00	0.00	7.81	628.37
MW-4	637.91	4.67	0.00	0.00	0.00	4.67	633.24
MW-6	629.23	5.43	0.00	0.00	0.00	5.43	623.80
MW-7	632.03	7.42	0.00	0.00	0.00	7.42	624.61
MW-8	627.79	3.53	0.00	0.00	13.60	3.53	624.26
MW-9	628.94	5.37	0.00	0.00	13.60	5.37	623.57

NG- Well not gauged



**LEGEND:**

-  7-Eleven Property Boundary
-  MW-2  
637.76  
Monitoring well locations with groundwater elevation in feet.

**Note:**  
 • Groundwater elevations measured on July 2, 2003.

**Source:**

- ENSR field observations.
- Plat map of Bay View Brick & Real Estate Co.'s Subdivision No. 1 (Tax Key Map 50.-24).



**INFERRED  
GROUNDWATER  
FLOW DIRECTION**

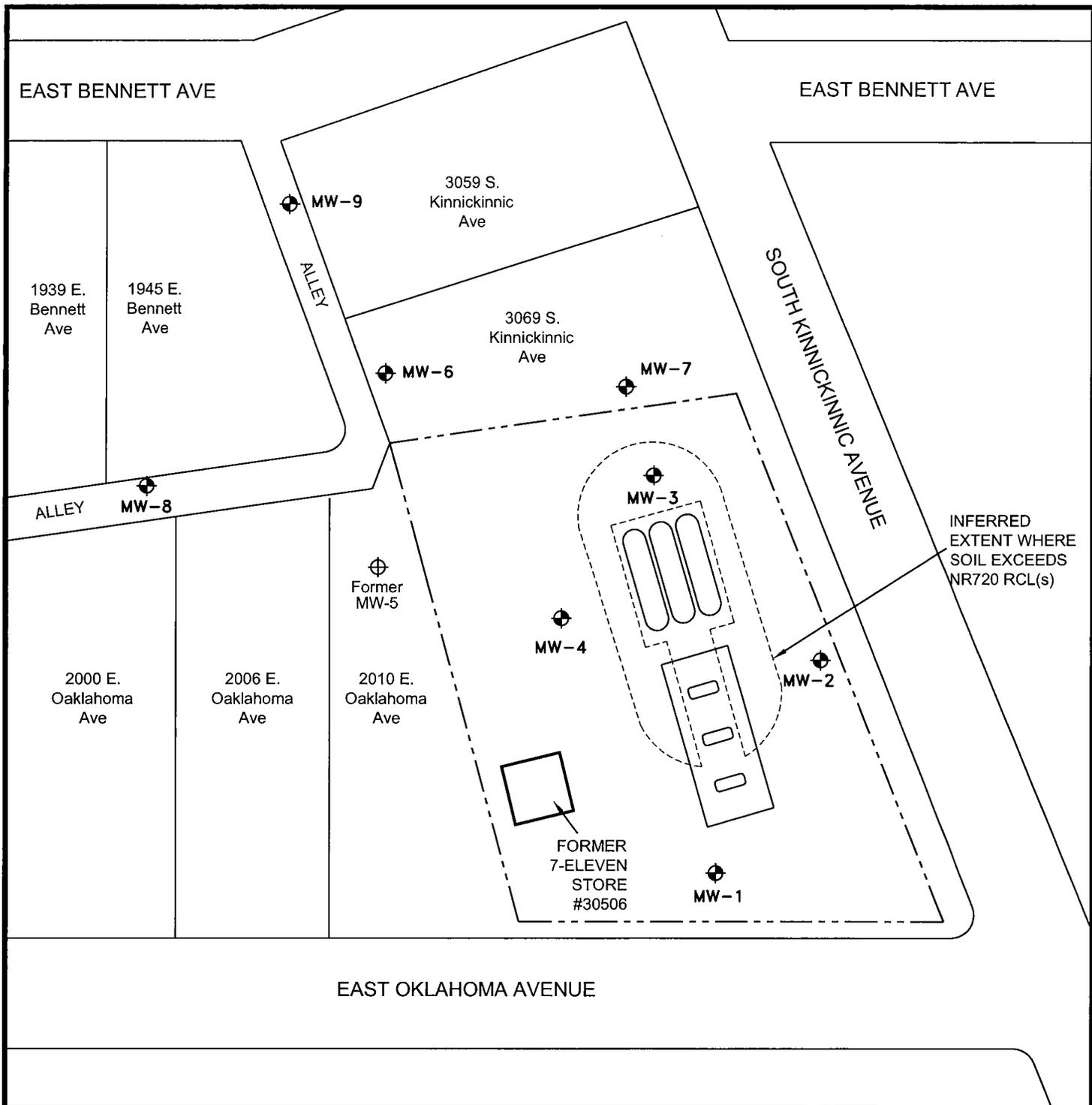
7-ELEVEN STORE #30506  
 3087 SOUTH KINNICKINNIC AVENUE  
 MILWAUKEE, WISCONSIN  
 7-ELEVEN, INC.

