

GIS REGISTRY INFORMATION

SITE NAME:	Leon Wagner's Mobil			FID #	
BRRTS #:	03-13-002329			(if appropriate):	
COMMERCE # (if appropriate):	53704-6852-39				
CLOSURE DATE:	November 11, 2003				
STREET ADDRESS:	3439 Mill Pond Rd (6410 Mill Pond Rd)				
CITY:	Madison				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	579672	Y =	285967	
CONTAMINATED MEDIA:	Groundwater	<input checked="" type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					X
Copy of most recent deed, including legal description, for all affected properties					X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					X
County Parcel ID number, if used for county, for all affected properties					X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					NR
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					X
GW: Table of water level elevations, with sampling dates, and free product noted if present					X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					NR
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					X
RP certified statement that legal descriptions are complete and accurate					X
Copies of off-source notification letters (if applicable)					NA
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					X
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure					X



February 13, 2003

Mr. Leon Wagner
3439 Mill Pond Road
Madison, WI 53704

Subject: **Conditional Case Closure**

Commerce # 53704-6852-39; WDNR BRRS: 03-13-002329
Leon Wagners Mobil, 3439 Mill Pond Road, Madison, WI

Dear Mr. Wagner:

The Wisconsin Department of Commerce (Commerce) PECFA Site Review staff has reviewed the case file for the above referenced site for case closure. Commerce received additional information requested for case closure in correspondence dated August 15, 2002 provided by your consultant, Envirogen, Inc. Commerce has determined that this site does not pose a significant threat to the environment and human health. According to the documents reviewed, it is understood that residual soil and groundwater contamination remains on the source property and extends beyond the source property. No further site investigation or remedial action is necessary.

According to the documents reviewed, soil containing concentrations of petroleum compounds above NR 720.09 residual contaminant levels remains at this site in the area of the former UST excavation, in the area of the dispensers and piping line and in the area extending to the east of the dispenser area in the area of soil boring SB-2 and monitoring well MW-20. In addition, soil containing concentrations of petroleum compounds exceed the NR 746.06 direct contact contaminant concentration for benzene remain in the area east of the dispensers. Soil contamination exists at a depth of approximately 3 or less to at least 5 feet. Gasoline Range Organic (GRO) compound levels as high as 1,500 mg/kg, Diesel Range Organic (DRO) compound levels as high as 618 mg/kg, benzene levels as high as 21,000 µg/kg, ethylbenzene levels as high as 45,000 µg/kg, toluene levels as high as 110,000 µg/kg, xylene levels as high as 181,000 µg/kg methyl-tert-butyl ether levels as high as 1,700 µg/kg and naphthalene levels as high as 14,000 µg/kg. Groundwater is at a depth of approximately 4 to 6 feet.

Petroleum contaminated groundwater above NR 140 groundwater quality enforcement standards exist at this site. Groundwater contaminant concentrations appear to be declining or stable. During the last groundwater sampling event conducted on September 13, 2000, the enforcement standard was exceeded for benzene at 9.41 µg/l at monitoring well MW-1, 44.2 µg/l at monitoring well MW-10 and 4,370 µg/l at monitoring well MW-20, for ethylbenzene at 1,850 µg/l at monitoring well MW-20, for methyl-tert-butyl-ether at 67.6 µg/l at monitoring well MW-20 and for trimethylbenzene 2,831 µg/l at monitoring well MW-20. In addition, the enforcement standard was exceeded for naphthalene at 600 µg/l at monitoring well MW-20.

The area of the site with soil containing concentrations of petroleum compounds above NR 720.09 residual contaminant levels is covered by an asphalt and concrete barrier cap. Refer to figures in the correspondence dated August 15, 2002 from Envirogen, Inc. depicting the area of asphalt and concrete. Based on the groundwater monitoring, it has been shown that these levels are protective of health and the environment with a barrier cap. In the event that any petroleum-impacted media is encountered in the future, it would have to be managed according to all applicable regulations and standards. In addition, if the media is encountered, the media may pose a direct contact risk.

The following conditions must be satisfied to obtain final closure:

- 1) A deed notice of contamination to property for soil contamination must be placed on the above referenced property. The deed notice, to be signed and recorded by the responsible party, must contain a soil affidavit to address the residual soil contamination. Include with the deed notification:
 - Table 3, Summary of Soil Boring Analytical Results, *Closure Assessment Report*, April 16, 2002,
 - Table 1, Synthetic Precipitation Leaching Procedure Analytical Results, *Site-Specific Soil Standards Report*, April, 1996,
 - Figure 4.5, Soil GRO Distribution Map, *Site Investigation Report*, November, 1995,
 - Figure 4.6, Soil DRO Distribution Map, *Site Investigation Report*, November, 1995, and
 - Figure 4.7, Soil Benzene Distribution Map, *Site Investigation Report*, November, 1995.
- 2) A deed restriction must be placed on the above referenced property for a cap for protection of groundwater and human health from direct contact with contaminated soil. The deed restriction, to be signed and recorded by the responsible party, must contain a soil restriction for maintenance of a barrier cap to address protection of human health from direct contact with contaminated soil and protection of groundwater from residual contamination.
- 3) In order to document that the deed notifications have been met, please submit a copy of the "Notice of Contamination to Property" that contains the County Register of Deeds' recording information to Commerce. An example of a "Notice of Contamination to Property" is enclosed for your use. This document serves to provide the deed notice and deed restriction. If you wish to modify the language, a copy must be submitted to this office for approval prior to recording with the county Register of Deeds. If an electronic copy of the "Notice of Contamination to Property" is desired, you may contact Commerce and a copy will be forwarded to you.
- 4) All monitoring wells must be properly abandoned. The appropriate documentation must be submitted to Commerce.

As of August 31, 2001, State Statute 101.143 requires PECFA claimants seeking reimbursement of interest costs to submit a final reimbursement claim within 120 days after they receive written notification that no further action is required with respect to the discharge at their site. This letter serves as your written notice of "no further action". If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement. Costs associated with recording deed notices or other restrictions are not eligible for PECFA reimbursement, and the recording of these notices should not delay the claim submittal process.

If you have any questions, please contact me at (608) 261-5405 or in writing at the letterhead address.

