The following site is being submitted for inclusion into the GIS registry:

| | |
|---|---|
| This is a: | New Submittal |
| BRRTS ID (no dashes): | **0341005298** |
| Comm # (no dashes): | 53221511512 |
| County: | Milwaukee |
| Region: | Commerce |
| Site name: | Open Pantry Food Mart #488 |
| Street Address: | 2012 W College Ave |
| City: | Milwaukee |
| Closure Date | 2001-07-19 |
| Closure Conditions: | met |
| Offsite contamination? | No |
| Right-of-way contamination? | No |
| Contaminated media: | Groundwater |
| GPS Coordinates (meters in the **WTM91** projection) | |
| Easting (X): | 688140.574013773 |
| Northing (Y): | 275138.60177851 |
| Submitted by: | Cheryl Nelson |

Checklist

- ☒ Final Closure Letter
- ☒ Copy of recorded deed Instrument for any property with GW >NR140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume
- ☒ GW flow direction
- ☒ MW(s) and/or potable wells
- ☒ Latest Table of GW results

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212
Fax #: (414) 220-5374
TDD #: (608) 264-8777
*http://www.commerce.state.wi.us*
*http://www.wisconsin.gov*
**Scott McCallum, Governor**
**Brenda J. Blanchard, Secretary**

**Wisconsin**
Department of Commerce

July 20, 2001

Mr. Vern Dahl
Open Pantry Food Marts of Wisconsin, Inc.
817 Main St.
Racine, WI 53403

RE: **Final Case Closure:**
Open Pantry Food Mart #488, 2012 W. College Ave. Milwaukee, WI 53221
**Commerce #: 53221-5115-12A, BRRTS #: 03-41-005298**

Dear Mr. Dahl:

On June 13, 2001, Commerce received a copy of the recorded deed notification thus fulfilling the last closure requirement on the above referenced site. The Departments' database has been update to reflect the closed status of this site.

Thank you for your efforts in the protection of the environment. If you have any questions, you can reach me at (414) 220-5375.

Sincerely,

Greg Michael
Hydrogeologist
Site Review Section
Bureau of PECFA

C: K. Singh & Assoc.
Case file

8078341

**Document Number**

# NOTICE OF CONTAMINATION TO PROPERTY

REGISTER'S OFFICE | SS
Milwaukee County, WI |

RECORDED AT 10:41 AM

06-06-2001

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 12.00

**Recording Area**

**Name and Return Address**
Midwest Convenience Store
Properties LLC
10505 Corporate Dr., STE 101
Pleasant Prairie, WI 53158

690-9849-115-5
**Parcel Identification Number (PIN)**

Legal Description of the Property: In re:

(as it appears on the most recent deed)

That part of the Southwest ¼ of Section 31, Town 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded & described as follows: commencing at the Southeast corner of said ¼ Section: thence S. 89°43'30" W. along the Southline of said ¼ Section 45.00 feet to a point; thence N. 0° 05'50" E. 65.00 feet to the point of beginning of the lands herein to be described; thence S. 89°43'30" W. along the Northline of West College Avenue 200.00 feet to a point; thence N. 0°05'50" E. 100.65 feet to a point in the South line of an alley; thence N. 89°42'20" E. along the South line of an alley 200.00 feet to a point in the West line of South 20th Street; thence S. 0°05'50" W. Along the West line of South 20th Street 100.71 feet to the point of beginning

STATE OF WISCONSIN )
) ss
COUNTY OF Milwaukee )

Section 1. Midwest Convenience Store Properties LLC is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Benzene and Methyl tert Butyl Ether (MtBE) contaminated groundwater above NR 140 enforcement standards and soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist(s) 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 soil remains on this site, see the attached map. (File references Commerce # 53221-5115-12A and BRRTS # 03-41-005298, K. Singh & Associates, Inc. reports dated from November 1995 through April 2001.) Natural attenuation is the approved remedial alternative for this site. If contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

2

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 31st day of May, 2001.

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to signature this document on behalf of Midwest Convenience Store Properties, LLC.

Signature: _____

Printed Name: Robert A. Buhler

Title: Member

Subscribed and sworn to before me
this 31st day of May, 2001.

_____
Notary Public, State of Wisconsin
My commission expires 5/15/05

This document was drafted by the Wisconsin Department of Commerce.