December 2003

File No: 06230-069

**FIGURE**



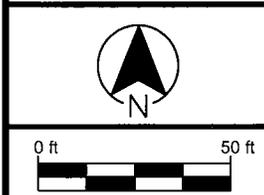


**LEGEND:**

- |  |                            |  |   |
|--|----------------------------|--|---|
|  | 7-Eleven Property Boundary |  | Inferred Extent Where Soil Exceeds NR720 RCL(s) |
|  | MW-1<br>Monitoring well    |  |   |
|  | Dispenser Island           |  |   |
|  | Underground Storage Tank   |  |   |

**Source:**

- ENSR field observations.
- Plat map of Bay View Brick & Real Estate Co.'s Subdivision No. 1 (Tax Key Map 50.-24).



**INFERRED EXTENT OF SOIL IMPACT**

**FORMER 7-ELEVEN STORE #30506**  
**3087 SOUTH KINNICKINNIC AVENUE**  
**MILWAUKEE, WISCONSIN**  
**7-ELEVEN, INC.**

December 2003

ENSR File No: 06230-069

**FIGURE**



**Legal description for the property located at 3087 South Kinnickinnic Avenue, Milwaukee, Wisconsin 53207:**

The following described real estate, situated in the County of Milwaukee and State of Wisconsin (at 3087 S. Kinnickinnic Avenue), to wit:

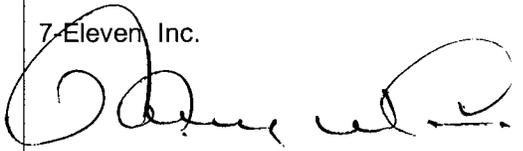
A tract of land in the South West One-quarter (1/4) of Section Ten (10), Township Six (6) North, Range Twenty-two (22) East, In the city of Milwaukee, bounded and described as follows, to-wit: Commencing at a point on the West line of the South Kinnickinnic Avenue 144.57 feet to a point, thence South 83o 41' West 125.19 feet to a point, thence South 15o 24' East on the North line of East Oklahoma Avenue 144.33 feet to the place of commencement.

AND

That part of the South West One-quarter (1/4) of Section Ten (10) in Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, bounded and described as follows: Commencing at a point on the West line of Kinnickinnic Avenue, 180.11 feet North 21o 49' West of the South line of said Section 10; thence North 21o 49' West along the West line of said Kinnickinnic Avenue 48.19 feet to a point: thence South 81o 35' West 137.75 feet to a point; thence South 21o 49' East 42.76 feet to a point; thence North 83o 41' East 139.39 feet to beginning, except that portion of conveyed to the City of Milwaukee by Document No. 1454005.

I, Garry Blair, Environmental Manager for 7-Eleven, Inc., believe that the legal description stated above for property located at 3087 South Kinnickinnic Avenue, Milwaukee, Wisconsin is complete and accurate to the best of my knowledge and ability.

7-Eleven, Inc.



Garry Blair, Environmental Manager

10/20/2023

Date



FNSR

4500 Park Glen Road  
Suite 210  
St. Louis Park, MN 55416-4889  
(952) 924-0117  
FAX (952) 924-0317  
www.ensr.com

December 19, 2003

John Terzakis  
Single Site Solutions Corporation  
7450 Quincy Street  
Willowbrook, IL 60527

*via certified U.S. Mail*

**RE: Former 7-Eleven Property #30506  
3087 South Kinnickinnic Avenue, Milwaukee, Wisconsin 53207  
BRRTS No. 03-52-003645**

Dear Mr. Terzakis:

ENSR Corporation (ENSR) is issuing this letter to you on behalf of 7-Eleven, Inc., which operated a convenience store with gasoline on the property that you now own. ENSR is an environmental consulting firm contracted to 7-Eleven. Under applicable law, 7-Eleven is required to give notice to those that may be affected by a release from gasoline equipment.

Groundwater and soil contamination originated on the former 7-Eleven property at 3087 South Kinnickinnic Avenue in Milwaukee, Wisconsin (figures have been included showing the inferred impact to the soil and groundwater). Residual levels of petroleum-related compounds on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code (WAC) and above the state soil residual contaminant levels found in chapter NR 720 WAC. However, environmental investigation indicates the groundwater contaminant plume is stable or receding and will naturally degrade over time. It is believed that allowing natural attenuation to complete the cleanup will meet the requirements for case closure that are found in chapter NR 726 and Comm 46, Wisconsin Administrative Code. The Department of Commerce will be requested to accept natural attenuation as the final remedy for this site and to grant case closure. Case 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 (Department of Natural Resources' publication #RR-671, Fact Sheet – "*What Landowners Should Know: Information about Using Natural Attenuation to Clean up Contaminated Groundwater*").

