

GIS REGISTRY INFORMATION

SITE NAME:	QSR Inc – East Property			FID #	
BRRTS #:	03-41-506615			(if appropriate):	
COMMERCE # (if appropriate):	53172-1239-12				
CLOSURE DATE:	April 8, 2005				
STREET ADDRESS:	112 N Chicago Ave				
CITY:	South Milwaukee				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	694547	Y =	275205	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):					
	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input checked="" 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 checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input checked="" 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 checked="" 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 checked="" 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 checked="" 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
Mary P. Burke, Secretary

April 8, 2005

QSR, Inc.
c/o Mr. Don Gallo
Reinhart, Boerner, Van Deuren, S.C.
W233 N2080 Ridgeview Parkway
Waukesha, WI 53188

RE: **Final Closure**

Commerce # 53172-1239-12 **WDNR BRRTS # 03-41-506615**
QSR, Inc. – East Property, 112 North Chicago Avenue, South Milwaukee

Dear Mr. Gallo:

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 and groundwater 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 this area 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) 220-5376.

Sincerely,

A handwritten signature in blue ink, appearing to read "Linda M. Michalets", with a large, sweeping flourish extending to the right.

Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Kevin Bugel, Giles Engineering Associates, Inc.
Case File



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

QSR, Inc.
c/o Mr. Don Gallo
Reinhart, Boerner, Van Deuren, S.C.
W233 N2080 Ridgeview Parkway
Waukesha, WI 53188

RE: **Conditional Case Closure**
Commerce # 53172-1239-12 WDNR BRRTS # 03-41-506615
QSR, Inc. - East Property, 112 North Chicago Avenue, South Milwaukee

Dear Mr. Gallo:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by Giles Engineering Associates, Inc., for the site referenced above. It is understood that residual soil and groundwater 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:

- The monitoring wells associated with the east site must be properly abandoned and the appropriate documentation forwarded to me at the letterhead address.

Please identify the wells that will remain active to address the contamination at well MW-6 (WDNR BRRTS #03-41-537253) on the west side of this property. The abandonment of these wells will not be eligible for PECFA reimbursement unless the source of the contamination at MW-6 is an eligible tank system.

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) 220-5376.

Sincerely,

A handwritten signature in black ink, appearing to read "L.M. Michalets". The signature is written in a cursive style with a long, sweeping underline.

Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Thomas Baumann, Giles Engineering Associates, Inc.

WARRANTY DEED

REGISTER'S OFFICE 1 SS Milwaukee County, WI

RECORDED AT 9:25 AM 04-24-2003

JOHN LA FAVE REGISTER OF DEEDS

AMOUNT 13.00

This Deed, made between

DIVALL INSURED INCOME PROPERTIES 2, LIMITED PARTNERSHIP, a Wisconsin limited partnership

Grantor, and

F2BL, L.L.C., a Wisconsin limited liability company

Grantee,

THIS SPACE RESERVED FOR RECORDING DATA

Return Document to: REINHART BOERNER MARK GRIEPENTROG 1000 N. WATER STREET MILWAUKEE, WI 53202

Witnesseth that the said Grantor, for a valuable consideration conveys to

Grantee the following described real estate in MILWAUKEE County: Tax Parcel No: 723-0095-001

Lots 1, 2, 3, 6, 7, 8, 9, 10, 11, 12 and the North 1/2 of Lot 13, Block 3, in College Avenue Subdivision, of part of the Northwest 1/4 of Section 2, Town 5 North, Range 22 East, in the City of South Milwaukee, County of Milwaukee, State of Wisconsin, together with the South 1/2 of the vacated alley lying North of Lot 6 and the North 1/2 of said alley lying South of Lots 1, 2 and 3. EXCEPTING THEREFROM that part of Lots 1, 2 and 3 taken for College Avenue and described as follows:

continued

TRANSFER \$1,350.00 FEE

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And GRANTOR

warrants that the title 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, and general taxes levied in the year of closing.

and will warrant and defend the same.

Dated this 17th day of APRIL, 2003

DIVALL INSURED INCOME PROPERTIES 2, LIMITED PARTNERSHIP

By: The Provo Group, Inc. (SEAL) its general partner

* BY: Bruce A. Provo, President (SEAL)

* [Signature] (SEAL)

(SEAL)

(SEAL)

(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

ATTY: BRIAN DOERR

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

ACKNOWLEDGEMENT

STATE OF MISSOURI

JACKSON County, } ss.

Personally came before me this 17th day of April, 2003 the above named Bruce A. Provo

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

Christine E. Snell [Signature]

Notary Public JACKSON County, MISSOURI

My Commission is permanent. (If not, state expiration date:

CHRISTINE E SNELL NOTARY PUBLIC STATE OF MISSOURI

JACKSON COUNTY

MY COMMISSION EXP APR. 26, 2003

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

Legal Description (continued)

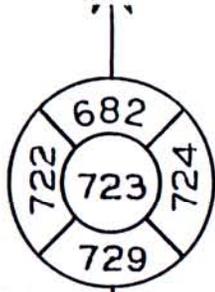
Commencing at the Northeast corner of said Lot 3; thence West along the North line of said Lots 3, 2 and 1, 90.12 feet to the Northwest corner of said Lot 1; thence South along the West line of said Lot 1, 16.60 feet to a point; thence Easterly to a point in the East line of said Lot 3, said point being 16.68 feet South of the Northeast corner of said Lot 3; thence North along the East line of said Lot 3, 16.68 feet to the point of commencement.

