

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 7, 2003

Mr. Garry W. Blair
The Southland Corp.
814 Baker Rd.
Virginia Beach, VA 23462

RE: **Final Closure**

Commerce # 53218-1208-66 WDNR BRRTS # 03-41-004690
Quik Mart #30503, 6366 N. 76th St., Milwaukee

Dear Mr. Blair:

The Wisconsin Department of Commerce (Commerce) has received all items required for closure. This site 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 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, appropriate measures must be implemented to assure that it is managed following all applicable regulations. 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) 220-5375.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Michael', is written over a light-colored background.

Greg Michael
Hydrogeologist
Site Review Section

cc: ENSR International
Case File

5772415

REEL 1707 IMAG 388

100884

REGISTRAR'S OFFICE }
Milwaukee County, WI }
RECORDED AT 1:55 PM

48 - Wisconsin-SWD-RET
County Milwaukee
CITGO No. 48-079-060
TSC Loc. No. 30503

DEC 10 1984
REEL 1707 IMAG 388 to 3904 2

W. C. Bright REGISTRAR OF DEEDS SPECIAL WARRANTY DEED

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

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

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

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

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

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

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

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
P. O. Box 719
Dallas, Texas 75221
ATTN: E. Bright

FEE
77.25 (7)
EXEMPT

DEC 11 RECORD 5772415 10.00

REEL 1707. P.M.C. 389

EXHIBIT "A"

That part of the North West 1/4 of Section 27, Township 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee and State of Wisconsin, bounded and described as follows: Beginning at the North West corner of said 1/4 Section; thence East along the North line of said 1/4 Section, 220 feet to a point; thence South and parallel to the West line of said 1/4 Section, 215 feet to a point; thence West and parallel to the North line of said 1/4 Section, 220 feet to a point in the West line of said 1/4 Section; thence North along the West line of said 1/4 Section, 215 feet to the point of beginning, excepting the North 55 feet and the West 60 feet for street purposes.

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 by, through and under Grantor, but not otherwise, but 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 31st day of October, 1984.

ATTEST:

Charles H. Floren
Assistant Secretary

CITGO PETROLEUM CORPORATION

By Frank J. Ganga
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 §

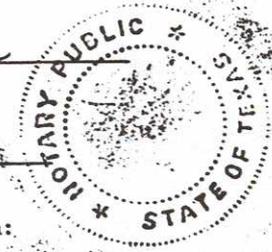
Personally came before me this 31st day of October, 1984 the above named Frank J. Gangi, Vice President and Charles M. Flores, Assistant Secretary of CITGO PETROLEUM CORPORATION, a Delaware corporation, to me known to be the person who executed the foregoing instrument.

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

Marie E. Berlin
(Typed or Printed Name)

My term of office expires on:

Aug. 9, 1986



(Wisconsin)

STATE OF TEXAS §
§
COUNTY OF DALLAS §

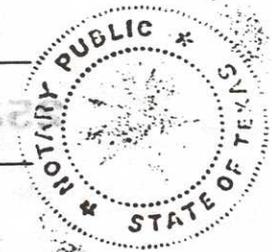
Personally came before me this 31st day of October, 1984 the above named John H. Rodgers, Vice President and David Holland, Assistant Secretary of THE SOUTHLAND CORPORATION, a Texas corporation, to me known to be the person who executed the foregoing instrument.

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

Marie E. Berlin
(Typed or Printed Name)

My term of office expires on:

Aug. 9, 1986



original signature and
SEAL.



CERTIFICATE NO. **253340**

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

OCT 11 2002

Ignatius J. Niemczyk
Ignatius J. Niemczyk

NW 27-8-21

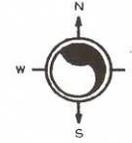
ATLAS P. 154

154

154-06

SCALE 1" = 100'

