

Source Property Information

CLOSURE DATE:

BRRTS #: (No Dashes)

FID #:

ACTIVITY NAME:

DATCP #:

PROPERTY ADDRESS:

PECFA#:

MUNICIPALITY:

PARCEL ID #:

*WTM COORDINATES:

WTM COORDINATES REPRESENT:

X: Y:

Approximate Center Of Contaminant Source

** Coordinates are in
WTM83, NAD83 (1991)*

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Contamination in ROW

Off-Source Contamination

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property" form)*

*(note: for list of off-source properties
see "Impacted Off-Source Property" form)*

Continuing Obligations:

N/A (Not Applicable)

Cover or Barrier (222)

Soil: maintain industrial zoning (220)

*(note: maintenance plan for
groundwater or direct contact)*

*(note: soil contamination concentrations
between non-industrial and industrial levels)*

Vapor Mitigation (226)

Structural Impediment (224)

Maintain Liability Exemption (230)

Site Specific Condition (228)

*(note: local government unit or economic
development corporation was directed to
take a response action)*

Note: Comments will not print out.

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes No N/A

* Residual Contaminant Level

** Site Specific Residual Contaminant Level

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #:	03-41-004768	(No Dashes)	PARCEL ID #:	5041321000
ACTIVITY NAME:	CLARK STATION #723		WTM COORDINATES:	X: 691626 Y: 282367

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: **Title: Milwaukee County Certified Survey Map**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

- Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 **Title: Site Vicinity Map**
 - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 1, A **Title: Site Plan**
 - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 1 **Title: Approximate Extent of Petroleum Hydrocarbon Impacted Soil**

BRRTS #: 03-41-004768

ACTIVITY NAME: CLARK STATION #723

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: 3 Title: Cross Section Location Map

Figure #: 4 Title: Generalize Cross Section A-A', B-B'

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: A, 2 Title: Petroleum Impacted Soil and Groundwater Map, Approximate Extent of Petroleum Hydr....

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: 2 Title: Site Layout (08/12/11)

Figure #: 2 Title: Site Layout (11/10/11)

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1, 3, 2, 4 Title: BT2 Soil...,Piping Removal...,Geoprobe Soil Analytical., Monitoring Well Installation Soil..

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: 4 Title: Groundwater Analytical Results (Post Closure), Groundwater Analytical Results Summary

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: 6 Title: Groundwater Level Data Sheet, Groundwater Elevation Calculations

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: Title:

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-41-004768

ACTIVITY NAME: CLARK STATION #723

NOTIFICATIONS

Source Property

Not Applicable

Letter To Current Source Property Owner: If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying any off-source property owner.

Deed of "Off-Source" Property: The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

Certified Survey Map: A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #: **Title:**

Letter To "Governmental Unit/Right-Of-Way" Owners: Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters: 2

POST
CLOSURE



STATE OF WISCONSIN
Department of Safety and Professional Services

Mail to:
141 NW Barstow St - 4th Floor
Waukesha, Wisconsin 53188-3789
TTY: (608) 267-2416
Fax: (262) 521-5187
Email: dsps@wisconsin.gov
Web: <http://dsps.wi.gov>

Governor Scott Walker

Secretary Dave Ross

June 28, 2012

Mr. Davinder Singh
2759 South Kinnickinnic Avenue
Milwaukee, WI 53207

RE: Closure with Land Use Limitation for an Improperly Abandoned Monitoring Well
PECFA # 53207-2264-59-B DNR BRRTS # 03-41-403042
Clark Station #723 Dispenser Leak, 2759 South Kinnickinnic Avenue, Milwaukee

Dear Mr. Singh

The Wisconsin Department of Safety and Professional Services (DSPS) has received the monitoring well abandonment forms that were required as the condition for closure of the site referenced above. This site is now listed as "closed" on the DSPS database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination and the improperly abandoned monitoring well. Monitoring well MW-3 was reportedly destroyed or buried during site redevelopment activities and could not be located. To view sites on the GIS Registry web page, visit <http://dnr.wi.gov/topic/Brownfields/rrsm.html>. If you intend to construct a potable well on this property, you must get prior DNR approval.

Current state law allows DSPS to grant final closure of your site as long as the current and subsequent property owners adhere to the following limitation:

If well MW-3 is located in the future, the then-current owner of the subject property will be required to properly abandon the well in compliance with the requirements in NR 141, Wisconsin Administrative Code, and to submit the required abandonment documentation to DSPS.

Failure to adhere to this limitation may result in financial penalties from \$10 to \$5,000 per day in accordance with section 292.99 (1), Wis. Stats. Be aware that property owners may be held liable for any contamination associated with improperly abandoned monitoring wells that create a conduit for contaminants to enter groundwater.

Groundwater contamination detected during site activities appears to be associated with the release closed by DSPS (formerly Commerce) in 2009. Therefore, DSPS is forwarding the recent groundwater monitoring data to the DNR to update the GIS Registry packet for the closed site with BRRTS # 03-41-004768 and PECFA # 53207-2264-59-A.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous

POST
CLOSURE

waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules.

If it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. It is in your best interest to keep all documentation related to environmental activities at your site.

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 (262) 521-2610.

Sincerely,



Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Gregory Konicek, Konicek Environmental, Inc.

Konicek Environmental Consulting LLC

February 14, 2012

Linda Michalets
Wisconsin Department of Safety and Professional Services
9316 N. 107th Street
Milwaukee, WI 53224-1121

RECEIVED

FEB 16 2012

PECFA SITE REVIEW
MILWAUKEE OFFICE

Re: Clark Station #723
2759 S. Kinnickinnic Avenue
Milwaukee, WI
BRRTs #03-41-403042
53207-2264-59 B

Dear Ms. Michalets:

In response to your July 13, 2011 letter, Konicek Environmental Consulting, LLC (KEC) is supplying the following supplemental site investigation information:

Item 1; Two additional rounds of groundwater monitoring was completed at wells TW-2, TW-3, TW-4, and MW-4. Updated tables including PVOC + naphthalene results are attached. Groundwater elevation data was collected from the entire monitoring well network. The groundwater data is summarized in the attached groundwater flow diagrams.

Item 2; Interviews were conducted with the tenants at 2733 South Clement Avenue. The tenants have not noted any petroleum odors within their building since the station was upgraded in 2008.

Based on the results of the additional round of sampling, Benzene levels exceed ES in TW-2 (8/12/11 only) and TW-3 and the PAL in MW-4. Monitoring well TW-3 also exceeds the ES for total trimethylbenzenes, ethylbenzene, toluene and total xylenes, and the PAL for MTBE and naphthalene in the August 2011 sampling event.

Groundwater flow for the site appears to flow to the southeast except that at times, groundwater flows toward the current tank cavity.

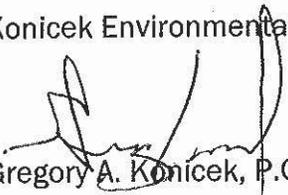
Based on the review of the data collected for this work scope and previous data, it appears that the direction of groundwater in the area of TW-3 may fluctuate causing a soil washing type action.

Since the highest concentrations of petroleum that currently remain on site are similar to the subsurface conditions documented with the closed LUST case, it is recommended that the file for the dispenser release be closed.

If you should have any questions, please feel free to contact our office.

Sincerely,

Konicek Environmental Consulting, LLC



Gregory A. Konicek, P.G., CHMM

Cc. Davinder Singh

Attachments: As noted



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TTY: Contact Through Relay
Fax: (414) 357-4700
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

September 1, 2009

Mr. William Elliott
Lakepointe Holdings, LLC
555 West Brown Deer Road
Suite 200
Milwaukee, WI 53217

RE: **Final Closure**

Commerce # 53207-2264-59-A DNR BRRTS # 03-41-004768
Clark Station #723, 2759 South Kinnickinnic Avenue, Milwaukee

Dear Mr. Elliot:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above, as listed in the department's February 19, 2009 letter. This site is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to document residual soil and groundwater contamination that remains at concentrations above state standards. To review all sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

The current property owner has decided to retain the five existing site groundwater monitoring wells to be used to investigate a dispenser release in 2003 (see enclosed well maintenance agreement and location map). These wells are now considered transferred to the new case (BRRTS #03-41-403042), and responsibility for maintenance and eventual abandonment of the wells is now transferred to that case.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable State regulations and standards.

Depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or along newly placed underground utility lines. The potential for vapor inhalation and mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Costs for sampling and excavation activities conducted after case closure are not eligible for reimbursement under Comm 47 PECFA, Wisconsin Administrative Code. However, if it is determined that any undisturbed remaining petroleum contamination poses a previously unknown threat, the case may be

reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. It is in your best interest to keep all documentation related to environmental activities at your site.

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) 357-4704.

Sincerely,



Stephen D. Mueller
Senior Hydrogeologist
Site Review Section

Enclosure: Maintenance Agreement for Existing Monitoring Wells
Site map showing location of existing monitoring wells and former station layout

cc: Dr. Raghu Singh, OM Enterprises, Inc.
Mr. Davinder Singh, property owner

RECEIVED

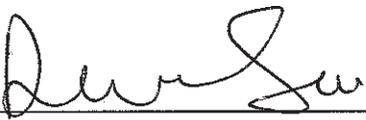
AUG 26 2009

ERS DIVISION
MILWAUKEE

Clark Oil # 723
2759 S Kinnickinnic Avenue, Milwaukee, WI
FID # 241 792 540

Maintenance Agreement for Existing Monitoring Wells

I, Davinder Singh, agree to maintain the existing monitoring wells for the monitoring of the release related to the dispenser leak in 2003 at the referenced site.



Davinder Singh



Date

Modified by Commerce 8-31-09

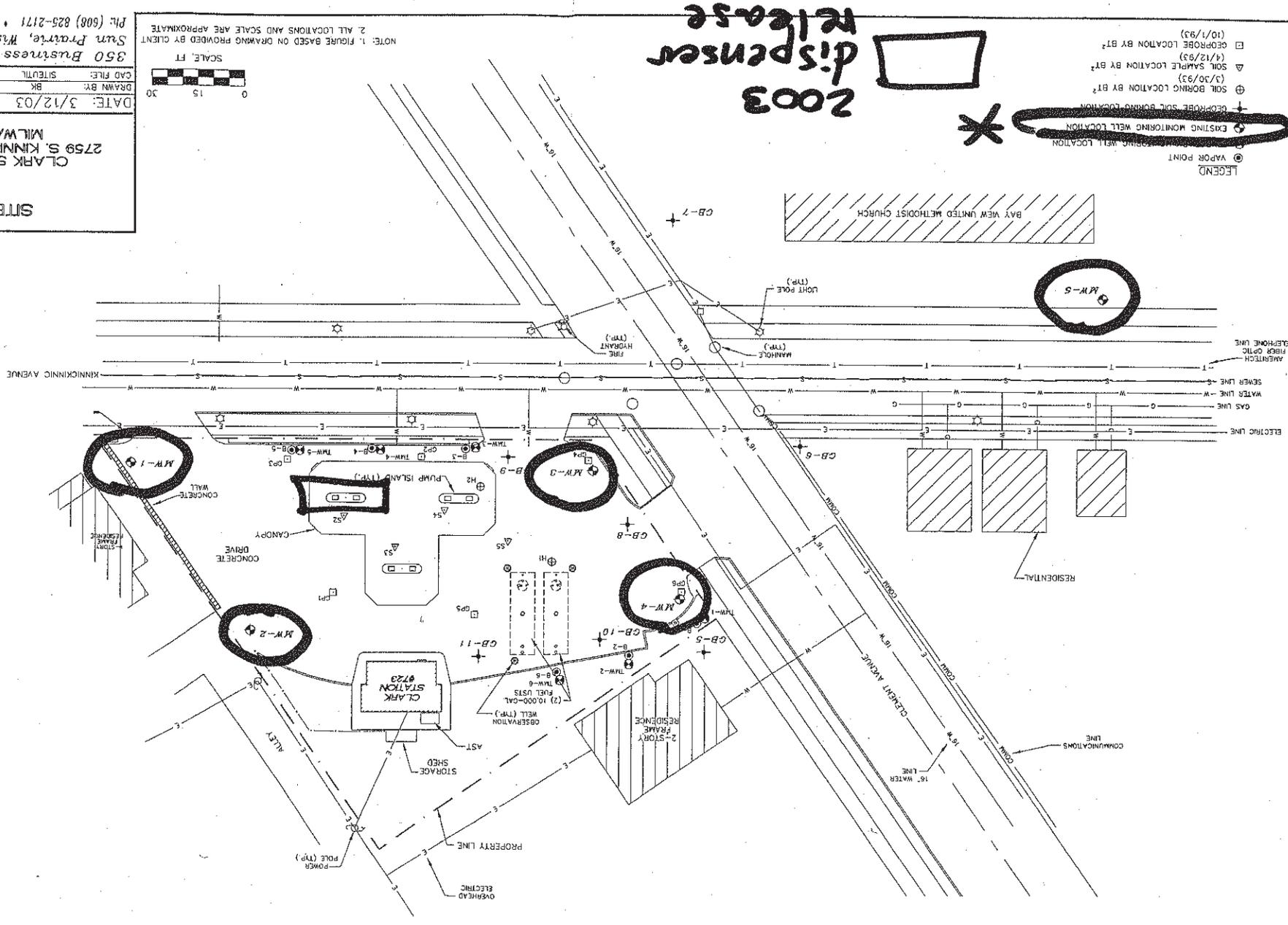
SITE PLAN

CLARK STATION #723
2759 S. KINNICKINNIC AVENUE
MILWAUKEE, WI

DATE: 3/12/03 FILE: 28 75096.2845
DRAWN BY: BK CAD FILE: SHT001L
FIGURE NO.1

350 Business Park Drive ATC
Sun Prairie, Wisconsin 53590
Ph: (608) 825-2171 Fax: (608) 825-0117

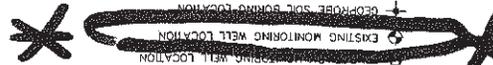
NOTE: 1. FIGURE LOCATIONS AND SCALE ARE APPROXIMATE.
2. ALL LOCATIONS AND SCALE ARE APPROXIMATE.



2003
dispenser
release



- LEGEND**
- ⊙ VAPOR POINT
 - ⊕ EXISTING MONITORING WELL LOCATION
 - ⊕ GEOPROBE SOLE BORING LOCATION
 - ⊕ SOLE BORING LOCATION BY BT² (3/20/92)
 - ⊕ SOLE BORING LOCATION BY BT² (4/12/95)
 - ⊕ GEOPROBE LOCATION BY BT² (10/1/95)



PAVEMENT COVER AND BUILDING BARRIER MAINTENANCE PLAN

[May 15, 2009]

Property Located at:

[2759 South Kinnickinnic Avenue, Milwaukee, WI 53207]

[Commerce # 53207-2264-59-A, WDNR BRRTS/Activity # 03-41-004768]

[LEGAL DESCRIPTION: Lots 1, 2, and 3 in Block 9, in Mann's Second Subdivision in the Southeast ¼ of Section 9, in Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin]

[TAX # 504.1011.100.1]

Introduction

This document is the Maintenance Plan for a pavement cover and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing [concrete slab and asphalt on grade] building and other paved surfaces occupying the area over the contaminated groundwater plume or soil on-site. The contaminated [groundwater plume] [or soil] is impacted by [petroleum contamination]. The location of the paved surfaces and building to be maintained in accordance with this Maintenance Plan, as well as the impacted [groundwater plume] [or soil] are identified in the attached map (Exhibit A).

Cover and Building Barrier Purpose

The paved surfaces and the building foundation over the contaminated [groundwater plume] [or soil] serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. [These paved surfaces and building foundation also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code.] Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The paved surfaces and building foundation overlying the [contaminated groundwater plume] [or soil] and as depicted in Exhibit A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause [additional infiltration into] [or exposure to] underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. The inspection log must be kept on site and made immediately available for review by the Wisconsin Department of Commerce (Commerce), its successor, and/or other state agency. Do not submit a copy of the log annually.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surfaces and/or the building overlying the [contaminated groundwater plume] [or soil] are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by Commerce or its successor.

The property owner, in order to maintain the integrity of the paved surfaces and/or the building, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of Commerce.