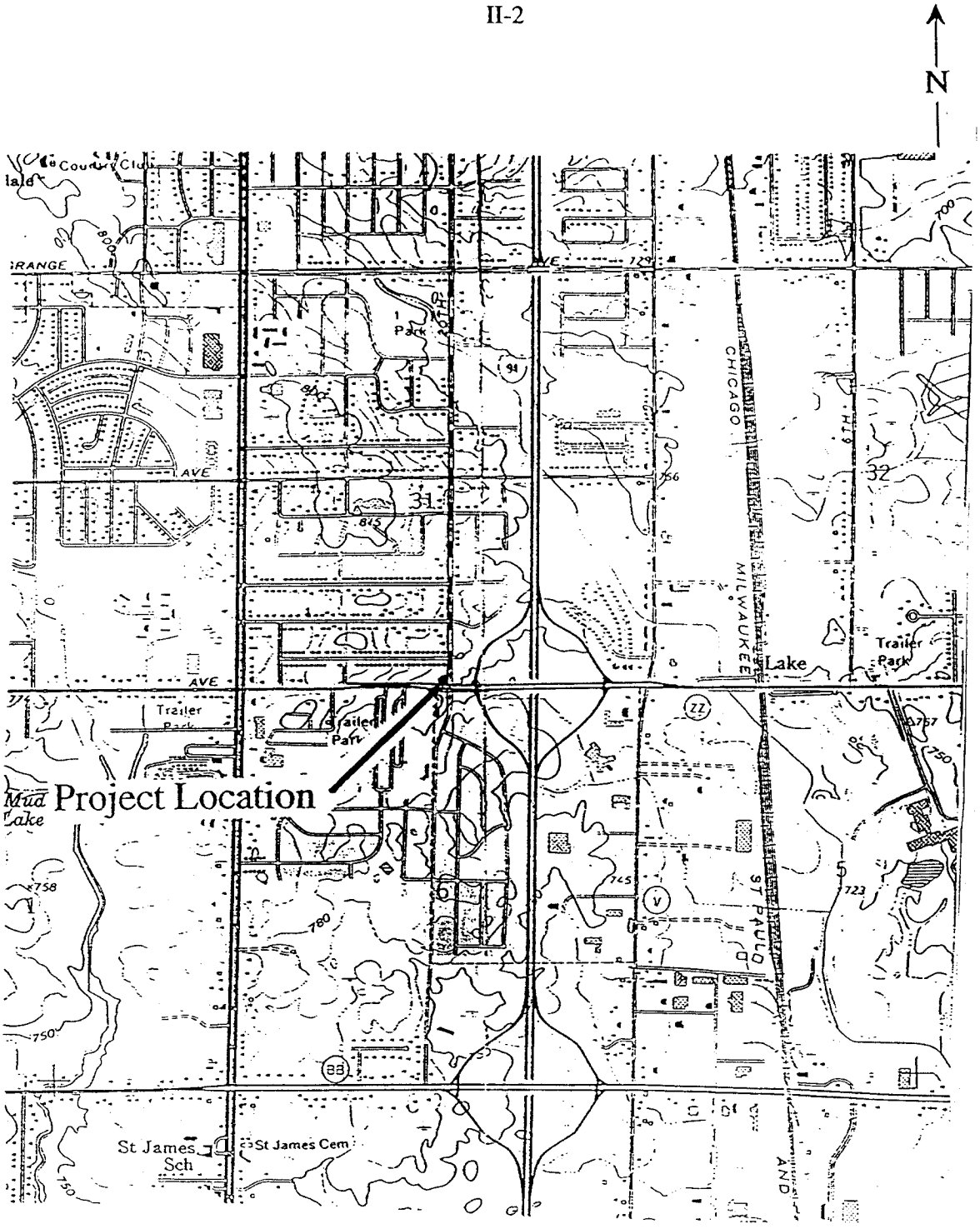
