GIS REGISTRY INFORMATION

SITE NAME:	Village Food & Liquor/Ashvin Shah						
BRRTS #:	03-52-004291	**FID # (if appropriate):**					
COMMERCE # (if appropriate):	53177-2095-29						
CLOSURE DATE:	September 02, 2005						
STREET ADDRESS:	8929 Durand Ave						
CITY:	Sturtevant						
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	**X =**	692455	**Y =**	249398			
CONTAMINATED MEDIA:	Groundwater		Soil		Both	X	
OFF-SOURCE GW CONTAMINATION >ES:		Yes			No	X	
• **IF YES, STREET ADDRESS:**							
• **GPS COORDINATES** (meters in WTM91 projection):	**X =**		**Y =**				
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):		Yes		No	X		
• **IF YES, STREET ADDRESS 1:**							
• **GPS COORDINATES** (meters in WTM91 projection):	**X =**		**Y =**				
CONTAMINATION IN RIGHT OF WAY:	Yes		No	X			

DOCUMENTS NEEDED

Closure Letter, and any conditional closure letter issued	X
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties	X
County Parcel ID number, *if used for county*, for all affected properties	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.	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.	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	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.**	X
GW: Table of water level elevations, with sampling dates, and free product noted if present	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)	X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	X
Geologic cross-sections, *if required for SI.* (8.5x14' if paper copy)	
RP certified statement that legal descriptions are complete and accurate.	X
Copies of off-source notification letters (if applicable)	
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	
Copy of any maintenance plan referenced in the deed restriction	

commerce.wi.gov
Wisconsin
Department of Commerce

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
Jim Doyle, Governor
Mary P. Burke, Secretary

September 2, 2005

Mr. Ashvin Shah
8929 Durand Avenue
Sturtevant, WI 53177

RE: **Final Closure**

Commerce # 53177-2095-29 WDNR BRRTS # 03-52-004291
Village Food & Liquor, 8929 Durand Avenue, Sturtevant

Dear Mr. Shah:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. 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 soil and groundwater 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 bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5376.

Sincerely,

Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Trenton Ott, Environmental & Development Solutions, Inc.
Case File

commerce.wi.gov
Wisconsin
Department of Commerce

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
Jim Doyle, Governor
Mary P. Burke, Secretary

June 28, 2005

Mr. Ashvin Shah
8929 Durand Avenue
Sturtevant, WI 53177

RE: **Conditional Case Closure**

Commerce # 53177-2095-29 WDNR BRRTS # 03-52-004291
Village Food & Liquor, 8929 Durand Avenue, Sturtevant

Dear Mr. Shah:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Environmental & Development Solutions, Inc., for the site referenced above. It is understood that residual soil and groundwater contamination remains on site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

- The five monitoring wells must be properly abandoned and the appropriate documentation forwarded to me at the letterhead address.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5376.

Sincerely,

Linda M. Michalets
Senior Hydrogeologist
Site Review Section

cc: Mr. Trenton Ott, Environmental & Development Solutions, Inc.
Case File

DOCUMENT # 1573875
DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 – 1982
WARRANTY DEED

VOL 2622 PAGE 592

RECORDED
97 MAR 31 PM 4:00
MARK A. LADD
REGISTER OF DEEDS

This Deed, made between Charlotte A. Zboril, Grantor,
and Ashvinkumar V. Shah and Usha A. Shah, husband and wife, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration paid in hand conveys to Grantee the following described real estate in Racine County, State of Wisconsin:

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

ASHVINKUMAR V. SHAH
5630 INDEPENDENCE ROAD
RACINE, WI. 53406

Tax Exempt 77.25 #17

Part of
51-181-03-22-27-021-000
PARCEL IDENTIFICATION NUMBER

All that part of the Northwest ¼ of Section 27, Township 3 North, Range 22 East, in the Village of Sturtevant, Racine County, Wisconsin, bounded and described as follows: Begin at the Northwest corner of said Section27; ru thence East 158.00 feet along the North line of said Section; thence South 233.00 feet parallel with the West line of said Section 27; thence West 158.00 feet parallel with the North line of said Section 27; thence North 233.00 feet along the West line of said Section 27 to the place of beginning. Excepting therefrom land described in Volume 1034 of Records, page 504, as Document No. 860862, Also excepting therefrom land conveyed for highway purposes in Volume 1698 of Records, page 935, as Document No. 1138663.

This is not (is not) homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging:
And Charlotte A. Zboril warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and recorded easements for public utilities located adjacent to side and rear lot lines; recorded building and use restrictions and covenants; general taxes levied in the year of closing and no others.
and will warrant and defend the same.