Contact Information

[May 2009]

Site Owner and Operator:

[Mr. Davinder Singh]
[2759 South Kinnickinic Avenue, Milwaukee, WI 53207]
[PHONE # 414 – 975 - 4227]

Consultant:

[OM Enterprises, Inc.]
[4765 N 158th Street, Brookfield, WI 53005-1032]
[PHONE # 262 – 790 - 0742]

Commerce:

[PROJECT MANAGER NAME: Mr. Stephen D. Mueller]
[9316 North 107th Street, Milwaukee, WI 53224-1121]
[PHONE # 414 – 357 - 4704]



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TTY: Contact Through Relay
Fax: (414) 357-4700
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

February 19, 2009

Certified mail

Mr. William Elliott
Lakepointe Holdings LLC
555 West Brown Deer Road, Suite 200
Milwaukee, WI 53217

RE: Requirements and Cost Approval for Final Closure

Commerce # 53207-2264-59-A WDNR BRRTS # 03-41-004768
Clark Oil Station #723, 2759 South Kinnickinnic Avenue, Milwaukee

Dear Mr. Elliott:

The Wisconsin Department of Commerce (Commerce) is requesting information regarding activities associated with petroleum contamination at the site referenced above. On December 27, 2002, Commerce conditionally closed the site. On January 28, 2003, Commerce revoked conditional closure in order to conduct a scope of work to determine whether the historical (PECFA-eligible) contamination or a new (PECFA-ineligible) release from the northwest dispenser island caused a vapor intrusion event at neighboring residences immediately south of the station. On April 24, 2003, Commerce reinstated conditional closure of the site, having concluded that the historical contamination had not caused the vapor intrusion event. The new release case remains open. To date the conditions for final closure of the historical case, as listed in Commerce's April 24, 2003 letter, have not been met.

Based on current regulatory requirements, the following conditions must be satisfied to obtain final case closure:

- The document packet for placement of the site on the Wisconsin Department of Natural Resources (DNR) GIS Registry of Closed Remediation Sites must be revised to meet current NR 726, Wisconsin Administrative Code, requirements.
- As part of the GIS Registry packet, submit a Pavement Cover and Building Barrier Maintenance Plan for the site. Because the site and tank system have been completely reconstructed, it will be necessary to include current site data and layout to prepare the maintenance plan and GIS Registry packet.
- All five monitoring wells (MW-1 through MW-5) must be properly abandoned and the appropriate documentation forwarded to Commerce at the letterhead address. (If the wells will be used to investigate the January 2003 gasoline dispenser release (BRRTS # 03-41-403042, FID #341070840), for which you are the responsible party, then provide Commerce with written notification of your intention to continue using the wells.)

Within 60 days, please submit 1) the revised GIS Registry packet and 2) the monitoring well abandonment forms or a letter of intent to continue monitoring the wells. If these documents are not submitted by April 20, 2009, Commerce will initiate an enforcement action.

To complete the remaining work, Commerce approves a cost cap of **\$2,059.58**, using the Comm 47, Wis. Admin. Code, Usual & Customary Cost Schedule. Please refer to the enclosed worksheet for a detailed breakdown of costs.

Costs for activities included in this approval will only be reimbursed at a rate equal to or less than what is allowed on the Cost Schedule. Costs for activities not included in this approval are not reimbursable without prior Commerce authorization and must be approved prior to the activity being performed.

Regulatory Correspondence (Task 7, Activity RC05) and Standardized Invoice Preparation (Task 28, Activity SI05) costs will be reimbursed according to the task specifications and with submittal of proper supporting documentation at claim review time.

Commerce considers the consultant the primary controller of costs during these activities. This approval does not guarantee eligibility of any specific costs that have been incurred or that may be incurred in the future. Final determination regarding the eligibility of costs will be made by the claim reviewer when the entire claim, including all invoices and reports, is submitted for payment.

Your prompt attention to this request is necessary. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 357-4704.

Sincerely,



Stephen D. Mueller
Senior Hydrogeologist
Site Review Section

cc: Dr. Raghu Singh, OM Enterprises LLC
Mr. Davinder Singh, current station owner



April 24, 2003

Mr. Eric Larson
Clark Retail Enterprises, Inc.
601 S. Main St.
Ann Arbor, MI 48104

RE: **Conditional Case Closure – Reinstated**

Commerce # 53207-2264-59 **WDNR BRRTS # 03-41-004768**
Clark Station #723, 2759 S. Kinnickinnic Ave., Milwaukee

Dear Mr. Larson:

On March 24, 2003, the Wisconsin Department of Commerce (Commerce) received a report from your consultant, ATC Associates, Inc., that documents site activities conducted to evaluate the station as the source of petroleum vapors detected in three neighboring residences south of the site during January 2003. Based on the report results, in conjunction with the historical data in the case file, Commerce has determined that the historical contamination at the site is not likely the source of the petroleum vapors. It appears likely that the petroleum vapors resulted from a gasoline release from a malfunctioning dispenser at the station's northwest fueling island. The leaking dispenser was discovered at the time the petroleum vapors were reported to the City of Milwaukee Fire Department and, subsequently, repaired.

With regards to the petroleum vapor intrusion issue, Commerce concurs with the evaluation and conclusions presented in the enclosed memo from the Wisconsin Department of Health and Family Services, Division of Public Health (DPH). In particular, that the vapor intrusion event during January 2003 appears to have subsided and that the station owner may have to mitigate the vapor migration pathway(s) if a future vapor intrusion event occurs at neighboring properties. Any future vapor intrusion event will fall under the jurisdiction of the Wisconsin Department of Natural Resources (WDNR).

As for the pre-existing soil and groundwater contamination on site, Commerce had determined on December 27, 2002 that this site does not pose a significant threat to the environment and human health. Therefore, Commerce reinstates conditional closure of the site. No further investigation or remedial action is necessary for the release reported on April 8, 1993.

The following conditions, presented in Commerce's December 27, 2002 conditional case closure letter, must be satisfied to obtain final closure:

- A deed restriction must be placed on the property deed to prevent direct contact exposure to shallow petroleum contaminated soil that remains within 4 feet of the ground surface. For this site, the deed restriction requires the preservation and maintenance of a surface barrier(s) – paving and/or permanent structure – over the shallow residual soil contamination. Provide Commerce with a copy of the deed restriction showing the County

Register of Deeds' recording information. The deed restriction must include a site map showing accurate property boundaries and indicating where the shallow residual contamination remains. Also, include a table of residual contamination results, if the data are not presented on the map.

Enclosed for your use is an example "Notice of Contamination to Property" that has been prepared for your site. If you wish to modify the language, submit a draft copy to Commerce at the letterhead address for approval before recording. If an electronic copy of the "Notice of Contamination to Property" is desired, you may contact me and a copy will be forwarded to you.

- All monitoring wells must be properly abandoned and the appropriate documentation forwarded to Commerce at the letterhead address. (If the wells will be used to investigate the recent gasoline dispenser release (BRRTS # 03-41-403042), then provide Commerce with written notification of your intention to continue using the wells.)

In addition, please provide revised figures and data tables to update the document packet for the WDNR's GIS Registry of Closed Remediation Sites.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement. Costs associated with recording the deed restriction are not eligible for PECFA reimbursement and should not delay the claim submittal process.

Thank you for your efforts to protect and restore Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5402.

Sincerely,



Stephen D. Mueller
Hydrogeologist
Site Review Section

Enclosures: April 21, 2003 DPH memo
 "Notice of Contamination to Property"

cc: Mr. Charles Cashman, ATC Associates, Inc.
 Mr. Chuck Warzecha, DPH (Commerce letter only)
 Mr. Scott Ferguson, WDNR (Commerce letter, DPH memo only)
 Mr. Eric Amadi, WDNR (Commerce letter only)
 Case File

CORRESPONDENCE/MEMORANDUM

STATE OF WISCONSIN

Division of Public Health
Bureau of Environmental Health
Health Hazard Evaluation Section
(608)-267-3732

DATE: April 21, 2003
TO: Stephen Mueller – Department of Commerce, Milwaukee
FROM: Chuck Warzech *CFW*
SUBJECT: Clark Oil #723, Milwaukee

RECEIVED

APR 23 2003

ERS DIVISION
MILWAUKEE

Thanks for faxing the sample results and summary text for the Clark Station #723 site in Milwaukee. The sample results do not identify ongoing chemical vapor intrusion into the home at this time. This conclusion is consistent with the noted absence of odors in the home since a few days after the initial event took place.

Three air samples were collected and analyzed for petroleum VOCs. The samples were collected from outdoor air, basement air, and from a bedroom on the first floor. Only the sample from the first floor was found to contain any individual VOCs (concentrations summarized in Table 1 below). Each sample contained total petroleum hydrocarbons with the bedroom sample result being the highest concentration by a considerable margin. Total petroleum hydrocarbons is an analysis which additively combines all detected VOCs appearing to be petroleum related in nature. Because petroleum hydrocarbons (including the specific chemicals detected) are commonly found in household products, the results found do not necessarily indicate a source from outside the home. The detected petroleum hydrocarbons including low levels of benzene, toluene, and m/p-xylene in the sample from the first floor bedroom cannot be conclusively linked to a source outside the home, either through soil vapor or ambient air entry. It is possible that these detections are from activities inside the home as is suggested in the consultant's report. It may also be a residual hold over from past chemical entry into the home (from ambient air or soil vapor).

Table 1
Summary of Indoor Air Sample Results (2/4/03)
2733 South Clement Avenue, Milwaukee

Parameter	First Floor Bedroom	Basement	Outdoor (backyard)
Benzene	1.3	<0.5	<0.5
Toluene	2.3	<0.5	<0.5
m&p-Xylene	1.0	<0.5	<0.5
Total Petroleum Hydrocarbons	160	35	10

Units = parts per billion by volume (ppbv)

The level of benzene found in the first floor bedroom is slightly higher than we would like to see in residential indoor air. DHFS recommends that benzene levels in indoor air be at or below levels found in outdoor air (generally below 1.0 ppbv). If the detected concentration represents residual contamination from the prior event, it should continue to decrease and would not represent a significant health risk.

Based on our discussions, I agree with your assessment that the event, which resulted in the petroleum vapor entry into this home and another next door, was not likely the result of ongoing migration from the existing residual contamination at the Clark Station. However, I do not agree with the implication from consultant's report that the station could not have been the source of the initial vapors. In light of the timing of events with the recently reported release coincident with the onset of odors in more than one home, the recent release at the station continues to be the most likely source. No other plausible and more likely source has been identified.

It is important to note that the recent event has identified a migration and exposure pathway from the station to the home. If a similar release occurs in the future it is possible for the scenario to repeat itself. I understand that the currently open PECFA case is limited to the residual contamination related to historic site releases. The recent release at the pump island and any future, similar releases would not be addressed as part of this case.

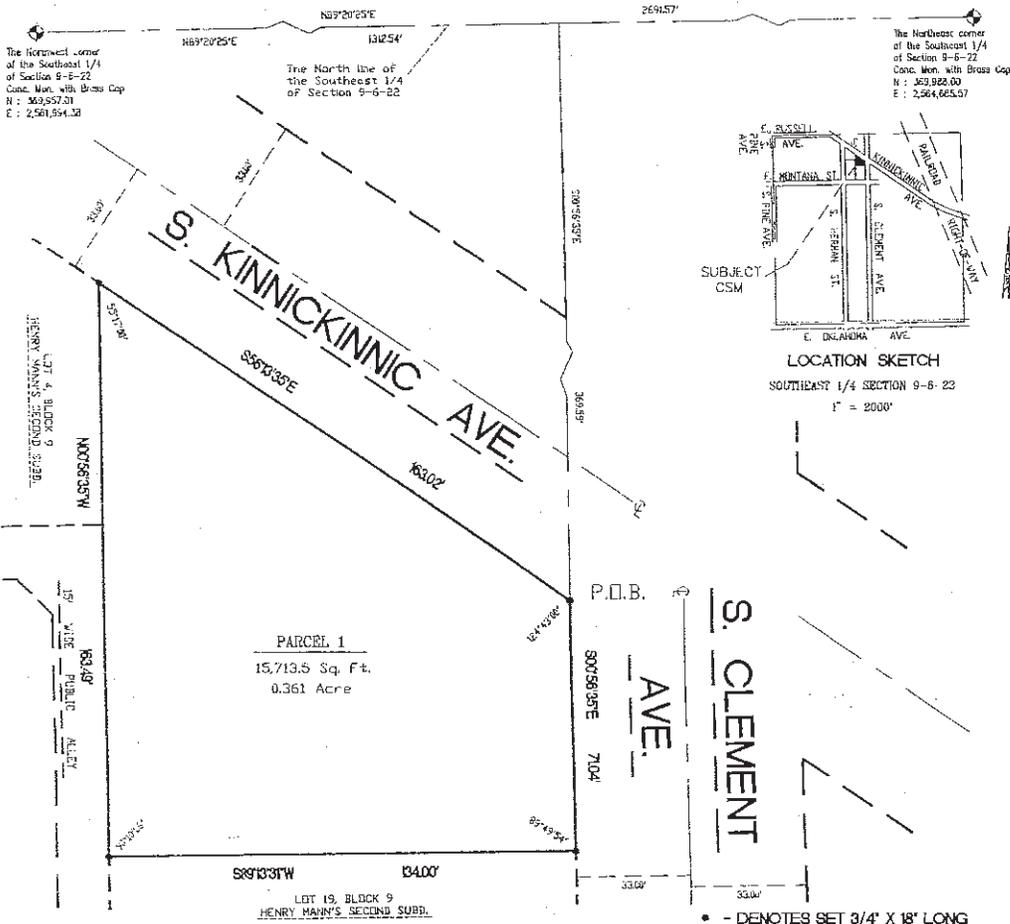
You indicated that this Clark facility is being sold to another party. For this reason, it is important that any future owner is informed about the potential impact to nearby homes that future releases could cause. They may then decide to build in increased spill prevention and/or vapor mitigation features into future construction activities for the property.

Because this does not appear to be related to a current or ongoing release on the property, I will also get in touch with DNR and the City of Milwaukee Health Department to discuss what if any additional action should be taken. If you have any questions about this memo, or if I can be of additional assistance, please contact me at (608) 267-3732. Thank you.

Cc: Eric Amadi – DNR, Milwaukee
David Campbell – City of Milwaukee Health Department
Todd Johnson - 2532 W. Carrington Ave., Oak Creek, WI 53154

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOTS 1, 2 AND 3, BLOCK 9 IN MANN'S SECOND SUBDIVISION LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWN 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



PARCEL 1
15,713.5 Sq. Ft.
0.361 Acre

S. CLEMENT
AVE.

- DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING 1.3 LBS. PER LINEAL FOOT.

ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 9-6-22, WHICH IS ASSUMED TO BEAR N 89°20'25" E, STATE PLANE COORDINATE SYSTEM SOUTH ZONE FEB. 2008 DATUM.



SURVEYING ASSOCIATES, INC.
2554 N. 100th STREET
WAUWATOSA, WI 53226
PHN 414-257-2212
FAX 414-257-2443

INSTRUMENT DRAFTED BY : WILLIAM J. KARPEN

Frederick W. Shibilski
FREDERICK W. SHIBILSKI S-1154

JOB NO. 32211 CSM SHEET 1 OF 3

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOTS 1, 2 AND 3, BLOCK 9 IN MANN'S SECOND SUBDIVISION LOCATED IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, TOWN 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS

I, Frederick W. Shibilski, a registered land surveyor do hereby certify:

That I have surveyed, divided and mapped Lots 1, 2 and 3, Block 9 in Mann's Second Subdivision located in the Northwest ¼ of the Southeast ¼ of Section 9, Town 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of the Southeast ¼ of Section 9; thence North 89° 20' 25" East, along the North line of said ¼ Section 1,312.54 feet; thence South 00° 56' 35" East, 369.59 feet to the Northeast corner of Lot 1 and the point of beginning of the land to be described; thence South 00° 56' 35" East, 71.04 feet to the Southeast corner of Lot 1; thence South 89° 13' 31" West, 134.00 feet to the Southwest corner of Lot 3; thence North 00° 56' 35" West, 163.49 feet to the Northwest corner of Lot 3; thence South 56° 13' 35" East, 163.02 feet to the point of beginning. Containing 15,713.5 square feet (0.361 acres) of land.

