

GIS REGISTRY

Cover Sheet

May, 2009
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

** 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:

- N/A (Not Applicable)
- Soil: maintain industrial zoning (220)
*(note: soil contamination concentrations
between non-industrial 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:

Are all monitoring wells properly abandoned per NR 141? (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 #: 03-45-118547

PARCEL ID #: 230015300 per on-line parcel map on 5-nov-2009

ACTIVITY NAME: U S OIL CO INC

WTM COORDINATES: X: 653787 Y: 422836

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

- Deed Restriction without 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 and Local Topography**
- 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 #: 3 **Title: Monitoring Well Locations**
- 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 #: 3 **Title: Extent of Remedial Excavation "As Built"**

BRRTS #: 03-45-118547

ACTIVITY NAME: U S OIL CO INC

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 #: 3 Title: Boring Locations and Extent of Vadose Zone Soil Impacted

Figure #: 5 Title: Geologic Cross-Section A-A'

- 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: Monitoring Well Locations

- 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 #: 3 Title: Groundwater Elevation Map (2/4/99)

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 #: 2 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 Analytical 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: Water Level Data

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 #: 03-45-118547

ACTIVITY NAME: U S OIL CO INC

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:

1358020

Document Number

DEED RESTRICTION

Declaration of Restrictions

In Re: See Attachment 1, Warranty Deed, hereby made a part of this restriction.

STATE OF WISCONSIN)
) ss
COUNTY OF OUTAGAMIE)

WHEREAS, U.S. Oil Company, Inc., a Wisconsin corporation, (formerly known as Petroleum Real Co.), is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Benzene and methyl tert butyl ether (MTBE) contaminated groundwater above ch. NR 140, Wis. Adm. Code, Enforcement Standards existed on this property at the following location on the following date with the following concentrations: at monitoring well MW400 on February 2, 1999 with 73 micrograms per liter (ug/l) benzene and 570 ug/l MTBE; and the sump on February 2, 1999 with 77 ug/l benzene. Inaccessible soil contamination at 3 feet below ground surface and above the seasonal high water table also existed on the property at the following location on the following date with the following concentration greater than the Residual Contaminant Levels (RCLs) found in ch. NR 720, Wis. Adm. Code: soil sample S51 on June 29, 1998 with 900 milligrams per kilogram (mg/kg) gasoline range organics (GRO), 1900 micrograms per kilogram (ug/kg) benzene, 16,000 ug/kg ethylbenzene, 7700 ug/kg toluene, and 84,000 ug/kg total xylenes. The location of monitoring wells and borings are provided on Exhibits 1 and 2 which also show the extent of soil and groundwater contamination, respectively. These are attached and made part of this restriction.

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

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

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in NR 809 is restricted by NR 811 and NR 812, Wis. Adm. Code. 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 requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

OUTAGAMIE COUNTY
RECEIVED FOR RECORD

FEB 24 2000

AT 9 O'CLOCK A.M. AM.
JANICE FLENZ
REGISTER OF DEEDS

Recording Area

Name and Return Address
Don Johnston, CHMM
U.S. Oil Co., Inc.
P.O. Box 25
Combined Locks, WI 54113

*pd
20/00*

Parcel Identification Number (PIN)

If construction is proposed on this property that will require dewatering, or if groundwater is to otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

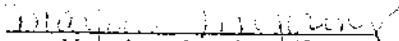
Structural impediments including underground utilities existing at the time of clean-up made complete remediation of the soil contamination on this property impracticable. If the structural impediments on this property that are described above are removed, the property owner shall conduct an investigation 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 remediated in accordance with applicable statutes and rules. If the currently-inaccessible contaminated soil that remains on the property is excavated in the future, it will have to be sampled and analyzed and the treatment or disposal of the soil as a solid or hazardous waste may be necessary.

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 or 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.

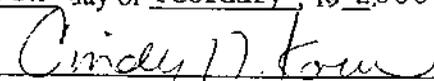
Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin 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, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, Marjorie M. Young asserts that ~~he~~/she is duly authorized to sign this document on behalf of U.S. Oil Company, Inc.

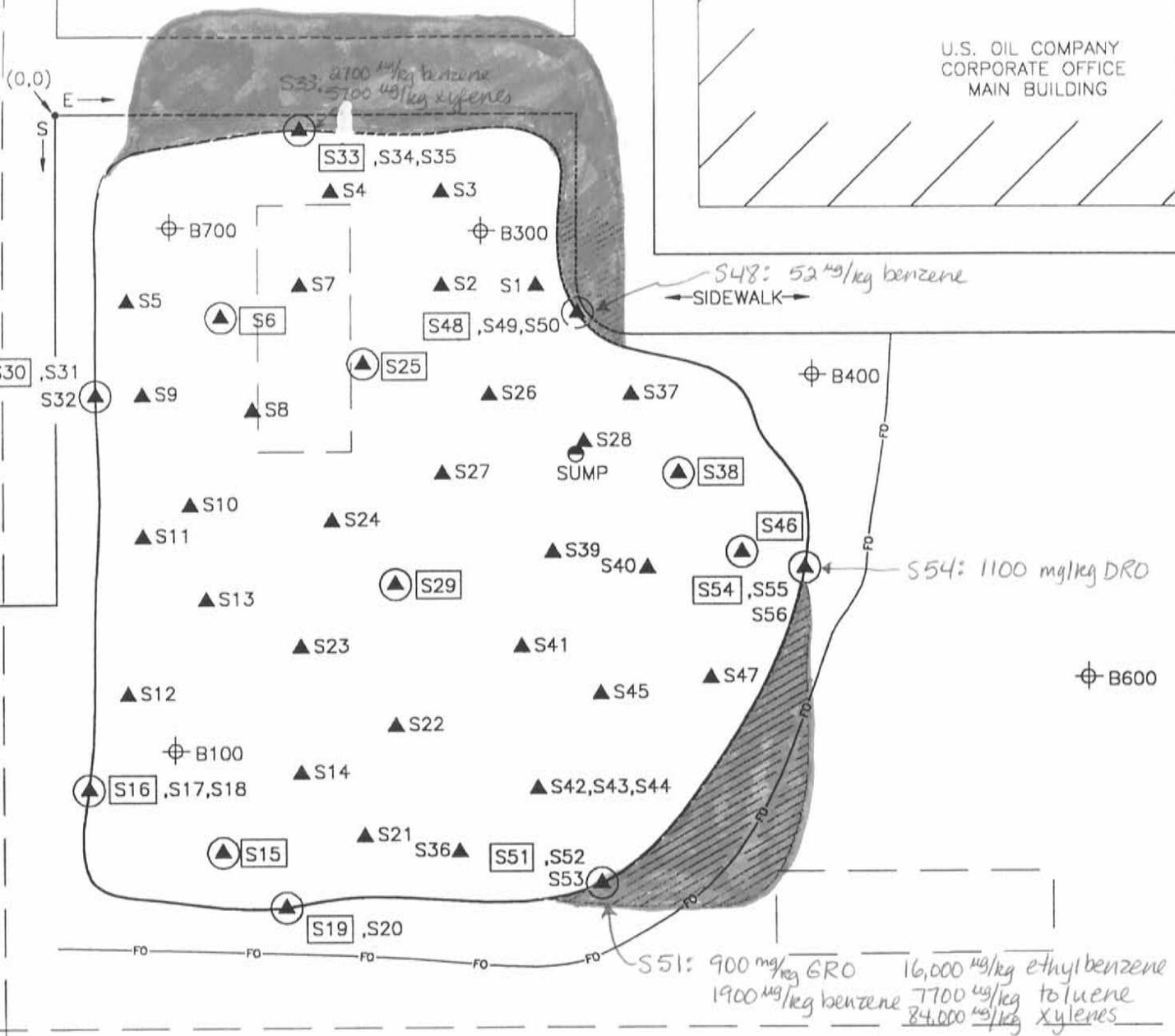
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 9th day of February, ~~19~~ 2000.

Signature: 
Printed Name: Marjorie M. Young
Title: General Counsel

Subscribed and sworn to before me
this 9th day of February, ~~19~~ 2000.


