

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

- For DNR County and Region list go to:
g:\pf\pecfa\site\gis\BRRTS County and Region Codes.xls
- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRTS ID (no dashes):	0341113108
Comm # (no dashes):	53233251402
County:	Milwaukee
Region:	Southeast
Site name:	HH West Co/Cooper & Associates
Street Address:	2302 W Clybourn St
City:	Milwaukee
Final Closure Date	2002-05-20
Closure Conditions:	met
Off-source property contamination?	No
(If yes, attach locational data and deed information on pg. 2)	
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	687637.000000000
Northing (Y):	286916.000000000
Collection Method:	DNR Web Site
Scale or Resolution:	1:15,759
(1:24,000 scale or finer)	("1:" and comma is default)
Prepared by:	Linda Michalets
Submitted by:	Cheryl Nelson

Source Property Checklist

- Final Closure Letter
- Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- Parcel ID for all properties w/ GW > NR 140 ES
- General Location Map
- Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW > NR140 ES
- Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- Map showing GW flow direction
- Latest Table of GW results
- Geologic cross section (if generated as part of the site investigation)
- Statement signed by RP certifying correctness of legal descriptions
- Updated Database



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>
Scott McCallum, Governor
Philip Edw. Albert, Secretary

May 20, 2002

Mr. Marvin Cooper
4903 64th Drive West
Branderton, FL 34210-4052

Mr. Milton Kuyers
13625 West Burleigh, #9
Brookfield, WI 53005

RE: **Final Closure**
Commerce # 53233-2514-02 WDNR BRRTS # 03-41-113108
H. H. West Co./Cooper & Associates, 2302 W. Clybourn St., Milwaukee

One 1,000-gallon and one 1,500-gallon leaded gasoline underground storage tank

Dear Messrs. Cooper and Kuyers:

The Wisconsin Department of Commerce (Commerce) PECFA Site Review Section has received all the items required as conditions for closure of the above-referenced site. This site is now listed as "closed" on the Commerce database.

It is in your best interest to keep all documentation related to the investigation and remediation of your site. This information may be needed for future property transactions.

If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. If contamination is encountered, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

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,

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

Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Ms. Linda J. Fellenz, Kapur & Associates, Inc.
Case File

Document Number

GROUNDWATER USE RESTRICTION

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 9:21 AM

04-30-2002

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 21.00

Declaration of Restrictions

In Re: See Attached Deed

STATE OF WISCONSIN)
) ss
COUNTY OF Milwaukee

WHEREAS, Cooper and Associates is the owner of the above-described property.

Recording Area

Name and Return Address

*Mr. Milton Kuyers
13625 W. Burleigh #9
Brookfield WI 53005*

WHEREAS, one or more, discharges have occurred on this property. See Tables 1 and 2 for type of contaminants. Benzene and Xylene contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards existed on this property at the following location(s) on the following date(s): see Table 2 for description of type and concentration of groundwater contamination and with the date and location or locations on the property where this groundwater contamination was found. Soil contamination existed on the property at the following location(s) on the following dates: see Table 1 description of type and concentration of residual soil contamination with the date and location where samples were taken. See attached map (Figure 2) showing monitoring well and soil sampling locations.

400-0759-111-1
Parcel Identification Number (PIN)

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Commerce to remediate groundwater contamination exceeding ch. NR 140 groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809 is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, 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 limitation and 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 requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

60

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Commerce, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Commerce or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Commerce shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, is no longer binding.

By signing this document, Mr. Milton Kuyers asserts that he is duly authorized to sign this document on behalf of Cooper and Associates.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 24th day of April, 2002

Signature: 

