

## Source Property Information

CLOSURE DATE: 10/10/2013

**BRRTS #:**

03-41-555854

**ACTIVITY NAME:**

Loves Travel Stops

**PROPERTY ADDRESS:**

9600 S 20th St

**MUNICIPALITY:**

Oak Creek

**PARCEL ID #:**

9049000000

**FID #:**

341093830

**DATCP #:**

**PECFA#:**

**\*WTM COORDINATES:**

X:

688139

Y:

268530

*\* 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)

### CONTINUING OBLIGATIONS

#### Contaminated Media for Residual Contamination:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property Information,  
Form 4400-246")*

Soil Contamination > \*RCL or \*\*SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property Information,  
Form 4400-246")*

#### Site Specific Obligations:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations  
between non-industrial and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

Direct Contact

Soil to GW Pathway

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government unit or economic  
development corporation was directed to  
take a response action )*

#### Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

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 #:  (No Dashes) PARCEL ID #:   
ACTIVITY NAME:  WTM COORDINATES: X:  Y:

**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.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- 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:**
- 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 11 x 17 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 #: 1**                      **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 #: 2**                      **Title: Site Plan**
  - 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 #: 3**                      **Title: Site Plan-Close Up With Residual Contamination Contours**

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ACTIVITY NAME: LOVES TRAVEL STOPS

**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 #: 4 Title: Cross Section A-A'**

**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 #: 5 Title: Relative Groundwater Elevation Contour Map for July 6, 2011**

**Figure #: Title:**

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

Tables must be no larger than 11 x 17 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 #: 1, 1A-1B Title: Remaining Soil Concentrations Exceeding RCLs, Soil Analytical 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 #: 2B Title: Groundwater Analytical Results: PAHs**

- 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 #: 3 Title: Groundwater Monitoring Data**

**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).

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**NOTIFICATIONS**

**Source Property**

**Not Applicable**

**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.

**Not Applicable**

**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.

**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:**

**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:**

State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee WI 53212-3128

Scott Walker, Governor  
Cathy Stepp, Secretary  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



October 10, 2013

Mr. Joey Cupp  
Pilot Travel Centers  
5508 Lonas Road  
Knoxville, TN 37909

Mr. Michael Key  
Love's Travel Shops & Country Stores, Inc.  
10610 North Pennsylvania Avenue  
P. O. Box 26210  
Oklahoma City, OK 73126

**KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS**

Subject: Final Case Closure with Continuing Obligations  
Former Pilot Flying J Travel Center # 757  
9650 South 20<sup>th</sup> Street, Oak Creek, WI 53154  
FID #: 341093830; BRRTS #: 03-41-555854

Dear Messrs. Cupp and Key:

The Department of Natural Resources (DNR) considers the Former Pilot Flying J Travel Center # 757 closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Southeast region Closure Committee reviewed the request for closure on February 7, 2013. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on February 15, 2013, and documentation that the conditions in that letter were met was received on May 20, 2013.

The site is currently operated by Love's Travel Stops & Country Stores, Inc. (Love's) as a truck stop and convenience store with retail gasoline and diesel fuel sales. The site was briefly owned by Pilot and was sold to Love's in the fall of 2010. The petroleum storage and distribution system at the facility includes three 20,000-gallon diesel underground storage tanks (USTs), one 20,000-gallon gasoline UST, and one 12,000-gallon gasoline UST. There are three gasoline product dispenser islands, three diesel fuel product dispenser islands for recreational vehicles (RV) use and thirteen diesel fuel product islands for semi-truck use. All USTs are constructed of double-walled fiberglass and were installed in 2003.

Petroleum contamination (diesel range organic compounds - DROs) was discovered on the property during a limited site investigation conducted for property acquisition. Based on the detection of DROs during the limited site investigation, a release was reported to the DNR on August 17, 2010.

Following the release notification, a site investigation was conducted to confirm the presence and delineate the extent of the petroleum impact. Eight soil borings were advanced, five of which were completed as groundwater monitoring wells. Nineteen soil samples were collected and analyzed for DROs, gasoline range organic compounds (GROs), petroleum volatile organic compounds (PVOCs), and polycyclic aromatic hydrocarbons (PAHs). Based on these sample results, high levels of DROs greater than NR 720 RCLs were identified at shallow depths (0 - 4 feet below ground surface). However, beneath in the native soils, the concentrations of the DROs; GROs; PVOCs and PAHs were below or near method detection limits. The soils were not excavated and still remain in place at the site.

Groundwater quality was evaluated through monitoring. Results of groundwater samples from permanent monitoring wells showed that the concentrations (PVOCs and PAHs) were below regulatory levels. Based on these groundwater sample results, the existing concrete pavement barrier was required to remain in place to provide protection from surface infiltration for soil to groundwater pathway. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

#### Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the DNR must approve any changes to this barrier.
- If a structural impediment that obstructed a complete site investigation or cleanup is removed or modified, additional environmental work must be completed.

The following DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, was included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

#### GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf> or at the web address listed below for the GIS Registry.

Messrs. Cupp and Key  
RE: Final Case Closure with Continuing Obligations  
Former Pilot Flying J Travel Center # 757  
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All site information is also on file at the Southeast Regional DNR office, at 2300 N. Dr. MLK Jr. Drive, Milwaukee, WI 53212. This letter and information that was submitted with your closure request application, including the maintenance plan and figure(s), will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2>.

#### Prohibited Activities

*Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where pavement, an engineered cover or other barrier, is required, as shown on the attached map (Figure G1: Site Plan - Close Up, Areas To Be Maintained As Per CAP, And Structural Impediments, Pilot J Travel Center # 757, Oak Creek, WI) unless prior written approval has been obtained from the DNR:*

- *removal of the existing barrier;*
- *replacement with another barrier;*
- *excavating or grading of the land surface;*
- *filling on covered or paved areas;*
- *plowing for agricultural cultivation;*
- *construction or placement of a building or other structure;*
- *changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings;*

#### Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner, and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to the attention of the Environmental Program Assistant, Southeast Region, Remediation & Redevelopment Program, 2300 N. Dr. MLK Jr. Drive, Milwaukee, WI 53212.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains around the dispensers and pump islands in between the two RV dispenser islands; and immediately south of the of the USTs and to the west where concrete surface begins; and around the dispensers and pump islands in between the three southern-most diesel dispenser island lanes as indicated on the attached map (Figure 3: Site Plan - Close Up With Residual Contamination Contours, Pilot J Travel Center # 757, Oak Creek, WI).

If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if

contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

In addition, all current and future owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats.)

The concrete pavement, asphalt or other impervious cover that exists in the location shown on the **attached map (Figure G1: Site Plan - Close Up, Areas To Be Maintained As Per CAP, And Structural Impediments, Pilot J Travel Center # 757, Oak Creek, WI)** shall be maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

*In this case, the pump island system (including the canopy) is also considered a structural impediment, and additional investigation and response requirements apply as described in the section titled Structural Impediments.*

*A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. Before using the property for such purposes, you must notify the DNR to determine if additional response actions are warranted.*

*A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.*

*The attached maintenance plan and inspection log are to be kept up-to-date and on-site. Submit the inspection log to the DNR annually, starting one year after the date of this letter.*

Structural Impediments (s. 292.12 (2) (b), Wis. Stats.)

The pump island area including the canopy structure shown as “**Structural Impediments**” on the **attached map (Figure G1: Site Plan - Close Up, Areas To Be Maintained As Per CAP, And**

Messrs. Cupp and Key  
RE: Final Case Closure with Continuing Obligations  
Former Pilot Flying J Travel Center # 757  
October 10, 2013  
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**Structural Impediments, Pilot J Travel Center # 757, Oak Creek, WI**, made complete investigation and/or remediation of the soil contamination on this property impracticable. If the structural impediment is to be removed, the property owner shall notify the DNR before removal and conduct an investigation of the degree and extent of petroleum contamination below the structural impediment. If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules.

*PECFA Reimbursement*

Section 101.143, Wis. Stats., requires that Petroleum Environmental Cleanup Fund Award (PECFA) claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the DNR Project Manager to determine the method for salvaging the equipment.

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

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Eric Amadi at (414) 263-8639.

Sincerely

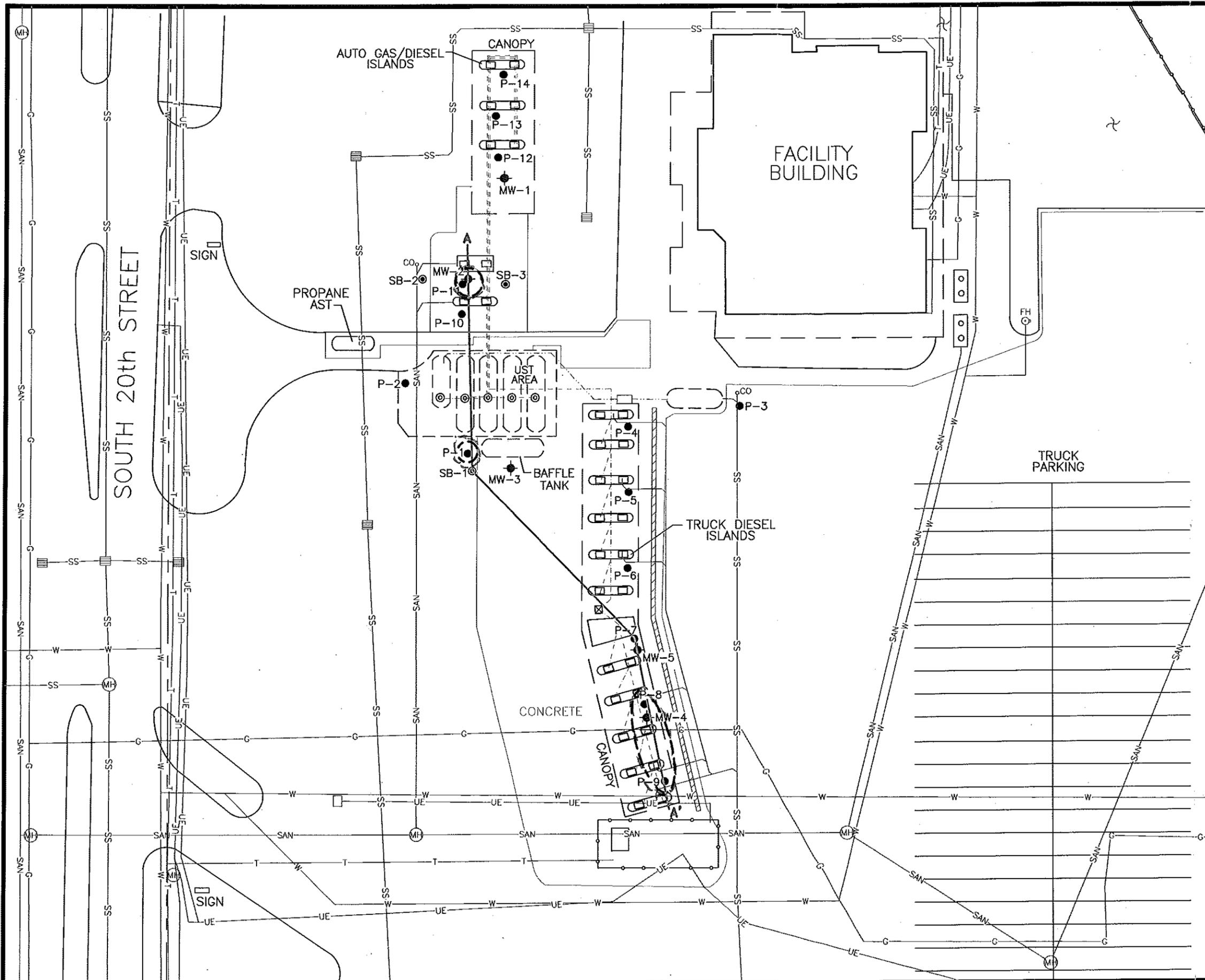


Pamela A. Mylotta, Team Supervisor  
Remediation & Redevelopment Program  
Southeast Region, Milwaukee

Attachments:

- Figure 3: Site Plan - Close Up With Residual Contamination Contours, Pilot J Travel Center # 757, Oak Creek, WI
- Figure G1: Site Plan - Close Up, Areas To Be Maintained As Per CAP, And Structural Impediments, Pilot J Travel Center # 757, Oak Creek, WI
- Cap Maintenance Plan
- RR 819

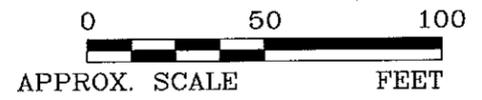
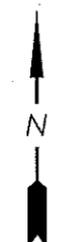
cc: Lori Clark - Pangean-CMD Associates, Inc.  
9874 Main Street, Suite 100, Woodstock, GA 30188  
SER Case File#: 03-41-555854



**LEGEND**

- MONITORING WELL LOCATION
- ⊙ SB-1 -- SOIL BORING LOCATION
- P-1 -- SOIL BORING (TERRACON, AUGUST 2010)
- PROPERTY LINE
- FENCE
- - - PRODUCT LINE
- ▨ TRENCH DRAIN
- UE — UNDERGROUND ELECTRIC LINE
- SAN — SANITARY SEWER LINE
- SS — STORM WATER SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- W — WATER LINE
- ⊕ LIGHT POLE
- ⊙ MH — MANHOLE
- ⊙ FH — FIRE HYDRANT
- ⊙ CO — CLEANOUT
- ▭ DROP INLET
- A — CROSS SECTION LOCATION
- ⊖ ESTIMATED EXTENT OF PETROLEUM IMPACTS IN SOIL EXCEEDING NR 720 WAC RCLs

