The following site is being submitted for inclusion into the GIS registry:

- For DNR County and Region list go to:
  g:\pf\pecfa\site\gis\BRRTS County and Region Codes.xls
- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRTS ID (no dashes):	**0341004074**
Comm # (no dashes):	53215245231
County:	Milwaukee
Region:	Southeast
Site name:	V & K Citgo
Street Address:	2931 W Lincoln Ave
City:	Milwaukee
Final Closure Date	2002-06-21
Closure Conditions:	met
Off-source property contamination?	No
(If yes, attach locational data and deed information on pg. 2)	
Right-of-way contamination?	Yes
Contaminated media:	Groundwater

GPS Coordinates (meters in the **WTM91** projection)

Easting (X):	686963.000000000
Northing (Y):	283174.000000000
Collection Method:	Other
Scale or Resolution:	3459
(1:24,000 scale or finer)	("1:" and comma is default)
Prepared by:	Greg Michael
Submitted by:	Cheryl Nelson

Source Property Checklist

- ☒ Final Closure Letter
- ☒ Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- ☒ Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- ☒ Parcel ID for all properties w/ GW > NR 140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW >NR140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- ☒ Map showing GW flow direction
- ☒ Latest Table of GW results
- ☒ Geologic cross section (if generated as part of the site investigation)
- ☒ Statement signed by RP certifying correctness of legal descriptions
- ☒ Updated Database

ENVIRONMENTAL & REGULATORY SERVICES
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
Scott McCallum, Governor
Philip Edw. Albert, Secretary

Wisconsin
Department of Commerce

June 21, 2002

Mr. Victor Kalvaitis
V&K Enterprises, Inc.
3315 S. Hickory Rd.
New Berlin, WI 53151

RE: **Final Closure**

Commerce # 53215-2452-31 WDNR BRRTS # 03-41-004074
V&K Citgo, 2931 W. Lincoln Ave., Milwaukee

Dear Mr. Kalvaitis:

The Wisconsin Department of Commerce (Commerce) PECFA Site Review Section has received all the items required as conditions for closure of the above-referenced site. This site is now listed as "closed" on the Commerce database and has been included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual groundwater contamination above NR 140 Wisconsin Administrative Code enforcement standards.

It is in your best interest to keep all documentation related to the investigation and remediation of your site. This information may be needed for future property transactions.

If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. If contamination is encountered, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

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) 220-5375.

Sincerely,

Greg Michael
Hydrogeologist
Site Review Section

cc: Moraine Environmental Inc.
Case File

JAN 3 1 2002

REEL 4537 IMAG 869

DOCUMENT NO.

7724997

State Bar of Wisconsin Form 1 - 1982

WARRANTY DEED

REGISTER'S OFFICE } SS
Milwaukee County, WI }
RECORDED AT 11:45 AM

APR - 8 1999
REEL 4537 IMAGE 869
Walter P. Borowski REGISTER OF DEEDS

This Deed, made between

VICTOR F. KALVAITIS, a married person,

Grantor, and

ASHISH KHULLAR

Grantee,

THIS SPACE RESERVED FOR RECORDING DATA

Return Document to:

Ashish Khullar
2121 W. Bolivar
Milwaukee, WI 53221

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in MILWAUKEE County: Tax Parcel No: 495-0134-5

Lots 8 and 9, in Block 5, Layton Park in the Northwest 1/4 of Section 7, Town 6 North, Range 22 East, and in the Northeast 1/4 of Section 12, Town 6 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No. 495-0134-5

ADDRESS: 2931 W. Lincoln Avenue

TRANSFER
$ 519.00
FEE

7724997
RECORD 10.00
RTX 519.00

This is not homestead property.
Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Victor F. Kalvaitis, a married person
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except
municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions and covenants, and general taxes levied in the year of closing and thereafter,
and will warrant and defend the same.

Dated this 18th day of February, 1999.

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

VICTOR F. KALVAITIS

Kathleen C. Kalvaitis (SEAL)

KATHLEEN C KALVAITIS

AUTHENTICATION

Signature(s) of _____

authenticated this ____ day of _____, ____

TITLE MEMBER STATE BAR OF WISCONSIN

If not, _____

authorized by 706.06 Wis. Stats.

THIS INSTRUMENT WAS DRAFTED BY

ATTY. PAUL E. REBHOLZ

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

ACKNOWLEDGEMENT

STATE OF WISCONSIN
MILWAUKEE County. } ss.

Personally came before me this 18th day of February, 1999 the above named VICTOR F. KALVAITIS, a married person, AND KATHLEEN C KALVAITIS, His W Fe

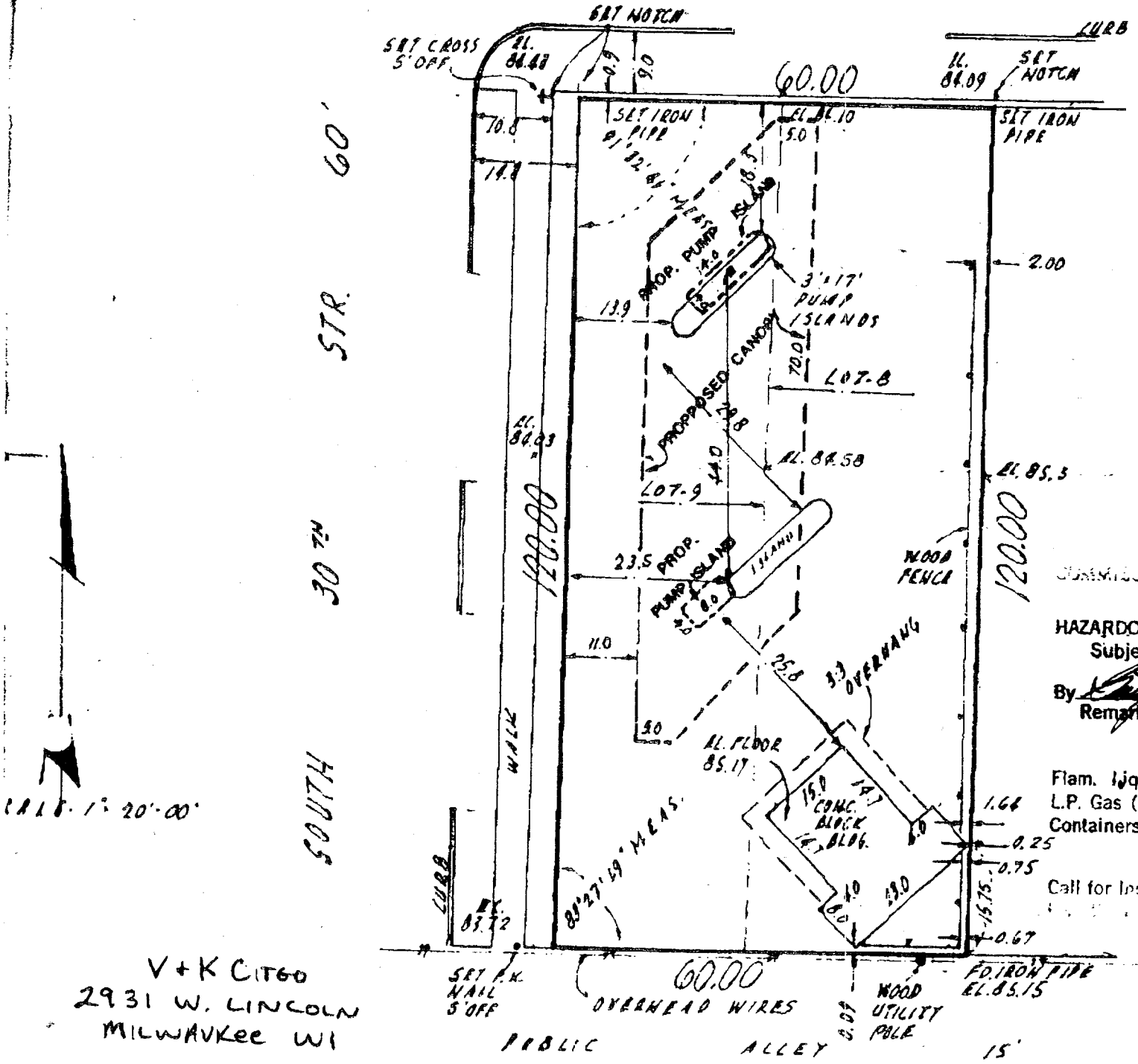
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

