



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

February 11, 2005

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

RE: **Final Closure**

Commerce # 53210-2319-30 WDNR BRRTS # 03-41-004705
Journal Sentinel Distribution, 9130 W. Center St., Milwaukee

Dear Mr. Kritzer:

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 document residual soil and groundwater contamination that remains above state standards. 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) 220-5402.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen D. Mueller".

Stephen D. Mueller
Hydrogeologist
Site Review Section

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

7598465

WARRANTY DEED

REGISTER'S OFFICE }
Milwaukee County, WI } SS
RECORDED AT _____ -9:15 AM

SEP 14 1998
REEL 4392 IMAGE 1307
Walter R. Bergel REGISTER
OF DEEDS

This Deed, made between Journal Sentinel, Inc.,
a Wisconsin corporation f/k/a Newspapers, Inc.

Grantor, and Jeffrey Kelling

TRANSFER
\$195.00
FEE

Grantee,

THIS SPACE RESERVED FOR RECORDING DATA

Return Document to:

Jeffrey Kelling
1765 N. 83rd St.
Wauwatosa, WI
53213

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

Grantee the following described real estate in MILWAUKEE County: Tax Parcel No: 302-0712-2

Lot 15, in Block 9, in West Center, being a Subdivision of lands in the Northwest 1/4
of Section 16, Town 7 North, Range 21 East, in the City of Milwaukee, County of
Milwaukee, State of Wisconsin.

Tax Key No. 302-0712-2

ADDRESS: 9130 W. Center Street

7598465

RECORD

19.00

RTX

195.00

This is 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 any restrictions, covenants
or easements of record, if any

and will warrant and defend the same.

Dated this 18 day of August, 1998.

JOURNAL SENTINEL, INC.

(SEAL)

By: Keith Spore

(SEAL)

PRESIDENT

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) of _____

ACKNOWLEDGEMENT

STATE OF WISCONSIN

Milwaukee County, } SS

Personally came before me this 18 day of
August, 1998, the above named

Keith Spore

authenticated this _____ day of _____

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

TITLE: MEMBER STATE BAR OF WISCONSIN *

If not, _____

authenticated by a Not. St. Wis. State.

THIS INSTRUMENT WAS DRAFTED BY

Jim Pepelnjak

333 W. State Street, Milwaukee, WI 53203

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

Susan M. Nelson
Notary Public Milwaukee
My Commission expires on _____
June 24



* Name of person signing in any capacity should be typed or printed below their signature.

10 08

CERTIFICATE NO. **254992**

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

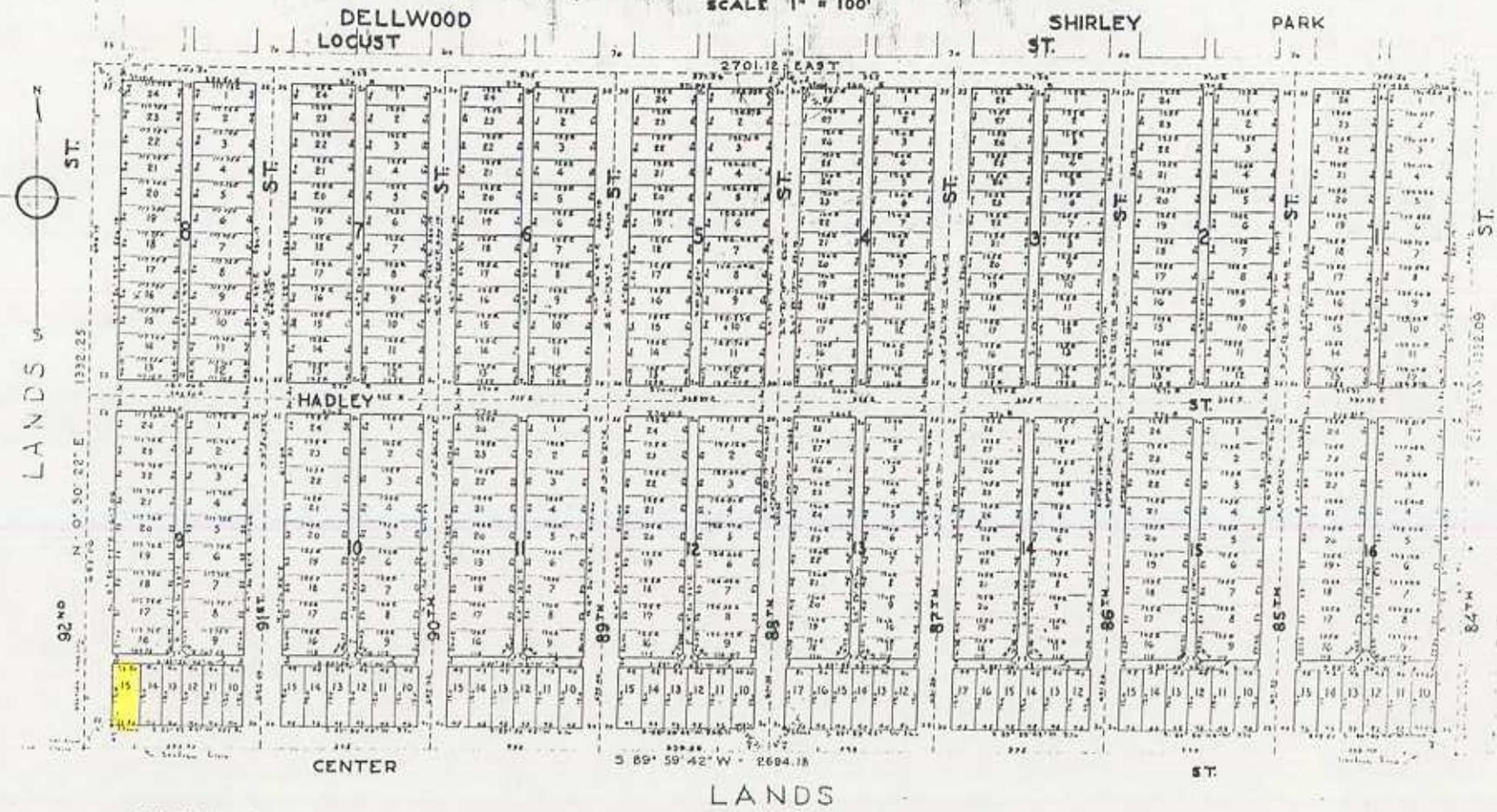
Ignatius J. Niemczyk

WEST CENTER

BEING A SUBDIVISION OF LANDS IN THE NORTHWEST
 QUARTER OF SECTION - 16 - TOWNSHIP - 7 - NORTH
 RANGE - 21 - EAST. IN THE CITY OF MILWAUKEE

