

GIS REGISTRY INFORMATION

SITE NAME: Journal Sentinel Distribution Center

BRRTS #: 03-41-004641 **FID # (if appropriate):**

COMMERCE # (if appropriate): 53207-2153-99

CLOSURE DATE: March 25, 2003

STREET ADDRESS: 2699 South Kinnickinnic Avenue

CITY: Milwaukee

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X = 691432 Y = 282501

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X = _____ Y = _____

OFF-SOURCE SOIL CONTAMINATION >Generic or Site- Yes No

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X = _____ Y = _____

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter issued
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
- County Parcel ID number, if used for county, for all affected properties
- 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.
- 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.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)
- 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.
- GW: Table of water level elevations, with sampling dates, and free product noted if present
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)
- SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour
- Geologic cross-sections, if required for SI. (8.5x14" if paper copy)
- RP certified statement that legal descriptions are complete and accurate
- Copies of off-source notification letters (if applicable)
- 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



March 25, 2003

Mr. Paul Kritzer
Journal Sentinel, Inc.
333 West State Street
P.O. Box 661
Milwaukee, WI 53201-0661

RE: **Final Closure**

Commerce # 53207-2153-99 WDNR BRRTS # 03-41-004641
Journal Sentinel Distribution Center, 2699 South Kinnickinnic Avenue, Milwaukee

Former gasoline and fuel oil underground storage tanks

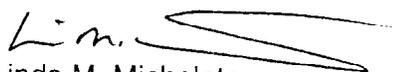
Dear Mr. Kritzer:

The Wisconsin Department of Commerce (Commerce) has received all items required for closure of the site referenced above. This site is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, it must be managed following all applicable state and federal regulations and standards. 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.

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

Sincerely,


Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Ross Creighton, Sigma Environmental Services, Inc.
Case File



March 27, 2001

Mr. Paul Kritzer
Journal Sentinel, Inc.
333 West State Street
Milwaukee, WI 53201

RE: COMMERCE # 53207-2153-99/WDNR BRRTS # 03-41-004641
Journal Sentinel Distribution Center, 2699 South Kinnickinnic Avenue, Milwaukee
Former Gasoline and Fuel Oil Underground Storage Tanks

Case Closure (Conditional Upon Receipt of Documentation)

Dear Mr. Kritzer:

On June 30, 2000, the Wisconsin Department of Natural Resources (WDNR) transferred the referenced case to the Wisconsin Department of Commerce for regulatory oversight. On February 23, 2001, the Department received a closure request for this site. The Department has reviewed the case file to determine if closure is appropriate.

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.

The following reports, prepared by RMT, Inc., and miscellaneous file correspondence were reviewed:

- *Workplan for Performing a Soil and Groundwater Investigation*, February 1995
- *Subsurface Investigation and Remedial Action Plan*, June 1996
- *Design Plans and Specifications for Excavation and Biotreatment of Petroleum Impacted Soil*, January 7, 1997
- *Documentation Report for an Underground Storage Tank Removal*, April 1997
- *Soil Remedial Documentation*, May 1997
- *Groundwater Monitoring Plan*, June 4, 1997
- *Quarterly Groundwater Monitoring Results*, July 23, 1997
- *Quarterly Groundwater Monitoring Results*, March 11, 1998
- *Closure Request for Journal Sentinel, Inc.*, February 20, 2001

Approximately 1,796 tons of petroleum impacted soil was removed from this site in January 1997. Petroleum contaminated soil remains primarily along the east and northeast property boundaries and likely extends into the South Logan and South Kinnickinnic Avenue rights-of-way. Petroleum contaminated groundwater, which consists of benzene concentrations above enforcement standards, remains on the property and also likely extends beneath these roadways.

The following items are necessary to satisfy the conditions of closure:

- A notification of residual soil contamination that includes a groundwater use restriction must be placed on the deed to the property. The deed notification must state that

Mr. Paul Kritzer

RE: Commerce # 53207-2153-99
Journal Sentinel, Inc.
2699 South Kinnickinnic Avenue, Milwaukee

March 27, 2001

Page 2

residual contamination remains on the property and if a potable well is ever constructed, the Wisconsin Department of Natural Resources water supply unit must be contacted to assist in proper design and placement. An example of the notification language is enclosed for your use. Please submit a completed copy that has been signed, notarized, and filed with the County Register of Deeds. If you wish to modify the language, submit a copy to this office for review prior to filing.

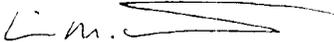
- The municipal department or state agency that is responsible for maintaining South Logan and South Kinnickinnic Avenues adjacent to the subject property must be notified in writing that residual soil and groundwater contamination exists within the rights-of-way. To document that this condition has been met, please submit a copy of the notification letter to this office.
- Monitoring wells must be abandoned per chapter NR 141 requirements. Please submit copies of the well abandonment forms to this office.

IMPORTANT: Before this case can be officially listed as "closed" on the Wisconsin Department of Commerce/Natural Resources computer databases, you or your consultant must submit the requested information.

In the future, if site conditions indicate that any contamination that remains 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.

Upon receipt of all the requested documents, the case will be entered as "closed" on the database. If you have any questions, feel free to contact me at (414) 220-5376.

Sincerely,



Linda M. Michalets
Hydrogeologist
PECFA Site Review Section

Enclosure

cc: Mr. Peter M. Chase, RMT, Inc.
Commerce file

Document Number

**NOTICE OF CONTAMINATION TO
PROPERTY**

Legal Description of the Property: In re:

(as it appears on the most recent deed)

Recording Area

Name and Return Address

STATE OF WISCONSIN)
) ss
COUNTY OF)

Parcel Identification Number (PIN)

Section 1. _____ is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated groundwater above NR 140 enforcement standards exists across the eastern portion of the property. Soils impacted above NR 720 residual contaminant levels of the Wisconsin Administrative Code were documented along the eastern and northeastern property lines, adjacent to the roadways.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Residual petroleum contaminated soil including, but not limited to benzene levels as high as 10,000 parts per billion, remains primarily on the eastern portion of the property, and extends into South Kinnickinnic and South Logan Avenues at depth. It has been shown that these levels are protective of health and the environment. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required.

That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this _____ day of _____, 20____.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of _____.

Signature: _____

Printed Name: _____

Title: _____

Subscribed and sworn to before me
this _____ day of _____, 20__.

Notary Public, State of _____
My commission _____

This document was drafted by the Wisconsin Department of Commerce.

DOCUMENT NO.

State Bar of Wisconsin Form 1 - 1982

REEL 4369 IMAG 820

7580395

WARRANTY DEED

REGISTER'S OFFICE } ss
Milwaukee County, WI }
RECORDED AT -9 50 AM

AUG 11 1988
REEL 4369 IMAGE 820-821
Walter & Cheryl REGISTER
OF DEEDS

This Deed, made between

JOURNAL/SENTINEL INC. (F/K/A Newspapers,
Inc.