MAP SOURCE: PILOT FLYING J TRAVEL CENTERS AND RB&G ENGINEERING



**PANGEAN-CMD ASSOCIATES**

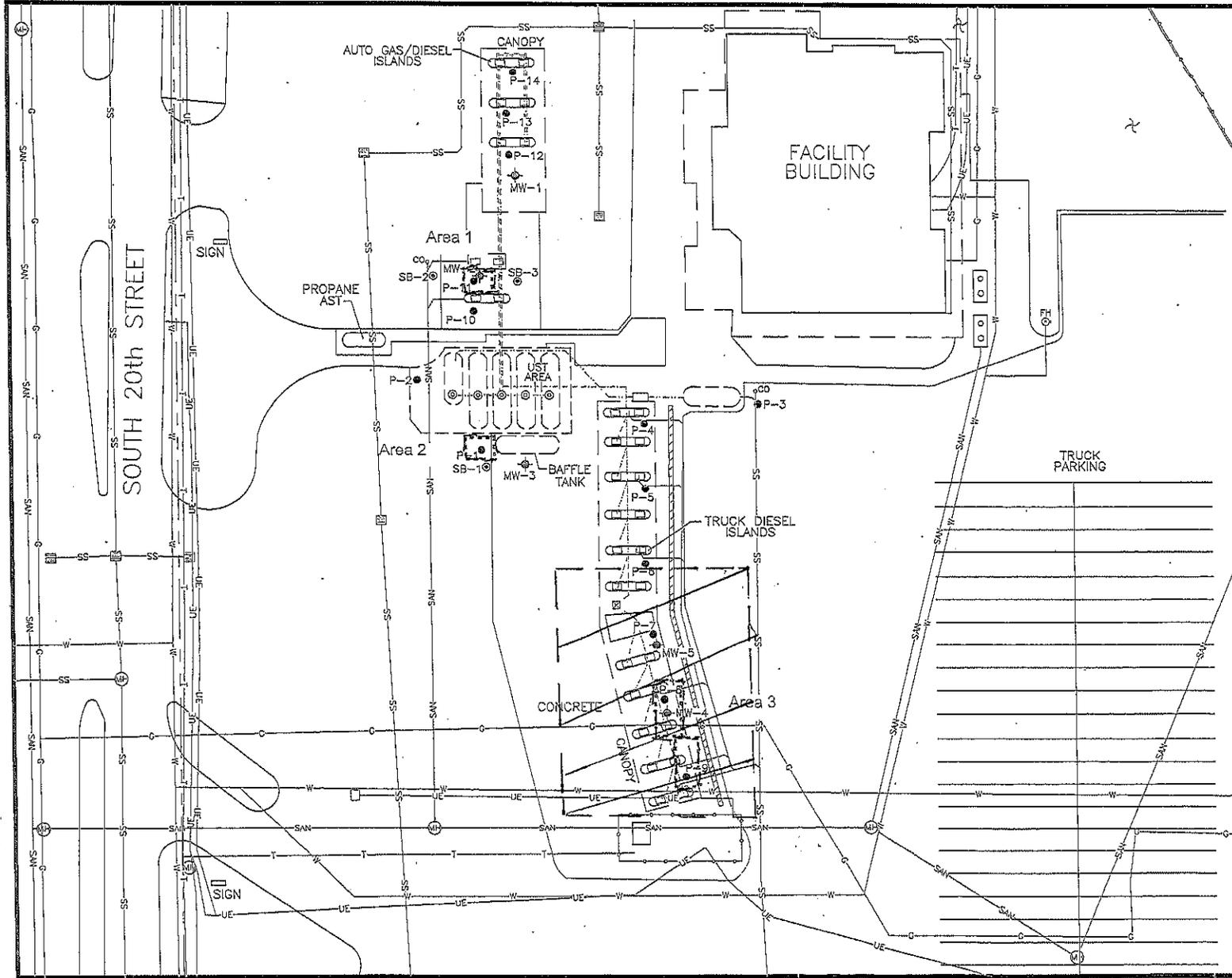
REV. NO.: DRAWING DATE: 5-31-12 ACAD FILE: PT000757-SITB

**SITE PLAN—CLOSE UP WITH RESIDUAL CONTAMINATION CONTOURS**

CLIENT: PILOT SITE NO. 757  
PILOT FLYING J TRAVEL CENTER PM: LC

LOCATION: 9650 SOUTH 20TH STREET  
OAK CREEK, WISCONSIN PE/PG:

DESIGNED: SY/LC DETAILED: EL PROJECT NO.: PT-000757 FIGURE: 3



**LEGEND**

- ⊙ MONITORING WELL LOCATION
- ⊙ SB-1 - SOIL BORING LOCATION
- P-1 - SOIL BORING (TERRACON, AUGUST 2010)
- - - PROPERTY LINE
- FENCE
- - - PRODUCT LINE
- - - TRENCH DRAIN
- - - UNDERGROUND ELECTRIC LINE
- - - SANITARY SEWER LINE
- - - STORM WATER SEWER LINE
- - - TELEPHONE LINE
- - - GAS LINE
- - - WATER LINE
- LIGHT POLE
- ⊕ MANHOLE
- ⊕ FPH FIRE HYDRANT
- ⊕ CO<sub>2</sub> CLEANOUT
- ⊕ DROP INLET

Areas to be maintained as per CAP  
 *And Structural Impediments*

MAP SOURCE: PILOT FLYING J TRAVEL CENTERS AND RBA&G ENGINEERING

N

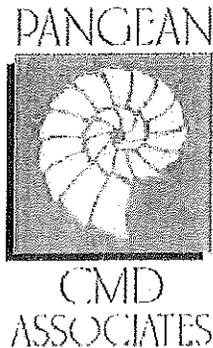
0 50 100  
APPROX. SCALE FEET

**PANGEAN-CMD ASSOCIATES**

REV. NO.: DRAWING DATE: 8-10-11 ACAD FILE: PTO00757-SIT

SITE PLAN—CLOSE UP

CLIENT: PILOT SITE NO. 757 PILOT FLYING J TRAVEL CENTER	PM: LC
LOCATION: 9650 SOUTH 20TH STREET OAK CREEK, WISCONSIN	PE/PG:
DESIGNED: SY	FIGURE: G-1
DETAILED: EL	PROJECT NO.: PT-000757



November 21, 2012

Mr. Eric Amadi  
Environmental Program Associate  
Remediation and Redevelopment Program  
Wisconsin Department of Natural Resources  
2300 North Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212

**RE: Corrective Action Plan Maintenance Plan  
Former Pilot Flying J Travel Center No. 757  
9650 South 20<sup>th</sup> Street  
Oak Creek, Milwaukee County, Wisconsin  
WDNR BRRTS Activity No. 03-41-555854  
WDNR FID No. 341093830  
Pangean-CMD Project No. PT-000757-01**

Dear Mr. Amadi:

On behalf of Pilot Flying J Travel Centers (Pilot), Pangean-CMD Associates (Pangean-CMD) presents this Corrective Action Plan (CAP) Maintenance Plan for former Pilot Site No. 757 (current Love's Travel Stop No. 432), located at 9650 South 20<sup>th</sup> Street in Oak Creek, Wisconsin. This CAP Maintenance Plan was prepared in accordance with the requirements of Ch. NR 724.13 (2), Wisconsin Administrative Code (W.A.C.). The maintenance activities included in this CAP Maintenance Plan are related to the concrete and asphalt-paved surfaces occupying the portions of the property that overlie petroleum-impacted soils.

More site-specific information about this property may be found:

- Wisconsin Department of Natural Resources (WDNR), Southeast regional office case file
- BRRTS on the Web (WDNR's Internet based database of contaminated sites):  
<http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do>
- GIS Registry PDF file for further information on the nature and extent of contamination:  
<http://dnrmapping.wi.gov/imf/imf.jsp?site=brrts2>
- WDNR Project Manager for Milwaukee County

## DESCRIPTION OF CONTAMINATION

Soil contaminated by petroleum volatile organic compounds (PVOCs), with concentrations exceeding Ch. NR 720 W.A.C. Residual Contaminant Levels (RCLs), primarily total petroleum hydrocarbons-diesel range organics (TPH-DRO), is located at a depth of 2 to 4 feet below ground surface (bgs) beneath the property. The locations of the paved surfaces to be maintained in accordance with this CAP Maintenance Plan are shown in the Site Plan included in **Attachment G-1**.

## DESCRIPTION OF THE CAP TO BE MAINTAINED

The CAP consists of three distinct areas, as follows:

- Concrete pavement around the dispensers and pump islands in between the two recreational vehicle (RV) dispenser islands;
- Bituminous asphalt pavement immediately south of the underground storage tanks and to the west of where the concrete surface begins; and
- Concrete pavement around the dispensers and pump islands in between the three southern-most diesel dispenser island lanes.

The areas are shown on the Site Plan included in **Attachment G-1**.

## COVER PURPOSE

The paved surfaces over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contaminants that might otherwise pose a threat to human health. These paved surfaces also act as a partial infiltration barrier to minimize future soil to groundwater contaminant migration that would violate the groundwater standards in chapter NR 140, W.A.C. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

## ANNUAL INSPECTION

The paved surfaces overlying the contaminated soil, as depicted on the Site Plan included as **Attachment G-1**, will be inspected once a year, normally in the spring after all of the snow and ice is gone and the frost in the ground has thawed. The annual inspection will be conducted to identify deterioration, cracks, and other potential problems associated with the paved surface that can cause additional infiltration into or exposure to the underlying soils. The inspections will be performed to evaluate the paved surface for damage due to settling, exposure to the weather, wear from traffic, increasing age, and other factors.

The barrier surface (pavement) will be evaluated for distress symptoms, including but not limited to the following:

- Surface defects such as scaling and delaminating
- Surface concrete and asphalt deformation such as rutting, settling, and frost heave
- Cracking and spalling
- Potholes

Any area where soils have become or are likely to become exposed and where infiltration from the surface will not be effectively minimized will be documented. A log of the inspections and any repairs will be maintained by the property owner on the Barrier Inspection and Maintenance Log form, included as **Attachment G-2**. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection and maintenance log. A copy of the inspection and maintenance log will be kept at the address of the property owner and available for submittal or inspection by WDNR representatives upon request.

## **MAINTENANCE ACTIVITIES**

If problems are observed and noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE). The owner must also sample any soil that is excavated from the site prior to disposal to evaluate if contaminants remain and proper disposal options. The soil must be treated, stored, and disposed of by the owner in accordance with applicable local, state, and federal laws.

In the event the paved surfaces overlying the contaminated soil are removed or replaced, the replacement barrier must be, at a minimum, equally impervious as the original paved surfaces. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the paved surfaces and building foundation will maintain a copy of this CAP Maintenance Plan at the property and make it available to all interested parties (i.e., on-site employees, contractors, future property owners, etc.) for viewing.

## **PROHIBITION OF ACTIVITIES AND NOTIFICATION OF THE WDNR PRIOR TO ACTIONS AFFECTING A COVER OR CAP**

The following activities are prohibited on any portion of the property where paved surfaces are required as shown on the attached map, unless prior written approval has been obtained from the WDNR:

1. Removal of the existing barrier
2. Replacement with another barrier
3. Excavating or grading of the land surface
4. Filling on capped or paved areas
5. Plowing for agricultural cultivation
6. Construction or placement of a building or other structure

It is not necessary to obtain prior written WDNR approval to temporarily remove a portion of the CAP for up to two weeks in an emergency situation.

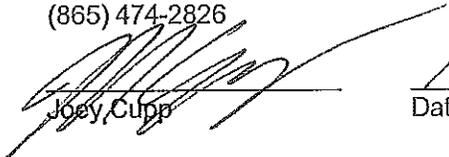
## **AMENDMENT OR WITHDRAWAL OF MAINTENANCE PLAN**

This CAP Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of the WDNR.

**Contact Information and Signatures**

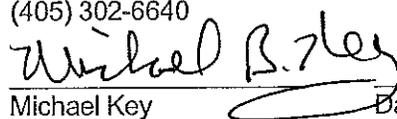
**Responsible Party:**

Pilot Flying J Travel Centers  
Joey Cupp  
Environmental Compliance Manager  
5508 Lonas Road  
Knoxville, Tennessee 37909  
(865) 474-2826

  
Joey Cupp \_\_\_\_\_ Date 10/2/12

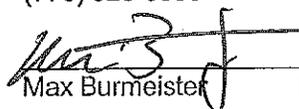
**Site Operator or Current Owner:**

Love's Travel Stops & Country Stores, Inc.  
Michael Key  
10601 North Pennsylvania Avenue  
P.O. Box 26210  
Oklahoma City, Oklahoma 73126  
(405) 302-6640

  
Michael Key \_\_\_\_\_ Date 10/2/12

**Consultant:**

Pangean-CMD Associates, Inc.  
9874 Main Street, Suite 100  
Woodstock, Georgia 30188  
(770) 926-8883

  
Max Burmeister \_\_\_\_\_ Date 10/15/12

**WDNR:**

Eric Amadi  
Wisconsin Department of Natural Resources  
2300 North Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212  
(414) 263-8639





February 15, 2013

Mr. Joey Cupp  
Pilot Travel Centers  
5508 Lonas Road  
Knoxville, TN 37909

Subject: Conditional Closure Decision  
With Requirements to Achieve Final Closure  
Pilot Flying J Travel Center # 757  
9650 South 20<sup>th</sup> Street, Oak Creek, WI 53154  
FID #: 341093830; BRRTS #: 03-41-555854

Dear Mr. Cupp:

On February 7, 2013, the Department of Natural Resources (DNR) reviewed your request for closure of the case described above. The DNR reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the DNR has determined that the petroleum contamination detected during property acquisition appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to DNR standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following condition is satisfied:

#### **MONITORING WELL ABANDONMENT**

The monitoring wells at the site and/or those monitoring points associated with the cleanup activities of this site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to the DNR on Form 3300-005 found at <http://dnr.wi.gov/org/water/dwg/forms/3300005.pdf> or those provided by the DNR.

When the above condition has been satisfied, please submit the appropriate documentation (for example, well abandonment forms) to verify that applicable condition has been met, and your case will be closed. Your site will be listed on the DNR's Remediation and Redevelopment GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2>.

#### **CONTINUING OBLIGATIONS AND RESPONSIBILITIES**

As part of the approval of the closure of this case, you will be responsible for maintaining the following continuing obligations:

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the DNR must approve any changes to this barrier.

Mr. Joey Cupp  
RE: Conditional Case Closure Decision  
With Requirements to Achieve Final Closure  
Pilot Flying J Travel Center # 757  
February 15, 2013  
Page 2 of 2.

In the final closure approval, you will also be required to conduct annual inspections. Documentation of the inspection will be required to be kept on site and/or submitted to the DNR annually upon request.

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

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 414.263.8639.

Sincerely,

  
Eric Amadi - Hydrogeologist  
Remediation & Redevelopment Program  
SER - Milwaukee Service Center

cc: Lori Clark - Pangean-CMD Associates, Inc. (electronic)  
9874 Main Street, Suite 100  
Woodstock, GA 30188  
Michael Key - Love's Travel Stops & Country Stores, Inc. (electronic)  
10601 N. Pennsylvania Avenue, P. O. Box 26210  
Oklahoma City, OK 73126  
SER Case File#: 03-41-555854

SPECIAL WARRANTY DEED



\* 0 9 8 9 8 8 8 5 \*

DOC.# 09898885

Document Number

Document Title

Free V LLC, a Utah limited liability company , Grantor

and

Love's Travel Stops & Country Stores, Inc., an Oklahoma corporation,  
Grantee

RECORDED 07/22/2010 03:16PM  
JOHN LA FAVE  
REGISTER OF DEEDS  
Milwaukee County, WI  
AMOUNT: 30.00  
FEE EXEMPT 77.25 #: 0  
TRANSFER FEE: 6600.00

Recording Area

Name and Return Address

Stewart Title of Minnesota  
Commercial Division  
1700 West 82nd Street, Suite 100  
Bloomington, MN 55431

Parcel Identification Number (PIN)

904-9000 and 904-9001

This information must be completed by submitter document title, name & return address, and PIN (if required) Other information such as the granting clause, legal description, etc , may be placed on this first page of the document or may be placed on additional pages of the document Note Use of this cover page adds one page to your document and \$2.00 to the recording fee Wisconsin Statutes, 59 43(2m) WRDA HB Rev 1/8/2004

**UPON RECORDING RETURN TO:**

Sandy Hale  
National Closing Specialist  
National Title Services  
Stewart Title Guaranty Company  
1980 Post Oak Boulevard # 610  
Houston, Texas 77056

Parcel ID Number: 904-9000 and 904-9001

The State of Wisconsin :

County of Milwaukee :

**SPECIAL WARRANTY DEED**  
(Oak Creek, WI)

FREE V LLC, a Utah limited liability company, having an address at 1104 Country Hills Drive, Ogden, UT 84403 (the "Grantor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL, AND CONVEY unto LOVE'S TRAVEL STOPS & COUNTRY STORES, INC., an Oklahoma corporation with an office at 10601 North Pennsylvania Ave., Oklahoma City, OK 73120 (the "Grantee"), that certain property located in Milwaukee County, Wisconsin, as particularly described on Exhibit A attached hereto, together with all improvements thereon, and all rights and interests appurtenant thereto (collectively, the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, said Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

THIS CONVEYANCE IS MADE EXPRESSLY SUBJECT TO those matters set forth on Exhibit B attached hereto (the "Permitted Exceptions").

