WISCONSIN
DEPT. OF NATURAL RESOURCES

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8606
TTY 414-263-8713

May 29, 2002

Mr. John Clayton
SuperValu, Inc.
2611 North Lincoln Avenue
Urbana, IL 61801

SUBJECT: Final Case Closure - Former Cub Foods Gasoline Station
123 West Oklahoma Avenue, Milwaukee, WI 53207
FID#: 241319320. BRRTS #: 03-41-181690. PECFA Claim #: 53207-2640-23

Dear Mr. Clayton:

On November 13, 2001, your site as described above was reviewed for closure by the Department of Natural Resources. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On November 28, 2001, you were notified that conditional closure was granted to this case.

On February 26, 2002, the Department received correspondence indicating that you have complied with the condition of closure. The condition of closure required the responsible party (RP) to place a groundwater use restriction on the site. Based on the correspondence and data provided, it appears that your site has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (414) 263-8639.

Sincerely,

Eric Amadi

Eric Amadi
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Robert A. Cigale - URS Corporation/ SER Case File #: 03-41-181690

WISCONSIN
DEPT. OF NATURAL RESOURCES

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region
Milwaukee Service Center
2300 N. Dr. ML King Drive, PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8716
TDD 414-263-8713

November 28, 2001

Mr. John Clayton
SuperValu, Inc.
2611 North Lincoln Avenue
Urbana, Illinois 61801

SUBJECT: Request for closure, Former Cub Foods Gasoline Station, 123 West Oklahoma Avenue, Milwaukee, Wisconsin. BRR-LUST FID#241319320.

Dear Mr. Clayton:

At the request of your environmental consultant, we have reviewed the above referenced case file for closure and have determined that the contamination discovered in association with the release from three underground storage tank (UST's) have been investigated and remediated to the extent practicable under site conditions. Therefore, we consider the investigation and remediation of the UST's closed under s. NR 726.05, Wis. Adm. Code, when the following conditions are satisfied:

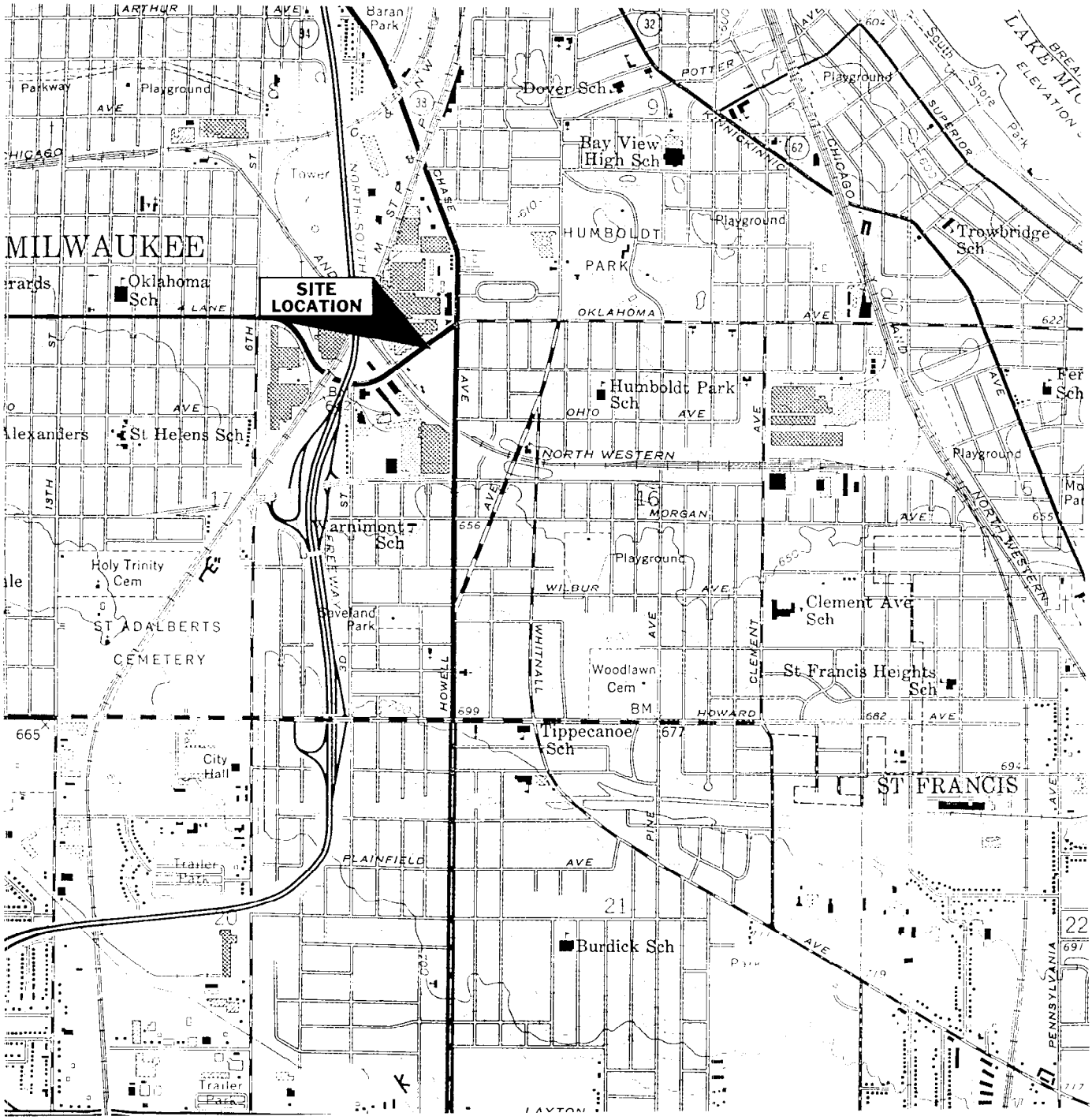
1. Under Section NR 726.05(2)(b), Wis. Adm. Code, a groundwater use restriction must be placed on a property that has exceedances of groundwater enforcement standards. A model for this groundwater use restriction is found on the department's website www.dnr.state.wi.us. Please be aware that if a groundwater use restriction is recorded for the wrong property due to an inaccurate legal description you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem.
2. The monitoring wells at this site are properly abandoned in compliance with ch. NR 141, Wis. Adm. Code, unless long term groundwater monitoring will be conducted at the site. If the monitoring wells will not be immediately abandoned because of future groundwater monitoring, you will need to notify the department of the monitoring plans to qualify for case closure.

The department reserves the right under s. NR 726.09. Wis. Adm. Code, to reopen this case if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment. If you have any questions regarding this letter, please contact me at (414) 263-8589.

Sincerely,

Gina Keenan
Hydrogeologist

cc: URS, Inc.
SER case file



Woodward-Clyde	**FIGURE 1** **General Vicinity Map** **Former Cub Food Gasoline Station** **123 West Oklahoma Avenue** **Milwaukee, Wisconsin**

DRAWN BY :	CHECKED BY :	APPROVED BY :	DATE :	PROJECT NO. :
RAC	EWB		Mar-98	6E05090D

URS

May 13, 2002

Ms. Michelle Williams
Wisconsin Department of Natural Resources
2300 North Martin Luther King Jr. Drive
P.O. Box 12436
Milwaukee, WI 53212-0436

Re: RP Statement
Former Cub Foods Gasoline Station
123 West Oklahoma Avenue
Milwaukee, Wisconsin
BRR-LUST FID#: 241319320

Dear Ms. Williams:

The deed and legal description enclosed in the GIS Registry Submittal dated February 5, 2002, for the above-mentioned site, was provided by Milwaukee County Register of Deeds Office. According to the information available to URS, the legal description for the above-mentioned site is accurate and complete.

