

GIS REGISTRY INFORMATION

SITE NAME: Journal Sentinel Distribution Facility

BRRTS #: 03-41-004708 **FID # (if appropriate):** _____

COMMERCE # (if appropriate): 53207-2518-15-A, -B

CLOSURE DATE: March 25, 2003

STREET ADDRESS: 2915 South Kinnickinnic Avenue

CITY: Milwaukee

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X = 692257 Y = 282071

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



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

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 # 53207-2518-15-A, -B WDNR BRRTS # 03-41-004708
Journal Sentinel Distribution Facility, 2915 South Kinnickinnic Avenue, Milwaukee

Diesel and gasoline underground storage tanks (USTs) removed in 1971;
waste oil and fuel oil USTs removed in 1995

Dear Mr. Kritzer:

The Wisconsin Department of Commerce (Commerce) has received all items required for closure of the sites referenced above. These two sites are 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 sites. 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 # 53207-2518-15/WDNR BRRTS # 03-41-004708

Journal Sentinel Distribution Center, 2915 South Kinnickinnic Avenue, Milwaukee
One Diesel and Three Gasoline Underground Storage Tanks Removed in 1971
One Waste Oil and One Fuel Oil Underground Storage Tank Removed in 1995

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*, July 1996
- *Design Plans and Specifications for Excavation and Biotreatment of Petroleum Impacted Soils*, December 5, 1996
- *Soil Remedial Documentation Report*, January 1997
- *Groundwater Monitoring Plan*, January 14, 1997
- *Quarterly Groundwater Monitoring Results*, July 22, 1997 to November 13, 1998
- *Closure Request for Journal Sentinel, Inc.*, February 20, 2001

Approximately 845 tons of petroleum impacted soil was removed from this site in October 1996. Petroleum contaminated soil remains primarily along the northeast and northwest property boundaries and likely extends into the South Ellen Street and South Kinnickinnic Avenue rights-of-way. Petroleum contaminated groundwater, which consists of benzene concentrations above the enforcement standard, remains on the property and may extend 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 residual contamination remains on the property and if a potable well is ever

Mr. Paul Kritzer

RE: Commerce # 53207-2518-15
Journal Sentinel, Inc.
2915 South Kinnickinnic Avenue, Milwaukee

March 27, 2001

Page 2

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 Ellen Street and South Kinnickinnic Avenue adjacent to the subject property must be notified in writing that residual soil and groundwater contamination may be present 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 MW-1R and MW-2 must be abandoned per chapter NR 141 requirements. Please submit copies of the well abandonment forms to this office. Please submit monitoring well abandonment documentation for well MW-3R, which was abandoned sometime in 1998.

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.

PECFA Eligible and Ineligible Tanks

RMT stated that the gasoline and waste oil UST releases are considered eligible for PECFA reimbursement, while the fuel oil UST release is not. Considering that the investigation and remediation activities for all tanks were conducted concurrently, per Comm 47.30(4), you must have an approved methodology for the separation of eligible costs from ineligible costs prior to claim submittal.

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 much of the property. Soils impacted above NR 720 residual contaminant levels of the Wisconsin Administrative Code were documented along the northern portion of the property.

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 6,900 parts per billion, remains on the northern portion of the property, and may extend into South Kinnickinnic Avenue and South Ellen Street 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.

7580397

State Bar of Wisconsin Form 1 - 1982

WARRANTY DEED

REEL 4369 IMAG 825

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

AUG 11 1998
REEL 4369 IMAGE 825-826
Walter & George REGISTER OF DEEDS

This Deed, made between

Journal/Sentinel Inc, (F/K/A
Newspapers Inc.

Grantor, and

Knepper Brothers, Inc., a Wisconsin
Corporation

Grantee,

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

Grantee the following described real estate in MILWAUKEE County: Tax Parcel No: 503-9996-X

Part of the Southwest 1/4 of Section 10, Town 6 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, described as follows:
Commencing at the Southeast corner of South Kinnickinnic Avenue and South Ellen Street; running thence Southeasterly and following the Southwesterly boundary line of South Kinnickinnic Avenue 109.20 feet to a point; thence Southwesterly in a straight line 77 feet to a point in the East boundary line of South Ellen Street 125 feet from the place of commencement; thence North and following the East boundary line of South

- 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

except easements, covenants and restrictions of record

and will warrant and defend the same.

Dated this 16 day of JULY, 1998

TRANSFER

\$ 120.00

FEE

7580397
RECORD 12.00
RTX 120.00

(SEAL)

Paul E. Kritzer

PAUL E. KRITZER

Vice President & Secretary
Journal Sentinel Inc.

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) of _____

authenticated this _____ day of _____

ACKNOWLEDGEMENT

STATE OF WISCONSIN

Milwaukee County, } ss.

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

Paul E. Kritzer

TITLE MEMBER STATE BAR OF WISCONSIN

Not.

authorized by § 703.01, Wis. Stats.

THIS INSTRUMENT WAS DRAFTED BY

Jim Pepelnjak
333 West State Street, Milwaukee

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

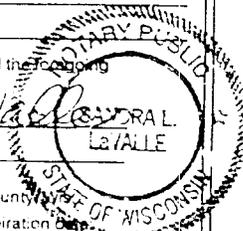
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same

Sandra L. LaValle
SANDRA L. LAVALLE

Notary Public Milwaukee County, STATE OF WISCONSIN

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

9-3-2000



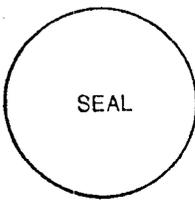
Commencing at the point of intersection of the present Southwesterly line of South Kinnickinnic Avenue and the present East line of South Ellen Street; running thence Southeasterly along said Southwesterly line of South Kinnickinnic Avenue 35.00 feet to a point; thence North $49^{\circ} 18' 18.5''$ West along a line 23.22 feet to a point; thence North $78^{\circ} 45' 12''$ West along a line 4.67 feet to a point in said East line of South Ellen Street, said point lying 11.02 feet South of said point of intersection of the present Southwesterly line of South Kinnickinnic Avenue and the present East line of South Ellen Street; thence North along said East line of South Ellen Street 11.02 feet to the point of commencement.

524389

CERTIFICATE NO. **254989**

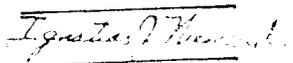
STATE OF WISCONSIN SS.
MILWAUKEE COUNTY

OFFICE OF
REGISTER OF DEEDS

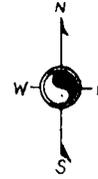


I, the undersigned,
Register of Deeds of
Milwaukee County,
hereby certify that
this document is a
true and correct copy
of the original on
file or record in
this office.

