

ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
101 West Pleasant Street, Suite 100A  
Milwaukee, Wisconsin 53212-3963  
TDD #: (608) 264-8777  
Fax #: (414) 220-5374  
<http://www.commerce.state.wi.us>  
<http://www.wisconsin.gov>  
Jim Doyle, Governor  
Cory L. Nettles, Secretary



February 27, 2003

Mr. Garry Blair  
Southland Corporation  
814 Baker Rd.  
Virginia Beach, VA 23462

RE: **Final Closure**

**Commerce # 53402-3002-00**      WDNR BRRTS # 03-52-001935  
Quik Mart #30512, 600 Three Mile Rd., Racine

Dear Mr. Blair:

The Wisconsin Department of Commerce (Commerce) has received all items required for closure of the site referenced above. This site is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources Geographic Information System Registry of Closed Remediation Sites to address residual groundwater contamination that remains above state standards.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, appropriate measures must be implemented to assure that it is managed following all applicable regulations. If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to protect and restore Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5402.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen D. Mueller', with a long, sweeping underline.

Stephen D. Mueller  
Hydrogeologist  
Site Review Section

cc: Mr. James Curtis, ENSR International  
Case File

48 - Wisconsin-GWD-RET  
County Racine  
CITGO No. 48-101-021  
TSC Loc. No. 30517

P 15239-A

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that CITGO Petroleum Corporation, a Delaware corporation, P. O. Box 3758, Tulsa, Oklahoma 74102 (herein called "Grantor"), for and in consideration of the sum of One Dollar to Grantor in hand paid by The Southland Corporation, a Texas corporation, P. O. Box 719, Dallas, Texas 75221 (herein called "Grantee"), the receipt whereof Grantor does hereby acknowledge, and as a dividend from Grantor to its parent company and sole shareholder, Grantee, has granted, bargained, sold, assigned and conveyed, and by these presents does hereby grant, bargain, sell, assign and convey unto the said Grantee, its successors and assigns, the following:

- (1) That certain tract or parcel of land located in the county of Racine and state of Wisconsin, described in Exhibit A hereto,
- (2) All buildings, structures, fixtures and improvements attached thereto.

(numbered items (1) and (2) are herein called the "Property")

- (3) To the extent assignable, all right, title and interest, if any, of Grantor in and to (a) all easements, rights-of-way, rights and benefits appurtenant to the Property and, if an Exhibit B is attached to this Deed, including (without limitation) the interests described in such Exhibit (such interests described in such Exhibit being herein called the "Appurtenant Interests"), (b) all permits, licenses, contracts, agreements, leases, authorizations, servitudes and other arrangements and interests therein relating to the Property, (c) all streets, easements, rights-of-way, strips, gores and land adjacent or contiguous to the Property, and (d) all tangible personal property, including (without limitation) trade fixtures, signs, and all equipment, machinery and appurtenances attached to or located on the Property at the date hereof.

(numbered item (3) is herein called the "Additional Interests")

The Property and the Additional Interests, if any, are conveyed subject to (a) current taxes and assessments not yet delinquent and taxes and assessments for subsequent years, (b) all ordinances or statutes relating to the Property or the Additional Interests (if any), (c) any condition that an accurate survey or an inspection of the premises might show, (d) any easements, rights-of-way, covenants, restrictions, conditions, mineral interests, reservations and encumbrances, if any, of record in the above county and state or, in the case of security interests to be perfected by filing in the Uniform Commercial Code records of the above state, in the place of filing mandated by the Uniform Commercial Code of such state, and (e) rights of parties in possession, all to the extent the same are valid, enforceable and effect the Property or the Additional Interests (if any).

