GIS REGISTRY INFORMATION

SITE NAME:	Guida's Service						
BRRTS #:	03-41-113128	**FID # (if appropriate):**					
COMMERCE # (if appropriate):	53214-1630-41						
CLOSURE DATE:	March 11, 2005						
STREET ADDRESS:	541 S 70th St						
CITY:	Milwaukee						
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	**X =**	682929	**Y =**	285669			
CONTAMINATED MEDIA:	Groundwater		Soil		Both	X	
OFF-SOURCE GW CONTAMINATION >ES:		**Yes**		**No**			
• **IF YES, STREET ADDRESS:**							
• **GPS COORDINATES** (meters in WTM91 projection):	**X =**		**Y =**				
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):		**Yes**		**No**			
• **IF YES, STREET ADDRESS 1:**							
• **GPS COORDINATES** (meters in WTM91 projection):	**X =**		**Y =**				
CONTAMINATION IN RIGHT OF WAY:		**Yes**	X	**No**			

DOCUMENTS NEEDED

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	X
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)	X
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	X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	X
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	X

commerce.wi.gov
Wisconsin
Department of Commerce

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
Jim Doyle, Governor
Mary P. Burke, Secretary

March 11, 2005

Mr. Nicholas Guida
2415 S. Lilac Ln.
New Berlin, WI 53151

RE: **Final Closure**

Commerce # 53214-1630-41 WDNR BRRTS # 03-41-113128
Guida's Service, 541 S. 70th St., Milwaukee

Dear Mr. Guida:

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 document residual soil and groundwater contamination that remains above state standards. 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 state and federal 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.

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) 220-5402.

Sincerely,

Stephen D. Mueller
Hydrogeologist
Site Review Section

cc: Mr. Mike Bozikowski, Moraine Environmental, Inc.
Mr. Robert O'Connor, O'Connor Petroleum Company, Inc.
U.S. Bank, PECFA Loan Department
Case File

0130412

STATE BAR OF WISCONSIN FORM 1 - 1998
WARRANTY DEED

Document Number

7900745

REGISTER'S OFFICE | SS
Milwaukee County, WI
RECORDED AT 3:13 PM
04-26-2000
WALTER R. BARCZAK
REGISTER OF DEEDS
AMOUNT 10.00

This Deed, made between NICHOLAS M. GUIDA, Grantor,
and O'CONNOR EXPRESS WASH, LLC, Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in MILWAUKEE County, State of Wisconsin (the "Property"):

Recording Area

Name and Return Address
ATTORNEY BRAD DALLET
Whyte, Hirschboeck & Dudek S.C.
111 E. Wisconsin Ave. Suite 2100
Milwaukee, WI 53202

AA-145503-M OP

TRANSFER
$ 900.00
FEE

419-0019-8
Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

LOTS 19, 20 AND 21 IN BLOCK 5, IN GOLFSIDE GARDENS NO. 2, BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 21 EAST, AND PART OF RESERVE BLOCK 13, EUCLID PARK, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except

Dated this 14th day of April, 2000.

Nicholas M. Guida (SEAL)

* Nicholas M. Guida

(SEAL)

*

(SEAL)

*

(SEAL)

*

AUTHENTICATION

Signature(s) Nicholas M. Guida
Michael B. Rick

authenticated this 14th day of April 2000

*

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

THIS INSTRUMENT WAS DRAFTED BY
Attorney Michael B. Rick

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

ACKNOWLEDGMENT

State of Wisconsin, } ss.
County.

Personally came before me this day of , the above named

to me known to be the person who executed the foregoing instrument and acknowledge the same.

*

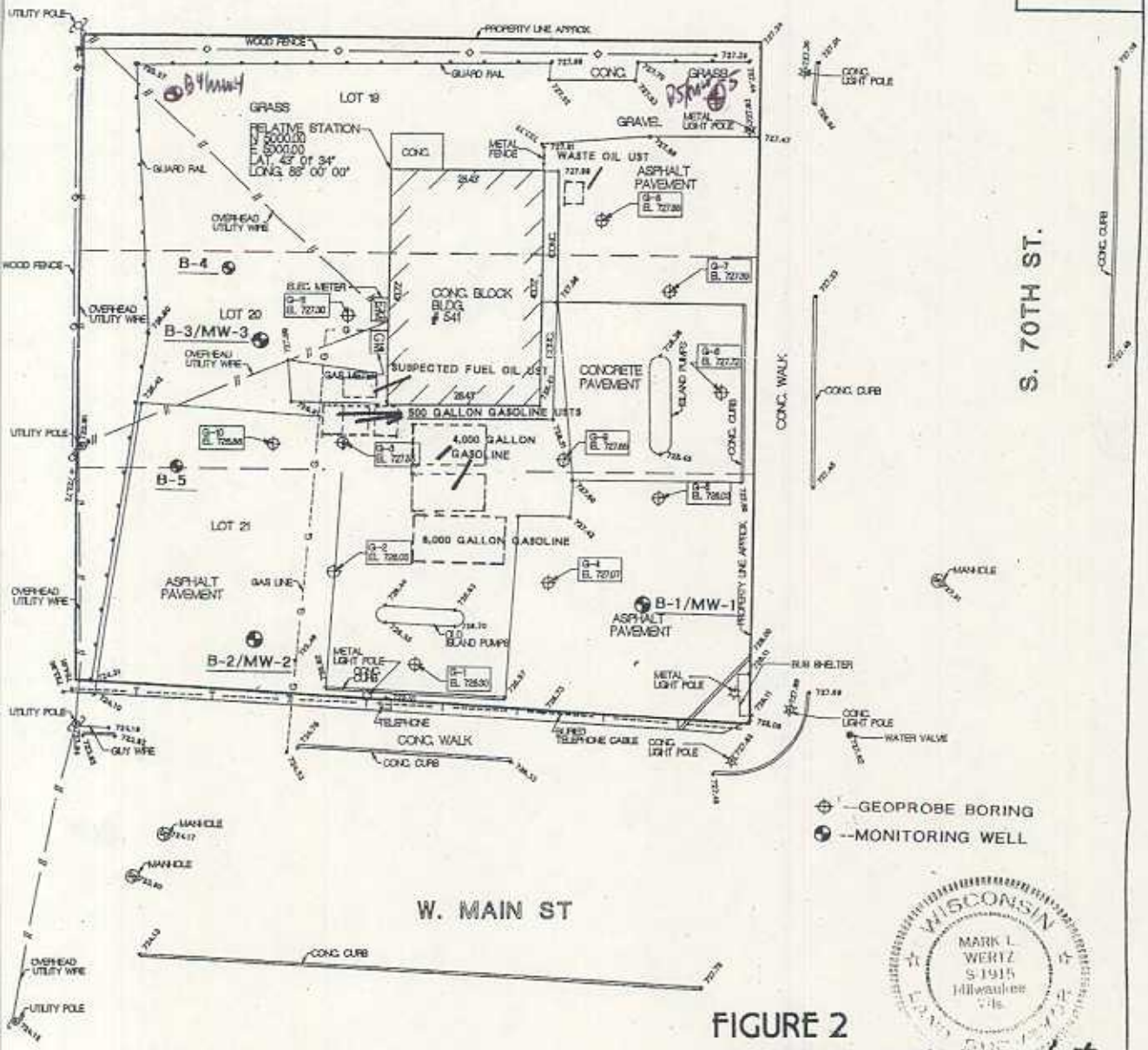
Notary Public, State of Wisconsin
My commission is permanent. (If not, state expiration date.)

* Names of persons signing in any capacity must be typed or printed below their signature.

SITE MAP

LOT 19, 20, 21 OF BLOCK 5, IN GOLFSIDE GARDENS No. 2 SUBDIVISION BEING A PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 21 EAST IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, STATE OF WISCONSIN

G-1	N 4907.79	E 5002.85 EL 726.30
G-2	N 4924.98	E 4990.75 EL 726.03
G-3	N 4949.35	E 4992.01 EL 727.55
G-4	N 4923.24	E 5030.56 EL 727.07
G-5	N 4939.34	E 5051.01 EL 728.03
G-6	N 4959.02	E 5062.45 EL 727.72
G-7	N 4977.64	E 5052.36 EL 727.39
G-8	N 4991.01	E 5039.39 EL 727.88
G-9	N 4946.54	E 5033.10 EL 727.65
G-10	N 4949.04	E 4979.56 EL 726.88
G-11	N 4972.64	E 4992.66 EL 727.30



WISCONSIN
MARK L. WERTZ
S-1915
Milwaukee
Wis.

FIGURE 2

GUIDA'S SERVICE
541 SOUTH 70th STREET

Mark L. Wertz

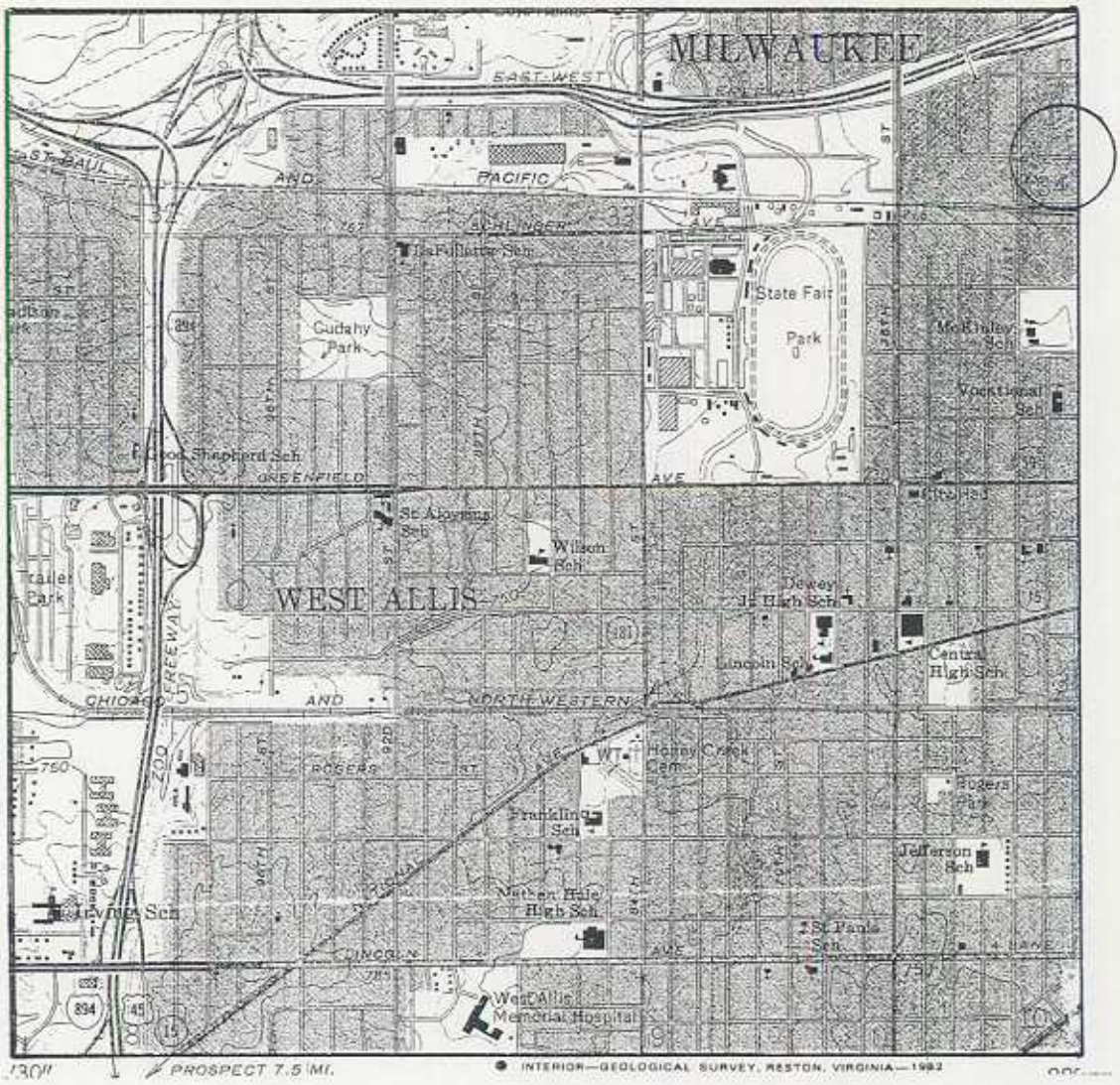
LAND INFORMATION SERVICES, INC.
ENGINEERS, SURVEYORS & CONSULTANTS
200 EAST MICHIGAN STREET
MILWAUKEE, WISCONSIN 53202
414-227-2400