The Department of Commerce 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 Department of Commerce 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 Department of Commerce that is relevant to this closure request, you should mail that information to the Department of Commerce address listed at the end of this letter.

If this case is closed, all properties within the boundaries where soil or groundwater contamination exceeds chapter NR 140 groundwater enforcement standards or NR 720 residual contaminant levels will be listed on the Department of Natural Resources' Geographic



John Terzakis  
December 19, 2003  
Page 2

Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the locations where groundwater and soil contamination was found at the time that the case was closed. This GIS Registry will be available to the public on the Department of Natural Resources' Internet web site. **Please review the enclosed legal description of your property, listed at the end of this letter, and notify us within the next 30 days if the legal description is incorrect.**

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 the right-of-way in the future will first need to contact the Drinking Water program within the Department of Natural Resources to determine if there is a need for special well construction standards.

Once the Department makes a decision on the closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of the closure letter by requesting a copy from me, by writing to the agency address given below, 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](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.

7-Eleven values its relationship with the community and all of its neighbors. If you need more information, you may contact Ms. Linda Michalets of the Wisconsin Department of Commerce or Mr. Jim Curtis of ENSR, the environmental consultant for 7-Eleven, Inc. Their contact information is listed at the end of this letter and in the letterhead, respectively.

Sincerely,

James R. Curtis, P.G.  
Project Manager

Stephen R. David  
Client Service Center Manager

#### Attachments

cc: Mr. Garry Blair, 7-Eleven, Inc.  
Mr. Ken Hilliard, 7-Eleven, Inc.  
Ms. Linda Michalets, Wisconsin Dept. of Commerce



John Terzakis  
December 19, 2003  
Page 3

---

Linda Michalets  
Wisconsin Department of Commerce  
Environmental & Regulatory Services Division  
Bureau of PECFA – Site Review Section  
101 W. Pleasant Street, Suite 100A  
Milwaukee, WI 53212  
414-220-5376

Garry Blair  
7-Eleven, Inc.  
Environmental Manager  
814 Baker Road  
Virginia Beach, VA 23462

---

The following described real estate, situated in the County of Milwaukee and State of Wisconsin (at 3087 S. Kinnickinnic Avenue), to wit:

A tract of land in the South West One-quarter (1/4) of Section Ten (10), Township Six (6) North, Range Twenty-two (22) East, In the city of Milwaukee, bounded and described as follows, to-wit: Commencing at a point on the West line of the South Kinnickinnic Avenue 144.57 feet to a point, thence South 83o 41' West 125.19 feet to a point, thence South 15o 24' East on the North line of East Oklahoma Avenue 144.33 feet to the place of commencement.

That part of the South West One-quarter (1/4) of Section Ten (10) in Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, bounded and described as follows: Commencing at a point on the West line of Kinnickinnic Avenue, 180.11 feet North 21o 49' West of the South line of said Section 10; thence North 21o 49' West along the West line of said Kinnickinnic Avenue 48.19 feet to a point; thence South 81o 35' West 137.75 feet to a point; thence South 21o 49' East 42.76 feet to a point; thence North 83o 41' East 139.39 feet to beginning, except that portion of conveyed to the City of Milwaukee by Document No. 1454005.



ENSR International

4500 Park Glen Road  
Suite 210  
St. Louis Park, MN 55416-4889  
(952) 924-0117  
FAX (952) 924-0317  
www.ensr.com

June 27, 2003

Ms. Susan Rose  
5600 Mocking Bird Lane  
Greendale, WI 53129

*via certified U.S. Mail*

**RE: Former 7-Eleven Property #30506  
3087 South Kinnickinnic Avenue  
Milwaukee, Wisconsin 53207  
BRRTS No. 03-52-003645**

Dear Ms. Rose:

ENSR Corporation (ENSR) is issuing this letter to you on behalf of 7-Eleven, Inc., which operated a convenience store with gasoline near your property on Kinnickinnic Avenue. ENSR is an environmental consulting firm contracted to 7-Eleven. Under applicable law, 7-Eleven is required to give notice to any of its neighbors who may be affected by a release from gasoline equipment.