AUG - 5 1997



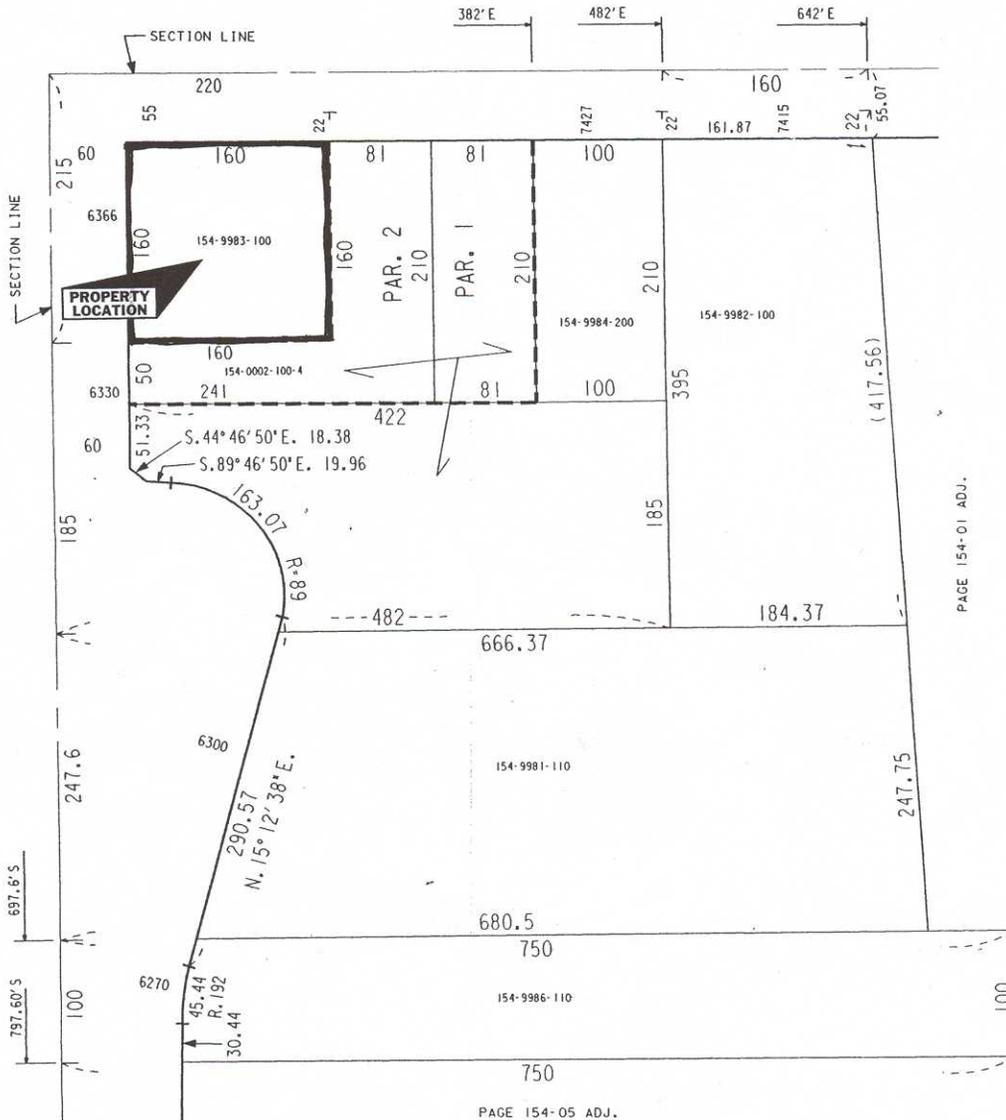
LANDS

CERTIFIED
SURVEY MAP
NO. 1711

LANDS

W MILL RD

N 76TH ST

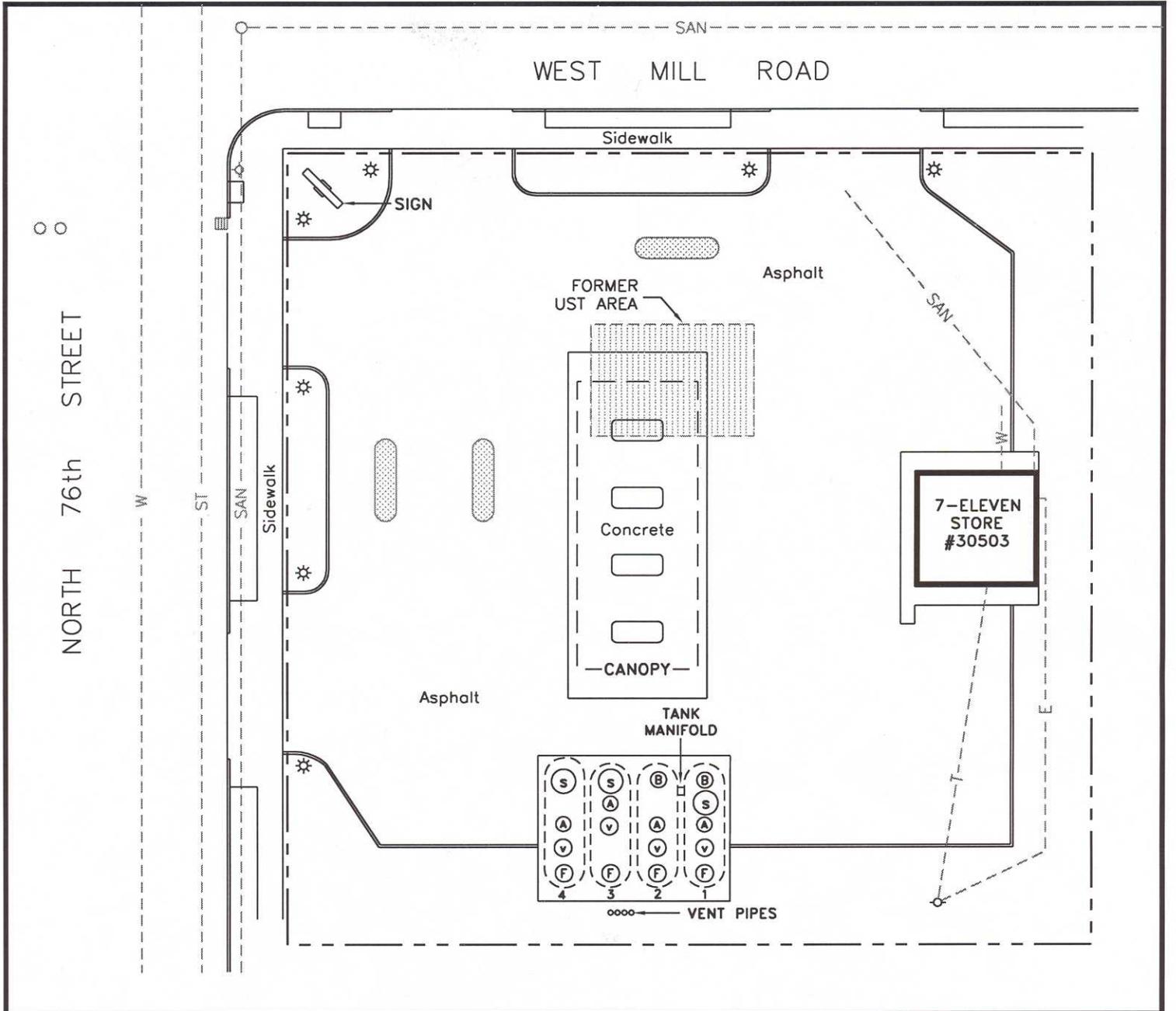


97-283

06-17-97
ASSESSOR'S OFFICE
CITY OF MILWAUKEE

**Parcel identification number for the property located at
6366 North 76th Street, Milwaukee, Wisconsin**

Parcel ID # 154-9983-100-2



LEGEND:

--- PROPERTY BOUNDARY

--- UST UNDERGROUND STORAGE TANK

- (S) SUBMERSIBLE PUMP MANIFOLD
- (A) AUTOMATIC TANK GAUGE MANIFOLD
- (V) VAPOR RECOVERY MANIFOLD
- (F) FILL PORT MANHOLE
- (B) VAPOR BAR MANHOLE
- DISPENSER ISLAND

- ▨ FORMER DISPENSER ISLAND
- T--- ELECTRIC LINE
- E--- TELEPHONE LINE
- G--- GAS LINE
- ST--- STORM SEWER
- W--- WATER LINE
- SAN--- SANITARY SEWER
- ▣ CATCH BASIN
- MANHOLE
- ⊕ FIRE HYDRANT
- ☼ AREA LIGHT
- UTILITY POLE

Notes:

- All dimensions and locations are approximate.
- Tank #1 = 8K RUL - FRP/SWT
- Tank #2 = 8K RUL - FRP/SWT
- Tank #3 = 8K PUL - FRP/SWT
- Tank #4 = 12K MUL - FRP/SWT

Sources:

- Cities Services Company "As Built", revised 10/16/76.
- Fugro field observations.