Notary Public, State of WI
My commission 8/11/02

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



LEGEND

- FORMER UST LOCATION
- ⊕ B100 SOIL BOREHOLE LOCATION
- ▲ SOIL SAMPLE COLLECTED FOR FIELD SCREENING
- ⊕ S33 SOIL SAMPLE COLLECTED FOR FIELD SCREENING AND LAB ANALYSIS (ONLY BOXED IN NUMBERS HAVE BEEN SUBMITTED FOR ANALYSIS)
- EXTENT OF REMEDIAL EXCAVATION
- SUMP GROUND WATER RECOVERY SUMP LOCATION

— FO — BURIED FIBER OPTIC LINE



ESTIMATED EXTENT OF INACCESSIBLE SOIL CONTAMINATION

0,0

ORIGIN OF SOIL SAMPLING GRID

S = SOUTH

E = EAST

DRO = diesel range organics
GRO = gasoline range organics

Note: Only petroleum compound concentrations above ch. NR720, WAC generic RCLs are noted on this drawing. Samples were collected on 6/29/98

SCALE IN FEET



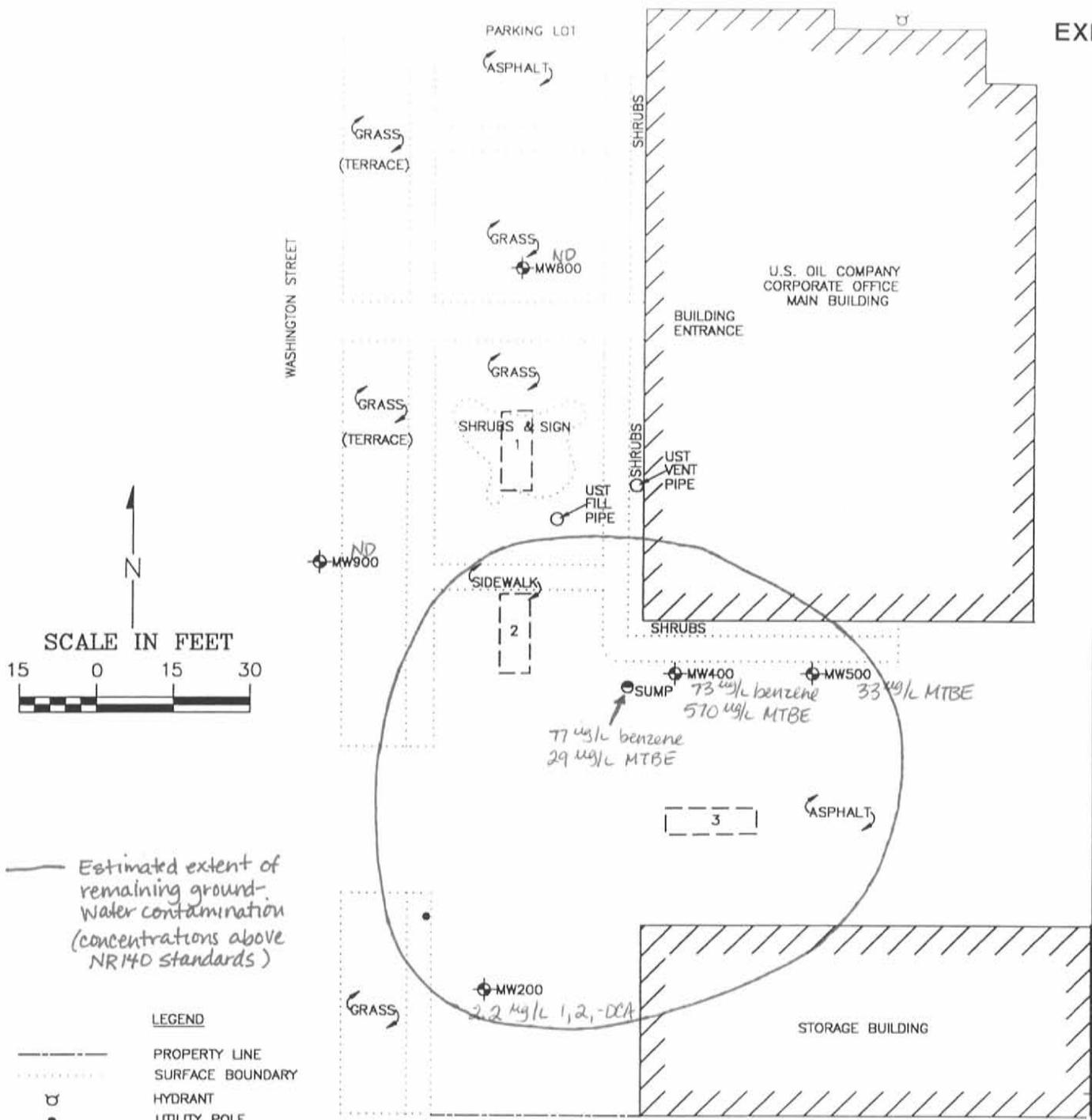
C. AWN BY: SXM PROJECT: USO-0734 DATE: 8/5/98

REV. DATE 8/26/98 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
Hydrologists • Engineers • Geologists

FIGURE 3
EXTENT OF REMEDIAL EXCAVATION "AS BUILT"
COMBINED LOCKS STATION
COMBINED LOCKS, WISCONSIN

FOR: U.S. OIL COMPANY



Note: Only petroleum compound concentrations reported above ch. NR 140, WAC standards are shown on this drawing. (i.e. PAL or ES exceedances ONLY)

ND = not detected

*Analytical Results Represent 02/04/99 Ground-Water Sampling Data.

DRAWN BY: SXM	PROJECT: US00314080734	DATE: 2-26-99
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 Hydrologists Engineers Geologists		

FIGURE 3
 MONITORING WELL LOCATIONS
 COMBINED LOCKS STATION
 COMBINED LOCKS, WISCONSIN

FOR: U.S. OIL COMPANY

File



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary

Appleton Field Station
3369 W. Brewster Street
Appleton, Wisconsin 54914-1602
Telephone 920-832-2826
FAX 920-832-1800

June 4, 1999

Mr. Don Johnston, CHMM
U.S. Oil Co., Inc.
425 S. Washington Street
Combined Locks, WI 54113

Subject: Case Closure with a Soil and Groundwater Use Restriction, US Oil Co., Inc., (aka Combined Locks Station), 425 S. Washington Street, Kimberly, Wisconsin, WDNR BRRTS ID# 03-45-118547

Dear Mr. Johnston:

On May 21, 1999 the Northeast Region Closure Committee reviewed the above referenced case to determine if it qualified for close out under ch. NR 726, Wis. Adm. Code. Based on the investigative and remedial documentation provided to the Department, the case can be closed pending the filing of a soil and groundwater use restriction with the deed for the property. The soil and groundwater use restriction will state that petroleum contaminated soil and groundwater above the Residual Contaminant Levels (RCLs) in ch. NR 720 and groundwater quality Enforcement Standards (ES) found in ch. NR 140 exists on the property. If a soil and groundwater use restriction which meets the requirements of NR 726.05(8)(a)-(am), Wis. Adm. Code, is recorded with the Outagamie County Register of Deeds, the Department will consider the case as closed, having determined that no further action is necessary at this time.

To complete the deed notification, you must submit a certified and unabbreviated copy of the most recent deed with the legal description and a site map of the property. The site map should be labeled as Exhibit 1 and must depict the monitoring well location(s) and their associated contaminant concentrations, the residual soil contaminant locations with concentrations, and the extent of remaining soil and groundwater contamination. After you submit these two items to the Department, we will send you a draft copy of the deed restriction, containing language regarding the remaining petroleum contamination. After you have reviewed the draft deed restriction and identified any corrections that might be necessary, you will be sent a final for your signature. Once you have signed the final deed restriction and filed it with the Outagamie County Register of Deeds, you must return a copy of the signed deed restriction and the exhibits with proof of filing for our files. At that time, we must also receive documentation of the proper abandonment of any and all monitoring wells, extraction wells, sumps, and soil venting systems. At that time, the site can be closed.

*Quality Natural Resources Management
Through Excellent Customer Service*



Printed on
Recycled
Paper

Mr. Don Johnston, CHMM

06/04/99

Page 2 of 2

You should not abandon the monitoring wells prior to the filing of the deed restriction.

This deed restriction is an option which the Department can offer in order to close this site. If you choose not to accept this option, you must conduct additional remedial actions for the remaining contamination. Within 14 days, please submit a letter to the Department documenting your intentions. We appreciate the actions you and your consultant have undertaken to restore the environment at this site. If you have any questions, please call me at (920) 832-1803.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Huffman".