Sincerely,

URS Corporation

Robert A. Cigale
Senior Environmental Geologist
414.831.4146

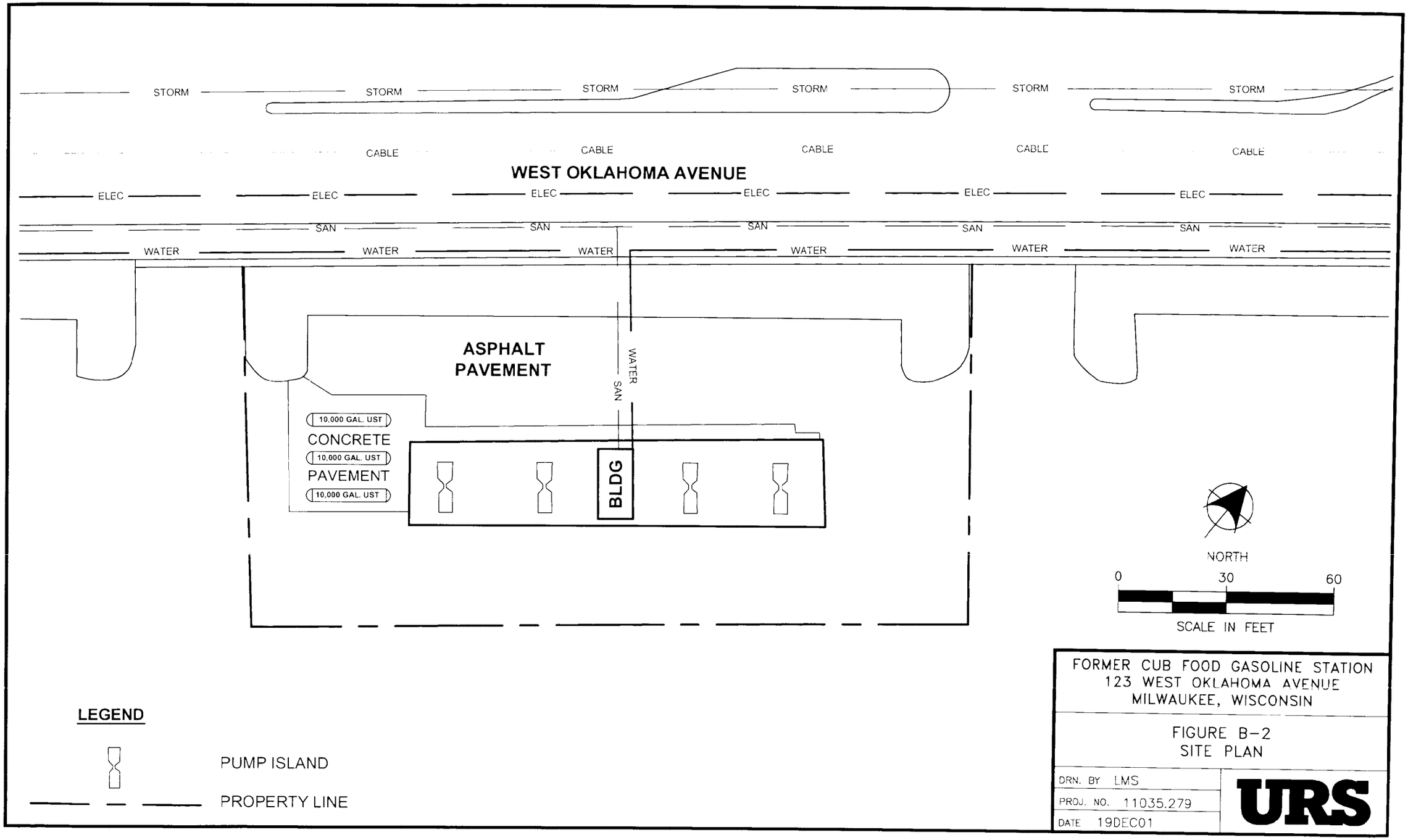
SuperValu, Inc.

John Clayton
Project Manager
217.384.2742

Enclosure

cc: John Clayton – SuperValu, Inc.

URS Corporation
Milwaukee County Research Park
10200 Innovation Drive, Suite 500
Milwaukee, WI 53226
Tel: 414.831.4100
Fax: 414.831.4101



FILE: P:\URS\11035.279\FIGURES\SITEPLAN2.DWG

FORMER CUB FOOD GASOLINE STATION
123 WEST OKLAHOMA AVENUE
MILWAUKEE, WISCONSIN

FIGURE B-2
SITE PLAN

DRN. BY LMS
PROJ. NO. 11035.279
DATE 19DEC01

URS

FORM NO. 905-A

H.C. Miller

Stock No. 26273

DCD # 1929

Job No. 88985

File: Suprvalu

537

RECORDED

CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP NO. 6469

C.S.M. 6469

Being a division of Lands in the Northeast 1/4 of the Northeast 1/4 of Section 17, Town 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

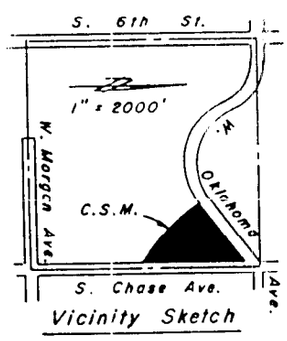
TAX KEY NO. 537-9995-110-6 ZONING: L/A/85

WISCONSIN
GERALD E. CASEY
S-1329
FRANKLIN, WI
LAND SURVEYOR
12-16-97

Notes:
o - Denotes 1" x 24" iron pipe, 1.13 lbs. per lin. ft.
⊕ - Denotes "PK" nail set in asphalt.
Map bearings referenced to the East line of the NE 1/4 of Section 17, T6N, R22E, assumed bearing of S 0°12'02"E.

Scale: 1" = 100'

0' 50' 100' 150' 200'
Graphic Scale



Vicinity Sketch
NE 1/4 Sec. 17-6-22

Perm. Hwy. Easm't.
50'
50'
N 38°02'56" W, 81.88
90°09'24"
322.89
N 51°47'40" E
W. OKLAHOMA AVE.
Unplatted Lands
Match Line (see Sheet 2)
N 38°12'20" W
100.00
Parcel 3
19,800 sq.ft.
(0.45 ac.)
50.1'
198.00
N 51°47'40" E
Conc. Block Bldg.
Canopy above
198.00
100.00
N 38°12'20" W
40.00
N 38°12'20" W
150.50
Parcel 2
347,301 sq.ft.
(7.97 ac.)
Parcel 1
39,097 sq.ft.
(0.90 ac.)
S 64°12'11" E, 828.48
115°59'51"
267.59
50'
N 89°47'58" E
126.06
Sewer Easement per No. 439,982
870.31
279.50
S 0°12'02" E
1149.81
S 89°08'55" W
55.00
55'
55'
2467.37
S 0°12'02" E
East line NE 1/4 Sec. 17-6-22
190.36
2657.73
SE Cor., NE 1/4 Sec. 17-6-22 (Conc. mon. w/brass cap)
NE Cor., NE 1/4 Sec. 17-6-22 (Conc. mon. w/brass cap)
S. CHASE AVE.
E. Euclid Ave.
Fons & Co's Sub'd. No. 12
14' Alley
Scheltus' Sub'd.

