

Source Property Information

BRRTS #:	03-41-554113	Closure Date:	October 14, 2009
ACTIVITY NAME:	6610 W Lisbon Ave	FID#:	
PROPERTY ADDRESS:	6610 W Lisbon Ave	DATCP#:	
MUNICIPALITY:	Milwaukee	COMM#:	53210-1343-10
PARCEL ID#:	305-1020-0		

***WTM Coordinates:**

X: Y:

**Coordinates are in WTM83, NAD83 (1991)*

WTM Coordinates Represent:

- Approximate Center of Contaminant Source
 Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

- | | |
|---|---|
| <input type="checkbox"/> Groundwater Contamination > ES (236) | <input checked="" type="checkbox"/> Soil Contamination > *RCLs or **SSRCL (232) |
| <input type="checkbox"/> Groundwater Contamination in ROW | <input type="checkbox"/> Soil Contamination in ROW |
| <input type="checkbox"/> Off-Source Contamination | <input type="checkbox"/> Off-Source Contamination |

(note: for list of impacted off-source properties see attached list of "Impacted Off-Source Property")

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Land Use Controls:

- | | |
|---|---|
| <input type="checkbox"/> Soil: maintain industrial zoning (220) | <input type="checkbox"/> Cover or Barrier (222) |
| <input type="checkbox"/> Structural Impediment (224) | <input type="checkbox"/> Vapor Mitigation (226) |
| <input type="checkbox"/> Site-Specific Condition (228) | <input type="checkbox"/> Maintain Liability Exemption (230) |

(note: soil contaminant concentrations between residential and industrial levels)

(note: maintenance plan for groundwater or direct contact)

(note: local government or economic development corporation)

Monitoring wells properly abandoned? (234)

- Yes No N/A

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #:

034-55413

PARCEL ID #:

305-1020-0

ACTIVITY NAME:

6610 W. Lisbon Avenue

WTM COORDINATES:

X: 683295

Y: 290769

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

Closure Letter

Maintenance Plan (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)

Conditional Closure Letter

Certificate of Completion (COC) for VPLE sites

SOURCE LEGAL DOCUMENTS

Deed: The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.

Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

Certified Survey Map: A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #: _____ Title: Plat Map

Signed Statement: A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

Location Map: A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.

Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.

Figure #: 0 Title: Site Location Map

Detailed Site Map: A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

Figure #: 1 Title: Site Plan Map

Soil Contamination Contour Map: For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

Figure #: 2 Title: Soil Contour Map

BRRTS #: 03-41-554/13

ACTIVITY NAME: 6610 W. Lisbon Avenue

MAPS (continued)

Geologic Cross-Section Map: A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: Title:

Figure #: Title:

Groundwater Isoconcentration Map: For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: Title:

Groundwater Flow Direction Map: A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: Title:

Figure #: Title:

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

Soil Analytical Table: A table showing remaining soil contamination with analytical results and collection dates.

Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: (Title: Soil Analytical Quality Results

Groundwater Analytical Table: Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: Title:

Water Level Elevations: Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

Not Applicable

Site Location Map: A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: Title:

Well Construction Report: Form 4440-113A for the applicable monitoring wells.

Deed: The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

Notification Letter: Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-41-554/13

ACTIVITY NAME: 6610 W. Lisbon Avenue

NOTIFICATIONS

Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TTY: Contact Through Relay
Fax: (414) 357-4700
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

October 14, 2009

Mr. Joseph Cayen
Cayen Systems, LLC
7100 West Center Street
Milwaukee, WI 53210

RE: **Final Closure**

Commerce # 53210-1343-10-A DNR BRRTS # 03-41-554113
Property at 6610 West Lisbon Avenue, Milwaukee

Dear Mr. Cayen:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Sigma Environmental Services, Inc., for the site referenced above. Commerce has determined that this site does not pose a significant threat to human health or the environment. No further investigation or remedial action is necessary.

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. To review sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If you intend to construct a potable well on this property, you must get prior DNR approval.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable State regulations and standards.

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Timely filing of your final PECFA claim (if applicable) is encouraged. If your PECFA 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) 357-4703.

Sincerely,

Linda M. Michalets
Senior Hydrogeologist
Site Review Section

cc: Mr. Stephen Meer, Sigma Environmental Services, Inc.