Sincerely,

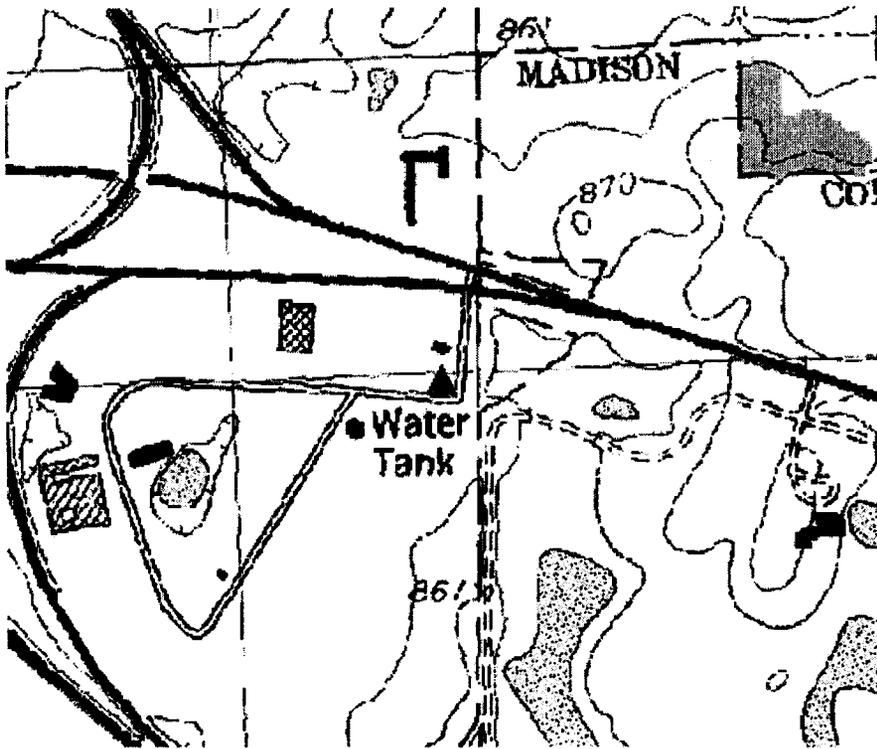


Jon Heberer
Hydrogeologist
Site Review Section

Enclosure

cc: Mr. Charles Zimney, Envirogen, Inc.
Case File

Scale 1 : 8,638



shown

Parcel boundaries are approximations only. Please see documentation.

▲ WTM coordinates: 579672, 285967

Not all Closed Remediation Sites are

SURVEYORS CERTIFICATE
 STATE OF WISCONSIN)
 COUNTY OF DANE)

CERTIFIED SURVEY MAP

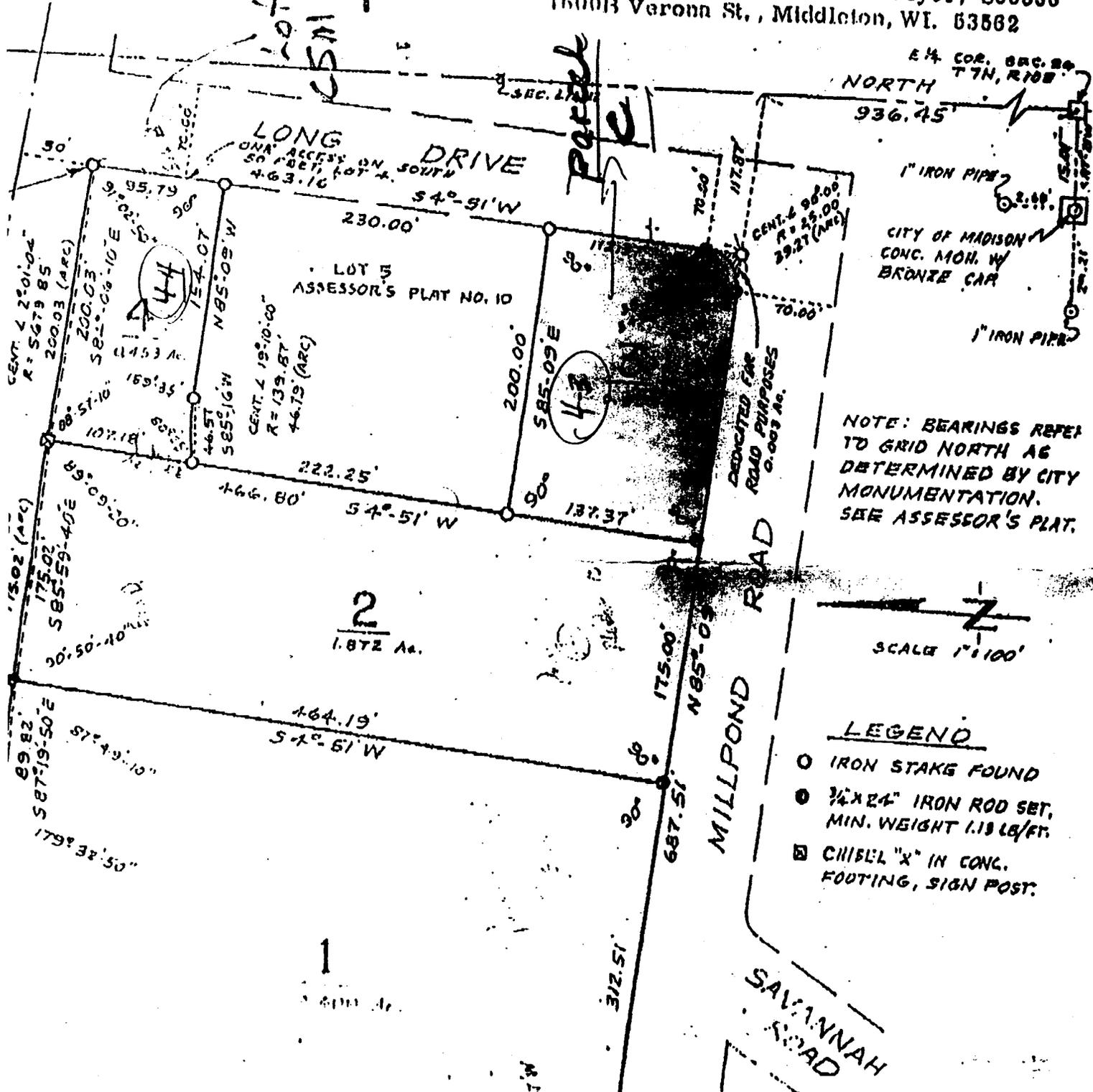
VOL 5917 PAGE 53

I hereby certify that this survey is in compliance with Chapter 236.34 of the Wisconsin Statutes.

I hereby certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information furnished.