SCALE: 1" = 30'+/-

SITE PLAN

7-ELEVEN STORE #30503
 6366 NORTH 76TH STREET
 MILWAUKEE, WISCONSIN
 7-ELEVEN, INC.

Sept 2002 File No: 6230-079

FIGURE 1



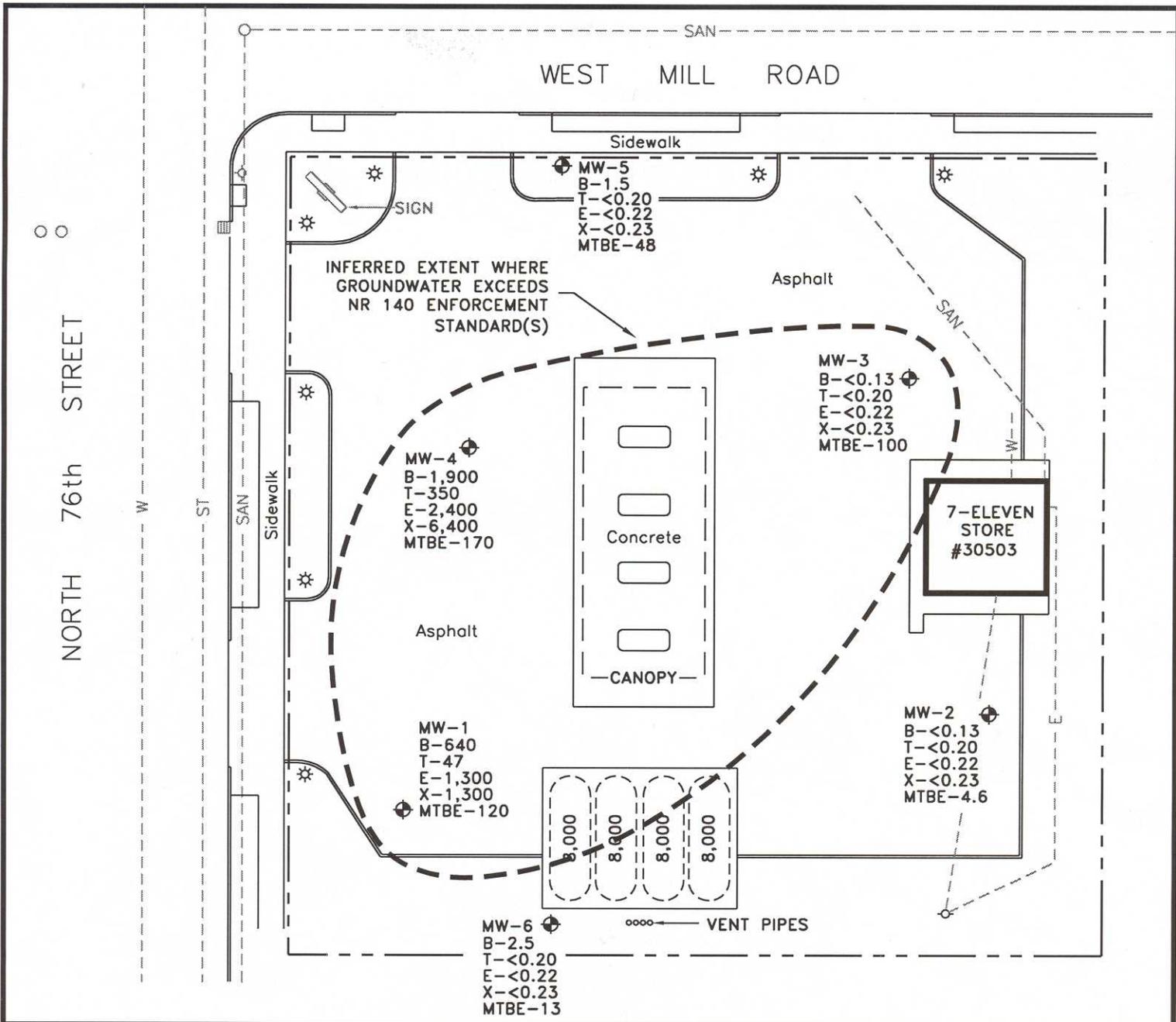
Table 1

**Most Recent Groundwater Results
in micrograms per liter (ug/L)**

7-Eleven Store #30503
6366 N. 76th St. Milwaukee, Wisconsin

	Petroleum Volatile Organic Compounds (PVOCs)								GROs ⁽⁴⁾
	Benzene	Toluene	Ethyl benzene	Total Xylenes	1-2-4-TMB ⁽¹⁾	1-3-5-TMB	MTBE ⁽²⁾	Total PVOCs ⁽³⁾	
MW-1									
April 24, 2001	640	47	1,300	1,300	680	37	120	4,124	9,600
MW-2									
April 24, 2001	<0.13	<0.20	<0.22	<0.23	<0.22	<0.29	4.6	4.6	<50
MW-3									
April 24, 2001	<0.13	<0.20	<0.22	<0.23	<0.22	<0.29	100	100	<50
MW-4									
April 24, 2001	1,900	350	2,400	6,400	1,500	290	170	13,010	28,000
MW-5									
April 24, 2001	1.50	<0.20	<0.22	<0.23	<0.22	<0.29	48	50	<50
MW-6									
April 24, 2001	2.5	<0.20	<0.22	<0.23	<0.22	<0.29	13	16	<50

Notes:⁽¹⁾ TMB indicates trimethylbenzene.⁽²⁾ MTBE indicates methyl tert butyl ether.⁽³⁾ Sum of PVOCs.⁽⁴⁾ GROs indicates gasoline range organics.



