

GIS REGISTRY INFORMATION

SITE NAME:	Lakeshore Oil Co (Former Siedatas Service)	FID #
BRRTS #:	03-41-544905	(if appropriate):
COMMERCE #:	53207-5208-00-A	
CLOSURE DATE:	January 23, 2007	
STREET ADDRESS:	600 E Layton St	
CITY:	Milwaukee	

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X = 691134	Y = 278454
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CONTAMINATED MEDIA:	Groundwater <input type="checkbox"/>	Soil <input checked="" type="checkbox"/>	Both <input type="checkbox"/>	
OFF-SOURCE GW CONTAMINATION >ES:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		

• **IF YES, STREET ADDRESS:**

GPS COORDINATES (meters in WTM91 projection):	X =	Y =
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OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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• **IF YES, STREET ADDRESS 1:**

GPS COORDINATES (meters in WTM91 projection):	X =	Y =
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CONTAMINATION IN RIGHT OF WAY:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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DOCUMENTS NEEDED

Closure Letter, and any conditional closure letter issued or denial letter issued	X
Copy of any maintenance plan referenced in the final closure letter	
Copy of (soil or land use) deed notice <i>if any required as a condition of closure</i>	
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map <i>(if referenced in the legal description)</i> for all affected properties	X
County Parcel ID number, <i>if used for county</i> , for all affected properties	X
Location Map that 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. 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. This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	
Isoconcentration map(s), <i>if required for site investigation (SI)</i> . 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, <i>if required for SI</i>	
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)	



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

January 23, 2007

Mr. Tom Weigand
600 East Layton, LLC
600 East Layton Avenue
Milwaukee, WI 53207

RE: **Final Closure**

Commerce # 53207-5208-00-A DNR BRRTS # 03-41-544905
Lakeshore Oil Company (Former Siedatas Service), 600 East Layton Street, Milwaukee

Dear Mr. Weigand:

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 Department of Natural Resources (DNR) 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) 220-5361.

Sincerely,

A handwritten signature in black ink that reads "Monica L. Weis". The signature is written in a cursive, flowing style.

Monica L. Weis
Senior Hydrogeologist
Site Review Section

cc: Mr. Richard Frieseke, Environmental & Development Solutions, Inc.



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

November 13, 2006

Mr. Tom Weigand
600 East Layton, LLC
600 East Layton Avenue
Milwaukee, WI 53207

RE: **Conditional Case Closure**

Commerce # 53207-5208-00 DNR BRRTS # 03-41-544905
Lakeshore Oil Company (Former Siedatas Service), 600 East Layton Avenue, Milwaukee

Dear Mr. Weigand:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Environmental & Development Solutions, 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.

During the final groundwater sampling event conducted on February 13, 2006, the preventive action limit (PAL) for combined 1,2,4- and 1,3,5-Trimethylbenzene was exceeded at monitoring well W-4, at 116 parts per billion. Commerce is issuing a PAL exemption, per NR 140.28(2), Wis. Adm. Code, for combined 1,2,4- and 1,3,5-Trimethylbenzene at the referenced property.

The following condition must be satisfied to obtain final closure:

All groundwater monitoring wells must be properly abandoned and the appropriate documentation forwarded to Commerce 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) 220-5361.

Sincerely,

A handwritten signature in cursive script that reads "Monica L. Weis".

Monica L. Weis
Senior Hydrogeologist
Site Review Section

cc: Mr. Richard Frieseke, Environmental & Development Solutions, Inc.

Wisconsin DNR - Identify Results

Report generated August 28, 2006 - 09:07 AM

 Send to Printer

Coordinate Position

Lat/Lon: 87° 54' 6.5" W
42° 57' 34.2" N

UTM (x, y): 426446, 4756712
(zone 16)

WTM: 691134, 278454

Municipalities

Name: Milwaukee

County Boundary

Name: Milwaukee

County FIPS: 079

Region Name: Southeast Region

[Close Report Window]



STATE BAR OF WISCONSIN FORM 1 - 2000
WARRANTY DEED

Document Number

DOC.# 09218562

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 04/14/2006 09:41AM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 11.00

This Deed, made between Sam Seidita a/k/a Salvatore Seidita and Joanne Seidita, husband and wife, Grantor, and 600 East Layton, LLC, Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):
ALL EXCEPT THE NORTH 40 FEET OF LOT 5, BLOCK 2, IN ASSESSMENT SUBDIVISION NO. 92, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE.

