

GIS REGISTRY

Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #: 03-20-002615

ACTIVITY NAME: VILLAGE MART

PROPERTY ADDRESS: 108 ELM ST

MUNICIPALITY: FAIRWATER

PARCEL ID #: V04-15-14-99-AP-240-0

CLOSURE DATE: Oct 7, 1999

FID #: 420110900

DATCP #:

COMM #: 53931999808

*WTM COORDINATES:

X: 611159 Y: 364044

** 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*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #:	03-20-002615	PARCEL ID #:	V04-15-14-99-AP-240-0		
ACTIVITY NAME:	VILLAGE MART	WTM COORDINATES:	X: 611159	Y:	364044

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter** Deed Restriction Only - No Final Closure Letter
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 **Title: Site Location Map**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 1 **Title: Site Plan Map**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 1 **Title: Estimated Extent of Remaining Contaminated Soil**

BRRTS #: 03-20-002615

ACTIVITY NAME: VILLAGE MART

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: **Title:**

Figure #: **Title:**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: *This is intended to show the total area of contaminated groundwater.*

Figure #: 3 Title: Groundwater Quality Map

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: 2 Title: Groundwater Contour Map (4-26-99)

Figure #: **Title:**

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 4A, 4B, 4C Title: Soil Analytical Results

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: 2 Title: Groundwater Quality Results

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: 1 Title: Groundwater Elevations

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: *If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.*

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: *If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.*

Figure #: **Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-20-002615

ACTIVITY NAME: VILLAGE MART

NOTIFICATIONS

Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.
Number of "Off-Source" Letters:
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
Number of "Governmental Unit/Right-Of-Way Owner" Letters:

COPY

679345

Document Number

GROUNDWATER USE RESTRICTION

RECEIVED FOR RECORD

VOL 1472 PAGE 594-596

99 SEP 29 AM 8:20

Mary A. Brickle

REGISTER OF DEEDS
FOND DU LAC COUNTY, WI

Declaration of Restrictions

In Re: Lot number (46) of the Assessor's Plat of the Village of Fairwater, Fond du Lac County, Wisconsin.

EXCEPTING THEREFROM the west 66 feet of Lot 46 of the Assessor's Plat in the Village of Fairwater, located in part of the Southeast 1/4 of the Northeast 1/4 of Section 30, Town 15 North, Range 14 East, Village of Fairwater, Fond du Lac County, Wisconsin

STATE OF WISCONSIN)
) ss
COUNTY OF _____) Fond du Lac

WHEREAS, B. Kent Bauman is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred at this property. Petroleum contaminated groundwater above NR 140 enforcement standards exists on this property at the following location(s): Monitoring well MW-1 (benzene, 210 micrograms per liter (ug/L), ethylbenzene 2600ug/l, toluene 3100ug/L, xylene 11000ug/L, 1,2,4 trimethylbenzene 2400ug/L, 1,3,5 trimethylbenzene 640ug/L, naphthalene 900ug/L); monitoring well MW-3 (benzene 69.7ug/L) and soil contamination remains at the following locations: approximately 88 cubic yards of petroleum contaminated soil remain on the property at soil sample location S-3 and at soil boring B6/MW-1. The concentration of petroleum contamination in the soil is greater than the Wisconsin Administrative Code NR720 Residual Contaminant Levels (RCLs). Location of monitoring wells, soil sample locations, and soil borings are shown on Figure 1 which is attached and made part of this restriction.

Recording Area

Name and Return Address 14-
Cordon Oil Co
B184
Rpoor 54971-0184

V04-15-14-99-AP-240-00
Parcel Identification Number (PIN)

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is restricted by ch. NR 811 and ch. NR 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Structural impediments existing at the time of clean-up made complete remediation of the soil contamination impracticable. Pursuant to the requirements of s. 292.11, Stats., if the structural impediments which currently exist on this property are removed, the property owner shall be required to conduct an investigation of the degree and extent of petroleum contamination. To the extent that contamination is found at that time, the Wisconsin

Department of Natural Resources shall be immediately notified and the contamination shall be properly treated or disposed of in accordance with applicable laws.

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 benefits and is enforceable by, the Wisconsin Department of Natural Resources, its successors and 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 the restrictions set forth in this covenant are no longer required. Upon 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, with a copy of the Department's written determination, may be recorded to give notice that this groundwater use restriction is no longer binding.

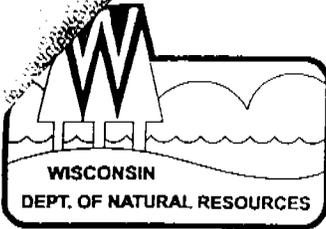
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 23rd day of September, 1999.

Signature: B. Kent Bauman
Printed Name: B. KENT BAUMAN

Subscribed and sworn to before me
this 23rd day of SEPTEMBER, 1999.

Cary A. Bernier
Notary Public, State of WISCONSIN
My commission 2-13-00

This document was drafted by the Wisconsin Department of Natural Resources.



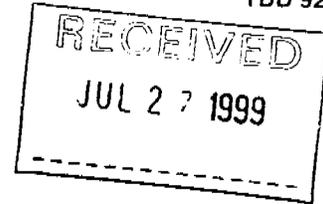
State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
William R. Selbig, Regional Director

Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5800
FAX 920-492-5913
TDD 920-492-5912

July 22, 1999

Mr. Robert Metcalf
2210 Woodcrest Drive
Portge, WI 53901



SUBJECT: Deed Restriction for Village Mart, 108 Elm Street, Fairwater,
Wisconsin
WDNR LUST/ERP Case # 03-20-002615

Dear Mr. Metcalf:

On July 21, 1999, the Northeast Region Closeout Committee met to discuss various sites. The committee has agreed to close this site pending a deed restriction. This deed restriction will state that inaccessible soil and groundwater contamination may remain at this site and that additional remedial action is not feasible at this time. The document would be placed in the file with the deed running with the property.

Only when the deed restriction has been finalized and filed with Fond du Lac County can this site be closed. To expedite the completion of the deed restriction and closure process, the Department requests that you submit the following:

- a complete (unabbreviated) legal description of the property (this may be obtained from the Fond du Lac County Register of Deeds)
- a copy of the deed (this may be obtained from the Fond du Lac County Register of Deeds)
- available maps, such as a survey map, showing the property boundaries, building outlines, monitoring well/piezometer locations and if appropriate, the outline of the aerial extent of remaining contaminated soils or engineered cap.

