

GIS REGISTRY INFORMATION

SITE NAME: Van Drisse Oil

BRRTS #: 02-31-216366 **FID # (if appropriate):** _____

COMMERCE # (if appropriate): _____

CLOSURE DATE: 12/12/2005

STREET ADDRESS: 231 Willow Street

CITY: Luxemburg

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 702098 Y= 454234

CONTAMINATED MEDIA: Groundwater Soil Both

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: Yes No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter 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	
County Parcel ID number, if used for county, for all affected properties See deed	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)	
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)	
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)	
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.	



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Ronald W. Kazmierczak, 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
TTY Access via relay - 711

December 19, 2005

Mr. Fran Kahr
Van Drisse Oil Company
P.O. Box 116
Luxemburg, WI 54217

SUBJECT: Final Case Closure By Closure Committee With Conditions Met
Van Drisse Oil (former Wis. Central Ltd.), 231 Willow Street, Luxemburg, WI
WDNR BRRTS # 02-31-216366

Dear Mr. Kahr:

On May 6, 2005, the Northeast Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On May 10, 2005, you were notified that the Closure Committee had granted conditional closure to this case.

On December 12, 2005, the Department received final correspondence indicating that you have complied with the requirements of closure (soil and groundwater GIS registration and monitoring well abandonment forms received). Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed on December 12, 2005, and no further investigation, remediation or other action is required at this time.

Residual soil contamination remains at this site as indicated in the information submitted to the Department of Natural Resources. If contaminated soil is excavated in the future, the property owner at the time of excavation will be required to sample and analyze the excavated soil to determine whether the contamination still remains. If contamination remains, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard at the time of excavation. **Special precautions may need to be taken during excavation activities to prevent a direct contact health threat to humans.** Based upon the results of sample analysis, the current owner will also have to properly store, treat, or dispose of any excavated materials, in accordance with state and federal laws.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry and you intend to construct or reconstruct a well, you will need Department approval. Department approval is required before construction or reconstruction of a well on a property listed on the GIS Registry, in accordance with s. NR 812.09(4)(w). To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be

obtained on-line <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 662 -5420.

Sincerely,



Keld B. Lauridsen
Hydrogeologist
Remediation & Redevelopment Program

cc: Mark Foht, Northern Environmental (electronic copy)
Lee Derenne, 206 Willow Street, Luxemburg, WI 54217



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
2984 Shawano Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-662-5100
FAX 920-662-5413
TTY Access via relay - 711

May 10, 2005

Mr. Fran Kahr
Van Drisse Oil Company
P.O. Box 116
Luxemburg, WI 54217

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure
Van Drisse Oil (former Wis. Central Ltd.), 231 Willow Street, Luxemburg, WI
WDNR BRRTS # 02-31-216366

Dear Mr. Kahr:

On May 6, 2005, the Northeast Region Closure Committee reviewed your request for closure of the case described above. The Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Closure Committee has determined that the petroleum contamination identified at the site in the vicinity of the former locations of bulk storage tank systems appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

MONITORING WELL ABANDONMENT

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to me on Form 3300-5B found at www.dnr.state.wi.us/org/water/dwg/gw/ or provided by the Department of Natural Resources.

PURGE WATER, WASTE AND SOIL PILE REMOVAL

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Please send a letter advising me that any remaining purge water, waste and/or soil piles have been removed once that work is completed.

EXCAVATION OF CONTAMINATED SOIL

Residual soil contamination remains at the site as indicated in the information submitted to the Department of Natural Resources. If any contaminated soil is excavated in the future, the property owner at that time will be required to sample and analyze the excavated soil in order to determine whether the contamination still remains. The owner will also have to properly store, treat, or dispose of any excavated materials, based upon the results of that characterization, and take special precautions during excavation activities to prevent a direct contact threat to

humans. All future owners and occupants of this property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard at the time of excavation.

When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit <http://maps.dnr.state.wi.us/brrts>.

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 662-5420.

Sincerely,



Keld B. Lauridsen
Hydrogeologist
Remediation & Redevelopment Program

cc: Lee Derenne, 206 Willow Street, Luxemburg, WI 54217
Mark Foht, Northern Environmental (electronic copy)

381563

STATE BAR OF WISCONSIN FORM 7 - 1998
TRUSTEE'S DEED

Document Number

RECORDS
VOL 396 PAGE 978
RECEIVED FOR RECORD
'02 AUG 22 AM 10 23

MARILYN G. MUELLER
REGISTER OF DEEDS
KEWAUNEE COUNTY, WI.

B. B. ^{one}

FRANCIS J. KAHR and JANE A. KAHR

as Trustee of the FRANCIS J. and JANE A. KAHR REVOCABLE TRUST
OF 1997 u/a/d October 9, 1997

for a valuable consideration conveys without warranty to WILLOW STREET
PROPERTIES LLC, a Wisconsin limited liability company

Grantee, the following described real estate in Kewaunee
County, State of Wisconsin:

FEE 393.⁰⁰ WHZ EX CODE W-7

A parcel of land located in the Southeast Quarter (SE 1/4) of the Northeast
Quarter (NE 1/4) of Section Twenty-one (21), Township Twenty-four (24)
North, Range Twenty-three (23) East, Village of Luxemburg, Kewaunee
County, Wisconsin, described as follows: Commencing at the Southwest
corner of the Southeast Quarter of the Northeast Quarter of Section 21,

Recording Area
Name and Return Address
Cherryland Title Services Inc
P.O. Box 65
Sturgeon Bay WI 54235

31 146 NE 21 6.5; 31 146 NE 21 6-5.1
Parcel Identification Number (PIN)

Township 24 North, Range 23 East and running thence Northerly along the Westerly boundary line of said Southeast
Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) One Hundred Four and five tenths (104.5) feet to the center line of
the Grantor's main track and thence Easterly along the center line of said main track Four Hundred Sixty-seven and
five tenths (467.5) feet; thence Northerly on a straight line parallel with the Westerly boundary line of said Southeast
Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) Twenty-three (23) feet to the place of beginning, thence continuing
Northerly along the last mentioned line Eighty-two (82) feet to the point of intersection with the Northerly boundary
line of the Grantor's right-of-way, thence Easterly along the last mentioned line One Hundred Thirty-two (132) feet,
thence Southerly on a straight line parallel with Westerly boundary line of said Southeast Quarter (SE 1/4) of the
Northeast Quarter (NE 1/4) Eighty-two (82) feet, thence Westerly on a straight line parallel with the Northerly
boundary line of the Grantor's right-of-way One Hundred Thirty-two (132) feet to the place of beginning.