Witness my hand and
official seal this **DEC 13 2002**


Ignatius J. Niemczyk

MAR 17 1988

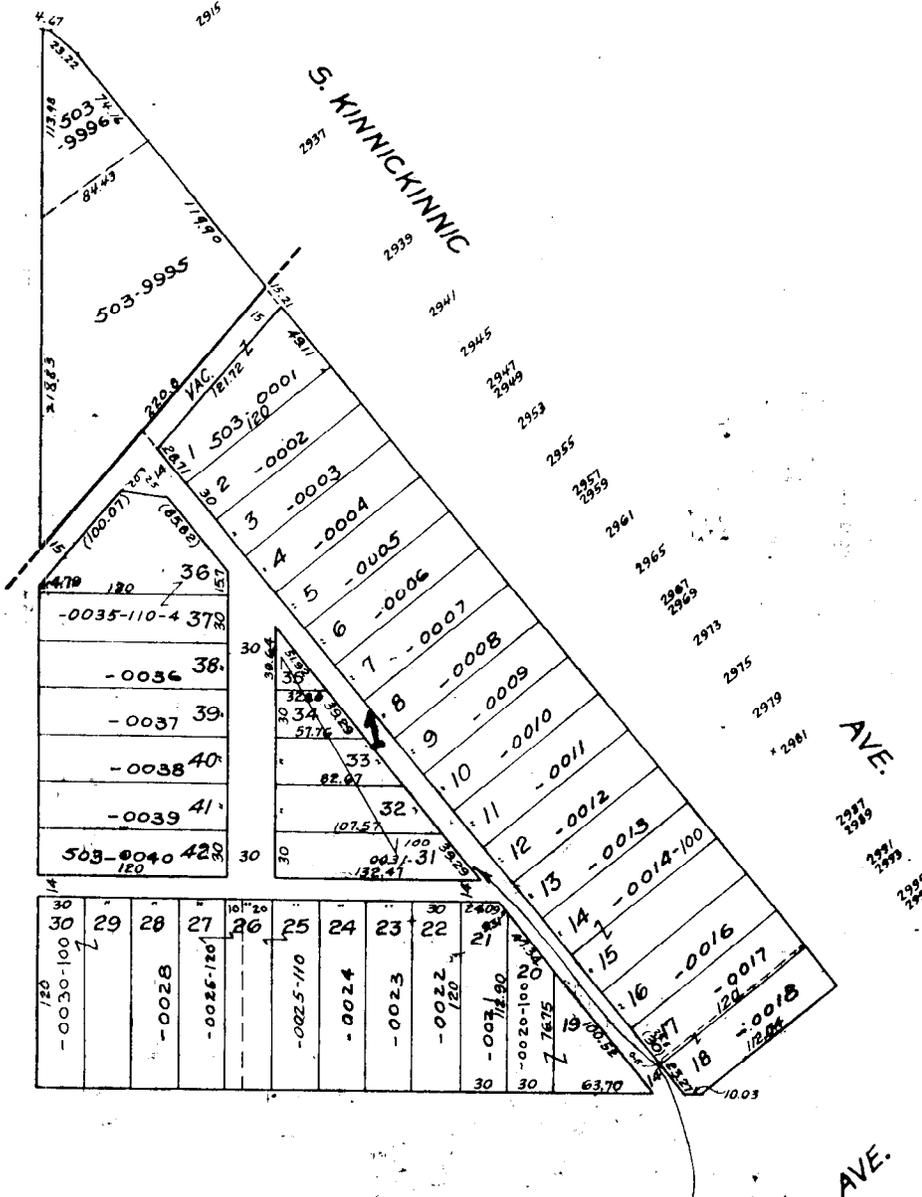


LANDS

ST.

S. ELLEN

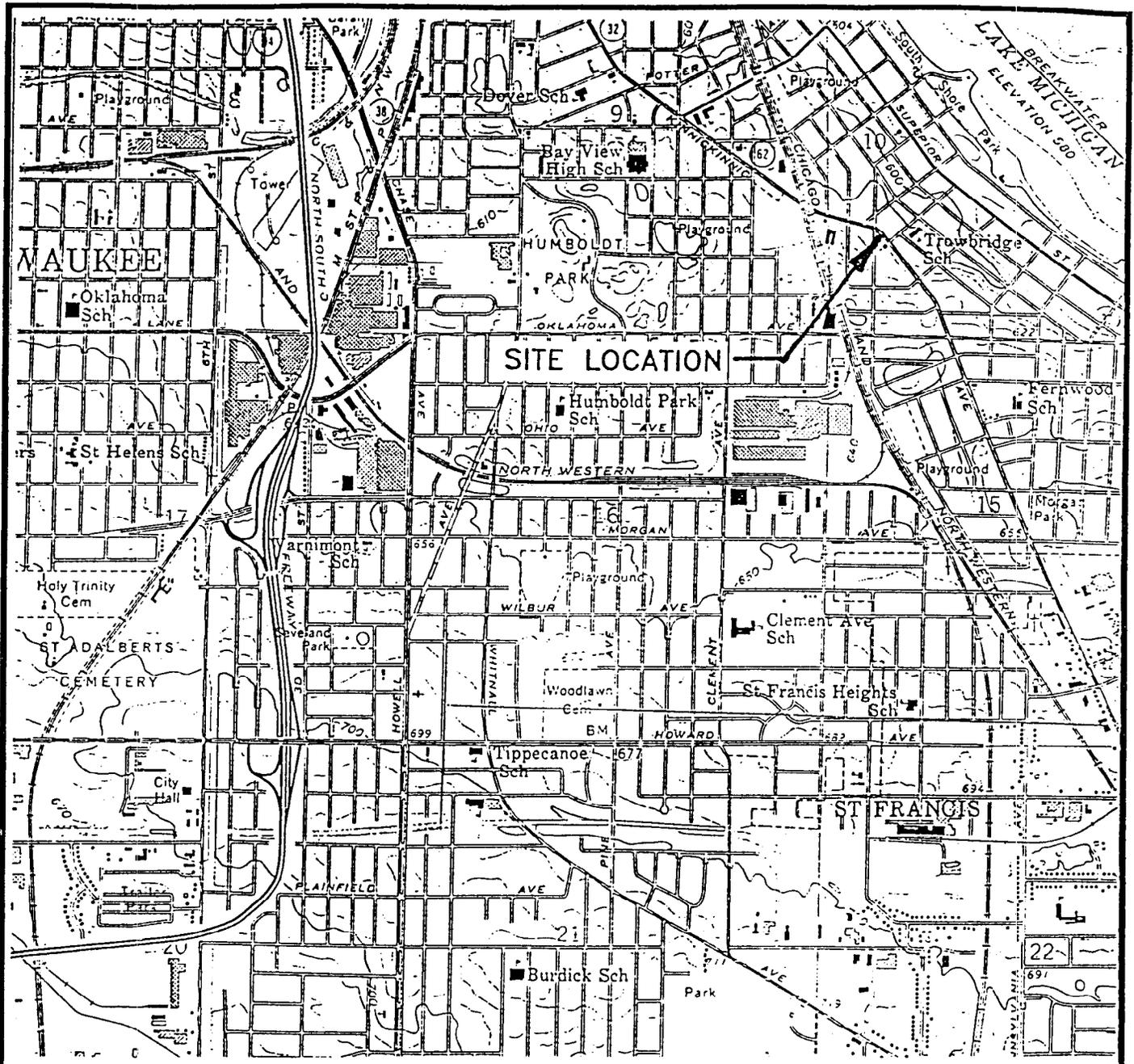
2853
2882
2866
2868
2872
2876



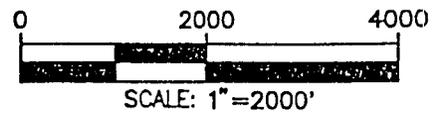
1802 1808 1812 1816 1824 1828 1832 1836 1842 1812
E. RUSH

BAY VIEW BRICK & REAL ESTATE CO'S SUBD. NO 1

4/18/88 11 3 6 22



STATE LOCATION



SITE LOCATOR MAP

**JOURNAL/SENTINEL, INC.
MILWAUKEE, WISCONSIN**

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



DWN. BY:	TCP
APPROVED BY:	
DATE:	JANUARY 1997
PROJ. #	3706.05
FILE #	37060501

FIGURE 1

LEGEND



GRASS PATCH

- ⊙ MW-4 MONITORING WELL LOCATION
- ⊕ SB-1 SOIL BORING LOCATION
- ASSUMED PROPERTY LINE
- ② LOCATION OF SOIL SAMPLES COLLECTED DURING TANK REMOVAL

