

GIS REGISTRY INFORMATION

SITE NAME:	Karls Hardware (Former Hemauer Station)		
BRRTS #:	03-08-543014	FID #	
COMMERCE # (if appropriate):	53088-0087-06	(if appropriate):	
CLOSURE DATE:	August 4, 2006		
STREET ADDRESS:	106 S Military Rd		
CITY:	Stockbridge		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X = 656219	Y =	401213
CONTAMINATED MEDIA:	Groundwater <input type="checkbox"/>	Soil <input checked="" type="checkbox"/>	Both <input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	X <input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS:			
• GPS COORDINATES (meters in WTM91 projection):			
X =		Y =	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	X <input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS 1:			
• GPS COORDINATES (meters in WTM91 projection):			
X =		Y =	
CONTAMINATION IN RIGHT OF WAY:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>			
Closure Letter, and any conditional closure letter issued or denial 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)			
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.			
GW: Table of water level elevations, with sampling dates, and free product noted if present			
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)			
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour			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)			
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			
Copy of any maintenance plan referenced in the deed restriction			X



commerce.wi.gov

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
Jim Doyle, Governor
Mary P. Burke, Secretary

August 4, 2006

Mr. John Karls
Karls Hardware
PO Box 87
Stockbridge, WI 53088

RE: **Final Closure**

Commerce # 53088-0087-06 DNR BRRTS # 03-08-543014
Karls Hardware (Former Hemauer Station), 106 South Military Road, Stockbridge

Dear Mr. Karls:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, GHD, Inc., for the site referenced above. It is understood that residual soil contamination remains on site. Commerce has determined that this site does not pose a significant threat to the environment and human health provided that the following limitation is adhered to:

- Maintain the pavement at the site to prevent direct contact with residual soil contamination. Shallow residual contaminated soil in the vicinity of the former underground storage tanks and dispenser with concentrations exceeding Chapter NR 746 Table 1 *Indicators of Residual Petroleum Product in Soil Pores*, and Table 2 *Protection of Human Health from Direct Contact with Contaminated Soil* standards remains on site. Therefore, the pavement at this site must be maintained in accordance with the Cap Maintenance Plan prepared by GHD, Inc. A site figure indicating the area with residual petroleum contamination in soil and the *Cap Maintenance Plan* is attached to this letter.

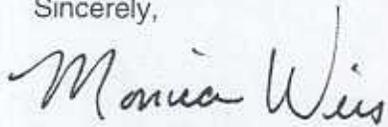
This limitation must be adhered to by the current property owner and any subsequent owner. Acceptance of this limitation makes it unnecessary to conduct additional soil remediation activities on the property at this time.

This site is now listed as "closed" on the Commerce database and this letter serves as your written notice of "no further action." This site will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. Timely filing of your final PECFA claim (if applicable) is encouraged. If your PECFA claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contaminated soil is excavated in the future, the soil must be sampled and analyzed to determine if residual contamination remains and must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

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) 220-5361.

Sincerely,

A handwritten signature in cursive script that reads "Monica Weis". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Monica L. Weis
Senior Hydrogeologist
Site Review Section

cc: Mr. Bradd Segers, GHD, Inc.

CAP MAINTENANCE PLAN

May 2006

Property Located at:

106 South Military Road
Stockbridge, Wisconsin

BRRTS # 03-08-543014

LEGAL DESCRIPTION:

Commencing Fourteen (14) rods east of the Northwest corner of Lot Number One hundred twenty nine (129) formerly of the Town of Stockbridge, now of the Village of Stockbridge, Calumet County, Wisconsin, running thence South Seven (7) rods, this to be the point of beginning, thence West Four (4) rods, thence South Five (5) rods, thence East Four (4) rods, thence North Five (5) rods to the point of the beginning.

and

Beginning at the Southwest corner of land sold and deeded to Samuel Aebischer on Lot number One Hundred Twenty Nine (129) of the Stockbridge Reservation in said County, and running thence south five (5) rods, thence east eight (8) rods, thence north five (5) rods, and thence west eight (8) rods to the place of beginning containing one quarter (1/4) of an acre of land more or less. No part of the street to be included within the above described bounds.

TAX #: 181-0000-00000-00-129-0-191800-06-00-F

Introduction

The purpose of this document is to present a Maintenance Plan for an engineered cap at the above-referenced property per the requirements of NR 724.13(2) of the Wisconsin Administrative Code. The maintenance activities relate to the existing paved surfaces occupying the area over the contaminated soil on-site. The contaminated soil is impacted by gasoline related contaminants Ethylbenzene, 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene, Total Xylenes, and Naphthalene. The location of the paved surfaces to be maintained in accordance with this Maintenance Plan, as well as the impacted soil are in the area of soil boring GP-5, identified in the attached map (Exhibit A).

Engineered Cap Purpose

The paved surfaces over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These paved surfaces also act as an infiltration barrier to inhibit and prevent future soil-to-groundwater contamination migration that would violate the standards of NR 140 of the Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The paved surfaces overlying the contaminated soil in the area of soil boring GP-5 and as depicted in Exhibit A will be inspected once a year for cracks and other potential exposures to underlying soils. The inspections will be performed to evaluate damage due to exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections will be maintained by the property owner and is included as Exhibit B, *Cap Inspection Log*. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log.

Maintenance Activities

If exposed soils are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Maintenance activities can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surfaces overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the Wisconsin Department of Natural Resources ("WDNR"), the Wisconsin Department of Commerce, or its successors.

The property owner, in order to maintain the integrity of the pavement, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR or the Department of Commerce.

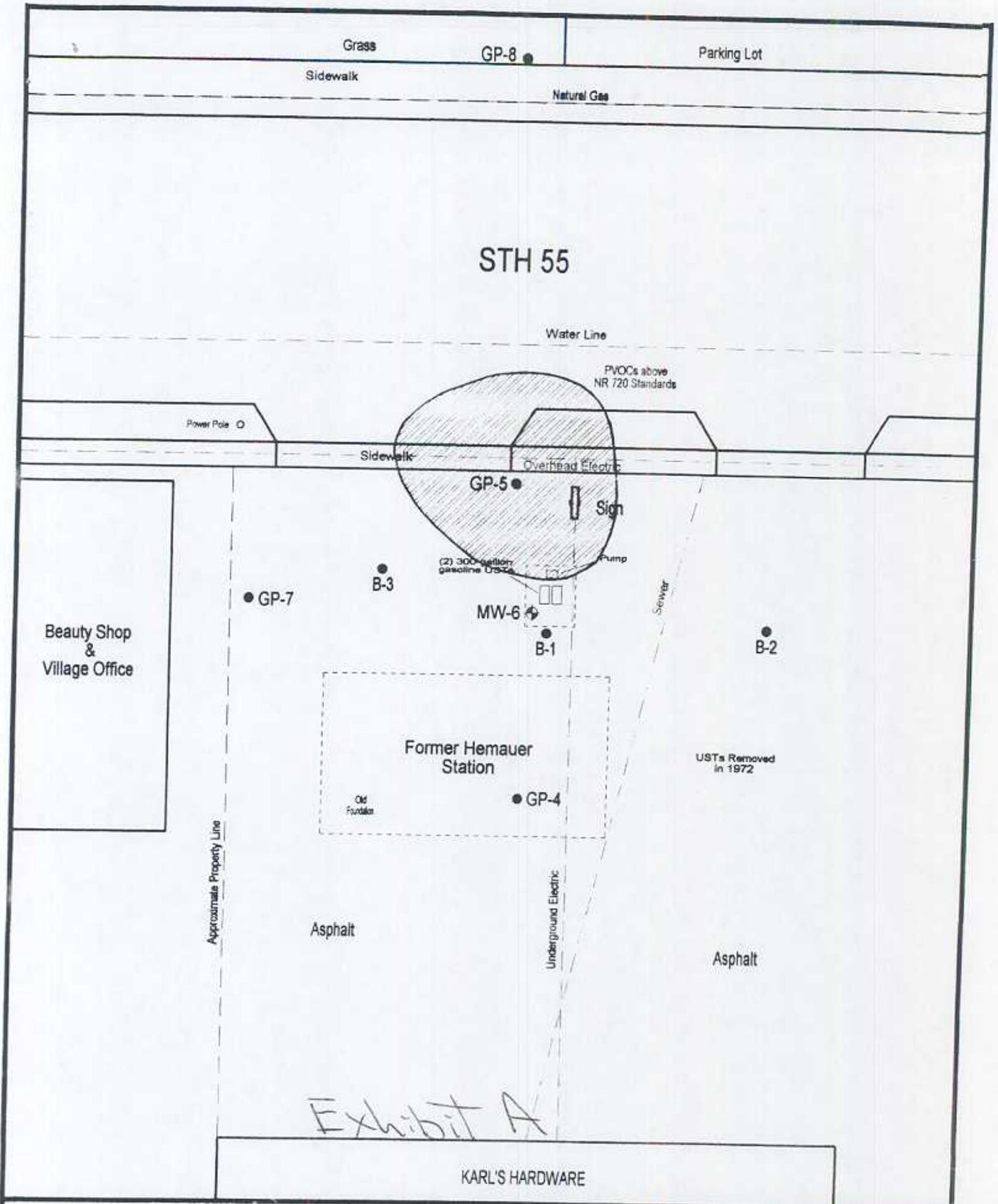
Contact Information
(as of May, 2006)

