GIS REGISTRY INFORMATION

SITE NAME:	UNION 76
BRRTS #:	330004576 — **FID # (if appropriate): 230018030**
COMMERCE # (if appropriate):	53143791139
CLOSURE DATE:	01/26/2004
STREET ADDRESS:	12439 S. SHERIDAN ROAD
CITY:	PLEASANT PRAIRIE
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X= 688971 Y= 227211

CONTAMINATED MEDIA: Groundwater [ ] Soil [ ] Both [X]

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: [x] Yes [ ] No

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)	x
RP certified statement that legal descriptions are complete and accurate	x
Copies of off-source notification letters (if applicable)	x
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	x
Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure*	

WISCONSIN
DEPT. OF NATURAL RESOURCES

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region
Sturtevant Service Center
9531 Rayne Road, Suite IV
Sturtevant, Wisconsin 53177
Telephone 262-884-2300
FAX 262-884-2307
TDD 262-884-2304

January 26, 2004

Mr. Jagdisher Singh
KJG Investments
6672 North 53rd St.
Milwaukee, WI 53223

Subject: Request for Closure for Former Union 76 Station, 12439 S. Sheridan Rd., Pleasant Prairie, WI
FID 230018030, BRRTs 03-30-004576 PECFA # 53143-7911-39

Dear Mr. Singh:

The Department received the request for closure for the above noted site on January 8, 2004. At this time it appears that your site has met the requirements for closure under NR 726. The Soil and Groundwater GIS packets will be placed on the registry shortly.

If in the future additional information becomes available indicating that any of the remaining soil or groundwater contamination left in place poses a potential or real threat to human health and/or the environment this site may be reopened and additional investigation and/or remedial action will be required.

The Department appreciates your efforts in providing the necessary information and documenting the action taken to address the release to the environment at this property. Please proceed with abandonment of the monitoring wells and the vapor extraction system if that is still in place. Provide copies of the well and system abandonment forms for our file.

If you have any questions regarding this letter please contact me at 282-884-2341.

Sincerely,

Shanna L Laube, P.G.
Hydrogeologist

Cc: Mukesh Jain, K. Singh& Associates, Inc., 1135 Legion Drive, Elm Grove, WI 53122

Printed by: R0011 From Terminal: PC647S1

PUBAC SCRN02 Version 3.2 KENOSHA COUNTY 11/18/02 11:55:47
Pleasant Prairie Printed Description

Municipality : 174
Parcel Number: 93-4-123-314-0350

Legal Name/Ownership
ROYAL INVESTMENTS LLC

Property Address
12439 SHERIDAN RD

Assessment as of	:	1/01/2002
Assessed Land	:	95,800
Assessed Improvements	:	260,600
Assessment Total	:	356,400

Mail-To Address
ROYAL INVESTMENTS LLC
6621 39TH AVE
KENOSHA, WI 53142-7123

Current as of	:	Last Posting
Heated Square Foot	:	0
Garage Square Foot	:	0
Actual Frontage	:	.00
Effective Frontage	:	.00
Effective Depth	:	.00
Total Acres	:	1.10

Document #: 1175476
Vol: 1687 Page 250

Formatted Legal Description

Lot #	:	
Block #	:	
Subdiv	:	
Town #	:	Township T1N
Range #	:	Range R23E
Section #	:	Section 31
Qtr Sect	:	SE 1/4 Section
Qtr Sect	:	Not Assigned
Cm/Spl	:	
Cm/Spl Date	:	
Cm/Spl P#	:	
Municipality	:	Pleasant Prairie

Tax Year	:	2001
Net Gen Tax	:	7,404.71
Specials	:	.00
Net Total	:	7,404.71
Lottery Credit	:	.00

Metes/Bounds Legal Description
2407-D-A PT SE1/4 SEC 31 T1
R 23 BEG W LN CNW RR 1267.5
FT N'LY OF S LN 1/4 W 1429 FT
TO CT SHERIDN RD AND A POB N'LY
212 FT E 233.15 FT SE'LY 212 FT
W 233.15 FT TO BEG 1.10 AC
V 1687 P 250
DOC 1056278
DOC 1074809
DOC 1074810
DOC #1150894
DOC #1175476

STATE BAR OF WISCONSIN FORM 1 - 1998

Document Number

WARRANTY DEED

DOCUMENT NUMBER
1175476
WARRANTY DEED
RECORDED
at Kenosha County, Kenosha, WI 53140
Louise I Principe, Register of Deeds
on 3/09/2000 at 12:44 PM
8099 $12.00
JOES REDEEDE2

This Deed, made between Kenosha Properties, LLC, Grantor, and Royal Investments LLC, Grantee.
Grantor, for a valuable consideration conveys to Grantee the following described real estate in Kenosha County, State of Wisconsin:

Recording Area
Name and Return Address
Y. BHARDWAJ
6621 39TH Ave
Kenosha WI
53142

93-4-123-314-0350
Parcel Identification Number (PIN)
This is not homestead property.

See attached for legal description

FEE EXEMPT
10

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except **municipal and zoning ordinances and agreements, recorded easements and restrictions if any.**

Dated this 6 day of January, 2000.

Yogi Bhardwaj

AUTHENTICATION

Signature(s)

authenticated this 6 day of January, 2000.

CHOLEY P. EMIN JR

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

THIS INSTRUMENT WAS DRAFTED BY
Yogi Bhardwaj

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

ACKNOWLEDGMENT

STATE OF Wisconsin)
)
COUNTY)
Personally came before me this day of , the above named
to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

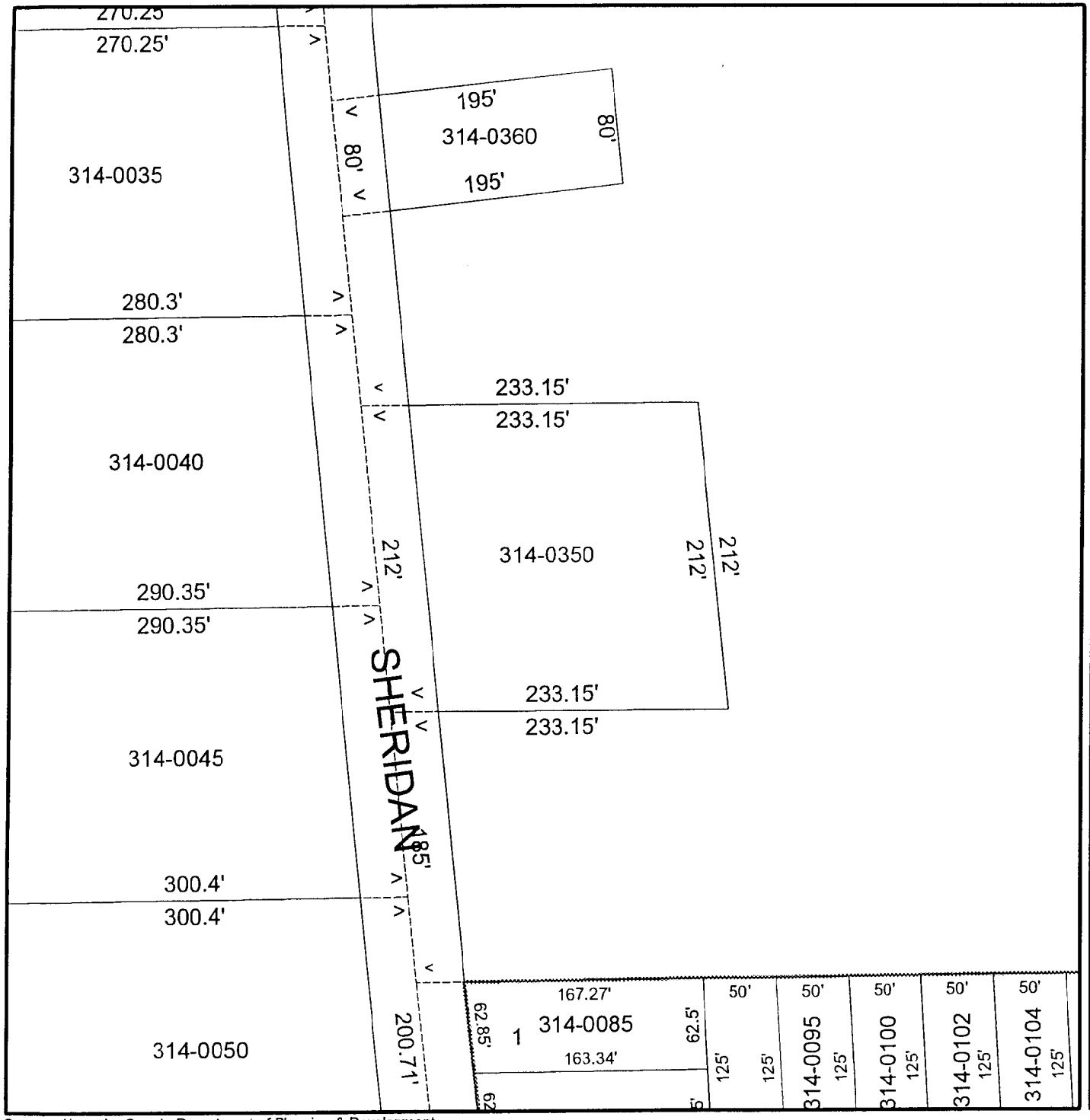
Notary Public, State of
My Commission is permanent. (If not, state expiration date: ,)

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

Part of the Southeast Quarter of Section 31, Township 1 North, Range 23 East of the Fourth Principal Meridian, and being more particularly described as: Beginning at a point that is located by commencing on the North line of said Quarter Section at the center of Sheridan Road (State Trunk Highway 32); thence South 5°53' East along the center of said highway, 439.55 feet; thence South 5 °32' East along the center of said highway, 751.3 feet to the point of beginning of the property to be herein described; and which point is 397 feet North 5°32' West from the North line of the South 1082.1 feet of said Quarter Section; thence East 233.15 feet; thence South 5 °32' East, parallel to the center of said highway, 212 feet; thence West, 233.15 feet to the center of said highway; thence North 5 °32' West along the center of said highway, 212 feet to the point of beginning. Said land being in the Village of Pleasant Prairie, County of Kenosha and State of Wisconsin.

