

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Region Annex  
4041 N. Richards Street, Box 12436  
Milwaukee, WI 53212-0436  
TELEPHONE 414-229-0800  
FAX 414-229-0810

June 4, 1997

Mr. Jerry Sayles  
Best Block Company  
W140 N5870 Lilly Road  
Butler, Wisconsin 53007-0951

SUBJECT: Best Block Company, 6618 County Highway G, Racine, Wisconsin. BRR-LUST  
FID#252008130.

Dear Mr. Sayles:

The department acknowledges receipt of the well abandonment forms and a copy of the groundwater use deed restriction which was placed on the title of the referenced property. As stated in our January 31, 1997, letter to you, we require no further action at this site in connection with the former underground storage tanks. This case has been tracked as closed on the department's tracking system. If you have any questions regarding this letter, you may contact me at the above address or at (414) 229-0839.

Sincerely,

Gina Keenan  
Hydrogeologist

c: Northern Environmental  
SER case file

FOX, CARPENTER, O'NEILL & SHANNON

S. C.

WILLIAM FITZHUGH FOX  
BRUCE C. O'NEILL  
COURT COMMISSIONER  
THOMAS P. SHANNON\*  
SHIRLEY M. SORTOR  
WILLIAM R. SODERSTROM  
DIANE SLOMOWITZ  
ALLAN T. YOUNG  
GREGORY J. RICCI  
FRANCIS J. HUGHES  
MICHAEL W. STEINHAFEL  
KEVIN G. WICK

ATTORNEYS AT LAW  
622 NORTH WATER STREET  
MILWAUKEE, WISCONSIN 53202-4978

April 1, 1997

TELEPHONE  
(414) 273-3939

FACSIMILE  
(414) 273-3947

ALSO ADMITTED TO PRACTICE  
IN ILLINOIS  
CHARLES G. CARPENTER  
(1922-1996)

Ms. Gina Keenan  
Wisconsin Department of Natural  
Resources  
4041 N. Richards Street  
Box 12436  
Milwaukee, WI 53212-0436

RE: ERR-LUST FID #252008130  
6618 County Highway G  
Racine, Wisconsin

Dear Ms. Keenan:

In accordance with your letter of January 31, 1997 to Mr. Jerome D. Sayles of Best Block Company, I am enclosing herewith a copy of the Declaration of Restrictions which was forwarded to the Racine County Register of Deeds for recording on March 25, 1997.

Please let me know if there is anything further you require.

Very truly yours,

  
THOMAS P. SHANNON

TPS:lcb

Enclosure

cc: Mr. Jerome D. Sayles  
Mr. J. Gregory Moll

TRACK CASE  
AS CLOSED  
WI DEED  
RESTRICTION

DECLARATION OF RESTRICTIONS

Document Number

Document Title

Recording Area

Name and Return Address

Thomas P. Shannon, Esq.  
Fox, Carpenter, O'Neill &  
Shannon, S.C.  
622 N. Water Street  
Milwaukee, WI 53202

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the documents or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your documents and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96



Natural attenuation has been approved by the Wisconsin Department of Natural Resources to remediate groundwater exceeding chapter NR 140 groundwater standards within the boundaries of this property. Construction of wells where water quality exceeds the drinking standards in chapter NR 809 is restricted by chapters NR 811 and NR 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply. Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater to determine what specific requirements are applicable prior to constructing or reconstructing a well on this property.

This restriction is hereby declared a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property, whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by, the Wisconsin Department of Natural Resources, its successors and assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