Date of Survey: June 6, 1984
 Revised: July 18, 1984

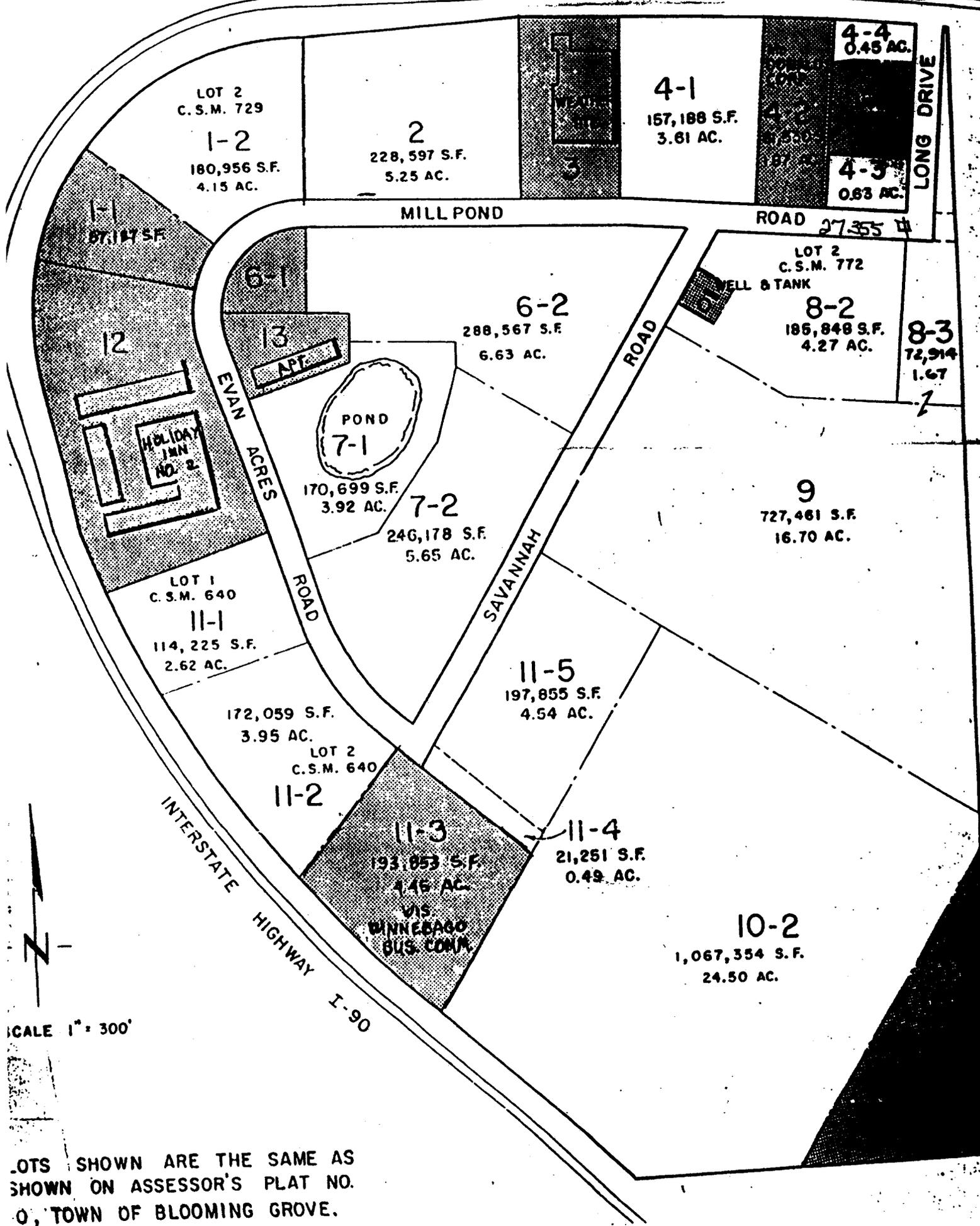
Richard C. Green
 Richard C. Green, Land Surveyor, 500536
 16003 Verona St., Middleton, WI. 53562



NOTE: BEARINGS REFER TO GRID NORTH AS DETERMINED BY CITY MONUMENTATION. SEE ASSESSOR'S PLAT.

SCALE 1"=100'

- LEGEND**
- IRON STAKE FOUND
 - 3/4" X 24" IRON ROD SET, MIN. WEIGHT 1.13 LB/FT.
 - ⊠ CHISEL "X" IN CONG. FOOTING, SIGN POST.



SCALE 1" = 300'

LOTS SHOWN ARE THE SAME AS SHOWN ON ASSESSOR'S PLAT NO. 0, TOWN OF BLOOMING GROVE.

REAL PROPERTY TAX BILL FOR 2001

Tax data available on-line at
<http://www.ci.madison.wi.us/treas/>

CITY OF MADISON, DANE COUNTY

WAGNER MOBIL INC
 6410 Millpond Rd

IMPORTANT: Correspondence should refer to this parcel number.
 See reverse side for important information.
 Be sure this description covers your property. This description is for
 property tax bill only and may not be a full legal description.

TOWN OF BLOOMING GROVE ASSESSOR'S PLAT

PARCEL 251-0710-261-0308-7 BILL # 53993

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Lottery Credit)
46,000	124,000	170,000	96.921830%	.0241522
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this Box Means Unpaid Prior Year Taxes. Contact County Treasurer	School taxes reduced by school levy tax credit
47,500	127,900	175,400		-327.10

Taxing Jurisdiction	2000 Est. State Aids Allocated Tax Dist.	2001 Est. State Aids Allocated Tax Dist.	2000 Net Tax	2001 Net Tax	% Tax Change
WISCONSIN			32.97	35.17	6.7%
DANE COUNTY	4,180,854	4,446,650	515.44	519.37	0.8%
CITY OF MADISON	22,065,197	22,057,252	1,513.08	1,545.30	2.1%
MATC	4,949,545	2,287,919	241.69	247.89	2.6%
SCH MCFARLAND	68,435	68,190	1,756.39	1,758.14	0.1%
Total	31,264,031	28,860,011	4,059.57	4,105.87	1.1%
	Lottery and Gaming Credit				
	Net Property Tax		4,059.57	4,105.87	1.1%

Make Check Payable to:

 City of Madison Treasurer
 P.O. Box 2999
 Madison, WI 53701-2999

TOTAL DUE FOR FULL PAYMENT
 PAY BY
 JAN. 31, 2002 \$ 4,105.87

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and penalty. (See reverse)

