

GIS REGISTRY

Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

** Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

Land Use Controls:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between residential and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

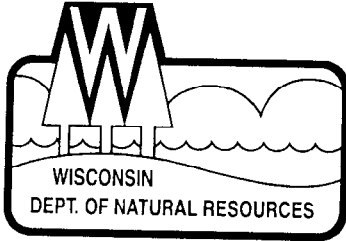
*(note: local government or economic
development corporation)*

Monitoring wells properly abandoned? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Gloria L. McCutcheon, Regional Director

Plymouth Service Center
1155 Pilgrim Rd
Plymouth, Wisconsin 53073
Telephone 920-892-8756
FAX 920-892-6638

October 8, 2002

Mr. Colin Van Sluys
Corky's Tire and Auto Service
W62 N245 Washington Avenue
Cedarburg, WI 53012

SUBJECT: Final Case Closure for petroleum contamination related to 3 former gasoline underground storage tanks at Corky's Tire and Auto, W62 N245 Washington Ave., Cedarburg, WI **WDNR FID#246065270**
BRRTS#0346001656

Dear Mr. Van Sluys:

On March 29, 2002, you were notified that the Department required additional information and documentation in order to meet the conditions of site closure. Based on a review of recently submitted documents, it appears that the conditions of site closure have been met. This site has been investigated and remediated to the extent practicable under current site conditions and in accordance with s. NR 726.05, Wis. Adm. Code. The Department now considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

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.

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 (920) 892-8756 ext. 3025.

Sincerely,

A handwritten signature in black ink that reads "Nancy D. Ryan". The signature is written in a cursive, flowing style.

Nancy D. Ryan, Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Dan Pelczar, Key Environmental

DOCUMENT NO.

382292

STATE BAR OF WISCONSIN FORM 1 - 1982

WARRANTY DEED
VOL 574 PAGE 168

THIS SPACE RESERVED FOR RECORDING DATA

RECORDED

This Deed, made between Edward N. Dahling, a married person

and Colin Van Sluys and Carol A. Van Sluys, his wife

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Ozaukee County, State of Wisconsin:

1986 DEC 30 PM 1:40

REGISTRAR OF DEEDS
OZAUKEE COUNTY, WISCONSIN

TRANSFER
\$ 430.50
FEE

RETURN TO Colin Van Sluys
242 High Forest Drive
Cedarburg, WI 53012 \$6-

Tax Parcel No: 13-047-02-01-002

As per attached Schedule "A" which is attached hereto and made a part hereof as though fully set forth herein.

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And Edward N. Dehling

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements and restrictions of record if any, and zoning ordinances and except taxes and assessments against said premises from and after January 1, 1986.

and will warrant and defend the same.

Dated this 30th day of December, 1985

(SEAL)

Edward N. Dehling (SEAL)

Edward N. Dehling

(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

Lowell K. Levy, Attorney at Law

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

Ozaukee County, ss.

Personally came before me this 30th day of December, 1985, the above named Edward N. Dehling

to me known to be the person who executed the foregoing instrument and acknowledge the same.

Lowell K. Levy

Notary Public Ozaukee County, Wis. My Commission is permanent (if not, state expiration date)

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

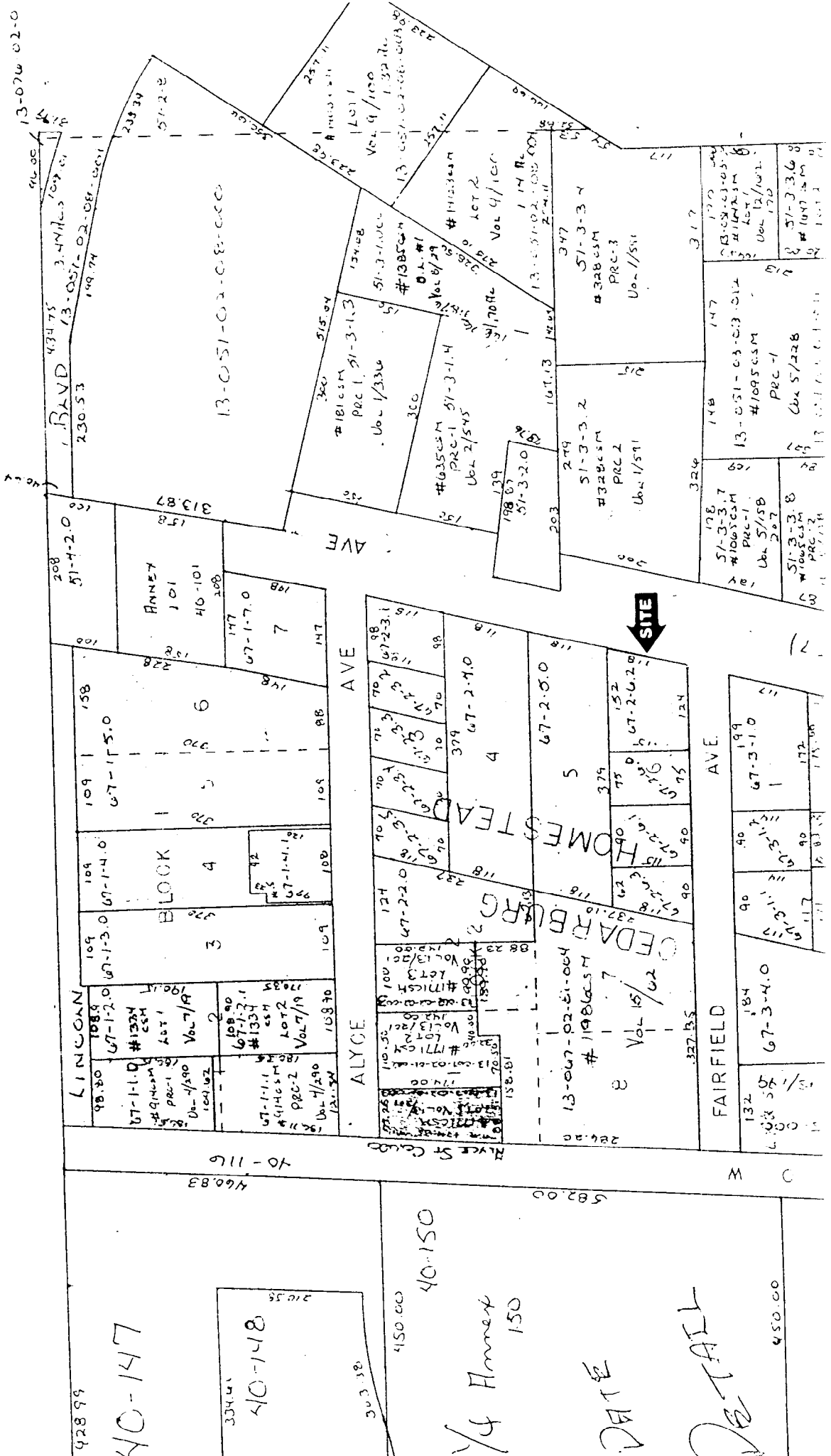
SCHEDULE A

That part of Lot numbered Six (6), in Block numbered Two (2), in Cedarburg Homesteads, a Subdivision of part of the North One-Half (1/2) of the South East One-Quarter (1/4) of Section numbered Thirty-four (34), in Township numbered Ten (10) North, Range numbered Twenty-One (21) East, in the City of Cedarburg, County of Ozaukee and State of Wisconsin, bounded and described as follows: Beginning at a point in the North line of Fairfield Avenue due East 583.15 feet from the concrete monument located at the South West corner of Block 2; thence due North 115.10 feet; thence due East 151.75 feet; thence South 13 degrees 45 minutes West, 118.50 feet along the West line of the Cedarburg Plank Road, now known as S.T.H. 57; thence due West 123.58 feet along the North line of Fairfield Avenue to the place of beginning. The afore-described real estate constitutes the East 123.58 feet of the South line and the East 151.75 feet of the North line of Lot 6, Block 2, in Cedarburg Homesteads, City of Cedarburg.

