

Source Property Information

BRRTS #:	03-41-005266	Closure Date:	June 15, 2009
ACTIVITY NAME:	Sunshine Gas	FID#:	
PROPERTY ADDRESS:	1715 10th Ave	DATCP#:	
MUNICIPALITY:	South Milwaukee	COMM#:	53172-2001-15
PARCEL ID#:	7710383		

***WTM Coordinates:**

X:	694660	Y:	273438
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**Coordinates are in WTM83, NAD83 (1991)*

WTM Coordinates Represent:

- Approximate Center of Contaminant Source
- Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Groundwater Contamination > ES (236) | <input checked="" type="checkbox"/> Soil Contamination > *RCLs or **SSRCL (232) |
| <input type="checkbox"/> Groundwater Contamination in ROW | <input type="checkbox"/> Soil Contamination in ROW |
| <input type="checkbox"/> Off-Source Contamination | <input type="checkbox"/> Off-Source Contamination |

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

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Land Use Controls:

- | | |
|---|---|
| <input type="checkbox"/> Soil: maintain industrial zoning (220) | <input type="checkbox"/> Cover or Barrier (222) |
| <input type="checkbox"/> Structural Impediment (224) | <input type="checkbox"/> Vapor Mitigation (226) |
| <input type="checkbox"/> Site-Specific Condition (228) | <input type="checkbox"/> Maintain Liability Exemption (230) |

(note: soil contaminant concentrations between residential and industrial levels)

(note: maintenance plan for groundwater or direct contact)

(note: local government or economic development corporation)

Monitoring wells properly abandoned? (234)

- Yes No N/A

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 #: 03-41-005266

PARCEL ID #: 7710383

ACTIVITY NAME: Sunshine Gas

WTM COORDINATES: X: 694660 Y: 273438

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.)
- 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:**
- 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 8.5 x 14 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 Location**
- 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 #: 4 & 8 **Title: Borehole Soil Sample NR 720 Exceedances & Post-Remedial GW Monitoring Locations**
- 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 #: 4 & 5 **Title: Borehole Soil Sample NR 720 Exceedances & Contaminated Soil Excavation Areas**

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ACTIVITY NAME: Sunshine Gas

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 #: NA Title:

Figure #: NA Title:

- 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 #: Title:

- 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 #: 5 Title: June 2000 Water Table Contour Map

Figure #: Title:

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

Tables must be no larger than 8.5 x 14 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 & 4 Title: Borehole Soil Sample Analytical Results & Confirmation Soil Sample Analytical Results

- 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 #: 5 Title: Groundwater Quality Analytical Results

- 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 #: 3 Title: Groundwater Elevation Data

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 #: 03-41-005266

ACTIVITY NAME: Sunshine Gas

NOTIFICATIONS

Source Property

- 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.

- 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.

- 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:



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

June 15, 2009

Mr. Darshan Dhaliwal
Darshan's Wisconsin Stations Eight, LLC
9653 North Granville Road
Mequon, WI 53097

RE: **Final Closure**

Commerce # 53172-2001-15-A DNR BRRTS # 03-41-005266
Former Sunshine Gas, 1715 10th Avenue, South Milwaukee

Dear Mr. Dhaliwal:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. 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 address residual soil and groundwater contamination. 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.

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.

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, 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. 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) 357-4703.

Sincerely,

A handwritten signature in black ink, appearing to read "L. M. Michalets", with a long horizontal flourish extending to the right.

Linda M. Michalets
Senior Hydrogeologist
Site Review Section



November 27, 2001

Mr. Bachan Singh
Sunshine Gas
4455 Acre View Court
Brookfield, WI 53005

Subject: **Conditional Case Closure**

Commerce # 53172-2001-15A, WDNR BRRTS # 03-41-005266
Sunshine Gas, 1715 10th St., South Milwaukee, WI

Dear Mr. Singh:

On October 12, 2001, the Department of Commerce (Commerce) PECFA Site Review Section received a second request for case closure, dated October 11, 2001, from your consultant, A.E.S. Consultants, Ltd. It is understood that residual soil and groundwater contamination remains on-site. Using the standards established in the NR 700 series, Wisconsin Administrative Code (Wis. Adm. Code), 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.

Commerce is requiring that a groundwater use restriction be placed on the property deed (or GIS recording, see note below). This is being required because all monitoring wells and recovery wells that were on site have been removed or destroyed. Commerce is using the final groundwater-monitoring event for each well, prior to its destruction, as the basis for the point of standard. If you do not wish a groundwater use restriction to be assigned to the property deed, or recorded on the GIS system, you may (at your own expense) re-install additional monitoring wells and submit the additional groundwater monitoring results demonstrating that there is no longer any groundwater contamination above Wis. Adm. Code NR 140 enforcement standards on the property.

The following conditions must be satisfied to obtain final closure:

- A soil and groundwater deed restriction must be placed on the property deed addressing residual petroleum impacts to soil and groundwater on the above-referenced property. For case closure, Commerce will need the deed restriction containing the County Register of Deeds' recording information. Enclosed is an example of a "Notice of Contamination to Property" for your use. If you wish to modify the language, submit a copy to this office for approval prior to recording. If an electronic copy of the "Notice of Contamination to Property" is desired, you may contact Commerce and a copy will be forwarded to you.

Please attach the Figure entitled "Contaminated Soil Excavation Areas and Soil Sample Locations", and Figure 5 along with Tables 4 and 5, from the A.E.S. report, *Case*

Mr. Singh
Conditional Case Closure
Commerce # 53172-2001-15A, WDNR BRRTS # 03-41-005266
Sunshine Gas, 1715 10th St. South Milwaukee, WI
November 27, 2001
Page 2

Summary and Closure Request (Resubmittal), dated October 11, 2001, to the executed "Notice of Contamination to Property". The map must show the residual soil and groundwater contaminant plumes, and the boundaries for the subject property and the adjacent street right-of-way (ROW).

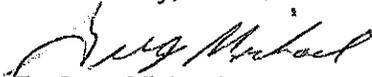
- All monitoring wells must be properly abandoned and the appropriate documentation must be forwarded to the letterhead address.

Please note: As of November 1, 2001, you may elect to have this site recorded on the Wisconsin Department of Natural Resources' (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites in lieu of filing a groundwater use restriction. The GIS Registry is a database listing all closed remediation sites and is available to the public via the Internet. For more information regarding the registration process, including fee and documentation requirements, refer to the enclosed GIS Registry information. At this time, the GIS Registry is only available for sites with residual groundwater contamination.