Tax Key No. 723-0095-001

ADDRESS: 112 N. CHICAGO AVENUE

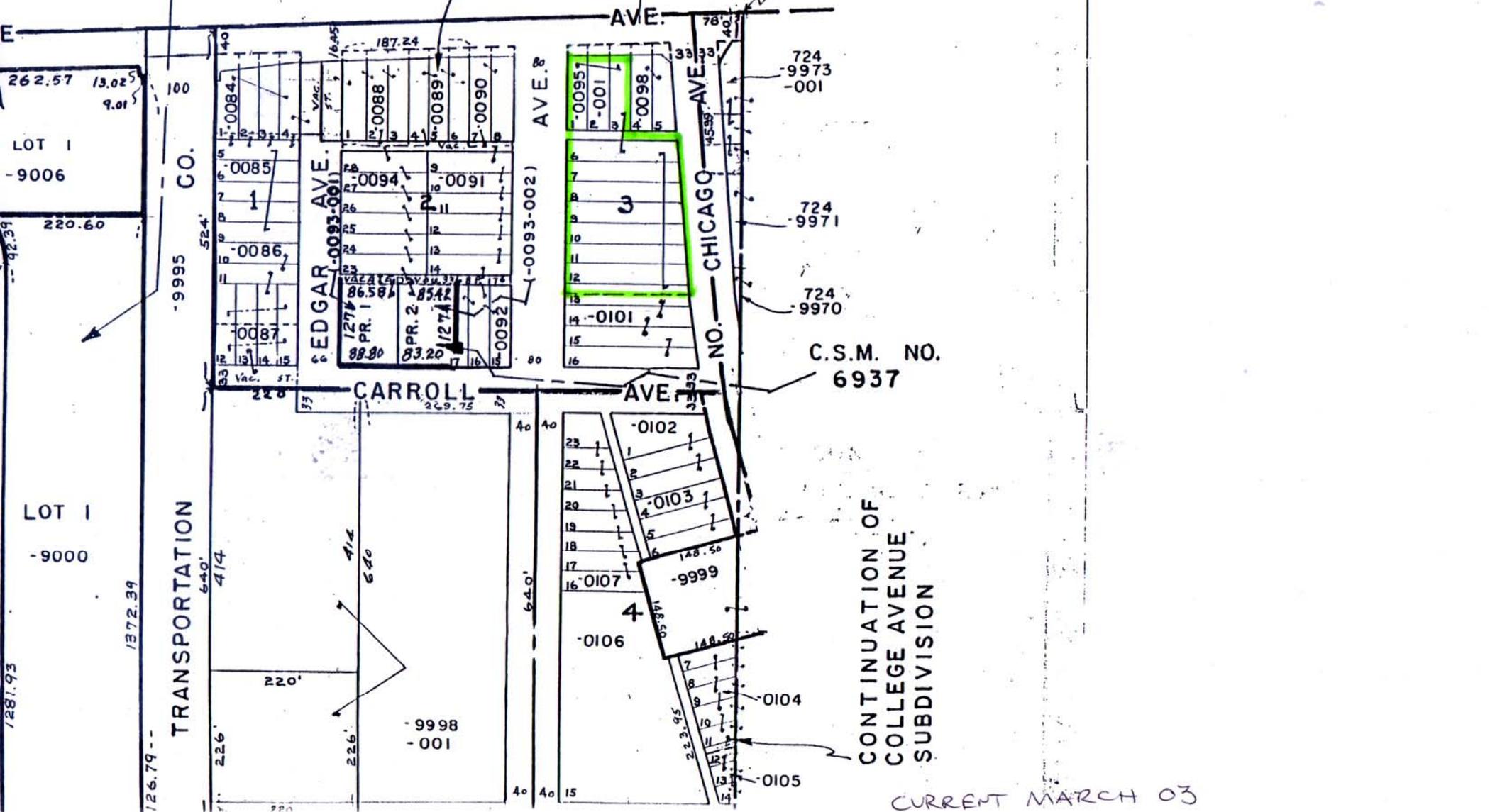
0000
IMAGE
1/32

N. R. 22 E.



C.S.M. NO.
5314

COLLEGE AVENUE
SUBDIVISION



SEC. CORNER

724
-9973
-001

724
-9971

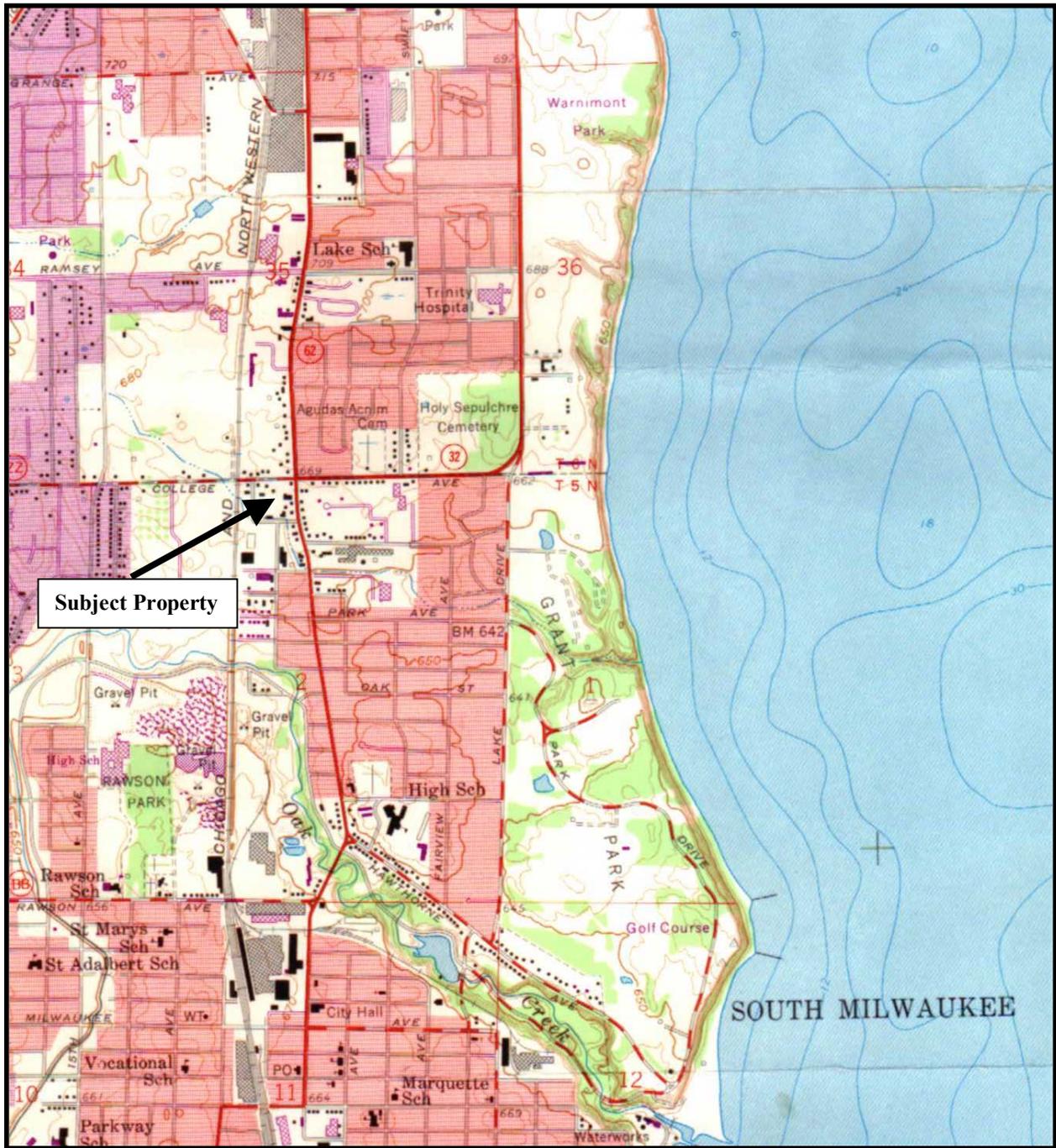
724
-9970

C.S.M. NO.
6937

CONTINUATION OF
COLLEGE AVENUE
SUBDIVISION

CURRENT MARCH 03





Source: USGS *South Milwaukee, Wisconsin 7.5-minute series* (topographic) quadrangle map (1958, photorevised 1971)

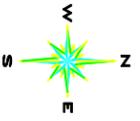
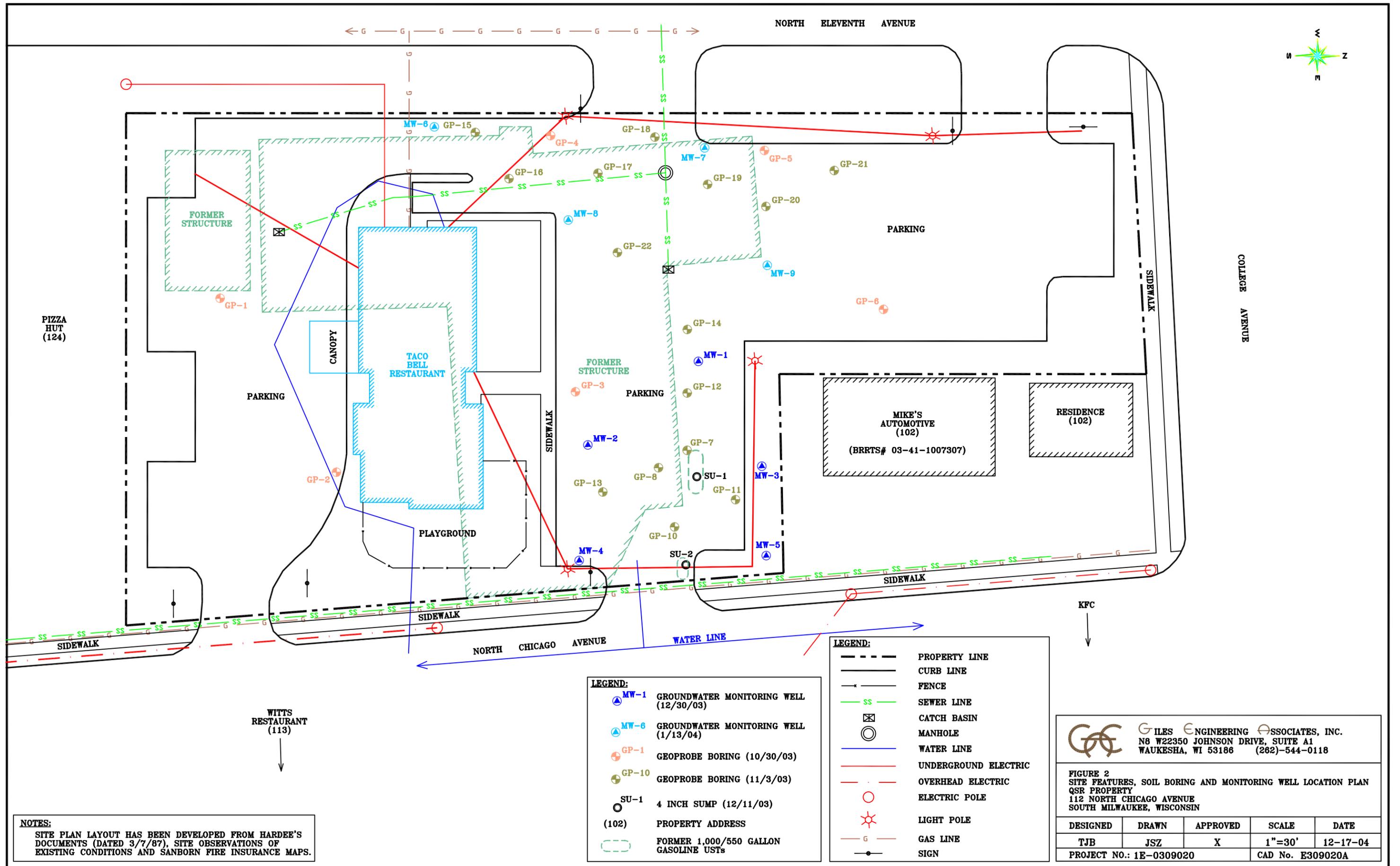
Scale: 1:24,000

FIGURE 1 SITE LOCATION

QSR, Inc. Property
112 North Chicago Avenue
South Milwaukee, Wisconsin
Project No. 1E-0309020



GILES
 ENGINEERING ASSOCIATES, INC.



LEGEND:

	MW-1	GROUNDWATER MONITORING WELL (12/30/03)
	MW-6	GROUNDWATER MONITORING WELL (1/13/04)
	GP-1	GEOPROBE BORING (10/30/03)
	GP-10	GEOPROBE BORING (11/3/03)
	SU-1	4 INCH SUMP (12/11/03)
(102)		PROPERTY ADDRESS
		FORMER 1,000/550 GALLON GASOLINE USTs

LEGEND:

	PROPERTY LINE
	CURB LINE
	FENCE
	SEWER LINE
	CATCH BASIN
	MANHOLE
	WATER LINE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	ELECTRIC POLE
	LIGHT POLE
	GAS LINE
	SIGN

NOTES:
 SITE PLAN LAYOUT HAS BEEN DEVELOPED FROM HARDEE'S DOCUMENTS (DATED 3/7/87), SITE OBSERVATIONS OF EXISTING CONDITIONS AND SANBORN FIRE INSURANCE MAPS.

GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)-544-0118

FIGURE 2
 SITE FEATURES, SOIL BORING AND MONITORING WELL LOCATION PLAN
 QSR PROPERTY
 112 NORTH CHICAGO AVENUE
 SOUTH MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
TJB	JSZ	X	1"=30'	12-17-04
PROJECT NO.: 1E-0309020			CAD No. E309020A	

Table 3
Soil Analytical Results
QSR Property
112 North Chicago Avenue
South Milwaukee, Wisconsin
Project No. 1E-0308015

	Geoprobe Boring Numbers								WAC NR 720.09 RCLs ¹	WAC NR 746.06 Product Indicator ²	WAC NR 746.06 Direct Contact ³
	GP-1	GP-2	GP-3	GP-4		GP-5	GP-6				
Sample Date	10/30/03	10/30/03	10/30/03	10/30/03		10/30/03	10/30/03				
Sample Depth (feet)	8.0	8.0	6.0-8.0	8.0-10.0	12.0-14.0	8.0-10.0	0-2.0	6.0-8.0			
PID	BDL	BDL	5.8	254	BDL	BDL	BDL	BDL			
Detected PAHs (ug/kg)	NA	NA	NA	NA	NA	NA	<LOD	NA			
Detected VOCs (ug/kg)											
sec-Butylbenzene	<31	<29	64	495	<29	<29	NA	<29	NS	NS	NS
1,2-Dichlorobenzene	<31	<29	100	<29	<29	<29	NA	<29	NS	NS	NS
1,2-Dichloroethane	<31	<29	<28	<29	<29	<u>67</u>	NA	<29	4.9	600	540
Isopropylbenzene	<31	<29	54	60	<29	<29	NA	<29	NS	NS	NS
p-Isopropyltoluene	<31	<29	79	484	39	<29	NA	<29	NS	NS	NS
Methylene Chloride	<62	<58	<57	<58	<57	<57	NA	58 L	NS	NS	NS
Naphthalene	<31	<29	<28	#2,880#	205	<29	NA	<29	NS	2,700	NS
n-Propylbenzene	<31	<29	110	<29	<29	<29	NA	<29	NS	NS	NS
1,2,4-Trimethylbenzene	<31	<29	817	138	388	<29	NA	<29	NS	83,000	NS
1,3,5-Trimethylbenzene	<31	<29	77	1,040	66	<29	NA	<29	NS	11,000	NS
Xylenes	<43	<41	829	<40	53	<40	NA	<41	4,100	42,000	NS

NOTES:

PID: Photoionization Detector

PAHs: Polycyclic Aromatic Hydrocarbons

VOCs: Volatile Organic Compounds

ug/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)

<LOD: Less than Laboratory Limit of Detection

¹: WAC NR 720.09 Table 1 Residual Contaminant Levels Based on Protection of Groundwater

²: WAC NR 746.06 Table 1 Indicators of Residual Petroleum Product in Soil Pores

³: WAC NR 746.06 Table 2 Protection of Human Health from Direct Contact with Contaminated Soil

WAC: Wisconsin Administrative Code

NR: Natural Resources Chapter of the WAC

BDL: Below Detection Limit

NS: No Established Standard

RCLs: Residual Contaminant Levels

L: Common Lab Solvent and Contaminant

NA: Not Analyzed

Results indicated in red/underlined exceed the WAC NR 720.09 Table 1 Residual Contaminant Levels Based on Protection of Groundwater

Results indicated in brown/#.....# exceed the WAC NR 746.06 Table 1 Indicators of Residual Petroleum Product in Soil Pores