1. UNDERGROUND SEWER AND UTILITY INFORMATION IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.
2. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN TH PROJECT AREA THAT ARE NOT SHOWN.
3. VERTICAL DATUM IS BASED AT MEAN SEA LEVEL, 1929 ADJUSTMENT.

GEO-PROBE LOG

0 10 20
1 inch = 20 FEET

DRAWN/CHK'D:	C.S.W./M.L.W.
LIS JOB NO:	97-1020-01
MORAINE JOB NO.	0968
DATE	2-3-97



1 MILE 1/2 MILE 0 MILE 1 MILE

N

SITE LOCATION
SCALE 1:24,000

DRAWING TITLE
Site Location Map

PROJECT NAME
Guida's Service
541 South 70th Street
Milwaukee, Wisconsin

PROJECT NUMBER	DRAWING COMPANY	
1799	Moraine Environmental, Inc.	
SCALE 1:24,000	DATE 4/27/00	FIGURE 1

GUIDA'S SERVICE
541 S. 70th Street
Milwaukee, WI

Commerce #53214-1630-41
BRRTS #03-41-113128

Table 3
Post-Excavation
Groundwater Results

	Well ID		MW-1										
	Well Install Date		03/12/97										
	Abandonment Date		Well Abandoned May 24, 2000										
	Screened Interval		Screened 9.5-19.5										
	Sampling Date		03/21/97	05/16/97	01/15/98	04/16/98	06/30/98	09/02/98	03/04/99	06/03/99	09/29/99	01/04/00	05/11/00
TEST ANALITE	NR 140 ES	NR 140 PAL	VOC GRO Pb	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO
Dissolved Lead	15	1.5	<1.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Gasoline Range Organics (GRO)	NSE	NSE	1200	990	1000	1100	1400	1200	1400	1500	1900	1300	570
Diesel Range Organics (DRO)	NSE	NSE	NA	440	390	380	510	390	300	100	430	270	NA
Benzene	5	0.5	<4.0	16	8.6	6.0	17	10 Q	19	13	23	6.6 Q	<5.2
Ethylbenzene	700	140	3.2 Q	7.7 Q	3.7 Q	4.9	3.7 Q	<4.8	<6.0	4.1 Q	<2.4	<2.4	<4.8
Methyl-tert-butyl-ether (MTBE)	60	12	1100	1100	1400	1900	1900	2000	1900	2200	2100	1700	1600
Toluene	1,000	200	<3.0	<4.0	<3.6	<4.2	<2.1	<4.2	<5.2	<2.1	2.8 Q	<2.1	<4.2
Combined Trimetylbenzenes	480	96	32	62	14	<17	21 Q	<17	<22	20 Q	19 Q	<8.6	<17
Combined Xylenes	10,000	1,000	<5.0	<9.0	<9.4	<19	<9.7	<19	<24	<9.7	<9.7	<9.7	<19
Naphthalene	40	8	<7.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Notes

= Not Analyzed
= No Standard Established
= Compound detected below the limit of quantification

Underlined results exceed Preventative Action Limits (PAL)

Bold and Underlined results exceed Enforcement Standards (ES)

All results reported in micrograms per liter (ug/l), approx. parts per billion

GUIDA'S SERVICE
541 S. 70th Street
Milwaukee, WI

Commerce #53214-1630-41
BRRTS #03-41-113128

Table 3
Post-Excavation
Groundwater Results

	Well ID	MW-2											MW2b				
	Well Install Date	03/12/97											04/30/02				
	Abandonment Date	Well Destroyed June 2000															
	Screened Interval	Screened 7 5-19 5											Screened 5 5-20 5				
	Sampling Date	03/21/97	05/16/97	01/15/98	04/16/98	06/30/98	09/02/98	03/04/99	06/03/99	09/29/99	01/04/00	05/11/00	10/21/02	06/16/03	02/02/04	08/31/04	
TEST ANALITE	NR 140 ES	NR 140 PAL	VOC GRO DRO Pb	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO	PVOC	PVOC	PVOC	PVOC	
Dissolved Lead	15	1.5	<1.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Gasoline Range Organics (GRO)	NSE	NSE	300	250	430	160	340	460	430	490	800	520	380	NA	NA	NA	NA	
Diesel Range Organics (DRO)	NSE	NSE	640	320	300	270	4700	350	210	<100	290	260	NA	NA	NA	NA	NA	
Benzene	5	0.5	<0.4	0.3 Q	<0 16	<0.65	<0 65	<1.3	<1.3	<2.6	<2.6	<2.6	<2.6	<4.5	<3.0	<3.0	<1.4	
Ethylbenzene	700	140	<0.2	<0.3	<0 29	<0.60	<0.60	<1.2	<1.2	<2.4	<2.4	<2.4	<2.4	<8.2	<6.0	<6.0	<4.0	
Methyl-tert-butyl-ether (MTBE)	60	12	**150**	**140**	**420**	**280**	**400**	**650**	**800**	**760**	**960**	**870**	**940**	**990**	**1000**	**1100**	**1000**	
Toluene	1,000	200	<0.3	<0 4	<0.36	<0.53	<0.53	<1.1	<1.1	<2.1	<2.1	<2.1	<2.1	<6.8	<5.8	<5.8	<3.6	
Combined Trimetylbenzenes	480	96	1.0	0.8 Q	<0.34	<2.1	<2.1	<4.3	<4.3	<8.6	<8.6	<8.6	<8.6	<9.4	<6.6	<6.6	<4.0	
Combined Xylenes	10,000	1,000	<0.5	<0.9	<0.94	<2.4	<2.4	<4.8	<4.8	<9.7	<9.7	<9.7	<9.7	<17	<12	<12	<7.4	
Naphthalene	40	8	<0.70	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	

Notes

= Not Analyzed
= No Standard Established.
= Compound detected below the limit of quantification

Underlined results exceed Preventative Action Limits (PAL)
Bold and Underlined results exceed Enforcement Standards (ES)
All results reported in micrograms per liter (ug/l), approx. parts per billion

GUIDA'S SERVICE
541 S. 70th Street
Milwaukee, WI

Commerce #53214-1630-41
BRRTS #03-41-113126

Table 3
Post-Excavation
Groundwater Results

	Well ID		MW-3									MW3b				
	Well Install Date		03/12/97									04/30/02				
	Abandonment Date		Well Destroyed June 2000													
	Screened Interval		Screened 10-20									Screened 5 5-20 5				
	Sampling Date		03/21/97	05/16/97	04/16/98	06/30/98	09/02/98	06/03/99	09/29/99	01/04/00	05/11/00	10/21/02	06/18/03	02/04/04	08/31/04	
TEST ANALITE	NR 140 ES	NR 140 PAL	VOC GRO DRO Pb	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO DRO	PVOC GRO	PVOC	PVOC	PVOC	PVOC	
Dissolved Lead	15	1.5	<1.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Gasoline Range Organics (GRO)	NSE	NSE	1200	990	2600	2700	3800	2800	4400	2700	1800	NA	NA	NA	NA	
Diesel Range Organics (DRO)	NSE	NSE	2300	870	2300	390	3200	610	46,000	8400	NA	NA	NA	NA	NA	
Benzene	5	0.5	<8.0	6.1 Q	<13	26 Q	40 Q	<13	16	<13	<13	<4.5	<3.0	<3.0	<1.4	
Ethylbenzene	700	140	<4.0	<3.0	<12	<12	<12	<12	<12	<12	<12	<8.2	<6.0	<6.0	<4.0	
Methyl-tert-butyl-ether (MTBE)	60	12	1400	1500	6300	4200	6100	5200	5300	4400	4100	1200	860	940	930	
Toluene	1,000	200	<6.0	<4.0	<10	13 Q	<10	<10	<10	<10	<10	<6.8	<5.8	<5.8	<3.6	
Combined Trimetylbenzenes	480	96	13 Q	6.3 Q	<43	<43	<43	<43	<43	<43	<43	<9.4	<6.6	<6.6	<4.0	
Combined Xylenes	10,000	1,000	<10 0	<9.0	<48	<48	<48	<48	<48	<48	<48	<17	<12	<12	<7.4	
Naphthalene	40	8	15	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	

Notes

= Not Analyzed
= No Standard Established
= Compound detected below the limit of quantification
Underlined results exceed Preventative Action Limits (PAL)
Bold and Underlined results exceed Enforcement Standards (ES)
All results reported in micrograms per liter (ug/l), approx. parts per billion