As of August 31, 2001, State Statute 101.143 requires PECFA claimants seeking reimbursement of interest costs to submit a final reimbursement claim within 120 days after they receive written notification that no further action is required with respect to the discharge at their site. This letter serves as your written notice of "no further action". 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 filing deed notices or other restrictions are not eligible for PECFA reimbursement, and the filing of these notices should not delay the claim submittal process.

Thank you for your efforts in protecting Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5375.

Sincerely,



Greg Michael
Hydrogeologist
Site Review Section

Enclosures (2)

cc: AES with enclosures
Case file

Document Number

**NOTICE OF CONTAMINATION TO
PROPERTY**

Legal Description of the Property: In re:

(as it appears on the most recent deed)

Recording Area

Name and Return Address

STATE OF WISCONSIN)
) ss
COUNTY OF)

Parcel Identification Number (PIN)

Section 1. _____ is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Benzene, ethylbenzene, toluene, xylene, and total trimethylbenzene contaminated groundwater above the Wisconsin Administrative Code (Wis. Adm. Code) NR 140 enforcement standards remain on this property. Additionally, soils above Wis. Adm. Code NR 720 residual contaminant levels remain on this property.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

And,

Residual petroleum contaminated soils remain on this site. The contaminated soils remain in the southwest section of the property (see the attached figures and tables). Natural attenuation is the approved remedial alternative for this site. If contaminated material is excavated in the future, it may be considered a solid waste and must be managed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this _____ day of _____, 20____.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of _____.

Signature: _____

Printed Name: _____

Title: _____

Subscribed and sworn to before me
this _____ day of _____, 20____.

Notary Public, State of _____
My commission _____

This document was drafted by the Wisconsin Department of Commerce.

WARRANTY DEED

Document Number

REEL 4629 IMAGE 671
7790774

THIS DEED, made between Bachan Singh, Grantor and Darshan's Wisconsin Stations Eight, LLC, Grantee,

WITNESSETH, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Milwaukee County, Wisconsin:

REGISTER'S OFFICE | SS
Milwaukee County, WI
RECORDED AT 12:10 PM
08-18-1999
REEL 4629 IMAGE 671
WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 10.00

TRANSFER
\$ 225.00
FEE

Recording Area
Name and Return Address

Bulk Petroleum
9653 North Granville Rd
Mequon, Wisconsin 53097

Parcel Identification Number (PIN): 771-0383-000

Lots 13, 14, 15 and 16 in Block 76, in Addition No. 5 to Townsite of South Milwaukee, in the Northeast 1/4 of Section 11, in Township 5 North, Range 22 East, in the City of South Milwaukee.

This is not homestead property.

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

And Bachan Singh warrants that the title is good, indefeasible in fee simple and clear of encumbrances except: Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year hereof. and will warrant and defend the same.

Dated this 23rd day of July, 1999.

Bachan Singh (Seal)
*Bachan Singh

____ (Seal)
*

____ (Seal)
*

____ (Seal)
*

AUTHENTICATION

ACKNOWLEDGEMENT

Signature(s) _____

STATE OF WISCONSIN)
Ozaukee _____ County.)

authenticated this _____ day of, _____ 19 _____

Personally came before me this 23rd day of July, 1999 the above named Bachan Singh to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

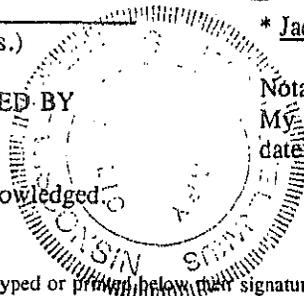
*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706.06, Wis. Stats.)

Jacqueline L. Jakus
* Jacqueline L. Jakus

THIS INSTRUMENT WAS DRAFTED BY
Bachan Singh

Notary Public, Milwaukee County, Wis.
My Commission is permanent. (If not state expiration
date October 21, 2001)

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



* Names of persons signing in any capacity should be typed or printed below their signatures.

**SIGNED STATEMENT BY RESPONSIBLE PARTY (REPRESENTATIVE) THAT
THE LEGAL DESCRIPTION PROVIDED FOR THE REFERENCED PROPERTY
IS COMPLETE AND ACCURATE**

As the responsible party for the property located at 1715 10th Avenue, South Milwaukee, I believe the legal description provided to the Wisconsin Department of Commerce for the case file referenced as Commerce # 53172-2001-15-A and DNR BRRTS # 03-41-005266 is complete and accurate to the best of my knowledge.


