GIS REGISTRY INFORMATION

SITE NAME:	PDQ Food Store #349		
BRRTS #:	03-68-095746	**FID #** (if appropriate):	
COMMERCE # (if appropriate):	53186-7404-26		
CLOSURE DATE:	November 22, 2002		
STREET ADDRESS:	426 W Sunset Dr		
CITY:	Waukesha		

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	**X =**	663863		**Y =**	281075	
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*	

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
Scott McCallum, Governor
Philip Edw. Albert, Secretary

Wisconsin
Department of Commerce

November 22, 2002

Ms. Dawn Lucas
PDQ Food Stores, Inc.
8383 Greenway Blvd.
P.O. Box 620997
Middleton, WI 53562-0997

RE: **Final Closure**

Commerce # 53186-7404-26 WDNR BRRTS # 03-68-095746
PDQ Food Store #349, 426 West Sunset Drive, Waukesha

Dear Ms. Lucas:

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 (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 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 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
Hydrogeologist
Site Review Section

cc: Mr. Jeffrey Vandenbusch, Terracon
Case File

349

DOCUMENT NO. 1489306

STATE BAR OF WISCONSIN FORM 1—1988

WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE
WAUKESHA COUNTY, WIS. } SS
RECORDED ON
1988 JUL 12 PM 1:55
REEL 1018 IMAGE 0351
REEL ____ IMAGE ____
REGISTER OF DEEDS
1489306

This Deed, made between William O. Wegner and Ernestine Wegner, husband and wife, Grantor,
and Ozaukee Food Stores, Inc., a Wisconsin corporation, Grantee,

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

RETURN TO Ted Poulos
7207 W Greenfield Ave
West Allis, WI 53214

Tax Parcel No: ____

Parcel 1:
The East 60 feet of the following described real estate:
All that part of the West ½ of the Southeast ¼ of Section 10, Town 6 North, Range 19 East, City of Waukesha, County of Waukesha, State of Wisconsin, described as follows:
Commencing at the Southwest corner of the Southeast ¼ of said Section 10; thence East along the South line of said Section, 300 feet to a point, being the point of commencement; thence East along the South line of said Section, 100 feet to a point; thence North parallel with the North and South center line of said Section 307.5 feet to a point; thence West parallel with the South line of said Section 100 feet to a point; thence South parallel with the North and South center line of said Section, 307.5 feet to the place of beginning.

Rec 4.

- continued on reverse side -

TRANSFER FEE $ 962.10

This is not (☒) (is not) homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And William O. Wegner and Ernestine Wegner warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions and easements of record and will warrant and defend the same.

Dated this 14th day of March, 1988

William O. Wegner (SEAL)
* William O. Wegner a/k/a William Wegner

Ernestine Wegner (SEAL)
* Ernestine Wegner

(SEAL)
*

(SEAL)
*

AUTHENTICATION

Signature(s) William O. Wegner and Ernestine Wegner
authenticated this 14th day of March, 1988
James E. Hartwig
* James E. Hartwig, Esq.
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

