

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:

- | | |
|--|--|
| <input type="checkbox"/> Groundwater Contamination > ES (236) | <input checked="" type="checkbox"/> Soil Contamination > *RCL or **SSRCL (232) |
| <input type="checkbox"/> Contamination in ROW | <input checked="" type="checkbox"/> Contamination in ROW |
| <input type="checkbox"/> Off-Source Contamination
<i>(note: for list of off-source properties
see "Impacted Off-Source Property")</i> | <input type="checkbox"/> Off-Source Contamination
<i>(note: for list of off-source properties
see "Impacted Off-Source Property")</i> |

Land Use Controls:

- | | |
|--|--|
| <input type="checkbox"/> N/A (Not Applicable) | <input type="checkbox"/> Cover or Barrier (222)
<i>(note: maintenance plan for
groundwater or direct contact)</i> |
| <input type="checkbox"/> Soil: maintain industrial zoning (220)
<i>(note: soil contamination concentrations
between non-industrial and industrial levels)</i> | <input type="checkbox"/> Vapor Mitigation (226) |
| <input type="checkbox"/> Structural Impediment (224) | <input type="checkbox"/> Maintain Liability Exemption (230)
<i>(note: local government or economic
development corporation)</i> |
| <input type="checkbox"/> Site Specific Condition (228) | |

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 #: PARCEL ID #:

ACTIVITY NAME: WTM COORDINATES: X: Y:

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

- 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 #: 2-2 **Title: Site Plan**
- 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 #: 3-1, 1 **Title: Soil Excavation Limits, Site Layout Estimated Soil Contamination Plume.....,**

BRRTS #: 03-71-000573

ACTIVITY NAME: J & L GAS STATION - WI DOT

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: Contour Map of Benzene Concentrations in Water**

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: Contour Map of Benzene Concentrations in Water**

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 #: 3-2 **Title: Soil Sample Analytical Results and Residual Contaminant Levels**

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 #: 4 **Title: Groundwater Quality Test 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 #: **Title:**

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 #: 03-71-000573

ACTIVITY NAME: J & L GAS STATION - WI DOT

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.

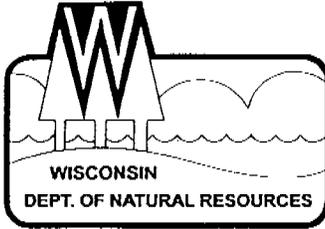
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

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:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Ronald W. Kazmierczak, Regional Director

Oshkosh Service Center
625 E. County Rd Y, Suite 700
Oshkosh, Wisconsin 54901-9731
Telephone 920-424-3050
FAX 920-424-4404

November 13, 2000

Mr. J. Robert Murphy
Murphy & Murphy, P.C.
PO Box 460
Aurora, IL 60507-0460

SUBJECT: Conditional Closure of J&L Oil (former), 1005 Winnecone Ave.,
Neenah WI
WDNR BRRTS # 03-71-000573

Dear Mr. Murphy:

On October 1, 1990, the Wisconsin Department of Natural Resources provided a notice to you that the degree and extent of the petroleum contamination at the above named site was required to be investigated and remediated. We have since been informed that the required investigation and remediation has been accomplished.

On January 5, 1998, the above named site was reviewed by the Remediation and Redevelopment's Northeast Region Closure Committee for a determination as to whether or not the case qualified for closeout under ch. NR 726, Wis. Adm. Code.

The Department has received a copy of the completed groundwater use/soil restriction for the above referenced site and proof of filing this record with the Winnebago County Register of Deeds. The Department has also received copies of the notification to the WDOT and City of Neenah for the residual contamination in the right of way. Based on the investigative and remedial documentation provided to the Department, it appears that the petroleum contamination at the above named site has been remediated to the extent practicable under current site conditions. Therefore, conditional closure of this site has been granted and no further action is necessary at this time. In the future, this groundwater use restriction may be amended with approval from the Department if conditions change at the site and the residual contamination has been remediated.

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

The Department's records will reflect final "closure." If you have any questions regarding this determination, please contact me at (920) 424-7890.

Sincerely,

Kevin D. McKnight
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Mr. G.L. Wright, J&L Oil, Inc., 204 Route 45, Vernon Hills IL 60061
Dr. Propap Singh, K. Singh & Associates, 1135 Legion Dr., Elm Grove WI 53122

File



Document Number

DEED RESTRICTION

✓ 1043220

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

01-18-1999 09:28 AM

SUSAN WINNINGHOFF
REGISTER OF DEEDS

RECORDING FEE 16.00
TRANSFER FEE
OF PAGES 4

In Re: The real estate more particularly described in Schedule "A" attached hereto and made a part of this document.

J. & L. OIL, INC.

Name and Return Address

c/o Murphy & Murphy, P.C.

P.O. Box 460, Aurora, IL 60507-0460

04-0580-0003

Parcel Identification Number (PIN)

Declaration of Restrictions

STATE OF WISCONSIN)
) SS
COUNTY OF Winnebago)

WHEREAS, J. & L. OIL, INC., an Illinois corporation qualified and admitted in the State of Wisconsin, is the owner of the above described property.

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

NOW THEREFORE, the owners 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:

One or more Petroleum related discharges have occurred at this property. Structural impediments existing at the time of clean-up made complete remediation of the soil contamination impracticable. Petroleum contaminated soil may remain on this property at the following locations: Vicinity of S4, S11 and S40. Location of remaining contaminated soils are provided in Exhibit B, attached and made part of this restriction. 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 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.

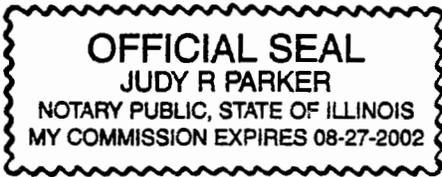
Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin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

IN WITNESS WHEREOF, the owners of the property have executed this Declaration of Restrictions, this 5th day of January, 1999.