Signature

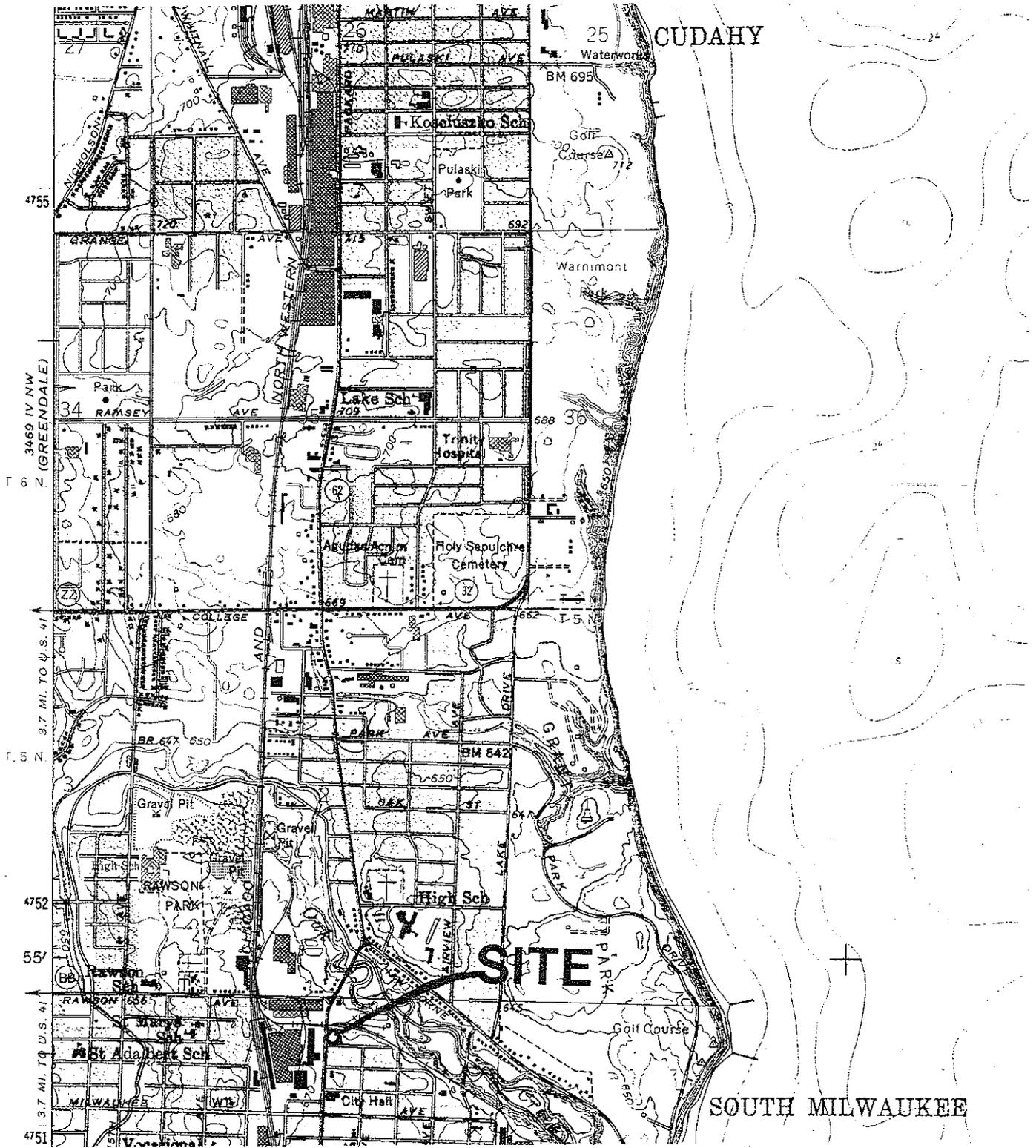
Date 6-2-09

Daniel R. Hoffaker Environmental Manager
Printed Name and Title

LEGAL DESCRIPTION

File No.: 00250757

Lot 13, 14, 15 and 16 in Block 76, in Addition No. 5 to
Townsite of South Milwaukee, in the Northeast 1/4 of Section
11, in Township 5 North, of Range 22 East, in the City of South
Milwaukee, County of Milwaukee, State of Wisconsin.

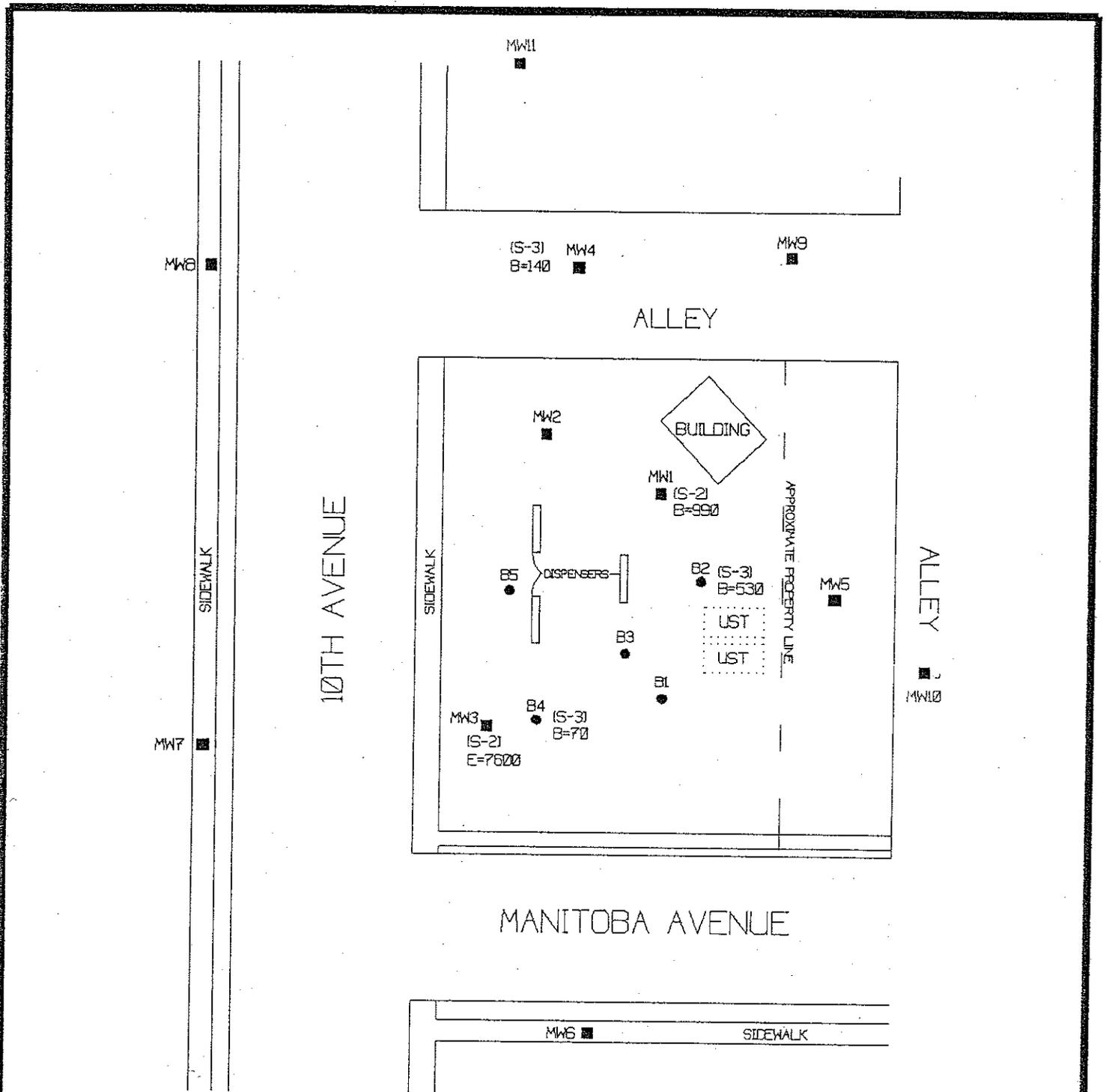


SOURCE:

U.S.G.S. 7.5 MINUTE SERIES
 TOPOGRAPHIC MAP - SOUTH MILWAUKEE,
 QUADRANGLE, 1976



FIGURE 1	
SITE LOCATION	
SCALE: 1"=2000'	DATE: MARCH 8, 1996
AES CONSULTANTS, LTD.	BY: SMS

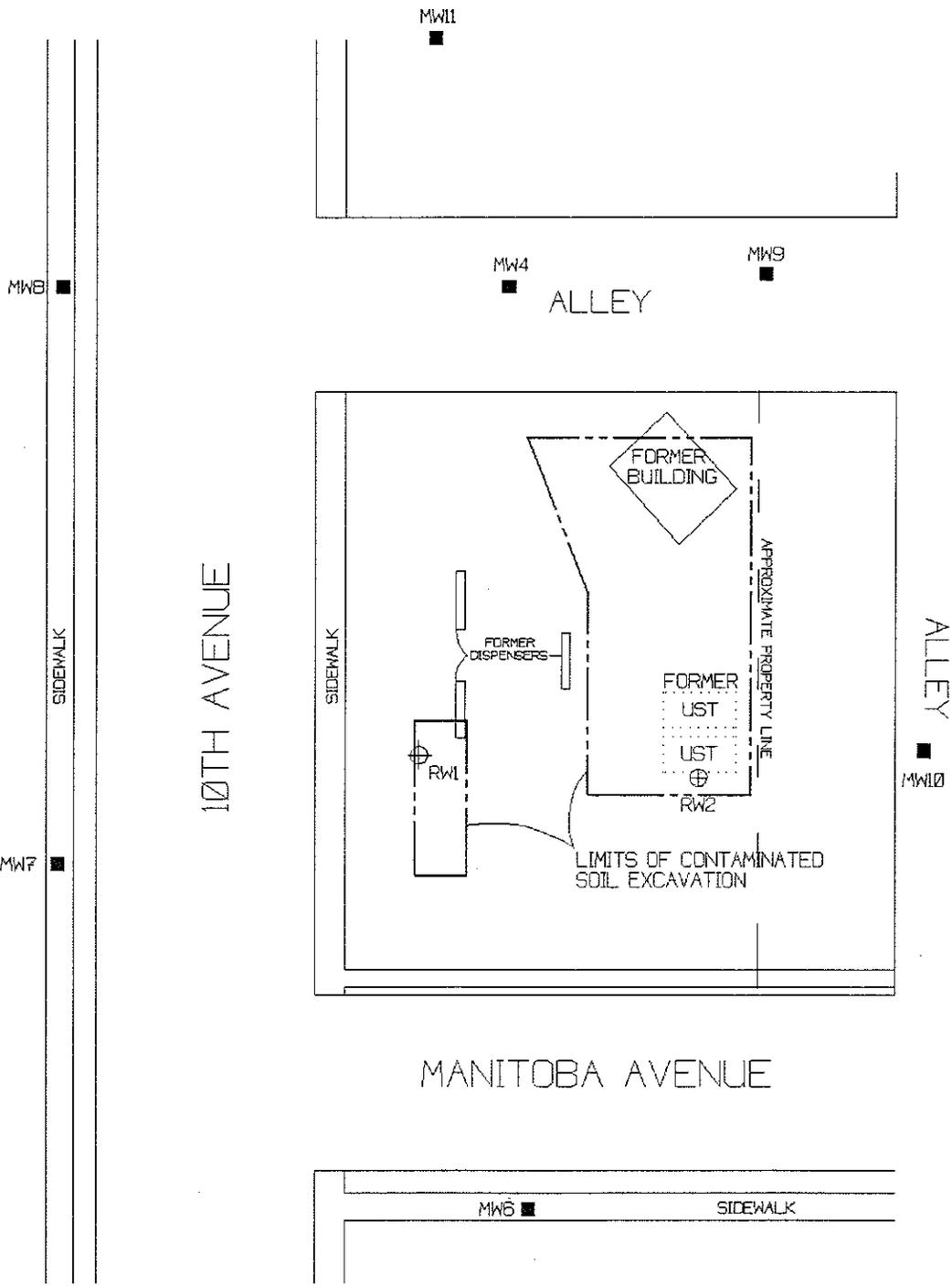


LEGEND

- MONITORING WELL
- SOIL BORING
- () SAMPLE NUMBER
- B= BENZENE (mg/kg)
- E= ETHYLBENZENE (mg/kg)



FIGURE 4 BOREHOLE SOIL SAMPLE NR720 EXCEEDANCES	
SUNSHINE GAS SOUTH MILWAUKEE, WISCONSIN	
JOB NUMBER 95085	DWG FILE NAME 95085VZ1
SCALE: 1" = 40'	DATE: DECEMBER 14, 2000
AES CONSULTANTS, L.TD.	BY: KS