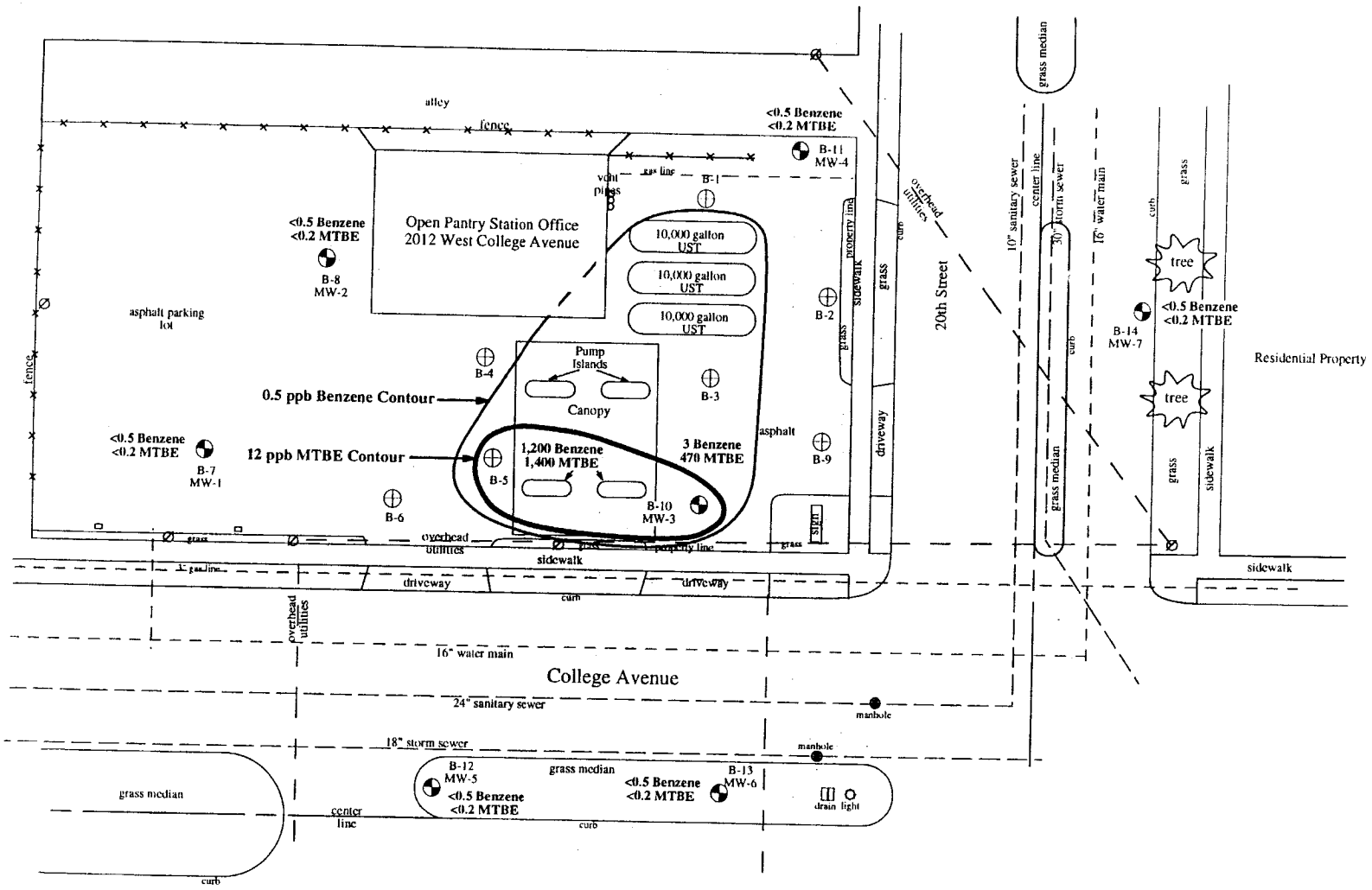