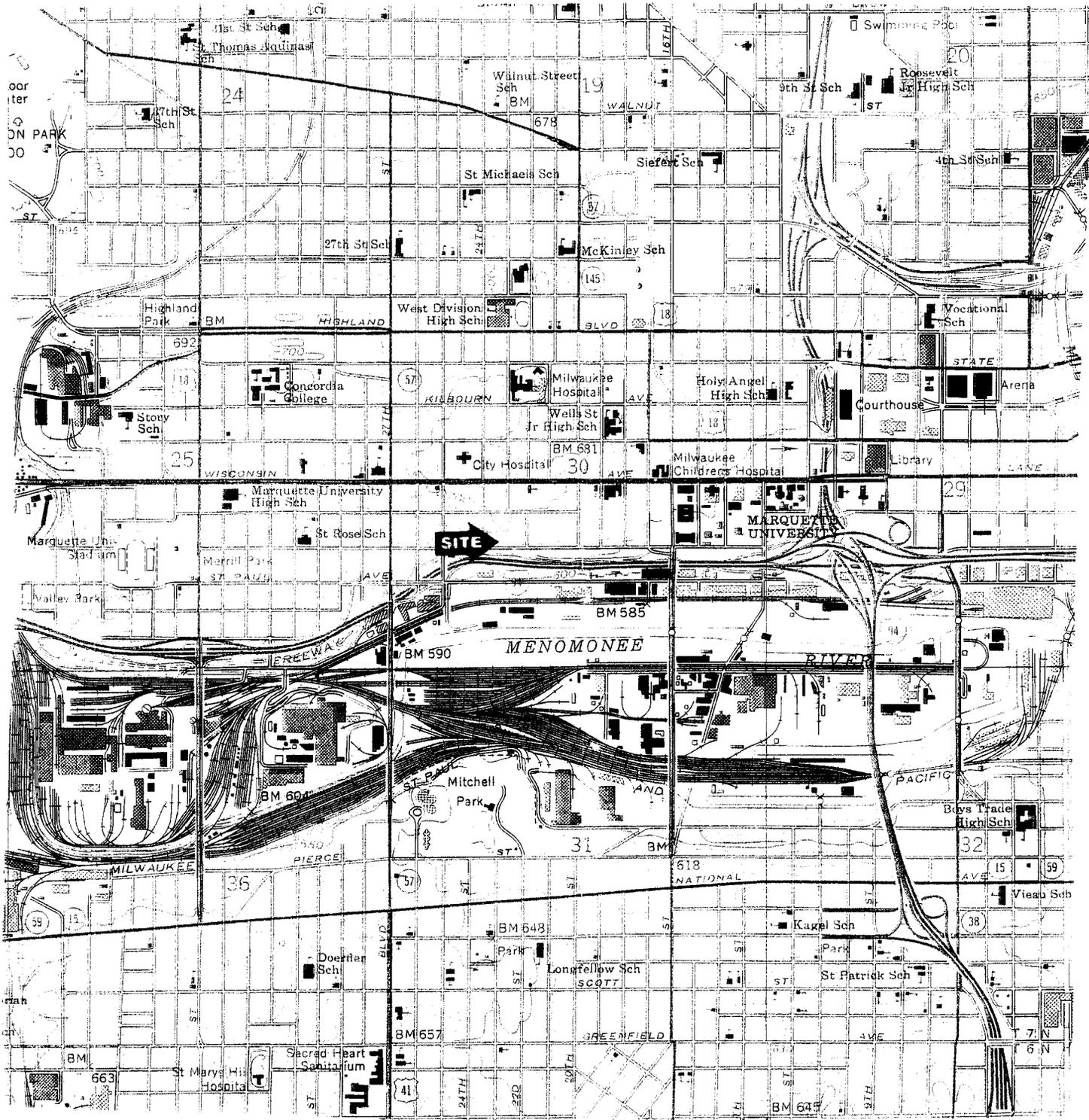
Printed Name: Milton Kuyers

Subscribed and sworn to before me
this 24th day of April, 2002


Notary Public, State of Wisconsin

My commission expires June 16, 2002

This document was drafted by the Wisconsin Department of Natural Resources.
Publication: RR606



N
 SOURCE: USGS Milwaukee, Wisconsin Quadrangle
 Topographic Map 1958
 Photorevised 1971

© 1998 Key Engineering Group Ltd.

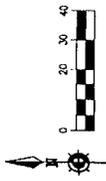
0 1000 2000
 SCALE: 1"=2000'



FIGURE 1
 SITE LOCATION MAP

UNDERGROUND STORAGE TANK SITE
 ASSESSMENT AND CLOSURE REPORT
 COOPER & ASSOCIATES PROPERTY
 2202-2302 WEST CLYBOURN STREET
 MILWAUKEE, WISCONSIN

DRN. BY:	S.L.G.	DATE:	06/18/98
DSN. BY:	D.K.P.	FILE NO.:	0702013
CHK. BY:	D.K.P.	DWG. NO.:	07020131
REV. BY:	G.L.J.	SHEET NO.:	1

