GIS REGISTRY INFORMATION

SITE NAME:	Beal Residence (Former)						
BRRTS #:	03-41-274853	**FID # (if appropriate):**					
COMMERCE # (if appropriate):	53216-3529-65						
CLOSURE DATE:	February 2, 2005						
STREET ADDRESS:	3365 Sherman Blvd						
CITY:	Milwaukee						
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	**X =**	685436	**Y =**	~~291779~~ 291764 per WDNR			
CONTAMINATED MEDIA:	Groundwater		Soil	X	Both		
OFF-SOURCE GW CONTAMINATION >ES:	**Yes**		**No**	X			
• **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**		**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	
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)	
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.**	
GW: Table of water level elevations, with sampling dates, and free product noted if present	
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	
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)	
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)	
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure	

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

February 2, 2005

O. B. Beal
5060 S. 37th St.
Milwaukee, WI 53221-2531

RE: **Final Closure**

Commerce # 53216-3529-65 WDNR BRRTS # 03-41-274853
Beal Residence (Former), 3365 Sherman Blvd., Milwaukee

Dear Mr. Beal:

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 soil 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) 220-5403.

Sincerely,

Lee R. Delcore

Lee R. Delcore
Hydrogeologist
Site Review Section

cc: United Engineering Consultants, Inc.
Case File

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
Cory L. Nettles, Secretary

January 13, 2005

Mr. O. Beal
5060 S. 37th St.
Milwaukee, WI 53221-2531

RE: **Conditional Case Closure**

Commerce # 53216-3529-65 WDNR BRRTS # 03-41-274853
Beal Residence (Former), 3365 Sherman Blvd., Milwaukee

Dear Mr. Beal:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, United Engineering Consultants, Inc., for the site referenced above. It is understood that residual soil contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

- Groundwater monitoring well MW-1 must be properly abandoned and the appropriate documentation must be forwarded to me at the letterhead address.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5403.

Sincerely,

Lee R. Delcore

Lee R. Delcore
Hydrogeologist
Site Review Section

cc: United Engineering Consultants, Inc.
Case File

000293687

7957519

REGISTER'S OFFICE | SS
Milwaukee County, WI
RECORDED AT 8:29 AM
09-07-2000
WALTER R. BARCZAK
REGISTER OF DEEDS
AMOUNT 10.00

DOCUMENT NO

STATE BAR OF WISCONSIN FORM 1-1998
WARRANTY DEED

This Deed, made between

ORRIS E. BEAL and GLORIA S. BEAL, husband and wife

, Grantor,

and

ERIN ROBINSON, A SINGLE PERSON

, 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
Erin Robinson
3335 N. 47th Street
Milwaukee, WI 53216

TRANSFER
$213.00
FEE

288-0782-3
Parcel Identification Number (PIN)
This is not homestead property.
(is) (is not)

LOT 4 IN BLOCK 7 IN RAINBOW RIDGE NO. 2, BEING A SUBDIVISION OF A PART OF THE SOUTH EAST 1/4 OF SECTION 11, IN TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, 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 municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing.

Dated this 28th day of July, 2000

Orris E. Beal (SEAL)
• ORRIS E. BEAL

Gloria S. Beal (SEAL)
• GLORIA S. BEAL

(SEAL)
•

(SEAL)
•

AUTHENTICATION

Signature(s)

authenticated this day of

•

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

THIS INSTRUMENT WAS DRAFTED BY
UNDER THE SUPERVISION OF
ELLEN M. WAGNER

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

NOTARY PUBLIC JANET D. GARCIA STATE OF WISCONSIN

ACKNOWLEDGMENT

State of Wisconsin, } ss
WAUKESHA County,
Personally came before me this 28th day of JULY, 2000, the above named
ORRIS E. BEAL
GLORIA S. BEAL
to me known to be the person who executed the foregoing instrument and acknowledge the same.