Tax Key No.: 93-4-123-314-0350

For Informational Purposes Only: 12439 Sheridan Road



Source: Kenosha County Department of Planning & Development

Kenosha County

N

1 inch equals 100 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT THE LAND INFORMATION DIVISION OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT.

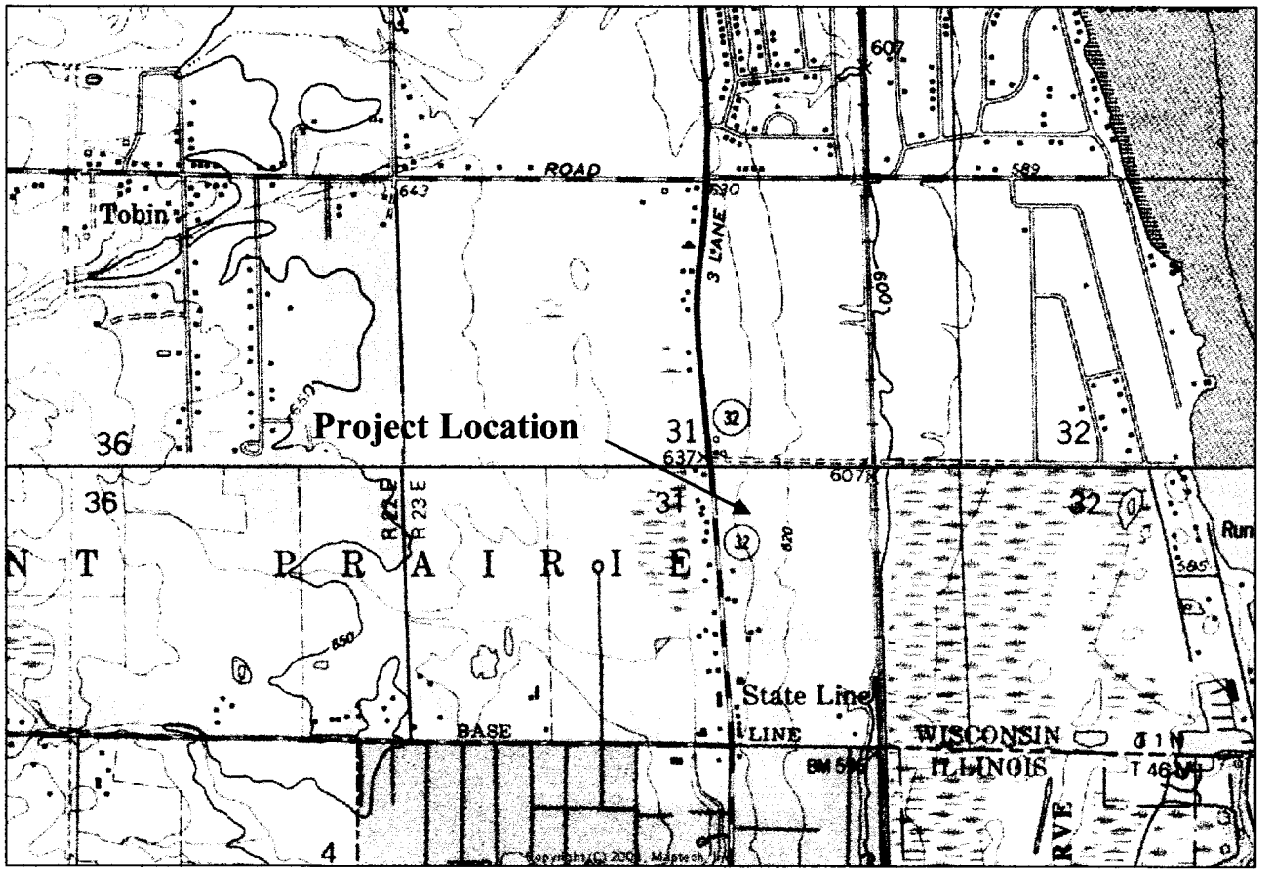
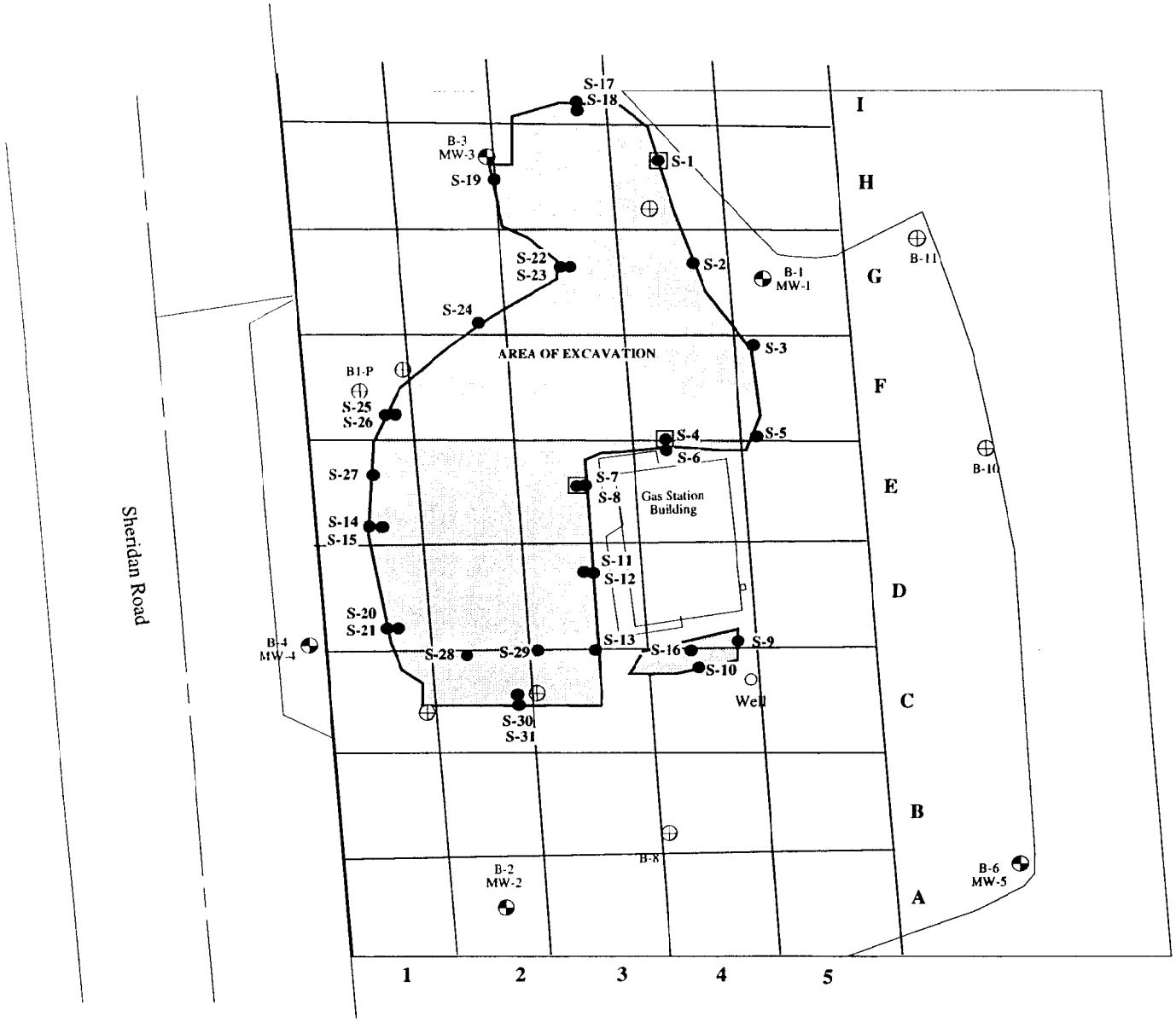


Figure1. Site Location Map



LEGEND

- Soil Boring Location
- Monitoring Well Location
- Sample Location for Analytical Samples
- Contaminant Levels Exceed NR 720 Standards

Owner
K J G Investments Inc.
12439 S. Sheridan Road
Kenosha, WI 53140

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

Figure 6 : Locations of Soil Samples Collected for Analysis

Date	Drawn by	Project no.		Date
January 20, 1994	M.K.J	4063		1-20-94
SCALE	Checked by	Revisions	C.S.S.	8-23-95

0' 20' 40'

K. SINGH & ASSOCIATES, INC.

Table 2
Soil Quality Test Results
KJG Investments (4063)

