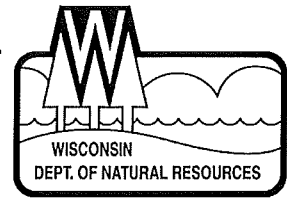


State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Waukesha Service Center
141 NW Barstow St
Waukesha WI 53188

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



June 8, 2018

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

Robert Ventura
Mid-W Enterprises, Inc.
1730 22nd Ave
Kenosha WI 53140

SUBJECT: Final Case Closure with Ch. NR 140 Wis. Adm. Code Preventative Action Level Exemption
Gas and Grab, 1730 22nd Ave, Kenosha WI
DNR BRRTS Activity #: 02-30-576892
FID #: 230214490

Dear Robert Ventura:

The Department of Natural Resources (DNR) considers Gas and Grab closed with a ch. NR 140 Preventative Action Level Exemption. No further investigation or remediation is required at this time. Provide this letter and any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under chs. NR 726 and 727, Wis. Adm. Code. The Southeast Region Wisconsin Department of Natural Resources (DNR) Project Manager reviewed the request for closure on August 11, 2017. The DNR Project Manager reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases. A request for remaining actions needed was issued by the DNR on August 17, 2017, and documentation that the conditions in that letter were met was received on November 10, 2017.

As part of a refinance, Gabriel Environmental Services completed a limited Phase II Environmental Site Assessment consisting of 7 direct push soil borings on the above referenced site. Seven soil samples were submitted for VOCs. In addition, one groundwater sample was collected from an open borehole. The sampling discovered gasoline petroleum contamination in groundwater. A subsequent site investigation reported a ch. NR 140 Wis. Adm Code Preventative Action Level (PAL) exceedance for Methyl tert-butyl ether (MTBE). Soil samples collected below the water table exhibited low level concentrations of MTBE, Naphthalene, and Methylene Chloride but did not require remedial actions.

All site information is also on file at the Southeast Regional DNR office, at 141 NW Barstow St, Waukesha, WI 53188. This letter and information that was submitted with your closure request application, including any maps, can be found as a Portable Document Format (PDF) in BRRTS on the Web.

Other Closure Information

Chapter NR 140, Wis. Adm. Code Exemption

Recent groundwater monitoring data at this site indicates that concentrations of MTBE at monitoring well MW-4 detected contaminant levels that exceed the NR 140 preventive action limit (PAL) but are below the enforcement standard (ES). The DNR may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28 (2) (b), Wis. Adm. Code, if all of the following criteria are met:

June 8, 2018

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application. [Note: at this site the point of standards application is all points where groundwater is monitored.]
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

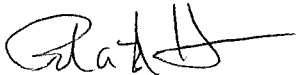
Based on the information you provided, the DNR believes that these criteria have been or will be met. The source of MTBE is found below the water table at low concentrations and is technically and economically infeasible to remediate. Therefore, pursuant to s. NR 140.28, Wis. Adm. Code, an exemption to the PAL is granted for MTBE at MW-4. Please keep this letter, because it serves as your exemption.

In Closing

Please be aware that the case may be reopened pursuant to s. NR 727.13, 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 to the environment,

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Doug Cieslak at 262-574-2182, or at Douglas.Cieslak@Wisconsin.Gov.

Sincerely,



Pamela Mylotta
Southeast Region Team Supervisor
Remediation & Redevelopment Program






Attachments: Figure B.3.b Groundwater Isoconcentration 12/6/2016, date 6/30/2017

c: Greg Konicek, Konicek Environmental Consulting, LLC

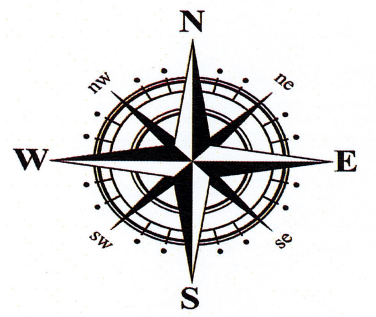


Scale: 1" = 51 feet (scale is approximate)

Legend

-  - groundwater monitoring well location (MW)
-  - soil boring location (B)
-  - approximate property boundary
-  - NR 720 GW Prot. Exceedance
-  - NR 140 PAL Exceedance

***NOTE*:**
 Based on conversations with Gabriel Environmental Services, the B-2 groundwater sample was collected from an open borehole during wet conditions. As such, it is the opinion of Gabriel and KEC that the sample integrity was compromised by surface run-off from the currently active and operating fueling operations.



**Konicek
 Environmental
 Consulting, LLC**

Created by: AL
 Date: 6/30/2017

Figure B.3.b. Groundwater Isoconcentration 12/6/16
BRRTS: 02-30-576892
Gas and Grab
1730 22nd Avenue Kenosha, WI