Dated this 28th day of March, 1997

Charlotte A. Zboril (SEAL)
• Charlotte A. Zboril

(SEAL)
•

(SEAL)
•

(SEAL)
•

AUTHENTICATION

Signature(s)

authenticated this ____ day of ____, 19____

•

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

THIS INSTRUMENT WAS DRAFTED BY
Charlotte A. Zboril and
Ashvinkumar V. Shah
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

State of Wisconsin, } ss.
Racine County.
Personally came before me this 28th day of March, 1997, the above named Charlotte A. Zboril
to me known to be the person ____ who executed the foregoing instrument and acknowledge the same.

Robin W. Spangler
• Robin W. Spangler
Notary Public, Racine County, Wis.
My commission is permanent. (If not, state expiration date: October 11, 1998)

* Names of persons signing in any capacity should by typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN
Form No. 1 – 1982

Wisconsin Legal Blank Co., Inc.
Milwaukee, Wis.

PLAT OF SURVEY
OF

ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 27, T. 3 N., R. 22 E. IN THE VILLAGE OF STURTEVANT, RACINE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE EAST 158.00 FEET ALONG THE NORTH LINE OF SAID SECTION; THENCE SOUTH, 233.00 FEET, PARALLEL WITH THE WEST LINE OF SAID SECTION 27; THENCE WEST, 158.00 FEET, PARALLEL WITH THE NORTH LINE OF SAID SECTION; THENCE NORTH 233.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE PLACE OF BEGINNING.

FOR: LES ZBORIL SCALE 1" = 20'
BEARINGS RELATE TO GRID NORTH IN THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

o = IRON PIPE STAKE SET.
β = IRON PIPE STAKE FOUND.
x = CROSS CUT IN CONCRETE

SOUTH LINE OF HIGHWAY 11 IS STAKED IN THIS SURVEY AS PROPOSED IN HIGHWAY PROJECT NO. 1323-00-20

WISCONSIN
JOHN F. DEGEN
BURLINGTON, WIS.
LAND SURVEYOR

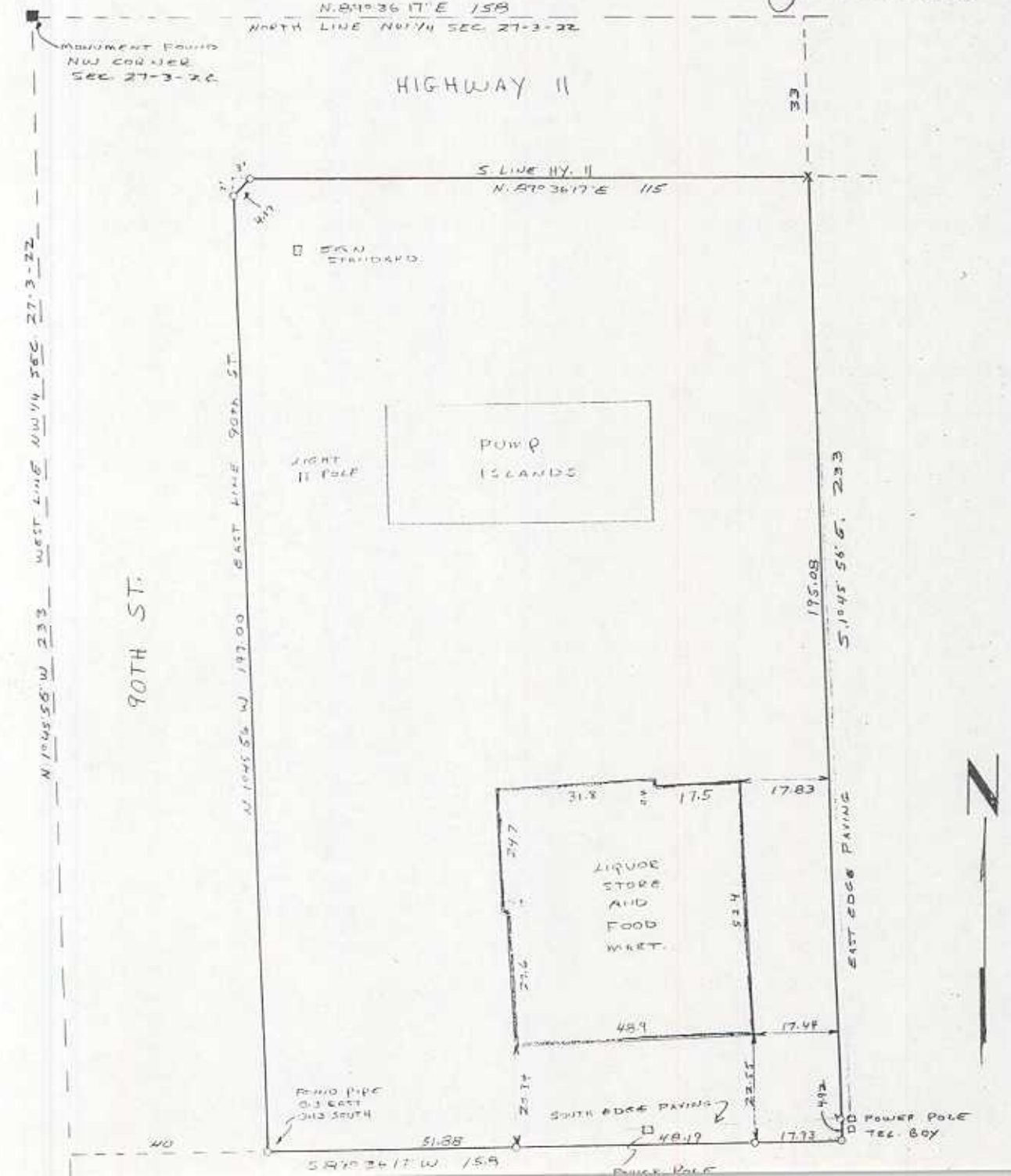
RACINE COUNTY SURVEYOR
FILE NO. 14758
RECEIVED DEC 7 1983
BY Virginia Biron
DEPUTY FOR RECORDS