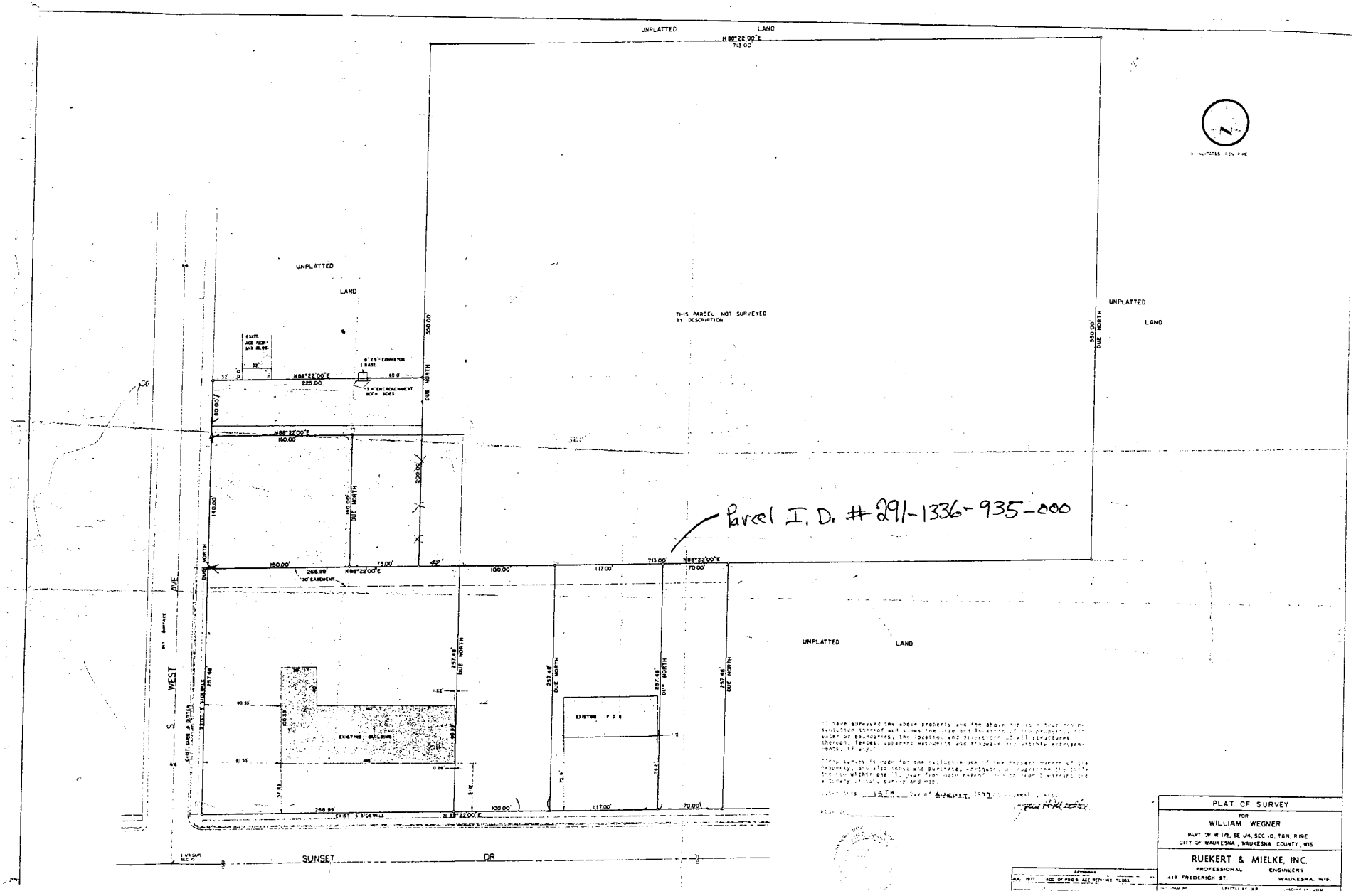
THIS INSTRUMENT WAS DRAFTED BY
Brennan, Steil, Ryan, Basting & MacDougall, S.C.
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

