

GIS REGISTRY INFORMATION

SITE NAME:	Roettgers Oil Self Serve		
BRRTS #:	03-41-005196	FID #	
COMMERCE # (if appropriate):	53218-3157-30	(if appropriate):	
CLOSURE DATE:	June 27, 2003		
STREET ADDRESS:	6330 W Silver Spring Drive		
CITY:	Milwaukee		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X = 683450	Y = 296057	
CONTAMINATED MEDIA:	Groundwater <input type="checkbox"/>	Soil <input checked="" type="checkbox"/>	Both <input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	X <input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS:			
• GPS COORDINATES (meters in WTM91 projection):			
	X =	Y =	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	X <input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS 1:			
• GPS COORDINATES (meters in WTM91 projection):			
	X =	Y =	
CONTAMINATION IN RIGHT OF WAY:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>			
Closure Letter, and any conditional closure letter issued			X
Copy of most recent deed, including legal description, for all affected properties			X
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			X
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.			X
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.			X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)			
Tables of Latest Soil Analytical Results (no shading or cross-hatching)			X
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.			X
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			X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)			X
RP certified statement that legal descriptions are complete and accurate			X
Copies of off-source notification letters (if applicable)			
Letter informing ROW owner of residual contamination (if applicable) (public, highway or railroad ROW)			X
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

June 27, 2003

Mr. Dave Roettgers
Roettgers Companies, Inc.
5169 North 37th Street
Milwaukee, WI 53209

RE: **Final Closure**

Commerce # 53218-3157-30 WDNR BRRTS # 03-41-005196
Roettgers Oil Self Serve, 6330 West Silver Spring Drive, Milwaukee

Three gasoline underground storage tanks upgraded in 1996

Dear Mr. Roettgers:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If applicable, the PECFA claim for this site would also be reopened and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5376.

Sincerely,



Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Jeffrey Tracy, Advent Environmental Services, Inc.
Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
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101 West Pleasant Street, Suite 100A
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<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

April 23, 2003

Mr. David Roettgers
Roettgers Company, Inc.
5169 North 37th Street
Milwaukee, WI 53209

RE: **Conditional Case Closure**

Commerce # 53218-3157-30 WDNR BRRTS # 03-41-005196
Roettgers Oil Self Serve, 6330 West Silver Spring Drive, Milwaukee
Three gasoline underground storage tanks upgraded in 1996

Dear Mr. Roettgers:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Advent Environmental Services, Inc., for the site referenced above. It is understood that residual soil contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

During the final groundwater sampling event conducted on December 31, 2002, the NR 140, Wisconsin Administrative Code, preventive action limit (PAL) for methyl tertiary butyl ether (MtBE) was exceeded at monitoring wells MW-1, MW-3 and MW-4, at concentrations ranging from 20.6 to 25.3 micrograms per liter. Commerce is issuing a PAL exemption, per NR 140.28(2), for MtBE at the referenced property.

The following condition must be satisfied to obtain final closure:

- The seven monitoring wells must be properly abandoned and the appropriate documentation forwarded to me at the letterhead address.

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.

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. Jeffrey Tracy, Advent Environmental Services, Inc.
Case File

RECEIVED

APR 11 2003

PECFA SITE REVIEW
MILWAUKEE OFFICE

Site Name: Roettgers Company – 64th Street property

Site Address: 6330 West Silver Spring Drive, Milwaukee, Wisconsin

County: Milwaukee

WDCOM PECFA Claim No.: 53218-3157-30

WDNR BRRTS No.: 03-41-005196

WDNR FID No: 241860080

CHECKLIST OF DOCUMENTS FOR GIS REGISTRY PACKET

- One Time Fee of ~~\$250.00 for groundwater and \$200.00 for soil~~ – **Submitted to WDNR, copy enclosed**
- Copies of most recent deed - **enclosed**
- ~~Copy of Certified Survey Map, if applicable~~
- Parcel identification number – **Tax key number 174-9999-6**
- Geographical position – **WTM Coordinates 683450, 296057**
- Location map (Topography) - **enclosed**
- Map of all contaminated properties within site boundaries – **enclosed**
- A table of most recent analytical results and sample collection dates for soil ~~and groundwater~~ - **enclosed**
- ~~A map showing groundwater sample locations and horizontal extent~~
- ~~A table of the previous 4 groundwater elevation measurements~~
- A map showing soil sample locations and horizontal extent - **enclosed**
- Geologic cross sections - **enclosed**
- A signed statement indicating that legal description on property deed is accurate - **enclosed**
- ~~Copy of letters sent to all owners of properties with groundwater exceeding ES~~
- Copy of written notification to City/ Village/ Municipality/ State agency - **enclosed**