**Table 3 (Continued)
Soil Analytical Results
QSR Property - East Area
112 North Chicago Avenue
South Milwaukee, Wisconsin
Project No. 1E-0309020**

	Geoprobe Boring Numbers												WAC NR 720.09 RCLs ¹	WAC NR 746.06 Product Indicator ²	WAC NR 746.06 Direct Contact ³
	GP-7		GP-8		GP-10		GP-11		GP-12		GP-13	GP-14			
Sample Date	11/3/03		11/3/03		11/3/03		11/3/03		11/3/03		11/3/03	11/3/03			
Sample Depth (feet)	2.0-4.0	10.0-12.0	2.0-4.0	10.0-12.0	2.0-4.0	10.0-12.0	4.0-6.0	12.0-14.0	0.0-2.0	10.0-12.0	8.0-10.0	4.0-6.0			
PID	2,000	BDL	2000	24.1	300	BDL	555	BDL	154	BDL	BDL	2000			
Lead (mg/kg)	16	11	14	11	13	11	17	10	(228)*	12	11	17			
Detected VOCs (ug/kg)															
Benzene	(5,400)	798	<705	<28	<29	<28	<1,360	239	173	<28	<28	2,720	5.5	8,500	1,100
sec-Butylbenzene	<1,380	<29	<705	<28	44	<28	2,390	<28	368	<28	<28	916	NS	NS	NS
1,2-Dichlorobenzene	<1,380	<29	<705	<28	<29	<28	<1,360	<28	82	<28	<28	<309	NS	NS	NS
1,2-Dichloroethane	<1,380	365	<705	<28	<29	<28	<1,360	<28	<27	<28	<28	<309	4.9	600	540
Ethylbenzene	#32,200#	<29	#14,800#	<28	252	<28	#35,200#	<28	3,030	<28	<28	#24,800#	2,900	4,600	NS
Isopropylbenzene	2,760	<29	1,480	<28	69	<28	4,430	<28	498	<28	<28	2,100	NS	NS	NS
p-Isopropyltoluene	<1,380	<29	<705	<28	40	<28	<1,360	<28	271	<28	<28	396	NS	NS	NS
Naphthalene	#9,770#	<29	#5,800#	<28	87	<28	#13600#	<28	1,630	<28	<28	#7,550#	NS	2,700	NS
n-Propylbenzene	9,200	<29	6,590	<28	298	<28	18,200	<28	1,950	<28	<28	7,920	NS	NS	NS
Toluene	#67,800#	<29	2,610	<28	<29	<28	<1,360	<28	141	<28	<28	<309	1,500	38,000	NS
1,2,4-Trimethylbenzene	64,400	<29	38,600	<28	<29	110	#98,900#	<28	6,390	<28	<28	40,800	NS	83,000	NS
1,3,5-Trimethylbenzene	#20,700#	<29	10,000	<28	45	<28	#37,500#	<28	596	<28	<28	9,780	NS	11,000	NS
Xylenes	#172,000#	<40	#71,600#	50	<40	<39	#93,200#	<40	2,490	<40	<40	28,500	4,100	42,000	NS

NOTES:

PID: Photoionization Detector

VOCs: Volatile Organic Compounds

mg/kg: Milligrams per kilogram; equivalent to parts per million (ppm)

ug/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)

NA: Not Analyzed

WAC: Wisconsin Administrative Code

NR: Natural Resources Chapter of the WAC

BDL: Below Detection Limit

NS: No Established Standard

RCLs: Residual Contaminant Levels

L: Common Lab Solvent and Contaminant

¹: WAC NR 720.09 Table 1 Residual Contaminant Levels Based on Protection of Groundwater

²: WAC NR 746.06 Table 1 Indicators of Residual Petroleum Product in Soil Pores

³: WAC NR 746.06 Table 2 Protection of Human Health from Direct Contact with Contaminated Soil

Results indicated in red/underlined exceed the WAC NR 720.09 Table 1 Residual Contaminant Levels Based on Protection of Groundwater

Results indicated in brown/#.....# exceed the WAC NR 746.06 Table 1 Indicators of Residual Petroleum Product in Soil Pores

Results indicated in green/parenthesis exceed WAC NR 746.06 Table 2 Protection of Human Health from Direct Contact with Contaminated Soil. Applicable to soil 0-4 feet below ground surface.

*: Results indicated in blue/parenthesis exceed the WAC NR 720.11- Table 2 Residual Contaminant Levels Based on Human Health Risk From Direct Contact Related to Land- Non-Industrial Site Use For Lead (50 mg/kg). Applicable to soil 0-4 feet below ground surface.

**Table 3 (Continued)
Soil Analytical Results
QSR Property - West Area
112 North Chicago Avenue
South Milwaukee, Wisconsin
Project No. 1E-0308015**

	Geoprobe Boring Numbers										WAC NR 720.09 RCLs ¹	WAC NR 746.06 Product Indicator ²	WAC NR 746.06 Direct Contact ³	
	GP-15	GP-16	GP-17		GP-18		GP-19	GP-20	GP-21	GP-22				
Sample Date	12/5/03	12/5/03	12/5/03	12/5/03	12/5/03	12/5/03	12/5/03	12/5/03	12/5/03	12/5/03	12/5/03			
Sample Depth (feet)	11.0	6.0	6.0	8.5	6.0	10.0	10.0	11.0	11.0	6.0				
PID	126	BDL	127	200	48.6	156	BDL	BDL	BDL	2,000				
Detected PVOCs (ug/kg)														
Benzene	<31	<27	<58	<61	<29	<28	<28	<28	<29	<u>691</u>	5.5	8,500	1,100	
Ethylbenzene	<31	<27	<58	98	<29	<28	<28	<28	<29	<148	2,900	4,600	NS	
Naphthalene	150	<27	128	266	61	<28	<28	<28	<29	<148	NS	2,700	NS	
1,2,4-Trimethylbenzene	<31	68	5,570	9,560	<29	<28	<28	<28	<29	17,300	NS	83,000	NS	
1,3,5-Trimethylbenzene	<31	<27	1,860	2,420	<29	<28	<28	<28	<29	494	NS	11,000	NS	
Xylenes	80	<106	1,630	2,910	<40	<40	<40	<40	<40	<u>4,320</u>	4,100	42,000	NS	

NOTES:

PID: Photoionization Detector

PAHs: Polycyclic Aromatic Hydrocabons

PVOCs: Petroleum Volatile Organic Compounds

ug/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)

<LOD: Less than Laboratoy Limit of Detection

¹: WAC NR 720.09 Table 1 Residual Contaminant Levels Based on Protection of Groundwater

²: WAC NR 746.06 Table 1 Indicators of Residual Petroleum Product in Soil Pores

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RCLs: Residual Contaminant Levels

L: Common Lab Solvent and Contaminant

NA: Not Analyzed

Results indicated in red/underlined exceed the WAC NR 720.09 Table 1 Residual Contaminant Levels Based on Protection of Groundwater

Results indicated in brown/#.....# exceed the WAC NR 746.06 Table 1 Indicators of Residual Petroleum Product in Soil Pores

Results indicated in green/parenthesis exceed WAC NR 746.06 Table 2 Protection of Human Health from Direct Contact with Contaminated Soil. Applicable to soil 0-4 feet below ground surface.

Table 3 (Continued)
Soil Analytical Results
QSR Property - East Area
112 North Chicago Avenue
South Milwaukee, Wisconsin
Project No. 1E-0309020

	Monitoring Well					WAC NR 720.09 RCLs ¹	WAC NR 746.06 Product Indicator ²	WAC NR 746.06 Direct Contact ³
	MW-1	MW-2	MW-3	MW-4	MW-5			
Sample Date	12/30/04	12/30/04	12/31/04	12/30/04	12/31/04			
Sample Depth (feet)	4-6	6/8	10-12	12-14	4-6			
PID	2,000	11.2	1,360	BDL	1,633			
Detected PVOCs (ug/kg)								
Benzene	<u>1,970</u>	<28	<u>4,630</u>	<28	<u>69</u>	5.5	8,500	1,100
Ethylbenzene	934	<28	<56	<28	271	2,900	4,600	NS
Naphthalene	<147	<28	<56	<28	32	NS	2,700	NS
Toluene	<147	<28	<56	<28	86	1,500	38,000	NS
1,2,4-Trimethylbenzene	4,050	<28	<56	<28	<28	NS	83,000	NS
1,3,5-Trimethylbenzene	8,110	<28	<56	<28	51	NS	11,000	NS
Xylenes	3,810	<40	<79	<40	110	4,100	42,000	NS

NOTES:

PID: Photoionization Detector

PVOCs: Petroleum Volatile Organic Compounds

BDL: Below Detection Limit

ug/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)

NS: No Established Standard

WAC: Wisconsin Administrative Code

NR: Natural Resources Chapter of the WAC

RCLs: Residual Contaminant Levels

L: Common Lab Solvent and Contaminant

¹: WAC NR 720.09 Table 1 Residual Contaminant Levels Based on Protection of Groundwater

²: WAC NR 746.06 Table 1 Indicators of Residual Petroleum Product in Soil Pores

³: WAC NR 746.06 Table 2 Protection of Human Health from Direct Contact with Contaminated Soil

Results indicated in red/underlined exceed the WAC NR 720.09 Table 1 Residual Contaminant Levels Based on Protection of Groundwater

Results indicated in brown/#.....# exceed the WAC NR 746.06 Table 1 Indicators of Residual Petroleum Product in Soil Pores

Table 3 (Continued)
Soil Analytical Results
QSR Property - West Area
112 North Chicago Avenue
South Milwaukee, Wisconsin
Project No. 1E-0308015

	MW-6	MW-7	MW-8	MW-9	MW-10	WAC NR 720.09 RCLs ¹	WAC NR 746.06 Product Indicator ²	WAC NR 746.06 Direct Contact ³
Sample Date	1/14/04	1/14/04	1/14/04	1/14/04	12/22/04			
Sample Depth (feet)	10-12	10-12	12-14	4-6	10-12			
PID	126	BDL	663	1,035	214			
Detected PVOCs/VOCs (ug/kg)								
Benzene	<140	<29	<u>383</u>	<u>1,240</u>	<9.15	5.5	8,500	1,100
n-Butylbenzene	3,500	<29	<135	7,570	NA	NS	NS	NS
sec-Butylbenzene	1,630	<29	327	2,360	NA	NS	NS	NS
Chloromethane	<291	<57	<282	794	NA	NS	NS	NS
Ethylbenzene	<140	<29	203	#53,300#	335	2,900	4,600	NS
Isopropylbenzene	874	<29	496	5,580	NA	NS	NS	NS
p-Isopropyltoluene	1,520	<29	147	<310	NA	NS	NS	NS
Methylene Chloride	431 ^L	<57	349 ^L	<620	NA	NS	NS	NS
Naphthalene	664	<29	654	#11,700#	#5,760#	NS	2,700	NS
n-Propylbenzene	2,210	<29	2,250	26,100	NA	NS	NS	NS
Toluene	<140	<29	<135	<310	17.9j	1,500	38,000	NS
1,2,4-Trimethylbenzene	11,700	<29	11,300	32,300	886	NS	83,000	NS
1,3,5-Trimethylbenzene	303	<29	2,480	<310	1,590	NS	11,000	NS
Xylenes	629	<40	<u>4,740</u>	1,170	1,730	4,100	42,000	NS