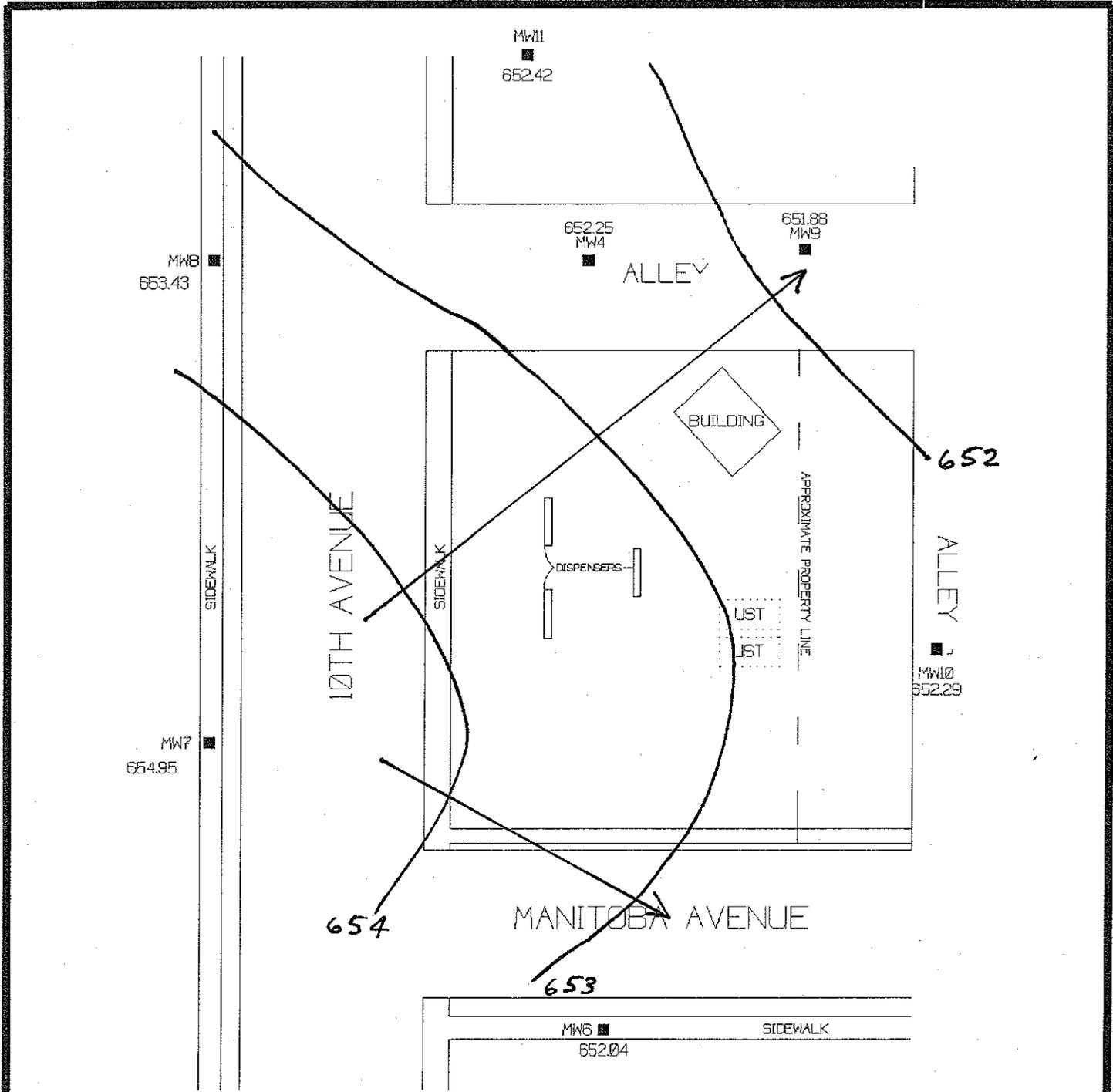


LEGEND

- MONITORING WELL
- ⊕ EXCAVATION SUMP



FIGURE 8	
POST-REMEDIAL GROUNDWATER MONITORING LOCATIONS	
SUNSHINE GAS SOUTH MILWAUKEE, WISCONSIN	
JOB NUMBER 95085	DWG FILE NAME 95085MW4
SCALE: 1" = 40'	DATE: NOVEMBER 10, 2000
AES CONSULTANTS, LTD.	BY: KS



LEGEND

- MONITORING WELL
- SOIL BORING



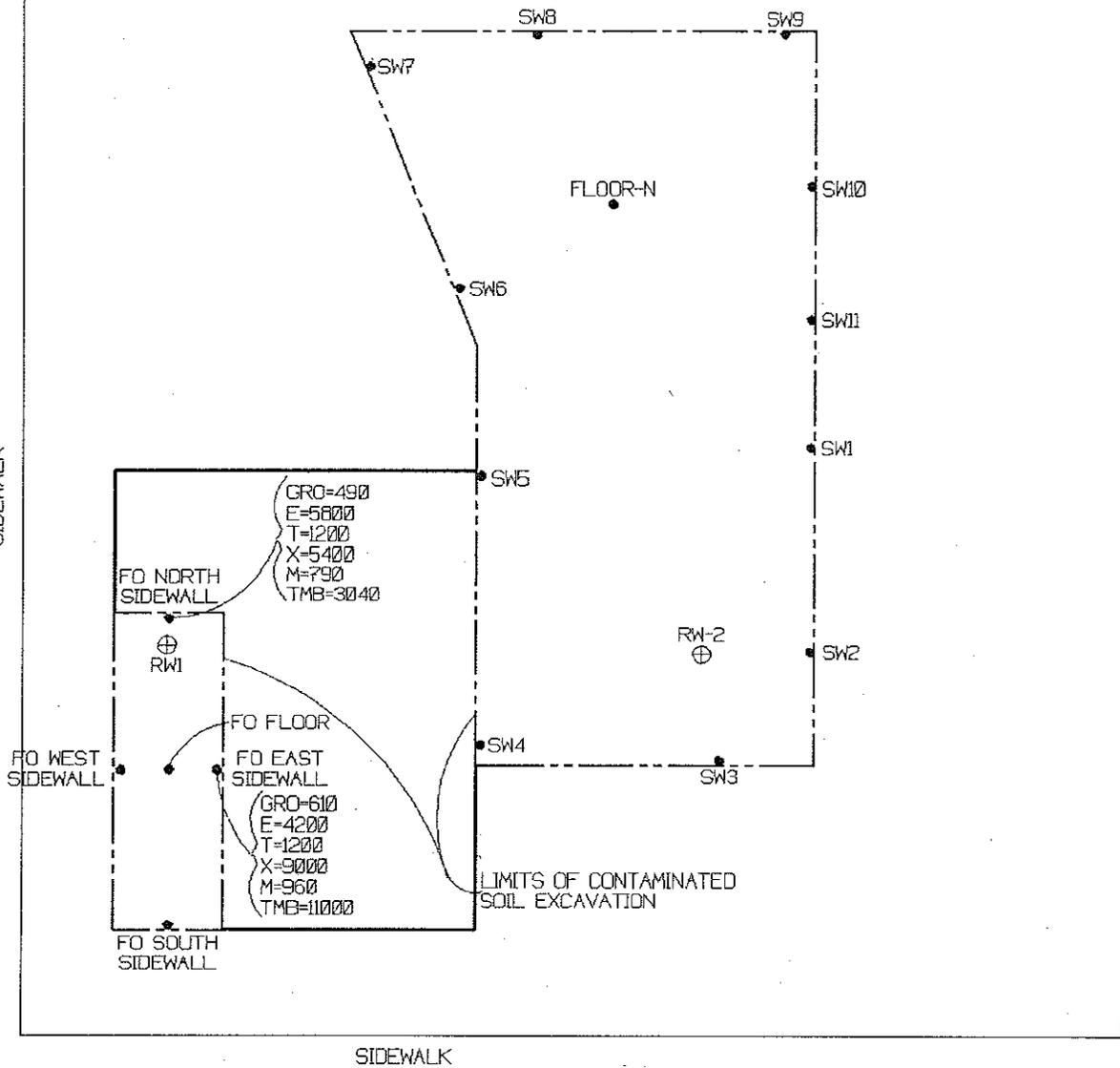
FIGURE 5	
JUNE 2000 WATER TABLE CONTOUR MAP	
SUNSHINE GAS SOUTH MILWAUKEE, WISCONSIN	
JOB NUMBER 95085	DWG FILE NAME 95085MW2
SCALE: 1" = 40'	DATE: NOVEMBER 10, 2000
AES CONSULTANTS, LTD.	BY: RRS

10TH AVENUE

SIDEWALK

ALLEY

APPROXIMATE PROPERTY LINE



MANITOBA AVENUE

LEGEND

- ⊕ GROUNDWATER RECOVERY WELL
- SOIL SAMPLE LOCATION

G=GRD (ug/kg)
 M=MTBE (ug/kg)
 E=ETHYLBENZENE (ug/kg)
 T=TOLUENE (ug/kg)
 X=XYLENE (ug/kg)
 TMB (ug/kg)

□ EXTENT OF REMAINING SOIL > NR 720 RCL'S.