Date	Sample ID	Location	Depth	PID	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	Isopropylbenzene	P-isopropyltoluene	Naphthalene	n-Propylbenzene	Tetrachloroethene	1,2,3-Trichlorobenzene	Trichloroethene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	GRO	DRO	Lead
				IU	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppm	ppm	ppm
6/14/95	S-1	H-4	13	4.8	**14**	9.9	<5.8	74	<58	41	<5.8	<5.8	<5.8	<5.8	<29	<5.8	<5.8	<23	<5.8	61	30	1.4	<5.7	10
	S-2	G-4	10	BK	<2.2	<5.5	<5.5	<16	<55	<5.5	<5.5	<5.5	<5.5	<5.5	<27	<5.5	<5.5	<22	<5.5	<11	<11	<1.1	<5.4	7.5
	S-3	F-5	10	2.2	<2.1	<5.3	<5.3	<16	<53	6.3	<5.3	<5.3	<5.3	<5.3	<26	<5.3	<5.3	<21	<5.3	<11	<11	<1.1	<5.3	8
	S-4	F-4	16	168	**<580**	**8,500**	**<1,500**	**28,000**	<15,000	73,000	<1,500	<1,500	**4,400**	1,500	36,000	17,000	<1,500	<5,800	<1,500	130,000	47,000	**1,600**	**620**	26
	Field Blank	--	--	--	<.5	<.5	<.5	<.5	<5	--	--	--	--	--	--	--	--	--	--	<1	<1	<1	--	--
	Trip Blank	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<1	--	--
6/16/95	S-5	F-5	7	2.7	<2.2	<5.4	<5.4	<16	<54	<5.4	<5.4	<5.4	<5.4	<5.4	<27	<5.4	<5.4	<22	<5.4	<11	<11	<1.1	<5.4	7.7
	S-6	E-4	6	BK	<2.1	<5.3	<5.3	<16	<53	<5.3	<5.3	<5.3	<5.3	<5.3	<27	<5.3	<5.3	<21	<5.3	<11	<11	<1.1	<5.3	4.7
	S-7	E-3	6	2.1	<2.2	<5.5	<5.5	<16	<55	<5.5	<5.5	<5.5	<5.5	<5.5	<27	<5.5	<5.5	<22	<5.5	<11	<11	<1.1	<5.4	9.5
	S-8	E-3	12.5	68	**810**	97	<22	120	<220	2,400	120	<22	150	170	2,600	430	<22	<88	<22	2,100	240	78	32	8.9
	S-9	C-4E	6	BK	<2.1	<5.3	<5.3	<16	<53	<5.3	<5.3	<5.3	<5.3	<5.3	<27	<5.3	<5.3	<21	<5.3	<11	<11	<1.1	<5.3	5.9
	S-10	C-4S	6	BK	<2.1	<5.3	<5.3	<16	<53	<5.3	<5.3	<5.3	<5.3	<5.3	<27	<5.3	<5.3	<21	<5.3	<11	<11	<1.1	<5.3	7.2
	Field Blank	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<1	--	--
	Trip Blank	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<1	--	--
6/19/95	S-11	D-3	6	BK	<2.2	<5.6	<5.6	<17	<56	<5.6	<5.6	<5.6	<5.6	<5.6	<28	<5.6	<5.6	<22	<5.6	<11	<11	<1.1	<5.6	8.8
	S-12	D-3	13	BK	<2.3	<5.7	<5.7	<17	<57	<5.7	<5.7	<5.7	<5.7	<5.7	<29	<5.7	<5.7	<23	<5.7	<11	<11	2.6	<5.7	10
	Field Blank	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<1	--	--
	Trip Blank	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<1	--	--

K. SINGH & ASSOCIATES, INC.

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Soil Quality Test Results
KJG Investments (4063)

Date	Sample ID	Location	Depth	PID	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	Isopropylbenzene	P-isopropyltoluene	Naphthalene	n-Propylbenzene	Tetrachloroethene	1,2,3-Trichlorobenzene	Trichloroethene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	GRO	DRO	Lead
				IU	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppm	ppm	ppm
6/20/95	S-13	C-3	13	8	<4.6	56	<12	79	<120	490	270	42	<12	100	100	72	<12	<46	<12	<23	44	49	9.3	9.5
	S-14	E-1	6	BK	<2.2	<5.5	<5.5	<17	<55	<5.5	<5.5	<5.5	<5.5	<5.5	<28	<5.5	<5.5	<22	<5.5	<11	<11	<1.1	<5.4	7.9
	S-15	E-1	12.5	9.8	<12	36	<30	<90	<300	360	190	44	<30	54	<150	54	<30	<120	<30	32	33	36	45	9.3
	S-16	C-4	13	BK	<2.4	<6	<6	<18	<60	<6	<6	<6	<6	<6	<30	<6	<6	<6	<24	<12	<12	<1.2	<6	9.6
	Field Blank	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<1	--	--
	Trip Blank	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<1	--	--
6/21/95	S-17	I-3	5	BK	<2	<5	<5	<15	<50	<5	<5	<5	<5	<5	<25	<5	6.8	<20	<5	<10	<10	<1.1	<5.3	5.3
	S-18	I-3	5	BK	<2	<5	<5	<15	<50	<5	<5	<5	<5	<5	<25	<5	<5	<20	<5	<10	<10	<1.2	<6	10
	S-19	H-3	12.5	6.4	<24	<60	<60	<180	<600	<60	<60	<60	<60	<60	<300	<60	650	<240	<60	<120	<120	1.9	<6.2	9.9
	Field Blank	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<1	--	--
	Trip Blank	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<1	--	--
6/22/95	S-20	D-1	6	BK	<2.4	<6.1	<6.1	<18	<61	<6.1	<6.1	<6.1	<6.1	<6.1	<31	<6.1	<6.1	<24	<6.1	<12	<12	<1.2	<6	10
	S-21	D-1	12.5	BK	<2.4	<6	<6	<18	<60	<6	<6	<6	<6	<6	<30	<6	<6	<24	<6	<12	<12	<1.2	<6	10
	Field Blank	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<1	--	--
	Trip Blank	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<1	--	--
6/23/95	S-22	G-3	9	6.2	<2.2	<5.6	<5.6	21	<56	<5.6	<5.6	<5.6	11	<5.6	<28	<5.6	<5.6	<22	18	<11	<11	4.3	<5.6	11
	S-23	G-3	12.5	4.8	<2.3	<5.8	<5.8	14	<58	<5.8	<5.8	<5.8	9.2	<5.8	<29	<5.8	<5.8	<23	<5.8	84	<12	9.3	<5.8	9.9
	S-24	G-2	12.5	6	<2.3	<5.8	<5.8	<17	<58	<5.8	<5.8	<5.8	<5.8	<5.8	<29	8	<5.8	<23	<5.8	31	<12	1.8	<5.7	12
	S-25	F-1	3	BK	<2.2	<5.5	<5.5	<16	<55	<5.5	<5.5	<5.5	<5.5	<5.5	<27	<5.5	<5.5	<22	<5.5	<11	<11	<1.1	<5.4	7.5

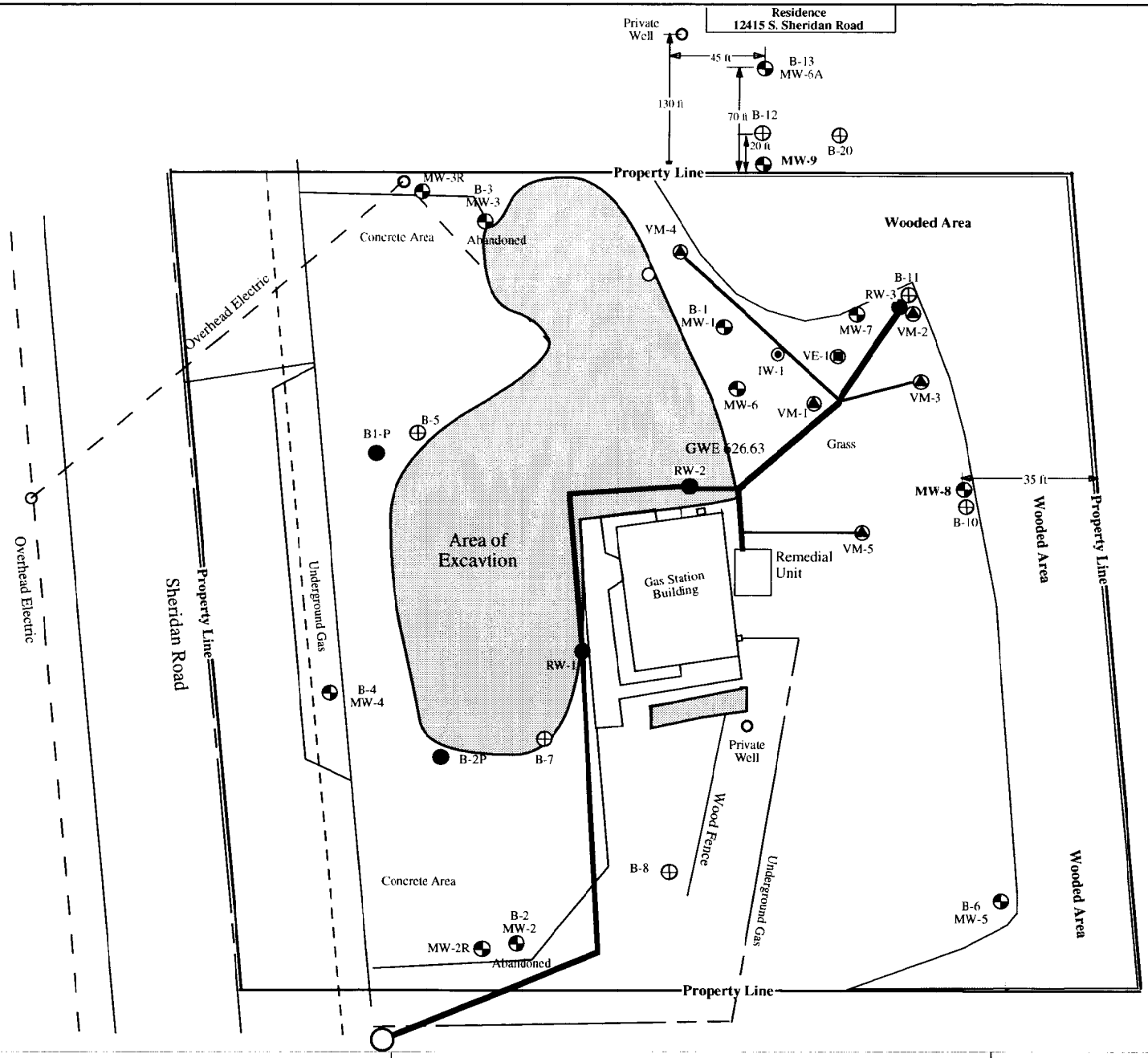
Table 2
Soil Quality Test Results
KJG Investments (4063)