GROUNDWATER ELEVATIONS SEPTEMBER 23, 1995	
WELL	WATER LEVEL ELEVATION (FEET MSL)
MW-1	604.17
MW-2	804.11
MW-3	603.65

**PHASE II
MONITORING WELL
AND SOIL BORING LOCATIONS**
2815 S. KINNICKINNIC ROAD
JOURNAL/SENTINEL INC.
MILWAUKEE, WISCONSIN



DRAWN BY: SCD
APPROVED BY:
DATE: JANUARY 1996
PROJ. / 3706.01
FILE / 37060105

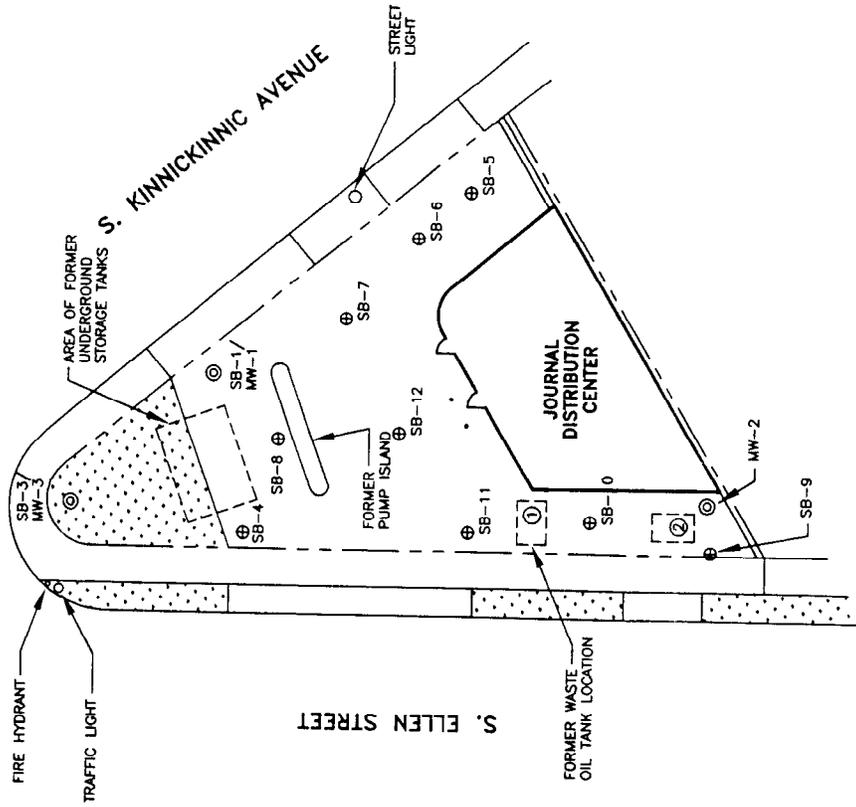
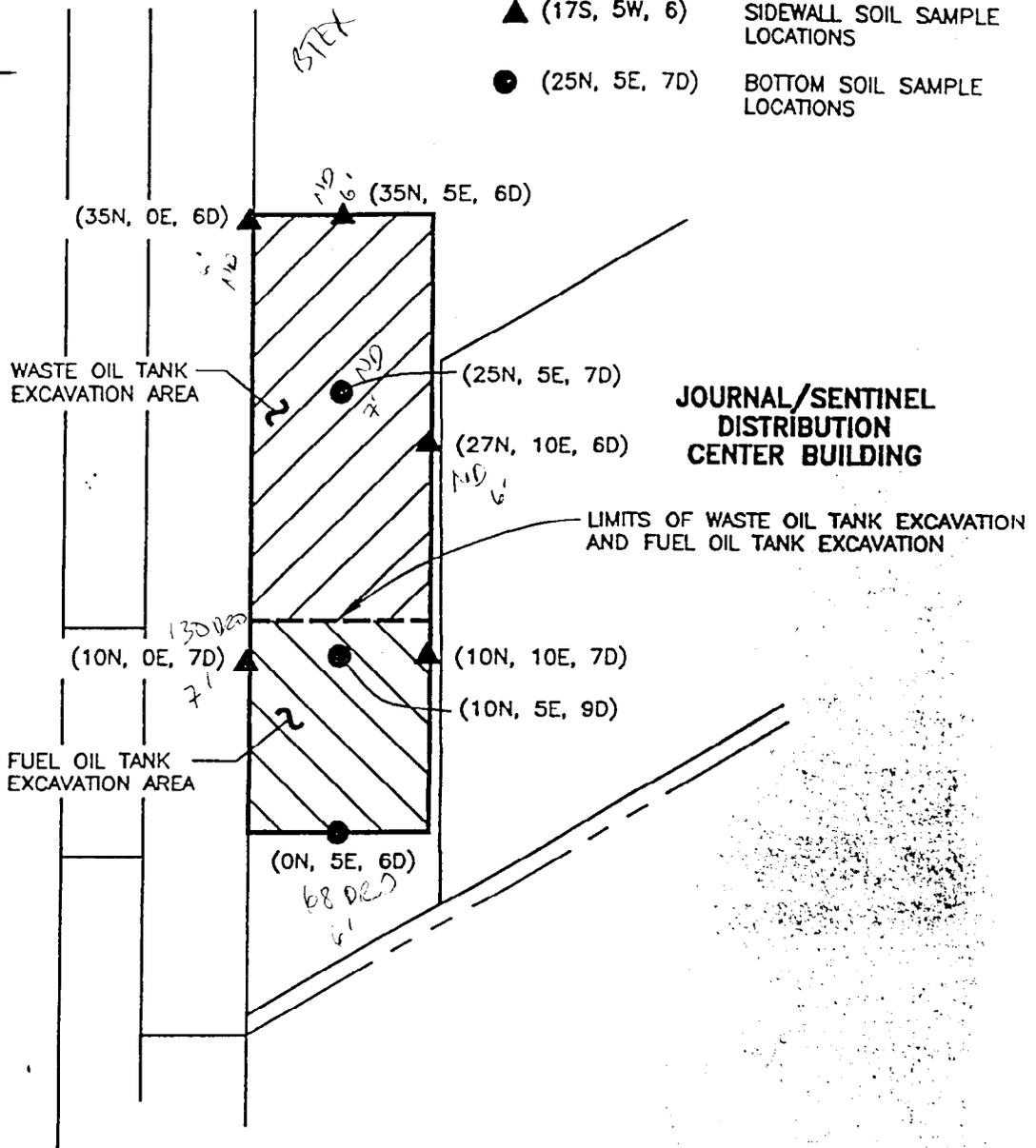


FIGURE 2

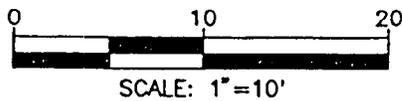
LEGEND

- ▲ (17S, 5W, 6) SIDEWALL SOIL SAMPLE LOCATIONS
- (25N, 5E, 7D) BOTTOM SOIL SAMPLE LOCATIONS

S. ELLEN STREET



**SOIL SAMPLE LOCATIONS IN THE
WASTE OIL TANK EXCAVATION AND
FUEL OIL TANK EXCAVATION AREA
JOURNAL/SENTINEL, INC.
MILWAUKEE, WISCONSIN**