NOTES:

PID: Photoionization Detector

WAC: Wisconsin Administrative Code

VOCs: Volatile Organic Compounds

PVOCs: Petroleum Volatile Organic Compounds

ug/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)

<LOD: Less than Laboratory Limit of Detection

NR: Natural Resources Chapter of the WAC

BDL: Below Detection Limit

NS: No Established Standard

RCLs: Residual Contaminant Levels

L: Common Lab Solvent and Contaminant

NA: Not Analyzed

¹: WAC NR 720.09 Table 1 Residual Contaminant Levels Based on Protection of Groundwater

²: WAC NR 746.06 Table 1 Indicators of Residual Petroleum Product in Soil Pores

³: WAC NR 746.06 Table 2 Protection of Human Health from Direct Contact with Contaminated Soil

Results indicated in red/underlined exceed the WAC NR 720.09 Table 1 Residual Contaminant Levels Based on Protection of Groundwater

Results indicated in brown/#.....# exceed the WAC NR 746.06 Table 1 Indicators of Residual Petroleum Product in Soil Pores

Table 5
Soil Analytical Results - Post Source Removal Excavation
QSR Property-East Area
112 North Chicago Avenue
South Milwaukee, Wisconsin
Project No. 1E-0309020

	Sample Locations															WAC NR 720.09 RCLs ¹	WAC NR 746.06 Product Indicator ²	WAC NR 746.06 Direct Contact ³
	C-1	C-2	C-3	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	B-1	B-2	B-3	B-4			
Sample Date	12/11/03	12/11/03	12/11/03	12/11/03	12/11/03	12/11/03	12/11/03	12/11/03	12/11/03	12/11/03	12/11/03	12/11/03	12/11/03	12/11/03	12/11/03			
Sample Depth (feet)	4.0	4.0	4.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	10.0	9.0	10.0	9.0			
PID	2,000	2,000	2,000	2,000	2,000	2,000	2,000	1,252	1,151	590	291	87.1	101.3	139.6	235			
GRO (mg/kg)	<u>2,850*</u>	<u>2,450*</u>	<u>2,100*</u>	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	100	NS	NS
Lead (mg/kg)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	8.5	9.9	9.5	6.2	50	NS	NS
PVOCs (ug/kg)																		
Benzene	<u>#15,400#</u>	<u>#14,700#</u>	<u>#11,700#</u>	<281	<u>284</u>	<u>6,330</u>	<u>8,080</u>	<284	<281	<u>612</u>	<u>608</u>	<u>#8,750#</u>	<u>6,740</u>	<u>5,190</u>	<u>3,390</u>	5.5	8,500	1100
Ethylbenzene	NA	NA	NA	<u>#12,400#</u>	<u>#5,450#</u>	<u>#35,100#</u>	<u>#45,500#</u>	<u>#6,140#</u>	<u>#9,790#</u>	<u>4,530</u>	<u>3,600</u>	<28	<29	<28	<u>#6,070#</u>	2,900	4,600	NS
Methyl-t-butyl-ether	NA	NA	NA	<281	<136	<701	<705	<284	<281	<57	<135	<28	<29	<28	<29	NS	NS	NS
Naphthalene	NA	NA	NA	<u>#5,840#</u>	2,390	<u>#13,600#</u>	<u>#15,900#</u>	1,360	2,250	1,130	541	<28	<29	<28	<29	NS	2,700	NS
Toluene	NA	NA	NA	<281	511	<u>#69,000#</u>	<u>#88,700#</u>	852	787	<u>7,130</u>	<u>6,530</u>	125	84	271	<u>9,000</u>	1,500	38,000	NS
1,2,4-Trimethylbenzene	NA	NA	NA	37,100	17,000	75,800	<u>#94,400#</u>	17,000	31,500	7,020	5,970	<28	<29	81	<29	NS	83,000	NS
1,3,5-Trimethylbenzene	NA	NA	NA	<u>#14,600#</u>	7,500	<u>#23,800#</u>	<u>#36,400#</u>	5,570	10,200	1,930	1,580	<28	<29	<28	<29	NS	11,000	NS
Xylenes	NA	NA	NA	<u>34,800</u>	<u>12,500</u>	<u>#170,000#</u>	<u>#216,000#</u>	<u>23,900</u>	<u>36,000</u>	<u>19,300</u>	<u>16,900</u>	57	<40	74	<u>14,000</u>	4,100	42,000	NS

NOTES:

PID: Photoionization Detector

VOCs: Volatile Organic Compounds

mg/kg: Milligrams per kilogram; equivalent to parts per million (ppm)

ug/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)

NA: Not Analyzed

WAC: Wisconsin Administrative Code

NR: Natural Resources Chapter of the WAC

BDL: Below Detection Limit

NS: No Established Standard

RCLs: Residual Contaminant Levels

L: Common Lab Solvent and Contaminant

*: GRO concentration exceeds WAC NR720.09(4) Generic Residual Contamination Level for GRO of 250 mg/kg

¹: WAC NR 720.09 Table 1 Residual Contaminant Levels Based on Protection of Groundwater

²: WAC NR 746.06 Table 1 Indicators of Residual Petroleum Product in Soil Pores

³: WAC NR 746.06 Table 2 Protection of Human Health from Direct Contact with Contaminated Soil

Results indicated in red/underlined exceed the WAC NR 720.09 Table 1 Residual Contaminant Levels Based on Protection of Groundwater

Results indicated in brown/#.....# exceed the WAC NR 746.06 Table 1 Indicators of Residual Petroleum Product in Soil Pores

Results indicated in green/parenthesis exceed WAC NR 746.06 Table 2 Protection of Human Health from Direct Contact with Contaminated Soil. Applicable to soil 0-4 feet below ground surface.

*: Results indicated in blue/parenthesis exceed the WAC NR 720.11- Table 2 Residual Contaminant Levels Based on Human Health Risk From Direct Contact Related to Land- Non-Industrial Site Use For Lead (50 mg/kg). Applicable to soil 0-4 feet below ground surface.

**Table 4
Groundwater Analytical Results
QSR Property - East Area
112 North Chicago Avenue
South Milwaukee, Wisconsin
Project No. 1E-0309020**

	Sample Location																					WAC NR 140 PAL ¹	WAC NR 140 ES ²			
	MW-1				MW-2				MW-3				MW-4				MW-5				SU-2					
Date Sampled	01/13/04	04/30/04	10/07/04		01/13/04	04/30/04	10/07/04		01/13/04	04/30/04	10/07/04		01/13/04	04/30/04	10/07/04		01/13/04	04/30/04	10/07/04		01/13/04	04/30/04	10/07/04			
Dissolved Lead (ug/l)	NA	<u>(3.78j)</u>	NA		NA	<0.820	NA		NA	1.17j	NA		NA	<u>(7.71)</u>	NA		NA	<u>(1.88j)</u>	NA		NA	NA	NA		1.5	15
Detected VOCs/PVOCs (ug/l)																										
Benzene	<u>12</u>	<u>(2.82)</u>	<u>13.9</u>		<u>(0.59)</u>	<u>(3.95)</u>	<u>(2.71)</u>		<u>160</u>	<u>21.6</u>	<u>18.1</u>		<0.20	<u>(0.78)</u>	<0.239		<u>6.1</u>	<u>12</u>	<u>5.66</u>		<u>230</u>	<u>678</u>	<u>1,820</u>		0.5	5
1,2-Dichloroethane	<0.50	NA	NA		<u>(1.2)</u>	NA	NA		<0.50	NA	NA		<0.50	NA	NA		<u>(0.72)</u>	NA	NA		<u>41</u>	NA	NA		0.5	5
1,2-Dichloropropane	<0.50	NA	NA		<0.50	NA	NA		<0.50	NA	NA		<0.50	NA	NA		<0.50	NA	NA		<u>(0.75)</u>	NA	NA		0.5	5
1,2-Dibromoethane	<0.20	NA	NA		<0.20	NA	NA		<0.20	NA	NA		<0.20	NA	NA		<0.20	NA	NA		<u>0.3</u>	NA	NA		0.005	0.05
sec-butylbenzene	<0.25	NA	NA		<0.25	NA	NA		0.85	NA	NA		<0.25	NA	NA		<0.25	NA	NA		<0.25	NA	NA		NS	NS
Ethylbenzene	1.4	1.76j	1.97j		<0.50	0.606j	0.866j		3.6	1.89j	1.73j		<0.50	0.539j	<0.446		<0.50	0.66j	<0.446		9.9	0.725j	9.71		140	700
Isopropylbenzene	0.22	NA	NA		<0.20	NA	NA		2.3	NA	NA		<0.20	NA	NA		<0.20	NA	NA		0.66	NA	NA		NS	NS
p-Isopropyltoluene	<0.20	NA	NA		<0.20	NA	NA		0.5	NA	NA		<0.20	NA	NA		<0.20	NA	NA		<0.20	NA	NA		NS	NS
Methyl-t-butyl-ether	<0.50	<0.511	<0.511		<0.50	<0.511	<0.511		<0.50	<0.511	0.645		<0.50	<0.511	<0.511		<0.50	<0.511	<0.511		<0.50	1.32	1.8		12	60
Naphthalene	0.3	<0.985	NA		<0.25	1.58j	NA		<0.25	<0.985	NA		<0.25	<0.985	NA		<0.25	<0.985	NA		1.4	<0.985	NA		8	40
n-Propylbenzene	<0.50	NA	NA		<0.50	NA	NA		5.6	NA	NA		<0.50	NA	NA		<0.50	NA	NA		1.3	NA	NA		NS	NS
Toluene	<0.20	<0.261	0.545j		<0.20	<0.261	0.359j		1.5	0.261j	0.978j		<0.20	<0.261	<0.261		0.61	0.682j	<0.261		33	22.4	3.21		200	1,000
1,2,4-Trimethylbenzene	3.3	1.76j	1.06j		0.78	1.06j	0.953j		23	4.69j	4.92j		<0.25	0.683j	<0.597		<0.20	0.727j	<0.597		12	1.88j	1.22		96	480
1,3,5-Trimethylbenzene	0.93	<0.559	1.54j		<0.20	2.64j	1.18j		4.5	<0.559	3.38j		<0.20	2.71j	<0.559		<0.20	2.82j	<0.559		5.6	2.62j	<0.559		96	480
Xylenes	7.8	<1.61	2.94j		0.62	1.77j	2.00j		38	4.78j	5.56		0.53	<1.61	<1.61		<0.50	1.87j	<1.61		68	14.1	15.4		1,000	10,000

NOTES:

WAC: Wisconsin Administrative Code
NR: Natural Resources Chapter of the WAC
NA: Not Analyzed

VOCs: Volatile Organic Compounds
PVOCs: Petroleum Volatile Organic Compounds
SU: Groundwater sump installed in excavation after removal of source soil

NT: Not Tested

ug/l: Micrograms per liter; equivalent to parts per billion (ppb)

¹: WAC NR 140.10 Table 1 Public Health Groundwater Quality Standards- Preventive Action Limit (PAL)