Site Owner and Operator: JAMB Properties LLC
106 South Military Road
P.O. Box 245, Stockbridge, WI 53088
(920) 439-1914

Responsible Party: John Karls
P.O. Box 87, Stockbridge, WI 53088
(920) 439-1212

Consultant: GHD, Inc.
Attn: Bradd Seegers
P.O. Box 69, Chilton, WI 53014
(920) 849-9797

Department of Commerce: Monica Weis
101 West Pleasant Street, Suite 100A, Milwaukee, WI 53212-3963
(414) 220-5361



GHD Inc. Environmental Services
 KARL'S HARDWARE
 106 SOUTH MILITARY
 STOCKBRIDGE, WISCONSIN 53088

FIGURE 6
 ESTIMATED AREA OF SOIL
 CONTAMINATION

Prepared By: Tim Ott

Legend:  AREA OF SOIL CONTAMINATION
 SOIL BORINGS
 TEMPORARY WELLS



Date: 01/24/06

Scale: 1" = 20'

DOCUMENT NO

125606

WARRANTY DEED
STATE OF WISCONSIN—FORM 1
THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE
CALUMET COUNTY, WIS.

Received for Record the 26

day of May A.D. 19 72

10:40 o'clock A.M. and Recorded in

Vol. 124 of Records on page 325

Alma Hemauer
Registrar

RETURN TO
W. Elliott
Ad 2.77

THIS INDENTURE, Made this 4th day of May, A. D. 19 72,
between Gib Hemauer and Veronica Hemauer
s/k/a Gilbert Hemauer and Veronica Hemauer

part 188 of the first part, and
Karl's Corporation, a Wisconsin corporation

part Y of the second part,
Witnesseth, That the said part 188 of the first part, for and in consideration
of the sum of One (\$1.00) Dollar and other good and
valuable consideration

to them in hand paid by the said part Y of the second part, the receipt
whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened,
conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey, and
confirm unto the said part Y of the second part, its heirs and assigns forever, the following
described real estate, situated in the County of Calumet and State of Wisconsin, to-wit:

Commencing at a point Four and one-half (4 1/2) Rods South of the Northwest (NW) Corner
of Lot Number One Hundred Twenty Nine (129) formerly of the Town of Stockbridge, but now
of the Village of Stockbridge, Calumet County, Wisconsin, running thence South Two and
one-half (2 1/2) Rods, thence East Twelve (12) Rods, thence North Two and one-half (2 1/2)
Rods, thence West on the South line of land formerly owned by the Pabst Brewing Co. of
Milwaukee, Wisconsin, Twelve (12) rods to the place of beginning; being a part of Lot
Number One Hundred Twenty Nine (129) of the Village of Stockbridge, formerly of the
Town of Stockbridge, Calumet County, Wisconsin.

TRANSFER

1.50
FEE

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise
appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said part 188 of the
first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and
their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto
the said part Y of the second part, and to its heirs and assigns FOREVER.

And the said Gib Hemauer and Veronica Hemauer

for their heirs, executors and administrators, do covenant, grant, bargain, and
agree to and with the said part Y of the second part, its heirs and assigns, that at the time of the
ensailing and delivery of these presents, its well seized of the premises above described, as of a
good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are
free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said part Y of the second
part, its heirs and assigns, against all and every person or persons lawfully claiming the whole or any part
thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said part 188 of the first part have hereunto set their hands and
seals this 4th day of May, A. D. 19 72.

SIGNED AND SEALED IN PRESENCE OF

Emil W. Kufahl
Emil W. Kufahl
Wilford W. Elliott
Wilford W. Elliott

Gib Hemauer (SEAL)
Gib Hemauer
Veronica Hemauer (SEAL)
Veronica Hemauer
(SEAL)
(SEAL)

State of Wisconsin, }
Calumet County, } Personally came before me, this 4th day of May, A. D., 19 72,
the above named Gib Hemauer and Veronica Hemauer

to me known to be the persons who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY

Wilford W. Elliott



Wilford W. Elliott
Wilford W. Elliott
Notary Public, Calumet County, Wis.
My commission (expiry) (is) permanent.

DOCUMENT NO.

125607

WARRANTY DEED
STATE OF WISCONSIN—FORM 1
THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE
CALUMET COUNTY, WIS.

Received for Record the 26
day of May A.D. 1972
2:40 o'clock A. M. and Recorded in
Vol. 124 of Records on page 326
Hermaire L. Home
Recorder

THIS INDENTURE, Made this 4th day of May, A. D. 1972,
between Gib Hemauer and Veronica Hemauer
a/k/a Gilbert Hemauer and Veronica Hemauer

Karl's Corporation, A Wisconsin Corporation part 1st of the first part, and

part 2nd of the second part,
Witnesseth, That the said part 1st of the first part, for and in consideration
of the sum of One (\$1.00) Dollar and other good and
valuable consideration

to them in hand paid by the said part 2nd of the second part, the receipt
whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened,
conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey, and
confirm unto the said part 2nd of the second part, its heirs and assigns forever, the following
described real estate, situated in the County of Calumet and State of Wisconsin, to-wit:

Beginning at the Southwest corner of land sold and deeded to Samuel Aebischer on Lot
number One Hundred Twenty Nine (129) of the Stockbridge Reservation in said County, and
running thence south five (5) rods, thence east eight (8) rods, thence north five (5) rods,
and thence west eight (8) rods to the place of beginning containing one quarter (1/4) of an
acre of land more or less. No part of the street to be included within the above described
bounds.

TRANSFER

\$ 500 -
FEE

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise
appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said part 1st
of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and
their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto
the said part 2nd of the second part, and to its heirs and assigns FOREVER.

And the said Gib Hemauer and Veronica Hemauer

for their heirs, executors and administrators, do covenant, grant, bargain, and
agree to and with the said part 2nd of the second part, its heirs and assigns, that at the time of the
enclosing and delivery of these presents are well seized of the premises above described, as of a
good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are
free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said part 2nd of the second
part, its heirs and assigns, against all and every person or persons lawfully claiming the whole or any part
thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said part 1st of the first part have hereunto set their hands and
seals, this 4th day of May, A. D., 1972.