THIS DRAWING
 WAS REDUCED
 TO 1" = 150'

SCALE 1" = 100'



STATE OF WISCONSIN
 COUNTY OF MILWAUKEE

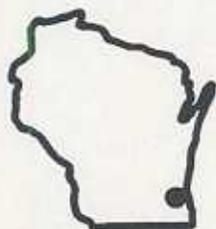
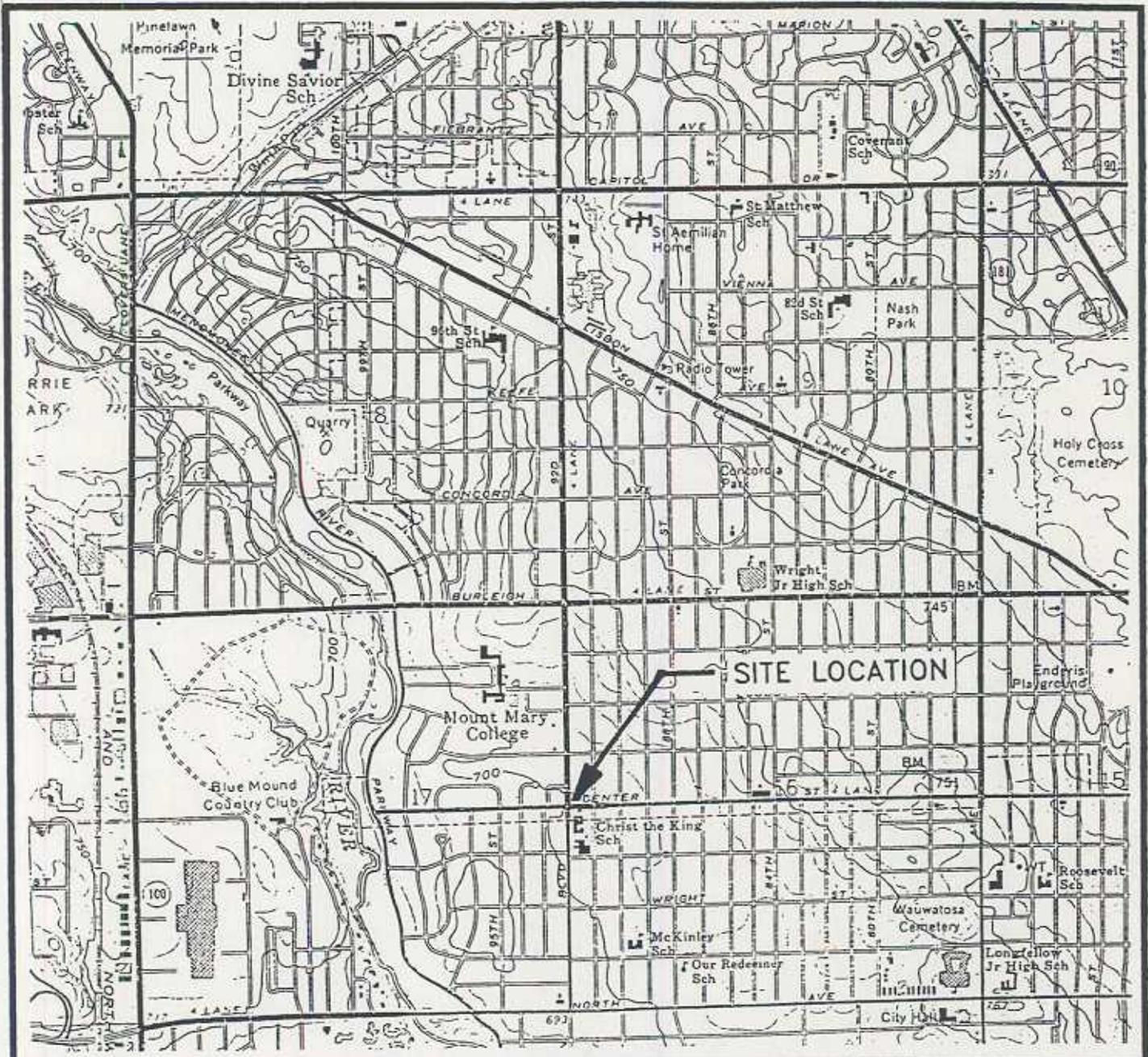
I, C.S. Gustafson, being duly sworn, depose and say that I have surveyed, subdivided and mapped West Center being a subdivision of a part of the northwest one-quarter of section sixteen, from town north range twenty-one east (N.W. 1/4 Sec. 16, T. 7N. R. 21E.) in the Town of Wauwatosa and State of Wisconsin, bounded and described as follows to-wit:

Beginning at the southeast corner of said northwest one-quarter of section sixteen, town seven north, range twenty-one east (N.W. 1/4 Sec. 16, T. 7N. R. 21E.); running thence north one degree fifty minutes, forty-two seconds east (N. 0° 52' 42" E.) along the west line of said northwest one-quarter of section sixteen (N.W. 1/4 Sec. 16) between section thirty-two and twenty-five, one hundred and thirty-two (132.25) feet to a point; thence east two hundred and twenty-one feet and thence northwardly (221.12) feet to a point in the east line of said northwest one-quarter of section sixteen (N.W. 1/4 Sec. 16); thence south one degree eight minutes, sixteen seconds west (S. 1° 8' 16" W.) along said east line thence hundred thirty-two and more

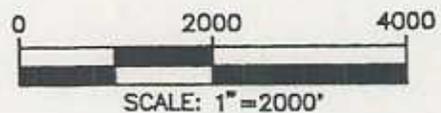
By A.H. White (by Request) File number 3855

Witnessed by the Committee on Buildings, Grounds, Bridges and Board of Public Land Commissioners May 3, 1911