CITY OF CEDARBURG

SE 1/4 SEC 34 T10 R21

1" = 200'



428 99

40-147

40-148

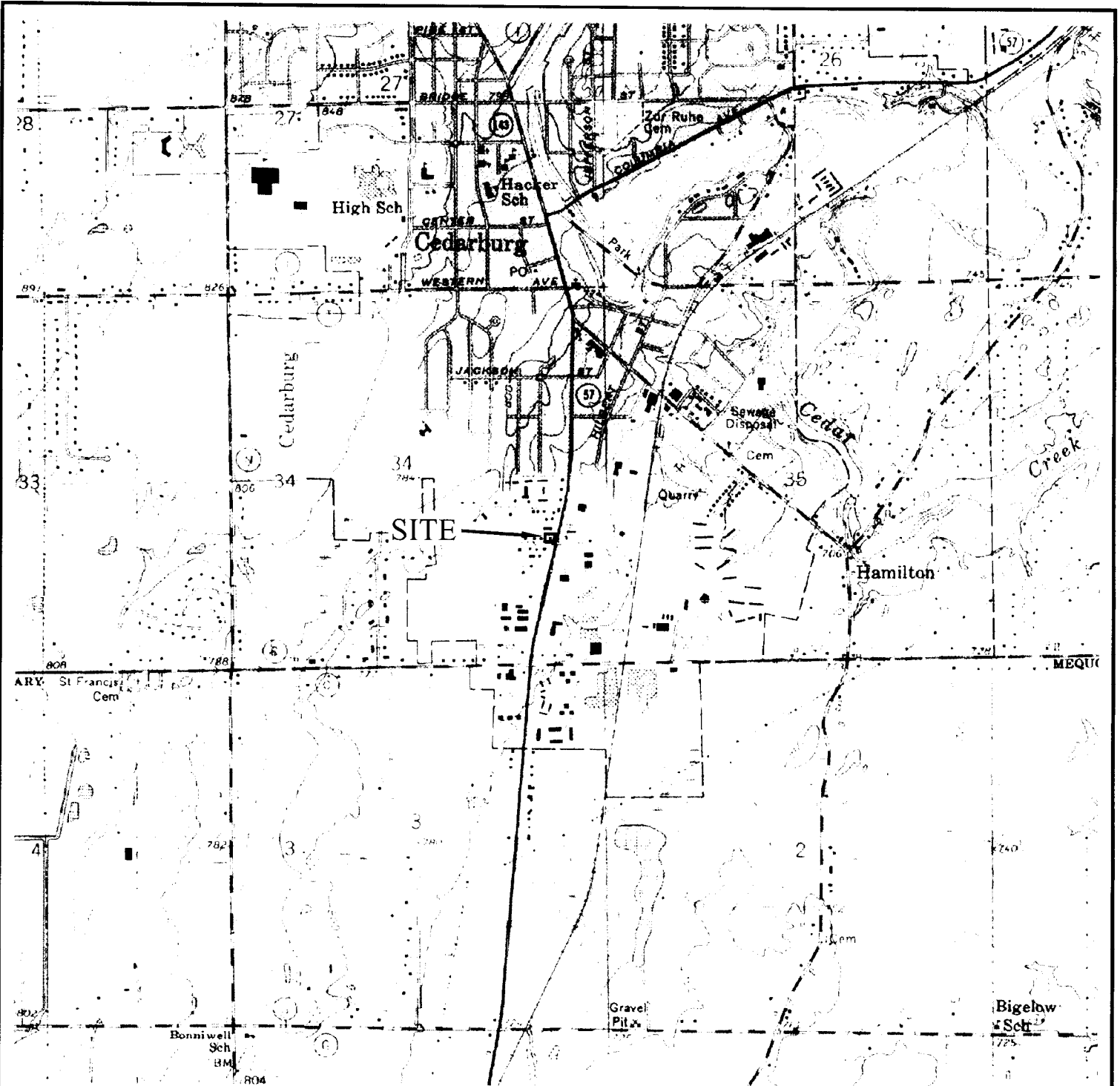
40-150

1/4 Annex
150

DATE

DETAILED

450.00



SOURCES: USGS Cedarburg, Wisconsin Quadrangle Map
 Topographic Map 1959
 Photorevised 1971 & 1976

USGS Five Corners, Wisconsin Quadrangle Map
 Topographic Map 1959
 Photorevised 1971
 Photoinspected 1976

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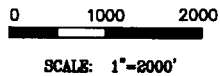


FIGURE 1
 SITE LOCATION MAP

DRN. BY:	C.S.	DATE:	09/28/01
DSN. BY:	D.K.P.	FILE NO.:	0704004
CHK. BY:	D.K.P.	DWG. NO.:	07040041
REV. BY:	G.L.J.	SHEET NO.:	1

CORKY'S TIRE & AUTO SERVICE
 W62 N245 WASHINGTON AVENUE
 CEDARBURG, WISCONSIN

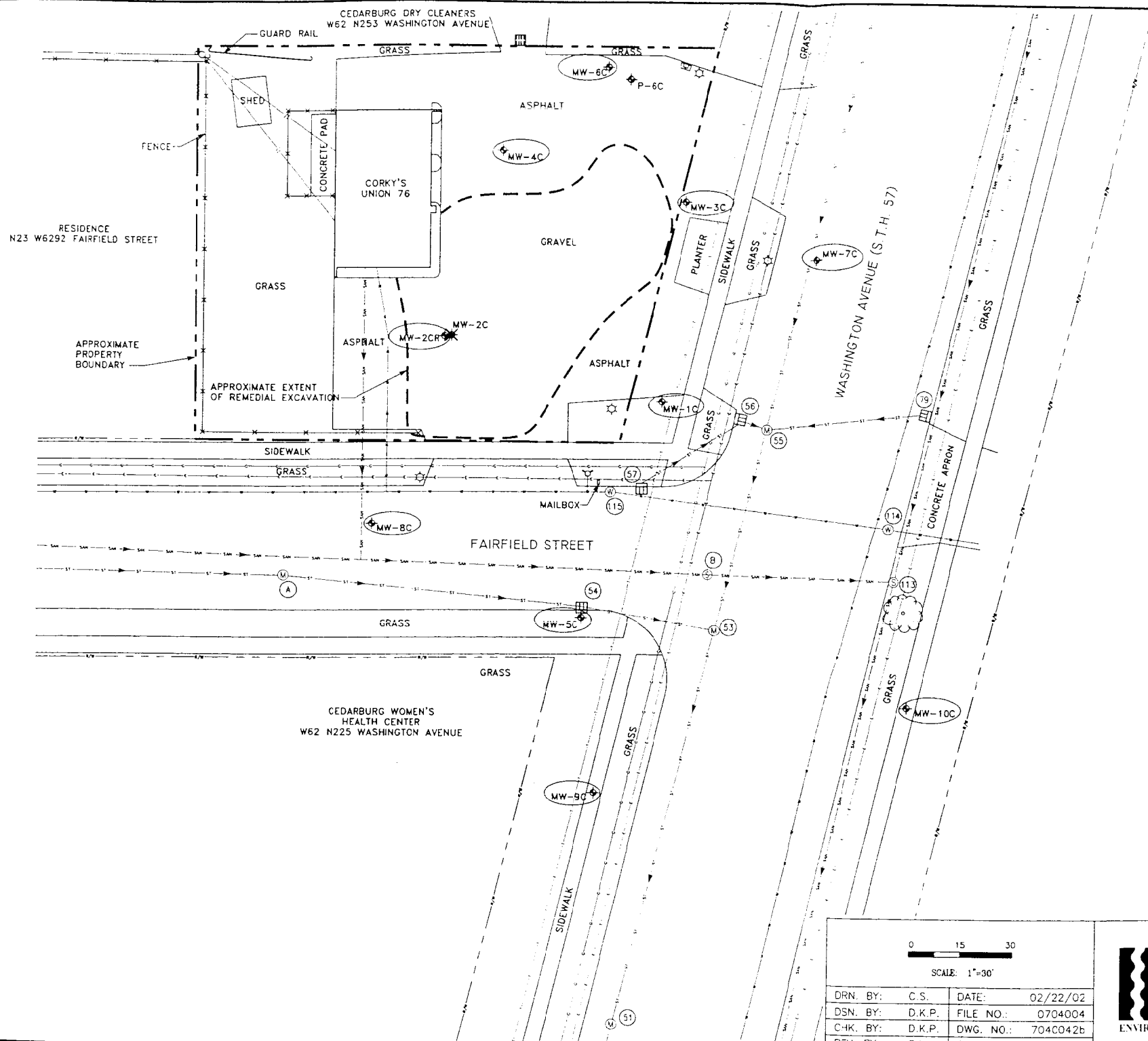


TABLE OF SUBSURFACE UTILITY STRUCTURES

I.D.#	M.S.L. GRATE ELEV.(FT.)	DEPTH (FT.)	M.S.L. INVERT ELEV.(FT.)	REMARKS
51	763.88	6.29	757.59	STORM SEWER MANHOLE
53	765.51	6.27	760.24	STORM SEWER MANHOLE
54	767.14	5.59	761.55	STORM SEWER CATCH BASIN
55	767.75	5.66	762.09	STORM SEWER MANHOLE
56	767.58	4.03	763.55	STORM SEWER CATCH BASIN
57	767.62	3.32	764.30	STORM SEWER CATCH BASIN
79	766.90	3.35	763.55	STORM SEWER CATCH BASIN
113	N/A	12.10	N/A	SANITARY SEWER MANHOLE
114	N/A	N/A	N/A	WATER UTILITY MANHOLE
115	N/A	N/A	N/A	WATER UTILITY MANHOLE
A	N/A	N/A	N/A	STORM SEWER MANHOLE
B	N/A	N/A	N/A	SANITARY SEWER MANHOLE

- LEGEND**
- CATCH BASIN
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - WATER UTILITY MANHOLE
 - SUBSURFACE UTILITY STRUCTURE I.D. NUMBER
 - HIGH OF WAY BOUNDARY
 - FIRE HYDRANT
 - LIGHT POLE
 - UTILITY POLE
 - OVERHEAD ELECTRIC UTILITY
 - ELECTRIC UTILITY
 - GAS UTILITY
 - TELEPHONE UTILITY
 - WATER UTILITY
 - SANITARY SEWER UTILITY WITH FLOW DIRECTION
 - STORM SEWER UTILITY WITH FLOW DIRECTION
 - MONITORING WELL LOCATION AND GROUNDWATER MONITORING WELL NETWORK
 - MONITORING WELL INSTALLED FOR CEDARBURG VILLAGE INVESTMENT PARTNERSHIP (CVIP) CHLORINATED VOLATILE ORGANIC COMPOUND (VOC) INVESTIGATION
 - ABANDONED MONITORING WELL LOCATION
 - M.S.L. MEAN SEA LEVEL