A parcel of land located in the Southeast Quarter of the Northeast Quarter of Section 21, Township 24 North, Range
23 East, Village of Luxemburg, Kewaunee County, Wisconsin, described as follows: Commencing at the Southwest
corner of the Southeast Quarter of the Northeast Quarter of said Section 21; thence Northerly along the West line of
the Southeast Quarter of the Northeast Quarter of said Section 21 a distance of 209.5 feet to a point on the Northwest
corner of a parcel of land conveyed by Kewaunee, Green Bay and Western Railroad Company to American Oil
Company by deed dated March 21, 1961; thence Easterly along the North line of said American Oil Company
property a distance of 118 feet to the true point of beginning; thence Southerly along the East line of said American
Oil Company property, also being a line parallel with the West line of the Southeast Quarter of the Northeast of said
Section 21 a distance of 85 feet, more or less, to a point on a line parallel with and 20 feet normally distant Northerly
from the centerline of the Main Track of Fox Valley & Western Ltd.; thence Easterly along the last said parallel line a
distance of 349.5 feet to a point on a line parallel with and 467.5 feet Easterly from the West line of the Southeast
Quarter of the Northeast Quarter of said Section 21, as measured along said Main Track centerline; thence Northerly
along the last said parallel line a distance of 85 feet, more or less, to a point on the Northwest corner of a parcel of

(description & warranties continued on reverse)

Dated this 16 day of August, 2002

Francis J. Kahr
Francis J. Kahr
Trustee

Jane A. Kahr
Jane A. Kahr
Trustee

AUTHENTICATION

Signature(s) _____
authenticated this _____ day of _____

ACKNOWLEDGMENT

STATE OF Wisconsin)
Kewaunee County)
Personally came before me this 16th day of
August 2002 the above named
Francis J. Kahr and Jane A. Kahr

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

THIS INSTRUMENT WAS DRAFTED BY
Attorney Thomas M. Olejniczak
P.O. Box 23200, Green Bay, WI 54305-3200

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

to one known to be the person(s) who executed the foregoing
instrument and acknowledge the same.

Daniel G. Vincent
Daniel G. Vincent
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date:
1-1-06)

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

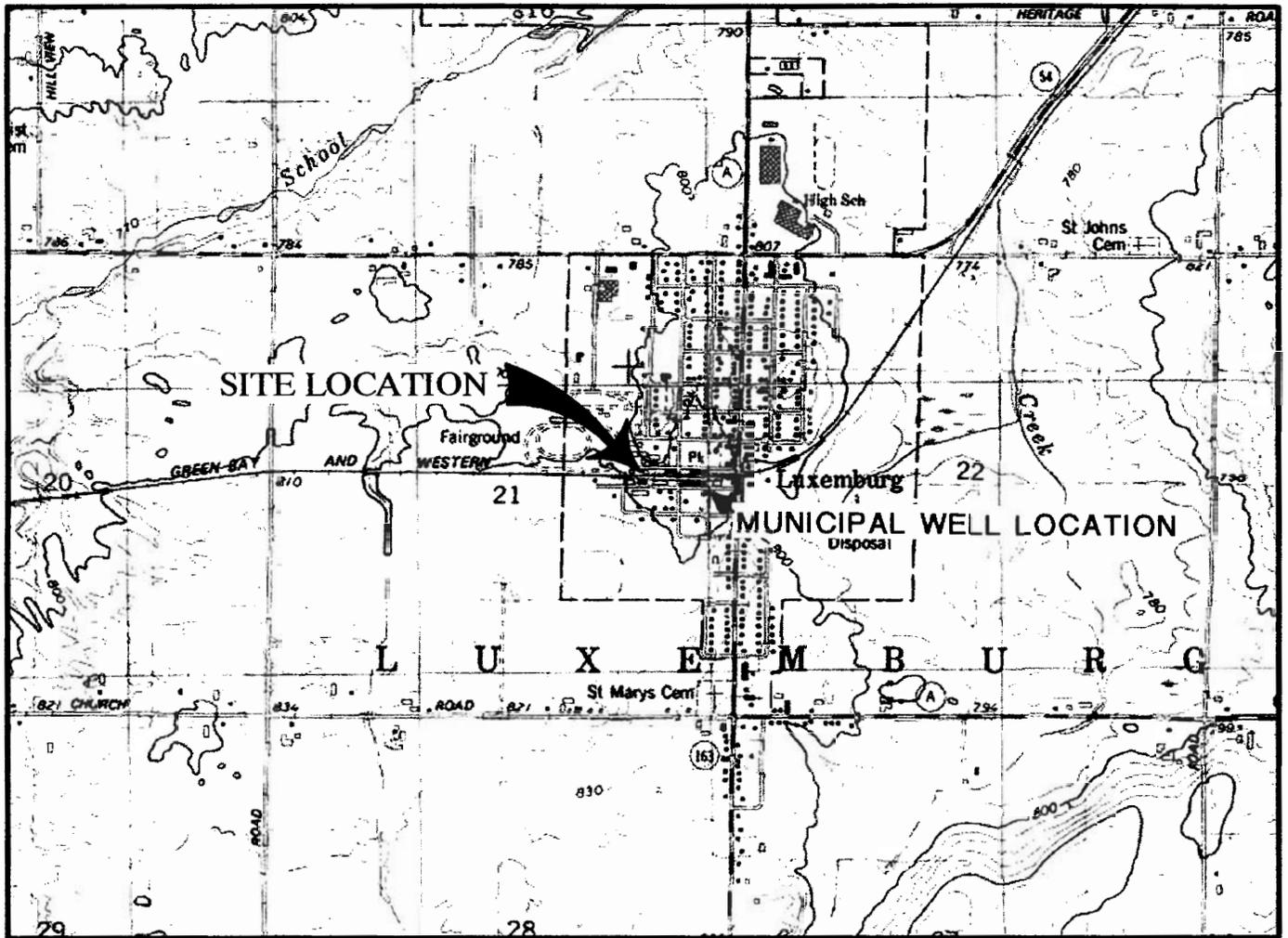
JB

LEGAL DESCRIPTION (CONT.)

land conveyed by the Kewaunee, Green Bay and Western Railroad Company to Norman M. and Beverly Van Drisse by deed dated August 28, 1961; thence Westerly in a straight line a distance of 349.5 feet, more or less, to the true point of beginning,

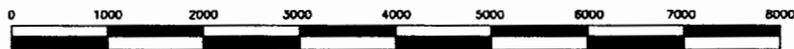
Grantors warrant that the property is free and clear of all liens and encumbrances, except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in 2002.