GUIDA'S SERVICE
541 S. 70th Street
Milwaukee, Wi

Commerce #53214-1630-41
BRRTS #03-41-113128

Table 3
Post-Excavation
Groundwater Results

	Well ID		MW-4 Guida				MW-5 Guida			MW-9 O'Conner				
	Well Install Date		04/30/02				04/30/02			10/10/02				
	Abandonment Date													
	Screened Interval		Screened 5 5-20 5				Screened 5 5-20 5			Screened 20-35				
	Sampling Date		10/21/02	06/18/03	02/04/04	03/19/04	10/21/02	06/18/03	02/02/04	10/21/02	06/19/03	02/02/04	03/19/04	08/31/04
TEST ANALITE	NR 140 ES	NR 140 PAL	PVOC	PVOC	PVOC	PVOC	PVOC	PVOC	PVOC	VOC + Pb	PVOC	PVOC	PVOC	PVOC
Dissolved Lead	15	1.5	NA	NA	NA	NA	NA	NA	NA	0.17	NA	NA	NA	NA
Gasoline Range Organics (GRO)	NSE	NSE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Diesel Range Organics (DRO)	NSE	NSE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzene	5	0.5	<0.45	<0.30	<0.30	<0.14	<0.45	<0.30	<0.30	<0.25	<0.30	0.62 Q	0.57	0.46
Ethylbenzene	700	140	<0.82	<0.60	<0.60	<0.40	<0.82	<0.60	<0.60	<0.53	0.68 Q	<0.60	<0.40	<0.40
Methyl-tert-butyl-ether (MTBE)	60	12	**320**	**68**	39	29	16	23	21	36	34	**200**	**130**	**140**
Toluene	1,000	200	<0.68	<0.58	<0.58	<0.36	<0.68	<0.58	<0.58	<0.84	<0.58	<0.58	<0.36	<0.36
Combined Trimetylbenzenes	480	96	<0.94	<0.66	<0.66	<0.40	<0.94	<0.66	<0.66	<0.69	<0.66	<0.66	<0.40	<0.40
Combined Xylenes	10,000	1,000	<1.7	<1.2	<1.2	<0.74	<1.7	<1.2	<1.2	<1.1	<1.2	<1.2	<0.74	<0.74
Naphthalene	40	8	NA	NA	NA	NA	NA	NA	NA	<0.63	NA	NA	NA	NA

Notes

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= No Standard Established
= Compound detected below the limit of quantification

Underlined results exceed Preventative Action Limits (PAL)

Bold and Underlined results exceed Enforcement Standards (ES)

All results reported in micrograms per liter (ug/l), approx. parts per billion

GUIDA'S SERVICE
541 S. 70th Street
Milwaukee, WI

Commerce #53214-1630-41
BRRTS #03-41-113128

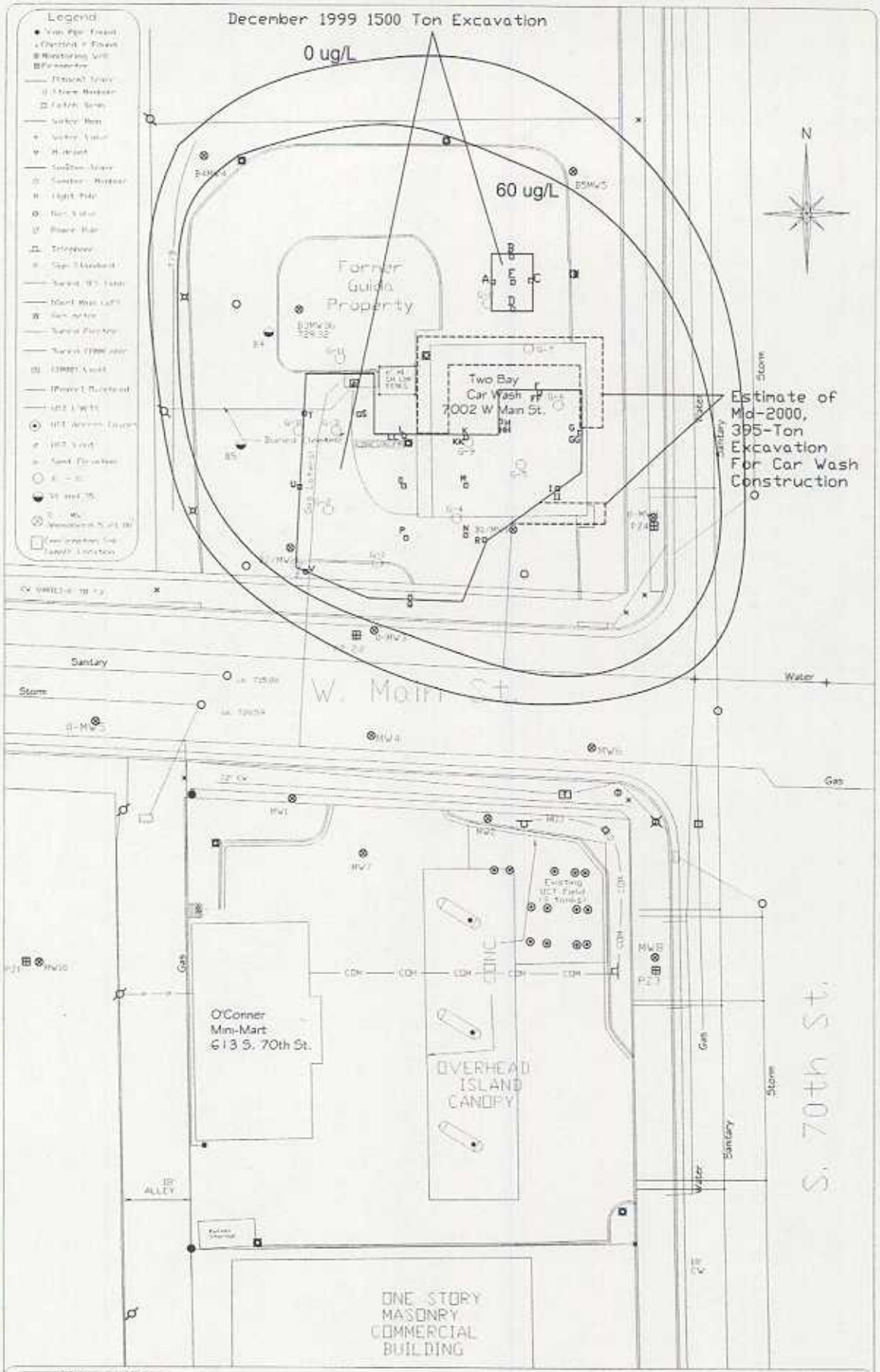
Table 3
Post-Excavation
Groundwater Results

	Well ID		MW-3 O'Conner					MW-5 O'Conner				
	Well Install Date		02/20/96					02/08/00				
	Abandonment Date											
	Screened Interval		Screened 25 1-40 1					Screened 25 2-35 2				
	Sampling Date		10/21/02	06/18/03	02/02/04	08/31/04		10/21/02	06/18/03	02/02/04	08/31/04	
TEST ANALITE	NR 140 ES	NR 140 PAL	VOC + Fe	PVOC	PVOC	PVOC		VOC + Fe	PVOC	PVOC	PVOC	PVOC
Dissolved Lead	15	1.5	<0.090	NA	NA	NA		<0.090	NA	NA	NA	
Gasoline Range Organics (GRO)	NSE	NSE	NA	NA	NA	NA		NA	NA	NA	NA	
Diesel Range Organics (DRO)	NSE	NSE	NA	NA	NA	NA		NA	NA	NA	NA	
Benzene	5	0.5	<0.25	<0.30	<0.30	<0.14		<0.25	<0.30	<0.30	0.17 Q	
Ethylbenzene	700	140	<0.53	<0.60	<0.60	<0.40		<0.53	<0.60	<0.60	<0.40	
Methyl-tert-butyl-ether (MTBE)	60	12	10	7.8	7.2	11		2.2	1.7 Q	1.0 Q	3.9	
Toluene	1,000	200	<0.84	<0.58	<0.58	<0.36		<0.84	<0.58	<0.58	0.40 Q	
Combined Trimetylbenzenes	480	96	<0.69	<0.66	<0.66	<0.40		<0.69	<0.66	<0.66	<0.40	
Combined Xylenes	10,000	1,000	<1.1	<1.2	<1.2	<0.74		<1.1	<1.2	<1.2	<0.74	
Naphthalene	40	8	<0.63	NA	NA	NA		<0.63	NA	NA	NA	

Notes

= Not Analyzed
= No Standard Established
= Compound detected below the limit of quantification

Underlined results exceed Preventative Action Limits (PAL).
Bold and Underlined results exceed Enforcement Standards (ES).
All results reported in micrograms per liter (ug/l), approx. parts per billion



Graphic Scale
0 30'

Drawn By AAM
Date: 5/21/04
Project No: 1799
*Note: Adapted from certified survey.

Figure 4
Estimated Extent of MTBE in Groundwater

Guida Service
541 S. 70th St. Milwaukee, WI

Moraine Environmental, Inc.
Environmental Management Services
1234 12th Avenue Grafton, WI 53024-1924
262-377-9060 / Fax 262-377-9770

TABLE 2
SOIL RESULTS
GUIDA'S SERVICE
541 South 70th St., Milwaukee, WI

Bore Hole ID	Date Drilled	Depth	PID Value	GRO	DRO	Total Lead	Methyl-Tert-Butyl-Ether	1,3,5-Tri-methyl Benzene	1,2,4-Tri-methyl Benzene	Benzene	Ethyl Benzene	Toluene	Total Xylenes	1,2-DCA
Units:		feet	ppm	mg/kg	mg/kg	mg/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
B3/MW3 O'Connor	2/20/96	9.5-11	24	<2.9	<4.0	6.7	<25	<25	<25	<25	<25	<29	<29	<25
		24.5-26	2.7	<2.9	6.6	9.1	<25	<25	<25	<25	<25	<25	<25	<25
G-1	1/8/97	9-11	ND	ND	NA	7.3	ND	ND	ND	ND	ND	ND	ND	ND
		39-41	ND	ND	NA	9.4	ND	ND	ND	ND	ND	ND	ND	ND
G-2		7-9	1.6	ND	NA	7.8	ND	ND	ND	ND	ND	ND	ND	ND
		17-19	ND	ND	NA	8.0	59	ND	ND	ND	ND	ND	ND	ND
G-3		4-6	171	NA	11,000	6.2	ND	9200	31,000	ND	3300	ND	12,000	ND
		16-18	36	NA	240	9.1	97	100	560	ND	82	ND	110	ND
G-4		10-12	2.1	ND	ND	8	ND	ND	ND	ND	ND	ND	ND	ND
		16-18	ND	ND	NA	6.3	ND	ND	ND	ND	ND	ND	ND	ND
G-5		7-9	297	810	450	9.3	ND	19,000	59,000	2900	16,000	6100	71,000	ND
		16-18	ND	ND	NA	8.2	94	ND	ND	ND	ND	ND	ND	29
G-6		1-3	29	45	65	29	200	1800	7400	130	320	ND	3230	ND
		10-12	ND	ND	NA	8.8	89	ND	ND	ND	ND	ND	ND	ND
G-7		10-12	198	98	5.5	10	ND	86	2000	ND	ND	ND	48	ND
		19-21	ND	ND	NA	8.5	220	ND	ND	ND	ND	ND	ND	ND
G-8		7-9	ND	NA	ND	8.2	ND	ND	ND	ND	ND	ND	ND	ND
		16-18	5.0	ND	ND	10	590	ND	ND	ND	ND	ND	ND	ND
G-9	1/9/97	4-6	313	210	130	17	2600	4200	13,000	980	1900	100	7220	ND
		19-21	29	32	NA	8.2	100	150	1400	ND	ND	ND	61	ND
G-10		7-9	47	110	320	9.0	77	ND	1300	ND	100	ND	88	ND
		13-15	ND	ND	NA	5.9	ND	ND	ND	ND	ND	ND	ND	ND
G-11		7-9	ND	ND	4.7	10	ND	ND	ND	ND	ND	ND	ND	ND
B-1	3/12/97	12-13.5	ND	11	ND	7.7	39	150	820	ND	51	ND	189	ND
		19.5-21	ND	5.1	ND	5.7	ND	ND	ND	ND	ND	ND	ND	ND
B-2		7-8.5	2.0	ND	21	5.5	ND	ND	ND	ND	ND	ND	ND	ND
		19.5-21	ND	ND	ND	5.3	ND	ND	ND	ND	ND	ND	ND	ND
B-3		9.5-11	1.7	250	1200	5.8	280	ND	2500	ND	100	ND	ND	ND
		14.5-16	22	31	ND	9.2	120	ND	ND	ND	ND	ND	ND	ND
B-4		9.5-11	ND	NA	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA
B-5		9.5-11	ND	NA	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA
B5/MW5 O'Connor	2/8/00	Drilled Blind in W. Main St. to Install MW5 (O'Connor)												
B4/ MW4	4/30/02	9-10	Malf.	<3.2	<5.0	14	<25	<25	<25	<25	<25	<25	<25	NA
		16-18	Malf.	<2.9	5.1	7.9	<25	<25	<25	<25	<25	<25	<25	NA
B5/ MW5		4-6	Malf.	<3.1	<4.0	13	<25	<25	<25	<25	<25	<25	<25	NA
		18-20	Malf.	<3.0	<3.6	8.2	<25	<25	<25	<25	<25	<25	<25	NA
B9/ MW9 O'Connor	10/10/02	11-12	0	<3.0	NA	NA	<25	<25	<25	<25	<25	<25	<25	NA
		19-20	0	<3.0	NA	NA	<25	<25	<25	<25	<25	<25	<25	NA
NR 720 Residual Contaminant Levels				250*	250*	50 +	NSE	NSE	NSE	5.5	2900	1500	4100	4.9
NR 746 Soil Screening Levels				NSE	NSE	NSE	NSE	11,000	83,000	8500	4600	38,000	42,000	600