APPROVED
 4th May 1911
 BOARD OF PUBLIC LAND COMMISSIONERS

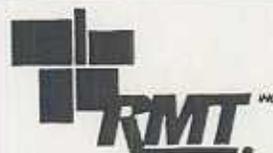


STATE LOCATION



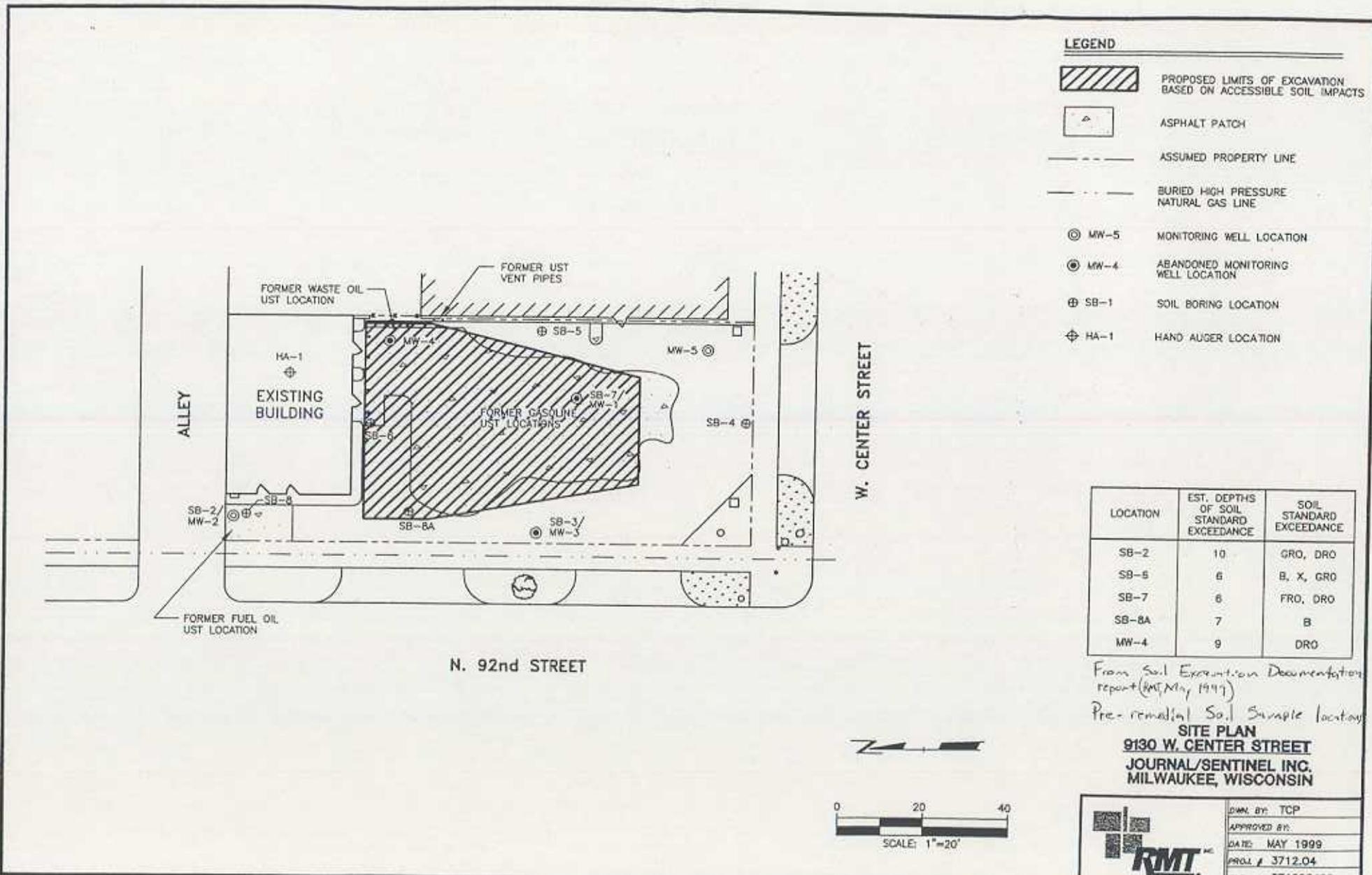
**SITE LOCATOR MAP
9130 W. CENTER STREET
JOURNAL/SENTINEL, INC.
MILWAUKEE, WISCONSIN**

SOURCE: BASE MAP FROM WAUWATOSA, WI.
7.5 MINUTE USGS QUADRANGLE.



DWN. BY:	TCP
APPROVED BY:	
DATE:	MARCH 1997
PROJ. #	3712.03
FILE #	37120303

FIGURE 1

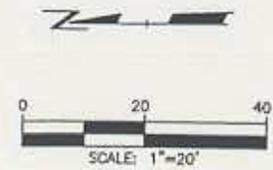


- LEGEND**
-  PROPOSED LIMITS OF EXCAVATION BASED ON ACCESSIBLE SOIL IMPACTS
 -  ASPHALT PATCH
 -  ASSUMED PROPERTY LINE
 -  BURIED HIGH PRESSURE NATURAL GAS LINE
 -  MW-5 MONITORING WELL LOCATION
 -  MW-4 ABANDONED MONITORING WELL LOCATION
 -  SB-1 SOIL BORING LOCATION
 -  HA-1 HAND AUGER LOCATION

LOCATION	EST. DEPTHS OF SOIL STANDARD EXCEEDANCE	SOIL STANDARD EXCEEDANCE
SB-2	10	GRO, DRO
SB-6	6	B, X, GRO
SB-7	6	FRO, DRO
SB-8A	7	B
MW-4	9	DRO

From Soil Excavation Documentation report (RMT, May, 1999)
 Pre-remedial Soil Sample locations

SITE PLAN
9130 W. CENTER STREET
JOURNAL/SENTINEL INC.
MILWAUKEE, WISCONSIN



	DRAWN BY: TCP
	APPROVED BY:
	DATE: MAY 1999
	PROJ # 3712.04
	FILE # 371200405

Table 4
Summary of Groundwater Analytical Results
Former Journal Sentinel, Inc. Newspaper Distribution Facility
Former Underground Storage Tank Site
9130 W. Center Street, Milwaukee, WI

Well I.D.	Date Collected	Benzene	Ethylbenzene	MTBE	Toluene	TMBs (total)	Xylenes (total)
Units		ug/l	ug/l	ug/l	ug/l	ug/l	ug/l
MW-1	7/7/95	81	14	<1.0	<1.0	2.2	20
	9/3/96	65	2.3	9.1	2.8	2.1	4.2
MW-2	7/7/95	4.3	<1.0	<1.0	<1.0	21	8.0
	9/3/96	<i>0.74</i>	<0.7	<0.5	<1.0	1.4	<2.0
	3/16/99	<0.32	<0.34	<0.31	<0.35	35	1.5
	6/7/01	3.4	5.9	<0.46	<0.41	47	12
	9/27/01	1.6	1.1	<0.46	<0.41	19	5.2
	12/11/01	<i>0.53</i>	0.39	<0.46	<0.41	21	5.2
MW-3	7/7/95	560	100	<5.0	5.9	403	936.1
	9/3/96	280	54	11	<10	400	620
MW-3R	3/16/99	34	<3.4	<3.1	<3.5	11J	23J
	6/7/01	16	5.2	<9.2	<8.2	10J	<14
	9/27/01	18	10	<9.2	12	18	34
	12/11/01	24	6.9	<0.46	2.7	14.3	40
MW-4	9/3/96	<0.26	<0.32	<0.36	<0.69	<1.14	<1.23
MW-5	9/3/96	<0.26	<0.32	<0.36	<0.69	<1.14	<1.23
	3/16/99	<0.32	<0.34	<0.31	<0.35	<0.99	<1.0
	6/7/01	<0.21	<0.22	<0.46	<0.41	<0.60	<0.69
	9/27/01	<0.21	<0.22	<0.46	<0.41	<0.60	<0.69
	12/11/01	<0.21	<0.22	<0.46	<0.41	<0.60	<0.69
PZ-1	3/16/99	<0.32	<0.34	<0.31	<0.35	<0.99	<1.0
	6/7/01	<0.21	<0.22	<0.46	<0.41	<0.69	<0.60
	9/27/01	<0.21	<0.22	<0.46	<0.41	<0.60	<0.69
	12/11/01	<0.21	<0.22	<0.46	<0.41	<0.60	<0.69
Preventive Action Limit		0.5	140	12	200	96	1,000
Enforcement Standard		5.0	700	60	1,000	480	10,000

