

GIS REGISTRY INFORMATION

SITE NAME:	Steggeman Tire			FID #	
BRRTS #:	03-41-115321			(if appropriate):	
COMMERCE # (if appropriate):	53223-6101-01-A				
CLOSURE DATE:	July 2, 2004				
STREET ADDRESS:	6401 N 76th St				
CITY:	Milwaukee				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	682150	Y =	297691	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input checked="" type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties					<input checked="" type="checkbox"/>
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.					<input checked="" type="checkbox"/>
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.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
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.					<input type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					<input type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate.					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					<input type="checkbox"/>
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					<input type="checkbox"/>



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
Cory L. Nettles, Secretary

July 2, 2004

Mr. Jeffrey Steggeman
5850 N. Shoreland Ave.
Whitefish Bay, WI 53217

RE: **Final Closure**

Commerce # 53223-6101-01-A **WDNR BRRS # 03-41-115321**
Steggeman Tire, 6401 N. 76th St., Milwaukee

Dear Mr. Steggeman:

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

If residual contamination is encountered in the future, it must be managed in accordance with all applicable 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,

A handwritten signature in black ink, appearing to read "Stephen D. Mueller". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Stephen D. Mueller
Hydrogeologist
Site Review Section

cc: Mr. Ronald Hopp, Graef, Anhalt, Schloemer & Associates, Inc.
Case File

REEL 1626 IMAGE 1883

Jeffrey C. Steggeman and Judy A. Steggeman,
his wife

quit-claims to Jeffrey C. Steggeman and Richard J.
Steggeman

the following described real estate in Milwaukee County,
State of Wisconsin:

See Attached Legal Description

RETURN TO Mulcahy & Wherry
Suite 1600, 815 E. Mason
Milwaukee, 53202-4080
ATTEN: Michael R. Stein

Tax Parcel No:

FEE
77.25(9)
EXEMPT

5706090

REGISTER'S OFFICE } SS
Milwaukee County, WI }
RECORDED AT 2:50 PM

APR 5 1984 1883 -

REEL 1626 IMAGE 1884

REGISTER
OF DEEDS

DOC # 5706090 #
RECORD 6.00

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

Dated this *3* day of April, 1984

(SEAL)

Jeffrey C. Steggeman (SEAL)
Jeffrey C. Steggeman

(SEAL)

Judy A. Steggeman (SEAL)
Judy A. Steggeman

AUTHENTICATION

Signature(s) of Jeffrey C. Steggeman and
Judy A. Steggeman, his wife

authenticated this *3* day of *April*, 1984

Thomas E. Heiden

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Atty. Daniel R. Heiden

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

County. } SS.

Personally came before me this day of
....., 19..... the above named

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

Notary Public County, Wis.
My Commission is permanent. (If not, state expiration
date:, 19.....)

LEGAL DESCRIPTION

That part of the South East One-quarter (1/4) of Section Twenty-one (21), in Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded as follows: Commencing at the South East corner of said 1/4 Section; running thence South 88° 56' 00" West along the South line of said 1/4 Section, 210.02 feet to a point; thence North 0° 28' 40" East and parallel to the East line of said 1/4 Section, 205.02 feet to a point; thence North 88° 56' 00" East 210.02 feet to a point in the East line of said 1/4 Section; thence South 0° 28' 40" West along the East line of said 1/4 Section, 205.02 feet to the place of commencement; except the East 60.0 feet and the South 55.0 feet thereof and further excepting the following: Beginning at the southeast corner of the above-described property, thence north along the east property line 2 feet, thence southwesterly to a point in the south property line which is 2 feet west of the said southeast corner; thence east along the south property line to the point of beginning.