LEGEND:

- | | | | |
|--|---|---------------|----------------|
| ----- | PROPERTY BOUNDARY | -----G----- | GAS LINE |
| ⊕ MW-2
B-<0.13
T-<0.20
E-<0.22
X-<0.23
MTBE-4.6 | FORMER MONITORING WELL WITH BENZENE, TOLUENE, ETHYL BENZENE, TOTAL XYLENES, AND MTBE CONCENTRATIONS IN GROUNDWATER-RESULTS IN PARTS PER BILLION (MICROGRAMS/LITER (ug/L)) | -----ST----- | STORM SEWER |
| 8,000 | UNDERGROUND STORAGE TANK WITH CAPACITY IN GALLONS | -----W----- | WATER LINE |
| □ | DISPENSER ISLAND | -----SAN----- | SANITARY SEWER |
| -----T----- | ELECTRIC LINE | ▣ | CATCH BASIN |
| -----E----- | TELEPHONE LINE | ○ | MANHOLE |
| | | ⊕ | FIRE HYDRANT |
| | | ⊛ | AREA LIGHT |
| | | ○ | UTILITY POLE |

Notes:

- All dimensions and locations are approximate.
- Monitoring wells were sampled on 04/24/01.
- All monitoring wells were abandoned in Dec. 2001.

Sources:

- Cities Services Company "As Built", revised 10/16/76.
- ENSR field observations.



SCALE: 1" = 30'+/-

INFERRED GROUNDWATER PLUME BASED ON APRIL 2001 DATA

7-ELEVEN STORE #30503
6366 NORTH 76th STREET
MILWAUKEE, WISCONSIN
7-ELEVEN, INC.