That I have made such survey, land division and map by the direction of 2759 SKK, LLC, owner of said land.

That this map is a correct representation of all exterior boundaries of land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code in surveying, dividing and mapping the same.

Dated this 28th day of February 2008.


Frederick W. Shibilski S-1154
Wisconsin Reg. Land Surveyor

CORPORATE OWNERS CERTIFICATE:

2759 SKK, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Chapter 119 of the Milwaukee Code of Ordinances.

In consideration of the approval of this map by the Common Council, and in accordance with Chapter 119 of the Milwaukee Code of Ordinances, the undersigned agrees:

- a. That all utility lines to provide electric power and telephone services and cable television or communications systems lines or cables to all parcels in the certified survey map shall be installed underground in easements provided therefor, where feasible.

This agreement shall be binding on the undersigned and assigns.

IN WITNESS WHEREOF, the said 2759 SKK, LLC has caused these presents to be signed by Davidner Singh, its representative, and Lakwiner Singh, its representative, at Milwaukee, Wisconsin, on this _____ day of _____, 2008.

In the Presence of:

2759 SKK, LLC

Davidner Singh, Representative

Lakwiner Singh, Representative

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOTS 1, 2 AND 3, BLOCK 9 IN MANN'S SECOND SUBDIVISION LOCATED IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, TOWN 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

CORPORATE OWNERS CERTIFICATE (CONTINUED):

STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS

Personally came before me this _____ day of _____, 2008, the above named Davidner Singh and Lakwinder Singh, of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be the Representatives of the corporation, and acknowledged that they executed the foregoing instrument as such representatives of said Corporation by its authority.

Notary Public, State of Wisconsin
My Commission expires _____

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS

I, Wayne F. Whittow, being the duly elected, qualified and acting City Treasurer of the City of Milwaukee, certify that in accordance with the records in the office of the City Treasurer of the City of Milwaukee there are no unpaid taxes or unpaid special assessments on the land included in this certified survey map.

Date: _____

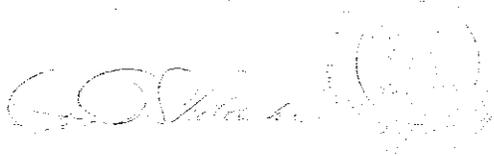
Wayne F. Whittow, City Treasurer

COMMON COUNCIL CERTIFICATE OF APPROVAL

I certify that this Certified Survey Map was approved under Resolution File No. _____, adopted by the Common Council of the City of Milwaukee on _____, 2008.

Ronald D. Leonhardt, City Clerk

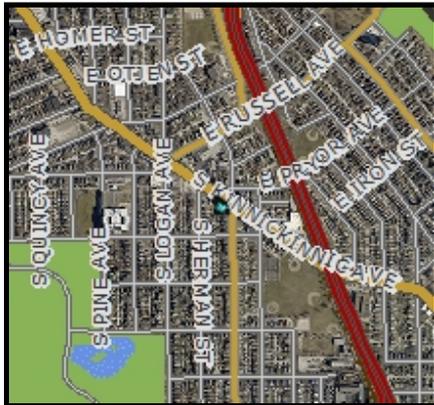
Tom Barrett, Mayor



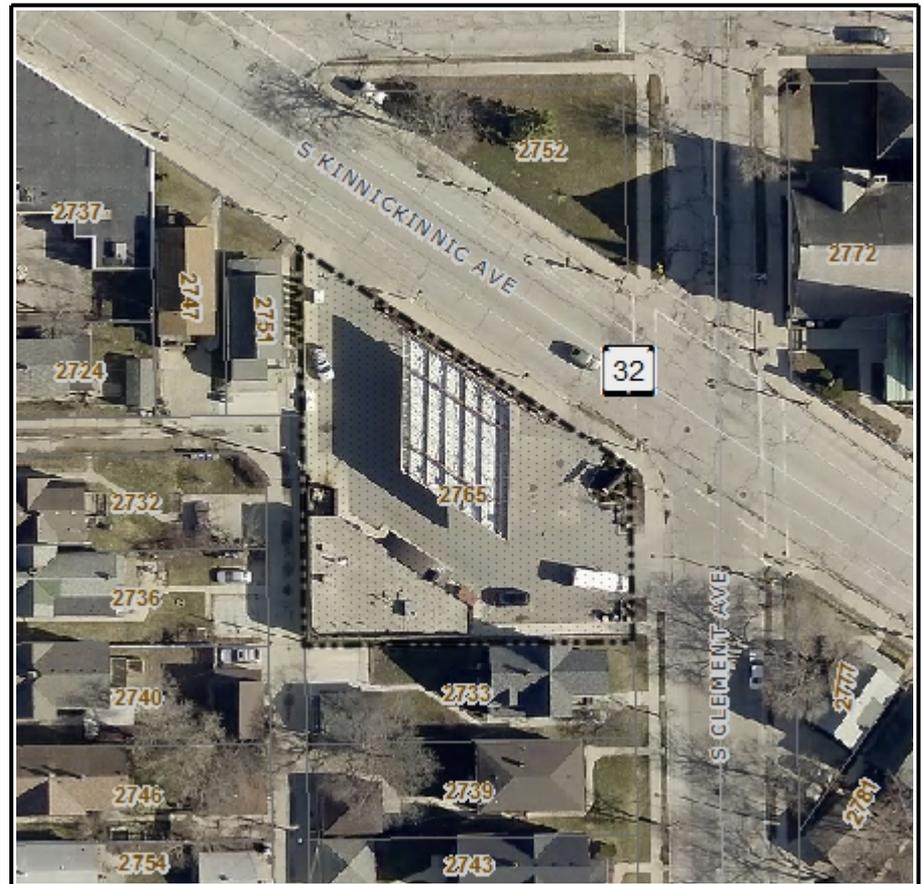
Milwaukee County Land Information Parcel Report

TAXKEY: 5041321000

Report generated 12/17/2013 4:18:00 PM



Parcel location within Milwaukee County



Selected parcel highlighted

Parcel Information

TAXKEY: 5041321000

Record Date: 04/17/2013

Owner(s): DAVINDER SINGH
LAKWINDER SINGH

Address: 2765 S KINNICKINNIC AVE

Municipality: Milwaukee

Acres: 0.36

Assessed Value: \$807,000

Parcel Description: COMMERCIAL

Zoning Description:

Legal Description: CERTIFIED SURVEY MAP NUMBER 8060 IN SE 1/4 SEC 9-6-22 PARCEL 1



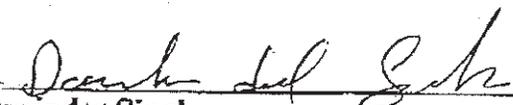
Parcel photo

May 8, 2009

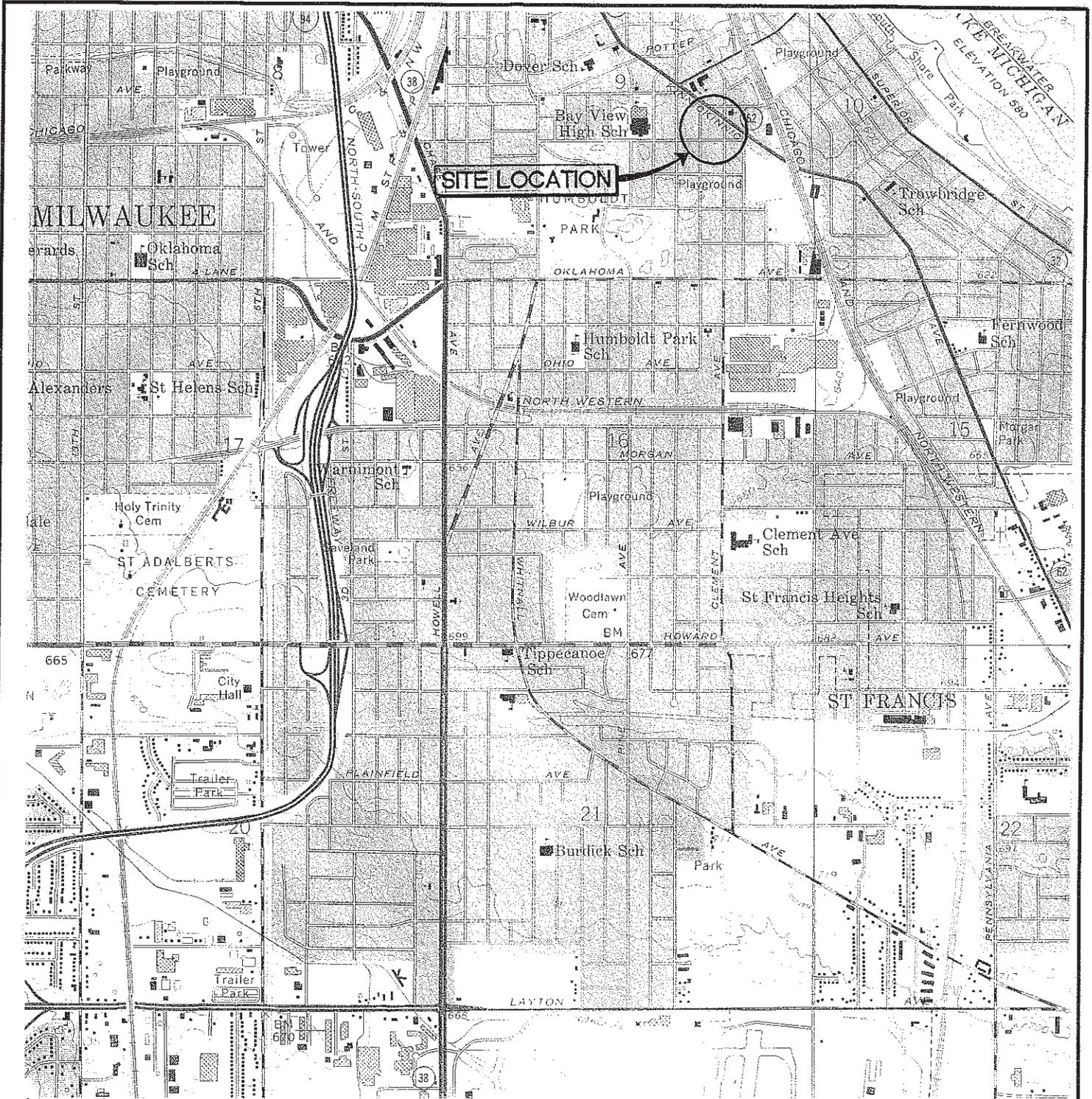
Fax: 414-645-1872

I certify that this is the correct copy of the deed of my property located at:

2759 South Kinnickinnic Avenue

X 
Davinder Singh

Fax back to 414-540-4100



SOURCE: U.S.G.S. TOPO MAPS, MILWAUKEE, WI QUAD 1958, REV. 1971 AND GREENDALE, WI QUAD, 1958, REV. 1971 & 1976

SITE VICINITY MAP

CLARK STATION #723
2759 S. KINNICKINNIC AVENUE
MILWAUKEE, WISCONSIN

DATE: 7/16/97	FILE: 0001.0054
DRAWN BY: BK	FIGURE: NO.1
CAD FILE: VICINITY	

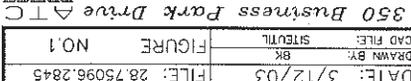
350 Business Park Drive **ATC**
Sun Prairie, Wisconsin 53590
Ph: (608) 825-2171 Fax: (608) 825-0117



350 Business Park Drive ATC
 Sun Prairie, Wisconsin 53590
 Ph: (608) 825-2171 • Fax: (608) 825-0117

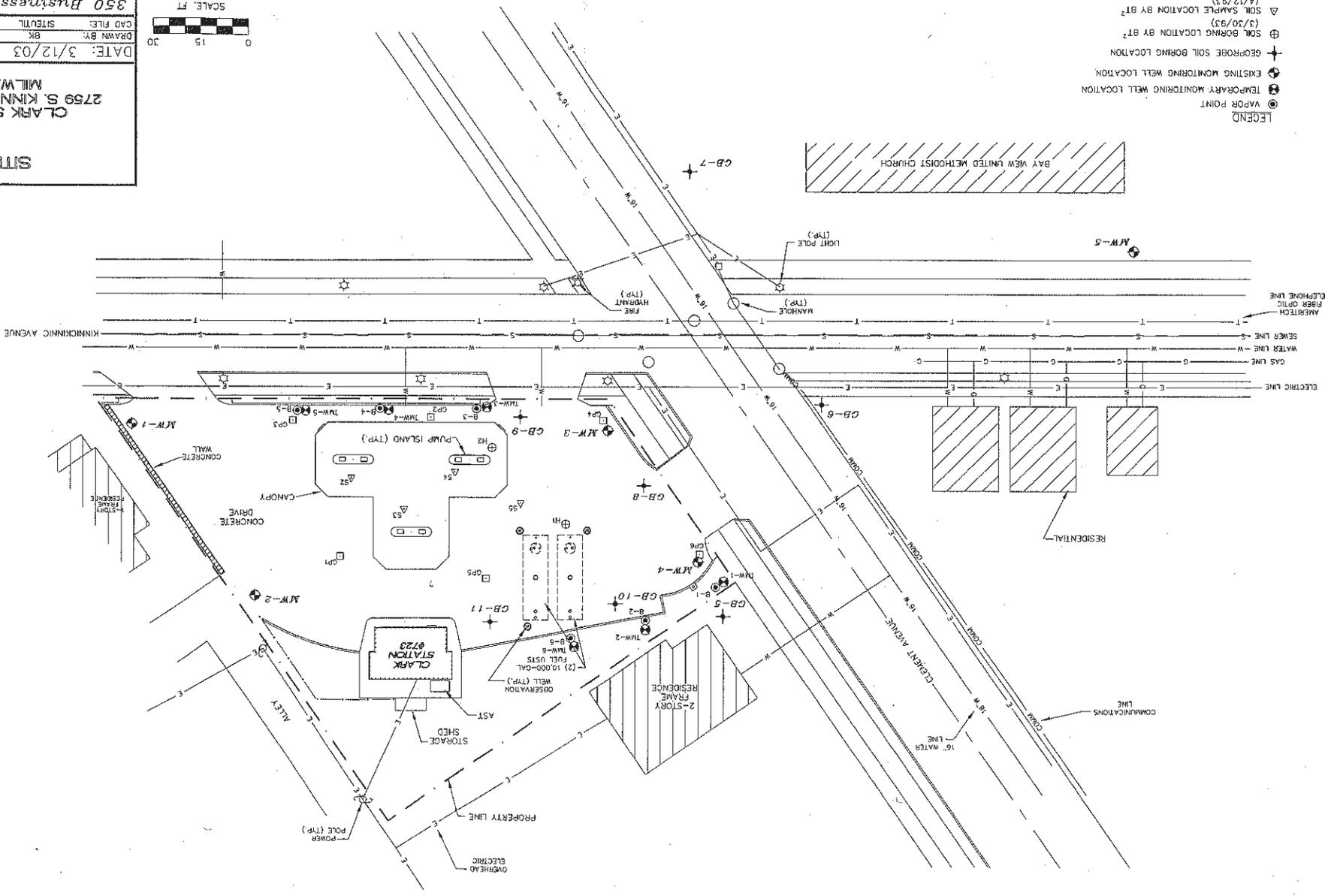
DATE: 3/12/03
 FILE: 28.75096.2845
 DRAWN BY: BK
 CAD FILE: SITEUTL
 FIGURE NO.1