Grantee, for itself, its successors and assigns, accepts and assumes all terms, conditions, liabilities, obligations and duties of

61 21 6537

0001

Return recorded original to:  
The Southland Corporation  
Attn: Real Estate Services  
P. O. Box 719  
Dallas, Texas 75221

Register's Office }  
Racine County, Wis. } SS  
Received for Record 19<sup>th</sup> day of  
December, 1987 at 2:55  
o'clock P. M. and recorded in Volume 1237  
of Records on page 635-638

*Helen M. Schuttner*  
Register of Deeds

(Wisconsin)

STATE OF TEXAS §  
§  
COUNTY OF DALLAS §

Personally came before me this 31<sup>st</sup> day of October, 1984 the above named Frank J. Gungl, Vice President and Charles M. Floren, Assistant Secretary of CITGO PETROLEUM CORPORATION, a Delaware corporation, to me known to be the person who executed the foregoing instrument.

Marie E. Berlin

Notary Public in and for  
Dallas County, Texas

Marie E. Berlin  
(Typed or Printed Name)

My term of office expires on:

Aug. 9, 1986

(Wisconsin)

STATE OF TEXAS §  
§  
COUNTY OF DALLAS §

Personally came before me this 31<sup>st</sup> day of October, 1984 the above named John H. Rodgers, Vice President and David Holland, Assistant Secretary of THE SOUTHLAND CORPORATION, a Texas corporation, to me known to be the person who executed the foregoing instrument.

Marie E. Berlin

Notary Public in and for  
Dallas County, Texas

Marie E. Berlin  
(Typed or Printed Name)

My term of office expires on:

August 9, 1986

VEL 1737 PAGE 637

EXHIBIT "A"

Part of the Southwest 1/4 of Section 28, Township 4 North, Range 23 East, described as follows: Commence at the Southeast corner of said 1/4 Section; thence S 89° 09' W on and along the South line of said 1/4 Section 45 feet; thence North and parallel with the East line of said 1/4 Section 50 feet to the point of beginning; thence S 89°09' W and parallel with the South line of said 1/4 Section 175 feet; thence North and parallel with the East line of said 1/4 Section 175 feet; thence N 89°09' E and parallel with the South line of said 1/4 Section, 175 feet; thence South and parallel with the East line of said 1/4 Section 175 feet to the place of beginning.

EXCEPTING THEREFROM THE FOLLOWING. Begin at a point which is 50 feet North of the South line and 45 feet East of the East line (both measured at right angles) of said 1/4 Section; run thence North parallel to said East line 7.88 feet to the beginning of a curve, the radius of which bears West 8.00 feet; thence along the arc of said curve 12.45 feet, the chord of which bears South 44°34'30" West 11.23 feet to a point; thence North 89°09' East parallel to said south line 7.88 feet to the point of beginning.

Said land being in the City of Racine, Racine County, Wisconsin.

