

GIS REGISTRY INFORMATION

SITE NAME:	Quik Mart #30511			FID #	
BRRTS #:	03-52-003645			(if appropriate):	
COMMERCE # (if appropriate):	53405-4143-00				
CLOSURE DATE:	June 26, 2003				
STREET ADDRESS:	2500 Lathrop Rd				
CITY:	Racine				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	698039	Y =	249822	
CONTAMINATED MEDIA:	Groundwater	<input checked="" type="checkbox"/> Y	Soil	<input checked="" type="checkbox"/> Y	Both <input checked="" type="checkbox"/> Y
OFF-SOURCE GW CONTAMINATION >ES:		<input type="checkbox"/> N		<input type="checkbox"/> N	No <input type="checkbox"/>
• IF YES, STREET ADDRESS:					
• GPS COORDINATES X = Y =					
(meters in WTM91 projection):					
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):		<input type="checkbox"/> N		<input type="checkbox"/> No	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES X = Y =					
(meters in WTM91 projection):					
CONTAMINATION IN RIGHT OF WAY:	<input type="checkbox"/> N		<input type="checkbox"/> No		
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					<input checked="" type="checkbox"/> X
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/> X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input checked="" type="checkbox"/> X
County Parcel ID number, if used for county, for all affected properties					<input checked="" type="checkbox"/> X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<input checked="" type="checkbox"/> X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					<input checked="" type="checkbox"/> X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/> X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/> X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					<input checked="" type="checkbox"/> X
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input checked="" type="checkbox"/> X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input checked="" type="checkbox"/> X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/> X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					
RP certified statement that legal descriptions are complete and accurate					<input checked="" type="checkbox"/> X
Copies of off-source notification letters (if applicable)					<input checked="" type="checkbox"/> X
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure					



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

January 13, 2004

Mr. Gary Blair
7-Eleven, Inc.
814 Baker Road
Virginia Beach, VA 23462

RE: **Final Closure**

Commerce # 53405-4143-00 **WDNR BRRTS # 03-52-003645**
Quik Mart #30511, 2500 Lathrop Road, Racine

Dear Mr. Blair:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5375.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Greg Michael'.

Greg Michael
Hydrogeologist
Site Review Section

cc: ENSR International
Case File

1160767

48 - Wisconsin-SWD-RET
County Racine
CITGO No. 48-101-007
TSC Loc. No. 30511

P-15238-B

SPECIAL 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

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 1984 day of
December A.D. 1984 at 2:53
o'clock P. M. and recorded in Volume 1237
of Records on page 631-634

Shelton M. Schuttler
Register of Deeds

7 0 5 5 1 2 1 9

1 0 0 0 1

Grantor relating to the Additional Interests, if any, to the extent the same are assignable to the extent such liabilities, obligations and duties of Grantor relate to or arise out of events occurring or actions taken or not taken after the date hereof.

With respect to any personal property or interests in personal property conveyed hereby, Grantor EXPRESSLY DISCLAIMS AND NEGATES (a) ANY IMPLIED OR EXPRESS WARRANTY OF MERCHANTABILITY, (b) ANY IMPLIED OR EXPRESS WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, AND (c) ANY IMPLIED OR EXPRESS WARRANTY OF CONFORMITY TO MODELS OR SAMPLES OF MATERIALS.

DO HAVE AND TO HOLD the Property and the Additional Interests, if any, to Grantee, its successors and assigns, forever.

Subject only to the matters expressly set forth above, Grantor hereby binds itself and its successors to warrant and defend all and singular the Property to Grantee, its successors and assigns forever, from and against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through and under Grantor, but not otherwise, but with full subrogation and substitution in and to all the rights and actions of warranty which Grantor has or may have against all preceding owners and vendors.

Reference is made to the exhibit(s) which is (are) attached hereto and made a part hereof for all purposes.

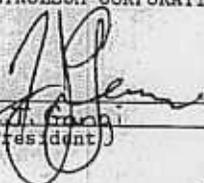
In witness whereof, the duly authorized officers of Grantor and Grantee have executed, sealed and delivered this instrument on this ___ day of October, 1984.

ATTEST:



Charles H. Floren
Assistant Secretary

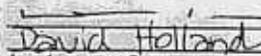
CITGO PETROLEUM CORPORATION

By 

Frank J. Ganni
Vice President

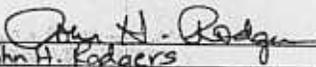
GRANTOR

ATTEST:



David Holland
Assistant Secretary

THE SOUTHLAND CORPORATION

By 

John H. Rodgers
Vice President

GRANTEE

Attachments:

- Exhibit A: Description of Property
- Exhibit B: Description of Appurtenant Interests, if any
- Exhibit C: Transfer Return Forms

Prepared By:
Bryan F. Smith, Jr.
P. O. Box 719
Dallas, Texas 75221

VOL 1737 PAGE 632

(Wisconsin)

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Personally came before me this 31st day of October, 1984 the above named Frank J. Gangi, Vice President and Charles M. Flores, 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:

August 9, 1986

(Wisconsin)

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Personally came before me this 31st 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 633

Lots One (1), Two (2) and Three (3), Block Sixteen (16), Jeppesen-Molbeck Subdivision, according to the recorded Plat thereof. Excepting therefrom the West ten (10) feet in width thereof. Said land being in the City and County of Racine, State of Wisconsin.

G+6/RCL

Fee Exempt 77.25 #7

TAX # 23517

I, Mark Ladd, Racine County Register of Deeds, do hereby certify that this is a true and correct copy of the original record on file in the Racine County Register of Deeds office, Racine, Wisconsin.

I herewith set my hand and official seal this 7 day of Oct 2003

Mark A. Ladd
REGISTER OF DEEDS

16 23458	1 23443
135 - Z	135
15	2 23444
135	135
14	3 23445
135 - Z	135
13 23455	② 4 23446
135	135
12	5 23447
135 - Z	135
11 23453	6
135 - Z	135
10	7 23449
135 - Z	135
9 23451	8 23450
135	135

JEPPESEN-MOLBECK
SUBDIVISION

16 23442	1 23428
136.08	136.08
15 23441	2 23429
136.08 - Z	136.08
14 23440	3 23430
136.08 - Z	136.08
13	① 4 23431
136.08 - Z	136.08
12 23439	5 23432
136.08	136.01
11 23438	6 23433
136.08 - Z	136.08
10 23437	7
136.08 - Z	136.08
9 23436	8 23435
136.08	136.08

RIVER

AV

22 23515	1 23494
135	135
21 23514	2 23495
135	135
20 23513	3 23496
135	135
19 23512	4 23497
135 - Z	135
18 23511	5
135	135
17 23510	⑬ 6 23499
135 - Z	135
16 23509	7
135	135
15 23508	8 23501
135 - Z	135
14	9 23502
135 - Z	135
13 23506	10 23503
135	135
12 23505	11 23504
135	135
23869-061	23869-060
135	135