By signing this document, G.L. Wright acknowledges that [~~he~~she] is duly authorized to sign this document on behalf of J. & L. Oil, Inc.

Signature: [Signature]
Printed Name: G.L. Wright
Title: President

Subscribed and sworn to before me
this 5th day of Jan, 1999
[Signature]
Notary Public, State of Illinois
My commission 8-27-2002

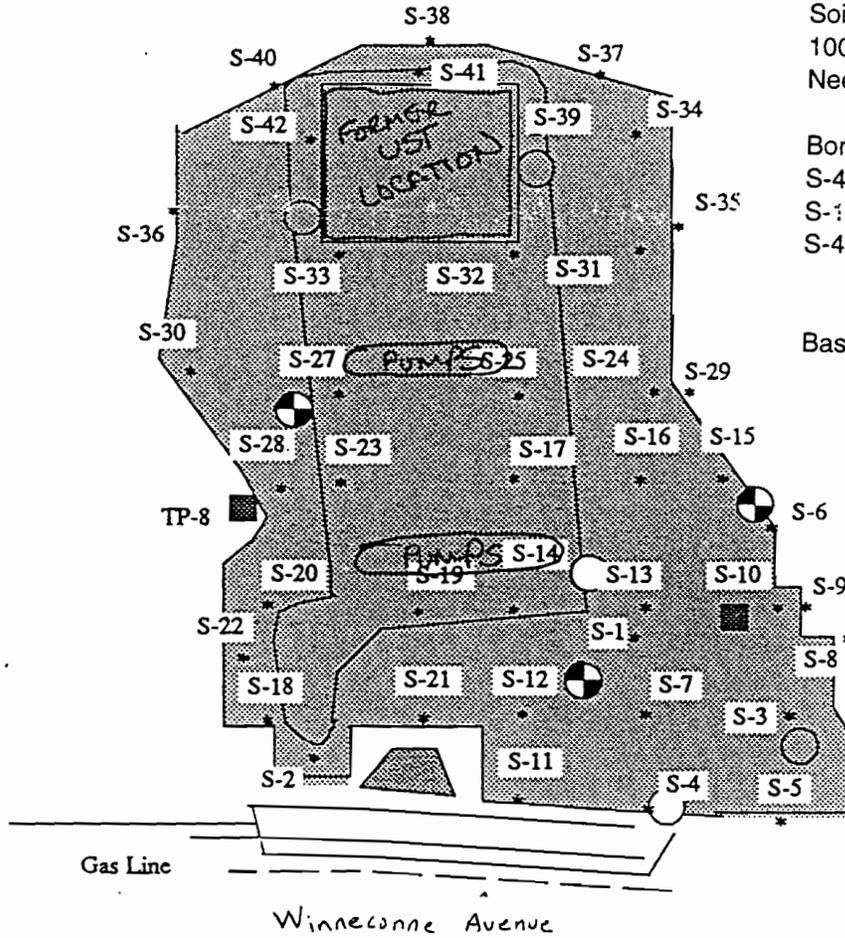


This document was drafted by the Wisconsin Department of Natural Resources.

That part of the North West 1/4 of the SOUTH WEST 1/4 all in Section Twenty-eight (28) Township Twenty (20) North, of Range Seventeen (17) East, in the Fourth Ward, City of Neenah, Winnebago County, Wisconsin, described as follows, viz:-

Commencing at the intersection of the Center line of South Lake Street (formerly State Trunk Highway No. 125) with the center line of Western Avenue; thence southwesterly, along the Center line of said South Lake Street, Eight Hundred Twenty-six (826) feet; thence south Thirty (30) degrees Forty (40) minutes east, Thirty-three and Eighty-three Hundredths (33.83) feet, to the Southeasterly line of said South Lake Street; thence southwesterly, along the Southeasterly line of said South Lake Street, One Hundred Forty-eight (148) feet; thence south Forty-three (43) degrees Twenty-one (21) minutes east, One Hundred Seventeen and Seven-tenths (117.7) feet, the place of beginning; thence South One (1) degree Ten (10) minutes East One Hundred Sixty-one and Seventy-seven Hundredths (161.77) feet to the North line of Winneconne Avenue; thence Southeasterly along the arc of a curve on the North line of Winneconne Avenue having a chord of South Eighty-two (82) degrees Twenty-nine (29) minutes East One Hundred Fifty-one and Seven-tenths (151.7) feet; thence North One (1) degree Ten (10) minutes West One Hundred Eighty-four and One-Half (184.5) feet; thence South Eighty-eight (88) degrees Fifty (50) minutes West One Hundred Fifty (150) feet to the point of beginning.

Exhibit B



Soil Data-J & L Oil, Inc.
1005 Winneconne Ave.
Neenah, WI

Boring	Benzene(ppb)	GRO(ppm)
S-4	4950	68
S-11	1500	34
S-40	240	<2.5

Based on K. Singh & Associates report

Figure 5: Sampling Locations

Legend	
○	Soil Borings
⊗	Monitoring Wells
■	Test Pits

OWNER

J & L Oil, Inc.,
1005 Winneconne Ave.
Neenah, Wisconsin

ENGINEER

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

Drawn by

Date

9/1/92

C.S.S.

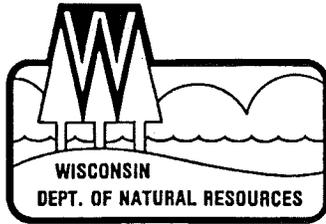
Project # 2087

Checked by

Scale 0' 30'

D.J.M.





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Department of Natural Resources
P.O. Box 2565
Oshkosh, Wisconsin 54903
TELEPHONE 920-424-3050
FAX 920-424-4404

January 20, 1998

J & L Oil Inc
Attn: G.L. Wright
204 Route 45
Vernon Hills, Il 60061

SUBJECT: Closure of WDNR BRR CASE #03-71-00573
J&L Gas Station, 1005 Winneconne Ave, Neenah WI

Dear Mr. Wright:

The above referenced case file has been reviewed by the WDNR's Northeast Region Case Closure Committee. This panel reviews environmental remediation cases for compliance with state laws, standards, and guidelines to maintain consistency in the closeout of cases. After careful review, the Committee has decided to grant a *conditional* case closure. At this time, it appears that actions have been taken to the extent practicable to restore the environment and minimize the harmful effects from this discharge to the air, lands and waters of the state.