EXECUTED this 28 day of June, 2010, to be effective July 1, 2010

FREE V LLC

By: Crystal C. Maggelet [black ink]  
Printed: Crystal C. Maggelet  
Its: Chairman of the Executive Committee

ATTEST:

By: \_\_\_\_\_ [black ink]  
Print: \_\_\_\_\_

[CORPORATE SEAL]

STATE OF UTAH )  
 ) SS:  
COUNTY OF Weber )

Personally appeared before me, a Notary Public of the State and County aforesaid, Crystal C. Maggelet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as Chairman of the Executive Committee of Free V LLC, the within named bargainer, and that as such, Crystal C. Maggelet being duly and fully authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chairman of the Executive Committee.

WITNESS my hand and official seal.

This the 28 day of June, <sup>2010</sup> ~~200~~.

Marilyn Rasmussen [black ink]  
NOTARY PUBLIC  
Printed: Marilyn Rasmussen



My Commission Expires: 9/24/12

This instrument prepared by:  
Amy Guzy, Esq.  
Director of Legal Services  
Love's Travel Stops & Country Stores, Inc.  
10601 N. Pennsylvania Ave.  
Oklahoma City, OK 73120

Direct future tax bills to:  
Love's Travel Stops and Country Stores, Inc.  
c/o Burke and Associates  
3336 E. 32<sup>nd</sup> Street, Suite 217  
Tulsa, OK 74153

Exhibit ALEGAL DESCRIPTION

All that certain real estate located in Parcels 1 and 2 of CERTIFIED SURVEY MAP NO. 773, being a part of the Northeast Quarter of Section 30, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, as recorded in the office of the Register of Deeds for Milwaukee County on December 15, 1967, in Reel 396, Images 256 to 258 inclusive, as Document No. 4363729, excepting therefrom that part conveyed to the City of Oak Creek for public street purposes on Reel 2133, Image 1746, as Document No. 6098715, described as follows: that part of the Northeast Quarter of Section 30, Township 5 North, Range 22 East, in the City of Oak Creek, bounded and described as follows: Commencing at the Northwest corner of said Quarter Section; thence South 0 degrees 9 minutes 12 seconds East along the West line of said Quarter Section 75 feet to a point; thence South 83 degrees 19 minutes 12 seconds East 50.36 feet to the Northwest corner of Certified Survey Map No. 773 and the point of beginning of the lands to be described; thence continuing South 83 degrees 19 minutes 12 seconds East 20 feet to a point; thence South 33 degrees 38 minutes 48 seconds West 26.71 feet to a point; thence South 0 degrees 9 minutes 12 seconds East 15 feet to a point; thence South 89 degrees 50 minutes 48 seconds West 5 feet to a point on the Easterly right-of-way line of South 20<sup>th</sup> Street; thence North 0 degrees 9 minutes 12 seconds West along the Easterly right-of-way line of South 20<sup>th</sup> Street 39.58 feet to the point of beginning.

ALSO DESCRIBED AS FOLLOWS: That part of the Northeast Quarter of Section 30, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said Quarter Section; thence South 0 degrees 9 minutes 12 seconds East along the West line of said Quarter Section 75 feet to a point; thence South 83 degrees 19 minutes 12 seconds East 70.36 feet to a point on the South line of Ryan Road, said point also being the point of beginning of the lands to be described; thence South 83 degrees 19 minutes 12 seconds East 274.46 feet to a point on the Southwesterly right-of-way line of Interstate Highway 94; thence South 38 degrees 20 minutes 12 seconds East along the said right-of-way line 342.43 feet to an angle point; thence South 31 degrees 48 minutes 12 seconds East along said right-of-way line 498.5 feet to an angle point; thence South 24 degrees 23 minutes 12 seconds East along the right-of-way line 366.9 feet to a point on the North line of a 150 foot drainage right-of-way; thence South 67 degrees 40 minutes 48 seconds West along said North line 66.87 feet to a point; thence Southwesterly 301.77 feet along the arc of a curve whose center lies to the Northwest whose radius is 780 feet and whose chord bears South 78 degrees 45 minutes 48 seconds West 299.89 feet to a point; thence South 89 degrees 50 minutes 48 seconds West 560 feet to a point on the East line of South 20<sup>th</sup> Street; thence North 0 degrees 9 minutes 12 seconds West along said East line 1106.43 feet to a point; thence North 89 degrees 51 minutes 4 seconds East 5 feet to a point; thence North 0 degrees 9 minutes 12 seconds West 15 feet to a point; thence North 33 degrees 38 minutes 48 seconds East 26.71 feet to the point of beginning.

Being the same property conveyed to Grantor by Warranty Deed dated June 29, 2006 and recorded July 5, 2006 as Document No. 09263297, Register's Office for Milwaukee County.

**Exhibit B****PERMITTED EXCEPTIONS**

- 1) Easement for Pole Line Rights dated 1/20-26, filed 3-19-26 in Vol. 1136, Page 107, as Document No. 1417750.
  - 2) Easement in favor of Wisconsin Electric Power Company dated 4-21-50, filed 5-23-50, in Reel 2745, Image 169, as Document No. 2940403.
  - 3) Quit Claim Deed with restrictions dated 2-23-66, filed 4-21-66 as Document No. 4250060.
  - 4) Easement in favor of Wisconsin Electric Power Company and Wisconsin Telephone Company dated 1-4-68, filed 1-31-68, as Document No. 4371462.
  - 5) Right-of-Way Grant dated 11-13-81, filed 2-8-82, as Document No. 5524537.
  - 6) Easement filed 3-24-95 as Document No. 7065089.
- 
- 7) Easement filed 10-17-00 as Document No. 7977074.
  - 8) Wisconsin Electric Distribution Underground Easement filed 11-30-00 as Document No. 7995424.
  - 9) Overhead power line facility affecting a portion of the premises described in Exhibit A hereof, as shown on the ALTA/ACSM Land Title Survey prepared by Aero-Metric, Inc., under a revised date of 11-13-01, as File No. K-27570.
  - 10) Underground electric facility lying outside the easement areas as shown on ALTA/ACSM Land Title Survey prepared by Aero-Metric, Inc., under a revised date of 11-13-01, as File No. K-27570.
  - 11) Underground gas facilities affecting a portion of the premises described in Exhibit A hereof as shown on ALTA/ACSM Land Title Survey prepared by Aero-Metric, Inc., under a revised date of 11-13-01, as File No. K-27570.
  - 12) Memorandum of Lease, Document No. 7912561, lessee's interest assigned to SBA Properties, Inc., by Document 7937791, and re-assigned to AAT Communications Corp., by Document No. 8668050. The lessor's interest was assigned to Free V LLC, a Utah limited liability company, by Document No. 9306166.
  - 13) Memorandum of Antenna Site Agreement dated 3-28-2002, filed 4-9-2002, as Document No. 8259093, between SBA Towers, Inc., a Florida corporation, lessor, and Telecorp Realty, LLC, a Delaware limited liability company, lessee.

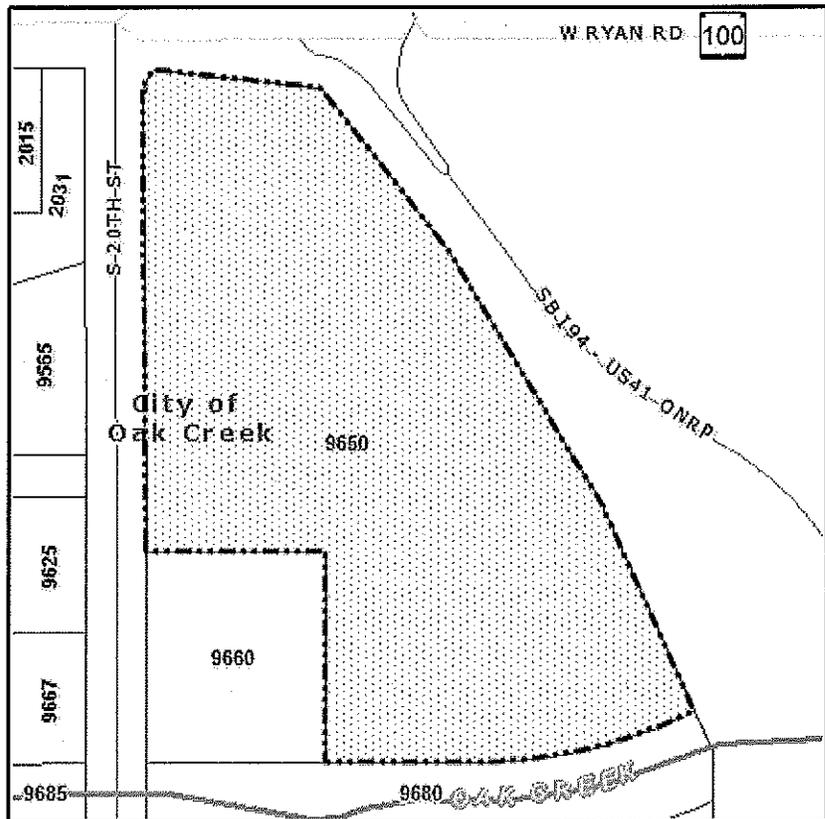
# Milwaukee County Land Information Parcel Report

TAXKEY: 9049000000

Report generated 10/11/2013 11:40:51 AM



Parcel location within Milwaukee County



Selected parcel highlighted

## Parcel Information

TAXKEY: 9049000000

Record Date: 12/31/2012

Owner(s): LOVE'S TRAVEL STOPS & COUNTRY STORES, INC, AN OK CORP

3336 32nd Street Suite 217  
Tulsa, OK 74153

Address: 9650 S 20TH ST

Municipality: Oak Creek

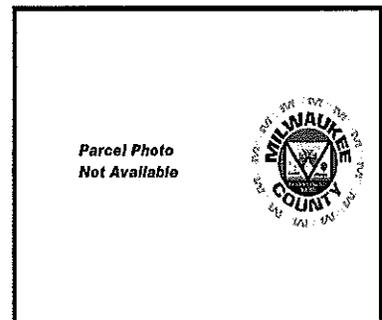
Acres: 13.25

Assessed Value: \$5,514,200

Parcel Description: COMMERCIAL

Zoning Description:

Legal Description: CERTIFIED SURVEY MAP NO. 773 PARCEL 1 EXC PART FOR ROAD NE1/4 SEC. 30-5-22



Parcel photo

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

9650 & 9660 S. 20th Street  
Oak Creek, Wisconsin



-  Zoning Boundaries
-  Flood Fringe (FF)

W Ryan Rd

*B-4: Highway Business*

**B-4  
PUD**

904-9000

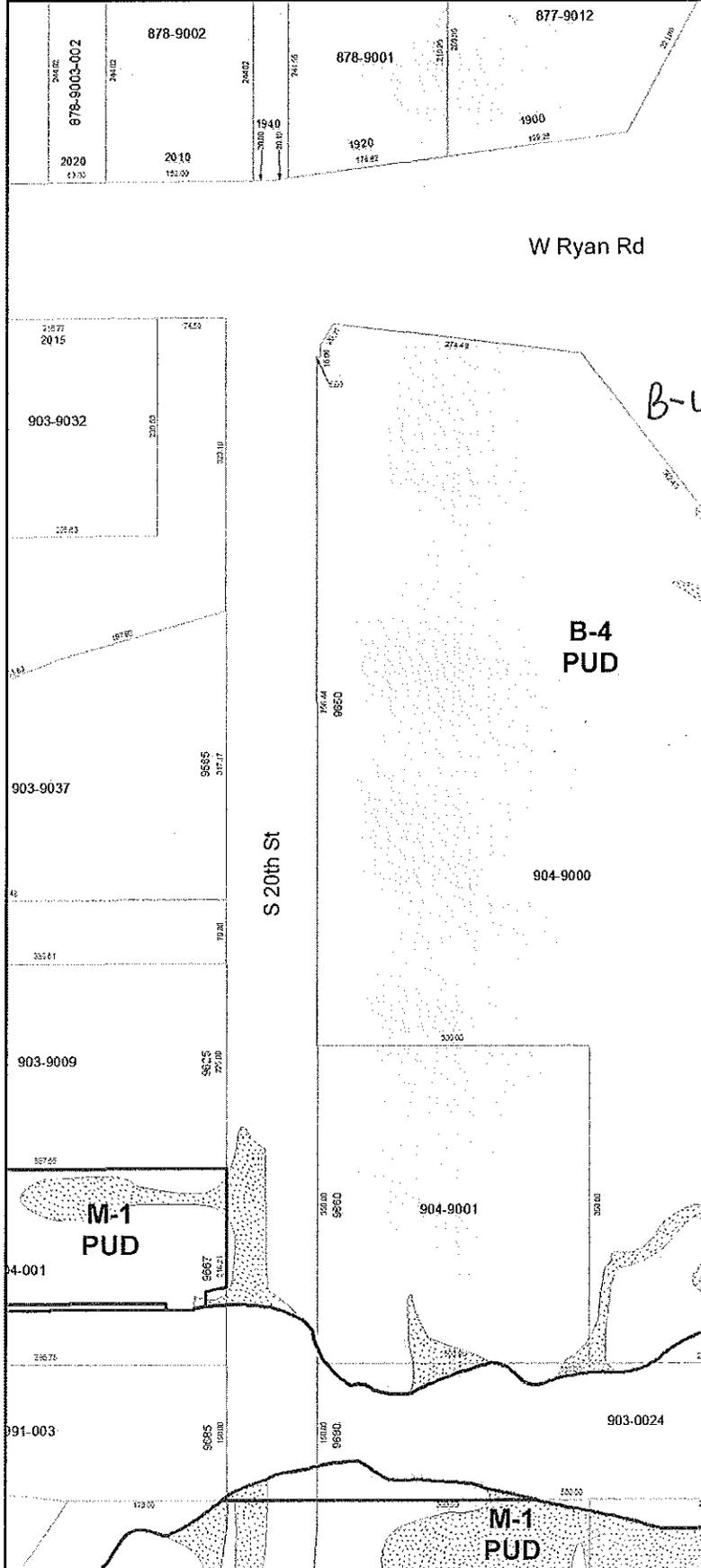
**M-1  
PUD**

904-9001

**FW**

903-0024

**M-1  
PUD**



## Zoning Boundaries

-  A-1: Limited Agricultural
-  ER: Equestrian Residential
-  Rs-1: Single Family (1/2 acre)
-  Rs-2: Single Family (17,000 sq. ft.)
-  Rs-3: Single Family (12,000 sq. ft.)
-  Rs-4: Single Family (10,000 sq. ft.)
-  Rs-5: Mobile Home Park
-  Rd-1: Two-Family Residential
-  Rm-1: Multifamily Residential
-  B-1: Local Business
-  B-2: Community Business
-  B-3: Office and Professional Business
-  B-4: Highway Business
-  M-1: Manufacturing
-  I-1: Institutional
-  P-1: Park District
-  PUD: Planned Unit Development
-  CU: Conditional Use
-  CCU: Conforming Conditional Use
-  Floodway
-  Flood Fringe (FF)
-  Shoreland Wetland Conservancy (C-1)
-  Lakefront Overlay District (LOD)
-  Mixed Use Neighborhood Overlay (NO)
-  Mixed Use Office Overlay (OO)
-  Regional Retail Overlay District (RR)