For good and valuable consideration, receipt of which is acknowledged, Francis J. Kahr and Jane A. Kahr individually agree that they are responsible for any and all costs and follow up regarding petroleum environmental cleanup per state standards and accordingly agree to indemnify and hold the Grantee harmless therefrom.



SCALE IN FEET

1" = 2000'



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



BASE MAP SOURCE: USGS 7.5 MINUTE QUADRANGLE, LUXEMBURG, WISCONSIN, 1978 (NATIONAL GEOGRAPHIC TOPOI 2001)

QUADRANGLE LOCATION



Northern Environmental SM

Hydrologists · Engineers · Geologists

954 Circle Drive, Green Bay, Wisconsin

Phone: 800-854-0606 Fax 920-592-8444

Website: www.northernenvironmental.com

WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA

SITE LOCATION AND LOCAL TOPOGRAPHY

VAN DRISSE OIL
LUXEMBURG, WISCONSIN

CREATION DATE: 05/24/04

DRAWN BY: KRE

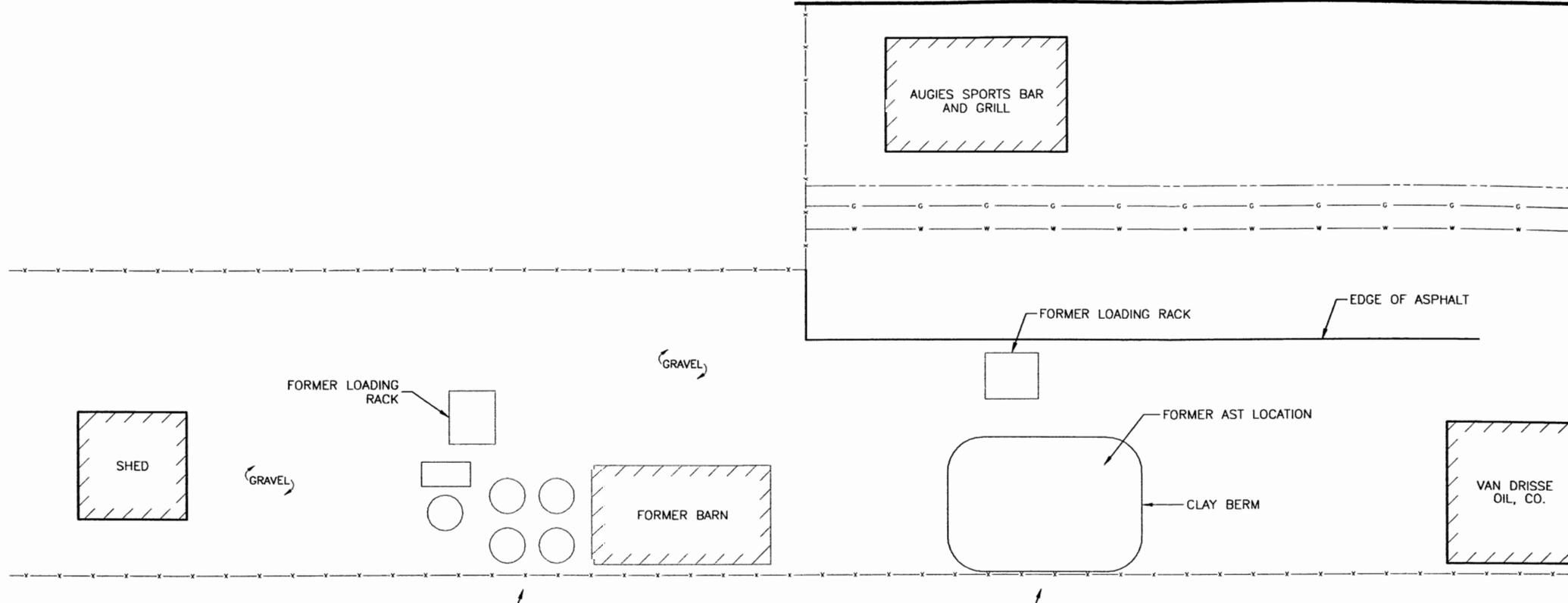
REVISION DATE:

THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL TECHNOLOGIES, INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.

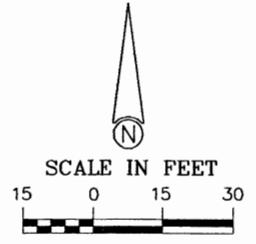
PROJECT NUMBER: VDC03-2200-1318

FIGURE 1

S:\PROJ\VDC\22001318\DRAWINGS\012302-2.DWG



- LEGEND**
- x—x—x— FENCE
 - c—c—c— GAS LINE
 - w—w—w— WATER LINE
 - RIGHT-OF-WAY
 - FORMER HORIZONTAL AST LOCATION
 - FORMER VERTICAL AST LOCATION



DRAWN BY: JRB	PROJECT: VDC-1318	DATE: 01/23/02	VAN DRISSE OIL LUXEMBURG, WISCONSIN
REV. DATE 4/12/02	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.		SITE LAYOUT
Northern Environmental SM Hydrologists · Engineers · Geologists			

FIGURE 2

Table 2 Groundwater Analytical Results, Van Drisse Oil Co., 231 Willow Street, Luxumburg, Wisconsin