FIGURE	
CONTAMINATED SOIL EXCAVATION AREAS AND SOIL SAMPLE LOCATIONS	
SUNSHINE GAS SOUTH MILWAUKEE, WISCONSIN	
JOB NUMBER 95065	DWG FILE NAME 950650A4
SCALE: 1" = 20'	DATE: OCTOBER 10, 2001
AES CONSULTANTS, LTD.	BY: KS

TABLE 1
Borehole Soil Sample Analytical Results
Sunshine Gas , 1715 10th Ave., South Milwaukee, Wisconsin

Borehole Number	Sample Number	Depth (feet)	GRO (mg/kg)	Benzene (ug/kg)	Ethylbenzene (ug/kg)	Toluene (ug/kg)	Xylenes (ug/kg)
NR 720 RCLs			250	5.5	2900	1500	4100
B1	S3	6 - 8	17	ND	ND	ND	120
B1	S5	11- 13	17	270	65	100	979
B2	S3	6 - 8	22	550	490	54	2890
B2	S4	8.5 - 10.5	970	1800	8300	ND	28,600
B3	S2	3.5 - 5.5	ND	ND	ND	ND	ND
B3	S4	8.5 - 10.5	10,000	ND	140,000	34,000	660,000
B4	S3	6 - 8	130	70	2600	ND	1720
B4	S4	8.5 - 10.5	260	310	3100	2500	13,800
B5	S3	6 - 8	7.2	ND	ND	ND	ND
B5	S5	11 - 13	1300	720	13,000	ND	12,700
MW1	S2	3.5 - 5.5	16	990	200	ND	600
MW1	S4	8.5 - 10.5	890	560	5500	ND	600
MW2	S2	3.5 - 5.5	ND	ND	ND	ND	8500
MW2	S4	8.5 - 10.5	8500	ND	110,000	ND	ND
MW3	S2	3.5 - 5.5	2100	ND	7600	35,000	560,000
MW3	S3	6 - 8	760	ND	3300	ND	ND
MW4	S2	4.5 - 6.5	ND	ND	ND	ND	32
MW4	S3	7 - 9	93	140	2800	510	5830
MW5	S2	4.5 - 6.5	ND	ND	ND	ND	ND
MW5	S4	8.5 - 10.5	43	1400	1200	170	1120
MW6	S2	4.5 - 6.5	ND	ND	ND	ND	ND
MW6	S4	9.5 - 11.5	ND	ND	ND	ND	ND
MW7	S2	4.5 - 6.5	ND	ND	ND	ND	ND
MW7	S4	9 - 11	ND	ND	ND	ND	ND
MW8	S2	4.5 - 6.5	ND	ND	ND	ND	ND
MW8	S3	7 - 9	ND	ND	ND	ND	ND
MW9	S2	4 - 6	ND	ND	ND	ND	ND
MW9	S4	9 - 11	59	310	810	200	7770

Note:

ND = Not Detected

Bold = Concentration Exceeds NR720 Residual Contamaint Levels

TABLE 4
Former Sunshine Gasoline Property
Confirmation Soil Sample Analytical Results - Contaminated Soil Excavation

Soil Sample Number	GRO (ug/kg)	Benzene (ug/kg)	Ethylbenzene (ug/kg)	Toluene (ug/kg)	Xylene (ug/kg)	MTBE (ug/kg)	1,2,4-Trimethyl benzene (ug/kg)	1,3,5-Trimethyl benzene (ug/kg)
§NR720 RCL Standard	250	5.5	2,900	1,500	4,100	NS	NS	NS
EAST EXCAVATION AREA								
SW-1	4.3	<25	120	220	840	<25	310	120
SW-2	3.0	<25	92	190	660	<25	260	93
SW-3	3.3	<25	98	230	680	<25	220	120
SW-4	12	<25	120	97	670	<25	500	240
SW-5	10	<25	84	83	500	<25	420	200
SW-6	10	<25	94	88	550	<25	440	190
SW-7	<1.3	<25	<25	<25	<25	<25	<25	<25
SW-8	<1.3	<25	<25	41	50	<25	410	<25
SW-9	<1.3	<25	<25	120	142	<25	61	<25
SW-10	<1.3	<25	<25	<25	32	<25	38	<25
SW-11	3.6	<25	33	100	177	<25	130	37
Floor-N	16	<25	120	270	780	34	440	340
SOUTHWEST EXCAVATION AREA								
FO South Sidewall	240	<50	870	280	2,120	260	3,500	1,400
FO East Sidewall	610	<25	4,200	1,200	9,000	960	7,000	4,000
FO North Sidewall	490	<25	5,800	1,200	5,400	790	2,400	640
FO West Sidewall	30	<25	140	50	430	70	260	58
FO Floor	52	<25	440	260	1,520	66	1,200	440

TABLE 5
Groundwater Quality Analytical Results
Sunshine Gas, 1715 10th Ave. South Milwaukee, Wisc.

