

GIS REGISTRY INFORMATION

SITE NAME:	Phillips 66 #214			FID #	
BRRTS #:	03-41-004467			(if appropriate):	
COMMERCE # (if appropriate):	53216-3525-37				
CLOSURE DATE:	June 02, 2005				
STREET ADDRESS:	4137 W Fond Du Lac Ave				
CITY:	Milwaukee				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	685643		Y =	291805
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input checked="" type="checkbox"/>	Both
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):	X =			Y =	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):	X =			Y =	
CONTAMINATION IN RIGHT OF WAY:	Yes	<input checked="" type="checkbox"/>	X – Potential	No	<input type="checkbox"/>
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties					<input checked="" type="checkbox"/>
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					<input type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					<input checked="" type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate.					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					<input checked="" type="checkbox"/>
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					<input type="checkbox"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Mary P. Burke, Secretary

June 2, 2005

Mr. Tauqir Syed
Sayyed Enterprises, Inc.
W201 N10451 Appleton Avenue
Germantown, WI 53022

RE: **Final Closure**

Commerce # 53216-3525-37 **WDNR BRRS # 03-41-004467**
Phillips 66 #214, 4137 West Fond du Lac Avenue, Milwaukee

Dear Mr. Syed:

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 contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

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

Sincerely,

A handwritten signature in black ink, appearing to read "L.M. Michalets", with a long horizontal flourish extending to the right.

Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Case File



ENVIRONMENTAL & REGULATORY SERVICES
101 West Pleasant Street Suite 205
Milwaukee, Wisconsin 53212
TDD #: (608) 264-8777
Fax: (414) 220-5374
www.commerce.state.wi.us
Tommy G. Thompson, Governor
Brenda J. Blanchard, Secretary

January 25, 2001

Tauquir Sayyed
Sayyed Enterprises
4137 W. Fond du Lac Ave.
Milwaukee, WI 53216

RE: COMMERCE # 53216-3525-37
Phillips 66 Gas Station #214, 4137 W. Fond du Lac Ave. Milwaukee, WI 53216

Petroleum contamination discovered in September 1994

Case Closure (conditional upon receipt of documentation)

Dear Mr. Sayyed:

On January 5, 2000, the Department of Natural Resources transferred the above-referenced case to the Wisconsin Department of Commerce for regulatory oversight. On December 14, 2000, we received a request for case closure.

Using the standards established in NR 700, and the risk criteria of Comm 46, the Department has determined that this site does not pose a significant threat to the environment and human health, and no further investigation or remedial action is necessary. In making this determination, I reviewed the following documents prepared by K. Singh & Associates, as well as other information in the case file.

- *Remedial Investigation Work Plan*, September 26, 1994
- *Remedial Investigation and Interim Remedial Action Plan*, February 13, 1996
- *Revised Remedial Action Plan*, November 11, 1997
- *Underground Storage Tank Closure Assessment Report*, November 30, 1999
- *Interim Remedial Action Report*, January 4, 2000
- *Status Report*, December 30, 1998, April 13, 1999, November 3, 1999, July 6, 2000
- *Closure Report* . . . December 4, 2000

If, in the future, site conditions indicate that any contamination that might remain poses a threat, the need for further remediation would be determined and required if necessary. If 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.

PAL Exemption

According to the December 4, 2000 report, groundwater from monitoring well MW-5 contains MTBE in a concentration greater than the NR 140 Wis. Adm. Code Preventative Action Level (PAL), but less than the NR 140 Enforcement Standard (ES). Groundwater from MW-7 contains benzene and MTBE in concentrations greater than the NR 140 PAL but less than the NR 140 ES. The Department may grant an exemption for benzene and MTBE if the criteria

Tauquir Sayyed

RE: COMMERCE # 53216-3525-37
Phillips 66 Gas Station #214
4137 W. Fond du Lac Ave. Milwaukee, WI 53216

January 25, 2001

Page 2

indicated in NR 140.28(3)b are met. Pursuant to NR 140.28, an exemption for the benzene and MTBE PAL is hereby granted for monitoring wells MW-5 and MW-7. This letter serves as your exemption.

IMPORTANT: we cannot list this case as "closed" on our computer database until we receive the following items. Please submit them to my attention at the letterhead address.

1. A notification must be placed on the property deed of 4137 W. Fond du Lac Avenue in Milwaukee. The notice must address residual soil contamination. For case closure we will need a copy of the deed notification which contains the County Register of Deeds' recording information.

Enclosed is an example of a "Notice of Contamination to Property" for your use. You may attach a map and/or table if you wish. If you wish to modify the language, please submit a copy to this office for review prior to filing.

2. The municipal clerk and municipal department or state agency responsible for Fond du Lac Avenue and Townsend Street must be notified of potentially impacted soil/groundwater beneath those streets and within the Fond du Lac Avenue and Townsend Street right-of-ways adjacent to the Phillips 66 #214 property. Please send us a copy of the letter containing the notification of the potential impacts.
3. Please provide abandonment documentation for monitoring wells MW-1, 3R, 4, 5, 6, and 7.