Notes: MTBE - Methyltertiary butyl ether
TMB - Trimethylbenzenes
ug/l - micrograms per liter
Italic - Concentration Exceeds Chapter NR-140 Preventive Action Limit
BOLD - Exceeds Chapter NR-140 Enforcement Standard
MW-1, MW-3, and MW-4 were excavated during the soil remedial action in December 1998.

Table 4
Natural Attenuation Data
Milwaukee Journal Sentinel
Milwaukee, WI

Well	Date	pH (su)	SpC (uS/cm)	DO (mg/l)	T (deg. C)	ORP (mv)	Fe ⁺² (mg/l)	NO ₃ ⁻ /NO ₂ ⁻ -N (mg/l)	SO ₄ ⁻⁴ (mg/l)
MW-2	09/27/01	6.91	2190	1	16.3	-97	>10	<0.02	6.3
	12/11/01	7.17	1913	0.4	14.2	-132	>10	<0.02	1.3
MW-3R	09/27/01	12.27	8070	0.8	19.3	-252	0.0	7	5.8
	12/11/01	12.75	8222	0.6	14.2	-153	0.0	7.7	4.6
MW-5	09/27/01	6.93	1195	1	17.3	229	0.0	<i>0.053</i>	27
	12/11/01	7.39	1112	1	14.4	120	0.0	0.075	40
PZ-1	09/27/01	7.52	3222	0.6	14.9	-74	4.0	<0.02	14
	12/11/01	8.26	2500	0.6	14.6	-103	6.0	<0.02	33

NOTES:

SpC = Specific Conductance
 DO = Dissolved Oxygen
 T = Temperature
 ORP = Oxidation Reduction Potential
 Fe⁺² = Ferrous Iron
 NO₃⁻/NO₂⁻ -N = Nitrate and Nitrite Nitrogen

SO₄⁻⁴ = Sulfate
 su = Standard Units
 uS/cm = Microsiemens per Centimeter
 mg/l = Milligrams per Liter
 mv = Millivolts

Analytes detected at a concentration between the limit of detection and limit of quantification are italicized.

Table 2
Journal Sentinel, Inc. - 9130 W. Center Street
Soil Analytical Results

Parameters	NR 720 Soil Standards ¹	Location (depth in feet below ground surface)									
		SB-2/ MW-2 (6-8')	SB-2/ MW-2 (8-10')	SB-3/ MW-3 (2-4')	SB-3/ MW-3 (4-6')	MW-4 (7-9')	MW-5 (9-11')	SB-4 (2-4')	SB-4 (4-6')	SB-5 (2-4')	SB-5 (4-6')
Benzene	5.5	<100	<100	<25	<25	<25	<25	<25	<25	<25	<25
Ethyl Benzene	2900	200	170	<25	100	<25	<25	<25	<25	<25	<25
Methyl-tert-butyl ether	-	<100	<100	<25	<25	<25	<25	<25	<25	<25	<25
Toluene	1500	<100	<100	<25	<25	<25	<25	<25	<25	<25	<25
1,2,4-Trimethybenzene	-	5100	6000	66	3300	950	<25	<25	<25	<25	<25
1,3,5-Trimethybenzene	-	440	<100	<25	47	810	<25	<25	<25	<25	<25
Xylenes, m+p	4100 ²	1000	1000	53	1300	183 ⁴	<50 ⁴	<25	<25	<25	<25
Xylenes, o	4100 ²	170	<100	<25	<25	183 ⁴	<50 ⁴	<25	<25	42	<25
GRO-Soil	100 ³	160	190	<3.2	28	84	<10	<3.0	<2.9	<3.3	<2.9
DRO-Soil	100 ³	220	120	<4.4	<4.1	3100	<10	<4.5	<3.8	5.1	<4.1
NOTES:	Date Collected	6-2-95		5-23-95		8-29-96		5-22-95			
All units in ug/kg, except GRO and DRO 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 soils with hydraulic conductivity greater than 1×10^{-6} cm/s [NR 720.09(4)].											
⁴ Result for Total Xylenes only.											
Shaded values indicate NR 720 soil cleanup standard exceedances.											

Table 2 (continued)
Journal Sentinel, Inc. - 9130 W. Center Street
Soil Analytical Results

Parameters	NR 720 Soil Standards ¹	Location (depth in feet below ground surface)									
		SB-6 (2-4')	SB-6 (4-6')	MW-1/ SB-7 (2-4')	MW-1/ SB-7 (4-6')	SB-8 (2-4')	SB-8A (5-7')	HA-1 (5-6')	Trip Blank (5/22/95)	MeOH Blank (8/29/96)	MeOH Blank (9/3/96)
Benzene	5.5	300	130	<100	<50	<25	27	<25	<25	<25	<25
Ethyl Benzene	2900	1500	2600	1400	920	<25	118	<25	<25	<25	<25
Methyl-tert-butyl ether	-	61	93	<100	<50	<25	<25	<25	<25	<25	<25
Toluene	1500	<25	<50	<100	<50	<25	<25	<25	<25	<25	<25
1,2,4-Trimethybenzene	-	5600	17000	23000	9700	<25	740	<25	<25	<25	<25
1,3,5-Trimethybenzene	-	150	640	4700	840	<25	197	<25	<25	<25	<25
Xylenes, m+p	4100 ²	7800	7300	2500	1600	<25	1030 ⁴	<50 ⁴	<25	<50 ⁴	<50 ⁴
Xylenes, o	4100 ²	230	360	680	<50	<25	1030 ⁴	<50 ⁴	<25	<50 ⁴	<50 ⁴
GRO-Soil	100 ³	49	130	220	120	<3.0	21	<10	<10	<10	<10
DRO-Soil	100 ³	<4.6	14	130	51	120	<10	<10	N/A	N/A	N/A
NOTES:	Date Collected	5-22-95		5-23-95			8-29-96	9-3-96			

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

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

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

²Concentration for Total Xylenes.