Well ID	Screened Interval (fbg)	Date Sampled	Depth to Water (fbg)	Lead	Volatile Organic Compounds (µg/l)													Polynuclear Aromatic Hydrocarbons (µg/l)														
					Benzene	n-Bury/benzene	sec-Bury/benzene	Dl-Isopropyl Ether	Ethylbenzene	Isopropylbenzene	p-Isopropyl/toluene	MTBE	Naphthalene	n-Propylbenzene	Toluene	Trimethylbenzenes	Xylenes	1-Methylnaphthalene	2-Methylnaphthalene	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(k)fluoranthene	Dibenzo(a,h)anthracene	Flourene	Naphthalene	Phenanthrene	Pyrene	
WAC PAL (µg/l)					1.5	0.5	NE	NE	NE	140	NE	NE	12	8	NE	200	96	1000	NE	NE	NE	NE	600	NE	0.02	0.02	NE	NE	80	8	NE	50
WAC ES (µg/l)					15	5	NE	NE	NE	700	NE	NE	60	40	NE	1000	480	10000	NE	NE	NE	NE	3000	NE	0.2	0.2	NE	NE	400	40	NE	250
MW1100	12 to 17	02/14/02	11.27	1.4	38	39	10	5	68	18	9.8	< 5.5	39	27	11	146	159	73	90	17	< 0.21	0.17	< 0.0030	< 0.0064	0.4	< 0.0051	0.15	9.8	38	17	71	
		04/04/02	7.74	---	35	---	---	---	130	---	---	26	13	---	27	246	268	57	71	< 0.27	15	< 0.051	0.62	0.049	< 0.0074	0.057	< 0.012	6.1	49	7.6	21	
		07/30/02	10.77	---	46	---	---	---	110	---	---	44	82	---	19 "J"	226	190	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
		01/15/03	14.83	---	41	---	---	---	160	---	---	10	100	---	12	293	358	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
		09/16/03	10.11	---	19	---	---	---	88	---	---	9.7	57	---	8.4	154	145	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	01/04/05	9.35	---	12	---	---	---	76	---	---	< 2.3	52	---	6.4	175	110	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
MW1200	6 to 11	04/04/02	5.38	24.9	56	---	---	---	190	---	---	35	480	---	49	410	837	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
		07/30/02	8.41	7.4	66	---	---	---	300	---	---	33	530	---	27 "J"	560	530	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
		09/16/03	7.53	---	50	---	---	---	330	---	---	18	370	---	28	430	458	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
		01/04/05	7.78	---	45	---	---	---	270	---	---	< 15	330	---	22	370	440	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
MW1300	12 to 17	02/14/02	12.34	2.1	3.5	18	4.8	< 0.50	5	< 0.50	5.3	< 5.5	17	5	< 0.50	43	24.1	49	63	11	< 0.22	0.22	< 0.0032	< 0.0067	< 0.0055	< 0.0054	< 0.045	9.3	18	12	30	
		04/04/02	8.82	< 1.4	2.4	---	---	---	16	---	---	< 0.40	23	---	0.4	67	37.6	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
		07/30/02	11.80	---	11	---	---	---	12	---	---	1.4 "J"	10	---	0.83 "J"	30.3	21	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
		01/15/03	15.28	---	0.92 "J"	---	---	---	1.8 "J"	---	---	< 0.43	8.4	---	< 0.68	20.7	5.2 "J"	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
		09/16/03	11.18	---	16	---	---	---	54	---	---	1.3	75	---	1.3	229	96.3	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	01/04/05	10.45	---	5.8	---	---	---	21	---	---	< 0.46	10	---	1.1	52.6	32	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
MW1400	5 to 10	04/04/02	6.89	2.7	< 0.40	---	---	---	< 0.40	---	---	3.1	< 1.3	---	< 4.0	< 0.90	< 1.4	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
		07/30/02	7.23	< 0.66	2.4	---	---	---	1.4 "J"	---	---	2.5	5.2	---	< 0.63	5.7	< 1.5	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
		01/04/05	9.30	---	0.55 "J"	---	---	---	0.27 "J"	---	---	2.3	0.73 "J"	---	< 0.11	0.93 "J"	0.9 "J"	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
MW1500	12 to 17	02/14/02	12.34	4.6	240	15	< 3.0	< 1.0	59	9.2	< 2.0	< 11	22	11	12	48	213	3.9	4.6	< 0.19	< 0.21	< 0.036	< 0.0030	< 0.0064	< 0.0052	< 0.0051	< 0.043	< 0.091	6.7	0.27	0.65	
		04/04/02	8.79	2.6	110	---	---	---	48	---	---	< 1.0	23	---	2.2	44.8	149	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
		07/30/02	11.82	< 0.66	190	---	---	---	150	---	---	< 4.9	65	---	< 6.3	206	440	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
		01/15/03	15.25	< 0.66	4.1	---	---	---	4.1	---	---	0.93 "J"	2.7 "J"	---	< 6.3	10.9 "J"	5.5	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
		09/16/03	11.22	---	96	---	---	---	74	---	---	2.8	25	---	1.7 J	99	165.5	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	01/04/05	10.50	---	54	---	---	---	26	---	---	< 0.23	4.9	---	1.1	38.2	44	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
MW2400	13 to 18	04/04/02	7.47	2.3	< 0.40	---	---	---	< 0.40	---	---	< 0.40	< 1.3	---	< 4.0	< 0.90	< 1.4	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
		07/30/02	10.50	< 0.66	< 0.43	---	---	---	< 0.49	---	---	< 0.49	< 1.4	---	< 0.63	< 1.14	< 1.5	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
		01/15/03	13.93	---	< 0.45	---	---	---	< 0.82	---	---	< 0.43	< 0.89	---	< 0.68	< 1.86	< 2.47	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
		09/16/03	9.88	---	< 0.30	---	---	---	< 0.60	---	---	9.3	< 0.58	---	< 0.58	< 1.18	< 1.84	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
		01/04/05	9.08	---	< 0.25	---	---	---	< 0.22	---	---	< 0.23	< 0.5	---	< 0.11	< 0.44	< 0.39	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Table 2 Groundwater Analytical Results, Van Drisse Oil Co., 231 Willow Street, Luxemburg, Wisconsin