Grantor, and

KNEPPER BROTHERS, INC., a Wisconsin
Corporation

Grantee,

THIS SPACE RESERVED FOR RECORDING DATA

Return Document to:

Knepper Brothers Inc.
2892 South Kinnickinnic Avenue
Milwaukee, Wisconsin 53207

Witnesseth, That the said Grantor, for a valuable consideration conveys to

Grantee the following described real estate in MILWAUKEE County: Tax Parcel No: 500-1201-9

All that part of Lots 2, 3 and 4, in Block 23, in Subdivision of Block 23, in Milwaukee Iron Company's Addition to the Village of Bay View, in the Northeast 1/4, Section 9, Town 6 North, Range 22 East, in the city of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows:
Bounded Northeasterly by Kinnickinnic Avenue, Easterly by Logan Avenue, Southerly by Russell Avenue, and Westerly by a line drawn from a point in the Southerly line of Kinnickinnic Avenue 42.90 feet Southeasterly of the Northwesterly corner of said Lot

- CONTINUED -

This NOT homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except

all easements, covenants and restrictions of record, if any

and will warrant and defend the same.

Dated this 16 day of JULY, 1998

TRANSFER

\$ 120.00
FEE

7580395 #
RECORD 12.00

RTX 120.00

(SEAL)

Paul E. Kritzer
PAUL E. KRITZER (SEAL)

Vice President + Secretary
JOURNAL SENTINEL INC.

(SEAL)

(SEAL)

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

Jim Pepelnjak
333 West State Street, Milwaukee

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

ACKNOWLEDGEMENT

STATE OF WISCONSIN

Milwaukee County } ss.

Personally came before me this 16th day of July, 1998 the above named

Paul E. Kritzer

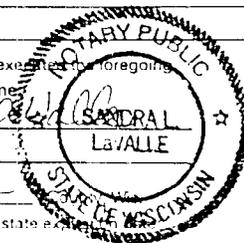
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same

Sandra L. LaValle
SANDRA L. LAVALLE

Notary Public Milwaukee

My Commission is permanent. (if not, state expiration date)

9-3-2000



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

Order No: 1077125

3 to a point in the North line of Russell Avenue, 10 feet East of the West line of Lot 2, being parts of Lots 2, 3 and 4 in the Subdivision of said Block 23 aforesaid, meaning and intending hereby to describe and convey all that tract of land bounded on the Northeast by the Southwesterly line of Kinnickinnic Avenue, as now laid out and used; on the East by the West line of Logan Avenue; on the South by the North line of Russell Avenue; on the Northwest by the line above described.

Tax Key No. 500-1201-9

ADDRESS: 2699 S. Kinnickinnic Avenue

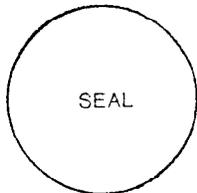
288275

CERTIFICATE NO. **254988**

STATE OF WISCONSIN
MILWAUKEE COUNTY

SS.

OFFICE OF
REGISTER OF DEEDS



I, the undersigned,
Register of Deeds of
Milwaukee County,
hereby certify that
this document is a
true and correct copy
of the original on
file or record in
this office.

Witness my hand and
official seal this

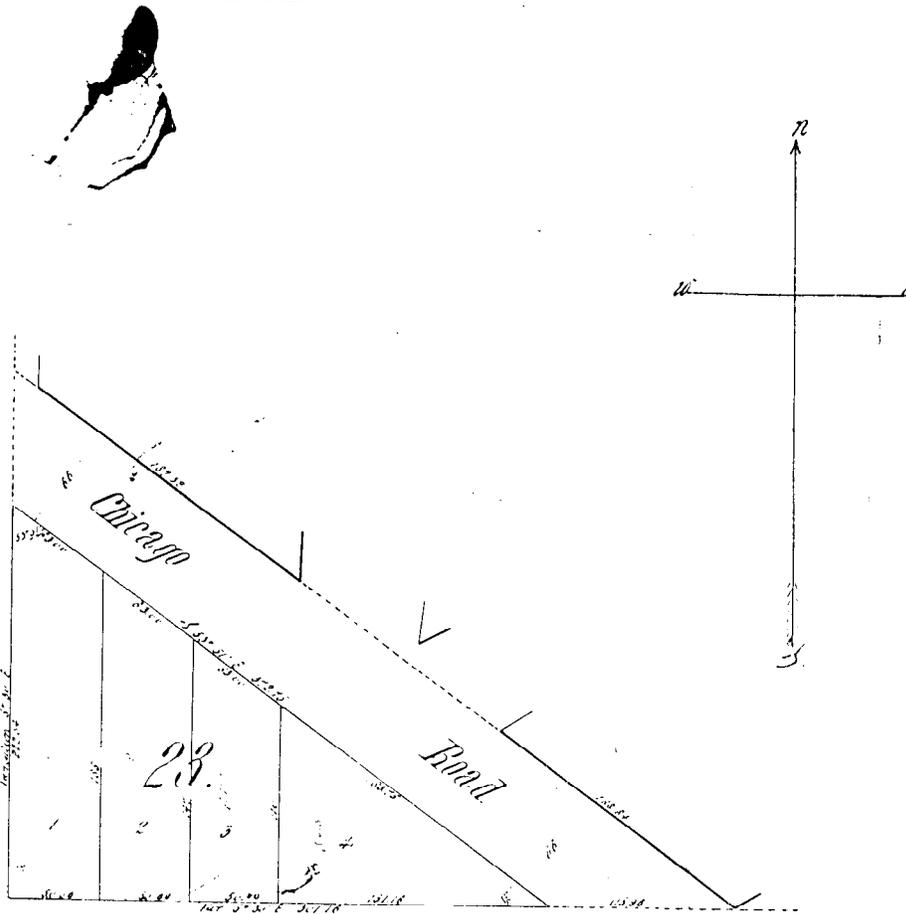
DEC 13 2002

Ignatius J. Niemczyk

Ignatius J. Niemczyk

MAP OF THE SUBDIVISION

OF BLOCK TWENTY THREE IN THE MILWAUKEE IRON COMPANY'S ADDITION TO
THE VILLAGE OF RAY VIEW IN SECTION 9, TOWN 6, NORTH RANGE 22,
EAST IN THE TOWN OF LAKE COUNTY OF MILWAUKEE STATE OF
WISCONSIN



I hereby certify that I have surveyed and staked out into lots of land for James Leonard by lot 23 of Block Twenty Three (23) of the Milwaukee Iron Company's Addition to the Village of Ray View as said Addition was first surveyed and staked out by G. H. Deussen and recorded by the aforesaid Milwaukee Iron Company said Addition being in Section Nine (9) Town Six (6) North Range Twenty Two (22) East in the Town of Lake County of Milwaukee State of Wisconsin. And that the above Map is a correct representation of said Survey beginning at a point 222.50 feet north of the intersection of the Southwest of said Addition with the Westline of the said Addition thence S 55° 01' E 37.75 feet West and Southwest of said Addition from thence West 301.16 feet to a point in the intersection of the said West and Southwest of said Addition as surveyed by G. H. Deussen thence from said point of intersection of said West and Southwest of said Addition as surveyed by G. H. Deussen the proceeding description includes the entire amount of land in Block Twenty Three (23) and lots of land as subdivided and staked out by me and shown on said map and hereunto of a part as near the boundaries of the subdivisions.