³Assumes soils with hydraulic conductivity greater than 1×10^{-6} cm/s [NR 720.09(4)].

⁴Result for Total Xylenes only.

Shaded values indicate NR 720 soil cleanup standard exceedances.

Table 3
 Soil Excavation Extent Analytical Results - Detected Compounds
 Journal Sentinel, Inc.
 9130 West Center Street
 Milwaukee, Wisconsin
 (all units in ug/kg, unless otherwise noted)

SAMPLE ID (Map Location)	EXCAVATION SAMPLE LOCATION	SAMPLE DEPTH (feet)	PID RESULTS (i.u.)	GRO (mg/kg)	DRO (mg/kg)	Pb (mg/kg)	BENZENE	ETHYL-BENZENE	TOLUENE	1,2,4-TRIMETHYL-BENZENE	1,3,5-TRIMETHYL-BENZENE	TOTAL XYLENES
B1	Base	10 (i)	55	3.9	<2.7	<4.5	2,200	<35	<52	110	<48	<150
B2	Base	10 (i)	23	<2.3	<2.7	<12	130	<23	<24	140	<24	720
B3	Base	8 (i)	0	<0.91	<2.7	<4.0	<25	<23	<24	<24	<24	<75
B4	Base	12 (i)	19	<0.91	<2.7	<4.1	<25	<23	<24	<24	<24	<75
SW1	W Sidewall	6 (i)	393	740	91	16	<25	4,400	<24	57,000	<5,900	19,000
SW2	E Sidewall	6 (i)	0	4.6	<2.7	<9.4	<25	98	<55	100	<38	<140
SW3	N Sidewall	8 (i)	1,169	1,100	210	16	<25	9,200	<24	91,000	21,000	37,000
SW4	E Sidewall	6 (i)	0	3.9	<2.7	<3.9	<25	<23	<24	<24	<38	<75
SW5	W Sidewall	6 (i)	727	180	130	<11	<25	<23	<24	8,000	2,600	3,300
SW6	E Sidewall	6 (i)	19	<2.8	<2.7	<11	<25	<23	<24	<24	<24	<75
SW7	W Sidewall	6 (i)	0	9	<2.7	<10	<25	180	130	180	<64	<130
SW8	S Sidewall	6 (i)	3	140	33	<3.6	<26	80	69	<24	<24	220
NR 720.09 RCL				100	100		5.5	2,900	1,500	NS	NS	4,100

NOTES:

Boild values exceed the NR 720 Residual Contaminant Level (RCL)