Jennifer Huffman, P.G.
Hydrogeologist
Remediation and Redevelopment Program

cc: Martha Nimmer – Northern Environmental, 954 Circle Drive, Green Bay, WI
54304

THIS INDENTURE, Made this 1st day of October, A.D., 1959, between Schmidt Oil Co., a partnership, Arthur Schmidt a/k/a Arthur J. Schmidt, Raymond Schmidt a/k/a Raymond E. Schmidt, and Albert Schmidt a/k/a Albert J. Schmidt, being all of the partners of said partnership, as such partners and individually, and Gladys C. Schmidt, individually and as wife of Arthur J. Schmidt, and Carol M. Schmidt, individually and as wife of Raymond E. Schmidt, and Margaret Schmidt, individually and as wife of Albert J. Schmidt, parties of the first part, and Petroleum Real Co., Inc., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Kimberly, Wisconsin, party of the second part.

WITNESSETH, That the said parties 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 party 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 party of the second part, its successors and assigns forever, the following described real estate, situated in the County of OUTAGAMIE and State of Wisconsin, to-wit:

A parcel of land in part of Lot One (1), Block Eight (8), according to the Recorded Assessors Plat of the Village of Combined Locks, Outagamie County, Wisconsin, more fully described as follows, to-wit: Beginning at a point in the center line of County Trunk Highway "N", 81.0 feet South of the Southerly right-of-way line of the Chicago & Northwestern Railway; thence South 0°04' East on and along the center line of County Trunk Highway "N", 204.25 feet to a point; thence North 89°56' East, 240.0 feet to a point; thence North 0°04' West, 308.7 feet to a point in the Southerly right-of-way line of the C. & N.W. Railway; thence Southwesterly, on and along said right-of-way line, 113.45 feet to a point; thence South 0°04' East, 81.0 feet to a point; thence South 85°09' West, on a line parallel with the Southerly right-of-way line of the Chicago & Northwestern Railway, 127.35 feet to the point of beginning, containing 1.4 acres of land, more or less.

R.S. \$3.30

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties 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 party of the second part, and to its successors and assigns FOREVER.

AND THE SAID Schmidt Oil Co., a partnership, Arthur Schmidt a/k/a Arthur J. Schmidt, and Raymond Schmidt a/k/a Raymond E. Schmidt, and Albert Schmidt a/k/a Albert J. Schmidt, being all of the partners of said partnership, as such partners and individually, and Gladys C. Schmidt, individually and as wife of Arthur J. Schmidt, and Carol M. Schmidt individually and as wife of Raymond E. Schmidt, and Margaret Schmidt, individually and as wife of Albert J. Schmidt for themselves, their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the sealing and delivery of these presents they 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 party of the second part, its successors 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 parties of the first part have hereunto set their hands and seals this 1st day of October, A.D., 1959.

Signed and Sealed in Presence of:

Carol Van Zogeland
Carol Van Zogeland

Daniel J. Burns, Jr.
Daniel J. Burns, Jr.

Arthur J. Schmidt (Seal)
Arthur J. Schmidt

Gladys C. Schmidt (Seal)
Gladys C. Schmidt, his wife

Raymond E. Schmidt (Seal)
Raymond E. Schmidt

Carol M. Schmidt (Seal)
Carol M. Schmidt, his wife

Albert J. Schmidt (Seal)
Albert J. Schmidt

Margaret Schmidt (Seal)
Margaret Schmidt, his wife

State of Wisconsin) ss.
Outagamie County)

Personally came before me this 1st day of October, 1959, the above named Arthur J. Schmidt and Gladys C. Schmidt, his wife; Raymond E. Schmidt and Carol M. Schmidt, his wife; Albert J. Schmidt and Margaret Schmidt, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

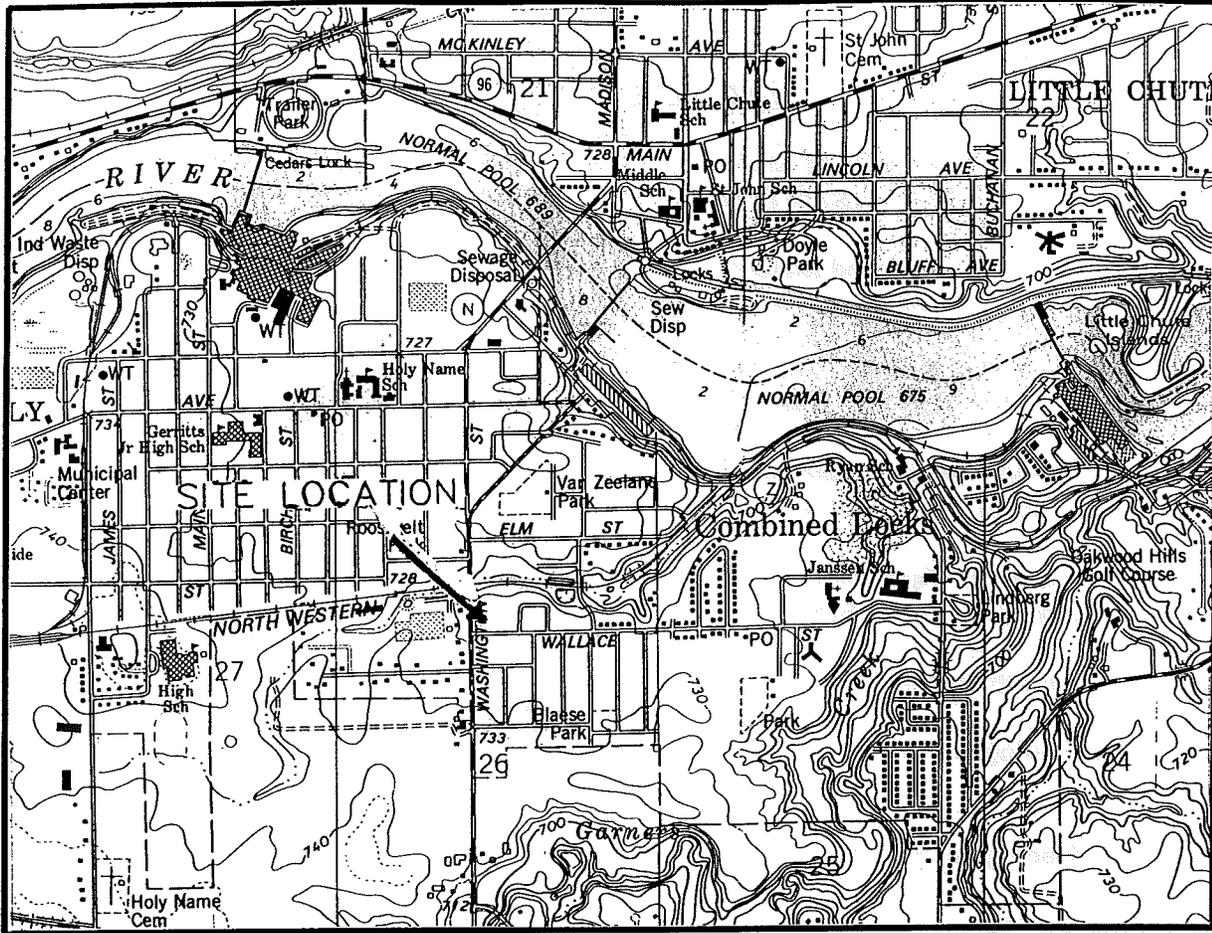
Daniel J. Burns, Jr.
Daniel J. Burns, Jr.
Notary Public, Outagamie County, Wisc.
My commission is permanent.

This instrument was drafted by Daniel J. Burns, Jr., Attorney at Law, Kimberly, Wisconsin.

597226

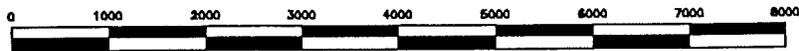
REGISTER'S OFFICE
OUTAGAMIE COUNTY, WIS.
Received for record this 19
day of November, 1959.
Vol. 788 of Records on page 273
M. P. Phillips
REGISTRAR

Burns & Waples
Oct 20 1959



SCALE IN FEET

1" = 2000'



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



BASE MAP SOURCE: USGS KAUKAUNA, WISCONSIN 7.5 MINUTE QUADRANGLE (1984)