The WDNR is requiring no further remedial action at this time; however, *You must file a Deed restriction and Groundwater use restriction with your county Register of Deeds office within 30 days and send proof of this filing to the Department within 45 days.* This case will appear as closed on the WDNR's Bureau of Remediation & Redevelopment computer tracking system as soon as we receive documentation that the deed restriction has been filed.

The closure committee requires a Deed Restriction on this property for residual soil contamination in the vicinity of S4, S11, S36 and S40. In addition a Deed Restriction is required for residual soil contamination in the WDOT right of way in the vicinity of S31 and a Groundwater use restriction for MTBE at MW-5 (map attached).

Samples of a Groundwater use restriction and a Deed restriction are enclosed. These should be used by your counsel to draft these documents. Before being registered with the county Register of Deeds, these documents **must** be submitted to the WDNR for approval. You will also need to contact Rebecca Burkel of the WDOT for the restrictions on the WDOT right of way. Ms. Burkel can be reached at(920) 492-5740.

Please be aware that this letter does not absolve the current, or any future owner of this property, from future decisions regarding this site or impacts which may be discovered and/or traced to past or future activities at this site. If additional information in the future indicates that further investigation and/or remediation is warranted, the Department will require that appropriate action be taken at that time.

The Department appreciates your efforts to protect and restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 424-7890.

Sincerely,



Kevin D. McKnight, Hydrogeologist
Remediation and Redevelopment Program

Attach. - Site Map(s)
Sample Letters

cc: Case File - OSH
Scott Miller, K. Singh and Associates, 1135 Legion Dr, Elm Grove WI 53122
Rebecca Burkel, WDOT, 944 Vanderperren Way, Green Bay WI 54304-0080