DEPT. OF CITY DEVELOPMENT OF MILWAUKEE
DEC 23 1997
STAFF APPROVED
RECEIVED
DEC 22 1997
DEPT. OF City Development

RECORDED
CERTIFIED SURVEY MAP
DATE RECORDED FEB 4 1998
MAP NO. 6469
DOCUMENT NO. 7484365
CITY OF MILWAUKEE
DEPARTMENT OF
CITY DEVELOPMENT
809 N. BROADWAY ST.
MILWAUKEE, WIS. 53202
PHONE 286-5713

INFRASTRUCTURE SERVICES DIVISION
Earl F. Albrecht 1-12-98
CHIEF DRAFTSMAN
per Martin Cequina 1/12/98
ENGLISH CHARGE ENVIRON. ENG.
CORRECT
Mariano Schifalacqua
CITY ENGINEER 1/12/98
APPROVED

FORM No. 985-A

H.S. Miller

Stock No. 26273

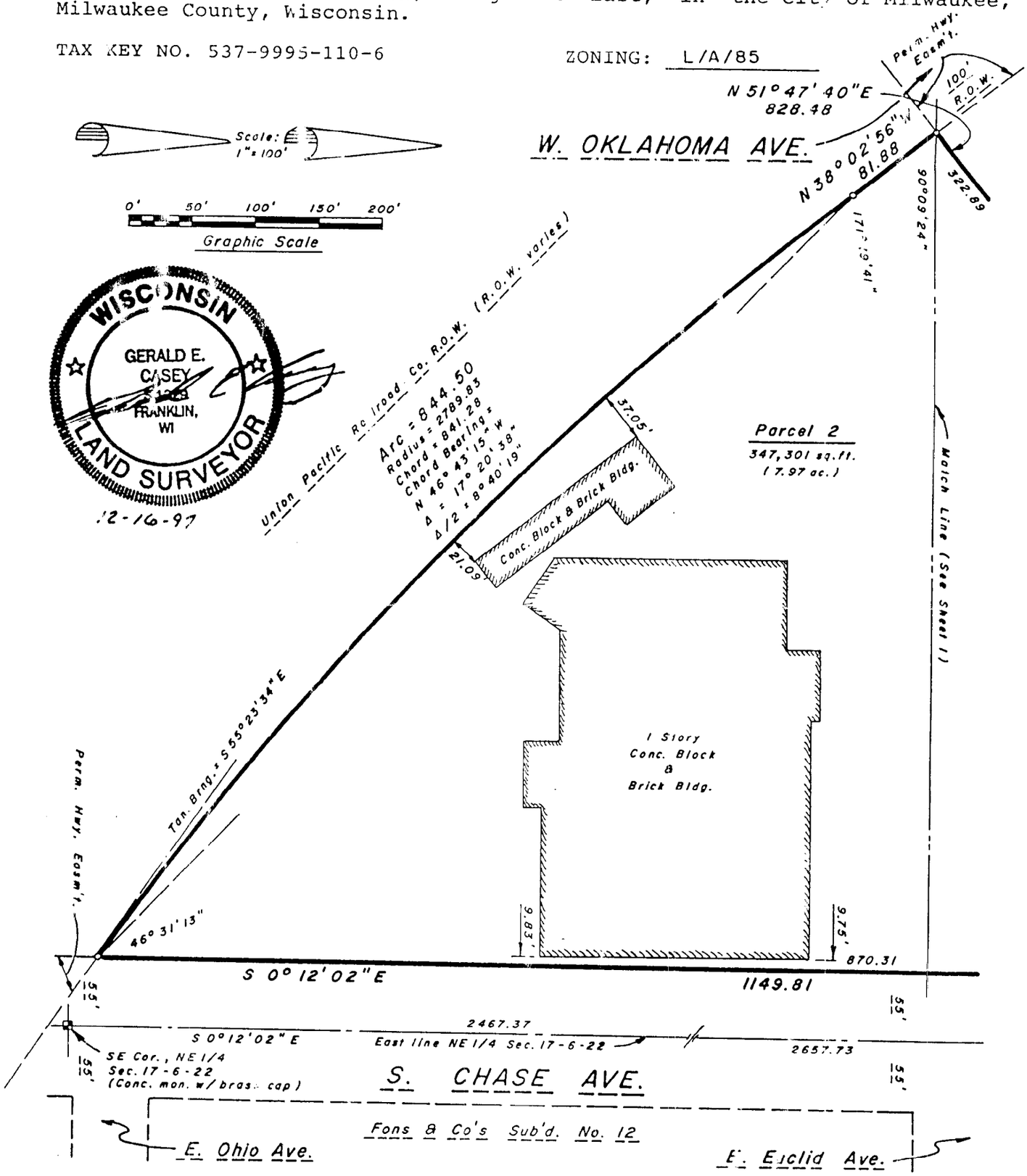
DCD# 1929

CERTIFIED SURVEY MAP NO. 6469

Being a division of lands in the Northeast 1/4 of the Northeast 1/4 of Section 17, Town 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

TAX KEY NO. 537-9995-110-6

ZONING: L/A/85



FORM NO. 985-A

H.C. Miller

Stock No. 26273

DOD # 1929

CERTIFIED SURVEY MAP NO. 6469

Being a division of lands in the Northeast 1/4 of the Northeast 1/4 of Section 17, Town 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

TAX KEY NO. 537-9995-110-6 ZONING: L/A/85

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Gerald E. Casey, Registered Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a part of lands in the Northeast 1/4 of the Northeast 1/4 of Section 17, Town 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Northeast corner of said Northeast 1/4; thence S 0°12'02" E along the East line of said Northeast 1/4, 190.36 feet to a point; thence S 89°08'55" W, 55.00 feet to a point on the West line of South Chase Avenue, said point being the place of beginning of the lands to be described; thence S 0°12'02" E along the West line of South Chase Avenue and parallel to the East line of said Northeast 1/4, 1149.81 feet to a point on the North line of the Union Pacific Railroad Company right-of-way; thence Northwesterly along said right-of-way 844.50 feet along the arc of a curve whose radius is to the Northeast, whose radius is 2789.83 feet, and whose chord bears N 46°43'15" W, 841.28 feet to a point; thence N 38°02'56" W along said right-of-way, 81.88 feet to a point on the Southeasterly line of West Oklahoma Avenue; thence N 51°47'40" E along said Southeasterly line, 828.48 feet to a point; thence S 64°12'11" E, 8.77 feet to the place of beginning. Said lands containing 406,198 square feet (9.32 acres).

That I have made such survey, land division and map by the direction of SUPERVALU HOLDINGS, INC., a Missouri Corporation.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

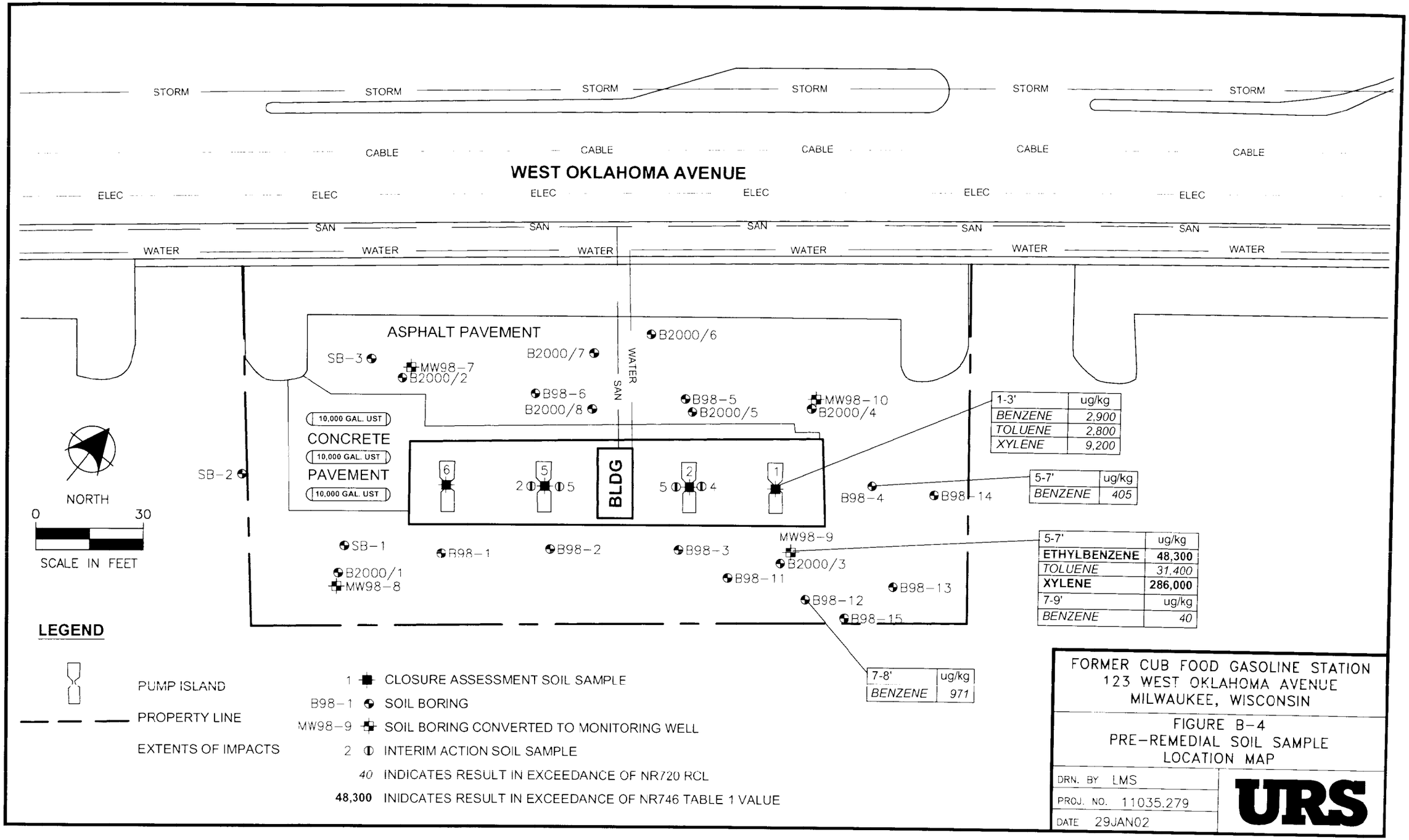
That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying, dividing and mapping of the same.