Once these items have been submitted, the Department will send you a draft copy of the deed restriction containing language regarding the remaining groundwater contamination at monitoring wells MW-1 and MW-3; and soil contamination at soil boring S-2. If it is acceptable, you are to sign it and return a signed copy with proof of filing for our records. At that time, the site may be closed.

This deed restriction is an option that the Department can offer in order to close this site. If you choose not to accept this option, you may perform additional investigation and cleanup of the remaining contamination. Within **14 days** please submit a letter to the Department documenting your intentions.

If you have any additional relevant information which was not formerly provided to the Department, you should submit this information to the Department for reevaluation.



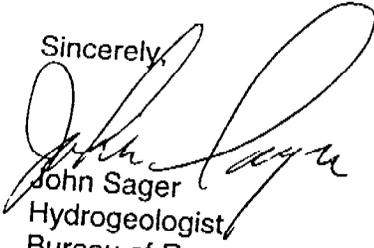
Quality Natural Resources Management
Through Excellent Customer Service



920-492-5916 Green Bay ⑤
424-3839 Ombosh ②

If you have any questions, please contact me at ~~920-303-5436~~.

Sincerely,



John Sager

Hydrogeologist

Bureau of Remediation and Redevelopment

cc: Mr. James Westerman, Sigma Environmental Services, Inc.

579002

DOCUMENT NO.

RECEIVED FOR RECORD

VOL 1233 PAGE 543

95 AUG 25 PM 3:06

Mary Ann T. Metcalf
REGISTER OF DEEDS
FOND DU LAC COUNTY, WI

ROBERT R. METCALF and MARY ANN T. METCALF, his wife

conveys and warrants to B. KENT BAUMAN, as individual property

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

B. KENT BAUMAN
810 THOMAS ST.
RIPON, WI 54971

10'

the following described real estate in Fond du Lac County, State of Wisconsin:

Lot number Forty-Six (46) of the Assessor's Plat of the Village of Fairwater, Fond du Lac County, Wisconsin.

VD4-15-14-99-AP-240-00
(Parcel Identification Number)

EXCEPTING THEREFROM the West 66 feet of Lot 46 of the Assessor's Plat in the Village of Fairwater, located in part of the Southeast 1/4 of the Northeast 1/4 of Section 30, Town 15 North, Range 14 East, Village of Fairwater, Fond du Lac County, Wisconsin.

TRANSFER
\$201³⁰
FEE

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

Exception to warranties: recorded easements and restrictions of record.

Dated this 24 day of August, 1995

(SEAL) *Robert R. Metcalf* (SEAL)
Robert R. Metcalf

(SEAL) *Mary Ann T. Metcalf* (SEAL)
Mary Ann T. Metcalf

AUTHENTICATION

Signature(s) of Robert R. Metcalf and Mary Ann T. Metcalf

authenticated this 24 day of August, 1995

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

County. } ss.
Personally came before me this _____ day of _____, 19____ the above named

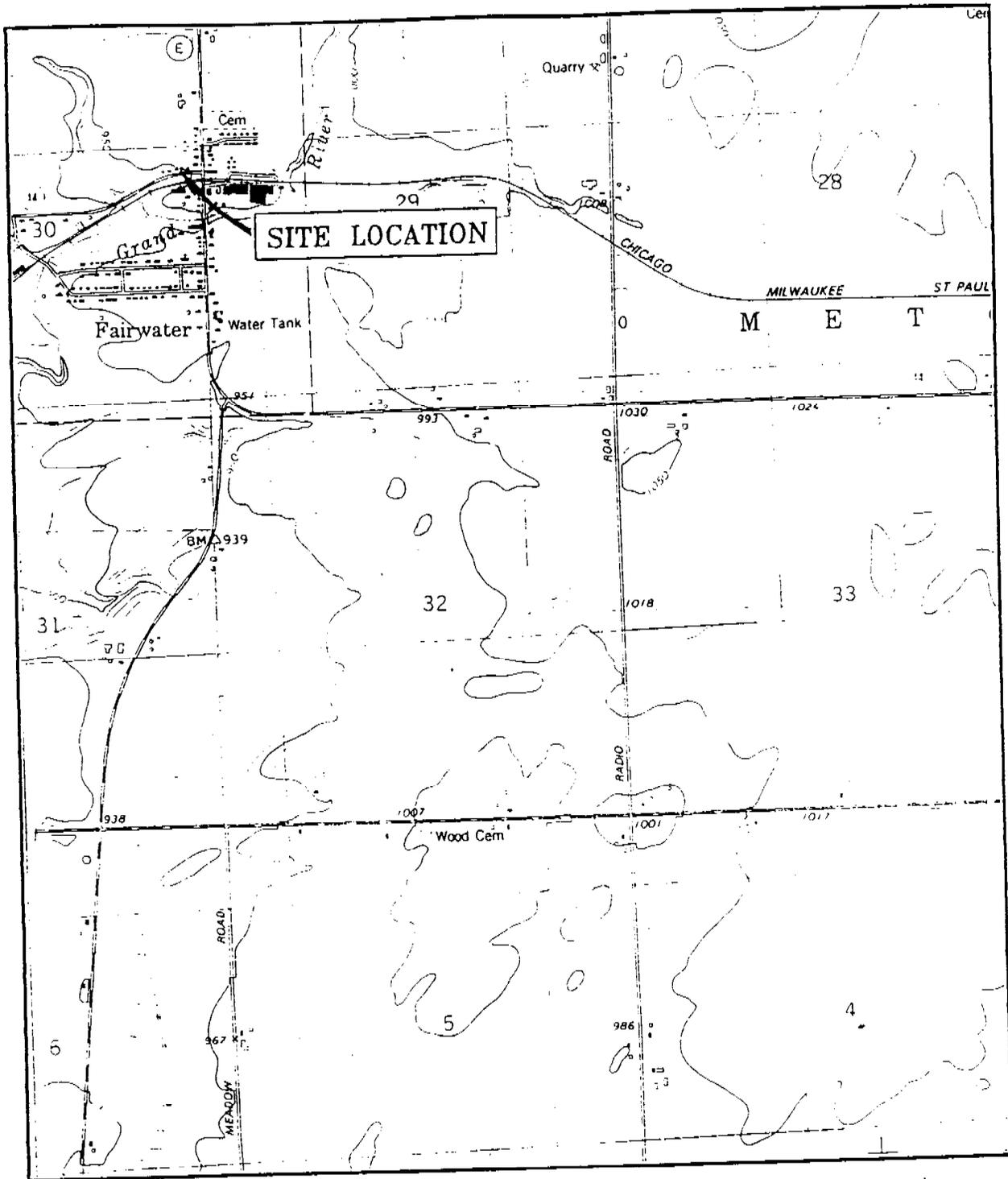
to me known to be the person _____ who executed the foregoing instrument and acknowledge the same.