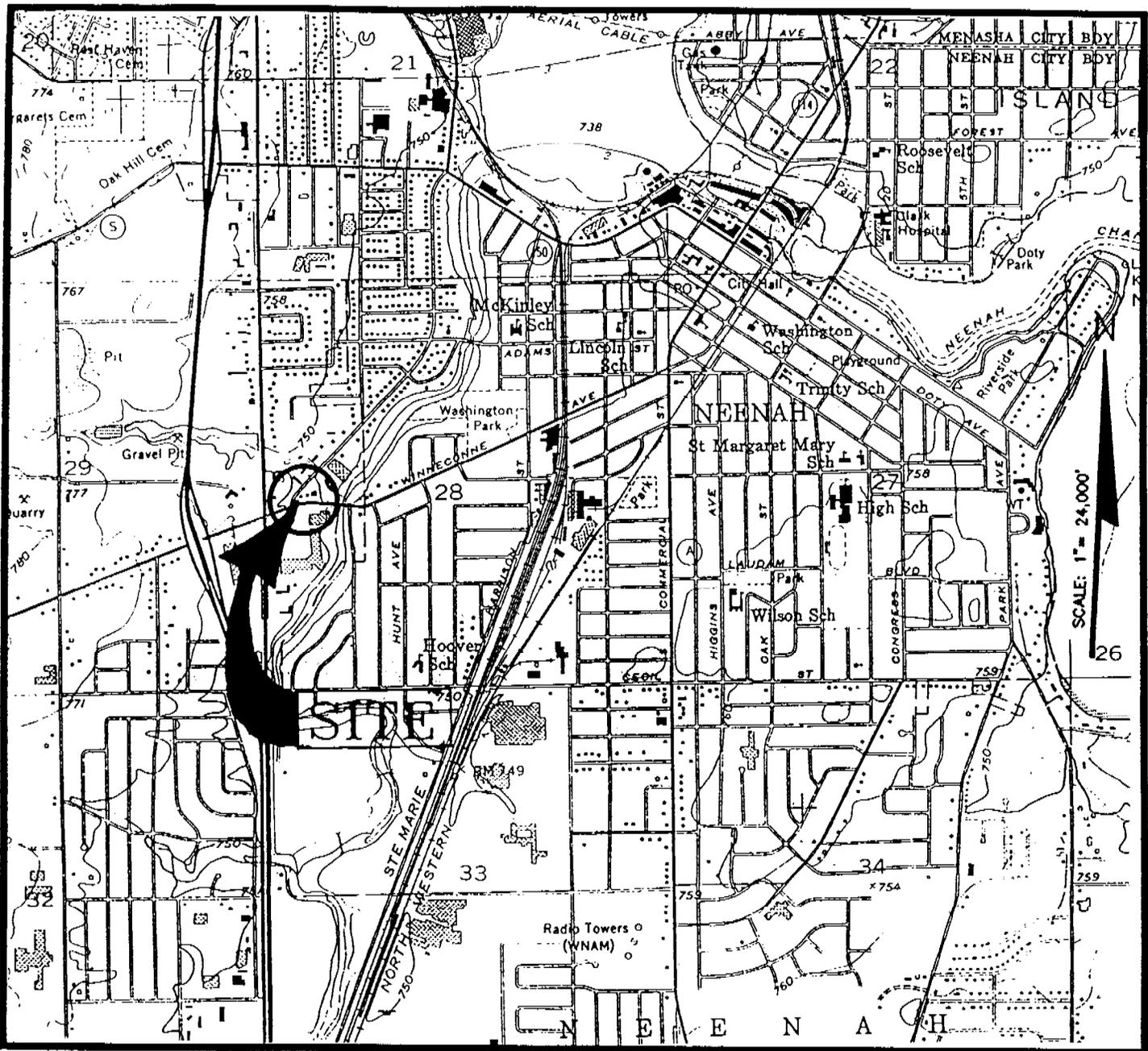
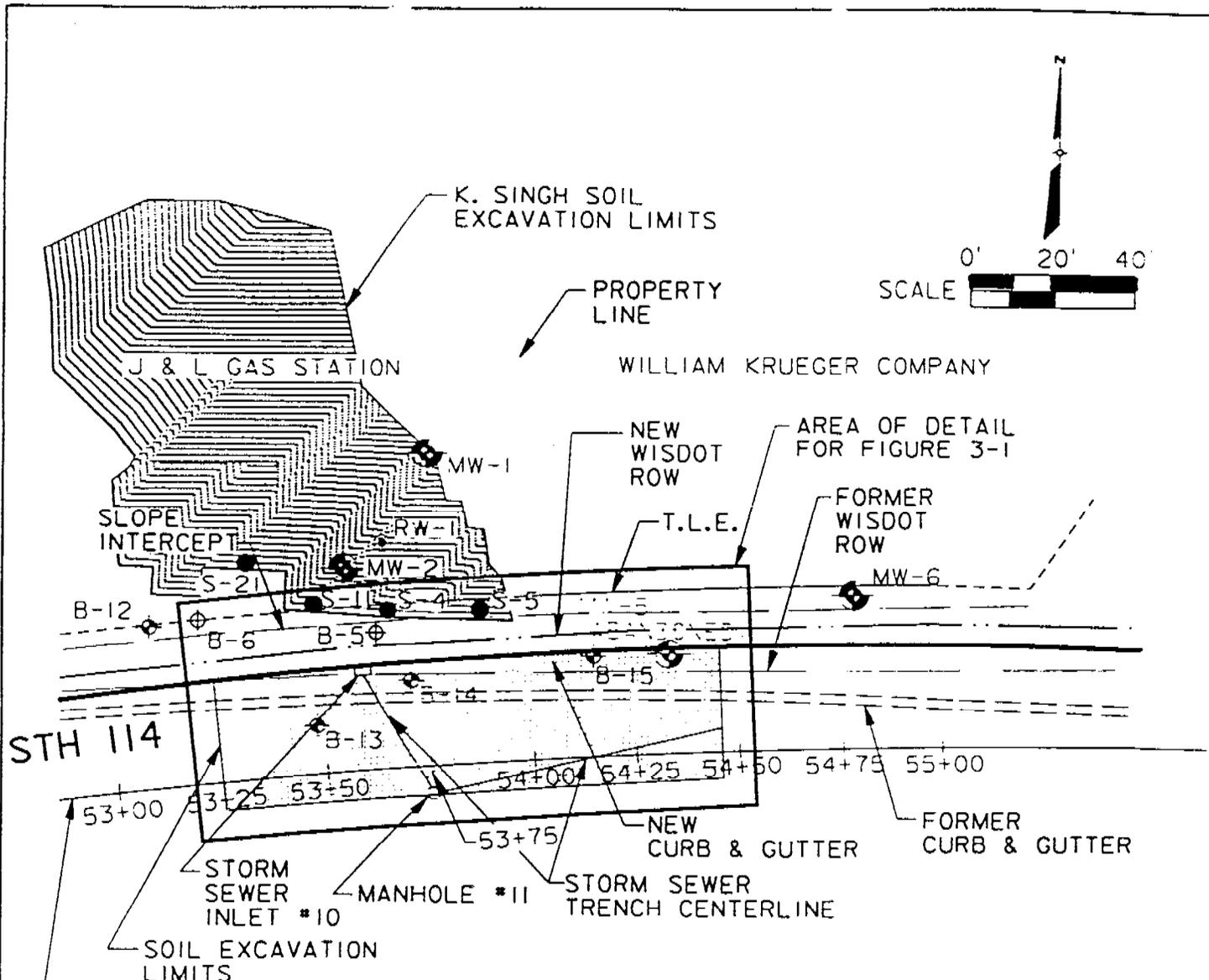


FIGURE 1 SITE LOCATION MAP	
J & L OIL, INC. 1005 WINNECONNE AVE NEENAH, WI	
OMNI  ENGINEERS	PROJECT : N929A
	CAD: N929JLDWG
	DRAWN : S.P.
	REVIEWED :
	DATE : 10/5/92
303 SOUTH BLUEMOUND DRIVE APPLETON, WI 54914 PHONE : (414) 739-7814 FAX : (414) 739-7765	



LEGEND	
54+00	WISDOT STATIONING
	MW-1 K. SINGH MONITORING WELLS
	RW-1 K. SINGH RECOVERY WELL
	B-5 OMNI SOIL BORING (9/9/92)
	B-12 K. SINGH SOIL BORING
	S-4 K. SINGH SOIL SAMPLE