Well ID	Screened Interval (fbg)	Date Sampled	Depth to Water (fbg)	Lead	Volatile Organic Compounds (µg/l)													Polynuclear Aromatic Hydrocarbons (µg/l)																
					Benzene	n-Butylbenzene	sec-Butylbenzene	Di-Isopropyl Ether	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	MTBE	Naphthalene	n-Propylbenzene	Toluene	Trimethylbenzenes	Xylenes	1-Methylnaphthalene	2-Methylnaphthalene	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(k)fluoranthene	Dibenzo(a,h)anthracene	Flourene	Naphthalene	Phenanthrene	Pyrene			
WAC PAL (µg/l)				1.5	0.5	NE	NE	NE	140	NE	NE	12	8	NE	200	96	1000	NE	NE	NE	NE	600	NE	0.02	0.02	NE	NE	80	8	NE	50			
WAC ES (µg/l)				15	5	NE	NE	NE	700	NE	NE	60	40	NE	1000	480	10000	NE	NE	NE	NE	3000	NE	0.2	0.2	NE	NE	400	40	NE	250			
MW2500	12 to 17	04/04/02	8.59	< 1.4	< 0.40	---	---	---	< 0.40	---	---	< 0.40	< 1.3	---	< 4.0	< 0.90	< 1.4	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
		07/30/02	10.50	---	39	---	---	---	7.9	---	---	0.92 "J"	3.1 "J"	---	0.68 "J"	17	13	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
		01/15/03	13.93	---	< 0.45	---	---	---	< 0.82	---	---	< 0.43	< 0.89	---	< 0.68	< 1.86	< 2.47	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
		09/16/03	10.96	---	< 0.30	---	---	---	< 0.60	---	---	< 0.58	< 0.58	---	< 0.58	< 1.18	< 1.84	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
		01/04/05	10.04	---	< 0.25	---	---	---	< 0.22	---	---	< 0.23	< 0.5	---	< 0.11	< 0.44	< 0.39	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
MW2600	13 to 18	04/04/02	8.79	1.6	< 0.40	---	---	< 0.40	---	---	< 0.40	21	---	< 4.0	4	0.86	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
		07/30/02	11.83	< 0.66	0.55 "J"	---	---	< 0.49	---	---	< 0.49	1.9 "J"	---	< 0.63	1 "J"	< 1.5	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
		01/15/03	15.26	---	5.1	---	---	< 0.43	---	---	< 0.43	4.9	---	< 0.68	14	< 2.47	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
		09/16/03	11.18	---	.59 "J"	---	---	< 0.60	---	---	< 0.58	3.2	---	< 0.58	0.96 "J"	< 1.84	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
		01/04/05	10.38	---	.27 "J"	---	---	< .22	---	---	< 0.23	< 0.5	---	< 0.11	0.34 "J"	< 0.39	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
MW2700	12 to 17	04/04/02	8.94	1.7	17	---	---	2.6	---	---	< 0.40	3.5	---	0.8	4.7	28	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
		07/30/02	11.97	< 0.66	7.4	---	---	0.81 "J"	---	---	< 0.49	< 1.4	---	1 "J"	9.6	4.7	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
		01/15/03	15.39	---	< 0.45	---	---	< 0.82	---	---	< 0.43	< 0.89	---	< 0.68	< 1.86	< 2.47	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
		09/16/03	11.27	---	1.6	---	---	< 0.60	---	---	< 0.58	< 0.58	---	< 0.58	< 1.18	< 1.84	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
		01/04/05	10.50	---	< 0.25	---	---	< 0.22	---	---	< 0.23	< 0.5	---	< 0.11	< 0.44	< 0.39	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
MW2800	12 to 17	04/04/02	9.22	1.8	4.4	---	---	11	---	---	< 0.40	3.4	---	< 0.40	12.2	11	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
		07/30/02	12.23	0.90 "J"	16	---	---	8.4	---	---	< 0.49	2.2 "J"	---	1.1 "J"	14.9	8.7	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
		01/15/03	15.69	---	6	---	---	13	---	---	1.8	4	---	1.5 "J"	30.5	20.8	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
		09/16/03	11.55	---	< 0.30	---	---	< 0.60	---	---	< 0.58	< 0.58	---	< 0.58	< 1.18	< 1.84	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
		01/04/05	10.79	---	0.41 "J"	---	---	1.4	---	---	< 0.23	< 0.5	---	0.13 "J"	3.6	2	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	

Key:
fbg = feet below grade
MTBE = Methyl-Tertiary-Butyl-Ether
µg/l = micrograms per liter
WAC = Wisconsin Administrative Code
PAL = Preventive Action Limit
= Enforcement Standard
NE = Not established by WAC
"J" = Analyte detected between Limit of Detection and Limit of Quantitation
--- = Not analyzed
4.3 = WAC Preventive Action Limit Exceeded
17 = WAC Enforcement Standard Exceeded

Table 3 Soil Analytical Results, Van Drisse Oil Bulk Plant #1 and #2, Luxemburg, Wisconsin

Boring Number	Sample Number	Sample Depth (feet)	Date Sampled	DRO (mg/kg)	GRO (mg/kg)	Lead (mg/kg)	Relevant and Significant Analytical Results (µg/kg)																		
							Benzene	1,2-Dichloroethane	Ethylbenzene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes	Acenaphthene	Acenaphthylene	Benzo(B)Fluoranthene	Benzo(G,H,I)Perylene	Fluoranthene	Fluorene	Indeno(1,2,3-CD)Pyrene	1-Methyl Naphthalene	2-Methyl Naphthalene	Naphthalene	Phenanthrene	Pyrene
NR 720.09 Residual Contaminant Level				100	100	50	5.5	NE	2900	1500	NE	NE	4100	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
NR 746.06 Table 1 Value				NE	NE	NE	8500	600	4600	38000	83000	11000	42000	NE	NE	NE	NE	NE	NE	NE	NE	NE	2700	NE	NE
NR 746.06 Table 2 Value				NE	NE	NE	1100	540	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
B1*	S1-2	2-4	12/18/01	680	1100	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
B100	S101	0-2	12/18/01	2300	1000	19.4	< 350	< 950	3600	2900	31000	9000	24600	---	---	---	---	---	---	---	---	---	---	---	
B200	S201	0-2	12/18/01	240	82	27.5	88	< 25	420	450	2300	< 25	5300	6	< 0.18	0.2	< 0.016	6.9	1.7	< 0.017	9.7	25	18	3.6	30
B300	S301	0-2	12/18/01	2900	3.9	4	< 25	< 25	< 25	< 25	91	57	203	---	---	---	---	---	---	---	---	---	---	---	
B400	S401	0-2	12/18/01	630	600	16.8	< 70	< 190	940	710	10000	4200	2100	< 0.019	< 0.016	0.083	0.02	2	< 0.0088	0.013	< 0.018	< 0.016	0.24	< 0.0036	8.9
B500	S501	2-4	12/18/01	85	19	10.2	90	< 25	44	51	130	100	114	< 0.020	< 0.018	0.0051	< 0.0016	0.045	< 0.0096	< 0.0017	< 0.019	< 0.018	< 0.018	< 0.0039	0.21
B600	S602	2.5-4.5	12/20/01	590	360	5.4	< 35	< 95	< 70	< 65	1700	600	380	---	---	---	---	---	---	---	---	---	---	---	
B700	S702	2.5-4.5	12/20/01	43	28	4.8	< 25	< 25	< 25	< 25	150	51	< 50	< 0.019	0.24	0.0027	< 0.0015	< 0.00088	< 0.0092	< 0.0016	< 0.018	< 0.017	< 0.017	0.064	0.37
B800	S802	2.5-4.5	12/20/01	< 3	< 1.6	4.3	< 25	< 25	< 25	< 25	48	< 25	< 50	---	---	---	---	---	---	---	---	---	---	---	
B900	S902	2.5-4.5	12/20/01	< 3.2	< 1.6	10.5	< 25	< 25	< 25	< 25	< 25	< 25	< 50	---	---	---	---	---	---	---	---	---	---	---	
B1000	S1002	2.5-4.5	12/20/01	< 3	< 1.6	13	< 25	< 25	< 25	62	48	< 25	137	---	---	---	---	---	---	---	---	---	---	---	
B1500	S1501	2.5-4.5	02/13/02	< 3.1	3.8	126	< 25	< 25	82	120	310	100	490	---	---	---	---	---	---	---	---	---	---	---	
B1600	S1601	2.5-4.5	02/14/02	< 3.3	< 1.6	7.9	< 25	< 25	< 25	< 25	< 25	< 25	< 50	---	---	---	---	---	---	---	---	---	---	---	
B1700	S1701	2.5-4.5	02/14/02	< 3.3	< 1.6	8.9	< 25	< 25	< 25	< 25	< 25	< 25	< 50	---	---	---	---	---	---	---	---	---	---	---	
B1800	S1801	2.5-4.5	02/14/02	< 3.3	< 1.6	7.3	< 25	< 25	< 25	< 25	< 25	< 25	< 50	---	---	---	---	---	---	---	---	---	---	---	
B1900	S1901	2.5-4.5	02/14/02	1100	1200	5.5	340	< 480	2100	700	12000	5200	13800	---	---	---	---	---	---	---	---	---	---	---	
B2000	S2001	2.5-4.5	02/14/02	< 3.1	< 1.6	6.2	< 25	< 25	< 25	< 25	< 25	< 25	< 50	---	---	---	---	---	---	---	---	---	---	---	