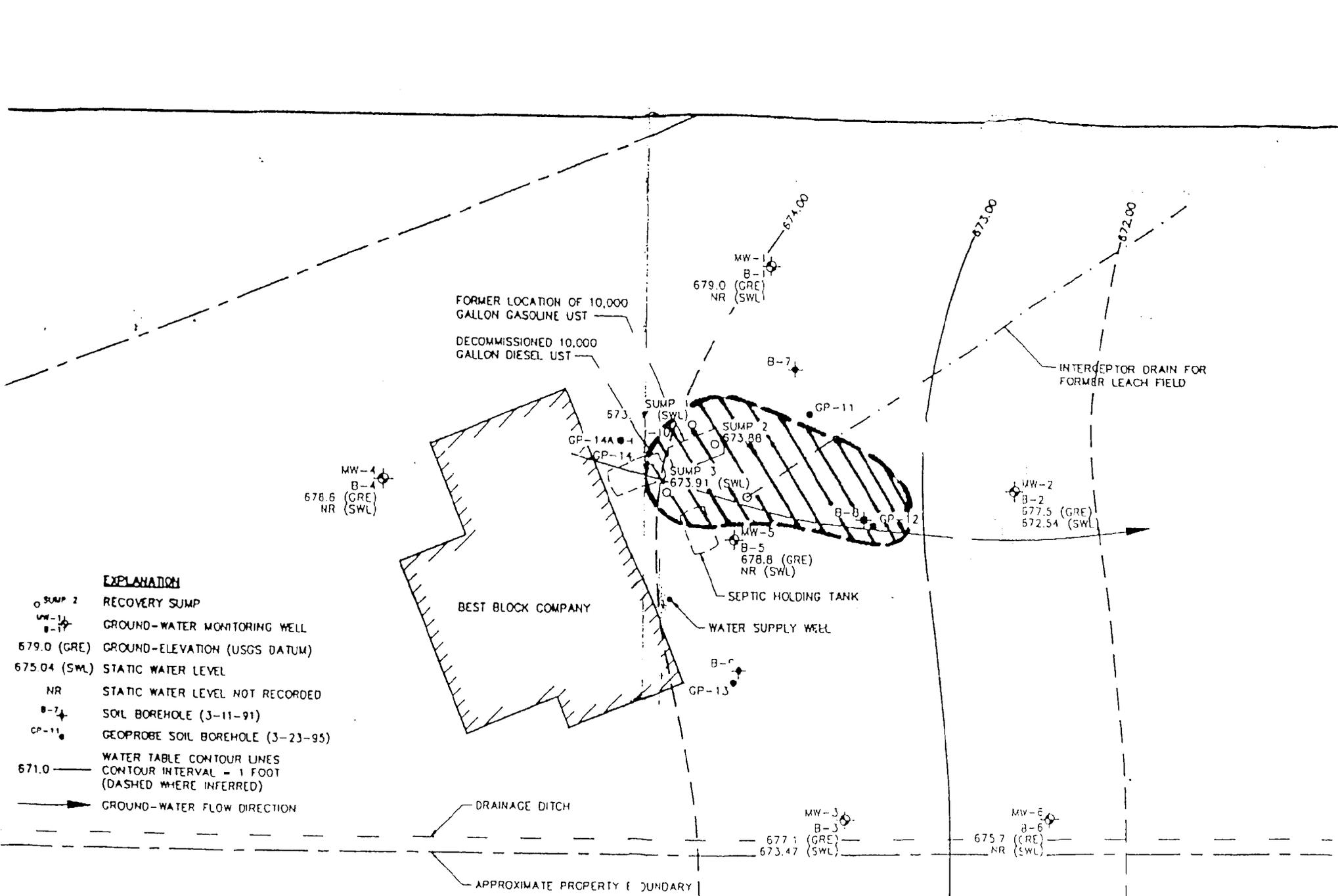
Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit can be recorded to give notice that this groundwater use restriction is no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions on the 24<sup>th</sup> day of March, 1997.

BBC PROPERTIES RACINE, INC.

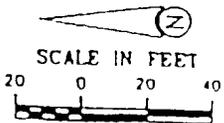
BY:   
Jerome D. Sayles, President





**EXPLANATION**

- SUMP 2 RECOVERY SUMP
- MW-1  
B-1  
B-17 GROUND-WATER MONITORING WELL
- 679.0 (GRE) GROUND-ELEVATION (USGS DATUM)
- 675.04 (SWL) STATIC WATER LEVEL
- NR STATIC WATER LEVEL NOT RECORDED
- B-7 SOIL BOREHOLE (3-11-91)
- GP-11 GEOPROBE SOIL BOREHOLE (3-23-95)
- 671.0 WATER TABLE CONTOUR LINES  
CONTOUR INTERVAL = 1 FOOT  
(DASHED WHERE INFERRED)
- GROUND-WATER FLOW DIRECTION