QUADRANGLE LOCATION

DRAWN BY: LFC PROJECT: USO330535 DATE: 4/25/97

REV. DATE
4/28/97

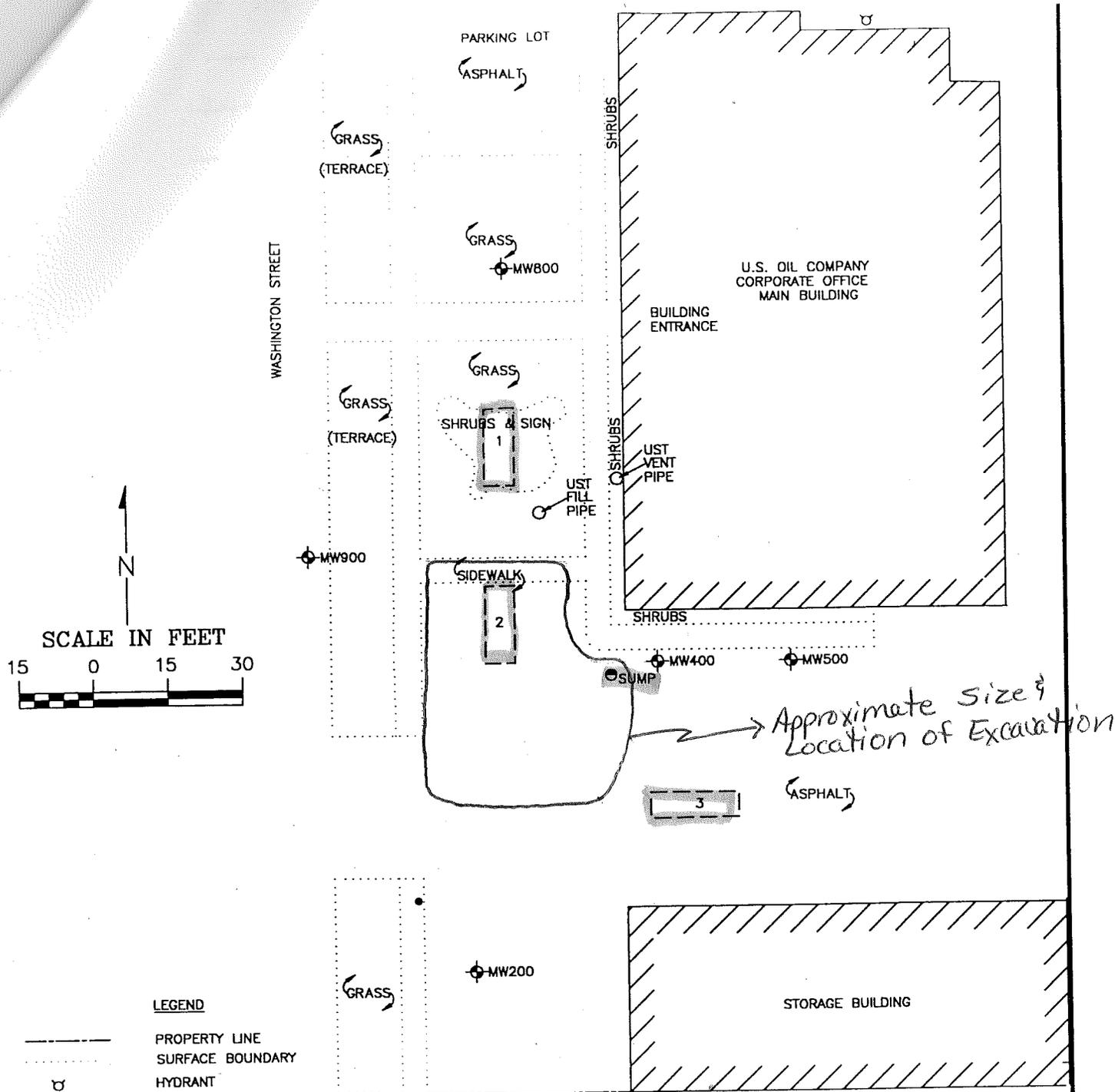
THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.

FIGURE 1
SITE LOCATION AND LOCAL TOPOGRAPHY
COMBINED LOCKS STATION
COMBINED LOCKS, WISCONSIN

Northern EnvironmentalTM
Hydrologists • Engineers • Geologists

FOR: U.S. OIL COMPANY

Post-Remedial Ground-Water Sample Locations



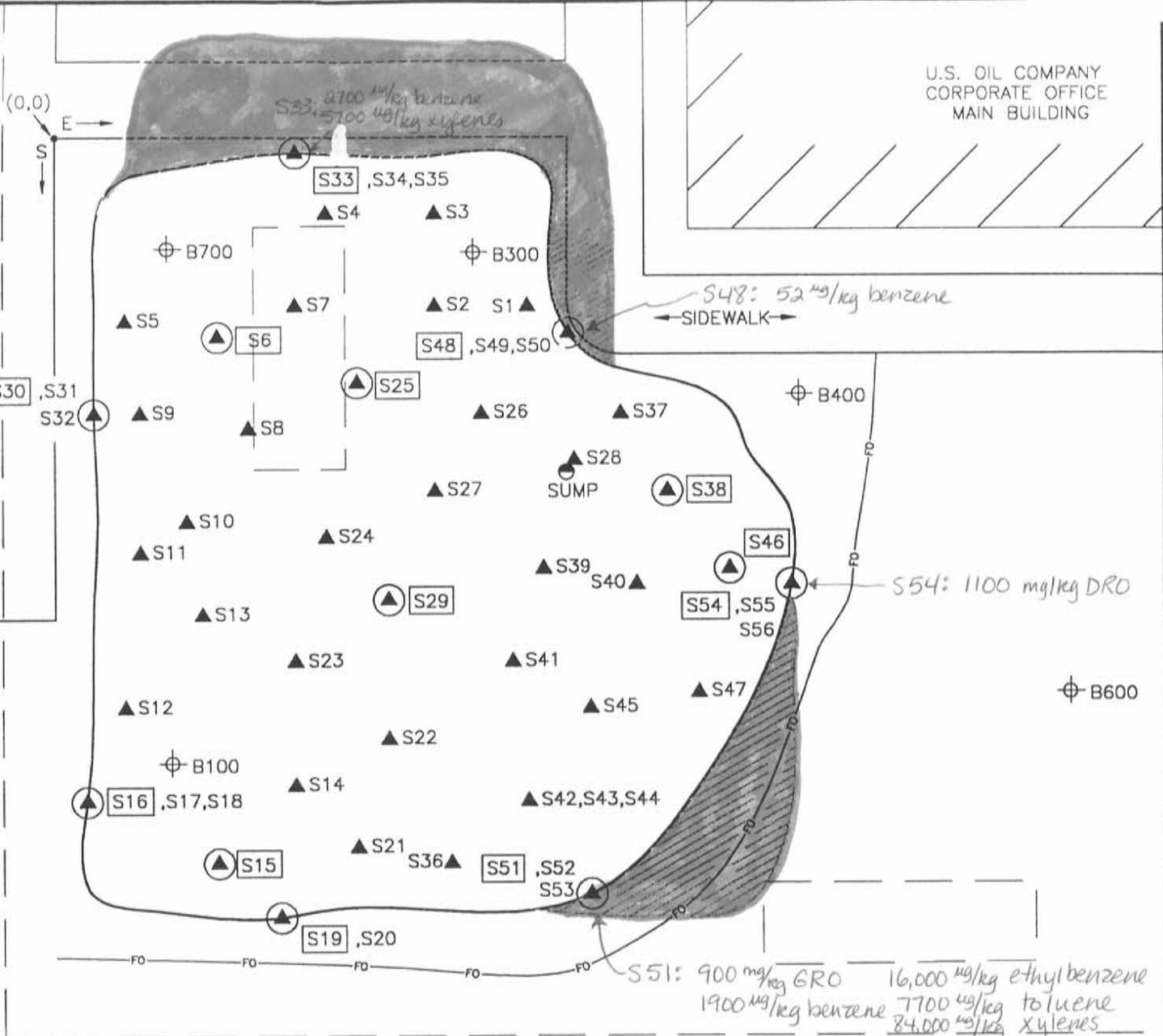
LEGEND

- PROPERTY LINE
- SURFACE BOUNDARY
- HYDRANT
- UTILITY POLE
- FORMER UNDERGROUND STORAGE TANK LOCATION
 - 1 GASOLINE UNDERGROUND STORAGE TANK
 - 2 GASOLINE UNDERGROUND STORAGE TANK
 - 3 DIESEL UNDERGROUND STORAGE TANK
- MW400 MONITORING WELL LOCATION AND NUMBER

Note: MW-7 Abandoned during excavation.