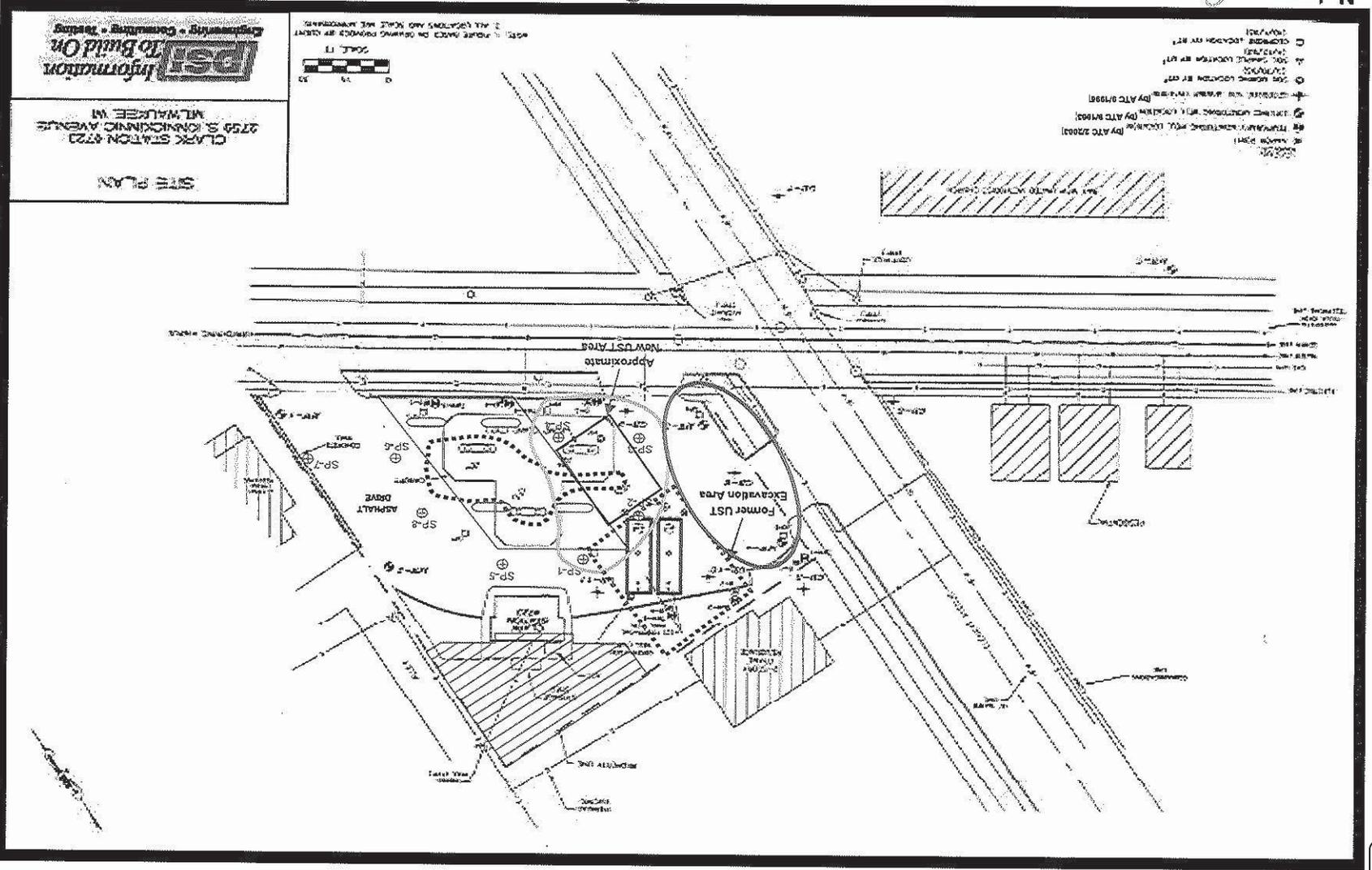
SITE PLAN
 CLARK STATION #723
 2759 S. KINNICKINNIC AVENUE
 MILWAUKEE, WI



NOTE: 1. FIGURE LOCATIONS AND SCALE ARE APPROXIMATE
 2. ALL LOCATIONS AND SCALE ARE APPROXIMATE

- LEGEND**
- ⊙ VAPOR POINT
 - ⊕ TEMPORARY MONITORING WELL LOCATION
 - ⊕ EXISTING MONITORING WELL LOCATION
 - ⊕ GEORBE SOIL BORING LOCATION
 - ⊕ GEORBE LOCATION BY BT² (3/30/93)
 - ⊕ SOIL BORING LOCATION BY BT² (4/12/93)
 - ⊕ SOIL SAMPLE LOCATION BY BT² (10/1/93)





	Date: 12/16/2009	Scale: See Figure	Petroleum Impacted Soil and Groundwater Map
	PSI Project Number: 0054227	Clark Gas Station #723 Milwaukee, Wisconsin Exhibit A	
Environmental Services W237 N2878 Woodgate Road, Suite 2 Pewaukee, Wisconsin 53072 (262) 347-0898 Fax (262) 347-2256			



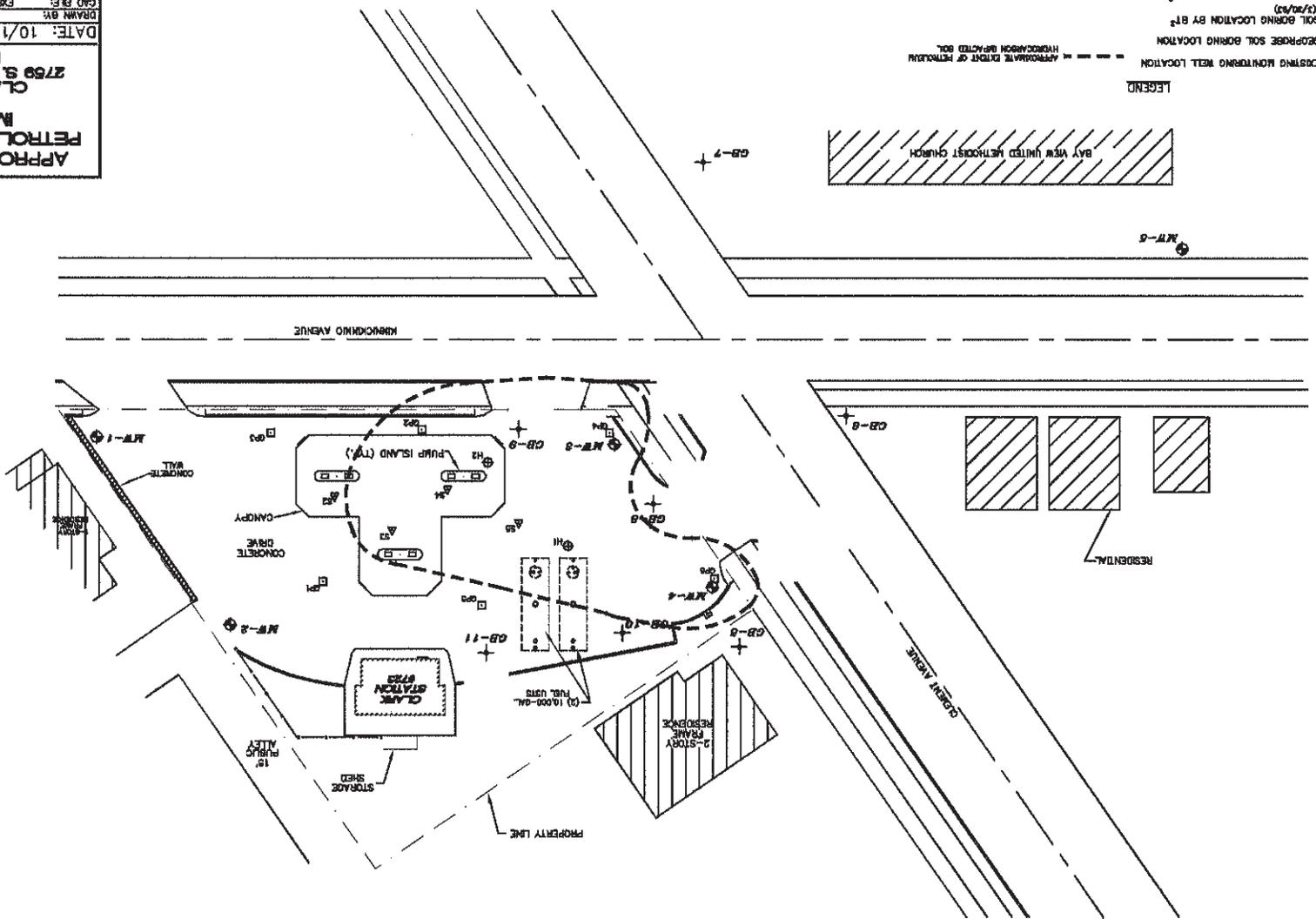
350 Business Park Drive
 Sun Prairie, Wisconsin 53590
 Ph: (608) 825-2171 • Fax: (608) 825-0117

DATE: 10/11/02
 FILE: 76086.2845
 DRAWN BY: BK
 CHECKED BY: BK
 FIGURE NO. 1

CLARK STATION #723
 2759 S. KINNICKINNIC AVENUE
 MILWAUKEE, WI
**APPROXIMATE EXTENT OF
 PETROLEUM HYDROCARBON
 IMPACTED SOIL**



NOTE: 1. FIGURE BASED ON DRAWING PROVIDED BY CLIENT
 2. ALL LOCATIONS AND SCALE ARE APPROXIMATE

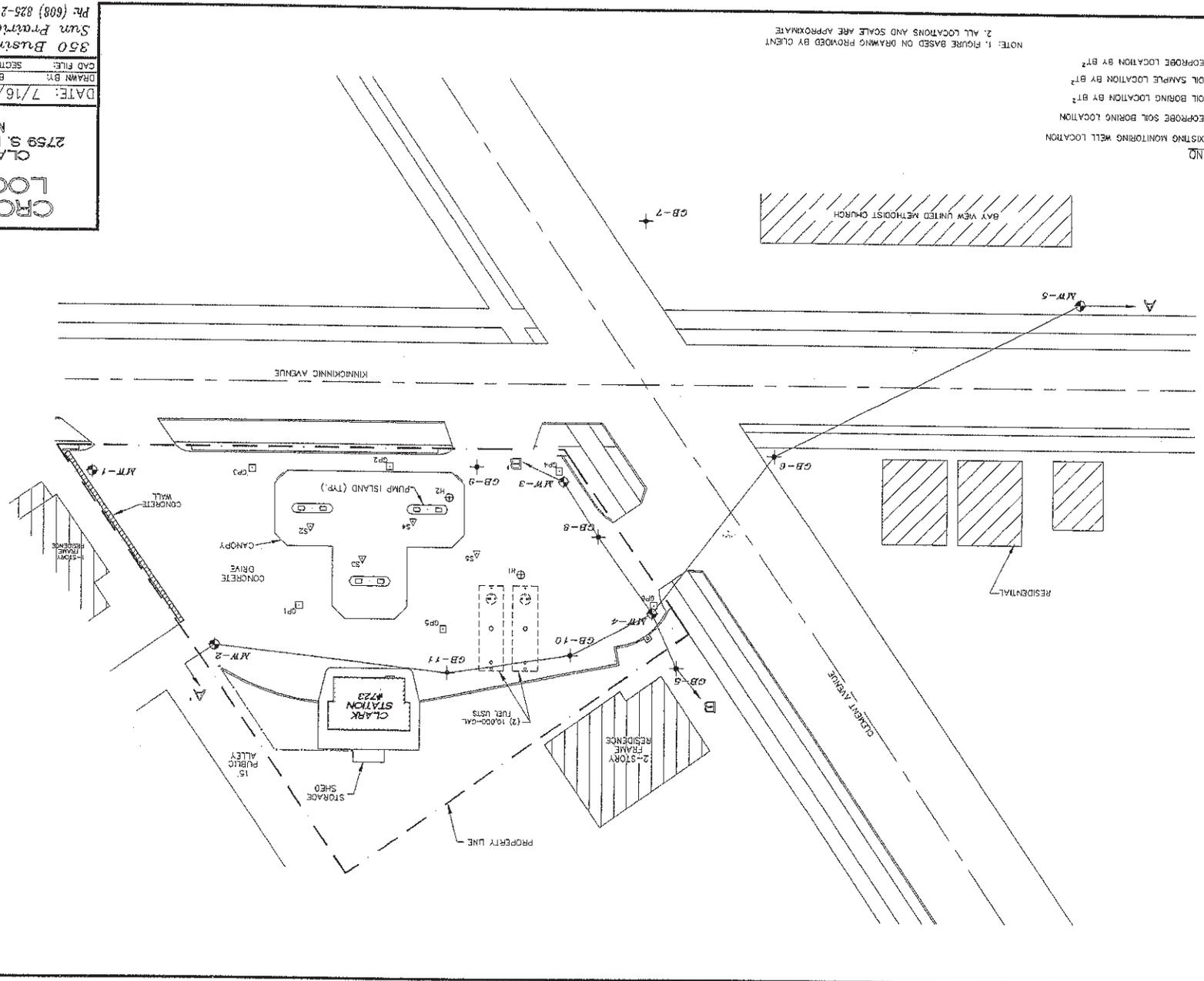
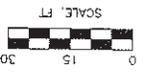


- LEGEND
- ⊕ EXISTING MONITORING WELL LOCATION
 - ⊕ GEOPROBE SOIL BORING LOCATION
 - ⊕ SOIL BORING LOCATION BY BT²
 - ⊕ SOIL SAMPLE LOCATION BY BT²
 - ⊕ GEOPROBE LOCATION BY BT²
 - ⊕ SOIL BORING LOCATION BY BT²
 - ⊕ GEOPROBE LOCATION BY BT²
- APPROXIMATE EXTENT OF PETROLEUM HYDROCARBON IMPACTED SOIL

350 Business Park Drive
 Sun Prairie, Wisconsin 53590
 Ph: (608) 825-2111 • Fax: (608) 825-0117
ATC

DATE: 7/16/79
 FILE: 00001.0054
 DRAWN BY: BK
 SEC'D BY: NO.3

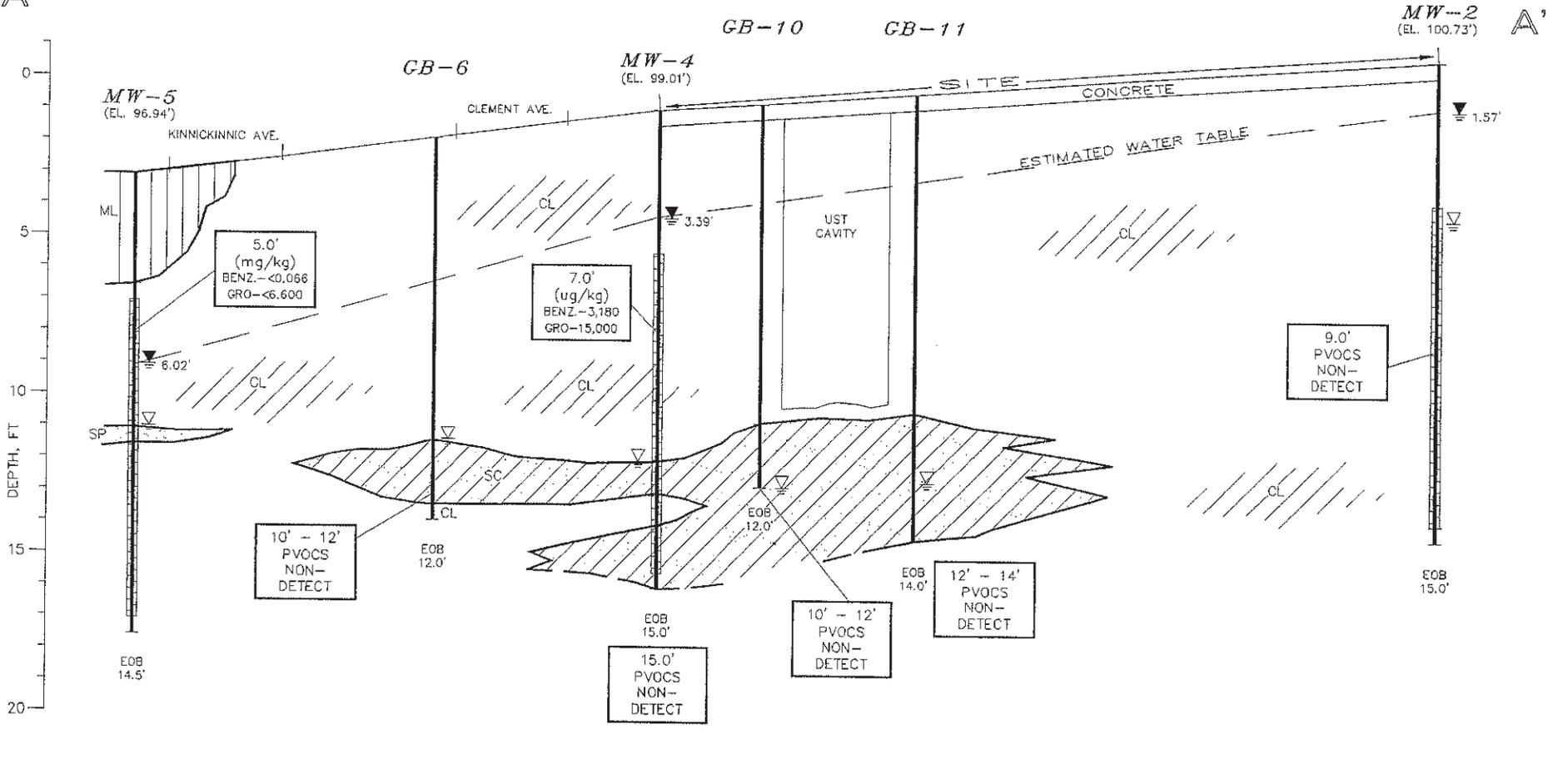
**CROSS SECTION
 LOCATION MAP**
 CLARK STATION #723
 2759 S. KINNICKINNIC AVENUE
 MILWAUKEE, WI