TRANSFER
\$ 1125⁰⁰
/FEE

Recording Area

Name and Return Address

THOMAS W. CUNNINGHAM
320 E BUFFALO ST
MILWAUKEE, WI 53202

Together with all appurtenant rights, title and interests.

594-0128-0

Parcel Identification Number (PIN)

This **IS NOT** homestead property
(is) (is not)

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, and general taxes levied in the year of closing.

Dated this 24 day of March, 2006.

Salvatore Seidita

* Sam Seidita a/k/a Salvatore Seidita

Joanne Seidita

* Joanne Seidita

AUTHENTICATION

Signature(s) Sam Seidita a/k/a Salvatore Seidita
Joanne Seidita

authenticated this 24 day of March, 2006

Matthew J. Linn

* Matthew J. Linn

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Matthew J. Linn

Attorney At. Law, State Bar No. 1001241

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

* _____

* _____

ACKNOWLEDGMENT

STATE OF _____)
_____) ss.
_____ County)

Personally came before me this _____ day of _____, _____ the above named

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

Notary Public, State of _____
My Commission is permanent. (If not, state expiration date: _____.)

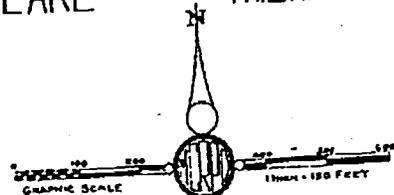
* Names of persons signing in any capacity must be typed or printed below their signature.
WARRANTY DEED

8-31
7-5

MAP OF ASSESSMENT SUBDIVISION NO. 92

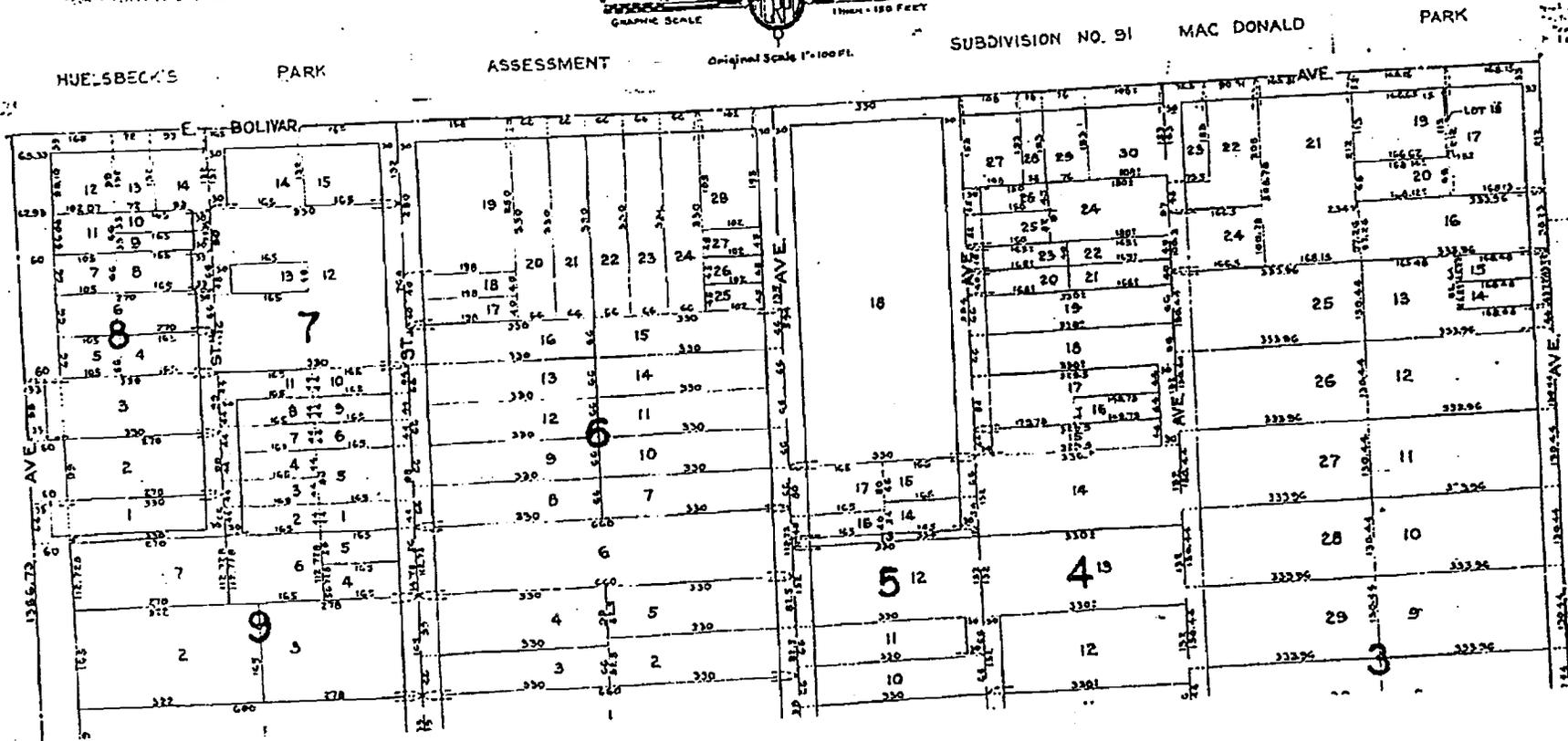
BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 21
TOWN 6 NORTH RANGE 22 EAST
TOWN OF LAKE MILWAUKEE COUNTY