DRAWN BY: SXM PROJECT: US00314080734 DATE: 2-26-99		Post FIGURE 3 MONITORING WELL LOCATIONS COMBINED LOCKS STATION COMBINED LOCKS, WISCONSIN
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.	
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= ES Exceedance
 = PAL Exceedance

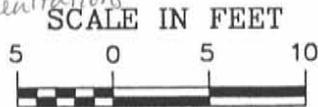


LEGEND

- FORMER UST LOCATION
- \oplus B100 SOIL BOREHOLE LOCATION
- \blacktriangle SOIL SAMPLE COLLECTED FOR FIELD SCREENING
- \triangle S33 SOIL SAMPLE COLLECTED FOR FIELD SCREENING AND LAB ANALYSIS (ONLY BOXED IN NUMBERS HAVE BEEN SUBMITTED FOR ANALYSIS)
- EXTENT OF REMEDIAL EXCAVATION
- \bullet SUMP GROUND WATER RECOVERY SUMP LOCATION

- FO — BURIED FIBER OPTIC LINE
- ESTIMATED EXTENT OF INACCESSIBLE SOIL CONTAMINATION
- 0,0 ORIGIN OF SOIL SAMPLING GRID
- S = SOUTH
- E = EAST

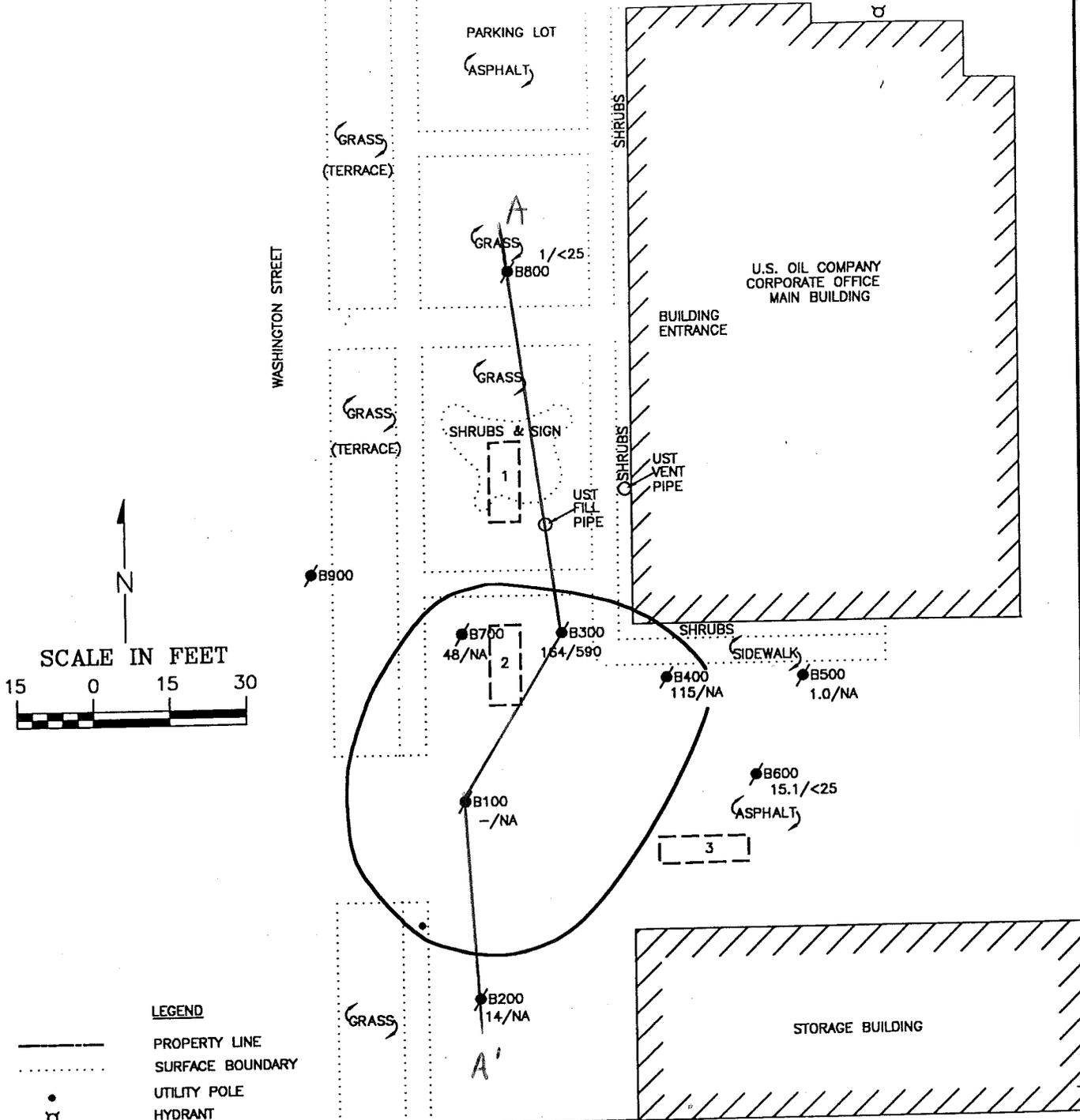
Note: Only petroleum compound concentrations above ch. NR720, WAC generic RCLs are noted on this drawing. Samples were collected on 6/29/98



<p>DRAWN BY: SXM PROJECT: USO-0734 DATE: 8/5/98</p> <p>REV. DATE: 8/26/98</p>	<p>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.</p> <p>Northern Environmental Hydrologists • Engineers • Geologists</p>
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<p>FIGURE 3</p> <p>EXTENT OF REMEDIAL EXCAVATION "AS BUILT"</p> <p>COMBINED LOCKS STATION</p> <p>COMBINED LOCKS, WISCONSIN</p> <p>FOR: U.S. OIL COMPANY</p>
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Soil-Preremedial



LEGEND

- PROPERTY LINE
- SURFACE BOUNDARY
- UTILITY POLE
- ⊕ HYDRANT

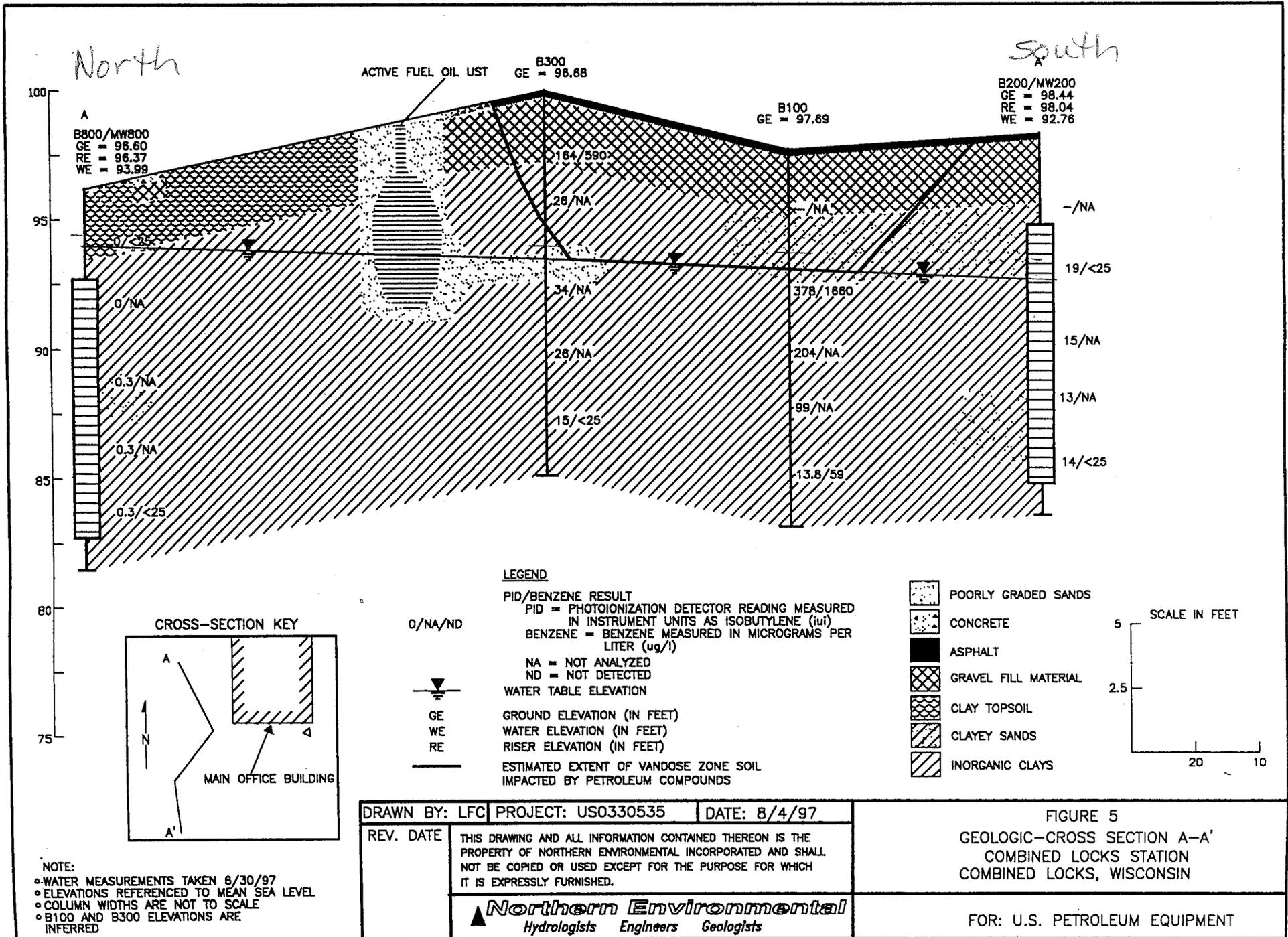
ESTIMATED EXTENT OF VADOSE ZONE SOIL IMPACTED BY PETROLEUM COMPOUNDS

- FORMER UNDERGROUND STORAGE TANK LOCATION
- 1 GASOLINE UNDERGROUND STORAGE TANK
 - 2 GASOLINE UNDERGROUND STORAGE TANK
 - 3 DIESEL UNDERGROUND STORAGE TANK