Table 3 Soil Analytical Results, Van Drisse Oil Bulk Plant #1 and #2, Luxemburg, Wisconsin

Boring Number	Sample Number	Sample Depth (feet)	Date Sampled	DRO (mg/kg)	GRO (mg/kg)	Lead (mg/kg)	Relevant and Significant Analytical Results (µg/kg)																					
							Benzene	1,2-Dichloroethane	Ethylbenzene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes	Acenaphthene	Acenaphthylene	Benzo(B)Fluoranthene	Benzo(G,H,I)Perylene	Fluoranthene	Fluorene	Indeno(1,2,3-CD)Pyrene	1-Methyl Naphthalene	2-Methyl Naphthalene	Naphthalene	Phenanthrene	Pyrene			
NR 720.09	Residual	Contaminant	Level	100	100	50	5.5	NE	2900	1500	NE	NE	4100	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
B2100	S2101	2.5-4.5	02/14/02	< 3.1	< 1.6	7.6	< 25	< 25	< 25	< 25	< 25	< 25	< 50	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
B2200	S2201	2.5-4.5	02/14/02	< 3.3	< 1.6	7.4	< 25	< 25	< 25	< 25	< 25	< 25	< 50	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
B2300	S2301	2.5-4.5	02/14/02	< 3.1	< 1.6	4.7	< 25	< 25	< 25	< 25	< 25	< 25	< 50	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
B2400	S2401	2.5-4.5	03/20/02	---	---	3.7	< 25	< 25	< 25	< 25	< 25	< 25	< 50	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
B2500	S2501	2.5-4.5	03/22/02	---	---	5.7	< 25	< 25	< 25	< 25	< 25	< 25	< 50	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
B2600	S2601	2.5-4.5	03/22/02	---	---	5.1	< 25	< 25	< 25	< 25	< 25	< 25	< 50	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
B2700	S2701	2.5-4.5	03/22/02	---	---	5.4	< 25	< 25	< 25	< 25 J	< 25 J	< 25	72 J	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
B2800	S2801	2.5-4.5	03/22/02	---	---	3.8	< 25	< 25	< 25	< 25	< 25	< 25	< 50	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Key:
GRO = Gasoline Range Organics