12-16-97
Date

Gerald E. Casey
Registered Land Surveyor S-1329

PREPARED FOR:
SUPERVALU, INC.
P. O. Box 908
Pleasant Prairie, WI 53158

PREPARED BY:
Metropolitan Survey Service, Inc.
9415 West Forest Home Avenue
Hales Corners, WI 53130



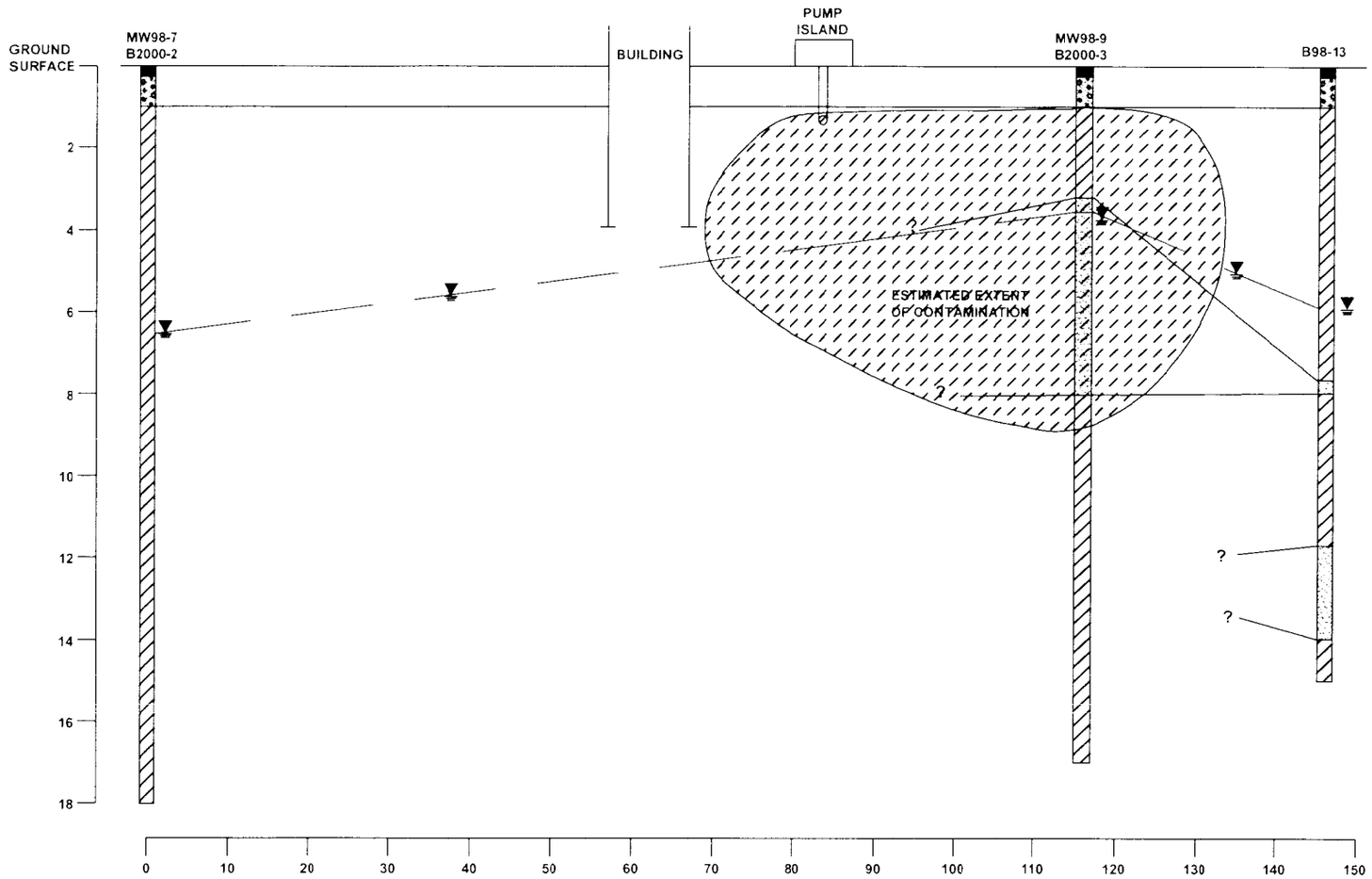
FILE: P:\URS\11035.279\FIGURES\NR720.DWG

FORMER CUB FOOD GASOLINE STATION
123 WEST OKLAHOMA AVENUE
MILWAUKEE, WISCONSIN

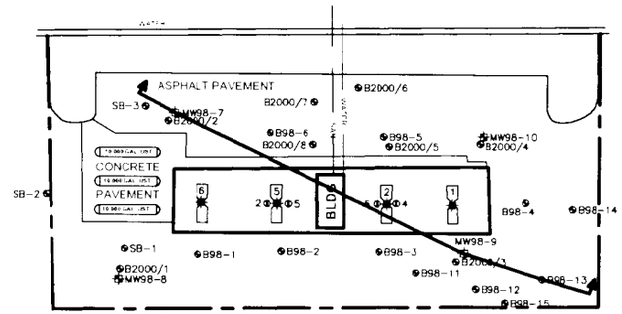
FIGURE B-4
PRE-REMEDIAL SOIL SAMPLE
LOCATION MAP