All values reported on a dry weight basis

NS: No Standard

i.u.: Instrument units

mg/kg = milligrams per kilogram

ug/kg = micrograms per kilogram

(i) Soil sample collected below highest observed water table

Samples B4, SW6, SW7, and SW8 were collected on 12/3/98

All other samples were collected on 12/2/98

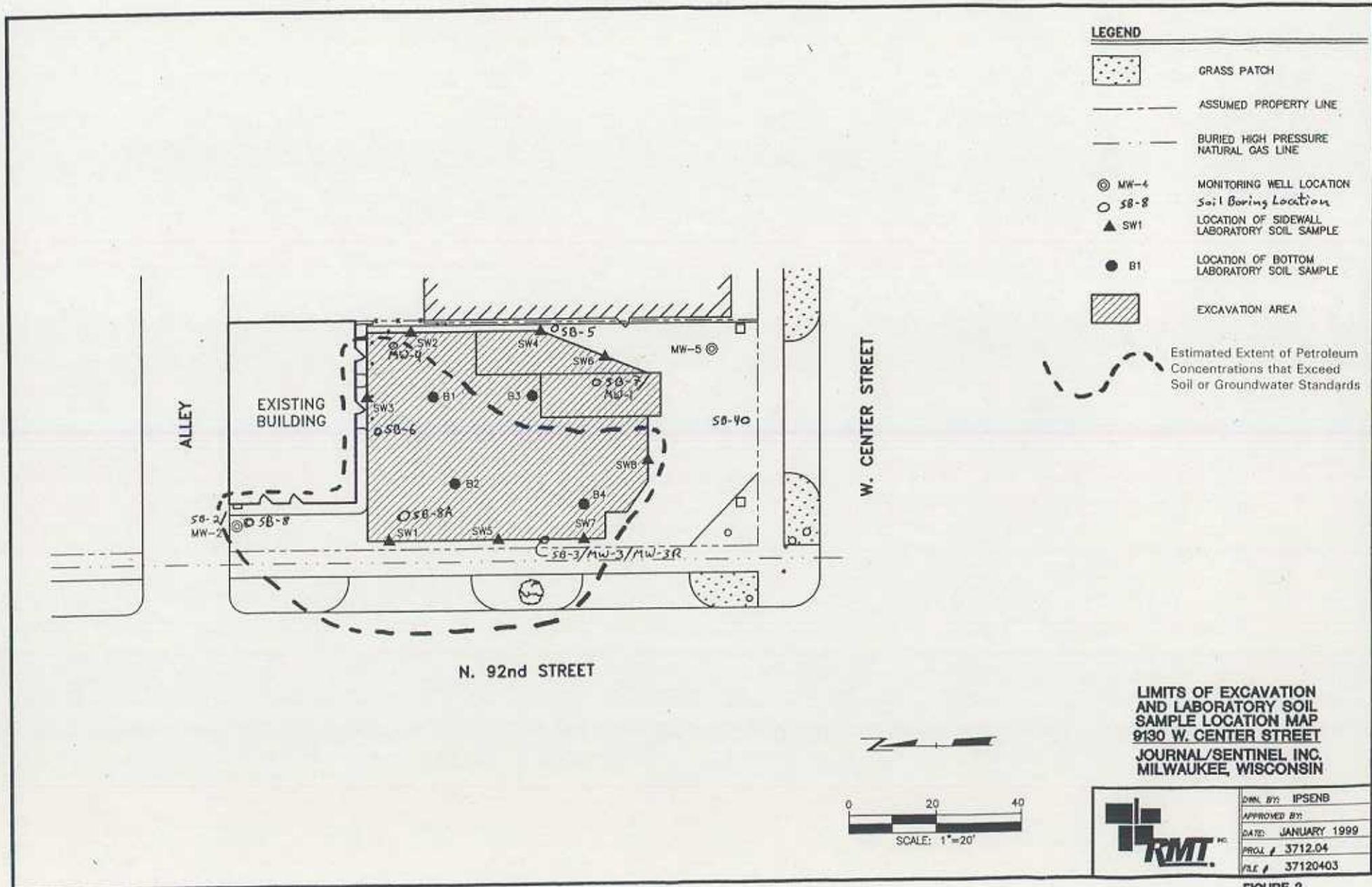
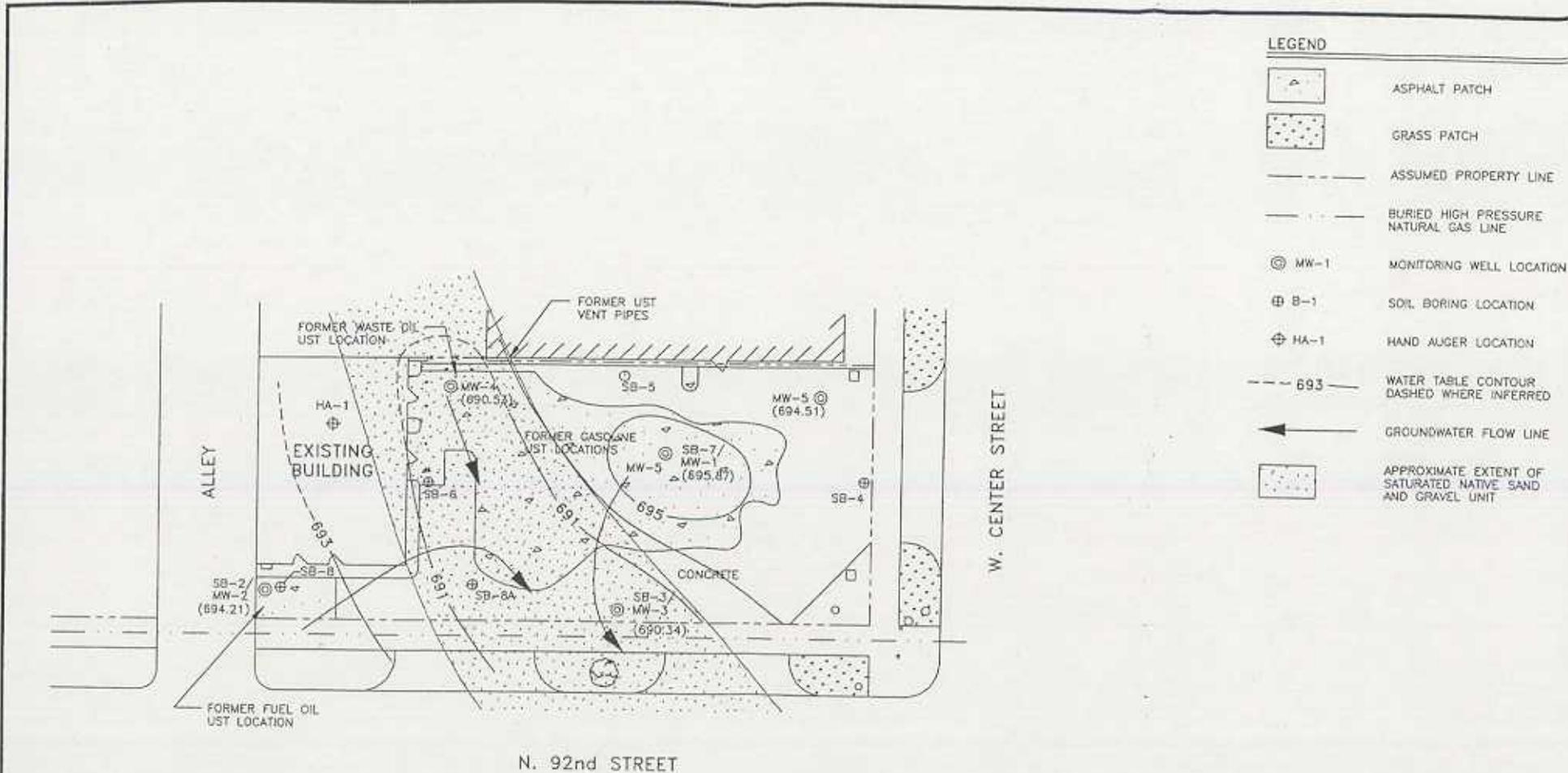


Table 1
Groundwater Elevations
Former Journal Sentinel, Inc. Newspaper Distribution Facility
Former Underground Storage Tank Site
9130 W. Center Street, Milwaukee, WI

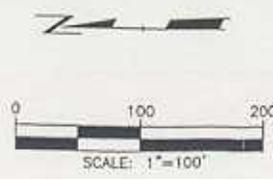
Well I.D.	Elevation Top of PVC Casing	Elevation Ground Surface	Date Measured	Depth to Water	Groundwater Elevation
Units	(feet MSL)	(feet MSL)		(feet below PVC)	(feet MSL)
MW-1	700.00	700.17	7/6/95	5.60	694.40
			7/20/95	5.43	694.57
			8/11/95	4.60	695.40
			9/3/96	5.91	694.09
			2/26/97	4.13	695.87
				Excavated December 1998	
MW-2	700.46	700.81	7/6/95	8.93	691.53
			7/20/95	8.80	691.66
			8/11/95	8.60	691.86
			9/3/96	9.35	691.11
			2/26/97	6.25	694.21
			3/16/99	8.06	692.40
			6/7/01	5.56	694.90
			9/27/01	6.14	694.32
			12/11/01	7.44	693.02
MW-3	699.88	700.18	7/6/95	13.98	685.90
			7/20/95	10.94	688.94
			8/11/95	13.79	686.09
			9/3/96	11.27	688.61
			2/26/97	9.54	690.34
				Excavated December 1998	
MW-3R	699.66	700.14	3/16/99	5.85	693.81
			6/7/01	3.47	696.19
			9/27/01	4.48	695.18
			12/11/01	5.23	694.43
MW-4	700.15	700.64	9/3/96	11.45	688.70
			2/26/97	9.62	690.53
				Excavated December 1998	
MW-5	699.19	699.88	9/3/96	11.00	688.19
			2/26/97	4.68	694.51
			3/16/99	4.37	694.82
			6/7/01	7.74	691.45
			9/27/01	8.24	690.95
			12/11/01	5.36	693.83
PZ-1	699.78	700.11	3/16/99	10.03	689.75
			6/7/01	NL	NL
			9/27/01	10.50	689.28
			12/11/01	10.93	688.85

Notes: MW-1, MW-3, and MW-4 were excavated during the soil remedial action in December 1998.
MSL - Mean Sea Level datum
NL - Information Not Located in copy of RMT files.