Or First Installment Payment Due On or Before Jan. 31, 2002
 \$ 2,052.94

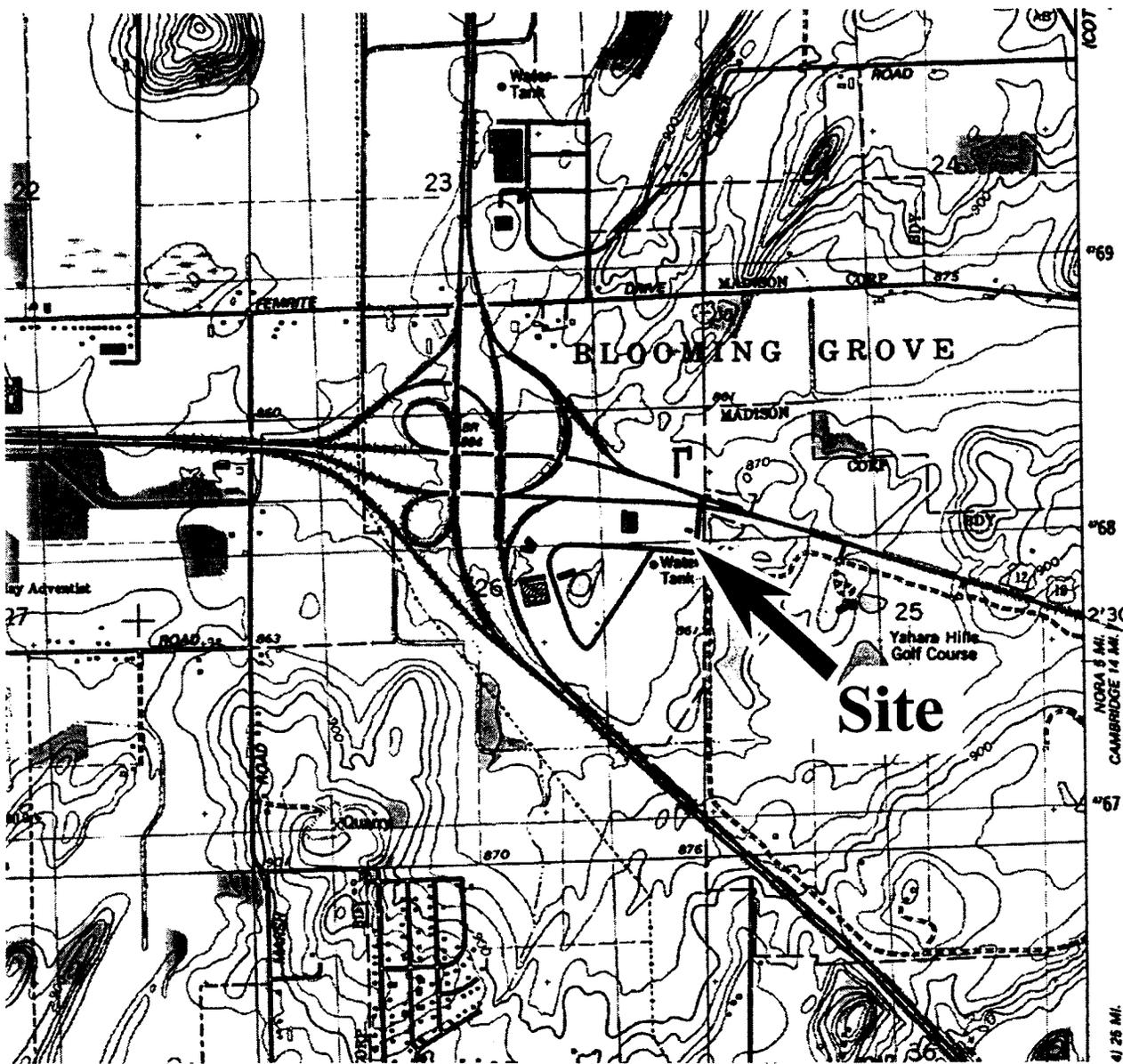
And Second Installment Payment
 Payable to:
 Dane County Treasurer

Second Installment Payment Due On or Before July 31, 2002
 \$ 2,052.93

Net Property Tax 4,105.87

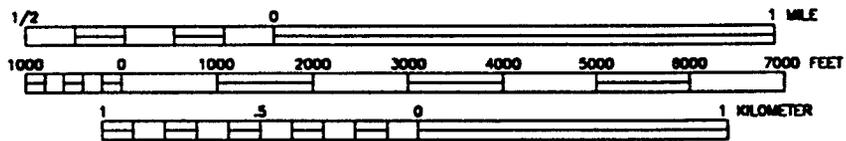
*EQ # 15531
 1/3/02*

Total Due: 4,105.87



(USGS 1983)
 MADISON EAST QUADRANGLE

SCALE
 1:24000



CONTOUR INTERVAL 10 FEET



LOCATION



ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

2835 North Grandview Blvd.
 Pewaukee, Wisconsin 53072-0090

SITE LOCATION MAP

FIGURE NO.

WAGNER'S MOBIL SITE
 MADISON, WISCONSIN

ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
RRT	02/14/01
DRAWN BY:	94.144LI
DRAWING NO.	

4/28 MI.
 CAMBRIDGE 14 MI.
 NORA 8 MI.

SITE MAP

A PART OF NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 11 EAST IN THE TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN.