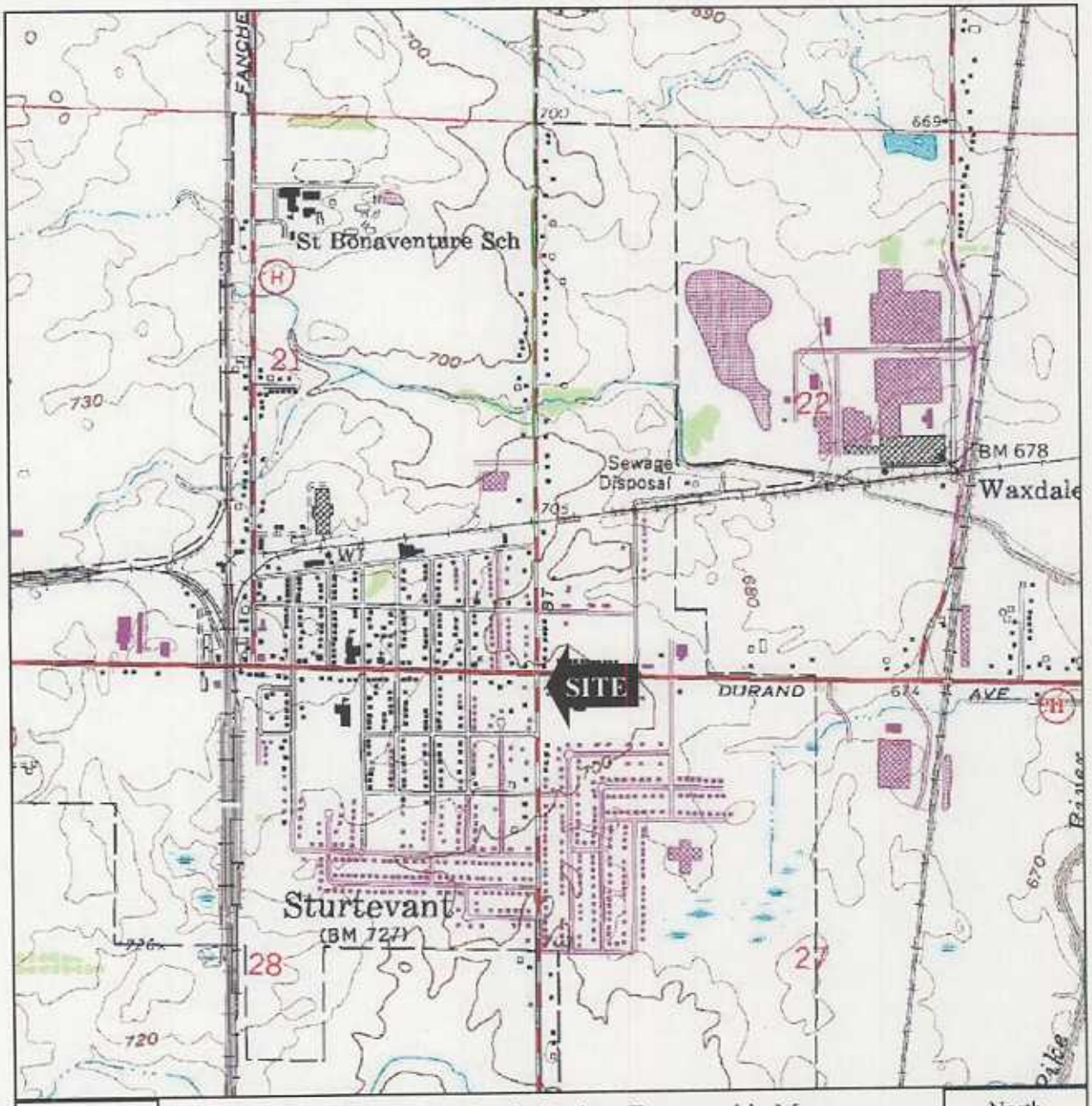
I have surveyed the above-described property, and the map hereon is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto, within one year from date hereof.