Well No.	Date	Benzene (ug/L)	Ethyl- benzene (ug/L)	Toluene (ug/L)	Xylene (ug/L)	MTBE (ug/L)	TMB (ug/L)	Lead (ug/L)	GRO (mg/L)
NR 140	ES	5	700	1000	10,000	60	480	15	NS
	PAL	0.5	140	200	1000	12	96	1.5	NS
MW-1	3/13/96	760	56	8.1	16	26	<10	ns	3.2
	4/2/96	ns	ns	ns	ns	ns	ns	ns	ns
	11/17/98	ab	ab	ab	ab	ab	ab	ab	ab
	4/7/99	ab	ab	ab	ab	ab	ab	ab	ab
	3/1/00	ab	ab	ab	ab	ab	ab	ab	ab
	6/18/00	ab	ab	ab	ab	ab	ab	ab	ab
	9/21/00	ab	ab	ab	ab	ab	ab	ab	ab
MW-2	3/13/96	190	720	420	3,860	12	1,090	ns	13
	4/2/96	ns	ns	ns	ns	ns	ns	ns	ns
	11/17/98	ab	ab	ab	ab	ab	ab	ab	ab
	4/7/99	ab	ab	ab	ab	ab	ab	ab	ab
	3/1/00	ab	ab	ab	ab	ab	ab	ab	ab
	6/18/00	ab	ab	ab	ab	ab	ab	ab	ab
	9/21/00	ab	ab	ab	ab	ab	ab	ab	ab
MW-3	3/13/96	1,700	1,300	9,200	6,600	<100	1,280	ns	30
	4/2/96	ns	ns	ns	ns	ns	ns	ns	ns
	11/17/98	ab	ab	ab	ab	ab	ab	ab	ab
	4/7/99	ab	ab	ab	ab	ab	ab	ab	ab
	3/1/00	ab	ab	ab	ab	ab	ab	ab	ab
	6/18/00	ab	ab	ab	ab	ab	ab	ab	ab
	9/21/00	ab	ab	ab	ab	ab	ab	ab	ab
MW-4	3/13/96	ni	ni	ni	ni	ni	ni	ns	ni
	4/2/96	2,900	1,700	6,000	7,200	<50	2,070	ns	35
	11/17/98	1,100	320	680	790	45	123	<1.0	ns
	4/7/99	860	11	150	91	<2.1	4.1	ns	ns
	3/1/00	1400	100	290	229	<3.1	77	ns	ns
	6/18/00	5.3	5.3	9.2	53	<0.47	39	ns	ns
	9/21/00	260	12	30	67	<0.47	89	ns	ns
MW-5	3/13/96	ni	ni	ni	ni	ni	ni	ns	ni
	4/2/96	660	62	21	45.4	20	<10	ns	1.6
	11/17/98	ab	ab	ab	ab	ab	ab	ab	ab
	4/7/99	ab	ab	ab	ab	ab	ab	ab	ab
	3/1/00	ab	ab	ab	ab	ab	ab	ab	ab
	6/18/00	ab	ab	ab	ab	ab	ab	ab	ab
	9/21/00	ab	ab	ab	ab	ab	ab	ab	ab

TABLE 5
Groundwater Quality Analytical Results
Sunshine Gas, 1715 10th Ave. South Milwaukee, Wisc.

Well No.	Date	Benzene (ug/L)	Ethyl- benzene (ug/L)	Toluene (ug/L)	Xylene (ug/L)	MTBE (ug/L)	TMB (ug/L)	Lead (ug/L)	GRO (mg/L)
NR 140	ES	5	700	1000	10,000	60	480	15	NS
	PAL	0.5	140	200	1000	12	96	1.5	NS
MW-6	3/13/96	ni	ni	ni	ni	ni	ni	ns	ni
	4/2/96	<0.6	<1.0	<1.0	<2.0	<1.0	<2.0	ns	<0.05
	11/17/98	<0.2	<0.3	<0.2	<0.9	<0.2	<0.6	<1.0	ns
	4/7/99	<0.25	<0.32	<0.38	<1.04	<0.21	<0.70	ns	ns
	3/1/00	<0.32	<0.34	<0.35	<0.32	<0.31	<0.99	ns	ns
	6/18/00	<0.39	<0.40	<0.37	<1.4	<0.47	<1.04	ns	ns
	9/21/00	<0.39	<0.40	<0.37	<1.4	<0.47	0.53"J"	ns	ns
MW-7	3/13/96	ni	ni	ni	ni	ni	ni	ns	ni
	4/2/96	<0.6	<1.0	<1.0	<2.0	<1.0	<2.0	ns	<0.05
	11/17/98	<0.2	<0.3	<0.2	<0.9	<0.2	<0.6	<1.0	ns
	4/7/99	<0.25	<0.32	<0.38	<1.04	<0.21	<0.70	ns	ns
	3/1/00	<0.32	<0.34	<0.35	<0.98	<0.31	<0.99	ns	ns
	6/18/00	<0.39	<0.4	<0.37	<1.4	<0.47	<1.04	ns	ns
	9/21/00	<0.39	<0.4	<0.37	<1.4	<0.47	<1.03	ns	ns
MW-8	3/13/96	ni	ni	ni	ni	ni	ni	ns	ni
	4/2/96	<0.6	<1.0	<1.0	<2.0	<1.0	<2.0	ns	<0.05
	11/17/98	<0.2	<0.3	<0.2	<0.9	<0.2	<0.6	<1.0	ns
	4/7/99	<0.25	<0.32	<0.38	<1.04	<0.21	<0.70	ns	ns
	3/1/00	<0.32	<0.34	<0.35	<0.98	<0.31	<0.99	ns	ns
	6/18/00	<0.39	<0.4	<0.37	<1.4	<0.47	<1.03	ns	ns
	9/21/00	<0.39	<0.4	<0.37	<1.4	<0.47	<1.03	ns	ns
MW-9	3/13/96	ni	ni	ni	ni	ni	ni	ns	ni
	4/2/96	80	6.8	19	263	2.1	<2.0	ns	1
	11/17/98	<0.2	<0.3	<0.2	<0.9	<0.2	<0.6	<1.0	ns
	4/7/99	<0.25	<0.32	<0.38	<1.04	0.41	<0.70	ns	ns
	3/1/00	<0.32	<0.34	<0.35	<0.98	<0.31	<0.99	ns	ns
	6/18/00	<0.39	2.6	5.9	25	<0.47	18.5	ns	ns
	9/21/00	<0.39	<0.4	<0.37	<1.4	<0.47	<1.03	ns	ns
MW-10	3/13/96	ni	ni	ni	ni	ni	ni	ni	ni
	4/2/96	ni	ni	ni	ni	ni	ni	ni	ni
	11/17/98	ni	ni	ni	ni	ni	ni	ni	ni
	4/7/99	ni	ni	ni	ni	ni	ni	ni	ni
	3/1/00	54	<0.34	<0.35	<0.98	1.1	<0.99	1.9	ns
	6/18/00	0.87	<0.4	<0.37	<1.4	<0.47	1.11	ns	ns
	9/21/00	3	<0.4	<0.37	<1.4	<0.47	<1.03	ns	ns

TABLE 5
Groundwater Quality Analytical Results
Sunshine Gas, 1715 10th Ave. South Milwaukee, Wisc.