Milwaukee March 13, 1871 E. D. Meade Civil Engineer

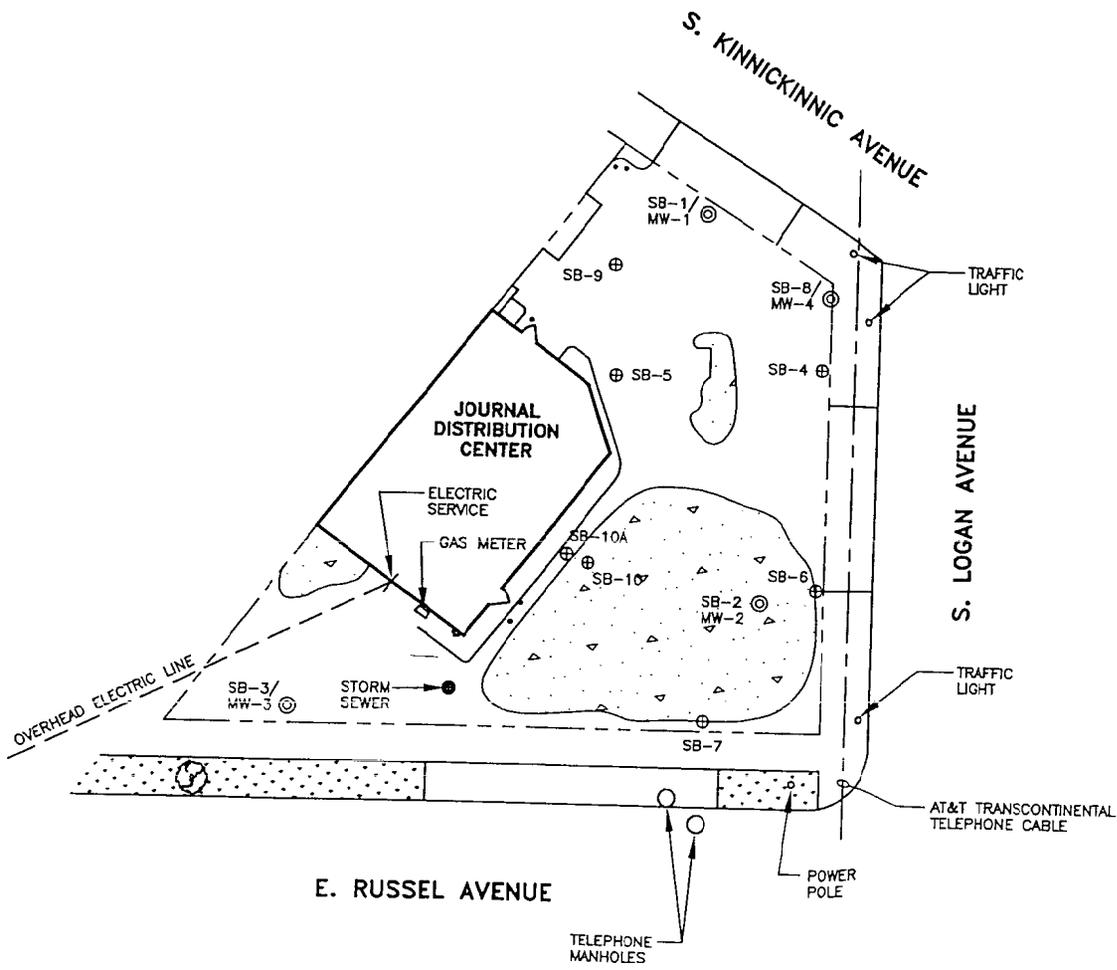
The Milwaukee Iron Company by its President and Secretary both hereby certify that the above plat is a true and correct copy of the original as recorded by the Secretary on this Twenty day of June 1871.

In witness whereof I, W. W. Ferriss, Secretary of said Milwaukee Iron Company, do hereby certify that the above plat is a true and correct copy of the original as recorded by the Secretary on this Twenty day of June 1871.

Recorded June 27th 1871 at Cedar S. M.

44
375

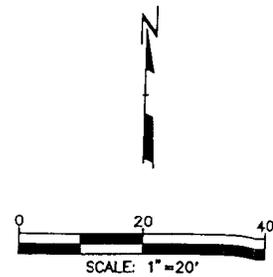
E. B. Wood President
J. J. Hagerman Secretary
W. W. Ferriss
Notary Public
Milw. Wis.



LEGEND

-  ASPHALT PATCH
-  GRASS PATCH
-  MW-2 MONITORING WELL LOCATION
-  SB-1 SOIL BORING LOCATION
-  ASSUMED PROPERTY LINE

Pre-Excavation
**MONITORING WELL
 AND SOIL BORING LOCATIONS**
2899 S. KINNICKINNIC AVENUE
JOURNAL/SENTINEL, INC.
MILWAUKEE, WISCONSIN



	DRAWN BY: TCP
	APPROVED BY:
	DATE: APRIL 1997
	PROJ. # 3707.04
	FILE # 37070405

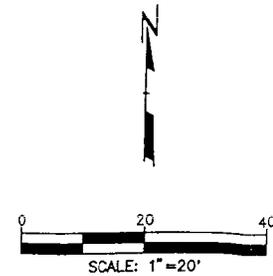
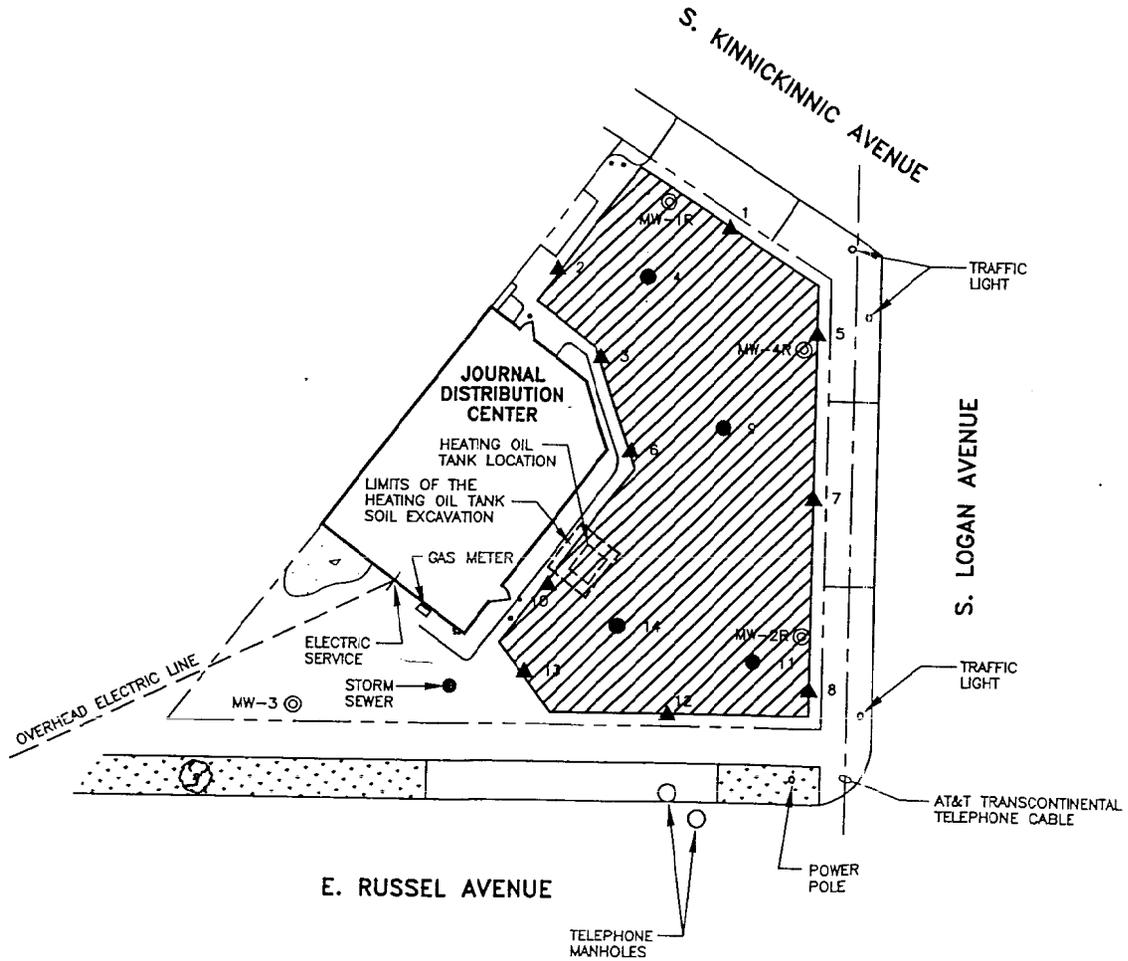
FIGURE 3