SIGNED AND SEALED IN PRESENCE OF

Emil W. Kufahl
Emil W. Kufahl

Wilford W. Elliott
Wilford W. Elliott

Gib Hemauer (SEAL)
Gib Hemauer

Veronica Hemauer (SEAL)
Veronica Hemauer

(SEAL)

(SEAL)

State of Wisconsin, } Personally came before me, this 4th day of May, A. D., 1972,
Calumet County, } the above named Gib Hemauer and Veronica Hemauer

to me known to be the persons who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY

Wilford W. Elliott

NOTARY
PUBLIC

Wilford W. Elliott
Notary Public, Calumet County, Wis.

My commission (expires) (is) permanent.

DOCUMENT NO.

126898

WARRANTY DEED
STATE OF WISCONSIN—FORM 9
THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE
CALUMET COUNTY, WIS.

Received for Record this 20th

day of September A.D. 19 72

9:45 o'clock A. M. and formal fee in

Vol. 127 of Records on page 446

Edmund L. Home

RETURN TO Ch. J. ... + 2000
N-113

THIS INDENTURE, Made by Paul Westenberger and Allison Westenberger, his wife,

grantor S of Calumet County, Wisconsin, hereby conveys and warrants to Karl's Corporation

grantee of Calumet County, Wisconsin, for the sum of One dollar and other valuable consideration thereof

the following tract of land in Calumet County, State of Wisconsin;

Commencing Fourteen (14) rods east of the northwest corner of Lot Number One hundred twenty-nine (129) formerly of the Town of Stockbridge, now of the Village of Stockbridge, Calumet County, Wisconsin, running thence South Seven (7) rods, this to be the point of beginning, thence West Four (4) rods, thence South Five (5) rods, thence East Four (4) rods, thence North Five (5) rods to the point of beginning.

TRANSFER

\$ 1.20
FEE

IN WITNESS WHEREOF, the said grantor S ha VE hereunto set their hands and seal S this 27th day of June, A. D., 19 72.

SIGNED AND SEALED IN PRESENCE OF

Emil Kufahl
Ann Gillies

Paul Westenberger (SEAL)
Allison Westenberger (SEAL)

STATE OF WISCONSIN,
Calumet County. } ss.

Personally came before me, this 27th day of June, A. D., 19 72, the above named Paul Westenberger and Allison Westenberger, his wife,

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



Emil Kufahl
Emil Kufahl

This instrument drafted by

Attorney William E. Hertel

Notary Public Calumet County, Wis.

My Commission (Expires) (to) Sept. 9, 1973

(Section 58.31 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary.)

284103

J 4383 | 21

Document Number

QUIT CLAIM DEED

Thomas Head and Alyce Jeanne Head, husband and wife, quit-claim to John P. Karls and Betty E. Karls, husband and wife, the following described real estate in Calumet County, Wisconsin:

That part of Lot 129, Township 19 North, Range 18 East, Village of Stockbridge, Calumet County, Wisconsin, and being described as follows:

Commencing at the Northwest Corner of said Lot 129; thence South 00°22'58" West a distance of 165.00 feet along the west line of Lot 129, centerline of State Trunk Highway "55" to the point of beginning; thence South 00°22'58" West a distance of 33.00 feet along the west line and centerline; thence South 89°42'21" East a distance of 165.00 feet; thence North 00°22'58" East a distance of 33.00 feet; thence North 89°42'21" West a distance of 165.00 feet to the point of beginning. Reserving the West 33.00 feet for road right-of-way purposes. Subject to all easements and restriction of record.

This is not homestead property.

Dated this 17th day of August, 1998.

Thomas P Head
Thomas Head, a/k/a Thomas P. Head

Alyce Jeanne Head
Alyce Jeanne Head

STATE OF WISCONSIN
COUNTY OF CALUMET

Personally came before me this 17th day of August, 1998, the above named Thomas Head and Alyce Jeanne Head, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

FEE

77.25(13)
EXEMPT

Drafted by:
Attorney Kim M. Rietbrock
Twohig Law Offices, S.C.
102 N. Madison Street
Chilton, WI 53014
(920)849-4999
L:\JHEADT&AKARLS.QCD

Kim M. Rietbrock
Kim M. Rietbrock
Notary Public, Calumet County, Wisconsin
My Commission is permanent.

REGISTERS OFFICE
CALUMET COUNTY, WI

Received by Record 26 98

Day of Oct 17 1998

11:05 A.M. and Recorded in

Book 4383, Page 21

Donna Schommer
Register

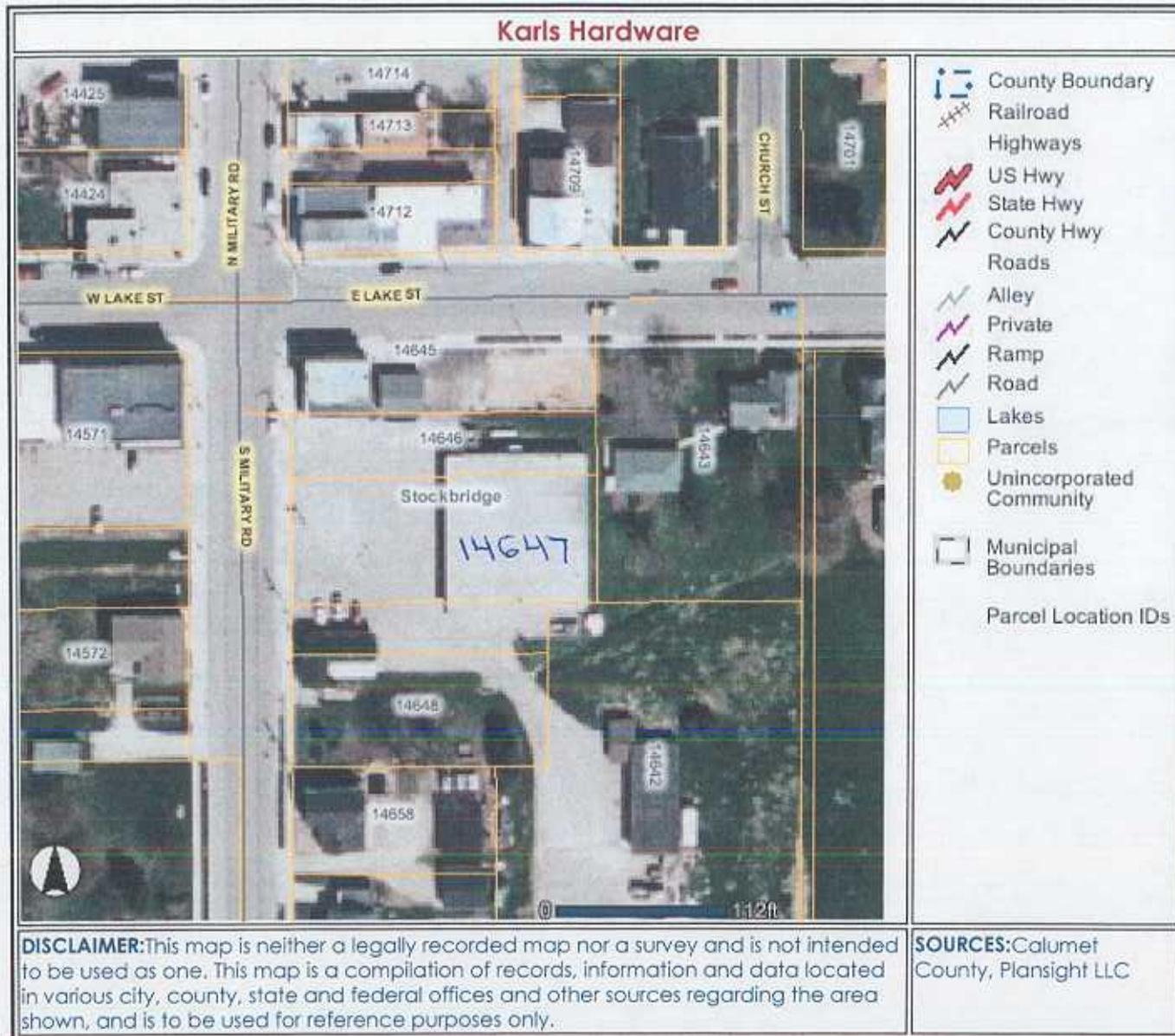
210.00

Record this document with the Register of Deeds

Name and return address:

John and Betty Karls
220 Union Street
Stockbridge, WI 53088

I CERTIFY THAT THIS DOCUMENT WAS MICROFILMED ACCORDING TO WI STATUTE 16.61(7). TAMI ALLEN, CALUMET COUNTY MICROFILM OPERATOR.