FIGURE 2



Table 2

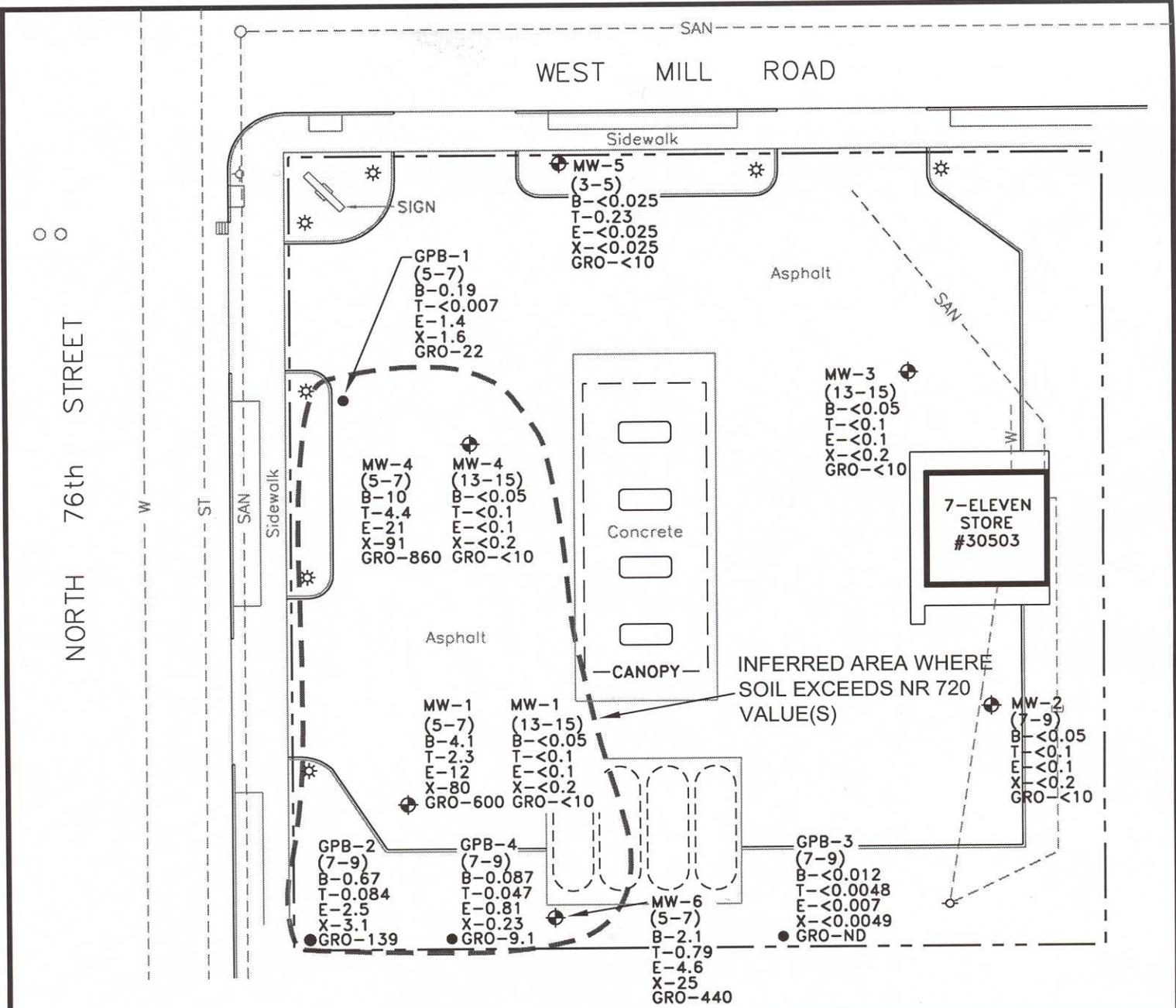
Most Recent Soil Results
in micrograms per kilogram (mg/kg)

7-Eleven Store #30503
6366 N. 76th St. Milwaukee, Wisconsin

	Petroleum Volatile Organic Compounds (PVOCs)								GROs ⁽⁴⁾
	Benzene	Toluene	Ethyl benzene	Total Xylenes	1-2-4-TMB ⁽¹⁾	1-3-5-TMB	MTBE ⁽²⁾	Total PVOCs ⁽³⁾	
MW-1									
March 27, 1995 (5-7 feet)	4.1	2.3	12	80	41	13	<5.0	152	600
March 27, 1995 (13-15 feet)	<0.05	<0.1	<0.1	<0.2	<0.05	<0.05	<0.5	0	<10
MW-2									
March 27, 1995 (7-9 feet)	<0.05	<0.1	<0.1	<0.2	<0.05	<0.05	<0.5	0.00	<10
MW-3									
March 27, 1995 (13-15 feet)	<0.05	<0.1	<0.1	<0.2	<0.05	<0.05	<0.5	0.00	<10
MW-4									
March 27, 1995 (5-7 feet)	10	4.4	21	91	60	21	<5.0	207.40	860
March 27, 1995 (13-15 feet)	<0.05	<0.1	<0.1	<0.2	<0.05	<0.05	<0.5	0.00	<10
MW-5									
March 8, 1996 (3-5 feet)	<0.025	0.23	<0.025	<0.025	<0.025	<0.025	<0.025	0.23	<10
MW-6									
March 8, 1996 (5-7 feet)	2.10	0.79	4.60	25	31	13	4.30	80.79	440

Notes:

- ⁽¹⁾ TMB indicates trimethylbenzene.
⁽²⁾ MTBE indicates methyl tert butyl ether.
⁽³⁾ Sum of PVOCs.
⁽⁴⁾ GROs indicates gasoline range organics.