LEGEND

-  ASPHALT PATCH
-  GRASS PATCH
-  EXCAVATION AREA
-  MW-2 MONITORING WELL LOCATION
-  ASSUMED PROPERTY LINE
-  8 LOCATION OF SIDEWALL LABORATORY SOIL SAMPLE
-  9 LOCATION OF BOTTOM LABORATORY SOIL SAMPLE

NOTES

1. MONITORING WELLS WITH AN "R" INDICATE WELL WAS REPLACED FOLLOWING EXCAVATION.



**LIMITS OF EXCAVATION AND
LABORATORY SOIL SAMPLE
LOCATION MAP**
2699 S. KINNICKINNIC AVENUE
JOURNAL/SENTINEL, INC.
MILWAUKEE, WISCONSIN

	DWN. BY: TCP
	APPROVED BY:
	DATE: APRIL 1997
	PROJ. # 3707.04
FILE # 37070403	

FIGURE 4

Table 4
Summary of PVOCs in Groundwater
Journal Sentinel, Inc. - 2699 South Kinnickinnic Avenue
Groundwater Quality Summary

MONITORING WELL I.D.	DATE	BENZENE	ETHYLBENZENE	TOLUENE	TOTAL TMB	TOTAL XYLENES	MTBE
NR 140 ES		5.0	700	10,000	480	10,000	60
MW-1R	7/7/95	1.4	<1	<1	<2	<2	<1
	12/12/95	8.5	<1	<1	19.9	28	NA
	2/20/97	4.10	4	1.4	2.8	6	ND
	5/22/97	1.7	0.85	<0.25	0.66	1.23	<0.24
	8/28/97	2.5	ND	ND	ND	ND	ND
	11/18/97	0.67	<0.23>	ND	ND	ND	ND
MW-2R	7/7/95	1100	160	900	440	2380	<10
	12/11/95	2000	110	650	1060	3320	NA
	2/20/97	34	28	5	7	32	ND
	5/22/97	40	10	3.5	1.5	13	<0.24
	8/28/97	170	29	8	7.7	14.7	15
	11/18/97	170	19	<5.5>	ND	6.2	ND
	6/16/98	330	44	12	4.7	24.2	<2.2
MW-3	7/7/95	<0.6	<1	<1	<2	<2	NA
	12/11/95	<0.6	<1	<1	<2	<2	NA
	2/20/97	<0.36	<0.26	<0.25	<0.5	<0.46	1.2
	5/22/97	<0.36	<0.25	<0.26>	<0.5	<1.1	<0.24
MW-4R	12/11/95	1500	85	31	119	620	<10
	2/20/97	59	69	6	14.1	83	NA
	5/22/97	1800	100	23	130	563	<1.2
	8/28/97	740	76	ND	78	135	34
	11/18/97	660	140	ND	80	140	ND
	6/16/98	700	66	<7.1	ND	55	<8.9

Notes:

NA = indicates no analysis performed for given parameter.

ND = indicates no detectable analyte.

Samples collected on February 20, 1997, followed source area soil removal.

TMB = trimethylbenzene.

µg/L = micrograms per liter.

Shaded box indicates concentration is greater than or equal to the NR 140 ES.

<0.23> = detected between the Limit of Quantitation and the Limit of Detection.

TABLE 2
 PRE-REMEDIATION SOIL ANALYTICAL RESULTS
 JOURNAL SENTINEL, INC.
 2699 SOUTH KINNICKINNIC ROAD
 MILWAUKEE, WISCONSIN
 Project Reference #7794

Parameters	Location (depth in feet below ground surface)												NR 720 Soil Standards
	MW-1 6 - 8	MW-1 8 - 10	MW-2 6-8	MW-2 8-10	MW-2 3 - 5	MW-2A 16 - 18	MW-3 11 - 13	MW-3 17 - 19	SB-4 1 - 3	SB-4 17 - 19	SB-5 5 - 7	SB-5 11 - 13	
	06/02/1995	06/2/1995			05/30/1995	05/30/1995	05/30/1995	05/30/1995	04/14/1995	04/14/1995	04/14/1995	04/14/1995	
Benzene	2,900	390	<100	<100	<1,000	<0.6	<0.6	0.7	2,900	0.9	<0.6	<0.6	5.5
Ethyl Benzene	13,000	1,100	200	170	15,000	<0.6	<0.6	0.6	77,000	<0.6	<0.6	<0.6	2,900
Methyl-tert-butyl-ether	230	48	<100	<100	<1,000	<0.5	<0.5	<0.5	2,600	<0.5	0.7	<0.5	--
Toluene	240	31	<100	<100	15,000	<0.5	<0.5	2.6	<630	<0.5	<0.4	<0.5	1,500
1,2,4-Trimethylbenzene	13,000	1,400	5,100	6,000	130,000	<0.8	<0.8	<0.9	160,000	<0.8	<0.8	<0.8	--
1,3,5-Trimethylbenzene	3,300	200	440	<100	43,000	<0.8	<0.8	<0.9	49,000	<0.8	<0.8	<0.8	--
Xylenes, m+p	31,000	1,100	1,000	1,000	120,000	<1.0	<0.9	2.8	180,000	<1.0	1.5	<0.9	4,100 ²
Xylenes, o	3,200	82	170	<100	53,000	<0.7	<0.7	<0.7	56,000	<0.7	<0.7	<0.7	4,100 ²
GRO - Soil	130	11	160	190	1,500	<2.9	<2.8	6.1	2,100	<3.0	28	<2.9	250 ³
DRO - Soil	8.5	9.9	220	120	140	<4.4	<4.3	9.7	44	<4.7	<4.4	5.7	250 ³
Lead - Soil	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12	6.1	9.8	9.1	50

Notes

Information from RMT, Inc. File

All units in ug/kg except GRO, DRO, and lead which are in mg/kg

The GRC trip blanks are methanol blanks, values in ug/L

¹ Soil values from Chapter 720 Table 1 except as noted.