WARRANTY DEED

Document Number

DOC # 8571712

REGISTER'S OFFICE 1 SS Milwaukee County, WI

RECORDED AT 11:42 AM 07-11-2003

JOHN LA FAVE REGISTER OF DEEDS

AMOUNT 11.00

REEL 5622 IMAGE 2853

This Deed, made between Gross Heating Incorporated, a Wisconsin corporation

Grantor, and Cayen & Associates, LLC, a Wisconsin limited liability company

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): Lot 15 and Lot 16, except the Southerly 71.16 feet of the Easterly .08 feet thereof, and all of Lot 17, except the Southerly 71.16 feet thereof, Block 9, Lenox Heights, in the Northeast 1/4 of Section 15, Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee and State of Wisconsin.

**RESTRICTION: This property may not be used by owner or any lessee as an HVAC company for a period of three (3) years from this conveyance. This provision shall run with the land for a period of three (3) years as of the date of conveyance.

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 and general taxes levied in the year of closing.

Dated this 11th day of June, 2003.

Signature of Alan Ruesch, President of Gross Heating Incorporated

Recording Area

Name and Return Address

Cayen & Assoc. LLC 6610 W. Lisbon Ave Milwaukee, WI 53210

305-1020-0

Parcel Identification Number (PIN)

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

TRANSFER

\$480.00 FEE

AUTHENTICATION

Signature(s) Alan Ruesch

authenticated this 11th day of June, 2003

Signature of Lisa Kleiner Wood

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

THIS INSTRUMENT WAS DRAFTED BY

Lisa Kleiner Wood

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)) ss. County.

Personally came before me this day of the above named

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

Notary Public, State of Wisconsin 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