For informational purposes only:
7610 W. Mill Road
Tax Key No. 142-9984-115

LIMITED WARRANTY DEED

THIS IS A DEED dated ~~September~~ 22, 1984, by SHELL OIL COMPANY, a Delaware corporation with offices at 1415 West 22nd Street, Oak Brook, Illinois 60521, (herein called "Grantor"), to Jeffrey C. Steggeman and Judy A. Steggeman, his wife, of 978 Catbird Court #1 in Memphis, Tennessee (herein called "Grantee", whether one or more):

GRANTOR, for good and valuable consideration received, hereby grants and conveys to Grantee the following described premises situated in Milwaukee, County of Milwaukee, State of Wisconsin:

That part of the Southeast One-quarter (1/4) of Section Twenty-one (21), in Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded as follows: Commencing at the South East corner of said 1/4 Section; running thence South 88° 56' 00" West along the South line of said 1/4 Section, 210.02 feet to a point; thence North 0° 28' 40" East and parallel to the East line of said 1/4 Section, 205.02 feet to a point; thence North 88° 56' 00" East 210.02 feet to a point in the East line of said 1/4 Section; thence South 0° 28' 40" West along the East line of said 1/4 Section, 205.02 feet to the place of commencement; except the East 60.0 feet and the South 55.0 feet thereof and further excepting the following: Beginning at the southeast corner of the above-described property, thence north along the east property line 2 feet, thence southwesterly to a point in the south property line which is 2 feet west of the said southeast corner; thence east along the south property line to the point of beginning:

TRANSFER
\$444.00
FEE

together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon; but subject to all easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances and to any state of facts an accurate survey or inspection of the premises would show;

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns forever.

GRANTEE covenants, as part of the consideration for this conveyance, that, during the period of fifteen (15) years after the date of this Deed, no petroleum products for motor vehicles shall be advertised, stored sold or distributed on the premises hereby conveyed, or any part thereof. Grantor's waiver of any breach of this covenant shall not constitute a waiver of this covenant or of any subsequent breach hereof. This covenant shall run with the land, shall bind Grantee's heirs, administrators, executors, successors, and assigns, and shall inure to the benefit of Grantor's successors and assigns.

SUBJECT to the foregoing and to the liens of all taxes and assessments for the year 1983 and subsequent years, Grantor covenants with Grantee that Grantor will warrant and defend the title to the premises against the lawful claims of all persons claiming by, through or under Grantor.

EXECUTED by Grantor as of the date first herein specified.

WITNESSES:

Karen Darcy
KAREN DARCY
Judy A. Steggeman
J. A. STEGEMAN

SHELL OIL COMPANY

By T. L. Clements
T. L. CLEMENTS
MANAGER, CORPORATE REAL ESTATE
ADMINISTRATIVE SERVICES
ATTEST: [Signature]

100

STATE OF TEXAS |
COUNTY OF HARRIS | SS:

The foregoing instrument was acknowledged before me this 22nd day of SEPTEMBER, 1983, by Shell Oil Company a Delaware corporation, on behalf of the corporation.

R. C. Winterhoff
Notary Public

R. C. WINTERHOFF
Notary Public in and for the State of Texas
My Commission Expires August 11, 1984

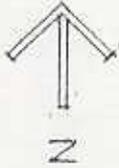


My Commission Expires: 8-11-84

Return to:
Michael R. Stein
Mulcahy & Wherry, S.C.
815 E. Mason Street
Suite 1600
Milwaukee, WI 53202-4080

5706089
REGISTER'S OFFICE } SS
Milwaukee County, WI }
RECORDED AT 2:50 PM
APR 5 1984 1881-
REEL 1626 IMAGE 1882
REGISTER
OF DEEDS

