





## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
John Gozdziński, Regional Director

Northern Region Headquarters  
107 Sutliff Ave.  
Rhineland, Wisconsin 54501-3349  
Telephone 715-365-8900  
FAX 715-365-8932  
TTY Access via relay - 711

August 10, 2005

Wisconsin Central Ltd/Canadian National  
Attn: Nina Sayyat  
1 Administration Rd  
Concorde, ON L4K 1B9, Canada

Subject: Former Holcombe Oil, Railroad St, Sheldon, WI  
BRRTS # 02-55-000110  
PECFA #54766-9999-00

Dear Ms. Sayyat:

On June 9, 2005, your site as described above was reviewed for closure by the Northern Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On June 15, 2005, you were notified that the Closure Committee had granted conditional closure to this case.

On August 22, 2005, the Department received correspondence indicating that you have complied with the conditions of closure, specifically, final documents needed for the GIS Registry. 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 and no further investigation, remediation or other action is required at this time.

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 registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

If your property is listed on the GIS Registry due to groundwater contamination exceeding ch. NR 140 standards at the time of closure, 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 at the web address listed above.

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 715-365-8990.

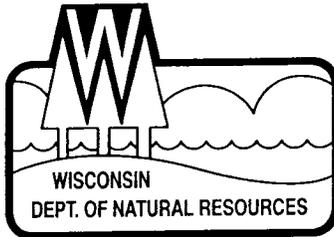
Sincerely,  
NORTHERN REGION

A handwritten signature in cursive script that reads "Janet Kazda".

Janet Kazda  
Remediation & Redevelopment Program

cc: File  
Bill Schultz, Rhinelander

Richard Reesman  
STS Consultants, Inc  
3909 Concord Ave  
Schofield, WI 54476



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107 Sutliff Ave.  
Rhinelander, Wisconsin 54501-3349  
Telephone 715-365-8900  
FAX 715-365-8932  
TTY Access via relay - 711

June 15, 2005

Ms. Nina Sayyat  
Wisconsin Central Ltd  
Canadian Nation  
1 Administration Rd  
Concorde, ON L4K 1B9 Canada

Subject: Conditional Case Closure With NR 140 Exemption  
Holcombe Oil, Railroad St, Sheldon, Wisconsin  
WDNR BRRTS # 02-55-000110  
PECFA# 54766-9999-00

Dear Ms. Sayyat:

On June 9, 2005, your request for closure of the case described above was reviewed by the Regional Closure Committee. 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 heating oil and gasoline contamination on the site from the site 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:

1. The check for closure review and GIS Registry fees submitted by your consultant was made for the wrong amount, as Groundwater GIS Registry is not required. The original check is being returned with the copy of this letter to your consultant. Please remit a check in the amount of \$950 to me at the above address.
2. 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/dgw/gw/](http://www.dnr.state.wi.us/org/water/dgw/gw/) or provided by the Department of Natural Resources.
3. A complete Soil GIS Registry package must be submitted to me at the above address. The information appears to be included within the closure package submitted, however, the Department asks that GIS Registry packages be submitted as stand-alone documents, unbound, and on paper of the proper size. Please refer to our website for full details.

When the above conditions have been satisfied, 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 registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>.

Recent groundwater monitoring data at this site indicates exceedances of the NR 140 preventive action limit (PAL) for lead Monitoring Wells # MW-1, MW-2, and MW-3, but compliance with the NR 140 enforcement standard. The Department may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application.
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that the above criteria have been or will be met. Therefore, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, an exemption to the PAL is granted for lead at MW-1, MW-2, and MW-3. This letter serves as your exemption.

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 715-365-8990.

Sincerely,  
Northern Region



Janet Kazda  
Remediation & Redevelopment Program

cc: File  
Bill Schultz, Rhinelander  
Bill Phelps, DG/2

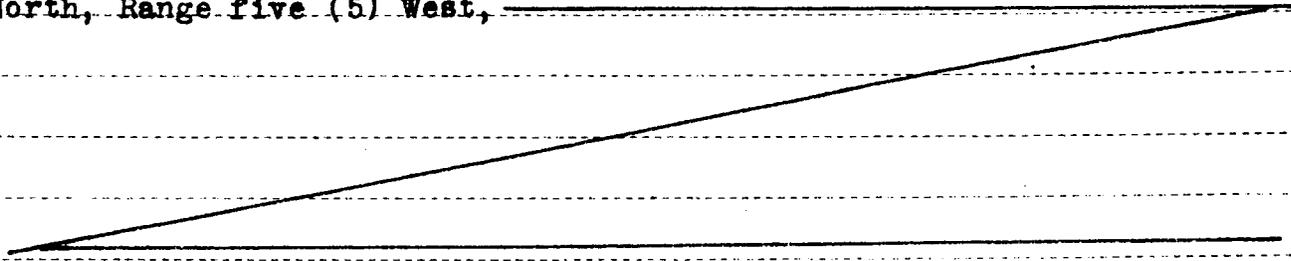
Richard Reesman w/enclosure  
STS Consultants, Ltd  
3909 Concord Ave  
Schofield, WI 54476

John S. Owen Lumber Company, a Wisconsin corporation,

Grantor, of Eau Claire County, Wisconsin, hereby

conveys and warrants to Wisconsin Central Railway Company, a railroad corporation of Wisconsin, Grantee, for the sum of One Dollar and other valuable considerations, the following tract of land in Rusk County, in the state of Wisconsin

to-wit: All that part of the Northeast quarter of the Southwest quarter (NE 1/4 SW 1/4) of Section twenty-six (26), Township thirty-three (33) North, Range five (5) West,



which is included within two lines running parallel with, and respectively fifty (50) feet distant northeasterly and fifty (50) feet distant southwesterly from the center line of the grantee's railroad as said center line is located, surveyed and staked out over and across said above described tract of land.