STATE BAR OF WISCONSIN

FORM No. 1-2000

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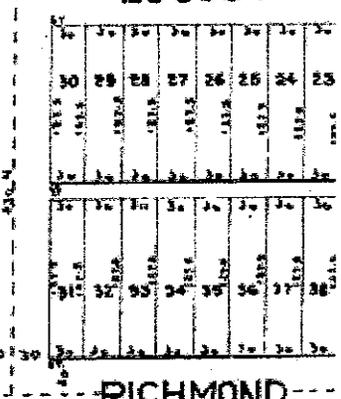
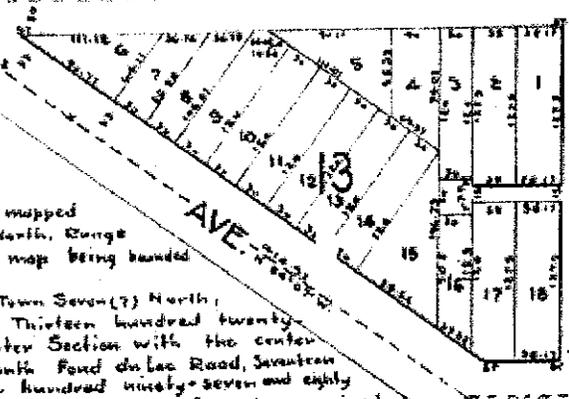
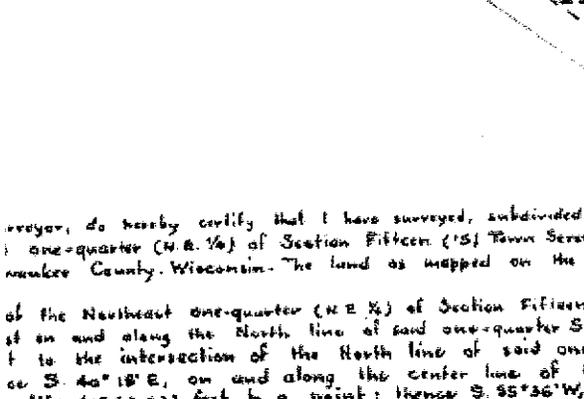
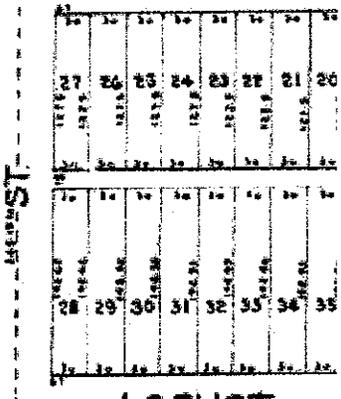
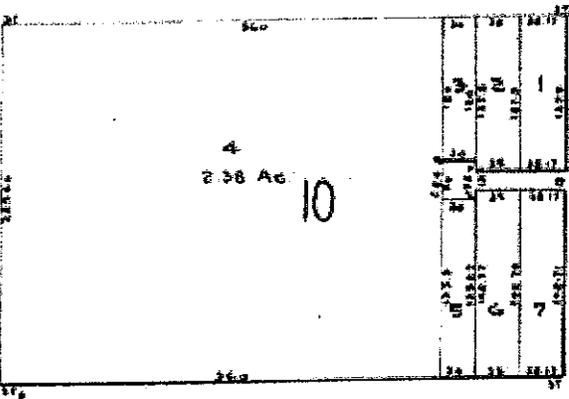
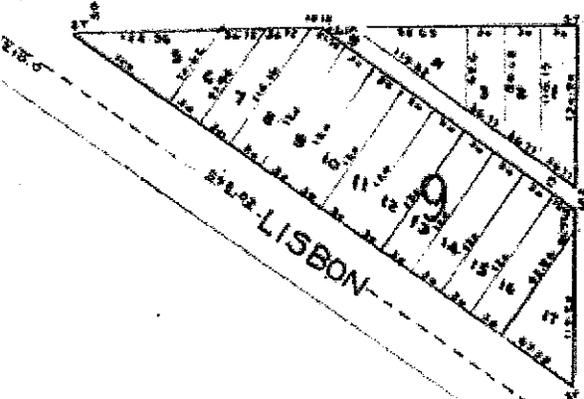
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I, the undersigned, do hereby certify that I have surveyed, subdivided and mapped the one-quarter (N.E. 1/4) of Section Fifteen (15), Town Seven (7) North, Range 10 East, Milwaukee County, Wisconsin. The land as mapped on the within map being bounded by the Northeast one-quarter (N.E. 1/4) of Section Fifteen (15), Town Seven (7) North, and along the North line of said one-quarter Section, Thirteen hundred twenty feet to the intersection of the North line of said one-quarter Section with the center line of the intersection of the North line of said one-quarter Section with the center line of S. 40° 18' E., on and along the center line of the South Fond du Lac Road, Seventeen and one-half (17 1/2) feet to a point; thence S. 85° 36' W., Three hundred ninety-seven and eighty (397.80) feet to a point; thence S. 36° 32' W., Five hundred seventy and ninety one-hundredths (570.90) feet to a point in the center of the center line of Lisbon Road, Ten hundred nine and sixty one-hundredths (1009.61) feet to a point; thence N. 54° 07' W. on and along the center line of Lisbon Road, Twelve hundred ten (1210) feet to the West line of the West line of the said one-quarter Section, Seven hundred thirty (730) feet to the place of commencement.

Witness my hand and the within map by the order of Paul Hartung of the Town of Wauwatosa, Milwaukee County, Wisconsin, this 10th day of June, 1916, at Wauwatosa, Wisconsin.

H.C. Webster
County Surveyor

Witness my hand and the within map by the order of Paul Hartung of the Town of Wauwatosa, Milwaukee County, Wisconsin, this 10th day of June, 1916, at Wauwatosa, Wisconsin.

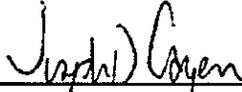
A.V. Bligham
Notary Public, Milwaukee County, Wis.
My commission expires May 12, 1918.