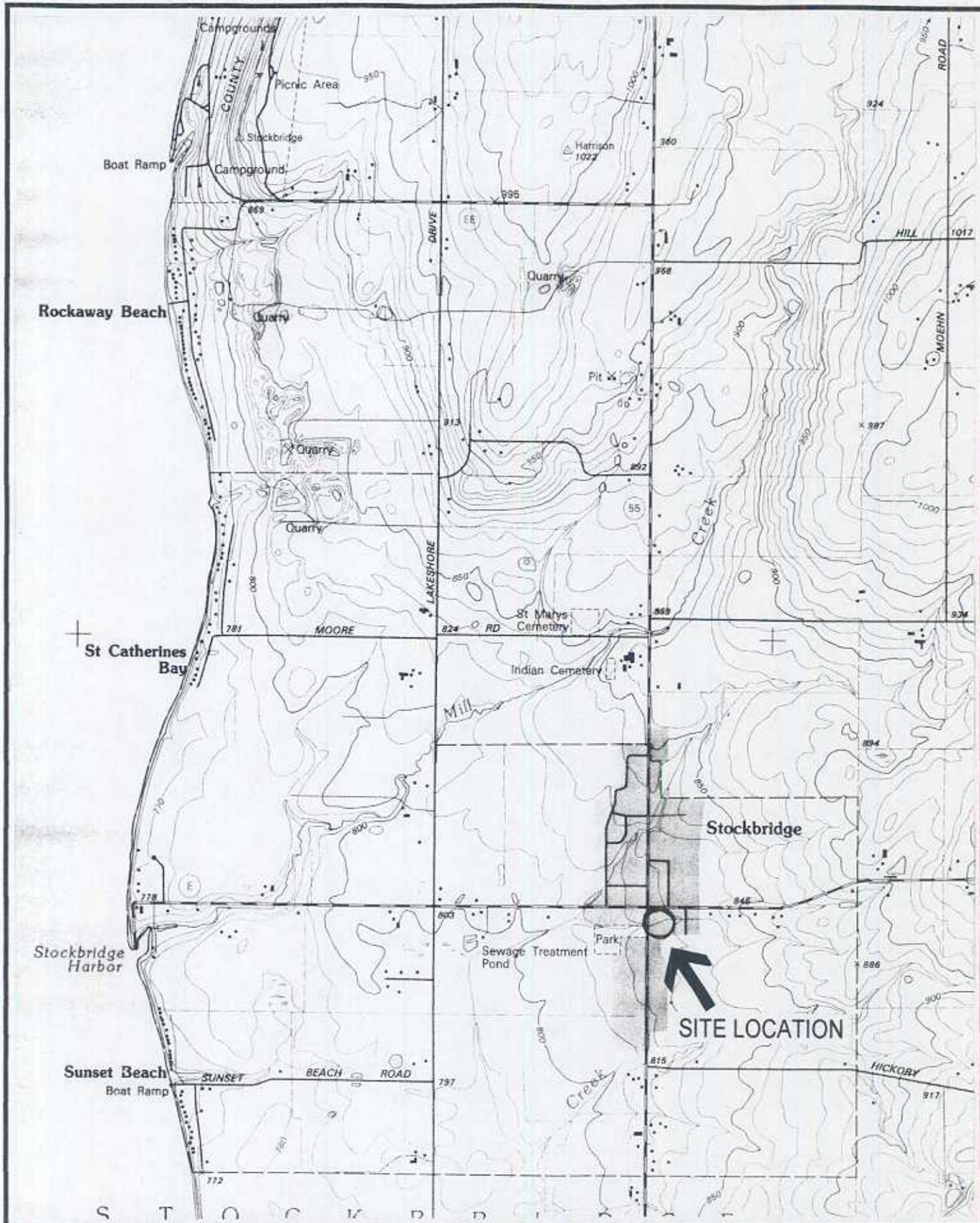


Parcels

Tax Billing Information	Search by Location ID
Location ID	14647
Parcel ID	181-0000-00000-00-129-0-191800-06-00-0F
Area(acres)	0
Area(sq. feet)	16335.0374984
Municipality Name	VILLAGE OF STOCKBRIDGE
Range	E
Twp	19
Range Number	18
Section	0
Quarter Section	0
Quarter Quarter	00
PIN	08181E19 18 00 0 0006129
Plat Name	
Plat Block	
Plat Lot	
Owner Name	KARLS HARDWARE INC
Owner Name 2	KARLS HARDWARE INC
Mailing Address	PO BOX 87 106 S MILITARY RD
Secondary Mailing Address	
Mailing City	STOCKBRIDGE
Mailing State	WI
Mailing Zip	53088
Parcel Address	MILITARY RD
Legal Description	LOT 129COM14RDS E NW/C LT129,S7RDS&PBW4RDS,S5RDS,E4RDS,N5RDS TO POB

Parcels

Tax Billing Information	Search by Location ID
Location ID	14646
Parcel ID	181-0000-00000-00-129-0-191800-06-00-0E
Area(acres)	0
Area(sq. feet)	8167.52181675
Municipality Name	VILLAGE OF STOCKBRIDGE
Range	E
Twp	19
Range Number	18
Section	0
Quarter Section	0
Quarter Quarter	00
PIN	08181E19 18 00 0 0006129
Plat Name	
Plat Block	
Plat Lot	
Owner Name	KARLS HARDWARE INC
Owner Name 2	KARLS HARDWARE INC
Mailing Address	PO BOX 87 106 S MILITARY RD
Secondary Mailing Address	
Mailing City	STOCKBRIDGE
Mailing State	WI
Mailing Zip	53088
Parcel Address	106 S MILITARY RD
Legal Description	GOV LOT 129COM 4 1/2RDS S NW/C GL129,S2 1/2RDS,E12 RDS,N2 1/2 RDS,



GHD Inc. Environmental Services
 KARL'S HARDWARE
 106 SOUTH MILITARY
 STOCKBRIDGE, WISCONSIN 53088