And for the consideration aforesaid, said grantor, for itself and its heirs, successors and assigns, do es hereby release and discharge said grantee, its successors and assigns, of and from all and every duty or obligation, now existing or hereafter arising, to locate, establish, maintain or permit any crossing upon, over, under or across its tracks, right of way or other lands, for the use or benefit of the owners or occupants of the lands and premises now owned by the grantor, adjoining the grantee's said railroad.

And the grantor, release all damages accruing to its other real estate by reason of the use of the above granted premises for railroad purposes.

WITNESS the hands of the proper officers \_\_\_\_\_ and the corporate seal of said grantor, this 13<sup>th</sup> day of September A. D., 1906

In Presence of:

JOHN S. OWEN LUMBER COMPANY

Elsie E. Haigh  
G. Anderson

By John S. Owen (SEAL)  
President.

Attest: John S. Owen (SEAL)  
Secretary.

Corporate Seal.

(Acknowledgment by persons.)

STATE OF \_\_\_\_\_ }  
COUNTY. \_\_\_\_\_ } ss.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, the above named \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public,

My commission expires \_\_\_\_\_, 19\_\_\_\_.

(Acknowledgment by Corporation.)

STATE OF Wisconsin }  
COUNTY OF Clark } ss.

Personally came before me this 13<sup>th</sup> day of September A. D., 1906, the ~~above~~ <sup>Within</sup> named John S. Owen President, and Chas. Hall <sup>Assistant</sup> Secretary, of the above named grantor, to me known to be the persons who executed the foregoing instrument as such President and <sup>Asst</sup> Secretary respectively, and acknowledged the same.

Eddie E. Haigh  
Notary Public,

Clark Co., Wis.

My commission expires July 31, 1910.

cal 75  
10342

John S. Owen Lumber Company

—TO—

Wisconsin Central Railway Company.

Entered in  
R. I. ....  
Rowbook .....  
Filed 10-12-06  
Envelope 24  
Box 6 (C.A.H.)

STATE OF Wisconsin }  
County of Clark } ss.

OFFICE OF THE REGISTER OF DEEDS.  
Received for Record this 29<sup>th</sup> day of Sept 1906 at 1 o'clock P.M., and duly recorded in Vol. 17 of Deeds page 69

A. F. Matchette  
Register of Deeds.  
Everett

In Consideration of the sum of \$/ 00

to me paid by Owen and Northern Railway Company, a railroad corporation of the State of Wisconsin, party of the second part, the undersigned

E L Higgins

of Huntersville

and State of Missouri, party of the first part, do give and grant to said second party the right to purchase on or before June 1<sup>st</sup> 1905, if it shall so elect,

the following described premises, in the County of Yates and State of Wisconsin:

All that part of The East half (E<sup>2</sup>) of the North West quarter (NW<sup>4</sup>) of Section Twenty Six (26) Twp Township Thirty Three (33) Range Five (5) West E<sup>2</sup> NW<sup>4</sup> 26-33-5-

which is included within two lines running parallel with, one line being 150 feet distant Northeasterly, and the other line being 100 feet distant Southwesterly from the center line of the grantee's projected railroad, as said center line is located, surveyed and staked out.

If this option is accepted by said second party within the time above limited, then, upon demand and in consideration of payment of the further sum of \$ Sixteen (16) dollars per acre I agree to deliver to it a conveyance of the above described land substantially in the form hereunto annexed marked Exhibit A, so signed, sealed, executed, witnessed and acknowledged as to be entitled to record.

This Agreement shall bind and enure to the benefit of the heirs, successors, personal representatives and assigns of the parties hereto.

Dated this 31<sup>st</sup> day of December A. D., 1904.

In presence of:

E. M. Phelps

E. L. Higgins (SEAL)

J. J. Sale

(SEAL)

STATE OF Wisconsin  
COUNTY OF Douglas } ss.

On this 31<sup>st</sup> day of December, A. D.,

1904, personally appeared before me the above named E L Higgins

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

E. M. Phelps  
Notary Public  
Justice of the Peace  
Douglas County  
My commission expires Wisconsin 19

0469

*E. L. Higgins*  
*107*

Owen & Northern Railway  
Company.

Entered in  
R. I. ....  
Rowbook .....  
Filed .....  
Envelope .....  
Box ..... (9:11)

STATE OF WISCONSIN,  
County of *Gate* } SS.

OFFICE OF THE REGISTER OF DEEDS.

Received for Record this *7* day

of *January* 190*0*

at *8:5* o'clock *A. M.*, and duly recorded

in Vol. *12* of *Deeds*

page *480*

*A. S. Matehete*  
Register of Deeds.

John S. Owen Lumber Company, a Wisconsin corporation,

Grantor of Eau Claire County, Wisconsin, hereby conveys and Warrants to Wisconsin Central Land Company, a Wisconsin corporation,

Grantee of Milwaukee County Wisconsin, for the sum of One Dollar (\$1.00) and other valuable considerations

DOLLARS, the following tract of land in Rusk County, Wisconsin:

The East one-half of the Southwest quarter (E 1/2 SW 1/4) and the Southwestquarter of the Southeast quarter (SW 1/4 SE 1/4) of Section twenty-six (26), Township thirty-three (33) North, Range five (5) West, subject to right of way heretofore conveyed to the Owen & Northern Railway Company and the Wisconsin Central Railway Company.

Witness the hands and seal of said Grantor this 13<sup>th</sup> day of September A. D. 1906 JOHN S. OWEN LUMBER COMPANY.

In the presence of Eileen E. Haigh G. Anderson

By John S. Owen [SEAL] President.

Attest: [Signature] [SEAL] Secretary.

STATE OF WISCONSIN, County of } ss Personally came before me this day of A. D. 1906, the above named to me known to be the person who executed the foregoing instrument and acknowledged the same.

CORPORATION ACKNOWLEDGMENT.—Section 2216, Wisconsin Statutes, 1898.