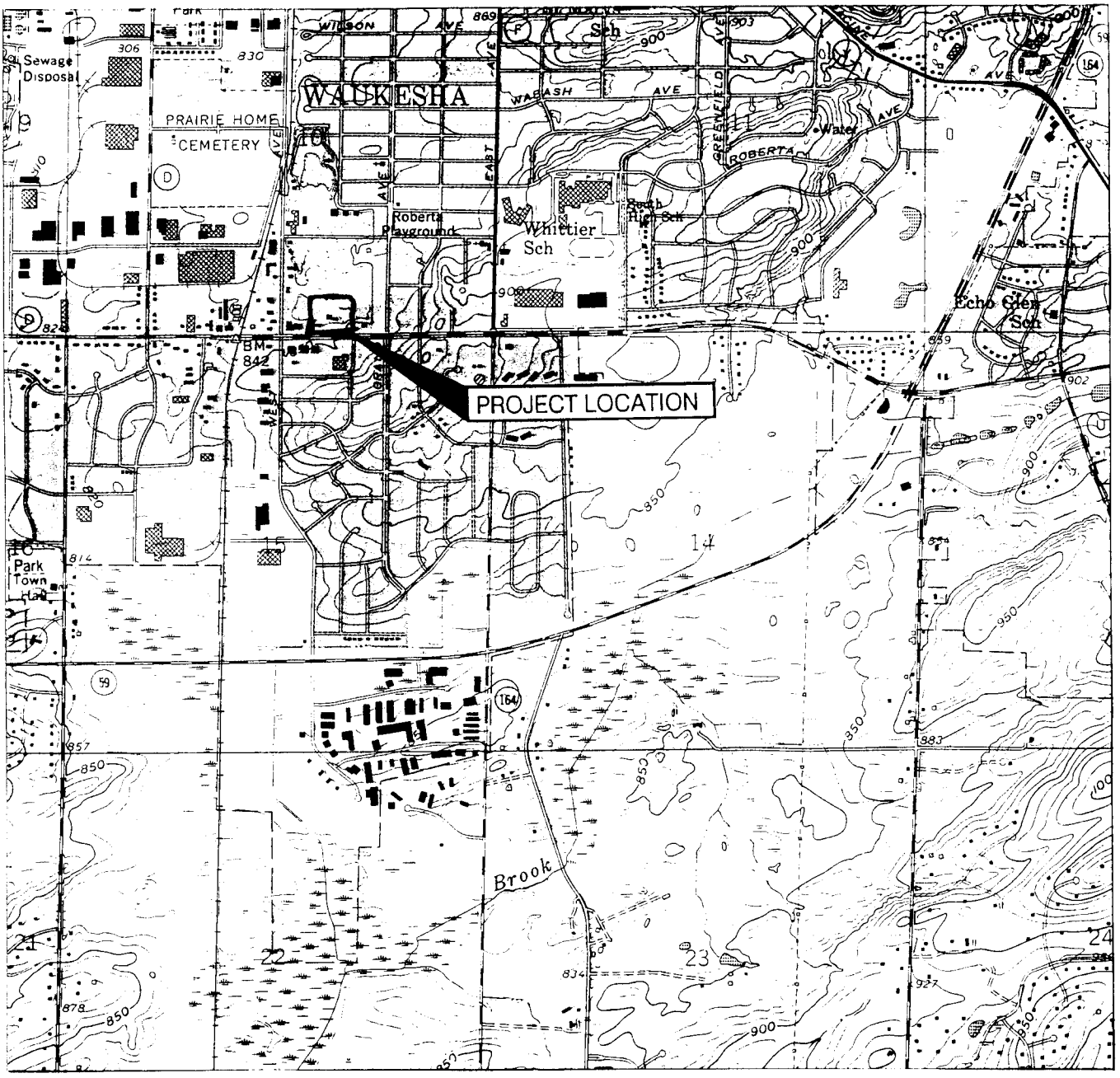
STATE OF WISCONSIN } ss.
____ County.
Personally came before me this ____ day of ____, 19____ the above named ____ to me known to be the person ____ who executed the foregoing instrument and acknowledge the same.

*
Notary Public ____ County, Wis.
My Commission is permanent. (If not, state expiration date: ____, 19____)

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


UNPLATTED LAND
N 88°22'00"E
713.00'
THIS PARCEL NOT SURVEYED BY DESCRIPTION
UNPLATTED LAND
550.00' DUE NORTH
UNPLATTED LAND
N 88°22'00"E
225.00'
N 88°22'00"E
160.00'
140.00'
200.00'
150.00'
75.00'
266.99'
N 88°22'00"E
100.00'
117.00'
713.00'
N 88°22'00"E
70.00'
Parcel I. D. # 291-1336-935-000
257.48' DUE NORTH
EXISTING BUILDING
EXISTING P.O.B.
S. WEST AVE
SUNSET DR
PLAT OF SURVEY
FOR
WILLIAM WEGNER
PART OF W 1/2, SE 1/4, SEC 10, T6N, R19E
CITY OF WAUKESHA, WAUKESHA COUNTY, WIS.
RUEKERT & MIELKE, INC.
PROFESSIONAL ENGINEERS
419 FREDERICK ST. WAUKESHA, WIS.

Terracon



MUSKEGO QUADRANGLE
WAUKESHA COUNTY, WISCONSIN
7.5 MINUTE SERIES (TOPOGRAPHIC)