Figure 2.1 Project Location Map

Scale: 1" = 2000'




Note:

Benzene concentration of 1200 ppb was determined in the groundwater sample collected from boring B-5.
MTBE concentration of 1400 ppb was determined in the groundwater sample collected from boring B-5.
Boring B-3 is included in the contour map because benzene in soil in B-3 was determined as 460 ppb at 3.5 to 5 feet below grade and the average depth to water in MW-1, MW-2, and MW-3 appears to be 1.78 feet on 6/24/97.

LEGEND

Soil Borings

Monitoring Wells

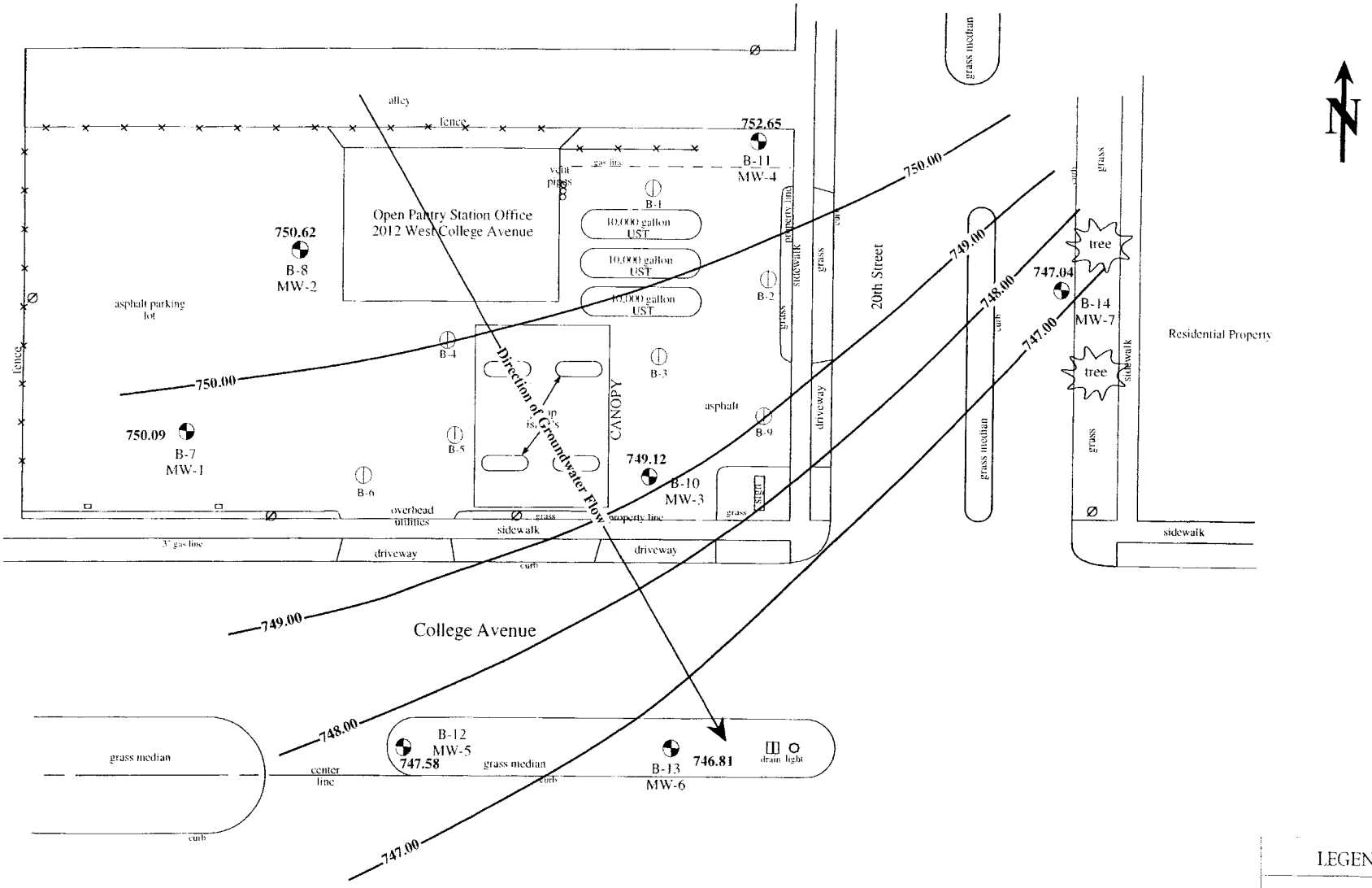
concentrations in ppb

Owner
Open Pantry Food Marts of Wisconsin
**Open Pantry Food Mart #488**
2012 West College Avenue
Milwaukee, Wisconsin 53221

Engineer
**K. SINGH & ASSOCIATES, INC.,**
Engineers & Environmental Management Consultants
1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171

Figure 5.4: Contour Map of Benzene and MTBE Concentrations in Groundwater

| DATE | DRAWN BY | REVISIONS BY | DATE | PROJECT NO. |
|---|---|---|---|---|
| April 16, 1997 | A.S.M. | | | 4218 |
| SCALE 0 – 40 | CHECKED BY R.B.S | | | SHEET NO. ONE |