DRAWN BY: BGD	PROJECT: BGC130574	DATE: 11/28/96
REV. DATE: 11/7/96	THIS DRAWING AND ALL INFORMATION CONTAINED THEREIN IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.	
 Hydrologists • Engineers • Geologists		

BEST BLOCK CO.  
MILWAUKEE, WISCONSIN

**GROUND-WATER ELEVATIONS  
AND FLOW DIRECTION**  
OCTOBER 8, 1996



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Region Annex  
4041 N. Richards Street, Box 12436  
Milwaukee, WI 53212-0436  
TELEPHONE 414-229-0800  
FAX 414-229-0810

January 31, 1997

Mr. Jerry Sales  
Best Block Company  
W140 N5870 Lilly Road  
Butler, Wisconsin 53007-0951

SUBJECT: Request for closure, Best Block Company, 6618 County Highway G, Racine, Wisconsin. ERR-LUST FID#252008130.

Dear Mr. Sales:

At the request of your environmental consultant, Northern Environmental, Inc. (Northern), we have reviewed the referenced case file for closure. Northern has requested closure of this site under the new closure flexibility regulations, because groundwater monitoring wells, RS-1 and RS-3 contain benzene concentrations above the § NR 140, Wisconsin Administrative Code (WAC) enforcement standard (ES). The concentration of benzene in monitoring wells RS-1 and RS-3 were 8.1 and 13 parts per billion (ppb), respectively, during the last sampling round in October of 1996. We concur with Northern's recommendation of case closure and require no further action at this site based on the following:

1. The majority of the source of contamination has been removed.
2. The soil contamination which remains is at or below the ch. NR 720 soil standards, with the exception of a limited area at the soil boring B-8 and GP-12.
3. The concentrations of benzene in RS-1 and RS-3 appear to be decreasing and/or stable, based on the groundwater monitoring data provided.
4. Based on the data presented, the benzene concentrations will naturally attenuate to concentrations below the ch. NR 140 ES within a reasonable period of time, without causing an exceedance of the ES for benzene beyond the property boundary.

To complete the closure of this site, you must place a groundwater use restriction on the property deed at the county register of deeds office which specifies the legal description of the property, the location, type and concentration of the contaminants and includes the following language:

"Natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property. construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is restricted by chs. NR 811 and 812. Special well construction standards or water

treatment requirements, or both, or well construction prohibitions may apply. Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater to determine what specific requirements are applicable prior to constructing or reconstructing a well on this property."

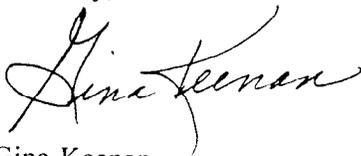
Within sixty days, all of the groundwater monitoring wells at the site must be abandoned in accordance with ch. NR 141 and the completed abandonment forms must be submitted to the department. Once the department receives the abandonment forms and documentation that the groundwater use restriction has been placed on the property deed, this case will be tracked as closed on the department's tracking system.

Enclosed are two copies of Form DNR 4-B of your application for cost reimbursement under the Petroleum Storage Remedial Action Fund (PSRAF). These forms have been approved for environmental monitoring conducted at this site since the previous Form DNR 4-B was approved on October 17, 1994.

It is your responsibility to forward the white copy of the Form DNR 4-B, along with your completed application under PSRAF, to the Department of Commerce (formerly the Department of Industry, Labor and Human Relations). The green copy of the Form DNR 4-B (also enclosed) and this letter are for your records.

If you have any questions regarding this letter, you may contact me at the above address or at (414) 229-0839.