PAUL E. REBHOLZ

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

WARRANTY DEED

STATE BAR OF WISCONSIN
Form No. 1 - 1982



V + K CITGO
2931 W. LINCOLN
MILWAUKEE WI

BUILDING INSPECTION
MILWAUKEE, WI

HAZARDOUS OCCUPANCIES INSTALLATIONS
Subject to Sect. 236-01 of Mil Code

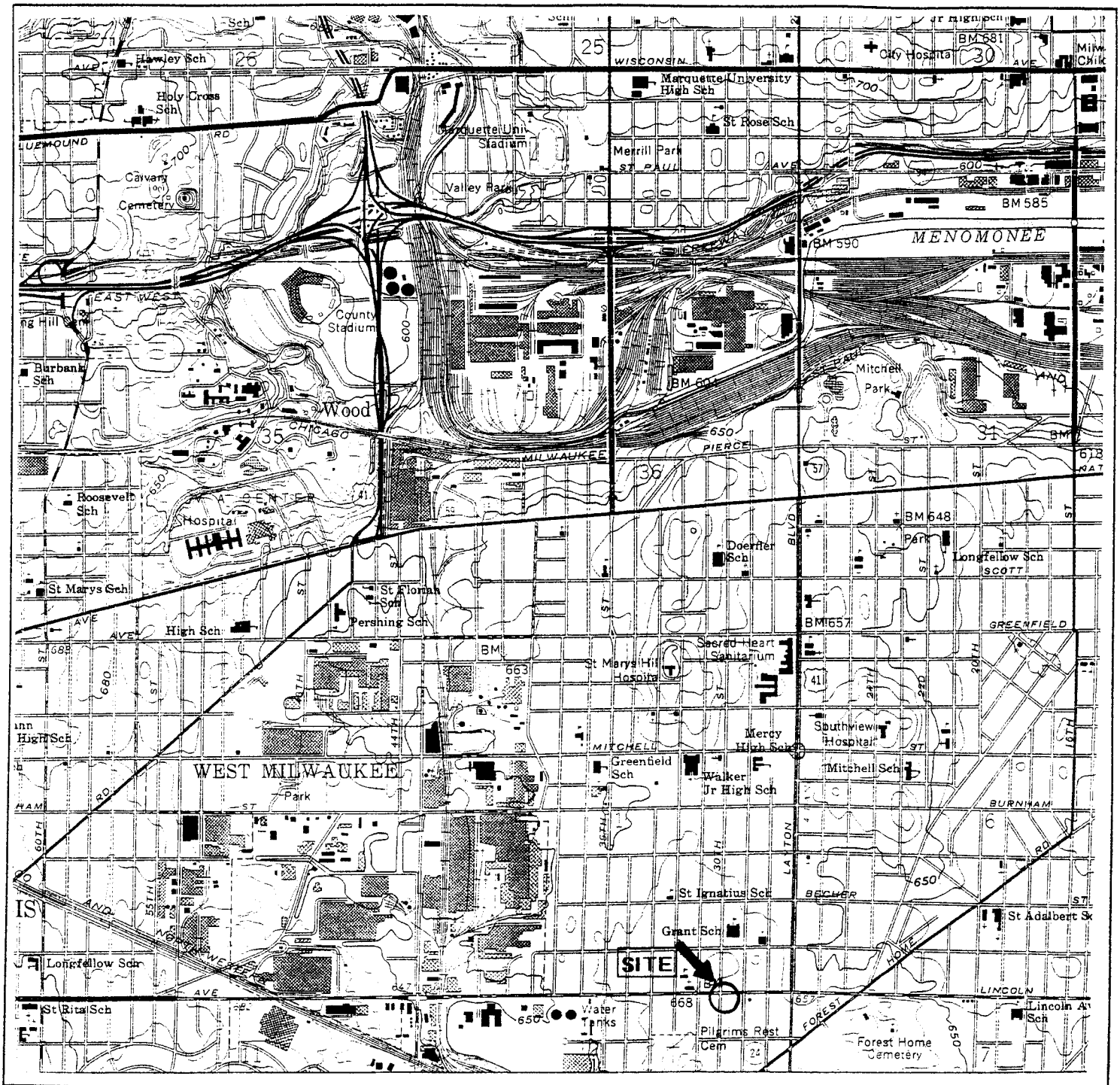
By [signature] Date 7-3-91

Remarks: APPROVED

Flam. liq. UST INSTALL, PIPING, DISPENSERS
L.P. Gas (new) _____
Containers (used)* _____
*Must be approved by Boiler Inspector