Fee Exempt 77.88

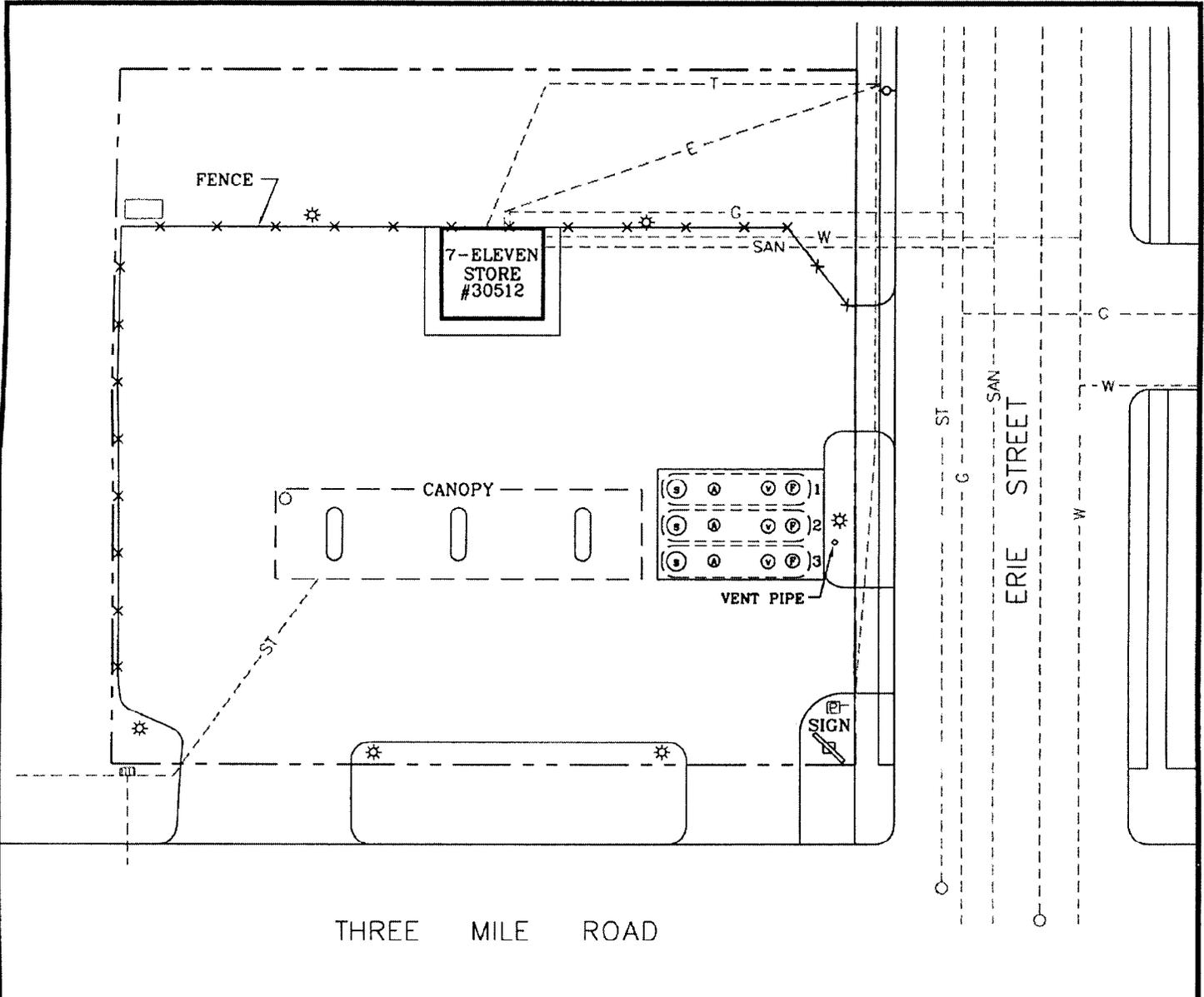
#7

10 -



**Parcel identification number for the property located at  
600 Three Mile Road, Racine, Wisconsin**

**Parcel ID # 05954003**



**LEGEND:**

- |                |   |                 |                |
|----------------|---|-----------------|----------------|
| -----          | PROPERTY BOUNDARY                                 | ----- T -----   | TELEPHONE LINE |
| ( 12,000 )     | UNDERGROUND STORAGE TANK WITH CAPACITY IN GALLONS | ----- ST -----  | STORM SEWER    |
| ⊙              | SUBMERSABLE PUMP MANHOLE                          | ----- W -----   | WATER LINE     |
| ⊙              | AUTOMATIC TANK GAUGE MANHOLE                      | ----- SAN ----- | SANITARY SEWER |
| ⊙              | VAPOR RECOVERY MANHOLE                            | ▣               | CATCH BASIN    |
| ⊙              | FILL PORT MANHOLE                                 | ○               | MANHOLE        |
| ▭              | DISPENSER ISLAND                                  | ☒               | PAY PHONE      |
| ----- E -----  | ELECTRIC LINE                                     | ⊛               | AREA LIGHT     |
| ----- C -----  | GAS LINE  | ○               | UTILITY POLE   |
| ----- FO ----- | FIBER OPTIC CABLE                                 |                 |                |

**Notes:**

- All dimensions and locations are approximate.
- Tank #1 = 12K RUL - FRP/SWT
- Tank #2 = 12K PUL - FRP/SWT
- Tank #3 = 12K MUL - FRP/SWT

**Sources:**

- Cities Service Company "As Built", dated 10/91.
- ENSR field observations.



SCALE: 1" = 40'+/-

**SITE PLAN**

7-ELEVEN STORE #30512  
 600 THREE MILE ROAD  
 RACINE, WISCONSIN  
 7-ELEVEN, INC.