²: WAC NR 140.10 Table 1 Public Health Groundwater Quality Standards- Enforcement Standard (ES)

Results indicated in blue/parenthesis exceed the WAC NR 140.10 Table 1 Public Health Groundwater Quality Standards- Preventive Action Limit

Results indicated in red/underline exceed the WAC NR 140.10 Table 1 Public Health Groundwater Quality Standards- Enforcement Standard

Table 4 (Continued)
Groundwater Analytical Results
QSR Property - West Area
112 North Chicago Avenue
South Milwaukee, Wisconsin
Project No. 1E-0308015

	SAMPLING LOCATIONS												WAC NR 140 PAL ¹	WAC NR 140 ES ²
	MW-6			MW-7			MW-8			MW-9				
Date Sampled	01/19/04	10/07/04		01/19/04	10/07/04		01/19/04	10/07/04		01/19/04	10/07/04			
Detected VOCs/PVOCs (ug/l)														
Benzene	Product	Product		0.22	<0.239		(0.6)	<0.239		<u>21</u>	<u>31.6</u>		0.5	5
Ethylbenzene				<0.50	<0.446		<0.50	0.712j		1.8	6.08		140	700
Methyl Tert Butyl Ether				<0.50	<0.511		<0.50	<0.511		<0.50	0.579		12	60
sec-Butylbenzene				<0.25	NA		<0.25	NA		0.6	NA		NS	NS
Isopropylbenzene				<0.20	NA		<0.20	NA		2.5	NA		NS	NS
p-Isopropylbenzene				<0.20	NA		<0.20	NA		0.32	NA		NS	NS
Naphthalene				<0.25	NA		<0.25	NA		5.2	NA		8	40
n-Propylbenzene				<0.50	NA		<0.5	NA		5.6	NA		NS	NS
Toluene				0.34	<0.261		0.3	<0.261		0.59	<0.261		200	1,000
1,2,4-Trimethylbenzene				0.49	<0.597		0.35	<0.597		56	40.6		96	480
1,3,5-Trimethylbenzene				<0.20	<0.559		<0.20	<0.559		9	7.75		96	480
Xylenes				0.62	<1.61		0.58	1.99j		51	29.1		1,000	10,000

NOTES:

WAC: Wisconsin Administrative Code

RCRA: Resource Conservation and Recovery Act

NR: Natural Resources Chapter of the WAC

NA: Not Analyzed

ug/l: Micrograms per liter; equivalent to parts per billion (ppb)

¹: WAC NR 140.10 Table 1 Public Health Groundwater Quality Standards- Preventive Action Limit (PAL)²: WAC NR 140.10 Table 1 Public Health Groundwater Quality Standards- Enforcement Standard (ES)

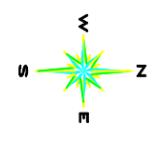
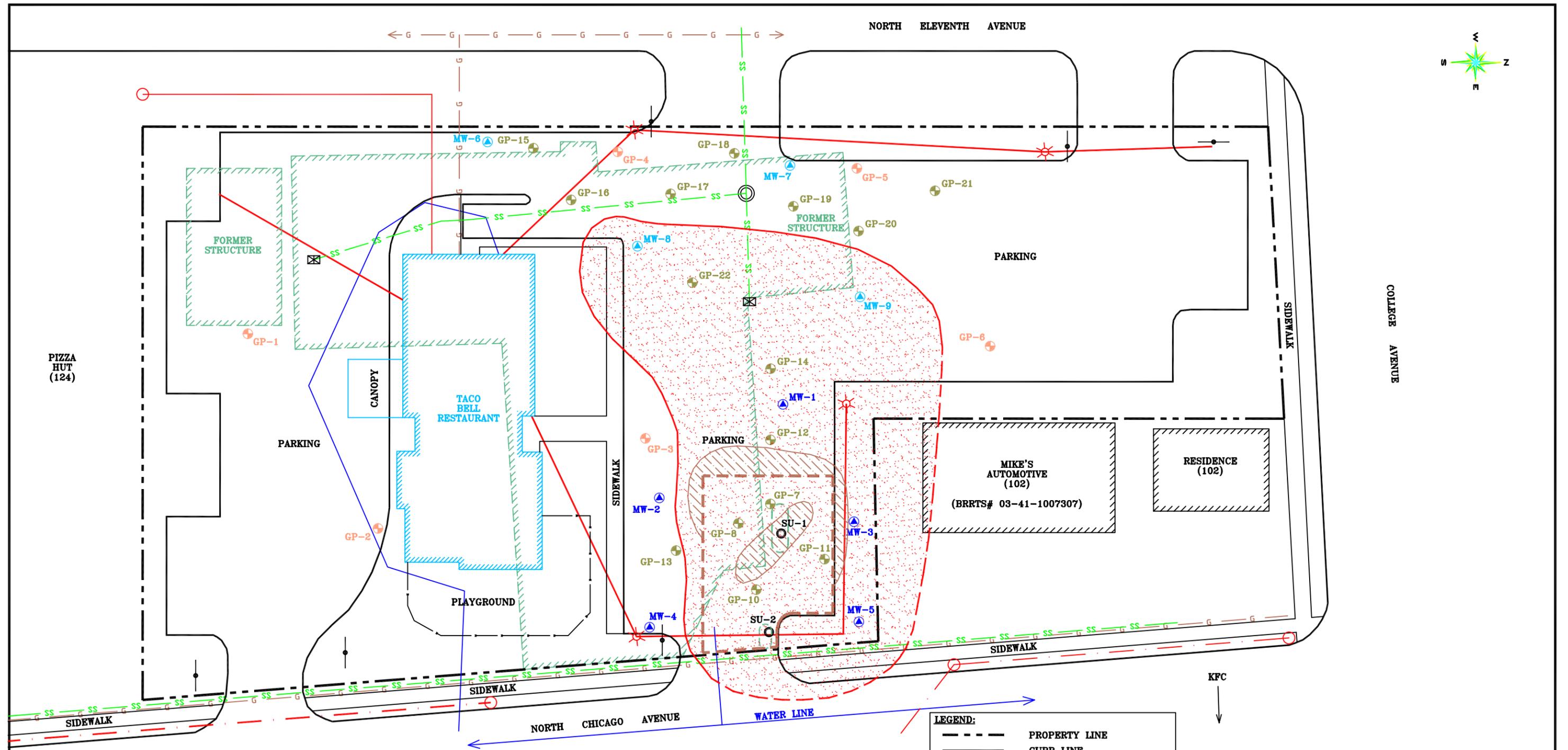
Product: No Sample Collected

VOCs: Volatile Organic Compounds

PVOCs: Petroleum Volatile Organic Compounds

Results indicated in blue/parenthesis exceed the WAC NR 140.10 Table 1 Public Health Groundwater Quality Standards- Preventive Action Limit

Results indicated in red/underline exceed the WAC NR 140.10 Table 1 Public Health Groundwater Quality Standards- Enforcement Standard



PIZZA HUT (124)

FORMER STRUCTURE

CANOPY

TACO BELL RESTAURANT

PARKING

PLAYGROUND

SIDEWALK

PARKING

FORMER STRUCTURE

PARKING

MIKE'S AUTOMOTIVE (102)
(BRRTS# 03-41-1007307)

RESIDENCE (102)

COLLEGE AVENUE

NORTH CHICAGO AVENUE

WATER LINE

SIDEWALK

SIDEWALK

SIDEWALK

KFC

WITTS RESTAURANT (113)

LEGEND:

- APPROXIMATE EXTENT OF SOIL EXCAVATION
- APPROXIMATE EXTENT OF PETROLEUM IMPACTED SOIL EXCEEDING NR 746 TABLE 1 LEVELS
- APPROXIMATE EXTENT OF PETROLEUM IMPACTED SOIL EXCEEDING NR 720 GENERIC RESIDUAL CONTAMINANT LEVELS (DASHED WHERE INFERRED)

LEGEND:

- MW-1 GROUNDWATER MONITORING WELL (12/30/03)
- MW-6 GROUNDWATER MONITORING WELL (1/13/04)
- GP-1 GEOPROBE BORING (10/30/03)
- GP-10 GEOPROBE BORING (11/3/03)
- SU-1 4 INCH SUMP (12/11/03)
- (102) PROPERTY ADDRESS
- FORMER 1,000/550 GALLON GASOLINE USTs

LEGEND:

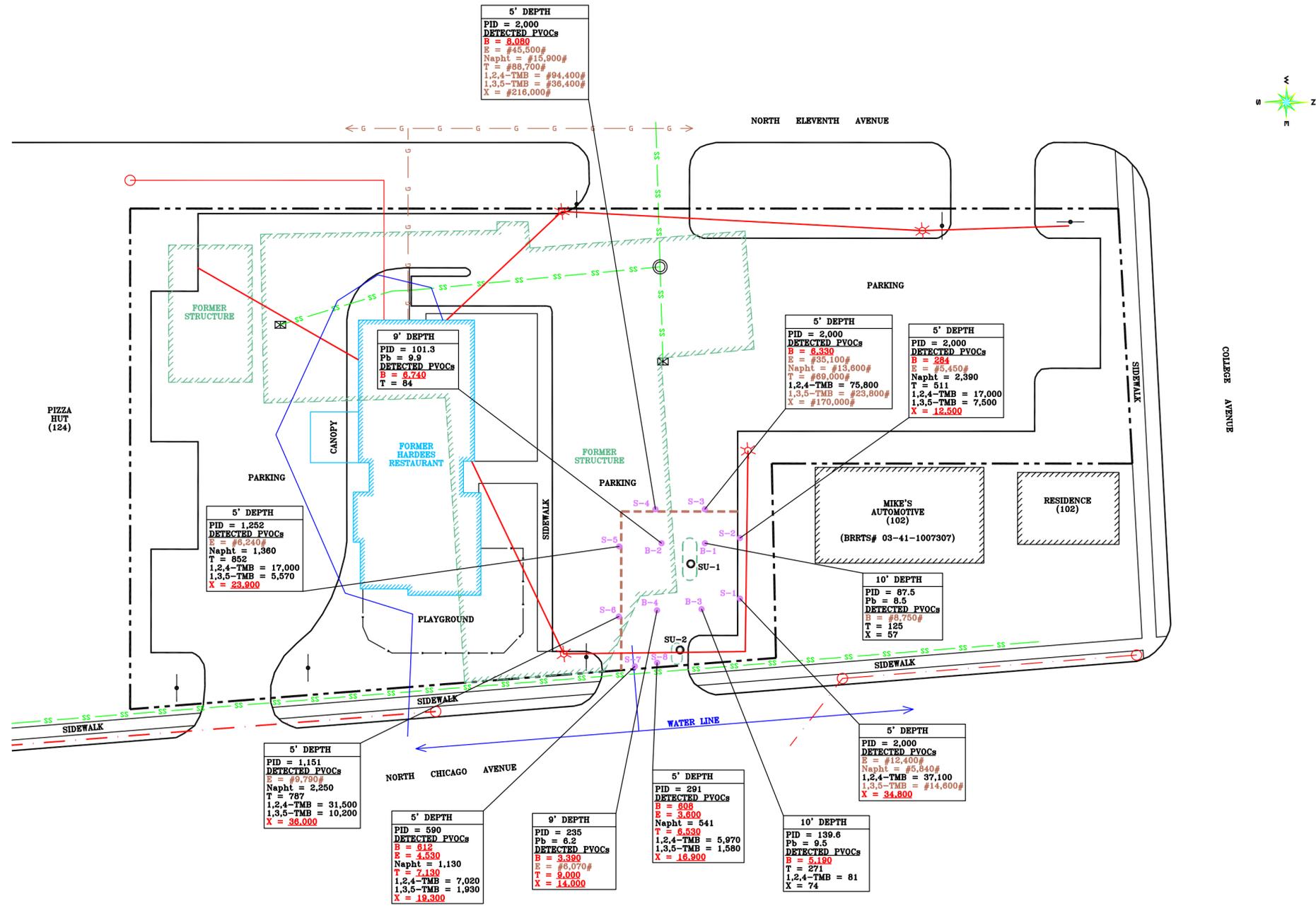
- PROPERTY LINE
- CURB LINE
- FENCE
- SEWER LINE
- CATCH BASIN
- MANHOLE
- WATER LINE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- ELECTRIC POLE
- LIGHT POLE
- GAS LINE
- SIGN

NOTES:
SITE PLAN LAYOUT HAS BEEN DEVELOPED FROM HARDEE'S DOCUMENTS (DATED 3/7/87), SITE OBSERVATIONS OF EXISTING CONDITIONS AND SANBORN FIRE INSURANCE MAPS.