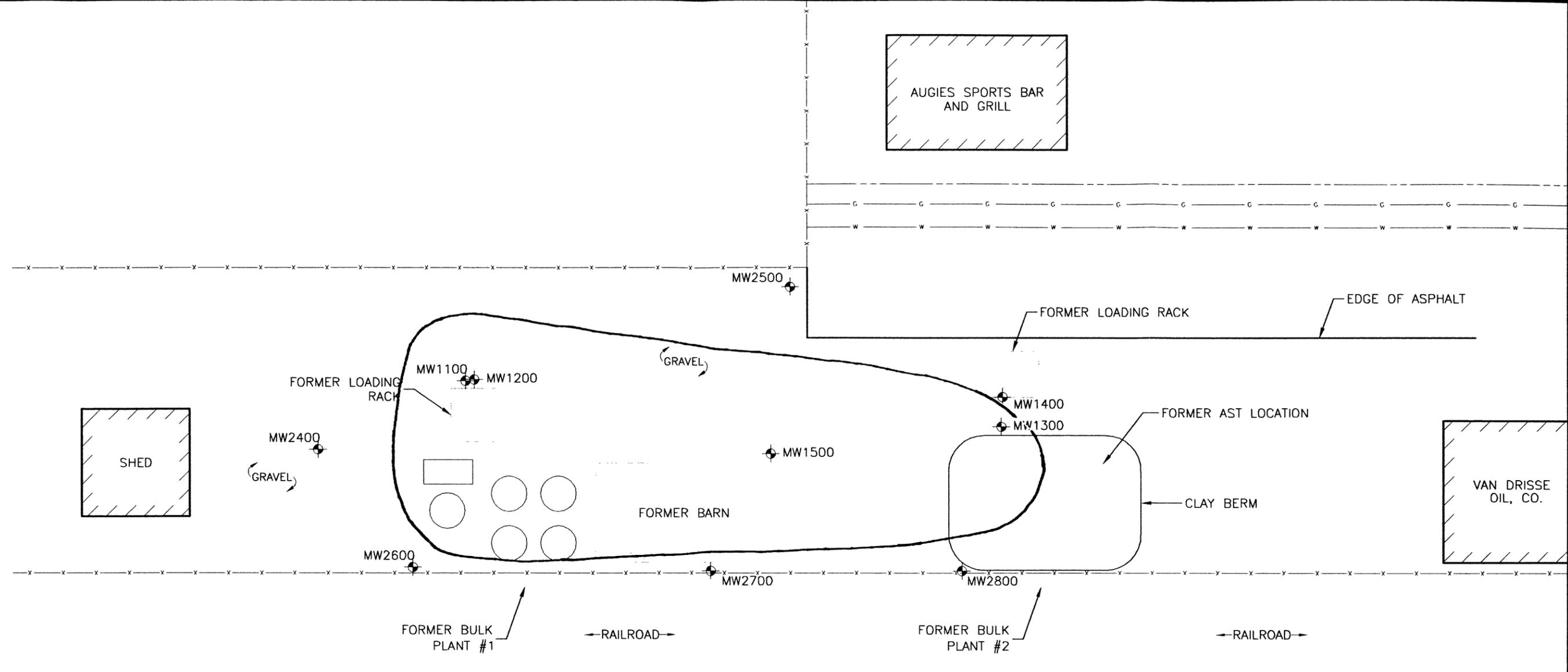
DRO = Diesel Range Organics

mg/kg = milligrams per kilogram
 µg/kg = micrograms per kilogram
 --- = Not Analyzed
 J = Analyte detected between the Limit of Detection and the Limit of Quantitation
 NE = Not Established by Wisconsin Administrative Code
 * = Soil boring completed during Phase II Environmental Site Assessment
100 = Exceeds NR 720.09 Residual Contaminant Level

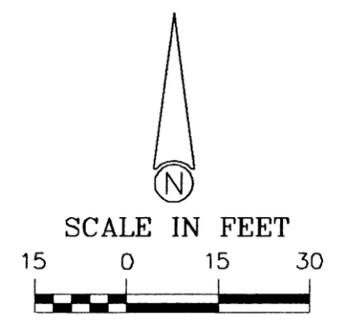
Non-Industrial Site Specific Residual Contaminant Levels

Chemical	Direct Contact Exposure in (mg/kg) through		
	Ingestion	Inhalation of Fugitive Dust	Inhalation of Volatiles
Ethylbenzene	1,560	158,000	2.20
Naphthalene	313	447,000	63
Toluene	3,130	59,600,000	600
TMB, 1,2,4-	782	894,000	46
TMB, 1,3,5-	782	894,000	26
Xylene, Mixture	31,300	---	---

Note:
Calculations made using Wisconsin default values



- LEGEND**
- MW100 MONITORING WELL LOCATION
 - ESTIMATED EXTENT OF GROUNDWATER CONTAINING CONCENTRATIONS OF PETROLEUM COMPOUNDS IN EXCESS OF ENFORCEMENT STANDARDS (ES)
 - FENCE
 - GAS LINE
 - WATER LINE
 - RIGHT-OF-WAY
 - FORMER HORIZONTAL AST LOCATION
 - FORMER VERTICAL AST LOCATION



DRAWN BY: KRE REV. DATE:	PROJECT: VDC-1318 THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.	DATE: 5/9/02	VAN DRISSE OIL LUXEMBURG, WISCONSIN
Northern Environmental SM Hydrologists • Engineers • Geologists			MONITORING WELL LOCATIONS AND EXTENT OF GROUNDWATER CONTAMINATION IN EXCESS OF THE ES

S:\PROJ\VDC\22001318\DRAWINGS\050902-4.DWG

FIGURE 4

Table 1 Water Level Data, Former Van Drisse Oil, Co. Bulk Plant #1 and #2, Luxemburg, Wisconsin

Well I.D.	Ground Surface Elevation (fmsl)	Riser Elevation (fmsl)	Screened Interval (fmsl)	Date	Depth to Water (feet)		Water Table Elevation (fmsl)
					Below Riser	Below Grade	
MW1100*	798.91	798.46	786.91 to 781.91	02/14/02	10.82	11.27	787.64
				03/08/02	8.4	8.85	790.06
				04/02/02	6.94	7.39	791.52
				04/04/02	7.29	7.74	791.17
				07/30/02	10.32	10.77	788.14
				01/15/03	14.38	14.83	784.08
				09/16/03	9.66	10.11	788.8
MW1200**	798.91	798.65	792.91 to 787.91	02/14/02	Dry	Dry	Dry
				03/08/02	6.67	6.93	791.98
				04/02/02	4.83	5.09	793.82
				04/04/02	5.12	5.38	793.53
				07/30/02	8.15	8.41	790.5
				01/15/03	8.91	9.17	789.74
				09/16/03	7.27	7.53	791.38
MW1300*	799.94	799.5	787.94 to 782.94	02/14/02	11.9	12.34	787.6
				03/08/02	9.48	9.92	790.02
				04/02/02	8.05	8.49	791.45
				04/04/02	8.38	8.82	791.12
				07/30/02	11.36	11.80	788.14
				01/15/03	14.84	15.28	784.66
				09/16/03	10.74	11.18	788.76
MW1400**	799.94	799.56	794.94 to 789.94	02/14/02	Dry	Dry	Dry
				03/08/02	Dry	Dry	Dry
				04/02/02	6.66	7.04	792.9
				04/04/02	6.51	6.89	793.05
				07/30/02	6.85	7.23	792.71
				01/15/03	8.93	9.31	790.63
				09/16/03	9.16	9.54	790.4
MW1500*	799.94	799.43	787.94 to 782.94	02/14/02	11.83	12.34	787.6
				03/08/02	9.41	9.92	790.02
				04/02/02	7.96	8.47	791.47
				04/04/02	8.28	8.79	791.15
				07/30/02	11.31	11.82	788.12
				01/15/03	14.74	15.25	784.69
				09/16/03	10.71	11.22	788.72

Table 1 Water Level Data, Former Van Drisse Oil, Co. Bulk Plant #1 and #2, Luxemburg, Wisconsin