Janet D. Garcia
• JANET D. GARCIA
Notary Public Waukesha County, Wis.
My commission is permanent. (If not, state expiration date: 6-6-2004)

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

WARRANTY DEED | STATE BAR OF WISCONSIN Form No. 1 - 1998 | ORT Form 3385 rev. 6-99

00066228

Map created Thu Sep 30 09:57:38 CDT 2004

Legend

- Closed Remediation Sites
- Groundwater
- Soil
- Groundwater and Soil
- Offsource Contamination
- County Boundary
- 24K Open Water

X = 685436
y = 291779

Scale: 1:829

DO NOT USE FOR NAVIGATION

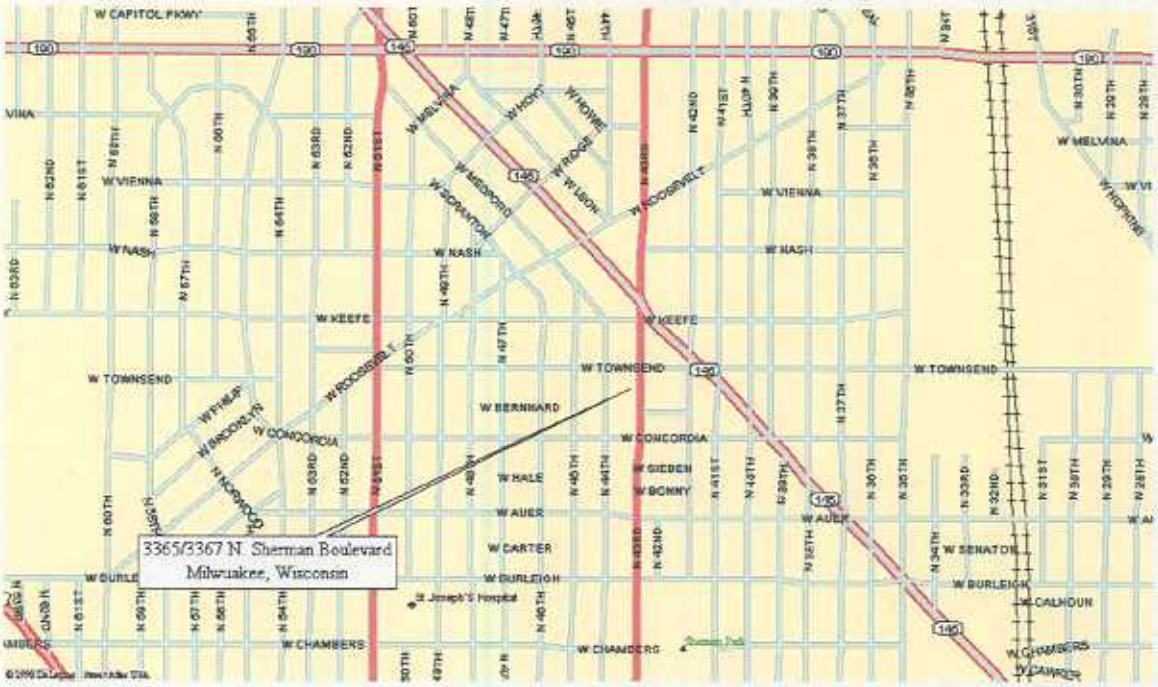
FIGURE 1
REGIONAL SITE LOCATION MAP

N

One Inch Equals Approximately 1 Miles

United Engineering Consultants, Inc. 10617 W. Oklahoma Avenue, Suite L2, West Allis, Wisconsin 53227
Tel. (414) 327-8790 - FAX (414) 327-8792

FIGURE 2
SITE LOCATION MAP



N

One Inch Equals Approximately 0.2 Miles

United Engineering Consultants, Inc. 10617 W. Oklahoma Avenue, Suite L2, West Allis, Wisconsin 53227
Tel. (414) 327-8790 - FAX (414) 327-8792