APPROVED:
STATE OF WISCONSIN
COUNTY CLERK
W.F. CARROLL
COUNTY ENGINEER



Prepared by:
A.S. PETERSON, INC.
Edmund T. Craske, P.E.

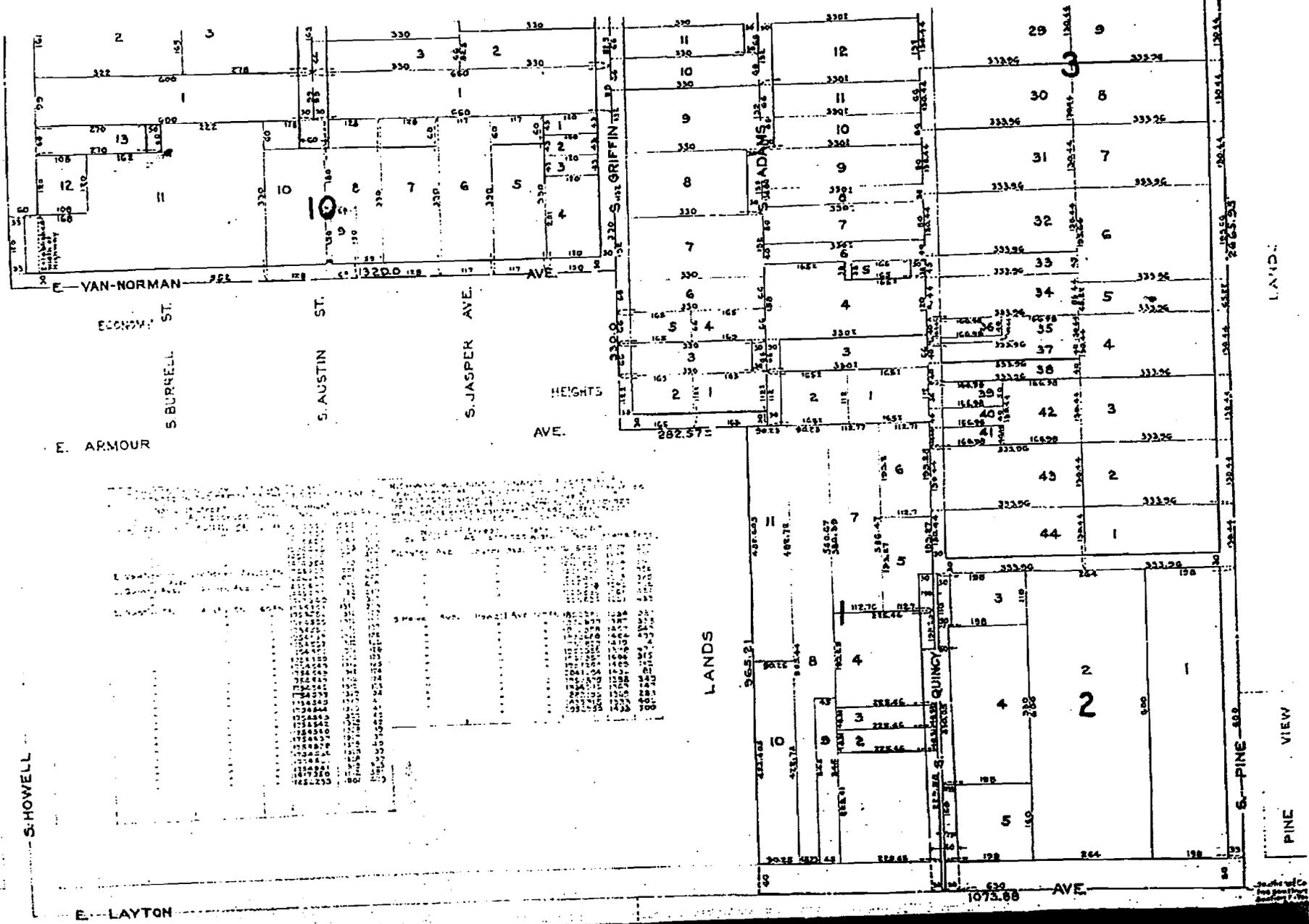
17
121



VIEW LANDS

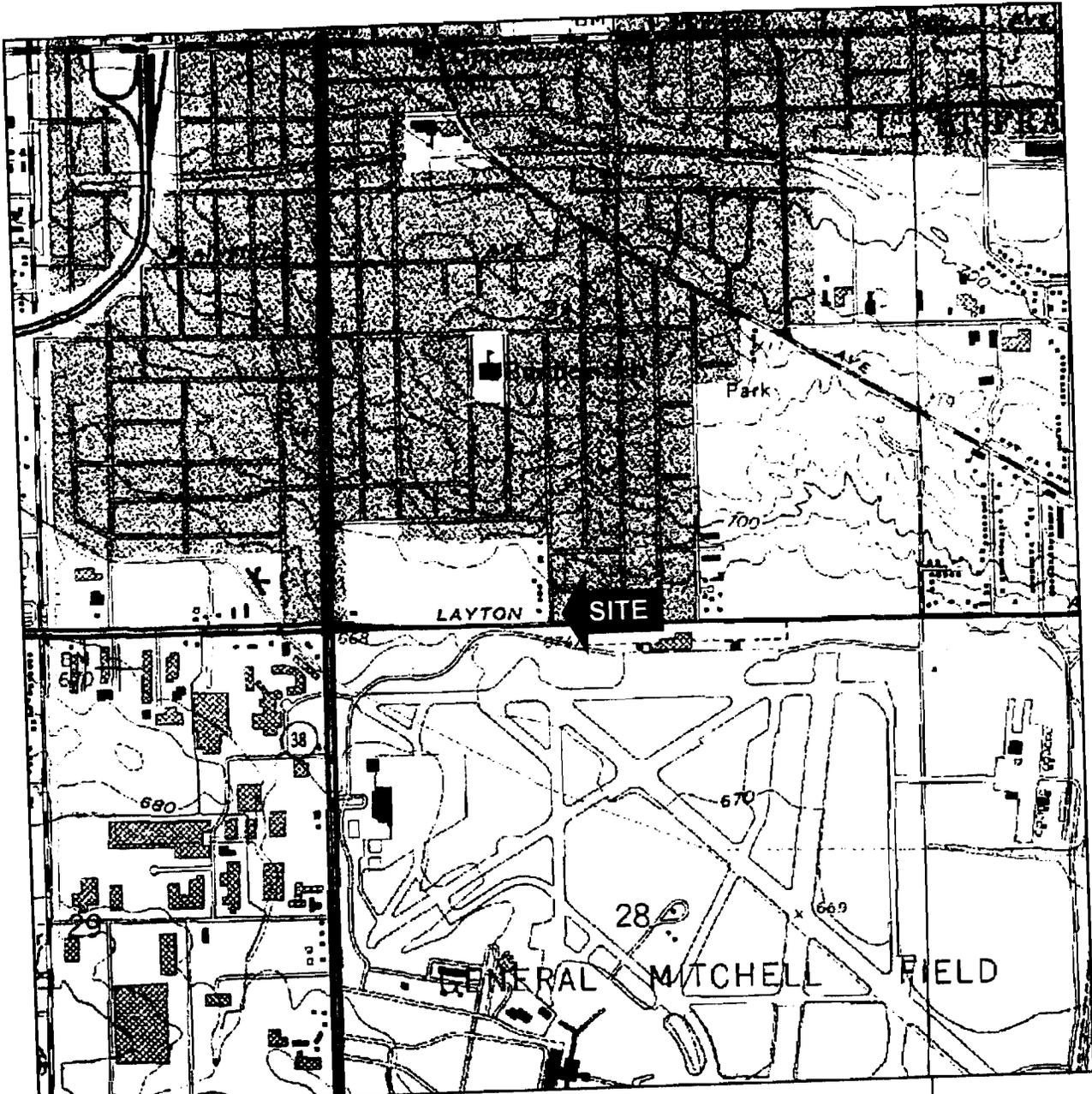
2 units as sold to Harry Richmond, vol. 50 p. 50