Well I.D.	Ground Surface Elevation (fmsl)	Riser Elevation (fmsl)	Screened Interval (fmsl)	Date	Depth to Water (feet)		Water Table Elevation (fmsl)
					Below Riser	Below Grade	
MW2400*	798.63	797.92	785.63 to 780.63	04/02/02	6.43	7.14	791.49
				04/04/02	6.76	7.47	791.16
				07/30/02	9.79	10.50	788.13
				01/15/03	13.22	13.93	784.7
				09/16/03	9.17	9.88	788.75
MW2500*	799.75	799.38	787.75 to 782.75	04/02/02	7.88	8.25	791.50
				04/04/02	8.22	8.59	791.16
				07/30/02	11.21	11.58	788.17
				01/15/03	14.66	15.03	784.72
				09/16/03	10.59	10.96	788.79
MW2600*	799.96	799.5	786.96 to 781.96	04/02/02	7.99	8.45	791.51
				04/04/02	8.33	8.79	791.17
				07/30/02	11.37	11.83	788.13
				01/15/03	14.8	15.26	784.70
				09/16/03	10.72	11.18	788.78
MW2700*	800.1	799.6	788.10 to 783.10	04/02/02	8.1	8.60	791.50
				04/04/02	8.44	8.94	791.16
				07/30/02	11.47	11.97	788.13
				01/15/03	14.89	15.39	784.71
				09/16/03	10.77	11.27	788.83
MW2800*	800.4	800.02	788.4 to 783.4	04/02/02	8.56	8.94	791.46
				04/04/02	8.84	9.22	791.18
				07/30/02	11.85	12.23	788.17
				01/15/03	15.31	15.69	784.71
				09/16/03	11.17	11.55	788.85

Note:

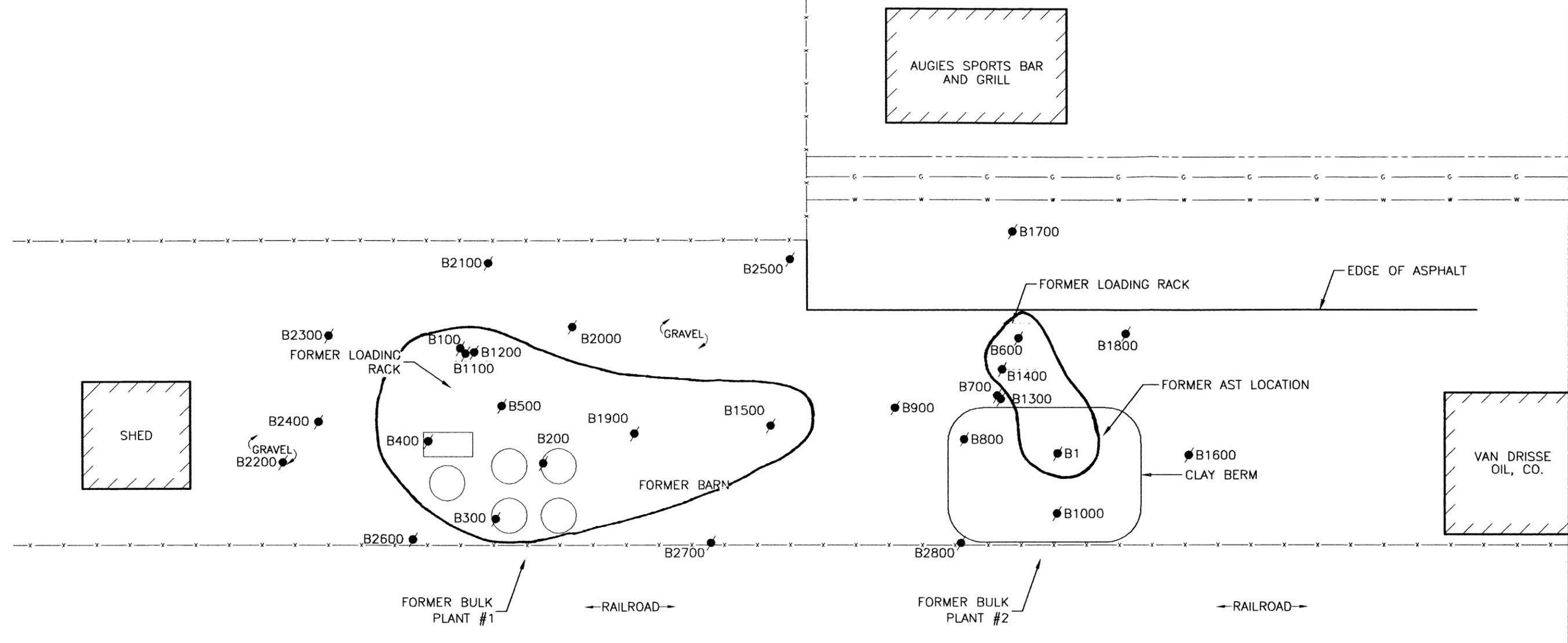
fmsl = feet above mean sea level

* = Well completed within bedrock

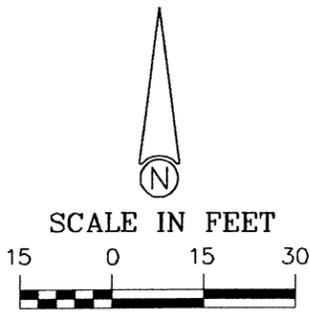
** = Well completed above bedrock surface

Bold elevations indicate submerged well screen

S:\PROJ\05\22001318\DRAWINGS\050902-3.DWG



- LEGEND**
- B100 SOIL BORING LOCATION
 - ESTIMATED EXTENT OF SOIL CONTAINING CONCENTRATIONS OF PETROLEUM COMPOUNDS IN EXCESS OF GENERIC RESIDUAL CONTAMINANT LEVELS (RCLs)
 - x-x-x-x- FENCE
 - c- GAS LINE
 - w- WATER LINE
 - - - - - RIGHT-OF-WAY
 - ◻ FORMER HORIZONTAL AST LOCATION
 - FORMER VERTICAL AST LOCATION



DRAWN BY: KRE	PROJECT: VDC-1318	DATE: 5/9/02
REV. DATE	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED	
Northern Environmental SM Hydrologists • Engineers • Geologists		

VAN DRISSE OIL LUXEMBURG, WISCONSIN
SOIL BORING LOCATIONS AND EXTENT OF SOIL CONTAMINATION

FIGURE 3

July 21, 2004

RE: Legal Description for GIS Registry, Former Van Drisse Oil Company Bulk Plants, 231 Willow Street, Luxemburg, Wisconsin; BRRTS #02-31-216366; PECFA Claim #54217-0116-31

To Whom It May Concern:

I have reviewed the attached legal descriptions and found them complete and accurate for the former Van Drisse Oil Bulk Plants located at 231 Willow Street, Luxemburg, Wisconsin.

Sincerely,

A handwritten signature in cursive script that reads "Lee Derenne". The signature is written in black ink and is positioned above the typed name.

Mr. Lee Derenne
Willow Street Properties