

GIS REGISTRY INFORMATION

SITE NAME: King Dragon Restaurant
BRRTS #: 365003264 **FID# 265054570**
COMMERCE # (if appropriate): _____
CLOSURE DATE: 10/01/2003
STREET ADDRESS: 101 Kenosha Street
CITY: Walworth

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 635034 Y= 229674

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: _____
GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): Yes No

IF YES, STREET ADDRESS 1: _____
GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

CONTAMINATION IN RIGHT OF WAY: No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter or denial letter issued
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
- County Parcel ID number, if used for county, for all affected properties
- 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.
- 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.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)
- 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.
- GW: Table of water level elevations, with sampling dates, and free product noted if present
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)
- SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour
- Geologic cross-sections, if required for SI. (8.5x14' if paper copy)
- RP certified statement that legal descriptions are complete and accurate
- 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.

x
x
x
x
x
x
x



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Waukesha Service Center
141 NW Barstow St.
Room 180
Waukesha, Wisconsin 53188
Telephone 262-574-2100
FAX 262-574-2117

October 1, 2003

Moon Tong Poon
King Dragon Restaurant
120 North Main Street
Fort Atkinson, WI 53528

FID# 265054570
BRRTS# 03-65-003264

Subject: Final Case Closure for King Dragon Restaurant, 101 Kenosha Street, Walworth

Dear Mr. Poon:

On December 18, 1998, you were notified that conditional closure was granted to this case. On June 12, 2003, the Department received correspondence indicating that you have complied with the conditions of closure. These conditions were the receipt of a copy of the notice of contamination in the Right of Way, filed deed restriction and well abandonment forms. Based on the correspondence and data provided, it appears that your site has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. Also, if there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

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

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (262) 574-2140.

Sincerely,

Brenda H. Boyce, P.G.
Hydrogeologist
Remediation & Redevelopment Program

C: Kent Thompson – Douglas Engineering



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, Wisconsin 53212-0436
TELEPHONE 414-229-0800
FAX 414-229-0810

December 18, 1998

Moon Tong Poon
King Dragon Restaurant
120 North Main Street
Fort Atkinson, WI 53528

SUBJECT: Case closure, King Dragon Restaurant, 101 Kenosha Street, Walworth, file reference FID #265054570 ERR-LUST

Dear Mr. Poon:

Thank you for conducting additional work at the site. I have reviewed your case file based on documents submitted by your consultant. Based on this information I agree with your consultant that no further work is needed. The department reserves the right to reopen this case pursuant to s. NR726.09, Wisconsin Administrative Code (WAC), should additional information regarding site conditions indicate contamination on or from the site poses a threat to public health, safety or welfare or the environment. This includes information from future off-site investigations that may indicate that the source of tetrachloroethylene groundwater contamination is from your site.

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 water quality exceeds the drinking water standards in ch. NR809 is restricted by chs. NR811 and NR812. 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.

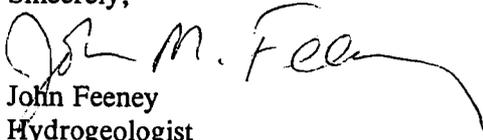
Furthermore, you must have the legal owner of Highway 14 place the same groundwater use restriction on that section of road property that likely has groundwater contamination above the enforcement standard from your site. Alternately, you can show that groundwater contamination that originates from your property does not leave your property by constructing an additional monitoring well or

temporary monitoring well.

Please have the monitoring wells at the site properly abandoned in accordance with ch. NR141. Have your consultant send the completed well abandonment forms to me. When I receive the well abandonment forms and notarized copies of the deed restrictions, this case will be listed as closed in our records.

If you have any questions about this letter, call me at 414-229-0850.