Call for Inspection prior to cover

DOES NOT INCLUDE CANOPY



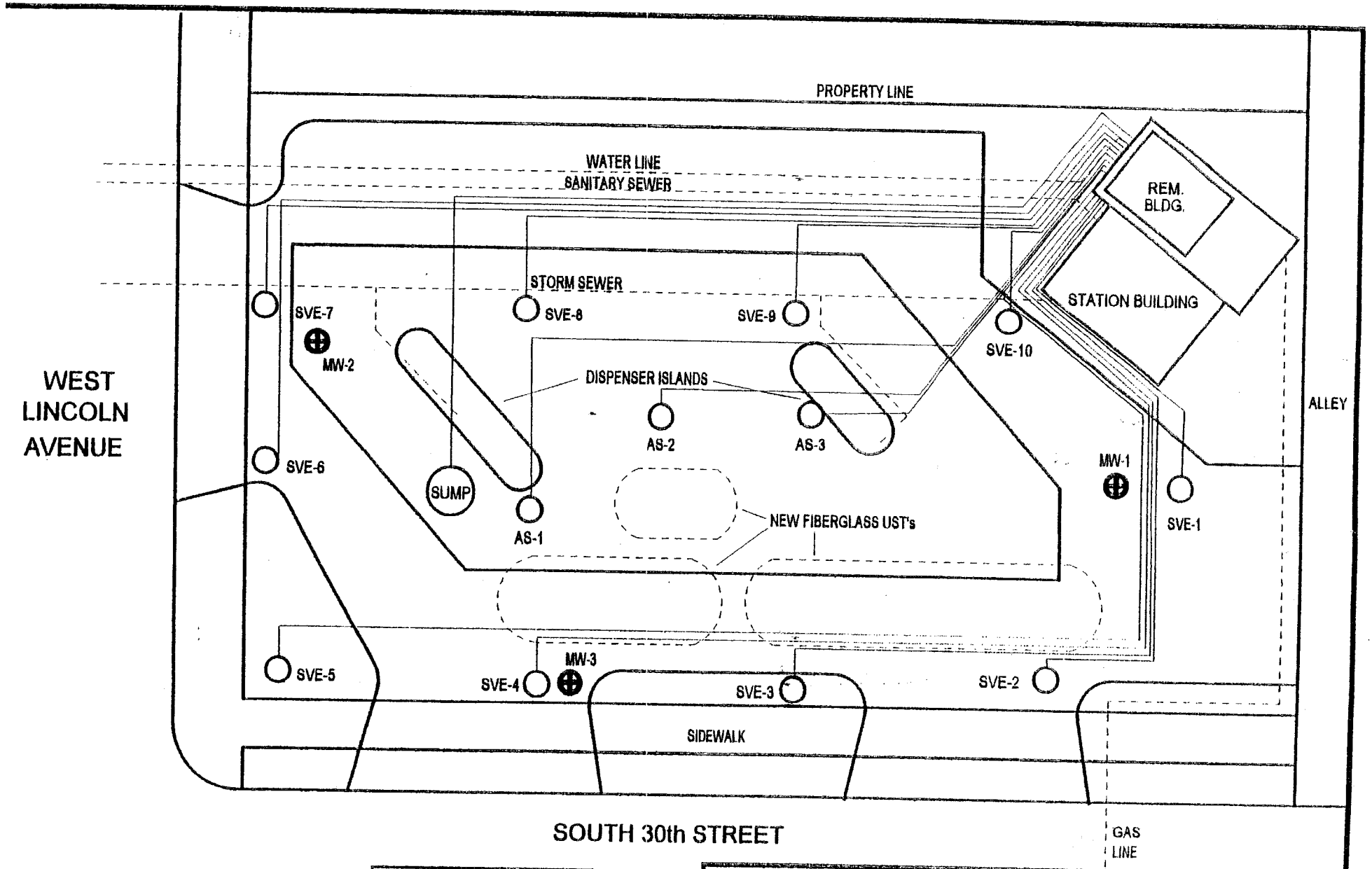
N

1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 .5 0 1 KILOMETER

MORAINE ENVIRONMENTAL, INC.		
SITE LOCATION MAP V&K CITGO-2931 W. LINCOLN MILW. WI		
0272	7/11/94	FIGURE 1



NORTH

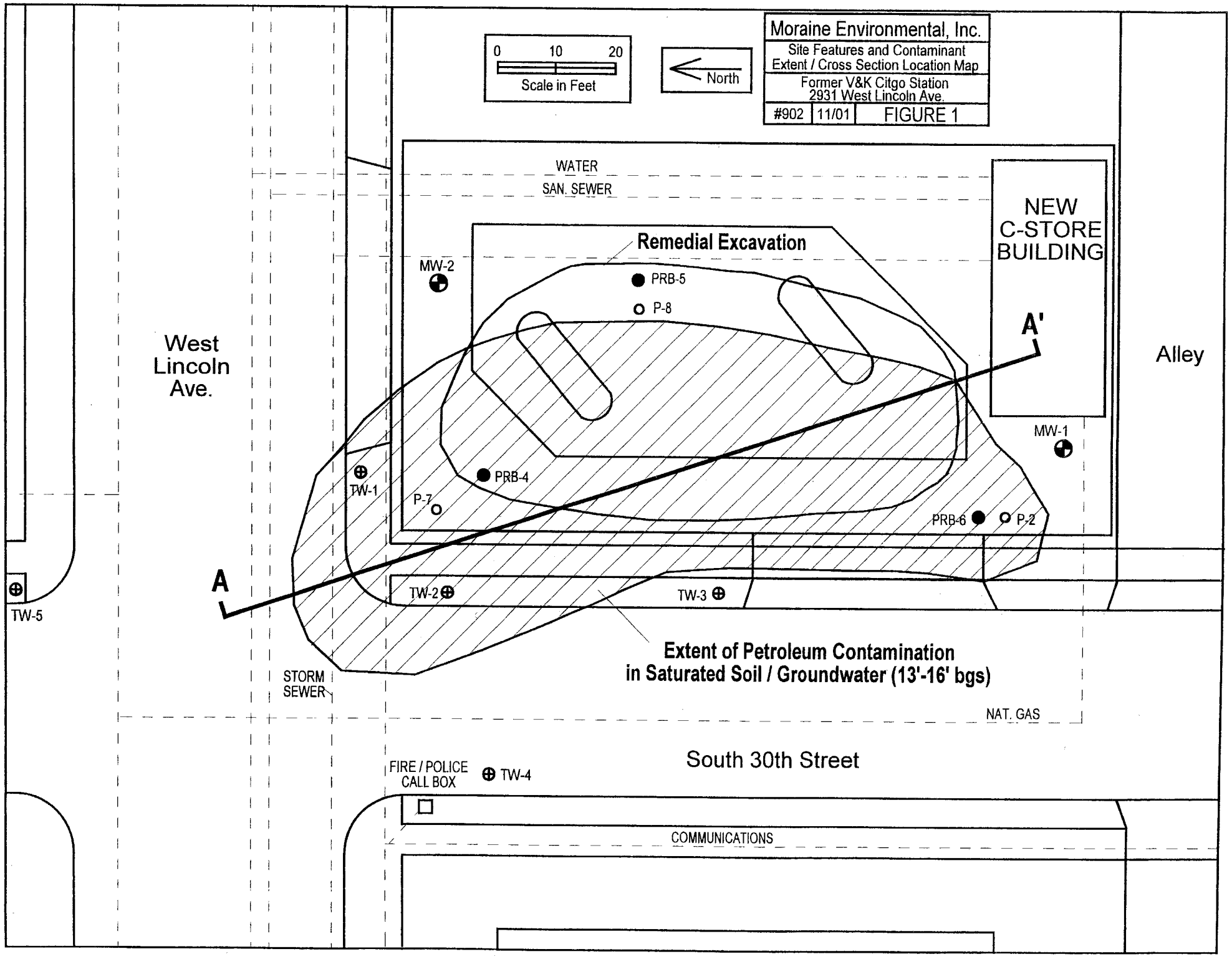
0 10 20
SCALE IN FEET

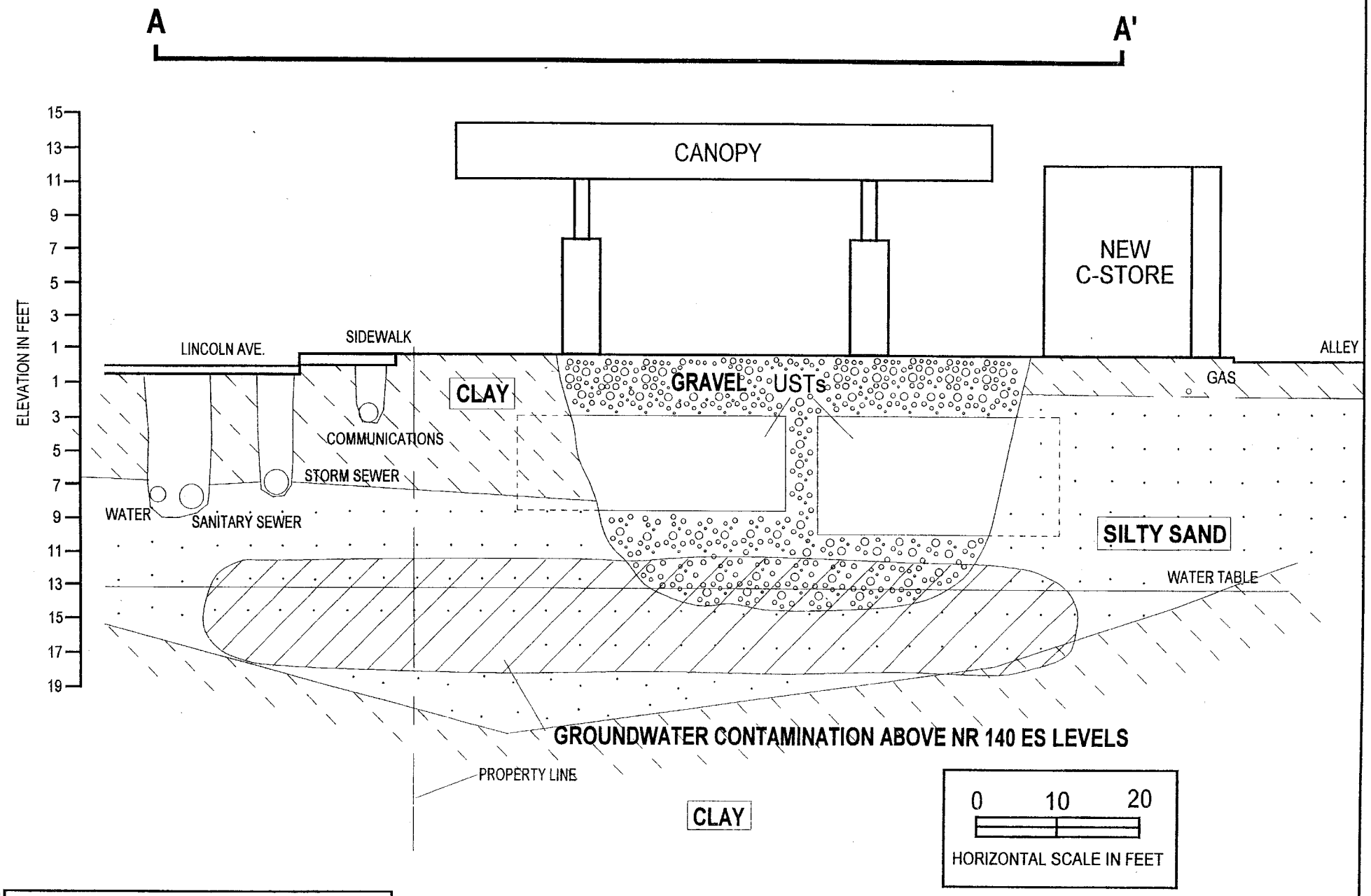
MORAINE ENVIRONMENTAL, INC.

SUBSURFACE REMEDIAL COMPONENTS MAP
V&K CITGO, 2931 WEST LINCOLN AVE.

FIGURE 5

#408


Moraine Environmental, Inc.
Site Features and Contaminant Extent / Cross Section Location Map
Former V&K Citgo Station
2931 West Lincoln Ave.
#902
11/01
FIGURE 1
0
10
20
Scale in Feet
North
WATER
SAN. SEWER
NEW C-STORE BUILDING
Remedial Excavation
MW-2
PRB-5
P-8
A'
Alley
West Lincoln Ave.
MW-1
TW-1
PRB-4
P-7
PRB-6
P-2
A
TW-2
TW-3
TW-5
Extent of Petroleum Contamination in Saturated Soil / Groundwater (13'-16' bgs)
STORM SEWER
NAT. GAS
South 30th Street
FIRE / POLICE CALL BOX
TW-4
COMMUNICATIONS



MORAINE ENVIRONMENTAL, INC.			Former V&K Citgo Station 2931 West Lincoln Ave.	Post-Remediation / Redevelopment Cross Section Diagram
#0902	11/01	FIGURE 2		