Thank you for your efforts in the protection of the environment. If you have any questions, please call me at (414) 220-5372.

Sincerely,



Nancy S. Kochis
Hydrogeologist
PECFA Site Review Section

enclosure

cc: Mukesh K. Jain, K. Singh & Associates (with enclosure)
✓electronic case file

PARCEL 1:

LOTS 2 AND 3 AND THAT PARCEL OF LAND WHICH ADJOINS SAID LOTS 2 AND 3, ON THE EAST, BRING ALL THAT PART OF LOT 1 AND VACATED ALLEY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 3; RUNNING THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 2 AND 3, 44.59 FEET TO A POINT IN THE NORTH LINE OF ALLEY; RUNNING THENCE NORTHEASTERLY AND AT RIGHT ANGLES TO WEST FOND DU LAC AVENUE ALONG THE NORTH LINE OF SAID ALLEY, 31.98 FEET TO A POINT IN THE SOUTH LINE OF WEST FOND DU LAC AVENUE, WHICH POINT IS 18.34 FEET NORTHWESTERLY OF THE SOUTH EAST CORNER OF SAID LOT 1; RUNNING THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF WEST FOND DU LAC AVENUE, 31.44 FEET TO THE PLACE OF BEGINNING, IN BLOCK 1, OF MUSFELDT'S SUBDIVISION, BEING A PART OF THE SOUTH WEST 1/4 OF SECTION 12, IN TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN.

PARCEL 2:

LOT 15, IN BLOCK 2, IN WOELKY SUBDIVISION, EXCEPT THE SOUTH 40 FEET THEREOF, IN THE SOUTHWEST 1/4 OF SECTION 12, IN TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