Sincerely,

A handwritten signature in black ink that reads "John M. Feeney". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

John Feeney
Hydrogeologist

cc: Douglas Engineering Environmental Services, Inc.
SER File

411370

VOL. 662 PAGE 4754

RECORDED IN VOL. 662
PAGE 4754

'99 MAR 25 PM 4 17

COMM. REGISTER
REGISTER OF DEEDS
WALWORTH COUNTY, WI

Document Number

GROUNDWATER USE RESTRICTION

Declaration of Restrictions

In Re: Part of Outlot 198 of the Assessors Plat of the Village of Walworth and a parcel of land located in the Southwest 1/4 of Section 22, T 1 N, R 16 E, Village of Walworth, Walworth County, Wisconsin, and described as follows: Beginning at the West 1/4 corner of said Section 22; thence East 90.50 feet along the East-West 1/4 line of said Section 22; thence S 0°02' W. 97.60 feet; thence N 87°09' E. 10.78 feet; thence S 0°29' E. 44.17 feet; thence S 89°34' W. 99.06 feet to the West line of said Section 22; thence N 1°01' W. 142.00 feet, along said West line, to the place of beginning.

STATE OF WISCONSIN)
) ss
COUNTY OF Walworth) [County where document is signed]

Recording Area

Name and Return Address

Moon Tong Poon

120 N. Main St.

Fort Atkinson, WI 53538

12-00

VWP-00258

Parcel Identification Number (PIN)

WHEREAS, Moon Tong Poon and Bi Xian Poon are the owners of the above-described property.

WHEREAS, one or more Gasoline discharges have occurred at this property. Gasoline contaminated groundwater above NR 140 enforcement standards exists on this property at the following location(s): Northwest corner: Benzene (74 µg/L). Naphthalene (830 µg/L); Southwest corner: Tetrachloroethene (13 µg/L); Northeast corner: Naphthalene (400 µg/L). Tetrachloroethene (59 µg/L), Xylenes (1400 µg/L). Soil contamination exists at the following locations: Northwest corner, 53-55 foot depth: Gasoline Range Organics (720 mg/kg); Southwest corner, 55-57 foot depth: Gasoline Range Organics (320 mg/kg).

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time.

WHEREAS, 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.

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is restricted by ch. NR 811 and ch. NR 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

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, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

I hereby certify that I have on this 26th day of March, 1999
microphotographed the above document in accordance with standards
established by Sec. 228.03 (1) of Statutes and with established procedures.

Kathy Davis

, Camera Operator

This restriction is hereby declared to be 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, with a copy of the Department's written determination, may 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, this day of February, 1999

Signature:

Printed Name: Moon Tong Poon

Bi Xian Poon

Subscribed and sworn to before me this 25th day of Feb. 1999

Amy Dubbrin

Notary Public, State of WI My commission January 12, 2003

This document was drafted by the Wisconsin Department of Natural Resources.

DOUGLAS ENGINEERING

ENVIRONMENTAL SERVICES

January 20, 1999

Mr. John Lewis
Bureau of Environment Room 451
Wisconsin Department of Transportation
P.O. Box 7965
Madison, WI 53707-7965

RE: King Dragon Restaurant

Dear Mr. Lewis:

As we discussed in our 1-11-99 phone discussion, the DNR is requiring that a Groundwater Use Restriction be placed on the State Highway property directly downgradient of the subject site as a condition for case closure. Although no wells have been installed on the highway property, it is likely that some groundwater contamination is present. Groundwater occurs at approximately a 55 foot depth. Soil contamination is not expected to be present, since no contamination was detected in boring B-5, located directly adjacent to the area in question. Enclosed are some tables and figures summarizing the site details. Please forward a copy of the notarized document to our office when complete for submission to the DNR. The mailing address and phone number for the Walworth County Register of Deeds are given below for your reference:

Register of Deeds
P.O. Box 995
Elkhorn, WI 53121
(414) 741-4233

If you require any additional information, I may be reached at (800) 763-2097

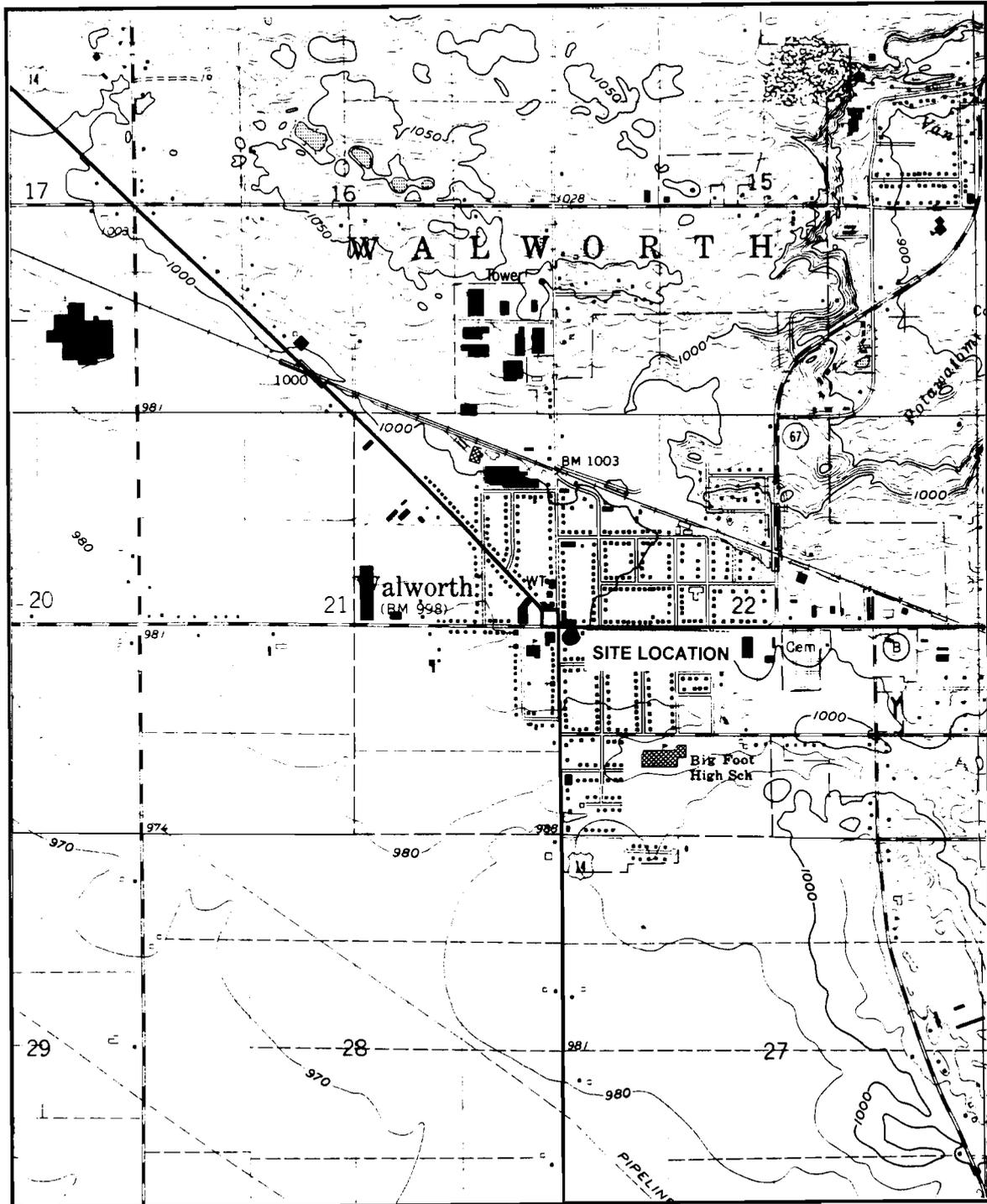
Sincerely,

DOUGLAS ENGINEERING
ENVIRONMENTAL SERVICES



Doug Winkie, P.E.
Environmental Engineer

cc: Mr. Lee Jahnke, Business & Tax Systems, 335 Whitewater Ave, Fort Atkinson, WI 53538



FROM U.S.G.S. WALWORTH QUADRANGLE 7.5' TOPOGRAPHIC MAP



DOUGLAS ENGINEERING ENVIRONMENTAL SERVICES		DWN.	C.A.	SITE LOCATION	
		APP.	D.W.		
PROJ. 3264	SCALE: 1:24,000	DATE	8/30/96	KING DRAGON RESTAURANT	FIGURE 1