**FIGURE 1**



Table 1

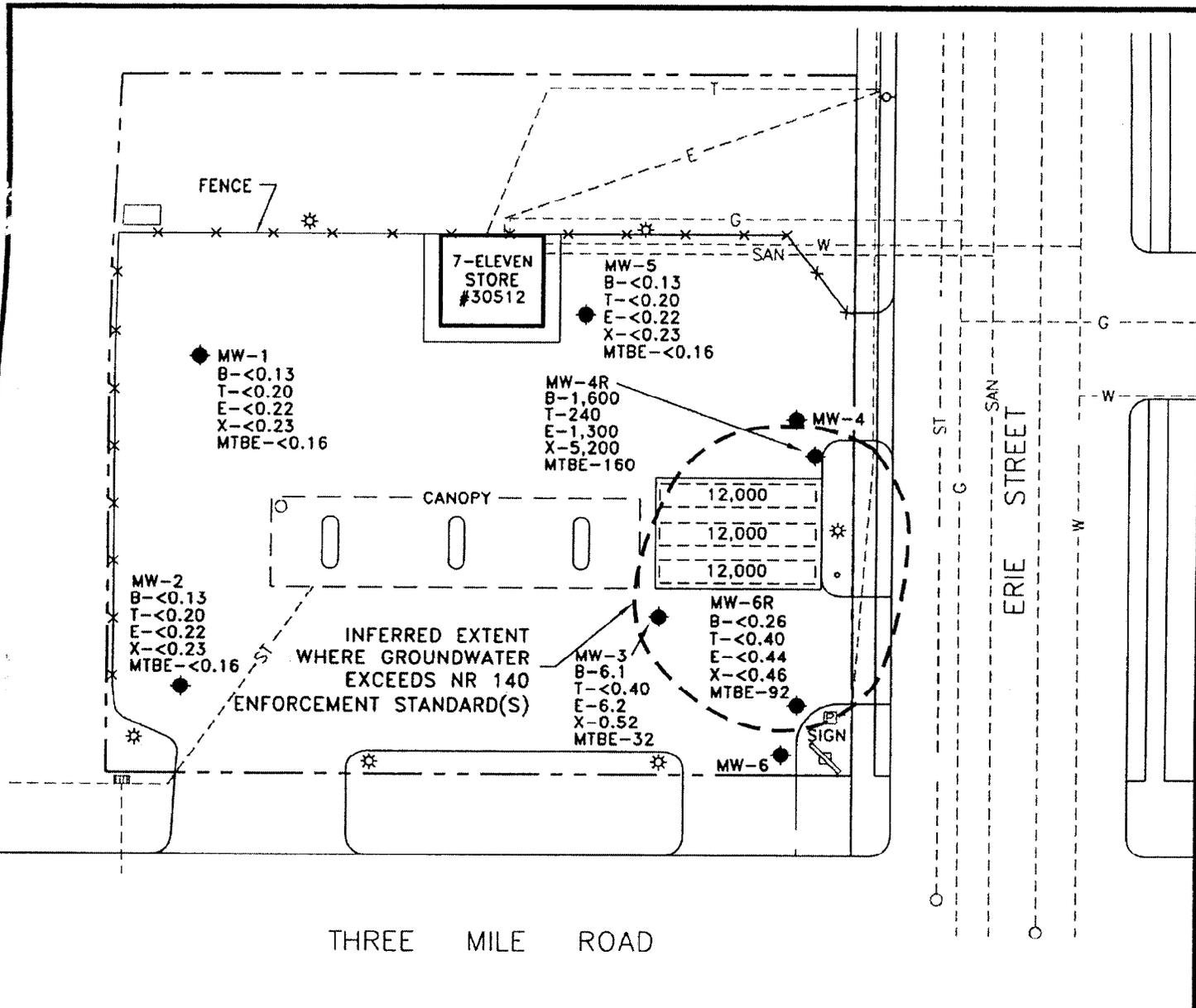
Most Recent Groundwater Results  
in micrograms per liter (ug/L)