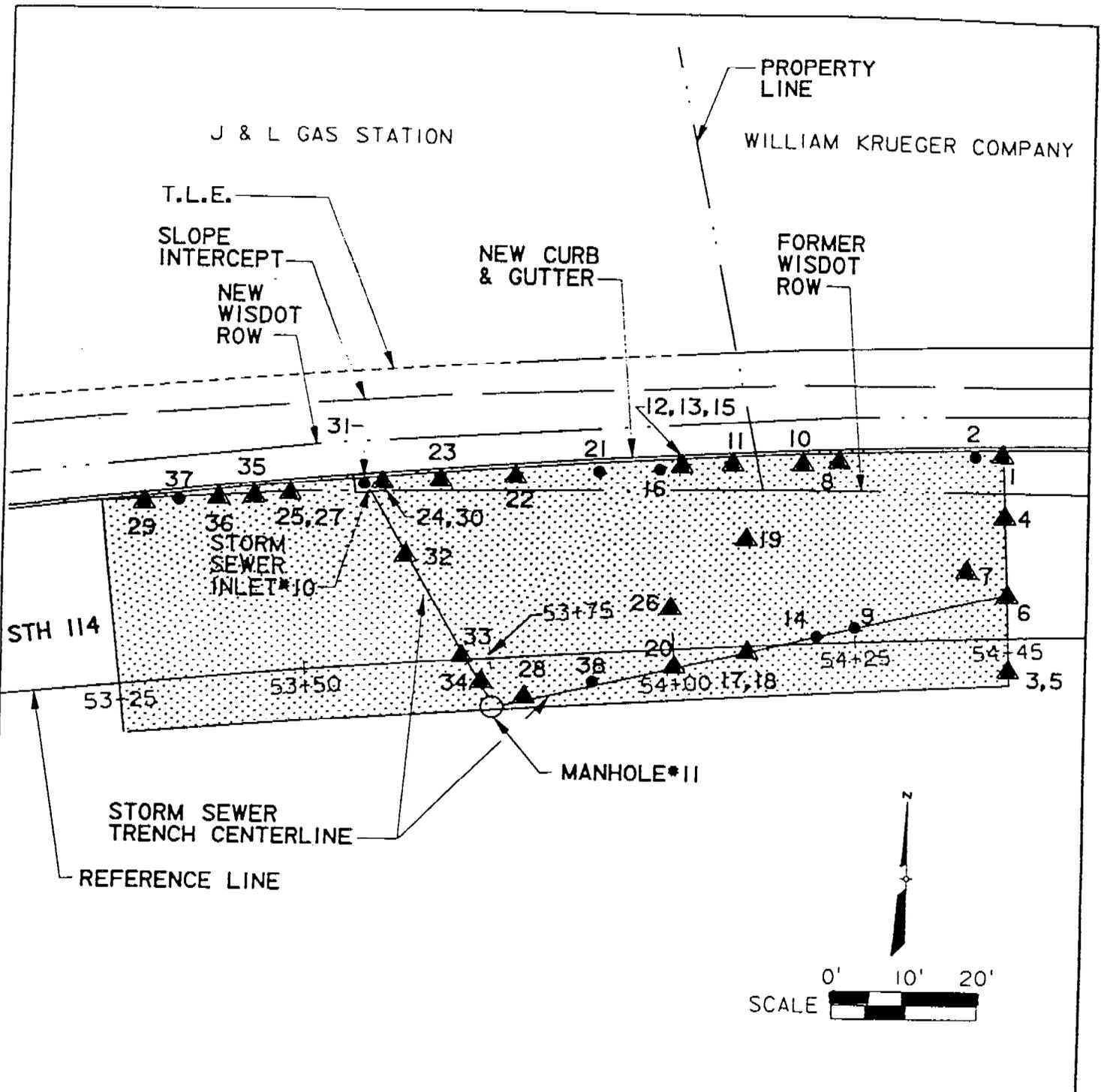
NOTES:
 1. FIGURE PREPARED FROM PLAN & PROFILE PROVIDED BY WISDOT.
 2. MW-5 ABANDONED BY K. SINGH ON 6/5/97.

Reprinted from Phase 4 Remedial Action,
 J & L Gas Station Site, REI,
 09/22/97

RUST

Rust Environment & Infrastructure Inc.

FIGURE 2-2
 SITE PLAN
 J & L GAS STATION SITE
 WISDOT PROJECT ID: 4068-03-72
 NEENAH, WISCONSIN



Reprinted from Phase 4 Remedial Action,
 J & L Gas Station Site, REI, 09/22/97

LEGEND

- ▲ PID SAMPLE ONLY
- PID & LABORATORY SAMPLE
- ▨ APPROXIMATE AREA OF EXCAVATION

54+00 WISDOT STATIONING

RUST

Rust Environment & Infrastructure Inc.

FIGURE 3-1
 SOIL EXCAVATION LIMITS
 & SOIL SAMPLING LOCATIONS
 J & L GAS STATION SITE
 WISDOT PROJECT ID: 4068-03-72
 NEENAH, WISCONSIN