JEPPESEN-MOLBECK
SUBDIVISION

22 23537	1 23519
136.08	136.07
21 23536	2 23517
136.08	136.05
20 23535	3
136.08	136.03
19 23534	4
136.08	136.01
18 23533	5 23520
136.08	135.97
17 23532	⑭ 6
136.08 - Z	135.85
16 23531	7 23523
136.08 - Z	135.95
15 23530	8
136.08	135.91
14 23524	9
136.08 - Z	135.89
13	10
136.08 - Z	135.87
12	11
136.08 - Z	135.85
23868-003	1
135.85	135.85



23000-024	23000-001
24	1
135.00	135.00

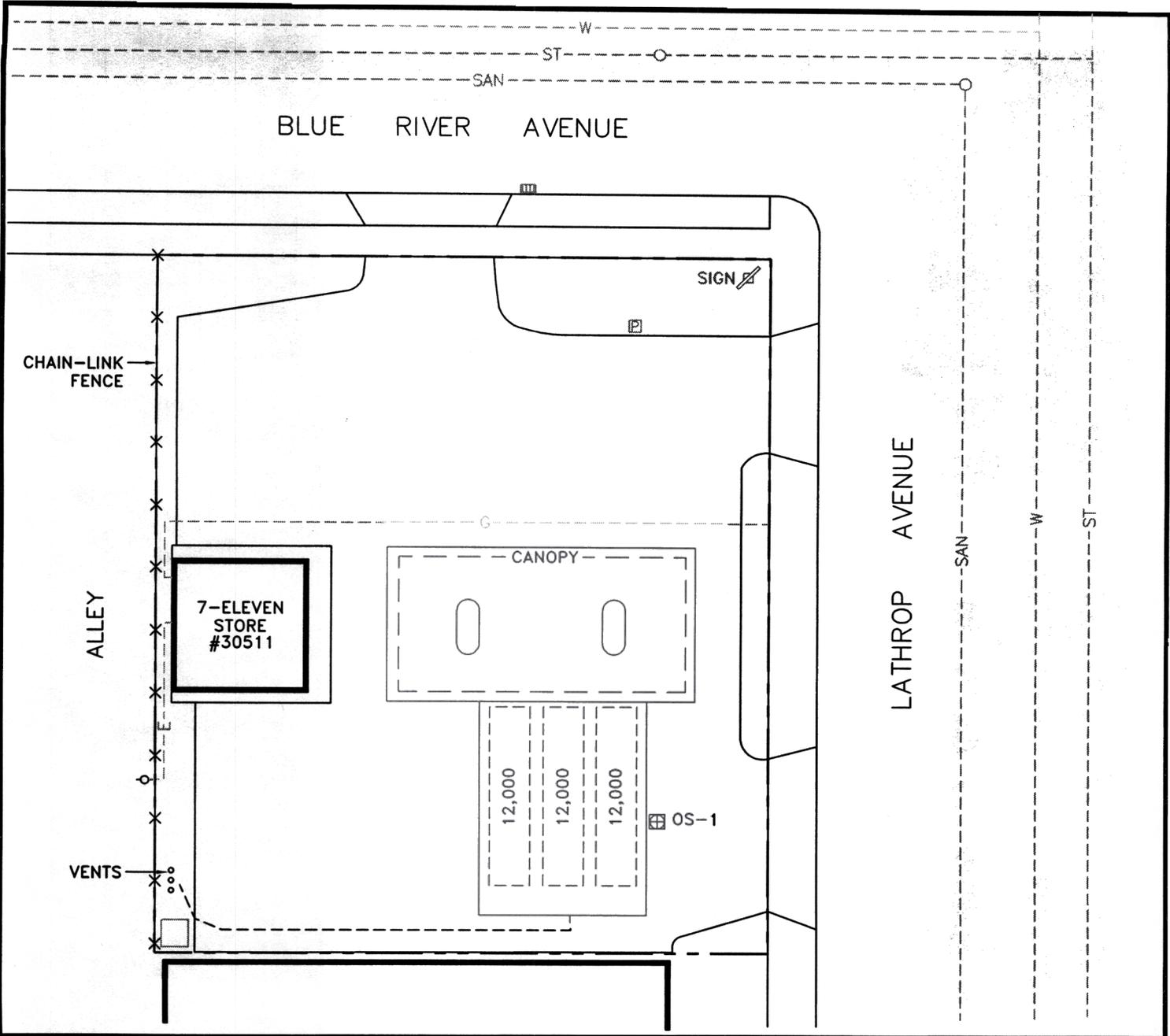
23869-008	23868-004
136	136

W 12-44-10

B 14-22

**Parcel identification number for the property located at
2500 Lathrop Avenue, Racine, Wisconsin**

Parcel I.D. # 23517000



LEGEND:

- | | | | | |
|--------|---|-----|------|---------------|
| --- | PROPERTY BOUNDARY | --- | E--- | ELECTRIC LINE |
| OS-1 | OBSERVATION SUMP | ▒ | | CATCH BASIN |
| 12,000 | UNDERGROUND STORAGE TANK WITH CAPACITY IN GALLONS | ○ | | MANHOLE |
| ○ | DISPENSER ISLAND | ☐ | | PAY PHONE |
| --- | G--- | ○ | | UTILITY POLE |
| --- | ST--- | | | |
| --- | ST--- | | | |
| --- | W--- | | | |
| --- | W--- | | | |
| --- | SAN--- | | | |
| --- | SAN--- | | | |

Notes:
 • All dimensions and locations are approximate.

Sources:
 • Charles B. Cape "Final As Built" for Cities Service Oil Co., dated 6/4/53.
 • ENSR field observations.



SCALE: 1" = 30' ±

SITE PLAN

7-ELEVEN STORE #30511
 2500 LATHROP AVENUE
 RACINE, WISCONSIN
 7-ELEVEN, INC.

June 2003

File No: 06230-071



Table 1 - Summary of Groundwater Analytical Results

7-Eleven Store #30511
 2500 Lathrop Ave., Racine, Wisconsin 53405
 BRRTS #03-52-003645

	Notes- See below	Benzene	Toluene	Ethyl- benzene	Xylenes (total)	TMBs ⁽¹⁾ (total)	MtBE ⁽²⁾	GROs ⁽³⁾	Water Level ⁽⁴⁾
MW-1		Top of Well Screen (msl): 650.48				Length of Well Screen: 10 feet			
04/02/94	5	<0.5	<1.0	<1.0	<1.0	<1.0	<10.0	<100	649.29
07/26/94		<0.5	<1.0	<1.0	<1.0	<1.0	<10.0	<100	648.77
10/18/94		<0.5	<1.0	<1.0	<1.0	<1.0	<10.0	<100	648.23
01/23/95		<0.5	<1.0	<1.0	<1.0	<1.0	<10.0	<100	648.53
09/27/96		<0.5	<1.0	<1.0	<1.0	<1.0	<10.0	<100	648.07
01/26/96		<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<50	647.73
04/26/97		<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	649.35
10/30/97		<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	648.54
05/01/98	6	---	---	---	---	---	---	---	---
04/25/01		---	---	---	---	---	<0.16	---	649.86
11/12/01		---	---	---	---	---	0.98	---	648.53
11/06/02		---	---	---	---	---	---	---	648.29
MW-2		Top of Well Screen (msl): 649.51				Length of Well Screen: 10 feet			
04/02/94		<0.5	<1.0	<1.0	<1.0	<1.0	<10.0	<100	649.83
07/26/94		<0.5	<1.0	<1.0	<1.0	<1.0	<10.0	<100	649.32
10/18/94		<0.5	<1.0	<1.0	<1.0	<1.0	<10.0	<100	648.81
01/23/95		<0.5	<1.0	<1.0	<1.0	<1.0	<10.0	<100	649.70
09/27/96		<0.5	<1.0	<1.0	<1.0	<1.0	<10.0	<100	648.60
01/26/96		<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<50	648.78
04/26/97		<0.50	12	<0.50	<0.50	<1.0	<0.20	<50	649.55
10/30/97		<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	650.06
05/01/98		---	---	---	---	---	---	---	---
04/25/01		---	---	---	---	---	<0.16	---	650.08
11/12/01		---	---	---	---	---	<0.16	---	650.20
11/06/02		---	---	---	---	---	---	---	651.35