N

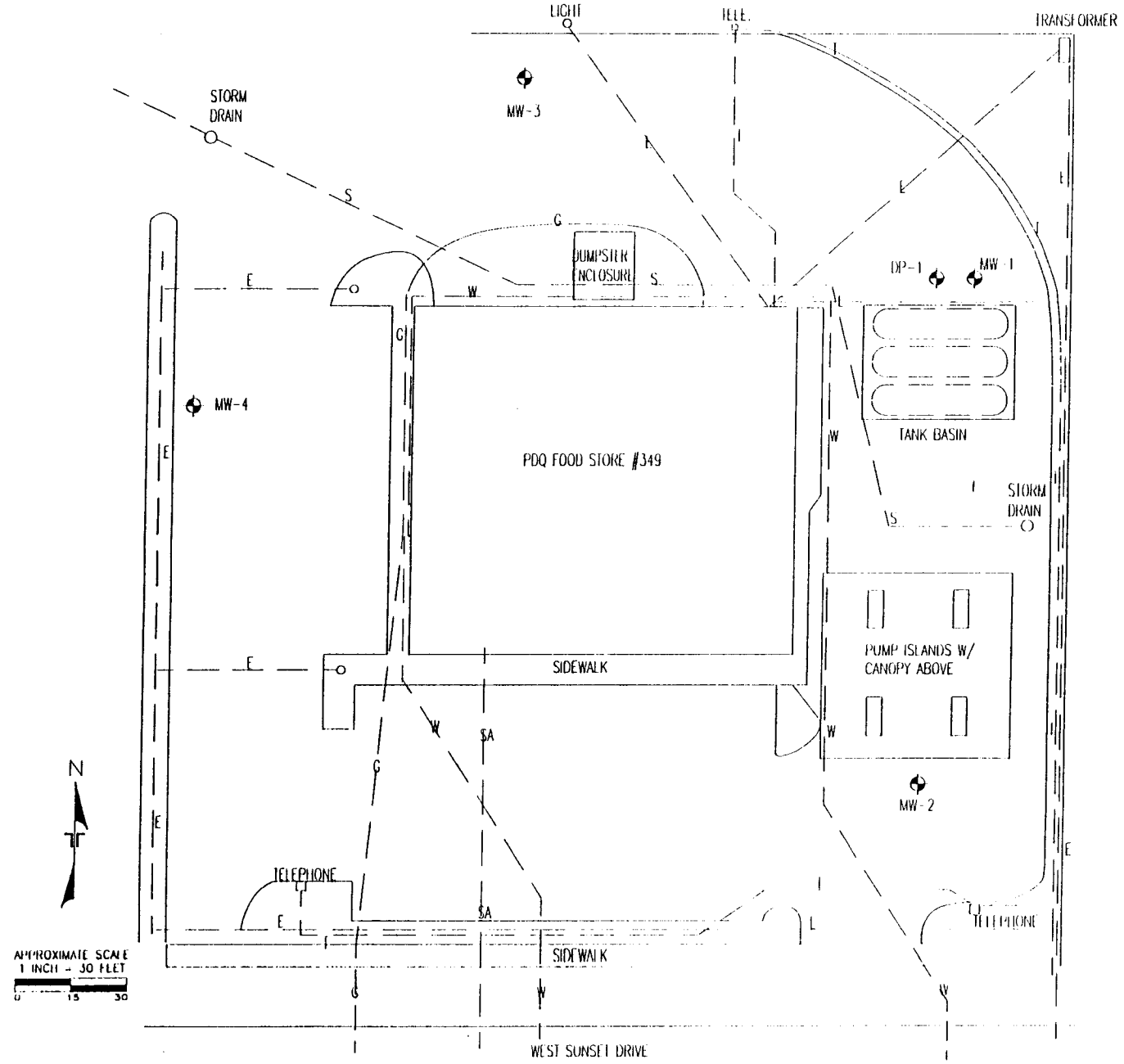
APPROXIMATE SCALE
1 INCH = 2000 FEET
0 1000 2000

SITE LOCATION

FIGURE 1

SITE LOCATION MAP

PDQ FOOD STORE # 349
426 WEST SUNSET DRIVE
WAUKESHA, WISCONSIN
TERRACON PROJECT NO. 44975023
APRIL, 1997



SAVED AS - N:MIKE\349SITE.DRW

LEGEND

MONITORING WELL LOCATION

UNDERGROUND UTILITIES

- E — ELECTRIC
- T — TELEPHONE
- G — NATURAL GAS
- SA — SANITARY SEWER
- S — STORM SEWER
- W — WATER

FIGURE 2

SITE MAP

PDQ FOOD STORE #349
426 WEST SUNSET DRIVE
WAUKESHA, WISCONSIN

TERRACON PROJECT NO. 44975023
APRIL, 1997

Terracon

Form 102—6-85

TABLE 3

PDQ FOOD STORE NO. 349
426 WEST SUNSET DRIVE
WAUKESHA, WISCONSIN
TERRACON PROJECT NO. 41975010

GROUND WATER ANALYTICAL RESULTS (ug/L)