Date	Sample ID	Location	Depth	PID	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	Isopropylbenzene	P-isopropyltoluene	Naphthalene	n-Propylbenzene	Tetrachloroethene	1,2,3-Trichlorobenzene	Trichloroethene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	GRO	DRO	Lead
				IU	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppm	ppm	ppm
	S-26	E-1	12.5	4.2	<2.4	11	<5.9	<18	<59	<5.9	<5.9	<5.9	<5.9	<5.9	<30	<5.9	<5.9	<24	<5.9	<12	<12	4.2	<5.9	12
	S-27	E-1	12.5	BK	<2.4	<6	<6	<18	<60	<6	<6	<6	<6	<6	<30	<6	<6	33	<6	<12	<12	1.6	<6	10
	Field Blank	--	--	--	<.5	<.5	<.5	<.5	<5	--	--	--	--	--	--	--	--	--	--	<1	<1	<1	--	--
	Trip Blank	--	--	--	<.5	<.5	<.5	<.5	<5	--	--	--	--	--	--	--	--	--	--	<1	<1	<1	--	--
6/26/95	S-28	C-2	12	BK	<2.2	<5.5	12	<17	<55	<5.5	<5.5	<5.5	<5.5	<5.5	<28	<5.5	<5.5	<22	<5.5	<11	<11	<1.1	<5.5	8.7
	S-29	C-3	12	BK	<2.2	<5.4	<5.4	<16	<54	7.3	15	<5.4	<5.4	<5.4	<27	<5.4	<5.4	<22	<5.4	<11	<11	<1.1	<5.4	5.8
	S-30	C-2(2)	3	BK	<2.2	<5.5	<5.5	<16	<55	<5.5	<5.5	<5.5	<5.5	<5.5	<27	<5.5	<5.5	<22	<5.5	<11	<11	<1.1	<5.4	8.4
	S-31	C-2(2)	12	6	<2.2	<5.6	<5.6	19	<56	48	19	<5.6	11	<5.6	89	<5.6	<5.6	<22	<5.6	<11	<11	<1.1	<5.6	7.7
	Field Blank	--	--	--	<.5	<.5	<.5	<.5	<5	--	--	--	--	--	--	--	--	--	--	<1	<1	<1	--	--
	Trip Blank	--	--	--	<.5	<.5	<.5	<.5	<5	--	--	--	--	--	--	--	--	--	--	<1	<1	<1	--	--
		Regulatory Level			5.5	2,900	1,500	4,100	-	-	-	-	4,100	-	-	-	-	-	-	-	-	100	100	

NS: Not Sampled

BDL: Below Detection Limit

Boldfaced Values Exceed Regulatory Levels



LEGEND

- Soil Boring Location
- Monitoring Well Location
- Previous Soil Boring Location
- Extraction Well
- Vapor Monitoring Well
- Injection Well

Owner
K J G Investments Inc.
12439 S. Sheridan Road
Kenosha, WI 53140

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

Figure 1. Property Boundary Line and Private Wells Location Map

Date	Drawn by	Project no.	Date
September 20, 1995	M.K.J	4063	
Scale	Checked by		
0' 20' 40'			

Table 1
Groundwater Water Quality Test Results
Union 76 Gas Station, 12439 South Sheridan Road, Kenosha, WI (Project #4063)

Well	Date	Benzene	Ethyl benzene	Toluene	Total-TMB	Xylenes	Naphthalene	MTBE	GRO	Tetrachloroethene	Trichloroethene	Vinyl Chloride
		ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppm	ppb	ppb	ppb
MW-1	12/20/1994	**8.6**	*510*	*290*	**820**	*2,300*	**200**	<5.0	6.5	<5.0	<5.0	<15
	6/28/1995	<0.26	17.7	2.25	52.7	22.6	7.6	<0.22	0.078	<0.56	<0.18	<0.54
	1/11/1996	<0.5	2.5	<1	<4	<3	NT	<1	0.078	NT	NT	NT
	4/10/1997	<0.50	<0.50	<0.50	<2	<0.50	NT	<0.20	0.058	NT	NT	NT
	4/27/1998	<0.50	64	1.5	33.2	210	NT	4.2	0.51	NT	NT	NT
	12/29/1998	<0.5	<0.5	<0.5	<4.8	1	NT	<0.2	0.076	NT	NT	NT
	5/26/1999	**7.9**	89	0.98	204	310	NT	1.4	1.1	NT	NT	NT
	9/14/1999	<0.13	0.44	<0.20	<0.51	<0.23	NT	<0.16	NT	NT	NT	NT
	10/20/2003	<0.5	<0.5	<0.5	<2.0	<0.5	<2	<0.5	NT	<0.5	<0.5	<0.17
MW-2	12/20/1994	<1	<1	<1	<2	<3	<1	<1	<0.05	<1	<1	<3
	6/12/1995	Damaged during soil remediation										
MW-2R	1/11/1996	<0.5	<1	<1	<4	<3	NT	<1	<0.05	NT	NT	NT
	4/10/1997	Unable to locate well, buried under fill										
	7/9/1997	<0.5	<0.5	<0.5	<2	<0.5	NT	<0.20	NT	NT	NT	NT
	10/1/1998	<0.5	0.69	<0.5	<2.9	2.3	NT	<0.20	0.062	NT	NT	NT
	10/20/2003	<0.5	<0.5	<0.5	<2.0	<0.5	<2	<0.5	NT	<0.5	<0.5	<0.17
MW-3	12/20/1994	<1	1.2	3.3	<2.9	<3	<1	<1	0.14	**7.5**	**12**	<3
	6/12/1995	Damaged during soil remediation										
MW-3R	12/13/1995	Replacement well installed										
	1/11/1996	<0.5	<1	<1	<2	<3	NT	<1	<0.05	NT	NT	NT
	4/10/1997	<0.50	<0.50	<0.50	<2	<0.50	NT	<0.20	<0.05	NT	NT	NT
	4/27/1998	<0.50	<0.50	<0.50	<2	<0.50	NT	<0.20	<0.05	NT	NT	NT
	12/29/1998	<0.5	<0.5	<0.5	<1.1	<0.5	NT	<0.2	<0.05	NT	NT	NT
	5/26/1999	<0.5	<0.5	<0.5	<2.8	0.85	NT	<0.2	<0.05	NT	NT	NT
	10/20/2003	<0.5	<0.5	<0.5	<2.0	<0.5	<2	<0.5	NT	*1.36*	<0.5	<0.17
MW-4	12/20/1994	<1	<1	<1	<2	<3	<1	<1	<0.05	<1	<1	<3
	1/11/1996	<0.5	<1	<1	<2	<3	NT	<1	<0.05	NT	NT	NT
	4/10/1997	<0.50	<0.50	<0.50	<2	<0.50	NT	<0.20	<0.05	NT	NT	NT
	10/1/1998	<0.50	<0.50	<0.50	<2	<0.50	NT	<0.20	<0.05	NT	NT	NT
	10/20/2003	Well was noted dry										
MW-5	12/20/1994	<1	<1	<1	<2	<3	<1	<1	<0.05	<1	<1	<3
	1/11/1996	<0.5	<1	<1	<2	<3	NT	<1	<0.05	NT	NT	NT
	4/10/1997	<0.50	<0.50	<0.50	<2	<0.50	NT	<0.20	<0.05	NT	NT	NT
	12/29/1998	<0.50	<0.50	<0.50	<2	<0.50	NT	0.77	<0.05	NT	NT	NT
	5/26/1999	<0.50	<0.50	<0.50	<2	<0.50	NT	<0.2	<0.05	NT	NT	NT
	10/20/2003	<0.5	<0.5	<0.5	<2.0	<0.5	<2	<0.5	NT	<0.5	<0.5	<0.17
MW-6	6/28/1995	**390**	**2,500**	**1,200**	**3,500**	**10,700**	**740**	**1,800**	29	<45	<14.4	<43
	1/11/1996	<10	130	<20	**560**	620	NT	<20	4	NT	NT	NT
	7/9/1997	<25	**770**	61	**6,100**	*2,400*	NT	**110**	NT	NT	NT	NT
	10/8/1997	<25	**990**	<25	**3,020**	*3,000*	NT	**68**	24	NT	NT	NT
	1/5/1998	<25	*690*	130	**3,450**	*3,500*	NT	<10	15	NT	NT	NT
	4/27/1998	<25	*340*	<25	**970**	*1,100*	NT	<10	6.4	NT	NT	NT
	10/1/1998	**61**	*540*	<0.5	**2,870**	*1,400*	NT	**220**	12	NT	NT	NT
	12/29/1998	**24**	*210*	35	**2,250**	*1,700*	NT	9.4	8.8	NT	NT	NT
	5/26/1999	<5.0	*340*	7.4	**2,420**	*1,300*	NT	*30*	7	NT	NT	NT
	9/14/1999	**6.7**	*240*	<8.0	**2,550**	750	NT	<12	NT	NT	NT	NT
	5/29/2002	0.79	60.1	1.74	**2,055**	163	NT	5.31	NT	NT	NT	NT
	8/28/2002	0.85	66	2.14	**2,469**	101	NT	7.57	NT	NT	NT	NT
	10/20/2003	**16.5**	*166*	<5.0	**518.2**	234	**40.8**	<5.0	NT	<5	<5	<1.7

Table 1
Groundwater Water Quality Test Results
Union 76 Gas Station, 12439 South Sheridan Road, Kenosha, WI (Project #4063)