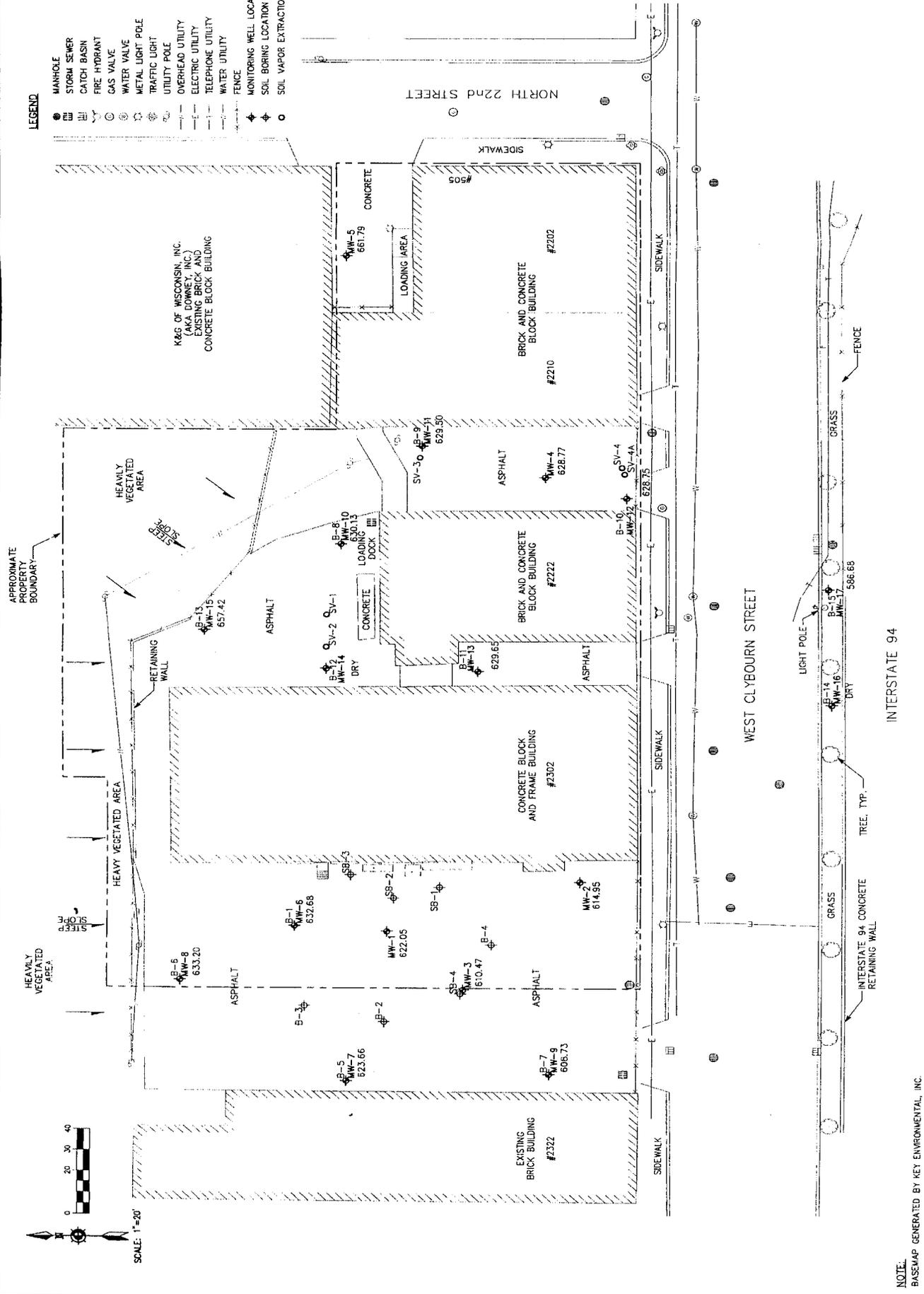


SCALE: 1"=20'

LEGEND

- MANHOLE
- STORM SEWER
- CATCH BASIN
- FIRE HYDRANT
- GAS VALVE
- WATER VALVE
- METAL LIGHT POLE
- TRAFFIC LIGHT
- UTILITY POLE
- OVERHEAD UTILITY
- ELECTRIC UTILITY
- TELEPHONE UTILITY
- WATER UTILITY
- FENCE
- MONITORING WELL LOCATION
- SOIL BORING LOCATION
- SOIL VAPOR EXTRACTION LOCATION