Table 1 - Summary of Groundwater Analytical Results

7-Eleven Store #30511
 2500 Lathrop Ave., Racine, Wisconsin 53405
 BRRTS #03-52-003645

	Notes- See below	Benzene	Toluene	Ethyl- benzene	Xylenes (total)	TMBs ⁽¹⁾ (total)	MtBE ⁽²⁾	GROs ⁽³⁾	Water Level ⁽⁴⁾
MW-3		Top of Well Screen (msl): 647.46				Length of Well Screen: 10 feet			
04/02/94		<0.5	<1.0	<1.0	<1.0	<1.0	270	<100	645.46
07/26/94		44	<1.0	<1.0	2.2	<1.0	480	230	648.51
10/18/94		2.7	<1.0	<1.0	<1.0	<1.0	430	130	647.94
01/23/95		<0.5	<1.0	<1.0	<1.0	<1.0	360	<100	648.02
09/27/96		<0.5	<1.0	<1.0	<1.0	<1.0	240	200	647.76
01/26/96		<1.0	<1.0	<1.0	<1.0	<1.0	240	160	647.39
04/26/97		<0.50	<0.50	<0.50	<0.50	<1.0	340	<50	647.88
10/30/97		<0.50	<0.50	<0.50	<0.50	<1.0	170	60	648.66
05/01/98	6	---	---	---	---	---	350	350	648.66
10/27/98		---	---	---	---	---	570	---	647.83
05/06/99		---	---	---	---	---	250	---	649.43
10/27/99		---	---	---	---	---	260	---	648.24
06/06/00		---	---	---	---	---	200	---	649.42
11/06/00		---	---	---	---	---	260	---	647.84
04/25/01		---	---	---	---	---	170	---	648.53
11/12/01		---	---	---	---	---	170	---	648.06
11/06/02		<0.45	<0.68	<0.82	<1.7	<0.92	170	79	647.52
OS-1		Top of Well Screen (msl):				Length of Well Screen:			
10/18/94		250	3.8	88	9.7	87	480	900	
MW-3 Dupl.									
04/02/94		<0.5	<1.0	<1.0	<1.0	<1.0	270	<100	
07/26/94		55	<1.0	<1.0	3.0	<1.0	500	260	
10/18/94		3.0	<1.0	<1.0	<1.0	<1.0	430	140	
01/23/95		<0.5	<1.0	<1.0	<1.0	<1.0	<10.0	<100	
09/27/96		<0.5	<1.0	<1.0	<1.0	<1.0	230	190	
01/26/96		<1.0	1.8	<1.0	<1.0	<1.0	250	170	
04/26/97		<0.50	<0.50	<0.50	<0.50	<1.0	200	73	
10/30/97		<0.50	<0.50	<0.50	<0.50	<1.0	190	60	
10/27/98		---	---	---	---	---	500	---	
04/25/01		---	---	---	---	---	170	---	
11/12/01		---	---	---	---	---	170	---	
11/06/02		---	---	---	---	---	---	---	

Table 1 - Summary of Groundwater Analytical Results

7-Eleven Store #30511
 2500 Lathrop Ave., Racine, Wisconsin 53405
 BRRTS #03-52-003645

	Notes- See below	Benzene	Toluene	Ethyl- benzene	Xylenes (total)	TMBs ⁽¹⁾ (total)	MtBE ⁽²⁾	GROs ⁽³⁾	Water Level ⁽⁴⁾
Trip Blank									
04/02/94		<0.5	<1.0	<1.0	<1.0	<1.0	<10.0	<100	
07/26/94		<0.5	<1.0	<1.0	<1.0	<1.0	<10.0	<100	
10/18/94		<0.5	<1.0	<1.0	<1.0	<1.0	<10.0	<100	
09/27/96		<0.5	<1.0	<1.0	<1.0	<1.0	<10.0	<100	
01/26/96		<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<50	
04/26/97		<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	
10/30/97		<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	
05/01/98		---	---	---	---	---	<5.0	---	
10/27/98		---	---	---	---	---	<0.2	---	
05/06/99		---	---	---	---	---	<0.16	---	
10/27/99		---	---	---	---	---	<0.16	---	
06/06/00		---	---	---	---	---	<0.25	---	
11/06/00		<0.13	<0.20	<0.22	<0.23	<0.22	<0.16	<50	
04/25/01		---	---	---	---	---	<0.16	---	
11/12/01		---	---	---	---	---	<0.16	---	
11/06/02		<0.45	<0.68	<0.82	<1.7	<0.92	<0.43	<50	
NR 140 ES ⁽⁷⁾		5	1,000	700	10,000	480	60	None	
<i>NR 140 PAL ⁽⁸⁾</i>		<i>0.5</i>	<i>140</i>	<i>200</i>	<i>1,000</i>	<i>96</i>	<i>12</i>	None	

Notes:

- * All analytical results are in ug/L (microgram per liter).
- * Bolded results indicate an exceedance of NR 140 ES.
- * Italics results indicated exceedance of NR 140 PAL
- * Groundwater samples have not been filtered.

(1) TMBs (total) = Total of 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene.

(2) MtBE = Methyl tert Butyl Ether.

(3) GROs = Gasoline Range Organics.

(4) Water level is measured in feet above mean sea level.

(5) < indicates not detected above the laboratory method detection limit.

(6) - - - = Not Analyzed. The groundwater was not analyzed for this compound.

(7) Enforcement Standards (ES) contained in Chapter NR 140, Wisconsin Administrative Code, April 2001.

(8) Preventive Action Limits (PAL) contained in Chapter NR 140, Wisconsin Administrative Code, April 2001.