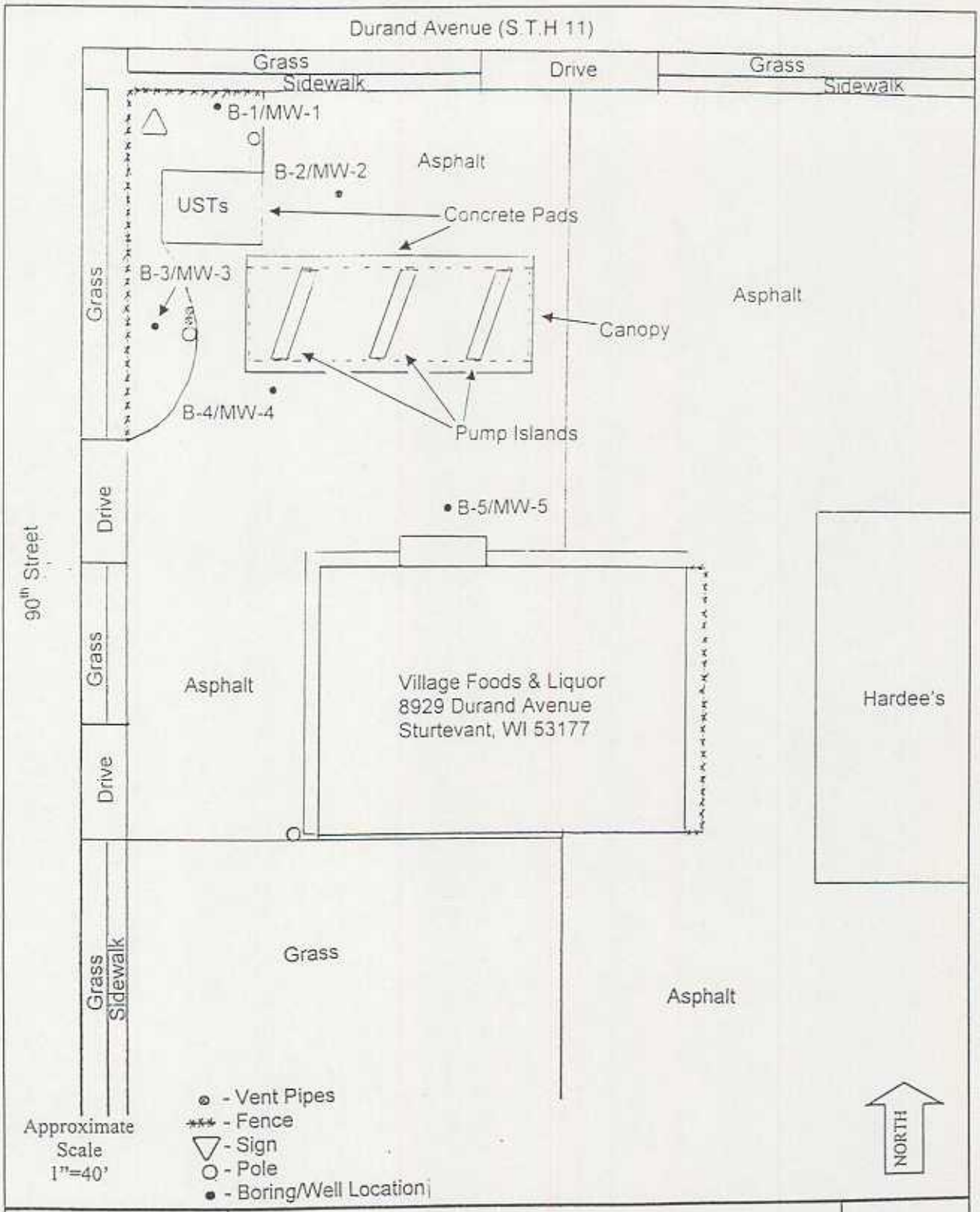
Dated at Burlington, this 15th day of Sept. 1983

John F. Degen, Land Surveyor S-1142





Approximate Scale 1" = 1,550'	United States Geologic Society Topographic Map Sturtevant Quadrangle NW 1/4 of NW 1/4 of Sec 27, T3N, R22E Created 1992	North
Environmental & **D**evelopment **S**olutions, Inc.	Village Foods & Liquor Property 8929 Durand Avenue Vicinity Diagram	Figure 1



Environmental & Development Solutions, Inc.	Site Diagram Village Foods & Liquor Property Sturtevant, Wisconsin	Figure 2

TABLE 4
Groundwater Analytical Results
Village Foods & Liquor Property
Sturtevant, Wisconsin