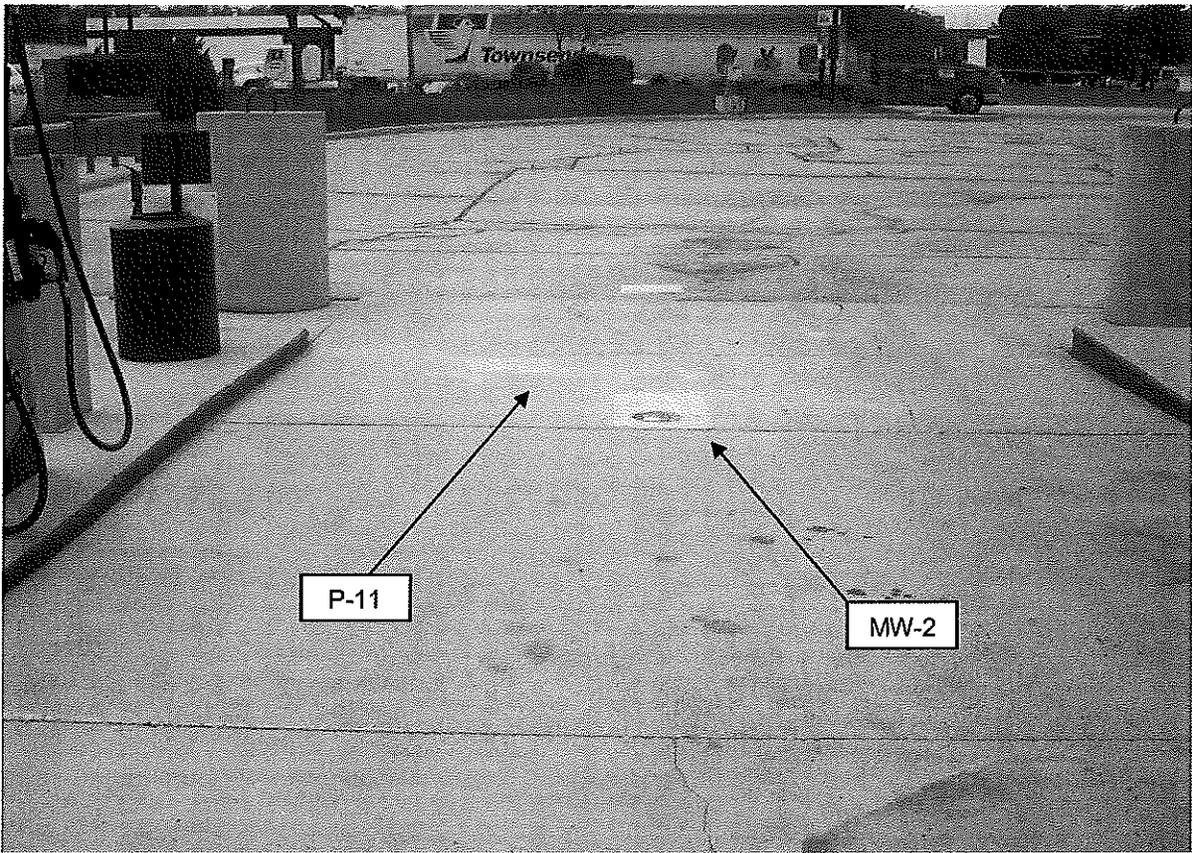


Photo 1: showing area near MW-2 and P-11, taken May 31, 2011

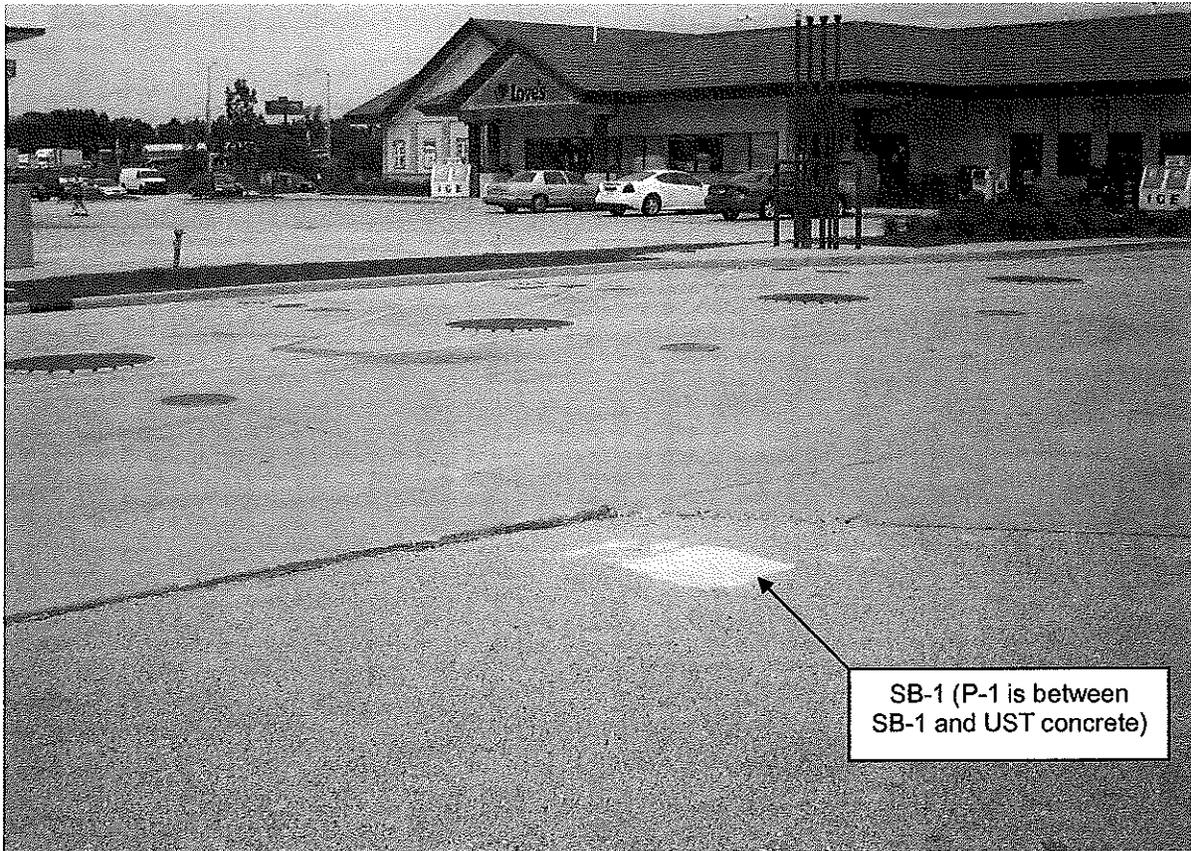
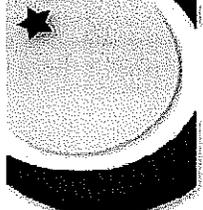


Photo 2: showing area near P-1 and SB-1, taken May 31, 2011



Photo 3: showing area near MW-4 and P-8, taken May 31, 2011



**TAPESTRY**  
Land Records via the Internet

Home

**SEARCH Now!**

FAQ

Contact Us

About Tapestry

DataSource: Milwaukee, WI	
Document Name:	09898885
Document Type:	DEED
Recorded Date:	07-22-2010 03:16
Consideration:	\$0.00
Pages:	5 pages
Grantor:	Free V Llc
Grantee:	Love's Travel Stops & Country Stores Inc
Parcel:	904-9000 TR DESC: CERTIFIED SURVEY MAP NO 773 PARCEL 1 (14.326 AC.) EXC. PART FOR ROAD N
Parcel:	904-9001 TR DESC: CERTIFIED SURVEY MAP NO 773 PARCEL 2 (2.410 AC.), NE 30-5-22

Grantor:	Free V Llc
Grantee:	Love's Travel Stops & Country Stores Inc
Parcel:	904-9000 TR DESC: CERTIFIED SURVEY MAP NO 773 PARCEL 1 (14.326 AC.) EXC. PART FOR ROAD N
Parcel:	904-9001 TR DESC: CERTIFIED SURVEY MAP NO 773 PARCEL 2 (2.410 AC.), NE 30-5-22
Survey Map:	<b>CSM 00773 L:1</b>
Survey Map:	CSM 00773 L:2
Tract:	SEC: 30 TWP: 5 RNG: 22 NE
Address:	9650 20 ST S OAK CREEK WI 53154
Deliver:	STEWART TITLE OF MINNESOTA 1700 W 82 ST #100 BLOOMINGTON MN 55431 08-16-2010
Fee:	RECORDING FEE \$30.00
Fee:	TRANSFER TAX FEE \$6600.00

# CERTIFIED SURVEY MAP

BEING A PART OF THE N.E. 1/4 OF SECTION 30, T.5N., R.22E.,  
IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY,  
WISCONSIN

4363729

REGISTER'S OFFICE  
Milwaukee County, Wis.  
RECORDED AT 2:50 P.M.

on DEC 15 1967 in  
Reel 396 Image 256 to

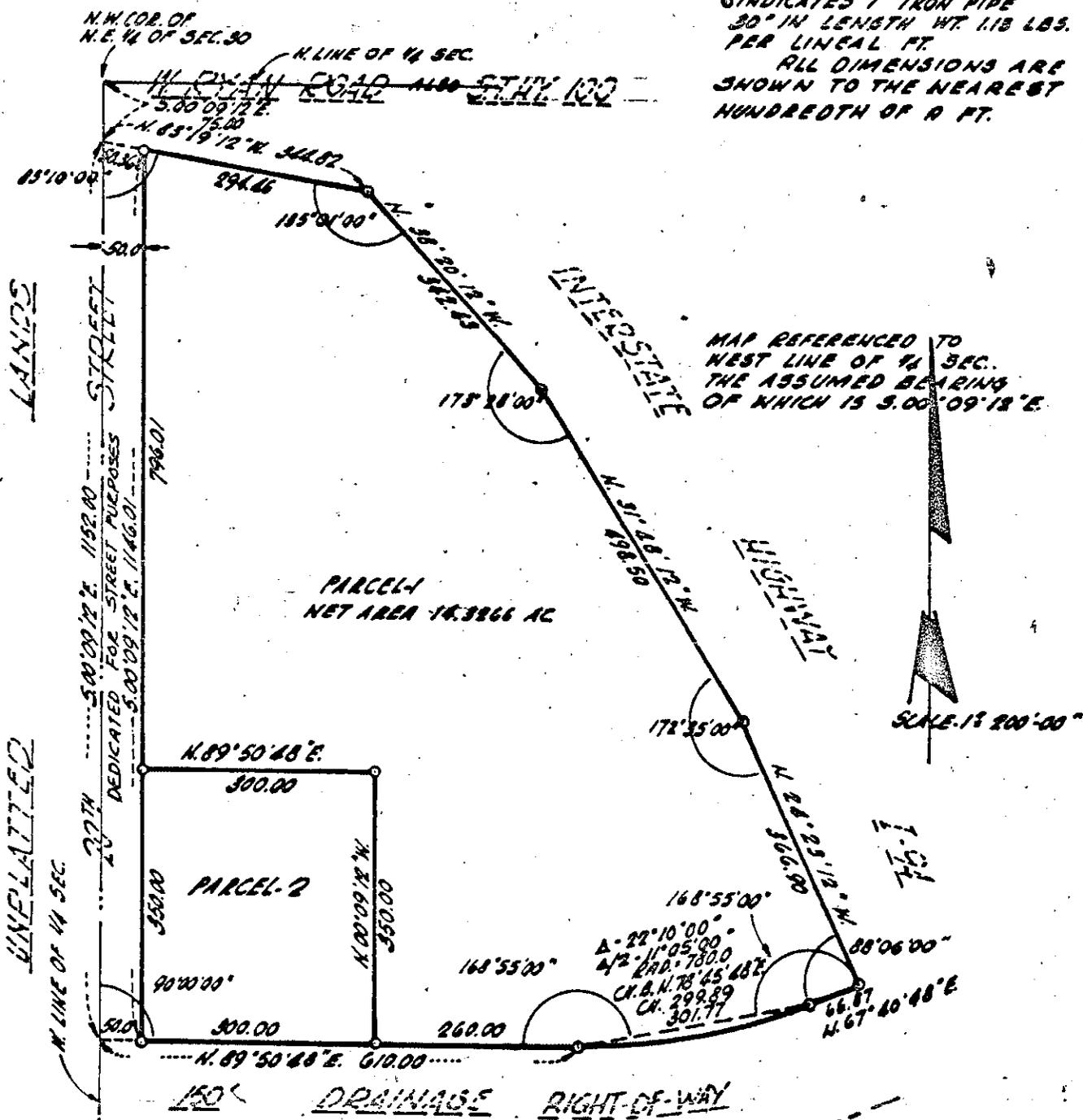
Melan Patter 258  
incl  
Register of Deeds

*map 7.13*

○ INDICATES 1" IRON PIPE  
30" IN LENGTH WT. 1.18 LBS.  
PER LINEAL FT.  
ALL DIMENSIONS ARE  
SHOWN TO THE NEAREST  
HUNDREDTH OF A FT.

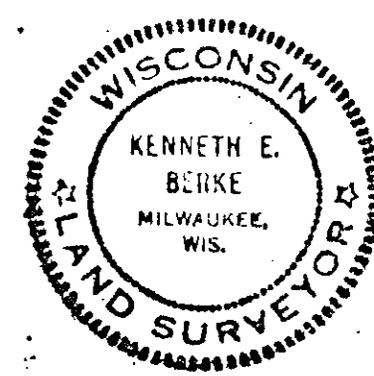
MAP REFERENCED TO  
WEST LINE OF 1/4 SEC.  
THE ASSUMED BEARING  
OF WHICH IS 5.00° 09' 12" E.