Well No.	Date	Benzene (ug/L)	Ethyl- benzene (ug/L)	Toluene (ug/L)	Xylene (ug/L)	MTBE (ug/L)	TMB (ug/L)	Lead (ug/L)	GRO (mg/L)
NR 140	ES	5	700	1000	10,000	60	480	15	NS
	PAL	0.5	140	200	1000	12	96	1.5	NS
MW-11	3/13/96	ni	ni	ni	ni	ni	ni	ni	ni
	4/2/96	ni	ni	ni	ni	ni	ni	ni	ni
	11/17/98	ni	ni	ni	ni	ni	ni	ni	ni
	4/7/99	ni	ni	ni	ni	ni	ni	ni	ni
	3/1/00	220	32	56	374.2	<0.31	5.5	2	ns
	6/18/00	310	120	340	1000	<0.47	371	ns	ns
	9/21/00	300	110	260	690	<0.47	11.8	ns	ns
RW-1	3/13/96	ni	ni	ni	ni	ni	ni	ns	ni
	4/2/96	ni	ni	ni	ni	ni	ni	ns	ni
	11/17/98	750	650	180	995	65	1,010	3.15	ns
	4/7/99	100	140	14	352	3.1	284	ns	ns
	3/1/00	ab	ab	ab	ab	ab	ab	ab	ab
	6/18/00	ab	ab	ab	ab	ab	ab	ab	ab
	9/21/00	ab	ab	ab	ab	ab	ab	ab	ab
RW-2	3/13/96	ni	ni	ni	ni	ni	ni	ni	ni
	4/2/96	ni	ni	ni	ni	ni	ni	ni	ni
	11/17/98	280	240	34	654	26	820	6.11	ns
	4/7/99	39	12	110	1,740	<2.1	1,010	ns	ns
	3/1/00	ab	ab	ab	ab	ab	ab	ab	ab
	6/18/00	ab	ab	ab	ab	ab	ab	ab	ab
	9/21/00	ab	ab	ab	ab	ab	ab	ab	ab
Notes:	Bold value denotes an exceedance of NR 140 Enforcement Standard (ES) <i>Italicized value denotes an exceedance of NR 140 Preventive Action Limits (PAL)</i> ni = well not installed ab = well abandoned ns = well not sampled								

Table 3
Groundwater Elevation Data
Sunshine Gas, 1715 10th Avenue, South Milwaukee, Wisc

Well Number	Date	Well Casing Elevation (Ft.)	Well Rim Elevation (Ft.)	Depth to Groundwater (Ft.)	Groundwater Elevation (Ft.)	Well Number	Date	Well Casing Elevation (Ft.)	Well Rim Elevation (Ft.)	Depth to Groundwater (Ft.)	Groundwater Elevation (Ft.)
MW-1	3/13/1996*	---	660.37	9.85	650.52	MW-8	3/13/96	---	659.7	NI	NI
	4/22/1996*			8.88	651.49		4/22/1996*			7.57	652.13
	3/6/1997*			NM	NM		3/6/97			NM	NM
	11/17/98			AB	AB		11/17/98	659.32	---	7.95	651.37
							8/16/99			7.83	651.49
MW-2	3/13/1996*	---	659.42	8.89	650.53		9/15/99			8.47	650.85
	4/22/1996*			8.19	651.23		6/18/00			5.89	653.43
	3/6/1997*			9.15	650.27		9/12/00			4.4	654.92
	11/17/98			AB	AB						
						MW-9	3/13/96	---	659.95	NI	NI
MW-3	3/13/1996*	---	659.59	10.38	649.21		4/22/1996*			8.82	651.13
	4/22/1996*			7.4	652.19		3/6/97			NM	NM
	3/6/1997*			9.68	649.91		11/17/98	659.67	---	8.54	651.13
	11/17/98			AB	AB		8/16/99			8.77	650.90
							9/15/99			9.17	650.50
MW-4	3/13/96	---	660.15	NI	NI		6/18/00			7.79	651.88
	4/22/1996*			8.57	651.58		9/12/00			8.05	651.62
	3/6/1997*			9.15	651.00						
	11/17/98	659.82	---	8.78	651.04	MW-10	3/13/96			NI	NI
	8/16/99			8.82	651.00		4/22/96			NI	NI
	9/15/99			9.16	650.66		3/6/97			NI	NI
	6/18/00			7.57	652.25		11/17/98			NI	NI
	9/12/00			7.98	651.84		8/16/99			NI	NI
							9/15/99			NI	NI
MW-5	3/13/96	---	660.15	NI	NI		6/18/00			7.61	
	4/22/1996*			9.05	651.10		9/12/00			7.8	
	3/6/97			NM	NM						
	11/17/98			AB	AB	MW-11	3/13/96			NI	NI
							4/22/96			NI	NI
MW-6	3/13/96	---	660.83	NI	NI		3/6/97			NI	NI
	4/22/1996*			8.32	652.51		11/17/98			NI	NI
	3/6/97			NM	NM		8/16/99			NI	NI
	11/17/98	660.64	---	8.70	651.94		9/15/99			NI	NI
	8/16/99			8.82	651.82		6/18/00			10.18	
	9/15/99			9.30	651.34		9/12/00			10.37	
	6/18/00			8.00	652.64						
	9/12/00			7.88	652.76	RW-1	3/13/96	---	659.86	NI	NI
							4/22/96			NI	NI
							3/6/97			NI	NI
MW-7	3/13/96	---	660.3	NI	NI		11/17/98	659.29	---	8.29	651.00
	4/22/1996*			5.26	655.04		8/16/99			8.30	650.99
	3/6/1997*			7.35	652.95		9/15/99			8.65	650.64
	11/17/98	659.97	---	6.26	653.71		6/18/00			AB	AB
	8/16/99			8.09	651.88						
	9/15/99			8.85	651.12						
	6/18/00			5.02	654.95	RW-2	3/13/96	---		NI	NI
	9/12/00			4.71	655.26		4/22/96			NI	NI
							3/6/97			NI	NI
							11/17/98		---	8.56	
							8/16/99			AB	AB

NI = Not Installed
NM = Not Measured
AB = Well Abandoned

* = Measured from
Top of Well Rim