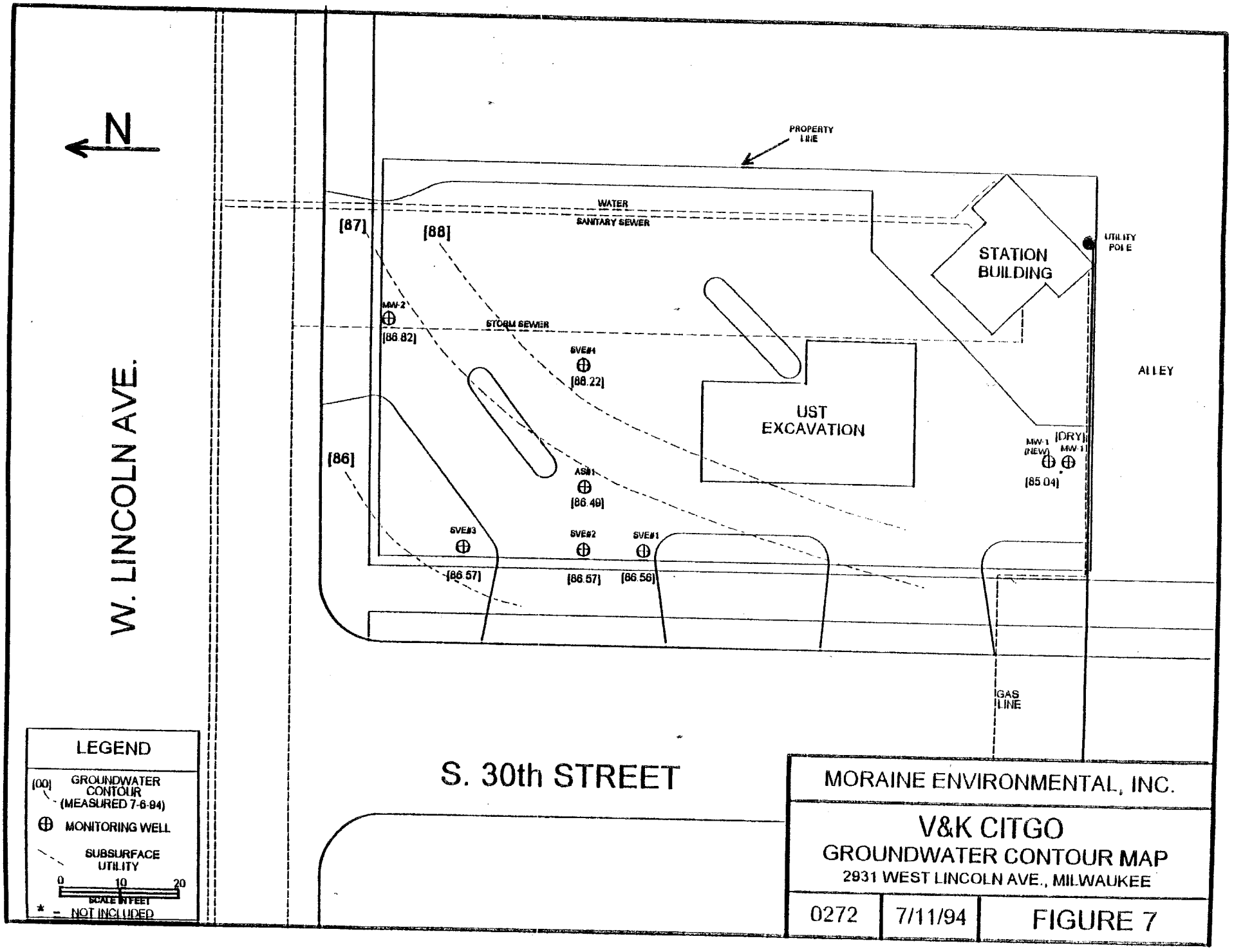
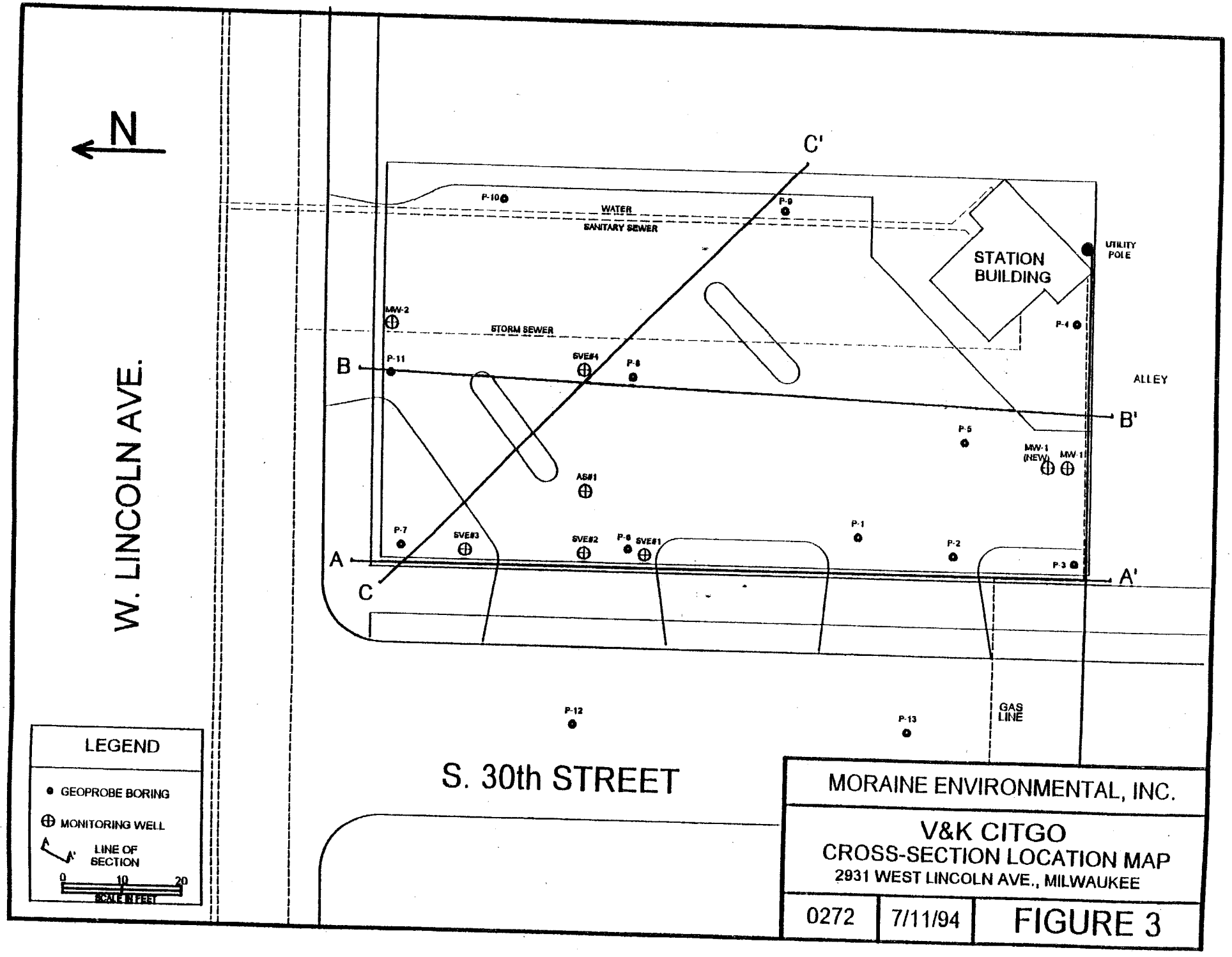

N
W. LINCOLN AVE.
S. 30th STREET
PROPERTY LINE
WATER
SANITARY SEWER
STORM SEWER
[87]
[88]
[86]
MW-2
[86.82]
SVE#4
[88.22]
AS#1
[86.49]
SVE#3
[86.57]
SVE#2
[86.57]
SVE#1
[86.56]
MW-1 (NEW)
[DRY]
MW-1
[85.04]
STATION BUILDING
UST EXCAVATION
UTILITY POLE
ALLEY
GAS LINE
LEGEND
(00) GROUNDWATER CONTOUR (MEASURED 7-6-94)
MONITORING WELL
SUBSURFACE UTILITY
0 10 20
SCALE IN FEET
* - NOT INCLUDED
MORAINE ENVIRONMENTAL, INC.
V&K CITGO
GROUNDWATER CONTOUR MAP
2931 WEST LINCOLN AVE., MILWAUKEE
0272
7/11/94
FIGURE 7