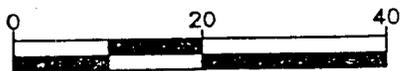
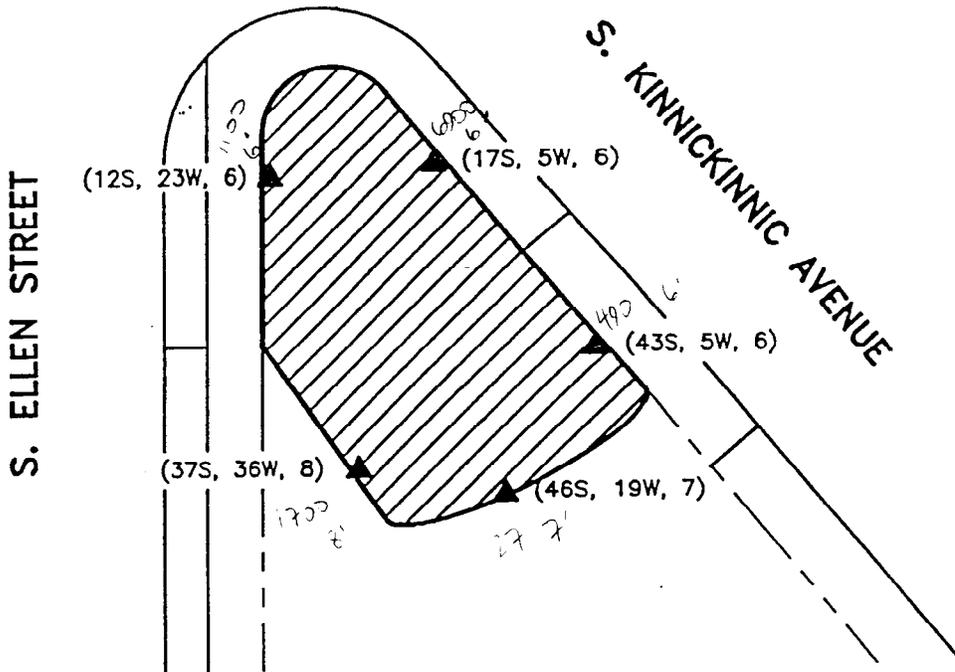


	DWN. BY: TCP
	APPROVED BY:
	DATE: JANUARY 1997
	PROJ. # 3706.04
FILE # 37060405	

FIGURE 3

LEGEND

▲ (17S, 5W, 6) SIDEWALL SOIL SAMPLE LOCATIONS



SCALE: 1" = 20'

**SOIL SAMPLE LOCATIONS IN
THE GASOLINE EXCAVATION AREA
JOURNAL/SENTINEL, INC.
MILWAUKEE, WISCONSIN**

	DWN. BY: TCP
	APPROVED BY:
	DATE: DECEMBER '996
	PROJ. # 3706.04
	FILE # 37060404

FIGURE 4

Table **3**
Journal Sentinel, Inc. - 2915 South Kinnickinnic Avenue
Groundwater Quality Summary

PARAMETER (ug/l)	NR 140 ES	NR 140 PAL	MW-1R										MW-2						MW-3						
			7/26/95	12/7/95	2/13/9	2/20/97	5/22/97	8/28/97	11/13/9	6/16/98	7/26/95	12/7/95	2/13/9	2/20/97	5/22/97	8/28/97	11/18/9	6/16/98	7/26/95	12/7/95	2/13/9	2/20/97	5/22/97	5/22/97	5/22/97
			Benzene	5	0.5	1300	820	300	220	390	200	53	23	<0.6	23	32	17	20	14	15	13	640	180	24	33
Ethylbenzene	700	140	66	120	29	ND	8.4	18	7.5	7.9	ND	9.9	22.0	7.4	12.0	8.7	8.9	4.6	230	160	0.89	0.87	28	5.6	2.0
Toluene	343	68.6	210	ND	56	5	13	ND	16	2.7	ND	ND	3	1	3	2.2	1.5	2.1	16	ND	40	0.97	<0.26	1.8	2.6
1,2,4-TMB	NS	NS	95	26	32	1.8	5	ND	2.3	2.2	ND	12.0	18.0	1.2	6.9	2.4	2.0	2.1	320	252	ND	1.2	15	1.7	1.3
1,3,5-TMB	NS	NS	57	17	22	13	6.6	ND	1.0	<0.44	2.7	6.4	6.3	0.5	3.1	3.1	1.6	2.3	130	70	ND	ND	19	1.4	<0.40>
Xylenes, total	620	124	224	63	130	11.5	18.1	ND	4.0	2.2	3.2	10.6	18.0	3.1	11.5	4.8	6.6	3.3	580	439	5	4	38	3.0	ND
MTBE	60	12	ND	ND	ND	ND	<1.3	ND	ND	<0.45	ND	1.5	ND	ND	<0.53	1.6	ND	<0.45	ND	6	ND	ND	3	2.0	ND

Notes:

ug/l = micrograms per liter

TMB = trimethylbenzene

ND - Indicates no detectable analyte

NS - Indicates no enforcement standard

Bold result indicates concentration is greater than or equal to DNR preventive action limit.

Shaded result indicates concentration is greater than or equal to DNR enforcement standard.

Samples collected on 12/13/96 from replacement monitoring wells MW-1R and MW-3R

On June 16, 1998, the well cap on well MW-3R was compromised and was therefore not sampled.

TABLE 2
 PRE-REMEDIAL SOIL ANALYTICAL RESULTS
 JOURNAL SENTINEL, INC.
 2915 SOUTH KINNICKINNIC ROAD
 MILWAUKEE, WISCONSIN
 Project Reference #7796

Parameters	Location (depth in feet below ground surface)										Soil Standards
	SB-1	SB-1	SB-2	SB-2	SB-3	SB-3	SB-4	SB-4	SB-5	SB-5	
	1 - 3	17 - 19	4 - 6	13 - 20	3 - 5	19 - 21	5 - 7	9 - 11	3 - 5	9 - 11	
	04/12/1995	04/12/1995	07/05/1995	07/05/1995	04/13/1995	04/13/1995	04/12/1995	04/12/1995	04/13/1995	04/13/1995	
Benzene	<630	<25	100	<25	4,200	<25	140	<25	<25	<25	5.5
Ethyl Benzene	8,300	<25	660	<25	82,000	<25	120	<25	<25	<25	2,900
Methyl-tert-butyl-ether	2,500	<25	60	<25	<1,300	<25	41	<25	<25	<25	--
Toluene	<630	<25	47	<25	<1,300	<25	<25	<25	<25	<25	1,500
1,2,4-Trimethylbenzene	12,000	<25	1,800	<25	180,000	<25	190	33	<25	<25	--
1,3,5-Trimethylbenzene	17,000	<25	710	<25	66,000	<25	160	33	<25	<25	--
Xylenes, m+p	18,000	<25	1,400	<25	300,000	63	150	<25	<25	<25	4,100 ²
Xylenes, o	<630	<25	640	<25	6,500	<25	66	<25	<25	<25	4,100 ²
GRO - Soil	2,100	<2.8	52	<2.9	3,100	<2.8	17	5.2	<2.9	<2.9	100 ³
DRO - Soil	930	<4.4	3,000	<4.1	1,900	4.4	7.4	24	14	25	100 ³
Lead - Soil	8.6	14	8.1	7.5	29	9.5	7.3	8.1	9.7	9.2	--

Notes:

Information from RMT, Inc. File

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 a nonclay environment [NR 720.09 (4)].