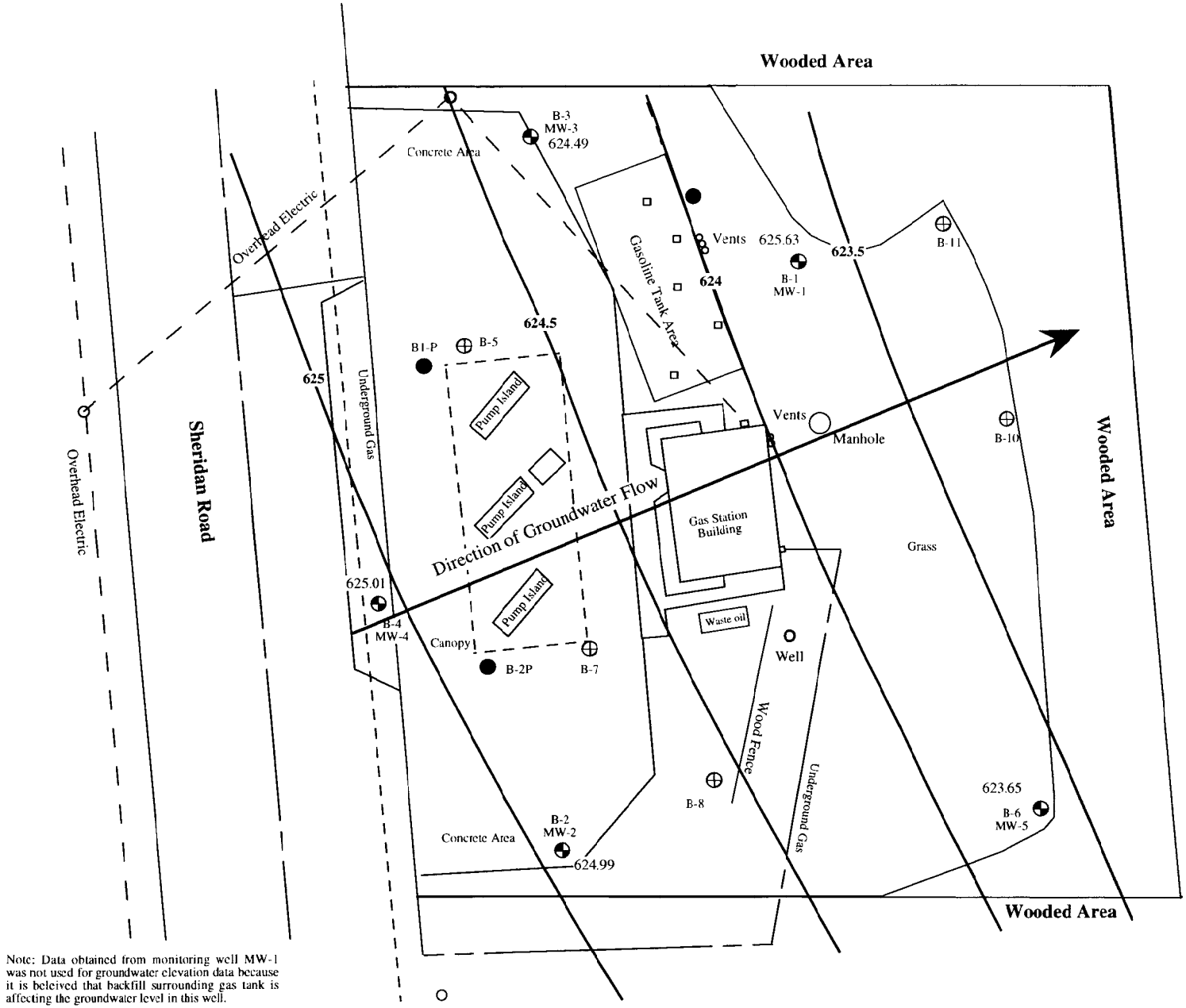
Well	Date	Benzene	Ethyl benzene	Toluene	Total-TMB	Xylenes	Naphthalene	MTBE	GRO	Tetrachloroethene	Trichloroethene	Vinyl Chloride
		ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppm	ppb	ppb	ppb
MW-6A	5/5/1995	<1	<1	<1	<2	<3	NT	<1	<.05	NT	NT	NT
	1/11/1996	<.5	<1	<1	<2	<3	NT	<1	<.05	NT	NT	NT
	4/10/1997	<0.50	<0.50	<0.50	<2	<0.50	NT	<0.20	<.05	NT	NT	NT
	10/1/1998	<0.5	1.6	<0.5	9.9	3.7	NT	0.86	0.074	NT	NT	NT
	10/20/2003	Well was noted dry										
MW-7	6/28/1995	**121**	**2,200**	**3,000**	**2,420**	*7,100*	**390**	**1,100**	27	<45	<14.4	<43
	1/11/1996	**99**	**1,600**	150	**2,800**	*3,900*	NT	<100	21	NT	NT	NT
	4/10/1997	**21**	**1,200**	170	**2,160**	*1,700*	NT	**110**	NT	NT	NT	NT
	7/9/1997	**36**	**1,200**	<25	**2,610**	*1,900*	NT	**240**	NT	NT	NT	NT
	10/8/1997	<0.50	**2,300**	*290*	**1,890**	*8,200*	NT	**100**	22	NT	NT	NT
	1/5/1998	**15**	**890**	69	**1,570**	*1,700*	NT	<2	8.4	NT	NT	NT
	4/27/1998	<25	**720**	35	**1,840**	*1,100*	NT	<10	11	NT	NT	NT
	10/1/1998	**74**	**1,000**	<0.5	**1,060**	*2,100*	NT	**240**	8.1	NT	NT	NT
	12/29/1998	**21**	*350*	4.7	*415*	430	NT	*23*	3.4	NT	NT	NT
	5/26/1999	**140**	*640*	11	**1,200**	760	NT	*34*	6.5	NT	NT	NT
	9/14/1999	**9.0**	*500*	8.7	*402*	690	NT	<7.1	NT	NT	NT	NT
	5/29/2002	**9.74**	*649*	21.8	*385*	*1,090*	NT	*18.9*	NT	NT	NT	NT
	8/28/2002	*1.7*	*490*	9.17	*388*	866	NT	4.92	NT	NT	NT	NT
	10/20/2003	<0.5	*242*	<5.0	*152.4*	92.3	*20*	<5.0	NT	<5	<5	<1.7
RW-1	4/10/1997	<0.50	<0.50	<0.50	<2	<0.50	NT	<0.20	<0.05	NT	NT	NT
RW-2	4/10/1997	<0.50	<0.50	<0.50	<2	2.2	NT	<0.20	<0.05	NT	NT	NT
RW-3	4/10/1997	<0.50	<0.50	<0.50	<2	<0.50	NT	<0.20	<0.05	NT	NT	NT
	7/9/1997	**7.2**	84	2.3	<2	63	NT	50	NT	NT	NT	NT
	10/8/1997	<10	**880**	130	**950**	*2,000*	NT	56	20	NT	NT	NT
	1/5/1998	<0.5	6.6	<0.5	33.6	10	NT	<0.20	0.23	NT	NT	NT
	4/27/1998	<0.5	550	31	**980**	*1,000*	NT	70	7	NT	NT	NT
	10/1/1998	<0.5	3.4	<0.5	<6.5	3.9	NT	1.5	0.052	NT	NT	NT
	12/29/1998	<0.5	1.8	<0.5	<4.3	1.9	NT	<0.2	0.052	NT	NT	NT
	5/26/1999	<0.5	6.4	<0.5	9.5	8.5	NT	2.2	0.062	NT	NT	NT
	10/20/2003	<0.5	<0.5	<0.5	<2.0	<0.5	<2	<0.5	NT	<0.5	<0.5	<0.17
MW-8	3/29/2001	**10.6**	**827**	28.9	**1,195**	57.5	**199**	*21.7*	NT	<5	<5	<1.7
	5/29/2002	*3.9*	**1,000**	15.2	**2,164**	*3,130*	NT	*17.9*	NT	NT	NT	NT
	8/28/2002	*0.772*	**1,470**	15.6	**2,354**	*5,590*	NT	6.26	NT	NT	NT	NT
	11/25/2002	*0.558*	**943**	14.4	**2,081**	*4,260*	NT	*34.2*	NT	NT	NT	NT
	10/20/2003	**14.6**	**868**	10.3	**1,805**	*3,780*	**242**	<5.0	NT	<5	<5	<1.7
MW-9	3/29/2001	*4.19*	3.14	0.62	23.7	17.3	<2	<0.5	NT	<0.5	<0.5	<0.17
	5/29/2002	<0.5	2.61	<0.5	20.7	1.96	NT	0.61	NT	NT	NT	NT
	8/28/2002	<0.5	4.70	<0.5	50.96	1.93	NT	2.17	NT	NT	NT	NT
	11/25/2002	<0.5	6.04	0.608	80.0	11.6	NT	<0.2	NT	NT	NT	NT
	10/20/2003	*2.49*	1.07	<0.5	<6.93	*<0.5*	<2	<0.5	NT	<0.5	<0.5	<0.17
Private Well On-Site	12/20/1994	<1.0	<1.0	<1.0	<2.0	<3.0	<1	<1.0	<0.05	<1	<1	<3
	3/29/2001	<0.5	<0.5	<0.5	<2.0	<0.5	<2	<0.5	NT	<0.5	<0.5	<0.17
	8/28/2002	<0.5	<0.5	<0.5	<2.0	<0.5	NT	<0.5	NT	NT	NT	NT
	10/20/2003	Could not be accessed as the facility was closed										
Private Well off-site North	10/20/2003	<0.5	<0.5	<0.5	<2.0	<0.5	<2	<0.5	NT	<0.5	<0.5	<0.17
PAL		0.5	140	200	96	1,000	8	12	N/A	0.5	0.5	0.02
ES		5	700	1,000	480	10,000	40	60	N/A	5	5	0.2

KSA K. SINGH & ASSOCIATES, INC.
Engineers, Scientists and Environmental Management Consultants

Table 2
Summary of Groundwater Elevation
Union 76 Gas Station, 12439 South Sheridan Road, Kenosha, WI