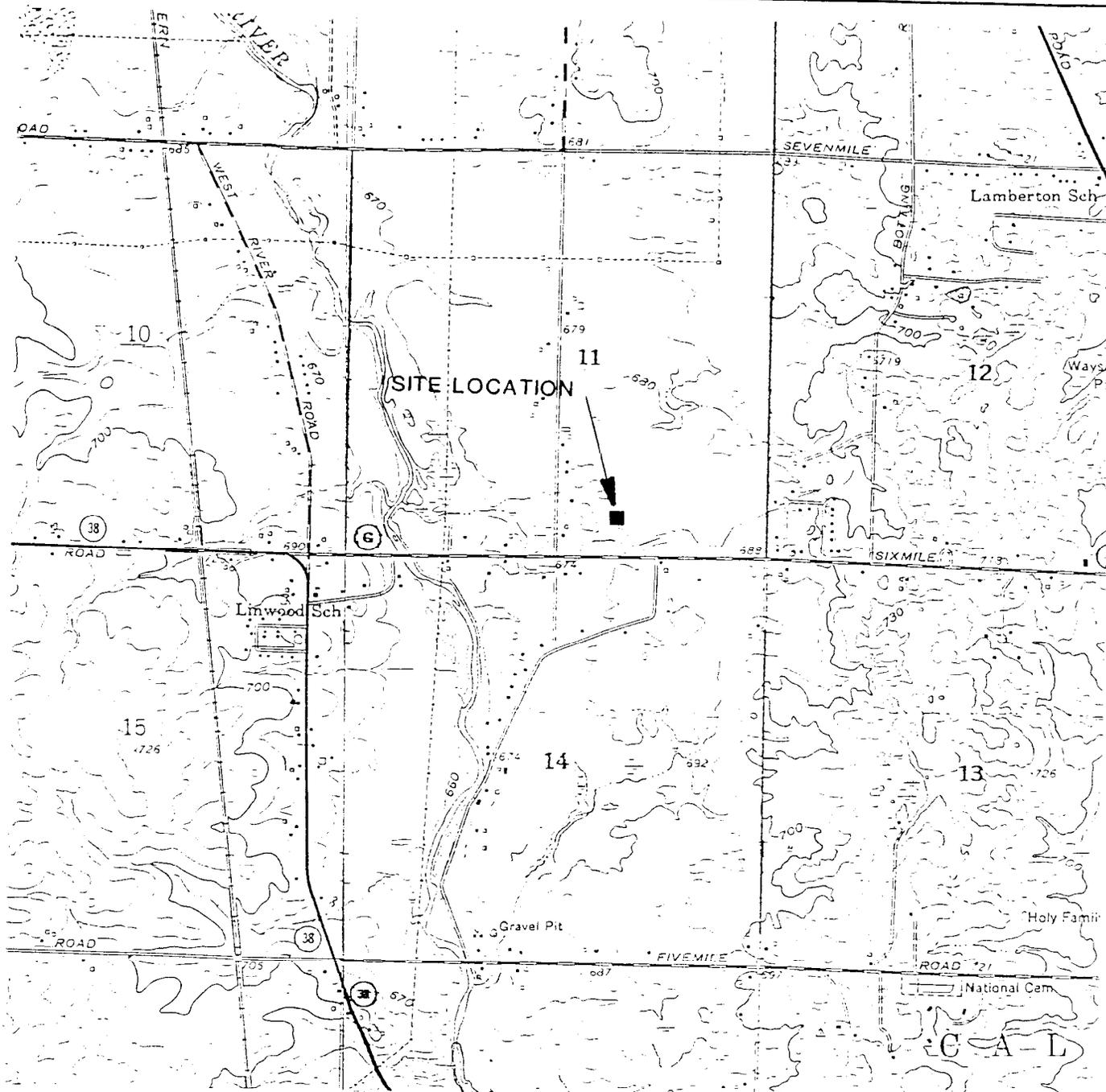
Sincerely,

A handwritten signature in black ink that reads "Gina Keenan". The signature is written in a cursive style with a large initial "G".

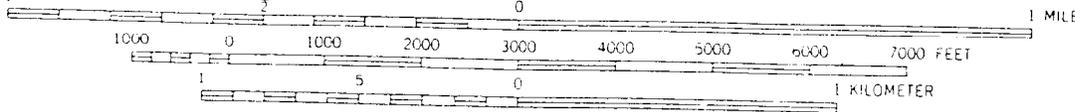
Gina Keenan  
Hydrogeologist

enclosures

c: Northern Environmental, Inc.-enclosures  
SED case file



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET  
DATUM IS MEAN SEA LEVEL