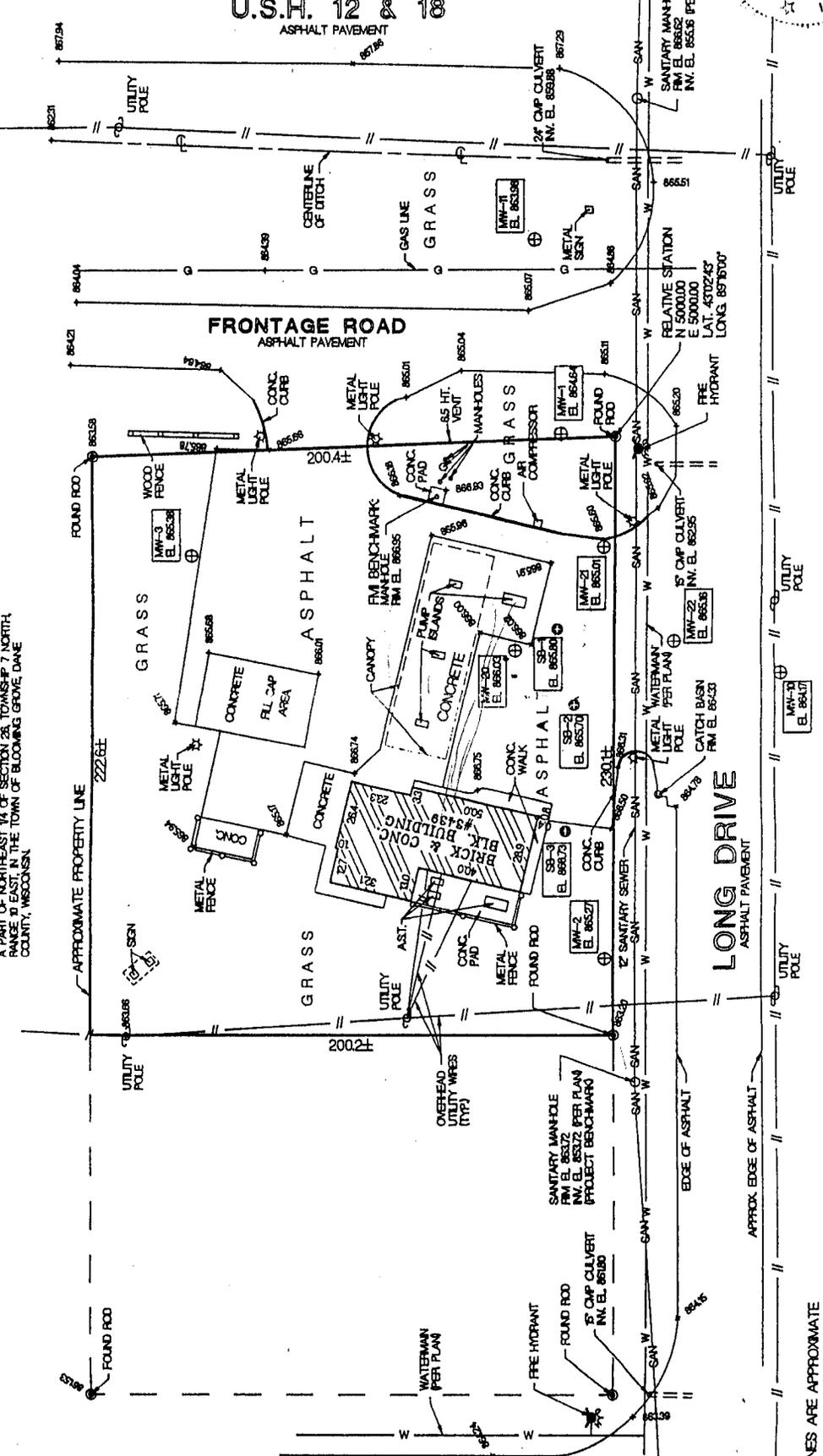
MW-1	N 5000.94	EL. 8614.64
MW-2	N 4085.05	EL. 8614.64
MW-3	N 4085.05	EL. 8614.64
MW-4	N 4085.05	EL. 8614.64
MW-5	N 4085.05	EL. 8614.64
MW-6	N 4085.05	EL. 8614.64
MW-7	N 4085.05	EL. 8614.64
MW-8	N 4085.05	EL. 8614.64
MW-9	N 4085.05	EL. 8614.64
MW-10	N 4085.05	EL. 8614.64
MW-11	N 4085.05	EL. 8614.64
MW-12	N 4085.05	EL. 8614.64
MW-13	N 4085.05	EL. 8614.64
MW-14	N 4085.05	EL. 8614.64
MW-15	N 4085.05	EL. 8614.64
MW-16	N 4085.05	EL. 8614.64
MW-17	N 4085.05	EL. 8614.64
MW-18	N 4085.05	EL. 8614.64
MW-19	N 4085.05	EL. 8614.64
MW-20	N 4085.05	EL. 8614.64
MW-21	N 4085.05	EL. 8614.64
MW-22	N 4085.05	EL. 8614.64

U.S.H. 12 & 18
ASPHALT PAVEMENT

FRONTAGE ROAD
ASPHALT PAVEMENT

LONG DRIVE
ASPHALT PAVEMENT

MILL POND ROAD
ASPHALT PAVEMENT



PROPERTY LINES ARE APPROXIMATE

ELEVATIONS ARE BASED ON
SANITARY SEWER INVERT ELEVATION
AND DEPTHS PROVIDED BY THE TOWN
OF BLOOMING GROVE



Mark L. Wertz

WAGNER MOBIL

3439 MILL POND ROAD TOWN OF BLOOMING GROVE, WISCONSIN
 DRAWN BY: CAJ/MJL/W
 US JOB NO: 94-47249-01
 FM JOB NO: 94144



TEST SPOING (TS)
MONITORING WELL (MW)

1 inch = 40 FEET

REVISION C-9-96 ADDED MW-20 THRU MW-22 (62'-6\"/>



LAND INFORMATION
 SANITARY SEWER
 WATER
 GAS
 ELECTRIC
 MONITORING WELL

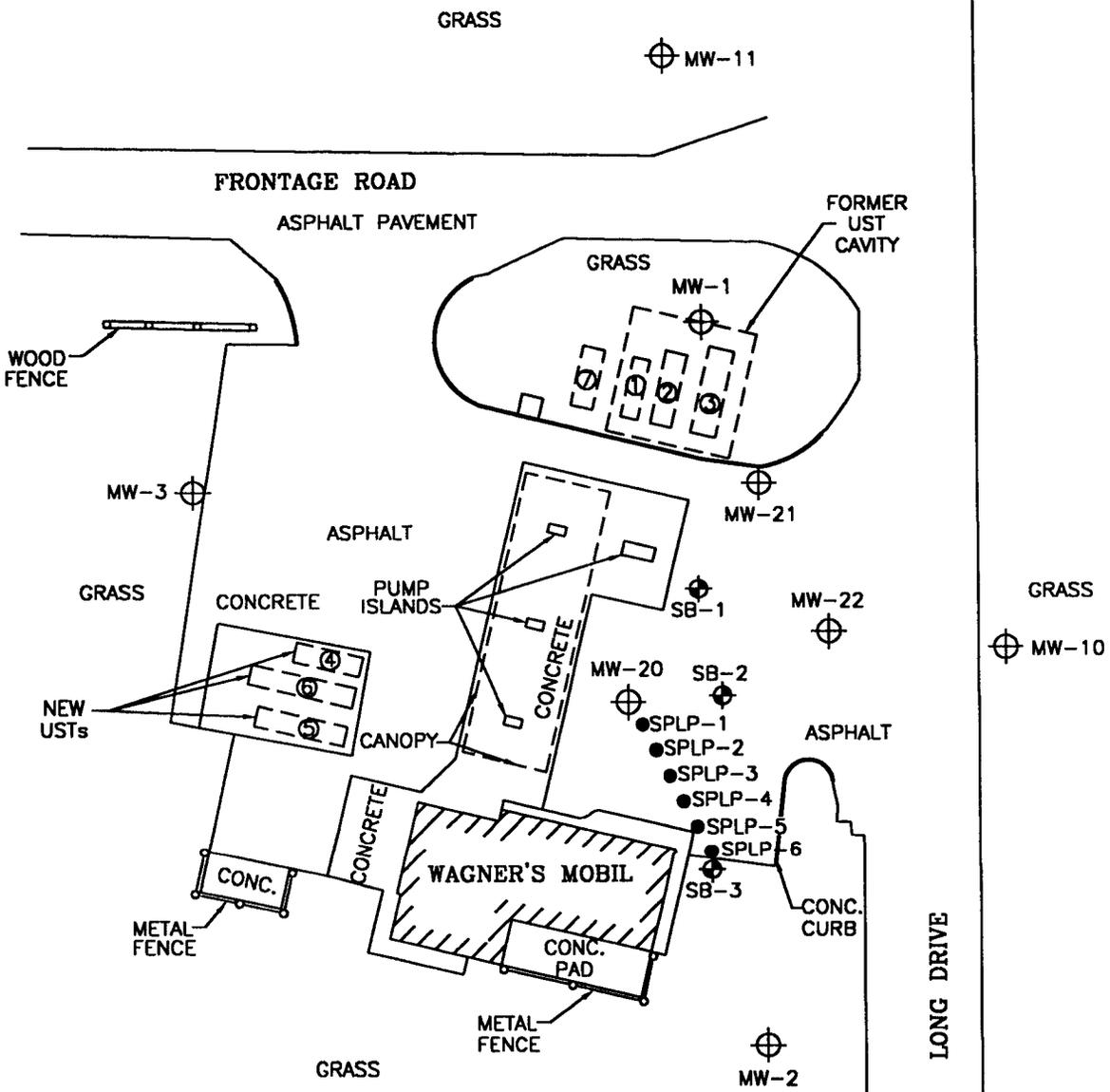
UNLESS OTHERWISE NOTED, ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL. SEE ADJUSTMENT.