REEL 5413

PAGE 3331

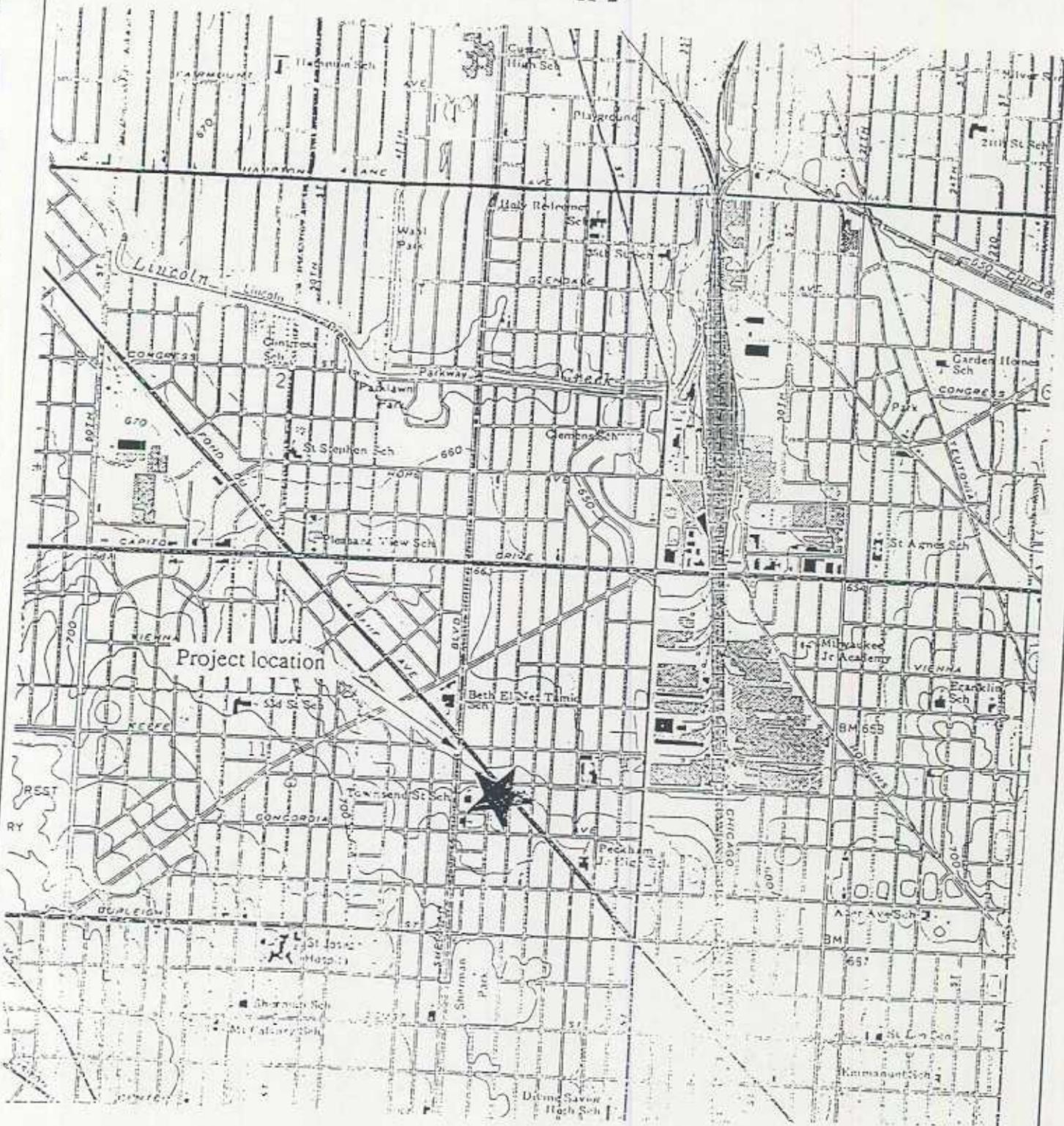
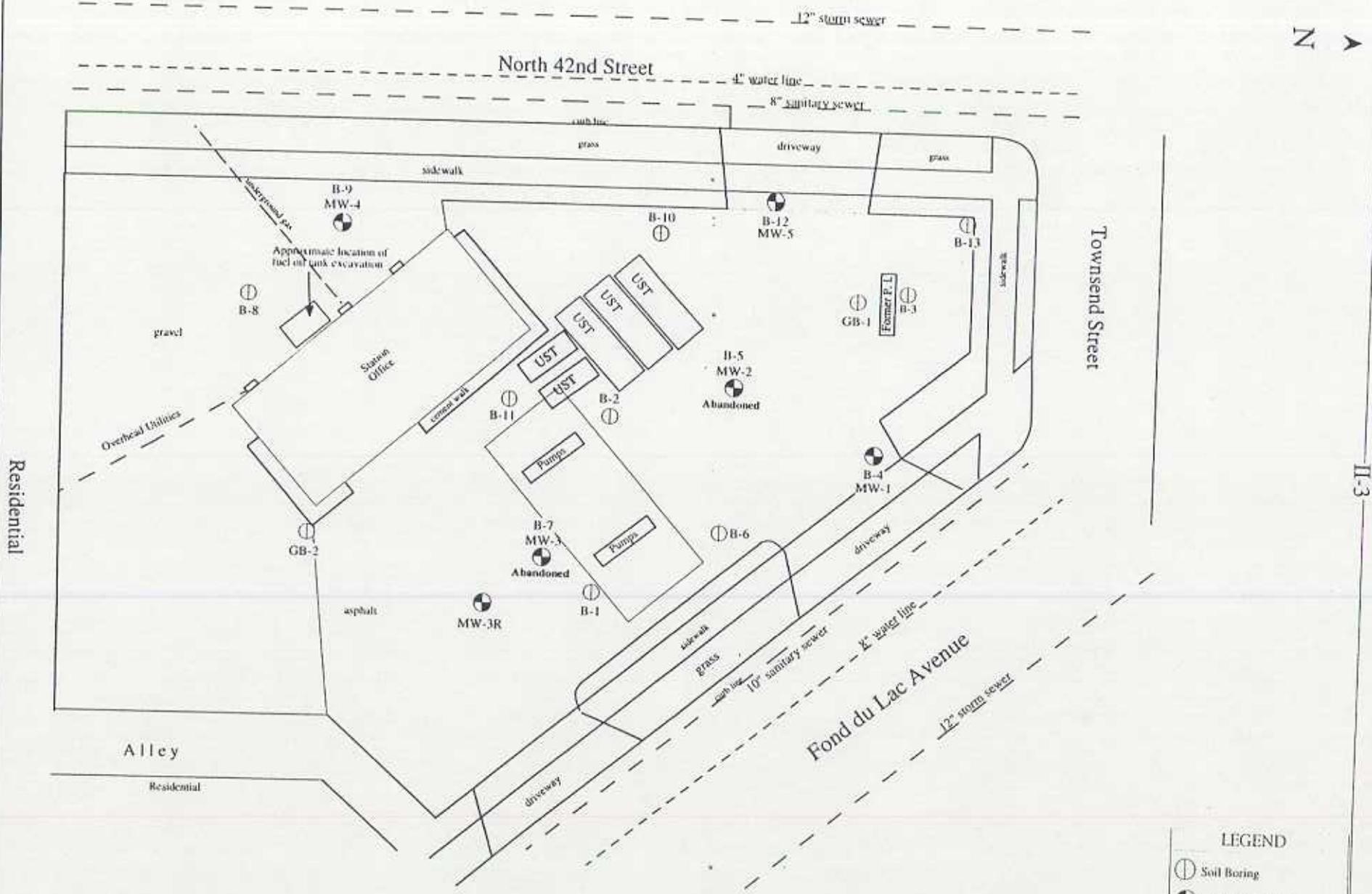


Figure 1. Project Location Map

Scale: 1" = 2000'