² Concentration for Total Xylenes.

³ Assumes soil with hydraulic conductivity less than 1x10⁻⁶ cm/s [NR 720.09 (4)]

Bolded values indicate NR 720 soil cleanup standard exceedances

TABLE 2
 PRE-REMEDIAL SOIL ANALYTICAL RESULTS
 JOURNAL SENTINEL, INC.
 2699 SOUTH KINNICKINNIC ROAD
 MILWAUKEE, WISCONSIN
 Project Reference #7794

Parameters	Location (depth in feet below ground surface)											NR 720 Soil Standards
	SB-6	SB-6	SB-7	SB-7	SB-8	SB-8	SB-9	SB-9	SB-10A	SB-10A	Trip	
	5 - 7	17 - 19	11 - 13	17 - 19	3 - 5	9 - 11	3 - 5	7 - 9	5 - 7	9 - 11	Blank	
	04/14/1995	04/14/1995	04/14/1995	04/14/1995	11/30/1995	11/30/1995	11/30/1995	11/30/1995	11/30/1995	11/30/1995		
Benzene	590	0.8	320	<0.6	5,500	<25	<25	61	<250	<25	N/A	5.5
Ethyl Benzene	15,000	<0.6	1,100	<0.6	110,000	<25	<25	<25	2,900	<25	N/A	2,900
Methyl-tert-butyl-ether	680	<0.5	220	<0.5	2,000	<25	<25	64	<250	<25	N/A	--
Toluene	2,600	0.8	390	<0.5	<1,300	<25	<25	<25	<250	<25	N/A	1,500
1,2,4-Trimethylbenzene	44,000	<0.8	860	<0.8	230,000	<25	<25	43	6,200	<25	N/A	--
1,3,5-Trimethylbenzene	16,000	<0.8	220	<0.8	69,000	<25	<25	55	5,000	<25	N/A	--
Xylenes, m+p	55,000	2.1	2,200	<0.9	300,000	<25	64	69	7,000	<25	N/A	4,100 ²
Xylenes, o	7,600	<0.7	480	<0.7	56,000	<25	<25	<25	1,200	<25	N/A	4,100 ²
GRO - Soil	810	5.0	29	4.0	3,300	<2.9	0	9.5	560	<2.9	<2,500	250 ³
DRO - Soil	28	6.2	7.9	<4.6	150	<4.2	<4.6	<3.9	110	<4.0	N/A	250 ³
Lead - Soil	19	10	8.9	8.3	21	8.3	8.8	11	9.2	8.6	N/A	50

Notes

Information from RMT Inc. File

All units in ug/kg except GRO, DRO, and lead which are in mg/kg

The GRO trip blanks are methanol blanks, values in ug/L

¹ Soil values from Chapter 720 Table 1 except as noted.

² Concentration for Total Xylenes.

³ Assumes soil with hydraulic conductivity of less than 1x10⁻⁶ cm/s [NR 720.09 (4)].

Bolded values indicate NR 720 soil cleanup standard exceedances.

TABLE 3
SUMMARY OF SOIL ANALYTICAL RESULTS FOLLOWING SOIL EXCAVATION
JOURNAL SENTINEL, INC.
2699 SOUTH KINNICKINNIC ROAD
MILWAUKEE, WISCONSIN
Project Reference #7794

Sample Location	1	2	3	4	5	6	7	NR 720 Soil Standards
Sample Description	Sidewall	Sidewall	Sidewall	Floor	Sidewall	Sidewall	Sidewall	
Soil Type	clay	clay	clay	clay	clay	clay	clay	
Sample Depth (ft)	8	6	8	11	6	8	8	
PID Results	745	0	0	0	270	0	182	
Benzene	2,900	N/D	N/D	N/D	1,200	N/D	10,000	5.5
Ethyl Benzene	12,000	N/D	N/D	N/D	6,900	N/D	43,000	2,900
Methyl-tert-butyl-ether	N/D	N/D	N/D	N/D	N/D	N/D	N/D	--
Toluene	2,600	N/D	69		1,400	N/D	13,000	1,500
1,2,4-Trimethylbenzene	25,000	N/D	N/D	110	14,000	98	120,000	--
1,3,5-Trimethylbenzene	3,700	N/D	N/D	78	3,400	N/D	40,000	--
Xylenes	17,600	N/D	N/D	138	14,000	60	199,000	4,100
GRO - Soil	300	0.5	1.4	4.4	190	1.7	2,000	250
DRO - Soil	83	N/D	N/D	N/D	64	N/D	58	250
Lead - Soil	10	8.2	5.9	5.0	9.6	3.4	13	50

Notes: Samples collected January 1997
All units in ug/kg except GRO, DRO and Lead which are in mg/kg.
Floor samples collected below the water table.

i.u. = Instrument units
N/D = Concentration less than the laboratory detection limit
-- = No Standard

Bolded values indicate NR 720 soil cleanup standard exceedances.

TABLE 3
SUMMARY OF SOIL ANALYTICAL RESULTS FOLLOWING SOIL EXCAVATION
JOURNAL SENTINEL, INC.
2699 SOUTH KINNICKINNIC ROAD
MILWAUKEE, WISCONSIN
Project Reference #7794

Sample Location	8	9	10	11	12	13	14	NR 720 Soil Standards
Sample Description	Sidewall	Floor	Sidewall	Floor	Sidewall	Sidewall	Floor	
Soil Type	clay	clay	clay	clay	clay	clay	clay	
Sample Depth (ft)	8	6	8	11	6	8	8	
PID Results	50	0	169	15	6	0	0	
Benzene	1,100	890	N/D	1,100	N/D	N/D	N/D	5.5
Ethyl Benzene	N/D	N/D	N/D	980	N/D	N/D	N/D	2,900
Methyl-tert-butyl-ether	N/D	N/D	N/D	N/D	N/D	N/D	N/D	--
Toluene	590	N/D	1,400	400	37	N/D	N/D	1,500
1,2,4-Trimethylbenzene	1,200	110	3,600	2,200	160	N/D	N/D	--
1,3,5-Trimethylbenzene	530	65	1,800	1,400	50	N/D	N/D	--
Xylenes	780	177	4,200	4,170	150	N/D	N/D	4,100
GRO - Soil	56	3.4	230	62	12	N/D	2.3	250
DRO - Soil	N/D	N/D	240	3.3	N/D	71	N/D	250
Lead - Soil	3.6	4.4	4.6	N/D	4.3	6.5	4.3	50

Notes: Samples collected January 1997
All units in ug/kg except GRO, DRO and Lead which are in mg/kg.
Floor samples collected below the water table.

i.u. = Instrument units
N/D = Concentration less than the laboratory detection limit
-- = No Standard

Bolded values indicate NR 720 soil cleanup standard exceedances.