Well ID	Sampling Date	Benzene (ppb)	Ethyl-benzene (ppb)	MTBE (ppb)	Naph-thalene (ppb)	Toluene (ppb)	Total Trimethyl-benzenes (ppb)	Total Xylenes (ppb)
MW-1	9/15/2004	<0.5	<5.0	<0.29	<8.0	<5.0	<10.0	<5.0
	11/12/2004	<0.5	<5.0	*19.1*	NS	<5.0	<10.0	<5.0
	2/10/2005	<0.5	<5.0	1.19	NS	<5.0	<10.0	<5.0
MW-2	9/15/2004	<0.5	<5.0	**62.8**	*8.65*	<5.0	<10.0	<5.0
	11/12/2004	<0.5	<5.0	*27.2*	NS	<5.0	<10.0	<5.0
	2/10/2005	<0.5	<5.0	*36.7*	NS	<5.0	<10.0	<5.0
MW-3	9/15/2004	<0.5	<5.0	5.86	<8.0	<5.0	<10.0	<5.0
	11/12/2004	*1.04*	<5.0	4.58	NS	<5.0	<10.0	<5.0
	2/10/2005	*0.819*	<5.0	4.79	NS	<5.0	<10.0	<5.0
MW-4	9/15/2004	**17.3**	<5.0	**587**	<8.0	<5.0	<10.0	<5.0
	11/12/2004	*2.41*	5.38	**238**	NS	<5.0	<10.0	<5.0
	2/10/2005	*2.88*	<5.0	**303**	NS	<5.0	<10.0	<5.0
MW-5	9/15/2004	<0.5	<5.0	*15.8*	<8.0	<5.0	<10.0	<5.0
	11/12/2004	<0.5	<5.0	5.05	NS	<5.0	<10.0	<5.0
	2/10/2005	<0.5	<5.0	3.96	NS	<5.0	<10.0	<5.0
ES (ppb)	-	*5*	*700*	*60*	*40*	*1,000*	*480*	*10,000*
PAL (ppb)	-	*0.5*	*140*	*12*	*8*	*200*	*96*	*1,000*

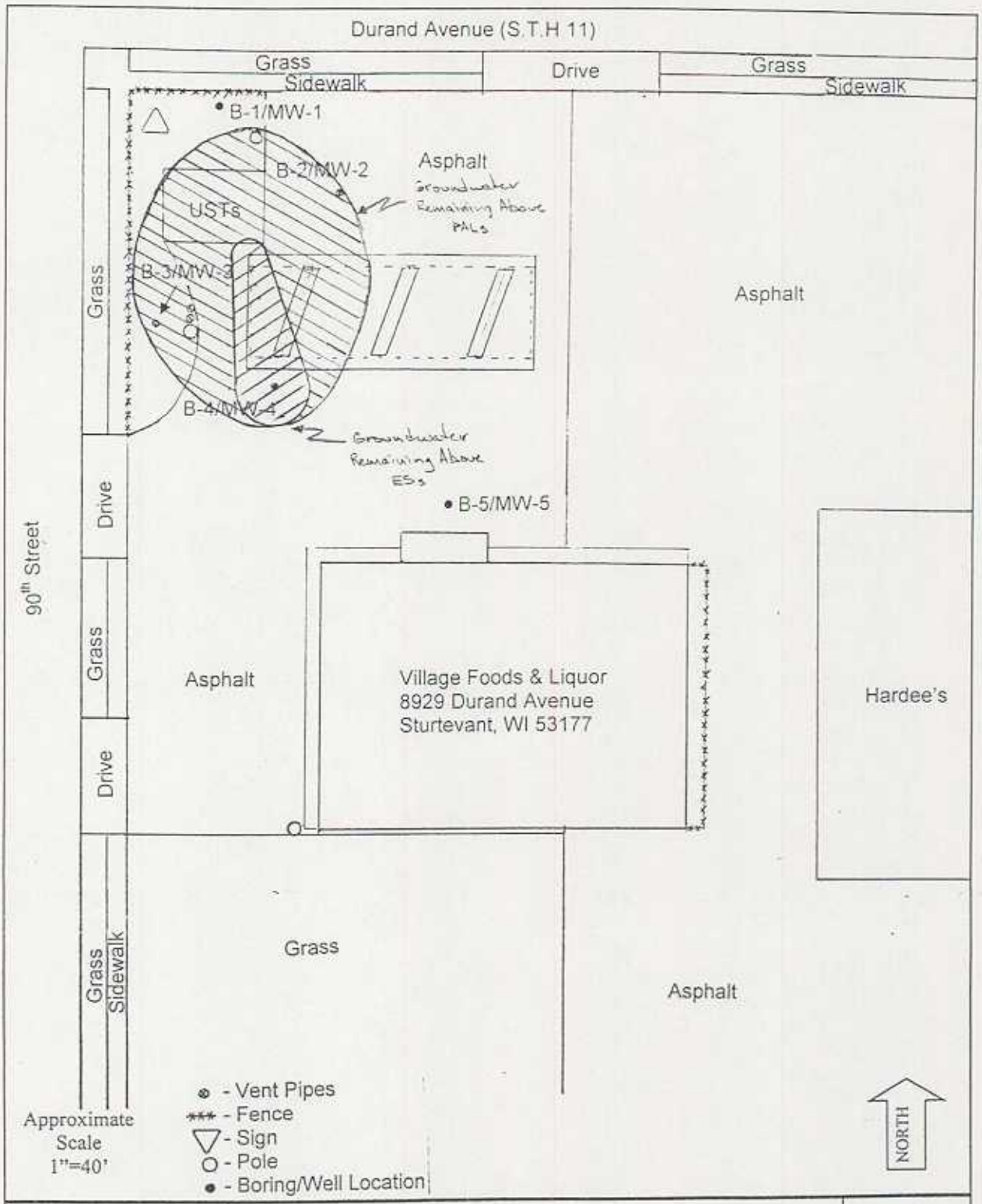
Note: Concentrations which exceed their respective WAC Chapter NR 140 PALs are in italics.
Note: Concentrations which exceed their respective WAC Chapter NR 140 ESs are in bold type.
Note: For a list of abbreviations used in this table, see the "Guide to Abbreviations in Laboratory Data Tables" provided at the beginning of this appendix.