LANDS



LANDS

PINE VIEW



Approximate
Scale

1" = 1,600'

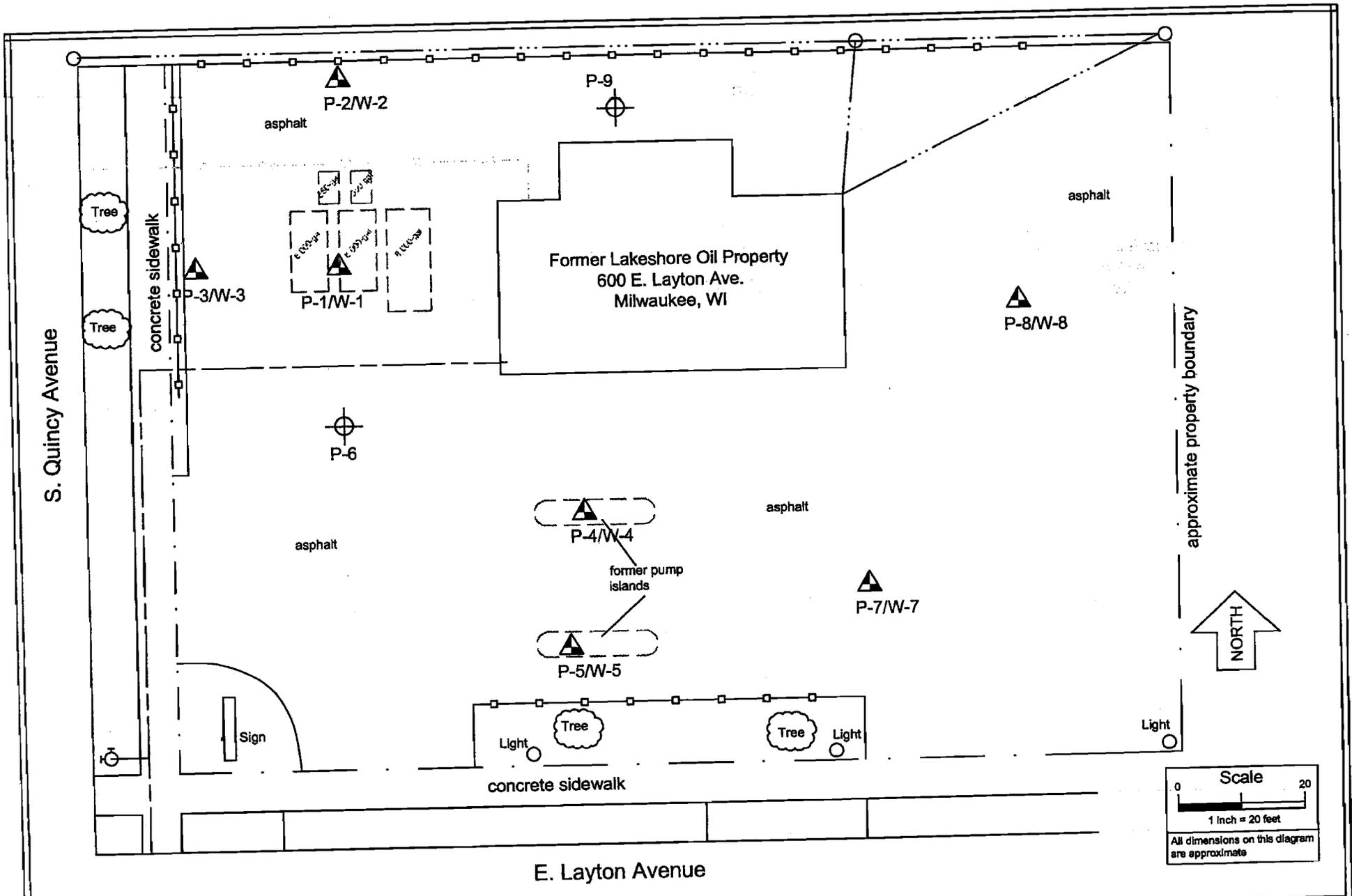
United States Geologic Society Topographic Map
Greendale Quadrangle 1976