TABLE 2 - Summary of Soil Analytical Results

7-Eleven Store #30511
 2500 Lathrop Ave., Racine, Wisconsin 53405
 BRRTS #03-52-003645

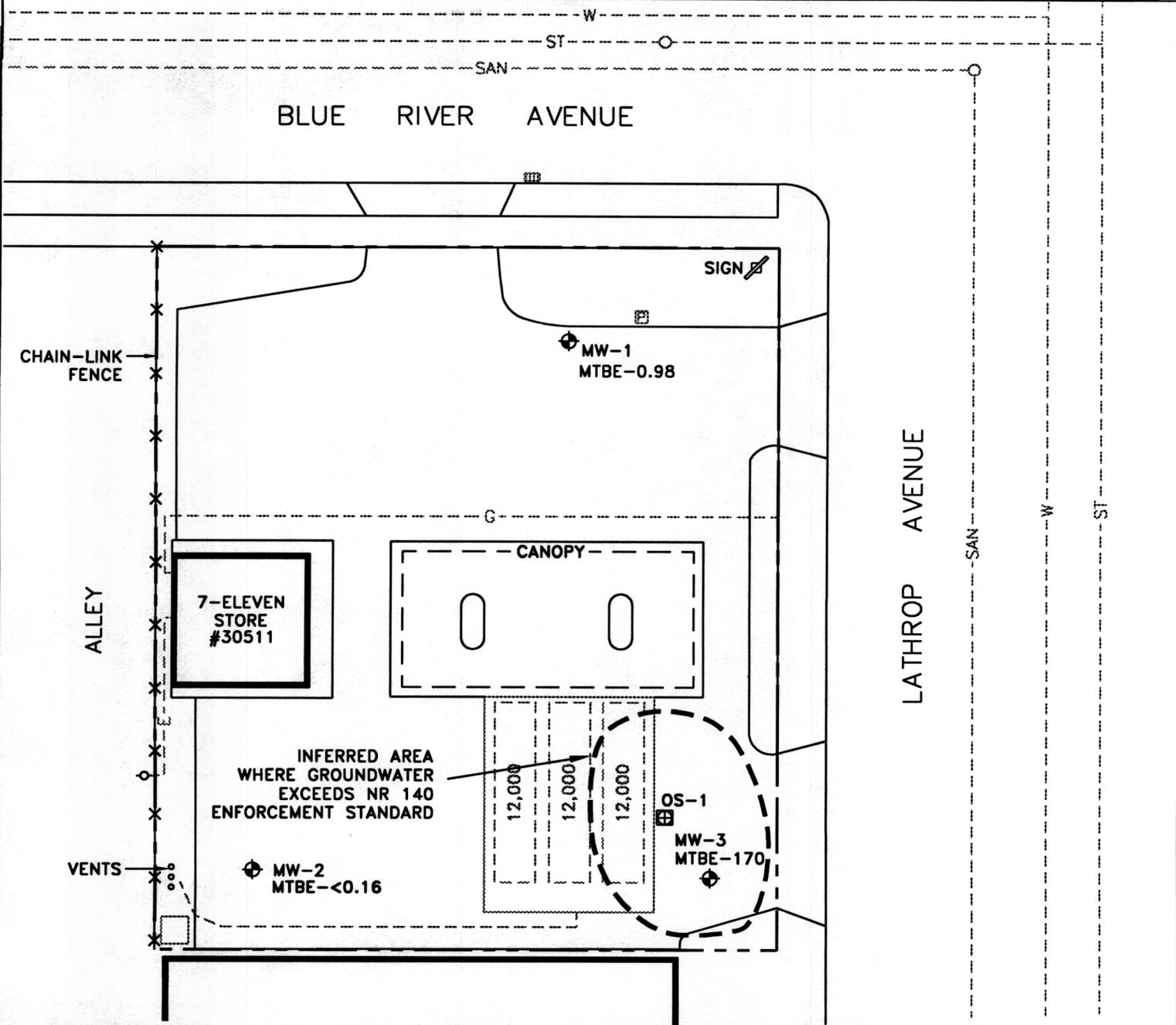
Sample ID Collection Date	Depth ⁽¹⁾	Benzene	Toluene	Ethyl- benzene	Xylenes (total)	1-2-4- TMB ⁽²⁾	1-3-5- TMB	MTBE ⁽³⁾	GROs ⁽⁴⁾	Total Lead
MW-1 2/15/94	(4-6)	<0.01 ⁵	<0.03	0.07	0.3	0.22	<0.05	0.75	95	23
	(18-20)	<0.01	<0.03	<0.02	<0.04	<0.05	<0.05	<0.50	30	<10
MW-2 2/15/94	(10-12)	<0.01	<0.03	<0.02	<0.04	<0.05	<0.05	<0.50	23	<10
	(16-18)	<0.01	<0.03	0.18	0.34	<0.05	<0.05	<0.50	69	<10
MW-3 2/15/94	(2-4)	<0.01	<0.03	0.3	5.5	0.58	2.8	2.5	90	11
	(14-16)	<0.01	<0.03	0.25	0.3	2.3	<0.05	<0.50	82	<10
GPB-1 4/1/97	(3-5)	< 0.0048	<0.007	<0.005	<0.0049	<0.0089	<0.0082		NS ⁶	NS
GPB-2 4/1/97	(4-6)	< 0.0048	<0.007	<0.005	<0.0049	<0.0089	<0.0082	<0.012	NS	NS
GPB-3 4/1/97	(4-6)	< 0.0048	<0.007	<0.005	<0.0049	<0.0089	<0.0082	<0.012	NS	NS
B-1 11/25/02	(3)	<0.032	<0.032	<0.032	<0.95	<0.032	<0.032	<0.032	34	NS
	(6)	<0.145	<0.145	1.05	<0.458	<0.241	<0.458	<0.145	446	NS
NR 720 RCLs⁷		0.0055	1.5	2.9	4.1	NA ⁸	NA	NA	NA	NA
NR 746-1⁹		8.5	38	4.6	42	83	11	NA	NA	NA
NR 746-2¹⁰		1.10	NA	NA	NA	NA	NA	NA	NA	NA

Notes:

* Analytical results are in mg/kg (milligram per kilogram)

* Bolded results indicate an exceedance of NR 720 RCL

1. Sample depth is measured in feet below ground surface at time of sample collection.
2. TMB = trimethylbenzene.
3. MTBE = methyl tert butyl ether.
4. GRO = gasoline range organic compounds.
5. < indicates the compound was not detected at or above the method detection limit.
6. NS = not sampled. The sample was not analyzed for this compound.
7. NR 720 = WDNR Code, Chapter NR 720, January 2001, Table 1, Residual Contaminant Level (soil cleanup standards).
8. NA = not applicable.
9. NR 746-1 = WDNR Code, Chapter NR 746, January 2001, Table 1, Soil Screening Levels (risk screening).
10. NR 746-2 = WDNR Code, Chapter NR 746, January 2001, Table 2, Soil Contaminant Concentrations, (direct contact criteria, top 4-feet of the soil).



LEGEND:

- | | | | |
|---------------------|---|-----------|----------------|
| --- | PROPERTY BOUNDARY | ---W--- | WATER LINE |
| ⊕ MW-1
MTBE-0.98 | MONITORING WELL WITH
MTBE CONCENTRATIONS
IN GROUNDWATER-
RESULTS IN PARTS PER BILLION
(MICROGRAMS/LITER (ug/L)) | ---SAN--- | SANITARY SEWER |
| 12,000 | UNDERGROUND STORAGE TANK
WITH CAPACITY IN GALLONS | ---E--- | ELECTRIC LINE |
| ○ | DISPENSER ISLAND | ☒ | CATCH BASIN |
| ---G--- | GAS LINE | ○ | MANHOLE |
| ---ST--- | STORM SEWER | ☒ | PAY PHONE |
| | | ○ | UTILITY POLE |

Notes:

- All dimensions and locations are approximate.
- Monitoring wells were sampled on 11/12/01.
- MTBE has historically been the only PVOC detected in the groundwater.