7-Eleven Store #30512  
600 Three Mile Road  
Racine, Wisconsin

	Petroleum Volatile Organic Compounds (PVOCs)							Total PVOC <sup>(3)</sup>	GRO <sup>(4)</sup>
	Benzene	Toluene	Ethyl benzene	Total Xylenes	1,2,4- TMB <sup>(1)</sup>	1,3,5- TMB	MTBE <sup>(2)</sup>		
<b>MW-1</b>									
November 12, 2001	<0.13	<0.20	<0.22	<0.23	<0.22	<0.29	<0.16	---	<50
<b>MW-2</b>									
November 12, 2001	<0.13	<0.20	<0.22	<0.23	<0.22	<0.29	<0.16	---	<50
<b>MW-3</b>									
November 12, 2001	6.1	<0.40	6.2	0.52	<0.44	<0.58	32	44.82	660
<b>MW-4R</b>									
November 12, 2001	1,600	240	1,300	5,200	3,400	190	160	12,090	27,000
<b>MW-5</b>									
November 12, 2001	<0.13	<0.20	<0.22	<0.23	<0.22	<0.29	<0.16	---	<50
<b>MW-6R</b>									
November 12, 2001	<0.26	<0.40	<0.44	<0.46	<0.44	<0.58	92	92.0	<100

Notes

- (1) TMB indicates trimethylbenzene.
- (2) MTBE indicates methyl tert butyl ether.
- (3) Sum of PVOCs.
- (4) GROs indicates gasoline range organics.
- (5) < indicates not detected above the laboratory detection limit or practical quantitation limit.
- (8) NS indicates not sampled.
- (9) MW-4 was abandoned in April 1999 and replaced with MW-4R
- (10) MW-6 was abandoned in April 1999 and replaced with MW-6R



**LEGEND:**

- |                        |   |                         |                |
|------------------------|---|-------------------------|----------------|
| — — — — —              | PROPERTY BOUNDARY   | — — — — — T — — — — —   | TELEPHONE LINE |
| ◆                      | MW-1 FORMER MONITORING WELL WITH BENZENE, TOLUENE, ETHYL BENZENE, TOTAL XYLENES, AND MTBE CONCENTRATIONS IN GROUNDWATER -RESULTS IN PARTS PER BILLION (MICROGRAMS/LITER (ug/L)) | — — — — — ST — — — — —  | STORM SEWER    |
| 12,000                 | UNDERGROUND STORAGE TANK WITH CAPACITY IN GALLONS   | — — — — — W — — — — —   | WATER LINE     |
| ○                      | DISPENSER ISLAND  | — — — — — SAN — — — — — | SANITARY SEWER |
| — — — — — E — — — — —  | ELECTRIC LINE   | ▣                       | CATCH BASIN    |
| — — — — — G — — — — —  | GAS LINE  | ○                       | MANHOLE        |
| — — — — — FO — — — — — | FIBER OPTIC CABLE   | ☒                       | PAY PHONE      |
|                        |   | ⊛                       | AREA LIGHT     |
|                        |   | ○                       | UTILITY POLE   |

**Notes:**

- All dimensions and locations are approximate.
- Monitoring wells were sampled on 11/12/01.
- Monitoring wells were abandoned prior to Feb. 2002.

**Sources:**

- Cities Service Company "As Built", dated 10/91.
- ENSR field observations.