Bolded values indicate NR 720 soil cleanup standard exceedances.

TABLE 2
 PRE-REMEDIAL SOIL ANALYTICAL RESULTS
 JOURNAL SENTINEL, INC.
 2915 SOUTH KINNICKINNIC ROAD
 MILWAUKEE, WISCONSIN
 Project Reference #7796

Parameters	Location (depth in feet below ground surface)											
	MW-2	SB-6	SB-7	SB-8	SB-9	SB-9	SB-10	SB-11	SB-11	SB-12	Trip	
	6 - 8	3 - 5	7 - 9	9 - 11	5 - 7	11 - 13	9 - 11	1 - 3	7 - 9	7 - 9	Blank	NR 720
	07/05/1995	11/29/1995	11/29/1995	11/29/1995	11/29/1995	11/29/1995	11/29/1995	11/30/1995	11/30/1995	11/30/1995	11/30/1995	Soil Standards
Benzene	<25	<25	<25	1,900	<25	71	<25	<25	<25	<25	<25	5.5
Ethyl Benzene	<25	<25	<25	3,700	170	340	<25	<25	<25	<25	<25	2,900
Methyl-tert-butyl-ether	<25	<25	<25	270	<25	<25	<25	<25	<25	<25	<25	--
Toluene	<25	<25	<25	470	<25	<25	<25	<25	<25	<25	<25	1,500
1,2,4-Trimethylbenzene	<25	<25	<25	3,300	120	800	<25	<25	<25	<25	<25	--
1,3,5-Trimethylbenzene	<25	<25	<25	3,200	110	380	<25	<25	<25	<25	<25	--
Xylenes, m+p	<25	<25	<25	4,800	130	190	<25	<25	<25	<25	<25	4,100 ²
Xylenes, o	<25	630	<25	870	<25	61	<25	<25	<25	<25	<25	4,100 ²
GRO - Soil	6.5	<3.0	<2.9	320	18	14	<2.9	<2.9	<2.9	<3.0	<2,500	100 ³
DRO - Soil	<4.1	<4.1	<3.9	13	480	<3.9	<3.9	<3.9	<3.7	<3.9	NA	100 ³
Lead - Soil		9.0	11	13	13	10	12	<3.7	7.6	6.4		--

Notes: Information from RMT Inc. File
 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 a nonclay environment [NR 720.09 (4)].

Bolded values indicate NR 720 soil cleanup standard exceedances.

TABLE 4
 POST REMEDIAL SOIL REMEDIATION DATA
 FOR THE GASOLINE STORAGE TANK EXCAVATION AREA
 JOURNAL SENTINEL, INC.
 2915 SOUTH KINNICKINNIC ROAD
 MILWAUKEE, WISCONSIN
 Project Reference #7796

	Gasoline Tank Excavation					NR 720 Soil Standards
Sample ID (Map Location)	43S,5W,6	46S,19W,7	37S,36W,8	17S,5E,6	12S,23W,6	
Excavation Sample Location	Sidewall	Sidewall	Sidewall	Sidewall	Sidewall	
Soil Type	Clay	Clay/Fill	Clay/Fill	Clay	Clay	
Sample Depth (ft)	6	7	8	6	6	
PID Results (i.u.)	120	NA	<2	5.3	889	
Benzene	490	27	1,700	6,900	1,100	5.5
Ethyl Benzene	1,200	43	77	140	2,700	2,900
Methyl-tert-butyl-ether	<25	<25	<25	<25	<25	--
Toluene	330	<25	1,400	110	1,100	1,500
1,2,4-Trimethylbenzene	1,500	52	<25	<25	3,300	--
1,3,5-Trimethylbenzene	740	52	<25	<25	1,400	--
Xylenes	1,100	<50	210	1,400	5,100	4,100
GRO - Soil	42	<10	<10	14	180	100
DRO - Soil	<10	<10	<10	<10	<10	100
Lead - Soil	15	14	15	17	18	50

Notes: Samples collected October 30, 1996
 All units in ug/kg except GRO, DRO and Lead which are in mg/kg.
 All values reported on a dry weight basis.

i.u. = Instrument units
 -- = No Standard

Bolded values indicate NR 720 soil cleanup standard exceedances.

TABLE 5
 POST REMEDIAL SOIL REMEDIATION DATA
 FOR THE WASTE OIL AND FUEL OIL TANK EXCAVATION AREA
 JOURNAL SENTINEL, INC.
 2915 SOUTH KINNICKINNIC ROAD
 MILWAUKEE, WISCONSIN
 Project Reference #7796

Sample ID (Map Location)	Waste Oil Tank Excavation				Fuel Oil Tank Excavation				NR 720 Soil Standards
	25N,5E,7D	27N,10E,6D	35N,0E,6D	35N,5E,6D	0N,5E,6D	10N,10E,7D	10N,5E,9D	10N,10E,7D	
Excavation Sample Location	Floor	Sidewall	Sidewall	Sidewall	Sidewall	Sidewall	Floor	Sidewall	
Soil Type	Clay	Clay	Clay	Clay	Clay	Clay	Clay	Clay	
Sample Depth (ft)	7	6	6	6	6	7	9	7	
PID Results (i.u.)	<2	<2	<2	<2	N/A	N/A	N/A	N/A	
Benzene	<25	<25	<25	<25	<25	<25	<25	<25	5.5
Ethyl Benzene	<25	<25	<25	<25	140	<25	<25	68	2,900
Methyl-tert-butyl-ether	<25	<25	<25	<25	<25	<25	<25	<25	--
Toluene	<25	<25	<25	<25	<25	<25	<25	<25	1,500
1,2,4-Trimethylbenzene	<25	<25	<25	<25	140	<25	<25	<25	--
1,3,5-Trimethylbenzene	<25	<25	<25	<25	120	<25	<25	26.1	--
Xylenes	<50	<50	<50	<50	<50	<50	<50	<50	4,100
DRO - Soil	<10	<10	<10	<10	68	130	<10	<10	100
Lead - Soil	17	19	17	17	N/A	N/A	N/A	N/A	50
Cadmium	3.5	5.0	3.6	3.5	N/A	N/A	N/A	N/A	8.0

Notes:

Samples collected October 30, 1996

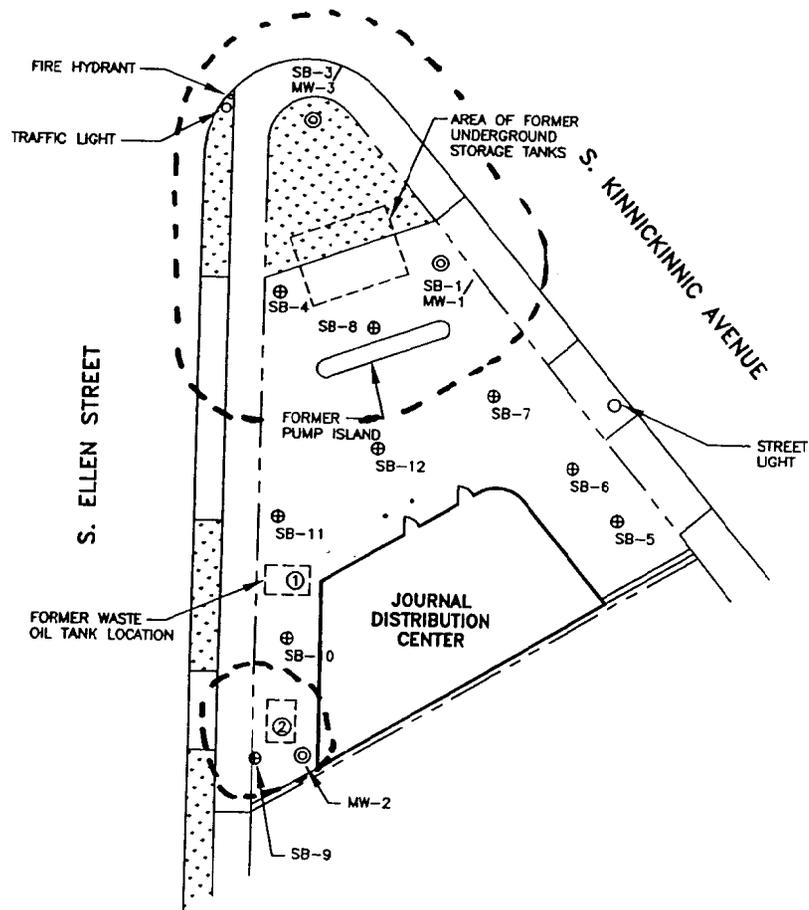
All units in ug/kg except DRO, Lead and Cadmium which are in mg/kg.