- LEGEND**
- ⊕ EXISTING MONITORING WELL LOCATION
 - ⊕ GEOPROBE SOIL BORING LOCATION
 - ⊕ SOIL BORING LOCATION BY BT²
 - △ SOIL SAMPLE LOCATION BY BT²
 - GEOPROBE LOCATION BY BT²

NOTE: 1. FIGURE BASED ON DRAWING PROVIDED BY CLIENT
 2. ALL LOCATIONS AND SCALE ARE APPROXIMATE

A



NOTES:

1. THE DEPTH AND THICKNESS OF THE SUBSURFACE STRATA INDICATED ON THE SECTIONS WERE GENERALIZED FROM AND INTERPOLATED BETWEEN THE SOIL BORINGS. INFORMATION ON ACTUAL SUBSURFACE CONDITIONS EXISTS ONLY AT THE LOCATION OF THE SOIL BORINGS AND IT IS POSSIBLE THAT SUBSURFACE CONDITIONS BETWEEN THE SOIL BORINGS MAY VARY FROM THOSE INDICATED.
2. THE BORING LOGS AND RELATED INFORMATION DEPICT SUBSURFACE CONDITIONS ONLY AT THE SPECIFIC LOCATIONS AND DATES INDICATED. SOIL CONDITIONS AND WATER LEVELS AT OTHER LOCATIONS MAY DIFFER FROM CONDITIONS OCCURRING AT THESE BORING LOCATIONS. ALSO, THE PASSAGE OF TIME MAY RESULT IN A CHANGE IN THE CONDITIONS AT THESE BORING LOCATIONS.

NOTE: SCALES ARE APPROXIMATE

LEGEND

- SILT (ML)
- SANDY CLAY (SC)
- CLAY (CL)
- SAND, POORLY GRADED (SP)
- WATER LEVEL (WHILE DRILLING)
- WATER LEVEL (AT COMPLETION)
- WELL SCREEN (10.0')

VERTICAL SCALE: 1" = 5'
HORIZ. SCALE: 1" = 50'

GENERALIZED CROSS SECTION A - A'

CLARK STATION #723
2759 S. KINNICKINNIC AVENUE
MILWAUKEE, WISCONSIN

DATE: 7/16/97	FILE: 00001.0054
DRAWN BY: BK	FIGURE NO. 4
CAD FILE: SECTA	

350 Business Park Drive ATC
Sun Prairie, Wisconsin 53590
Ph: (608) 825-2171 Fax: (608) 825-0117



B

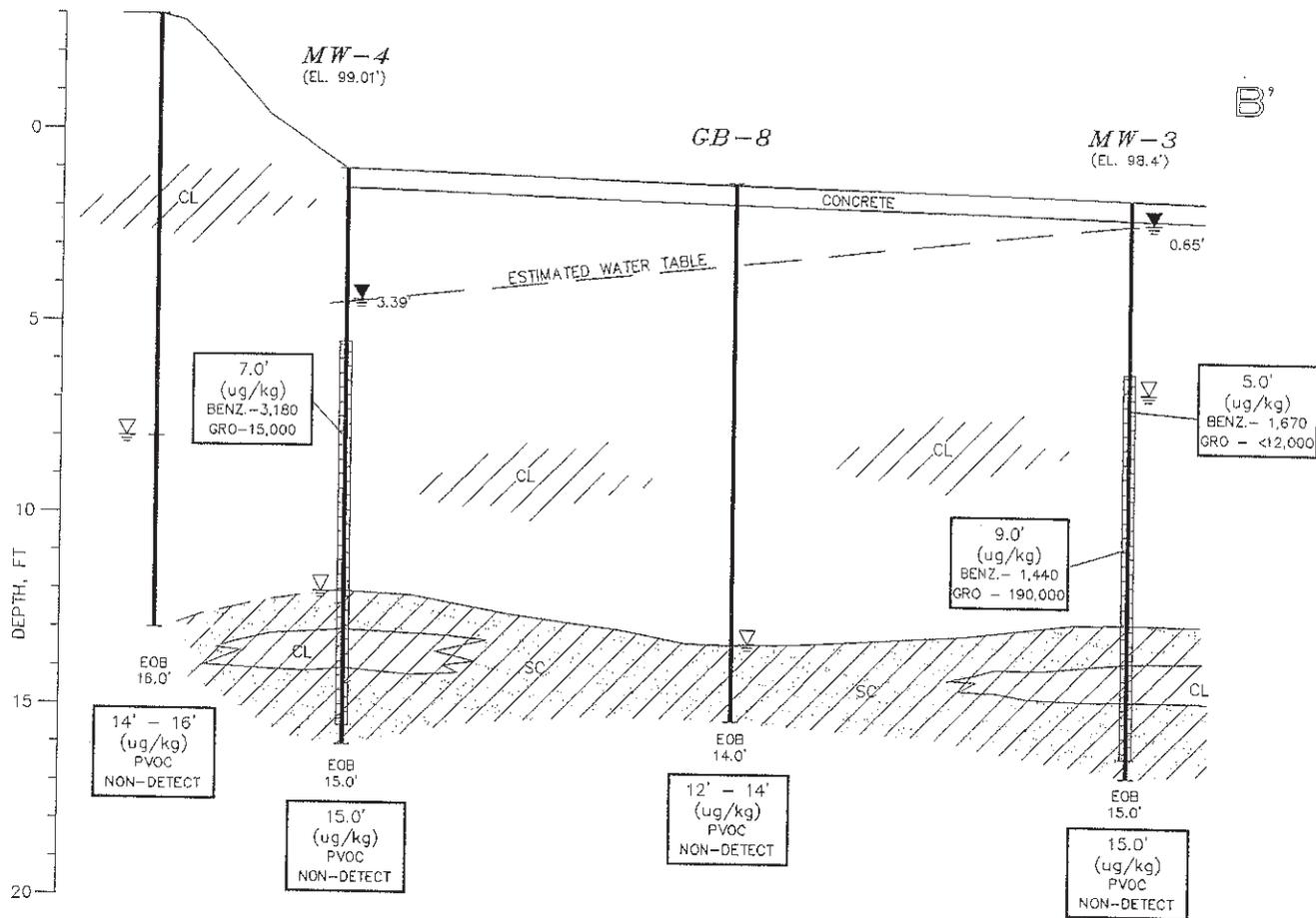
GB-5
(EL. 103')

MW-4
(EL. 99.01')

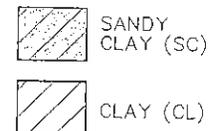
GB-8

MW-3
(EL. 98.4')

B'



LEGEND



▽ WATER LEVEL (WHILE DRILLING)
▽ WATER LEVEL (AT COMPLETION)

≡ WELL SCREEN (10.0')

12' - 14'
1,670
<12,000
PVOC
NON-DETECT

SAMPLE DEPTH, FT
BENZENE, ug/kg
GRO, ug/kg
PVOC
NON-DETECT

NOTES:

1. THE DEPTH AND THICKNESS OF THE SUBSURFACE STRATA INDICATED ON THE SECTIONS WERE GENERALIZED FROM AND INTERPOLATED BETWEEN THE SOIL BORINGS. INFORMATION ON ACTUAL SUBSURFACE CONDITIONS EXISTS ONLY AT THE LOCATION OF THE SOIL BORINGS AND IT IS POSSIBLE THAT SUBSURFACE CONDITIONS BETWEEN THE SOIL BORINGS MAY VARY FROM THOSE INDICATED.
2. THE BORING LOGS AND RELATED INFORMATION DEPICT SUBSURFACE CONDITIONS ONLY AT THE SPECIFIC LOCATIONS AND DATES INDICATED. SOIL CONDITIONS AND WATER LEVELS AT OTHER LOCATIONS MAY DIFFER FROM CONDITIONS OCCURRING AT THESE BORING LOCATIONS. ALSO, THE PASSAGE OF TIME MAY RESULT IN A CHANGE IN THE CONDITIONS AT THESE BORING LOCATIONS.

NOTE: SCALES ARE APPROXIMATE

VERTICAL SCALE: 1" = 5'
HORIZ. SCALE: 1" = 50'

GENERALIZED CROSS SECTION B - B'

CLARK STATION #723
2759 S. KINNICKINNIC AVENUE
MILWAUKEE, WISCONSIN

DATE: 7/16/97	FILE: 00001.0054
DRAWN BY: BK	FIGURE NO.5
CAD FILE: SECTB	

350 Business Park Drive ATC
Sun Prairie, Wisconsin 53590
Ph: (608) 825-2171 Fax: (608) 825-0117

**APPROXIMATE EXTENT OF
PETROLEUM HYDROCARBON
IMPACTED GROUNDWATER**

CLARK STATION #723
2759 S. KINNICKINNIC AVENUE
MILWAUKEE, WI

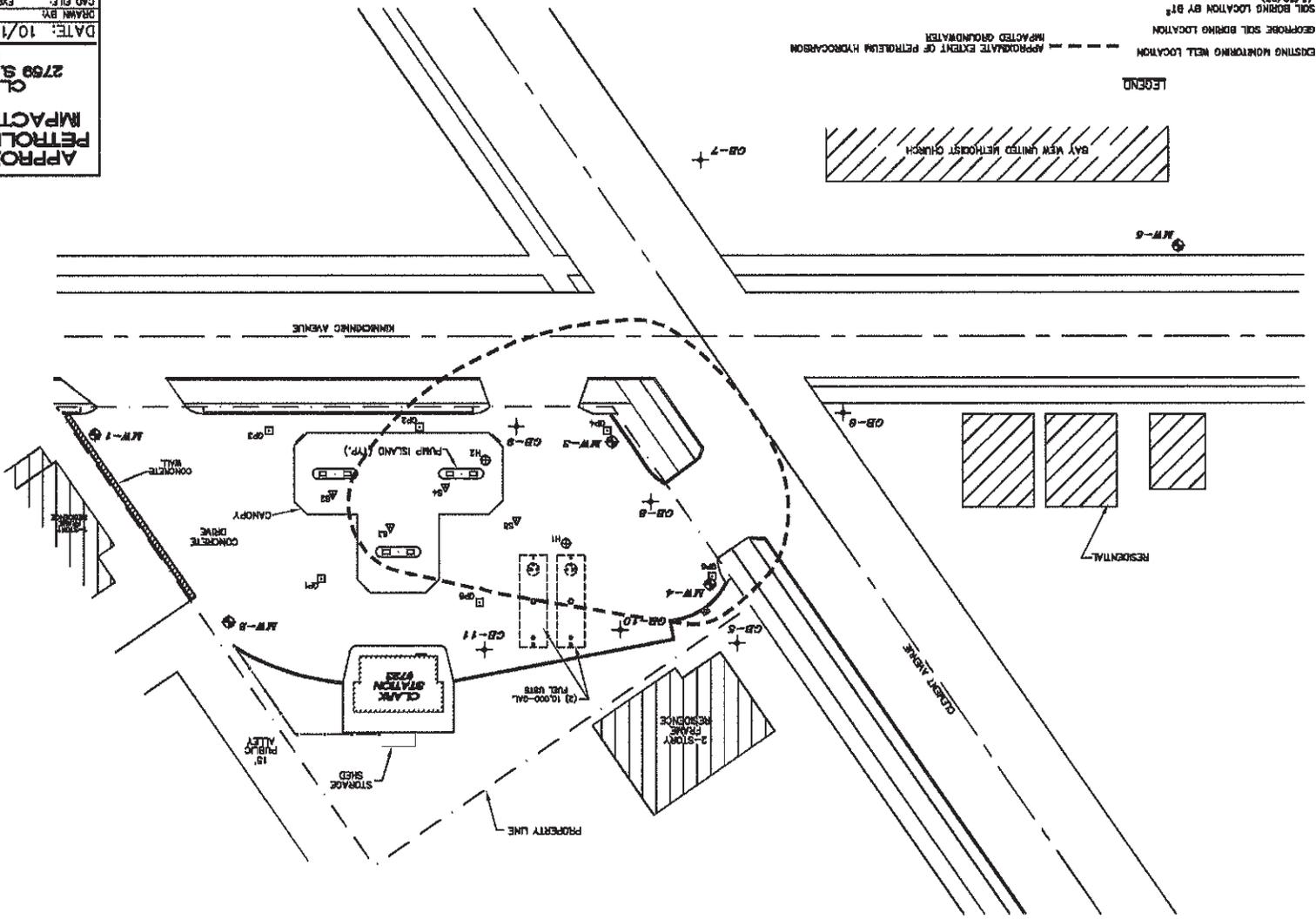
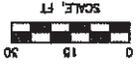
DATE: 10/11/02
FILE: 75096.2845

DRAWN BY: BR
FIGURE NO. 2

350 Business Park Drive ATC
Sun Prairie, Wisconsin 53690
Ph: (608) 826-2111 • Fax: (608) 826-0117

NOTE: 1. FIGURE BASED ON DRAWING PROVIDED BY CLIENT
2. ALL LOCATIONS AND SCALE ARE APPROXIMATE

- LEGEND
- ⊕ EXISTING MONITORING WELL LOCATION
 - ⊕ GEOPROBE SOIL BORING LOCATION
 - ⊕ SOIL BORING LOCATION BY BT¹
 - △ SOIL SAMPLE LOCATION BY BT²
 - ⊕ SOIL BORING LOCATION BY BT³
 - ⊕ GEOPROBE LOCATION BY BT⁴
 - ⊕ (10/1/02)
 - ⊕ (4/2/03)
 - ⊕ (3/20/03)
 - IMPACTED GROUNDWATER
 - APPROXIMATE EXTENT OF PETROLEUM HYDROCARBON



8/12/11



Environmental Services
W237 N2878 Woodgate Road, Suite 2
Pewaukee, Wisconsin 53072
(262) 347-0898 Fax (262) 347-2256