VILLAGE OF WALWORTH
TOWN SQUARE

MW-4

0.4 Tetra

SIDEWALK

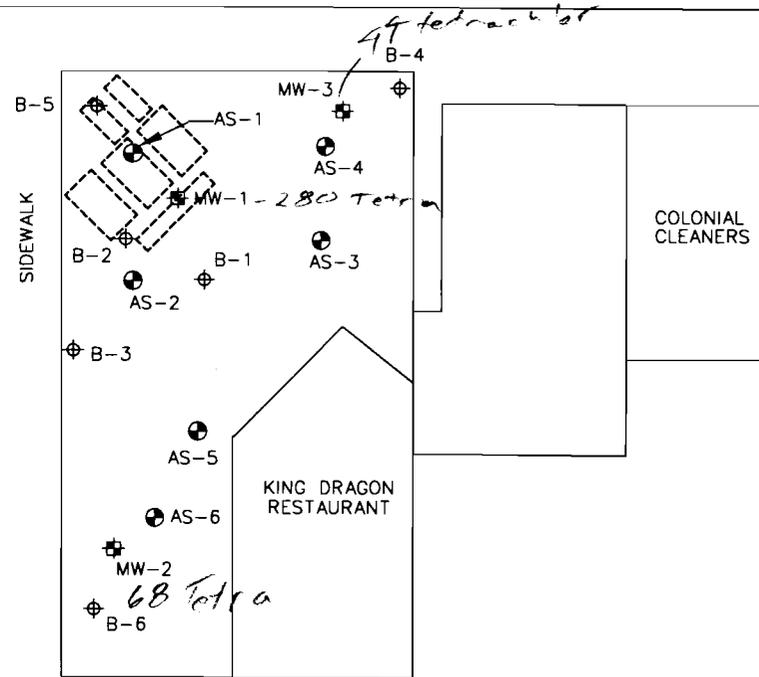
SIDEWALK

KENOSHA STREET (HWY 67)

WAAL'S
DEPARTMENT STORE

SIDEWALK

MAIN STREET (HWY 14)

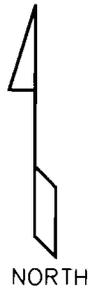
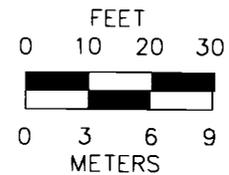


COLONIAL
CLEANERS

KING DRAGON
RESTAURANT

LEGEND

- AIR SPARGING LOCATION
- ⊕ MONITORING WELL LOCATION
- ⊕ SOIL BORING LOCATION
- FORMER UST
- FORMER DISPENSER ISLAND



DOUGLAS ENGINEERING ENVIRONMENTAL SERVICES		DWN. APP.	C.A. D.W.	SITE FEATURES	
PROJ. 3264	SCALE: 1" = 30'	REV.	10/3/97	KING DRAGON RESTAURANT	FIGURE 2

Table 1
Soil Analytical Results
King Dragon Restaurant

Boring No.	B-1	B-1	B-2	B-2	B-3	B-4	B-4	B-5	NR 720
Sample Date	6/13/94	6/13/94	6/14/94	6/14/94	6/14/94	6/13/94	6/13/94	6/13/94	RCL
Sample Depth (ft)	8	24	15	30	28	18	41	8	
GROs (mg/kg)	---	---	28	---	---	---	---	---	100
DROs (mg/kg)	5.8	---	10	---	---	---	---	---	100
Total Lead (mg/kg)	4.3	3.2	---	3.4	2.1	3.1	2.1	3.0	-
PVOCs (µg/kg)									
Benzene	<26	<26	<26	<26	<26	<26	<27	<26	5.5
Ethylbenzene	---	---	---	---	---	---	---	---	2,900
Methyl-Tert-Butyl-Ether	---	---	---	---	---	---	---	---	-
Toluene	---	---	---	---	---	---	---	---	1,500
1,2,4 Trimethylbenzene	56	---	260	---	---	---	---	---	-
1,3,5 Trimethylbenzene	53	---	---	---	---	---	---	---	-
Total Xylenes	---	---	---	---	---	---	---	---	4,100