Groundwater contamination that originated on the 7-Eleven property at 3087 South Kinnickinnic Avenue has migrated onto your property at 3069 South Kinnickinnic Avenue (a figure has been included showing the inferred extent of the groundwater plume). The level of methyl tertiary butyl ether (MTBE) contamination in the groundwater on your property is above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, environmental investigation indicates the groundwater contaminant plume is stable or receding and will naturally degrade over time. It is believed that allowing natural attenuation to complete the cleanup will meet the requirements for case closure that are found in chapter NR 726 and Comm 46, Wisconsin Administrative Code. The Department of Commerce will be requested to accept natural attenuation as the final remedy for this site and to grant case closure. Case 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 (Department of Natural Resources' publication #RR-671, Fact Sheet – *“What Landowners Should Know: Information about Using Natural Attenuation to Clean up Contaminated Groundwater”*).

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater 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 1-800-367-6076 or 608-264-6020 to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: *Guidance for Dealing with Properties Affected by Off-Site Contamination.*”



Susan Rose  
June 27, 2003  
Page 2 of 3

7-Eleven intends to take responsibility for the costs of such cleanup on its property and for costs of cleanup on your property also, unless and until it receives evidence that some other entity is responsible for the release. You will not have to expend any time or money on the cleanup process. 7-Eleven will coordinate all cleanup efforts with the appropriate governmental agencies to the extent required by applicable law.

The Department of Commerce 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 Department of Commerce 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 Department of Commerce that is relevant to this closure request, you should mail that information to the Department of Commerce address listed at the end of this letter.

If this case is closed, all properties within the boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the locations where groundwater contamination was found at the time that the case was closed. This GIS Registry will be available to the public on the Department of Natural Resources' Internet web site. Please review the enclosed legal description of your property, listed at the end of this letter, and notify us within the next 30 days if the legal description is incorrect.

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 the right-of-way in the future will first need to contact the Drinking Water program within the Department of Natural Resources to determine if there is a need for special well construction standards.

Once the Department makes a decision on the closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of the closure letter by requesting a copy from me, by writing to the agency address given below, 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](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.

7-Eleven values its relationship with the community and all of its neighbors. If you need more information, you may contact Ms. Linda Michalets of the Wisconsin Department of Commerce or Mr. Jim Curtis of ENSR, the environmental consultant for 7-Eleven,



Susan Rose  
June 27, 2003  
Page 3 of 3

Inc. Their contact information is listed at the end of this letter and in the letterhead, respectively.

Sincerely,

**ENSR Corporation**

James R. Curtis  
Project Geologist

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

Attachments

cc: Mr. Garry Blair, 7-Eleven, Inc.  
Ms. Linda Michalets, Comm

---

Linda Michalets  
Wisconsin Department of Commerce  
Environmental & Regulatory Services Division  
Bureau of PECFA – Site Review Section  
101 W. Pleasant Street, Suite 100A  
Milwaukee, WI 53212  
414-220-5376

Garry Blair  
7-Eleven, Inc.  
Environmental Manager  
814 Baker Road  
Virginia Beach, VA 23462

---

Legal Description of Property Located at 3069 South Kinnickinnoc Avenue:

BAY VIEW BRICK & REAL ESTATE CO'S SUBD NO 1 IN SW 1/4 SEC  
DESCRIPTION 10-6-22 BLOCK 3 LOTS 3 & 4

June 27, 2003

Ms. Cathryne Rose Revocable Trust D11-11-93  
5600 Mocking Bird Lane  
Greendale, WI 53129

*via certified U.S. Mail*

**RE: Former 7-Eleven Property #30506  
3087 South Kinnickinnic Avenue  
Milwaukee, Wisconsin 53207  
BRRTS No. 03-52-003645**

Dear Ms. Rose:

ENSR Corporation (ENSR) is issuing this letter to you on behalf of 7-Eleven, Inc., which operated a convenience store with gasoline near your property on Kinnickinnic Avenue. ENSR is an environmental consulting firm contracted to 7-Eleven. Under applicable law, 7-Eleven is required to give notice to any of its neighbors who may be affected by a release from gasoline equipment.

Groundwater contamination that originated on the 7-Eleven property at 3087 South Kinnickinnic Avenue has migrated onto your property at 3059 South Kinnickinnic Avenue (a figure has been included showing the inferred extent of the groundwater plume). The level of methyl tertiary butyl ether (MTBE) contamination in the groundwater on your property is above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, environmental investigation indicates the groundwater contaminant plume is stable or receding and will naturally degrade over time. It is believed that allowing natural attenuation to complete the cleanup will meet the requirements for case closure that are found in chapter NR 726 and Comm 46, Wisconsin Administrative Code. The Department of Commerce will be requested to accept natural attenuation as the final remedy for this site and to grant case closure. Case 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 (Department of Natural Resources' publication #RR-671, Fact Sheet – *“What Landowners Should Know: Information about Using Natural Attenuation to Clean up Contaminated Groundwater”*).