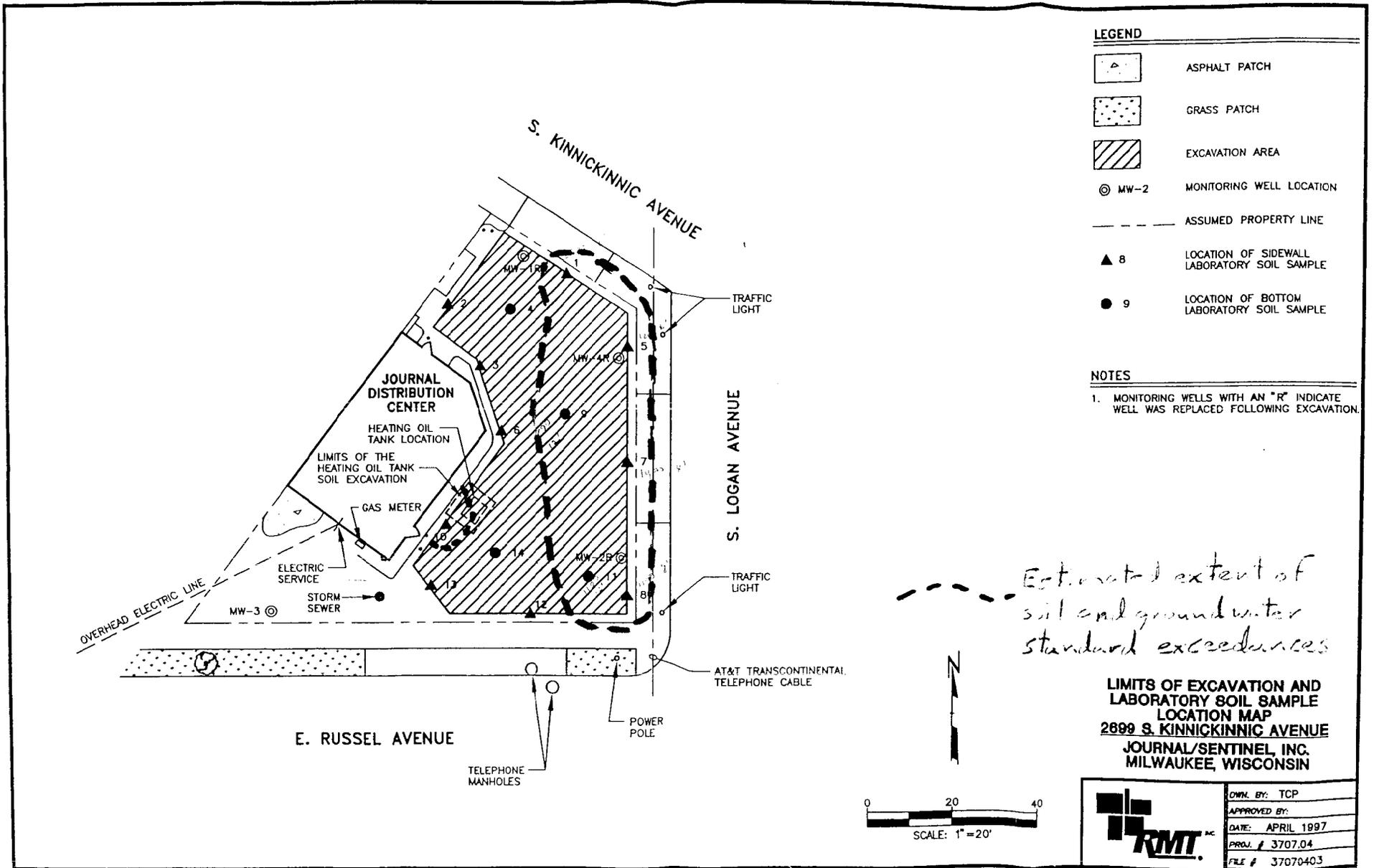


FIGURE 4

Table 1
Groundwater Elevation Summary
Journal Sentinel, Inc.

2699 South Kinnickinnic Avenue, Milwaukee, Wisconsin

Monitoring Well I.D.	Date	Elevation		Depth to Water (feet)	Water Level Elevation (feet, MSL)
		Top of PVC (feet, MSL)	Top of Ground (feet MSL)		
MW-1R	7/7/95	611.93	612.4	9.00	602.93
	7/19/95	611.93	612.4	8.95	602.98
	8/10/95	611.93	612.4	8.85	603.08
	12/11/95	611.93	612.4	8.75	603.18
	2/20/97	611.9	612.4	13.82	598.11
	5/22/97	611.9	612.4	7.61	604.32
	8/13/97	611.9	612.4	6.89	605.04
	11/18/97	611.9	612.4	6.97	604.96
	6/16/98	611.9	612.4	NA	NA
MW-2R	7/7/95	613.8	614.0	3.55	610.25
	7/19/95	613.8	614.0	4.06	609.74
	8/10/95	613.8	614.0	4.00	609.80
	12/11/95	613.8	614.0	3.28	610.52
	2/20/97	613.8	614.0	14.10	599.70
	5/22/97	613.8	614.0	5.40	608.40
	8/13/97	613.8	614.0	5.05	608.75
	11/18/97	613.8	614.0	6.70	607.10
	6/16/98	613.8	614.0	4.94	608.86
MW-3	7/7/95	615.49	615.9	5.69	609.80
	7/19/95	615.49	615.9	6.63	608.86
	8/10/95	615.49	615.9	6.19	609.30
	12/11/95	615.49	615.9	3.96	611.53
	2/20/97	615.49	615.9	2.75	612.74
	5/22/97	615.49	615.9	5.36	610.13
	8/13/97	615.49	615.9	4.66	610.83
	11/18/97	615.49	615.9	NA	NA
	6/16/98	615.49	615.9	3.83	611.66

Table 1
Groundwater Elevation Summary
Journal Sentinel, Inc.