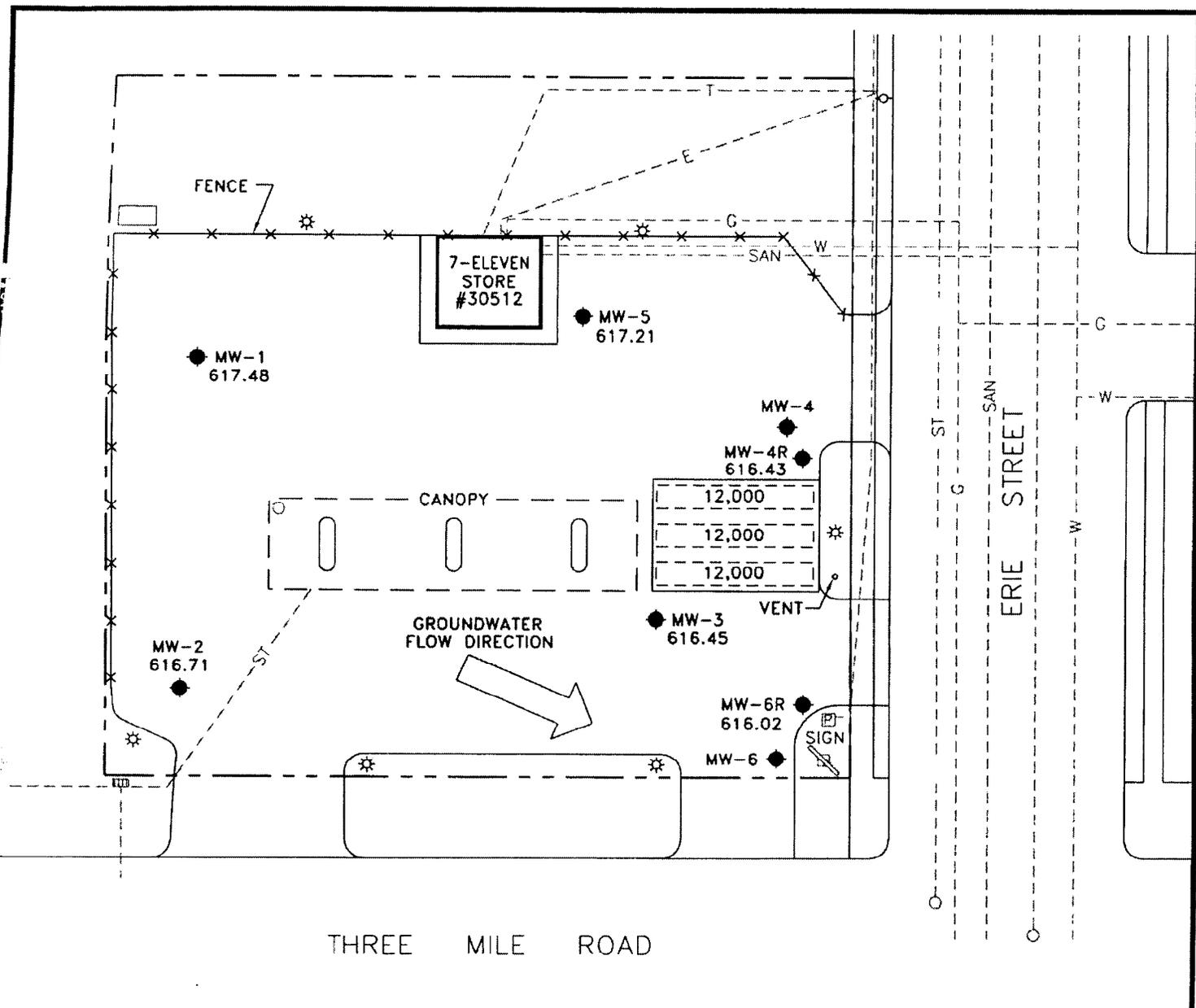
SCALE: 1" = 40'+/-

INFERRED GROUNDWATER PLUME BASED ON NOVEMBER 2001 DATA

7-ELEVEN STORE #30512  
600 THREE MILE ROAD  
RACINE, WISCONSIN  
7-ELEVEN, INC.