**BEST BLOCK COMPANY  
CALEDONIA, WISCONSIN**

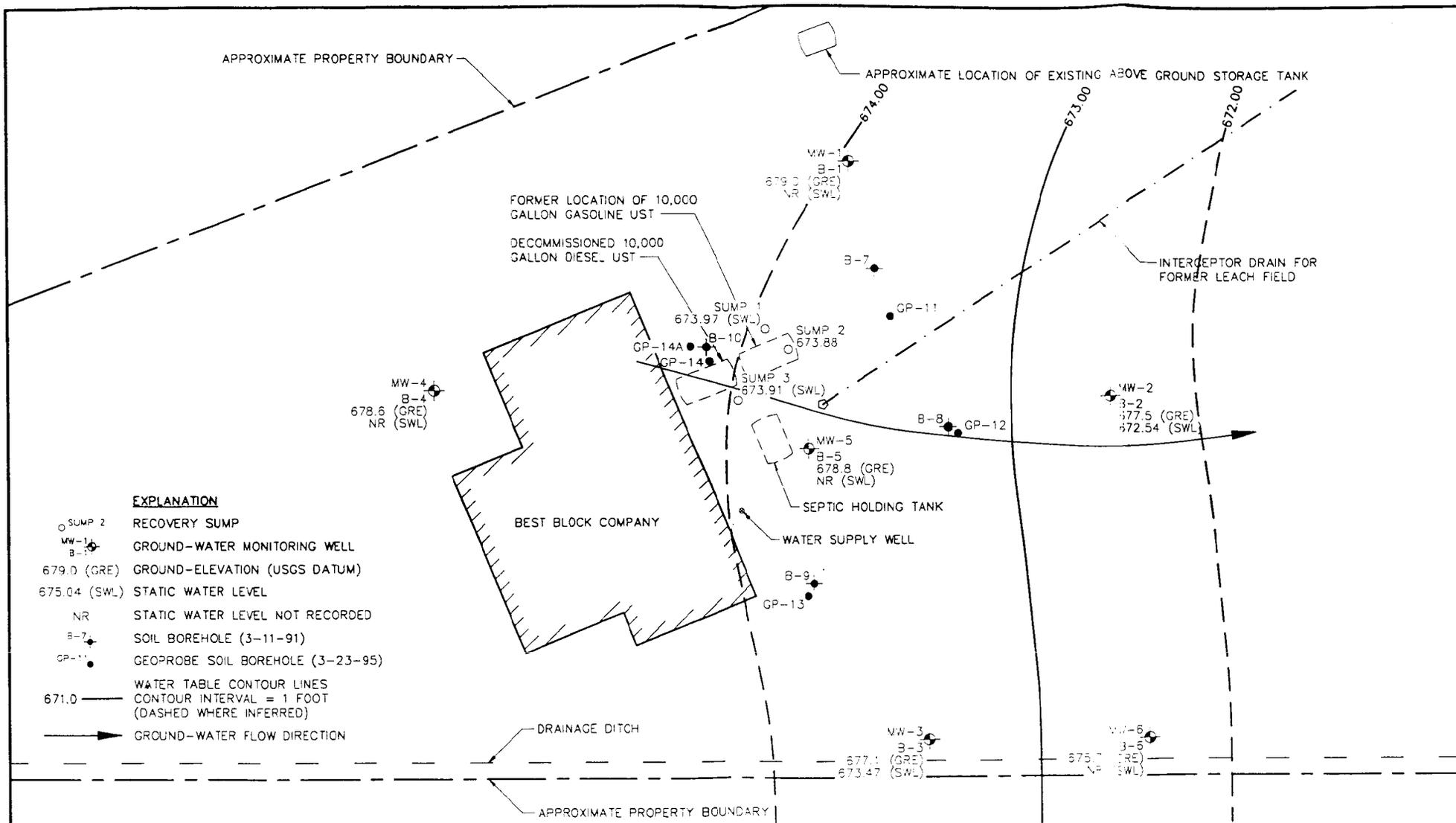
**SITE LOCATION AND LOCAL TOPOGRAPHY**

PROJECT: BBC130259 | DATE: 12/05/90

**▲ Northern Environmental**  
Hydrologists • Engineers • Geologists

BASE MAP SOURCE:  
USGS RACINE NORTH, WISCONSIN 7.5 MINUTE QUADRANGLE

FIGURE 1



**EXPLANATION**

- SUMP 2 RECOVERY SUMP
- MW-1  
B-1 GROUND-WATER MONITORING WELL
- 679.0 (GRE) GROUND-ELEVATION (USGS DATUM)
- 675.04 (SWL) STATIC WATER LEVEL
- NR STATIC WATER LEVEL NOT RECORDED
- B-7 SOIL BOREHOLE (3-11-91)
- GP-11 GEOPROBE SOIL BOREHOLE (3-23-95)
- 671.0 ——— WATER TABLE CONTOUR LINES  
CONTOUR INTERVAL = 1 FOOT  
(DASHED WHERE INFERRED)
- GROUND-WATER FLOW DIRECTION

DRAWN BY: BGD	PROJECT: BBC130574	DATE: 11/26/95	BEST BLOCK CO. CALENONIA, WISCONSIN
REV. DATE 11/7/95	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.		GROUND-WATER ELEVATIONS AND FLOW DIRECTION OCTOBER 8, 1996
<b>Northern Environmental</b> Hydrologists • Engineers • Geologists			