DRN. BY	LMS
PROJ. NO.	11035.279
DATE	29JAN02

URS



CROSS SECTION LOCATION



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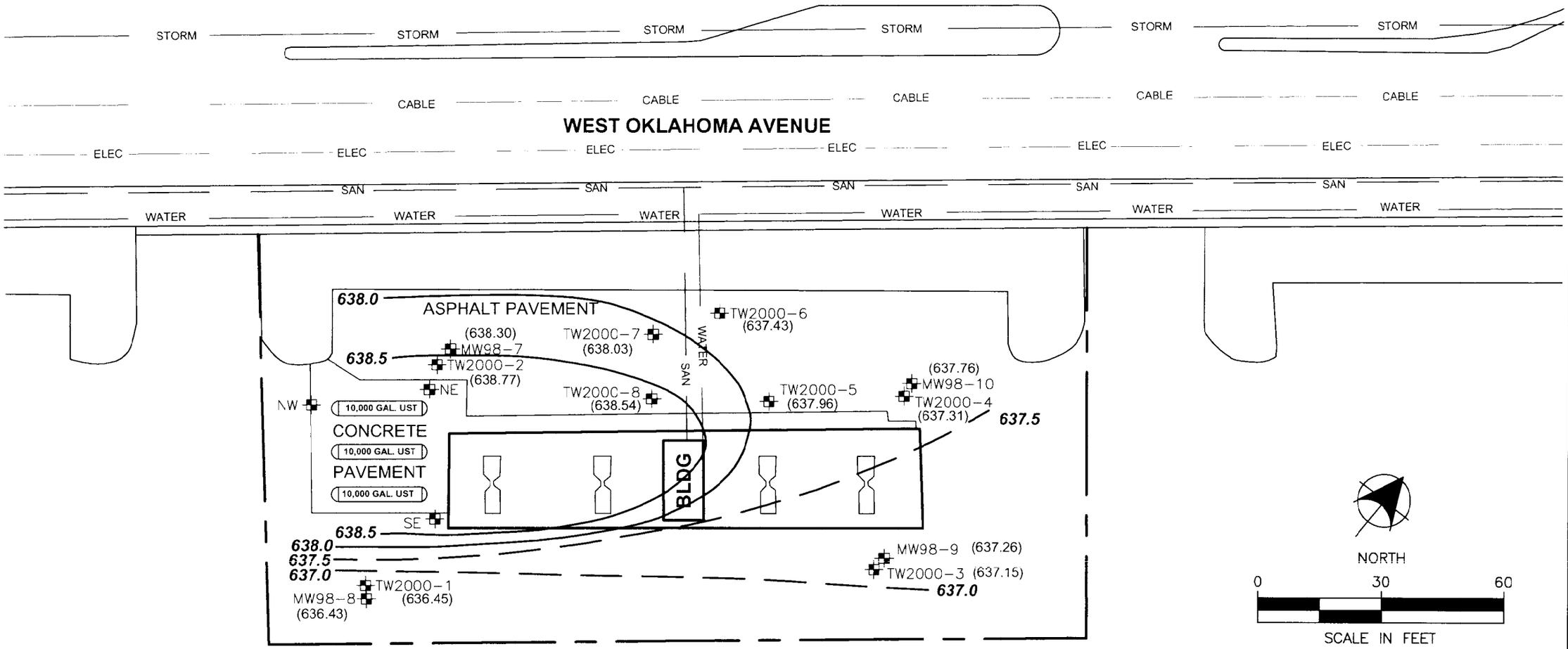
FORMER CUB FOOD GASOLINE STATION
123 WEST OKLAHOMA AVENUE
MILWAUKEE, WISCONSIN

FIGURE B-5
GEOLOGIC CROSS SECTION

DRN. BY LMS
PROJ. NO. 11035.279
DATE 29DEC01

URS



LEGEND

PUMP ISLAND

PROPERTY LINE

MW98-9 MONITORING WELL

637.0 GROUNDWATER CONTOUR (DASHED WHERE INFERRED)

(636.45) GROUNDWATER ELEVATION

FORMER CUB FOOD GASOLINE STATION
123 WEST OKLAHOMA AVENUE
MILWAUKEE, WISCONSIN

FIGURE B-9
GROUNDWATER CONTOUR MAP
OCTOBER 3, 2000

DRN. BY	LMS
PROJ. NO.	11035.279
DATE	14JAN02

URS

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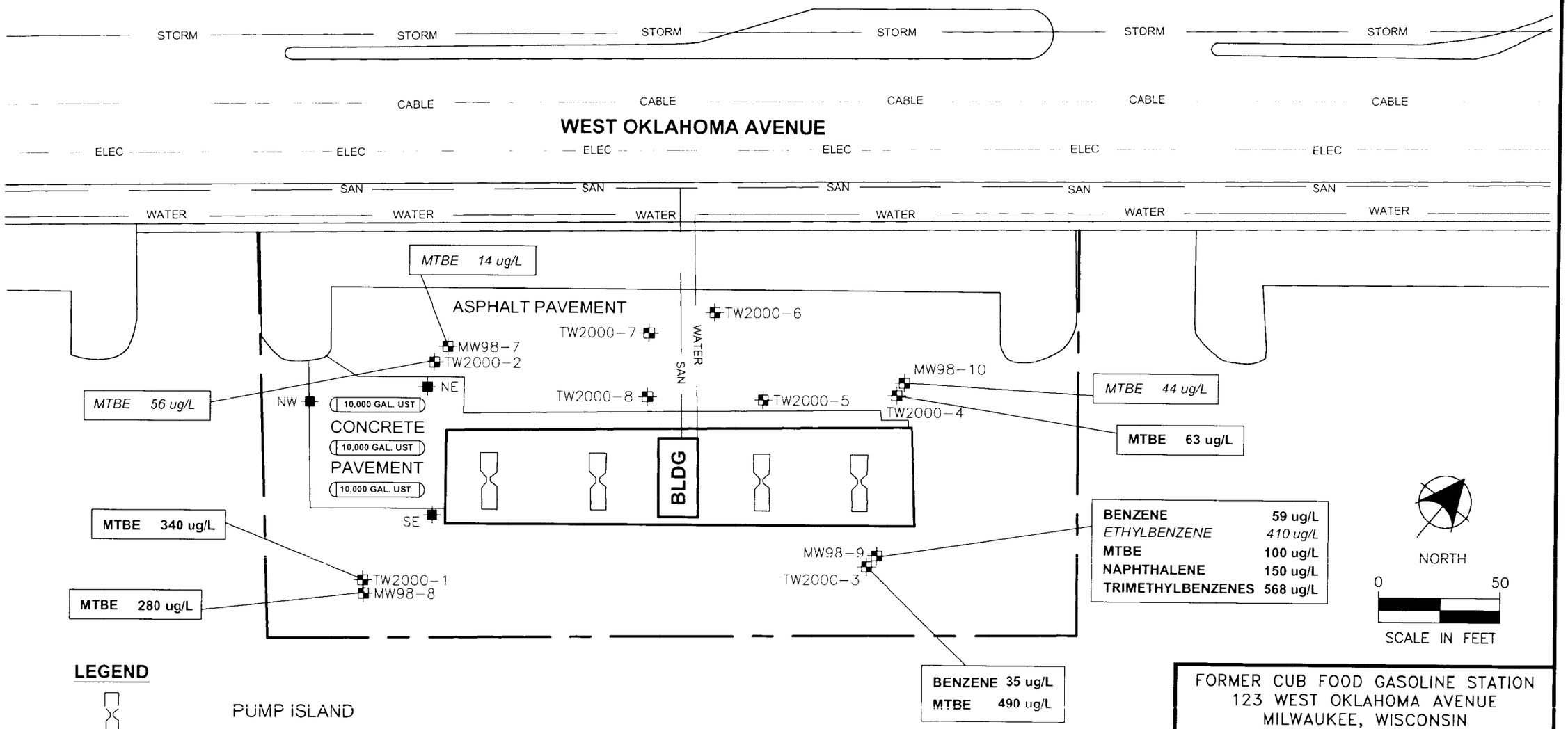

LEGEND

PUMP ISLAND

PROPERTY LINE

MW98-9 MONITORING WELL

NW UST BASIN SUMPS

410 ug/L PAL EXCEEDANCE

59 ug/L ES EXCEEDANCE

RESULTS FROM 10/3/2000

FORMER CUB FOOD GASOLINE STATION
123 WEST OKLAHOMA AVENUE
MILWAUKEE, WISCONSIN

FIGURE B-8
GROUNDWATER SAMPLE
LOCATION MAP

DRN. BY LMS
PROJ. NO. 11035.279
DATE 28JAN02

URS

FILE: P:\URS\11035.279\FIGURES\PAL-ES.DWG

Soil Analytical Results
1997
Former Cub Foods Gasoline Station
Milwaukee, Wisconsin
BRRTS #: 03-41-181690
Commerce #: 53207-2640-23

		NR 720 RCL	NR 746 Table 1 SSLs	Piping-1 1-3' 11/11/1997	Piping-2 1-3' 11/11/1997	Piping-3 1-3' 11/11/1997	Piping-4 1-3' 11/11/1997	Piping-5 1-3' 11/11/1997	Piping-6 1-3' 11/11/1997	Sample 1 1-3' 12/15/1997	Sample 2 1-3' 12/15/1997	Sample 3 1-3' 12/15/1997	Sample 4 1-3' 12/15/1997	Sample 5 1-3' 12/15/1997
GRO	mg/kg	100		1,900	520	<10	<10	2,400	<10	53	<5.7	<5.9	<6.0	<6.0
Benzene	ug/kg	5.5	8,500							2,200	<4.8	<4.8	<4.8	<4.8
Ethylbenzene	ug/kg	2,900	4,600							2,500	<5.0	<5.0	<5.0	<5.0
MTBE	ug/kg									310	<12	<12	<12	<12
Toluene	ug/kg	1,500	38,000							2,800	41	<7.0	<7.0	<7.0
1,2,4-Trimethylbenzene	ug/kg		83,000							5,500	150	41	57	<8.9
1,3,5-Trimethylbenzene	ug/kg		11,000							1,700	51	<8.2	<8.2	<8.2
Xylenes	ug/kg	4,100	42,000							9,200	150	52	64	<4.9
Lead	mg/kg	50								14	17	8.8	15	8

Indicates NR 720 Non-Industrial RCL Exceedance.
Indicates NR 746 Table 1 SSL Exceedance.