GILES ENGINEERING ASSOCIATES, INC.
N8 W22350 JOHNSON DRIVE, SUITE A1
WAUKESHA, WI 53186 (262)-544-0118

FIGURE 8
APPROXIMATE EXTENT OF PETROLEUM IMPACTED SOIL
QSR PROPERTY
112 NORTH CHICAGO AVENUE
SOUTH MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
TJB	JSZ	X	1"=30'	12-30-04
PROJECT NO.: 1E-0309020			CAD No. E309020E	



CHEMICAL KEY:
 -B: BENZENE
 -E: ETHYLBENZENE
 -MTBE: METHYL TERT BUTYL ETHER
 -Napht: NAPHTHALENE
 -T: TOLUENE
 -TMB: TRIMETHYLBENZENE
 -X: TOTAL XYLENES

ABBREVIATIONS:
 -NR: NATURAL RESOURCES
 -PID: PHOTOIONIZATION DETECTOR (FIELD)
 -PVOC: PETROLEUM VOLATILE ORGANIC COMPOUND
 -WAC: WISCONSIN ADMINISTRATIVE CODE

NOTES:
 FIELD PID RESULTS EXPRESSED IN INSTRUMENT UNITS
 LEAD RESULTS EXPRESSED IN MILLIGRAMS PER KILOGRAM (mg/kg) EQUIVALENT TO PARTS PER MILLION (ppm)
 PVOC RESULTS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg) EQUIVALENT TO PARTS PER BILLION (ppb)
 RESULTS INDICATED IN RED/UNDERLINED EXCEED THE WAC NR 720.09 TABLE 1 RESIDUAL CONTAMINANT LEVELS BASED ON PROTECTION OF GROUNDWATER
 RESULTS INDICATED IN BROWN/# EXCEED THE WAC NR 748.06 TABLE 1 INDICATOR OF RESIDUAL PETROLEUM PRODUCT IN SOIL PORES SCREENING LEVELS

NOTES:
 SITE PLAN DERIVED FROM PLAN OBTAINED FROM THE SOUTH MILWAUKEE ASSESSOR'S OFFICE ON 7/3/03

LEGEND:
 S-1 SIDEWALK SOIL SAMPLE (12/11/03)
 B-1 BOTTOM SOIL SAMPLE (12/11/03)
 SU-1 4 INCH SUMP (12/11/03)
 (102) PROPERTY ADDRESS
 FORMER 1,000/550 GALLON GASOLINE USTs
 EXTENTS OF EXCAVATION AREA

LEGEND:
 --- PROPERTY LINE
 --- CURB LINE
 --- FENCE
 --- SEWER LINE
 --- MANHOLE
 --- WATER LINE
 --- UNDERGROUND ELECTRIC
 --- OVERHEAD ELECTRIC
 --- LIGHT POLE
 --- GAS LINE
 --- SIGN

GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)-544-0118

FIGURE 10
 EXCAVATION SOIL SAMPLE ANALYTICAL RESULTS
 QSR PROPERTY
 112 NORTH CHICAGO AVENUE
 SOUTH MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
TJH	JSZ	X	1"=30'	01-02-03
PROJECT NO.: 1E-0309020			CAD No. E3090208	

TABLE 2
Groundwater Table Elevation Data

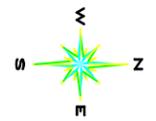
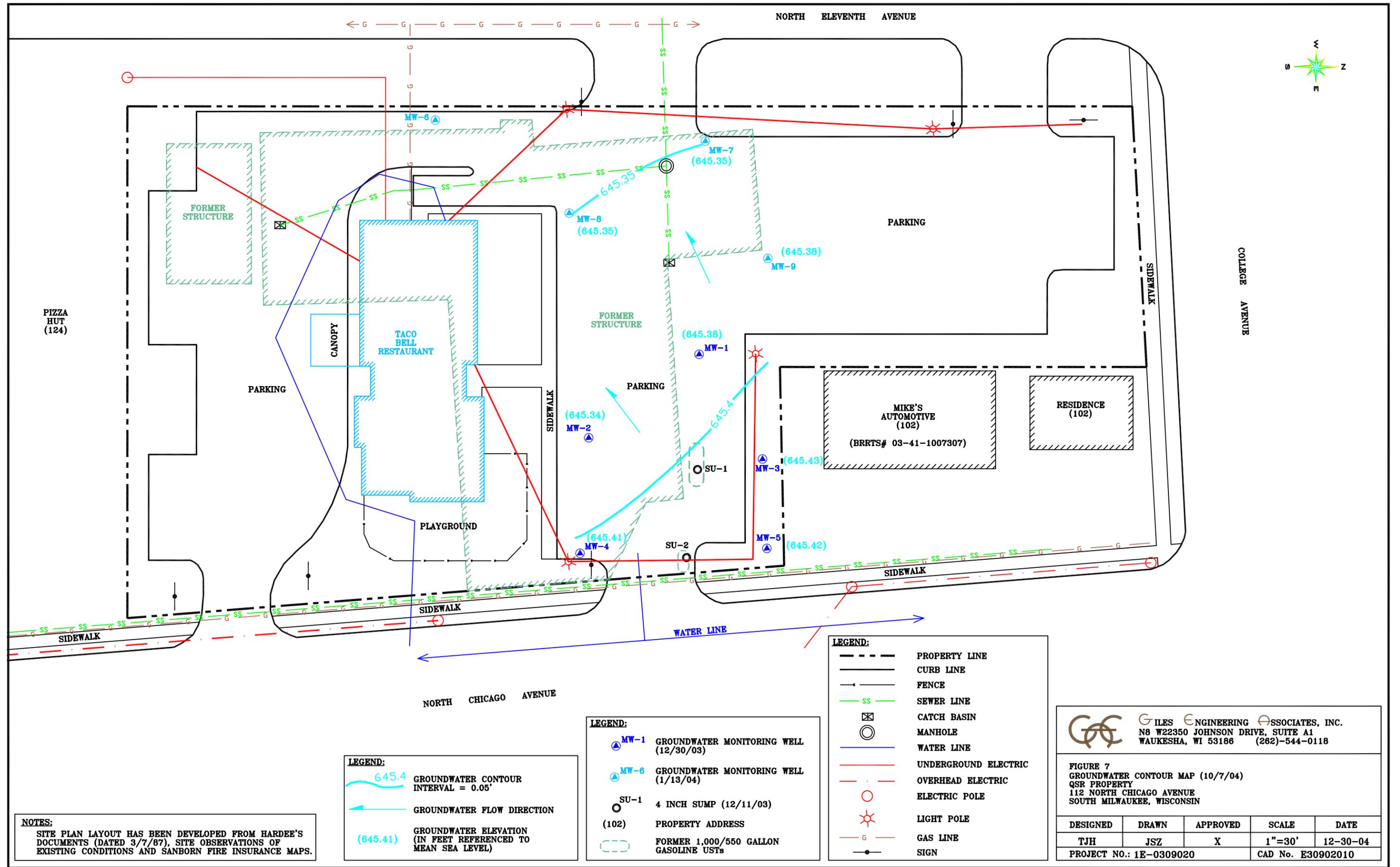
QSR Property
112 North Chicago Avenue
South Milwaukee, Wisconsin
Project No. 1E-0309020

Well No.	Surface Elevation	Top of Casing Elevation	Screen		Groundwater			
			Top of Screen Elevation	Bottom of Screen Elevation	Measurement Date	Depth to Water (Casing)	Depth to Groundwater from Surface	Groundwater Elevation
MW-1 OW528	663.86	663.44	649.30	639.30	1/19/04	18.76	19.18	644.68
					4/30/2004	18.65	19.07	644.79
					10/7/2004	18.06	18.48	645.38
MW-2 OW526	664.31	663.90	654.29	639.29	1/19/04	19.27	20.14	644.17
					4/30/2004	19.11	19.52	644.79
					10/7/2004	18.56	18.97	645.34
MW-3 OW529	666.43	665.78	651.47	636.47	1/19/04	21.17	21.82	644.61
					4/30/2004	19.95	20.60	645.83
					10/7/2004	20.35	21.00	645.43
MW-4 OW527	664.90	664.43	654.61	639.61	1/19/04	19.72	20.19	644.71
					4/30/2004	19.61	20.08	644.82
					10/7/2004	19.02	19.49	645.41
MW-5 OW530	666.56	666.19	651.44	636.44	1/19/04	21.51	21.88	644.68
					4/30/2004	21.37	21.74	644.82
					10/7/2004	20.77	21.14	645.42
MW-6 PP301	665.07	664.55	654.53	639.53	1/19/04	1.67 feet of product		
					4/30/04	0.96 feet of product		
					10/7/2004	0.19 feet of product		
MW-7 PP302	664.52	664.26	653.78	638.78	1/19/04	19.69	19.95	644.57
					4/30/04	19.48	19.74	644.78
					10/7/2004	18.91	19.17	645.35
MW-8 PP303	664.46	664.18	654.17	639.17	1/19/04	19.58	19.86	644.60
					4/30/04	19.39	19.67	644.79
					10/7/2004	18.83	19.11	645.35
MW-9 PP304	664.65	664.30	654.58	639.58	1/19/04	19.70	20.05	644.60
					4/30/04	19.51	19.86	644.79
					10/7/2004	18.92	19.27	645.38
SU-1	664.68	664.50	--		1/19/04	dry		
					4/30/04	dry		
					10/7/2004	dry		
SU-2	664.98	664.93	--	651.89	1/19/04	12.16	12.21	652.77
					4/30/04	9.11	9.16	655.82
					10/7/2004	9.24	9.29	655.69

Note:

all units expressed in feet

Benchmark: Rim of Storm Sewer Catch Basin directly west of the Site, in the North 11th Street Right-of-Way = 662.58 feet above mean sea level (MSL)



NOTES:
 SITE PLAN LAYOUT HAS BEEN DEVELOPED FROM HARDEE'S DOCUMENTS (DATED 3/7/87), SITE OBSERVATIONS OF EXISTING CONDITIONS AND SANBORN FIRE INSURANCE MAPS.