Monitoring Well No.	Date	MTBE	Benzene	Toluene	Ethyl benzene	Xylenes	1,3,5 TMB	1,2,4 TMB	GRO	Dissolved Lead
MW-01 *	08-May-97	30	**38**	2.2	0.3	1.9	< 0.30	1.4	170	**69**
MW-01	23-Oct-97	13	**100**	6.0	0.51	5.7	0.8	2.8	240	NA
MW-01	14-Jan-98	8.9	**43**	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 100	NA
Duplicate	14-Jan-98	9.9	**47**	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	110	NA
MW-01	21-Apr-98	3.7	**18**	0.87	< 0.24	0.51	< 0.54	< 0.86	65	NA
MW-01	20-Jan-99	5.0	**30**	1.0	0.35	3.0	0.64	1.1	94	NA
Duplicate	20-Jan-99	5.1	**31**	0.9	< 0.35	2.7	0.48	0.94	99	NA
MW-02 *	08-May-97	< 0.50	< 0.40	< 0.30	< 0.20	< 0.80	< 0.30	< 0.30	< 50	4.9
MW-02	23-Oct-97	< 0.20	0.17	0.47	< 0.29	< 1.2	< 0.34	< 0.30	< 50	NA
MW-02	14-Jan-98	< 5.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 100	NA
MW-02	21-Apr-98	< 0.22	< 0.26	0.23	< 0.24	< 1.3	< 0.54	< 0.86	< 50	NA
MW-02	20-Jan-99	< 0.29	< 0.31	< 0.32	0.39	1.5	< 0.38	0.68	< 20	NA
MW-03 *	08-May-97	41	**30**	< 0.30	1.2	1.0	< 0.30	< 0.30	140	**58**
MW-03	23-Oct-97	6.6	2.0	< 0.36	< 0.29	< 0.94	< 0.34	< 0.30	< 50	NA
MW-03	14-Jan-98	< 5.0	**26**	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 100	NA
MW-03	21-Apr-98	2.4	0.26	< 0.21	< 0.24	< 1.3	< 0.54	< 0.86	< 50	NA
MW-03	20-Jan-99	2.2	< 0.31	< 0.32	< 0.35	< 1.1	< 0.38	< 0.36	< 20	NA
MW-04 *	08-May-97	< 0.50	< 0.40	< 0.30	< 0.20	< 0.80	< 0.30	< 0.30	< 50	**40**
MW-04	23-Oct-97	not	accessible							
MW-04 *	14-Jan-98	< 5.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 100	NA
MW-04 *	21-Apr-98	< 0.22	< 0.26	0.23	< 0.24	< 1.3	< 0.54	< 0.86	< 50	NA
MW-04 *	20-Jan-99	< 0.29	< 0.31	< 0.32	< 0.35	< 1.1	< 0.38	0.37	< 20	NA
DP-1 *	08-May-97	11	1.2	0.5	0.2	< 0.50	< 0.30	< 0.30	< 50	**17**
DP-1	23-Oct-97	2.9	0.41	< 0.36	< 0.29	< 0.94	< 0.34	< 0.30	< 50	NA
DP-1	14-Jan-98	< 5.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 100	NA
DP-1	21-Apr-98	0.79	< 0.26	< 0.21	< 0.24	< 1.3	< 0.54	< 0.86	< 50	NA
ES		**60**	**5**	**1,000**	**700**	**10,000**	**480 Combined**		------	**15**

Notes:
Concentrations expressed in micrograms per liter ug/L which is equivalent to parts per billion.
GRO- Gasoline range organics
TMB - Trimethylbenzene
MTBE - Methyl Tertiary Butyl Ether
ES - Enforcement Standards (ug/L) as established by WDNR
* - Additional volatile organic compounds detected. See lab report for details.
Bold indicates exceedance of enforcement standard

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TABLE 2

PDQ FOOD STORES, INC.
STATION NO. 349
426 WEST SUNSET DRIVE
WAUKESHA, WISCONSIN

SOIL QUALITY RESULTS
(results are in micrograms per kilogram (ug/kg))

Location	Sample Depth (feet)	PID Reading (ppm)	Date Sampled	Benzene	Toluene	Ethyl-benzene	Total Xylenes	1,2,4-Trimethyl-benzene	1,3,5-Trimethyl-benzene	tert-Butylmethyl ether	GRO
G-1	5-7	14.0	12/16/95	< 0.5	< 0.4	< 0.5	< 1.4	< 0.7	< 0.7	< 0.4	< 2600
G-2	5-7	10	12/16/95	33	16.0	7.7	40	13	4.0	5.6	3,100
G-3	7-9	185.0	12/16/95	280	370	280	1,530	3,100	19,000	460	280,000
G-4	7-9	2.0	12/16/95	< 0.6	1.2	< 0.6	1.5	1.0	< 0.8	< 0.5	7,200
G-5	5-7	1.2	12/16/95	< 0.5	1.0	1.0	7.5	1.3	< 0.7	< 0.4	< 2600
G-6	9-11	0.0	12/16/95	< 0.5	< 0.4	< 0.5	1.1	< 0.8	< 0.8	< 0.4	< 2700