Sources:

- Charles B. Cape "Final As Built" for Cities Service Oil Co., dated 6/4/53.
- ENSR field observations.



SCALE: 1" = 30'+\ -



INFERRED
GROUNDWATER PLUME
BASED ON NOVEMBER
2001 DATA

7-ELEVEN STORE #30511
2500 LATHROP AVENUE
RACINE, WISCONSIN
7-ELEVEN, INC.

APR 2003

File No: 06230-071



Table 3

Monitoring Well Gauging Data

Project: 7-Eleven Store #30511, 2500 Lathrop Avenue, Racine, WI
Project #: 6230-071
Date: 11/6/2000

Operator: AJT
Method: Solinst
Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHs (feet)	LPHs Thickness (feet)	LPHs Specific Gravity	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
MW-1	652.77	4.69	0.00	0.00	0.00	4.69	648.08
MW-2	653.70	4.69	0.00	0.00	0.00	4.69	649.01
MW-3	651.84	4.00	0.00	0.00	0.00	4.00	647.84
OS-1	652.61	NG	0.00	0.00	0.00	---	---

NG indicates not gauged.

Project: 7-Eleven Store #30511, 2500 Lathrop Avenue, Racine, WI
Project #: 6230-071
Date: 4/25/2001

Operator: AJT
Method: Solinst
Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHs (feet)	LPHs Thickness (feet)	LPHs Specific Gravity	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
MW-1	652.77	2.91	0.00	0.00	0.00	2.91	649.86
MW-2	653.70	3.62	0.00	0.00	0.00	3.62	650.08
MW-3	651.84	3.31	0.00	0.00	0.00	3.31	648.53
OS-1	652.61	NG	0.00	0.00	0.00	---	---

NG indicates not gauged.

Table 3

Monitoring Well Gauging Data

Project: 7-Eleven Store #30511, 2500 Lathrop Avenue, Racine, WI
 Project #: 6230-071
 Date: 11/12/2001

Operator: MAZ
 Method: Solinst
 Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHs (feet)	LPHs Thickness (feet)	LPHs Specific Gravity	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
MW-1	652.77	4.24	0.00	0.00	0.00	4.24	648.53
MW-2	653.70	3.50	0.00	0.00	0.00	3.50	650.20
MW-3	651.84	3.78	0.00	0.00	0.00	3.78	648.06
OS-1	652.61	NG	0.00	0.00	0.00	---	---

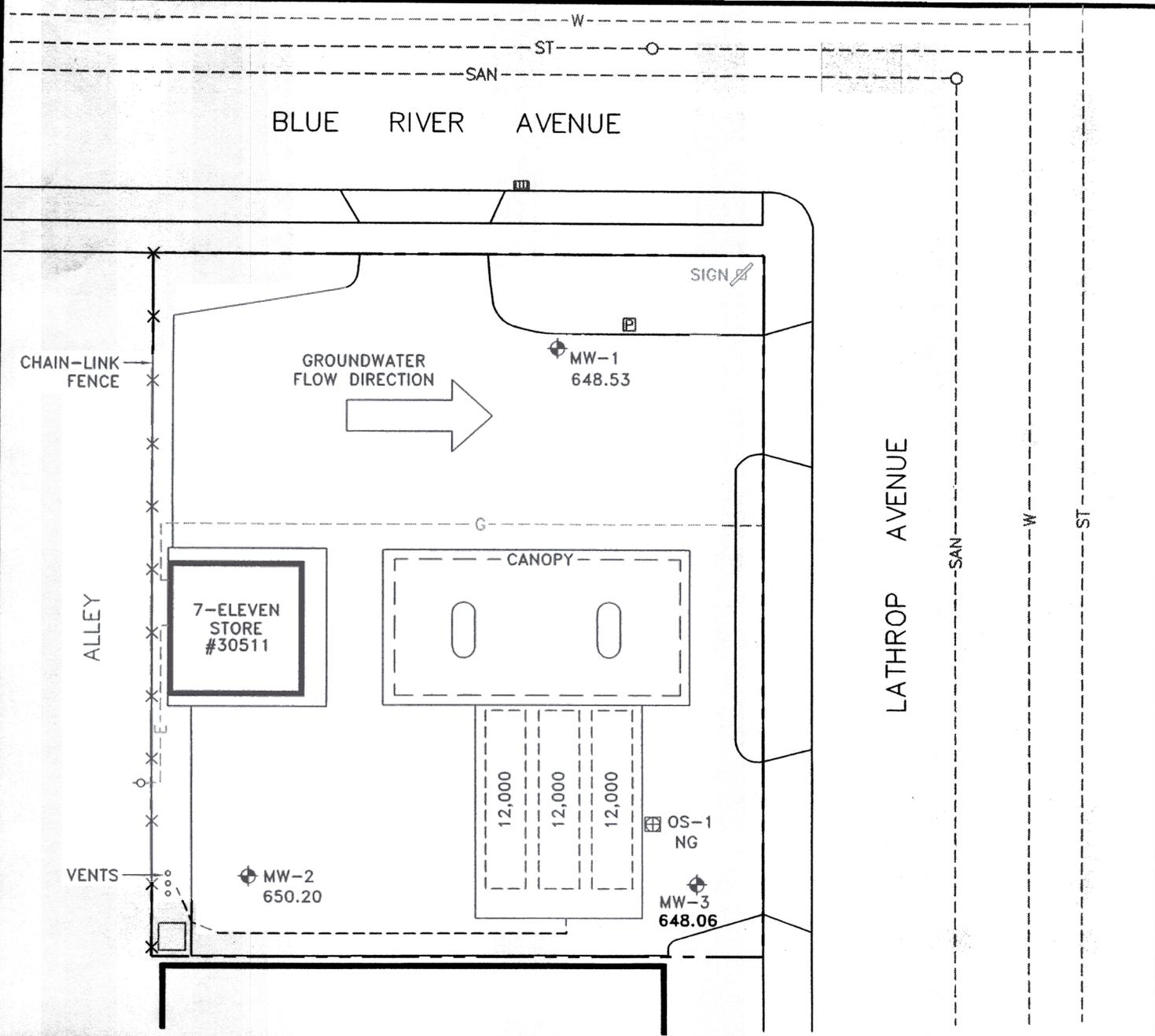
NG indicates not gauged.

Project: 7-Eleven Store #30511, 2500 Lathrop Avenue, Racine, WI
 Project #: 06230-071
 Date: 11/6/2002

Operator: AJT
 Method: Solinst
 Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHs (feet)	LPHs Thickness (feet)	LPHs Specific Gravity	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
MW-1	652.77	4.48	0.00	0.00	0.00	4.48	648.29
MW-2	653.70	2.35	0.00	0.00	0.00	2.35	651.35
MW-3	651.84	4.32	0.00	0.00	0.00	4.32	647.52
OS-1	652.61	NG	0.00	0.00	0.00	---	---

NG indicates not gauged.