**FIGURE 1
 SITE LOCATION
 MAP**

Prepared By: Tim Ott

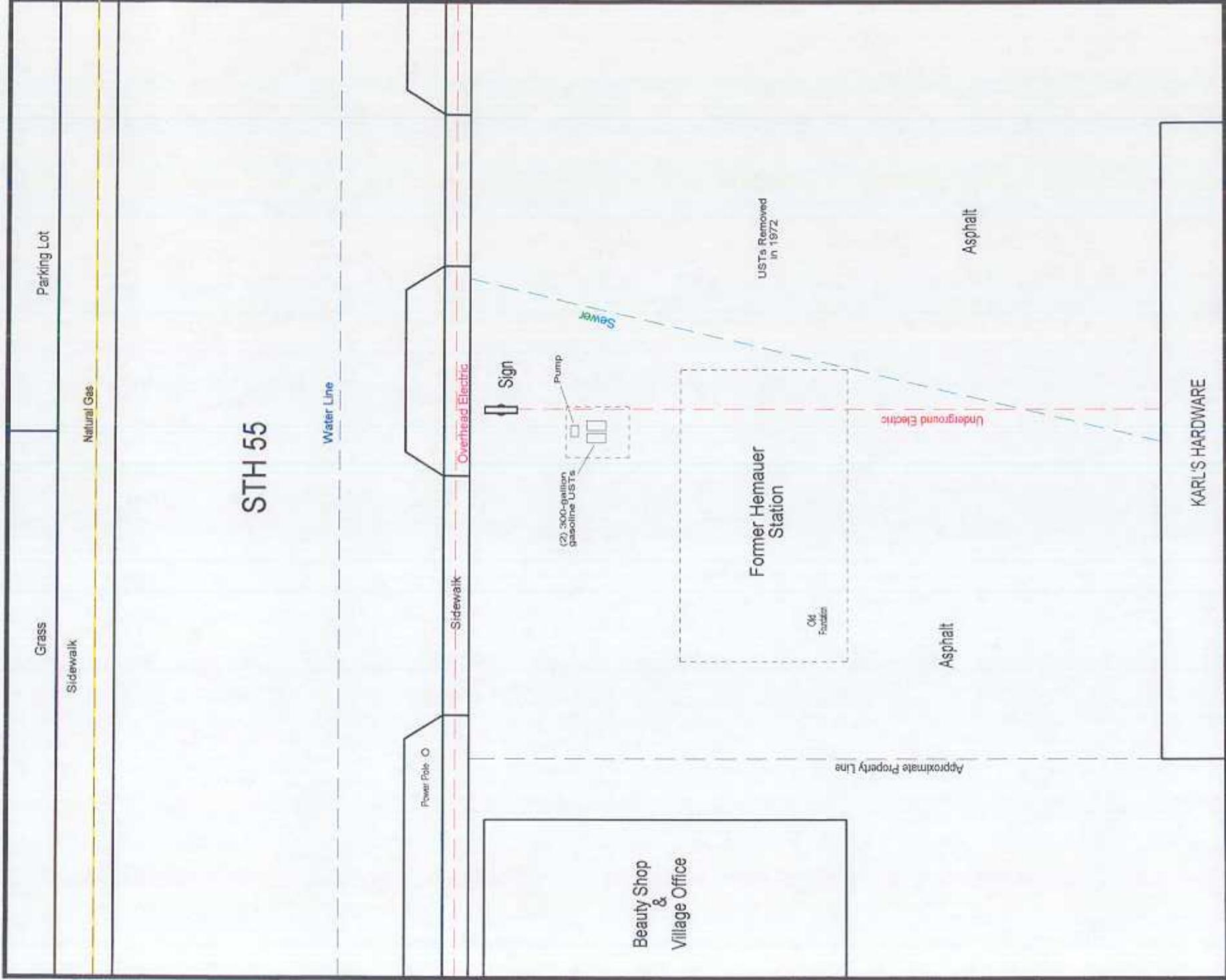
Legend:

Map taken from the Stockbridge, Wisconsin
 7.5 Minute USGS Topographic Map -1992



Date: 01/24/06

Scale: 1" = 2,000'



STH 55

Beauty Shop
&
Village Office

Former Hemauer
Station

O4
Foundation

USTs Removed
in 1972

Asphalt

Asphalt

KARL'S HARDWARE

GHD Inc. Environmental Services
KARL'S HARDWARE
106 SOUTH MILITARY
STOCKBRIDGE, WISCONSIN 53088

FIGURE 2
SITE LAYOUT
MAP

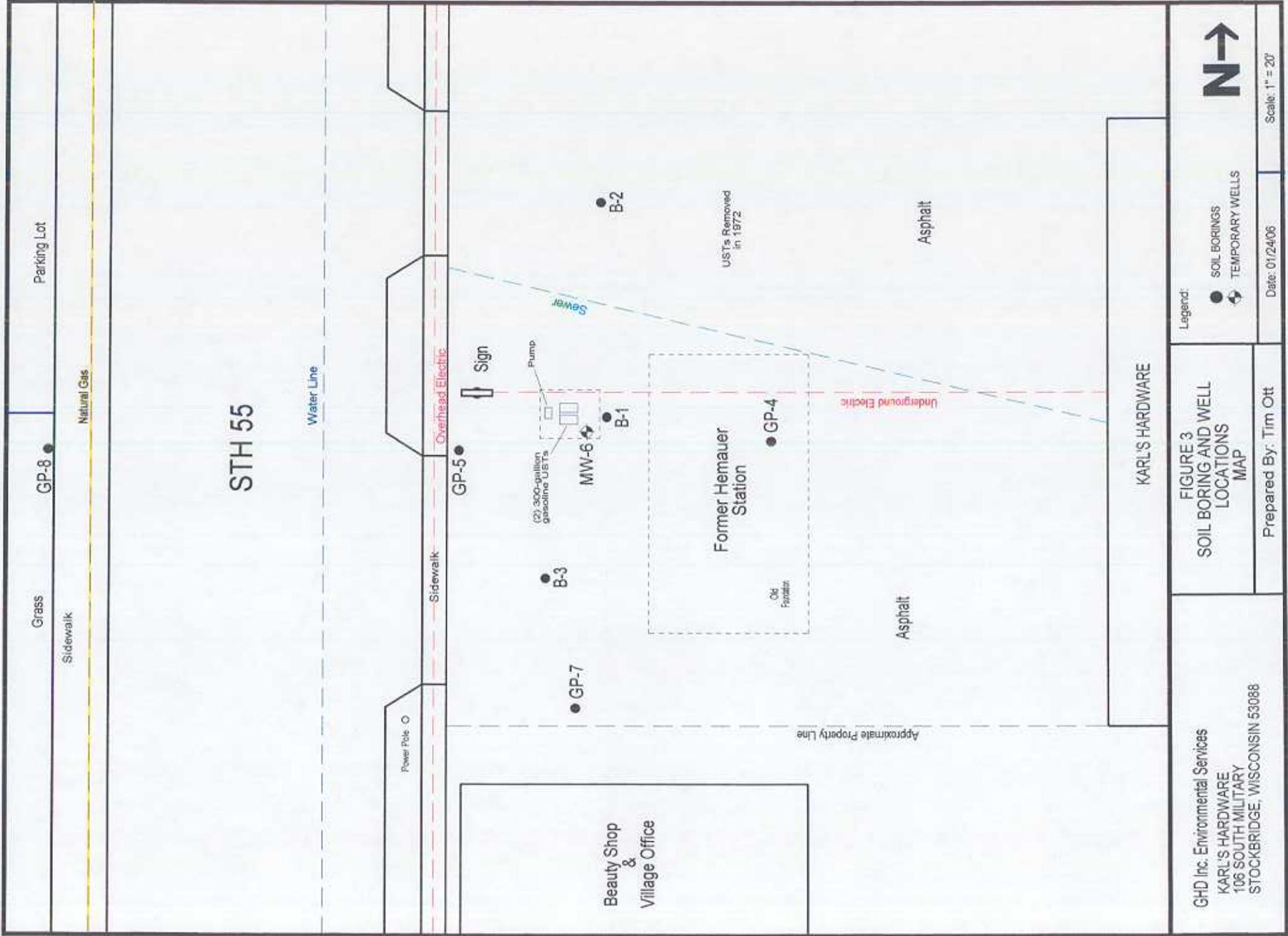
Legend:



Prepared By: Tim Ott

Date: 01/24/06

Scale: 1" = 20'



GHD Inc. Environmental Services
 KARL'S HARDWARE
 106 SOUTH MILITARY
 STOCKBRIDGE, WISCONSIN 53088

FIGURE 3
 SOIL BORING AND WELL
 LOCATIONS
 MAP

Prepared By: Tim Ott

Date: 01/24/06

Scale: 1" = 20'

Legend:

- SOIL BORINGS
- ⊕ TEMPORARY WELLS



Table 1
Analytical Soil Results
Karl's Hardware (former Hemauer Station)
Stockbridge, Wisconsin

Parameter	NR 720 RCL	NR 746 Table 1 RCL	B1 5-7' 2/24/05	B1 10-12' 2/24/05	B2 7.5-9.5' 2/24/05	B3 5-7' 2/24/05	B3 10-12' 2/24/05
GRO (mg/kg)	100 (250)	None	160	--	< 2.9	100	--
DRO (mg/kg)	100 (250)	None	210	--	< 4.1	12	--
Benzene	5.5	8,500	< 25	< 25	< 25	< 25	< 25
Ethylbenzene	2900	4,600	< 25	< 25	< 25	75	< 25
Toluene	1500	38,000	< 25	< 25	< 25	< 25	< 25
1,2,4-Trimethylbenzene	None	83,000	210	< 25	< 25	670	< 25
1,3,5-Trimethylbenzene	None	11,000	43	< 25	< 25	190	< 25
Total Xylenes	4100	42,000	< 75	< 75	< 75	< 75	< 75
Isopropylbenzene	None	None	43	< 25	< 25	110	< 25
N-Butylbenzene	None	None	270	< 25	< 25	160	< 25
N-Propylbenzene	None	None	< 25	< 25	< 25	120	< 25
Sec-Butylbenzene	None	None	190	< 25	< 25	110	< 25

Parameter	NR 720 RCL	NR 746 Table 1 RCL	GP-4 2-4' 12/06/05	GP-4 4-6' 12/06/05	GP-5 2-4' 12/06/05	GP-5 8-10' 12/06/05	GP-7 2-4' 12/06/05	GP-7 6-8' 12/06/05
GRO (mg/kg)	100 (250)	None	36	< 2.8	4,300	3.2	400	< 2.9
Lead (mg/kg)	50	None	31	5.3	18	4.3	5.4	5.7
Benzene	5.5	8,500	< 25	< 25	1,100	< 25	< 25	< 25
Ethylbenzene	2900	4,600	< 25	< 25	100,000	46	120	< 25
Toluene	1500	38,000	< 25	< 25	14,000	< 25	< 25	< 25
1,2,4-TMB	None	83,000	32	< 25	250,000	110	3,000	< 25
1,3,5-TMB	None	11,000	< 25	< 25	86,000	45	1,400	< 25
Total Xylenes	4100	42,000	< 75	< 75	620,000	234	160	< 75
Naphthalene	None	2,700	< 25		41,000		770	
Isopropylbenzene	None	None	< 25		13,000		160	
N-Butylbenzene	None	None	< 25		< 620		< 25	
N-Propylbenzene	None	None	< 25		30,000		400	
P-Isopropyltoluene	None	None	< 25		9,600		130	
Sec-Butylbenzene	None	None	< 25		3,400		160	

Parameter	NR 720 RCL	NR 746 Table 1 RCL	GP-8 4-6' 1/24/06
Benzene	5.5	8,500	< 25
Ethylbenzene	2900	4,600	< 25
Toluene	1500	38,000	< 25
1,2,4-TMB	None	83,000	< 25
1,3,5-TMB	None	11,000	< 25
Total Xylenes	4100	42,000	< 75

Notes:

Results in micrograms per kilogram ($\mu\text{g}/\text{kg}$) unless otherwise indicated

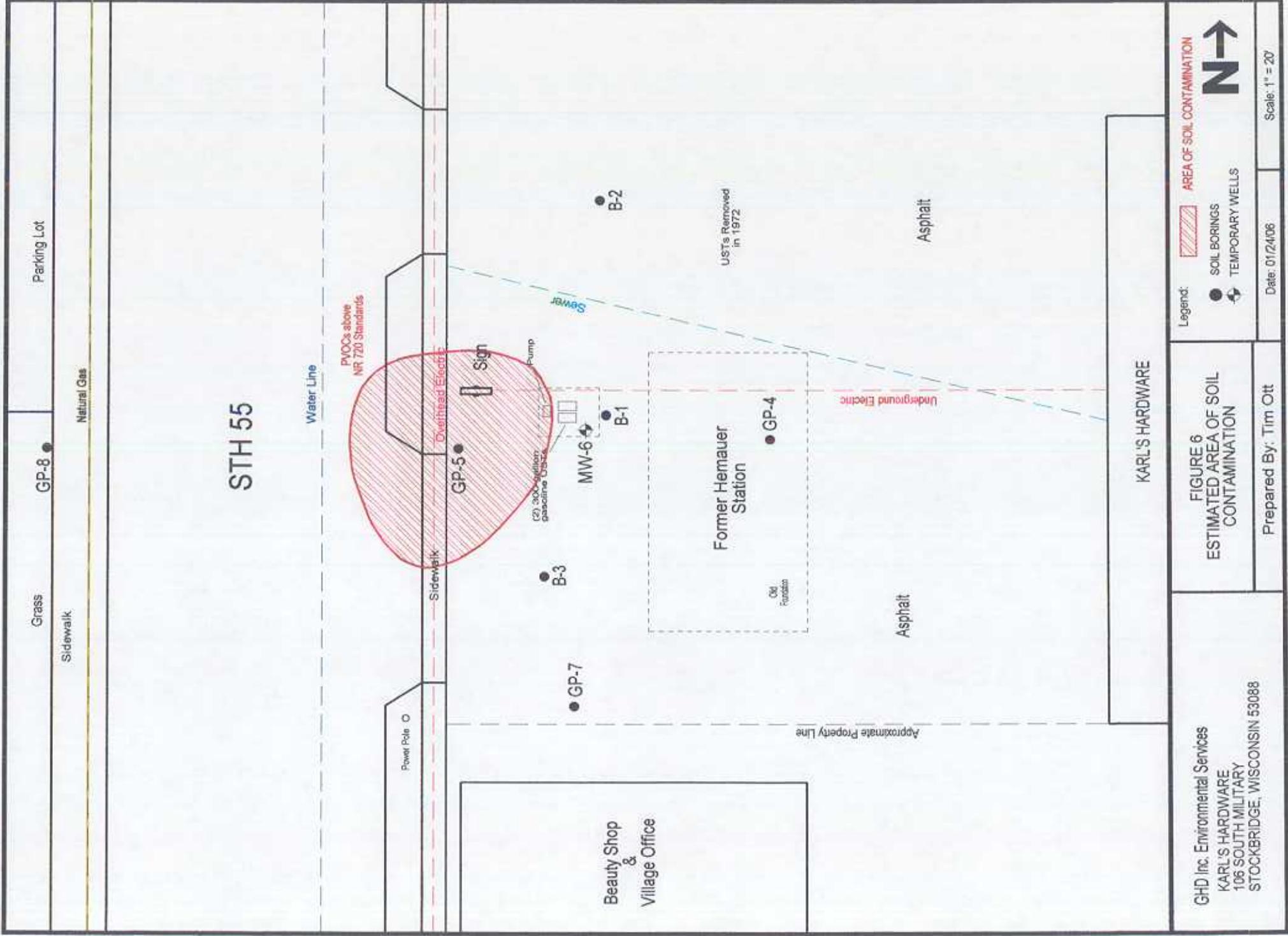
mg/kg – milligrams per kilogram

GRO – Gasoline Range Organics

DRO – Diesel Range Organics

TMB – Trimethylbenzene

RCL – Residual Contaminant Level



GHD Inc. Environmental Services
 KARL'S HARDWARE
 106 SOUTH MILITARY
 STOCKBRIDGE, WISCONSIN 53088

FIGURE 6
 ESTIMATED AREA OF SOIL
 CONTAMINATION

Legend:

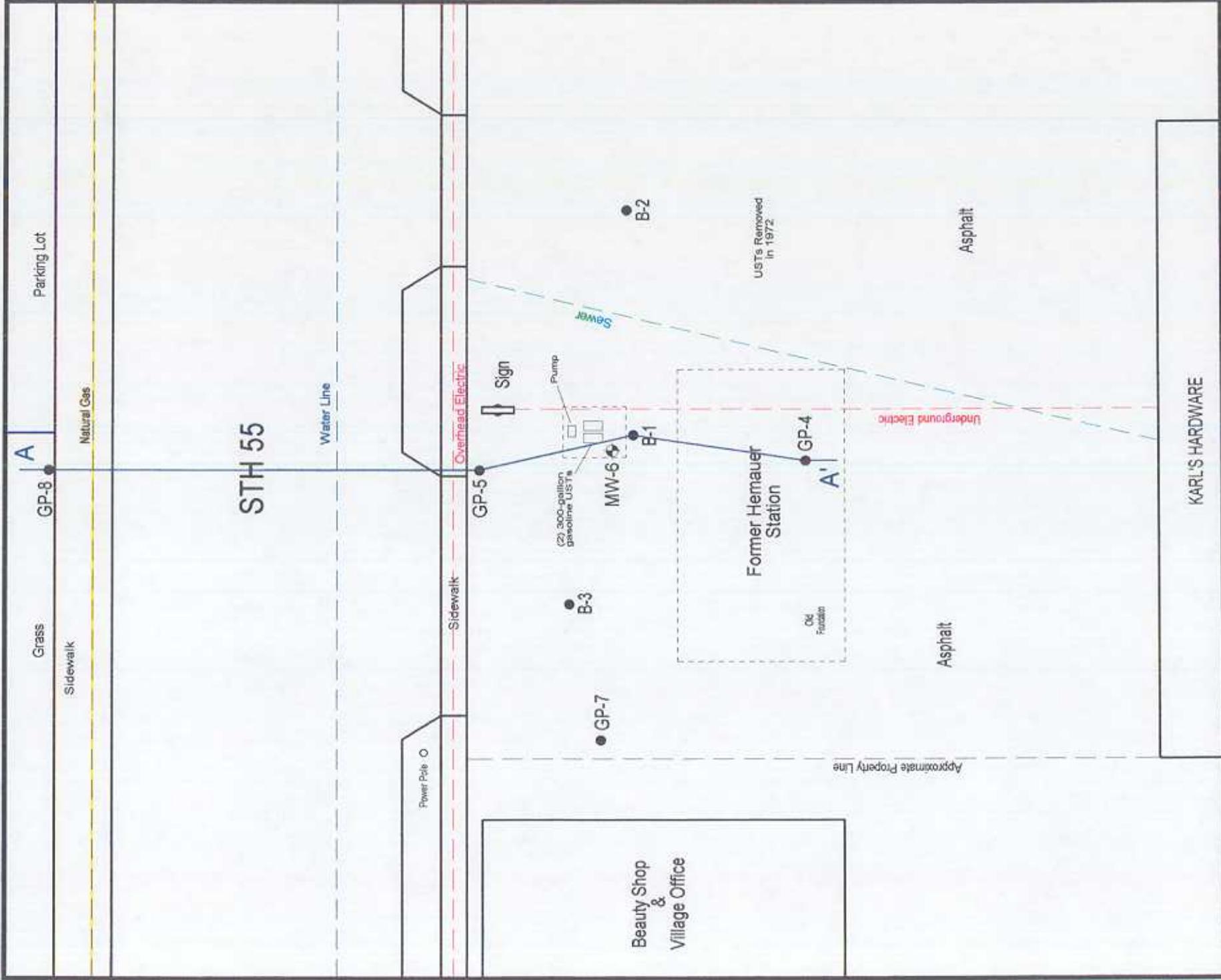
- AREA OF SOIL CONTAMINATION
- SOIL BORINGS
- TEMPORARY WELLS

N →

Prepared By: Tim Ott

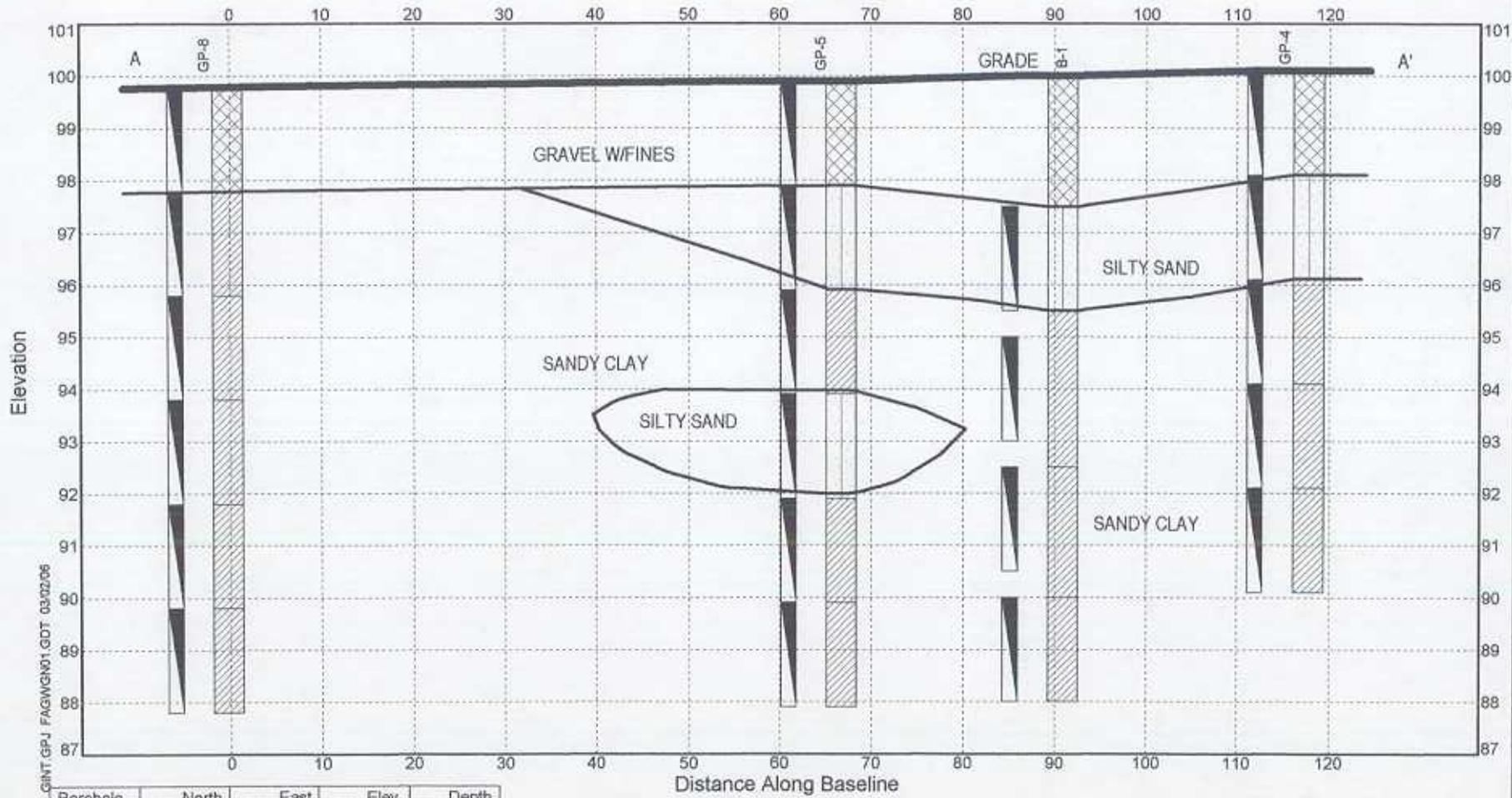
Date: 01/24/06

Scale: 1" = 20'