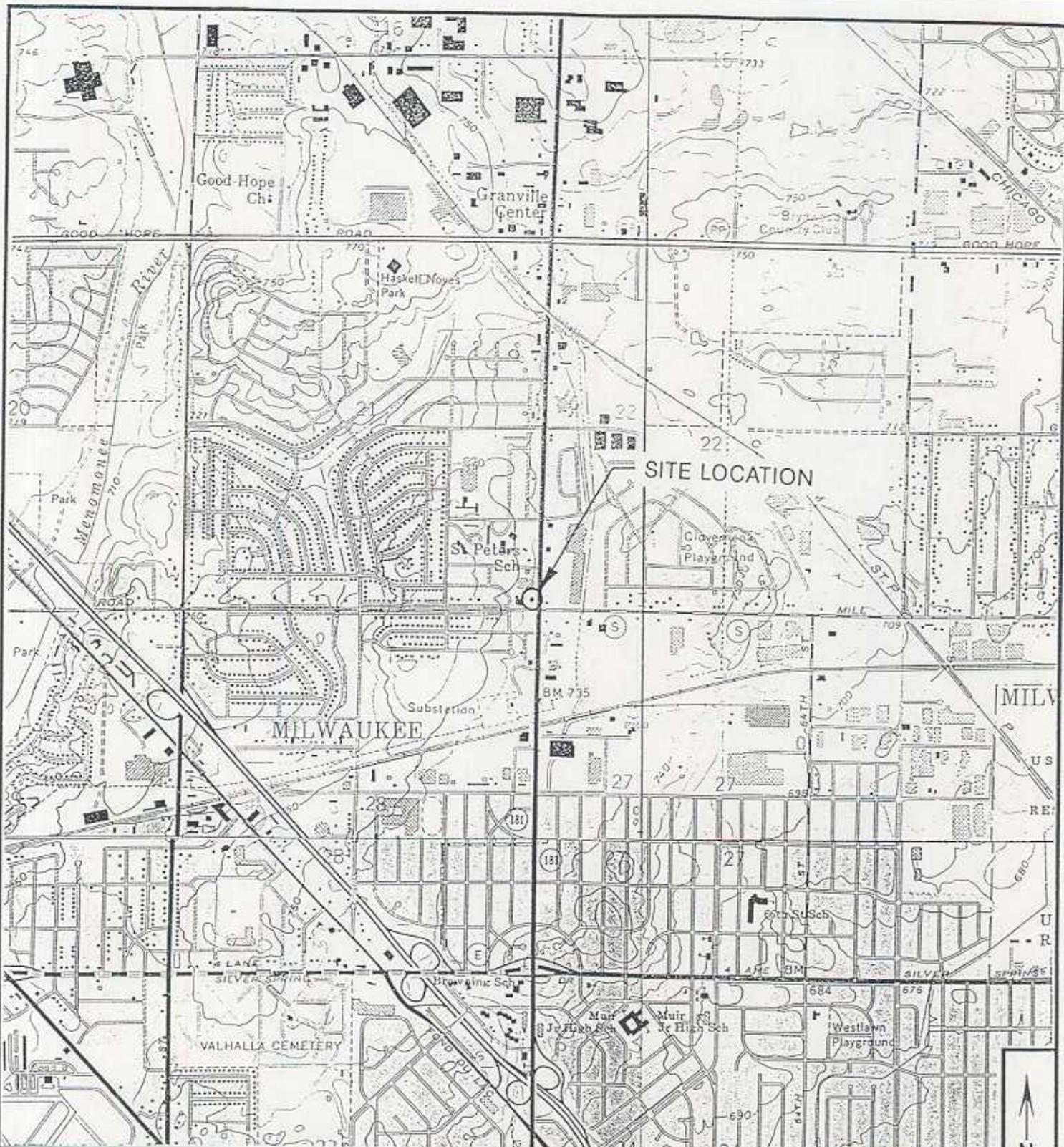
DOC # 5706089 #
RECORD 8.00
RTX 444.00



PROPOSED GOPYEAR
TO SERVICE CENTER
20 MILL ROAD
LWAUKEE, WISCONSIN

N. 76TH ST.

PLOT PLAN: 1" = 30.0'