WARRANTY DEED

This Deed, made between Donath A. Roettgers

Grantor, and

Charanjeet's Wisconsin Properties One, LLC

Grantee,

THIS SPACE RESERVED FOR RECORDING DATA

Return Document to: THOMAS P. SHANNON FOX O'NEILL & SHANNON, S.C. 682 N. WATER ST., SUITE 500 MILWAUKEE, WI 53202

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

Grantee the following described real estate in MILWAUKEE County: Tax Parcel No: 174-9999-6

That part of the Southeast 1/4 of Section 27, Town 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the East 1/2 of said 1/4 Section; thence North along the West line of said East 1/2, 173.49 feet to a point; thence East and parallel to the South line of the 1/4 Section, 160 feet to a point; thence South and parallel to the West line of said East 1/2, 173.49 feet to a point in the South line

- CONTINUED -

This is not homestead property.

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

And Grantor

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities serving the property, recorded building and use restrictions and covenants, general taxes levied in the year of closing and will warrant and defend the same.

Dated this 23rd day of June, 1998.

____ (SEAL)

Donath A. Roettgers (SEAL)

Donath A. Roettgers

____ (SEAL)

____ (SEAL)

AUTHENTICATION

Signature(s) of Donath A. Roettgers

ACKNOWLEDGEMENT

STATE OF WISCONSIN

County. } ss.

Personally came before me this ___ day of ___ the above named

authenticated this 23rd day of JUNE, 1998

Gregory I. Devorkin

TITLE: MEMBER STATE BAR OF WISCONSIN

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

(If not, _____)

authorized by § 706.06, Wis. Stats.

THIS INSTRUMENT WAS DRAFTED BY

Gregory I. Devorkin, Esq.

Notary Public _____ County, Wis.

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

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

Legal Description Continued

Order No: 1075850

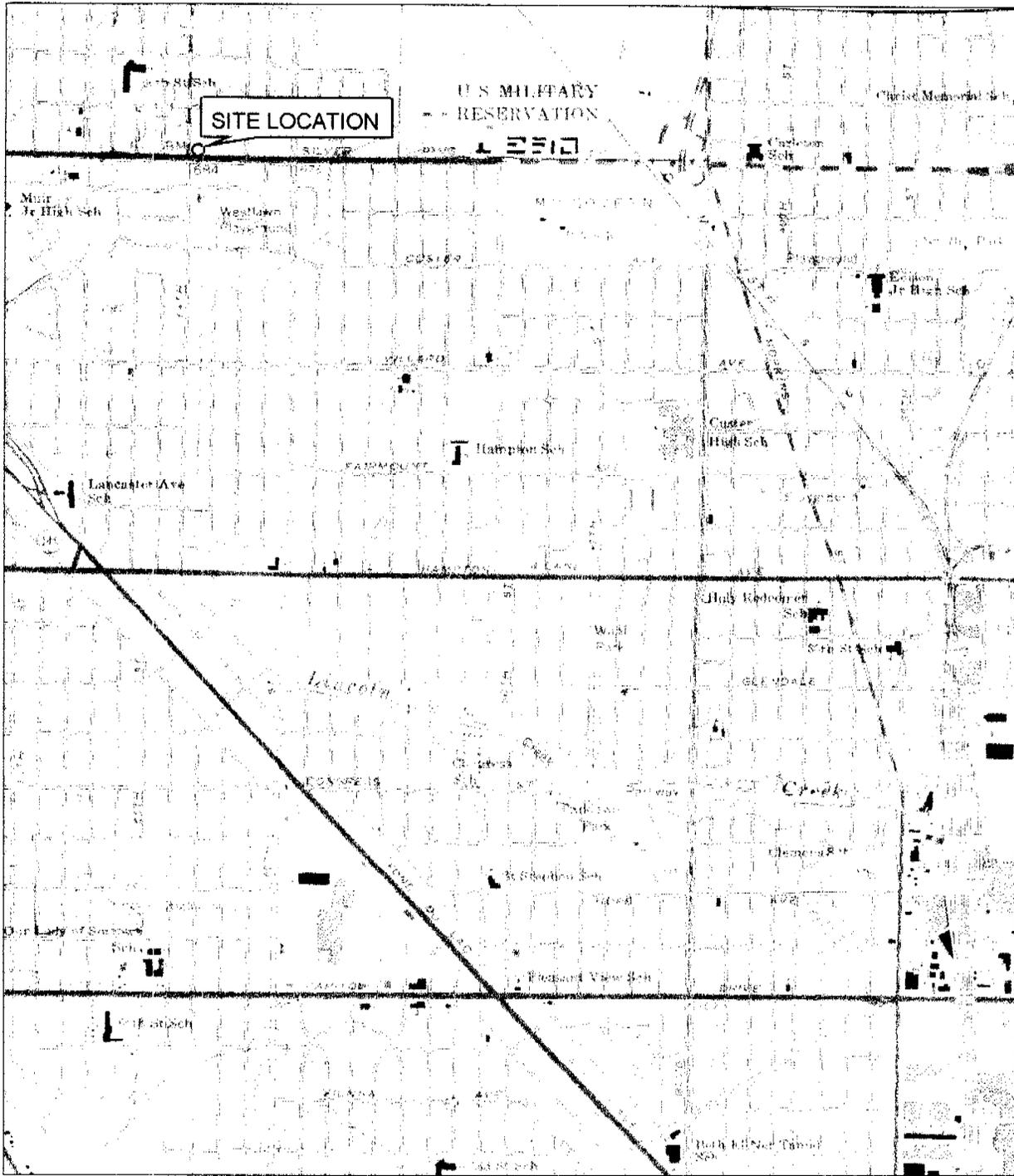
of the 1/4 Section; thence West along said South line of the 1/4 Section, 160 feet to the place of beginning.