SCALE: 1" = 200' 00"



LANDS

UNPLATTED



**NATIONAL SURVEY SERVICE**  
CIVIL ENGINEERS AND SURVEYORS  
8720 W. VLIET ST. 258-9830  
MILWAUKEE, WISCONSIN 53208  
KENNETH E. BERKE - REGISTERED WIS. LAND SURVEYOR

**CERTIFIED SURVEY MAP**

BEING A PART OF THE N.E. 1/4 OF SECTION 30, T.5N., R.22E.,  
IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY,  
WISCONSIN

**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN)

:SS

MILWAUKEE COUNTY)

I, KENNETH E. BERKE, land surveyor, do hereby certify:

THAT I have surveyed and mapped a part of the N E 1/4 of Section 30 T 5 N, R 22 E, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said 1/4 Section; thence South 00° 09' 12" East along the West line of said 1/4 Section 75.00 ft. to the point of beginning of the land to be described;

thence South 00° 09' 12" East along the West line of said 1/4 Section 1152.00 ft. to a point in the North line of a drainage right of way; thence North 89° 50' 48" East at right angles to the West line of said 1/4 Section along the North line of said drainage right of way 610.00 ft. to a point of curve; thence Easterly along the arc of a curve 301.77 ft., whose center lies to the North, whose radius is 780.00 ft. and whose chord bears North 78° 45' 48" East 299.89 ft. to a point of tangency; thence North 67° 40' 48" East 66.87 ft. to a point on the West line of I-94 right of way; thence North 24° 23' 12" West along said right of way line 366.90 ft. to a point; thence North 31° 48' 12" West along said right of way line 498.50 ft. to a point; thence North 38° 20' 12" West along said right of way line 342.43 ft. to a point; thence North 83° 19' 12" West 344.82 ft. to the point of beginning. The West 50.00 ft. "as measured from the West line of said 1/4 Section" to be dedicated for street purposes.

THAT I have made this survey, land division and map by the direction of INTRA-STATE DEVELOPMENT, INC., owner of said land.

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

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Ordinance No. 82 of the City of Oak Creek, in surveying, dividing and mapping the same.

Oct 18, 1966

Kenneth E. Berke

Kenneth E Berke, Registered Wisconsin  
Land Surveyor S 107

**CORPORATE OWNER'S CERTIFICATE OF DEDICATION**

INTRA-STATE DEVELOPMENT, INC., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat in accordance with the requirements of Ordinance No. 82 of the City of Oak Creek.

IN WITNESS WHEREOF, the said INTRA-STATE DEVELOPMENT, INC., has caused these presents to be signed by JACK L LA BONTE, its President and counter-signed by WILLIAM B. PODELL, its Secretary, at Milwaukee, Wisconsin, and its corporate seal to be hereunto affixed on this 19th day of October, 1966.

**NATIONAL SURVEY SERVICE**

CIVIL ENGINEERS AND SURVEYORS

5729 W. VLIET ST. 258-9830

MILWAUKEE, WISCONSIN 53208

KENNETH E. BERKE - REGISTERED WIS. LAND SURVEYOR

**CERTIFIED SURVEY MAP**  
BEING A PART OF THE N.E. 1/4 OF SECTION 30, T.5N., R.22E.,  
IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY,  
WISCONSIN

In The Presence of:

Charlotte Schweitzer  
Charlotte Schweitzer

INTRA-STATE DEVELOPMENT, INC.

Jack L LaBonte  
Jack L LaBonte, President

Leone Crotty  
Leone Crotty

COUNTERSIGNED:

William B Podell  
William B Podell, Secretary

STATE OF WISCONSIN)  
:SS  
MILWAUKEE COUNTY (

PERSONALLY came before me this 19th day of October,  
1966 JACK L LA BONTE, President and WILLIAM B. PODELL, Secretary, of the above  
named Corporation, to me known to be the persons who executed the foregoing instrument  
and to me known to be such President and Secretary of said Corporation, and acknowledge  
that they executed the foregoing instrument as such officers as the deed of said  
Corporation, by its authority.

Charlotte Schweitzer  
Charlotte Schweitzer  
Notary Public, State of Wisconsin  
My Commission Expires Oct. 30, 1966

PLANNING COMMISSION APPROVAL

APPROVED by the Planning Commission of the City of Oak Creek on  
this 19 day of October, 1966

John H. ...  
Chairman

Fredrick G. Fairbanks  
Secretary

NATIONAL SURVEY SERVICE  
CIVIL ENGINEERS AND SURVEYORS  
5729 W. VLIET ST. 258-9830  
MILWAUKEE, WISCONSIN 53208

KENNETH E. BERKE - REGISTERED WIS. LAND SURVEYOR

This instrument was drafted by Kenneth E Berke

# PILOT TRAVEL CENTERS LLC



June 7, 2012

**RE: Statement Verifying Legal Description  
Former Flying J Travel Center No. 757  
9650 South 20<sup>th</sup> Street  
Oak Creek, Milwaukee County, Wisconsin  
WDNR BRRTS Activity No. 03-41-555854  
WDNR FID No. 341093830**

On behalf of Pilot Travel Centers LLC, [aka the responsible party (RP)], I, Joey Cupp, Sr. Environmental Manager for Pilot, believe that the attached legal description included in this GIS Registry Information Packet referring to Former Flying J Site No. 757 [Love's Travel Stops & Country Stores (Love's) No. 432], located at 9650 South 20<sup>th</sup> Street in Oak Creek, Wisconsin, accurately describes the correct contaminated property.

Respectfully,

**Pilot Travel Centers LLC**

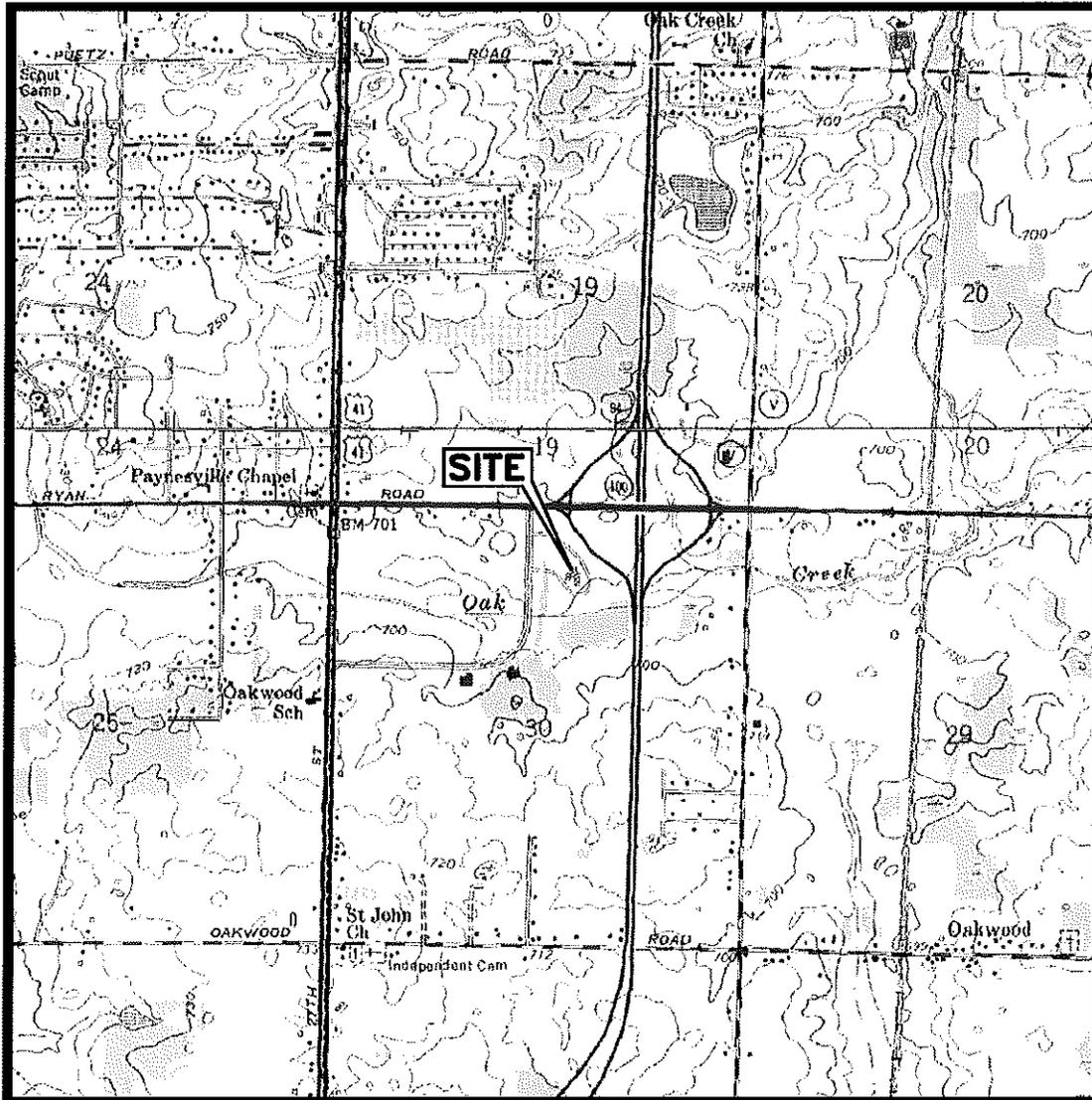
A handwritten signature in black ink, appearing to read "Joey Cupp".

Joey Cupp  
Sr. Environmental Manager

cc: Project File, Pilot Travel Centers

*The Customer Driven Company*

PILOT TRAVEL CENTERS LLC • P.O. Box 10146 • Knoxville, Tennessee 37939-0146 • 865/588-7488



SOURCE: U.S.G.S. TOPOGRAPHIC QUADRANGLE MAP  
 MAP SOURCE: 7.5 MINUTE SERIES, FRANKSVILLE, WISCONSIN, 1994



QUAD LOCATION

SCALE 1:24,000

0 2,000 4,000



SCALE FEET



ACAD FILE: 8.5X11QUAD



**PANGEAN-CMD  
 ASSOCIATES**

**SITE LOCATION MAP**

LEGEND

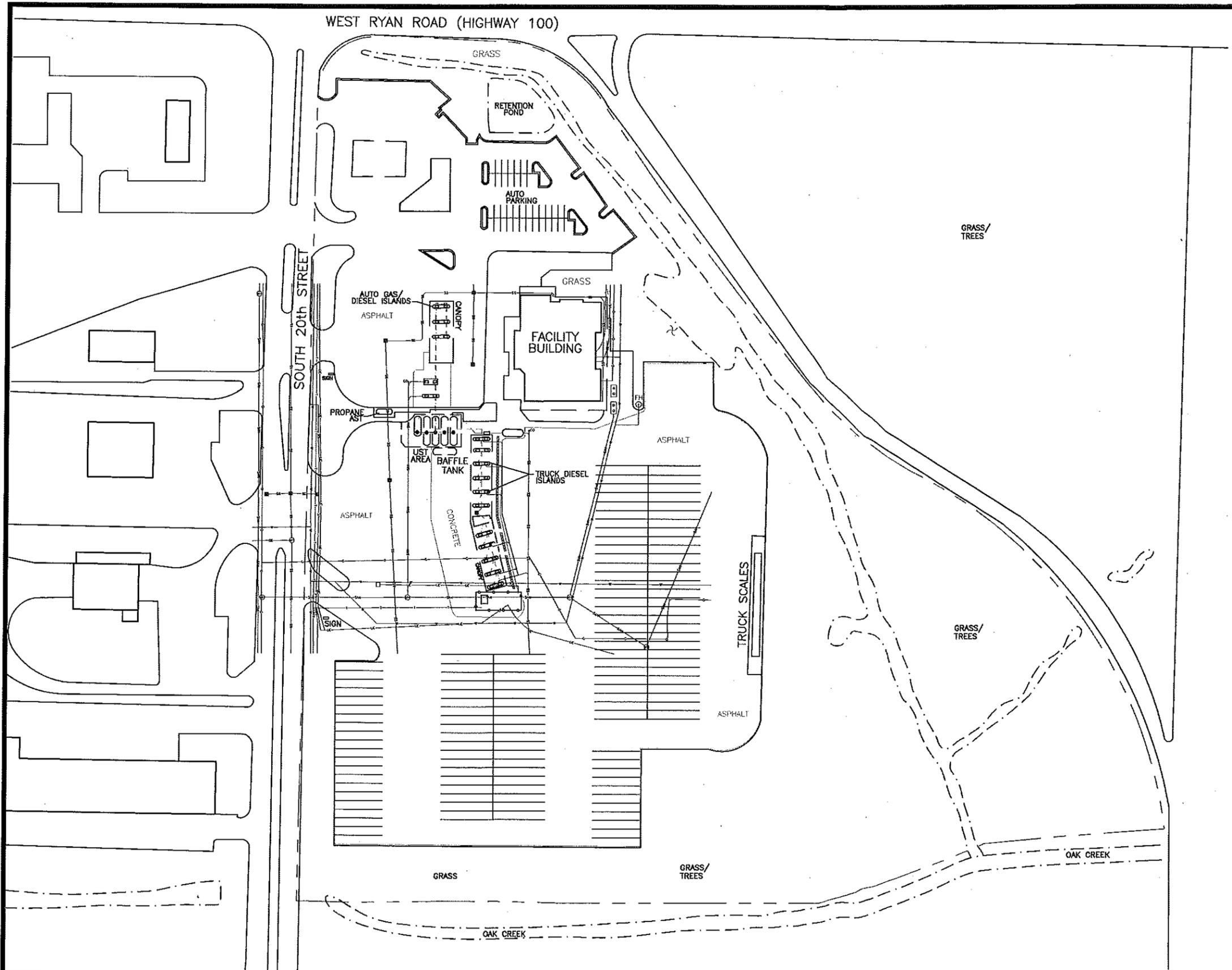
CLIENT: PILOT SITE NO. 757  
 PILOT FLYING J TRAVEL CENTER

DATE:  
 8-9-11

LOCATION: 9650 SOUTH 20TH STREET  
 OAK CREEK, WISCONSIN

FIGURE:  
 1

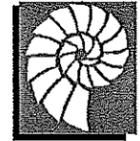
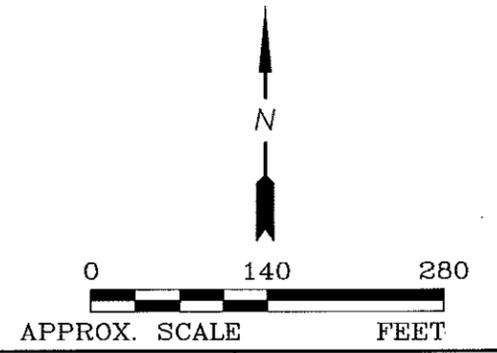
WEST RYAN ROAD (HIGHWAY 100)