All values reported on a dry weight basis.

i.u. = Instrument units

-- = No Standard

Bolded values indicate NR 720 soil cleanup standard exceedances.



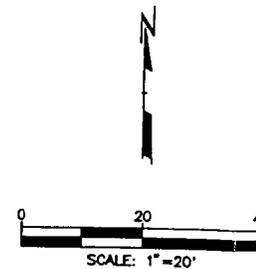
LEGEND

-  GRASS PATCH
-  MW-4 MONITORING WELL LOCATION
-  SB-1 SOIL BORING LOCATION
-  ASSUMED PROPERTY LINE
-  ② LOCATION OF SOIL SAMPLES COLLECTED DURING TANK REMOVAL

Estimated Extent of Soil and Groundwater Standard Exceedances

GROUNDWATER ELEVATIONS SEPTEMBER 23, 1995	
WELL	WATER LEVEL ELEVATION (feet MSL)
MW-1	604.17
MW-2	604.11
MW-3	603.65

**PHASE II
MONITORING WELL
AND SOIL BORING LOCATIONS
2915 S. KINNICKINNIC ROAD
JOURNAL/SENTINEL, INC.
MILWAUKEE, WISCONSIN**



	DRAWN BY: SCD
	APPROVED BY:
	DATE: JANUARY 1996
	PROJ. # 3706.01
	FILE # 37060105

FIGURE 2

GROUNDWATER ELEVATION MEASUREMENTS

**JOURNAL SENTINEL, INC.
2915 SOUTH KINNICKINNIC ROAD
MILWAUKEE, WISCONSIN
Project Reference #7796**

Location	Depth to Water	Top of Casing Elevation	Water Table Elevation
MW-1			
07/19/1995	4.46	608.23	603.77
07/25/1995	4.11	608.23	604.12
08/10/1995	4.14	608.23	604.09
09/23/1995	4.06	608.23	604.17
11/18/1997	4.83	608.23	603.40
12/07/1995	2.70	608.23	605.53
06/16/1998	3.81	608.23	604.42
MW-2			
07/19/1995	14.46	609.86	595.40
07/25/1995	15.47	609.86	594.39
08/10/1995	7.00	609.86	602.86
09/23/1995	5.75	609.86	604.11
11/18/1997	6.83	609.86	603.03
12/07/1995	4.91	609.86	604.95
06/16/1998	6.54	609.86	603.32
MW-3			
07/19/1995	3.95	607.50	603.55
07/25/1995	3.71	607.50	603.79
08/10/1995	3.65	607.50	603.85
09/23/1995	3.85	607.50	603.65
11/18/1997	3.38	607.50	604.12
12/07/1995	4.05	607.50	603.45
06/16/1998	Paved Over	607.50	--

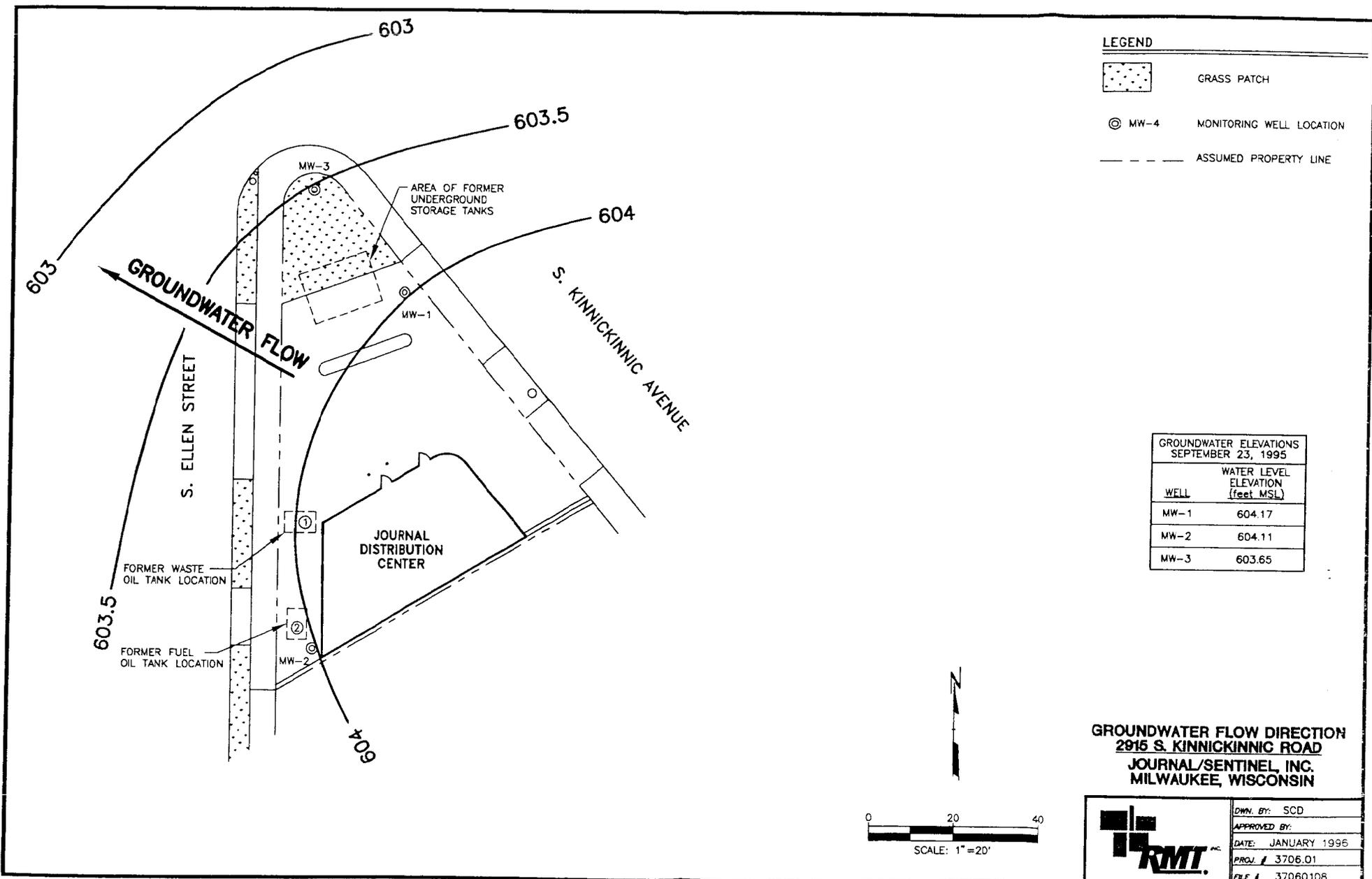
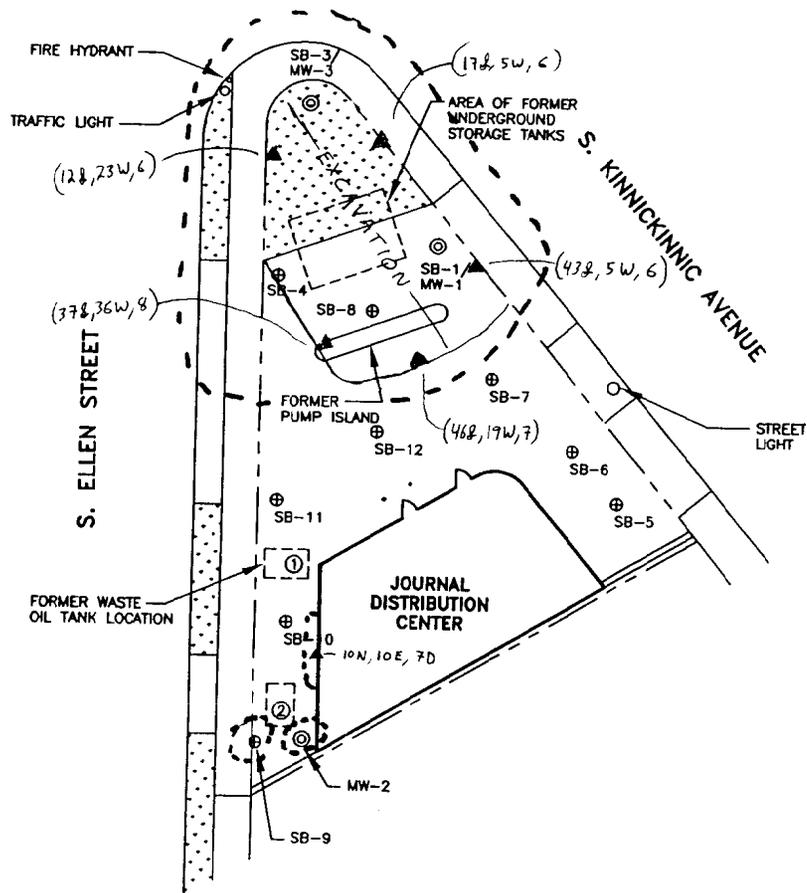