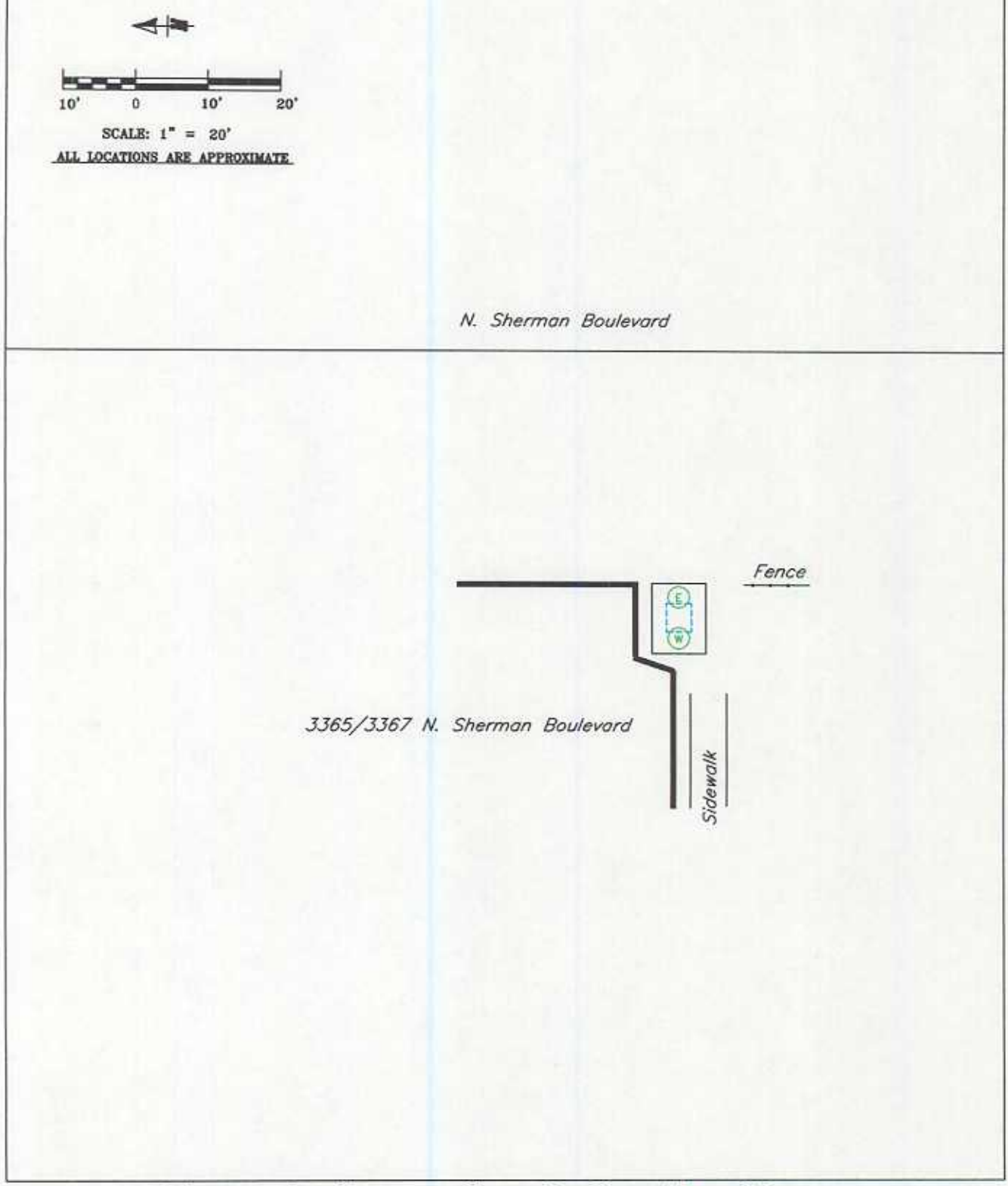


Figure 3: Closure Sample Location Map

United Engineering Consultants, Inc. 9617 W. Oklahoma Ave., Suite L2 West Allis, WI 53227 TEL. (414) 327-8798 • FAX (414) 327-8798	00030 DRAWN BY: DDE DATE: 12/00 JOB: 00030	**3365/3367 N. Sherman Boulevard** Milwaukee, Wisconsin 53216 Tank Closure Assessment