EXCEPTING the South 60 feet thereof.

ALSO EXCEPTING the West 40 feet thereof.

Tax Key No. 174-9999-6

ADDRESS: 6330 West Silver Spring Drive



1 INCH = 2,000 FEET

BASE MAP DEVELOPED FROM THE MILWAUKEE, WISCONSIN U.S.G.S. TOPOGRAPHIC MAP, DATED 1958, PHOTOREVISED 1971.

SE 1/4, SE 1/4, SEC 27, T8N, R21E

DRAWN BY: CCM

APPROVED BY:

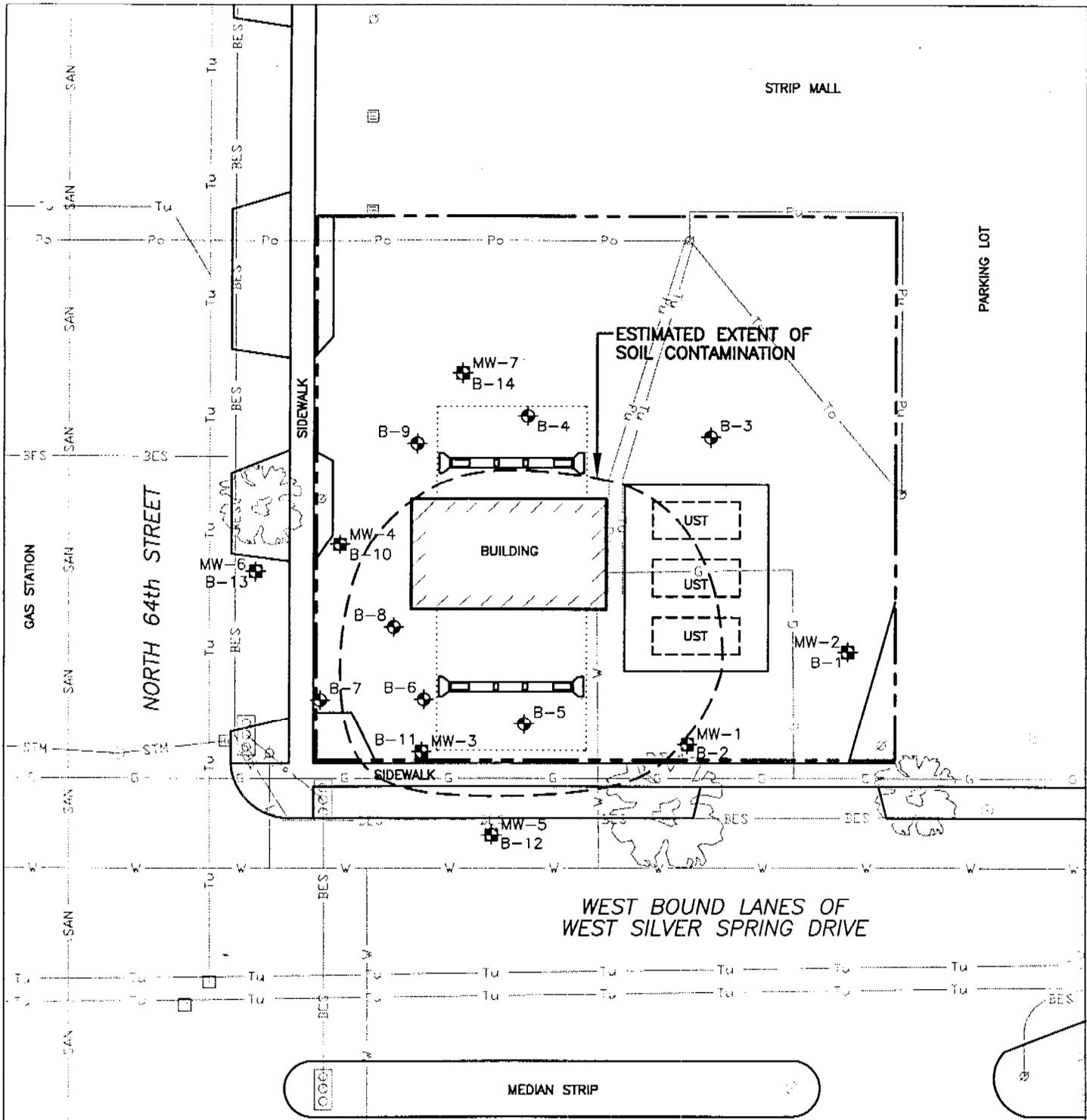
DATE: 1/28/03

PROJ. 950278.03

FIGURE 1
SITE LOCATION MAP
ROETTIGERS CO.— 64th & SILVER SPRING
MILWAUKEE, WISCONSIN

ADVENT

ENVIRONMENTAL SERVICES, INC.



LEGEND

- | | | |
|---|--|--|
| <p>--- APPROXIMATE PROPERTY BOUNDARY</p> <p>MW-1 MONITORING WELL LOCATION AND NUMBER</p> <p>B-1 SOIL BORING LOCATION AND NUMBER</p> <p> TREE/SHRUB</p> <p> UTILITY POLE</p> <p> UTILITY MANHOLE</p> | <p>RESIDENTIAL</p> <p> CATCH BASIN</p> <p> FIRE HYDRANT</p> <p> TRAFFIC SIGNAL LIGHT</p> <p>..... OVERHEAD CANOPY</p> <p>--- BES --- BURIED ELECTRIC SERVICE</p> <p>--- G --- GAS MAIN</p> <p>--- Po --- OVERHEAD POWER LINE</p> | <p>--- Pu --- UNDERGROUND POWER LINE</p> <p>--- SAN --- SANITARY SEWER</p> <p>--- SIM --- STORM SEWER</p> <p>--- To --- OVERHEAD TELEPHONE LINE</p> <p>--- Tu --- UNDERGROUND TELEPHONE LINE</p> <p>--- W --- WATER LINE</p> |
|---|--|--|

PROJ# 95027803-A1C
 DATE: 1/28/03
 DRAWN BY: CCM
 APPROVED BY:

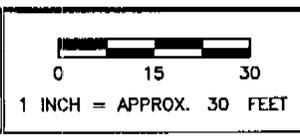


FIGURE 3
 SOIL BORING & MONITORING WELL LOCATIONS
 AND EXTENT OF SOIL CONTAMINATION
 ROETTIGERS COMPANY - 64th & SILVER SPRING
 MILWAUKEE, WISCONSIN

ADVENT
 ENVIRONMENTAL SERVICES, INC.

TABLE 1 (PAGE 1 OF 2)
ANALYTICAL RESULTS - SOIL
ROETTIGERS COMPANY, INC. - 64TH AND SILVER SPRING
MILWAUKEE, WISCONSIN

Boring No. Sample No.	Depth (feet)	NR 720 Generic RCLs		COMM 47 Table 1 Values		COMM 47 Table 2 Values		B-1	B-1	B-2	B-2	B-3	B-3	B-4	B-4	B-5	B-5	B-6	B-6		
		S-3	S-4	S-3	S-4	S-3	S-4	S-3	S-4	S-3	S-4	S-3	S-4	S-3	S-4	S-3	S-4	S-3	S-4	S-3	S-4