Sept 2002 File No: 06230-035

FIGURE 2



THREE MILE ROAD

**LEGEND:**

- |                  |  |           |                |
|------------------|--|-----------|----------------|
| ---              | PROPERTY BOUNDARY  | ---T---   | TELEPHONE LINE |
| ● MW-1<br>617.48 | FORMER MONITORING WELL WITH<br>GROUNDWATER ELEVATION IN FEET | ---ST---  | STORM SEWER    |
| [ 12,000 ]       | UNDERGROUND STORAGE TANK<br>WITH CAPACITY IN GALLONS         | ---W---   | WATER LINE     |
| ○                | DISPENSER ISLAND   | ---SAN--- | SANITARY SEWER |
| ---              | ELECTRIC LINE  | ▢         | CATCH BASIN    |
| ---              | GAS LINE   | ○         | MANHOLE        |
| ---              | FIBER OPTIC CABLE  | ☒         | PAY PHONE      |
|                  |  | ☼         | AREA LIGHT     |
|                  |  | ◇         | UTILITY POLE   |

**Notes:**

- All dimensions and locations are approximate.
- Monitoring wells were gauged on 11/12/01.
- Monitoring wells were abandoned prior to Feb 2002.

**Sources:**

- Cities Service Company "As Built", dated 10/91.
- ENSR field observations.



GROUNDWATER  
FLOW DIRECTION  
MAP

SCALE: 1" = 40'+/-

7-ELEVEN STORE #30512  
600 THREE MILE ROAD  
RACINE, WISCONSIN  
7-ELEVEN, INC.

Sept 2002

File No: 06230-035

FIGURE 3



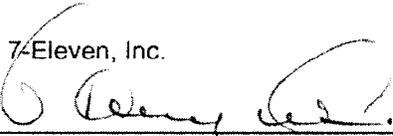
Legal description for the property located at 600 Three Mile Road, Racine, Wisconsin:

Part of Southwest ¼ of Section 28, Township 4 North, Range 23 East, described as follows: Commence at the SE corner of said ¼ Section; thence S 89° 09' West on and along the South line of said ¼ Section 45 feet; thence North and parallel with the East line of said ¼ Section 50 feet to the point of beginning; thence S 89° 09' West and parallel with the South line of said ¼ Section 175 feet; thence North and parallel with the East line of said ¼ Section 175 feet; thence N 89° 09' East and parallel with the South line of said ¼ Section, 175 feet; thence South and parallel with the East line of said ¼ Section 175 feet to the place of beginning.

EXCEPTING THERE FROM THE FOLLOWING: Being at a point which is 50 feet North of the South line and 45 feet West of the East line (both measured at right angles) of said ¼ Section; run thence North parallel to said East line 7.88 feet to the beginning of a curve, the radius of which bears West 8.00 feet; thence along the arc of said curve 12.45 feet; the chord of which bears South 44° 34' 30" West 11.23 feet to a point; thence North 89° 09' East parallel to said South line 7.88 feet to the point of beginning. Said land being in the City of Racine, Racine County, Wisconsin.

I, Garry Blair, Environmental Manager for 7-Eleven, Inc., believe that the legal description stated above for 600 Three Mile Road, Racine, Wisconsin is complete and accurate to the best of my knowledge and ability.

7-Eleven, Inc.

  
Garry Blair, Environmental Manager

01/07/2003  
Date



ENSR International

4500 Park Glen Road  
Suite 210  
St. Louis Park, MN 55416-4889  
(952) 924-0117  
FAX (952) 924-0317  
www.ensr.com

January 15, 2003

Mr. John Rooney  
City of Racine  
Engineering Department  
730 Washington Avenue  
Racine, WI 53403

*via certified mail*

**Subject: Groundwater Geographic Information System (GIS) Listing Notification  
7-Eleven, Inc.  
600 Three Mile Road, Racine, Wisconsin 53402  
BRRTS No. 0352001935  
Commerce No. 53402-3002-00  
ENSR Project No. 6230-035**

Dear Mr. Rooney:

ENSR is issuing this letter to you on behalf of 7-Eleven, Inc. The purpose is to notify the City of Racine of our intent to list the above-mentioned property on the Wisconsin Department of Natural Resource's (WDNR's) GIS Database.

Groundwater contamination is present on the City of Racine Erie Street right-of-way indicated above as a result of the activity of the former 7-Eleven store that was located on the property listed above. The levels of benzene, ethylbenzene, xylenes, total trimethylbenzene, and methyl tertiary butyl ether (MTBE) contamination in the groundwater on the right-of-way are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, environmental investigation of this contamination indicates this groundwater contaminant plume is stable or receding and will naturally degrade over time.