2-8	B98-13-5 4-5'	B98-14-13 12-13'	B98-15-6 5-6'
	<5.9	<5.8	<5.8
	<30	<29	<29
	<30	<29	<29
	<30	<29	<29
M	<30	<29	63
	<30	<29	<29
	<30	<29	<29
	<30	<29	<29
	<89	<88	<87

Soil Analytical Results
2000
Former Cub Foods Gasoline Station
Milwaukee, Wisconsin
BRRTS #: 03-41-181690
Commerce #: 53207-2640-23

Borehole	Sample ID	Depth (ft)	Date	Volatile Organic Compund Concentrations (micrograms per kilogram)												
				Benzene	sec-Butylbenzene	n-Butylbenzene	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	MTBE	Naphthalene	n-Propylbenzene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes
B2000-1	B2000-1-2	3 - 5	9/19/2000	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<75
	B2000-1-3	5 - 7	9/19/2000	<25	<25	<25	<25	<25	<25	37	<25	<25	<25	<25	<25	<75
B2000-2	B2000-2-2	3 - 5	9/19/2000	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<75
B2000-3	B2000-3-1	1 - 3	9/19/2000	<25	<25	<25	180	<25	<25	<25	<25	59	<25	<25	<25	80
	B2000-3-2	3 - 5	9/19/2000	<25	61	640	450	55	48	<25	1700	310	<25	5300	1200	720
B2000-4	B2000-4-2	3 - 5	9/19/2000	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<75
B2000-5	B2000-5-1	1 - 3	9/19/2000	<25	<25	<25	<25	<25	<25	<25	49	<25	<25	<25	<25	<75
	B2000-5-2	3 - 5	9/19/2000	<25	<25	30	100	<25	<25	<25	<25	100	<25	130	35	<75
B2000-6	B2000-6-2	3 - 5	9/19/2000	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<75
B2000-7	B2000-7-2	3 - 5	9/19/2000	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<75
B2000-8	B2000-8-2	3 - 5	9/19/2000	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<75
WAC NR 720 Residual Contaminant Levels				5.5	NR	NR	2900	NR	NR	NR	NR	NR	1500	NR	NR	4100
WAC NR 746 Table 1 SSLs				8,500	NR	NR	4,600	NR	NR	NR	NR	NR	38,000	83,000	11,000	42,000

Groundwater Analytical Results
Former Cub Foods Gasoline Station
Milwaukee, Wisconsin
BRRTS #: 03-41-181690
COMMERCE No. 53207-2640-23

	PAL	ES	Units	MW98-7 4/30/1998	7/29/1998	11/18/1998	3/15/1999	6/15/1999	10/3/2000
Lead	1.5	15	mg/L	<0.89	--	--	--	--	--
GRO			ug/L	<50	--	--	--	--	--
Benzene	0.5	5	ug/L	<0.13	<0.13	<0.13	<0.41	<0.13	<0.13
Ethylbenzene	140	700	ug/L	<0.22	<0.22	<0.22	<0.43	<0.22	<0.22
Methyl-tert-butyl-ether	12	60	ug/L	10	8.6	16	19	16	14
Toluene	200	1000	ug/L	0.44	<0.20	<0.20	<0.38	<0.20	<0.22
Total Trimethylbenzenes	96	480	ug/l	<0.51	<0.51	<0.51	<1.00	<0.51	<0.50
Total Xylenes	1000	10000	ug/L	<0.23	<0.23	<0.23	<1.4	<0.23	<0.74

Indicates PAL exceedance
Indicates ES exceedance

-- = Not Analyzed
J = Analyte was detected at a concentration between the limit of detection and limit of quantification.

Groundwater Analytical Results
Former Cub Foods Gasoline Station
Milwaukee, Wisconsin
BRRTS #: 03-41-181690
COMMERCE No. 53207-2640-23

	PAL	ES	Units	MW98-8 4/30/1998	7/26/1998	11/18/1998	3/15/1999	6/15/1999	10/3/2000
Lead	1.5	15	mg/L	<0.92	--	--	--	--	--
GRO			ug/L	940	--	--	--	--	--
Benzene	0.5	5	ug/L	4.4	1.0	0.6	<0.41	<1.3	<0.25
Ethylbenzene	140	700	ug/L	16	0.42	<0.22	<0.43	<2.2	<0.22
Methyl-tert-butyl-ether	12	60	ug/L	**2000**	**1000**	**750 J**	**670**	**580**	**280**
Toluene	200	1000	ug/L	<2.0	<0.20	<0.20	<0.43	<2.0	<0.22
Total Trimethylbenzenes	96	480	ug/l	13	<0.51	<0.51	<1.00	<5.1	<0.50
Total Xylenes	1000	10000	ug/L	2.5	0.24	<0.23	<1.4	<2.3	<0.74

Indicates PAL exceedance
Indicates ES exceedance

-- = Not Analyzed
J = Analyte was detected at a concentration between the lim

Groundwater Analytical Results
Former Cub Foods Gasoline Station
Milwaukee, Wisconsin
BRRTS #: 03-41-181690
COMMERCE No. 53207-2640-23

	PAL	ES	Units	MW98-9 4/30/1998	7/29/1998	11/18/1998	3/15/1999	6/15/1999	10/3/2000
Lead	1.5	15	mg/L	2.5	--	--	--	--	--
GRO			ug/L	3600	--	--	--	--	--
Benzene	0.5	5	ug/L	**140**	**270**	**320**	**300**	**200**	**59**
Ethylbenzene	140	700	ug/L	12	670	580	**960**	**730**	410
Methyl-tert-butyl-ether	12	60	ug/L	**580**	<310 M	**670**	**630**	**380**	**100**
Toluene	200	1000	ug/L	150	360	79	790	42	110
Total Trimethylbenzenes	96	480	ug/l	320	**700**	222	**876**	**650**	**568**
Total Xylenes	1000	10000	ug/L	1400	1700	240	3400	910	700

Indicates PAL exceedance
Indicates ES exceedance

-- = Not Analyzed
J = Analyte was detected at a concentration between the limi

Groundwater Analytical Results
Former Cub Foods Gasoline Station
Milwaukee, Wisconsin
BRRTS #: 03-41-181690
COMMERCE No. 53207-2640-23

	PAL	ES	Units	MW98-10 4/30/1998	7/29/1998	11/18/1998	3/15/1999	6/15/1999	10/3/2000
Lead	1.5	15	mg/L	<0.89	--	--	--	--	--
GRO			ug/L	<50	--	--	--	--	--
Benzene	0.5	5	ug/L	<0.13	<0.13	<0.13	<0.41	<0.13	<0.13
Ethylbenzene	140	700	ug/L	0.33	<0.22	<0.22	<0.43	<0.22	<0.22
Methyl-tert-butyl-ether	12	60	ug/L	17	12	16	46	44	44
Toluene	200	1000	ug/L	<0.20	<0.20	<0.20	<0.38	<0.20	<0.20
Total Trimethylbenzenes	96	480	ug/l	<0.51	<0.51	<0.51	<1.00	<0.51	<0.50
Total Xylenes	1000	10000	ug/L	<0.23	<0.23	<0.23	<1.4	<0.23	<0.74