LEGEND:

- | | | | |
|------------------|---|-----------|----------------|
| --- | PROPERTY BOUNDARY | ---W--- | WATER LINE |
| ⊕ MW-3
648.66 | MONITORING WELL WITH
GROUNDWATER ELEVATION IN FEET | ---SAN--- | SANITARY SEWER |
| ⊕ OS-1 | OBSERVATION SUMP | ---E--- | ELECTRIC LINE |
| [12,000] | UNDERGROUND STORAGE TANK
WITH CAPACITY IN GALLONS | ▒ | CATCH BASIN |
| ○ | DISPENSER ISLAND | ○ | MANHOLE |
| ---G--- | GAS LINE | ⊠ | PAY PHONE |
| ---ST--- | STORM SEWER | ○ | UTILITY POLE |

Notes:

- All dimensions and locations are approximate.
- Monitoring wells were gauged on 11/12/01.
- NG = Well was not gauged.

Sources:

- Charles B. Cape "Final As Built" for Cities Service Oil Co., dated 6/4/53.
- ENSR field observations.



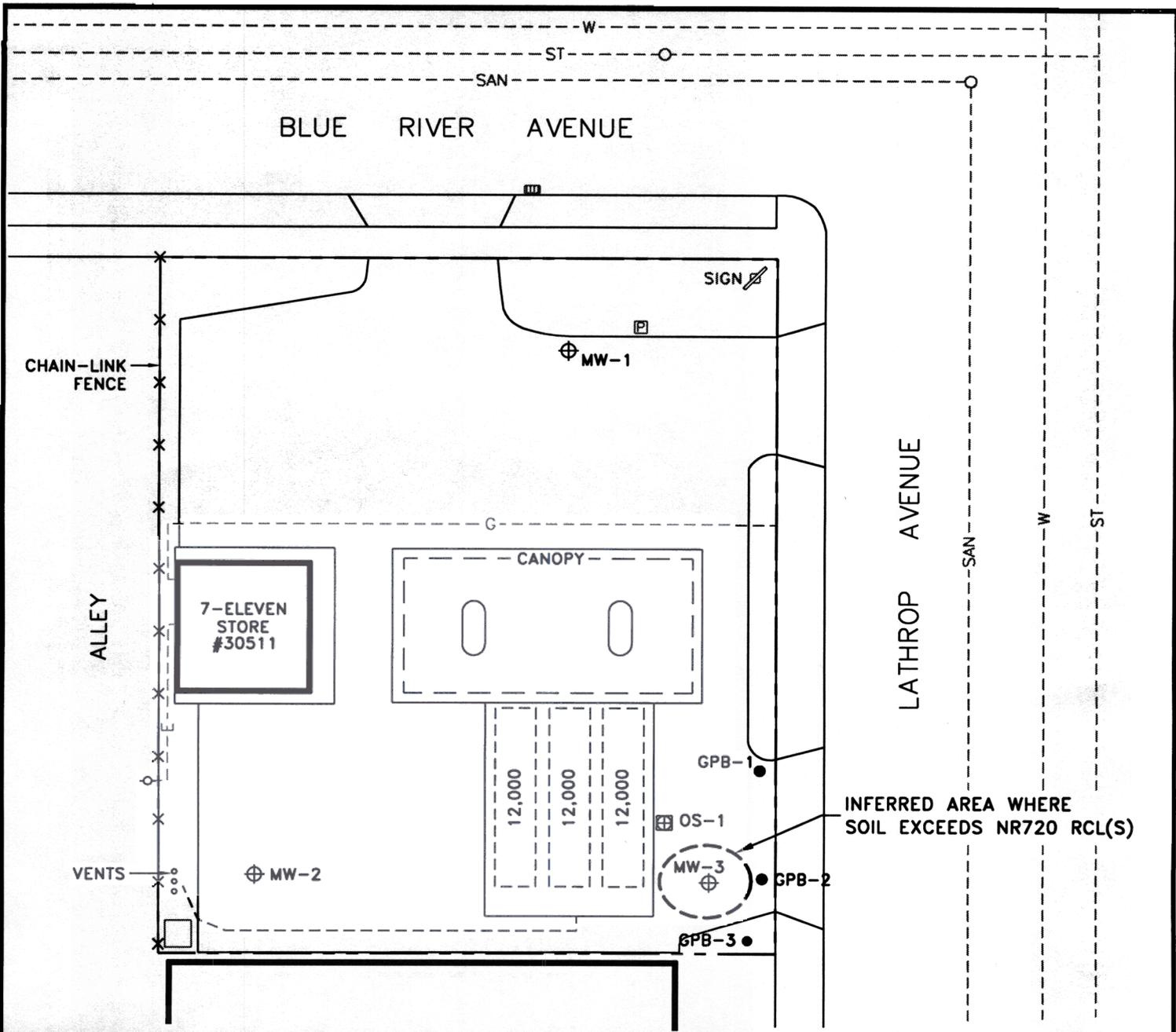
GROUNDWATER
FLOW DIRECTION

SCALE: 1" = 30'+/-

7-ELEVEN STORE #30511
2500 LATHROP AVENUE
RACINE, WISCONSIN
7-ELEVEN, INC.

FIGURE 3





LEGEND:

- | | | | |
|----------|---|-----------|----------------|
| --- | PROPERTY BOUNDARY | ---W--- | WATER LINE |
| ⊕ MW-3 | ABANDONED MONITORING WELL | ---SAN--- | SANITARY SEWER |
| ⊞ OS-1 | OBSERVATION SUMP | ---E--- | ELECTRIC LINE |
| ● GPB-1 | GEOPROBE BORING LOCATION (APR 97') | ⊞ | CATCH BASIN |
| 12,000 | UNDERGROUND STORAGE TANK WITH CAPACITY IN GALLONS | ○ | MANHOLE |
| ○ | DISPENSER ISLAND | ⊞ | PAY PHONE |
| ---G--- | GAS LINE | ○ | UTILITY POLE |
| ---ST--- | STORM SEWER | | |

Notes:

- All dimensions and locations are approximate.

Sources:

- Charles B. Cape "Final As Built" for Cities Service Oil Co., dated 6/4/53.
- ENSR field observations.



SCALE: 1" = 30'+/-

INFERRED
EXTENT OF SOIL
IMPACT

7-ELEVEN STORE #30511
2500 LATHROP AVENUE
RACINE, WISCONSIN
7-ELEVEN, INC.

June 2003

File No: 06230-071

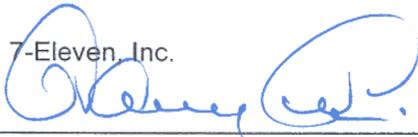


Legal description for 2500 Lathrop Avenue, Racine, Wisconsin:

Lots One (1), Two (2), and Three (3), Block Sixteen (16), Jeppesen-Molbeck Subdivision, according to the recorded Plat thereof. Excepting therefrom the West ten (10) feet in width thereof. Said land being in the City and County of Racine, State of Wisconsin.