Date	MW-1	MW-2	MW-2R*	MW-3	MW-3R	MW-4	MW-5	MW-6*	MW-6A*	MW-7*	RW-1*	RW-2*	RW-3*	MW-8	MW-9
Surface	635.41	637.93		637.94		637.93	633.15								
Top of PVC	637.49	637.59	637.59	637.55	637.55	639.75	635.11	637.49	637.49	637.49	639.75	637.49	637.49	635.28	639.46
Date															
12/20/1994	635.63	624.99	NI	624.49	NI	625.01	623.65	NI	NI	NI	NI	NI	NI	NI	NI
10/9/1995	623.9	---	NI	---	NI	623.13	621.95	---	621.9	625.88	NI	NI	NI	NI	NI
4/10/1997	625.56	---	NM	---	625.98	626.03	624.72	NM	624.51	628.61	628.33	625.49	632.08	NI	NI
7/9/1997	624.82	---	626.03	---	NM	629.25	NM	628.12	NM	628.73	NM	NM	629.99	NI	NI
10/8/1997	622.31	---	623.00	---	623.22	623.19	621.94	624.74	621.91	625.57	625.19	621.89	625.04	NI	NI
1/5/1998	624.08	---	624.01	---	624.26	624.21	622.98	626.25	623.02	627.17	626.45	627.8	627.74	NI	NI
4/27/1998	626.61	---	627.67	---	627.82	627.88	626.23	629.32	NM	627.17	628.38	628.57	629.86	NI	NI
10/1/1998	621.62	---	622.46	---	622.73	623.17	618.53	624.81	621.59	625.72	NM	NM	628.06	NI	NI
12/29/1998	624.26	---	623.82	---	624.05	624.03	623.02	626.59	622.86	627.01	626.28	623.74	629.55	NI	NI
5/26/1999	626.48	---	627.38	---	627.34	627.6	625.9	628.76	625.86	629.83	629.48	626.63	632.58	NI	NI
9/14/1999	621.80	---	622.60	---	622.58	623.19	621.82	624.90	621.71	625.81	NM	NM	NM	NI	NI
3/29/2001	625.78	---	NM	---	626.28	626.35	625.11	628.54	NM	628.97	NM	NM	NM	625.15	625.49
5/29/2002	625.34	---	NM	---	NM	625.85	624.58	627.70	NM	628.51	NM	NM	NM	624.52	625.04
8/28/2002	622.67	---	622.71	---	NM	Dry	622.0	625.01	621.81	625.94	NM	NM	NM	622.07	622.42
11/25/2002	622.68	---	NM	---	NM	623.16	621.97	624.98	621.71	625.91	NM	NM	NM	622.1	622.33
10/20/2003	621.97	---	621.67	---	621.97	623.18	621.07	624.54	620.89	625.51	NM	NM	NM	621.22	621.51

Note: MW-2 and MW-3 were removed during excavation in June 1995. MW-2R and MW-3R installed 12/13/95.
Recovery wells RW-1, RW-2, and RW-3 installed 9/ 12, 14, and 15/95
NM denotes not measured * - Top of PVC elevations are estimated



Note: Data obtained from monitoring well MW-1 was not used for groundwater elevation data because it is beleived that backfill surrounding gas tank is affecting the groundwater level in this well.

LEGEND

- Soil Boring Location
- Monitoring Well Location
- Previous Soil Boring Location

Owner
K J G Investments Inc.
12439 S. Sheridan Road
Kenosha, WI 53140

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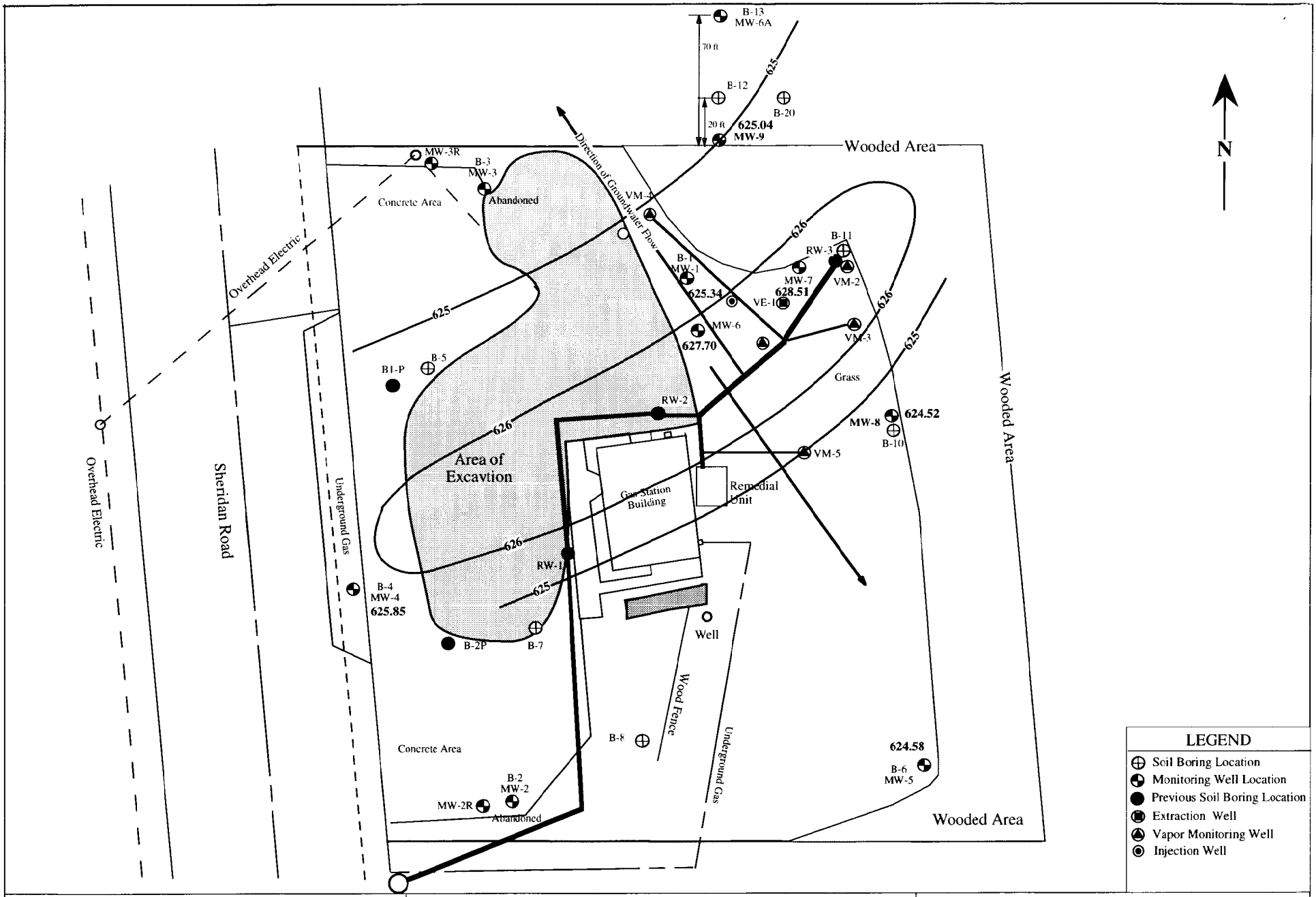
Engineers & Environmental Management Consultants
1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171

Figure 1: Groundwater Elevation Contour Map (12/20/94)

Date	Drawn by	Project no.	Date
January 10, 1994	M.K.J	4063	
SCALE 0' 20' 40'	Checked by P. N. S.		



Owner
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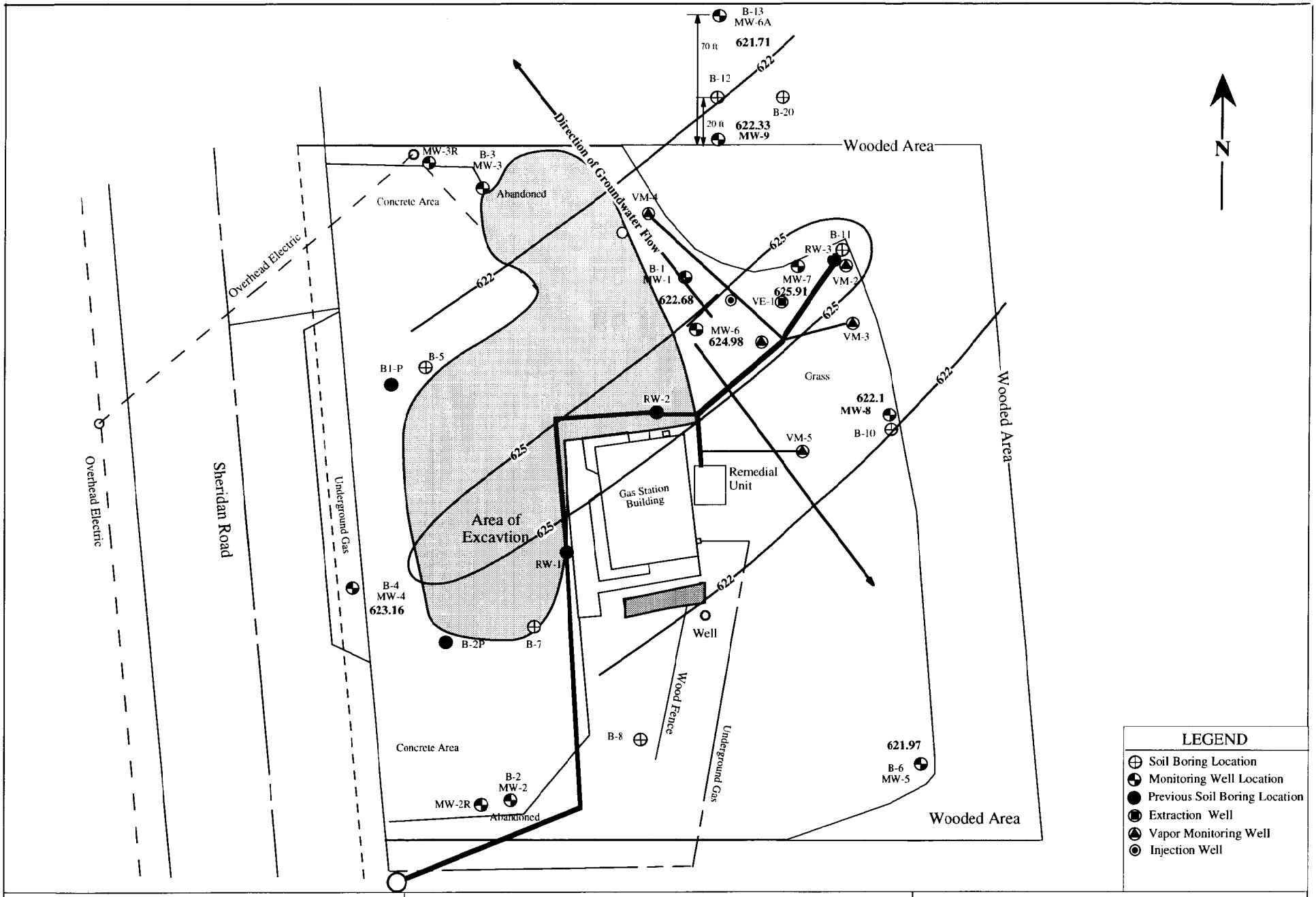
Figure 2. Groundwater Elevation Contour Map (5/29/02)