SE 1/4 of SW 1/4 of Sec 21, T6N, R22E



Vicinity Diagram
600 E. Layton Avenue
Milwaukee, Wisconsin

Figure
1



File No.: 060106a
 DWG Date: 8-23-06
 Rev Date:
 Drawn By: JEB
 Checked By (PM): RWF

Site Features and Soilprobe/Well Locations Diagram
 600 E. Layton Avenue
 Milwaukee, WI

Figure

2

TABLE 2
Soil Analytical Results — SI Samples
600 East Layton Avenue Property
Milwaukee, Wisconsin

Sample No.	Sample Location	Sample Date	Sample Depth (ft.)	Total Lead (ppm)	GRO (ppm)	Benzene (ppb)	Ethyl-benzene (ppb)	MTBE (ppb)	Toluene (ppb)	Comb. TMBs (ppb)	Total xylenes (ppb)
P-1	Cavity	1/31/05	6-8	21	4,670	<4,830	93,800	<3,590	<5,310	505,200	107,000
P-1	Cavity	1/31/05	14-16	NA	4,984	<19	<19	<14	<21	<52	<61
P-2	North	2/7/06	6-8	NA	<5.8	<29	<29	<29	<29	<58	<88
P-2	North	2/7/06	10-12	NA	<5.9	<30	<30	<30	<30	<60	<89
P-3	West	2/7/06	6-8	NA	<5.8	<29	<29	<29	<29	<58	<88
P-3	West	2/7/06	10-12	NA	<5.9	<29	<29	<29	<29	<58	<88
P-4	Pumps	2/7/06	4-6	NA	53	<29	<29	<29	<29	33	<87
P-4	Pumps	2/7/06	10-12	12	310	1,700	2,900	<28	<28	19,900	1,900
P-4	Pumps	2/7/06	14-16	NA	<6.0	<30	<30	<30	<30	<60	<90
P-5	Pumps	2/7/06	4-6	12	140	210	5,300	<29	<29	14,200	15,000
P-5	Pumps	2/7/06	10-12	NA	<5.9	<29	<29	<29	<29	290	310
P-6	South	2/7/06	6-8	NA	<5.8	<29	<29	<29	<29	<58	<87
P-6	South	2/7/06	10-12	NA	<6.0	<30	<30	<30	<30	<60	<89
P-7	Southeast	2/7/06	4-6	NA	<5.8	<29	<29	<29	<29	<58	<87
P-7	Southeast	2/7/06	10-12	NA	<5.9	<29	<29	<29	<29	<58	<88
P-8	East	2/7/06	10-12	NA	<5.7	<28	<28	<28	<28	<56	<85
P-9	Northeast	2/7/06	6-8	NA	<5.8	<29	<29	<29	<29	<58	<88
P-9	Northeast	2/7/06	10-12	NA	<6.1	<30	<30	<30	<30	<60	<91
Generic RCL				50	250	5.5	2,900	NS	1,500	NS	4,100
NR 746 Table 1				—	—	8,500	4,600	—	38,000	83K/11K	42,000