K&G OF WISCONSIN, INC.
(AKA DOWNEY, INC.)
EXISTING BRICK AND
CONCRETE BLOCK BUILDING



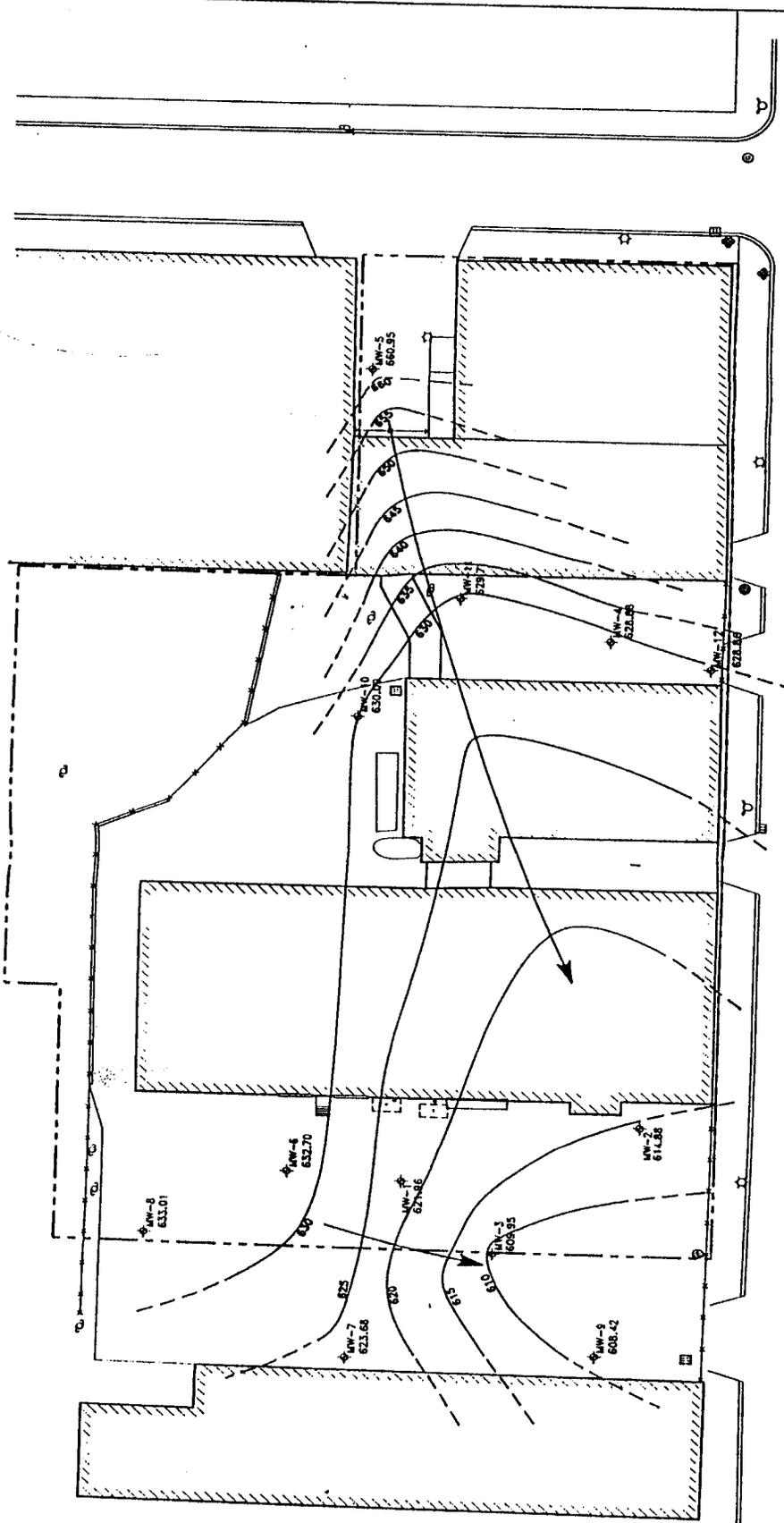
NOTE:
BASEMAP GENERATED BY KEY ENVIRONMENTAL, INC.