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater 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 1-800-367-6076 or 608-264-6020 to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: *Guidance for Dealing with Properties Affected by Off-Site Contamination.*





Catheryne Rose Trust D11-11-93

June 27, 2003

Page 2 of 3

7-Eleven intends to take responsibility for the costs of such cleanup on its property and for costs of cleanup on your property also, unless and until it receives evidence that some other entity is responsible for the release. You will not have to expend any time or money on the cleanup process. 7-Eleven will coordinate all cleanup efforts with the appropriate governmental agencies to the extent required by applicable law.

The Department of Commerce 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 Department of Commerce 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 Department of Commerce that is relevant to this closure request, you should mail that information to the Department of Commerce address listed at the end of this letter.

If this case is closed, all properties within the boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the locations where groundwater contamination was found at the time that the case was closed. This GIS Registry will be available to the public on the Department of Natural Resources' Internet web site. Please review the enclosed legal description of your property, listed at the end of this letter, and notify us within the next 30 days if the legal description is incorrect.

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 the right-of-way in the future will first need to contact the Drinking Water program within the Department of Natural Resources to determine if there is a need for special well construction standards.

Once the Department makes a decision on the closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of the closure letter by requesting a copy from me, by writing to the agency address given below, 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](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.

7-Eleven values its relationship with the community and all of its neighbors. If you need more information, you may contact Ms. Linda Michalets of the Wisconsin Department of Commerce or Mr. Jim Curtis of ENSR, the environmental consultant for 7-Eleven,



Catheryne Rose Trust D11-11-93  
June 27, 2003  
Page 3 of 3

Inc. Their contact information is listed at the end of this letter and in the letterhead, respectively.

Sincerely,

**ENSR Corporation**

James R. Curtis  
Project Geologist

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

Attachments

cc: Mr. Garry Blair, 7-Eleven, Inc.  
Ms. Linda Michalets, Comm

---

Linda Michalets  
Wisconsin Department of Commerce  
Environmental & Regulatory Services Division  
Bureau of PECFA – Site Review Section  
101 W. Pleasant Street, Suite 100A  
Milwaukee, WI 53212  
414-220-5375

Garry Blair  
7-Eleven, Inc.  
Environmental Manager  
814 Baker Road  
Virginia Beach, VA 23462

---

Legal Description of Property Located at 3059 South Kinnickinnoc Avenue:

BAY VIEW BRICK & REAL ESTATE CO'S SUBD NO 1 IN SW 1/4 SEC  
DESCRIPTION 10-6-22 BLOCK 3 LOTS 3 & 4

June 27, 2003

Thomas F. Hasse  
Susan N. Haase  
7430 W Tuckaway Creek Drive  
Franklin, WI 53132-0000*via certified U.S. Mail***RE: Former 7-Eleven Property #30506  
3087 South Kinnickinnic Avenue  
Milwaukee, Wisconsin 53207  
BRRTS No. 03-52-003645**

Dear Thomas Haase and Susan Haase:

ENSR Corporation (ENSR) is issuing this letter to you on behalf of 7-Eleven, Inc., which operated a convenience store with gasoline near your property on Oklahoma Avenue. ENSR is an environmental consulting firm contracted to 7-Eleven. Under applicable law, 7-Eleven is required to give notice to any of its neighbors who may be affected by a release from gasoline equipment.

Groundwater contamination that originated on the 7-Eleven property at 3087 South Kinnickinnic Avenue has migrated onto your property at 2010 East Oklahoma Avenue (a figure has been included showing the inferred extent of the groundwater plume). The level methyl tertiary butyl ether (MTBE) contamination in the groundwater on your property is above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, environmental investigation indicates the groundwater contaminant plume is stable or receding and will naturally degrade over time. It is believed that allowing natural attenuation to complete the cleanup will meet the requirements for case closure that are found in chapter NR 726 and Comm 46, Wisconsin Administrative Code. The Department of Commerce will be requested to accept natural attenuation as the final remedy for this site and to grant case closure. Case 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 (Department of Natural Resources' publication #RR-671, Fact Sheet – *"What Landowners Should Know: Information about Using Natural Attenuation to Clean up Contaminated Groundwater"*).

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater 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 1-800-367-6076 or 608-264-6020 to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: *Guidance for Dealing with Properties Affected by Off-Site Contamination.*"



Thomas Haase  
Susan Haase  
June 27, 2003  
Page 2 of 3

7-Eleven intends to take responsibility for the costs of such cleanup on its property and for costs of cleanup on your property also, unless and until it receives evidence that some other entity is responsible for the release. You will not have to expend any time or money on the cleanup process. 7-Eleven will coordinate all cleanup efforts with the appropriate governmental agencies to the extent required by applicable law.