STATE OF WISCONSIN,

Clark COUNTY. } ss.  
September A. D. 1906, before me appeared John S. Owen and Chas. Hall

On this 17<sup>th</sup> day of

to me personally known to be the persons who executed the foregoing and within instrument, who, being by me duly sworn, (or affirmed), did say that they are the President and Assistant Secretary respectively, of John S. Owen Lumber Company and that the seal affixed to the within instrument is the corporate seal of said Company and that said instrument was signed and sealed in behalf of said Company by authority of its Board of Directors and said Officers acknowledge said instrument to be the free act and deed of said corporation.

Eddie E. Haigh

Notary Public

My Commission expires July 31, 1910

NOTE —In case the corporation [or association] has no corporate seal, omit the words "the seal affixed is the corporate seal of said corporation [or association], and that," and add at the end of the affidavit clause the words "and that said corporation [or association] has no corporate seal"

May 50

10-72-06 No. 10330  
 I...  
 x...

**Warranty Deed.**

John S. Owen Lumber Company TO  
Wisconsin Central Land Company.

STATE OF WISCONSIN,

Office of Register of Deeds,  
Clark County, Wis.

Received for record the 29<sup>th</sup>  
 day of Sept A. D. 1906  
 at 1:05 o'clock P. M., and re-  
 corded in Volume 151 of Deeds, on  
 page 537

A. J. Matchette  
 Register of Deeds.  
E. S. Hill Deputy

SW 1/4 SE 1/4 } 26-33-5W.  
E 1/2 SW 1/4 }

(27)

1915

E. L. Higgins and Viola M. Higgins his wife

Grantor S. of McCloud County, Minnesota, hereby convey and warrant to Owen and Northern Railway Company, a railroad corporation of Wisconsin, Grantee, for the sum of One hundred twenty-six and 72/100--(\$126.72) Dollars, the following tract of land in Gates County, Wisconsin:

All that part of the East one-half (E 1/2) of the North West quarter (NW 1/4) of Section twenty-six (26), Township thirty-three (33) North, Range five (5) West

which is included within two lines running parallel with, one line being one hundred (100) feet distant northeasterly and the other line being one hundred fifty feet distant southwesterly from the center line of the grantee's projected railroad as said center line is located, surveyed and staked out over and across said above described tract of land.

And for the consideration aforesaid, said grantor for and heirs, successors and assigns, hereby release and discharge said grantee, its successors and assigns, of and from all and every duty or obligation, now existing or hereafter arising, to locate, establish, maintain or permit any farm crossing upon, over, under or across its tracks, right of way or other lands, for the use or benefit of the owners or occupants of the following described premises of the grantor, to-wit:

The East one-half (E 1/2) of the North West quarter (NW 1/4) of Section twenty-six (26), Township thirty-three (33) North, Range five (5) West

This conveyance is made conditionally, that unless a railroad is constructed and operated on the above granted land within three years from the date hereof, said land shall revert to the grantor, his or its heirs, successors and assigns.

WITNESS the hand S. and seal S. of said grantor S., this 11th day of March, A. D., 1905.

In Presence of: W.S. Manning, E. G. Harland, C. L. Higgins (SEAL), A. G. [unclear] as to Viola M. Higgins (SEAL)

STATE OF Wisconsin  
Hates COUNTY } ss.

Personally came before me this 11<sup>th</sup> day of

March 1905 the above named

E. L. Higgins

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

W. S. Manning  
Notary Public

Hates Co. Wis.

My commission expires May 5, 1908

My commission expires, \_\_\_\_\_, 19\_\_\_\_

STATE OF Minnesota  
COUNTY OF McLeod } ss.

Personally came before me this 14<sup>th</sup> day of

March

A. D., 1905 the above named

Viola M. Higgins

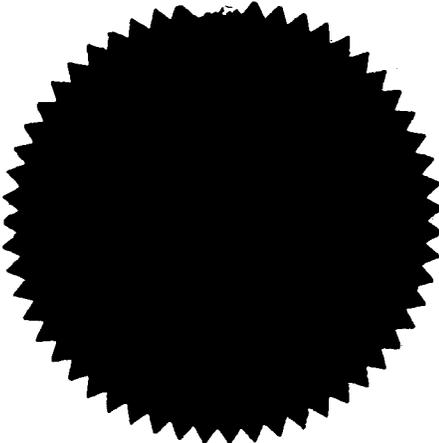
President and Secretary of the above named grantors to me known to be the persons who executed the foregoing instrument ~~as President and Secretary~~

~~and~~ and acknowledged the same as her free act and deed

W. S. Manning  
Notary Public

Notary Public, McLeod Co.,

My commission expires March 31, 1910, Minnesota



7022<sup>a</sup>

E. L. Higgins

—TO—

Owen & Northern Railway  
Company.

Entered in  
R. I. ....  
Rowbook...  
Filed 5-4-05  
Envelope...  
Box... (S. C. H. A.)