2699 South Kinnickinnic Avenue, Milwaukee, Wisconsin

Monitoring Well I.D.	Date	Elevation		Depth to Water (feet)	Water Level Elevation (feet, MSL)
		Top of PVC (feet, MSL)	Top of Ground (feet MSL)		
MW-4R	7/7/95	612.25	612.7	NA	NA
	7/19/95	612.25	612.7	NA	NA
	8/10/95	612.25	612.7	NA	NA
	12/11/95	612.25	612.7	3.96	608.29
	2/20/97	612.3	612.7	11.80	600.50
	5/22/97	612.3	612.7	10.33	601.97
	8/13/97	612.3	612.7	10.29	602.01
	11/18/97	612.3	612.7	6.07	606.23
	06/16/1998	612.3	612.7	4.60	607.70

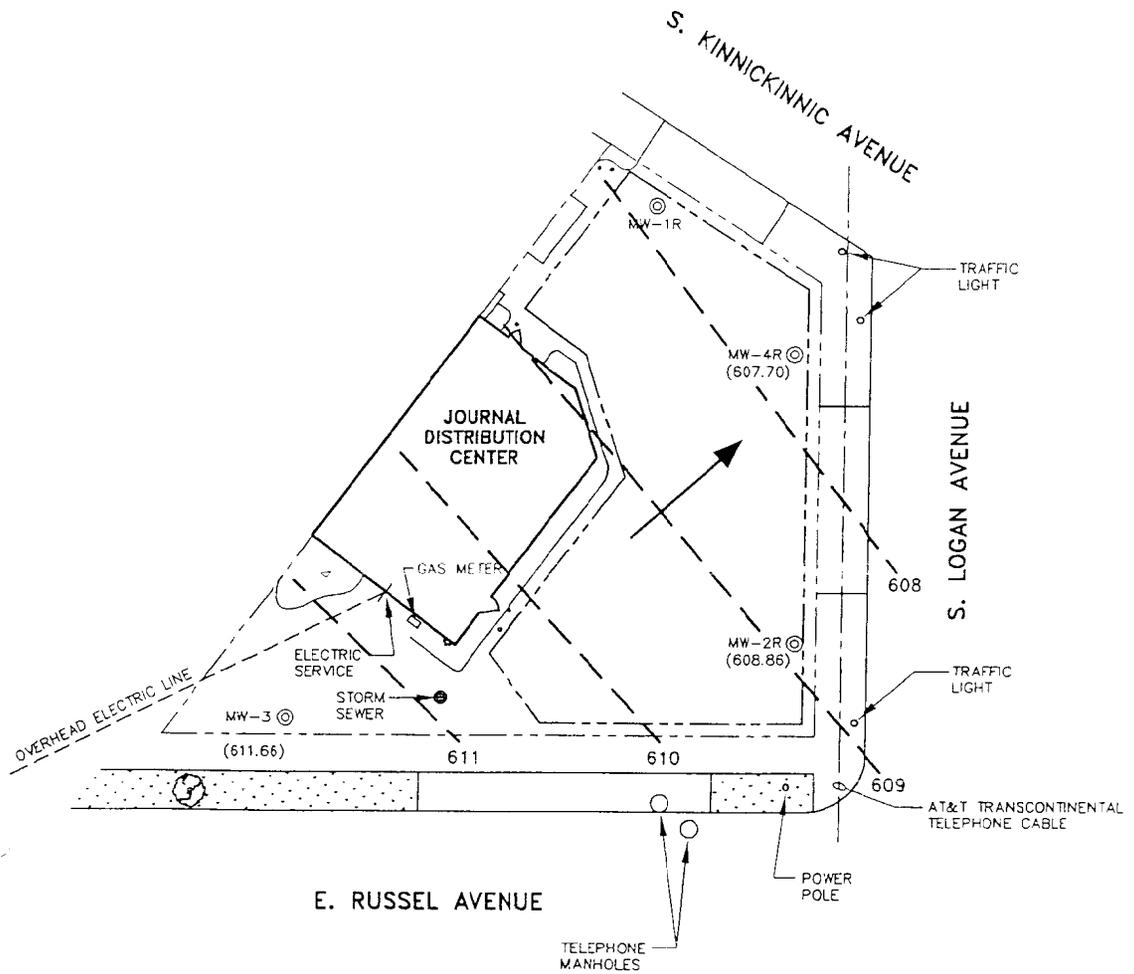
Notes:

MSL - Mean Sea Level

Water levels on February 20, 1997, were measured following soil excavation and backfill with granular material

LEGEND

-  GRASS PATCH
-  MW-2 MONITORING WELL LOCATION
-  ASSUMED PROPERTY LINE
-  EXTENT OF SOIL EXCAVATION PERFORMED JAN. 20-22, 1997
-  (608.86) WATER TABLE ELEVATION (ft. MEAN SEA LEVEL)
-  GROUNDWATER CONTOUR CONTOUR INTERVAL = 1 foot
-  GROUNDWATER FLOW DIRECTION



**GROUNDWATER CONTOUR MAP
JUNE 16, 1998
JOURNAL/SENTINEL, INC.
MILWAUKEE, WISCONSIN**

	DMW. BY: TCP
	APPROVED BY:
	DATE: NOVEMBER 1998
	PROJ. # 3707.05
	FILE # 37070504

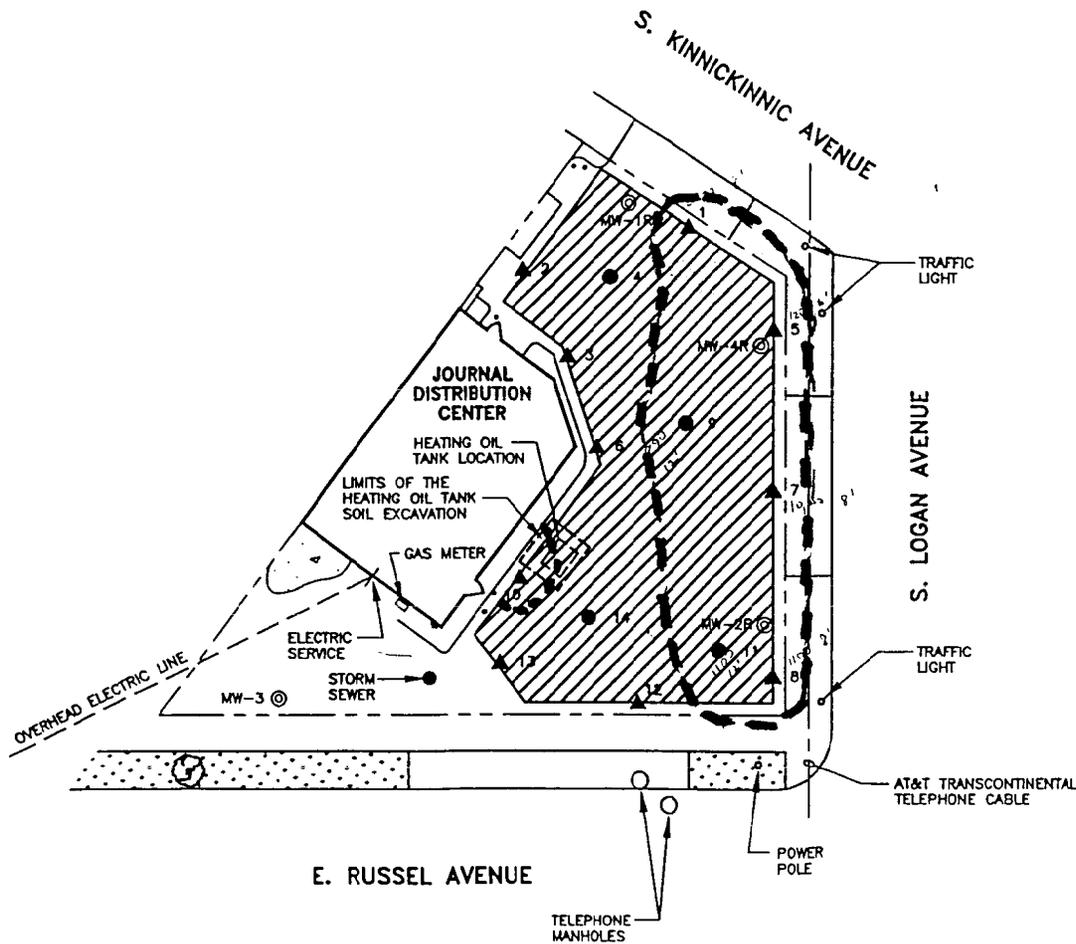
FIGURE 1

LEGEND

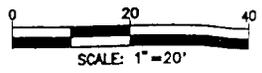
-  ASPHALT PATCH
-  GRASS PATCH
-  EXCAVATION AREA
-  MW-2 MONITORING WELL LOCATION
-  ASSUMED PROPERTY LINE
-  8 LOCATION OF SIDEWALL LABORATORY SOIL SAMPLE
-  9 LOCATION OF BOTTOM LABORATORY SOIL SAMPLE