LEGEND

- ⊕ MONITORING WELL
- ⊕ SOIL BORING
- FEASIBILITY BORING

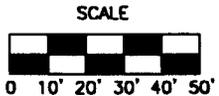
TANK LEGEND

- ① FORMER 4,000-GALLON UNLEADED GASOLINE UST
- ② FORMER 6,000-GALLON UNLEADED GASOLINE UST
- ③ FORMER 8,000-GALLON UNLEADED GASOLINE UST
- ④ ACTIVE 4,000-GALLON UNLEADED GASOLINE UST
- ⑤ ACTIVE 8,000-GALLON UNLEADED GASOLINE UST
- ⑥ ACTIVE 10,000-GALLON UNLEADED GASOLINE UST
- ⑦ ACTIVE 4,000-GALLON DIESEL FUEL UST



REVISIONS:	DATE	ENGINEER
APPROVED BY:	DATE	ENGINEER
CHECKED BY:	10/29/01	RRT
DRAWN BY:	94.144L102	
DRAWING NO.		


ENVIROGEN
 COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
 2035 North Grandview Blvd.
 Pewaukee, Wisconsin 53072-0090



SITE PLAN VIEW WITH SOIL BORING, FEASIBILITY BORING, AND MONITORING WELL LOCATIONS
 WAGNER'S MOBIL SITE
 MADISON, WISCONSIN

FIGURE NO.
2

TABLE 4

Groundwater Sampling Analytical Results
Wagner's Mobil Site
Madison, Wisconsin

Well	Sample Date	Benzene	Ethylbenzene	Toluene	Total Xylenes	1,2,4- TMB	1,3,5- TMB	MTBE	Naphthalene
MW-1	01/12/95	460	110	400	500	87	28	<1.0	32
	03/29/95	180	45	270	230	40	13	<10	78
	11/19/96	130	43	130	210	30	6.6	<1.0	NA
	02/19/97	180	54	180	240	34	4.2	<0.32	NA
	05/27/97	270	94	470	460	65	18	<0.16	75
	08/14/97	86	36	120	180	31	6.7	<0.16	72
	12/01/97	26	16	36	78	15	3.3	<0.16	NA
	03/17/98	720	260	1,100	1,400	240	59	M<1.9	63
	09/11/98	350	240	360	610	220	30	5	67
	12/28/98	46	10	16	45	11	<2.9	<1.6	9.3
	06/21/99	330	180	1,100	1,140	41	170	1.6	42
	10/12/99	84	73	140	570	120	24	<0.22	37
	12/23/99	170	100	290	740	130	23	<0.64	34
	09/13/00	9.41	22.9	14.6	119	29.6	5.57	<0.500	9.02
	01/12/95	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	<1.0
03/29/95	<1.0	<1.0	1.9	<3.0	40	13	<1.0	<1.0	
11/19/96	<0.5	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	NA	
02/19/97	<0.13	<0.22	<0.2	<0.23	<0.22	<0.29	0.4	NA	
05/27/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	1.2	
08/14/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	<0.46	
12/01/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	NA	
03/17/98	0.29	0.33	<0.20	0.87	<0.22	<0.29	<0.16	<1.1	
09/11/98	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	<0.46	
12/28/98	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	<0.46	
06/21/99	<0.27	<0.32	0.70	<0.67	<0.27	<0.22	<0.32	<0.35	
10/12/99	<0.26	<0.24	<0.21	<1.34	<0.86	<0.54	<0.22	<0.89	
12/23/99	<0.27	<0.32	<0.27	<0.67	<0.22	<0.27	<0.32	<0.35	
09/13/00	<0.50	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	<8.00	
NR 140 PAL	0.5	140	200	1,000	96*	12	8		
NR 140 ES	5	700	1,000	10,000	480*	60	40		

(Continued)

Notes:

- All concentrations in ppb
- Italics:* Indicates value equals or exceeds the NR 140 Preventive Action Limit.
- Bold:** Indicates value equals or exceeds the NR 140 Enforcement Standard.
- PAL: Preventive Action Limit ES: Enforcement Standard NI: Not Installed MW: Monitoring Well
- MTBE Methyl t-butyl ether NA: Not analyzed TMB: Trimethylbenzene NR: Natural Resources
- (*): ES and PAL are based on 1,2,4-TMB + 1,3,5-TMB

Checked by: _____ Approved by: _____

TABLE 4 (Continued)