LEGEND:
 645.4 GROUNDWATER CONTOUR INTERVAL = 0.05'
 ← GROUNDWATER FLOW DIRECTION
 (645.41) GROUNDWATER ELEVATION (IN FEET REFERENCED TO MEAN SEA LEVEL)

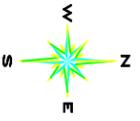
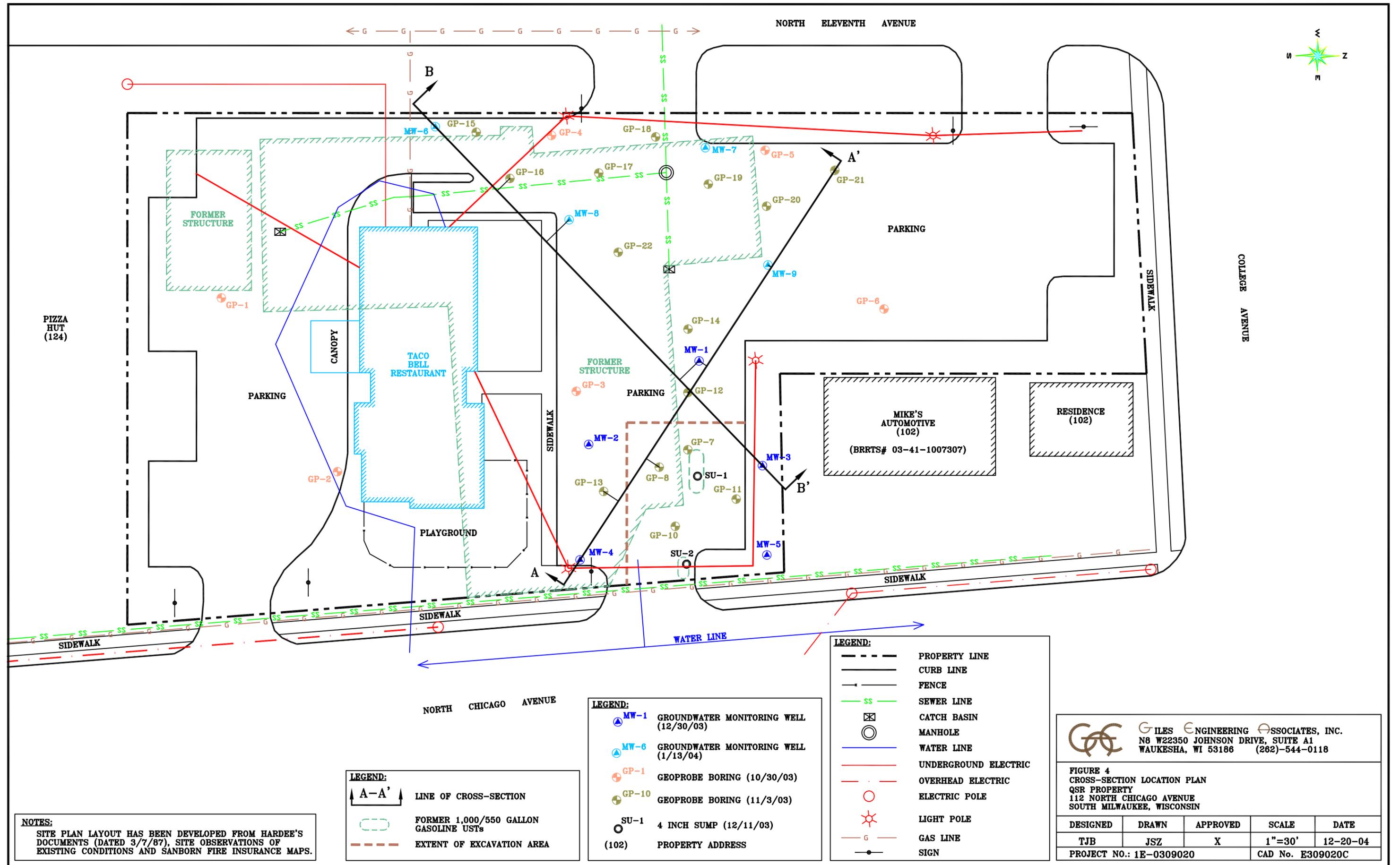
LEGEND:
 MW-1 GROUNDWATER MONITORING WELL (12/30/03)
 MW-6 GROUNDWATER MONITORING WELL (1/13/04)
 SU-1 4 INCH SUMP (12/11/03)
 (102) PROPERTY ADDRESS
 FORMER 1,000/550 GALLON GASOLINE USTs

LEGEND:
 - - - PROPERTY LINE
 — CURB LINE
 — FENCE
 — SS — SEWER LINE
 ⊠ CATCH BASIN
 ⊙ MANHOLE
 — WATER LINE
 — UNDERGROUND ELECTRIC
 - - - OVERHEAD ELECTRIC
 ○ ELECTRIC POLE
 ☆ LIGHT POLE
 — G — GAS LINE
 ● SIGN

GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)-544-0118

FIGURE 7
 GROUNDWATER CONTOUR MAP (10/7/04)
 QSR PROPERTY
 112 NORTH CHICAGO AVENUE
 SOUTH MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
TJH	JSZ	X	1"=30'	12-30-04
PROJECT NO.: 1E-0309020			CAD No. E30902010	



PIZZA HUT (124)

FORMER STRUCTURE

CANOPY

TACO BELL RESTAURANT

FORMER STRUCTURE

MIKE'S AUTOMOTIVE (102)
(BRRTS# 03-41-1007307)

RESIDENCE (102)

NORTH ELEVENTH AVENUE

NORTH CHICAGO AVENUE

COLLEGE AVENUE

NOTES:
SITE PLAN LAYOUT HAS BEEN DEVELOPED FROM HARDEE'S DOCUMENTS (DATED 3/7/87), SITE OBSERVATIONS OF EXISTING CONDITIONS AND SANBORN FIRE INSURANCE MAPS.

LEGEND:
 A-A' LINE OF CROSS-SECTION
 Dashed green box FORMER 1,000/550 GALLON GASOLINE USTs
 Dashed red box EXTENT OF EXCAVATION AREA

LEGEND:
 MW-1 GROUNDWATER MONITORING WELL (12/30/03)
 MW-6 GROUNDWATER MONITORING WELL (1/13/04)
 GP-1 GEOPROBE BORING (10/30/03)
 GP-10 GEOPROBE BORING (11/3/03)
 SU-1 4 INCH SUMP (12/11/03)
 (102) PROPERTY ADDRESS

LEGEND:
 Dashed line PROPERTY LINE
 Solid line CURB LINE
 Dashed line with cross-hatch FENCE
 Green line with 'SS' SEWER LINE
 Blue line with triangle CATCH BASIN
 Circle with cross-hatch MANHOLE
 Blue line with triangle WATER LINE
 Red line UNDERGROUND ELECTRIC
 Red line with cross-hatch OVERHEAD ELECTRIC
 Circle with cross-hatch ELECTRIC POLE
 Star with cross-hatch LIGHT POLE
 Red line with 'G' GAS LINE
 Circle with cross-hatch SIGN

GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)-544-0118

**FIGURE 4
CROSS-SECTION LOCATION PLAN
QSR PROPERTY
112 NORTH CHICAGO AVENUE
SOUTH MILWAUKEE, WISCONSIN**

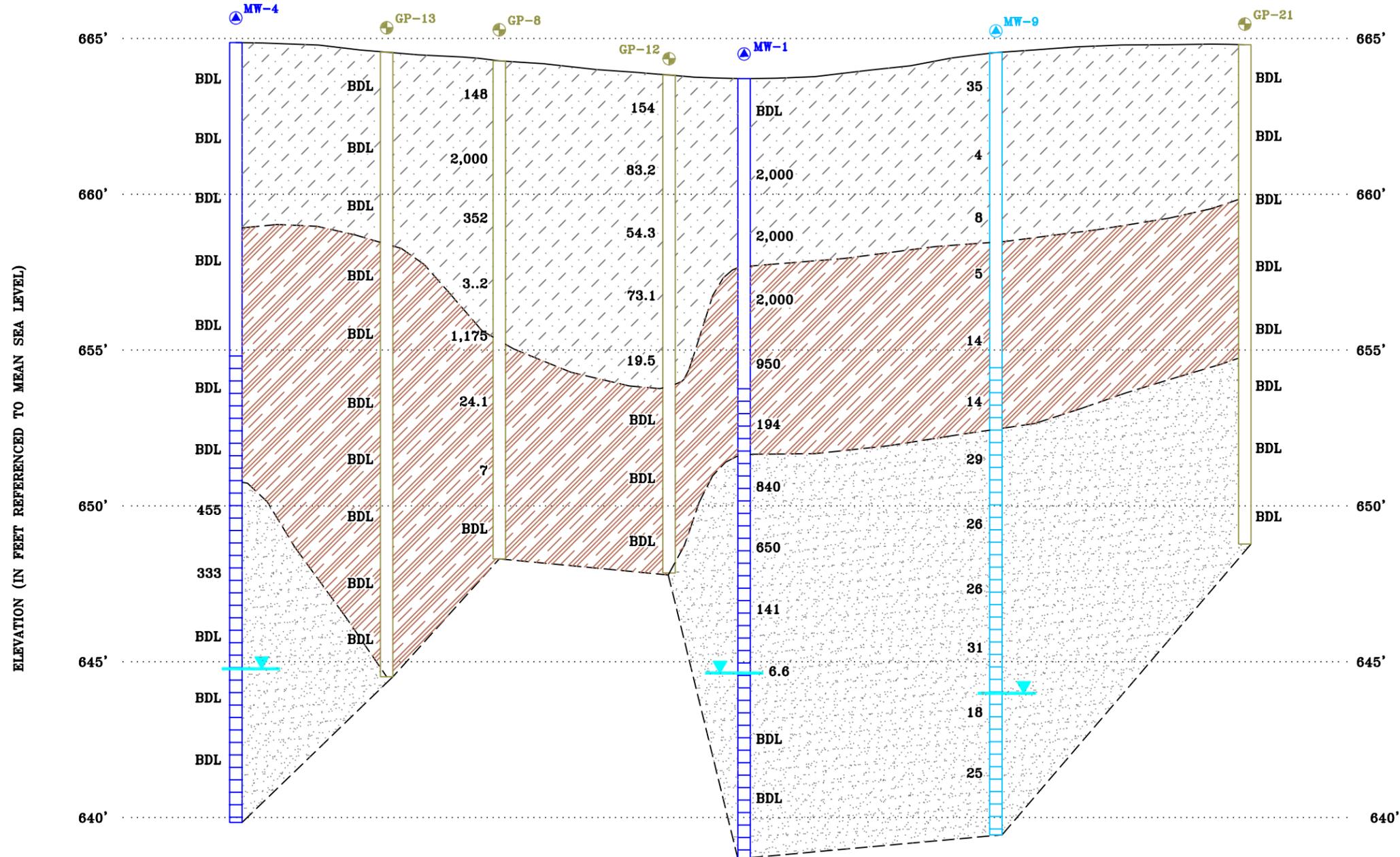
DESIGNED	DRAWN	APPROVED	SCALE	DATE
TJB	JSZ	X	1"=30'	12-20-04
PROJECT NO.: 1E-0309020			CAD No. E309020C	