TABLE 2
Analytical Results — Soil Samples
Village Foods & Liquor Property
Sturtevant, Wisconsin

Sample No.	Sample Date	Sample Depth (ft.)	PID Reading (iu)	GRO (ppm)	Benzene (ppb)	Ethyl-benzene (ppb)	Methyl tert-butyl ether (ppb)	Toluene (ppb)	Combined Trimethyl-benzenes (ppb)	Total xylenes (ppb)
S-1	5/16/1994	0-4	NA	62	NA	NA	NA	NA	NA	NA
V-1	10/3/1994	3-8	NA	180	<150	680	<150	<150	3,800	500
V-2	10/3/1994	0-4	NA	20	<5.5	20	<5.5	13	730	320
V-3	10/3/1994	0-4	NA	110	<51	260	<51	94	2,270	540
V-4	10/3/1994	NA	NA	31	<54	NA	NA	NA	NA	NA
B-1	8/19/2004	2-4	26	11.2	<25.0	<25.0	<25.0	<25.0	138.6	<25.0
B-1	8/19/2004	4-6	7	<5.80	<25.0	<25.0	60.3	<25.0	<50.0	<25.0
B-2	8/19/2004	5-7	1	<5.90	<25.0	26.2	<25.0	<25.0	<50.0	<25.0
B-3	8/19/2004	5-7	342	38.2	**59.5**	1,510	36.8	<25.0	3,623	4,090
B-3	8/19/2004	9-11	2	<5.97	<25.0	<25.0	<25.0	<25.0	<50.0	<25.0
B-4	8/19/2004	5-7	1,162	95.3	**171**	**3,210**	<25.0	50.5	9,948	**4,110**
B-4	8/19/2004	9-11	11	<5.88	<25.0	<25.0	884	<25.0	<50.0	<25.0
B-5	8/19/2004	5-7	21	<5.76	<25.0	86.5	<25.0	<25.0	<50.0	<25.0
B-5	8/19/2004	9-11	<1	<5.91	<25.0	<25.0	<25.0	<25.0	<50.0	<25.0
Generic RCL			—	*250*	*5.5*	*2,900*	*NS*	*1,500*	*NS*	*4,100*
NR 746 Table 1			—	—	*8,500*	*4,600*	*NS*	*38,000*	*94,000*	*42,000*

Note: Concentrations that exceed their DNR NR 720 generic RCLs are in bold type.

Note: For a list of abbreviations used in this table, see the "Guide to Abbreviations in Laboratory Data Tables" provided at the beginning of this appendix.