STATE OF WISCONSIN, } ss.  
County of Hates

OFFICE OF THE REGISTER OF DEEDS.  
Received for Record this 14<sup>th</sup> day

of April 1905

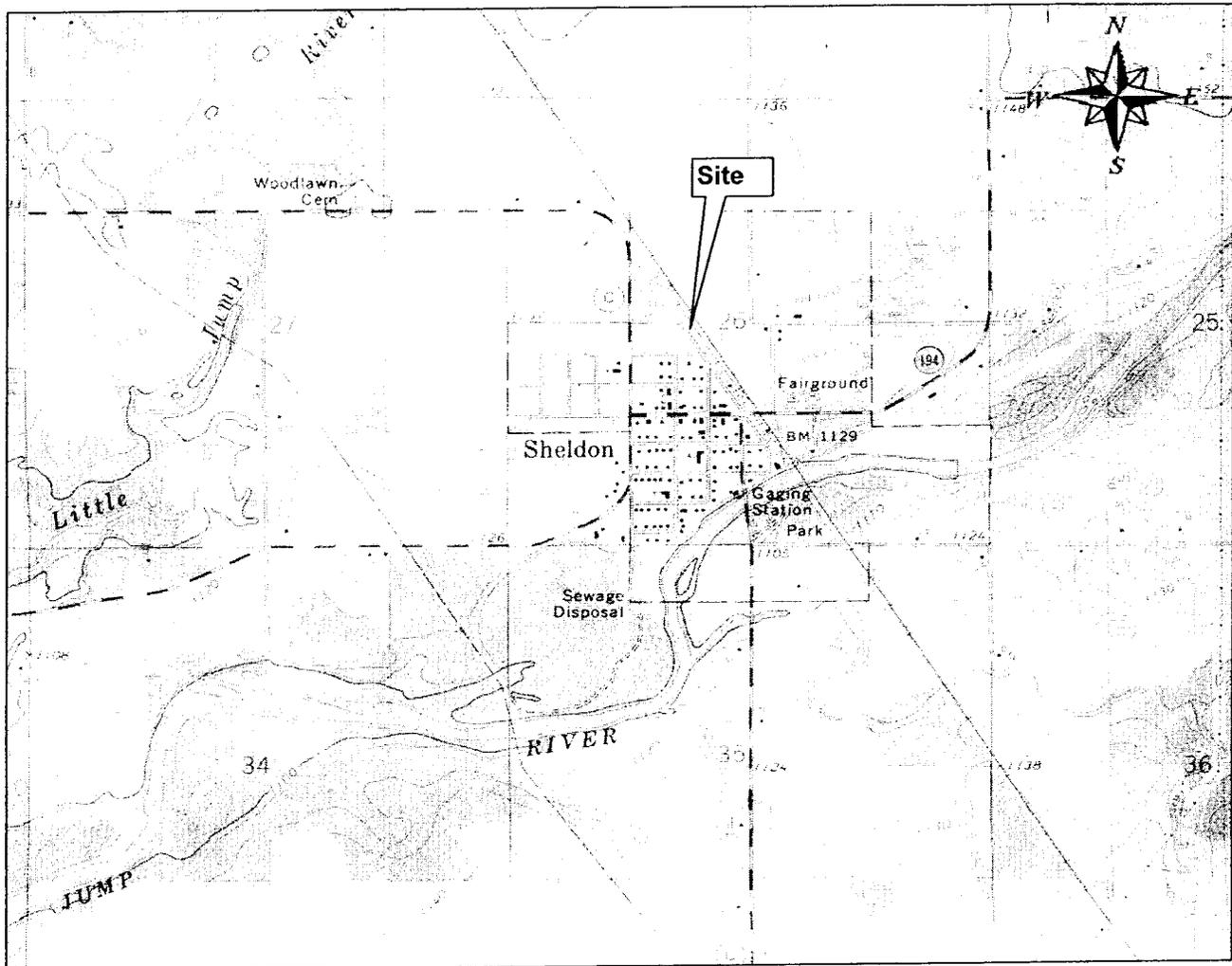
at 8 o'clock A. M., and duly recorded

in Vol. 17 of Right of Way Deed

page 19

A. L. Matchette  
Register of Deeds.

Cowan Deputy



Source: USGS Topographic Quadrangle Map, Sheldon, Wisconsin, dated 1971.