LEGEND

	ASPHALT PATCH
	GRASS PATCH
	ASSUMED PROPERTY LINE
	BURIED HIGH PRESSURE NATURAL GAS LINE
	MW-1 MONITORING WELL LOCATION
	SB-1 SOIL BORING LOCATION
	HA-1 HAND AUGER LOCATION
	693 WATER TABLE CONTOUR DASHED WHERE INFERRED
	GROUNDWATER FLOW LINE
	APPROXIMATE EXTENT OF SATURATED NATIVE SAND AND GRAVEL UNIT



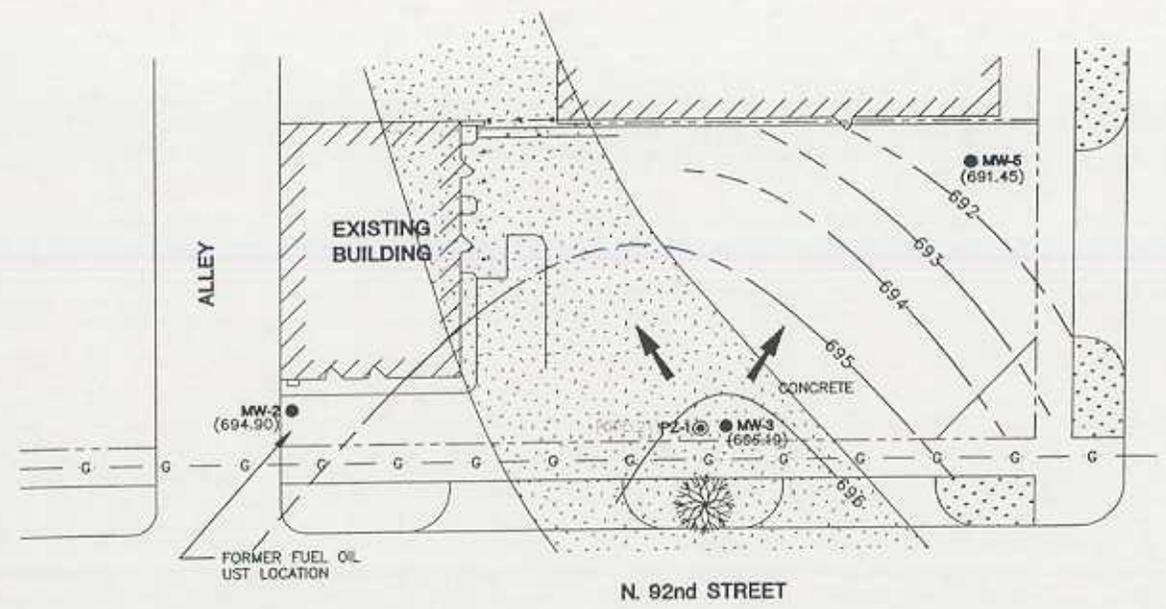
GROUNDWATER FLOW MAP
 BASED ON 2/28/97 MEASUREMENTS
 9130 W. CENTER STREET
 JOURNAL/SENTIENAL INC.
 MILWAUKEE, WISCONSIN

	OWN. BY: TCP
	APPROVED BY:
	DATE: MARCH 1997
	PROJ. / 3712.03
	FILE / 37120306

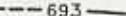
FIGURE 4

drawings are to be used as shown. Allotted images are not to be enlarged.

Scale: 1"=20'
 Date: 3/15/01
 Drawn: [unclear]



LEGEND

-  GRASS PATCH
-  ASSUMED PROPERTY LINE
-  BURIED HIGH PRESSURE NATURAL GAS LINE
-  MW-2 MONITORING WELL LOCATION
-  (694.90) GROUNDWATER ELEVATION
-  PZ-1 PIEZOMETER LOCATION
-  693 WATER TABLE CONTOUR DASHED WHERE INFERRED
-  GROUNDWATER FLOW DIRECTION
-  APPROXIMATE EXTENT OF SATURATED NATIVE SAND AND GRAVEL UNIT

PROJECT: JOURNAL/SENTINAL INC. 9130 W. CENTER STREET MILWAUKEE, WISCONSIN		
SHEET TITLE: GROUNDWATER FLOW MAP BASED ON 6/7/01 MEASUREMENTS		
DRAWN BY: WELLOREK	SCALE: 1"=20'	PROJ. NO. 3712.05
CHECKED BY:	DATE PRINTED:	FILE NO. 37120501.DWG
APPROVED BY:	FIGURE 6	
DATE: JULY 2001		
744 Northland Trail Madison, WI 53717-1934 P.O. Box 2623 53704-8023 Phone: 608-631-4444 Fax: 608-631-3334		
RMT inc.		