Boring No.	B-5	B-6	MW-100	MW-100	MW-100	MW-200	MW-200	MW-300	NR 720
Sample Date	6/13/94	6/14/94	12/27/94	12/27/94	12/27/94	12/28/94	12/28/94	12/29/94	RCL
Sample Depth (ft)	18	25	27-29	47-49	53-55	51-53	55-57	51-53	
GROs (mg/kg)	3.1	---	---	---	720	---	320	---	100
DROs (mg/kg)	---	---	---	8.2	---	---	---	---	100
Total Lead (mg/kg)	8.4	4.3							-
PVOCs (µg/kg)									
Benzene	<26	<29	---	---	---	---	---	---	5.5
Ethylbenzene	---	---	---	---	---	---	---	---	2,900
Methyl-Tert-Butyl-Ether	---	---	---	---	---	---	---	---	-
Toluene	---	---	---	---	---	---	---	---	1,500
1,2,4 Trimethylbenzene	54	---	2.0	1.7	---	5.6	---	1.5	-
1,3,5 Trimethylbenzene	---	---	1.1	---	---	1.2	---	---	-
Total Xylenes	---	---	2.4	1.4	---	3.0	---	---	4,100

---	Not Detected
	Not Tested
	Exceeds NR 720 Residual Contaminant Level (RCL)
-	No NR 720 RCL established

Table 1
Soil Analytical Results
King Dragon Restaurant

Boring No.	B-12 (MW-4)	B-12 (MW-4)	B-13 (AS-1)	B-13 (AS-1)
Sample No.	131596	131597	6100335	6100336
Sample Date	7/19/96	7/19/96	10/1/96	10/1/96
Sample Depth (ft)	40	53	36	52
GROs (mg/kg)		N.D.	26	N.D.
DROs (mg/kg)		N.D.		N.D.
PVOCs (µg/kg)				
Benzene		N.D.	N.D.	N.D.
Ethylbenzene		N.D.	N.D.	N.D.
Methyl-t-Butyl-Ether		N.D.	N.D.	N.D.
Toluene		N.D.	N.D.	N.D.
1,2,4 Trimethylbenzene		N.D.	N.D.	N.D.
1,3,5 Trimethylbenzene		N.D.	140	N.D.
Total Xylenes		N.D.	N.D.	N.D.
Biodegradation Parameters				
Heterotrophic Plate Count (CFU/g TS)	950			
Petroleum Degrading Bacteria (CFU/g TS)	100			
Percent Petroleum Degrading Bacteria	10.5			

N.D.	Not Detected
	Not Tested
	Exceeds NR 720 Residual Contaminant L
-	No NR 720 RCL established