The Department of Commerce 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 Department of Commerce 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 Department of Commerce that is relevant to this closure request, you should mail that information to the Department of Commerce address listed at the end of this letter.

If this case is closed, all properties within the boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the locations where groundwater contamination was found at the time that the case was closed. This GIS Registry will be available to the public on the Department of Natural Resources' Internet web site. Please review the enclosed legal description of your property, listed at the end of this letter, and notify us within the next 30 days if the legal description is incorrect.

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 the right-of-way in the future will first need to contact the Drinking Water program within the Department of Natural Resources to determine if there is a need for special well construction standards.

Once the Department makes a decision on the closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of the closure letter by requesting a copy from me, by writing to the agency address given below, 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](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.

7-Eleven values its relationship with the community and all of its neighbors. If you need more information, you may contact Ms. Linda Michalets of the Wisconsin Department of Commerce or Mr. Jim Curtis of ENSR, the environmental consultant for 7-Eleven,



Thomas Haase  
Susan Haase  
June 27, 2003  
Page 3 of 3

Inc. Their contact information is listed at the end of this letter and in the letterhead, respectively.

Sincerely,

**ENSR Corporation**

James R. Curtis  
Project Geologist

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

**Attachments**

cc: Mr. Garry Blair, 7-Eleven, Inc.  
Ms. Linda Michalets, Comm

---

Linda Michalets  
Wisconsin Department of Commerce  
Environmental & Regulatory Services Division  
Bureau of PECFA – Site Review Section  
101 W. Pleasant Street, Suite 100A  
Milwaukee, WI 53212  
414-220-5376

Garry Blair  
7-Eleven, Inc.  
Environmental Manager  
814 Baker Road  
Virginia Beach, VA 23462

---

**Legal Description of Property Located at 2010 East Oklahoma Avenue:**

LANDS IN SW 1/4 SEC 10-6-22-LAND BETW BLK 3 BAY VIEW BRICK &  
DESCRIPTION REAL ESTATE CO'S SUBD NO 1 & ALLEY-S KK AVE & E OKLAHOMA AVE  
COM N LI E OKLAHOMA AVE & 144.33' W OF WLY LI S KINNICKINNIC  
AVE-TH NWLY 125.16'-TH SWLY 14.20'-TH NWLY 28.32'-TH SWLY  
7.05'-TH S 8'-TH ELY 2'-TH S 136.70' TO N LI E OKLAHOMA AVE  
TH E 62' TO BEG

June 27, 2003

John A. Kasper  
Jill M. Missiaen  
2006 E. Oklahoma Avenue  
Milwaukee, Wisconsin 53207

*via certified U.S. Mail*

**RE: Former 7-Eleven Property #30506  
3087 South Kinnickinnic Avenue  
Milwaukee, Wisconsin 53207  
BRRTS No. 03-52-003645**

Dear John Kasper and Jill Missiaen:

ENSR Corporation (ENSR) is issuing this letter to you on behalf of 7-Eleven, Inc., which operated a convenience store with gasoline near your property on Oklahoma Avenue. ENSR is an environmental consulting firm contracted to 7-Eleven. Under applicable law, 7-Eleven is required to give notice to any of its neighbors who may be affected by a release from gasoline equipment.

Groundwater contamination that originated on the 7-Eleven property at 3087 South Kinnickinnic Avenue has migrated onto your property at 2006 East Oklahoma Avenue (a figure has been included showing the inferred extent of the groundwater plume). The level methyl tertiary butyl ether (MTBE) contamination in the groundwater on your property is above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, environmental investigation indicates the groundwater contaminant plume is stable or receding and will naturally degrade over time. It is believed that allowing natural attenuation to complete the cleanup will meet the requirements for case closure that are found in chapter NR 726 and Comm 46, Wisconsin Administrative Code. The Department of Commerce will be requested to accept natural attenuation as the final remedy for this site and to grant case closure. Case 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 (Department of Natural Resources' publication #RR-671, Fact Sheet – *"What Landowners Should Know: Information about Using Natural Attenuation to Clean up Contaminated Groundwater"*).

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater 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 1-800-367-6076 or 608-264-6020 to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: *Guidance for Dealing with Properties Affected by Off-Site Contamination.*"



John Kasper  
Jill Missiaen  
June 27, 2003  
Page 2 of 3

7-Eleven intends to take responsibility for the costs of such cleanup on its property and for costs of cleanup on your property also, unless and until it receives evidence that some other entity is responsible for the release. You will not have to expend any time or money on the cleanup process. 7-Eleven will coordinate all cleanup efforts with the appropriate governmental agencies to the extent required by applicable law.