		5-7	7-9	5-7	7-9	5-7	7-9	5-7	7-9	5-7	7-9	5-7	7-9	5-7	7-9	5-7	7-9	5-7	7-9	5-7	7-9
PID (instrument units)		<1	<1	12	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	5	<1	547	33		
GRDs (ppm)		---	---	51	ND	---	---	---	---	---	---	---	---	---	---	4.5	---	97	3.2		
Total Lead (ppm)		5.0	7.5	5.4	6.8	7.7	11	6.1	8.4	35	10	8.8	12								
VOCs (ppb) ¹																					
Benzene		---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
n-Butylbenzene		---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
sec-Butylbenzene		---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
1,2-Dichloroethane		---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Ethylbenzene		---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Isopropylbenzene		---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
p-Isopropyltoluene		---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Methyl-t-butyl ether		---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Naphthalene		---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
n-Propylbenzene		---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Toluene		---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
1,2,4-TMB		---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
1,3,5-TMB		---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
m- and p-Xylenes		---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
o-Xylenes		---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

ND Not Detected

1 Only VOCs detected are listed

2 Site specific case closeout limit exceeds regulatory soil residual clean-up limits due to raised laboratory detection limit of methanol preserved soil sample

3 Laboratory detection limits exceeds case closeout limits due to presence of petroleum contaminants

Bold type indicates concentrations exceeding WDNR Case Closeout limits for petroleum-contaminated soils.