I, Garry Blair, Environmental Manager for 7-Eleven, Inc., believe that the legal description stated above for 2500 Lathrop Avenue, Racine, Wisconsin is complete and accurate to the best of my knowledge and ability.

7-Eleven, Inc.



Garry Blair, Environmental Manager

04/23/2003

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

June 10, 2003

John Terzakis
Single Site Solutions Corporation
7450 Quincy Street
Willowbrook, IL 60527

via certified U.S. Mail

**RE: Former 7-Eleven Property
2500 Lathrop Avenue, Racine, WI
BRRTS No. 03-52-003645**

Dear Mr. Terzakis:

ENSR Corporation (ENSR) is issuing this letter to you on behalf of 7-Eleven, Inc., which operated a convenience store with gasoline on the property that you now own. ENSR is an environmental consulting firm contracted to 7-Eleven. Under applicable law, 7-Eleven is required to give notice to those that may be affected by a release from gasoline equipment.

Groundwater contamination originated on the former 7-Eleven property at 2500 Lathrop Avenue in Racine, Wisconsin (a figure has been included showing the inferred extent of the groundwater plume). The levels of benzene and methyl tertiary butyl ether (MTBE) contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, environmental investigation indicates the groundwater contaminant plume is stable or receding and will naturally degrade over time. It is believed that allowing natural attenuation to complete the cleanup will meet the requirements for case closure that are found in chapter NR 726 and Comm 46, Wisconsin Administrative Code. The Department of Commerce will be requested to accept natural attenuation as the final remedy for this site and to grant case closure. Case 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 (Department of Natural Resources' publication #RR-671, Fact Sheet – "*What Landowners Should Know: Information about Using Natural Attenuation to Clean up Contaminated Groundwater*").

The Department of Commerce will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department of Commerce to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Commerce that is relevant to this closure request, you should mail that information to the Department of Commerce address listed at the end of this letter.

If this case is closed, all 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



John Terzakis
June 10, 2003
Page 2

Sites. The information on the GIS Registry includes maps showing the locations where groundwater contamination was found at the time that the case was closed. This GIS Registry will be available to the public on the Department of Natural Resources' Internet web site. Please review the enclosed legal description of your property, listed at the end of this letter, and notify us within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, 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 contact the Drinking Water program within the Department of Natural Resources to determine if there is a need for special well construction standards.

Once the Department makes a decision on the closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of the closure letter by requesting a copy from me, by writing to the agency address given below, 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. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

7-Eleven values its relationship with the community and all of its neighbors. If you need more information, you may contact Mr. Gregory S. Michael of the Wisconsin Department of Commerce or Mr. Jim Curtis of ENSR, the environmental consultant for 7-Eleven, Inc. Their contact information is listed at the end of this letter and in the letterhead, respectively.

Sincerely,

James R. Curtis, P.G.
Project Manager

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

Attachments

cc: Mr. Garry Blair, 7-Eleven, Inc.
Mr. Greg Michael, Comm

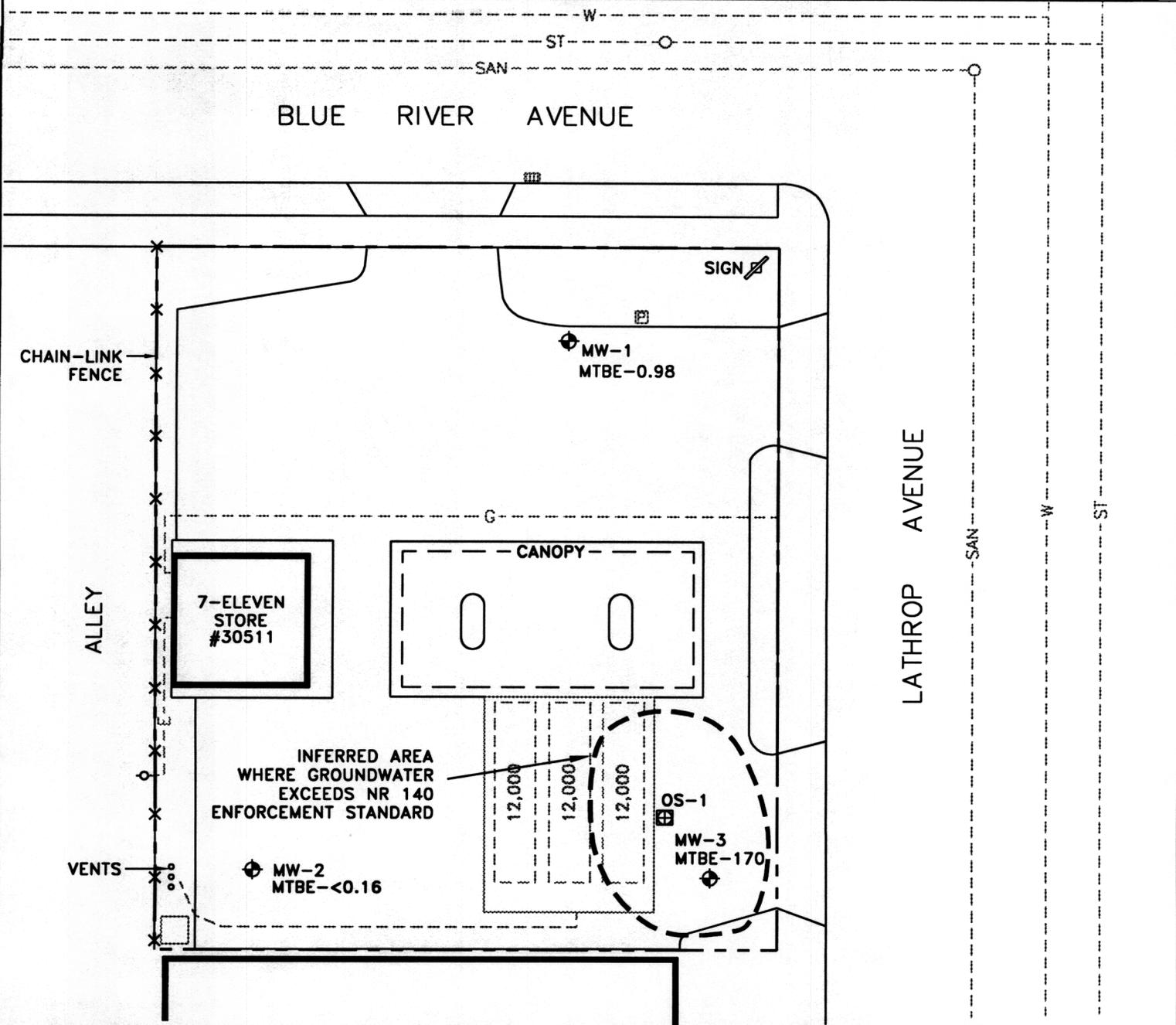


John Terzakis
June 10, 2003
Page 3

Gregory S. Michael
Wisconsin Department of Commerce
Environmental & Regulatory Services Division
Bureau of PECFA – Site Review Section
101 W. Pleasant Street, Suite 100A
Milwaukee, WI 53212
414-220-5375

Garry Blair
7-Eleven, Inc.
Environmental Manager
814 Baker Road
Virginia Beach, VA 23462

Legal Description of Property Located at 2500 Lathrop Avenue: Lots One (1), Two (2), and Three (3), Block Sixteen (16), Jeppesen-Molbeck Subdivision, according to the recorded Plat thereof. Excepting therefrom the West ten (10) feet in width thereof. Said land being in the City and County of Racine, State of Wisconsin.