CROSS SECTION A-A'

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

A
(SOUTHEAST)

A'
(NORTHWEST)



SOIL KEY:

- FILL
- BROWN TO GRAY SILTY CLAY TO CLAYEY SILT
- BLACKISH GRAY FINE TO MEDIUM SAND

NOTES:
CONTACT LINES: DASHED WHERE INFERRED

LEGEND:

- MW-4 GROUNDWATER MONITORING WELL (12/30/03)
- MW-9 GROUNDWATER MONITORING WELL (1/13/04)
- GP-21 GEOPROBE BORING (11/3/03)
- STATIC WATER LEVEL (01/19/04)
- WELL SCREEN
- 25 PHOTOIONIZATION DETECTOR (PID) READING
- BDL BELOW PID DETECTION LIMIT

NOTES:

- MONITORING WELL ELEVATIONS ESTABLISHED TO MEAN SEA LEVEL (MSL) OF 662.58 FEET (RIM OF STORM SEWER COVER) LOCATED WEST OF THE SITE WITHIN THE NORTH 11th STREET ROADWAY.
- GEOPROBE ELEVATIONS ARE INFERRED BASED ON THEIR PROXIMITY TO ADJACENT MONITORING WELLS.

GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI, 53186 (262)-544-0118

FIGURE 5
 CROSS-SECTION A-A'
 QSR PROPERTY
 112 NORTH CHICAGO AVENUE
 SOUTH MILWAUKEE, WISCONSIN

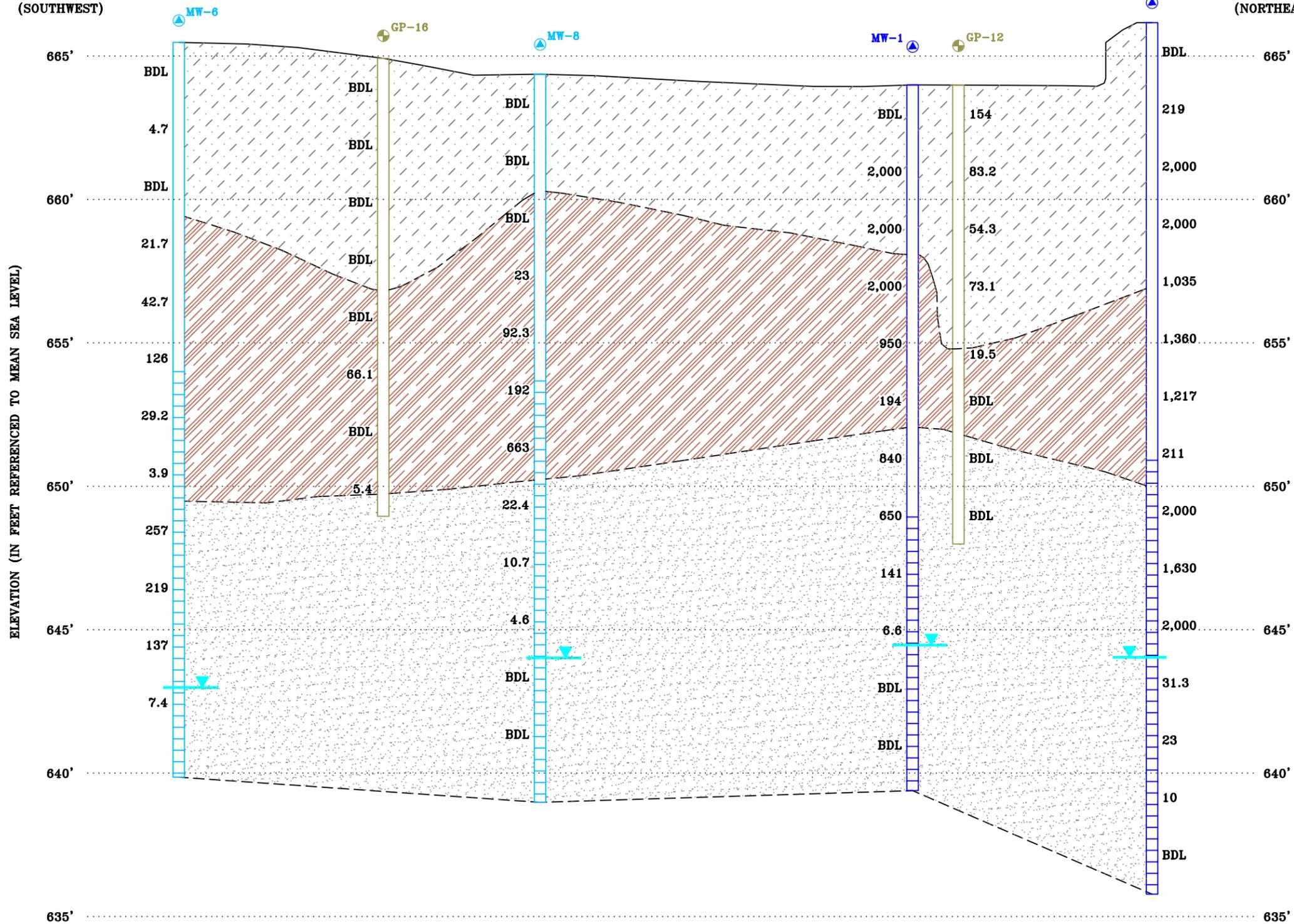
DESIGNED	DRAWN	APPROVED	SCALE	DATE
TJB	JSZ	X	SEE TITLE	12-20-04
PROJECT NO.: 1E-0309020			CAD No. E309020D	

CROSS SECTION B-B'

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

B
(SOUTHWEST)

B'
(NORTHEAST)



SOIL KEY:

- FILL
- BROWN TO GRAY SILTY CLAY TO CLAYEY SILT
- BLACKISH GRAY FINE TO MEDIUM SAND

NOTES:
CONTACT LINES: DASHED WHERE INFERRED

LEGEND:

- MW-1 GROUNDWATER MONITORING WELL (12/30/03)
- MW-6 GROUNDWATER MONITORING WELL (1/13/04)
- GP-16 GEOPROBE BORING (11/3/03)
- STATIC WATER LEVEL (01/19/04)
- WELL SCREEN
- 31.3** PHOTOIONIZATION DETECTOR (PID) READING
- BDL** BELOW PID DETECTION LIMIT

GILES ENGINEERING ASSOCIATES, INC.
N8 W22350 JOHNSON DRIVE, SUITE A1
WAUKESHA, WI, 53186 (262)-544-0118

NOTES:

- MONITORING WELL ELEVATIONS ESTABLISHED TO MEAN SEA LEVEL (MSL) OF 662.58 FEET (RIM OF STORM SEWER COVER) LOCATED WEST OF THE SITE WITHIN THE NORTH 11th STREET ROADWAY.
- GEOPROBE ELEVATIONS ARE INFERRED BASED ON THEIR PROXIMITY TO ADJACENT MONITORING WELLS.

**FIGURE 6
CROSS-SECTION B-B'
QSR PROPERTY
112 NORTH CHICAGO AVENUE
SOUTH MILWAUKEE, WISCONSIN**

DESIGNED	DRAWN	APPROVED	SCALE	DATE
TJH	JSZ	X	SEE TITLE	12-20-04
PROJECT NO.: 1E-0309020			CAD No. E30902013	

Ralph L. Freitag, representing the F2BL, L.L.C. states that F2BL, L.L.C. is the fee owner of the property known as 112 North Chicago Avenue, South Milwaukee, Wisconsin, which is legally described in the Warranty Deed Document No. 8510298 recorded on April 4, 2003, which completely and accurately describes the complete parcel of the property which represents the area associated with BRRTS No. 03-41-506615.

F2BL, L.L.C.

By: 

Ralph L. Freitag

Chief Executive Officer

F2BL, L.L.C.

Date: _____



GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Dallas, TX
- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL
- Washington, D.C.

February 8, 2005

City of South Milwaukee
2424 Fifteenth Avenue
South Milwaukee, WI 53172

Attention: Mr. Kyle Vandercar, P.E.
City Engineer

RE: **Notice of Residual Petroleum Impacts
Within Public Street or Right-of-Way**
112 North Chicago Avenue
South Milwaukee, Wisconsin
BRRTS No: 03-41-506615
Project No. 1E-0309020

Dear Mr. Vandercar:

On behalf of QSR, Inc., Giles Engineering Associates, Inc. (Giles) is notifying the City of South Milwaukee Department of Public Works of the potential presence of residual petroleum hydrocarbons in soil and groundwater located along the east property-line adjacent to North Chicago Avenue at the above referenced site. Specifically, Giles is notifying your department, pursuant to Chapter NR 726.05 (2)(b)(4) Wis. Adm. Code, of the potential presence of soil and groundwater impacts beneath the right-of-way which may exceed applicable soil and groundwater quality standards. Giles has petitioned the Wisconsin Department of Commerce (COMM) for regulatory case closure conditioned upon the inclusion of the site on the Wisconsin Department of Natural Resources' Geographic Information System (GIS) Registry of Closed Remediation Sites and notifying municipal authorities of petroleum impacts potentially extending into public right-of-ways.

We have enclosed groundwater and soil quality maps and tables illustrating soil boring and monitoring well locations and respective historical soil and groundwater quality data. Petroleum-impacted groundwater exceeding Chapter NR 140 Wis. Adm. Code enforcement standards is present at the location of Monitoring Well MW5 and Sump SU-2 near the North Chicago Avenue right-of-ways. Petroleum-impacted soil exceeding ch. NR 720 Wis. Adm. Code residual contaminant levels (RCLs) is also present near the North Chicago Avenue right-of-way. Giles's site investigation, remediation, and monitoring data have confirmed that the dissolved-phase groundwater contaminant plume is stable or receding and that natural attenuation will restore both the groundwater to below ch. NR 140 Wis. Adm. Code enforcement standards and soil beneath ch. NR 720 Wis. Adm. Code RCLs within a reasonable period of time.

If future construction activities in the designated area excavate soil in the vicinity of the above referenced site, the excavated soil may be considered a "special waste" and may require appropriate management and



proper disposal at a licensed landfill. In addition, if future construction activities in the designated area require excavation dewatering, the excavation water should be sampled, tested, and managed in compliance with applicable statutes and rules.

If you have any questions or comments, please contact us at (262) 544-0118.

Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Staff Hydrogeologist II

Kevin T. Bugel, P.G.
Project Manager

Enclosure: Soil and Groundwater Quality Maps (3)
 Soil and Groundwater Quality Tables (2)

Distribution: City of South Milwaukee
 Attn: Mr. Kyle Vandercar, P.E.
 Reinhart Boerner Van Deuren s.c.
 Attn: Sandra M. Del Pizzo