TABLE 1
GROUNDWATER QUALITY
V & K CITGO, 2931 WEST LINCOLN AVENUE
(Detected Compounds Only)

	April 1, 1996			October 4, 1996			April 14, 1997			July 29, 1997			November 21, 1997			February 12, 1998			November 17, 1998			February 18, 1999		September 13, 1999	Enforcement Standard	Preventive Action Limit
	MW-1	MW-2	MW-3	MW-1	MW-2	MW-3	MW-1	MW-2	MW-3	MW-1	MW-2	MW-3	MW-1	MW-2	MW-3	MW-1	MW-2	MW-3	MW-1	MW-2	MW-3	MW-2	MW-3	MW-2		
Gasoline Range Organics	--	260	4,100	--	140	2,000	--	450	4,000	--	130	2,200	--	95	1,400	<50	250	700	<50	170	790	180	900	200	*	*
Diesel Range Organics	--	280	3,100	NA	NA	NA	--	930	6,200	--	260	5,300	--	--	3,900	120	270	950	<100	230	1500	NA	NA	190	*	*
Benzene	--	--	330	330	--	66	66	--	23	23	--	12	12	100	100	<0.16	<0.16	37	<0.26	<0.26	170	<0.26	31	31 <0.26	5.0	0.5
sec-Butylbenzene	--	3.5	5.0	NA	NA	NA	--	12	6.4	NA	NA	NA	NA	NA	NA	NA	NA	NA 31	NA	NA	NA 170	NA	NA	NA	*	*
n-Butylbenzene	--	--	--	NA	NA	NA	--	--	5.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	*	*
Ethyl Benzene	--	--	970	970	--	520	--	--	810	810	--	340	--	--	210	<0.29	<0.29	18	<0.24	<0.24	61	<0.24	83	<0.24	700	140
Isopropylbenzene	--	1.8	42	NA	NA	NA	--	9.1	46	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	*	*
p-Isopropyltoluene	--	2.4	--	NA	NA	NA	--	7.6	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	*	*
Methyl-tert-butyl-ether	--	--	76	76	--	21	--	--	150	--	--	11	0.30	--	14	<0.20	0.36	2.0	<0.22	0.23	5.1	<0.22	2.9	<0.22	60	12
Naphthalene	--	200	200	NA	NA	NA	--	--	150	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	40	8
n-Propylbenzene	--	3.8	92	NA	NA	NA	--	12	95	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	*	*
Toluene	--	--	--	--	--	--	--	--	3.0	--	--	4.6	--	0.38	1.6	<0.36	0.42	0.51	<0.21	0.37	0.55	<0.21	0.67	<0.21	343	68.6
1,2,4-Trimethylbenzene	--	--	570	--	--	160	--	0.8	640	--	--	230	--	--	85	<0.30	<0.30	3.1	<0.86	<0.86	41	<0.86	68	<0.86	480	96
1,3,5-Trimethylbenzene	--	--	--	--	--	--	--	35	5.0	--	--	5.4	--	--	1.6	<0.34	<0.34	<0.34	<0.54	<0.54	<1.1	<0.54	<0.54	<0.54	480	96
Xylenes (m&p)	--	--	320	--	--	26	--	--	260	--	--	130	--	--	50	<0.94	<0.94	<0.94	<0.97	<0.97	33	<0.97	54	<0.97	620	124
Xylene (O)	--	--	--	--	--	--	--	--	20	--	--	17	--	--	2.7	<0.21	<0.21	<0.21	<0.37	<0.37	<0.74	<0.37	0.48	<0.37	620	124
Soluble Lead	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	15	1.5

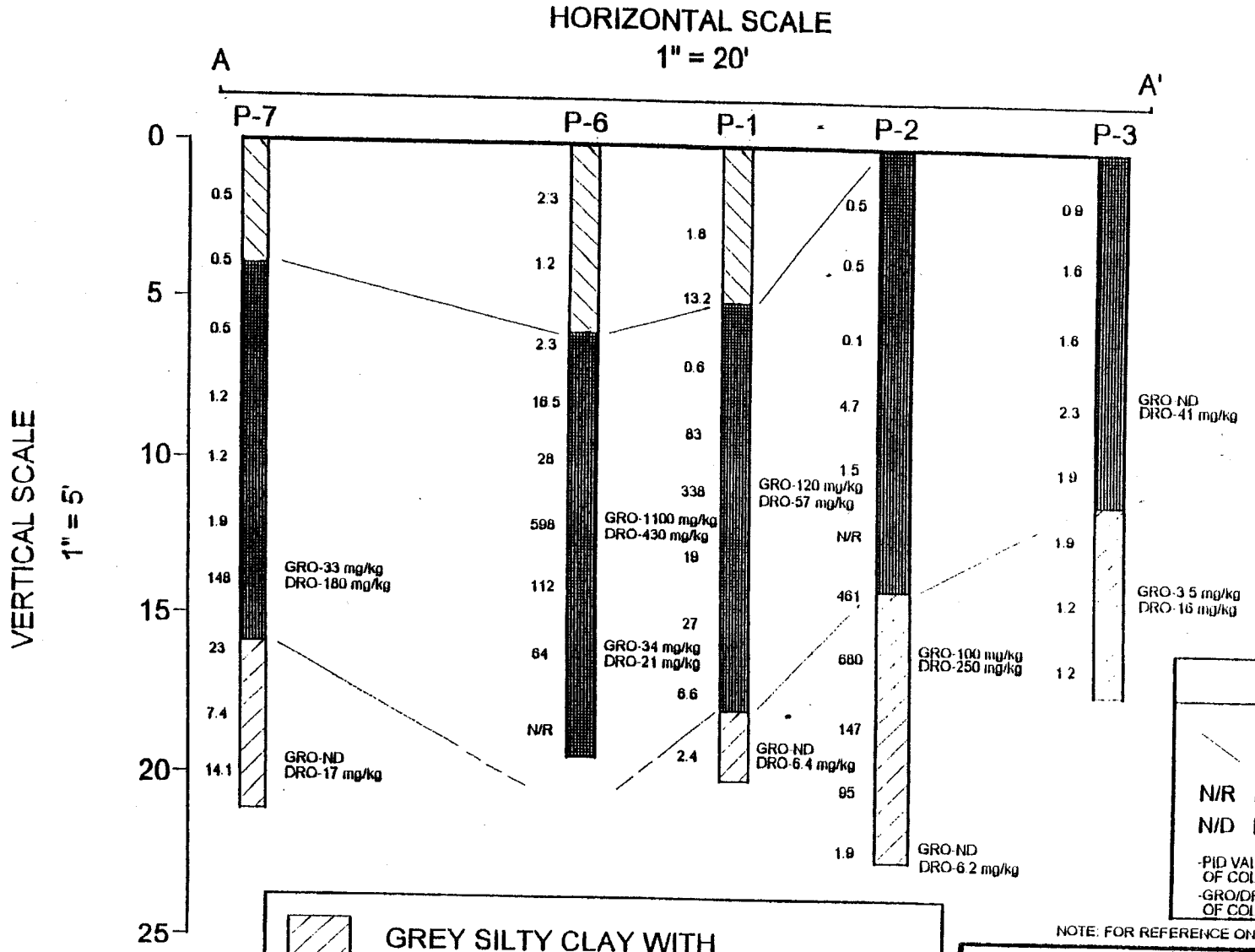
Key:
Concentrations expressed in micrograms per liter (ug/l)
-- = Not present above method detection limits
* = Not established
NA = Not Analyzed
Shaded Cell / Bold Font indicates concentration above groundwater Enforcement Standard
Bold Font indicates concentration above groundwater Preventive Action Limit



MORAINE ENVIRONMENTAL, INC.