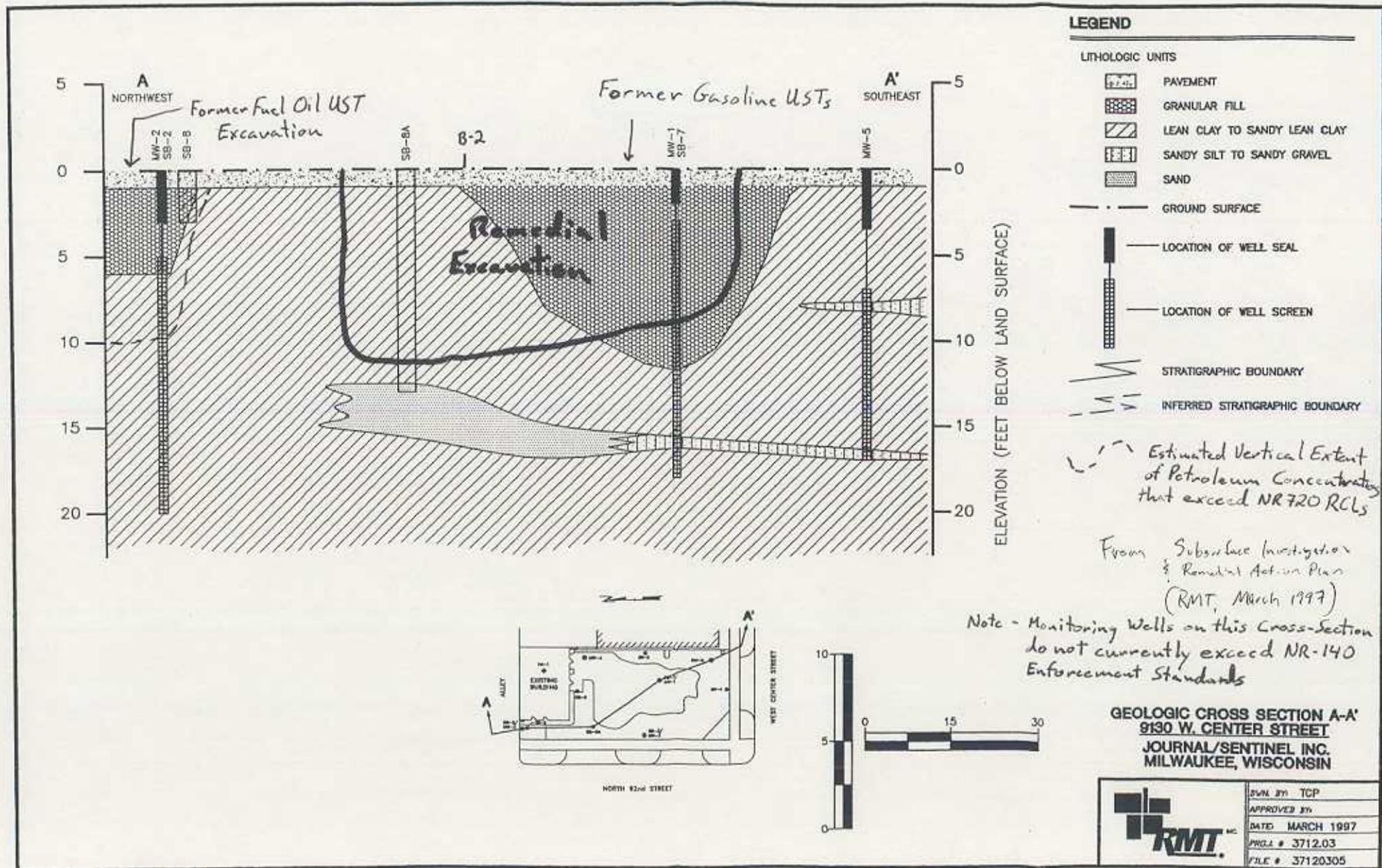
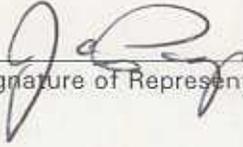


FIGURE 4

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, 9130 W. Center Street, Milwaukee, Wisconsin, states that the legal description provided to the Wisconsin Department of Natural Resources (and included in this attachment) for case file reference 03-41-004705 is complete and accurate to the best of our knowledge.



Signature of Representative for Responsible Party:

11-02-09

Date:

October 26, 2004

Project Reference #7795

Mr. Jeffrey Kelling
1765 N. 83rd Street
Wauwatosa, WI 53213

**RE: Notification of Petroleum Impacted Soil and Groundwater
Former Journal Sentinel, Inc. Newspaper Distribution Facility
9130 West Center Street, Milwaukee, Wisconsin
BRRS #03-41-004705 COMM #53210-2319-30**

Dear Mr. Kelling:

Concurrent with a recent site closure request submitted to the Wisconsin Department of Commerce (COMM) on behalf of Journal Sentinel Inc. (JSI), one of the conditions of closure includes 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 (Jeffrey Kelling) of the residual petroleum-affected soil and groundwater remaining on-site as part of the site closure procedure. The WDNR and COMM consider the site to be remediated to the extent practicable because the source area was removed and remaining residual petroleum concentrations should degrade naturally with time.

Review of soil and groundwater sample analytical results collected after the removal of approximately 1,500 tons of petroleum-affected soil indicates that residual petroleum concentrations above WDNR standards remain in soil at: the northwest corner of the property (sample SB-8); the north, west, and a portion of the south remedial excavation sidewalls (samples SW-1, SW-3, SW-5 and SW-8); the base of the excavation (samples B-1 and B-2), and likely beneath portions of the public alley to the north, and North 92nd Street to the west. Groundwater at the west central portion of the site slightly exceeds Chapter NR 140 enforcement standards (sample MW-3R). 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 the City Street and alley per WDNR requirements.

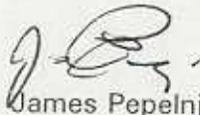
The attached Figure and Tables depict areas where residual impacts to the soil and/or groundwater have been identified above WDNR standards. These areas are based on laboratory analytical results from 1995 and 1996 soil borings, excavation sidewall soil samples collected during the December 1998 soil removal and groundwater samples from the June 2001 sampling round (the most recent monitoring event).

Jeffrey Kelling
October 26, 2004
Page 2

If you have any questions, please call me at 224-2948 or our environmental consultant (Sigma Environmental Services, Inc. - Ross Creighton) at 643-4120.

Sincerely,

JOURNAL SENTINEL, INC.


James Pepelnjak
Attorney

Attachments

cc: Mr. Ross Creighton - Sigma Environmental Services, Inc.
Mr. Paul Kritzer - JSI, Attorney

October 26, 2004

Project Reference #7797

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

**RE: Notification of Residual Petroleum Concentrations in Soil
And Groundwater that Exceed Regulatory Standards in Portions of
W. Center Street and the Public Alley Right-of-Ways
Former Journal Sentinel, Inc. Newspaper Distribution Facility
9130 West Center Street, Milwaukee, Wisconsin 53210
BRRS #03-41-004705, COMM #53210-2319-30**

Dear Mr. Polenske:

On behalf of Journal Sentinel, Inc. (JSI), Sigma Environmental Services, Inc. (Sigma) is providing notice of potentially impacted soil and/or groundwater adjacent to property at 9130 W. Center Street. Review of soil and groundwater sample analytical results collected after the removal of approximately 1500 tons of petroleum-affected soil indicates that residual petroleum concentrations above regulatory standards remain along north and west portions of the site, and likely beneath portions of W. Center Street and the public alley right of ways. Although some detected concentrations exceed regulatory standards, it is likely that the residual petroleum compounds will degrade naturally; therefore, the Wisconsin Department of Commerce (COMM) is not requiring additional remediation. As a condition of placing the site at 9130 W. Center Street 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 soil borings (1995 and 1996), excavation floor and sidewall soil samples (December, 1998), and the most recent groundwater samples (December, 2001). Depths to water at the site generally range from five to eight feet below ground surface. Site monitoring wells will be abandoned in accordance with WDNR requirements upon receiving closure from 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 may be present. If you have any questions, please contact me at 414-643-4120.

Sincerely,

Sigma Environmental Services, Inc.


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

Attachments

cc: James Pepelnjak – Journal Sentinel, Inc., Attorney
Paul Kritzer – Journal Sentinel, Inc., Attorney