Residential

II-3

Owner
Tanqir Sayyed
 Phillips 66 Gas Station #214
 4137 W. Fond du Lac Avenue
 Milwaukee, Wisconsin

Engineer
K. SINGH & ASSOCIATES, INC.,
 Engineers & Environmental Management Consultants
 1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171

Figure 2: Facility Layout Map

DATE November 1, 1994	DRAWN BY A.S.M.	REVISIONS BY A.S.M.	DATE 12/17/99	PROJECT NO. 4056
SCALE 1" = 30'	CHECKED BY R.B.S.			SHEET NO. ONE

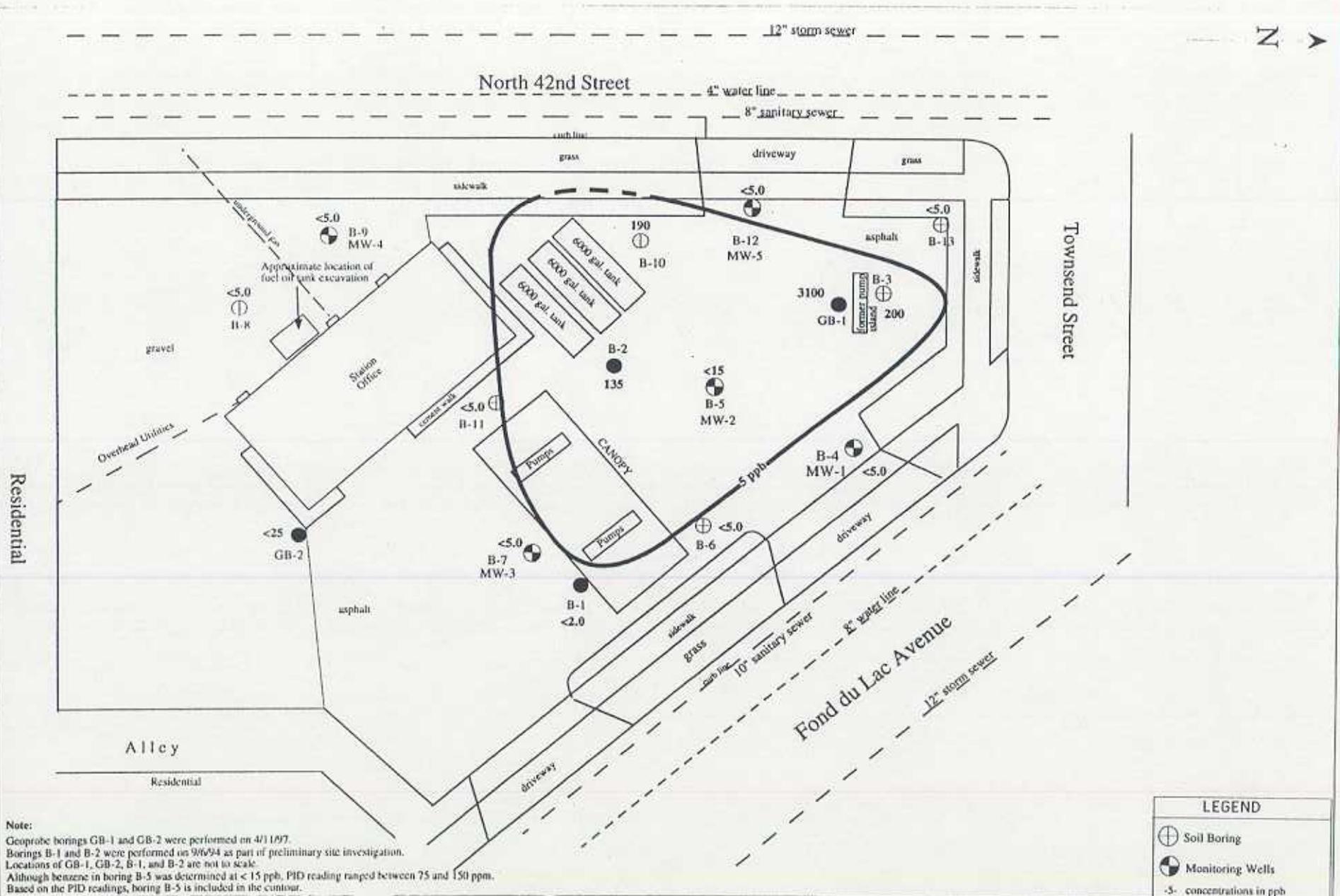
LEGEND

⊕ Soil Boring

⊗ Monitoring Wells

Table 1
Soil Quality Test Results
Phillips 66 Gas Station
4137 W. Fond du lac Avenue, Milwaukee, WI