KEY:
NA - Not Analyzed
ND - Not Detected
NSE - No Standards Established
\+ - Standard for Non-Industrial Sites
* - GRO/DRO standards for less permeable soils (K<10E-6 cm/s)
mg/kg - milligrams/kilogram (approximately parts per million -ppm)
ug/kg -micrograms/kilogram (approximately parts per billion -ppb)

Underlined results exceed NR720 Residual Contaminant Levels
Bold &Underlined results exceed NR746 Soil Screening Levels
Boxed results represent soil excavated for off-site disposal in 1999 and 2000

F:\WPWIN\MBITEH\17-1799\BORE TBL

Revised: 4/18/04

TABLE 5
CONFIRMATION SOIL SAMPLER RESULTS
GUIDA'S SERVICE, 541 SOUTH 70TH STREET, MILWAUKEE WI

Sample Location	Depth (feet bgs)	DATE	DRO (mg/kg)	GRO (mg/kg)	Benzene	Ethyl Benzene	Methyl-tert-butyl-ether	Toluene	1,2,4-Trimethyl-benzene	1,3,5-Trimethyl-benzene	Total Xylenes
A-W.Wall	5.0	11-29-99	7.4	NA	--	--	--	--	--	--	<50
B-N.Wall	5.0	11-29-99	20	NA	--	--	--	--	--	--	<50
C-E.Wall	4.0	11-29-99	--	NA	--	--	--	--	--	--	<50
D-S.Wall	5.0	11-29-99	--	NA	--	--	43●	--	--	--	<50
E-Base	8.0	11-29-99	NA	NA	--	--	--	--	--	--	<50
F-N.Wall	3.0	12-02-99	NA	1200	13000	36000	1300●	14000●	82000	25000	154000
FF-N.Wall	6.0	12-02-99	NA	260	2300	6200	1500	18000	21000	6800	27400
G-E.Wall	3.0	12-02-99	NA	12000	140000	360000	14000●	1300000	840000	270000	1690000
GG-E.Wall	6.0	12-02-99	NA	570	3100	15000	780●	34000	51000	16000	78000
H-E.Wall	3.0	12-02-99	NA	14	180	190	51●	32●	150	54●	570
HH-E.Wall	6.0	12-02-99	NA	15	110	150	120	--	140	300	272
I-E.Wall	3.0	12-02-99	NA	3.8	--	--	43●	--	--	--	44●
II-E.Wall	6.0	12-02-99	NA	12	--	61●	--	--	51●	40●	125
J-Base	7.5	12-02-99	NA	510	2900	15000	3300	15000	43000	14000	75000
K-N.Wall	3.0	12-02-99	NA	45	63●	490	190	<50	9100	85●	2910
KK-N.Wall	10	12-02-99	100	140	400	3600	4800	2400	11000	3600	16200
L-N.Wall	3.0	12-02-99	NA	3.0	--	--	58●	--	36●	--	<50
LL-N.Wall	10	12-02-99	880	36	220	100	670	--	290	150	215
M-Base	11.5	12-02-99	4.4	29	--	140	1100	--	3500	330	64●
N-Base	12	12-02-99	NA	30	57●	260	210	35●	5700	480	350
O-Base	12	12-02-99	80	24	71	50	1000	--	3000	120	42●
P-Base	13	12-02-99	NA	--	--	--	460	--	--	--	<50
Q-S.Wal	5.0	12-02-99	NA	--	--	--	--	--	--	--	<50
R-E.Wall	6.0	12-02-99	NA	--	--	--	--	--	--	--	<50
S-Base	6.0	12-02-99	NA	--	--	--	35●	--	37●	--	<50
T-W.Wall	3.0	12-02-99	NA	--	--	--	--	--	--	--	<50
U-W.Wall	3.0	12-02-99	NA	3.8	--	--	--	--	--	--	<50
V-W.Wall	3.0	12-02-99	NA	--	--	--	--	--	--	--	<50
Transport #1	--	11-30-99	NA	19	840	240	1000	260	1200	510	1230
Transport #2	--	12-01-99	NA	1700	6200	46000	1800	120000	140000	44000	230000
NR720 Soil Standards			250*	250*	5.5	2900	NSE	1500	NSE	NSE	4100
Comm 46/NR 746 Standards			NSE	NSE	1100	~~400000~~	NSE	~~670000~~	NSE	NSE	~~470000~~

Table 2 Table 1 8500 4,600 38,000 83000 11,000 42,000

KEY:

mg/kg - milligrams/kilogram (equivalent to parts per million/ppm)

● - Compound detected below the Limit of Quantitation (LOQ)

* - GRO/DRO standards for less permeable soils (K<10E-6 cm/s) in ppm

BOLD - exceeds NR 720 standards

Bold and shaded results indicate compound concentrations exceeds COMM 46/NR746 standards.

NSE - No standard established in NR720

NA - Not Analyzed

-- - No detection at or above the Limit of Detection (see laboratory reports)

All results are expressed in ug/kg (micrograms per kilogram) except as noted.

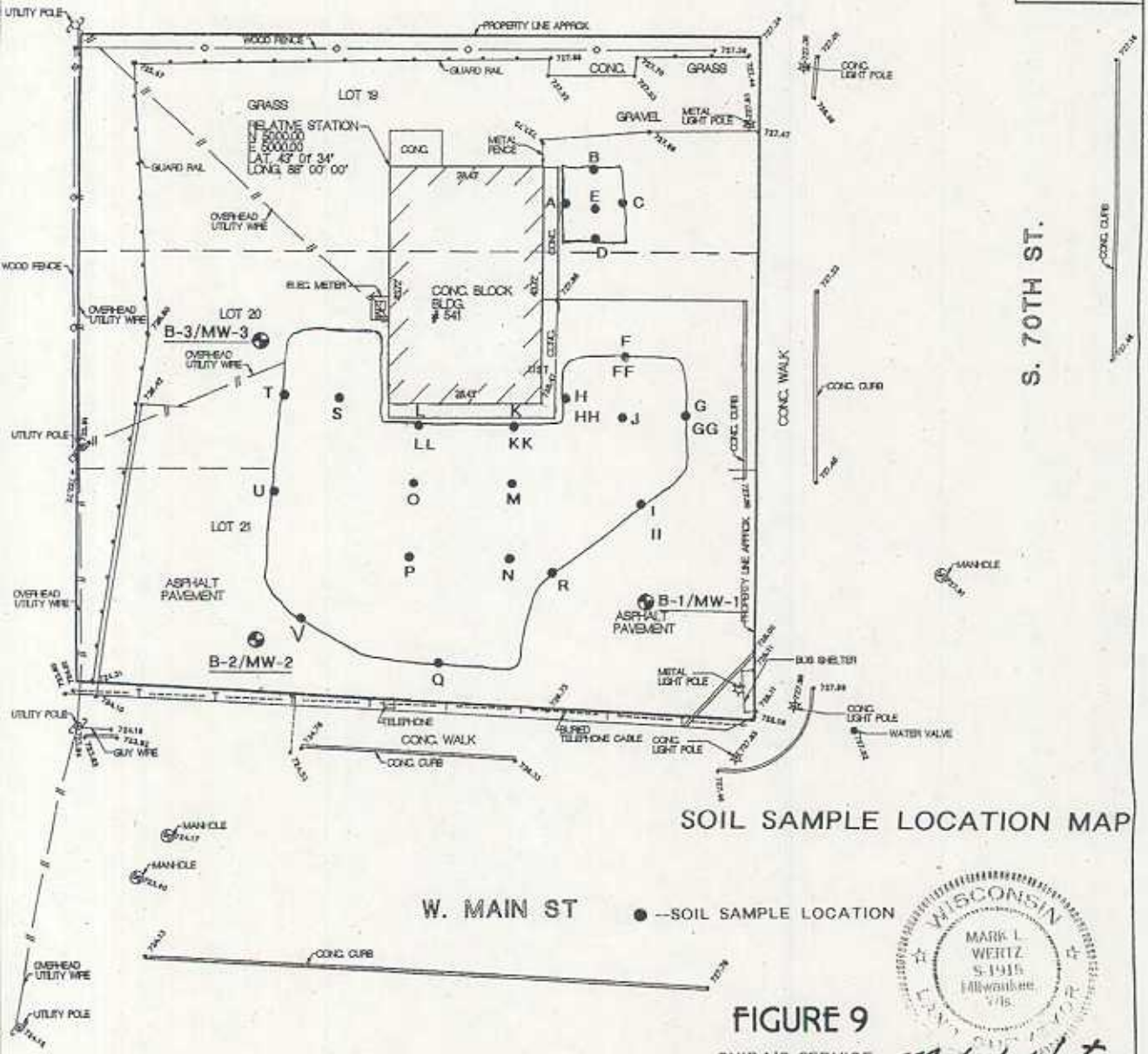
E:\WPWIN\MEITEH17\1799.RPT

LOD = 25 µg/kg

SITE MAP

LOT 19, 20, 21 OF BLOCK 5, IN GOLFSIDE GARDENS No. 2 SUBDIVISION BEING A PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 21 EAST IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, STATE OF WISCONSIN

G-1	N 4907.79	E 5002.85 EL 726.30
G-2	N 4924.98	E 4990.75 EL 726.03
G-3	N 4949.35	E 4992.01 EL 727.55
G-4	N 4923.24	E 5030.56 EL 727.07
G-5	N 4939.34	E 5051.01 EL 728.03
G-6	N 4959.02	E 5062.45 EL 727.72
G-7	N 4977.64	E 5052.36 EL 727.39
G-8	N 4991.01	E 5039.39 EL 727.88
G-9	N 4946.54	E 5033.10 EL 727.65
G-10	N 4949.04	E 4979.56 EL 726.86
G-11	N 4972.64	E 4992.66 EL 727.30



SOIL SAMPLE LOCATION MAP

WISCONSIN
MARK L. WERTZ
S-1915
Milwaukee, Wis.