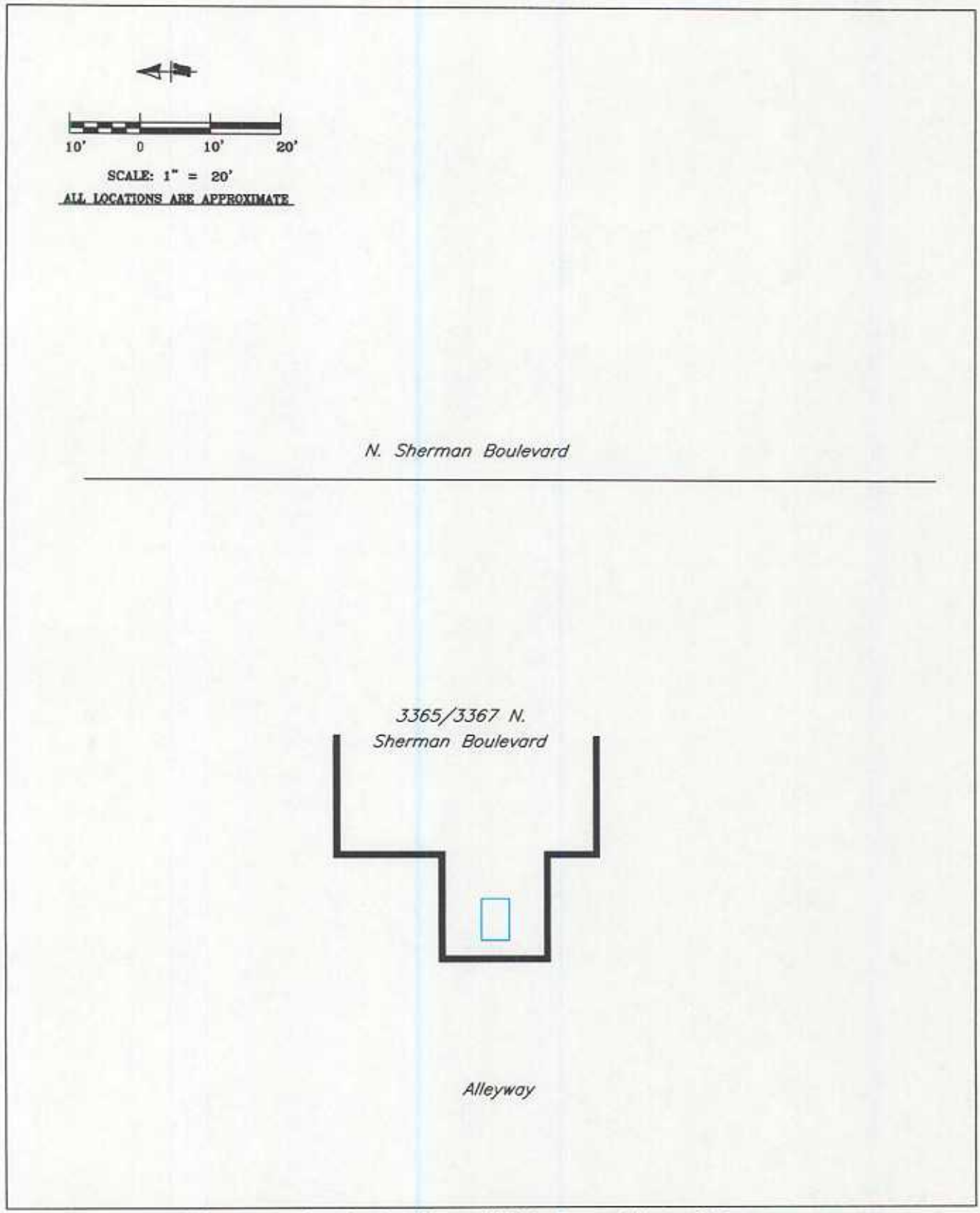


Figure 4: Interior UST Location Map

United Engineering Consultants, Inc.
9617 W. Oklahoma Ave., Suite L2
West Allis, WI 53227
TEL. (414) 327-8790 ■ FAX (414) 327-8795

00030	
DRAWN BY: DDS	
DATE: 12/00	
ID#: 00030	

3365/3367 N. Sherman Boulevard
Milwaukee, Wisconsin 53216
Tank Closure Assessment