LEGEND

Soil Borings

Monitoring Wells

elevations in feet MSL

Data used was taken on 9/1/99

| Owner | Engineer | Figure 1. Groundwater Contour Map (9/1/99) | | | | |
|---|---|---|---|---|---|---|
| Open Pantry Food Marts of Wisconsin<br>**Open Pantry Food Mart #488**<br>2012 West College Avenue<br>Milwaukee, Wisconsin 53221 | **K. SINGH & ASSOCIATES, INC.,**<br>Engineers & Environmental Management Consultants<br>1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171 | DATE<br>May 7, 1997<br>SCALE<br>0 40 | DRAWN BY<br>A.S.M.<br>CHECKED BY<br>R.B.S | REVISIONS BY<br>A.S.M.<br>A.S.M. | DATE<br>6/24/97<br>January 5, 2001 | PROJECT NO.<br>4218<br>SHEET NO.<br>ONE |

**Table 1**
**Groundwater Quality Test Results**
**Open Pantry Food mart, 2012 West College Avenue, Milwaukee, WI (Project #4218)**

| Well No. | Date | Benzene | Ethylbenzene | Toluene | Xylenes | 1,2,4-TMB | 1,3,5-TMB | MTBE |
|---|---|---|---|---|---|---|---|---|
| | | (ppb) | (ppb) | (ppb) | (ppb) | (ppb) | (ppb) | (ppb) |
| B-5W | 2/12/97 | 1,200 | 2,900 | 100 | 4,500 | 2,800 | 460 | 1,400 |
| MW-1 | 3/5/97 | <0.5 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | <0.2 |
| MW-1 | 9/1/99 | <0.5 | <0.5 | <0.5 | <0.5 | 4.2 | <1.0 | 0.47 |
| MW-1 | 8/29/00 | <0.5 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | <0.2 |
| MW-1 | 12/13/00 | <0.5 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | <0.2 |
| MW-2 | 3/5/97 | <0.5 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | <0.2 |
| MW-2 | 9/1/99 | 4.1 | <0.5 | <0.5 | <0.5 | 2.6 | <1.0 | 3.5 |
| MW-2 | 8/29/00 | <0.5 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | 0.44 |
| MW-2 | 12/13/00 | <0.5 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | <0.2 |
| MW-3 | 3/5/97 | 3.0 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | 470 |
| MW-3 | 9/1/99 | <0.5 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | <0.2 |
| MW-3 | 8/29/00 | 0.76 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | 259 |
| MW-3 | 12/13/00 | 6.8 | 1.00 | 2.14 | 4.15 | 1.37 | <1.0 | 258 |
| MW-3 | 3/13/01 | 19.1 | 1.88 | 9.44 | 18.7 | 9.44 | 9.67 | 51.6 |
| MW-4 | 6/11/97 | <0.5 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | <0.2 |
| MW-4 | 9/1/99 | 4.9 | <0.5 | <0.5 | 0.59 | <0.1 | <0.1 | 280 |
| MW-4 | 9/29/00 | <0.5 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | <0.2 |
| MW-4 | 12/13/00 | MW-4 could not be sampled as burried beneath the snow pile. | | | | | | |
| MW-4 | 3/13/01 | <0.5 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | <0.2 |
| MW-5 | 6/4/97 | <0.5 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | <0.2 |
| MW-5 | 9/1/99 | <0.5 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | 4.6 |
| MW-5 | 8/29/00 | <0.5 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | 2.4 |
| MW-5 | 12/13/00 | MW-5 could not be sampled as burried beneath the snow pile. | | | | | | |
| MW-4 | 3/13/01 | <0.5 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | <0.2 |
| MW-6 | 6/4/97 | <0.5 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | <0.2 |
| MW-6 | 9/1/99 | <0.5 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | <0.2 |
| MW-6 | 8/29/00 | <0.5 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | <0.2 |
| MW-6 | 12/13/00 | MW-6 could not be sampled as burried beneath the snow pile. | | | | | | |
| MW-4 | 3/13/01 | <0.5 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | <0.2 |
| MW-7 | 6/4/97 | <0.5 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | <0.2 |
| MW-7 | 9/1/99 | 1.0 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | <0.2 |
| MW-7 | 8/29/00 | <0.5 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | <0.2 |
| MW-7 | 12/13/00 | <0.5 | <0.5 | <0.5 | <0.5 | <1.0 | <1.0 | <0.2 |
| PAL | | 0.5 | 140 | 200 | 1,000 | NA | NA | 12 |
| ES | | 5 | 700 | 1000 | 10,000 | NA | NA | 60 |