REFERENCE: Hilmer Engineering, Inc.
Site Survey, 10/15/91
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0 15 30
SCALE: 1"=30'

DRN. BY:	C.S.	DATE:	02/22/02
DSN. BY:	D.K.P.	FILE NO.:	0704004
C-HK. BY:	D.K.P.	DWG. NO.:	704C042b
REV. BY:	G.L.J.	SHEET NO.:	1



FIGURE 1
SITE LAYOUT & GROUNDWATER
MONITORING WELL NETWORK

CORKY'S TIRE & AUTO SERVICE
W62 N245 WASHINGTON AVENUE
CEDARBURG, WISCONSIN

MW-4C				
DATE	7/17/00	10/25/00	1/30/01	5/15/01
GRO	<50	<50	<50	<100
B	0.746	0.605	<0.50	<0.21
T	<0.50	<0.50	<0.50	<0.41
E	<0.50	<0.50	<0.50	<0.22
X	<0.50	<0.50	<0.50	<0.69
TMBs	<2.0	<2.0	<2.0	<0.60
MTBE	2.18	2.23	<0.50	<0.46

MW-2CR				
DATE	7/17/00	10/25/00	1/30/01	5/15/01
GRO	1270	1310	222	1200
B	192	211	30.3	100
T	17.0	27.0	5.12	45
E	115	119	9.16	120
X	126	44.4	10.4	100
TMBs	118.6	50.5	15.6	100
MTBE	14.1	<4.00	1.25	<9.2

MW-8C				
DATE	7/17/00	10/25/00	1/30/01	5/15/01
GRO	398	142	120	160
B	65.2	13.1	61.2	3.0
T	1.47	0.514	16.7	0.51 (Q)
E	26.6	0.501	7.78	12
X	7.32	0.961	10.1	8.5
TMBs	6.90	1.05	<2.0	8.7
MTBE	7.74	2.82	4.15	<0.46

MW-9C				
DATE	7/17/00	10/25/00	1/30/01	5/15/01
GRO	<50	263	<50	<100
T	<0.50	0.78	<0.50	<0.21
X	<0.50	0.719	<0.50	<0.41
TMBs	<2.0	1.98	<2.0	<0.60

MW-6C				
DATE	7/17/00	10/25/00	1/30/01	5/15/01
GRO	140	133	---	1,000
B	<0.50	0.552	---	<0.21
T	<0.50	<0.50	---	<0.41
E	<0.50	<0.50	---	<0.22
X	<0.50	<0.50	---	<0.69
TMBs	<2.0	<2.0	---	<0.50
MTBE	2.84	2.49	---	---

MW-3C				
DATE	7/17/00	10/25/00	1/30/01	5/15/01
GRO	452	619	375	1,100
B	73.4	81.5	81.8	32
T	3.78	<3.00	3.44	<4.1
E	58.0	74.6	61.5	75
X	212	230	184	150
TMBs	32.98	31.8	27.03	25.9 (Q)
MTBE	<1.00	<2.00	<1.00	<4.6

MW-7C				
DATE	7/17/00	10/25/00	1/30/01	5/15/01
GRO	<50	<50	<50	<100
B	<0.50	<0.50	<0.50	<0.21
T	<0.50	<0.50	<0.50	<0.41
X	<0.50	0.84	<0.50	<0.22
TMBs	<0.20	<0.20	<0.20	<0.46

MW-1C				
DATE	7/17/00	10/25/00	1/30/01	5/15/01
GRO	4,610	5,700	3,700	6,400
B	2,000	2,560	1,750	1,300
T	34.8	88	49.5	72
E	332	387	188	440
X	187	167	90.4	560
TMBs	65.1	<200	41.9	888
MTBE	241	235	157	110

MW-5C				
DATE	7/17/00	10/25/00	1/30/01	5/15/01
GRO	54.9	65.6	<50	<100
B	4.18	10.2	4.00	18
T	<0.50	<0.50	<0.50	<0.41
X	<0.50	<0.50	<0.50	0.35 (Q)
TMBs	<2.0	<2.0	1.57	<0.60
MTBE	88.9	92.4	81.4	78

MW-10C				
DATE	7/17/00	10/25/00	1/30/01	5/15/01
GRO	<50	<50	<50	<100
B	<0.50	0.600	<0.50	<0.21
X	<0.50	<0.50	<0.50	<0.69
TMBs	<0.20	4.58	<0.20	<0.46

NOTES

GRO: GASOLINE RANGE ORGANICS, mg/l
 VOC: VOLATILE ORGANIC COMPOUNDS, ug/l
 B: BENZENE, ug/l
 T: TOLUENE, ug/l
 E: ETHYLBENZENE, ug/l
 X: TOTAL XYLENES, ug/l
 TMBs: TOTAL TRIMETHYLBENZENES, ug/l
 MTBE: METHYL TERT-BUTYL ETHER, ug/l
 ug/l: MICROGRAMS PER LITER
 ug/l: LESS THAN INSTRUMENT DETECTION LIMIT
 ND: NO DETECTION
 ---: NOT ANALYZED
 (Q): CONCENTRATION BETWEEN LIMIT OF DETECTION (LOD) AND LIMIT OF QUANTITATION (LOQ)
 *ONE HALF OF THE METHOD DETECTION LIMIT

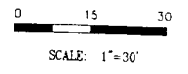
LEGEND

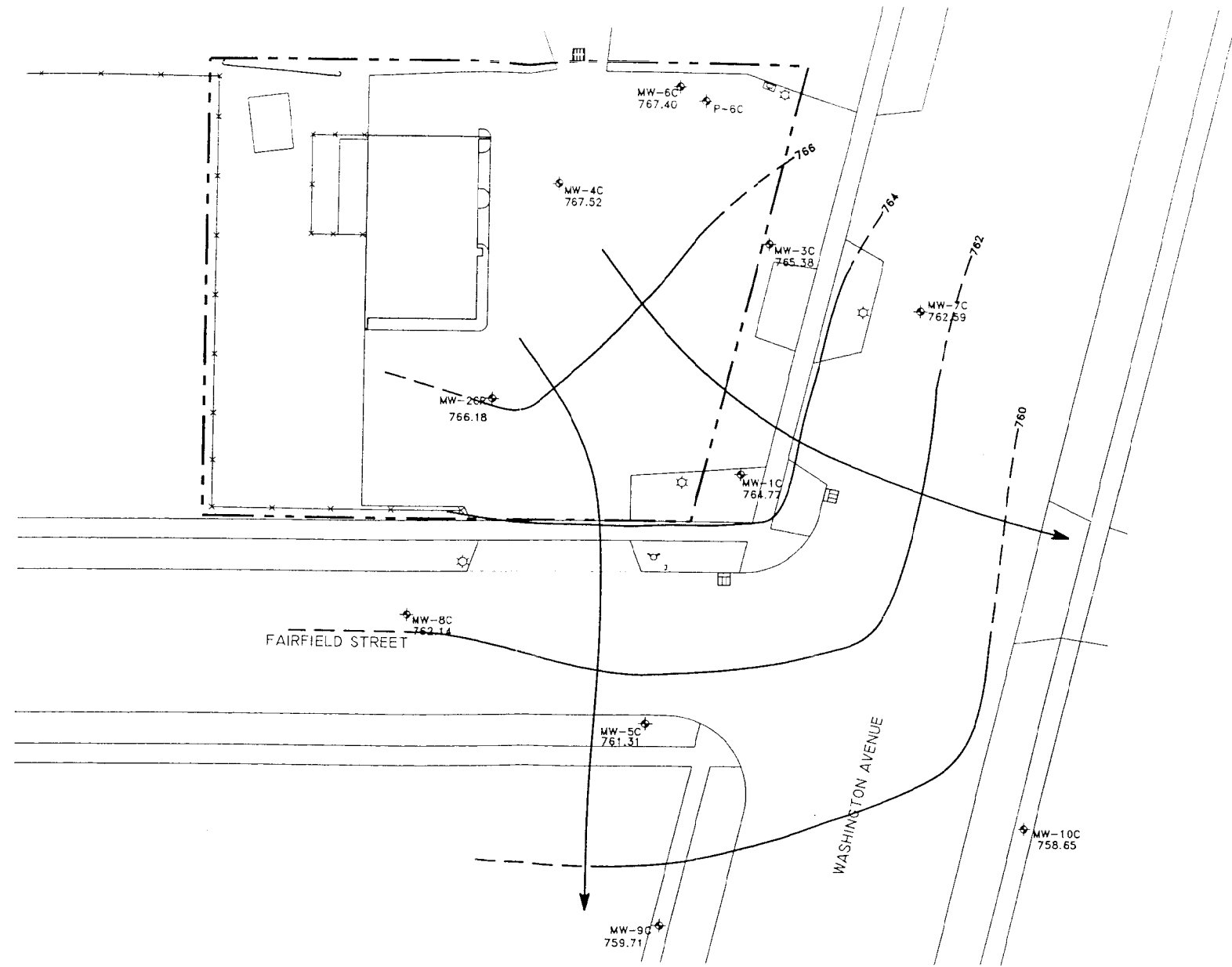
- ◆ MONITORING WELL LOCATION
- ✱ ABANDONED MONITORING WELL LOCATION
- ◆ MONITORING WELL INSTALLED FOR CEDARBURG VILLAGE INVESTMENT PARTNERSHIP (CVIP) CHLORINATED VOLATILE ORGANIC COMPOUND (CVOC) INVESTIGATION (WONR BRITS #02-46-242188)
- 10** CONCENTRATION GREATER THAN NR 140 PREVENTIVE ACTION LIMIT (PAL)
- 100** CONCENTRATION GREATER THAN NR 140 ENFORCEMENT STANDARD (ES)
- BENZENE GROUNDWATER ISOCONCENTRATION CONTOUR, ug/l (5/15/01)
- 1,900 BENZENE GROUNDWATER CONCENTRATION, ug/l
- 764.77 GROUNDWATER ELEVATION (5/15/01)
- GROUNDWATER FLOW DIRECTION
- CONTOUR INTERVAL = 2.0 FEET
- AVERAGE HYDRAULIC GRADIENT = 0.052 FEET/FOOT