FIGURE 9

GUIDA'S SERVICE
541 SOUTH 70th STREET

Mark L. Wertz

LAND INFORMATION SERVICES, INC.
ENGINEERS, SURVEYORS & CONSULTANTS
[illegible]

1. UNDERGROUND SEWER AND UTILITY INFORMATION IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.
2. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN TH PROJECT AREA THAT ARE NOT SHOWN.
3. VERTICAL DATUM IS BASED AT MEAN SEA LEVEL, 1929 ADJUSTMENT.

GEO-PROBE IGI

0 10 20
inch = 20 FEET

DRAWN/CHK'D:	C.S.W./M.L.W.
US JOB NO:	97-1020-01
MORAINE JOB NO.	0968
DATE:	2-3-97

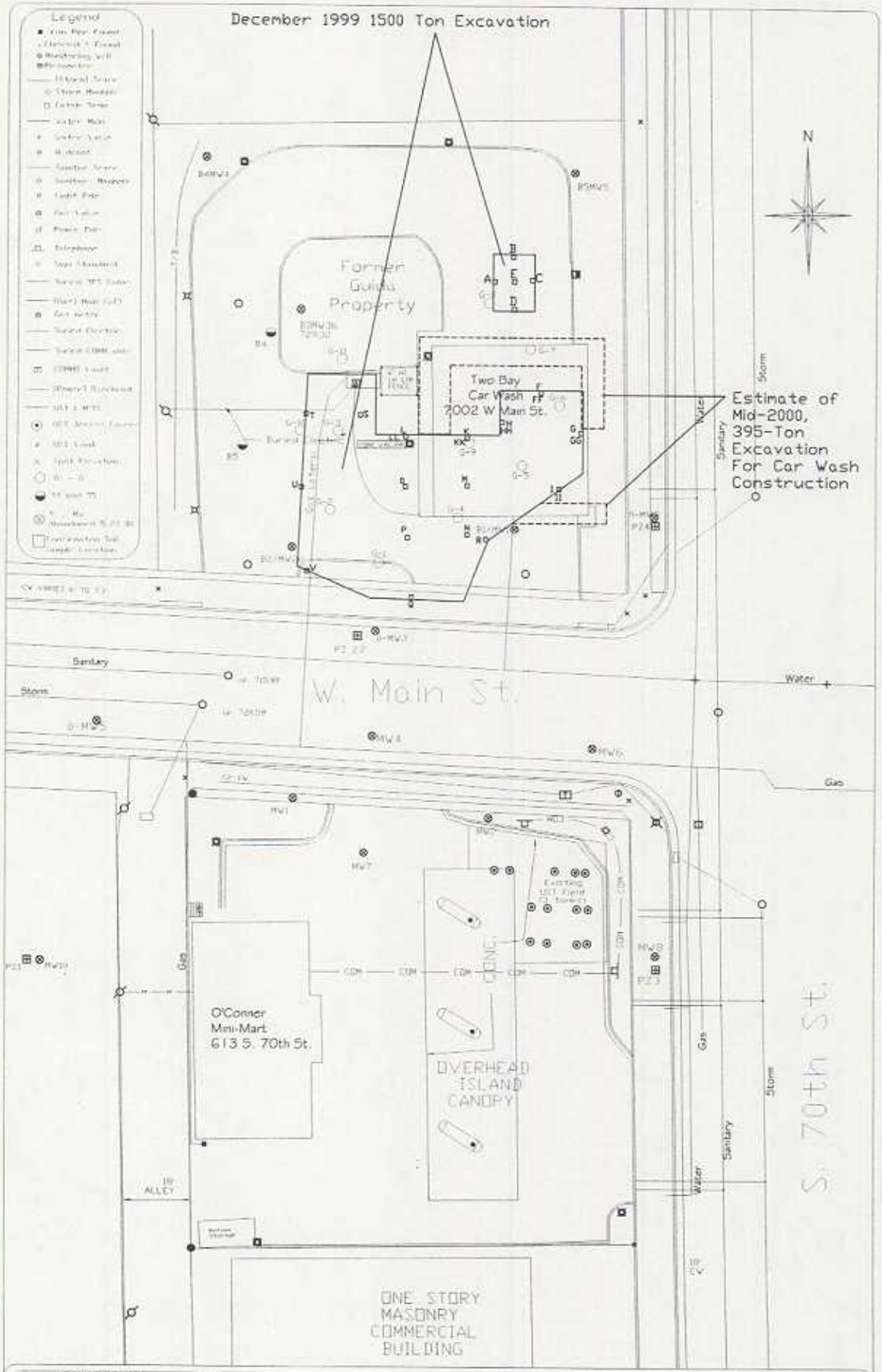


Figure 1: Extent of Remedial Excavation Activity

Drawn By AAM
Date: 5/21/04
Project No: 1799
*Note: Adapted from certified survey.

Guida Service
541 S. 70th St. Milwaukee, WI

Moraine Environmental, Inc.
Environmental Management Services
1234 12th Avenue Grafton, WI 53024-1924
262-377-9060 / Fax 262-377-9770

GUIDA SERVICE

541 S. 70th Street
Milwaukee, WI

Table 1
Monitoring Activity with Water Level Data

Commerce #53214-1630-41
BRRTS #03-41-113128
Moraine Project #1799

WELL >		MW-1			MW-2/MW-2b			MW-3/MW-3b			MW-4 - Guida			MW-5 - Guida			MW-9 - O'Conner			MW-3 - O'Conner			MW-5 - O'Conner		
TOC Elevation 3/21/97 (MSL):		727.40			724.90			726.30			729.04			730.40			729.81			727.68			726.81		
TOC Elevation June 2003 (MSL):					727.47			729.32																	
Date	Well Activity	Depth to Water	Water Table Elevation	Sample Notes	Depth to Water	Water Table Elevation	Sample Notes	Depth to Water	Water Table Elevation	Sample Notes	Depth to Water	Water Table Elevation	Sample Notes	Depth to Water	Water Table Elevation	Sample Notes	Depth to Water	Water Table Elevation	Sample Notes	Depth to Water	Water Table Elevation	Sample Notes	Depth to Water	Water Table Elevation	Sample Notes
1/8/97	Advance Probes G1-G11 and install 2 temp wells																								
1/9/97																									
2/14/97	Sample Temp wells TW1 and TW2																								
3/12/97	Advance Borings B1-B5 and Install Wells MW1-MW3																								
3/17/97	Develop Wells MW1-MW3			No Odor			No Odor			No Odor															
3/21/97	TOC Survey and Sample Wells MW1-MW3	9.48	717.92		5.99	718.91		8.50	717.80																
4/15/97	Collect Water Levels	8.14	719.26		5.78	719.12		7.07	719.23																
5/16/97	Sample Wells MW1-MW3	8.89	718.51	No Odor	6.51	718.39	No Odor	7.08	719.22	Sl. Odor															
1/15/98	Sample Wells MW1-MW3	8.93	718.47	No Odor	7.05	717.85	Sl. Odor	No Level Collected																	
4/16/98	Sample Wells MW1-MW3	7.77	719.63	Sl. Odor	6.05	718.85	No Odor	6.00	720.30	Sr. Odor															
6/29/98	Sample Wells MW1-MW3	8.83	718.57	No Odor	6.68	718.22	No Odor	7.69	718.61	Sl. Odor															
9/2/98	Sample Wells MW1-MW3	10.51	716.89	Sr. Odor	9.42	715.48	Sl. Odor	8.25	718.05	Sr. Odor															
3/4/99	Sample Wells MW1-MW3	9.77	717.63	No Odor	7.67	717.23	No Odor	7.87	0.4" Product																
4/13/99	Replace ORC Sock in MW3							6.68	0.09" Product																
6/3/99	Sample Wells MW1-MW3	8.02	719.35	No Odor	6.20	718.70	Sl. Odor	7.15	719.15	Sr. Odor															
9/29/99	Sample Wells MW1-MW3	9.68	717.72	Sl. Odor	8.75	716.15	No Odor	7.78	718.52	Sr. Odor															
11/29/99	UST Removal, Remedial Soil Excavation and Confirmation Sampling																								
11/30/99																									
12/1/99																									
12/2/99																									
1/4/00	Sample Wells MW1-MW3	12.77	714.63	Sl. Odor	14.31	710.59	Sl. Odor	10.10	716.20	Sl. Odor															
4/28/00	Investigation and Remediation Report, Moraine Project # 968 and 1799																								

Note: All Levels Measured in Feet from Top of Casing at the North Side

F:\Excel\1700\1799gwresults
Revised: 4/15/04

GUIDA SERVICE

541 S. 70th Street
Milwaukee, WI

Table 1
Monitoring Activity with Water Level Data

Commerce #53214-1630-41
BRRTS #03-41-113128
Moraine Project #1799

WELL >		MW-1			MW-2/MW-2b			MW-3/MW-3b			MW-4 - Guida			MW-5 - Guida			MW-9 - O'Conner			MW-3 - O'Conner			MW-6 - O'Conner		
TOC Elevation 3/21/97 (MSL)		727.40			724.90			726.30			729.04			730.40			729.81			727.68			725.81		
TOC Elevation June 2003 (MSL)					727.47			729.32																	
Date	Well Activity	Depth to Water	Water Table Elevation	Sample Notes	Depth to Water	Water Table Elevation	Sample Notes	Depth to Water	Water Table Elevation	Sample Notes	Depth to Water	Water Table Elevation	Sample Notes	Depth to Water	Water Table Elevation	Sample Notes	Depth to Water	Water Table Elevation	Sample Notes	Depth to Water	Water Table Elevation	Sample Notes	Depth to Water	Water Table Elevation	Sample Notes
5/11/00	Advance Probes G1-G11 Sample Wells MW1-MW3	10.74	716.66	No Odor	9.41	715.49	No Odor	7.05	719.25	Sheen															
5/24/00	Abandon Well MW1, Supervise excavation for footing placement and contaminated soil disposal	Well Abandoned 5/24/00																							
June 2000	Site is Redeveloped into a car wash. Wells MW2 and MW3 Lost in the Redevelopment Work				Well Lost in Redevelopment			Well Lost in Redevelopment																	
4/30/02	Install Wells MW2b, MW3b, MW4 and MW5																								
5/3/02	Develop Wells MW2b, MW3b, MW4 and MW5																								
10/10/02	Two soil samples submitted from Installing O'Conner B/MW-9 to evelauate soil extent to the SE																								
10/18/02	Develop O'Conner Well MW9																								
10/21/02	Sample Guida and O'Conner Wells				7.86	719.61		8.42	720.90		9.53	719.51		9.96	720.44		29.42	700.39		27.01	700.67		25.40	700.41	
6/18/03	TOC and Geographic Survey, Sample Guida and O'Conner Wells				7.99	719.48		8.05	721.27		9.02	720.02		9.35	721.05		29.79	700.02		28.53	699.15		26.57	699.24	
12/16/03	Sketch ability to define access to adjacent west property																								
2/4/04	Sample Guida and selected O'Conner Wells				8.68	718.79		8.15	721.17		9.09	719.95		11.07	719.33		34.87	694.94		29.81	697.87		27.74	698.07	
3/19/04	Resample Wells GMW4 and OMW9 for PVOC																								