<p>GHD Inc. Environmental Services KARL'S HARDWARE 106 SOUTH MILITARY STOCKBRIDGE, WISCONSIN 53086</p>	<p>FIGURE 4 GEOLOGIC CROSS LOCATOR MAP</p> <p>Prepared By: Tim Ott</p>	<p>Legend:</p> <ul style="list-style-type: none"> ● SOIL BORINGS ⊕ TEMPORARY WELLS 	<p>Date: 01/24/06</p> <p>Scale: 1" = 20'</p>
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FAGWGN01.GINT.GPJ.FAGWGN01.GDT.03/02/06

Borehole	North	East	Elev.	Depth
B-1	-10	-7	100.0	12.0
GP-4	-14	20	100.1	10.0
GP-5	-16	-31	99.9	10.0
GP-8	-16	-98	99.8	12.0

DISTANCES:
 Beginning 0
 Ending 120

VIEWING ANGLES (degrees):
 Horizontal 0.0
 Vertical 0.0

Position	North	East
Left, Front	-16	-98
Right, Front	-12	22
Left, Back	-16	-98
Right, Back	-12	22

GEOLOGIC CROSS SECTION A-A'

Karl's Hardware

PROJECT #	DATE	FIGURE
	03/02/2006	5

RR Program Assistant
Wisconsin Department of Natural Resources
P.O. Box 10448
Green Bay, Wisconsin 54307-0448

The purpose of this letter is to inform you that I am the responsible party for the gasoline release at the Karls Hardware (former Hemaer Station) property located at 106 South Military Road, Stockbridge, Wisconsin 53088. I have reviewed the legal document (Property Deeds) for the above-referenced property, and to the best of my knowledge, all legal descriptions are correct.

John P. Karl 2/18/06
John Karls Date
Karls Hardware

GHD, Inc

From: "TeBeest, Sharlene" <sharlene.tebeest@dot.state.wi.us>
To: "GHD, Inc" <ghdinc1@verizon.net>
Sent: Monday, March 06, 2006 5:37 PM
Subject: RE: Notification of Contamination within Right of Way

Thank you Bradd, I've received your notice for the Karl's Hardware site in Stockbridge.

Please keep a copy of this e-mail for your file. It is the only confirmation you will receive.

Shar

Shar Te Beest
 Hazardous Materials Specialist
 Wisconsin Department of Transportation
 Division of Transportation Systems Development
 Bureau of Equity and Environmental Services
 Phone (608) 266-1476; Fax (608) 266-7818;
 Cell (608) 692-4546
 e-mail: sharlene.tebeest@dot.state.wi.us

-----Original Message-----

From: GHD, Inc [mailto:ghdinc1@verizon.net]
Sent: Friday, March 03, 2006 4:29 PM
To: sharlene.tebeest@dot.state.wi.us
Subject: Notification of Contamination within Right of Way

As required by the WDNR as part of the case closure request, this email is to notify the WDOT of contamination within the right-of-way. The site information is as follows:

County: Calumet
 Highway: State Highway 55
 Site Name: Karls Hardware (former Hemauer Station)
 Site Address: 106 South Military Road, Stockbridge, WI 53088
 BRRTS #: 03-08-543014
 Owners Name: Karls Hardware, Attn: John Karls
 Owners Address: P.O. Box 87, Stockbridge, WI 53088
 Consulting Firm: GHD, Inc.
 Consultant Contact: Bradd Seegers
 Consultant Address: P.O. Box 69, Chilton, WI 53014
 Consultant Phone: 920-849-9797
 Consultant Fax: 920-849-9160
 Consultant email: ddghd@tds.net
 Soil Contamination: Yes
 Depth to Cont. Soil: 2 feet
 Vertical Extent of Cont. Soil: 2 feet to 5 feet below ground surface
 Groundwater Contamination: No
 Depth to Water Table 9 feet
 Type of Contamination: Leaded Gasoline
 Summary of cleanup activity: Since the release is at least 35 years old, the extent and concentration of contamination is limited. Natural attenuation is the selected method of remediation.
 Maps and tables are attached

The Village of Stockbridge was also notified of the contamination within the right-of-way.

If you have any questions regarding this site, please contact GHD.

Best regards,

3/7/2006

GHD, Inc

From: "GHD, Inc" <ghdinc1@verizon.net>
To: <sharlene.tebeest@dot.state.wi.us>
Sent: Friday, March 03, 2006 4:29 PM
Attach: Karls Soil Table.pdf, Karls Borings Map.pdf, Karls Soil Map.pdf
Subject: Notification of Contamination within Right of Way

As required by the WDNR as part of the case closure request, this email is to notify the WDOT of contamination within the right-of-way. The site information is as follows:

County: Calumet
Highway: State Highway 55
Site Name: Karls Hardware (former Hemauer Station)
Site Address: 106 South Military Road, Stockbridge, WI 53088
BRRTS #: 03-08-543014
Owners Name: Karls Hardware, Attn: John Karls
Owners Address: P.O. Box 87, Stockbridge, WI 53088
Consulting Firm: GHD, Inc.
Consultant Contact: Bradd Seegers
Consultant Address: P.O. Box 69, Chilton, WI 53014
Consultant Phone: 920-849-9797
Consultant Fax: 920-849-9160
Consultant email: ddghd@tds.net
Soil Contamination: Yes
Depth to Cont. Soil: 2 feet
Vertical Extent of Cont. Soil: 2 feet to 5 feet below ground surface
Groundwater Contamination: No
Depth to Water Table 9 feet
Type of Contamination: Leaded Gasoline
Summary of cleanup activity: Since the release is at least 35 years old, the extent and concentration of contamination is limited. Natural attenuation is the selected method of remediation.
Maps and tables are attached

The Village of Stockbridge was also notified of the contamination within the right-of-way.

If you have any questions regarding this site, please contact GHD.

Best regards,
Bradd Seegers
GHD, Inc.



P.O. Box 69 • Chilton, WI 53014

ENVIRONMENTAL SERVICES

920-849-9797 • Fax 920-849-9160

March 6, 2006

Ms. Karen Ott
Village Clerk
Village of Stockbridge
P.O. Box 292
Stockbridge, Wisconsin 53088

RE: **Notification of Contamination Within Right-of-Way**
Karls Hardware (Former Hemauer Station)
106 South Military Road, Stockbridge, Wisconsin
WDNR BRRTS # 03-08-543014 **PECFA # 53088-0087-06**

Ms. Ott:

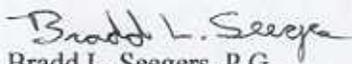
As a condition of case closure, the State of Wisconsin requires the site owner of 106 South Military Road, Stockbridge to notify the Village of Stockbridge that gasoline soil contamination above WDNR standards extends beneath South Military Road.

Soil contamination, consisting of gasoline from an underground storage tank release, is present in the road right-of-way. One soil sample from boring GP-5 is above the NR 746 Table 1 residual contaminant soil standards. Soil contamination was only detected along the west side of the Karls Hardware (Former Hemauer Station) property at approximately 2 to 5 feet below ground surface (bgs). The soil contamination appears to extend into the road right-of-way beneath South Military Road. In the future, if construction projects are planned for the right-of-way, the potentially contaminated soils may need to be properly disposed of if removed from the subsurface.

GHD has included figures which illustrates the soil sample locations and the estimated extent of soil contamination. For your information, GHD has also included the table for the soil analytical results that summarizes the gasoline contamination identified.

If you have any questions regarding this letter, you may contact GHD at (920) 849-9797.

Best regards,
GHD, Inc.


Bradd L. Seegers, P.G.
Senior Hydrogeologist

Enclosures

cc: Mr. John Karls, P.O. Box 87, Stockbridge, Wisconsin 53088-0087
Sharlene Te Beest, Wisconsin Department of Transportation