**LEGEND**

- PROPERTY LINE
- FENCE
- PRODUCT LINE
- //// TRENCH DRAIN
- UE— UNDERGROUND ELECTRIC LINE
- SAN— SANITARY SEWER LINE
- SS— STORM WATER SEWER LINE
- T— TELEPHONE LINE
- G— GAS LINE
- W— WATER LINE
- ⌘ LIGHT POLE
- ⊙ MH MANHOLE
- ⊙ FH FIRE HYDRANT
- ⊙ CO CLEANOUT
- ⊙ DI DROP INLET

MAP SOURCE: PILOT FLYING J TRAVEL CENTERS AND RB&G ENGINEERING

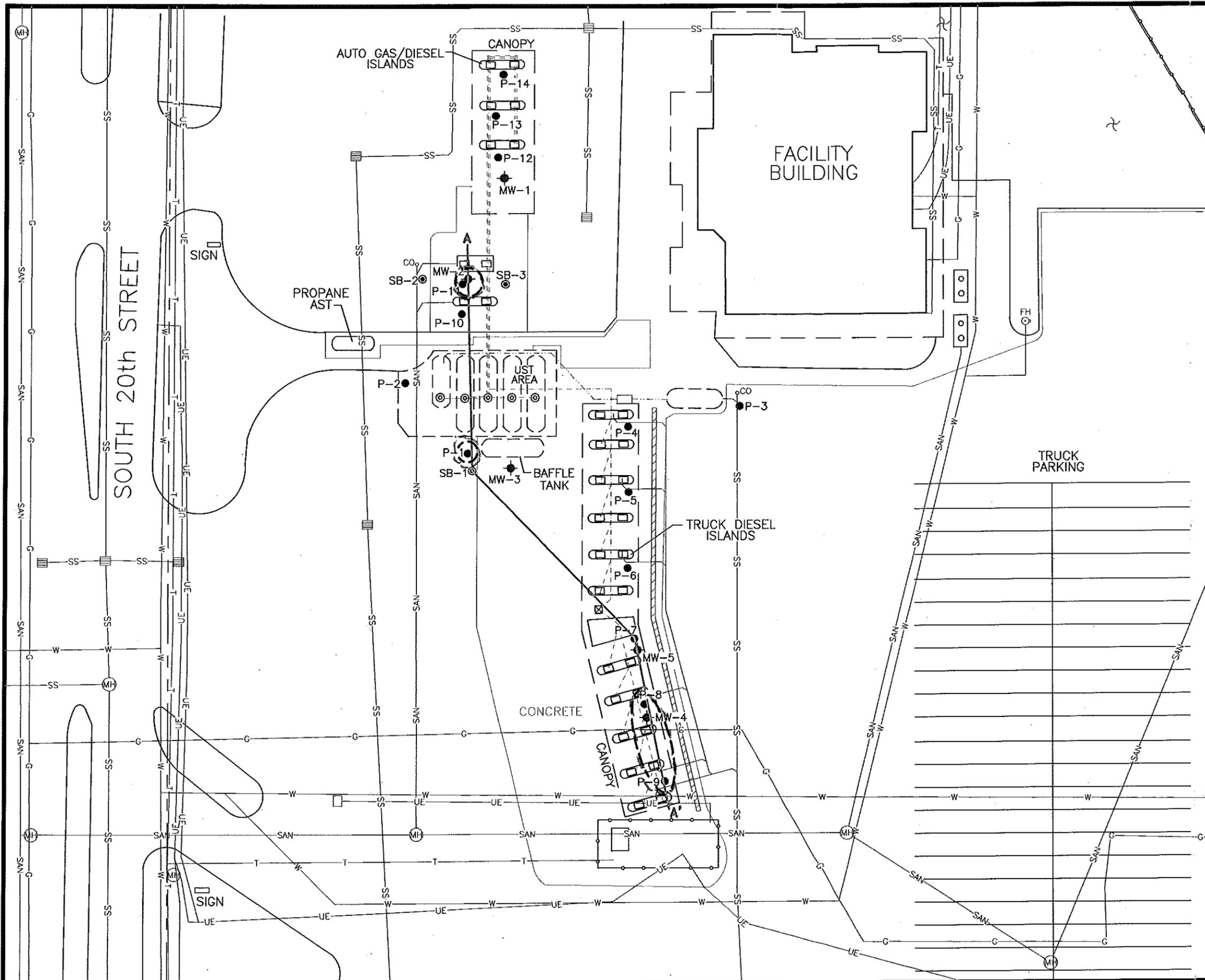


**PANGEAN-CMD ASSOCIATES**

REV. NO.: DRAWING DATE: 5-31-12 ACAD FILE: PT000757-SITA

**SITE PLAN**

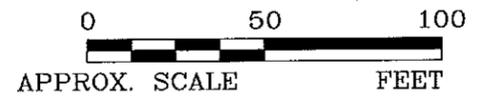
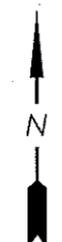
CLIENT:	PILOT SITE NO. 432 PILOT TRAVEL CENTERS LLC	PM:	LC
LOCATION:	9650 SOUTH 20th STREET OAK CREEK, WISCONSIN	PE/PG:	
DESIGNED:	LC	DETAILED:	EL
PROJECT NO.:	PT-000757	FIGURE:	2



**LEGEND**

- MONITORING WELL LOCATION
- ⊙ SB-1 -- SOIL BORING LOCATION
- P-1 -- SOIL BORING (TERRACON, AUGUST 2010)
- PROPERTY LINE
- FENCE
- - - - PRODUCT LINE
- ▨ TRENCH DRAIN
- UE — UNDERGROUND ELECTRIC LINE
- SAN — SANITARY SEWER LINE
- SS — STORM WATER SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- W — WATER LINE
- ⊕ LIGHT POLE
- ⊙ MH — MANHOLE
- ⊙ FH — FIRE HYDRANT
- ⊙ CO — CLEANOUT
- ▭ DROP INLET
- A — CROSS SECTION LOCATION
- ⊖ ESTIMATED EXTENT OF PETROLEUM IMPACTS IN SOIL EXCEEDING NR 720 WAC RCLs

MAP SOURCE: PILOT FLYING J TRAVEL CENTERS AND RB&G ENGINEERING



**PANGEAN-CMD ASSOCIATES**

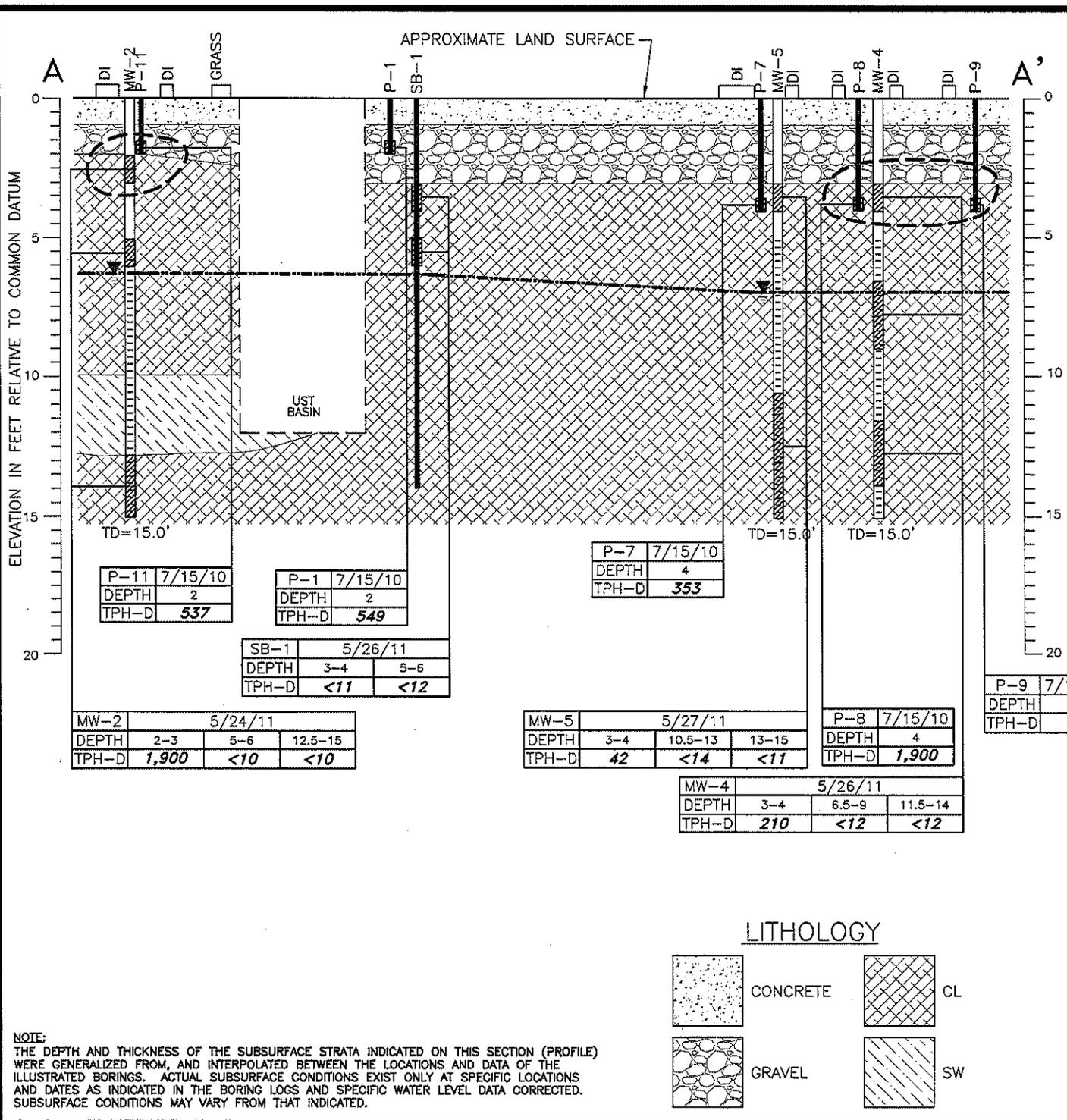
REV. NO.: DRAWING DATE: 5-31-12 ACAD FILE: PT000757-SITB

**SITE PLAN—CLOSE UP WITH RESIDUAL CONTAMINATION CONTOURS**

CLIENT: PILOT SITE NO. 757  
PILOT FLYING J TRAVEL CENTER PM: LC

LOCATION: 9650 SOUTH 20TH STREET  
OAK CREEK, WISCONSIN PE/PG:

DESIGNED: SY/LC DETAILED: EL PROJECT NO.: PT-000757 FIGURE: 3



### LEGEND

WELL ID  
WELL CASING  
SOIL SAMPLE LOCATION  
STATIC WATER LEVEL (5/31/11)  
SCREENED INTERVAL  
TD=35.0'  
TOC=TOP OF CASING ELEVATION  
TD=TOTAL DEPTH OF BORING

SAMPLE ID  
SOIL BORING  
SOIL SAMPLE LOCATION

MW-1	5/24/11	SAMPLE ID AND DATE	
DEPTH	4-5	SAMPLE DEPTH IN FEET	
TPH-D	0.75	TPH-DRO CONCENTRATION IN mg/kg	

TPH TOTAL PETROLEUM HYDROCARBONS  
DRO DIESEL RANGE ORGANICS  
mg/kg MILLIGRAMS PER KILOGRAM

REMAINING AREAS OF IMPACT EXCEEDING NR 720 WAC RCLs  
 DISPENSER ISLAND

0 50 100

**HORIZONTAL SCALE**  
FEET

PANGEAN-CMD  
ASSOCIATES

REV. NO.:	DRAWING DATE: 5-31-12	ACAD FILE: PT000757-XSA
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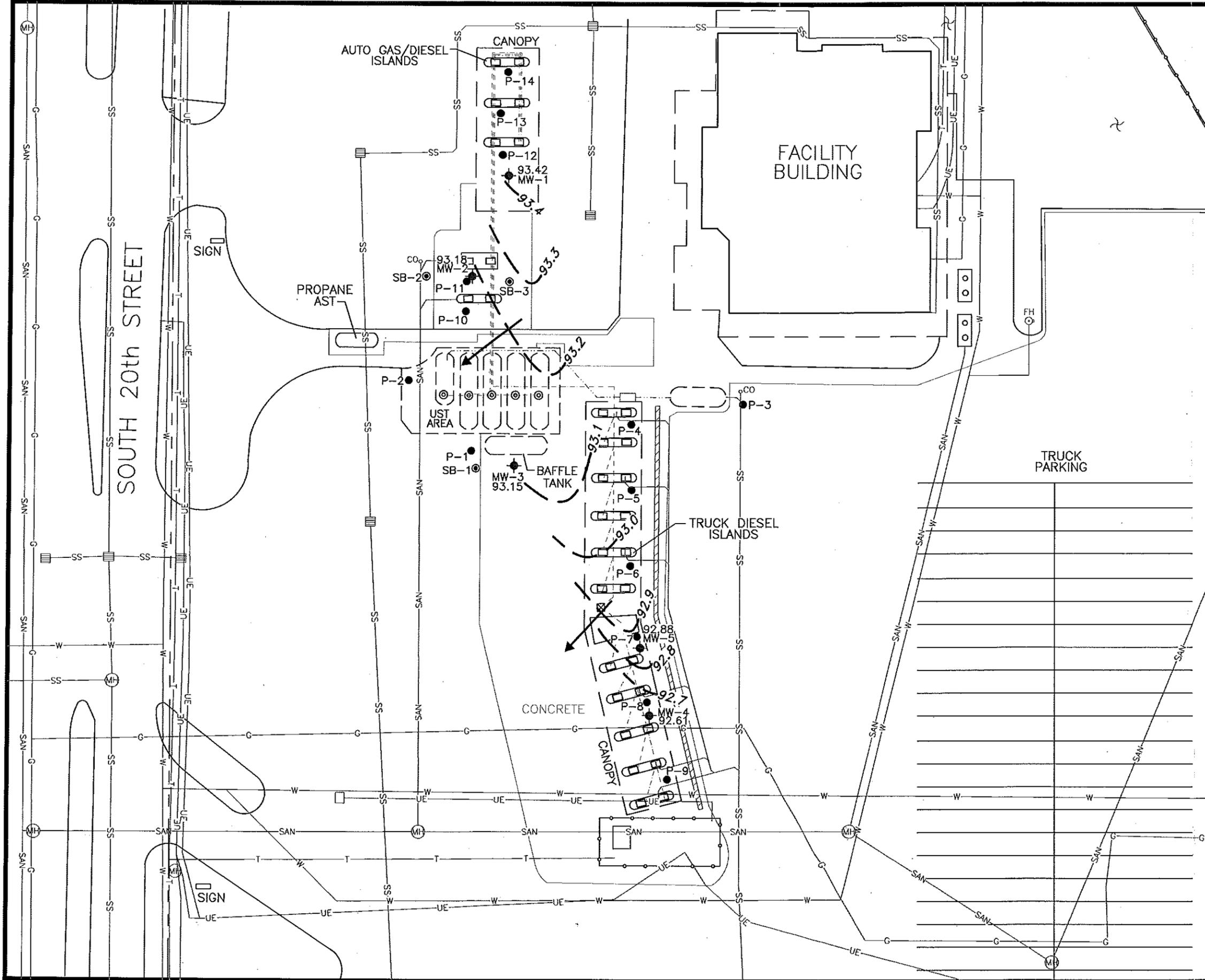
## CROSS SECTION A-A'

PROPERTY: PILOT SITE NO. 757 PILOT FLYING J TRAVEL CENTER	PM: LC
LOCATION: 9650 SOUTH 20TH STREET OAK CREEK, WISCONSIN	PE/RG:
DESIGNED: LC	DETAILED: EL
PROJECT NO.:	FIGURE:
PT-000757	4

**NOTE:**  
THE DEPTH AND THICKNESS OF THE SUBSURFACE STRATA INDICATED ON THIS SECTION (PROFILE) WERE GENERALIZED FROM, AND INTERPOLATED BETWEEN THE LOCATIONS AND DATA OF THE ILLUSTRATED BORINGS. ACTUAL SUBSURFACE CONDITIONS EXIST ONLY AT SPECIFIC LOCATIONS AND DATES AS INDICATED IN THE BORING LOGS AND SPECIFIC WATER LEVEL DATA CORRECTED. SUBSURFACE CONDITIONS MAY VARY FROM THAT INDICATED.