Note: All Levels Measured in Feet from Top of Casing at the North Side

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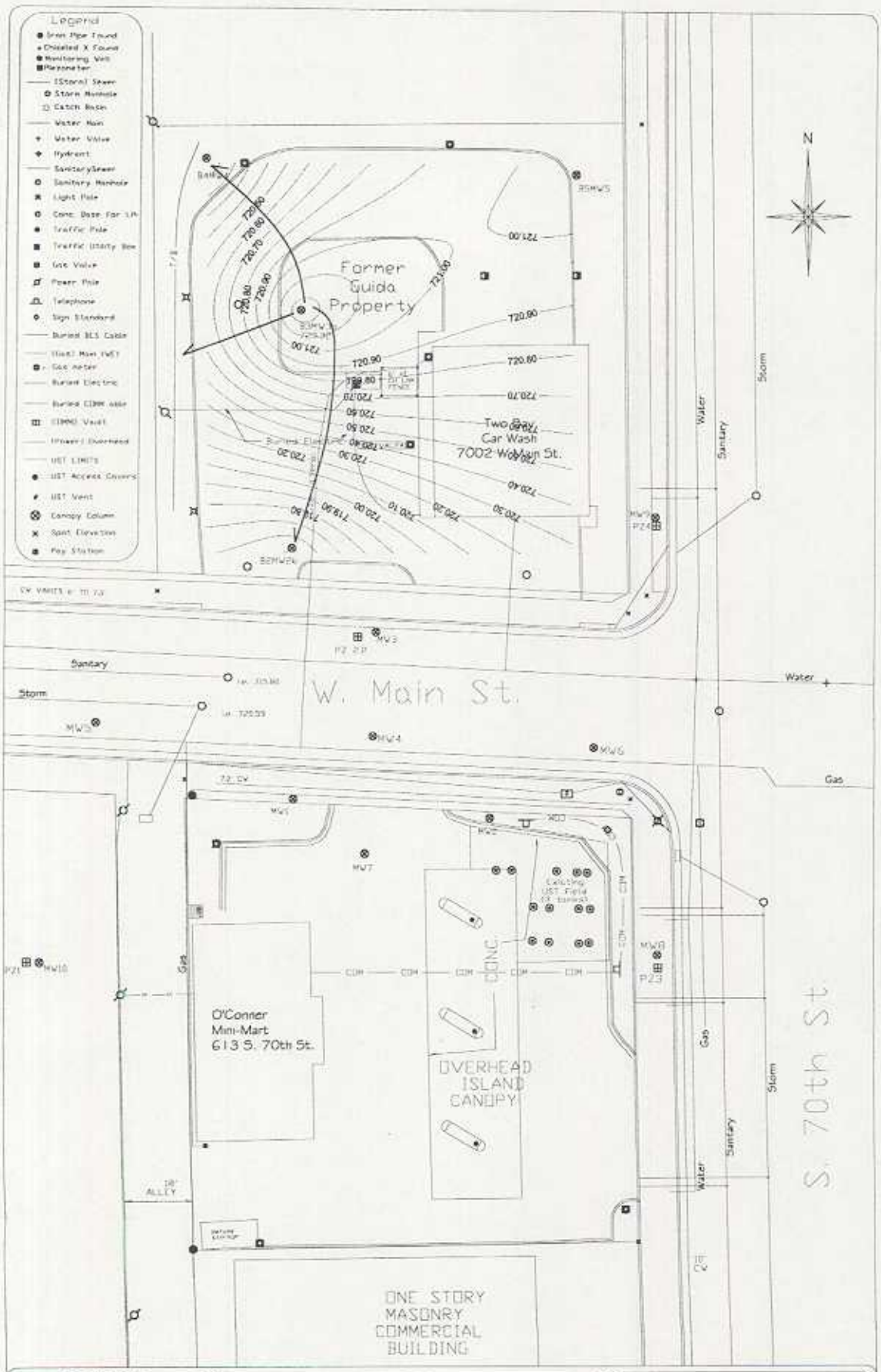
Revised: 4/15/04



Graphic Scale 0 30'

Scale: 1 Inch = 30 Feet

Drawn By Andrew Malsom

Date: 12/31/03

Project No: 1799

*Note: Adapted from certified survey.

Figure 3
Direction of Groundwater Flow 6-18-03

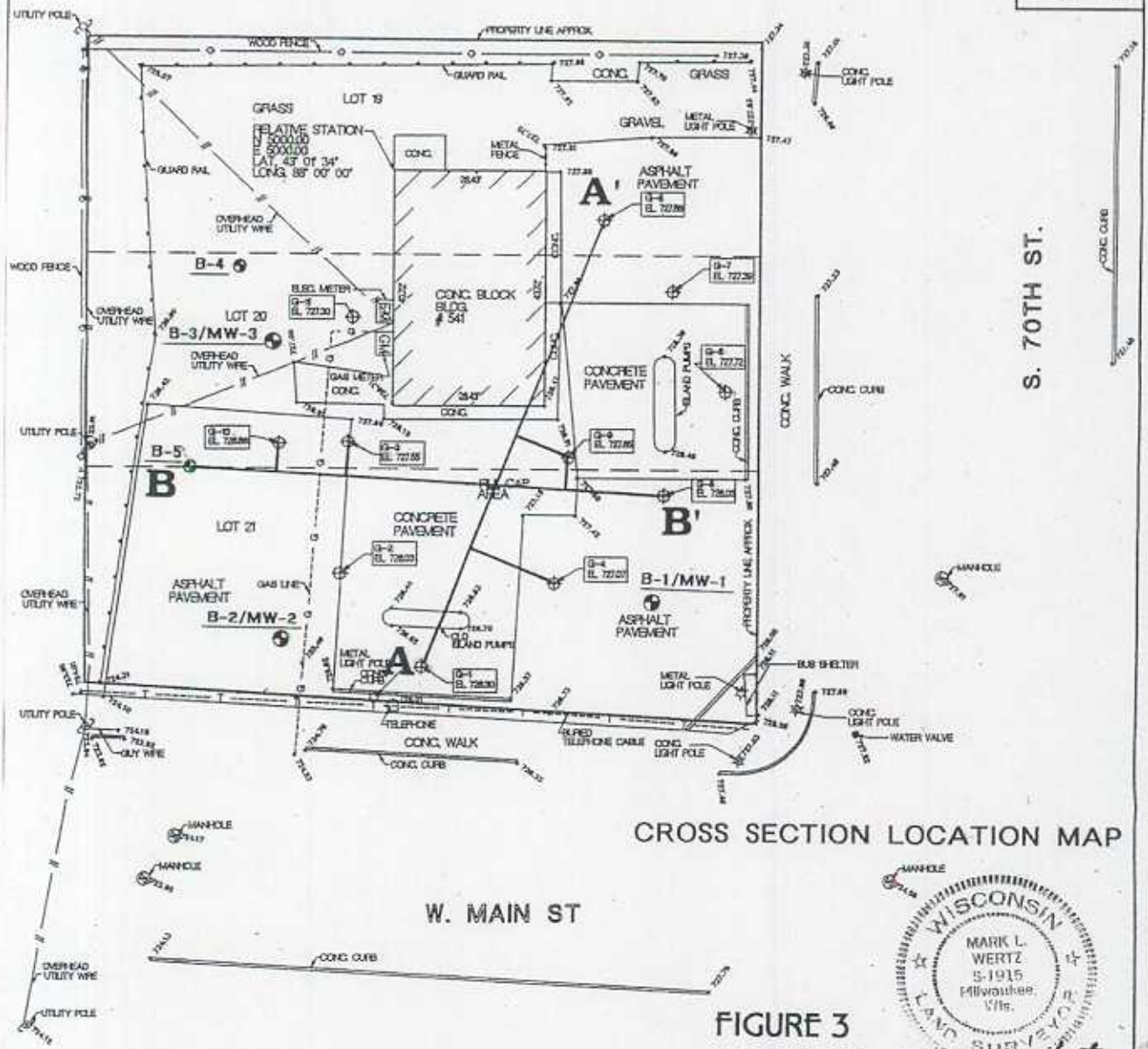
Guida Service
541 S. 70th St. Milwaukee, WI

Moraine Environmental, Inc.
Environmental Management Services
1234 12th Avenue Grafton, WI 53024-1924
262-377-9060 / Fax 262-377-9770

SITE MAP

LOT 19, 20, 21 OF BLOCK 5, IN GOLFSIDE GARDENS No. 2 SUBDIVISION BEING A PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 21 EAST IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, STATE OF WISCONSIN

G-1	N 4950.79	E 5002.85	EL. 728.30
G-2	N 4924.98	E 4990.75	EL. 726.03
G-3	N 4949.35	E 4992.01	EL. 727.55
G-4	N 4923.24	E 5030.56	EL. 727.07
G-5	N 4939.34	E 5051.01	EL. 728.03
G-6	N 4959.02	E 5062.45	EL. 727.72
G-7	N 4977.64	E 5052.36	EL. 727.39
G-8	N 4991.01	E 5039.39	EL. 727.88
G-9	N 4946.54	E 5033.10	EL. 727.65
G-10	N 4949.04	E 4978.56	EL. 726.86
G-11	N 4972.64	E 4992.66	EL. 727.30