PID : Photoionization detector
GRO : Gasoline range organics

TABLE 2

PDQ FOOD STORE NO. 349
426 WEST SUNSET DRIVE
WAUKESHA, WISCONSIN
TERRACON PROJECT NO. 41975010

SOIL SAMPLE ANALYTICAL RESULTS (mg/kg)

Sample and Depth	Date	MTBE	Benzene	Toluene	Ethyl benzene	Xylenes	1,3,5 TMB	1,2,4 TMB	GRO	Lead
MW-2, 9 to 1'	11-Apr-97	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	< 2.6	< 3.3
MW-3, 7 to 9'	10-Apr-97	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	< 3.0	----
DP-1, 11 to 1:	11-Apr-97	<0.025	<0.025	<0.025	<0.025	<0.025	0.043	<0.025	4.1	**29**
Generic RCL		-----	**0.0055**	**1.5**	**2.9**	**4.1**	------	------	------	**15**

Notes:
Concentrations expressed in milligrams per kilograms (mg/kg) which is equivalent to parts per million.
MTBE - MethylTertiary Butyl Ether
TMB - Tri-methylbenzene
GRO - Gasoline Range Organics
Generic RCL - Generic Residual Contaminant Level as established in NR720
Bold indicates exceedance of Generic RCL

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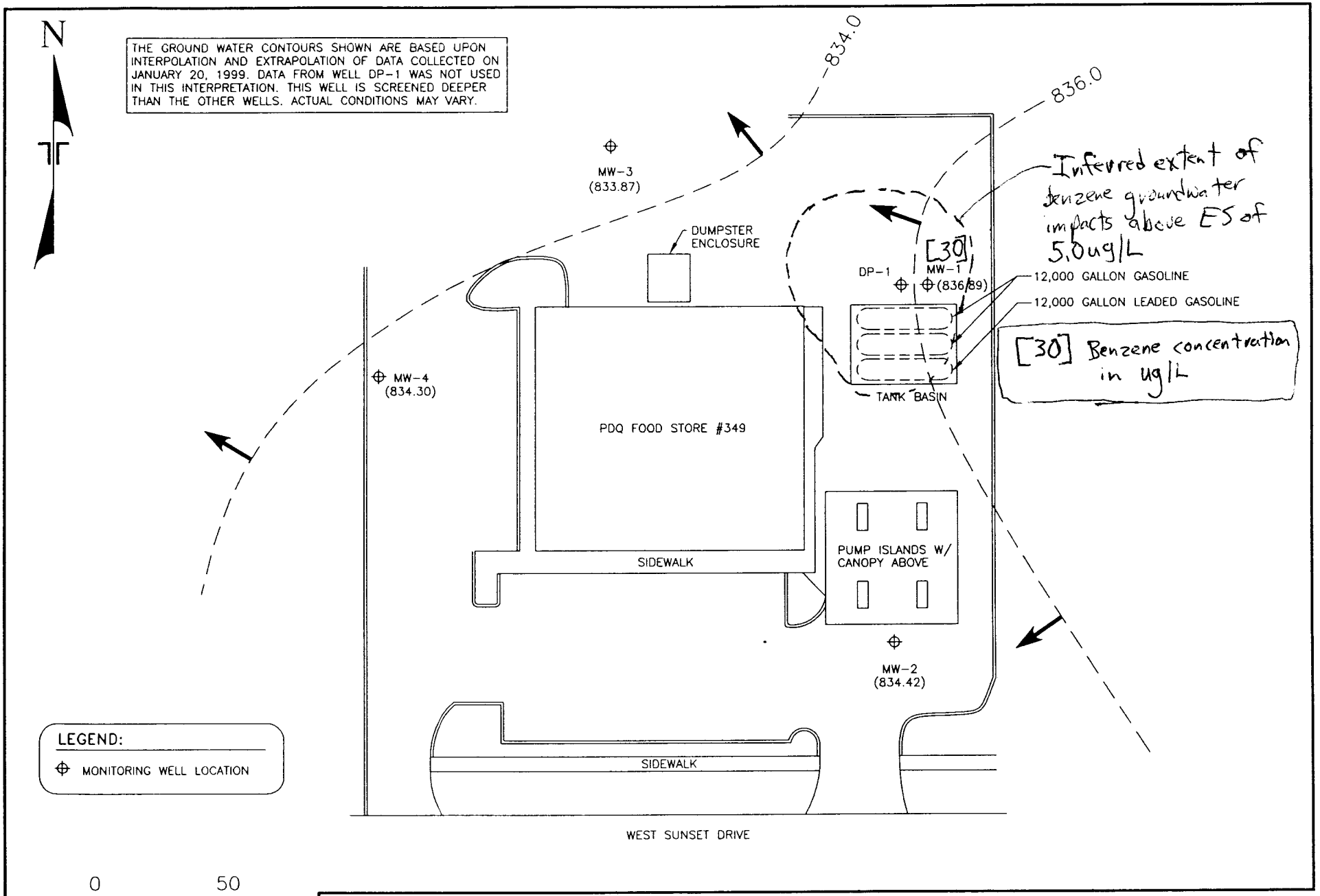