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

THIS INSTRUMENT WAS DRAFTED BY
Attorney Steven R. Sorenson
PO Box 311, Ripon, WI 54971

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

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



BRANDON QUADRANGLE
 U.S.G.S. 7.5 MINUTE SERIES
 (TOPOGRAPHIC) FOND DU LAC COUNTY
 WISCONSIN



SCALE: 1:24,000

FIGURE 1: SITE LOCATION MAP

Fischer
Environmental, Inc.

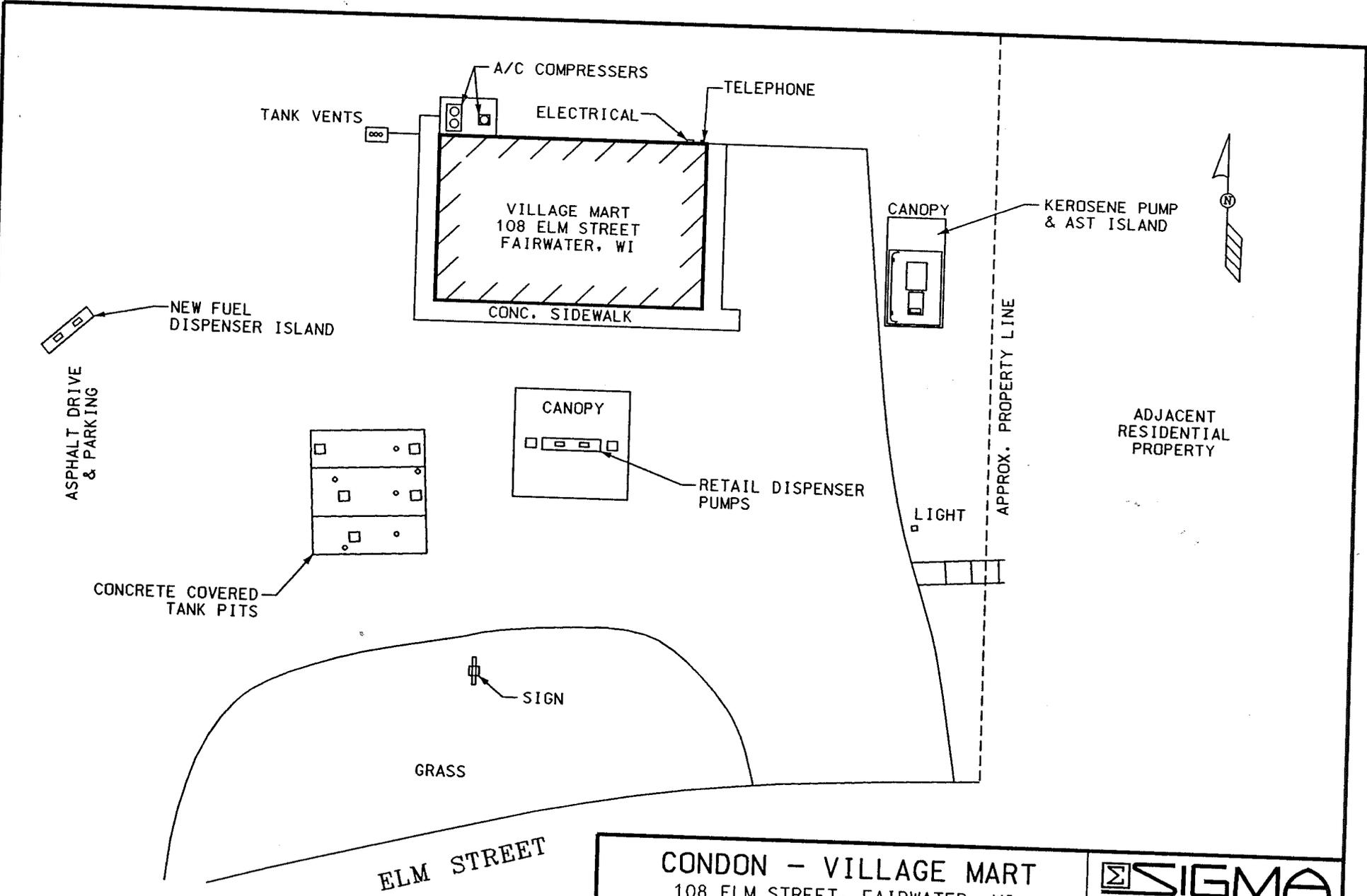
CORPORATE OFFICE
 P.O. BOX 552, RIFON, VT 54971
 TEL. (920) 745-2200 • FAX (920) 745-2222