GIS Registry Packet
6610 W. Lisbon Avenue

STATEMENT BY RESPONSIBLE PARTY

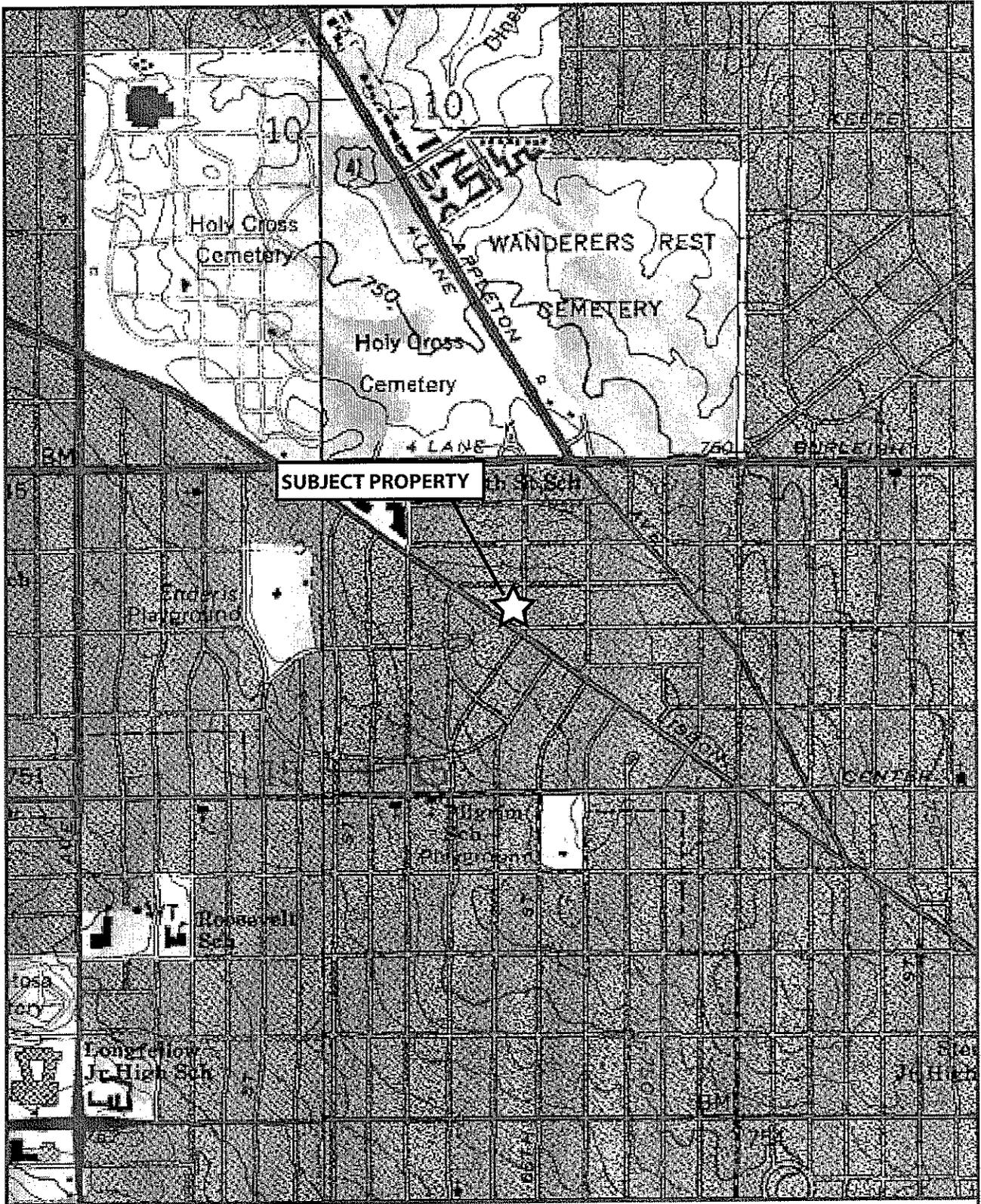
Mr. Joe Cayen, the responsible party for the property located at 6610 W. Lisbon Avenue, Milwaukee, Wisconsin, states that the legal description for each property within the contaminated site boundaries for case file reference 03-41-554113 is attached.