LEGEND:

- PROPERTY BOUNDARY
- ⊕ MW-1 MONITORING WELL WITH SOIL SAMPLE INTERVAL IN FEET AND BENZENE, TOLUENE, ETHYL BENZENE, XYLENE AND GASOLINE RANGE ORGANICS CONCENTRATIONS IN MILLIGRAMS PER KILOGRAM.
- GPB-2 GEOPROBE SOIL BORING
- UNDERGROUND STORAGE TANK
- DISPENSER ISLAND
- T--- ELECTRIC LINE
- E--- TELEPHONE LINE
- G--- GAS LINE
- ST--- STORM SEWER
- W--- WATER LINE
- SAN--- SANITARY SEWER
- ▣ CATCH BASIN
- MANHOLE
- ♀ FIRE HYDRANT
- ⊛ AREA LIGHT
- UTILITY POLE

Notes:

- All dimensions and locations are approximate.
- Soil samples from MW-1, 2, 3, & 4 were collected on 3/27/95.
- Soil samples from MW-5 & 6 were collected on 3/8/96.
- Soil samples from Geoprobe borings were collected on 7/18/97.

Sources:

- Cities Services Company "As Built", revised 10/16/76.
- ENSR field observations.



SCALE: 1" = 30'+/-

INFERRED EXTENT OF IMPACTED SOIL

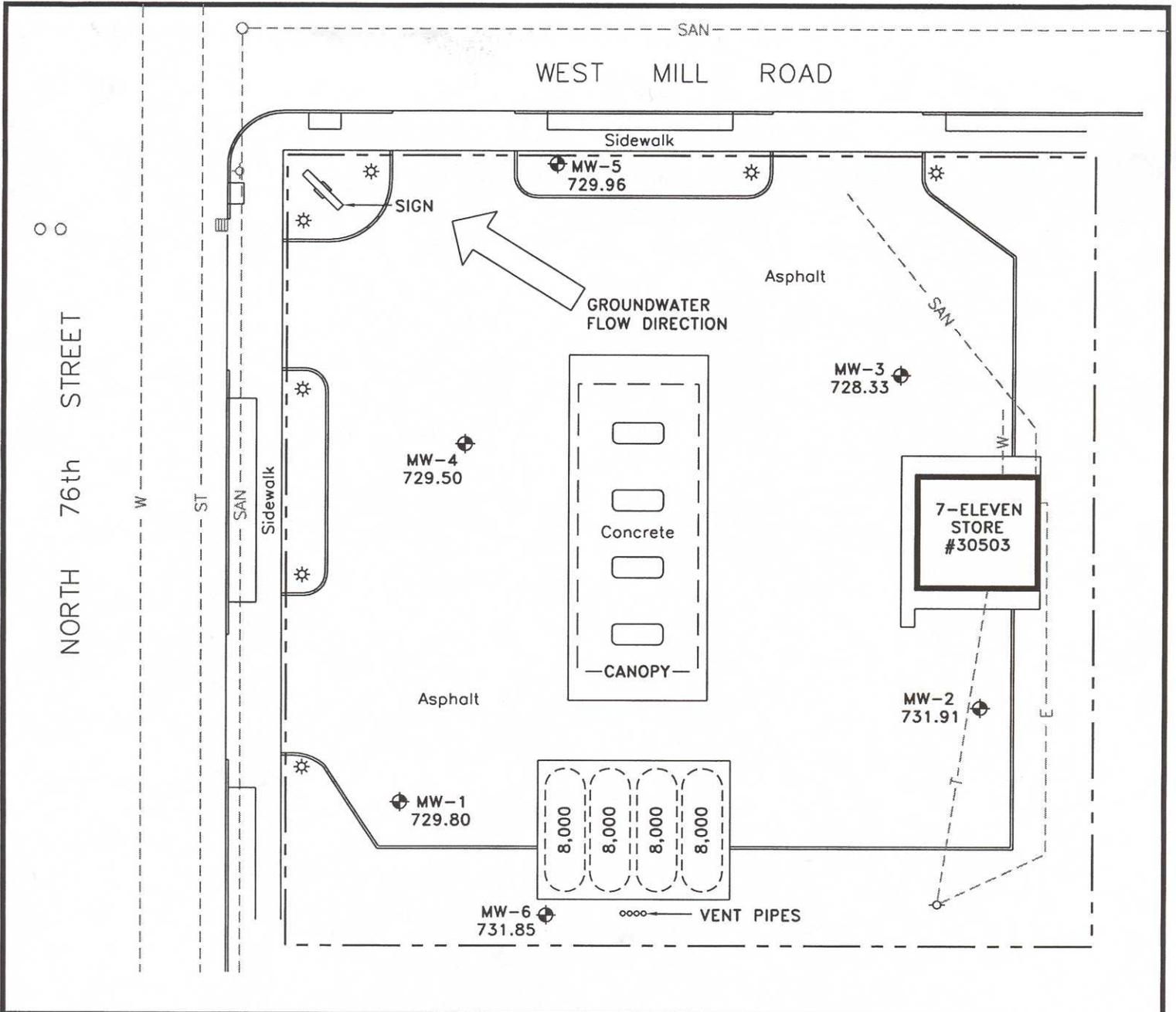
7-ELEVEN STORE #30503
 6366 NORTH 76TH STREET
 MILWAUKEE, WISCONSIN
 7-ELEVEN, INC.