DRN. BY:	C.S.	DATE:	01/31/02
DSN. BY:	D.K.P.	FILE NO.:	0704004
CHK. BY:	D.K.P.	DWG. NO.:	07040045b
REV. BY:	G.L.J.	SHEET NO.:	7



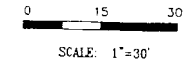
REFERENCE: Hilmer Engineering, Inc. Site Survey, 10/15/91
 © 2002 Key Engineering Group Ltd.
FIGURE 3
SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS
 CORKY'S TIRE & AUTO SERVICE
 #62 N245 WASHINGTON AVENUE





LEGEND

- ◆ MONITORING WELL LOCATION
- ◆ MONITORING WELL INSTALLED FOR CEDARBURG VILLAGE INVESTMENT PARTNERSHIP (CVIP) CHLORINATED VOLATILE ORGANIC COMPOUND (VOC) INVESTIGATION
- 764.77 GROUNDWATER ELEVATION (5/15/01)
- ← GROUNDWATER FLOW DIRECTION
- CONTOUR INTERVAL = 2.0 FEET
- AVERAGE HYDRAULIC GRADIENT = 0.052 FEET/FOOT



DRN. BY:	J.J.J.	DATE:	05/31/01
DSN. BY:	D.K.P.	FILE NO.:	0704004
CHK. BY:	D.K.P.	DWG. NO.:	7040048
REV. BY:	G.L.J.	SHEET NO.:	2C

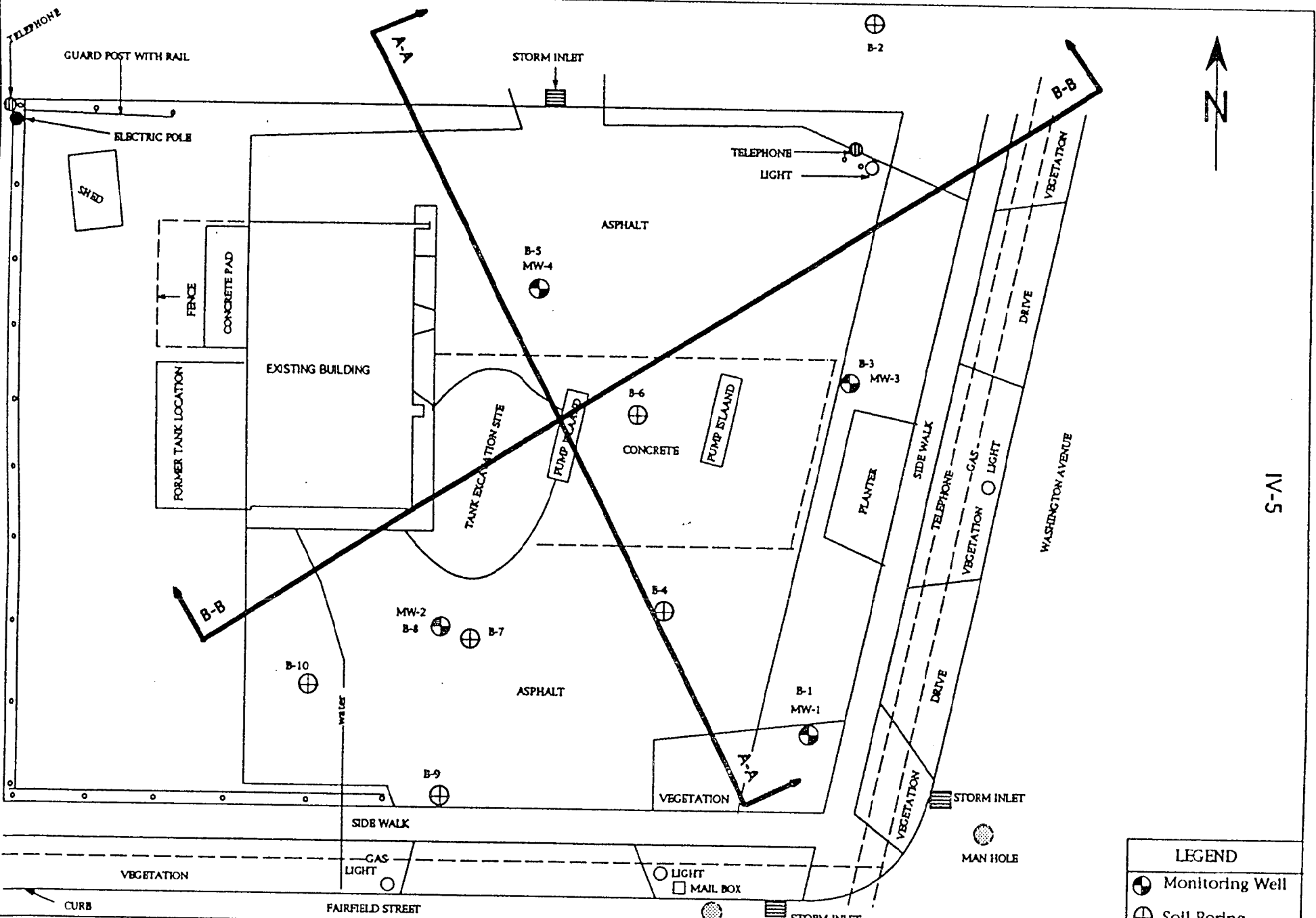


REFERENCE: Hilmer Engineering, Inc.
Site Survey, 10/15/91
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FIGURE 2
GROUNDWATER ELEVATION
CONTOUR MAP
(MAY 15, 2001)