101203

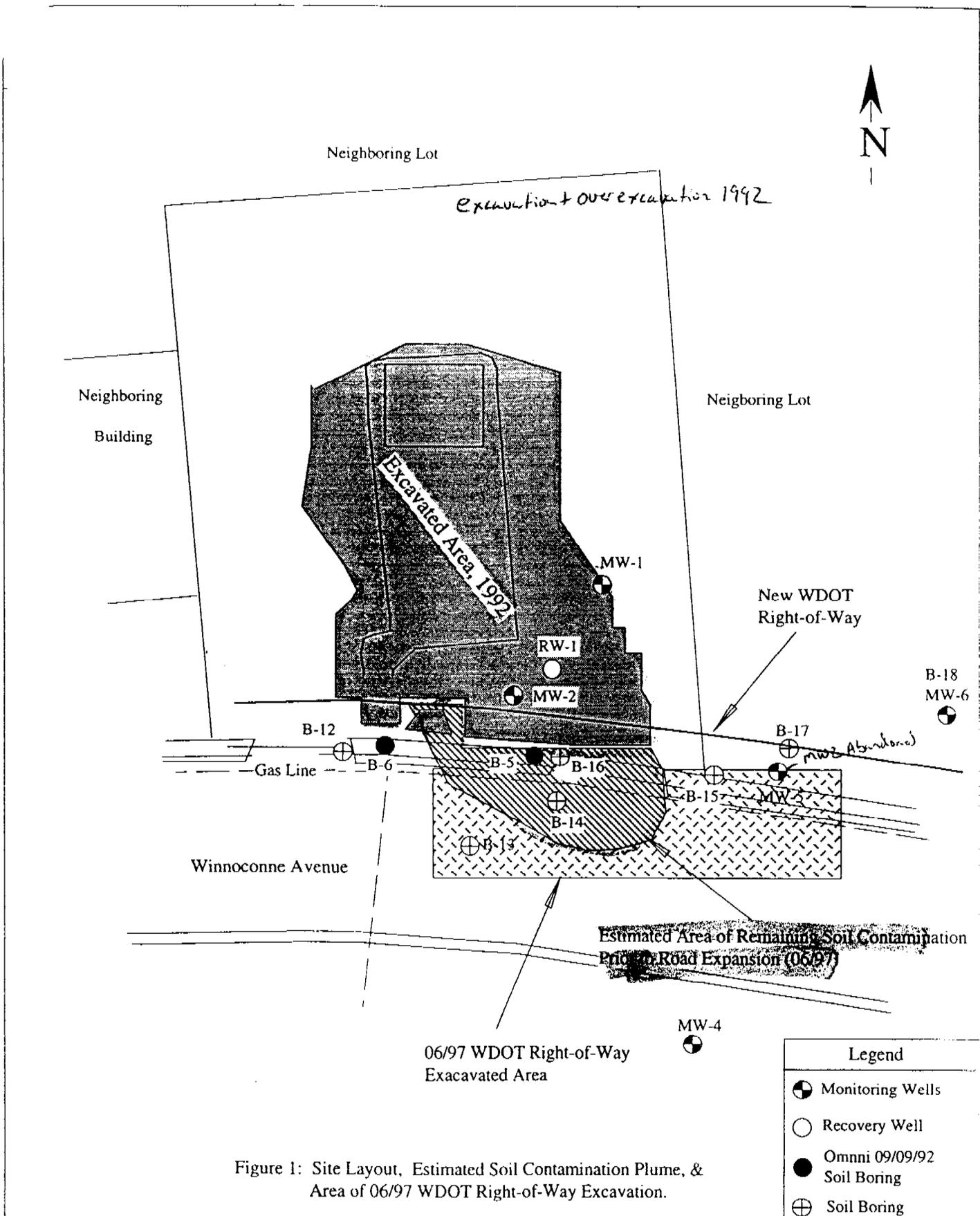
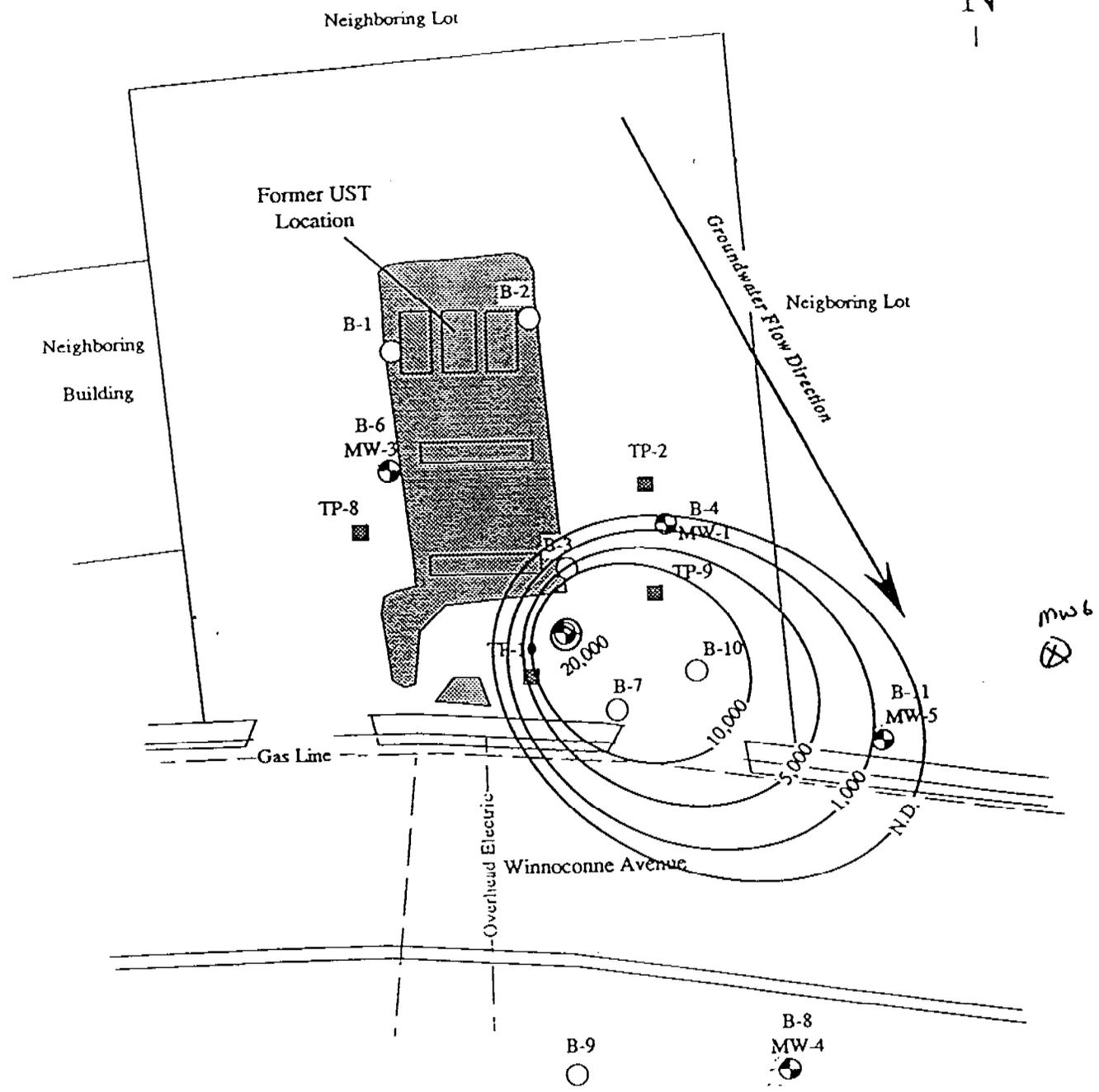


Figure 1: Site Layout, Estimated Soil Contamination Plume, & Area of 06/97 WDOT Right-of-Way Excavation.