FIGURE 2

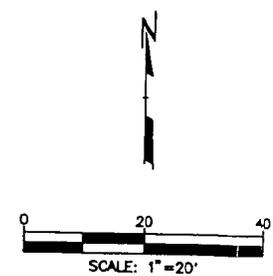


LEGEND

-  GRASS PATCH
-  MW-4 MONITORING WELL LOCATION
-  SB-1 SOIL BORING LOCATION
-  ASSUMED PROPERTY LINE
-  ② LOCATION OF SOIL SAMPLES COLLECTED DURING TANK REMOVAL

- Estimated Extent of soil with Petroleum Concentrations that Exceed Chapter NR 720 RCLs

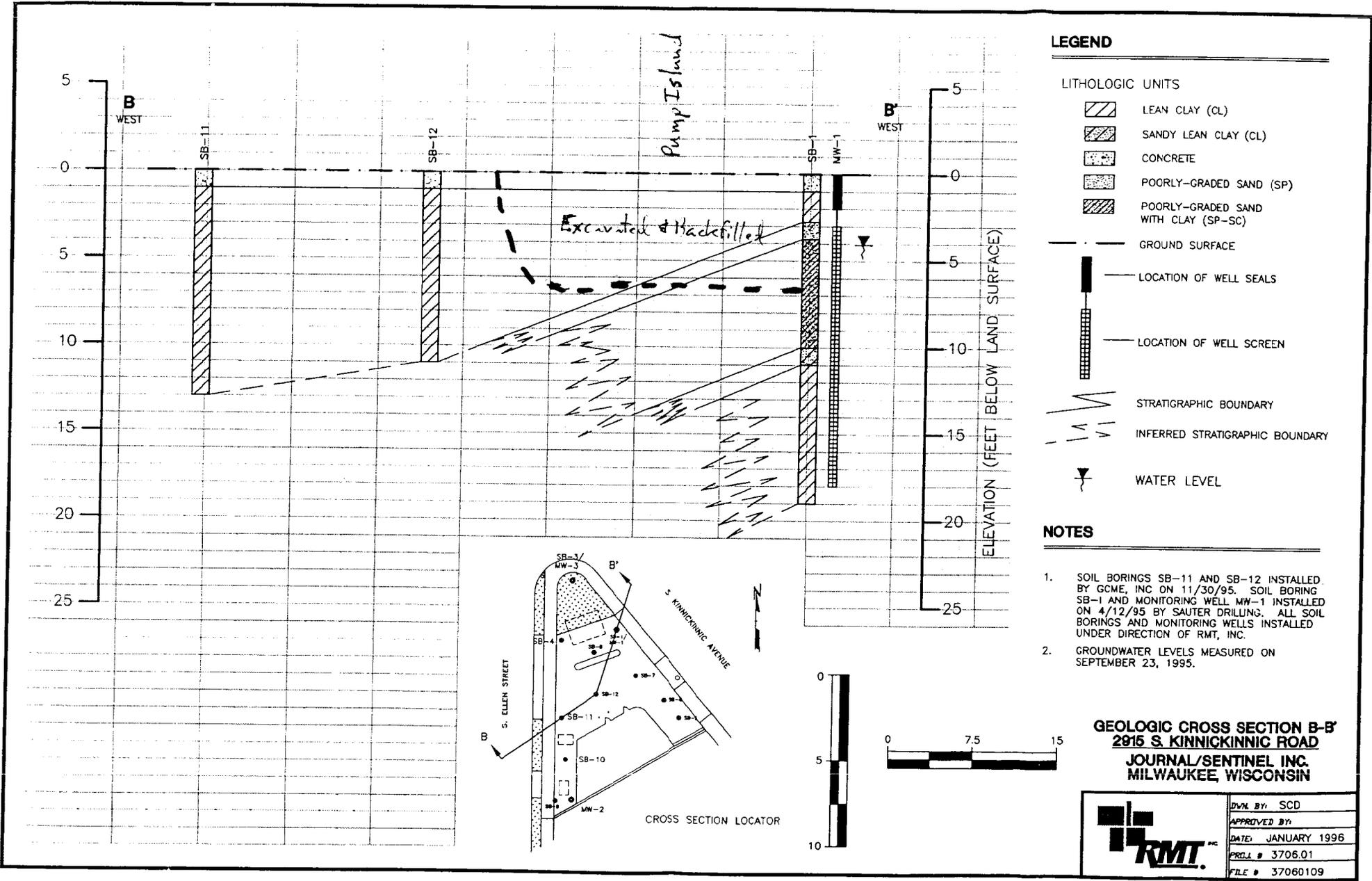
GROUNDWATER ELEVATIONS SEPTEMBER 23, 1995	
WELL	WATER LEVEL ELEVATION (feet MSL)
MW-1	604.17
MW-2	604.11
MW-3	603.65



**PHASE II
MONITORING WELL
AND SOIL BORING LOCATIONS
2915 S. KINNICKINNIG ROAD
JOURNAL/SENTINEL, INC.
MILWAUKEE, WISCONSIN**

	OWNED BY: SCD
	APPROVED BY:
	DATE: JANUARY 1996
	PROJ. # 3706.01
FILE # 37060105	

FIGURE 2



LEGEND

- LITHOLOGIC UNITS**
- LEAN CLAY (CL)
 - SANDY LEAN CLAY (CL)
 - CONCRETE
 - POORLY-GRADED SAND (SP)
 - POORLY-GRADED SAND WITH CLAY (SP-SC)
- GROUND SURFACE
 LOCATION OF WELL SEALS
 LOCATION OF WELL SCREEN
 STRATIGRAPHIC BOUNDARY
 INFERRED STRATIGRAPHIC BOUNDARY
 WATER LEVEL

NOTES

1. SOIL BORINGS SB-11 AND SB-12 INSTALLED BY GCME, INC ON 11/30/95. SOIL BORING SB-1 AND MONITORING WELL MW-1 INSTALLED ON 4/12/95 BY SAUTER DRILLING. ALL SOIL BORINGS AND MONITORING WELLS INSTALLED UNDER DIRECTION OF RMT, INC.
2. GROUNDWATER LEVELS MEASURED ON SEPTEMBER 23, 1995.