Sample ID	Date	Depth Ft	PID IU	GRO (ppm)	Benzene (ppb)	Ethylbenzene (ppb)	Toluene (ppb)	Xylenes (ppb)
C-2W	5/19/98	5.0'	28	78	450	3,000	240	3,500
C-1W	5/19/98	5.0'	12	39	130	110	180	1,400
A-1W	5/19/98	6.5'	15	41	120	3,100	35	2,300
B-2B	5/19/98	6.5'	24	52	780	3,600	200	5,100
C-2B	5/19/98	7.0'	14	47	530	3,300	110	2,900
A-1B	5/19/98	11.5'	4.4	11	<25	170	67	460
B-1W	5/19/98	6.0'	30	45	680	3,300	67	3,500
A-2W	5/20/98	9.5'	3.4	<5.5	<25	<25	43	45
D-1B	5/22/98	7.0'	8	100	110	540	43	580
B-3W	5/22/98	3.0'	68	1,200	<25	21,000	3,800	110,000
A-2W, East	5/22/98	2.0'	144	2,400	4,600	41,000	58,000	210,000
B-3B	5/22/98	6.5'	5.2	<6.2	<25	70	36	340
B-3W, North	5/22/98	3.0'	16	60	380	2,900	230	5,400
D-2W	5/22/98	6.0'	25	130	530	3,900	330	6,300
D-1W	5/22/98	6.0'	24	100	920	4,200	300	4,300
B-1W, North (R)	6/18/98	3.0'	9	<6.3	<25	<25	<25	<25
C-2W(R)	6/18/98	5.0'	18	11	<25	28	<25	30
D-2W(R)	6/18/98	6.0'	17	<5.7	<25	<25	<25	<25
D-1W(R)	6/18/98	6.0'	11	<5.7	<25	<25	<25	<25
Site-Specific Clean-up Goal					250			



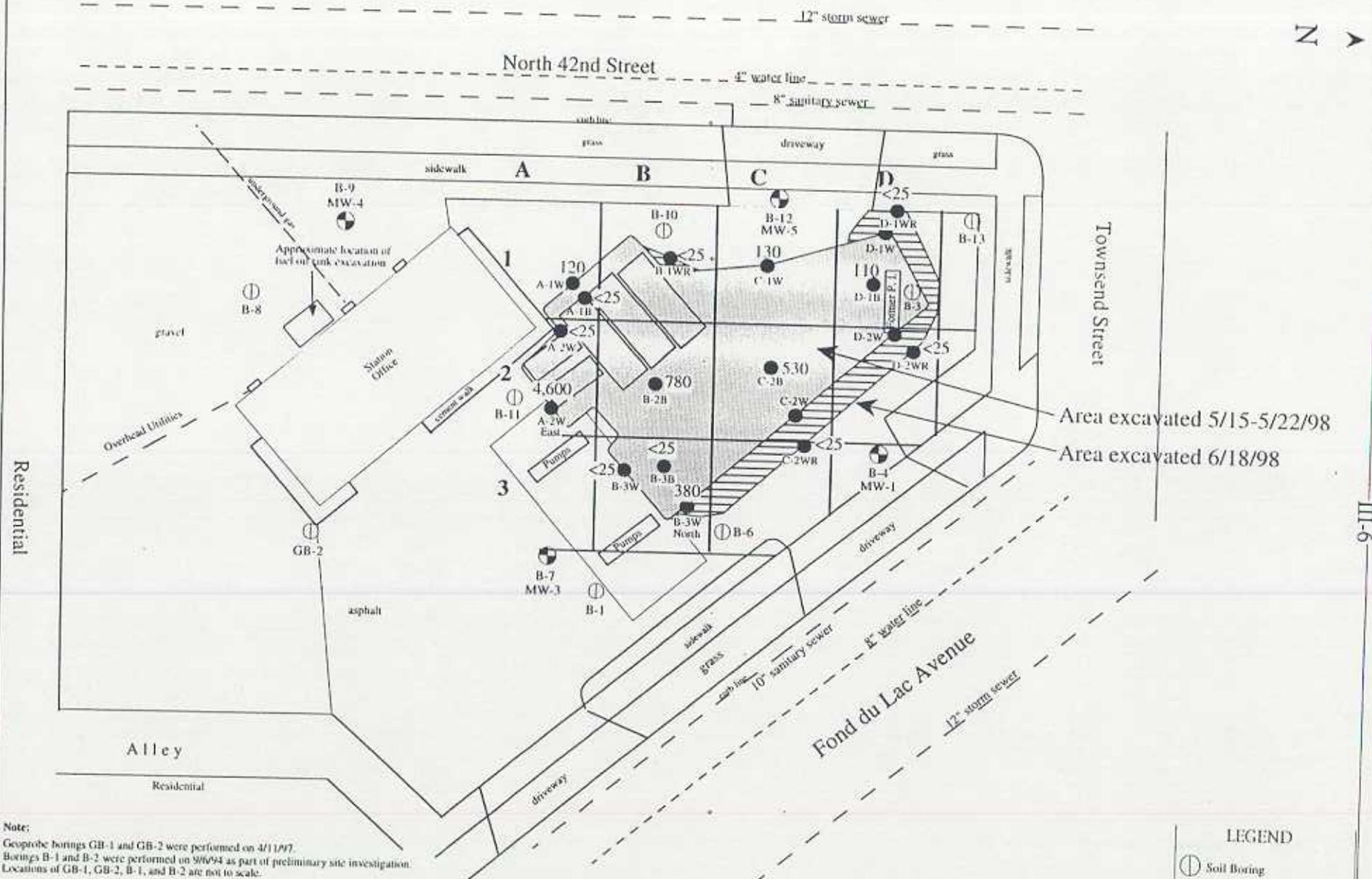
Note:
 Geoprobe borings GB-1 and GB-2 were performed on 4/11/97.
 Borings B-1 and B-2 were performed on 9/6/94 as part of preliminary site investigation.
 Locations of GB-1, GB-2, B-1, and B-2 are not to scale.
 Although benzene in boring B-5 was determined at < 15 ppb, PID reading ranged between 75 and 150 ppm.
 Based on the PID readings, boring B-5 is included in the contour.