Groundwater Sampling Analytical Results
Wagner's Mobil Site
Madison, Wisconsin

Well	Sample Date	Benzene	Ethylbenzene	Toluene	Total Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE	Naphthalene
MW-3	01/12/95	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	<1.0
	03/29/95	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	<1.0
	11/19/96	<0.5	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	NA
	02/19/97	<0.13	<0.22	<0.2	<0.23	<0.22	<0.29	1.1	NA
	05/27/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	<0.46
	08/14/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	<0.46
	12/01/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	NA
	03/17/98	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	<1.1
	09/11/98	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	<0.46
	12/28/98	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	<0.46
	06/21/99	<0.27	<0.32	2.3	<0.67	<0.27	<0.22	<0.32	<0.35
	10/12/99	<0.26	<0.24	<0.21	<1.34	<0.86	<0.54	<0.22	<0.89
	12/23/99	<0.27	<0.32	<0.27	<0.67	<0.22	<0.27	<0.32	<0.35
	09/13/00	<0.50	<5.00	<5.00	<5.00	<5.00	<5.00	<0.500	<8.00
	01/12/95	9.1	<1.0	<1.0	<3.0	<1.0	<1.0	2.8	<1.0
	03/29/95	3.7	<1.0	<1.0	<3.0	<1.0	<1.0	<2.0	<5.0
11/19/96	<0.5	<1.0	<1.0	<3.0	13	3.2	<1.0	NA	
02/19/97	<0.13	<0.22	<0.2	<0.23	20	3.8	<0.16	NA	
05/27/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	<0.46	
08/14/97	19	<0.30	0.62	<0.23	<0.22	<0.29	<0.16	<0.46	
12/01/97	3.9	<0.22	0.27	<0.23	<0.22	<0.29	1	NA	
03/17/98	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	<1.1	
09/11/98	1,500	910	1,900	2,900	470	89	<130	190	
12/28/98	220	340	9.9	440	290	52	33	77	
06/21/99	43	17	13	5.1	<0.27	3.4	4.6	1.7	
10/12/99	73	98	110	185	20	3.3	<0.22	6.3	
12/23/99	110	170	39	390	44	6.8	10	11	
09/13/00	44.2	109	7.04	207	42.2	9.38	4.09	14.8	
NR140 PAL	0.5	140	200	1,000	1,000	96*	12	8	
NR 140 ES	5	700	1,000	10,000	10,000	480*	60	40	

Bold

Notes: All concentrations in ppb

Italics: Indicates value equals or exceeds the NR 140 Preventive Action Limit.

Bold: Indicates value equals or exceeds the NR 140 Enforcement Standard.

PAL: Preventive Action Limit

MITBE Methyl t-butyl ether

(*): ES and PAL are based on 1,2,4-TMB + 1,3,5-TMB

ES: Enforcement Standard

NA: Not analyzed

TMB: Trimethylbenzene

NI: Not Installed

MW: Monitoring Well

NR: Natural Resources

Checked by: _____ Approved by: _____

TABLE 4 (Continued)

Groundwater Sampling Analytical Results
Wagner's Mobil Site
Madison, Wisconsin

Well	Sample Date	Benzene	Ethylbenzene	Toluene	Total Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE	Naphthalene	
MW-11	01/12/95	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	<1.0	
	03/29/95	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	<1.0	
	11/19/96	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	<1.0	
	02/19/97	<0.13	<0.22	<0.2	<0.23	<0.22	<0.29	<0.16	NA	
	05/27/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	<0.46	
	08/14/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	<0.46	
	12/01/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	NA	
	03/17/98	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	<1.1	
	09/11/98	0.5	0.38	0.51	0.83	1	<0.29	<0.16	4.3	
	12/28/98	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	<0.46	
	06/21/99	<0.27	<0.32	1.2	<0.67	<0.27	<0.22	<0.32	<0.35	
	10/12/99	<0.26	<0.24	<0.21	<1.34	<0.86	<0.54	<0.22	<0.89	
	12/23/99	<0.27	<0.32	<0.27	<0.67	<0.22	<0.27	<0.32	<0.35	
	09/13/00	<0.50	<5.00	<5.00	<5.00	<5.00	<5.00	0.5	<8.00	
	MW-20	01/12/95	NI	NI	NI	NI	NI	NI	NI	NI
		03/29/95	NI	NI	NI	NI	NI	NI	NI	NI
11/19/96		4,900	3,600	11,000	13,000	1,600	440	<200	NA	
02/19/97		5,900	3,300	15,000	14,000	1,600	420	<16	NA	
05/27/97		6,700	2,900	17,000	16,000	2,500	570	<16	560	
08/14/97		5,200	3,500	13,000	16,000	2,200	510	<16	850	
12/01/97		3,500	1,100	4,800	7,800	1,300	320	<8.0	NA	
03/17/98		4,700	2,700	11,000	12,000	2,000	480	<3.2	520	
09/11/98		4,700	7,200	7,700	8,600	1,600	440	480	51	
12/28/98		2,800	540	8,100	2,200	57	11	390	24	
06/21/99		4,000	1,300	6,500	6,500	520	130	40	210	
10/12/99		3,800	1,600	1,900	7,500	1,200	340	<11	450	
12/23/99		4,900	1,800	1,100	10,100	2,300	630	55	600	
09/13/00		4,370	1,850	557	8,830	1,950	881	67.6	<800	
NR 140 PAL		0.5	140	200	1,000	1,000	96*	12	8	
NR 140 ES		5	700	1,000	10,000	10,000	480*	60	40	

(Continued)

Notes: All concentrations in ppb

Italics: Indicates value equals or exceeds the NR 140 Preventive Action Limit.

Bold: Indicates value equals or exceeds the NR 140 Enforcement Standard.

PAL: Preventive Action Limit

ES: Enforcement Standard

NI: Not Installed

MW: Monitoring Well

MTBE Methyl t-butyl ether

NA: Not analyzed

TMB: Trimethylbenzene

NR: Natural Resources

(*) ES and PAL are based on 1,2,4-TMB + 1,3,5-TMB

Checked by: _____ Approved by: _____

TABLE 4 (Continued)