JOB #95048.020

DATE: 4/25/98

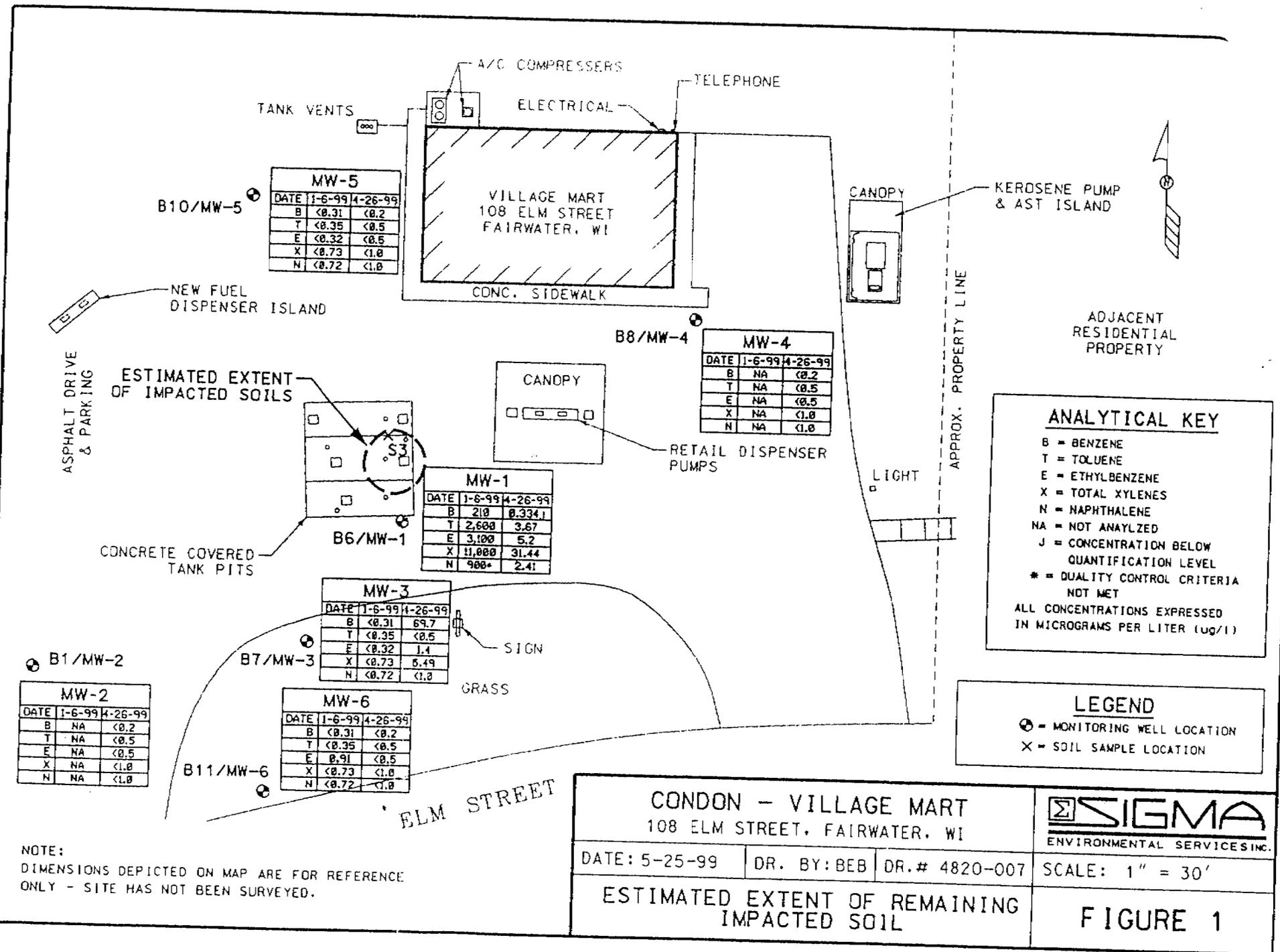
ID# FIG1

VILLAGE MART
 FAIRWATER, WISCONSIN
 SITE INVESTIGATION/REMEDIAL ACTION PLAN



NOTE:
 DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE
 ONLY - SITE HAS NOT BEEN SURVEYED.

CONDON - VILLAGE MART 108 ELM STREET, FAIRWATER, WI		
DATE: 2-15-99	DR. BY: TMM DR.# 4820-002	
SITE PLAN MAP		FIGURE 1



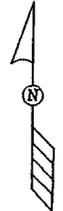
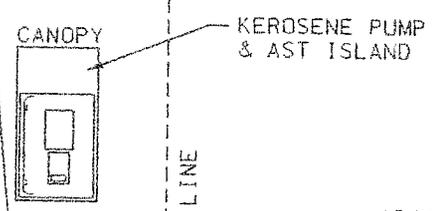
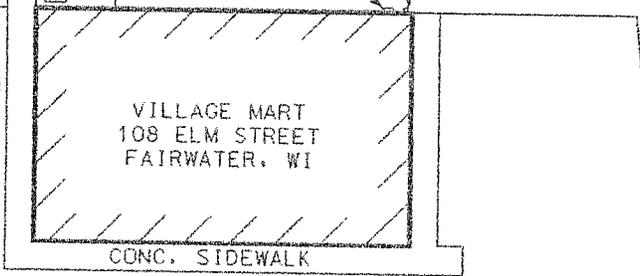
NOTE:
DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - SITE HAS NOT BEEN SURVEYED.

CONDON - VILLAGE MART 108 ELM STREET, FAIRWATER, WI		
DATE: 5-25-99	DR. BY: BEB DR.# 4820-007	
ESTIMATED EXTENT OF REMAINING IMPACTED SOIL		SCALE: 1" = 30'
		FIGURE 1

A/C COMPRESSORS
 TELEPHONE
 ELECTRICAL
 TANK VENTS

MW-5

DATE	1-6-99	4-26-99
B	<0.31	<0.2
T	<0.35	<0.5
E	<0.32	<0.5
X	<0.73	<1.0
N	<0.72	<1.0



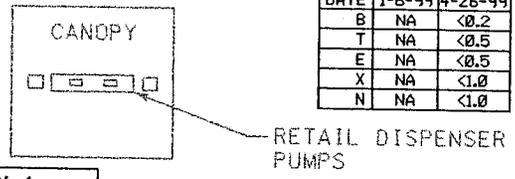
ADJACENT
 RESIDENTIAL
 PROPERTY

NEW FUEL
 DISPENSER ISLAND

ASPHALT DRIVE
 & PARKING

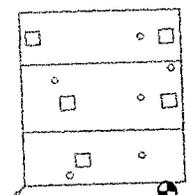
MW-4

DATE	1-6-99	4-26-99
B	NA	<0.2
T	NA	<0.5
E	NA	<0.5
X	NA	<1.0
N	NA	<1.0



ANALYTICAL KEY

B = BENZENE
 T = TOLUENE
 E = ETHYLBENZENE
 X = TOTAL XYLENES
 N = NAPHTHALENE
 NA = NOT ANALYZED
 J = CONCENTRATION BELOW
 QUANTIFICATION LEVEL
 * = QUALITY CONTROL CRITERIA
 NOT MET
 ALL CONCENTRATIONS EXPRESSED
 IN MICROGRAMS PER LITER (ug/l)