The Department of Commerce 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 Department of Commerce 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 Department of Commerce that is relevant to this closure request, you should mail that information to the Department of Commerce address listed at the end of this letter.

If this case is closed, all properties within the boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the locations where groundwater contamination was found at the time that the case was closed. This GIS Registry will be available to the public on the Department of Natural Resources' Internet web site. Please review the enclosed legal description of your property, listed at the end of this letter, and notify us within the next 30 days if the legal description is incorrect.

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 the right-of-way in the future will first need to contact the Drinking Water program within the Department of Natural Resources to determine if there is a need for special well construction standards.

Once the Department makes a decision on the closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of the closure letter by requesting a copy from me, by writing to the agency address given below, 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](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.

7-Eleven values its relationship with the community and all of its neighbors. If you need more information, you may contact Ms. Linda Michalets of the Wisconsin Department of Commerce or Mr. Jim Curtis of ENSR, the environmental consultant for 7-Eleven,



John Kasper  
Jill Missiaen  
June 27, 2003  
Page 3 of 3

Inc. Their contact information is listed at the end of this letter and in the letterhead, respectively.

Sincerely,

**ENSR Corporation**

James R. Curtis  
Project Geologist

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

**Attachments**

cc: Mr. Garry Blair, 7-Eleven, Inc.  
Ms. Linda Michalets, Comm

---

Linda Michalets  
Wisconsin Department of Commerce  
Environmental & Regulatory Services Division  
Bureau of PECFA – Site Review Section  
101 W. Pleasant Street, Suite 100A  
Milwaukee, WI 53212  
414-220-5376

Garry Blair  
7-Eleven, Inc.  
Environmental Manager  
814 Baker Road  
Virginia Beach, VA 23462

---

**Legal Description of Property Located at 2010 East Oklahoma Avenue:**

LANDS IN SW 1/4 SEC 10-6-22-LAND BETW BLK 3 BAY VIEW BRICK &  
DESCRIPTION REAL ESTATE CO'S SUBD NO 1 & ALLEY-S KK AVE & E OKLAHOMA AVE E  
45.11' OF W 405.11' ON S LINE EXC ALLEY

June 27, 2003

Ms. Angela M. Arena  
1945 East Bennett Avenue  
Milwaukee, WI 53207*via certified U.S. Mail***RE: Former 7-Eleven Property #30506  
3087 South Kinnickinnic Avenue  
Milwaukee, Wisconsin 53207  
BRRTS No. 03-52-003645**

Dear Ms. Arena:

ENSR Corporation (ENSR) is issuing this letter to you on behalf of 7-Eleven, Inc., which operated a convenience store with gasoline near your property. ENSR is an environmental consulting firm contracted to 7-Eleven. Under applicable law, 7-Eleven is required to give notice to any of its neighbors who may be affected by a release from gasoline equipment.

Groundwater contamination that originated on the 7-Eleven property at 3087 South Kinnickinnic Avenue has migrated onto your property at 1945 East Bennett Avenue (a figure has been included showing the inferred extent of the groundwater plume). The level of methyl tertiary butyl ether (MTBE) contamination in the groundwater on your property is above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, environmental investigation indicates the groundwater contaminant plume is stable or receding and will naturally degrade over time. It is believed that allowing natural attenuation to complete the cleanup will meet the requirements for case closure that are found in chapter NR 726 and Comm 46, Wisconsin Administrative Code. The Department of Commerce will be requested to accept natural attenuation as the final remedy for this site and to grant case closure. Case 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 (Department of Natural Resources' publication #RR-671, Fact Sheet – *“What Landowners Should Know: Information about Using Natural Attenuation to Clean up Contaminated Groundwater”*).

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater 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 1-800-367-6076 or 608-264-6020 to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: *Guidance for Dealing with Properties Affected by Off-Site Contamination.*”



Angela M. Arena  
June 27, 2003  
Page 2 of 3

7-Eleven intends to take responsibility for the costs of such cleanup on its property and for costs of cleanup on your property also, unless and until it receives evidence that some other entity is responsible for the release. You will not have to expend any time or money on the cleanup process. 7-Eleven will coordinate all cleanup efforts with the appropriate governmental agencies to the extent required by applicable law.

The Department of Commerce 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 Department of Commerce 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 Department of Commerce that is relevant to this closure request, you should mail that information to the Department of Commerce address listed at the end of this letter.

If this case is closed, all properties within the boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the locations where groundwater contamination was found at the time that the case was closed. This GIS Registry will be available to the public on the Department of Natural Resources' Internet web site. Please review the enclosed legal description of your property, listed at the end of this letter, and notify us within the next 30 days if the legal description is incorrect.