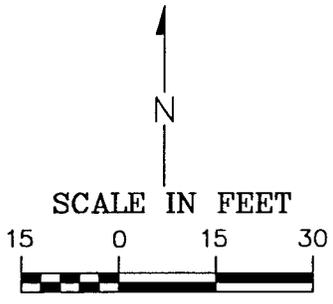
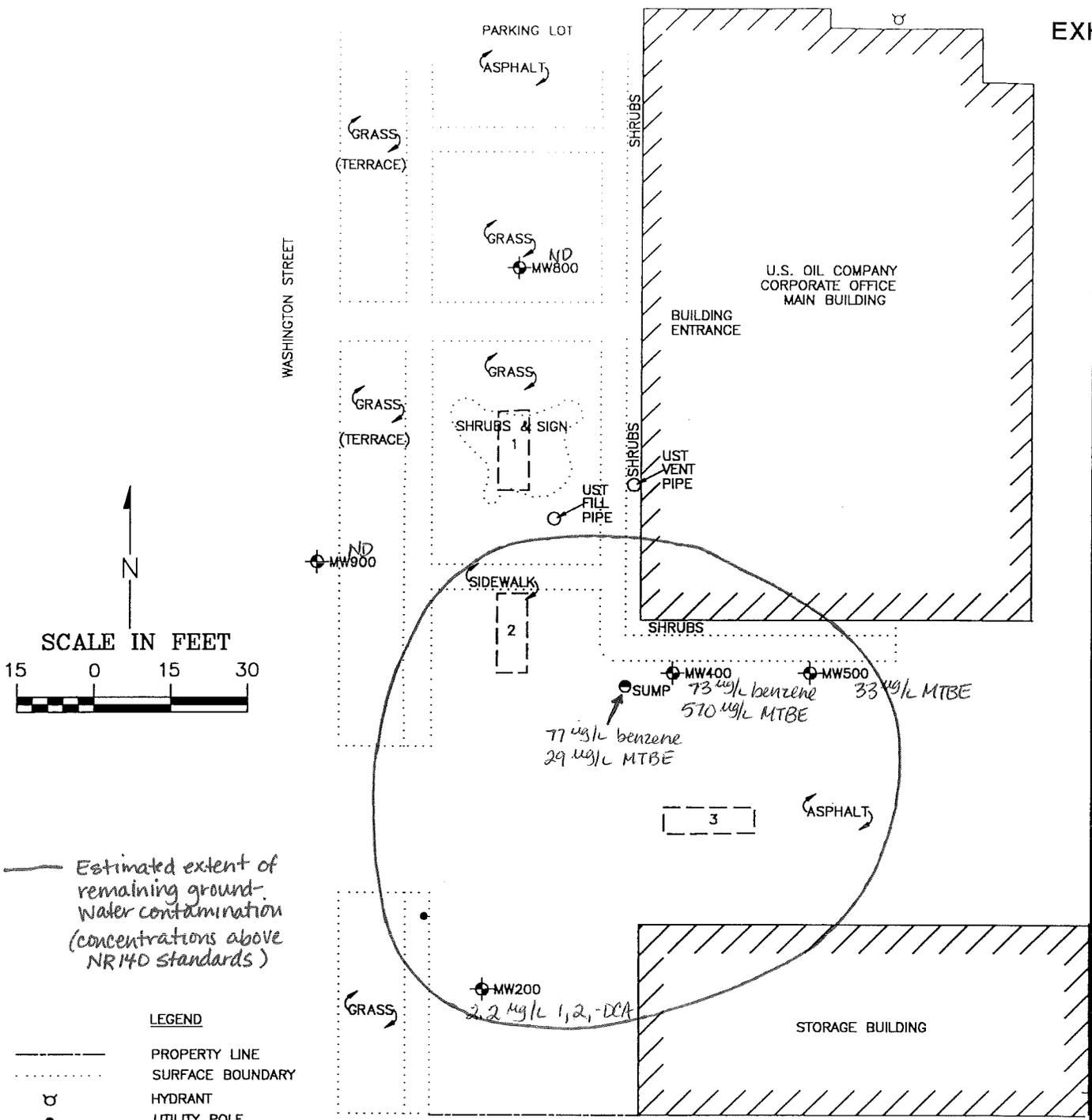
● B100
-/NA

SOIL BORING LOCATION AND NUMBER WITH PID/BENZENE RESULT 6/4/97
NA = NOT ANALYZED
- = NO PID RESPONSE

DRAWN BY: LFC		PROJECT: USO330535	DATE: 8/6/97	<p>FIGURE 3 BORING LOCATIONS AND ESTIMATED EXTENT OF VADOSE ZONE SOIL IMPACTED BY PETROLEUM COMPOUNDS-6/4/97 COMBINED LOCKS STATION COMBINED LOCKS, WISCONSIN</p>
REV. DATE 11/14/97	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.			
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Soil - Preremedial



Estimated extent of remaining ground-water contamination (concentrations above NR140 standards)

- LEGEND**
- PROPERTY LINE
 - SURFACE BOUNDARY
 - ⊕ HYDRANT
 - UTILITY POLE
 - FORMER UNDERGROUND STORAGE TANK LOCATION
 - 1 GASOLINE UNDERGROUND STORAGE TANK
 - 2 GASOLINE UNDERGROUND STORAGE TANK
 - 3 DIESEL UNDERGROUND STORAGE TANK
 - ⊕ MW400 MONITORING WELL LOCATION AND NUMBER