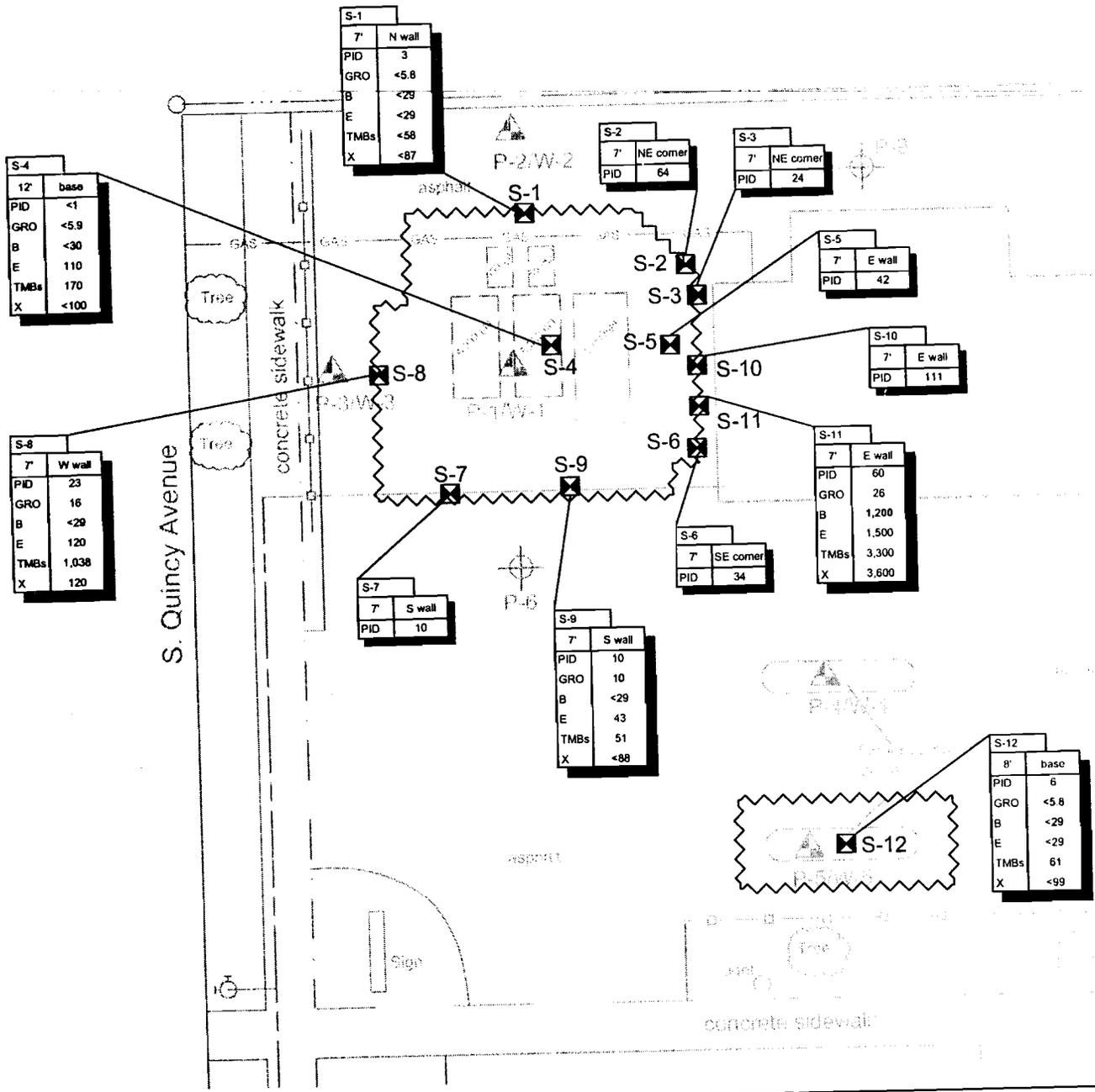
Notes:

Concentrations that exceed their DNR NR 720 generic RCLs are in bold type.