Clark Gas Station #723
Milwaukee, Wisconsin
Figure 2
Site Layout

PSI Project Number:
'0054227
Scale:
See Figure
Date:
12/16/2009

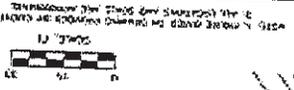
NORTH



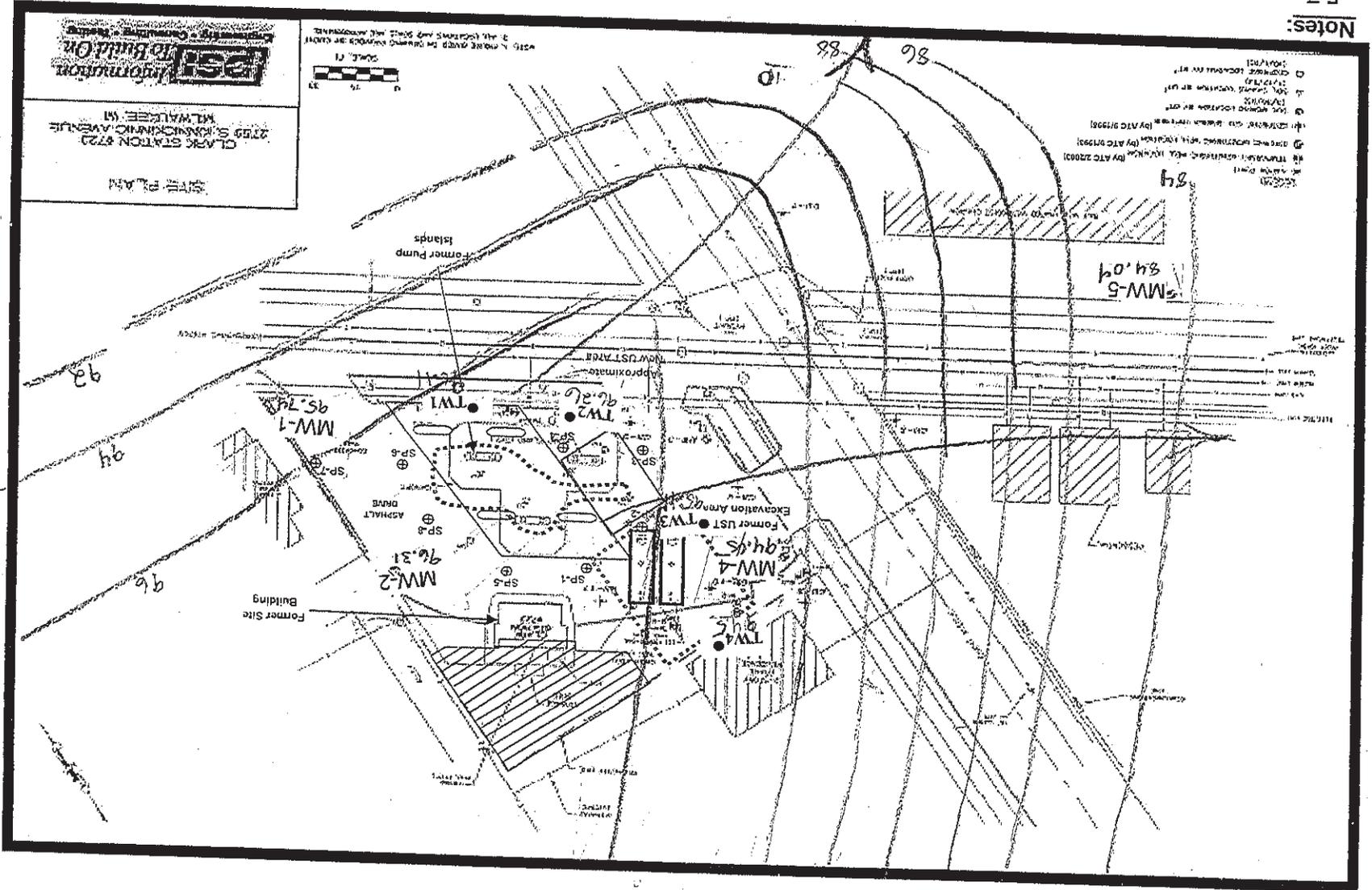
- - Subject Property Boundary
- - Former 10,000 gallon Unleaded Gasoline Fuel USTs
- ⊕ - PSI Boring Locations
- ▨ - New Site Building
- - New Pump Islands
- - New Canopy

Notes:

- 1. PROPERTY BOUNDARY WITH 10,000 GALLON UNLEADED GASOLINE FUEL USTs (BY ATC 22001)
- 2. EXISTING 10,000 GALLON UNLEADED GASOLINE FUEL USTs (BY ATC 22001)
- 3. EXISTING 10,000 GALLON UNLEADED GASOLINE FUEL USTs (BY ATC 22001)
- 4. EXISTING 10,000 GALLON UNLEADED GASOLINE FUEL USTs (BY ATC 22001)
- 5. EXISTING 10,000 GALLON UNLEADED GASOLINE FUEL USTs (BY ATC 22001)
- 6. EXISTING 10,000 GALLON UNLEADED GASOLINE FUEL USTs (BY ATC 22001)
- 7. EXISTING 10,000 GALLON UNLEADED GASOLINE FUEL USTs (BY ATC 22001)
- 8. EXISTING 10,000 GALLON UNLEADED GASOLINE FUEL USTs (BY ATC 22001)
- 9. EXISTING 10,000 GALLON UNLEADED GASOLINE FUEL USTs (BY ATC 22001)
- 10. EXISTING 10,000 GALLON UNLEADED GASOLINE FUEL USTs (BY ATC 22001)



CLARK STATION #723
2759 S. KILMUCKIN AVE
MILWAUKEE, WI



POST CLOSURE

11/16/11



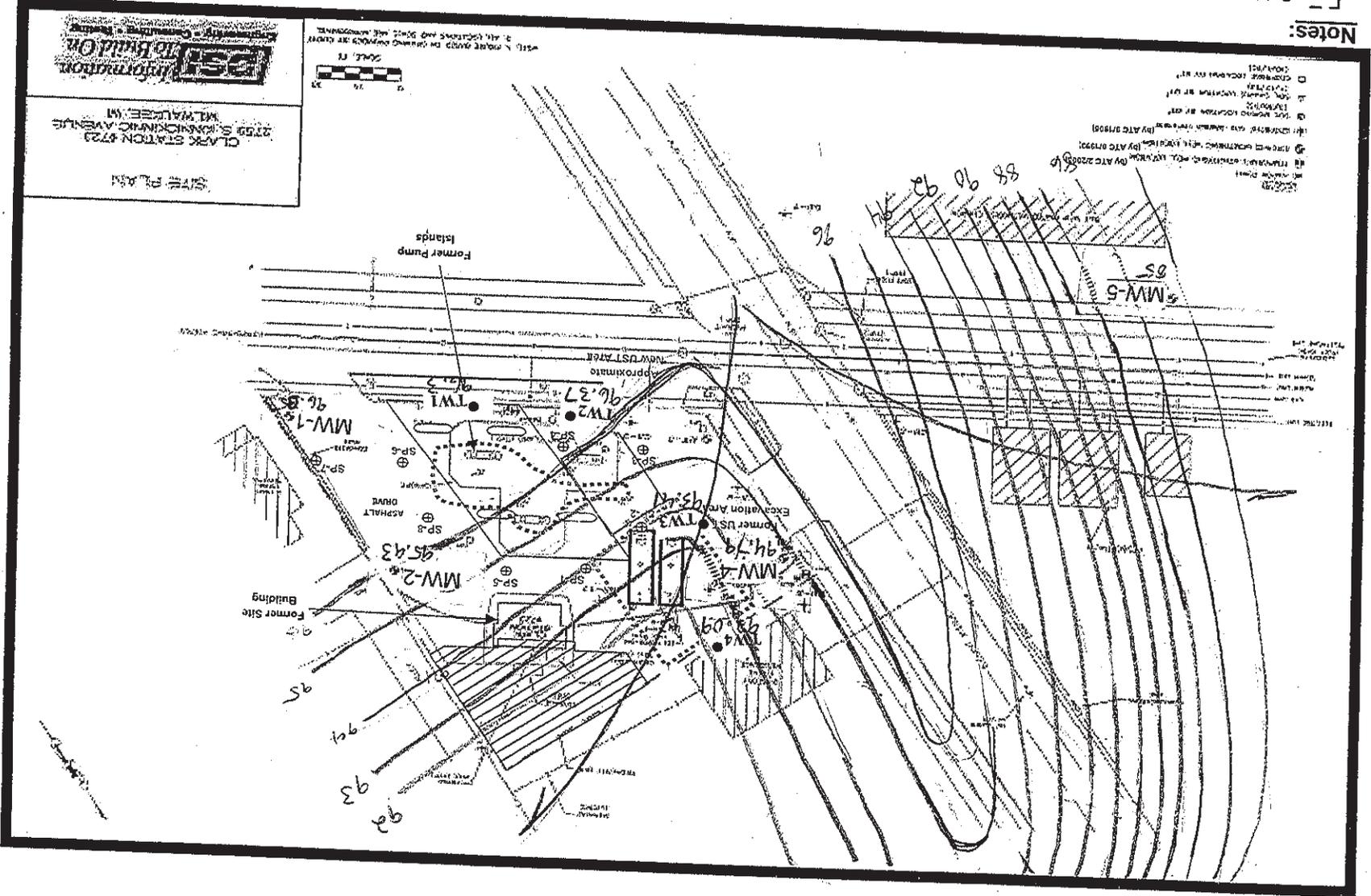
Environmental Services
W237 N2878 Woodgate Road, Suite 2
Pewaukee, Wisconsin 53072
(262) 347-0898 Fax (262) 347-2256

Clark Gas Station #723
Milwaukee, Wisconsin
Figure 2
Site Layout

PSI Project Number:
0054227
Scale:
See Figure
Date:
12/16/2009



- Notes:**
- Subject Property Boundary
 - Former 10,000 gallon Unleaded Gasoline Fuel USTs
 - PSI Boring Locations
 - New Site Building
 - New Pump Islands
 - Former PSI Dispenser Pump and Piping Excavation Layout (4/2008)
 - New Canopy



Site Plan

CLARK STATION #723
2759 S. KENNEDY AVENUE
MILWAUKEE, WI

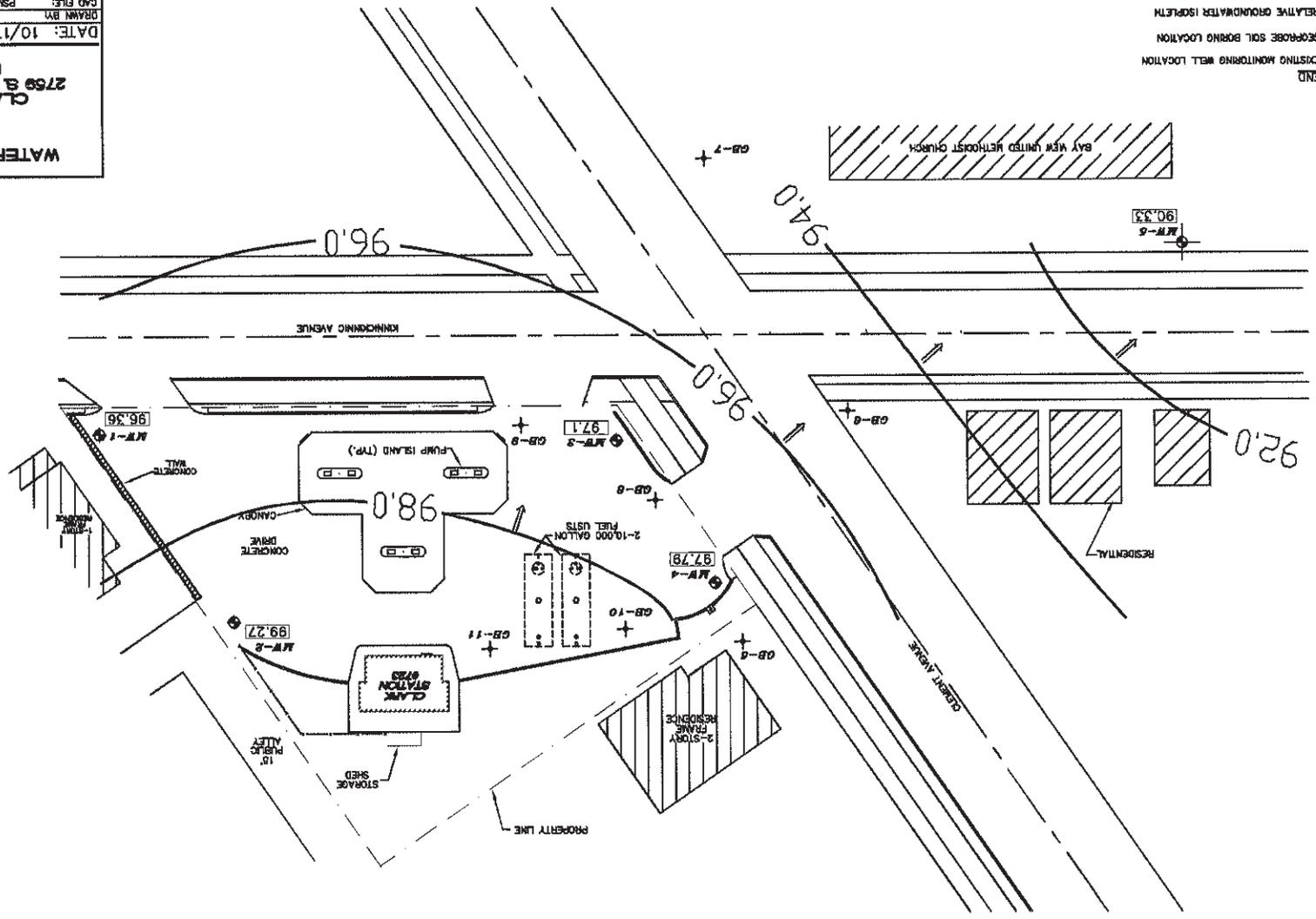
PST Information
Environmental Services
W237 N2878 Woodgate Road, Suite 2
Pewaukee, Wisconsin 53072
(262) 347-0898 Fax (262) 347-2256

POST
CLOSURE

11/16/11

WATER TABLE ELEVATION
MAP (11/13/98)
CLARK STATION #723
2759 S KINNICKINNIC AVENUE
MILWAUKEE, WI
 DATE: 10/17/02 FILE: 28.75098.2845
 DRAWN BY: BK
 CAD FILE: PSM1198
 FIGURE NO. 3
360 Business Park Drive ATC
Sun Prairie, Wisconsin 53690
 Ph: (608) 825-2171 • Fax: (608) 825-0117

LEGEND
 ⊕ EXISTING MONITORING WELL LOCATION
 + GEORGES SOIL BORING LOCATION
 --- RELATIVE GROUNDWATER ISOPLET
 — RELATIVE GROUNDWATER ELEVATION, FT
 ← GROUNDWATER FLOW DIRECTION



350 Business Park Drive A T C
 Sun Prairie, Wisconsin 53590
 Ph: (608) 825-2171 • Fax: (608) 825-0117

DATE: 3/12/03
 FILE: 28.75096.2845
 DRAWN BY: BK
 CAD FILE: PSM12403
 FIGURE NO. 3

WATER TABLE ELEVATION
 MAP (1/24/03)
 CLARK STATION #723
 2759 S. KINNICKINNIC AVENUE
 MILWAUKEE, WI

LEGEND
 + EXISTING MONITORING WELL LOCATION
 + GEOPROBE SOIL BORING LOCATION
 --- RELATIVE GROUNDWATER ISOPLETH
 ← GROUNDWATER FLOW DIRECTION