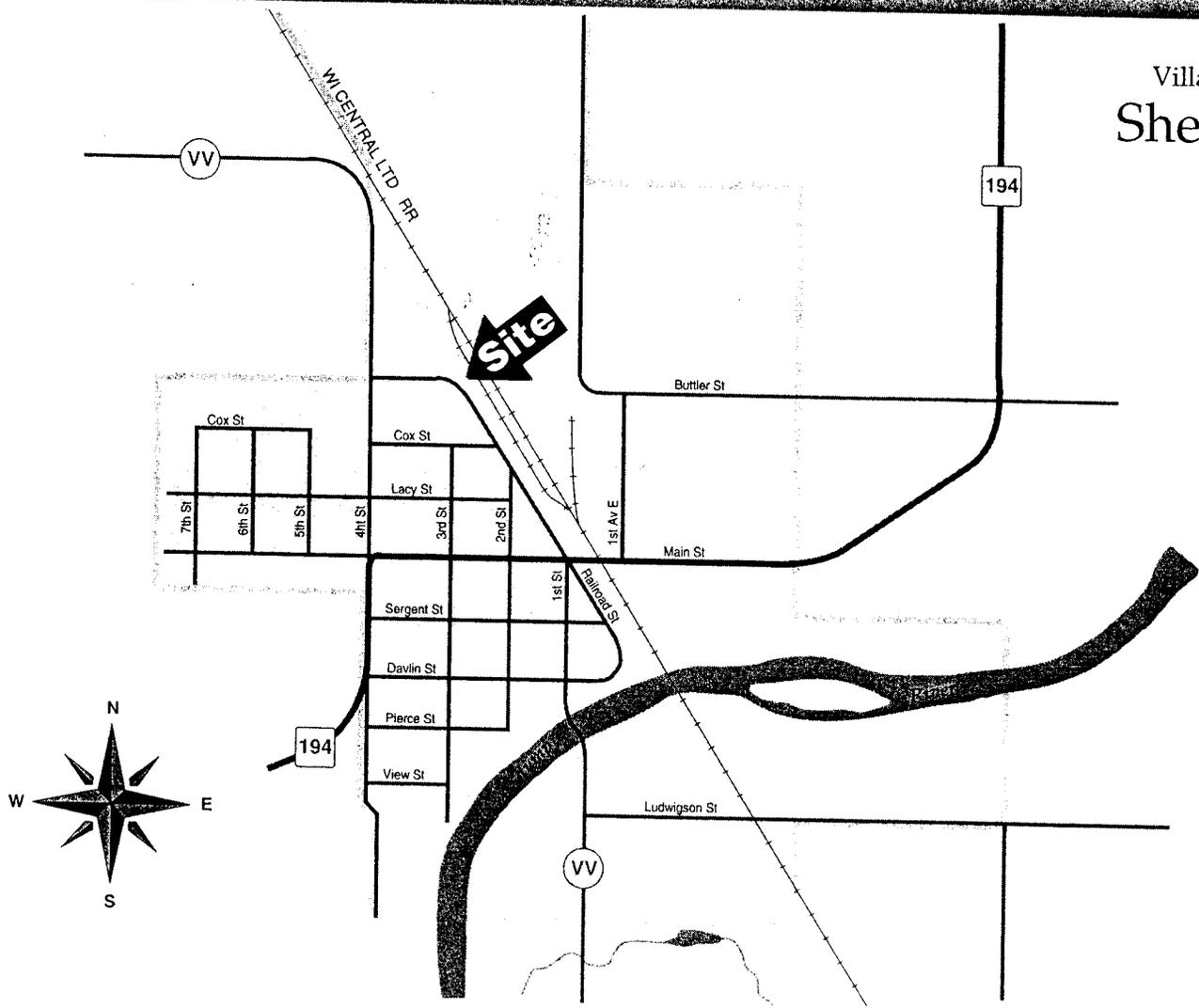


STS Consultants Ltd.  
 Consulting Engineers  
 3909 Concord Avenue  
 Schofield, Wisconsin 54476  
 715.355.4304

**Site Location Map**  
**Holcombe Oil**  
**Railroad Street**  
**Sheldon, Wisconsin**

DRAWN BY:	RSR	11/12/04
CHECKED BY:	RSR	11/12/04
APPROVED BY:		
CADFILE:	SCALE:	
	1" - 2,000'	
STS PROJECT NO.	FIGURE NO.	
4-28193		

# Village of Sheldon





UNDEVELOPED & WOODED

SHELDON CO-OP BULK PETROLEUM STORAGE FACILITY

AGRICULTURAL FARM LAND

SITE LOCATION

1ST AVE. E

RAILROAD AVE.

UNDEVELOPED & WOODED

RESIDENTIAL DEVELOPMENTS

RESIDENTIAL DEVELOPMENTS

HAMMEN ST.

COX ST.

RAILROAD ST.

VACANT

RESIDENTIAL DEVELOPMENTS

2ND ST.

SHELDON COOPERATIVE

DETAILED SITE LOCATION MAP  
HOLCOMBE OIL  
RAILROAD STREET  
SHELDON, WISCONSIN

STS CONSULTANTS  
3809 Concord Avenue  
Schofield, WI 54476  
715-355-4304  
www.stsconsultants.com  
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Drawn:	ALB	08/19/2005
Checked:	RSR	08/19/2005
Approved:	RSR	08/19/2005
PROJECT NUMBER	4-28193	
FIGURE NUMBER	2	

**Table 1**  
**Historical Soil Laboratory Results**  
 Holcombe Oil  
 Sheldon, Wisconsin  
 STS Project No. 28193

Sample Location Sample Depth (feet) Date PID Readings	TP1 2.0-3.0 6/15/1994 3	TP1 4.0-5.0 6/15/1994 BDL	TP2 3.0-4.0 6/15/1994 BDL	TP3 3.0-4.0 6/15/1994 BDL	TP4 2.0-3.0 6/15/1994 9	TP4 6.0-7.0 6/15/1994 BDL	TP5 1.0-2.0 6/15/1994 40	TP5 7.0-8.0 6/15/1994 BDL	TP6 1.0-2.0 6/15/1994 5	TP6 4.0-5.0 6/15/1994 BDL	TP7 3.0-4.0 6/15/1994 BDL	TP8 3.0-4.0 6/15/1994 BDL	Groundwater Pathway RCI	Non-Industrial Direct Contact RCL	Free Product Indicator
GRO (mg/kg)	D	D	D	D	D	D	29	D	D	D	D	D	100	--	--
DRO (mg/kg)	ND	ND	ND	ND	ND	ND	800 <sup>A</sup>	ND	D	ND	ND	ND	100	--	--
Lead (mg/kg)	ND	ND	11	ND	5.6	ND	9.5	ND	5.9	5.9	5.9	5.8	--	50	--
<b>PVOCs (mg/kg)</b>															
Benzene	ND	ND	ND	ND	D	ND	0.015 <sup>A</sup>	ND	0.001	ND	ND	ND	0.0055	1.1	8.5
Ethylbenzene	ND	ND	D	ND	ND	ND	0.023	ND	ND	ND	ND	ND	2.9	--	4.6
MTBE	ND	ND	ND	ND	ND	ND	0.003	ND	0.001	ND	ND	ND	--	--	--
Toluene	ND	ND	ND	ND	ND	ND	0.011	ND	ND	ND	ND	ND	1.5	--	38
1,2,4-Trimethylbenzene	D	ND	D	ND	ND	ND	0.026	0.002	D	ND	ND	ND	--	--	83
1,3,5-Trimethylbenzene	ND	ND	D	ND	ND	ND	0.024	D	D	ND	ND	D	--	--	11
Total Xylenes	ND	ND	D	ND	ND	ND	0.19	0.002	ND	D	ND	ND	4.1	--	42
<b>PAHs (mg/kg)</b>															
Acenaphthene	ND	ND	ND	ND	ND	ND	0.16	ND	ND	ND	ND	ND	38	900	--
Acenaphthylene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.7	18	--
Anthracene	ND	ND	ND	ND	ND	ND	0.041	ND	ND	ND	ND	ND	3000	5000	--
Benzo(a)anthracene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	17	0.088	--
Benzo(a)pyrene	ND	ND	ND	ND	ND	ND	0.0065	ND	ND	ND	ND	ND	48	0.0088	--
Benzo(b)fluoranthene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	360	0.088	--
Benzo(k)fluoranthene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	870	0.88	--
Benzo(g,h,i)perylene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	6800	1.8	--
Chrysene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	37	8.8	--
Dibenzo(a,h)anthracene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	38	0.0088	--
Fluoranthene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	500	600	--
Fluorene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	100	600	--
Indo(1,2,3-cd)pyrene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	680	0.088	--
1-Methyl Naphthalene	ND	ND	ND	ND	ND	ND	0.77	ND	ND	ND	ND	ND	23	1100	--
2-Methyl Naphthalene	ND	ND	ND	ND	ND	ND	2.8	ND	ND	ND	ND	ND	20	600	--
Naphthalene	ND	ND	ND	ND	ND	ND	0.8 <sup>A</sup>	ND	ND	ND	ND	ND	0.4	20	--
Phenanthrene	ND	ND	0.0011	ND	0.0016	ND	ND	ND	ND	ND	ND	ND	1.8	18	--
Pyrene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	8700	500	--