### LITHOLOGY

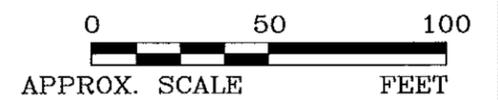
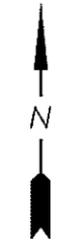
	CONCRETE		CL
	GRAVEL		SW



**LEGEND**

- MONITORING WELL LOCATION
- ⊙ SB-1 - SOIL BORING LOCATION
- P-1 - SOIL BORING (TERRACON, AUGUST 2010)
- - - PROPERTY LINE
- - - FENCE
- - - PRODUCT LINE
- ▨ TRENCH DRAIN
- UE- UNDERGROUND ELECTRIC LINE
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- T- TELEPHONE LINE
- G- GAS LINE
- W- WATER LINE
- ⊙ LIGHT POLE
- ⊙ MF MANHOLE
- ⊙ FH FIRE HYDRANT
- ⊙ CO CLEANOUT
- ▭ DROP INLET
- 93.42 GROUNDWATER ELEVATION IN FEET  
RELATIVE TO A COMMON DATUM
- 93.0 CONTOUR LINE OF ESTIMATED EQUAL  
GROUNDWATER ELEVATION IN FEET  
RELATIVE TO A COMMON DATUM
- ← APPROXIMATE GROUNDWATER FLOW DIRECTION

MAP SOURCE: PILOT FLYING J TRAVEL CENTERS AND RB&G ENGINEERING



**PANGEAN-CMD  
ASSOCIATES**

REV. NO.:	DRAWING DATE: 8-10-11	ACAD FILE: PT000757-POT711
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**RELATIVE GROUNDWATER  
ELEVATION CONTOUR MAP  
for JULY 6, 2011**

CLIENT: PILOT SITE NO. 757 PILOT FLYING J TRAVEL CENTER	PM: LC		
LOCATION: 9650 SOUTH 20TH STREET OAK CREEK, WISCONSIN	PE/PG:		
DESIGNED: SY	DETAILED: EL	PROJECT NO.: PT-000757	FIGURE: 5

**TABLE 1**  
**Remaining Soil Concentrations Exceeding RCLs**

Former Pilot Flying J Travel Center No. 757  
 9650 South 20th Street  
 Oak Creek, Wisconsin

Sample ID	Sample Date	Sample Depth (feet)	FID (ppm)	PVOC by Method WI-GRO (95) (µg/kg)							Method WI - DRO/GRO (95) (mg/kg)		% Solids
				MTBE	Benzene	Toluene	Ethylbenzene	Xylenes, Total	1,2,4 Tri-methylbenzene	1,3,5 Tri-methylbenzene	DRO	GRO	
NR 720 WAC RCLs				NE	5.5	1,500	2,900	4,100	NE	NE	100	100	
Calculated EPA Soil Ingestion, age-adjusted, carcinogenic (Direct Contact) RCLs				NC	1,160	NC	NC	NC	NC	NC	NC	NC	
P-1	07/15/10	2.0	NR	NR	NR	NR	NR	NR	NR	NR	549	17.4	NR
P-8	07/15/10	4.0	NR	NR	NR	NR	NR	NR	NR	NR	1,900	120	NR
P-9	07/15/10	4.0	NR	NR	NR	NR	NR	NR	NR	NR	119	<2.7	NR
P-11	07/15/10	2.0	NR	NR	NR	NR	NR	NR	NR	NR	537	<3.0	NR
MW-2 <sup>a</sup>	05/24/11	2 to 3	260	<360	<360	<360	<360	<1,080	1,900	2,600	1,900	410	85
MW-4 <sup>a</sup>	05/26/11	3 to 4	0.0	<80	<80	<80	<80	<240	<80	<80	210 <sup>b</sup>	<16 <sup>c</sup>	89

Notes:

PVOC = petroleum volatile organic compounds  
 FID = flame ionization detector  
 ppm = parts per million  
 µg/kg = micrograms per kilogram  
 mg/kg = milligrams per kilogram  
 MTBE = methyl tertiary-butyl ether  
 DRO = total petroleum hydrocarbon-diesel range organics

GRO = total petroleum hydrocarbon-gasoline range organics  
 % = percent  
 WAC = Wisconsin Administrative Code  
 RCLs = Residual Contaminant Levels  
 NR = not reported  
 < = analyte not detected above the laboratory method reporting limit  
 NE = Not Established

<sup>a</sup> = sample IDs have been changed from the labels on the COC as follows: SB-11 changed to MW-2, SB-7 changed to MW-4. These changes have been made for clarity on the map and for future consistency at the site.

<sup>b</sup> = DRO for these soil samples was analyzed past the 10-day holding period.

<sup>c</sup> = GRO for soil samples SB-1, MW-3, MW-4, and MW-5 was analyzed past the 10-day holding period.

**Bold values exceed NR 720 WAC Residual Contaminant Levels.**

Data from July 15, 2010, was collected and reported by Terracon in the Limited Subsurface Investigation Report.

**TABLE 1A**  
**Soil Analytical Results: PVOCs, TPH-DRO, TPH-GRO**

Former Pilot Flying J Travel Center No. 757  
 9650 South 20th Street  
 Oak Creek, Wisconsin

Sample ID	Sample Date	Sample Depth (feet)	FID (ppm)	PVOc by Method WI-GRO (95) (µg/kg)							Method WI - DRO/GRO (95) (mg/kg)		% Solids
				MTBE	Benzene	Toluene	Ethyl-benzene	Xylenes, Total	1,2,4 Tri-methyl-benzene	1,3,5 Tri-methyl-benzene	DRO	GRO	
NR 720 WAC RCLs				NE	5.5	1,500	2,900	4,100	NE	NE	100	100	
Calculated EPA Soil Ingestion, age-adjusted, carcinogenic (Direct Contact) RCLs				NC	1,160	NC	NC	NC	NC	NC	NC	NC	
P-1	07/15/10	2.0	NR	NR	NR	NR	NR	NR	NR	NR	549	17.4	NR
P-2	07/15/10	4.0	NR	NR	NR	NR	NR	NR	NR	NR	21.2	<2.6	NR
P-3	07/15/10	6.0	NR	NR	NR	NR	NR	NR	NR	NR	<1.0	<3.1	NR
P-4	07/15/10	4.0	NR	NR	NR	NR	NR	NR	NR	NR	69.7	<2.9	NR
P-5	07/15/10	4.0	NR	NR	NR	NR	NR	NR	NR	NR	8.6	<2.9	NR
P-6	07/15/10	4.0	NR	NR	NR	NR	NR	NR	NR	NR	13.8	<2.9	NR
P-7	07/15/10	4.0	NR	NR	NR	NR	NR	NR	NR	NR	353	<3.0	NR
P-8	07/15/10	4.0	NR	NR	NR	NR	NR	NR	NR	NR	1,900	120	NR
P-9	07/15/10	4.0	NR	NR	NR	NR	NR	NR	NR	NR	119	<2.7	NR
P-10	07/15/10	4.5	NR	NR	NR	NR	NR	NR	NR	NR	10.4	<2.8	NR
P-11	07/15/10	2.0	NR	NR	NR	NR	NR	NR	NR	NR	537	<3.0	NR
P-12	07/15/10	4.6	NR	NR	NR	NR	NR	NR	NR	NR	151	<2.8	NR
P-13	07/15/10	4.5	NR	NR	NR	NR	NR	NR	NR	NR	<0.94	<2.9	NR
P-14	07/15/10	4.5	NR	NR	NR	NR	NR	NR	NR	NR	59.2	<2.6	NR
SB-1 <sup>a</sup>	05/26/11	3 to 4	10.0	<86	<86	<86	<86	<256	<86	<86	<11 <sup>b</sup>	<17 <sup>c</sup>	87
	05/26/11	5 to 6	0.0	<130	<130	<130	<130	<390	<130	<130	<12 <sup>b</sup>	<26 <sup>c</sup>	81
SB-2 <sup>a</sup>	05/24/11	5 to 6	0.0	<90	<90	<90	<90	<270	<90	<90	<9.4	<18	86
	05/24/11	12 to 14	0.0	<76	<76	<76	<76	<226	<76	<76	<8.1	<15	88
SB-3 <sup>a</sup>	05/24/11	4 to 5	0.0	<78	<78	<78	<78	<238	<78	<78	0.72 <sup>d</sup>	<16	83
	05/24/11	12 to 14	0.0	<64	<64	<64	<64	<194	<64	<64	<9.5	<13	84
MW-1 <sup>a</sup>	05/24/11	4 to 5	0.0	<83	<83	<83	<83	<253	<83	<83	0.75 <sup>d</sup>	<17	74
	05/24/11	12.5 to 15	0.0	<59	<59	<59	<59	<179	<59	<59	<10	<12	85
MW-2 <sup>a</sup>	05/24/11	2 to 3	260	<360	<360	<360	<360	<1,080	1,900	2,600	1,900	410	85
	05/24/11	5 to 6	0.0	<77	<77	<77	<77	<227	<77	<77	<10	<15	81
	05/24/11	12.5 to 15	0.0	<72	<72	<72	<72	<212	<72	<72	<10	<14	84
MW-3 <sup>a</sup>	05/25/11	3 to 4	30.0	<75	<75	<75	<75	<225	<75	<75	<12 <sup>b</sup>	<15 <sup>c</sup>	81
	05/25/11	12.5 to 15	0.0	<66	<66	<66	<66	<196	<66	<66	<11 <sup>b</sup>	<13 <sup>c</sup>	88
MW-4 <sup>a</sup>	05/26/11	3 to 4	0.0	<80	<80	<80	<80	<240	<80	<80	210 <sup>b</sup>	<16 <sup>c</sup>	89
	05/26/11	6.5 to 9	2.0	<81	<81	<81	<81	<241	<81	<81	<12 <sup>b</sup>	<16 <sup>c</sup>	86
	05/26/11	11.5 to 14	0.0	<87	<87	<87	<87	<257	<87	<87	<12 <sup>b</sup>	<17 <sup>c</sup>	78
MW-5 <sup>a</sup>	05/27/11	3 to 4	8.0	<76	<76	<76	<76	<226	<76	<76	42	<15 <sup>c</sup>	86
	05/27/11	10.5 to 13	0.0	<85	<85	<85	<85	<255	<85	<85	<14	<17 <sup>c</sup>	71
	05/27/11	13 to 15	13.0	<72	<72	<72	<72	<212	<72	<72	<11	<14 <sup>c</sup>	87

**Notes:**

- PVOC = petroleum volatile organic compounds
- FID = flame ionization detector
- ppm = parts per million
- µg/kg = micrograms per kilogram
- mg/kg = milligrams per kilogram
- MTBE = methyl tertiary-butyl ether
- DRO = total petroleum hydrocarbon-diesel range organics
- GRO = total petroleum hydrocarbon-gasoline range organics
- % = percent
- WAC = Wisconsin Administrative Code
- RCLs = Residual Contaminant Levels
- NR = not reported
- < = analyte not detected above the laboratory method reporting limit
- NE = Not Established

<sup>a</sup> = sample IDs have been changed from the labels on the COC as follows: SB-2 changed to SB-1, SB-12 changed to SB-2, SB-13 changed to SB-3, SB-14 changed to MW-1, SB-11 changed to MW-2, SB-3 changed to MW-3, SB-7 changed to MW-4, and SB-4 changed to MW-5. These changes have been made for clarity on the map and for future consistency at the site.

<sup>b</sup> = DRO for these soil samples was analyzed past the 10-day holding period.

<sup>c</sup> = GRO for soil samples SB-1, MW-3, MW-4, and MW-5 was analyzed past the 10-day holding period.

<sup>d</sup> = the sample weight for these samples was above the WDNR guidelines. Therefore, for these samples, DRE (total petroleum hydrocarbons diesel range extractables) has been reported instead of DRO.

**Bold values exceed NR 720 WAC Residual Contaminant Levels.**

Data from July 15, 2010, was collected and reported by Terracon in the Limited Subsurface Investigation Report.