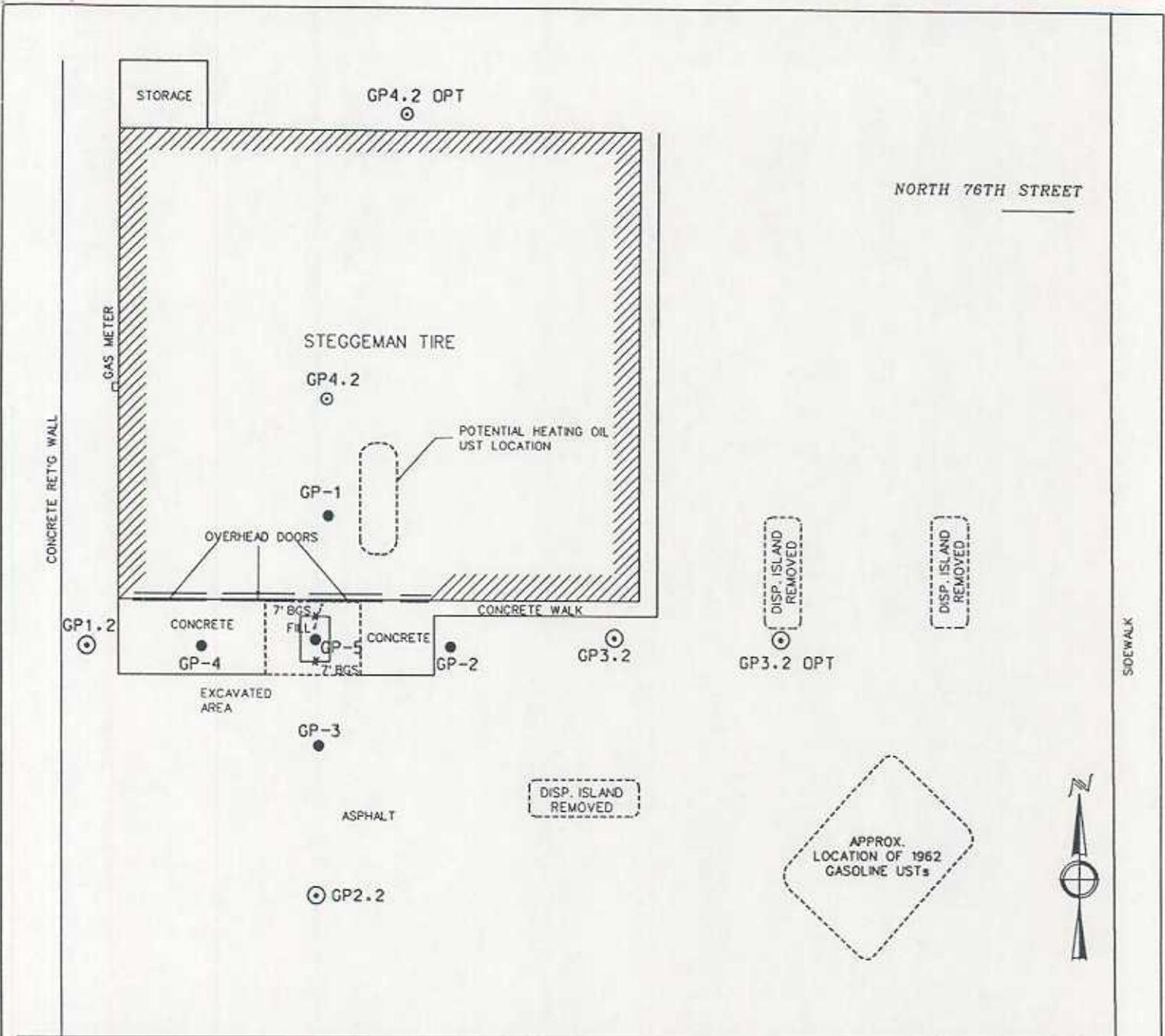
SOURCE:
 USGS, MENOMONEE FALLS, WAUWATOSA, THIENSVILLE, AND MILWAUKEE QUADRANGLES, 7.5 MINUTE SERIES

**SITE LOCATION AND
 LOCAL TOPOGRAPHY**

STEGGEMAN TIRE
 6401 NORTH 76th STREET
 MILWAUKEE, WISCONSIN

SCALE:	1" = 2,000'
DATE:	03-24-97
PROJECT MGR:	RBT
DRAWN BY:	JZ
JOB NUMBER:	978701
REVISION DATE:	

**GRAEF
 ANHALT
 SCHLOEMER**
and Associates Inc.
 ENGINEERS & SCIENTISTS



EXPLANATION:

- GP1.2 ⊙ NEW PROBE LOCATION
- GP-1 ● EXISTING PROBE LOCATION



SITE LAYOUT AND SOIL SAMPLING LOCATIONS

STEGGEMAN TIRE
 6401 NORTH 76TH STREET
 MILWAUKEE, WISCONSIN

PROJECT NUMBER: 978701
 DATE: 4-17-98
 PROJECT MGR: RBT
 DRAWN BY: TMW/JZ
 FILE NAME: LOCATE.DGN
 SCALE: 1" = 20'
 REVISED:

GRAEF ANHALT SCHLOEMER
 and Associates Inc.
 ENGINEERS & SCIENTISTS

ENVIRONMENTAL SERVICES DIVISION

March 20, 1997

TABLE 2

GROUNDWATER ANALYTICAL RESULTS
 STEGGEMAN TIRE
 UNDERGROUND STORAGE TANK INVESTIGATION
 MILWAUKEE, WISCONSIN

Parameters	Analytical Method	NR 140 Regulations		GP3 WS 3/20/97
		Preventive Action Limit	Enforcement Standard	
VOCs (ppb)	S-8021			
N-Butylbenzene		**	**	0.83
ethylbenzene		140	700	0.17
Methylene Chloride		0.5	5	1.6 (L)
Naphthalene		8	40	1.3
Toluene		68.6 200	343 1,000	0.34
1,2,4-TMB		.. 96	.. 480	1.7
1,3,5-TMB		0.57
xylenes, total		124 1,000	620 10,000	<1.8
PAHs (M)	S-8310			
Anthracene		.. 600	.. 3,000	0.18
Benzo (a) anthracene		**	**	0.45
Benzo (b) fluoranthene		.. 0.02	.. 0.20	0.14 > PAL
Benzo (k) fluoranthene		**	**	0.18
Benzo (a) pyrene		0.02	0.20	0.42 > ES
Benzo (ghi) perylene		**	**	0.25
Chrysene		.. 0.02	.. 0.20	0.56 > ES
Fluorene		80	400	0.26
Indeno (1,2,3-cd) pyrene		**	**	0.080
1-Methynaphthalene		**	**	3.7
2-Methynaphthalene		**	**	4.6
Naphthalene		8	40	3.3
Phenanthrene		**	**	0.72
Pyrene		.. 50	.. 250	0.29

Notes:

Bold value indicates detected compound

Bold and shaded compound indicates concentration exceeds an NR 140 standard

L--Laboratory artifact

(M)--Matrix interference

(**) No standard established

ppm--parts per million

ppb--parts per billion

PVOCs--petroleum volatile organic compounds

TMB--Trimethylbenzene

MTBE--methyl tert-butyl ether

Prepared by: CRS
 Checked by: CA

March 20, 1997

TABLE 1
SOIL ANALYTICAL RESULTS
STEGGEMAN TIRE
WASTE OIL UNDERGROUND STORAGE TANK INVESTIGATION
MILWAUKEE, WISCONSIN

Parameters	Analytical Method	NR 720 Regulations (RCL's)	GP1		GP2		GP3		GP4		GP5	
			SS4	SS7	SS5	SS8	SS3	SS6	SS3	SS6	SS2	SS6
			7-9'	13-15'	9-11'	15-17'	5-7'	11-13'	5-7'	11-13'	10-12'	18-20'
3/20/97												
DRO (ppm)	WI Modified	100/250*	110 (H)	7.3	502 (H)	<6.2	1300 (H)	6.7	940 (H)	24	34 (H)	<6.4
PVOCs (ppb)	S-8020											
benzene		5.5	<12	<12	26	<12	<24 (H)	<12	15	<12	36	<13
ethylbenzene		2,900	33	<30	160	<31	165 (H)	<31	148	<30	69	<32
MTBE		**	<29	<30	<28	<31	<58 (H)	<31	<31	<30	<28	<32
toluene		1,500	<29	<30	<28	<31	<58 (H)	<31	77	<30	192	<32
1,2,4-TMB		**	281	<30	935	<31	2710 (H)	<31	1610	<30	394	<32
1,3,5-TMB		**	96	<30	239	<31	896 (H)	<31	346	<30	124	<32
xylenes, total		4,100	<223 (M)	<91	388	<93	967 (H)	<92	693	<92	440	<96
PAH's (ppb)	S-8310											
Chrysene		**	<4.7	na	5.8	na	5.3	na	<5.0	na	9.2	na
2-Methylnaphthalene		**	<29	na	55	na	153	na	72	na	<28	na
Pyrene		**	<9.4	na	39	na	120	na	78	na	45	na
PCB's (ppb)	S-8080	**	<0.59	na	<0.57	na	<0.59	na	<0.62	na	<0.56	na
Cadmium (ppm)	S-7130	8	2.2	na	2.4	na	2.1	na	2.0	na	2.0	na
Lead (ppm)	S-7420	50	<4.7	na	6.7	na	7.1	na	9.0	na	5.7	na

Notes:

Bold value indicates detected compound

Bold and shaded compound indicates concentration exceeds the NR 720 Residual Contaminant Limit (RCL)

na--Not Analyzed

H--Late eluting hydrocarbons present

M--Matrix interference

(*) As based on site specific information

(**) No soil standard established

ppm--parts per million

ppb--parts per billion

PVOCs--petroleum volatile organic compounds

TMB--trimethylbenzene

MTBE--Methyl-tert-butyl ether

Prepared by: RBT
Checked by: CA

January 14, 1998

TABLE 1

SOIL ANALYTICAL RESULTS
 STEGEMAN TIRE
 WASTE OIL UNDERGROUND STORAGE TANK INVESTIGATION
 MILWAUKEE, WISCONSIN

Parameters	Analytical Method	NR 720 Regulations (RCL's)	GP1.2		GP2.2		GP3.2		GP3.2 opt		GP4.2		GP4.2 opt		Trip
			SS4	SS7	SS2	SS8	SS5	SS8	SS6	SS8	SS5	SS8	SS4	SS8	
			6-8'	12-14'	2-4'	14-16'	8-10'	14-16'	10-12'	14-16'	8-10'	14-16'	6-8'	14-16'	
DRO (ppm)	WI Modified	100/250*	bmdl	bmdl	bmdl	bmdl	758 H	bmdl	266	bmdl	bmdl	bmdl	bmdl	bmdl	na
GRO (ppm)	WI Modified	100/250*	na	na	na	na	52	bmdl (H)	6280 H	bmdl	na	na	na	na	na
PVOCs (ppb)	S-8020														
benzene		5.5	bmdl	bmdl	bmdl	bmdl	bmdl	bmdl	bmdl	bmdl	bmdl	bmdl	bmdl	bmdl	bmdl
ethylbenzene		2,900	bmdl	bmdl	bmdl	bmdl	bmdl	bmdl	181000	110	bmdl	bmdl	bmdl	bmdl	bmdl
MTBE		**	bmdl	bmdl	bmdl	bmdl	bmdl	bmdl	bmdl	bmdl	bmdl	bmdl	bmdl	bmdl	bmdl
toluene		1,500	bmdl	bmdl	bmdl	bmdl	bmdl	bmdl	124000	66	bmdl	bmdl	bmdl	bmdl	bmdl
1,2,4-TMB		**	bmdl	bmdl	52	bmdl	3610	36	327000	188	bmdl	bmdl	bmdl	bmdl	bmdl
1,3,5-TMB		**	bmdl	bmdl	bmdl	bmdl	1010	36	bmdl	60	bmdl	bmdl	bmdl	bmdl	bmdl
xylene, total		4,100	bmdl	bmdl	bmdl	bmdl	bmdl	bmdl	737000	414	bmdl	bmdl	bmdl	bmdl	bmdl
Lead			na	na	na	na	na	na	10	na	na	na	na	na	na

Notes:

Bold value indicates detected compound

Bold and shaded compound indicates concentration exceeds the NR 720 Residual Contaminant Limit (RCL)