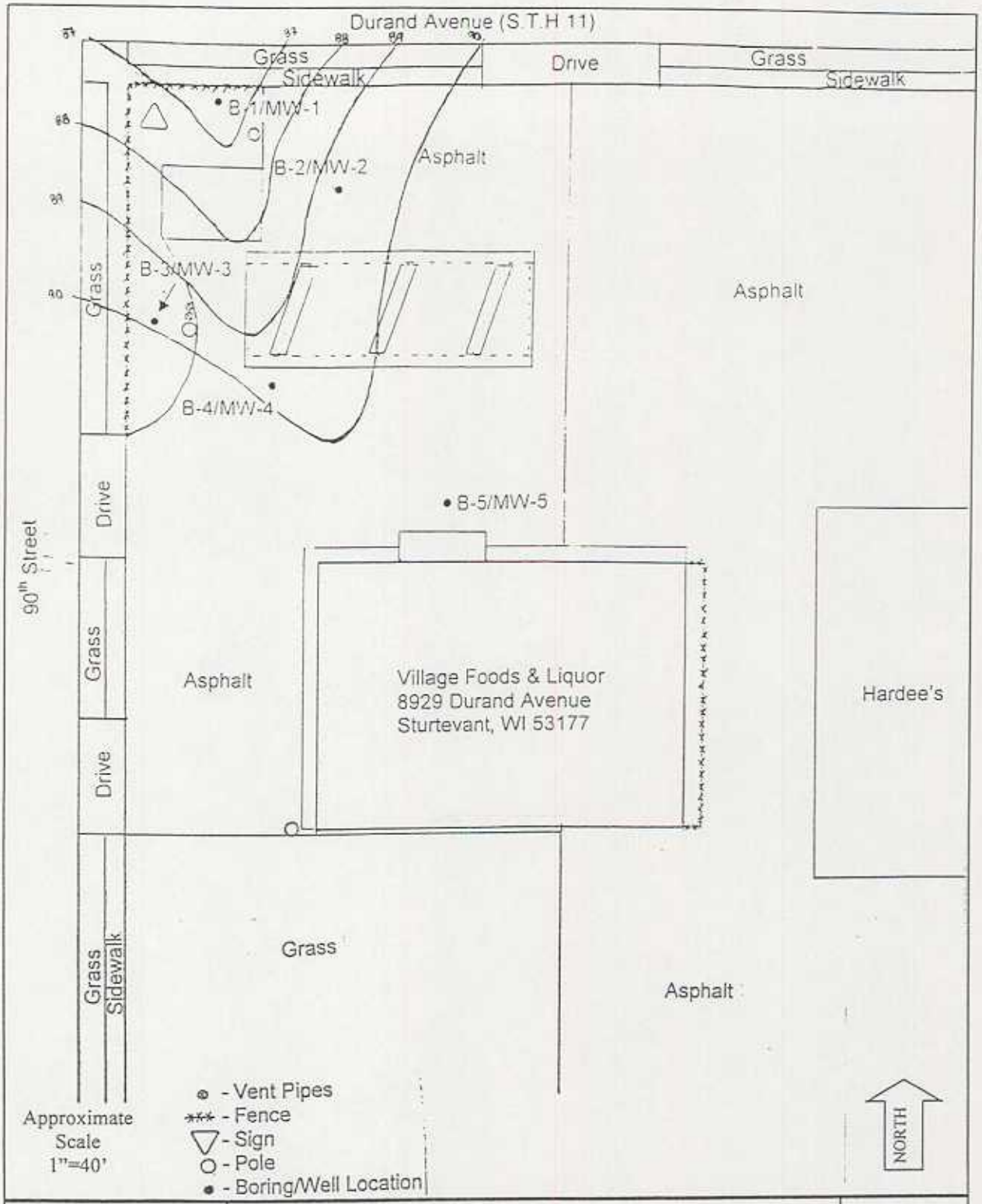


Environmental & Development Solutions, Inc.	Site Diagram Village Foods & Liquor Property Sturtevant, Wisconsin	Figure 2