Concentrations that exceed their DNR NR 746 Table 1 values are underlined.

NA = Not analyzed

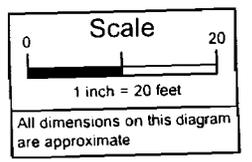
NS = no standard has been established.



KEY

- ⊕ = Probehole
 - ▲ = Monitoring Well
- | W-2 | |
|-------------------|----------|
| depth | location |
| PID reading | |
| Gas range orgs. | |
| Benzene | |
| Ethylbenzene | |
| Trimethylbenzenes | |
| Xylenes | |

- 1.) results are shown in parts per billion (ppb)
- 2.) results in bold are above NR 720 generic RCLs.
- 3.) results underlined are above NR 746 Table 1 values.



File No.: 060106e
 DWG Date: 8-23-06
 Rev Date:
 Drawn By: JEB
 Checked By (PM): RWF

Excavation Extent and Soil Sample Results Diagram
 600 E. Layton Avenue
 Milwaukee, WI

Figure
 6

TABLE 6
Soil Samples Results — Remediation
600 East Layton Avenue Property
Milwaukee, Wisconsin

Sample No.	Sample Location	Sample Date	Sample Depth (ft.)	Total Lead (ppm)	GRO (ppm)	Benzene (ppb)	Ethyl-benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Comb. TMBs (ppb)	Total xylenes (ppb)	
S-1	north wall	3/22/06	7	NA	<5.8	<29	<29	<29	<58	<29	<58	<87	
S-4	base	3/22/06	12	11	<5.9	<30	110	<30	240	<30	170	<100	
S-8	west wall	3/23/06	7	NA	16	<29	120	<29	1,300	<29	1,038	120	
S-9	south wall	3/23/06	7	NA	10	<29	43	<29	61	<29	51	<88	
S-11	east wall	3/23/06	7	NA	26	1,200	1,500	<29	550	43	3,300	3,600	
S-12	pump island	3/23/06	8	NA	<5.8	<29	<29	<29	70	<29	61	<99	
Truck 5	exc. soil	3/22/06	-	NA	4,200	<2,900	<u>60,000</u>	<2,900	45,000	<2,900	<u>420,000</u>	<u>330,000</u>	
Truck 15	exc. soil	3/22/06	-	NA	140	<140	1,200	<140	1,800	<140	6,000	2,400	
Generic RCL					50	250	5.5	2,900	NS	NS	1,500	NS	4,100
NR 746 Table 1					—	—	<u>8,500</u>	<u>4,600</u>	NS	NS	38,000	83K/11K	42,000

Notes:

Concentrations that exceed their DNR NR 720 generic RCLs are in bold type.
 Concentrations that exceed their DNR NR 746 Table 1 values are underlined.

HALLING & CAYO, S.C.

ATTORNEYS AT LAW

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ROBERT J. DVORAK *
PATRICIA L. GROVE **
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CHRISTOPHER T. KOLB
CATHERINE A. LA FLEUR
JULIE A. NEUHAUS
MARK E. SANDERS

* ALSO LICENSED IN MINNESOTA
** COURT COMMISSIONER

320 EAST BUFFALO STREET
SUITE 700
MILWAUKEE, WISCONSIN 53202

TELEPHONE 414 271-3400

FACSIMILE 414 271-3841

www.hallingcayo.com

September 12, 2006

Wisconsin Department of Natural Resources
2300 N. MLK Jr. Dr.
Milwaukee, Wisconsin 53212

RE: Statement of Accuracy Regarding Legal Description on the Deed and Certified Survey Map for the (former Lakeshore Oil) Property Located at 600 East Layton Avenue in Milwaukee, Wisconsin

Dear Sir/Madam:

The purpose of this letter is to indicate that I believe that the legal description attached on the Deed and Certified Survey Map included in this GIS packet are to the best of my knowledge complete and accurate.

Please call if you need additional information.

Respectfully,



Thomas W. Cunningham

twc@hallincayo.com

TWC:ekm