OWNER J & L Oil, Inc. 1005 Winnoconne Ave. Neenah, Wisconsin	ENGINEER K. SINGH & ASSOCIATES, INC., Engineers & Environmental Management Consultants 1135 Legion Drive, Elm Grove, Wisconsin 53122. (414) 821-1171	Drawn by S.D.M.	Date 03/25/97
		Checked by D.J.M.	Project # 2087
		Scale 0' 40'	



Note: Samples Collected on 4/20/92

Figure 3: Contour Map of benzene Concentrations in water (ppb)

Legend	
○	Soil Borings
⊕	Monitoring Wells
■	Test Pits
-ND-	Concentrations of benzene in water, ppb

Owner J & L Oil, Inc. 1005 Winnoconne Ave. Neenah, Wisconsin	ENGINEER K. SINGH & ASSOCIATES, INC., Engineers & Environmental Management Consultants 1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171	Drawn by	Date
		C.S.S.	05/7/92
		Checked by	Project # 2087
		D.J.M.	Scale 40'

TABLE 3-2
SOIL SAMPLE ANALYTICAL RESULTS AND RESIDUAL CONTAMINANT LEVELS
J & L GAS STATION SITE
STH 114
NEENAH, WISCONSIN
WisDOT PROJECT ID: 4068-03-72

Sample No.	Sample Description	WisDOT Station	Depth of Sample (ft)	PID (i.u.)	GRO (mg/kg)	PVOCs (ug/kg)	PVOC RCLs (ug/kg)
2	Northeast Sidewall	54+40, 25L	0-2	220	ND	ND	
9	Storm Sewer Trench	54+25, 02L	3-6	2	ND	ND	
14	Storm Sewer Trench	54+20, 00L	3-6	>200	42	Ethylbenzene 115 1,2,4 Trimethylbenzene 254 1,3,5 Trimethylbenzene 133 Total Xylenes 144	Ethylbenzene 2,900 1,2,4 Trimethylbenzene NI 1,3,5 Trimethylbenzene NE Total Xylenes 4,100
16	Bottom	54+00, 25L	2-3	4	ND	ND	
21	North Sidewall	53+90, 25L	0-2	>120	25	Ethylbenzene 73	Ethylbenzene 2,900
31	Storm Sewer Trench (Inlet No. 10)	53+60, 25L	3-6	300	239	Ethylbenzene 3,680 1,2,4 Trimethylbenzene 17,900 1,3,5 Trimethylbenzene 4,850 Total Xylenes 15,980	Ethylbenzene 2,900 1,2,4 Trimethylbenzene NE 1,3,5 Trimethylbenzene NE Total Xylenes 4,100
37	North Sidewall	53+35, 25L	0-2	<1	ND	ND	
38	Storm Sewer Trench	53+90, 05R	3-6	5	ND	ND	
NA	Trip Blank	NA	NA	--	ND	ND	

- Notes:
1. PID based on head space readings.
 2. i.u. = Instrument Units.
 3. ND = Not Detected above laboratory method detection limit.
 4. mg/kg = milligrams per kilogram.
 5. ug/kg = micrograms per kilogram.
 6. -- = Not Analyzed.
 7. PVOCs listed were those detected in the laboratory.
 8. **Bolding** indicates the concentration of the analyte exceeds the RCLs for PVOCs or the Soil Cleanup Standard of 100 mg/kg for GRO.
 9. NA = Not Applicable
 10. ft = feet below ground surface.
 11. Soil samples were collected on June 5, 1997.
 12. RCL = Residual Contaminant Level.
 13. WisDOT Station = Reference point by WisDOT for the construction project. R and L refer to distance, in feet, "right" or "left" of a reference line.

Reprinted from Phase 4 Remedial Action,
J & L Gas Station Site, REI, 09/22/97.

Table 4 (Continued)
 Groundwater Quality Test Results - J & L Oil, Inc., 1005 Winneconne Avenue, Neenah, WI

Well No	Date	Benzene (ppb)	Ethyl- benzene (ppb)	Toluene (ppb)	Total Xylenes (ppb)	Total Trimethyl- benzene (ppb)	Total Lead (ppb)	Dissolved Lead (ppb)	MTBE (ppb)	GRO (ppm)
MW-4	04/20/92	<1	<1	1.0	<1	<1	1,010	NT	NT	<0.2
	12/11/92	<1	<1	<1	<1	<1	NT	103	<10	<0.02
	06/18/93	<1	<1	<1	<1	<1	NT	113	<1	<0.10
	11/01/93	<1	<1	<1	<3	<1	NT	NT	<1	<0.05
	07/27/95	<1	<1	<1	<3	<2	NT	NT	<1	<0.05
	06/28/96	<0.5	<0.5	<0.5	<0.5	<2	NT	NT	<5	<0.5
	03/06/97	<0.5	<0.5	<0.5	<0.5	<2	NT	NT	<0.2	<0.05
MW-5	04/20/92	59	6	<5	150	70	240	NT	NT	1.3
	12/11/92	<1	<1	<1	14.6	11	NT	56	76.3	0.117
	06/18/93	2.69	<1	1.06	163.4	45.8	NT	38	114	0.40
	11/01/93	<1	<1	<1	<3	11	NT	NT	59	0.063
	04/21/94	<1	<1	<1	<3	8.6	NT	NT	31	0.066
	07/27/95	<1	<1	<1	<3	<2	NT	NT	56	<0.05
	06/28/96	<0.5	<0.5	<0.5	<0.5	<2	NT	NT	77	<0.5
	10/14/96	<0.5	<0.5	<0.5	<0.5	<2	NT	NT	83	<0.5
	03/06/97	<0.5	<0.5	<0.5	<0.5	<2	NT	NT	65	<0.05
MW-6	03/06/97	<0.5	<0.5	<0.5	<0.5	<2	NT	NT	<0.2	<0.05
RW-1	07/27/95	<1	<1	<1	<3	<2	NT	NT	120	<0.05
=====										
WDNR Enforcement Standard (ES)	5	1,360	343	620	---	---	---	---	60	---
WDNR Preventive Action Limit (PAL)	0.5	272	68.6	124	---	---	---	---	12	---



K. SINGH & ASSOCIATES, INC.

Engineers, Scientists and Environmental Management Consultants

October 31, 2000

Mr. Tim Hamblin
Director of Public Works
City of Neenah
211 Walnut Street
Neenah, WI 54956

Project No. 2087

Subject: Notification of Petroleum Contaminated Soil in WDOT Right-of-Way, STH 114, J & L Gas Station 1005 Winneconne Ave., Neenah, WI

Dear Mr. Hamblin:

Our client, J & L Oil, owns a former service station property at 1005 Winneconne Avenue in Neenah. The property has undergone considerable investigation and environmental cleanup. The Wisconsin Department of Natural Resources (WDNR) is currently granting site closure. A condition for site closure includes informing the City of Neenah of petroleum contaminated soil that remains in the right-of-way.