MW-1

DATE	1-6-99	4-26-99
B	210	0.334,1
T	2,600	3.67
E	3,100	5.2
X	11,000	31.44
N	900*	2.41

MW-3

DATE	1-6-99	4-26-99
B	<0.31	69.7
T	<0.35	<0.5
E	<0.32	1.4
X	<0.73	5.49
N	<0.72	<1.0

MW-2

DATE	1-6-99	4-26-99
B	NA	<0.2
T	NA	<0.5
E	NA	<0.5
X	NA	<1.0
N	NA	<1.0

MW-6

DATE	1-6-99	4-26-99
B	<0.31	<0.2
T	<0.35	<0.5
E	0.91	<0.5
X	<0.73	<1.0
N	<0.72	<1.0

B11/MW-6

SIGN
 GRASS

APPROX. PROPERTY LINE

LEGEND

⊕ = MONITORING WELL LOCATION

CONDON - VILLAGE MART
 108 ELM STREET, FAIRWATER, WI



DATE: 5-25-99 DR. BY: BEB DR.# 4820-007

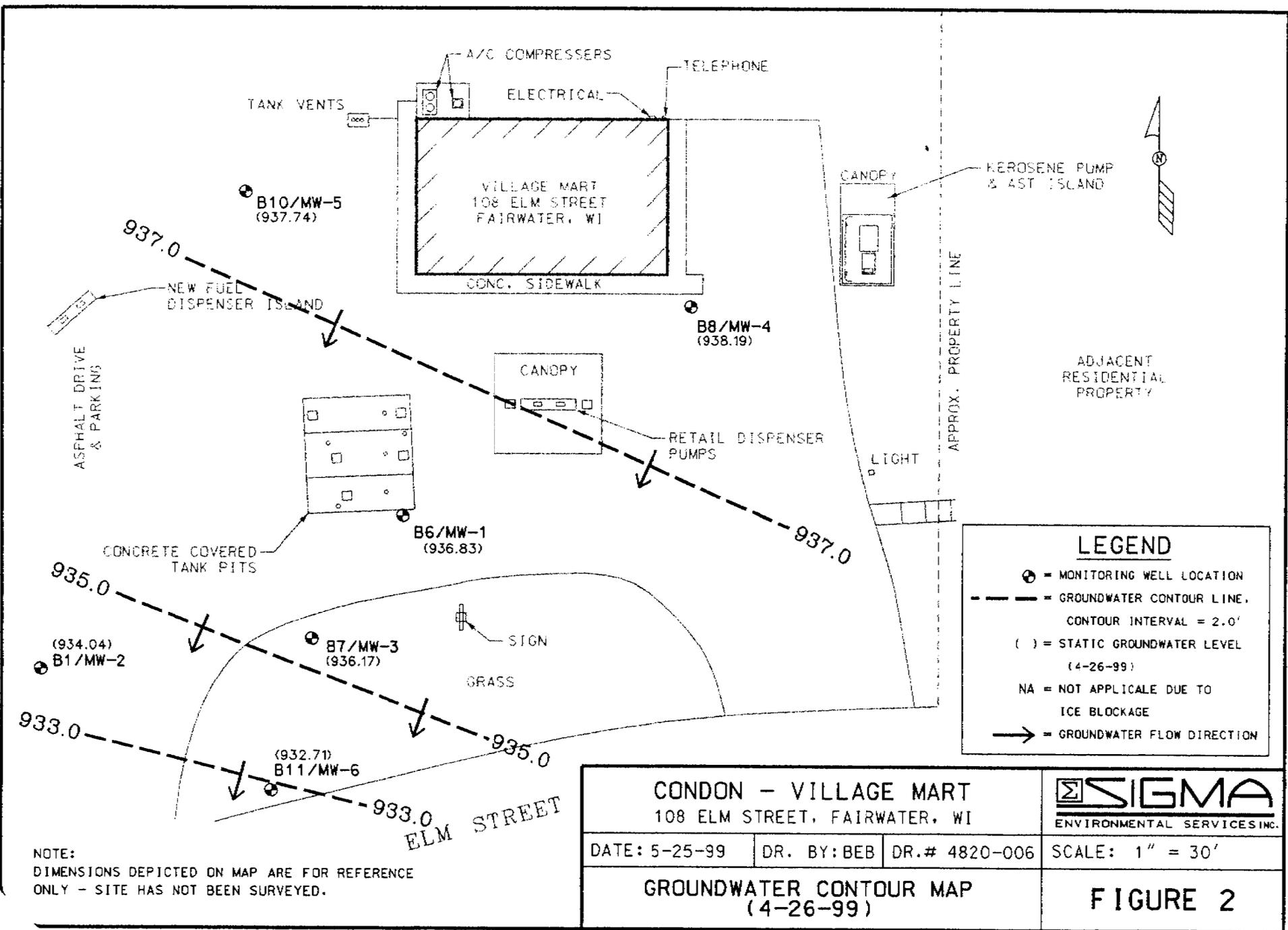
SCALE: 1" = 30'

GROUNDWATER QUALITY MAP

FIGURE 3

NOTE:
 DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE
 ONLY - SITE HAS NOT BEEN SURVEYED.

ELM STREET



LEGEND

- ⊕ = MONITORING WELL LOCATION
- - - = GROUNDWATER CONTOUR LINE,
CONTOUR INTERVAL = 2.0'
- () = STATIC GROUNDWATER LEVEL
(4-26-99)
- NA = NOT APPLICABLE DUE TO
ICE BLOCKAGE
- = GROUNDWATER FLOW DIRECTION

NOTE:
DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE
ONLY - SITE HAS NOT BEEN SURVEYED.

CONDON - VILLAGE MART 108 ELM STREET, FAIRWATER, WI			 SIGMA ENVIRONMENTAL SERVICES INC.
DATE: 5-25-99	DR. BY: BEB	DR. # 4820-006	
GROUNDWATER CONTOUR MAP (4-26-99)			FIGURE 2

Table 4A
 Village Mart
 Fairwater, Wisconsin
 June 22, 1995 Soil Analytical Results