LEGEND	
	Soil Boring
	Monitoring Wells
-5- concentrations in ppb	

Operator
Tauquir Sayyed
 Phillips 66 Station
 4137 W. Fond du Lac Avenue
 Milwaukee, Wisconsin

Engineer
K. SINGH & ASSOCIATES, INC.,
 Engineers & Environmental Management Consultants
 1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171

Figure 1: Contour Map of Benzene Concentrations in Soil				
DATE November 1, 1994	DRAWN BY A.S.M.	REVISIONS BY A.S.M.	DATE 10/9/95	PROJECT NO. 4056
SCALE 1" = 30'	CHECKED BY R.B.S.			SHEET NO. ONE



Note:
 Geoprobe borings GB-1 and GB-2 were performed on 4/11/97.
 Borings B-1 and B-2 were performed on 9/6/94 as part of preliminary site investigation.
 Locations of GB-1, GB-2, B-1, and B-2 are not to scale.

LEGEND
 ⊕ Soil Boring
 ● Monitoring Wells
 <25 Benzene concentrations in ppb

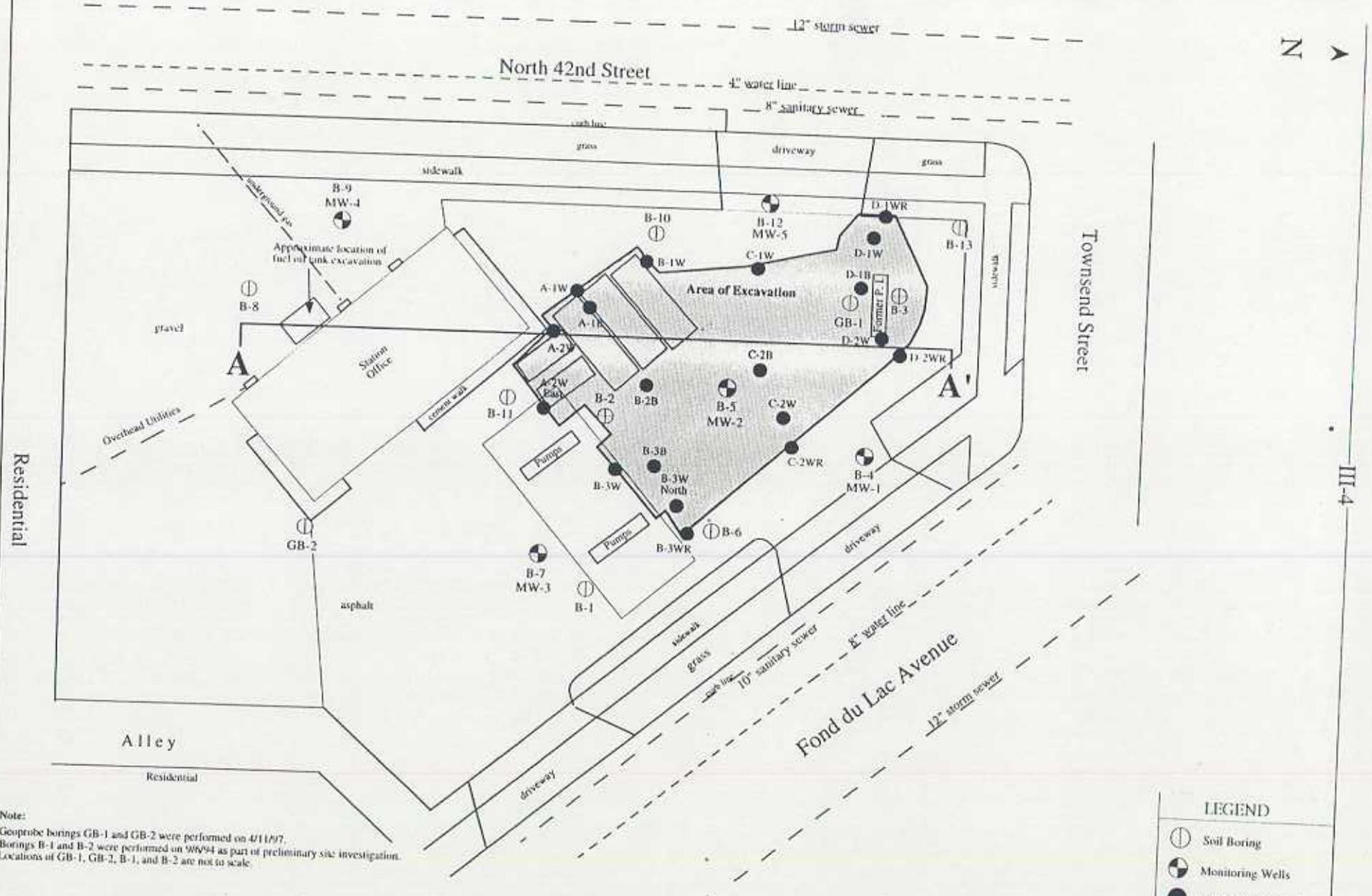
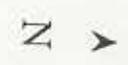
Owner
Tanqir Sayyed
 Phillips 66 Gas Station #214
 4137 W. Fond du Lac Avenue
 Milwaukee, Wisconsin