CROSS SECTION LOCATION MAP

WISCONSIN
MARK L. WERTZ
S-1915
Milwaukee, Wis.
LAND SURVEYOR

Mark L. Wertz

FIGURE 3

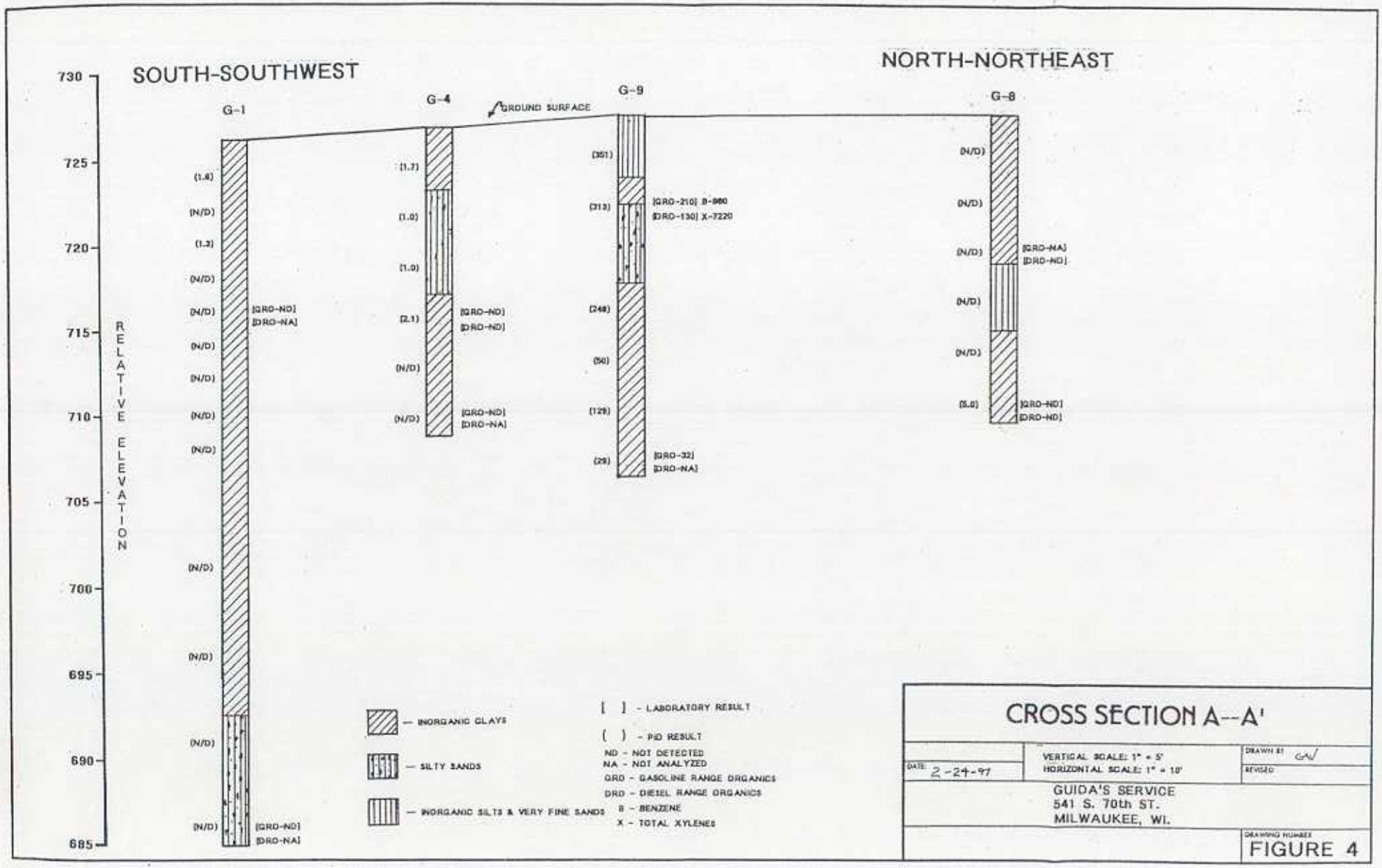
GUIDA'S SERVICE
541 SOUTH 70th STREET

LIS — LAND INFORMATION SERVICES, INC. ENGINEERS, SURVEYORS & CONSULTANTS

1. UNDERGROUND SEWER AND UTILITY INFORMATION IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.
2. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
3. VERTICAL DATUM IS BASED AT MEAN SEA LEVEL, 1929 ADJUSTMENT.

TEST BORING (TB)
GEO-PROBE (G)
0 10 20
1 inch = 20 FEET

DRAWN/CHKD:	CSW/MLW
LIS JOB NO:	97-1020-01
MORAINE JOB NO:	0968
DATE:	2-3-97



CROSS SECTION A--A'

DATE: 2-24-97

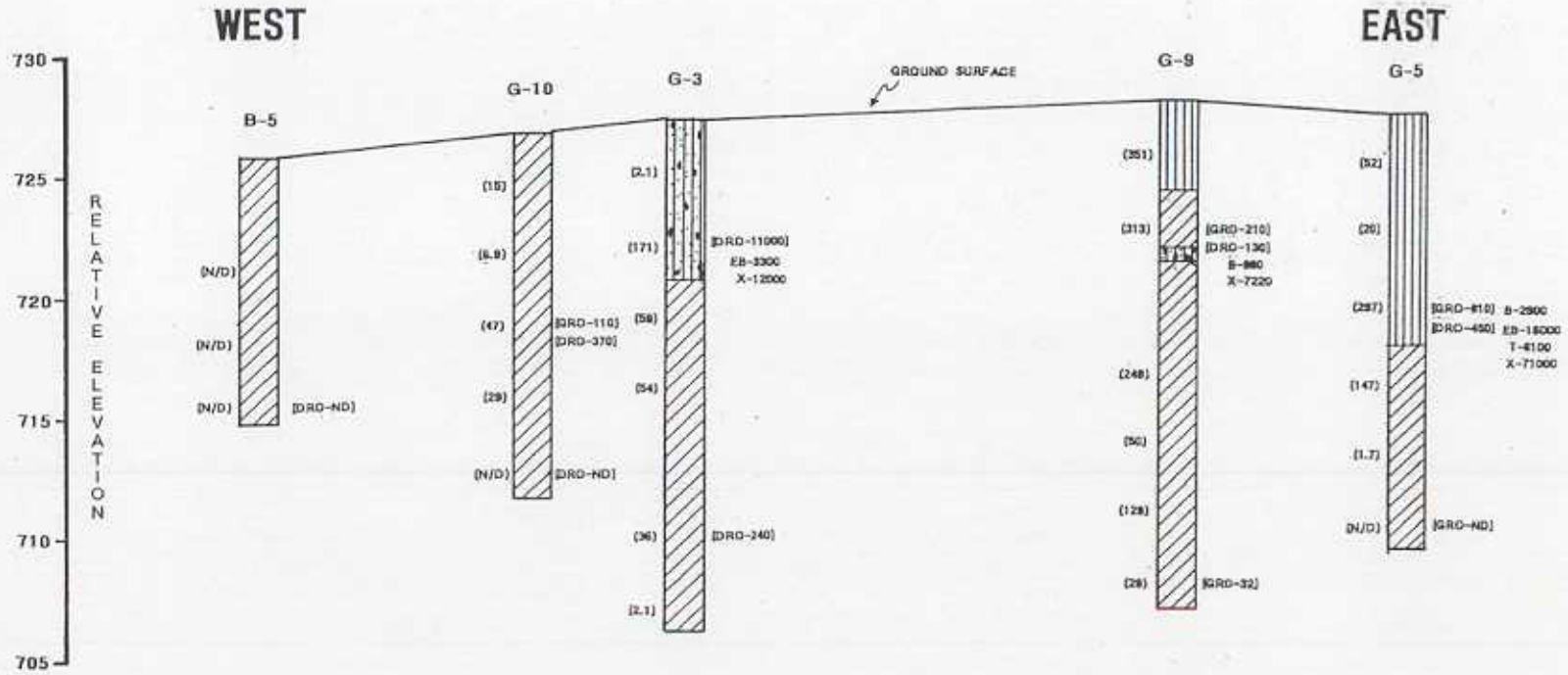
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 10'

DRAWN BY: GAV

REVISED:

GUIDA'S SERVICE
541 S. 70th ST.
MILWAUKEE, WI.

DRAWING NUMBER
FIGURE 4



CROSS SECTION B--B'

SCALE:
DATE: 4-1-97
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 10'
DRAWN BY: CAV
REVISED:

GUIDA'S SERVICE
541 S. 70th ST.
MILWAUKEE, WI.

DRAWING NUMBER
FIGURE 5

GIS

Moraine Environmental, Inc.
Environmental Management Services

April 15, 2004

Moraine Project No. 1799

Mr. Robert O'Connor, Site Owner
O'Connor Petroleum
6101 S. 108th Street
Hales Corners, WI 53130

Mr. Jeffery S. Polenske, City Engineer
City of Milwaukee
841 N. Broadway, Room #701
Milwaukee, WI 53202

Mr. Dave Barkei, Manager of Regulatory Compliance
WE Energies
2425 S. 35th Street
Milwaukee, WI 53215

RE: **Notice of Residual Contamination At and Adjacent to Former Guida Service, 541 S. 70th Street Currently O'Connor Car Wash, 7002 W. Main Street Milwaukee, WI WDNR BRRTS #03-41-113128**

In the process of closing environmental actions at 541 S. 70th Street in Milwaukee, Moraine Environmental, Inc. is notifying you of petroleum contamination that appears to have stemmed from underground storage tanks removed from the property in 1999.

The petroleum release was reported to state authorities in November 1996 and Moraine initiated an investigation to define the nature and extent of contamination. In October 1999 Moraine directed the removal of the USTs along with 1500 tons of contaminated soil for treatment off-site. These activities are documented in a report dated April 2000, where Moraine recommended additional wells were necessary to monitor the residual groundwater contamination. The BRRTS number, referenced above, identifies the Wisconsin Department of Commerce file for this site. The file is a matter of public record and the entire file as well as the report referenced here is available for a more complete review.

In mid-2000 the site was reconstructed into a car wash and an additional 395 tons of contaminated soil encountered during construction was again transported off-site for treatment. The extent of the remedial excavation work is diagrammed on the attached figure and as shown in the attached table of *Soil Results*, the excavation work removed most of the contaminated soil from the site.

From 2000 to 2004 Moraine continued monitoring the groundwater and sampled the plume five (5) times. Sample results show the risk to human heath and the environment is minimized and that the residual groundwater plume is generally stable or receding. Using state guidelines, Moraine expects the plume will continue to degrade by natural

1234 12th Avenue • Grafton, WI 53024-1924 • (262) 377-9060 • FAX (262) 377-9770
Email: moraine@execpc.com • www.moraineenvironmental.com

forces. As shown in the attached figure, Moraine estimates the residual groundwater contamination extends into the adjacent right-of-ways.

Moraine concludes the residual contamination, in its present state, does not pose a threat to human health or the environment and the remaining contamination is expected to further degrade safely over time by natural attenuation.

We are notifying you that the car wash property, the right-of-way south and east of the car wash and the associated utility corridors are or are likely impacted by the residual contamination. Please be advised to protect workers who may come in contact with contaminated soil at and near the car wash and that any contaminated soil unearthed during their work might require proper disposal.

Please file this notice with the department or official responsible for maintaining the affected property, right-of-ways and utilities. Additional information about this site will be available shortly on the web at the WDNR address of closed and remediated sites.

Address: http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm

If you have any questions or comments, you may contact me at (262) 377-9060.

Sincerely,
MORAINE ENVIRONMENTAL, INC.

Mike Bozikowski, CHMM
Hydrogeologist

Enclosed:
- Figure: Estimated Extent of MTBE in Groundwater, 4/15/04
- Table: Table 2, Soil Results, 2/26/04
- Guidance for Dealing With Properties affected By Off-site Contamination, WDNR March 1998
- Fact Sheet, What Land Owners Should Know About Natural Attenuation, WDNR October 2001

cc: Mr. Nicholas Guida, Responsible Party

February 26, 2004

Wisconsin Department of Natural Resources
Bureau of Remediation & Redevelopment
P.O. Box 12436
Milwaukee WI 53212-0436

RE: **Former Guida Service**
541 S. 70th Street
Milwaukee, WI
BRRTS #03-41-113128

To Whom It May Concern:

We certify to the best of our knowledge, the legal description attached to this statement is complete, accurate, and describes the contaminated property correctly.