Parameter	DNR Guideline	B-1	B-1	B-2	B-2	B-3	B-4	B-4	B-5
Depth (feet)		9.5-11.5	4.5-6.5	4.5-6.5	9.5-11.5	7.5-9.5	5-7	7.5-9.5	5-7
DRO (mg/kg)	100	ND	ND	ND	ND	ND	ND	ND	ND
GRO (mg/kg)	100	ND	ND	ND	ND	ND	ND	ND	ND
Volatile Organic Compounds (VOC's) (µg/kg)									
Benzene	5.5	ND	ND	ND	37	ND	ND	ND	ND
n-butylbenzene	n/d	ND	ND	ND	ND	ND	ND	ND	ND
sec-butylbenzene	n/d	ND	ND	ND	ND	ND	ND	ND	ND
Ethyl benzene	2,900	ND	ND	ND	ND	ND	ND	ND	ND
Isopropyl benzene	n/d	ND	ND	ND	ND	ND	ND	ND	ND
p-Isopropyl toluene	n/d	ND	ND	ND	ND	ND	ND	ND	ND
Naphthalene	n/d	ND	ND	ND	ND	ND	ND	ND	ND
n-Propyl benzene	n/d	ND	ND	ND	ND	ND	ND	ND	ND
Methyl-tert-butyl ether	n/d	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	1,500	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-trimethylbenzene	n/d	ND	ND	ND	ND	ND	ND	ND	ND
1,3,5-trimethylbenzene	n/d	ND	ND	ND	ND	ND	ND	ND	ND
m,p,o-Xylenes	4,100	ND	ND	ND	ND	ND	ND	ND	ND
Lead (mg/kg)	50	ND	92	6.7	11	5.6	10	ND	9.4

ND = No Detection above lab method detection limit

NA = Not Analyzed

n/d = DNR Guideline not defined

**Table 4A
Village Mart
Fairwater, Wisconsin
June 22, 1995 Soil Analytical Results**

Parameter	DNR Guideline	B-5	B-6	B-6	B-7	B-7	B-8	B-8	B-9
Depth (feet)		10-12	5-7	12.5-14.5	4.5-6.5	12-14	10-12	5-7	5-7
DRO (mg/kg)	100	16	1,200	ND	ND	ND	ND	ND	ND
GRO (mg/kg)	100	ND	1,800	ND	ND	ND	ND	ND	ND
Volatile Organic Compounds (VOC's) (ug/kg)									
Benzene	5.5	ND	ND	36	ND	ND	ND	ND	ND
n-butylbenzene	n/d	ND	34,000	ND	ND	ND	ND	ND	ND
sec-butylbenzene	n/d	ND	5,500	ND	ND	ND	ND	ND	ND
Ethyl benzene	2,900	ND	14,000	ND	ND	ND	ND	ND	ND
Isopropyl benzene	n/d	ND	3,700	ND	ND	ND	ND	ND	ND
p-Isopropyl toluene	n/d	ND	5,400	ND	ND	ND	ND	ND	ND
Naphthalene	n/d	ND	66,000	ND	ND	ND	ND	ND	ND
n-Propyl benzene	n/d	ND	15,000	ND	ND	ND	ND	ND	ND
Methyl-tert-butyl ether	n/d	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	1,500	ND	10,000	50	ND	ND	ND	ND	ND
1,2,4-trimethylbenzene	n/d	ND	290,000	110	ND	ND	ND	ND	ND
1,3,5-trimethylbenzene	n/d	ND	92,000	36	ND	ND	ND	ND	ND
m,p,o-Xylenes	4,100	ND	232,000	115	ND	ND	ND	ND	ND
Lead (mg/kg)	50	7.8	12	ND	9.9	6.7	19	10	ND

ND = No Detection above lab method detection limit

NA = Not Analyzed

n/d = DNR Guideline not defined

Table 4B
Village Mart
Fairwater, Wisconsin
September 12, 1995 Soil Analytical Results

Parameter	DNR Guideline	S-1	S-2	S-3
Depth (feet)		--	--	--
DRO (mg/kg)		ND	ND	1,000
GRO (mg/kg)	100	ND	ND	5,500
Volatile Organic Compounds (VOC's) (ug/kg)				
Benzene	5.5	ND	ND	ND
n-butylbenzene	n/d	ND	ND	130,000
sec-butylbenzene	n/d	ND	ND	32,000
Ethyl benzene	2,900	ND	ND	58,000
Isopropyl benzene	n/d	ND	ND	ND
p-Isopropyl toluene	n/d	ND	ND	20,000
Naphthalene	n/d	ND	ND	300,000
n-Propyl benzene	n/d	ND	ND	58,000
Methyl-tert-butyl ether	n/d	ND	ND	ND
Toluene	1,500	35	ND	170,000
1,2,4-trimethylbenzene	n/d	33	ND	1,600,000
1,3,5-trimethylbenzene	n/d	ND	ND	470,000
m,p,o-Xylenes	4,100	ND	ND	1,380,000
Lead (mg/kg)	50	ND	ND	ND

ND = No Detection above lab method detection limit
 NA = Not Analyzed
 n/d = DNR Guideline not defined

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- Exceeds comm 46

Table 4C
 Village Mart
 Fairwater, Wisconsin
 January 4, 1996 Soil Analytical Results

Parameter	WDNR RCL	B-10	B-10	B-11	B-11	B-12	B-12
Depth (feet)		5-7	12.5-14.5	5-7	12.5-14.5	5-7	10-12
DRO (mg/kg)	100	ND	ND	ND	ND	ND	ND
GRO (mg/kg)	100	ND	ND	ND	ND	ND	ND
Volatile Organic Compounds (VOCs) (ug/kg)							
Benzene	5.5	ND	ND	ND	ND	ND	ND
n-butylbenzene	n/d	ND	ND	ND	ND	ND	ND
sec-butylbenzene	n/d	ND	ND	ND	ND	ND	ND
Ethyl benzene	2,900	ND	ND	ND	ND	ND	ND
Isopropyl benzene	n/d	ND	ND	ND	ND	ND	ND
p-Isopropyl toluene	n/d	ND	ND	ND	ND	ND	ND
Naphthalene	n/d	ND	ND	ND	ND	ND	ND
n-Propyl benzene	n/d	ND	ND	ND	ND	ND	ND
Methyl-tert-butyl ether	n/d	ND	ND	ND	ND	ND	ND
Toluene	1,500	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane		ND	ND	ND	49	ND	ND
1,2,4-trimethylbenzene	n/d	ND	ND	ND	ND	ND	ND
1,3,5-trimethylbenzene	n/d	ND	ND	ND	ND	ND	ND
m,p.o-Xylenes	4,100	ND	ND	ND	ND	ND	ND
Lead (mg/kg)	50	6.9	13	ND	7	70	6.1