NOTES

1. MONITORING WELLS WITH AN "R" INDICATE WELL WAS REPLACED FOLLOWING EXCAVATION.



Estimated extent of petroleum concentrations in soil that exceeded Chapter NR 720 RCLs



LIMITS OF EXCAVATION AND LABORATORY SOIL SAMPLE LOCATION MAP
2899 S. KINNICKINNIC AVENUE
JOURNAL/SENTINEL, INC.
MILWAUKEE, WISCONSIN

	DRAWN BY: TCP
	APPROVED BY:
	DATE: APRIL 1997
	PROJ. # 3707.04
FILE # 37070403	

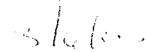
FIGURE 4

SIGNED STATEMENT BY RESPONSIBLE PARTY (REPRESENTATIVE) WHICH STATES THAT HE OR SHE BELIEVES THE LEGAL DESCRIPTIONS ATTACHED TO THE STATEMENT ARE COMPLETE AND ACCURATE FOR THE REFERENCED PROPERTY

Journal Sentinel, Inc., the responsible party for the property located at, 2699 S. Kinnickinnic Avenue, Milwaukee, Wisconsin, states that the legal description provided to the Wisconsin Department of Natural Resources (and included in this attachment) for case file reference 03-41-004641 is complete and accurate to the best of our knowledge.



Signature of Representative for Responsible Party:



Date:

February 27, 2003

Project Reference #7794

Mr. Richard Knepper
Knepper Bros. Inc.
2892 S. Kinnickinnic
Milwaukee, WI 53202

**RE: Notification of Petroleum Impacted Soil and Groundwater
Former Milwaukee Journal Sentinel, Inc. Newspaper Distribution Facility
2699 S. Kinnickinnic Street, Milwaukee, Wisconsin**

Dear Mr. Knepper:

In March 2001, the Wisconsin Department of Commerce (COMM) granted conditional closure of the above-referenced site. One of the conditions of closure includes placing a deed notice/groundwater use restriction on the property or listing the site on the Wisconsin Department of Natural Resources (WDNR) Graphic Information System (GIS) registry due to residual petroleum concentrations that remain on-site or in the adjacent right of ways. Journal Sentinel, Inc. (JSI) is required to notify the current owner (Knepper Bros. Inc.) of the residual petroleum-affected soil and groundwater remaining on-site as part of the site closure procedure. WDNR and COMM consider the site to be remediated to the extent practicable because the source area was removed and residual petroleum concentrations should degrade naturally with time.

Review of soil and groundwater sample analytical results collected after the removal of approximately 1796 tons of petroleum-affected soil indicates that residual petroleum concentrations above WDNR standards remain at the southeast building foundation (Sample 10), along the eastern portion of the site, and likely beneath portions of S. Kinnickinnic, S. Logan and E. Russell Avenues. Although some detected concentrations exceed regulatory standards, the residual petroleum compounds should degrade naturally; therefore, COMM is not requiring additional remediation. For that reason, we are providing you with notification of the presence of these impacts in accordance with WDNR requirements. No action is required by you. The City of Milwaukee was also notified of residual petroleum concentrations that may be beneath City Streets per WDNR requirements.

The attached Figure and Table show the areas where residual impacts to the soil and/or groundwater have been identified above WDNR standards. These areas are based on laboratory analytical results from excavation sidewall soil samples collected during the January 1997 soil removal and groundwater samples from the June 1998 sampling round (the most recent monitoring event).

If you have any questions, please call me at 224-2948 or our environmental consultant (Ross Creighton at Sigma Environmental Services, Inc.) at 768-7144.

Sincerely,

Journal Sentinel, Inc.


James Pepelnjak
Attorney

Attachment

Mr. Ross Creighton - Sigma Environmental Services, Inc.

March 10, 2003

Project Reference #7794

Mr. Jeffrey S. Polenske
City of Milwaukee - Engineer
841 N. Broadway, Room 702
Milwaukee, WI 53202

**RE: Notification of NR 140 Enforcement Standard Exceedances
In Portions of S. Logan, S. Kinnickinnic and E. Russell Avenues Rights-of-way
Former Milwaukee Journal Sentinel, Inc. Newspaper Distribution Facility
2699 S. Kinnickinnic Street, Milwaukee, Wisconsin**

Dear Mr. Polenske:

The Wisconsin Department of Commerce (COMM) granted conditional closure of the above-referenced site in March 2001. Review of soil and groundwater sample analytical results collected after the removal of approximately 1,796 tons of petroleum-affected soil indicates that residual petroleum concentrations above regulatory standards remain along the eastern portion of the site, and likely beneath portions of S. Kinnickinnic, S. Logan and E. Russell Avenues. Although some detected concentrations exceed regulatory standards, it is likely that the residual petroleum compounds will degrade naturally; therefore, COMM is not requiring additional remediation. As a condition of placing the site at 2699 S. Kinnickinnic on the Wisconsin Department of Natural Resources' (WDNR) GIS registry and on the behalf of Journal Sentinel, Inc., we are providing you with notification of the presence of these impacts in accordance with WDNR requirements.

The attached tables and figure indicate the areas where impacts to the soil and groundwater were detected above WDNR standards. Impacted areas are based on laboratory analytical results from excavation floor and sidewall soil samples (January 1997) and the most recent groundwater samples (June 1998). Depths to water at the site generally range from three to eight feet below ground surface. The site monitoring wells were abandoned in accordance with WDNR requirements as requested by COMM.

If future construction activities disturb soil in the vicinity of the above referenced site, the excavated soil may be considered a solid waste and require proper characterization, handling and disposal (if still affected). In addition, dewatering activities in the vicinity of the above referenced site will require that extracted fluids be sampled and managed in compliance with applicable regulations (if still affected).

Please keep this letter on file as a reminder to City personnel who may be conducting subsurface work at this location in the future that petroleum impacts to soil and groundwater exceeding WDNR standards were present in 1998. If you have any questions, please contact me at 414-768-7144.

Sincerely,

Sigma Environmental Services, Inc.



Ross M. Creighton, P.G. CHMM
Project Hydrogeologist

Attachment

cc: Attorney James Pepelnjak - Journal Sentinel, Inc.