It is believed that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code. The Wisconsin Department of Commerce (WDOC) has accepted natural attenuation as the final remedy for this site by granting case closure on December 5, 2001. Closure means that the Department will not be requiring further investigation or cleanup action to be taken, other than the reliance on natural attenuation. A fact sheet is attached that explains natural attenuation.

Properties within the boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the locations where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry is available to the public on the Department of Natural Resources' Internet web site.



GIS Listing Notification Letter  
January 15, 2003  
Page 2

Should the City of Racine or any subsequent property owner wish to construct or reconstruct a well on the right-of-way, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on the right-of-way in the future will first need to call the Diggers Hotline (1-800-242-8511) if the property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if the property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department lists the City of Racine right-of-way on the GIS Registry, it will issue a final closure letter. You may obtain a copy of the letter by requesting a copy from me, by writing to the agency address given above, or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at [www.dnr.state.wi.us/org/at/et/geo/gwur](http://www.dnr.state.wi.us/org/at/et/geo/gwur). A copy of the final 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 Mr. Stephen D. Mueller of the WDOC at (414) 220-5402 or Mr. Garry Blair, Environmental Manager of 7-Eleven, Inc. at (757) 490-1711 ext. 17.

Sincerely,

**ENSR International**

James R. Curtis  
Project Manager

Stephan L. Nalefski, P.G.  
Vice President, General Manager

Attachments

cc: Stephen D. Mueller, COMM  
Garry Blair, 7-Eleven, Inc.

Mr. Stephen D. Mueller  
Wisconsin Department of Commerce  
Environmental & Regulatory Services Division  
Bureau of PECFA – Site Review Section  
101 W. Pleasant Street, Suite 100A  
Milwaukee, WI 53212  
(414) 220-5402

Mr. Garry Blair  
7-Eleven, Inc.  
Environmental Manager  
814 Baker Road  
Virginia Beach, VA 23462  
(757) 490-1711 ext. 17



Over 30 Years of Excellence in Environmental Services

## Notification of Contamination within the Right of Way

County: **Racine**  
Road: **Erie Street**  
Site Name: **7-Eleven, Inc. Store # 30512**  
Site Address: **600 Three Mile Road**  
BRRTS Number: **03-52-001935**  
PECFA Number: **53402-3002-00**  
FID Number: **252056200**

Owner's Name: **7-Eleven, Inc. (formerly Southland Corporation)**  
Owner's Address: **814 Baker Road, Virginia Beach, VA 23462**

Consulting Firm: **ENSR International**  
Consultant Contact: **Jim Curtis**  
Consultant Address: **4500 Park Glen Road, Suite 210, St. Louis Park, MN 55416**  
Consultant Phone, Fax and E-mail: **(952) 924-0117; (952) 924-0317; jcurtis@ensr.com**

Soil contamination? **No**  
Depth to contaminated soil: **NA**  
Vertical extent of contaminated soil: **NA**  
Groundwater contamination? **Yes**  
Depth to water table: **Ranging between 5.55-6.72 feet (November 2001)**

Describe the type(s) of contamination present: **Benzene, Ethylbenzene, Total Xylenes, Trimethylbenzene 1,2,4 and 1,3,5, and Methyl-Tert-Butyl Ether (MTBE) exceeds NR 140 Enforcement Standards within the City of Racine Right-of-Way.**

- **Brief summary of cleanup activity: Groundwater monitoring has been conducted at this property since 1992. Groundwater quality trends are well established. No liquid phase hydrocarbons have been observed at this site. Mann-Whitney U Statistical Tests were completed on the monitoring wells that exhibited PVOCs above the ES. The results demonstrate either a decreasing trend. The plume margin is not expanding. The concentrations of petroleum hydrocarbons are showing an overall downward trend. Based upon declining PVOC concentrations in the groundwater, it is likely that residual impact will continue to be reduced through the natural attenuation processes.**

Attach a current plume map for groundwater contamination: **Attached**  
Attach a current plume map for soil contamination: **NA**