na--Not Analyzed

H--Late eluting hydrocarbons present

M--Matrix interference

(*) As based on site specific information

(**) No soil standard established

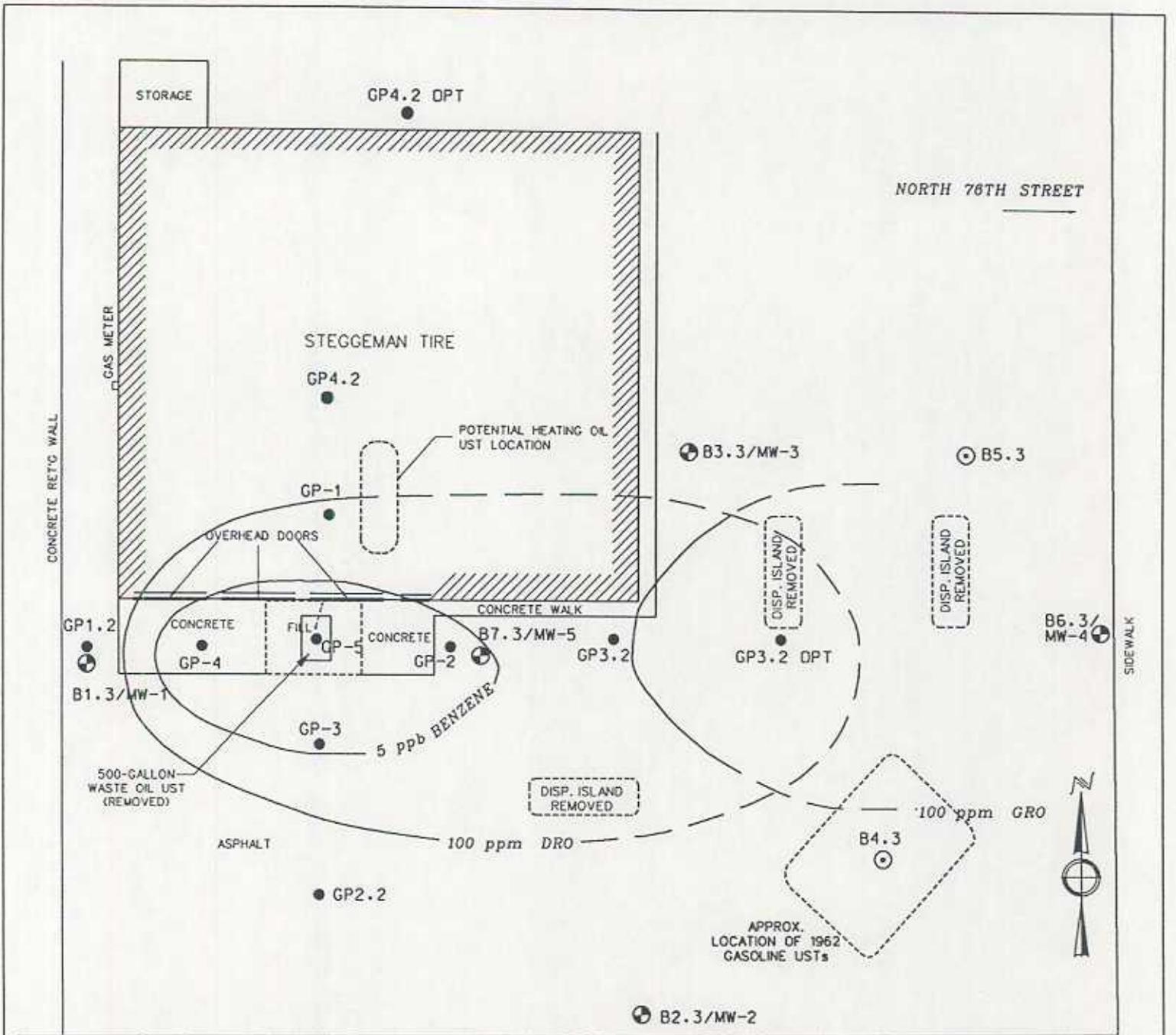
ppm--parts per million

ppb--parts per billion

PVOCs--petroleum volatile organic compounds

TMB--trimethylbenzene

MTBE--Methyl-tert-butyl ether



EXPLANATION:

- B1.3 ⊕ PROPOSED BORING LOCATION
- MW-1 ⊕ PROPOSED MONITORING WELL LOCATION
- GP-1 ● EXISTING PROBE LOCATION

- DRO DIESEL RANGE ORGANICS
- GRO GASOLINE RANGE ORGANICS
- ppb PARTS PER BILLION
- ppm PARTS PER MILLION

NOTES: PROPOSED OPTIONAL BORINGS/MONITORING WELLS WILL BE INSTALLED BASED ON FIELD CONDITIONS.

WEST MILL ROAD



*EXTENT OF SOIL CONTAMINATION
WASTE OIL UST RELEASE*

STEGGEMAN TIRE
6401 NORTH 76TH STREET
MILWAUKEE, WISCONSIN

PROJECT NUMBER: 978701
DATE: 4-17-98
PROJECT MGR: RBT
DRAWN BY: TMW/JZ
FILE NAME: LAYOUT.DGN
SCALE: 1" = 20'
REVISED:

GRAEF ANHALT SCHLOEMER
and Associates Inc.
ENGINEERS & SCIENTISTS
ENVIRONMENTAL SERVICES DIVISION

TO: WHOM IT MAY CONCERN:

FROM: JEFF STEGGEMAN 

SUBJECT: SITE AT 6401 N 76TH ST.

DATE: 4/26/04

Please be advised that I do believe that the legal descriptions attached are complete and accurate. If you have any questions, please call me at (414) 964-5406.