SOIL ANALYTICAL RESULTS
FORMER O.B. BEAL RESIDENCE
SEPTEMBER 30, 2002

Parameter Depth (Ft)	B-1 6'-7'	B-1 8'-12'	B-2 8'-9'	B-3 8'-12'	B-3 16'-20'	B-4 4'-8'	B-5 8'-12'	RCL
Diesel Range Organics (mg/kg)	**1060**	15.4	14.3	**1240**	18.0	9.35	16.1	*250/100
Petroleum Volatile Organic Compounds (PVOC) (ug/kg)								
Benzene	ND	ND	ND	ND	ND	ND	ND	5.5
Ethylbenzene	350	ND	ND	1610	ND	ND	ND	2,900
Methyl-tert-butyl ether	ND	ND	ND	ND	ND	ND	ND	-
Toluene	53.8	ND	ND	61.0	ND	ND	ND	1,500
1, 2, 4 – Trimethylbenzene	385	ND	ND	788	ND	ND	ND	-
1, 3, 5 – Trimethylbenzene	2050	ND	ND	6270	ND	ND	ND	-
Xylenes, -m, -p, -o	2160	ND	ND	6300	ND	ND	34.3	4,100
Polynuclear Aromatic Compounds (ug/kg)								
Acenaphthene	ND	ND	ND	262	ND	ND	ND	38,000
Acenaphthylene	ND	ND	ND	**792**	ND	ND	ND	700
Benz (a) anthracene	ND	ND	ND	75.7	ND	ND	ND	17,000
Fluoranthene	182	ND	ND	490	ND	ND	ND	500,000
Fluorene	ND	ND	ND	290	ND	ND	ND	100,000
1-Methylnaphthalene	167	ND	ND	1650	ND	ND	ND	23,000
2-Methylnaphthalene	ND	ND	ND	1810	ND	ND	ND	20,000
Naphthalene	ND	ND	ND	292	ND	ND	ND	400
Phenanthrene	ND	ND	ND	422	ND	ND	ND	1,800
Pyrene	ND	ND	ND	1220	ND	ND	ND	8,700,000

ND = analyte not detectable at or above the respective detection limit
RCL = Residual Contaminant Level
*Dependent on soil hydraulic conductivity

GROUNDWATER CONTAMINATION

Groundwater Quality Standards

The WDNR has established Groundwater Quality Standards in Section NR 140.10 of the Wisconsin Administrative Code. Enforcement Standards (ES) and Preventative Action Limits (PAL) have been established for several VOCs of concern to the public health as determined by the WDNR. In general, exceedance of an ES will require additional investigation and/or monitoring.

Water Analytical Results

A water sample from MW-1 was submitted for analysis for the presence of VOCs. No compounds were detected at or above their respective detection limits. The results of the analytical testing are included in the Appendix.

SECTION VI- CONCLUSIONS AND RECOMMENDATIONS

The results of field and chemical analysis performed during the tank removal activities and the site investigation indicated the presence of several compounds in the soil, some at concentrations in excess of their respective RCLs, at approximate depths ranging from eight (8) to twelve (12) feet. The impacted area is limited to the immediate area of the former tank location due to the absence of petroleum affected soil below these depths and in the perimeter boreholes. In addition, no compounds were encountered in the groundwater at concentrations above their respective detection limits. Based on these results and the presence of relatively impermeable native soils, no further investigation appears to be required and it is recommended this site be reviewed for closure by DCOM.