FIGURE 3



Sept. 2002

File No: 06230-079



LEGEND:

- | | | | |
|------------------|---|-----------|----------------|
| --- | PROPERTY BOUNDARY | ---W--- | WATER LINE |
| ⊕ MW-1
730.41 | MONITORING WELL WITH
GROUNDWATER ELEVATION IN FEET | ---SAN--- | SANITARY SEWER |
| 8,000 | UNDERGROUND STORAGE TANK
WITH CAPACITY IN GALLONS | ▣ | CATCH BASIN |
| ▭ | DISPENSER ISLAND | ○ | MANHOLE |
| ---T--- | ELECTRIC LINE | ⊕ | FIRE HYDRANT |
| ---E--- | TELEPHONE LINE | ☼ | AREA LIGHT |
| ---G--- | GAS LINE | ○ | UTILITY POLE |
| ---ST--- | STORM SEWER | | |

Notes:

- All dimensions and locations are approximate.
- Monitoring wells were gauged on 4/24/01.

Sources:

- Cities Services Company "As Built", revised 10/16/76.
- Fugro field observations.



SCALE: 1" = 30'+/-

GROUNDWATER
FLOW DIRECTION
MAP

7-ELEVEN STORE #30503
 6366 NORTH 76TH STREET
 MILWAUKEE, WISCONSIN
 7-ELEVEN, INC.

FIGURE 4



Sept. 2002

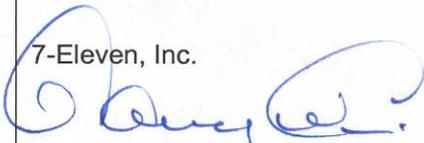
File No: 6230-079

Legal description for property located at 6366 North 76th Street, Milwaukee, Wisconsin:

NW ¼ of Section 27, Township 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee and State of Wisconsin, bounded and described as follows: Beginning at the NW corner of said ¼ Section; thence East along the North line of said ¼ Section 220 feet to a point; thence South and parallel to the West line of said ¼ Section, 215 feet to a point; thence West and parallel to the North line of said ¼ Section, 220 feet to a point in the West line of said ¼ Section; thence North along the West line of said ¼ Section, 215 feet to the point of beginning, excepting the North 55 feet and the West 60 feet for street purposes.

I, Garry Blair, Environmental Manager for 7-Eleven, Inc., believe that the legal description stated above for 6366 North 76th Street, Milwaukee, Wisconsin is complete and accurate to the best of my knowledge and ability.

7-Eleven, Inc.



Garry Blair, Environmental Manager

1/7/2003

Date