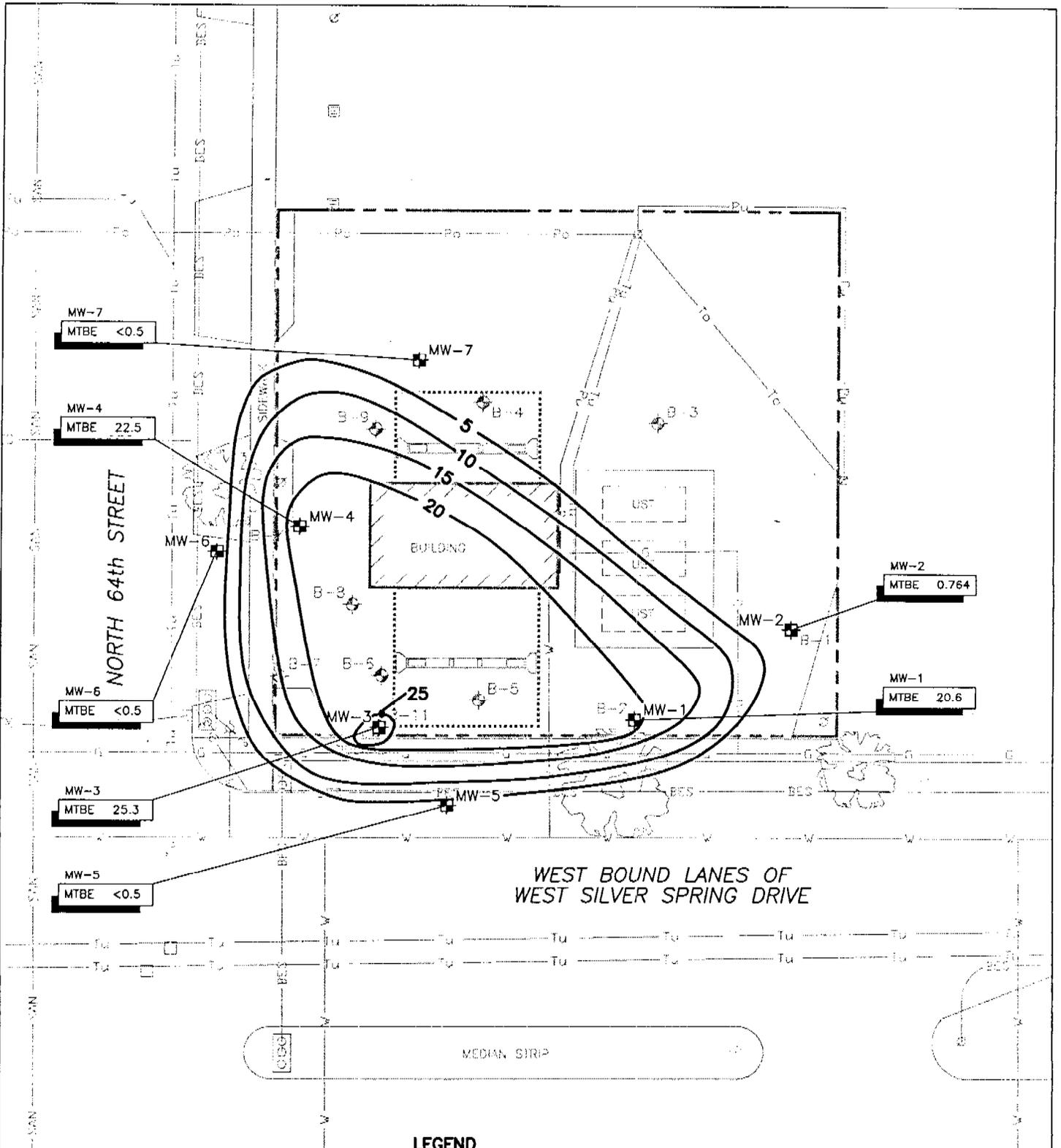
TMB trimethylbenzene

TABLE 1 (PAGE 2 OF 2)
 ANALYTICAL RESULTS - SOIL
 ROETTIGERS COMPANY, INC. - 64TH AND SILVER SPRING
 MILWAUKEE, WISCONSIN