CORKY'S TIRE & AUTO SERVICE
W62 N245 WASHINGTON AVENUE
CEDARBURG, WISCONSIN





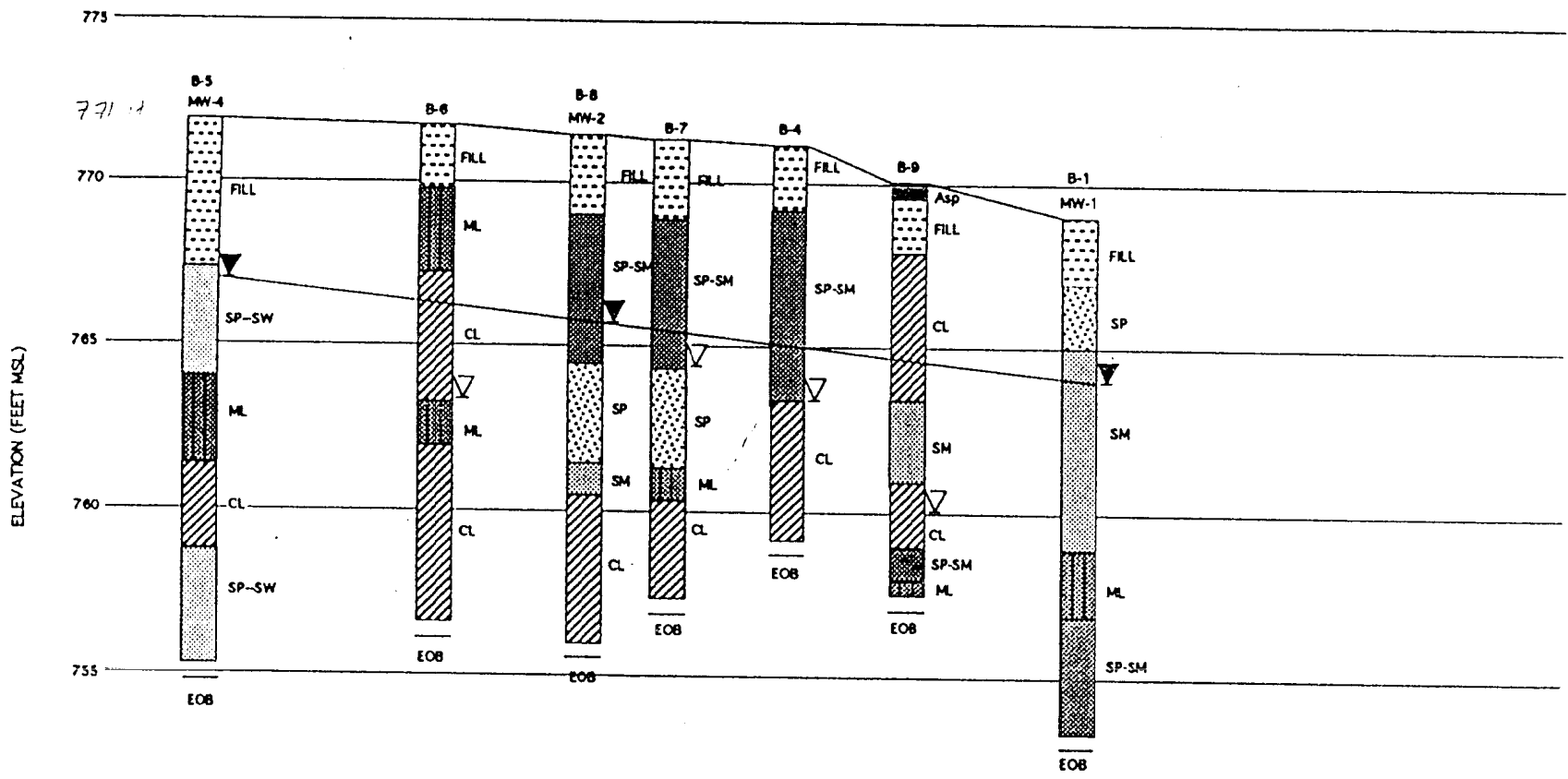
S-11

LEGEND	
	Monitoring Well
	Soil Boring

FIGURE 3. Plan for Geologic Sections				
DATE October 24, 1991	DRAWN BY K. S.	REVISIONS BY	DATE	PROJECT NO.
SCALE 	CHECKED BY K. S.	V. L. S.	10/24/91	2030
		V. L. S.	10/24/91	SHEET NO. ONE

Owner
MR. COLIN VAN SLUYS
 Corky's Union 76
 242 High Forest
 Cedarburg, WI 53012

Engineer
K. SINGH & ASSOCIATES, INC.,
 Engineers & Environmental Management Consultants
 1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171



IV-6

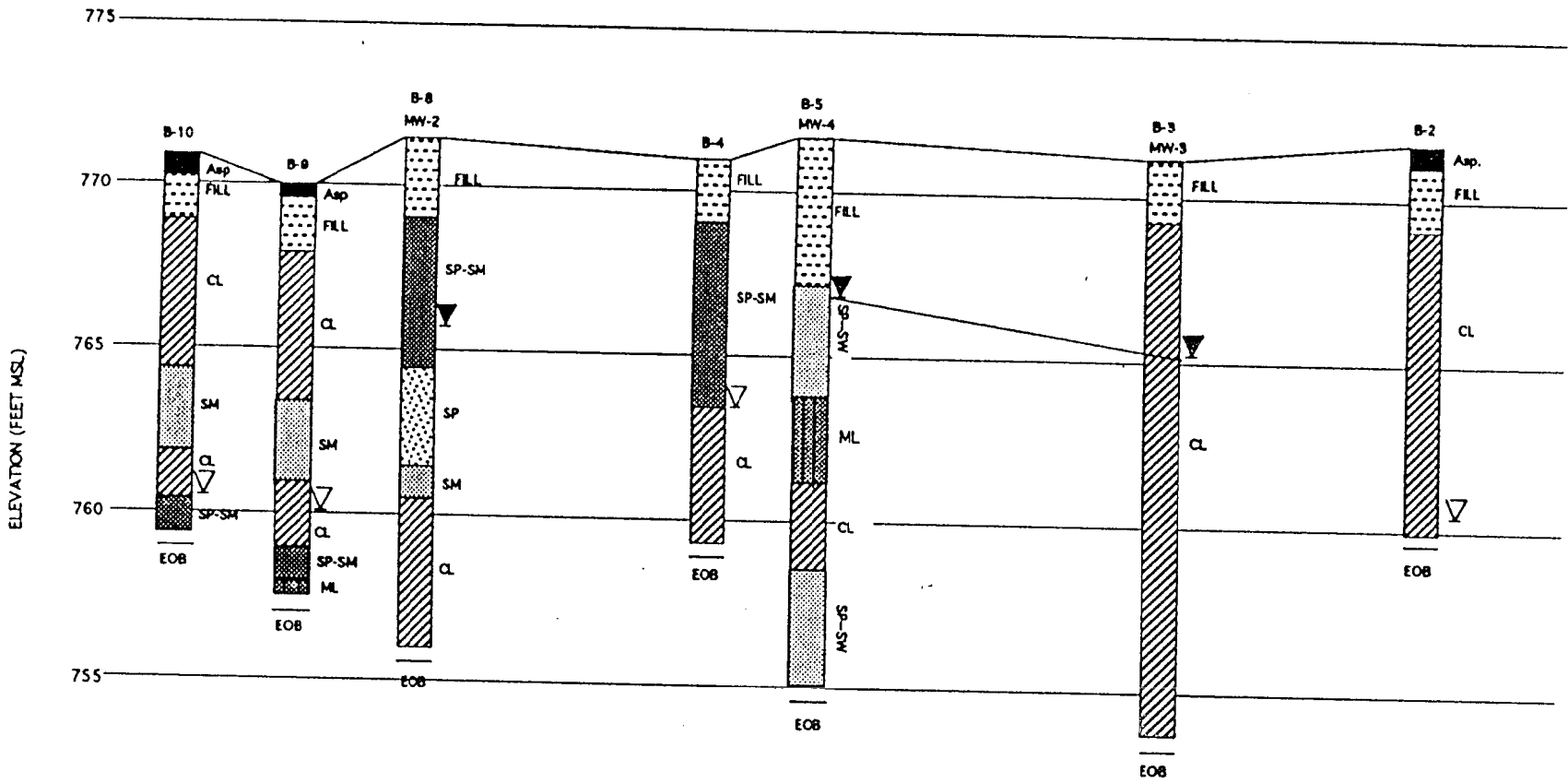
Note: Water level measured on 10/10/91

LEGEND	
CL	= Silty Clay / Sandy Clay
SC	= Clayey Sand
SM	= Silty Sands / Sand-silt Mixtures
SP	= Poorly Graded Sands and Gravelly Sands
SW	= Well Graded Sand
CL-ML	= Clayey Silt
SP-SM	= Poorly Graded Sand
	= Water Level While Drilling
	= Water Level Measured in Monitoring Well
	= Asphalt

OWNER
MR. COLIN VAN SLUYS
 Corky's Union 76
 242 High Forest
 Cedarburg, Wisconsin 53012

ENGINEER
K. SINGH & ASSOCIATES, INC.,
 Engineers & Environmental Management Consultants
 1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171

FIGURE 4. Geologic Section "A-A"				
DATE October 31, 1991	DRAWN BY K. S.	REVISIONS BY	DATE	PROJECT NO.
SCALE 	CHECKED BY V. L. S.	K. S.	31/10/91	2030
		K. S.	31/10/91	SHEET NO. ONE



IV-7

LEGEND	
CL	= Silty Clay / Sandy Clay
SC	= Clayey Sand
SM	= Silty Sands/Sand-silt Mixtures
SP	= Poorly Graded Sands and Gravelly Sands
SW	= Well Graded Sand
CL-ML	= Clayey Silt
SP-SM	= Poorly Graded Sand
∇	= Water Level While Drilling
▽	= Water Level Measured in Monitoring Well
Asp	= Asphalt

Note: Water level measured on 10/10/91

OWNER
MR. COLIN VAN SLUYS
 Corky's Union 76
 242 High Forest
 Cedarburg, Wisconsin 53012

ENGINEER
K. SINGH & ASSOCIATES, INC.,
 Engineers & Environmental Management Consultants
 1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171

FIGURE 5. Geologic Section "B-B"				
DATE	DRAWN BY	REVISIONS BY	DATE	PROJECT NO.
October 31, 1991	K. S.			2030
SCALE	CHECKED BY			SHEET NO.
0' 10' 20'	V. L. S.	K. S.	31/10/91	ONE