FIGURE 1

Table 2 Ground-Water Sample Laboratory Analytical Results

Well #	Date		Concentrations of Analytes Detected (µg/l)							Concentrations of Analytes Detected (µg/l)			Chloroform	Trichloroethene (Trichloroethylene)	1,4 Dichlorobenzene	
	Collected	Analyzed	Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	MTBE	GRO	DRO	Dissolved Lead				Methylene Chloride
RS1	12/13/91	02/15/91	28	47	3.7	90	-	-	-	-	-	-	<1.0	<1.0	<1.0	<1.0
	04/23/92	05/08/92	10	59	<1.0	7.7	69	11	<5.0	400	540	-	-	-	-	-
	11/20/92	11/28/92	22	93	<1.0	58	92	5.5	2.1	960	2200	-	-	-	-	-
	04/22/93	04/28/93	3.9	26	<1.0	11	41	1.6	<1.0	410	530	-	-	-	-	-
	04/22/93	10/29/93	7.7	48	<1.0	<2.5	32	<1.0	<1.0	650	3400	-	-	-	-	-
	04/29/94	05/09/94	8.9	29	<1.0	11	30	1.3	<1.0	390	1000	-	-	-	-	-
	11/03/94	11/16/94	11	17	<1.0	<2.5	6.4	1.1	<1.0	390	330	-	-	-	-	-
	10/19/95	10/23/95	3.4	0.63	<1.0	<2.5	<1.0	<0.84	<1.2	<100	1600	-	-	-	-	-
	10/08/96	10/15/96	8.1	17	<1.0	<2.0	13	1.0	0.92	2500	410	-	-	-	-	-
	RS3	12/13/91	02/15/91	27	5.4	9.2	28	-	-	-	-	-	-	<1.0	<1.0	<1.0
04/22/93		04/28/93	1.3	5.2	1.8	7.1	7.4	<1.0	<1.0	-	-	-	-	-	-	-
04/29/94		05/09/94	2.4	3.5	1.3	9.4	4.4	<1.0	<1.0	-	-	-	-	-	-	-
11/03/94		11/16/94	2.8	3.5	<1.0	<2.5	<1.0	<1.0	<1.0	-	-	-	-	-	-	-
10/19/95		10/23/95	1.6	1.8	1.5	<2.5	1.3	<0.84	1.7	-	-	-	-	-	-	-
10/08/96		10/15/96	1.3	8	11	8.5	8.7	<0.9	3.0	-	-	-	-	-	-	-
10/08/96		10/17/96	7.2	3.9	7.3	6.5	3.6	<0.9	1.5	-	-	-	-	-	-	-
Supply Well (Dup 0574)	04/17/91	04/20/91	<1.0	<1.0	<1.0	<1.0	-	-	-	-	-	-	5 (B)(4)	<1.0	<1.0	<1.0
	04/28/92	05/08/92	<1.0	<1.0	<1.0	<2.0	<1.0	<1.0	<5.0	-	-	-	1.5 (B)(2,5)	-	<1.0	<1.0
	11/20/92	11/28/92	<1.0	<1.0	<1.0	<2.5	<1.0	<1.0	<1.0	-	-	-	-	-	-	-
	04/22/93	04/27/93	<0.6	<1.0	<1.0	<2.5	<1.0	<1.0	<1.0	-	-	-	<2.0	<1.0	<1.0	<1.0
	10/22/93	10/29/93	<0.6	<1.0	<1.0	<2.5	<1.0	<1.0	<1.0	-	-	-	-	-	-	-