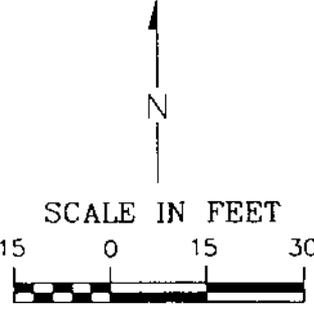
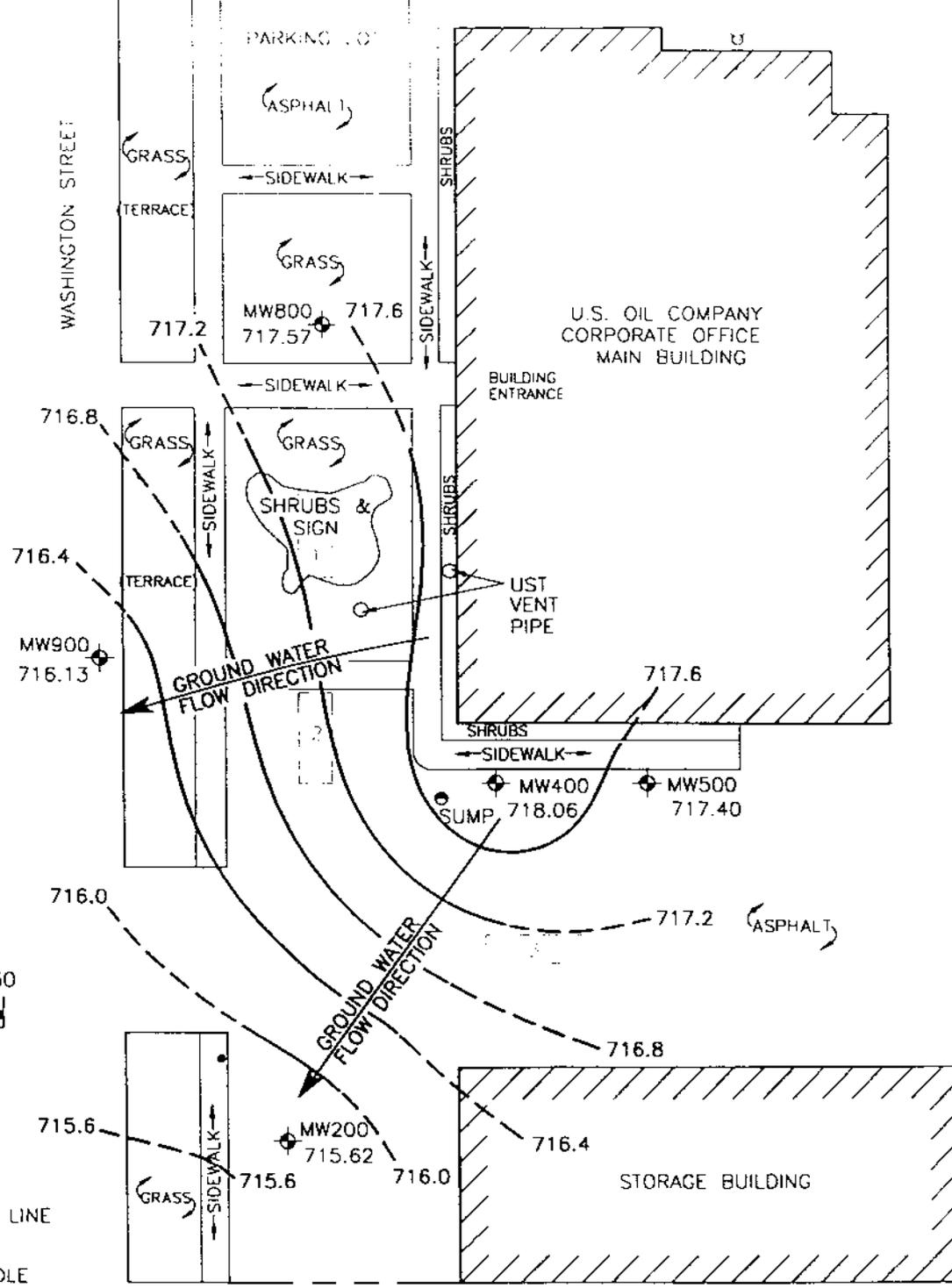
Note: Only petroleum compound concentrations reported above ch. NR 140, WAC standards are shown on this drawing. (i.e. PAL or ES-exceedances ONLY)

ND = not detected

*Analytical Results Represent 02/04/99 Ground-Water Sampling Data.

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FIGURE 3 MONITORING WELL LOCATIONS COMBINED LOCKS STATION COMBINED LOCKS, WISCONSIN
FOR: U.S. OIL COMPANY



- LEGEND**
- PROPERTY LINE
 - ⊕ HYDRANT
 - UTILITY POLE

FORMER UNDERGROUND STORAGE TANK LOCATION
 UST 1: GASOLINE UNDERGROUND STORAGE TANK
 UST 2: GASOLINE UNDERGROUND STORAGE TANK
 UST 3: DIESEL UNDERGROUND STORAGE TANK

MW200
715.62

MONITORING WELL LOCATION AND GROUND WATER ELEVATION ON 2/4/99

GROUND WATER CONTOUR LINE: DASHED WHERE INFERRED
 CONTOUR LINE INTERVAL = 0.05 FEET

Post Remediation

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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.	

FIGURE 3
 GROUND WATER ELEVATION MAP (2/4/99)
 COMBINED LOCKS STATION
 COMBINED LOCKS, WISCONSIN

Table 2 Soil Analytical Results, Combined Locks Station, Combined Locks, WI

Sample Number	Sample Depth (feet)	Date Sampled	Purpose of Sample	DRO (mg/kg)	GRO (mg/kg)	Relevant and Significant Analytical Results (µg/kg)						
						Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes
WDNR RCL				250	250	5.5	2900	NE	1500	NE	NE	4100
S16	3	06/29/98	Clean sidewall	—	15	< 25	< 25	< 25	< 25	27	27	< 50
S19	3	06/29/98	Clean sidewall	—	< 10	< 25	< 25	< 25	< 25	28	< 25	< 50
S25	4	06/29/98	Verification	—	2200	10000	33000	< 500	10000	140000	47000	210000
S30	3	06/29/98	Clean sidewall	—	16	< 25	1100	< 25	< 25	180	< 25	< 50
S29	4	06/29/98	Verification	—	3900	19000	28000	< 1300	35000	110000	40000	200000
S33	3	06/29/98	Document residual	—	70	2700	2400	< 25	1400	4600	1600	5700
S38	3	06/29/98	Verification	—	1200	< 500	17000	< 500	4400	78000	24000	100000
S46	5	06/29/98	Verification	—	4300	11000	54000	< 250	11000	240000	79000	400000
S48	3	06/29/98	Document residual	—	130	52	600	< 25	110	7900	2200	3300
S51	3	06/29/98	Document residual	—	900	1900	16000	< 250	7700	51000	17000	84000
S54	3	06/29/98	Document residual	1100	130	< 25	< 25	< 25	150	510	270	100

Com 46 Direct Contact µg/kg = 620 239000 529000 869000

- Key:
- DRO = Diesel Range Organics
 - GRO = Gasoline Range Organics
 - MTBE = Methyl-Tertiary-Butyl-Ether
 - mg/kg = milligrams per kilogram
 - µg/kg = micrograms per kilogram
 - = Not Analyzed
 - NE = Not Established by Wisconsin Department of Natural Resources (WDNR)
 - RCL = Residual Contaminant Level
 - 120 = WDNR Residual Contaminant Level Exceeded

720 = 720 Exceedance above seasonal high gw in feet bgs.

COM 46 = COM 46 direct contact exceedance w/in 4 feet bgs.

* Sample S51 is above the water table, > 720 RCL for benzene, and > DCOM 46 Direct Contact # for Benzene.