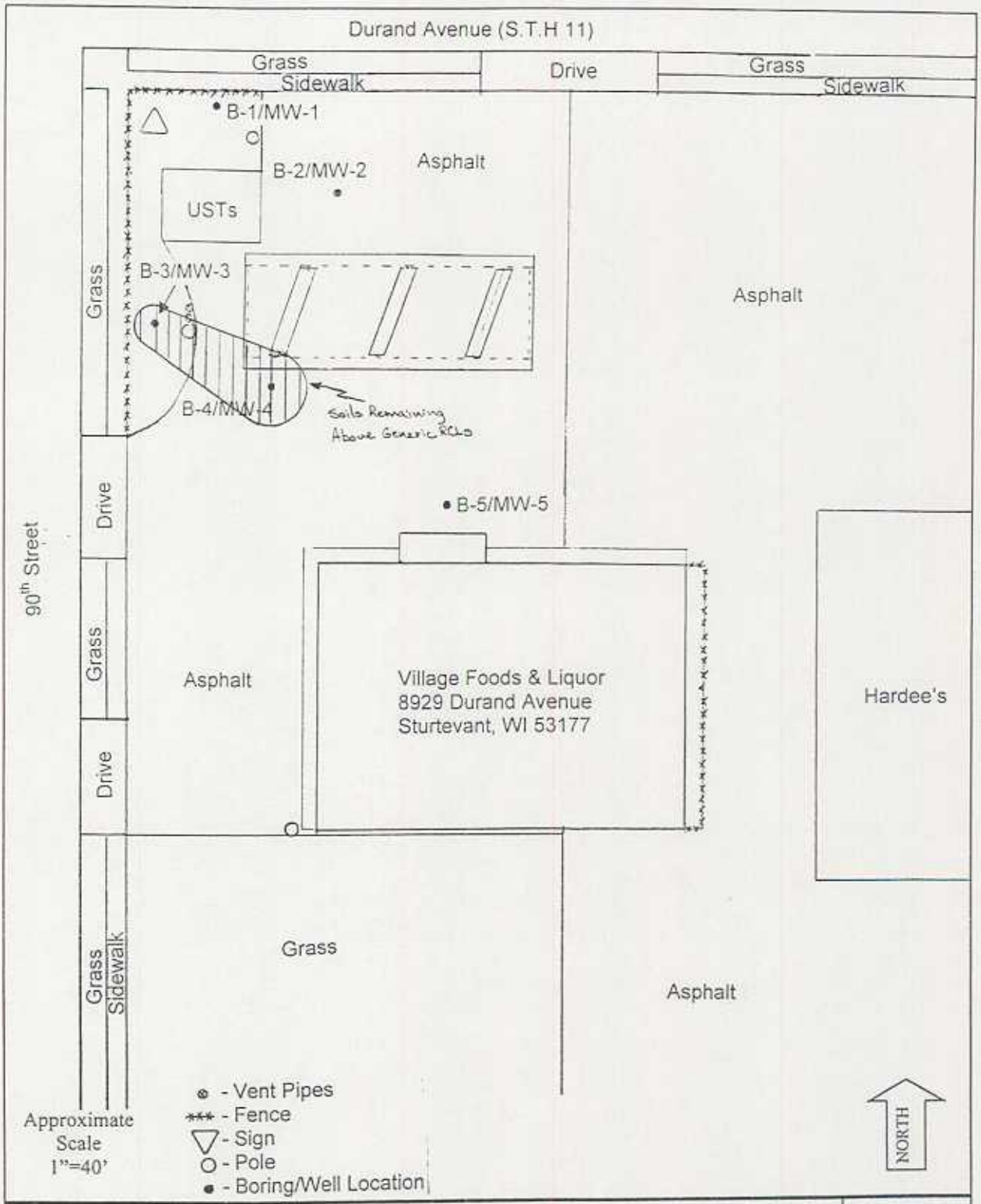
Table 3
Groundwater Elevations
Village Foods & Liquor Property
Sturtevant, Wisconsin

Well Number	Date	Total Well Depth	Ground Surface Elevation	Top of Casing Elevation	*Depth to Water Below Casing	Depth to Water Below Ground	Groundwater Elevation
MW-1	9/15/2004	13.39	97.54	97.20	10.69	11.03	**86.51**
	11/12/2004				4.76	5.10	**92.44**
	2/10/2005				2.43	2.77	**94.77**
MW-2	9/15/2004	13.62	97.63	97.26	7.69	8.06	**89.57**
	11/12/2004				5.68	6.05	**91.58**
	2/10/2005				3.77	4.14	**93.49**
MW-3	9/15/2004	13.39	97.94	97.55	7.73	8.12	**89.82**
	11/12/2004				5.62	6.01	**91.93**
	2/10/2005				2.55	2.94	**95.00**
MW-4	9/15/2004	13.58	98.42	98.13	8.71	9.00	**89.42**
	11/12/2004				6.15	6.44	**91.98**
	2/10/2005				5.19	5.48	**92.94**
MW-5	9/15/2004	13.24	98.86	98.54	7.79	8.11	**90.75**
	11/12/2004				5.87	6.19	**92.67**
	2/10/2005				3.13	3.45	**95.41**

*Measured from the north rim of the top of well casing.
All measurements are presented in feet.
Benchmark: Elevations referenced to a benchmark assigned an arbitrary elevation of 100.00 feet.
Note: For a list of abbreviations used in this table, see the "Guide to Abbreviations in Laboratory Data Tables" provided at the beginning of this appendix.



Environmental & Development Solutions, Inc.	Groundwater Contour Diagram Village Foods & Liquor Property Sturtevant, Wisconsin	Figure 3



Environmental & Development Solutions, Inc.	Site Diagram Village Foods & Liquor Property Sturtevant, Wisconsin	Figure 2

April 29, 2005

Project Manager/Site reviewer
Wisconsin Department of Commerce
101 W. Pleasant Street, Suite 100A
Milwaukee, WI 53212-3963

RE: Site Closure with GIS Registry for the Village Foods & Liquor Property in Sturtevant, Wisconsin — EDS Project No. 041022; DNR BRRTS No. 03-52-004291; DNR FID No. 252099760; Commerce No. 53177-2095-29

Dear Project Manager:

The Village Foods & Liquor site is located at 8929 Durand Avenue in Stutevant, Wisconsin. I have provided the necessary information in order to obtain site closure with placement of the property on the DNR's soil and groundwater GIS registry. To the best of my knowledge, I believe that the legal descriptions attached to this statement are complete and accurate.

Respectfully,

Ashwin V. Shah

Mr. Ashvin Shah, Owner
Village Foods & Liquor Property