**Notes:**

D: Concentration detected but below the quantitation limit  
 ND: Not Detected  
 RCL: Residual Contaminant Level  
 GRO: Gasoline Range Organic  
 DRO: Diesel Range Organic  
 PVOC: Petroleum Volatile Organic Compound  
 PAH: Polynuclear Aromatic Hydrocarbon  
 mg/kg: Milligrams per kilogram

<sup>A</sup>: Concentration exceeds groundwater protection RCL  
<sup>B</sup>: Concentration exceeds non-industrial direct contact RCL  
<sup>C</sup>: Concentration exceeds free product indicator level

**Table 2**  
**Supplemental Soil Laboratory Results**

Holcombe Oil  
Sheldon, Wisconsin  
STS Project No. 28193

Sample Location Sample Depth (feet) Date PID Readings	MW1 2.0-4.0 8/14/2003 BDL	MW2 0.0-2.0 8/14/2003 20	MW2 6.0-8.0 8/14/2003 BDL	MW2 15.0-17.0 8/14/2003 BDL	MW3 2.0-4.0 8/14/2003 BDL	Groundwater Pathway RCL	Non-Industrial Direct Contact RCL	Free Product Indicator
GRO (mg/kg)	<3.1	130 <sup>A</sup>	<2.7	<2.7	<3.1	100	--	--
DRO (mg/kg)	<4.7	150 <sup>A</sup>	<4.1	<3.7	<4.8	100	--	--
Lead (mg/kg)	--	--	--	--	--	--	50	--
<b>PVOCs (mg/kg)</b>								
Benzene	<0.025	<0.050	<0.025	<0.025	<0.025	0.0055	1.1	8.5
Ethylbenzene	<0.025	<0.050	<0.025	<0.025	<0.025	2.9	--	4.6
MTBE	<0.025	<0.050	<0.025	<0.025	<0.025	--	--	--
Toluene	<0.025	<0.050	<0.025	<0.025	<0.025	1.5	--	38
1,2,4-Trimethylbenzene	<0.025	1.4	<0.025	<0.025	<0.025	--	--	83
1,3,5-Trimethylbenzene	<0.025	2	<0.025	<0.025	<0.025	--	--	11
Total Xylenes	<0.075	0.692	<0.075	<0.075	<0.075	4.1	--	42
<b>PAHs (mg/kg)</b>								
Acenaphthene	<0.014	0.55	<0.012	<0.012	<0.014	38	900	--
Acenaphthylene	<0.022	0.062	<0.019	<0.019	<0.022	0.7	18	--
Anthracene	<0.014	0.170	<0.012	<0.012	<0.014	3000	5000	--
Benzo(a)anthracene	<0.0074	<0.014	<0.0064	<0.0064	<0.0075	17	0.088	--
Benzo(a)pyrene	<0.0074	<0.014	<0.0064	<0.0064	<0.0075	48	0.0088	--
Benzo(b)fluoranthene	<0.0080	<0.015	<0.0069	<0.0070	<0.0081	360	0.088	--
Benzo(k)fluoranthene	<0.011	<0.021	<0.0096	<0.0095	<0.011	870	0.88	--
Benzo(g,h,i)perylene	<0.015	<0.028	<0.013	<0.013	<0.015	6800	1.8	--
Chrysene	<0.0085	<0.016	<0.0074	<0.0074	<0.0086	37	8.8	--
Dibenzo(a,h)anthracene	<0.0091	<0.017	<0.0079	<0.0079	<0.0092	38	0.0088	--
Fluoranthene	<0.0099	<0.019	<0.0085	<0.0086	<0.010	500	600	--
Fluorene	<0.0074	0.56	<0.0064	<0.0064	<0.0075	100	600	--
Indo(1,2,3-cd)pyrene	<0.014	<0.026	<0.012	<0.012	<0.014	680	0.088	--
1-Methyl Naphthalene	<0.0086	1.5	<0.0075	<0.0075	<0.0087	23	1100	--
2-Methyl Naphthalene	0.017	2	<0.0080	<0.0080	<0.0093	20	600	--
Naphthalene	<0.0093	0.067	<0.0080	<0.0080	<0.0093	0.4	20	--
Phenanthrene	<0.0099	1.9 <sup>A</sup>	<0.0085	<0.0086	<0.010	1.8	18	--
Pyrene	<0.016	0.042	<0.014	<0.014	<0.016	8700	500	--