**TABLE 1B**  
**Soil Analytical Results: PAHs**

Former Pilot Flying J Travel Center No. 757  
9650 South 20th Street  
Oak Creek, Wisconsin

Sample ID	Sample Date	Sample Depth (feet)	PAH by Method SW846 3550C (in µg/kg)											
			Acena-phthene	Anthra-cene	Benz(a)-anthra-cene	Benzo(a)-pyrene	Benzo(b)-fluor-anthene	Benzo(k)-fluor-anthene	Chrysene	Dibenz(a,h)-anthra-cene	Fluor-anthene	Fluorene	Naphth-alene	Pyrene
Residual Contaminant Level			NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
SB-1 <sup>a</sup>	05/26/11	3 to 4	<380	<380	<380	<38	<38	<38	<380	<38	<380	<380	<380	<380
	05/26/11	5 to 6	<400	<400	<400	<40	<40	<40	<400	<40	<400	<400	<400	<400
SB-2 <sup>a</sup>	05/24/11	5 to 6	<380	<380	<380	<38	<38	<38	<380	<38	<380	<380	<380	<380
	05/24/11	12 to 14	<390	<390	<390	<39	<39	<39	<390	<39	<390	<390	<390	<390
SB-3 <sup>a</sup>	05/24/11	4 to 5	<400	<400	<400	<40	<40	<40	<400	<40	<400	<400	<400	<400
	05/24/11	12 to 14	<390	<390	<390	<39	<39	<39	<390	<39	<390	<390	<390	<390
MW-1 <sup>a</sup>	05/24/11	4 to 5	<420	<420	<420	<42	<42	<42	<420	<42	<420	<420	<420	<420
	05/24/11	12.5 to 15	<390	<390	<390	<39	<39	<39	<390	<39	<390	<390	<390	<390
MW-2 <sup>a</sup>	05/24/11	2 to 3	<390	<390	<390	46.6	50.0	<39	85.9J	<39	<390	<390	<390	<390
	05/24/11	5 to 6	<400	<400	<400	<40	<40	<40	<400	<40	<400	<400	<400	<400
MW-3 <sup>a</sup>	05/24/11	12.5 to 15	<390	<390	<390	<39	<39	<39	<390	<39	<390	<390	<390	<390
	05/25/11	3 to 4	<400	<400	<400	<40	<40	<40	<400	<40	<400	<400	<400	<400
MW-4 <sup>a</sup>	05/25/11	12.5 to 15	<380	<380	<380	<38	<38	<38	<380	<38	<380	<380	<380	<380
	05/26/11	3 to 4	<750	<750	<750	<75	<75	<75	<750	<75	<750	<750	<750	<750
MW-5 <sup>a</sup>	05/26/11	6.5 to 9	<390	<390	<390	<39	<39	<39	<390	<39	<390	<390	<390	<390
	05/26/11	11.5 to 14	<450	<450	<450	<45	<45	<45	<450	<45	<450	<450	<450	<450
	05/27/11	3 to 4	<810	<810	<810	<81	<81	<81	<810	<81	<810	<810	<810	<810
MW-5 <sup>a</sup>	05/27/11	10.5 to 13	<410	<410	<410	<41	<41	<41	<410	<41	<410	<410	<410	<410
	05/27/11	13 to 15	<390	<390	<390	<39	<39	<39	<390	<39	<390	<390	<390	<390

**Notes:**

PAHs = polynuclear aromatic hydrocarbons

µg/kg = micrograms per kilogram

ND = Not Detected

NE = Not Established

< = analyte not detected above the laboratory method reporting limit

J = Indicates an estimated value

<sup>a</sup> = sample IDs have been changed from the labels on the COC as follows: SB-2 changed to SB-1, SB-12 changed to SB-2, SB-13 changed to SB-3, SB-14 changed to MW-1, SB-11 changed to MW-2, SB-3 changed to MW-3, SB-7 changed to MW-4, and SB-4 changed to MW-5.

These changes have been made for clarity on the map and for future consistency at the site.

Yellow shading indicates this sample had detectable concentrations.

**TABLE 2**  
**Groundwater Analytical Results**

Former Pilot Flying J Travel Center No. 757  
9650 South 20th Street  
Oak Creek, Wisconsin

Well ID	Sample Date	PVOCs by Method 8260B (µg/L)					PAH by Method SW846 3510C (µg/L)												
		MTBE	Benzene	Toluene	Ethylbenzene	Xylenes, Total	Anthracene	Acenaphthene	Benz(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Naphthalene	Pyrene	
<b>Enforcement Standard</b>		60	5	800	700	2,000	3000	NE	NE	0.2	0.2	NE	0.2	NE	400	400	100	250	
<b>Preventive Action Limit</b>		12	0.5	160	140	400	600	NE	NE	0.02	0.02	NE	0.02	NE	80	80	10	50	
MW-1	05/31/11	<1.0	<1.0	<1.0	<1.0	<3.0	<1.9	<1.9	<0.19	<0.19	<0.19	<0.19	<1.9	<0.19	<1.9	<1.9	<1.9	<1.9	
MW-2	05/31/11	<1.0	<1.0	<1.0	<1.0	<3.0	<2.0	<2.0	<0.20	<0.20	<0.20	<0.20	<2.0	<0.20	<2.0	<2.0	<2.0	<2.0	
MW-3	05/31/11	<1.0	<1.0	<1.0	<1.0	<3.0	<2.0	<2.0	<0.20	<0.20	<0.20	<0.20	<2.0	<0.20	<2.0	<2.0	<2.0	<2.0	
MW-4	05/31/11 <sup>a</sup>	<1.0	<1.0	<1.0	<1.0	<3.0	<1.9	<1.9	<0.19	<0.19	<0.19	<0.19	<1.9	<0.19	<1.9	<1.9	<1.9	<1.9	
MW-5	05/31/11	<1.0	<1.0	<1.0	<1.0	<3.0	<1.9	<1.9	<0.19	<0.19	<0.19	<0.19	<1.9	<0.19	<1.9	<1.9	<1.9	<1.9	

Notes:

PVOC = petroleum volatile organic compounds

MTBE = methyl tertiary butyl ether

PAH = polynuclear aromatic hydrocarbons

µg/L = micrograms per liter

< = analyte not detected above the practical quantitation limit

NE = Not Established

<sup>a</sup> = Acetone and methyl ethyl ketone were also detected in this sample analysis at concentrations of 35.5 µg/L and 7.9 µg/L, respectively. These analytes are likely lab contaminants.

The full VOC analysis for the samples collected on 05/31/11 can be viewed in the laboratory reports.

There were no analytes detected other than what is reported in this table.

**TABLE 2B**  
**Groundwater Analytical Results: PAHs**

Former Pilot Flying J Travel Center No. 757  
 9650 South 20th Street  
 Oak Creek, Wisconsin

Sample ID	Sample Date	PAH by Method SW846 3510C (in µg/L)											
		Anthra-cene	Acena-phthene	Benz(a)-anthra-cene	Benzo(a)-pyrene	Benzo(b)-fluor-anthene	Benzo(k)-fluor-anthene	Chrysene	Dibenz(a,h)-anthra-cene	Fluor-anthene	Fluorene	Naphth-alene	Pyrene
<b>Enforcement Standard</b>		3000	NE	NE	0.2	0.2	NE	0.2	NE	400	400	100	250
<b>Preventive Action Limit</b>		600	NE	NE	0.02	0.02	NE	0.02	NE	80	80	10	50
MW-1	05/31/11	<1.9	<1.9	<0.19	<0.19	<0.19	<0.19	<1.9	<0.19	<1.9	<1.9	<1.9	<1.9
MW-2	05/31/11	<2.0	<2.0	<0.20	<0.20	<0.20	<0.20	<2.0	<0.20	<2.0	<2.0	<2.0	<2.0
MW-3	05/31/11	<2.0	<2.0	<0.20	<0.20	<0.20	<0.20	<2.0	<0.20	<2.0	<2.0	<2.0	<2.0
MW-4	05/31/11	<1.9	<1.9	<0.19	<0.19	<0.19	<0.19	<1.9	<0.19	<1.9	<1.9	<1.9	<1.9
MW-5	05/31/11	<1.9	<1.9	<0.19	<0.19	<0.19	<0.19	<1.9	<0.19	<1.9	<1.9	<1.9	<1.9

**Notes:**

- PAHs = polynuclear aromatic hydrocarbons
- µg/L = micrograms per liter
- < = analyte not detected above the practical quantitation limit
- NE = Not Established

**TABLE 2A**  
**Depth-to-Water and Groundwater Analytical Results: PVOCs**

Former Pilot Flying J Travel Center No. 757  
 9650 South 20th Street  
 Oak Creek, Wisconsin

Sample ID	Sample Date	PVOCs by Method 8260B (µg/L)					Depth to Water (feet btoc)	Relative Groundwater Elevation (ft)
		MTBE	Benzene	Toluene	Ethyl-benzene	Xylenes, Total		
<b>Enforcement Standard</b>		60	5	800	700	2,000		
<b>Preventive Action Limit</b>		12	0.5	160	140	400		
MW-1	05/31/11	<1.0	<1.0	<1.0	<1.0	<3.0	6.10	93.90
	07/06/11	NS	NS	NS	NS	NS	6.58	93.42
MW-2	05/31/11	<1.0	<1.0	<1.0	<1.0	<3.0	5.80	93.80
	07/06/11	NS	NS	NS	NS	NS	6.42	93.18
MW-3	05/31/11	<1.0	<1.0	<1.0	<1.0	<3.0	6.35	93.83
	07/06/11	NS	NS	NS	NS	NS	7.03	93.15
MW-4	05/31/11 <sup>a,b</sup>	<1.0	<1.0	<1.0	<1.0	<3.0	12.12	88.94
	07/06/11	NS	NS	NS	NS	NS	8.45	92.61
MW-5	05/31/11	<1.0	<1.0	<1.0	<1.0	<3.0	7.45	93.53
	07/06/11	NS	NS	NS	NS	NS	8.10	92.88

**Notes:**

- PVOC = petroleum volatile organic compounds
- µg/L = micrograms per liter
- MTBE = methyl tertiary butyl ether
- ft = feet
- btoc = below top of casing
- bgs = below ground surface
- < = analyte not detected above the practical quantitation limit
- NS = Not Sampled

Well ID	Screened Interval (ft)	Total Well Depth (ft)	Relative Top of Casing (ft)
MW-1	5.0 to 15.0	15.0	100.00
MW-2	5.0 to 15.0	15.0	99.60
MW-3	5.0 to 15.0	15.0	100.18
MW-4	5.0 to 15.0	15.0	101.06
MW-5	5.0 to 15.0	15.0	100.98

<sup>a</sup> = Groundwater levels collected from MW-4 on 05/31/11 may not have had enough time to equilibrate.

<sup>b</sup> = Acetone and methyl ethyl ketone were also detected in this sample analysis at concentrations of 35.5 µg/L and 7.9 µg/L, respectively. These analytes are likely lab contaminants.

The full VOC analysis for the samples collected on 05/31/11 can be viewed in the laboratory reports. There were no analytes detected other than what is reported in this table.

**TABLE 3**  
**Groundwater Monitoring Data**

Former Pilot Flying J Travel Center No. 757  
9650 South 20th Street  
Oak Creek, Wisconsin

Well ID	Gauge Date	Screened Interval (feet)	Total Well Depth (feet)	Relative Top of Casing (feet)	Depth to Water (feet btoc)	Relative Groundwater Elevation (feet)
MW-1	05/31/11	5.0 to 15.0	15.0	100.00	6.10	93.90
	07/06/11				6.58	93.42
MW-2	05/31/11	5.0 to 15.0	15.0	99.60	5.80	93.80
	07/06/11				6.42	93.18
MW-3	05/31/11	5.0 to 15.0	15.0	100.18	6.35	93.83
	07/06/11				7.03	93.15
MW-4	05/31/11 <sup>a</sup>	5.0 to 15.0	15.0	101.06	12.12	88.94
	07/06/11				8.45	92.61
MW-5	05/31/11	5.0 to 15.0	15.0	100.98	7.45	93.53
	07/06/11				8.10	92.88

Notes:

btoc = below top of casing

<sup>a</sup> = Groundwater levels collected from MW-4 on 05/31/11 may not have had enough time to equilibrate.

# PILOT TRAVEL CENTERS LLC



June 7, 2012

Michael Key  
Love's Travel Stops & Country Stores  
10601 North Pennsylvania Avenue  
P.O. Box 26210  
Oklahoma City, Oklahoma 73126

**RE: Notification of Soil Contamination by Responsible Party (Pilot Flying J Travel Centers) to Current Owner (Love's Travel Stops & Country Stores) at Former Flying J Travel Center No. 757  
9650 South 20<sup>th</sup> Street, Oak Creek, Milwaukee County, Wisconsin  
WDNR BRRTS Activity No. 03-41-555854  
WDNR FID No. 341093830**

Dear Mr. Key:

Soil contamination exists on the former Flying J Travel Center (Pilot) No. 757 [Love's Travel Stops & Country Stores (Love's) No. 432], located at 9650 South 20<sup>th</sup> Street in Oak Creek, Wisconsin. This notification is required because the Responsible Party (RP) is not the current source-property owner; Pilot is the RP. The levels of total petroleum hydrocarbons-diesel range organics (TPH-DRO) and TPH-gasoline-range organics (TPH-GRO) contamination in soil on the property are above the residual contaminant levels (RCLs) found in chapter Ch. NR 720, Wisconsin Administrative Code (W.A.C.). However, the environmental consultant [Pangean-CMD Associates (Pangean-CMD)] who has investigated this contamination has informed Pilot that the soil contamination is delineated and will naturally degrade over time. Pangean-CMD has indicated to Pilot that by allowing natural attenuation to complete the cleanup, this site will meet the requirements for case closure that are found in Ch. NR 720, WAC. Pilot will be requesting that the Wisconsin Department of Natural Resources (WDNR) accept natural attenuation and engineered barrier to limit direct contact as the final remedy for this site and grant closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation and the engineered barrier.

Since you are not the RP for the soil contamination on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup, if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1.800.367.6076 for calls originating in Wisconsin,

*The Customer Driven Company*

or 608.264.6020 if you are calling from out of state or within the Madison Area, to obtain a copy of the WDNR publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

The WDNR will not review this closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the WDNR to provide any technical information that you may have that closure should not be granted for this site. If you would like to submit any information to the WDNR that is relevant to the closure request, you should mail the information to: Mr. Eric Amadi of the WDNR at 2300 North Martin Luther King, Jr., Drive, Milwaukee, Wisconsin 53212.

If this case is closed, all properties within the site boundaries where soil contamination exceeds Ch. NR 720 WAC RCLs will be listed on the WDNR Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where contamination above Ch. NR 720 WAC RCLs was found at the time the case was closed. The GIS Registry will be available to the general public on the WDNR internet web site. Please review the enclosed legal description of your property, and notify Pilot within the next 30 days if the legal description is incorrect.

Once the WDNR makes a decision on this closure request, it will be documented in a letter. If the WDNR grants closure, you may obtain a copy of this letter by requesting a copy from Pilot, by writing to the agency address given above, or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at <http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2>. More site-specific information about this property may be found in BRRTS on the web at <http://botw.dnr.state.wi.us/botw/SetupbasicSerachForm.do>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact Joey Cupp of Pilot Flying J at 5508 Lonas Road, Knoxville, Tennessee 37909 (865.474.2826), or you may contact Mr. Eric Amadi of the WDNR at 2300 North Martin Luther King, Jr., Drive, Milwaukee, Wisconsin 53212 (414.263.8639).

Respectfully,

**Pilot Travel Centers LLC**



Joey Cupp  
Sr. Environmental Manager

c: Project File, Pilot Flying J (Knoxville, TN)

SOURCE  
PROPERTY

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"><li>■ Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul> <p>1. Article Addressed to:</p> <p>Love's Travel Stops &amp; Country Stores <b>Michael Kay</b> 10601 North Pennsylvania Avenue Oklahoma City, OK 73126</p>	<p>A. Signature X <i>Billy Peery</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (<i>Printed Name</i>) <i>Billy Peery</i>   C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes</p>
2. Article Number ( <i>transfer from service label</i> )	7007 2680 0002 1575 6107
PS Form 3811, February 2004	Domestic Return Receipt 102595-02-M-1540