Engineer
K. SINGH & ASSOCIATES, INC.,
 Engineers & Environmental Management Consultants
 1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171

Figure 6: Soil Sampling Locations & Residual Benzene Concentrations

DATE November 1, 1994	DRAWN BY A.S.M.	REVISIONS BY A.S.M.	DATE 12/16/99	PROJECT NO. 4056
SCALE 1" = 30'	CHECKED BY R.B.S.			SHEET NO. ONE

9-III



Note:
 Geoprobe borings GB-1 and GB-2 were performed on 4/11/97.
 Borings B-1 and B-2 were performed on 9/9/94 as part of preliminary site investigation.
 Locations of GB-1, GB-2, B-1, and B-2 are not to scale.

Owner
Tanquir Sayyed
 Phillips 66 Gas Station #214
 4137 W. Fond du Lac Avenue
 Milwaukee, Wisconsin

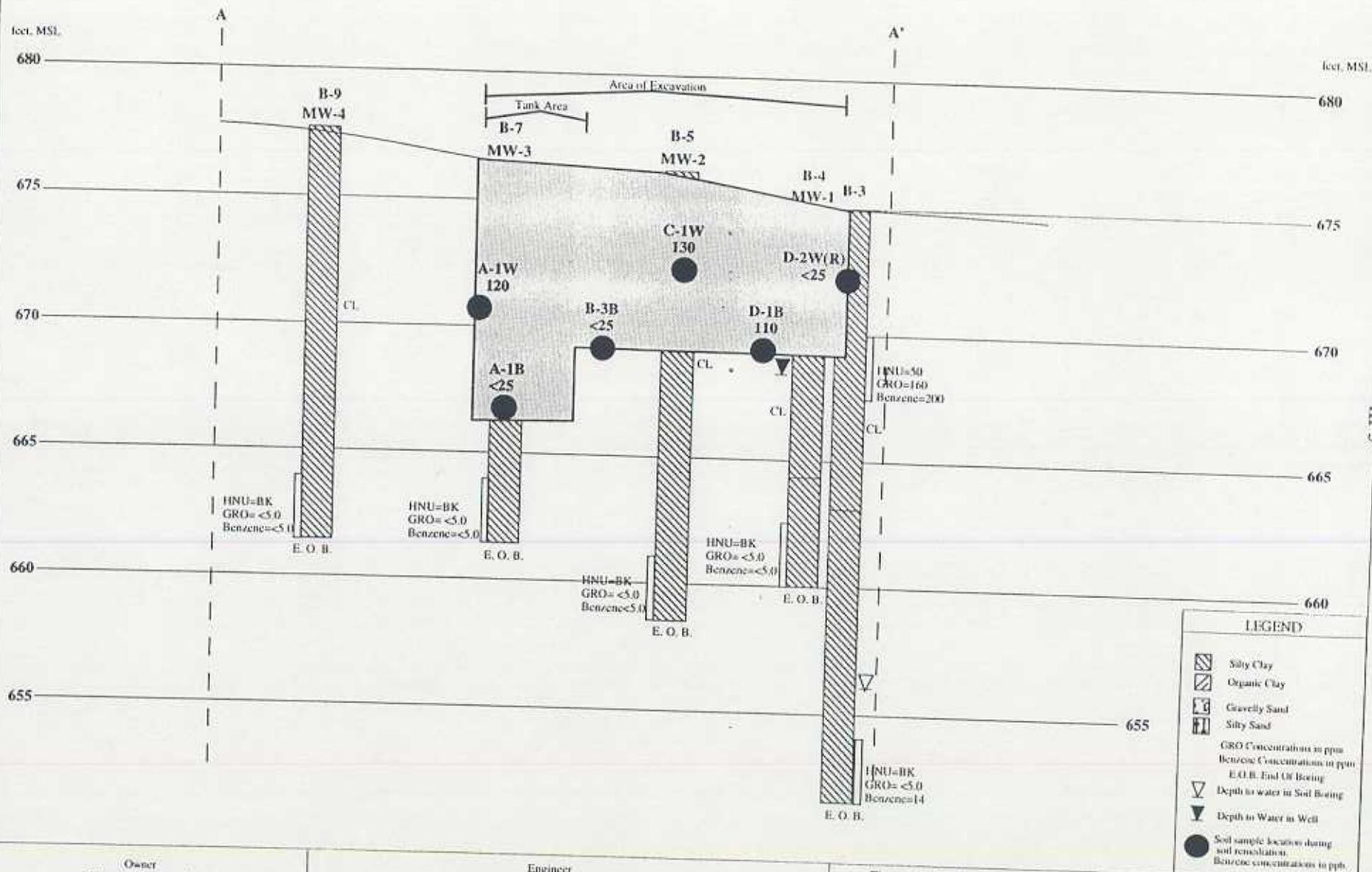
Engineer
K. SINGH & ASSOCIATES, INC.,
 Engineers & Environmental Management Consultants
 1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171