TABLE 1

SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

CORKY'S TIRE & AUTO SERVICE
W62 N245 Washington Avenue
Cedarburg, Wisconsin

SAMPLE ID	GRO (µg/l)	Detected Petroleum VOCs (µg/l)					
		BENZENE	TOLUENE	ETHYLBENZENE	XYLENES	TMBs	MTBE
WDNR NR 140 ES	(1)	5	1,000	700	10,000	480	60
WDNR 140 PAL	(1)	0.5	200	140	1,000	96	12
MW-1C							
5/15/01	6,400	1,900	72	440	560	225	110
5/15/01 (2)	4,700	2,000	69	370	470	175	110
MW-2CR							
5/15/01	1,200	100	45	120	100	120	<9.2
MW-3C							
5/15/01	1,100	59	<4.1	75	150	25.9 Q	<4.6
MW-4C							
5/15/01	<100	<0.21	<0.41	<0.22	<0.69	<0.60	<0.46
MW-5C							
5/15/01	<100	19	<0.41	0.35 Q	<0.69	<0.60	78
MW-6C							
5/15/01	1,000	<0.21	<0.41	<0.22	<0.69	<0.60	---
MW-7C							
5/15/01	<100	<0.21	<0.41	<0.22	<0.69	<0.60	<0.46
MW-8C							
5/15/01	160	3.5	0.51 Q	12	6.5	8.7	<0.46
MW-9C							
5/15/01	<100	<0.21	<0.41	<0.22	<0.69	<0.60	<0.46
MW-10C							
5/15/01	<100	<0.21	<0.41	<0.22	<0.69	<0.60	<0.46
FIELD BLANK							
5/15/01	<100	<0.21	<0.41	<0.22	<0.69	<0.60	<0.46
TRIP BLANK							
5/15/01	<100	<0.21	<0.41	<0.22	<0.69	<0.60	<0.46

Notes:

Boxed values exceed NR 140 ES
Bold values exceed NR 140 PAL
(1) No NR 140 ES or PAL are established
(2) Duplicate
< - less than
ES - enforcement standard
GRO - gasoline range organics
i.u. - instrument units

mg/l - milligrams per liter
MTBE - methyl tert-butyl ether
Q - parameter detected between the limit of
detection and limit of quantification
TMB - 1,2,4 and 1,3,5 - trimethylbenzene
µg/l - micrograms per liter
VOC - volatile organic compounds

STATEMENT

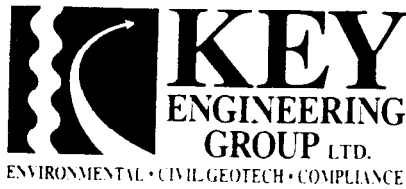
In accordance with NR 726.05(3)(a)(4)(f) of the Wisconsin Administrative Code "A statement signed by the responsible party that certifies that the legal descriptions that are attached to the statement are complete and accurate for all of the properties within or partially within the contaminated site's boundaries that have groundwater contamination that exceeds ch. NR 140 enforcement standards at the time that closure is requested."

Corky's Tire & Auto Service

Colin L. Van Sluys
Signature

Colin L. Van Sluys
Printed Name

1/28/02
Date



W66 N215 Commerce Court
Cedarburg, Wisconsin 53012
(262) 375-4750
(800) 645-7365
Fax (262) 375-9680

May 21, 2002

Ameritech
310 East Wisconsin Avenue, Suite 200
Milwaukee, Wisconsin 53203

Reference: *Notification of Residual Petroleum Contamination
within the City Right-Of-Way
Corky's Tire & Auto Service
W62 N245 Washington Avenue
Cedarburg, Wisconsin 53012
WDNR BRRTS #: 03-46-001656
WDNR FID #: 246065270
PECFA Claim #: 53012-2736-46*

KEY ENGINEERING GROUP, LTD.
File No. 0704004

To Whom it May Concern:

Corky's Tire & Auto Service (Corky's) has completed a site investigation and soil remediation activities associated with a release from former petroleum underground storage tanks utilized on the above referenced property. Corky's is pursuing conditional case closure from the Wisconsin Department of Natural Resources (WDNR). In accordance with the WDNR's March 18, 2002 request (attached), Key Engineering Group, Ltd. (KEY) on behalf of Corky's is providing Ameritech notification of residual petroleum contamination within Washington Avenue's Right-Of-Way (ROW) as it is understood that a buried telephone line is present within the ROW.

The site location is presented on Figure 1 and the site layout and groundwater monitoring well network is provided as Figure 2. A summary of the groundwater (most recent sampling event) and soil analytical data collected within the ROW are presented in Figure 3 and on Figure 4, respectively. The WDNR contact and details of this case are available for open public review at the WDNR office located at:

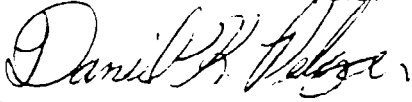
Ms. Nancy D. Ryan, Hydrogeologist
Wisconsin Department of Natural Resources
Southeast Region Headquarters
2300 North Martin Luther King, Jr. Drive
Post Office Box 12436
Milwaukee, Wisconsin 53212-0436
Phone: (414) 263-8364
Fax: (414) 263-8716

Ameritech
May 21, 2002
Page 2

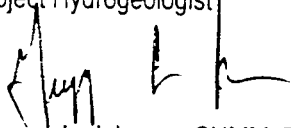
Please contact Mr. Daniel K. Pelczar at KEY at (262) 375-4750 or Ms. Nancy D. Ryan at WDNR at (414) 263-8364 if you have any questions regarding this notification letter.

Sincerely,

KEY ENGINEERING GROUP, LTD.



Daniel K. Pelczar, P.G.
Project Hydrogeologist



Gregory L. Johnson, CHMM, P.H., P.G., P.E.
Senior Scientist/Engineer

DKP/clh

Attachments: Wisconsin Department of Natural Resources, March 19, 2002 Letter
Figure 1 Site Location Map
Figure 2 Site Layout and Groundwater Monitoring Well Network
Figure 3 Summary of Groundwater Sample Analytical Results
Figure 4 Summary of Soil Sample Analytical Results

cc: Mr. Collin Van Sulys, Corky's Tire and Auto Service
Mr. Thomas A. Wiza, City of Cedarburg
Ms. Nancy D. Ryan, Wisconsin Department of Natural Resources



W66 N215 Commerce Court
Cedarburg, Wisconsin 53012
(262) 375-4750
(800) 645-7365
Fax (262) 375-9680

May 21, 2002

Wisconsin Gas Company
626 East Wisconsin Avenue
Milwaukee, Wisconsin 53202

Reference: *Notification of Residual Petroleum Contamination
within the City Right-Of-Way
Corky's Tire & Auto Service
W62 N245 Washington Avenue
Cedarburg, Wisconsin 53012
WDNR BRRTS #: 03-46-001656
WDNR FID #: 246065270
PECFA Claim #: 53012-2736-46*

KEY ENGINEERING GROUP, LTD.
File No. 0704004

To Whom it May Concern:

Corky's Tire & Auto Service (Corky's) has completed a site investigation and soil remediation activities associated with a release from former petroleum underground storage tanks utilized on the above referenced property. Corky's is pursuing conditional case closure from the Wisconsin Department of Natural Resources (WDNR). In accordance with the WDNR's March 18, 2002 request (attached), Key Engineering Group, Ltd. (KEY) on behalf of Corky's is providing the Wisconsin Gas Company notification of residual petroleum contamination within the Washington Avenue and Fairfield Street Right-Of-Ways (ROWS) as it is understood that gas lines are present in the ROWs.

The site location is presented on Figure 1 and the site layout and groundwater monitoring well network is provided as Figure 2. A summary of the groundwater (most recent sampling event) and soil analytical data collected within the ROW are presented in Figure 3 and on Figure 4, respectively. The WDNR contact and details of this case are available for open public review at the WDNR office located at:

Ms. Nancy D. Ryan, Hydrogeologist
Wisconsin Department of Natural Resources
Southeast Region Headquarters
2300 North Martin Luther King, Jr. Drive
Post Office Box 12436
Milwaukee, Wisconsin 53212-0436
Phone: (414) 263-8364
Fax: (414) 263-8716

Wisconsin Gas Company
May 20, 2002
Page 2

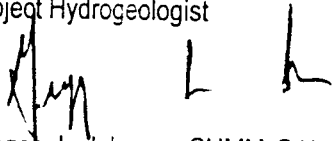
Please contact Mr. Daniel K. Pelczar at KEY at (262) 375-4750 or Ms. Nancy D. Ryan at WDNR at (414) 263-8364 if you have any questions regarding this notification letter.

Sincerely,

KEY ENGINEERING GROUP, LTD.



Daniel K. Pelczar, P.G.
Project Hydrogeologist

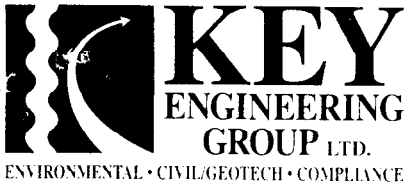


Gregory L. Johnson, CHMM, P.H., P.G., P.E.
Senior Scientist/Engineer

DKP/clh

Attachments: Wisconsin Department of Natural Resources, March 19, 2002 Letter
Figure 1 Site Location Map
Figure 2 Site Layout and Groundwater Monitoring Well Network
Figure 3 Summary of Groundwater Sample Analytical Results
Figure 4 Summary of Soil Sample Analytical Results

cc: Mr. Collin Van Sulys, Corky's Tire and Auto Service
Mr. Thomas A. Wiza, City of Cedarburg
Ms. Nancy D. Ryan, Wisconsin Department of Natural Resources



W66 N215 Commerce Court
Cedarburg, Wisconsin 53012
(262) 375-4750
(800) 645-7365
Fax (262) 375-9680

February 6, 2002

FEB 19 2002

Mr. Thomas A. Wiza, P.E.
Director of Engineering and Public Works
City of Cedarburg
W63 N645 Washington Avenue
Post Office Box 49
Cedarburg, Wisconsin 53012-0049

Reference: *Notification of Residual Petroleum Contamination within the City Right-Of-Way*
Corky's Tire & Auto Service
W62 N245 Washington Avenue
Cedarburg, Wisconsin 53012
WDNR BRRTS #: 03-46-001656
WDNR FID #: 246065270
PECFA Claim #: 53012-2736-46

KEY ENGINEERING GROUP, LTD.
File No. 0704004

Dear Mr. Wiza:

Corky's Tire & Auto Service (Corky's) has completed a site investigation and soil remediation activities associated with a release from former petroleum underground storage tanks utilized on the above referenced property. Corky's is pursuing conditional case closure from the Wisconsin Department of Natural Resources (WDNR). In accordance with Chapter NR 726.05 (2)(b)(4) of the Wisconsin Administrative Code, Key Engineering Group, Ltd. (KEY) on behalf of Corky's is providing the City of Cedarburg notification of residual petroleum contamination within the City of Cedarburg Right-Of-Way (ROW). The site location is presented on Figure 1 and the site layout and groundwater monitoring well network is provided as Figure 2.