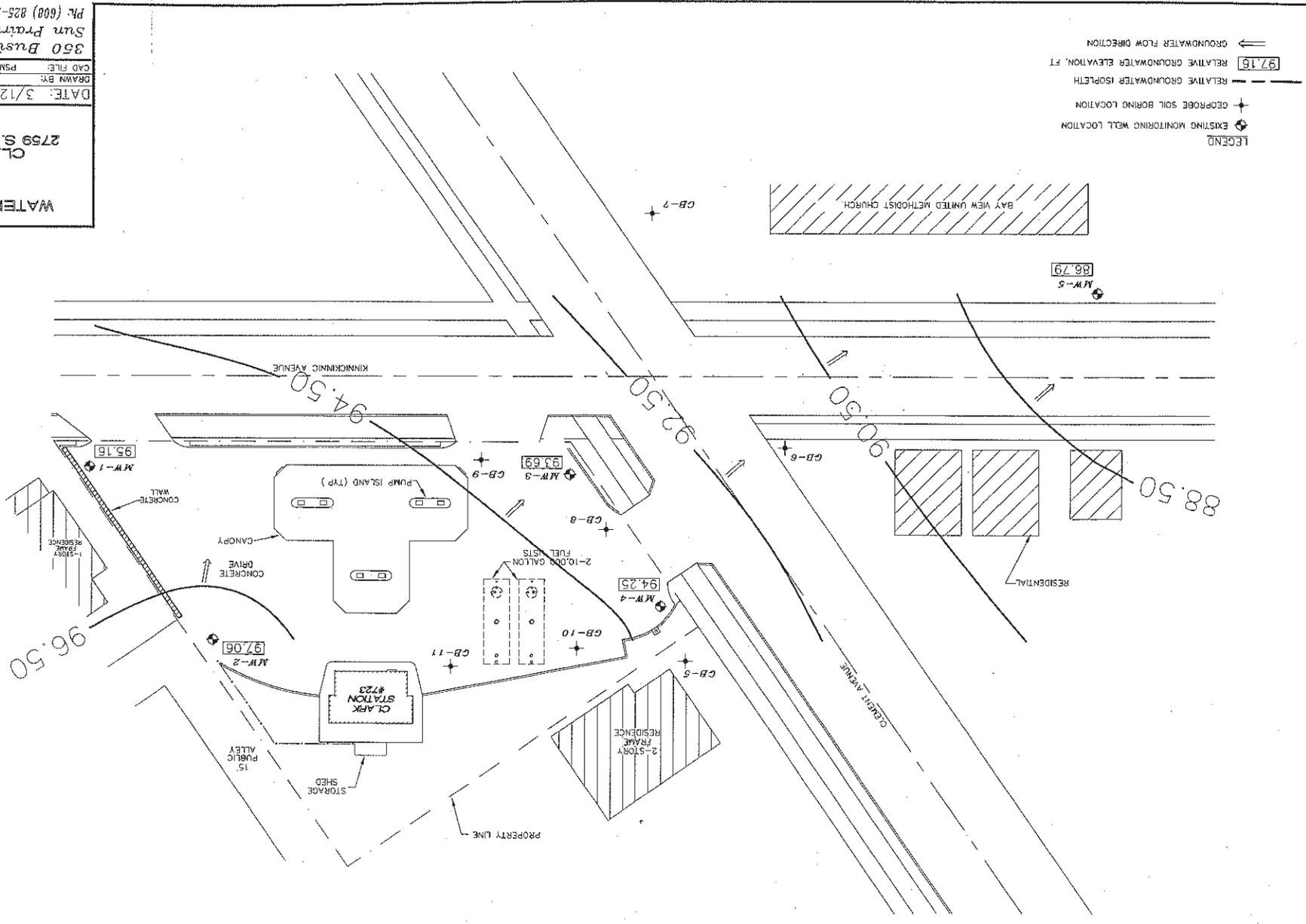
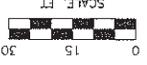


Table 1
BT2 Soil and Groundwater Analytical Results
 Clark Station No. 723
 2759 South Kinnickinnic Avenue
 Milwaukee, Wisconsin
 ATC Project No. 28.75096.2845
 Date Sampled: March 3, 1993

Analytical Parameters	Boring I.D.			WDNR RCL
	H1 Soil	H2 Soil	H1 Water	
MTBE	NA	NA	NA	---
Benzene	4.3	1.04	NA	5.5
Toluene	NA	NA	NA	1,500
Ethylbenzene	NA	NA	NA	2,900
Total Xylenes	NA	NA	NA	4,100
1,3,5-Trimethylbenzene	NA	NA	NA	--
1,2,4-Trimethylbenzene	NA	NA	NA	--
Gasoline Range Organics, mg/Kg	97.4	190	30	100
Total Lead, mg/Kg	98.1	19	NA	50

Samples collected by BT(2); all concentrations in µg/Kg unless otherwise noted.

WDNR RCL = Wisconsin Department of Natural Resources Residual Contaminant Level (for soil).

MTBE = Methyl tert-butyl Ether, NA=not applicable.

Table 3
Piping Removal Soil Analytical Results Summary
 Clark Station No. 723
 2759 South Kinnickinnic Avenue
 Milwaukee, Wisconsin
 ATC Project No. 28.75096.2845

ANALYTICAL PARAMETERS	WNR RCL	UNITS	S1	S2	S3	S4	S5
			Landfilled Soil	New Piping	New Piping	New Piping	New Piping
			4/12/93	4/12/93	4/12/93	4/12/93	4/12/93
MTBE	---	µg/Kg	ND	ND	ND	ND	ND
Benzene	5.5	µg/Kg	4,800	ND	1,080	17,000	11,800
Toluene	1,500	µg/Kg	37,200	ND	950	140,000	189,000
Ethylbenzene	2,900	µg/Kg	21,600	ND	4,700	70,400	45,000
1,3,5-TMB	---	µg/Kg	192,000	ND	16,000	291,000	130,000
1,2,4-TMB	---	µg/Kg	108,000	ND	9,500	121,000	150,000
Total Xylenes	4,100	µg/Kg	348,000	ND	13,800	498,000	284,000
GRO	100,000	µg/Kg	1,562,000	ND	247,000	2,609,000	1,301,000
Lead	50,000	µg/Kg	NA	15,900	13,500	17,700	15,400

Samples submitted to Specialized Assays Environmental, Nashville, Tennessee (Wisconsin Certification No. 998020430).

BDL = Below Method Detection Limit; WNR RCL = Wisconsin Department of Natural Resources Residual Contaminant Level

"---" = Not Established by WNR; MTBE = Methyl t-Butyl Ether; TMB = Trimethylbenzene; GRO = Gasoline Range Organics.

Table 2
Geoprobe® Soil Analytical Results

Clark Station No. 723
 2759 South Kinnickinnic Avenue
 Milwaukee, Wisconsin
 ATC Project No. 28.75096.2845
 Date Sampled: August 24, 1993

Analytical Parameters	Boring I.D.							WDNR RCL
	GP-1 1-3'	GP-2 3-5'	GP-3 1-3'	GP-4 1-3'	GP-4 8-10'	GP-5 3-5'	GP-6 3-5'	
MTBE	<2,830	<2,960	<2,290	<2,950	4,720	<2,920	<2,900	--
Benzene	<57	768	<58	3,540	8,260	3,510	1,160	5.5
Toluene	<57	95	<58	<59	2,360	1,170	151	1,500
Ethylbenzene	68.0	95	<58	153	2,360	7,020	81	2,900
Total Xylenes	<57	721	<58	106	10,600	18,100	116	4,100
1,3,5-Trimethylbenzene	<57	213	<58	83.00	2,360	4,680	<58	--
1,2,4-Trimethylbenzene	<57	<59	<58	106.0	8,260	15,200	70	--
Gasoline Range Organics	<11,000	<12,000	<12,000	25,000	484,000	160,000	<12,000	100,000
Total Lead, mg/Kg	12	11	14	14	14	14	12	50
Percent Moisture	88.2	84.6	85.7	84.8	84.7	85.5	86.1	--

Samples collected by BT(2); all concentrations in µg/Kg unless otherwise noted.

WDNR RCL = Wisconsin Department of Natural Resources Residual Contaminant Level.

Samples submitted to Specialized Assays Environmental (WI Cert. No. 998020430)

ND = not detected above the detection limit; MTBE = Methyl t-butyl Ether, NA=not applicable.

Table 2, continued
Geoprobe® Soil Analytical Results
 Clark Station No. 723
 2759 South Kinnickinnic Avenue
 Milwaukee, Wisconsin
 ATC Project No. 00001.0054
 Date Sampled: September 22, 1995

Analytical Parameters	Boring I.D.							WDNR RCL
	GB-5 14-16'	GB-6 10-12'	GB-7 10-12'	GB-8 12-14'	GB-9 10-12'	GB-10 10-12'	GB-11 12-14'	
MTBE	BDL	BDL	BDL	BDL	BDL	BDL	BDL	--
Benzene	BDL	BDL	BDL	BDL	4,550	BDL	BDL	5.5
Toluene	BDL	BDL	BDL	BDL	1,510	BDL	BDL	1,500
Ethylbenzene	BDL	BDL	BDL	BDL	12,900	BDL	BDL	2,900
Total Xylenes	BDL	BDL	BDL	BDL	45,000	BDL	BDL	4,100
1,3,5-Trimethylbenzene	BDL	BDL	BDL	BDL	8,510	BDL	BDL	--
1,2,4-Trimethylbenzene	BDL	BDL	BDL	BDL	25,700	BDL	BDL	--
Gasoline Range Organics	BDL	BDL	BDL	BDL	285,000	BDL	BDL	100,000
Lead, mg/Kg	4.93	6.46	5.24	10.9	8.59	5.61	3.99	50
Percent Moisture	87.2	79.6	83.2	87.8	72.2	86.9	85.8	--

Samples collected by ATC; all concentrations in µg/Kg unless otherwise noted; GB-1 through GB-4 do not exist.

WDNR RCL = Wisconsin Department of Natural Resources Residual Contaminant Level.

Samples submitted to Bio-Chem Environmental Laboratories (WI Cert. No. 998219420)

BDL = below the method detection limit; MTBE = Methyl t-butyl Ether, NA=not applicable.

Table 4
Monitoring Well Installation Soil Analytical Results

Clark Station No. 723
 2759 South Kinnickinnic Avenue
 Milwaukee, Wisconsin
 ATC Project No. 28.75096.2845

Date Sampled: September 30, 1993, October 1, 1993, and March 25, 1994

Analytical Parameters	Boring I.D.								
	MW-1 3'	MW-2 9'	MW-3 5'	MW-3 9'	MW-3 15'	MW-4 7'	MW-4 15'	MW-5 5'	WDNR RCL
MTBE	<2,940	<2,940	<2,940	<2,940	<2,940	<2,940	<2,940	<3,300	--
Benzene	<58	<58	1,670	1,440	<59	3,180	<58	<66	5.5
Toluene	<58	<58	106	1,850	<59	129	<58	<66	1,500
Ethylbenzene	<58	<58	<59	1,320	<59	<59	<58	<66	2,900
Total Xylenes	<58	<58	1,310	7,690	<59	4,940	<58	<66	4,100
1,3,5-Trimethylbenzene	<58	<58	<59	<59	<59	<59	<58	<66	--
1,2,4-Trimethylbenzene	<58	<58	504	6,400	<59	1,410	<58	<66	--
Gasoline Range Organics	<12,000	<12,000	<12,000	190,000	<12,000	15,000	<12,000	<6,600	100,000
Lead, mg/Kg	26.4	26.1	24.7	21.0	21.6	23.5	22.3	29.8	50
Percent Moisture	85.5	85.7	84.9	84.9	85.0	85.0	85.8	*	--

Samples collected by BT(2); all concentrations in µg/Kg unless otherwise noted.

WDNR RCL = Wisconsin Department of Natural Resources Residual Contaminant Level.

Samples submitted to Specialized Assays Environmental (WI Cert. No. 998020430)

MTBE = Methyl t-butyl Ether, NA=not applicable, "*" = Information not available at the time of report preparation.

Table
Groundwater Analytical Results
2759 Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRS# 03-41-403042

	TW-1 11/17/10	TW-1 4/5/11	TW-2 11/17/10	TW-2 4/5/11	TW-2 8/12/11	TW-2 11/10/11	TW-3 11/17/10	TW-3 4/5/11	TW-3 8/12/11	TW-3 11/10/11	TW-4 11/17/10	TW-4 4/5/11	TW-4 8/12/11	TW-4 11/10/11	NR 140.10 Table 1 ES	NR 140.10 Table 1 <u>PAL</u>
PVOC																
Total Trimethylbenzene	<0.73	<0.73	<0.73	<0.73	5.3	<0.43	79.4	574	551	3.3	<0.73	<0.73	<0.43	<0.43	480	96
Benzene	<0.39	<0.39	<0.39	45.6	193	<0.39	261	3500	3920	103	0.42J	<0.39	<0.39	<0.39	5	0.5
Ethylbenzene	<0.41	<0.41	0.49J	2.5	11.8	<0.41	100	767	823	6.2	0.49J	<0.41	<0.41	<0.41	700	140
Methyl tert-butyl ether	<0.38	<0.38	4	6.6	7.7	<0.38	3.1J	18.4J	14.1J	7.3	5.2	4.4	3.9	3.8	60	12
Naphthalene	<0.40	<0.40	<0.40	<0.40	2.4	<0.40	3.9J	60.6	91	1.1	<0.40	<0.40	<0.40	<0.40	100	10
Toluene	<0.42	<0.42	<0.42	<0.42	0.51J	<0.42	263	2680	4290	<0.42	1.1	<0.42	<0.42	<0.42	800	160
Total Xylenes	<1.3	<1.3	<1.3	<1.3	3.2	<0.87	440	2780	3380	0.5J	1.9J	<1.3	<1.3	<0.87	2 mg/L	0.4 mg/L

Units are micrograms per liter (ug/L) unless otherwise noted

PAL - NR 140 preventive action limit

ES - NR 140 enforcement standard

Bold concentrations exceed NR 140 ES

italicized and underlined concentrations exceed NR 140 PAL

J - Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit

Table (cont)
Groundwater Analytical Results
2759 Kinnickinnic Avenue
Milwaukee, WI
BRRTS# 03-41-403042

	MW-1 11/17/10	MW-1 4/5/11	MW-2 11/17/10	MW-2 4/5/11	MW-4 11/17/10	MW-4 4/5/11	MW-4 8/12/11	MW-4 11/10/11	MW-5 11/17/10	NR 140.10 Table 1 ES	NR 140.10 Table 1 <u>PAL</u>
PVOC											
Total Trimethylbenzene	<0.73	<0.73	<0.73	<0.73	<0.73	<0.73	<0.43	<0.43	<0.73	480	96
Benzene	<0.39	<0.39	<0.39	<0.39	<0.39	<u>1.8</u>	<u>0.74J</u>	<u>0.69J</u>	<0.39	5	0.5
Ethylbenzene	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	700	140
Methyl tert-butyl ether	<0.38	<0.38	<0.38	<0.38	3.2	0.94J	3.1	3.6	<0.38	60	12
Naphthalene	<0.40	<0.40	0.45J	<0.40	<0.40	<0.40	<0.4	<0.40	<0.40	100	10
Toluene	<0.42	<0.42	<0.42	<0.42	<0.42	<0.42	<0.42	<0.42	<0.42	800	160
Total Xylenes	<1.3	<1.3	<1.3	<1.3	<1.3	<1.3	<1.3	<0.87	<1.3	2 mg/L	0.4 mg/L

Units are micrograms per liter (ug/L) unless otherwise noted

PAL - NR 140 preventive action limit

ES - NR 140 enforcement standard

Bold concentrations exceed NR 140 ES

Italicized and underlined concentrations exceed NR 140 PAL

J - Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit

Table 4
GROUNDWATER ANALYTICAL RESULTS SUMMARY
 Clark Station No. 723
 2759 South Kinnickinick Avenue
 Milwaukee, Wisconsin
 ATC Project No. 28.75096.2845