Figure 4. Cross Section Location Map

DATE November 1, 1994	DRAWN BY A.S.M.	REVISIONS BY A.S.M.	DATE 12/16/99	PROJECT NO. 4056
SCALE 1" = 30'	CHECKED BY R.B.S.			SHEET NO. ONE

LEGEND	
	Soil Boring
	Monitoring Wells
	Soil Sample Location during Remediation

III-4



LEGEND

- Silty Clay
- Organic Clay
- Gravelly Sand
- Silty Sand
- GRO Concentrations in ppb
- Benzene Concentrations in ppb
- E.O.B. End Of Boring
- Depth to water in Soil Boring
- Depth to Water in Well
- Soil sample location during soil remediation. Benzene concentrations in ppb.

Owner
Tanqair Sayyed
 Phillips 66 Gas Station #214
 4137 W. Fond du Lac Avenue
 Milwaukee, Wisconsin

Engineer
K. SINGH & ASSOCIATES, INC.,
 Engineers & Environmental Management Consultants
 1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171

Figure 5: Geologic Section A-A'

DATE November 1, 1994	DRAWN BY A.S.M.	REVISIONS BY A.S.M.	DATE 12/16/99	PROJECT NO. 4056
SCALE 1" = 60'	CHECKED BY R.B.S.			SHEET NO. ONE

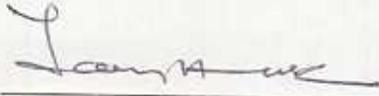
Certification of Legal Description

Parcel Identification Number: 287-1601-110-2

4137 West Fond du Lac Avenue

I TAUQIR H. SYED certify that the legal description provided on the attached deed is accurate to the best of my knowledge. The legal description describes the parcel affected by a petroleum release from 4137 West Fond du Lac Avenue, Milwaukee, Wisconsin.

Signature: _____



Title: V. President SAYYED ENTERPRISES INC.

Date: May 9, 2005

Mr. Ronald Leonhardt
City Clerk, City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

Dated May 9, 2005

Mr. Jeffrey Polenske, P.E.
City Engineer
841 North Broadway, Room 701
Milwaukee, WI 53203

RE: Notification of Residual Contamination within the Rights-of-Way of North 42nd and West Townsend Streets along the Phillips 66 Station #214, 4137 West Fond du Lac Avenue
Commerce # 53216-3525-37 **WDNR BRRTS # 03-41-004467**

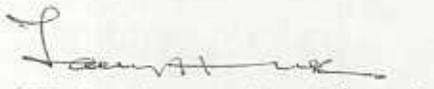
Dear Messrs. Leonhardt and Polenske:

The purpose of this letter is to notify the City of Milwaukee of the potential for residual petroleum contamination in soil within the rights-of-way of North 42nd and Townsend Streets along the Phillips 66 Station at 4137 West Fond du Lac Avenue.

Residual petroleum contaminated soil remains on this property in the area of the former gasoline underground storage tanks and the former dispenser island near the northern property boundary. There is a potential that residual contamination may be encountered within these rights-of-way. I have enclosed site figures and a table of soil quality test results for your reference. During the site investigation and clean-up activities, no elevated concentrations of petroleum were detected in groundwater.

I am providing this information for your records. It is my understanding that the residual contamination will be remediated by natural attenuation. Please contact me if you have any questions regarding this submittal.

Sincerely,


(TAOUKIR H. SYED)
(262) 255-9506

Enclosures

- 1- Concentrations of GRO in soil
- 2- Soil Sampling Locations & Residual Benzene Concentrations
- 3- Summary of Soil Quality Test Results.