If you should have any questions, you may contact me or my consultant, Moraine Environmental at (262) 377-9060.

Sincerely,

Nicolas Guida
Responsible Party

Robert O'Conner
O'Conner Express Wash, LLC
Property Owner

Enc.

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DOC.# 08936847

Document Number	DEED RESTRICTION

REGISTER'S OFFICE | SS
Milwaukee County, WI
RECORDED 01/17/2005 08:00AM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT:23.00

In Re:
Lots 19, 20 and 21 in Block 5, in Golfside Gardens No. 2, being a subdivision of a part of the Northwest 1/4 of Section 34, Township 7 North, Range 21 East, and part of Reserve Block 13, Euclid Park, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Address: 7002 W. Main Street, Milwaukee, WI 53214
Parcel Identification No: 419-0019-8

Further identified by Wisconsin Transverse Mercator coordinates:
682929, 285669

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

RECORDING AREA

Name and Return Address:
Mr. Robert O'Connor
O'Connor Express Wash, LLC
6101 S. 108th Street
Hales Corners, WI 53130

DECLARATION OF RESTRICTIONS:

WHEREAS, O'Connor Express Wash, LLC currently owns the above-described property.

WHEREAS, one or more discharges of petroleum has occurred at this property.

Figure 4, attached and made part of this restriction, shows contour lines, which estimate the extent of residual *Methyl-tert-butyl-ether* contamination that remains in the groundwater. More particularly the figure identifies where soil samples were collected and analyzed, where and when contaminated soil was removed to remediate the property and the figure together with the attached tables indicate where residual soil contamination may remain.

The results of the soil sample analyses are presented in two tables, also attached and made part of this restriction. Table 2 contains the lab results of samples collected from bore holes and Table 5 contains the lab results of samples collected directly from the bottom and side-walls of the remedial excavation The two tables show the levels of benzene, ethylbenzene, toluene, trimethylbenzene and xylene detected in excess of regulatory standards. In particular, benzene levels exceed the regulatory direct contact screening level at sample locations F and G, in the northeast corner of the excavation near the ground surface The results boxed with a heavy line in Table 2 represent soil that was removed from the property.

WHEREAS, it is the desire and intention of the property owner to impose restrictions on the property which will make it unnecessary to further investigate or remediate the property at the present time.

NOW THEREFORE, the owner(s) hereby declare 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:

Paved surfaces and the building existing at the property at the time this restriction is executed form exposure barriers to the contaminated soil and must be maintained. Furthermore, the barriers minimize storm water infiltration and impede the contamination of groundwater. As a result, these barriers shall be maintained

unless replaced with similar barriers meeting the same impediment to storm water infiltration. To ensure the integrity of these barriers, the owner shall inspect the barriers semi-annually and maintain a record of the inspections using the attached inspection form.

In addition, the following activities are prohibited on the barriers described above unless prior written approval is obtained from the Wisconsin Department of Commerce or its successor or assign:

(1) No diminishing the barrier thickness by excavating or grading the surface;
(2) No placing fill material on the barriers;
(3) No plowing for agricultural cultivation; and
(4) No construction or installation of a building or other structure with a foundation that would rest on or penetrate the barrier surface.

If the barriers are removed and contaminated soil exposed or removed in the future, the soil must be sampled and analyzed to determine the levels of benzene, ethylbenzene, toluene, trimethylbenzene and xylene (BETTX). If the levels of BETTX in the soil exceed regulatory levels in effect at the time soil is excavated, the soil may be deemed a solid or hazardous waste and may require special treatment, storage and disposal in compliance with applicable statutes and regulation.

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 Commerce (D. Comm), its successors or assigns. D. Comm, its successors or assigns, may initiate proceedings of law or in equity against any person or persons who violate or are posturing to violate this covenant. Those proceedings may be to prevent a violation or to recover damages for a violation.

Any person who is or becomes owner of the property described above may request D. Comm or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon receipt of such a request, D. Comm shall determine whether or not the restrictions contained herein can be extinguished. Upon that determination the property owner or other interested party may submit an affidavit and copy of D. Comm's written determination for recording in the county records to give notice that this deed restriction, or portions of this restriction, are no longer binding.

By signing this document Robert O'Connor, asserts he is duly authorized to execute this document on behalf of O'Connor Express Wash, LLC.

IN WITNESS WHEREOF, the owner(s) of the property has executed this Declaration of Restriction, this 20th day of December, 2004.

Signature: Robert M. O'Connor

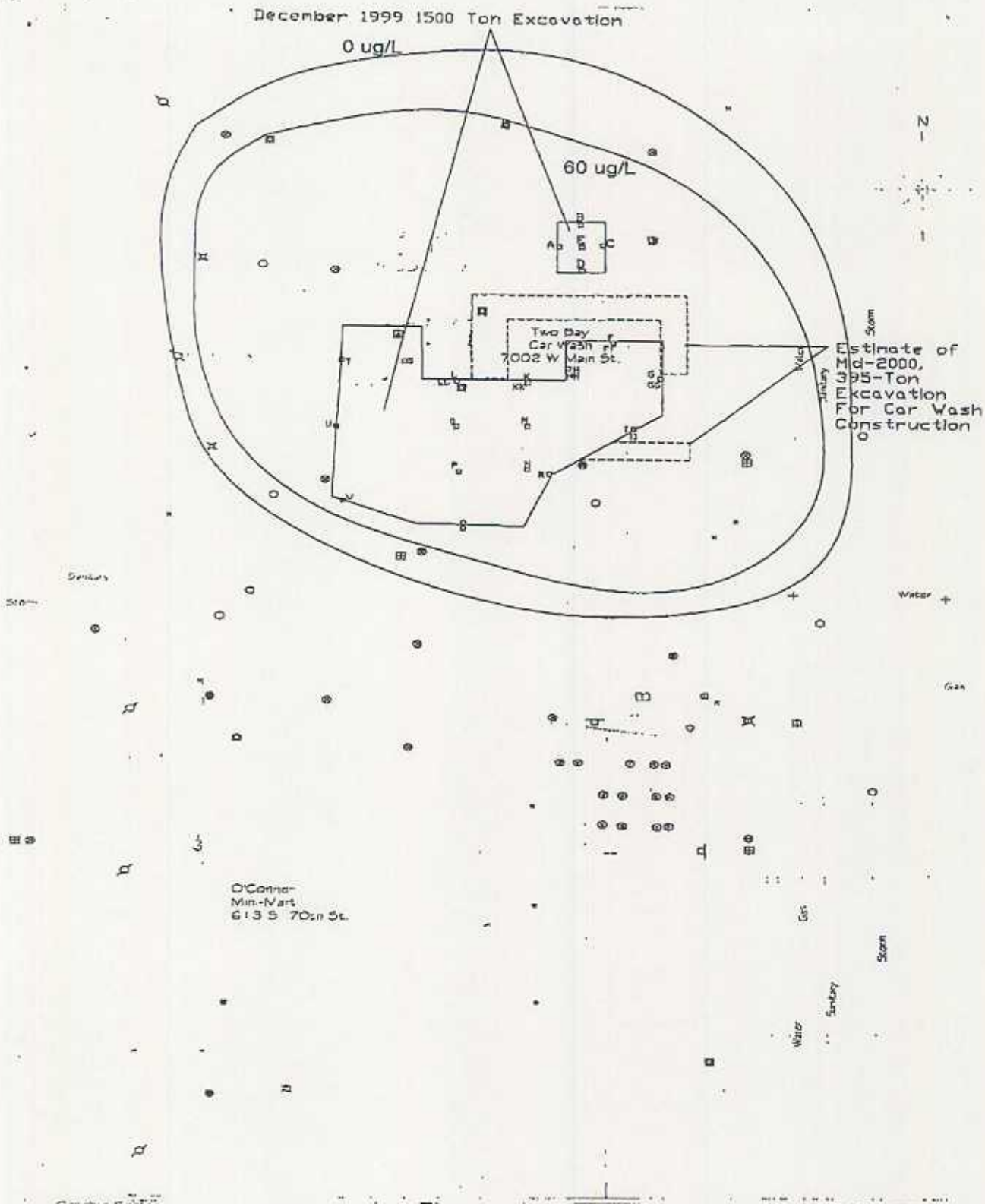
Printed Name: Robert O'Connor

Subscribed to and sworn to, before me this 20TH day of DECEMBER, 2004.

Notary Public, State of Wisconsin My commission expires 11-04-2007

This document was drafted by Moraine Environmental, Inc. and the Wisconsin Department of Commerce

F:\WORD\Mswteh17\1799 Deed Restriction Revised 12-04.doc
Revised 12/6/04



Drawn By AAM
Date: 5/21/04
Project No: 1799
*Note: Adapted from certified survey

Figure 4
Estimated Extent of MTBE in Groundwater

Guida Service
541 S. 70th St. Milwaukee, WI

Moraine Environmental, Inc.
Environmental Management Services
234 12th Avenue Grafton, WI 53024-1924
262-377-9060 / Fax 262 377-9770

FAINT TYPE

Performance Standard
Operation and Maintenance Plan
to
Maintain the Building and Pavement
at
O'CONNOR CAR WASH
7002 W. Main Street
Milwaukee, WI 53214
WDNR BRRTS# 03-41-113128

This operation and maintenance plan is instituted as a performance standard required as a condition of site closure by the Wisconsin Department of Commerce (D. Comm) consistent with Wisconsin Administrative Code NR 724.13. The performance standard is necessary to prevent direct contact with contaminated soils identified within four (4) feet of the surface.

The Engineered Controls identified under this performance standard consists of the building and the pavement existing over the area of residual soil contamination as identified in the Figure: *Estimated Extent of MTBE in Groundwater*, dated May 21, 2004 and attached.

Whereas the following maintenance conditions apply to these Engineered Controls:

1. The building and the asphalt pavement shall remain in place in accordance with the deed restriction recorded on the subject property until such time that subsurface testing demonstrates the contaminants of concern are below state standards. Upon the D. Comm's review of that data, these restrictions can be lifted or amended.

2. The following activities are prohibited within the Engineered Controls:
    a) Excavating or grading the land surface.
    b) Replacing the engineered controls with permeable materials.
    c) Plowing for agricultural purposes.

d) Construction or repair activities that involve penetrating the Engineered Controls and exposing contaminated soil.

3. The Engineered Controls identified in the Figure shall be maintained unless replaced with barriers impeding storm infiltration at an equivalent rate.

4. The property owner shall inspect the Engineered Controls semi-annually and implement corrective action as necessary to ensure barrier integrity. Records of the inspection shall be maintained at the facility using the attached form. Barrier deficiency such as cracking, settling, buckling and excessive wear, etc shall be appropriately filled, sealed, repaired, replaced or otherwise remedied to maintain barrier integrity.

F:\WORD\Mswleh17\1799 Operation and Maintenance Plan.doc