Date	Drawn by	Project no.	Date
September 20, 1995	M.K.J	4063	
Scale 0' 20' 40'	Checked by		



Owner
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Engineer
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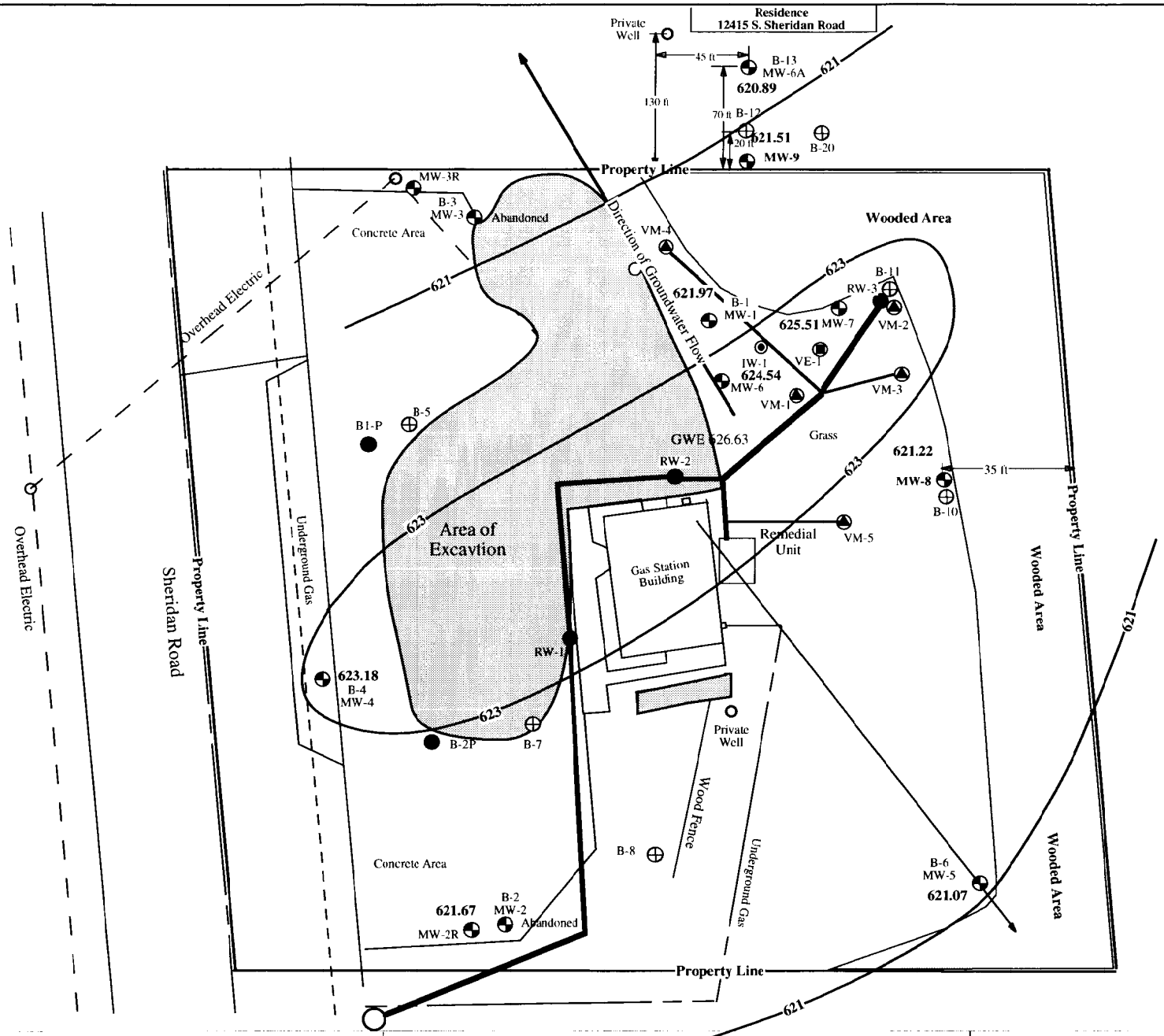
1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171

Figure 3. Groundwater Elevation Contour Map (11/25/02)

Date	Drawn by	Project no.	Date
September 20, 1995	M.K.J	4063	
Scale	Checked by		
0' 20' 40'			



Owner
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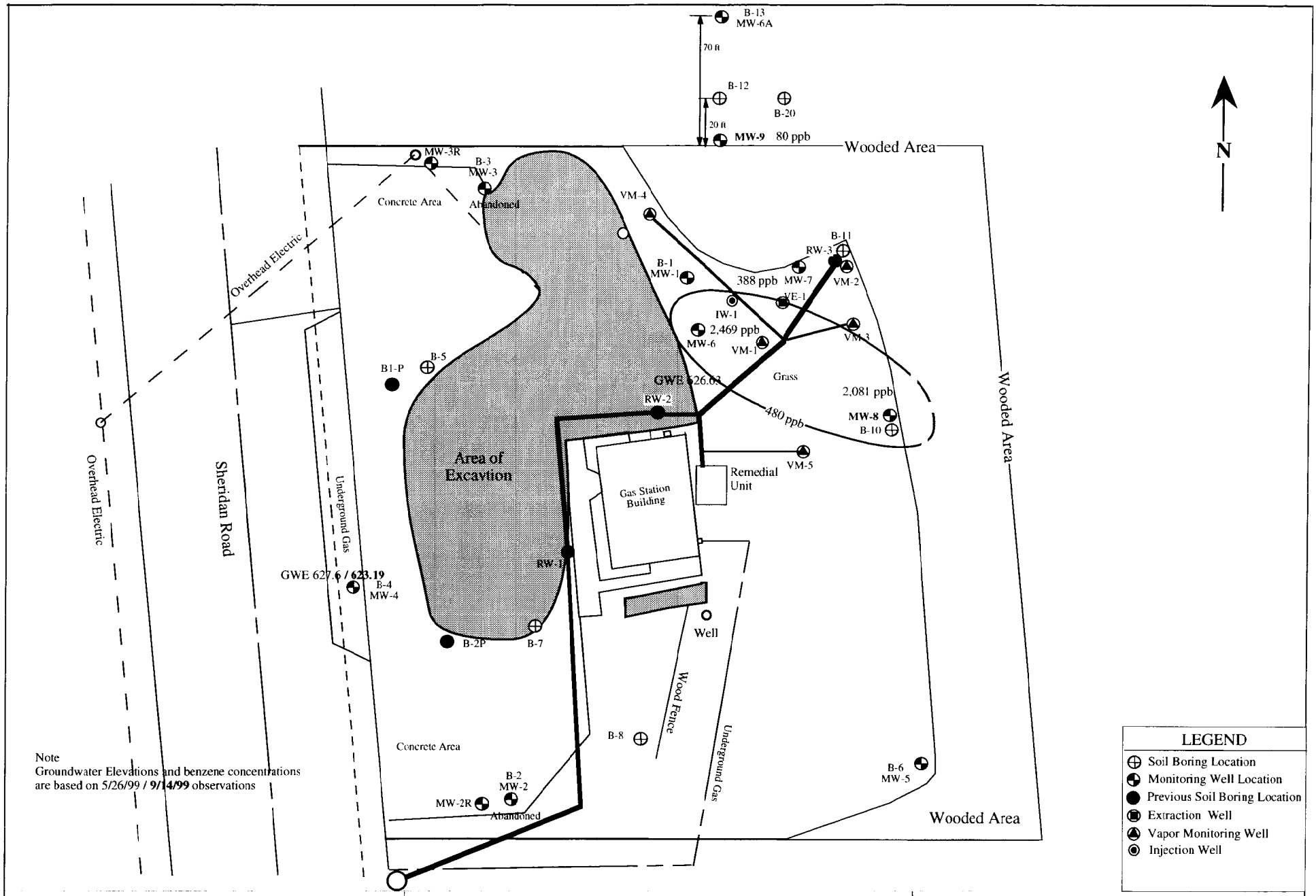
12439 S. Sheridan Road
Kenosha, WI 53140

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

Figure 4. Groundwater Elevation Contour Map (10/20/03)

Date	Drawn by	Project no.	Date
September 20, 1995	M.K.J	4063	
Scale 0' 20' 40'	Checked by P.N.S		