Indicates PAL exceedance
Indicates ES exceedance

-- = Not Analyzed
J = Analyte was detected at a concentration between the limi

SE Sump Sample Results
Former Cub Food Gasoline Station
Milwaukee, Wisconsin
BRRTS #: 03-41-181690
Commerce #: 53207-2640-23

PARAMETERS	UNITS	NR 140 PAL	NR 140 ES	5/2/1991	6/20/1991	8/12/1991	11/25/1991	11/22/1994	6/12/1996	1/20/1997	4/23/1997	9/17/1997	4/30/1998	7/29/1998	11/18/1998	3/15/1999	6/15/1999
GRO	ug/L	--	--	--	--	--	--	2,500	11,000	4,200	6,300	15,000	2,600	--	--	--	--
Benzene	ug/L	0.5	5	**1,900**	**3,900**	**510**	**240**	**43**	**24**	**126**	**62**	**65**	<0.26	<2.6	**1500**	**910**	**400**
Ethylbenzene	ug/L	140	700	660	**1,400**	<1.0	37	19	94	67	107	180	<0.44	<4.4	360	250	180
MTBE	ug/L	12	60	--	--	--	--	52	<5	**63**	11	25	<5.8	<3.2	**250**	**790**	**440**
Toluene	ug/L	200	1000	**3,100**	**6,800**	480	**1,100**	10	60	**1,100**	310	130	<0.40	<4.0	**3500**	**1100**	300
Total Trimethylbenzenes	ug/L	96	480	--	--	--	--	343	**1,950**	318	**1020**	**3,320**	191	290	**1560**	367	210
Xylene (Total)	ug/L	1000	10000	6,100	**14,000**	**17,000**	6,400	280	2,300	850	1,350	4,600	91	48	3660	640	300
TPH	ug/L	--	--	57,000	72,000	60,000	41,000	--	--	--	--	--	--	--	--	--	--

NOTES
GRO = Gasoline Range Organic
PAL = Preventative Action Limit
ES = Enforcement Standard
J = Analyte detected between limit of detection and limit of quantitation
Underline indicates result in exceedance of PAL
Boldface indicates result in exceedance of ES

NE Sump Sample Results
Former Cub Food Gasoline Station
Milwaukee, Wisconsin
BRRTS #: 03-41-181690
Commerce #: 53207-2640-23

PARAMETERS	UNITS	NR 140 PAL	NR 140 ES	8/9/1990	11/22/1994	6/12/1996	1/20/1997	4/23/1997	9/17/1997	4/30/1998	7/29/1998	11/18/1998	3/15/1999	6/15/1999
GRO	ug/L	--	--	--	76	1,200	12,900	19,000	4,100	1,200	--	--	--	--
Benzene	ug/L	0.5	5	**269**	2.4	1.85	**138**	**29**	**26**	<0.26	<1.3	2.3	**37**	**35**
Ethylbenzene	ug/L	140	700	130	1.5	6.9	112	81	36	<0.44	<2.2	4.2	7	5.6
MTBE	ug/L	12	60	--	<1.0	2.43	27.9	6 J	8.2	<8.2	<1.6	28	**280**	**340**
Toluene	ug/L	200	1000	382	<1.0	<1	**1,220**	234	17	<0.40	<2.0	1.1	1.3	0.84
Total Trimethylbenzenes	ug/L	96	480	--	10	310	**1,890**	**3,000**	**942**	35	81	39	35	20
Xylene (Total)	ug/L	1000	10000	2,051	5.1	95	3,300	7,800	1,100	1.1	8.8	4.9	8.1	3.7
TPH	ug/L	--	--	--	--	--	--	--	--	--	--	--	--	--

NOTES
GRO = Gasoline Range Organic
PAL = Preventative Action Limit
ES = Enforcement Standard
J = Analyte detected between limit of detection and limit of quantitation
Underline indicates result in exceedance of PAL
Boldface indicates result in exceedance of ES

NW Sump Sample Results
Former Cub Food Gasoline Station
Milwaukee, Wisconsin
BRRTS #: 03-41-181690
Commerce #: 53207-2640-23

PARAMETERS	UNITS	NR 140 PAL	NR 140 ES	6/20/1991	8/12/1991	11/25/1991	11/22/1994	6/12/1996	1/20/1997	4/23/1997	9/17/1997	4/30/1998
GRO	ug/L	--	--	--	--	--	2,800	13,000	13,600	2,500	9,000	--
Benzene	ug/L	0.5	5	**2,300**	**510**	**250**	3.2	**23**	**148**	**12**	**24**	--
Ethylbenzene	ug/L	140	700	**1,300**	24	68	10	74	88	2.2	28	--
MTBE	ug/L	12	60	--	--	--	<1.0	14	20	3.4	**61**	--
Toluene	ug/L	200	1000	**16,000**	250	600	2.1	140	340	6.1	<15	--
Total Trimethylbenzenes	ug/L	96	480	--	--	--	398	**3,320**	**3,450**	311	**2,910**	--
Xylene (Total)	ug/L	1000	10000	**18,000**	**15,000**	420	100	980	1,000	57	380	--
TPH	ug/L	--	--	82,000	62,000	39,000	--	--	--	--	--	--

NOTES
GRO = Gasoline Range Organic
PAL = Preventative Action Limit
ES = Enforcement Standard
J = Analyte detected between limit of detection and limit of quantitation
Underline indicates result in exceedance of PAL
Boldface indicates result in exceedance of ES

Table 5
Groundwater Analytical Results for the Temporary Wells
Former Cub Foods Gasoline Station
Milwaukee, Wisconsin

BRRTS #: 03-41-181690
Commerce #: 53207-2640-23
Sample Date: 10/03/2000

Monitoring Well	Volatile Organic Compound Concentrations (micrograms per liter)													
	Benzene	sec-Butylbenzene	n-Butylbenzene	1,2-Dichloroethane	Di-isopropyl ether	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	MTBE	Naphthalene	n-Propylbenzene	Toluene	Trimethylbenzenes	Xylenes
MW98-7	<0.25	<0.22	<0.29	<0.39	<0.26	<0.12	<0.15	<0.2	14	<0.68	<0.18	<0.22	<0.50	<0.74
MW98-8	<0.25	<0.22	<0.29	<0.39	<0.26	<0.12	<0.15	<0.2	**280**	<0.68	<0.18	<0.22	<0.50	<0.74
MW98-9	**59**	<0.22	5.7 J	<0.39	<0.26	410	12	<0.2	**100**	**150**	42	110	**568**	700
MW98-10	<0.25	<0.22	<0.29	<0.39	<0.26	<0.12	12	<0.2	36	<0.68	<0.18	0.94	<0.50	<0.74
TW2000-1	<0.25	<0.22	<0.29	<0.39	<0.26	<0.12	<0.15	<0.2	**340**	<0.68	<0.18	<0.22	<0.50	<0.74
TW2000-2	<0.25	<0.22	<0.29	<0.39	<0.26	<0.12	<0.15	<0.2	56	<0.68	<0.18	<0.22	<0.50	<0.74
TW2000-3	**35**	0.31 J	1.7	0.98 J	0.77 J	32	1.2	0.31	**490**	6.5	3.2	2.4	46.9	42.1
TW2000-4	<0.25	<0.22	<0.29	<0.39	<0.26	<0.12	<0.15	<0.2	**63**	<0.68	<0.18	<0.22	<0.50	<0.74
TW2000-5	<0.25	<0.22	<0.29	<0.39	<0.26	<0.12	<0.15	<0.2	3.8	<0.68	<0.18	<0.22	<0.50	<0.74
TW2000-6	<0.25	<0.22	<0.29	<0.39	<0.26	<0.12	<0.15	<0.2	<0.53	<0.68	<0.18	<0.22	<0.50	<0.74
RW2000-7	<0.25	<0.22	<0.29	<0.39	<0.26	<0.12	<0.15	<0.2	<0.53	<0.68	<0.18	<0.22	<0.50	<0.74
TW2000-8	<0.25	<0.22	<0.29	<0.39	<0.26	<0.12	<0.15	<0.2	0.85 J	<0.68	<0.18	<0.22	<0.50	<0.74
TW2000-Dup	**51**	0.49 J	2.7	1.5	0.78 J	51	1.9	0.49 J	**350**	12	5.5	3.5	80	55
MW2000-Dup	**80**	<0.22	5.6 J	<0.39	<0.26	490	13	<0.2	**160**	**100**	47	82	436	490
Trip Blank	<0.25	<0.22	<0.29	<0.39	<0.26	<0.12	<0.15	<0.2	<0.53	<0.68	<0.18	<0.22	<0.50	<0.74
PAL	0.5			0.5		140			12	8		200	96	1000
ES	**5**			**5**		**700**			**60**	**40**		**1000**	**480**	**10000**