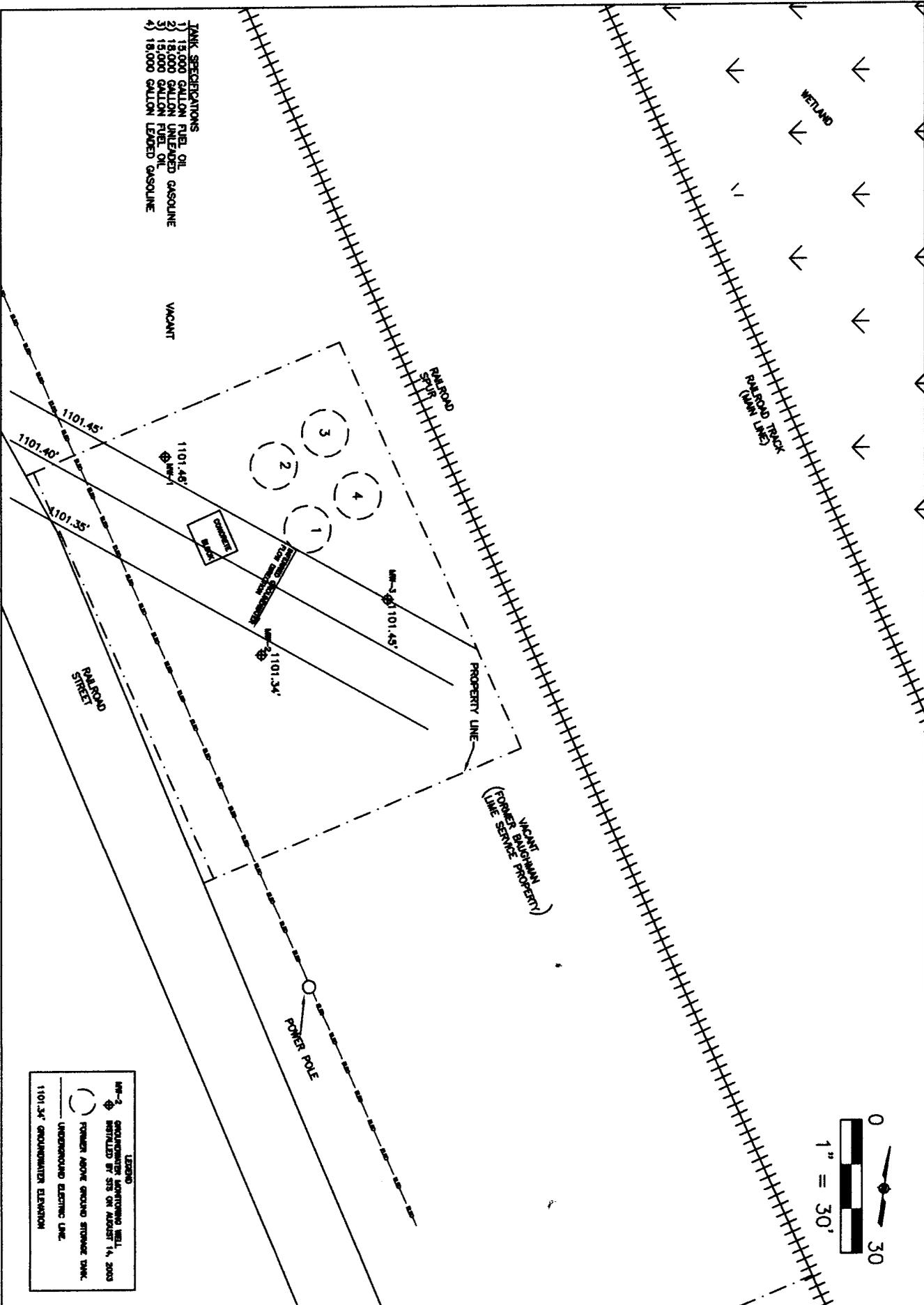
**Notes:**

- RCL: Residual Contaminant Level
- GRO: Gasoline Range Organic
- DRO: Diesel Range Organic
- PVOC: Petroleum Volatile Organic Compound
- PAH: Polynuclear Aromatic Hydrocarbon

<sup>A</sup>: Concentration exceeds groundwater protection RCL

<sup>B</sup>: Concentration exceeds non-industrial direct contact RCL

<sup>C</sup>: Concentration exceeds free product indicator level



**TANK SPECIFICATIONS**

- 1) 15,000 GALLON FUEL OIL
- 2) 15,000 GALLON UNLEADED GASOLINE
- 3) 15,000 GALLON FUEL OIL
- 4) 18,000 GALLON LEADED GASOLINE

**LEGEND**

- GW-2 GROUNDWATER MONITORING WELL
- RESTRICTED BY STS ON AUGUST 14, 2003
- FOUNDER ABOVE GROUND STORAGE TANK
- UNDERGROUND ELECTRIC LINE
- 1101.34' GROUNDWATER ELEVATION