SAMPLE DATE	MtBE	BENZENE	TOLUENE	ETHYLBENZENE	ISOPROPYLBENZENE	NAPHTHALENE	m-PROPYLBENZENE	TOTAL XYLENES	TOTAL TMBs	GRO	DRO	DISSOLVED LEAD	WATER LEVEL (FEET)
MW-1													
Top of Well Screen:			96.47	Length of Well Screen:			10 feet						
11/1/93	<1.0	<1.0	<1.0	<1.0	NA	NA	NA	<1.0	<2.0	<100	NA	<3.0	95.14
11/10/94	<1.0	<1.0	<1.0	<1.0	NA	NA	NA	<1.0	<2.0	<100	NA	<1	96.90 *
9/22/95	<50	<1	<1	<1	NA	NA	NA	<3	<2	<100	NA	<3	96.52 *
4/17/96	<10	<1	<1	<1	NA	NA	NA	<3	<2	<100	NA	<1.5	97.03 *
6/25/97	BDL	BDL	BDL	BDL	NA	NA	NA	BDL	BDL	BDL	NA	NA	97.16 *
11/13/98	<0.22	<0.26	<0.21	<0.24	NA	NA	NA	<0.97	<1.4	<50	NA	NA	96.36
1/24/03	<0.43	<0.45	<0.68	<0.82	NA	NA	NA	<1.7	<0.94	<50	NA	NA	95.16
MW-2													
Top of Well Screen:			96.23	Length of Well Screen:			10 feet						
11/1/93	<1.0	<1.0	<1.0	<1.0	NA	NA	NA	<1.0	<2.0	<100	NA	<3.0	97.11 *
11/10/94	<1.0	<1.0	<1.0	<1.0	NA	NA	NA	<1.0	<2.0	<100	NA	<1	98.30 *
9/22/95	<50	<1	<1	<1	NA	NA	NA	<3	<2	<100	NA	<3	97.81 *
4/17/96	<10	<1	<1	<1	NA	NA	NA	<3	<2	<100	NA	<1.5	99.16 *
6/25/97	BDL	BDL	BDL	BDL	NA	NA	NA	BDL	BDL	BDL	NA	NA	97.71 *
11/13/98	<0.22	<0.26	<0.21	<0.24	NA	NA	NA	<0.97	<1.4	<50	NA	NA	99.27 *
1/24/03	<0.43	<0.45	<0.68	<0.82	NA	NA	NA	<1.7	<0.94	<50	NA	NA	97.06 *
MW-3													
Top of Well Screen:			93.91	Length of Well Screen:			10 feet						
11/1/93	<1.0	1,200	32	<1.0	NA	NA	NA	9	<2.0	2,400	NA	<3.0	96.54 *
11/10/94	77	130	<1.0	<1.0	NA	NA	NA	<1.0	<2.0	490	NA	1	97.41 *
9/22/95	<50	251	<1	8.8	NA	NA	NA	8.6	5.0	400	NA	<3	97.27 *
4/17/96	65.7	473	6.0	12.7	NA	NA	NA	<3	<2	800	NA	<1.5	97.76 *
6/25/97	31.4	46.9	BDL	BDL	NA	NA	NA	BDL	BDL	300	NA	NA	97.56 *
11/13/98	37	110	1.1	1.4	NA	NA	NA	2.31	1.1	450	NA	NA	97.10 *
1/24/03	28	3.4	<0.68	<0.82	NA	NA	NA	<1.7	<0.94	52	NA	NA	93.69
MW-4													
Top of Well Screen:			94.51	Length of Well Screen:			10 feet						
11/1/93	<2.0	3,200	740	.95	NA	NA	NA	390	<4.0	5,800	NA	<3.0	95.76 *
11/10/94	23	39	<1.0	<1.0	NA	NA	NA	<1.0	<2.0	<100	NA	<1	97.43 *
9/22/95	<50	413	87.4	5.5	NA	NA	NA	9.2	6.3	1,100	NA	<3	96.62 *
4/17/96	28.7	313	46.4	16.4	NA	NA	NA	42.2	12.7	500	NA	<1.5	95.62 *
6/25/97	BDL	52.3	1.8	2.4	NA	NA	NA	3.5	1.3	200	NA	NA	96.68 *
11/13/98	12	200	0.70	12	NA	NA	NA	15	6.1	340	NA	NA	97.79 *
1/24/03	11	100	7.4	8.6	NA	NA	NA	3.3 Q	<0.94	250	NA	NA	94.25
MW-5													
Top of Well Screen:			92.64	Length of Well Screen:			10 feet						
4/1/94	<10.0	<1.0	<1.0	<1.0	NA	NA	NA	2.0	<2.0	<100	NA	<3.0	---
11/10/94	<1.0	<1.0	<1.0	<1.0	NA	NA	NA	<1.0	<2.0	<100	NA	3	89.99
10/17/95	<50	1.4	<1	2.7	NA	NA	NA	4.8	3.9	<100	NA	<3	88.44
4/17/96	<10	<1	<1	<1	NA	NA	NA	<3	<2	<100	NA	<1.5	90.62
6/25/97	BDL	BDL	BDL	BDL	NA	NA	NA	BDL	BDL	BDL	NA	NA	90.76
11/13/98	<0.22	<0.26	<0.21	<0.24	NA	NA	NA	<0.97	<1.4	<50	NA	NA	90.33
1/24/03	<0.43	<0.45	<0.68	<0.82	NA	NA	NA	<1.7	<0.94	<50	NA	NA	90.76
Observation Well													
2/12/03	45	670	68	7.7 Q	21	20	45	28 Q	4.7 Q	1,900	1,200	NA	---
Duplicate													
(MW-4) 1/24/2003	11	130	7.5	8.4	NA	NA	NA	3.5 Q	<0.94	280	NA	---	---
Trip Blank													
1/24/03	<0.43	<0.45	<0.68	<0.82	NA	NA	NA	<1.7	<0.94	<50	NA	NA	---
2/12/03	<0.87	<0.25	<0.84	<0.53	<0.66	<0.63	<0.95	<1.83	<1.33	<50	NA	NA	---
NR 140 ES	60	5.0	1,000	700	---	40	---	10,000	480	---	---	15	---
NR 140 PAL	12	0.5	200	140	---	8	---	1,000	96	---	---	1.5	---

Notes:
 1) NA = Not analyzed for parameter, MtBE = Methyl tert-Butyl Ether; TMBs = 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene; GRO = Gasoline Range Organics; DRO = Diesel Range Organics.
 2) NR 140 ES = Wisconsin Administrative Code Chapter NR 140 Enforcement Standard and NR 140 PAL = Wisconsin Administrative Code Chapter NR 140 Preventive Action Limit.
 3) Concentrations in µg/l unless noted.
 4) Q = Analyte detected between Limit of Detection and Limit of Quantitation.
 5) Asterisk indicates water table well screen submerged below water table.

Table 4, continued
GROUNDWATER ANALYTICAL RESULTS SUMMARY
 Clark Station No. 723
 2759 South Kinnickinnic Avenue
 Milwaukee, Wisconsin
 ATC Project No. 28.75096.2845

SAMPLE DATE	MtBE	BENZENE	TOLUENE	ETHYLBENZENE	ISOPROPYLBENZENE	NAPHTHALENE	p-PROPYLBENZENE	TOTAL XYLENES	TOTAL TMBs	GRO	DRO
TMW-1											
2/14/03	<0.87	<0.25	<0.84	<0.53	<0.66	<0.63	<0.95	<1.83	<1.33	<50	NA
TMW-2											
2/14/03	<0.87	<0.25	<0.84	<0.53	<0.66	<0.63	<0.95	<1.83	<1.33	<50	NA
TMW-3											
2/14/03	<8.7	580	1,500	120	<6.6	27	14 Q	570	150	4,100	3,100
TMW-4											
2/14/03	<0.87	<0.25	<0.84	<0.53	<0.66	<0.63	<0.95	<1.83	<1.33	<50	NA
TMW-5											
2/14/03	<0.87	<0.25	<0.84	<0.53	<0.66	<0.63	<0.95	<1.83	<1.33	<50	NA
Dup (TMW-3)											
2/14/03	<8.7	570	1,400	110	<6.6	25	12 Q	510	141	4,200	NA
Trip Blank											
2/14/03	<0.87	<0.25	<0.84	<0.53	<0.66	<0.63	<0.95	<1.83	<1.33	<50	NA
NR 140 ES	60	5.0	1,000	700	---	40	---	10,000	480	---	---
NR 140 PAL	12	0.5	200	140	---	8	---	1,000	96	---	---

- Notes:
- 1) NA = Not analyzed for parameter, MtBE = Methyl tert-Butyl Ether; TMBs = 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene; GRO = Gasoline Range Organics; DRO = Diesel Range Organics.
 - 2) NR 140 ES = Wisconsin Administrative Code Chapter NR 140 Enforcement Standard and NR 140 PAL = Wisconsin Administrative Code Chapter NR 140 Preventive Action Limit.
 - 3) Concentrations in µg/l unless noted.
 - 4) Q = Analyte detected between Limit of Detection and Limit of Quantitation.
 - 5) NA = Not analyzed for parameter.

GROUNDWATER LEVEL DATA SHEET

Project: Clark Station #723

Page: 1 of 2

Measurements Taken | Konicek Environmental Consulting, LLC

Device: Heron Groundwater Level Meter

Well Number	Date	Depth to Groundwater (feet)	Well Depth (feet)	Water Column Height (feet)	Reference Elevation (feet)	Groundwater Elevation (feet)	Comments
TW1	11/17/10	5.05	13	7.95	97.94	92.89	
TW2	11/17/10	7.61	13.5	5.89	97.78	90.17	
TW3	11/17/10	8.32	13.5	5.18	96.54	88.22	
TW4	11/17/10	5.14	13.5	8.36	96.09	90.95	
MW-1	11/17/10	3.8	13	9.20	98.01	94.21	
MW-2	11/17/10	3.91	11	7.09	98.33	94.42	
MW-4	11/17/10	3.29	13.5	10.21	96.9	93.61	
MW-5	11/17/10	9.5	13.5	4.00	90.82	81.32	
TW1	04/05/11	2.31	13	10.69 0.00	97.94	0.00 95.63	
TW2	04/05/11	2.70	13.50	10.80	97.78	95.08	
TW3	04/05/11	2.95	13.5	10.55	96.54	93.59	
TW4	04/05/11	4.55	13.50	8.95	96.09	91.54	
MW-1	04/05/11	3.20	13	9.80	98.01	94.81	
MW-2	04/05/11	2.35	11	8.65	98.33	95.98	
MW-4	04/05/11	2.3	13.50	11.20	96.9	94.6	
TW1	08/12/11	1.83	13	11.17	97.94	96.11	
TW2	08/12/11	1.52	13.5	11.98	97.78	96.26	
TW3	08/12/11	1.43	13.5	12.07	96.54	95.11	
TW4	08/12/11	1.50	13.5	12.00	96.09	94.59	
MW-1	08/12/11	2.27	13	10.73	98.01	95.74	
MW-2	08/12/11	2.02	11	8.98	98.33	96.31	
MW-4	08/12/11	2.85	13.5	10.65	96.9	94.05	
MW-5	08/12/11	6.78	13.5	6.72	90.82	84.04	
TW1	11/10/11	1.64	13	11.36	97.94	96.3	
TW2	11/10/11	1.41	13.5	12.09	97.78	96.37	
TW3	11/10/11	3.13	13.5	10.37	96.54	93.41	
TW4	11/10/11	4.00	13.5	9.50	96.09	92.09	
MW-1	11/10/11	1.96	13	11.04	98.01	96.05	
MW-2	11/10/11	2.40	11	8.60	98.33	95.93	
MW-4	11/10/11	2.11	13.5	11.39	96.9	94.79	
MW-5	11/10/11	5.82	13.5	7.68	90.82	85	

Notes: _____

Table 6
Groundwater Elevation Calculations
 Clark Station No. 723
 2759 South Kinnickinnic Avenue
 Milwaukee, Wisconsin
 ATC Project No. 28.75096.2845

Well I.D.		Relative Top of Casing Elevation (Feet)	Depth to Groundwater (Feet)	Relative Groundwater Elevation (Feet)
MW-1	11/1/93	99.97	4.83	95.14
	11/10/94		3.07	96.90
	9/22/95		3.45	96.52
	4/17/96		2.94	97.03
	6/25/97		2.81	97.16
	11/13/98		3.61	96.36
MW-2	11/1/93	100.73	3.62	97.11
	11/10/94		2.43	98.30
	9/22/95		2.92	97.81
	4/17/96		1.57	99.16
	6/25/97		3.02	97.71
	11/13/98		1.46	99.27
MW-3	11/1/93	98.41	1.87	96.54
	11/10/94		1.00	97.41
	9/22/95		1.14	97.27
	4/17/96		0.65	97.76
	6/25/97		0.85	97.56
	11/13/98		1.31	97.10
MW-4	11/1/93	99.01	3.25	95.76
	11/10/94		1.58	97.43
	9/22/95		2.39	96.62
	4/17/96		3.39	95.62
	6/25/97		2.33	96.68
	11/13/98		1.22	97.79
MW-5	11/10/94	96.64	6.65	89.99
	9/22/95		8.20	88.44
	4/17/96		6.02	90.62
	6/25/97		5.88	90.76
	11/13/98		6.31	90.33

November 8, 2002

Mr. Jeff Polenske
City Engineer
City of Milwaukee
841 North Broadway, Room 701
Milwaukee, Wisconsin 53202

RE: Notification of Contamination
Clark Station No. 723
2765 South Kinnickinnic Avenue
Milwaukee, Wisconsin 53207
WDNR BRRTS # 03-41-004768
Commerce # 53207-2264-59
ATC Project No. 28.75096.2845

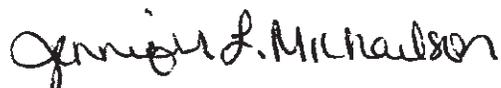
Dear Mr. Polenske:

ATC Associates Inc. (ATC), on behalf of Clark Retail Enterprises, Inc. (Clark), is submitting this letter as notification of contamination in the right-of-way (ROW) adjacent to 2765 South Kinnickinnic Avenue in the City of Milwaukee, Milwaukee County, Wisconsin. This notification is part of the site's case closure requirements in the Wisconsin Administrative Code Chapter NR 726.05(2)(b)4 and the October 2, 2002, letter from the Wisconsin Department of Commerce (Commerce).

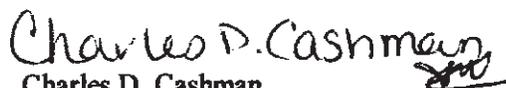
Based on investigative activities performed at the site and surrounding properties, there are possible Wisconsin Department of Natural Resources (WDNR) Enforcement Standard (ES) exceedences in the groundwater in the ROW of Clement Avenue, in the City of Milwaukee, adjacent to the site as stated in the May 30, 2002 letter. In addition, there are possible soil and groundwater impacts in the ROW of South Kinnickinnic Avenue and possible soil impacts in the ROW of Clement Avenue adjacent to the site.

If you have any questions or comments regarding this request, please do not hesitate to contact ATC at (608) 825-2171.

Sincerely,
ATC ASSOCIATES INC.



Jennifer L. Michaelson
Project Engineer



Charles D. Cashman
Senior Hydrologist

cc: Mr. Eric Larson, Clark Retail Enterprises, Inc.

Jennifer Michaelson

From: TeBeest, Sharlene [sharlene.tebeest@dot.state.wi.us]
Sent: Thursday, October 24, 2002 8:44 AM
To: 'lawson28@atc-enviro.com'
Subject: RE: Notification of Contamination within Right of Way

Thank you. I've received your notification for Clark Station number 723.

Shar Te Beest
Hazardous Materials Specialist
Wisconsin Department of Transportation
Bureau of Environment
Phone (608) 266-1476; Fax (608) 266-7818
e-mail: sharlene.tebeest@dot.state.wi.us

> -----Original Message-----
> From: Jennifer Michaelson [mailto:lawson28@atc-enviro.com]
> Sent: Wednesday, October 23, 2002 1:14 PM
> To: Sharlene TeBeest
> Subject: Notification of Contamination within Right of Way
>
> County: Milwaukee
>
> Highway: State Highway 32
>
> Site Name: Clark Station No. 723
>
> Site Address: 2759 South Kinnickinnic Avenue
>
> BRRTS Number: 03-41-004768
>
> PECFA/Commerce Number: 53207-2264-59
>
> DNR FID Number: 241792540
>
> Owner's Name: Clark Retail Enterprises, Inc. (OTG 1, LLC)
>
> Owner's Address: 3003 Butterfield Road, Suite 300, Oak Brook, IL
> 60523
>
> RP Name: Clark Retail Enterprises, Inc.
>
> RP Address: 3003 Butterfield Road, Suite 300, Oak Brook, IL 60523
>
> Consulting Firm: ATC Associates Inc.
>
> Consultant Contact: Jennifer Michaelson
>
> Consultant Address: 350 Business Park Drive, Sun Prairie, WI
> 53590
>
> Consultant Phone: 608-825-2171
>
> Consultant Fax: 608-825-0117
>
> Consultant E-Mail: lawson28@atc-enviro.com
>
> Soil Contamination? Yes
>

> Depth to contaminated soil: 5 feet bgs
>
> Vertical extent of contaminated soil: 5 to 12 feet bgs
>
> Groundwater Contamination? Yes
>
> Depth to water table: 1 to 6 feet bgs
>
> Description of type of contamination present: Petroleum
> Hydrocarbons
>
> Brief Summary of Cleanup Activity: A total of approximately 372 tons
> of petroleum-hydrocarbon impacted soil was excavated during a piping
> upgrade and vapor recovery system installation in April 1993. The
> building foundation, asphalt/concrete cover and pump islands (permanent
> structures) are considered an engineered barrier to exclude the direct
> contact exposure. The petroleum hydrocarbons are naturally attenuating.
>
>
>
> << File: EXPETGW.pdf >> << File: EXPETSL.pdf >>