SITE MAP

COOPER & ASSOCIATES PROPERTY (HH WEST)
2302 W. CLYBOURN STREET
MILWAUKEE, WI. 53233

FIGURE
1



SOURCES: American Surveying Company, Inc.
 Location/Boundary Survey
 August 21, 1987
 National Survey & Engineering
 Plot of Survey, No. 151,346-S
 February 6, 1987

© 1988 Key Environmental Services, Inc.
 DRN. BY: S.L.G. DATE: 03/16/88
 DSA. BY: D.K.P. FILE NO.: 0702013
 CHK. BY: D.K.P. DWG. NO.: 0702013B
 REV. BY: G.L.J. SHEET NO.: 4B

KEY ENVIRONMENTAL SERVICES, INC.
 824 Commerce Court - Gresham, OR 97030 - (503) 375-0500
 824 Milwaukee Ave. - Waukegan, IL 60087 - (614) 868-4428

FIGURE 4B
GROUNDWATER ELEVATION
CONTOUR MAP (11/24/97)

SITE INVESTIGATION REPORT
 COOPER & ASSOCIATES PROPERTY
 2202-2302 WEST CLYBOURN STREET
 MILWAUKEE, WISCONSIN

DATE	REVISIONS	INI.



LEGEND

- ◆ MONITORING WELL LOCATION
- 608.42 GROUNDWATER ELEVATION (11/24/97)
- GROUNDWATER FLOW DIRECTION
- CONTOUR INTERVAL - 5.00'

TABLE 2
ANALYTICAL RESULTS OF THE GROUNDWATER SAMPLES
COOPER AND ASSOCIATES, INC. PROPERTY
2302 WEST CLYBOURN STREET, MILWAUKEE, WISCONSIN

Parameters	Sample ID																				NR 140		
	MW-1					MW-3					MW-6					MW-9					ES	PAL	
	12/96	6/97	11/97	10/99	3/00	12/96	6/97	11/97	10/99	3/00	9/97	11/97	10/99	3/00	8/97	11/97	10/99	3/00	11/97	10/99	3/00	ES	PAL
Date Sampled	12/96	40.81	40.76	40.68	40.60	52.41	50.45	51.84	47.36	49.16	30.04	30.40	30.16	30.19	46.56	51.25	50.14	49.59	51.25	50.14	49.59	NA	NA
Depth (ft)	NA	<1.5	NA	4.6	<2	NA	<1.5	NA	<1.5	<2	<1.5	NA	<1.5	<2	<1.5	NA	<1.5	<2	<1.5	<1.5	<2	15	1.5
LEAD (ppb)	1900	2500	1700	510	1500	5900	2600	4900	<50	4100	1400	140	<50	<100	<50	<50	<50	<100	<50	<50	<100	NS	NS
GRO (ppm)																							
PVOC (ppb)																							
MTBE	NA	NA	NA	0.84	<0.31	NA	NA	NA	<0.20	<0.31	NA	NA	0.36	<0.31	NA	NA	<0.2	<0.31	NA	<0.2	<0.31	60	12
Benzene	200	230	130	73	130	860	140	220	1.3	260	33	10	1.6	5.2	<0.41	2.0	<0.5	<0.32	5	<0.5	<0.32	5	5
Toluene	120	110	22	2.4	10	76	12	17	1.0	26	72	0.95	<0.5	0.42	<0.3	<0.3	<0.2	<0.3	343	<0.3	<0.3	68.6	140
Ethyl benzene	96	140	42	5.5	2.1	310	46	65	1.8	26	75	1.2	1.5	3.3	<0.2	<0.2	<0.5	<0.3	700	<0.5	<0.3	700	140
Total Xylenes	610	700	370	160	360	2800	1140	1790	6.9	1800	500	64	2.4	14	<0.8	<0.8	<0.5	<0.1	620	<0.5	<0.1	620	124
Total TMB	71	104	69	25.8	51	315	307	600	2.8	430	172	12.3	1.3	6.8	<0.6	<0.6	3.3	<0.9	480	<0.9	<0.9	480	96

NOTE:

ES = Enforcement Standards per NR 140; PAL = Preventive Action Limit per NR 140; ppb = parts per billion
 GRO = Gasoline Range Organics; PVOC = Petroleum Volatile Organic Compounds; MTBE = methyl tertiary butyl ether
 NS = No standard; NA = Not Applicable
 Concentrations exceeding the NR 140 ES are shaded, concentrations exceeding the NR 140 PAL are bold.