**GROUNDWATER FLOW DIRECTION (9/5/03)**  
**HOLCOMBE OIL SHELDON, WISCONSIN**

DESIGNED BY	RSR	DATE	11/9/04
DRAWN BY	CDH	DATE	11/9/04
APPROVED BY	RSR	DATE	11/9/04
CADFILE	XREF		

**STS**  
 STS Consultants Ltd.  
 3000 Governor Ave.  
 Shelton, WI 54786  
 715-828-4200

PROJECT NO. 28193  
 SHEET NO. 5

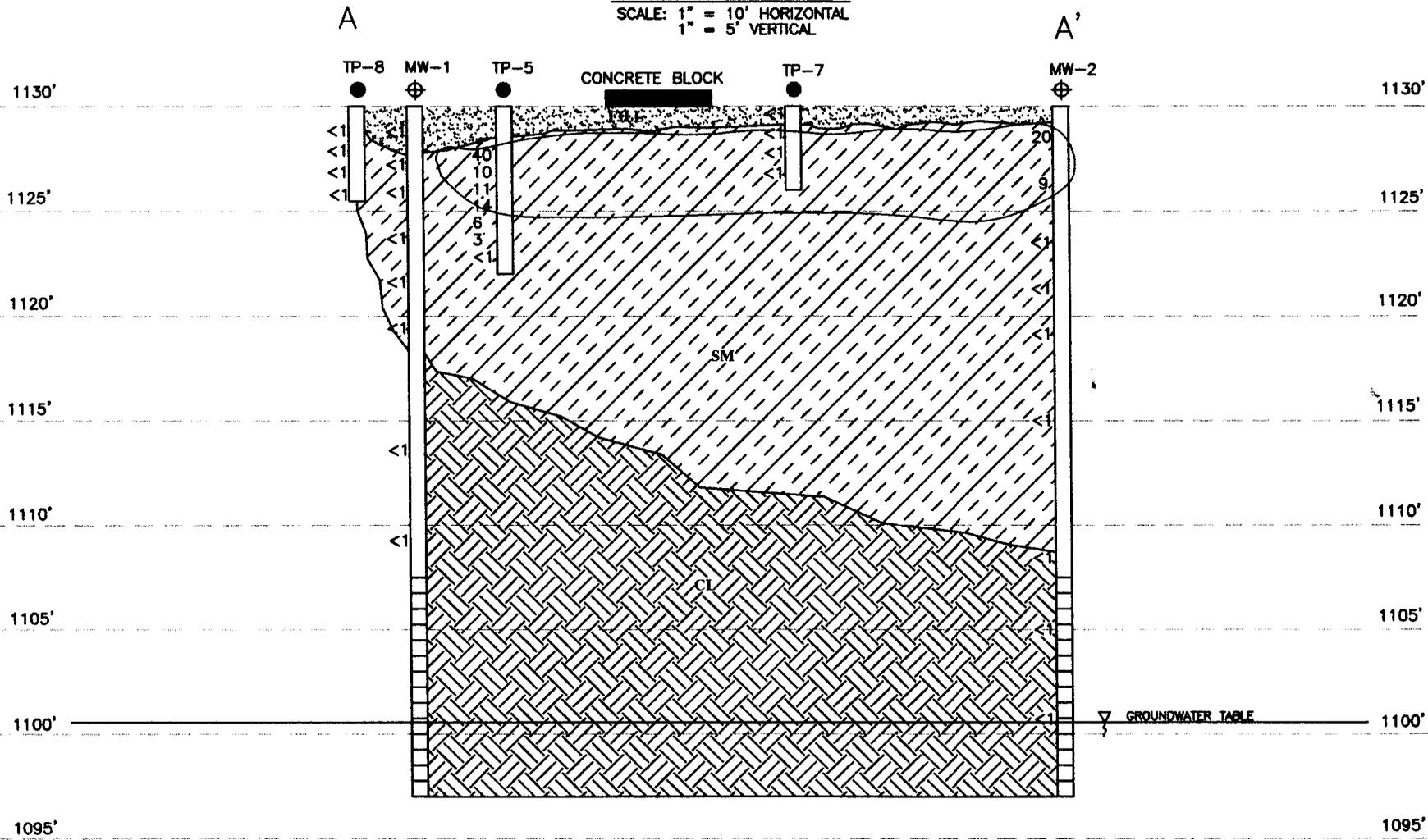
**TABLE 3**  
**Summary of Groundwater Field Parameters**  
 Holcombe Oil  
 Sheldon, Wisconsin  
 STS Project No. 28193

Well No.	Date	Easting X-Coordinate	Northing Y-Coordinate	Ground Elevation (MSL)	Top PVC Elevation (MSL)	Depth to Water (feet)*	Depth of Well (feet)	Free Product Thickness (feet)	Elevation Water (MSL)	Volume Purged (gallons)	Dissolved Oxygen (ppm)	Oxygen Reduction Potential (mV)	Temp. °C	pH	Conductivity (Correlated to 25 °C)	Color	Odor	Turbidity
MW-1	9/5/2003	1721708.694	541047.361	1130.63	1133.67	32.21	12.50	None Present	1101.46	5	3	-37	9.5	7.57	650	Red Brown	None	Low
	6/7/2004					32.94			1100.73	1	2	--	9	6.85	780	Clear	None	Low
MW-2	9/5/2003	1721738.712	540997.429	1130.11	1132.99	31.65	11.00	None Present	1101.34	4	2	-154	8.5	9.32	19,900	Red Brown	None	Low
	6/7/2004					32.25			1100.74	2	3	--	7.2	6.87	>20,000	Light Brown	None	Low
MW-3	9/5/2003	1721760.918	541017.260	1130.98	1133.50	32.05	12.50	None Present	1101.45	4	2	241	9	7.38	960	Red Brown	None	Low
	6/7/2004					32.65			1100.85	2	2	--	7.7	6.53	870	Light Brown	None	Low

**Notes:**  
 \*: Water level measured from top of PVC.  
 MSL: Mean Sea Level  
 ppm: Parts per million  
 mV: Millivolts  
 °C: Degrees Celcius



CROSS-SECTION A-A'  
 SCALE: 1" = 10' HORIZONTAL  
 1" = 5' VERTICAL



**LEGEND**

- 10: PHOTOIONIZATION DETECTOR READING
- ESTIMATED EXTENT OF PETROLEUM-IMPACTED SOIL EXCEEDING GROUNDWATER PATHWAY RESIDUAL CONTAMINANT LEVEL (RCL)
- SM: SAND SILT
- CL: SILTY CLAY TO CLAYEY SILT

DESIGNED BY	RSR	DATE	11/9/04
DRAWN BY	CDH	DATE	11/9/04
APPROVED BY	RSR	DATE	11/9/04
CHECKED BY			
DATE			

CROSS-SECTION A - A'  
 HOLCOMBE OIL  
 SHELDON, WISCONSIN



SIS Consultants Ltd.  
 Consulting Engineers  
 3608 Concord Ave.  
 Shorefield, WI 54478  
 718-388-4304

SIS PROJECT NO.  
 28193

SIS PROJECT FILE

SCALE  
 AS SHOWN

FIGURE NO.  
 4

## STATEMENT OF PROPERTY LEGAL DESCRIPTION

As required by s.NR 726.05(3) of the Wisconsin Administrative Code, I am providing this signed statement that to the best of my knowledge the legal description below is complete and accurate for the former Holcombe Oil property located in Sheldon, Wisconsin.

All that part of the Northeast quarter of the Southwest quarter (NE1/4, SW1/4) of Section 26, Township 33 North, Range 5 West which is included within two lines running parallel with, and respectively 50 feet distant northeasterly and 50 feet distant southwesterly from the center line of the grantee's railroad as said center line is located, surveyed, and staked out over and across said above described tract of land. Also all that part of the east one-half (E1/2) of the northwest quarter (NW1/4) of Section 26, Township 33 North, Range 5 West which is included within two lines running parallel with, one line being 100 feet distant northeasterly and the other line being 100 feet distant southwesterly from the center line of the grantee's projected railroad as said center line is located, surveyed and staked out over and across said above described tract of land.

Mark E. Gibson  
(Signature)

June 1, 2005  
(Date)

Mark E. Gibson  
(Name)  
Project Mgr. Real Estate &  
Business Development  
(Title)

Wisconsin Central Ltd.  
(Company)