Terracon
3535 HOFFMAN ROAD EAST
WHITE BEAR LAKE, MN 55110
(651) 770-1500 FAX (651) 770-1657

PDQ FOOD STORE #349
WAUKESHA, WISCONSIN
TERRACON PROJECT NO. 41975010

DRAWN BY:	JLK
CHECKED BY:	MLN
FILE:	010SM.DWG
SCALE:	AS SHOWN
DATE:	2/11/00

GROUND WATER ELEVATION CONTOUR MAP
JANUARY 20, 1999

FIGURE
7

TABLE 5

GROUND WATER ELEVATION DATA
PDQ FOOD STORE # 349
WAUKESHA, WISCONSIN
TERRACON PROJECT NO. 41975010

Measure Point	Measure Date	Depth to Water	Reference Elevation	Water Elevation	Screened Interval
MW-1	4/11/1997	7.12	845.32	838.20	830.72-840.72
MW-1	5/8/1997	6.91	845.32	838.41	830.72-840.72
MW-1	10/23/1997	7.72	845.32	837.60	830.72-840.72
MW-1	1/14/1998	8.55	845.32	836.77	830.72-840.72
MW-1	4/21/1998	6.18	845.32	839.14	830.72-840.72
MW-1	1/20/1999	8.43	845.32	836.89	830.72-840.72
MW-2	4/11/1997	9.80	845.23	835.43	829.93-839.93
MW-2	5/8/1997	9.29	845.23	835.94	829.93-839.93
MW-2	10/23/1997	10.17	845.23	835.06	829.93-839.93
MW-2	1/14/1998	10.45	845.23	834.78	829.93-839.93
MW-2	4/21/1998	8.70	845.23	836.53	829.93-839.93
MW-2	1/20/1999	10.81	845.23	834.42	829.93-839.93
MW-3	4/11/1997	9.20	844.06	834.86	828.66-838.66
MW-3	5/8/1997	7.88	844.06	836.18	828.66-838.66
MW-3	10/23/1997	7.69	844.06	836.37	828.66-838.66
MW-3	1/14/1998	10.22	844.06	833.84	828.66-838.66
MW-3	4/21/1998	8.15	844.06	835.91	828.66-838.66
MW-3	1/20/1999	10.19	844.06	833.87	828.66-838.66
MW-4	4/11/1997	10.80	845.97	835.17	831.97-841.97
MW-4	5/8/1997	10.51	845.97	835.46	831.97-841.97
MW-4	1/14/1998	11.44	845.97	834.53	831.97-841.97
MW-4	4/21/1998	9.91	845.97	836.06	831.97-841.97
MW-4	1/20/1999	11.67	845.97	834.30	831.97-841.97
DP-1	4/11/1997	9.62	845.08	835.46	819.88-821.88
DP-1	5/8/1997	8.33	845.08	836.75	819.88-821.88
DP-1	10/23/1997	9.75	845.08	835.33	819.88-821.88
DP-1	1/14/1998	9.54	845.08	835.54	819.88-821.88
DP-1	4/21/1998	7.63	845.08	837.45	819.88-821.88

Notes:
1. Elevation and measurement values are in feet.
2. Elevations are referenced to a USGS benchmark.