V&K CITGO
CROSS-SECTION LOCATION MAP
2931 WEST LINCOLN AVE., MILWAUKEE

0272	7/11/94	FIGURE 3



GREY SILTY CLAY WITH INTERBEDDED SAND SEAMS

BROWN SANDY SILTY CLAY

POORLY SORTED FINE TO MEDIUM SAND WITH SOME SILT AND FINE GRAVEL

LEGEND

CONTACT (DASHED WHERE INFERRED)

N/R NO RECOVERY

N/D NOT DETECTED

-PID VALUES LISTED TO LEFT OF COLUMNS

-GRO/DRO VALUES LISTED TO RIGHT OF COLUMNS

NOTE: FOR REFERENCE ONLY-REFER TO BORING LOGS

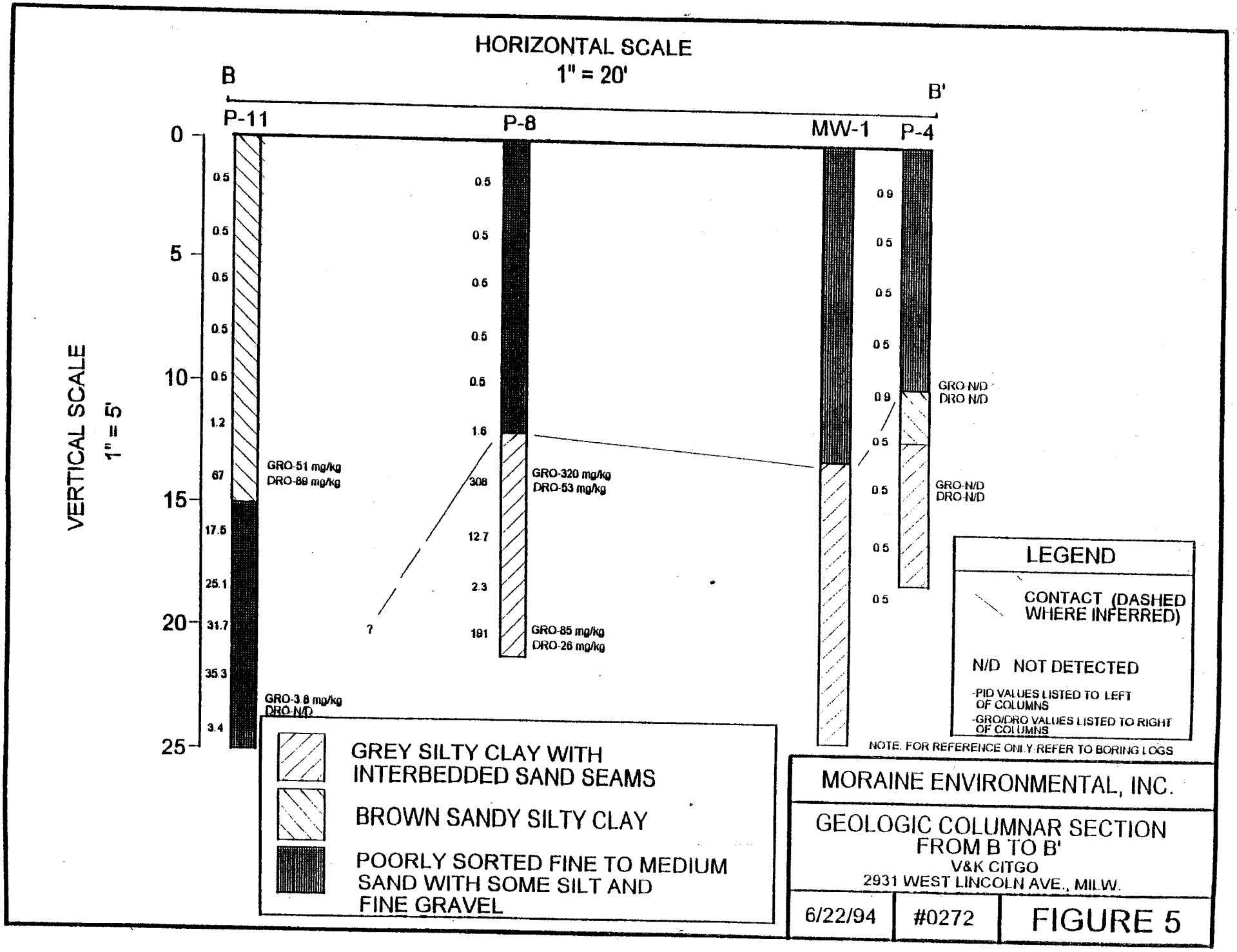
MORAINE ENVIRONMENTAL, INC.