ND = No Detection above lab method detection limit

NA = Not Analyzed

n/d = DNR Guideline not defined

Table 2
Groundwater Quality Results - PVOCs and Detects Only

Condon - Village Mart
 Fairwater, Wisconsin

ANALYTE	Date	MW-1										MW-2										Chapter NR 140	
		07/13/95	10/30/95	01/23/96	03/01/96	03/19/96	05/06/97	11/17/97	02/23/98	01/06/99	04/26/99	07/13/95	10/30/95	01/23/96	03/01/96	03/19/96	05/06/97	11/17/97	02/23/98	01/06/99	04/26/99	ES	PAL
Soluble Lead	µg/l	ND	NA		ND	NA	15	1.5															
VOCs																							
Benzene	µg/l	1100	330	1600	460	NA	71	41	580	210	0.334 J	ND	ND	ND	ND	NA	ND	<0.41	<0.16	NA	<0.2	5	0.5
1,2-Dichloroethane	µg/l	ND	ND	NA	ND	ND	NA	5	0.5														
Ethylbenzene	µg/l	720	360	870	580	NA	87	2300	2100	2600	5.2	ND	ND	ND	ND	NA	ND	<0.23	<0.29	NA	<0.5	700	140
Methyl Tert Butyl Ether	µg/l	ND	ND	ND	ND	NA	1.1	<0.53	11	<14+	<0.30	ND	ND	ND	ND	NA	ND	<0.53	<0.20	NA	<0.3	60	12
Naphthalene	µg/l	420	670	680	680	NA	NA	1000	700	900*	2.41	ND	ND	ND	ND	NA	NA	NA	<0.81	NA	<1.0	40	8
n-Propylbenzene	µg/l	ND	71	NA	ND	ND	NA	**	**														
Toluene	µg/l	3300	1000	3900	1800	NA	370	9900	6300	3100	3.67	ND	ND	ND	ND	NA	ND	<0.28	<0.36	NA	<0.5	343	68.6
1,2,4 Trimethylbenzene	µg/l	1600	2400	2100	2500	NA	150	3500	2000	2400	3.6	ND	ND	ND	ND	NA	ND	<0.30	<0.30	NA	<0.5	480	96
1,3,5 Trimethylbenzene	µg/l	500	750	660	830	NA	160	960	530	640	11.3	ND	ND	ND	ND	NA	ND	<0.25	<0.34	NA	<0.5	480	96
Xylenes	µg/l	5200	5300	6700	7800	NA	720	13400	10000	11000	31.44	ND	ND	ND	ND	NA	ND	<0.51	<0.94	NA	<1.0	620	124
Total BTEX	µg/l	10320	6990	13070	10640	NA	1248	16111	18980	16910	40.64	ND	ND	ND	ND	NA	ND	ND	ND	NA	ND	**	**

Key:

- ES = Wisconsin Administrative Code, Chapter NR 140 Enforcement Standard
- PAL = Wisconsin Administrative Code, Chapter NR 140 Preventive Action Limit
- bold = Detected Above Wisconsin Administrative Code Chapter NR 140 Enforcement Standard
- J = Estimated concentration below laboratory quantitation level.
- ** = No Standard Established
- NA = Not Analyzed
- ND = Not Detected
- + Due to sample concentration
- * Naphthalene quality control criteria not met; calibration check standard out of range.

Table 2
Groundwater Quality Results - PVOCs and Detects Only
 Condon - Village Man
 Fallwater, Wisconsin

ANALYTE	Date	MW-3										MW-4										Chapter NR 140	
		07/13/95	10/30/95	01/23/96	03/01/96	03/19/96	05/08/97	11/17/97	02/23/98	01/08/99	04/28/99	07/13/95	10/30/95	01/23/96	03/01/96	03/19/96	05/08/97	11/17/97	02/23/98	01/08/99	04/28/99	ES	PAL
Soluble Lead	µg/l	2.6	NA	NA	NA	NA	NA	NA	NA	NA	ND	NA	15	1.5									
VOCs																							
Benzene	µg/l	5.5	22	ND	NA	ND	67	6.6	5.9	<0.31	69.7	ND	ND	ND	ND	NA	ND	<0.41	<0.16	NA	<0.2	5	0.5
1,2-Dichloroethane	µg/l	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	ND	ND	NA	5	0.5							
Ethylbenzene	µg/l	ND	ND	ND	NA	ND	0.6	5.3	0.33	<0.35	1.04	ND	ND	ND	ND	NA	ND	<0.23	<0.29	NA	<0.5	700	140
Methyl Tert Butyl Ether	µg/l	2	5	ND	NA	ND	ND	0.9	<0.20	<0.29	<0.3	ND	ND	ND	ND	NA	ND	<0.53	<0.20	NA	<0.3	60	12
Naphthalene	µg/l	ND	ND	ND	NA	ND	NA	NA	<0.81	<0.72	<1.0	ND	ND	ND	ND	NA	NA	NA	<0.81	NA	<1.0	40	8
n-Propylbenzene	µg/l	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	ND	ND	NA	**	**							
Toluene	µg/l	ND	ND	ND	NA	ND	ND	<0.28	<0.36	<0.32	<0.5	ND	ND	ND	ND	NA	ND	<0.28	<0.36	NA	<0.5	343	68.8
1,2,4 Trimethylbenzene	µg/l	ND	ND	ND	NA	ND	ND	<0.30	<0.30	<0.36	1.17	ND	ND	ND	ND	NA	ND	<0.30	<0.30	NA	<0.5	480	96
1,3,5 Trimethylbenzene	µg/l	ND	ND	ND	NA	ND	ND	<0.25	<0.34	<0.38	<0.5	ND	ND	ND	ND	NA	ND	<0.25	<0.34	NA	<0.5	480	96
Xylenes	µg/l	ND	ND	ND	NA	ND	ND	0.46	<0.94	<0.73	5.49	ND	ND	ND	ND	NA	ND	<0.51	<0.94	NA	<1.0	620	124
Total BTEX	µg/l	6	22	ND	NA	ND	68	12.36	6.23	ND	78.23	ND	ND	ND	ND	NA	ND	ND	ND	NA		**	**

Key:

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- bold** = Detected Above Wisconsin Administrative Code Chapter NR 140 Enforcement Standard
- J = Estimated concentration below laboratory quantitation level.
- ** = No Standard Established
- NA = Not Analyzed
- ND = Not Detected

Table 2
Groundwater Quality Results - PVOCs and Detects Only
 Condon - Village Mart
 Fairwater, Wisconsin