Boring No. Sample No. Depth (feet)	NR 720 Generic RCLs	COMM 47 Table 1 Values	COMM 47 Table 2 Values	B-7		B-8		B-9		B-10		B-11		B-12		B-13		B-14	
				S-3 5-7	S-5 9-11	S-4 7-9	S-3 5-7	S-5 9-11	S-4 7-9	S-5 9-11	S-3 5-7	S-5 9-11	S-1 2-4	S-2 8-10	S-1 2-4	S-2 8-10	S-1 2-4	S-2 8-10	S-1 2-4
PID (instrument units)				<1	<1	1	<1	<1	<1	<1	<1	428	NA	NA	NA	NA	NA	NA	NA
GROs (ppm)	250			ND	ND	ND	15	ND	ND	ND	ND	150	ND	ND	ND	ND	ND	ND	ND
Total Lead (ppm)	50			7.3	11	14	15	10	5.8	11	8.7	19.1	6.32	14.5	4.33	6.79	6.22	6.22	6.22
VOCs (ppb)																			
Benzene	25 ^c	8,500	1,100			34													
n-Butylbenzene						130						4,500							
sec-Butylbenzene												1,300							
1,2-Dichloroethane	25 ^c	600	540																
Ethylbenzene	2,900	4,600				190						730							
Isopropylbenzene						34						870							
p-Isopropyltoluene												630							
Methyl-t-butyl ether																			
Naphthalene						410						700							
n-Propylbenzene						120						3,600							
Toluene	1,500	38,000																	
1,2,4-TMB		83,000				1,800						2,300							
1,3,5-TMB		11,000				540						2,100							
m- and p-Xylenes						660						110							
o-Xylenes	4,100	42,000				340													

ND Not Detected
 1 Only VOCs detected are listed.
 2 Site specific case cleanup limit exceeds regulatory soil residual clean-up limits due to raised laboratory detection limit of methanol preserved soil sample.
 3 Laboratory detection limits exceeds case cleanup limits due to presence of petroleum contaminants.
 Bold type indicates concentrations exceeding WDNR Case Cleanup limits for petroleum-contaminated soils

NA Not Analyzed TMB Trimeitylbenzene



WEST BOUND LANES OF
WEST SILVER SPRING DRIVE

- LEGEND**
-  APPROXIMATE PROPERTY BOUNDARY
 -  MW-1 **MONITORING WELL LOCATION AND NUMBER**
 -  B-4 **SOIL BORING LOCATION AND NUMBER**
 - 0.764 **METHYL TERT-BUTYL ETHER, in parts per billion**
 - 10  **ESTIMATED MTBE CONCENTRATION CONTOUR, INTERVAL = 5 ft.**

PROJ# 95027803-A2B
 DATE: 1/28/03
 DRAWN BY: CCM
 APPROVED BY:

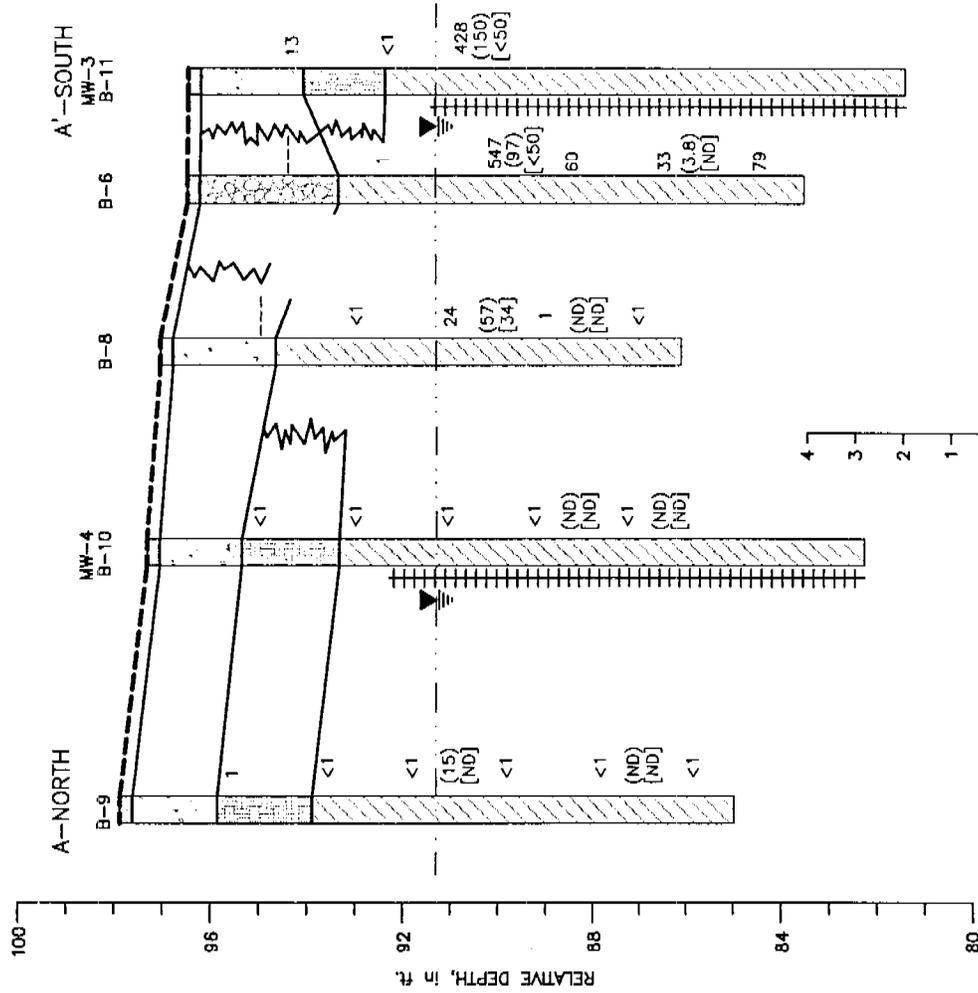


FIGURE 6
 MTBE CONCENTRATIONS
 DECEMBER 31, 2002
 ROETTIGERS COMPANY - 64th & SILVER SPRING
 MILWAUKEE, WISCONSIN

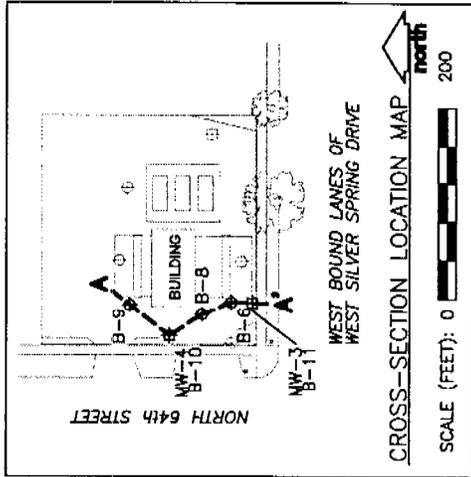
ADVENT
 ENVIRONMENTAL SERVICES, INC.

LEGEND

- ASPHALT
- FILL (SAND AND GRAVEL)
- FILL (PEA GRAVEL)
- BLACK ORGANIC CLAY (TOPSOIL)
- SILTY CLAY
- PID SOIL CONCENTRATION, in instrument units
- GRO SOIL CONCENTRATION, in parts per million
- BENZENE SOIL CONCENTRATION, in parts per billion
- NOT DETECTED
- MEASURED WATER TABLE ELEVATION ON JANUARY 24, 1996
- WELL SCREEN INTERVAL