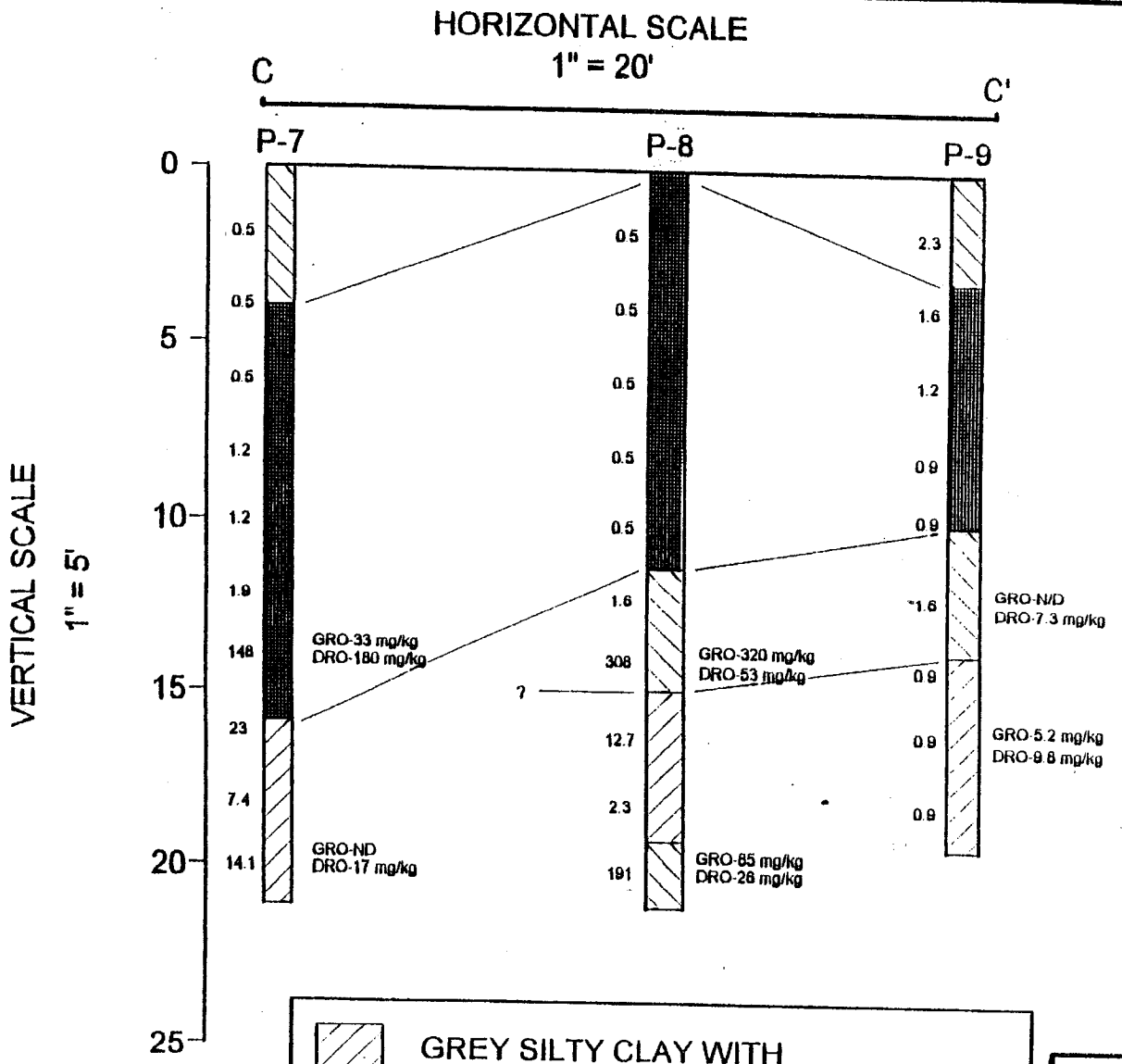
GEOLOGIC COLUMNAR SECTION FROM A TO A'

V&K CITGO

2931 WEST LINCOLN AVE., MILW.

6/22/94	#0272	FIGURE 4


HORIZONTAL SCALE
1" = 20'
VERTICAL SCALE
1" = 5'
B
B'
P-11
P-8
MW-1
P-4
0
5
10
15
20
25
0.5
0.5
0.5
0.5
0.5
1.2
67
17.5
25.1
31.7
35.3
3.4
GRO-51 mg/kg
DRO-89 mg/kg
GRO-3.8 mg/kg
DRO-N/D
0.5
0.5
0.5
0.5
0.5
1.6
308
12.7
2.3
191
GRO-320 mg/kg
DRO-53 mg/kg
GRO-85 mg/kg
DRO-26 mg/kg
?
0.9
0.5
0.5
0.5
0.9
0.5
0.5
0.5
0.5
GRO N/D
DRO N/D
GRO-N/D
DRO-N/D
GREY SILTY CLAY WITH INTERBEDDED SAND SEAMS
BROWN SANDY SILTY CLAY
POORLY SORTED FINE TO MEDIUM SAND WITH SOME SILT AND FINE GRAVEL
LEGEND
CONTACT (DASHED WHERE INFERRED)
N/D NOT DETECTED
-PID VALUES LISTED TO LEFT OF COLUMNS
-GRO/DRO VALUES LISTED TO RIGHT OF COLUMNS
NOTE. FOR REFERENCE ONLY REFER TO BORING LOGS
MORAINE ENVIRONMENTAL, INC.
GEOLOGIC COLUMNAR SECTION FROM B TO B'
V&K CITGO
2931 WEST LINCOLN AVE., MILW.
6/22/94
#0272
FIGURE 5



GREY SILTY CLAY WITH INTERBEDDED SAND SEAMS

BROWN SANDY SILTY CLAY

POORLY SORTED FINE TO MEDIUM SAND WITH SOME SILT AND FINE GRAVEL

LEGEND

CONTACT (DASHED WHERE INFERRED)

N/R NO RECOVERY

N/D NOT DETECTED

-PID VALUES LISTED TO LEFT OF COLUMNS

-GRO/DRO VALUES LISTED TO RIGHT OF COLUMNS

NOTE: FOR REFERENCE ONLY-REFER TO BORING LOGS

MORAINE ENVIRONMENTAL, INC.

GEOLOGIC COLUMNAR SECTION FROM C TO C'

V&K CITGO

2931 WEST LINCOLN AVE., MILW.

6/22/94	#0272	FIGURE 6

February 19, 2002

Wisconsin Department of Commerce
Environmental & Regulatory Services
101 Pleasant Street, Suite #100A
Milwaukee WI 53212-3963

RE: V & K Citgo
2931 W. Lincoln Avenue, Milwaukee, WI
PECFA #53215-2452-31/BRRTS #03-41-004074

Project #0902

To Whom It May Concern:

I certify that, to the best of my knowledge, the legal description attached to this statement is complete, accurate, and describes the correct contaminated property site.

If you should have any questions, please do not hesitate to contact me, or my consultant, Moraine Environmental at (262) 377-9060.

Sincerely,

Victor Kalvaitis
V & K Citgo

F:\WORD\MS\TECH\0902 V & K Citgo Signed Statement.doc

Moraine Environmental, Inc.
Environmental Management Services

May 29, 2002

Project Reference #0902

City of Milwaukee
Milwaukee Development Center
Room 703, Municipal Building
841 North Broadway
Milwaukee, Wisconsin 53202

RE: Notification of Residual Soil and Groundwater Contamination
City of Milwaukee Right-of-Way Property
Southeast Corner of South 30th Street and West Lincoln Avenue

Dear Sir or Madam:

In accordance with requirements of the Wisconsin Department of Commerce, Moraine Environmental, Inc. is presenting the City of Milwaukee with notification of residual soil and groundwater contamination within City of Milwaukee right-of -way property located adjacent to a gasoline station located at 2931 West Lincoln Avenue. A figure illustrating the extent of the petroleum contamination is enclosed.

If you require additional information, please call our office at (262) 377-9060.

Sincerely,
Moraine Environmental, Inc.

Steven Benton
Project Hydrogeologist

enc.

F:\WORD\MSWTECH9\0902 residual milw.doc

Victor Kalvaitis
VK Enterprises
3315 S Hickory Rd.
New Berlin
WI
53151

1234 12th Avenue • Grafton, WI 53024-1924 • (262) 377-9060 • FAX (262) 377-9770
Email: moraine@execpc.com • www.moraineenvironmental.com