	04/29/94	05/06/94	<0.6	<1.0	<1.0	<2.5	<1.0	<1.0	<1.0	-	-	-	<2.0	<1.0	<1.0	<1.0
	11/03/94	11/16/94	<0.6	<1.0	<1.0	<2.5	1.0	<1.0	7.0	-	-	-	-	-	-	-
	10/19/95	10/23/95	<0.6	<0.57	<1.0	<2.5	<1.0	<0.84	<1.2	-	-	-	-	-	-	-
Field Blank	03/20/91	03/25/91	<1.0	<1.0	<1.0	<1.0	-	-	-	-	-	8.1	4	-	-	-
	04/17/91	04/20/91	<1.0	<1.0	<1.0	<1.0	-	-	-	-	-	-	4	-	-	-
	04/28/92	05/08/92	<1.0	<1.0	<1.0	<2.0	-	<1.0	-	-	-	-	2.5	-	-	-
	11/20/92	11/28/92	<0.6	<1.0	<1.0	<2.5	<1.0	<1.0	<1.0	-	-	-	-	-	-	-
	04/21/93	04/28/93	<0.6	<1.0	<1.0	<2.5	<1.0	<1.0	<1.0	-	-	-	-	-	-	-
	10/22/93	10/29/93	<0.6	<1.0	<1.0	<2.5	<1.0	<1.0	<1.0	-	-	-	-	-	-	-
	04/29/94	05/10/94	<0.6	<1.0	1.6	<2.5	<1.0	<1.0	<1.0	<100	-	-	-	-	-	-
	11/03/94	11/16/94	<0.6	<1.0	<1.0	<2.5	<1.0	<1.0	<1.0	-	-	-	-	-	-	-
	10/19/95	10/23/95	<0.6	<0.57	<1.0	<2.5	<1.0	<0.84	<1.2	-	-	-	-	-	-	-
	10/08/96	10/14/96	<0.7	<0.7	<1.0	<2.0	<1.0	<0.9	<0.5	-	-	-	-	-	-	-
Trp Blank	11/20/92	11/28/92	<0.6	<1.0	<1.0	<2.5	<1.0	<1.0	-	-	-	-	-	-	-	-
	12/17/92	12/23/92	<0.6	<1.0	<1.0	<2.5	<1.0	<1.0	-	-	-	-	-	-	-	-
	04/21/93	04/27/93	<0.6	<1.0	1.1	3.1	2.0	<1.0	<1.0	-	-	-	-	-	-	-
	10/22/93	10/28/93	<0.6	<1.0	<1.0	<2.5	<1.0	<1.0	<1.0	-	-	-	-	-	-	-
	04/29/94	05/11/94	<0.6	<1.0	<1.0	<2.5	<1.0	<1.0	<1.0	-	-	-	-	-	-	-
	11/03/94	11/16/94	<0.6	<1.0	<1.0	<2.5	<1.0	<1.0	<1.0	-	-	-	-	-	-	-
	10/08/96	10/14/96	<0.7	<0.7	<1.0	<2.0	<1.0	<0.9	<0.5	-	-	-	-	-	-	-
NR140 Enforcement Standard		5	700	343	520	NR	NR	50	NR	NR	15	150	6	5	75	
NR140 Preventive Action Limit		0.5	140	68.6	124	NR	NR	12	NR	NR	1.5	15	0.6	0.5	15	

NOTE:

µg/l = micrograms per liter  
 MTBE = methyl-tertiary-butyl-ether  
 GRO = gasoline range organics  
 DRO = diesel range organics  
 <xx = compound not detected to a detection limit of x  
 - = not analyzed  
 NR = not regulated

XXX = NR 140 PAL exceedance  
 XXX = NR 140 ES exceedance