SCALE, in ft.
10 20 30 40
VERTICAL EXAGGERATION= 10X

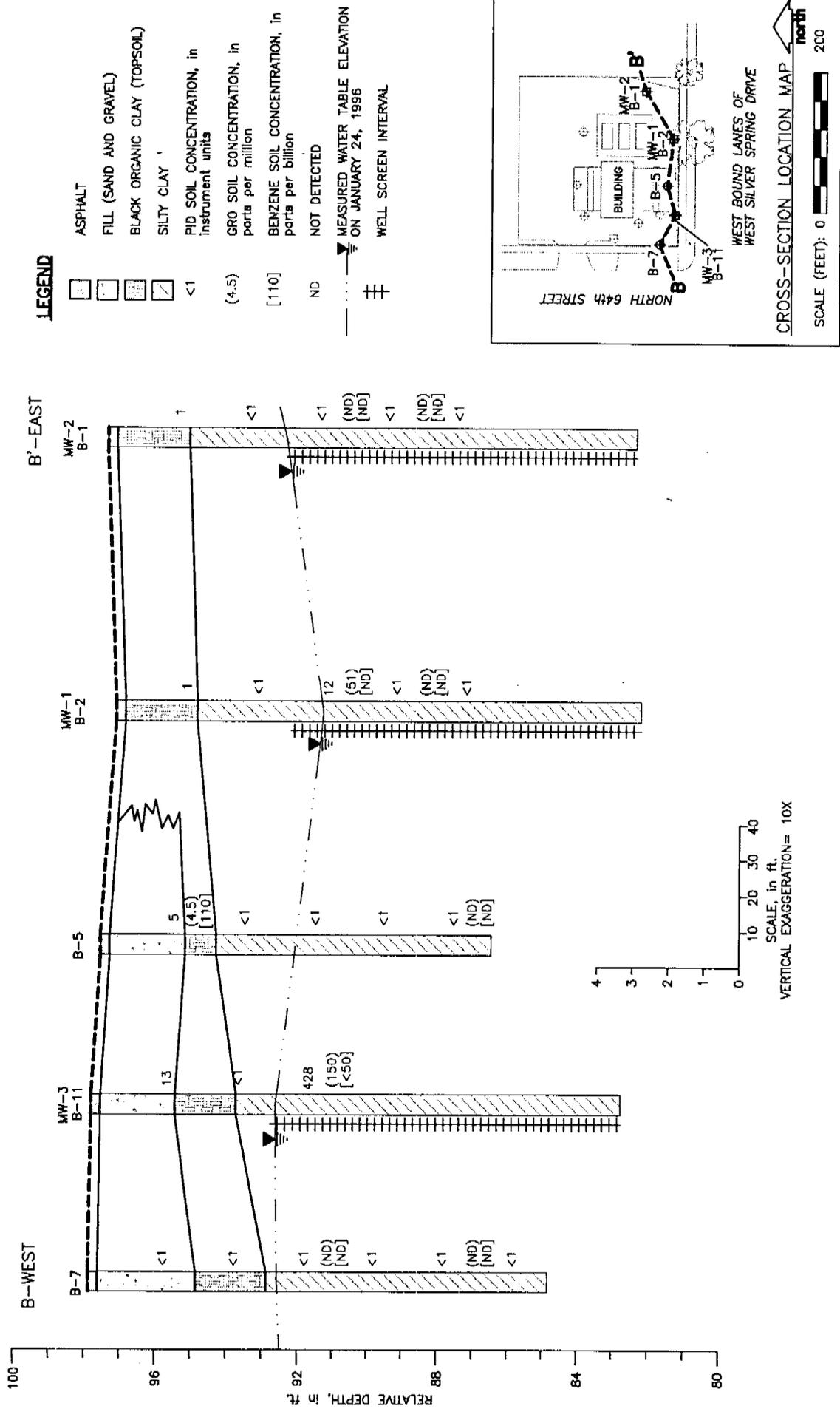


ADVENT
ENVIRONMENTAL SERVICES, INC.

FIGURE 4
NORTH TO SOUTH GEOLOGIC CROSS-SECTION
A - A'
ROETTIGERS COMPANY - 64th & SILVER SPRING
MILWAUKEE, WISCONSIN

DATE: 1/28/03
PROJ# 95027803-A3

DRAWN BY: CCM
APPROVED BY:



ADVENT
ENVIRONMENTAL SERVICES, INC.

FIGURE 5
WEST TO EAST GEOLOGIC CROSS-SECTION
B - B'
ROETTIGERS COMPANY - 64th & SILVER SPRING
MILWAUKEE, WISCONSIN

DATE: 1/29/03
PRO.# 95027803-A4

DRAWN BY: CCM
APPROVED BY:

CERTIFICATION

I hereby certify that the attached is a true and correct copy of the legal description for the property located at 6330 West Silver Spring Drive, Milwaukee, Wisconsin.

ROETTGER'S COMPANY, INC.

By: 
David J. Roettgers, President

April 4, 2003

Mr. Jeff Polenske
City Engineer-City of Milwaukee
841 N. Broadway, Rm 620
Milwaukee, WI 53202

RE: Notice of Potential Contamination
Former Roettgers Company – 64th Street property
6330 West Silver Spring Drive, Milwaukee, WI 53218
PECFA Claim No. 53218-3157-30
DNR BRRTS No. 03-41-005196

Dear Mr. Polenske:

On behalf of the Roettgers Company, Inc., Advent Environmental Services, Inc., has completed a site investigation and groundwater monitoring program at the above described property. We requested that the Department of Commerce review the site for closure. A condition of closure request is that the City of Milwaukee be notified of residual soil and groundwater contamination that may exist in the right-of-way.

The potential exists that residual contamination may be encountered in the sub-surface on the east side of North 64th Street and the north side of West Silver Spring Drive adjacent to the property. The attached Figures present the estimated extents of petroleum contaminated soil and groundwater at completion of the site investigation. I also enclosed tables presenting the soil and groundwater analytical results.

If you have any questions please call me at (414) 371-5020.

Respectfully,


Jeffrey G. Tracy, P.G.
Senior Hydrogeologist – Mequon Office

enclosures

cc: Mr. David Roettgers, Roettgers Company, Inc., 5169 North 37th Street, Milwaukee, WI 53209
Mr. John Gerth, Bulk Petroleum Corporation, 9653 North Granville Road, Mequon, WI 53097

Advent Environmental Services, Inc.

P.O. Box 277
Mequon, WI 53092-0277
Fax 414-371-5021
1-800-880-1998
414-371-5020

5110 Fairview Dr., Suite A
Eau Claire, WI 54701
Fax 715-831-1531
1-800-530-1520
715-831-1530