Approximately 288 tons of contaminated soil were removed from the WDOT right-of-way for Winneconne Avenue during roadway upgrade in 1997. Rust Environmental and Infrastructure, on behalf of WDOT, supervised removal of the contaminated soil and collected confirmatory soil samples. Soil quality test results indicate that one confirmatory soil sample (#31, 3-6 feet) detected elevated concentrations of ethylbenzene and xylenes. The area of roadway excavation and sample locations are shown in Figures 2-2 and 3-1 respectively. Soil quality test results are summarized in attached Table 3-2.

Please call us if you have any questions regarding this submittal.

Sincerely,

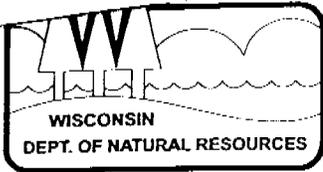
K. SINGH & ASSOCIATES, INC.


Scott D. Miller
Senior Environmental Scientist


Pratap N. Singh, Ph.D., P.E.
Project Manager

cc Mr. Jim Gunz/Attorney for City of Neenah

Attachments:
08/02/00 WDNR correspondence
Figure 2-2
Figure 3-1
Table 3-2



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Ronald W. Kazmierczak, Regional Director

625 N. Cass
Oshkosh, Wisconsin
Telephone
FAX

November 29, 2000

Mr. Tim Hamblin
Director of Public Works
City of Neenah
211 Walnut St.
Neenah, WI 54956

Subject: Addendum to Notification of Petroleum Contaminated Soil in WDOT ROW, STH 114, J&L Gas Station, 1005 Winneconne Ave., Neenah, WI
BRRTS ID# 03-71-000573

Dear Mr. Hamblin:

This letter is a addendum to the October 31, 2000 letter sent to you by K. Singh & Associates, Inc. (attached). Groundwater contamination greater than the ch. NR140 Wis. Adm. Code Enforcement Standard exists in the WDOT ROW at MW-5. I have attached a map and table of groundwater results for your use.

If you have questions regarding this letter please contact me at 920-424-7890.

Sincerely,

Kevin D. McKnight
Hydrogeologist
Bureau for Remediation and Redevelopment

Attachments

cc: file

Scott Miller, K. Singh & Associates, Inc., 1135 Legion Dr., Elm Grove WI 53122(via email)
Mr. J. Robert Murphy, Murphy & Murphy, P.C., PO Box 460, Aurora IL, 60507-0460
Mr. G.L. Wright, J&L Oil, Inc., 204 Route 45, Vernon Hills IL 60061



K. SINGH & ASSOCIATES, INC.

Engineers, Scientists and Environmental Management Consultants

October 31, 2000

Mr. Bruce Enke
Project Development Supervisor - Winnebago County
Wisconsin Department of Transportation-District 3
944 Vanderperren Way
Green Bay, Wisconsin 54324

Project No. 2087

Subject: Notification of Petroleum Contaminated Soil in WDOT Right-of-Way, STH 114, J & L Gas Station 1005 Winneconne Ave., Neenah, WI

Dear Mr Enke:

Our client, J & L Oil, owns a former service station property at 1005 Winneconne Avenue in Neenah, WI. The property has undergone considerable investigation and environmental cleanup. The Wisconsin Department of Natural Resources (WDNR) is currently in the process of closing the site. A condition for site closure includes informing the Wisconsin Department of Transportation (WDOT) of petroleum contaminated soil that remains in the right-of-way.

Approximately 288 tons of contaminated soil were removed from the WDOT right-of-way for STH 114 during roadway upgrade in 1997. Rust Environmental and Infrastructure, on behalf of WDOT, supervised removal of the contaminated soil and collected confirmatory soil samples. Soil quality test results indicate that one confirmatory soil sample (#31, 3-6 feet) detected elevated concentrations of ethylbenzene and xylenes. The area of roadway excavation and sample locations are shown in Figures 2-2 and 3-1 respectively. Soil quality test results are summarized in attached Table 3-2.

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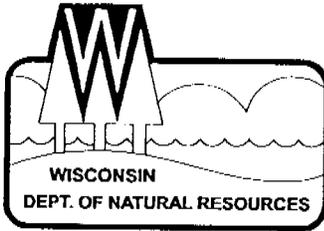
K. SINGH & ASSOCIATES, INC.

Scott D. Miller
Senior Environmental Scientist

Pratap N. Singh, Ph.D., P.E.
Project Manager

Attachments:

08/02/00 WDNR correspondence
Figure 2-2
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State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Ronald W. Kazmierczak, Regional Director

Oshkosh Service Center
625 E. County Rd Y, Suite 700
Oshkosh, Wisconsin 54901-9731
Telephone 920-424-3050
FAX 920-424-4404

November 29, 2000

Mr. Bruce Enke
Project Development Supervisor- Winnebago County
Wisconsin Department of Transportation-District 3
944 Vanderperren Way
Green Bay WI 54324

Subject: Addendum to Notification of Petroleum Contaminated Soil in WDOT
ROW, STH 114, J&L Gas Station, 1005 Winneconne Ave., Neenah, WI
BRRTS ID# 03-71-000573

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