A summary of the groundwater (most recent sampling event) and soil analytical data collected within the City of Cedarburg's ROW are presented in Figure 3 and Figure 4, respectively. As part of the WDNR closure process, groundwater monitoring wells MW-1C, MW-3C, MW-9C and MW-10C within Washington Avenue and MW-5C and MW-8C within Fairfield Street will be abandoned in accordance with NR 141 following receipt of WDNR conditional case closure. Well Abandonment documentation will be forwarded to WDNR and the City when completed. Please note that groundwater monitoring well MW-7C was installed as part of the Cedarburg Dry Cleaners site located at W62 N253 Washington Avenue (WDNR, BRRTS #: 02-46-242188); therefore, it will be the responsibility of Cedarburg Dry Cleaners to abandon MW-7C when completed.

The WDNR contact and details of this case are available for open public review at the WDNR office located at:

Mr. John Feeney, Hydrogeologist
Wisconsin Department of Natural Resources
Southeast Region Annex
4041 North Richards Street
Milwaukee, Wisconsin 53212
Phone: (414) 229-0850
Fax: (414) 229-0810

Mr. Thomas A. Wiza
February 6, 2002
Page 2

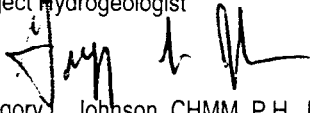
Please contact Mr. Daniel K. Pelczar at KEY at (262) 375-4750 or Mr. John Feeney at WDNR at (414) 229-0850 if you have any questions regarding this notification letter. Thank you for your assistance throughout this project.

Sincerely,

KEY ENGINEERING GROUP, LTD.



Daniel K. Pelczar, CPG, P.G.
Project Hydrogeologist



Gregory L. Johnson, CHMM, P.H., P.G., P.E.
Senior Scientist/Engineer

DKP/clh

Attachments: Figure 1 Site Location Map
 Figure 2 Site Layout and Groundwater Monitoring Well Network
 Figure 3 Summary of Groundwater Sample Analytical Results
 Figure 4 Summary of Soil Sample Analytical Results

cc: Mr. Collin Van Sulys, Corky's Tire and Auto Service
 Mr. John Feeney, Wisconsin Department of Natural Resources

H:\PROJECTS\1997\0704004\LETTERS\020602.dkp.wpd

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 inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or 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 one or more of the restrictions set forth in this covenant is no longer required. Upon the 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, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

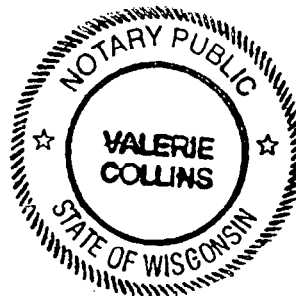
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this _____ day of _____, 2002.

Signature Colin L. Van Sluys
Printed Name: COLIN L. VAN SLUYS

Carol A. Van Sluys
CAROL A. VAN SLUYS

Subscribed and sworn to before me
this 6 day of September, 2002.

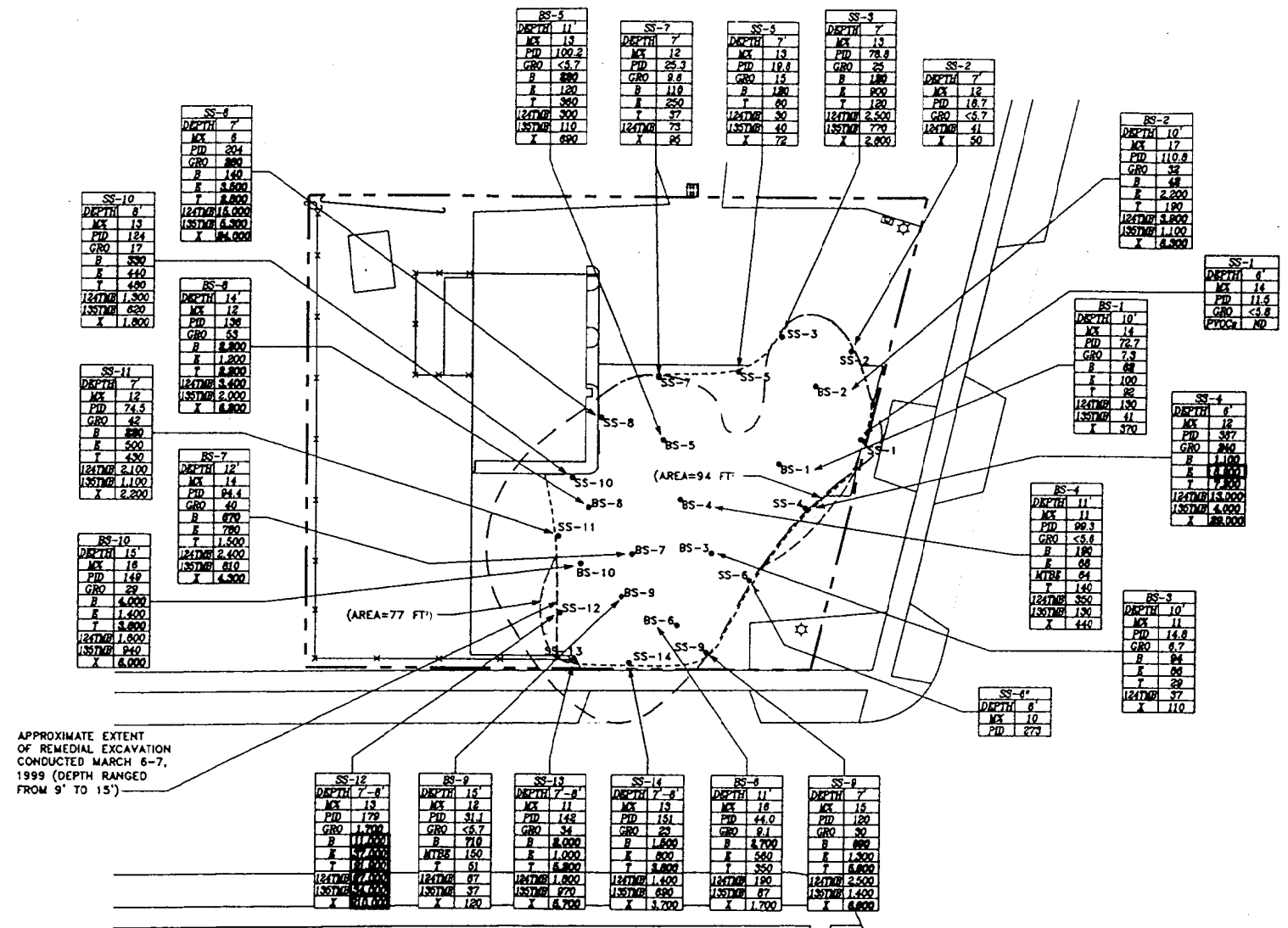
Valerie J. Collins
Notary Public, State of Wisconsin
My commission 7-25-04



This document was drafted by Key Engineering Group, Ltd. on behalf of Colin Van Sluys and Carol A. Van Sluys, his wife, based on information provided by the Wisconsin Department of Natural Resources.

SCHEDULE A

That part of Lot numbered Six (6), in Block numbered Two (2), in Cedarburg Homesteads, a Subdivision of part of the North One-Half (1/2) of the South East One-Quarter (1/4) of Section numbered Thirty-four (34), in Township numbered Ten (10) North, Range numbered Twenty-One (21) East, in the City of Cedarburg, County of Ozaukee and State of Wisconsin, bounded and described as follows: Beginning at a point in the North line of Fairfield Avenue due East 583.15 feet from the concrete monument located at the South West corner of Block 2; thence due North 115.10 feet; thence due East 151.75 feet; thence South 13 degrees 45 minutes West, 118.50 feet along the West line of the Cedarburg Plank Road, now known as S.T.H. 57; thence due West 123.58 feet along the North line of Fairfield Avenue to the place of beginning. The afore-described real estate constitutes the East 123.58 feet of the South line and the East 151.75 feet of the North line of Lot 6, Block 2, in Cedarburg Homesteads, City of Cedarburg.