NOTES:

TW2000-Dup is a duplicate sample collected from TW2000-3.
MW2000-Dup is a duplicate sample collected from MW98-9.
PAL = Wisconsin Administrative Code NR 140.10 Preventive Action Level.
ES = Wisconsin Administrative Code NR 140.10 Enforcement Standard.

Groundwater Elevations
Former Cub Food Gasoline Station
Milwaukee, Wisconsin
BRRTS #: 03-41-181690
Commerce #: 53207-2640-23

	Top of Casing (msl)	Top of Screen (msl)	Bottom of Screen (msl)	Water Levels (msl) 4/22/1998	4/23/1998	4/24/1998	4/30/1998	7/29/1998	11/18/1998	3/15/1999	6/15/1999	9/19/2000	9/22/2000	10/3/2000
MW98-7	642.63	636.2	626.2	630.25	637.17	638.45	638.63	638.29	637.60	637.54	638.56	637.70	638.75	638.3
MW98-8	642.60	636.0	626.0	--	636.74	636.75	636.75	635.70	635.58	635.78	636.44	636.51	636.48	636.43
MW98-9	641.27	634.3	624.3	--	635.96	636.35	636.75	635.95	635.76	635.94	636.65	636.88	636.85	637.26
MW98-10	641.32	634.0	624.0	--	636.48	636.82	637.13	635.8	635.93	636.39	636.73	636.89	636.85	637.76
TW2000-1	642.82	640.0	630.0										636.54	636.45
TW2000-2	642.92	640.2	630.2										638.93	638.77
TW2000-3	641.50	638.7	628.7										636.92	637.15
TW2000-4	641.46	638.7	628.7										636.78	637.31
TW2000-5	641.92	639.1	629.1										635.72	637.96
TW2000-6	642.11	639.3	629.3										631.8	637.43
TW2000-7	642.29	639.5	629.5										638.07	638.03
TW2000-8	642.35	639.5	629.5										639.72	638.54

State of Wisconsin
Department of Natural Resources
Remediation and Redevelopment Program

Mann-Kendall Statistical Test
Form 4400-215 (2/2001)

Notice: This form is the DNR supplied spreadsheet referenced in Appendices A of Comm 46 and NR 746, Wis. Adm. Code. It is provided to consultants as an optional tool for groundwater contaminant trend analysis to support site closure requests under s. Comm 46.07, Comm 46.08,

form should not be used.

Instructions: Do not change formulas or other information in cells with a blue background, only cells with a yellow background are used for data entry. To use the spreadsheet, provide at least four rounds and not more than ten rounds of data that is not seasonally affected. Use consistent units.

consecutive will show an error message and will not display the test results. The spreadsheet tests the data for both increasing and decreasing trends at both 80 percent and 90 percent confidence levels. If a declining trend is present at 80 percent but not at 90 percent, a site is still eligible for closure under Comm 46 and NR 746 provided that other conditions in those rules are met. If an increasing or decreasing trend is not present, an additional coefficient of variation test is used to test for stability, as proposed by Wiedemeier et al, 1999. For additional information, refer to the Interim Guidance on Natural Attenuation for Petroleum Releases, dated October 1999. Refer to the guidance for recommendations on data entry for non-detect values.

Site Name : Former Cub Foods Gasoline Station, Milwaukee | BRRTS No. = 03-41-181690 | Well Number = MW-98-8

Event Number	Sampling Date (most recent last)	Benzene Concentration (leave blank if no data)	Toluene Concentration (leave blank if no data)	Ethylbenzene Concentration (leave blank if no data)	Total Xylenes Concentration (leave blank if no data)	Total TMB Concentration (leave blank if no data)	MTBE Concentration (leave blank if no data)
1	30-Apr-98						2,000.00
2	26-Jul-98						1,000.00
3	18-Nov-98						750.00
4	15-Mar-99						670.00
5	15-Jun-99						580.00
6	3-Oct-00						280.00
7							
8							
9							
10							
	Mann Kendall Statistic (S) =	0.0	0.0	0.0	0.0	0.0	-15.0
	Number of Rounds (n) =	0	0	0	0	0	6
	Average =	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	880.00
	Standard Deviation =	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	596.624
	Coefficient of Variation(CV)=	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.678
Error Check, Blank if No Errors Detected		n<4	n<4	n<4	n<4	n<4	
Trend ≥ 80% Confidence Level		n<4	n<4	n<4	n<4	n<4	**DECREASING**
Trend ≥ 90% Confidence Level		n<4	n<4	n<4	n<4	n<4	**DECREASING**
Stability Test, If No Trend Exists at 80% Confidence Level		n<4 n<4	n<4 n<4	n<4 n<4	n<4 n<4	n<4 n<4	NA

Data Entry By = RAC | Date = 30-Jul-01 | Checked By = JHD

000283870

DOCUMENT NO.

State Bar of Wisconsin Form 1 - 1982

WARRANTY DEED

7954167

REGISTER'S OFFICE } SS
Milwaukee County, WI

RECORDED AT 9:55 AM

08-29-2000

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 10.00

THIS SPACE RESERVED FOR RECORDING DATA

Return Document to:

BULK PETROLEUM CORP.
9653 No. Granville Road
Mequon, WI 53092

This Deed, made between

BACHAN SINGH

Grantor, and

CHARANJIT'S BULK STATIONS OF WISCONSIN SEVEN, INC., a Wisconsin corporation

Grantee,

Witnesseth That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in MILWAUKEE County: Tax Parcel No: 537-0703-X

Parcel 3 of Certified Survey Map No. 6469, recorded on February 4, 1998, on Reel 4237, Images 1336 to 1340 inclusive, as Document No. 7484365, being a division of lands in the Northeast 1/4 of the Northeast 1/4 of Section 17, in Town 6 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No. 537-0703-X

ADDRESS: 145 W. Oklahoma Avenue

TRANSFER
$ 105.00
FEE

This IS NOT homestead property.
Together with all and singular the hereditaments and appurtenances thereunto belonging;
And
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except

and will warrant and defend the same.

Dated this 11TH day of AUGUST, 2000.

_____ (SEAL)

* _____

_____ (SEAL)

* _____

Bachan Singh (SEAL)

* BACHAN SINGH

_____ (SEAL)

* _____

AUTHENTICATION

Signature(s) of

_____

_____

authenticated this ____ day of _____, ____

_____

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____

authorized by § 706.06, Wis. Stats.

THIS INSTRUMENT WAS DRAFTED BY

RAJ SINGH

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

ACKNOWLEDGEMENT

STATE OF WISCONSIN

OZAUKEE County. } ss.

Personally came before me this 11TH day of AUGUST, 2000, the above named

BACHAN SINGH

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

TERESE KISSLING

* TERESE KISSLING

Notary Public OZAUKEE County, Wis.

My Commission is permanent. (If not, state expiration date: JUNE 30, 2002.)

NOTARY PUBLIC STATE OF WISCONSIN

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

WARRANTY DEED

STATE BAR OF WISCONSIN
Form No. 1 - 1982

twdeed 11/96