LEGEND:

- | | | | |
|---------------------|---|-----------|----------------|
| --- | PROPERTY BOUNDARY | ---W--- | WATER LINE |
| ⊕ MW-1
MTBE-0.98 | MONITORING WELL WITH
MTBE CONCENTRATIONS
IN GROUNDWATER-
RESULTS IN PARTS PER BILLION
(MICROGRAMS/LITER (ug/L)) | ---SAN--- | SANITARY SEWER |
| 12,000 | UNDERGROUND STORAGE TANK
WITH CAPACITY IN GALLONS | ---E--- | ELECTRIC LINE |
| ○ | DISPENSER ISLAND | ☒ | CATCH BASIN |
| ---G--- | GAS LINE | ○ | MANHOLE |
| ---ST--- | STORM SEWER | ☒ | PAY PHONE |
| | | ○ | UTILITY POLE |

Notes:

- All dimensions and locations are approximate.
- Monitoring wells were sampled on 11/12/01.
- MTBE has historically been the only PVOC detected in the groundwater.

Sources:

- Charles B. Cape "Final As Built" for Cities Service Oil Co., dated 6/4/53.
- ENSR field observations.



SCALE: 1" = 30'+ \ -



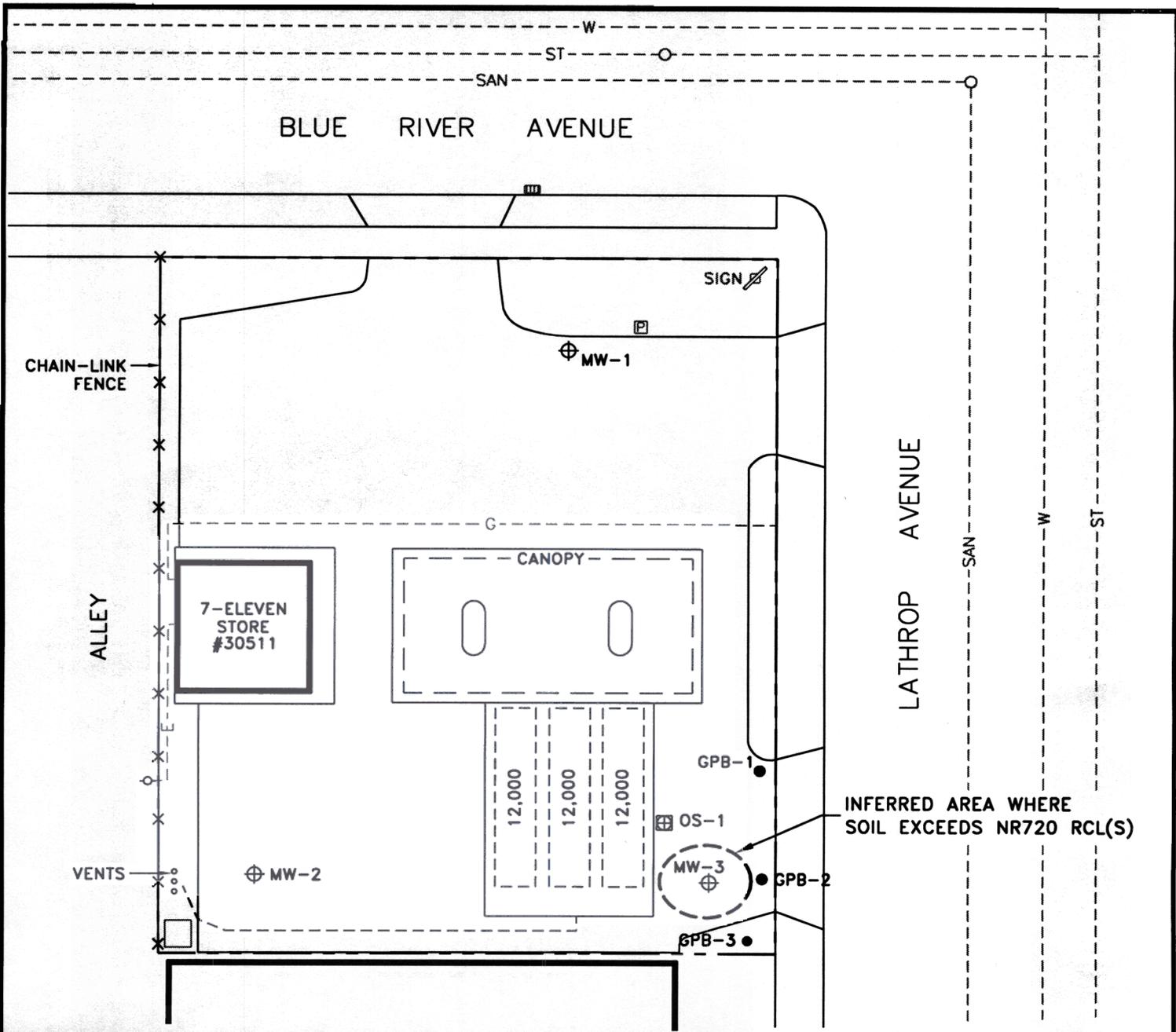
INFERRED
GROUNDWATER PLUME
BASED ON NOVEMBER
2001 DATA

7-ELEVEN STORE #30511
2500 LATHROP AVENUE
RACINE, WISCONSIN
7-ELEVEN, INC.

APR 2003

File No: 06230-071





LEGEND:

- | | | | |
|----------|---|-----------|----------------|
| --- | PROPERTY BOUNDARY | ---W--- | WATER LINE |
| ⊕ MW-3 | ABANDONED MONITORING WELL | ---SAN--- | SANITARY SEWER |
| ⊞ OS-1 | OBSERVATION SUMP | ---E--- | ELECTRIC LINE |
| ● GPB-1 | GEOPROBE BORING LOCATION (APR 97') | ⊞ | CATCH BASIN |
| 12,000 | UNDERGROUND STORAGE TANK WITH CAPACITY IN GALLONS | ○ | MANHOLE |
| ○ | DISPENSER ISLAND | ⊞ | PAY PHONE |
| ---G--- | GAS LINE | ○ | UTILITY POLE |
| ---ST--- | STORM SEWER | | |

Notes:

• All dimensions and locations are approximate.

Sources:

• Charles B. Cape "Final As Built" for Cities Service Oil Co., dated 6/4/53.
 • ENSR field observations.



SCALE: 1" = 30'+\ -

**INFERRED
 EXTENT OF SOIL
 IMPACT**

7-ELEVEN STORE #30511
 2500 LATHROP AVENUE
 RACINE, WISCONSIN
 7-ELEVEN, INC.

June 2003

File No: 06230-071