Note
Groundwater Elevations and benzene concentrations are based on 5/26/99 / **9/14/99** observations

LEGEND

- Soil Boring Location
- Monitoring Well Location
- Previous Soil Boring Location
- Extraction Well
- Vapor Monitoring Well
- Injection Well

Owner
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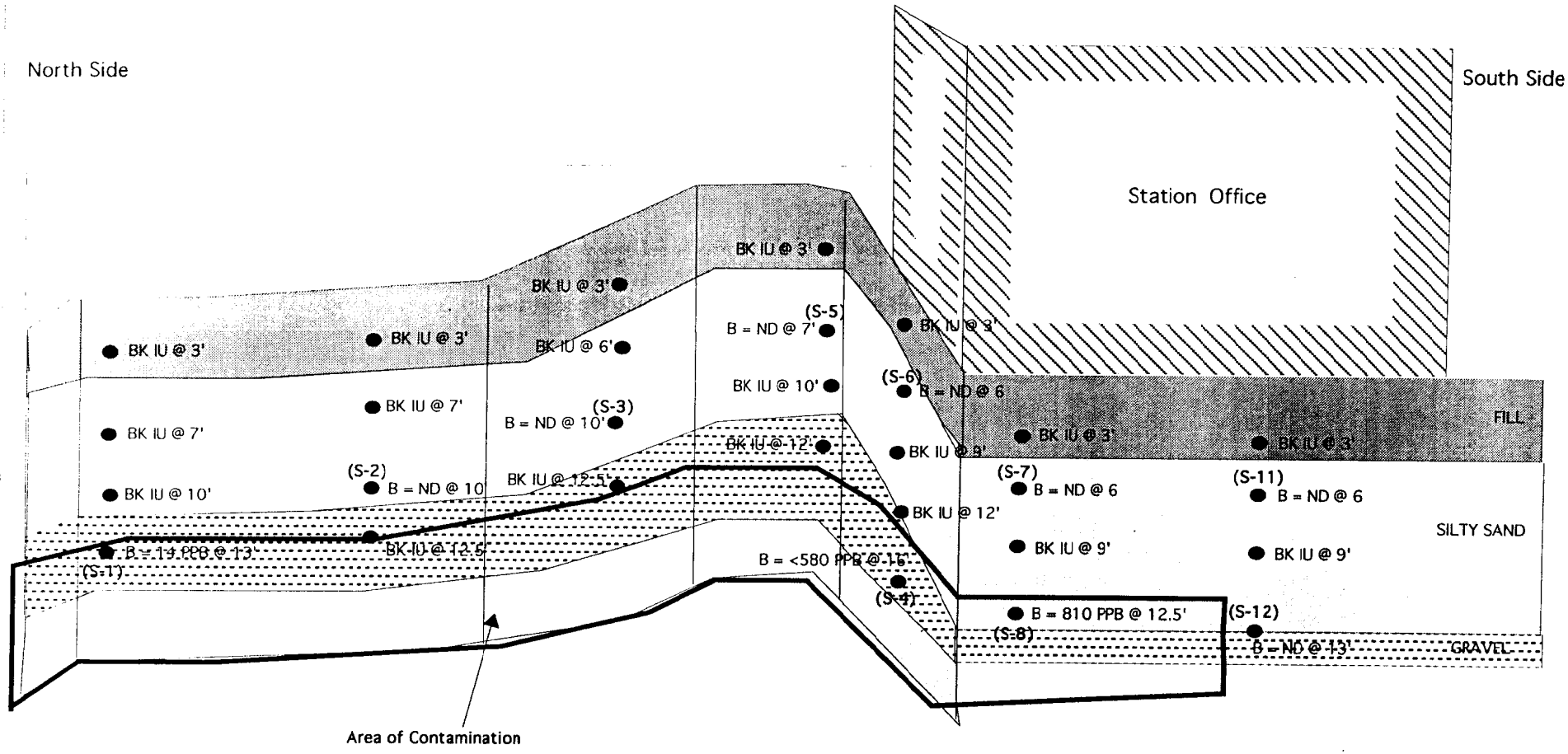
Figure 1. Plume of Trimethylebenzene in Groundwater

Date	Drawn by	Project no.	Date
September 20, 1995	M.K.J	4063	
Scale 0' 20' 40'	Checked by P.N.S		



LEGEND

- ● Sampling Location
- BK = Background PID Readings
- (S-x) = Analytical Sample
- B=benzene Concentrations in ppb

Owner	Engineer	Figure 7. Residual Contamination along East Wall of Excvation			
KJG Investments Inc. 12439 S. Sheridan Road Kenosha, WI 53140	K. SINGH & ASSOCIATES, INC., Engineers & Environmental Management Consultants 1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171	Date February 14, 1996	Drawn by C.S.S.	Project no. 4063	Date 2-14-96
		Scale Horizontal 1 inch = 16 feet Horizontal 1 inch = 8 feet	Checked by D.K.S.		

Certification of Legal Descriptions

Tax Key Number: 93-4-123-314-0350

(12439 South Sheridan Road, Pleasant Prairie, WI 53143)

Part of the Southeast Quarter of Section 31, Township 1 North, Range 23 East of the Fourth Principal Meridian, and being particularly described as: Beginning at a point by commencing on the North line of said Quarter Section at the center of Sheridan Road (State Trunk Highway 32); thence 5°53′ East along the center of said highway, 439.55 feet; thence South 5°32′ East along the center of said highway, 751.3 feet to the point of beginning of the property to be herein described; and which point is 397 feet North 5°32′ West from the North line of the South 1082.1 feet of said Quarter Section; thence East 233.15 feet; thence South 5°32′ East, parallel to the center of said highway, 212 feet; thence West, 233.15 to the center of said highway; thence North 5°32′ West along the center of said highway, 212 feet to the point of beginning. Said land being in the Village of Pleasant Prairie, County of Kenosha and State of Wisconsin.

I _____ certify that the legal description provided above and on the attached Warranty Deed is complete and accurate to the best of my knowledge. The legal description correctly describes the parcel affected by petroleum releases from 12439 S. Sheridan Road, Pleasant Prairie, WI 53143.

Signature _____

Title V.P

Date 7/11/03

February 10, 2003

Atty. Sheldon L. Epstein
President
Big-I Development Corporation of Wisconsin
P.O. Box 400
Wilmette, IL-60091-0400

Subject: Notification of Potential Groundwater Contamination at the Property Owned by Big-I Development Corporation of Wisconsin Surrounding the Former Union 76 Gas Station, 12439 S. Sheridan Road, Pleasant Prairie, WI

Dear Mr. Epstein:

Groundwater contamination that appears to have originated on the property located at 12439 South Sheridan Road, Pleasant Prairie has potential to migrate towards east onto the surrounding property owned by Big-I Development Corporation of Wisconsin. The levels of ethylbenzene and total trimethylbenzene contamination in groundwater sample collected from monitoring well MW-8 are above the enforcement standards (ES) found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that the groundwater plume is stable and will naturally degrade over time. I believe that by allowing natural attenuation to complete the cleanup, this site will meet the requirements for case closure that are found in Chapter NR 726, Wisconsin Administrative Code. Also, I will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison Area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

The Department of Natural Resources will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the Department to provide any technical information that you may have that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to the closure request, you should mail the information to: Ms. Victoria Stovall of the Wisconsin Department of Natural Resources, 2300 N. Dr. Martin Luther King Jr. Drive, PO Box 12436, Milwaukee, Wisconsin 53212.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter 140 groundwater enforcement standards will be listed on the Wisconsin Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter 140 enforcement standards was found at the time the case was closed. The GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to contact the Drinking Water program within the Department of Natural Resources because your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at N61 W14445 Brookside Drive, Menomonee Falls, WI 53051 (262-703-4196), or you may contact Ms. Victoria Stovall of the Wisconsin Department of Natural Resources, 2300 N. Dr. Martin Luther King Jr. Drive, PO Box 12436, Milwaukee, Wisconsin 53212 (414-263-8688).

Sincerely,

Jagdisher Singh
(KJG Investments)

Law Office Of
SHELDON L. EPSTEIN

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shel@k9ape.com

Monday
17 FEB 2003

Mr. Mukesh Jain
K. Singh & Associates
1135 Legion Drive
Elm Grove, WI 49122

Voice - 262 821 1171
FAX - 262 821 1174
Email - singh@execp.com

Dear :Mr. Jain:

Thank you for your telephone calls and FAX letter (dated 10 FEB 2003) of today regarding ground water contamination on property owned by Big-I Development Corp. of Wisconsin. I represent the Corporation and serve as its President.

First, I request that you send to me by U.S. Postal Service first-class mail, addressed as shown on this letterhead, an original copy of your letter and attachment(s) as the FAX copy is partially illegible.

Second, I request a copy by mail of all reports of the *environmental consultants who have investigated this contamination*. While your letter states that the *groundwater plume is stable and naturally will degrade over time*, no estimate of the time to degrade is provided.

Third, I request a copy of all documents that you have filed or will file with the Wisconsin Dept. of Natural Resources (DNR) that are related to this matter. We need to review all representations made to before we will agree to any closure by DNR.

Fourth, we have previously advised you that a landowner immediately north of the parcel in question has an easement on our property to maintain and use a water well. Water drawn from that well is being used for personal consumption by adults and children. Accordingly, we request a copy of your notification letter(s) to the landowner(s) and occupant(s) of that property.

I plan to be in Pleasant Prairie for a 12:30 PM meeting on Friday, 21 FEB 2003. I would appreciate an opportunity to meet with you during the morning for the purpose of reviewing your documents and obtaining copies of materials that we need to evaluate risk and potential damage. My Cellphone number is 630 564 9292 and can be used to call me at any time.

Sincerely,

Sheldon L. Epstein, Esq.