Groundwater Analytical Results King Dragon Restaurant

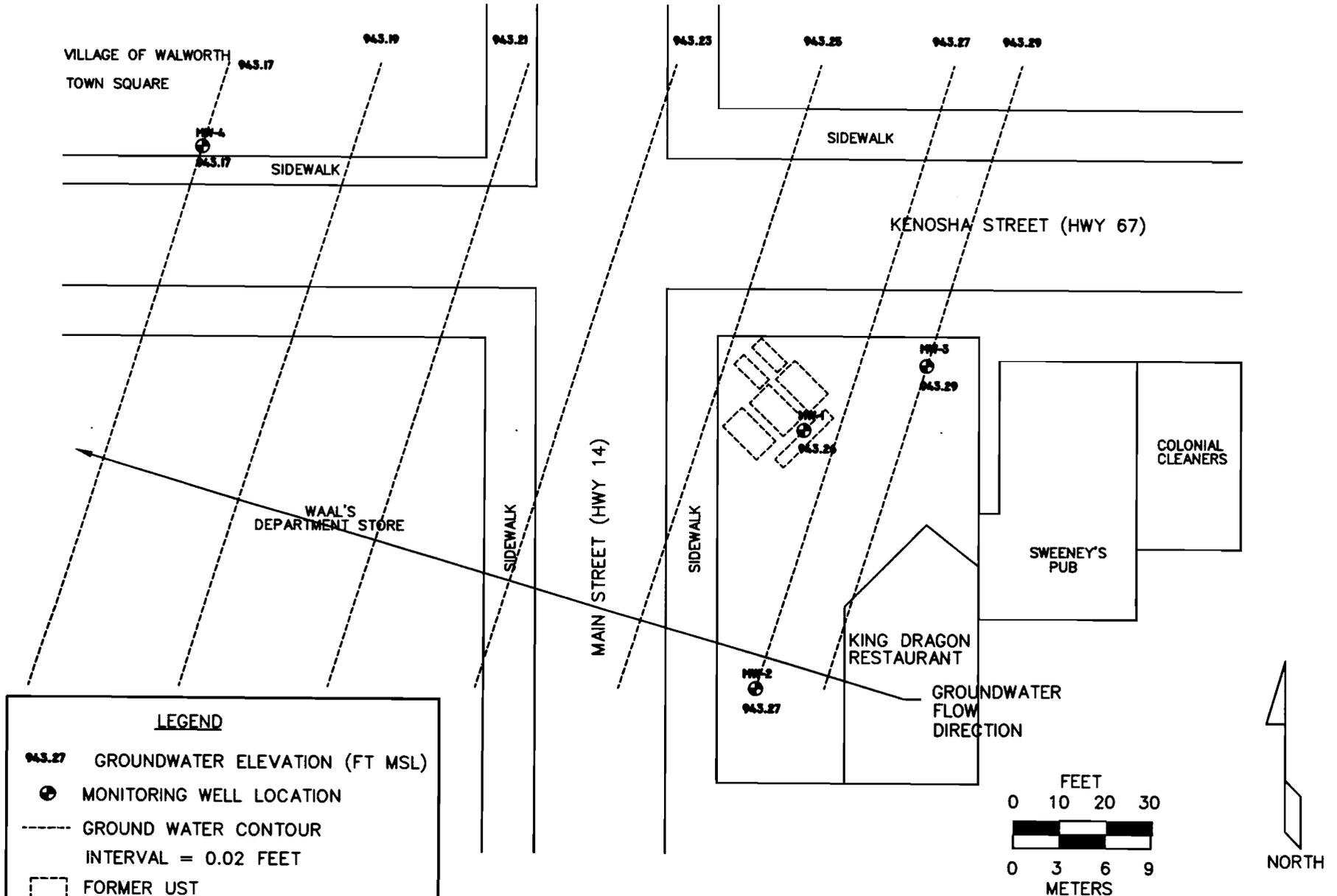
		DROs (µg/L)	GROs (µg/L)	Lead (µg/L)	VOCs (µg/L)							
					Benzene	Ethylbenzene	Methyl-tert-Butyl ether	Naphthalene	Tetrachloro-ethene	Toluene	Trichloro-ethene	Xylenes
NR 140 ES		-	-	15	5	700	60	40	5	343	5	620
Well	Date											
MW-1	1/9/95	12,000	54,000	53	600	1,200	---	430	<100	7,100	<100	12,900
	7/24/96	11,000	42,900	37	1,190	1,280	---	881	<30	7,070	<20	15,200
	12/5/96	9,500	51,200	14	1,420	1,330	---	666	<15	9,880	<10	18,380
	3/24/97	12,000	47,000		1,000	880	---	820	280	4,800	<50	12,000
	6/18/97	10,000	9,000		<10	35	---	1,600	<15	20	<10	1,750
	9/17/97		5,400		<13	---	---	860	<13	---	<13	290
	9/25/97	11,000										
	12/15/97	9,000	6,400		<15	---	---	950	<30	---	<15	295
	3/12/98	13,000	8,400		130	22	---	950	<6	10	<7.5	452
	8/20/98		9,000		140	41	---	1,000	<25	180	<25	450
10/23/98				74	28	---	830	<25	29	<25	430	
MW-2	1/9/95	5,300	28,000	140	12	1,100	---	630	92	370	<10	5,340
	7/24/96	2,300	4,670	17	<20	168	---	138	8.2	38	21	467
	12/5/96	1,600	4,370	10	---	75	---	69	41	10	7.1	204
	3/24/97	2,000	5,500		18	130	---	160	40	16	38	320
	6/18/97	2,300	3,700		---	150	---	240	68	7.5	38	270
	9/25/97	1,000	860		---	5.2	---	25	9.8	1.0	18	24.8
	12/15/97	1,500	1,900		---	23	---	93	25	---	32	81
	3/12/98	2,400	2,000		4	23	---	88	21	---	33	20
	8/20/98		200		2.8	4.8	3.2	11	17	5.2	3.1	3.1
	10/23/98				---	---	---	---	13	---	1.2	---
MW-3	1/9/95	7,200	21,000	85	<10	520	---	430	94	30	<10	2,658
	7/24/96	5,400	3,810	25	8.6	52	---	21	87	19	---	79.3
	12/5/96	1,400	4,490	12	---	57	---	21	75	31	---	118
	3/24/97	1,300	3,100		---	130	---	98	80	40	---	272
	6/18/97	3,300	2,800		---	46	---	58	44	8.0	---	146
	9/17/97		6,000		---	320	---	180	88	180	---	830
	9/25/97	5,800										
	12/15/97	3,700	9,400		<15	460	---	300	95	200	<15	1425
	3/12/98	6,200	6,600		3	250	---	210	97	56	20	850
	3/12/98 Dup		6,200		<2	200	---	---	---	41	---	642
8/20/98		9,300		8.6	860	---	520	14	250	3.2	1,600	
10/23/98				---	580	---	400	59	130	---	1,400	
MW-4	7/24/96	---	---	40	---	---	---	---	---	---	---	---
	12/5/96	---	---	35	---	---	---	---	---	---	---	---
	3/24/97	---	---		---	---	---	---	0.4	---	---	---
	6/18/97	---	---		0.4	---	---	---	0.4	---	0.4	---
	9/25/97	44	---		---	---	---	---	---	---	---	---
	12/15/97	---	---		---	---	---	---	---	---	0.3	---
	3/12/98	---	---		---	---	---	---	---	---	---	---
	8/20/98	---	---		2.8	---	2.5	---	3.2	---	0.7	0.6
	10/23/98	---	---		---	---	---	---	0.7	---	---	---