Signature of Responsible Party

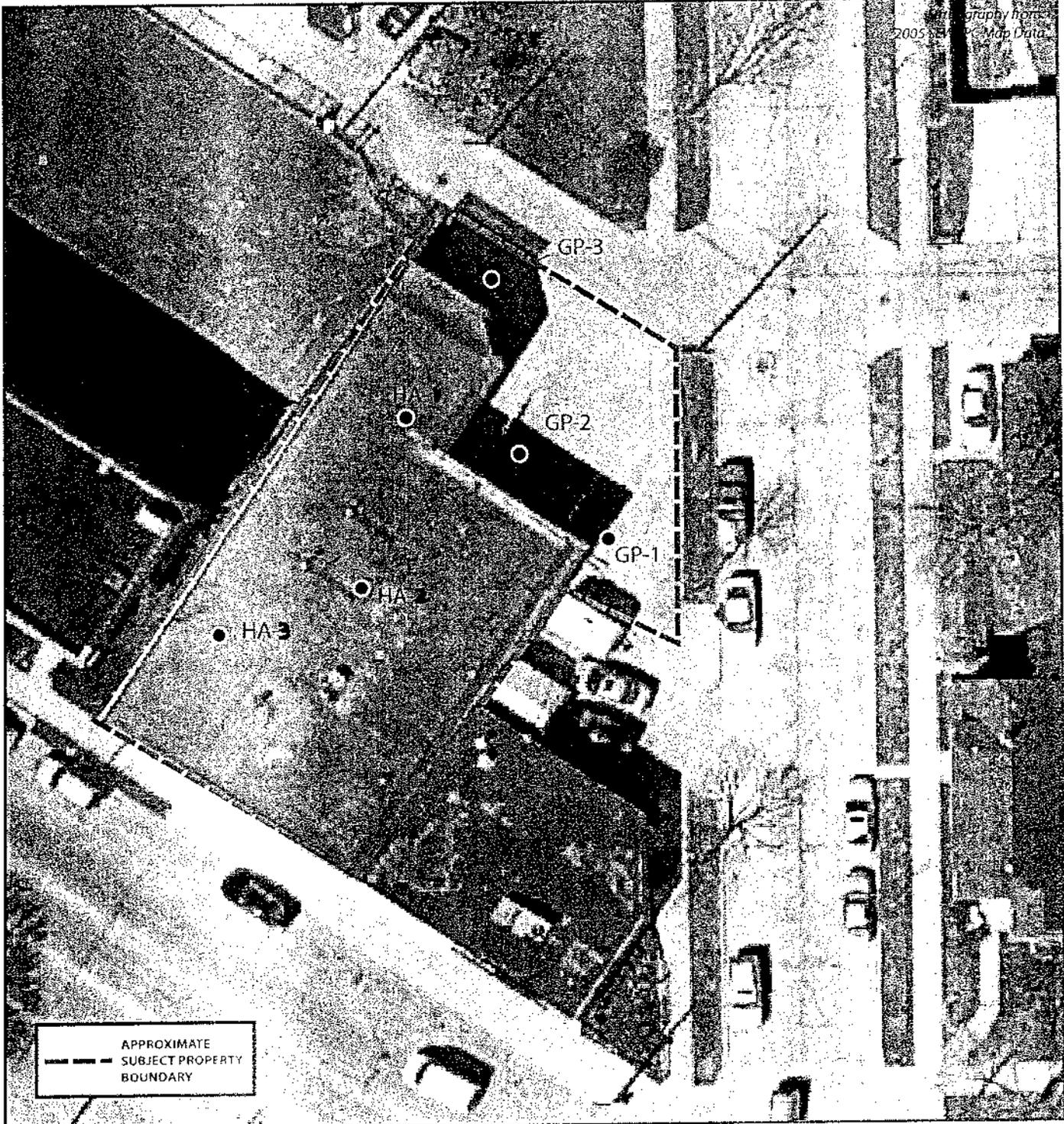
10-2-09

Date



Site/Client: 6610 W. Lisbon Avenue
Address: 6610 W. Lisbon Avenue
 Milwaukee, WI 53210
Project: #11811