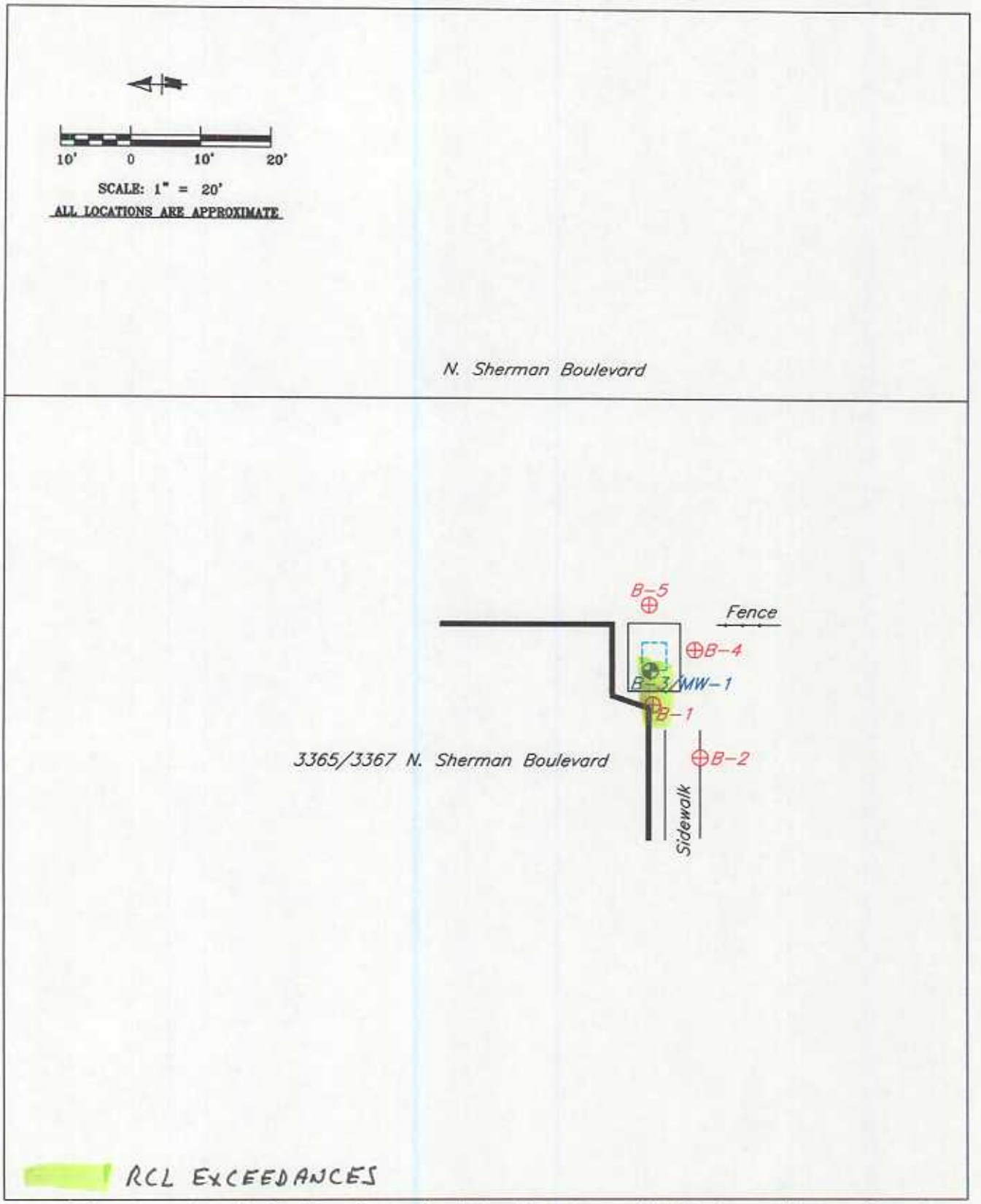


Figure 5: Soil Boring & Monitoring Well Location Map

United Engineering Consultants, Inc. 10617 W. Oklahoma Ave., Suite L2 West Allis, WI 53227 TEL (414) 327-8756 • FAX (414) 327-8792	00030 DRAWN BY: DDS DATE: 12/00 JOB: 00030	3365/3367 N. Sherman Boulevard Milwaukee, Wisconsin 53216 Tank Closure Assessment

September 21, 2004

Ms. Sheryl Nelson
Wisconsin Department of Commerce
Bureau of PECFA
PO Box 8044
Madison, Wisconsin 53708

Dear Ms. Nelson:

To the best of my knowledge, the legal description in the attached Deed and Plat of Survey are complete and accurate for the residence located at 3365 N. Sherman Boulevard in Milwaukee, Wisconsin.

Sincerely,

O.B. Beal