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 the right-of-way in the future will first need to contact the Drinking Water program within the Department of Natural Resources to determine if there is a need for special well construction standards.

Once the Department makes a decision on the closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of the closure letter by requesting a copy from me, by writing to the agency address given below, 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](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.

7-Eleven values its relationship with the community and all of its neighbors. If you need more information, you may contact Ms. Linda Michalets of the Wisconsin Department of Commerce or Mr. Jim Curtis of ENSR, the environmental consultant for 7-Eleven,



Angela M. Arena  
June 27, 2003  
Page 3 of 3

Inc. Their contact information is listed at the end of this letter and in the letterhead, respectively.

Sincerely,

**ENSR Corporation**

James R. Curtis  
Project Geologist

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

Attachments

cc: Mr. Garry Blair, 7-Eleven, Inc.  
Ms. Linda Michalets, Comm

---

Linda Michalets  
Wisconsin Department of Commerce  
Environmental & Regulatory Services Division  
Bureau of PECFA – Site Review Section  
101 W. Pleasant Street, Suite 100A  
Milwaukee, WI 53212  
414-220-5376

Garry Blair  
7-Eleven, Inc.  
Environmental Manager  
814 Baker Road  
Virginia Beach, VA 23462

---

Legal Description of Property Located at 1945 East Bennett Avenue:

BAY VIEW BRICK & REAL ESTATE CO'S SUBD NO 1 IN SW 1/4 SEC  
DESCRIPTION 10-6-22 BLOCK 3 LOT 5 EXC ALLEY & E 10' LOT 6

June 27, 2003

Mr. Mariano Schifalacqua  
Commissioner of Public Works  
City of Milwaukee  
Department of Public Works  
841 North Broadway, Room 516  
Milwaukee, WI 53202-3613

*via certified U.S. Mail*

**RE: Notification of Geographic Information System (GIS) Listing for  
Former 7-Eleven Property #30506: 3087 South Kinnickinnic Avenue,  
Milwaukee, Wisconsin 53207 BRRTS No. 03-52-003645**

Dear Mr. Schifalacqua:

ENSR Corporation (ENSR) is issuing this letter to you on behalf of 7-Eleven, Inc., which operated a convenience store with gasoline at the address listed above. ENSR is an environmental consulting firm contracted to 7-Eleven. Under applicable law, 7-Eleven is required to give notice to any of its neighbors who may be affected by a release from gasoline equipment.

Groundwater contamination that originated on the 7-Eleven property at 3087 South Kinnickinnic Avenue has migrated onto the City of Milwaukee right-of-way northwest of the former 7-Eleven store in the alley running north/south from Bennett Avenue (a figure has been included showing the inferred extent of the groundwater plume). The levels of methyl tertiary 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. However, environmental investigation indicates the groundwater contaminant plume is stable or receding and will naturally degrade over time. It is believed that allowing natural attenuation to complete the cleanup will meet the requirements for case closure that are found in chapter NR 726 and Comm 46, Wisconsin Administrative Code. The Department of Commerce will be requested to accept natural attenuation as the final remedy for this site and to grant case closure. Case 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 (Department of Natural Resources' publication #RR-671, Fact Sheet – "*What Landowners Should Know: Information about Using Natural Attenuation to Clean up Contaminated Groundwater*").

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



Mr. Mariano Schifalacqua  
June 27, 2003  
Page 2 of 2

Should the City of Milwaukee or any subsequent property owner wish to construct or reconstruct a well on the right-of-way, special well construction standards may be necessary to protect the well from the residual contamination. Any well driller who proposes to construct a well on the right-of-way in the future will first need to contact the Drinking Water program within the Department of Natural Resources to determine if there is a need for special well construction standards.

Once the Department makes a decision on the closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of the closure letter by requesting a copy from me, by writing to the agency address given below, 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](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, you may contact Ms. Linda Michalets of the Wisconsin Department of Commerce or Mr. Jim Curtis of ENSR, the environmental consultant for 7-Eleven, Inc. Their contact information is listed at the end of this letter and in the letterhead, respectively.

Sincerely,

**ENSR Corporation**

James R. Curtis  
Project Geologist

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

**Attachments**

cc: Mr. Garry Blair, 7-Eleven, Inc.  
Ms. Linda Michalets, Comm

---

Linda Michalets  
Wisconsin Department of Commerce  
Environmental & Regulatory Services Division  
Bureau of PECFA – Site Review Section  
101 W. Pleasant Street, Suite 100A  
Milwaukee, WI 53212  
414-220-5376

Garry Blair  
7-Eleven, Inc.  
Environmental Manager  
814 Baker Road  
Virginia Beach, VA 23462