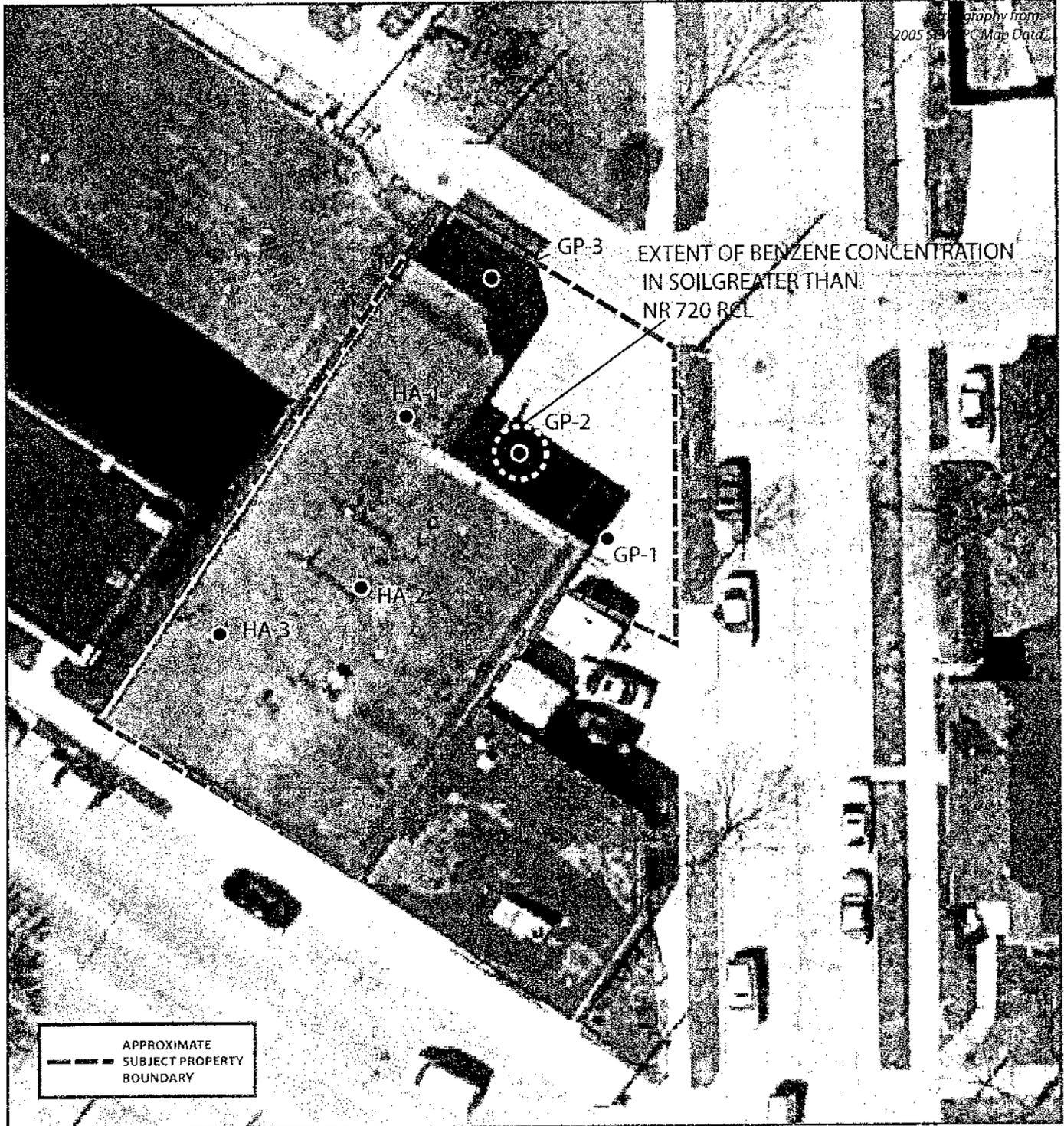
FIGURE 0
 SITE LOCATION MAP



● = SOIL BORING LOCATION

0 ————— 60 ft.

<p>Client: Mr. Joe Cayen</p>	 <p><small>Sigma Engineering & Construction, Inc. 1000 West Wisconsin Avenue Milwaukee, WI 53233 Phone: 414.224.1100 Fax: 414.224.1101</small></p>
<p>Site Address: 6610 West Lisbon Avenue Milwaukee, WI 53210</p> <p>Project: #11811</p>	 <p>FIGURE 1 SITE PLAN MAP</p>



● = SOIL BORING LOCATION

0 ————— 60 ft.

Client: Mr. Joe Cayen	
Site Address: 6610 West Lisbon Avenue Milwaukee, WI 53210	
Project: #11811	 FIGURE 2 SOIL CONTOUR MAP