NOTES

MC: PERCENT MOISTURE
P.I.D.: PHOTOLUMINESCENCE DETECTOR, I.D.
L.U.: INSTRUMENT UNITS
GRD: GASOLINE RANGE ORGANICS mg/kg
VOCs: VOLATILE ORGANIC COMPOUNDS mg/kg
B: BENZENE mg/kg
E: ETHYLENEGLYCOL mg/kg
MTE: METHYL TERT-BUTYL ETHER mg/kg
T: TOLUENE mg/kg
1,2,4-TM: 1,2,4-TRIMETHYLBENZENE mg/kg
1,3,5-TM: 1,3,5-TRIMETHYLBENZENE mg/kg
X: TOTAL XYLENES mg/kg
mg/kg: MILLIGRAMS PER KILOGRAM
μg/kg: MICROGRAMS PER KILOGRAM
<: LESS THAN
ND: NOT DETECTED ABOVE LABORATORY METHOD DETECTION LIMITS
*: SAMPLE WAS MISPLACED BY LABORATORY

- LEGEND**
- CONFIRMATION SOIL SAMPLE LOCATION
 - [80] CONCENTRATION GREATER THAN NR 720 GENERIC RESIDUAL CONTAMINANT LEVELS
 - [] CONCENTRATION GREATER THAN NR 748 TABLE 1 VALUES (INDICATORS OF RESIDUAL PETROLEUM PRODUCT IN SOIL PORES)
 - [] AREAS OF RESIDUAL POST-REMEDIATION SOILS EXCEEDING NR 748 TABLE 1 VALUES
 - APPROXIMATE EXTENT OF PRE-REMEDIATION SOIL IMPACTS ABOVE NR 720 GENERIC RESIDUAL CONTAMINANT LEVELS (GRCLs)
 - APPROXIMATE EXTENT OF REMEDIAL EXCAVATION

0 15 30
SCALE: 1"=30'

DRN. BY: C.S.	DATE: 06/26/02
DSN. BY: D.K.P.	FILE NO.: 0704004
CHK. BY: D.K.P.	DWG. NO.: 7040043c
REV. BY: G.L.J.	SHEET NO.: 3

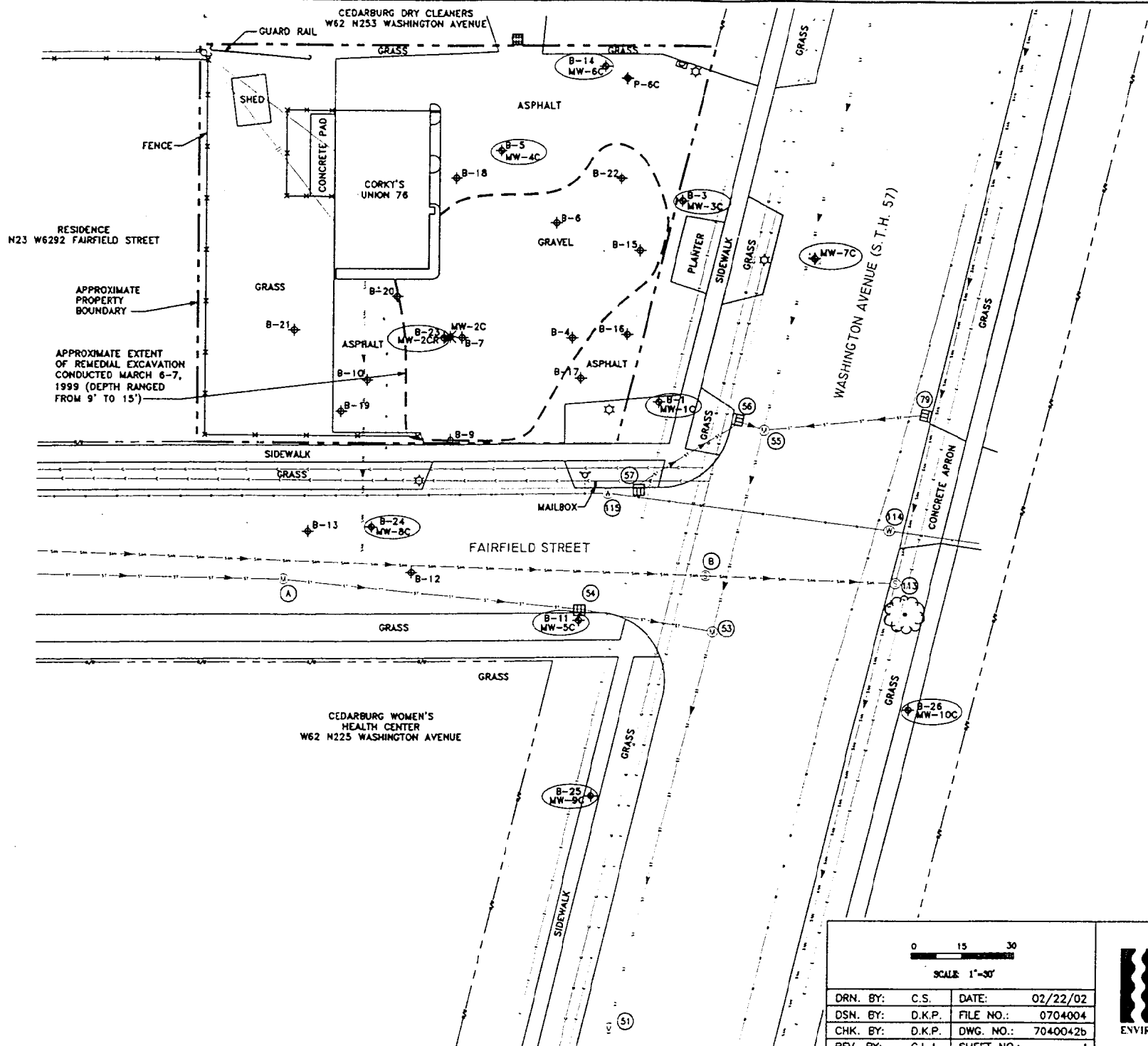


REFERENCE: Hilmer Engineering, Inc.
Sra Survey, 10/15/91
© 2002 Key Engineering Group Ltd.

FIGURE 2
CONFIRMATION SOIL SAMPLE ANALYTICAL RESULTS (POST REMEDIATION)

CORKY'S TIRE & AUTO SERVICE
W62 N245 WASHINGTON AVENUE
CEDARBURG, WISCONSIN





I.D.#	M.S.L. GRATE ELEV.(FT.)	DEPTH (FT.)	M.S.L. INVERT ELEV.(FT.)	REMARKS
51	763.88	6.29	757.59	STORM SEWER MANHOLE
53	766.51	6.27	760.24	STORM SEWER MANHOLE
54	767.14	5.59	761.55	STORM SEWER CATCH BASIN
55	767.75	5.66	762.09	STORM SEWER MANHOLE
56	767.58	4.03	763.55	STORM SEWER CATCH BASIN
57	767.62	3.32	764.30	STORM SEWER CATCH BASIN
79	766.90	3.35	763.55	STORM SEWER CATCH BASIN
113	N/A	12.10	N/A	SANITARY SEWER MANHOLE
114	N/A	N/A	N/A	WATER UTILITY MANHOLE
115	N/A	N/A	N/A	WATER UTILITY MANHOLE
A	N/A	N/A	N/A	STORM SEWER MANHOLE
B	N/A	N/A	N/A	SANITARY SEWER MANHOLE

- LEGEND**
- CATCH BASIN
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - WATER UTILITY MANHOLE
 - SUBSURFACE UTILITY STRUCTURE I.D. NUMBER
 - RIGHT OF WAY BOUNDARY
 - FIRE HYDRANT
 - LIGHT POLE
 - UTILITY POLE
 - OVERHEAD ELECTRIC UTILITY
 - ELECTRIC UTILITY
 - GAS UTILITY
 - TELEPHONE UTILITY
 - WATER UTILITY
 - SANITARY SEWER UTILITY WITH FLOW DIRECTION
 - STORM SEWER UTILITY WITH FLOW DIRECTION
 - MONITORING WELL LOCATION AND GROUNDWATER MONITORING WELL NETWORK
 - MONITORING WELL INSTALLED FOR CEDARBURG VILLAGE INVESTMENT PARTNERSHIP (CVP) CHLORINATED VOLATILE ORGANIC COMPOUND (VOC) INVESTIGATION
 - ABANDONED MONITORING WELL LOCATION
 - SOIL BORING LOCATION
 - M.S.L. MEAN SEA LEVEL

REFERENCE: Hilmer Engineering, Inc.
Site Survey, 10/15/91
© 2001 Key Engineering Group Ltd.

0 15 30
SCALE 1"=30'

DRN. BY:	C.S.	DATE:	02/22/02
DSN. BY:	D.K.P.	FILE NO.:	0704004
CHK. BY:	D.K.P.	DWG. NO.:	7040042b
REV. BY:	G.L.J.	SHEET NO.:	1



FIGURE 3
SITE LAYOUT & GROUNDWATER
MONITORING WELL NETWORK

DEED RESTRICTION
CORKY'S TIRE & AUTO SERVICE
W62 N245 WASHINGTON AVENUE
CEDARBURG, WISCONSIN

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