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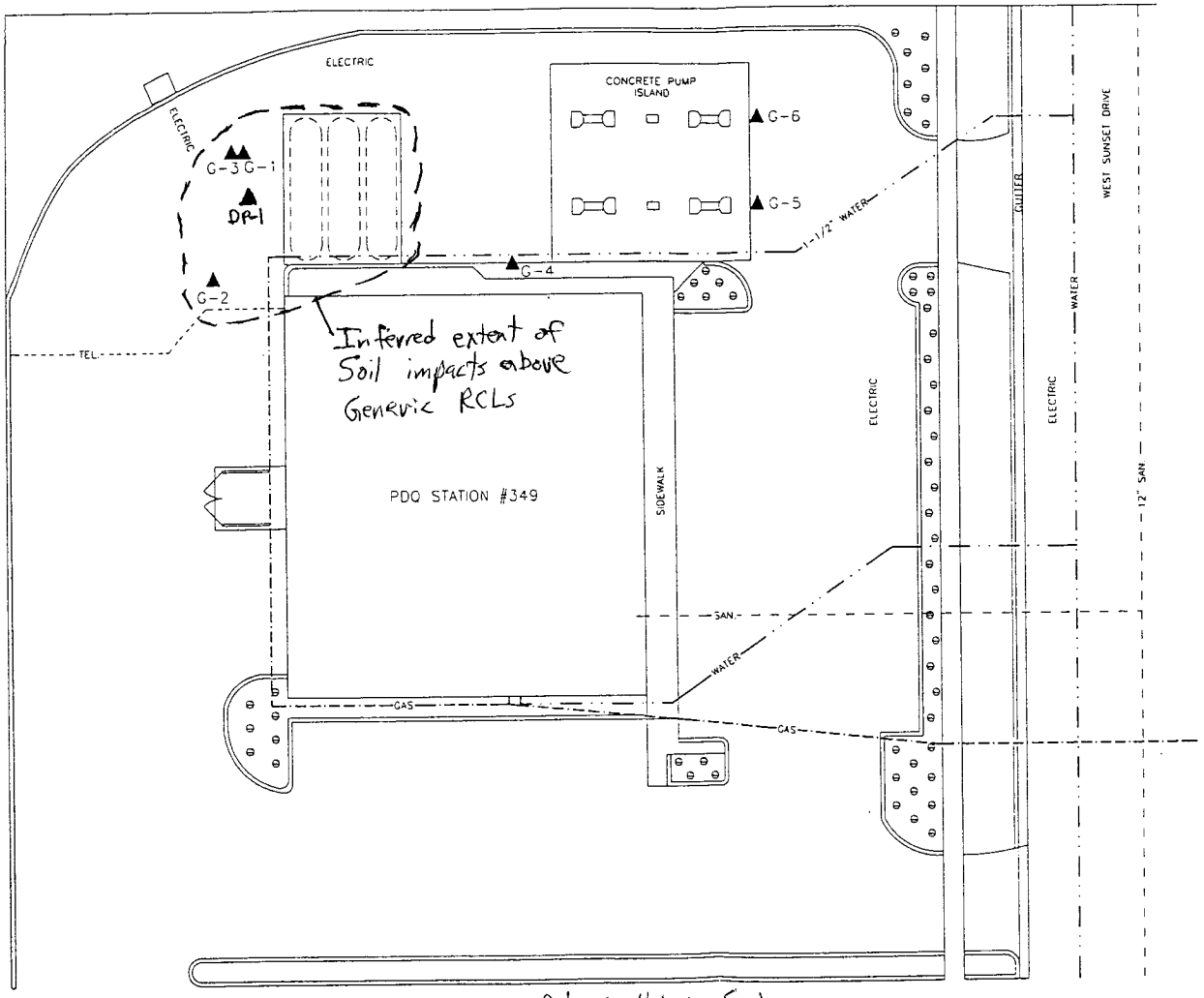

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LEGEND

G-1 GEOPROBE LOCATION

NOTE: ALL LOCATIONS ARE APPROXIMATE. FIGURE DERIVED FROM PDQ PROPOSED SITE DRAWINGS.

Reduced- Not to Scale

0 30

SCALE IN FEET

DATE:	2/16/96
REVISION:	0
DISK:	J:\10PDQ\PDQ349\FIGURES\
FILE:	SITEMAP.DWG
DRAWN:	JMF
CHECKED:	CJH

PREPARED BY:

LEGGETTE, BRASHEARS & GRAHAM, INC.
Professional Ground-Water and Environmental Services
6525 Grand Teton Plaza
Madison, WI 53719
(608) 833-5555

PDQ FOOD STORES, INC.
STATION NO. 349
WAUKESHA, WISCONSIN

SITE MAP

FIGURE: 2

Statement of Accurate Legal Descriptions

To the best of my knowledge, the attached property legal descriptions are complete, accurate, and identify those parcels with soil impacts originating from the property located 426 West Sunset Drive in Waukesha, Wisconsin (PDQ Food Store #349).

Dawn M. Lucas

Dawn Lucas
PDQ Food Stores

10.31.02

Date