--- Not Detected
 Not Analyzed
 Exceeds NR 140 Enforcement Standard

Table 4
Groundwater Elevation Summary
King Dragon Restaurant

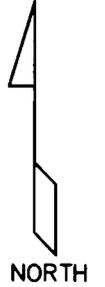
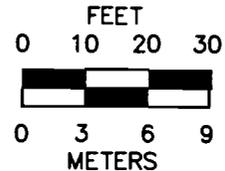
Monitoring Well	Top of Casing (ft above MSL)	Screen Interval (ft bgs)	9/25/97	
			Groundwater Elevation	
			(ft BTOC)	(ft above MSL)
MW-1	997.14	50 to 60	53.56	943.58
MW-2	997.23	50 to 60	53.61	943.62
MW-3	997.74	50 to 60	54.12	943.62
MW-4	996.04	50 to 60	52.52	943.52

REMEDIATION SYSTEM SHUT DOWN 3 WEEKS PRIOR TO GROUNDWATER LEVEL MEASUREMENTS



LEGEND

- 943.27 GROUNDWATER ELEVATION (FT MSL)
- ⊕ MONITORING WELL LOCATION
- GROUND WATER CONTOUR
INTERVAL = 0.02 FEET
- FORMER UST
- FORMER DISPENSER ISLAND



DOUGLAS ENGINEERING ENVIRONMENTAL SERVICES		DWN. APP.	C.A. D.W.	GROUNDWATER CONTOURS 6/18/97	
PROJ. 3264	SCALE: 1" = 30'	REV. 7/8/97		KING DRAGON RESTAURANT	ATTACHMENT 1