GEOLOGIC CROSS SECTION B-B'
2915 S. KINNICKINNIC ROAD
JOURNAL/SENTINEL INC.
MILWAUKEE, WISCONSIN

	DRN BY: SCD
	APPROVED BY:
	DATE: JANUARY 1996
	PROJ # 3706.01
	FILE # 37060109

FIGURE 6

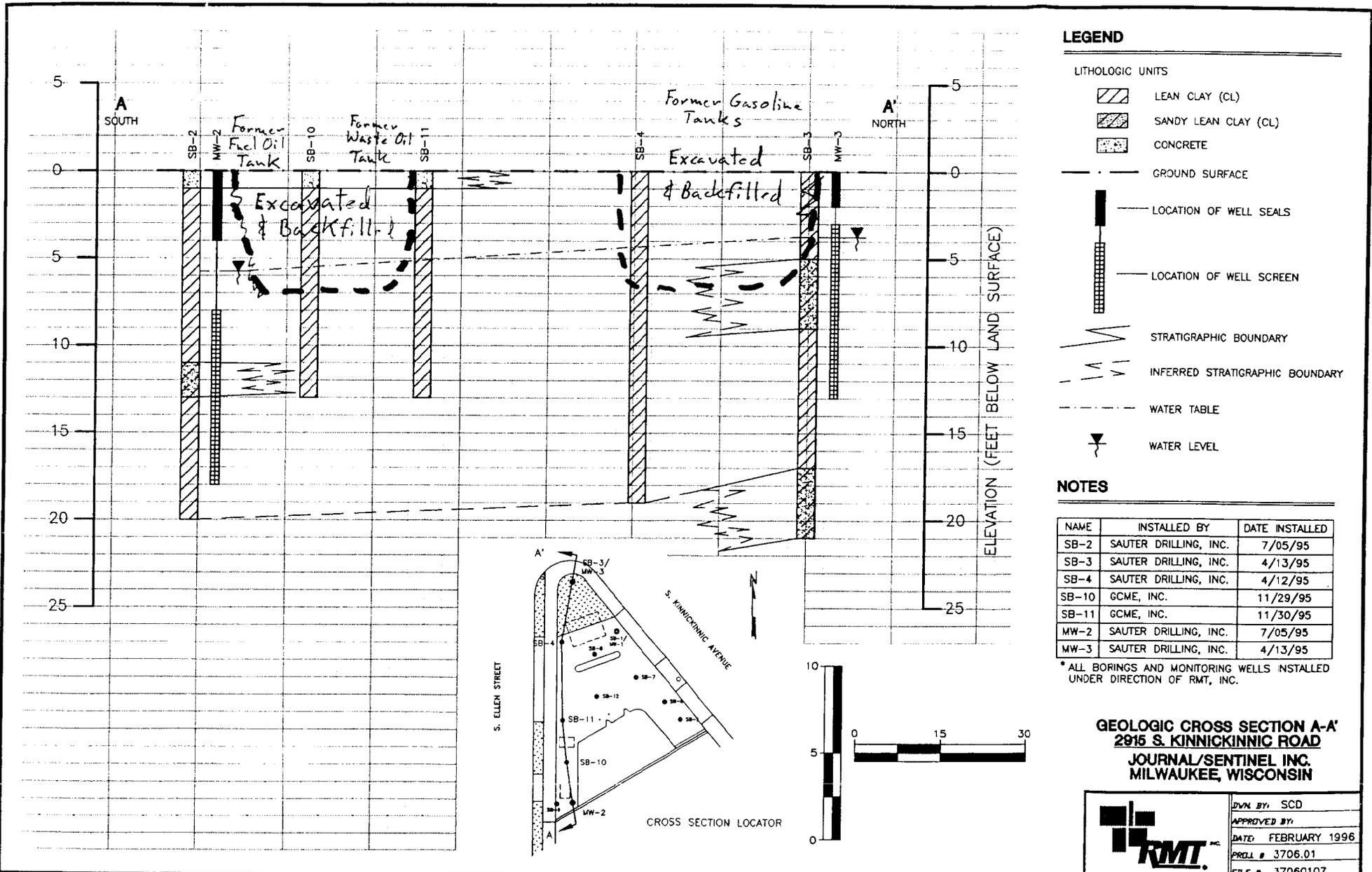


FIGURE 4

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 BRRTS #03-41-004708 is complete and accurate to the best of our knowledge.



Signature of Representative for Responsible Party:

3/5/03

Date:

February 28, 2003

Project Reference #7796

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

**RE: Notification of Residual Petroleum Impacted Soil and Groundwater
Former Milwaukee Journal Sentinel, Inc. Newspaper Distribution Facility
2915 S. Kinnickinnic St., 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 sample analytical results collected after the removal of approximately 780 tons of petroleum-affected soil from two areas of the site indicates that residual petroleum concentrations above WDNR standards remain beneath the sidewalks and possibly the roadways adjacent to the north triangular portion of the property and southeast corner. Residual concentrations of benzene slightly above the enforcement standard remain in the groundwater from monitoring wells MW-1, MW-2, and MW-3. 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 sidewalks and 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 October 1996 soil removal and groundwater samples from May 1997 and June 1998 sampling rounds (the most recent monitoring events).

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,



James Pepelnjak
Attorney

Attachment

cc: Mr. Ross Creighton - Sigma Environmental Services, Inc.

March 10, 2003

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

**RE: Notification of Regulatory Standard Exceedances in Soil and Groundwater
In Portions of Ellen Street and S. Kinnickinnic Avenue Rights-of-way
Former Milwaukee Journal Sentinel Newspaper Distribution Facility
2915 S. Kinnickinnic St., 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 690 tons of gasoline-affected soil from the north portion of the property and approximately 90 tons of waste oil and fuel oil impacted soil from the southwest portion of the property indicates that residual petroleum concentrations above regulatory standards remain beneath sidewalk and likely road right of ways. 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 2915 S. Kinnickinnic on the Wisconsin Department of Natural Resources' (WDNR) GIS registry, we are providing you with notification of the presence of these impacts in accordance with WDNR requirements.

The attached tables and figures 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 (October 1996) and the most recent groundwater samples (May 1997 and June 1998). Depths to water at the site generally range from three to seven feet below ground surface. 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 1996 through 1998. If you have any questions, please call me, at 414-768-7144.

Sincerely,
Sigma Environmental Services, Inc.


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

Attachment

cc: Mr. James Pepelnjak