ANALYTE	Date	MW-5										MW-6								Chapter NR 140			
		07/13/95	10/30/95	01/23/96	03/01/96	03/19/96	05/06/97	11/17/97	02/23/98	01/06/99	04/26/99	07/13/95	10/30/95	01/23/96	03/01/96	03/19/96	05/06/97	11/17/97	02/25/98	01/06/99	04/26/99	ES	PAL
Soluble Lead	µg/l	NA	15	1.5																			
VOCs																							
Benzene	µg/l	NA	NA	ND	NA	ND	ND	<0.41	<0.16	<0.31	<0.2	NA	NA	ND	ND	NA	ND	<0.41	<0.16	<0.31	<0.2	5	0.5
1,2-Dichloroethane	µg/l	NA	NA	ND	NA	ND	NA	NA	NA	NA	NA	NA	5	0.5									
Ethylbenzene	µg/l	NA	NA	ND	NA	ND	ND	<0.23	<0.29	<0.35	<0.5	NA	NA	ND	ND	NA	ND	<0.23	<0.29	<0.35	<0.5	700	140
Methyl Tert Butyl Ether	µg/l	NA	NA	ND	NA	ND	ND	<0.53	<0.20	<0.29	<0.3	NA	NA	ND	ND	NA	0.2	<0.53	0.33	<0.29	<0.3	60	12
Naphthalene	µg/l	NA	NA	ND	NA	ND	ND	NA	<0.81	<0.72	<1.0	NA	NA	ND	ND	NA	NA	NA	<0.81	<0.72	<1.0	40	8
n-Propylbenzene	µg/l	NA	NA	ND	NA	ND	NA	NA	NA	NA	NA	NA	**	**									
Toluene	µg/l	NA	NA	ND	NA	ND	NA	<0.28	<0.36	<0.32	<0.5	NA	NA	ND	ND	NA	ND	<0.28	<0.36	0.91	<0.5	343	68.6
1,2,4 Trimethylbenzene	µg/l	NA	NA	ND	NA	ND	ND	<0.30	<0.30	<0.36	<0.5	NA	NA	ND	ND	NA	ND	<0.30	<0.30	<0.36	<0.5	480	96
1,3,5 Trimethylbenzene	µg/l	NA	NA	ND	NA	ND	ND	<0.25	<0.34	<0.38	<0.5	NA	NA	ND	ND	NA	ND	<0.25	<0.34	<0.38	<0.5	480	96
Xylenes	µg/l	NA	NA	ND	NA	ND	ND	<0.51	<0.94	<0.73	<1.0	NA	NA	ND	ND	NA	ND	<0.51	<0.94	<0.73	<1.0	620	124
Total BTEX	µg/l	NA	NA	ND	NA	ND	ND	ND	ND	NA	NA	NA	NA	ND	ND	NA	ND	ND	ND	ND	NA	**	**

Key:

- ES = Wisconsin Administrative Code, Chapter NR 140 Enforcement Standard
- PAL = Wisconsin Administrative Code, Chapter NR 140 Preventive Action Limit
- bold** = Detected Above Wisconsin Administrative Code Chapter NR 140 Enforcement Standard
- J = Estimated concentration below laboratory quantitation level.
- ** = No Standard Established
- NA = Not Analyzed
- ND = Not Detected

**Table 1
Groundwater Elevations
Condon - Village Mart
Fairwater, WI**

Monitoring Well	Elevation of Top of Casing	Depth to Groundwater	Groundwater Elevation	Date
MW-1	940.514	7.77	932.74	07/07/95
		6.89	933.62	07/12/95
		4.25	936.26	10/30/95
		4.70	935.81	12/04/95
		3.85	936.66	01/23/96
		4.05	936.46	03/19/96
		4.74	935.77	05/06/97
		5.02	935.49	05/14/97
		6.58	933.93	11/17/97
		5.49	935.02	02/23/98
		7.24	933.27	01/06/99
		3.68	936.83	04/26/99
MW-2	938.683	4.15	934.53	07/07/95
		5.30	933.38	07/12/95
		3.10	935.58	10/30/95
		3.50	935.18	12/04/95
		2.85	935.83	01/23/96
		3.00	935.68	03/19/96
		3.96	934.72	05/06/97
		4.19	934.49	05/14/97
		5.63	933.05	11/17/97
		4.64	934.04	02/23/98
		NA	NA	01/06/99
3.33	934.04	04/26/99		
MW-3	939.871	5.35	934.52	07/07/95
		6.47	933.4	07/12/95
		4.00	935.87	10/30/95
		4.45	935.42	12/04/95
		3.75	936.12	01/23/96
		4.00	935.87	03/19/96
		4.61	935.26	05/06/97
		4.88	934.99	05/14/97
		6.26	933.61	11/17/97
		5.23	934.64	02/23/98
		6.90	932.97	01/06/99
3.70	936.17	04/26/99		

Elevations based on survey subcontracted by Fisher Environmental
 NA = Not analyzed

**Table 1 (cont.)
Groundwater Elevations
Condon - Village Mart
Fairwater, WI**

Monitoring Well	Elevation of Top of Casing	Depth to Groundwater	Groundwater Elevation	Date
MW-4	942.861	6.77	936.09	07/07/95
		7.95	934.91	07/12/95
		8.05	934.81	10/30/95
		5.65	937.21	12/04/95
		4.79	938.07	01/23/96
		5.10	937.76	03/19/96
		5.91	936.95	05/06/97
		6.18	936.68	05/14/97
		7.98	934.88	11/17/97
		6.76	936.1	02/23/98
		8.84	934.02	01/06/99
		4.67	938.19	04/26/99
MW-5	942.058	NI	NI	07/07/95
		NI	NI	07/12/95
		NI	NI	10/30/95
		NI	NI	12/04/95
		3.97	938.09	01/23/96
		4.50	937.56	03/19/96
		5.60	936.46	05/06/97
		5.81	936.25	05/14/97
		7.62	934.44	11/17/97
		6.36	935.7	02/23/98
		8.40	933.66	01/06/99
		4.32	937.74	04/26/99
MW-6	938.511	NI	NI	07/07/95
		NI	NI	07/12/95
		NI	NI	10/30/95
		NI	NI	12/04/95
		6.17	932.34	01/23/96
		6.30	932.21	03/19/96
		5.88	932.63	05/06/97
		5.95	932.56	05/14/97
		6.14	932.37	11/17/97
		6.10	932.41	02/23/98
		6.11	932.40	01/06/99
		5.80	932.71	04/26/99

Elevations based on survey subcontracted by Fisher Environmental
 NI = Not installed