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Soil - Post Remedial

Table 2 Ground-Water Analytical Results, Combined Locks Station

Well ID	Date Sampled	Relevant and Significant Analytical Results (µg/l)																						
		DRO	DRO	Lead	Benzene	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	4-Chlorotoluene	1,2-Dichloroethane	cis-1,2-Dichloroethane	Di-isopropyl Ether	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	MTBE	Naphthalene	Toluene	Triethylbenzene	Xylenes	Fluorene	1-Methyl Naphthalene	2-Methyl Naphthalene	Naphthalene
PAL (µg/l)		NE	NE	1.5	0.5	NE	NE	NE	NE	0.5	7	NE	140	NE	NE	12	8	68.6	96	124	80	NE	NE	8
ES (µg/l)		NE	NE	15	5	NE	NE	NE	NE	5	70	NE	700	NE	NE	60	40	343	480	620	400	NE	NE	40
MW200 Pre Post	06/10/97	---	730	---	5	11	0.75	< 0.42	< 0.22	3.1	< 0.32	0.53	180	9.1	< 0.37	1.3	24	< 1.5	137	24	---	---	---	---
	09/22/97	---	---	---	0.63 *J	---	---	---	---	---	---	---	16	---	---	1.1	3.6	< 1.5	4.6	< 1.8	---	---	---	---
	08/10/98	---	---	---	0.50	---	---	---	---	2.0	---	---	0.14 *J	---	---	0.80	< 0.39	< 0.12	2.2	< 0.17	---	---	---	---
	11/04/98	---	---	---	< 0.35	---	---	---	---	---	---	---	< 0.39	---	---	< 0.45	< 0.51	< 0.36	< 0.91	< 1.57	---	---	---	---
	02/04/99	---	---	---	< 0.22	---	---	---	---	2.2	---	---	< 0.21	---	---	0.81	< 0.19	< 0.22	< 0.44	< 0.87	---	---	---	---
MW400 Pre Post	06/10/97	510	5600	< 1	1000	19	3.9	< 0.42	< 0.22	1.1	< 0.32	9.5	480	34	2.1	650	92	47	439	874	1.1	10	11	60
	09/22/97	---	---	---	410	---	---	---	---	---	---	---	250	---	---	540	28	6.4	81	120	---	---	---	---
	08/10/98	---	---	---	140	---	---	---	< 2.4	---	---	---	230	---	---	490	< 9.8	< 2.9	20	7 *J	---	---	---	---
	11/04/98	---	---	---	< 3.5	---	---	---	---	---	---	---	< 3.9	---	---	510	< 5.1	< 3.6	< 9.1	< 15.7	---	---	---	---
	02/04/99	---	---	---	73	---	---	---	---	---	---	---	120	---	---	570	< 34	< 10	39	< 57	---	---	---	---
MW500 Pre Post	06/10/97	---	< 100	---	< 0.21	< 0.38	< 0.6	< 0.42	< 0.22	< 0.14	< 0.32	0.49	< 0.68	< 0.38	< 0.37	88	< 1	< 1.5	< 1.86	< 1.86	---	---	---	---
	09/22/97	---	---	---	< 0.21	---	---	---	---	---	---	---	< 0.68	---	---	50	< 1	< 1.5	< 1.86	< 1.8	---	---	---	---
	08/10/98	---	---	---	< 0.35	---	---	---	---	---	---	---	< 0.39	---	---	60	2.4	< 0.36	< 0.91	< 1.57	---	---	---	---
	11/04/98	---	---	---	< 0.35	---	---	---	---	---	---	---	< 0.39	---	---	49	< 0.51	< 0.36	< 0.91	< 1.57	---	---	---	---
	02/04/99	---	---	---	< 0.5	---	---	---	---	---	---	---	< 0.55	---	---	33	< 0.52	< 0.52	< 1.07	< 1.5	---	---	---	---
MW700*	06/10/97	1200	24000	4	11000	37	< 6	< 4.2	< 2.2	32	61	14	1000	22	< 3.7	250	220	3000	760	3020	2.7	28	51	210
	09/22/97	---	---	---	5600	---	---	---	---	---	---	---	430	---	---	310	93	110	252	530	---	---	---	---
MW800 Pre Post	06/10/97	< 100	< 100	---	< 0.21	< 0.38	< 0.6	< 0.42	< 0.22	< 0.14	< 0.32	< 0.28	< 0.68	< 0.38	< 0.37	1.3	< 1	< 1.5	< 1.86	< 1.86	---	---	---	---
	09/22/97	---	---	---	0.39 *J	---	---	---	---	---	---	---	< 0.68	---	---	1	1.2 *J	< 1.5	< 1.86	< 1.8	---	---	---	---
	08/10/98	---	---	---	< 0.35	---	---	---	---	---	---	---	< 0.39	---	---	< 0.45	< 0.51	< 0.36	< 0.91	< 1.57	---	---	---	---
	11/04/98	---	---	---	< 0.35	---	---	---	---	---	---	---	< 0.39	---	---	< 0.45	< 0.51	< 0.36	< 0.91	< 1.57	---	---	---	---
	02/04/99	---	---	---	< 0.5	---	---	---	---	---	---	---	< 0.55	---	---	< 0.47	< 0.52	< 0.52	< 1.07	< 1.5	---	---	---	---
MW900 Pre Post	11/04/97	< 100	< 100	---	< 0.1	< 0.12	< 0.07	< 0.42	< 0.22	< 0.44	< 0.16	< 0.11	< 0.068	< 0.1	< 0.09	0.31 *J	< 0.15	< 0.062	< 0.163	< 0.174	---	---	---	---
	08/10/98	---	---	---	< 0.35	---	---	---	---	---	---	---	< 0.39	---	---	< 0.45	17	< 0.36	< 0.91	< 1.57	---	---	---	---
	11/04/98	---	---	---	< 0.35	---	---	---	---	---	---	---	< 0.39	---	---	< 0.45	< 0.51	< 0.36	< 0.91	< 1.57	---	---	---	---
	02/04/99	---	---	---	< 0.5	---	---	---	---	---	---	---	< 0.55	---	---	< 0.47	< 0.52	< 0.52	< 1.07	< 1.5	---	---	---	---

■ = ES Exceedance
 ○ = PAL

*MW 700 Abandoned.

Excavation occurred in 6/98.

Historical Ground-Water Sample Laboratory Analytical Results

Table 2 Ground-Water Analytical Results, Combined Locks Station

Relevant and Significant Analytical Results (µg/l)																								
Well ID	Date Sampled	DRO	GRO	Lead	Benzene	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	4-Chlorobenzene	1,2-Dichloroethane	cis-1,2-Dichloroethane	Di-isopropyl Ether	Ethylbenzene	Isopropylbenzene	p-isopropyltoluene	MTBE	Naphthalene	Toluene	Triethylbenzene	Xylene	Fluorene	1-Methyl Naphthalene	2-Methyl Naphthalene	Naphthalene
PAL (µg/l)		NE	NE	1.5	0.5	NE	NE	NE	NE	0.5	7	NE	140	NE	NE	12	8	68.6	96	124	80	NE	NE	8
ES (µg/l)		NE	NE	15	5	NE	NE	NE	NE	5	70	NE	700	NE	NE	12	8	68.6	96	124	80	NE	NE	8
SUMP Post	08/10/98	---	---	---	260	< 1.3	< 1.3	14	4.9*J*	< 1.9	< 2.0	---	32	< 1.2	< 1.6	86	40	343	480	620	400	NE	NE	40
	11/04/98	---	---	---	280	---	---	---	---	---	---	---	74	---	---	57	24	< 3.6	32	< 15.7	---	---	---	---
	02/04/99	---	---	---	77	---	---	---	---	---	---	---	13	---	---	29	7	2.9	20.1	29.8	---	---	---	---

- Key:
- * = MW700 was removed during the remedial excavation in July 1998.
 - GRO = Gasoline Range Organics
 - DRO = Diesel Range Organics
 - MTBE = Methyl-Tertiary-Butyl-Ether
 - µg/l = micrograms per liter
 - NE = Not established by Chapter NR 140, Wisconsin Administrative Code (NR 140, Wis. Adm. Code)
 - *J* = Analyte detected between Limit of Detection and Limit of Quantification
 -
 - 120 = Exceeds NR 140, Wis. Adm. Code preventive action limit (PAL)
 - 120 = Exceeds NR 140, Wis. Adm. Code enforcement standards (ES)

Table 1 Water Level Data, Combined Locks Station, Combined Locks, Wisconsin

Well I.D.	Ground Surface Elevation (feet)	Reference Point Elevation (feet)	Date	Depth to Water (feet)		Water Table Elevation (feet)	
				Below Riser	Below Grade		
MW200 (B200)	721.60	721.20	06/10/97	5.61	6.01	715.59	
			06/30/97	5.28	5.68	715.92	
			07/25/97	5.12	5.52	716.08	
			Pre	09/22/97	4.99	5.39	716.21
			Post	08/10/98	4.74	5.14	716.46
				11/04/98	7.23	7.63	713.97
				02/04/99	5.58	5.98	715.62
MW400 (B400)	721.42	720.84	06/10/97	1.76	2.34	719.08	
			06/30/97	2.44	3.02	718.40	
			07/25/97	1.95	2.53	718.89	
			Pre	09/22/97	1.65	2.23	719.19
			Post	08/10/98	2.98	3.56	717.86
				11/04/98	2.37	2.95	718.47
				02/04/99	2.78	3.36	718.06
MW500 (B500)	721.71	721.24	06/10/97	1.93	2.40	719.31	
			06/30/97	2.46	2.93	718.78	
			07/25/97	2.19	2.66	719.05	
			Pre	09/22/97	2.08	2.55	719.16
			Post	08/10/98	2.92	3.39	718.32
				11/04/98	3.37	3.84	717.87
				02/04/99	3.84	4.31	717.40
MW700* (B700)	720.73	720.13	06/10/97	1.40	2.00	718.73	
			06/30/97	2.48	3.08	717.65	
			Pre	07/25/97	2.36	2.96	717.77
			09/22/97	2.15	2.75	717.98	

○ = Seasonal high preremedial water table in feet bgs.

Excavation occurred in 6/98.

Table 1 Water Level Data, Combined Locks Station, Combined Locks, Wisconsin

Well I.D.	Ground Surface Elevation (feet)	Reference Point Elevation (feet)	Date	Depth to Water (feet)		Water Table Elevation (feet)
				Below Riser	Below Grade	
MW800 (B900)	719.95	719.51	06/10/97	1.60	2.04	717.91
			06/30/97	2.38	2.82	717.13
			07/25/97	2.20	2.64	717.31
			09/22/97	1.96	2.40	717.55
			08/10/98	2.68	3.12	716.83
			11/04/98	2.34	2.78	717.17
			02/04/99	1.94	2.38	717.57
MW900 (B900)	719.32	718.97	09/22/97	8.38	8.73	710.59
			08/10/98	6.40	6.75	712.57
			11/14/98	7.49	7.84	711.48
			02/04/99	2.84	3.19	716.13
SUMP	---	---	08/10/98	4.35	---	---
			11/04/98	2.32	---	---
			02/04/99	0.95	---	---

Key:

--- = not surveyed

* = monitoring well removed during remedial excavation in July 1998