Groundwater Sampling Analytical Results
Wagner's Mobil Site
Madison, Wisconsin

Well	Sample Date	Benzene	Ethylbenzene	Toluene	Total Xylenes	1,2,4- TMB	1,3,5- TMB	MTBE	Naphthalene	
MW-21	01/12/95	NI	NI	NI	NI	NI	NI	NI	NI	
	03/29/95	NI	NI	NI	NI	NI	NI	NI	NI	
	11/19/96	1,700	220	120	1,200	160	48	<50	NA	
	02/19/97	120	11	4.3	30	3.7	1.4	<0.16	NA	
	05/27/97	1	<0.22	<0.20	0.7	<0.22	<0.29	<0.16	<0.46	
	08/14/97	0.25	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	<0.46	
	12/01/97	4.8	0.31	0.44	0.89	<0.22	<0.29	<0.69	NA	
	03/17/98	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.69	<1.1	
	09/11/98	2.6	1.9	2.8	7.7	0.92	0.32	<0.16	<0.46	
	12/28/98	<0.13	<0.22	<0.20	0.32	<0.22	<0.29	<0.16	<0.46	
	06/21/99	<0.27	<0.32	1.3	<0.67	<0.22	<0.27	<0.32	<0.35	
	10/12/99	<0.26	<0.24	<0.21	<1.34	<0.86	<0.54	<0.22	<0.89	
	12/23/99	<0.27	<0.32	<0.27	<0.67	<0.22	<0.27	<0.32	<0.35	
	09/13/00	<0.50	<5.00	<5.00	<5.00	<5.00	<5.00	<0.50	<8.00	
	MW-22	01/12/95	NI	NI	NI	NI	NI	NI	NI	NI
		03/29/95	NI	NI	NI	NI	NI	NI	NI	NI
11/19/96		4.3	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	NA	
02/19/97		2.6	<0.22	<0.2	<0.23	<0.22	<0.29	4.3	NA	
05/27/97		6.3	0.37	<0.20	0.3	<0.22	<0.29	8.5	0.97	
08/14/97		0.94	<0.22	<0.20	<0.23	<0.22	<0.29	2.7	0.92	
12/01/97		1	<0.22	<0.20	<0.23	<0.22	<0.29	1.9	NA	
03/17/98		1.3	<0.22	<0.20	<0.23	<0.22	<0.29	<5.0	<1.1	
09/11/98		0.55	0.5	0.62	2.1	0.36	<0.29	1.3	<0.46	
12/28/98		<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	1.5	<0.16	
06/21/99		0.87	<0.32	1.6	<0.67	<0.22	<0.27	14	<0.35	
10/12/99		<0.26	<0.24	<0.21	<1.34	<0.86	<0.54	9.9	<0.89	
12/23/99		<0.27	<0.32	<0.27	<0.67	<0.22	<0.27	5.5	<0.35	
09/13/00		<0.50	<5.00	<5.00	<5.00	<5.00	<5.00	9.59	<8.00	
NR 140 PAL		0.5	140	200	1,000	1,000	96*	12	8	
NR 140 ES		5	700	1,000	10,000	10,000	480*	60	40	

Notes: All concentrations in ppb

Italics: Indicates value equals or exceeds the NR 140 Preventive Action Limit.

Bold: Indicates value equals or exceeds the NR 140 Enforcement Standard.

PAL: Preventive Action Limit

MTBE Methyl t-butyl ether

(*): ES and PAL are based on 1,2,4-TMB + 1,3,5-TMB

ES: Enforcement Standard

NA: Not analyzed

NI: Not Installed

TMB: Trimethylbenzene

MW: Monitoring Well

NR: Natural Resources

Checked by: _____ Approved by: _____

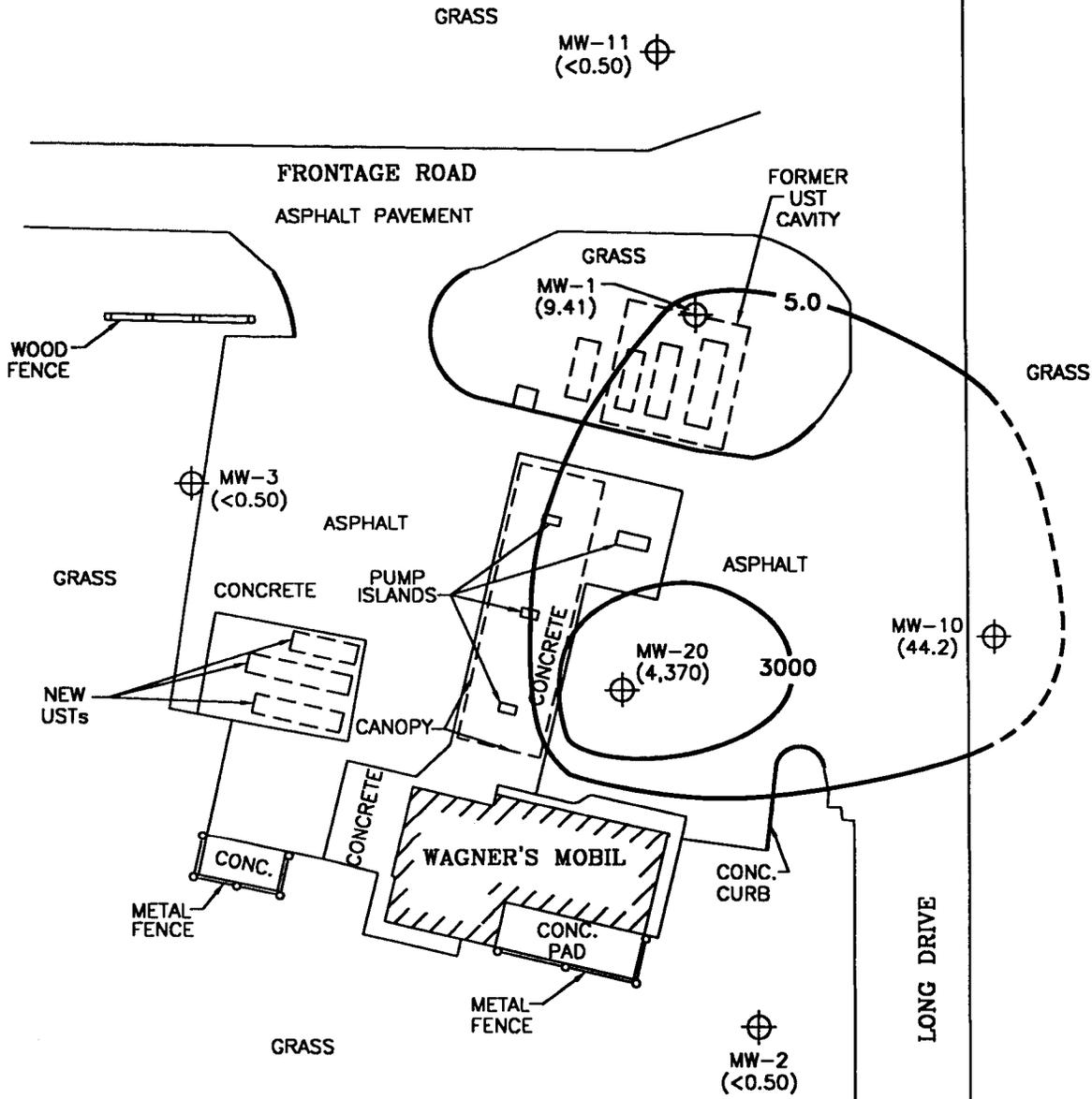
LEGEND

⊕ MONITORING WELL

() BENZENE CONCENTRATION IN ppb

ppb PARTS PER BILLION

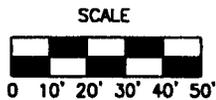
5.0 ISOCONCENTRATION CONTOUR



ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

2835 North Grandview Blvd.
Fellowee, Wisconsin 53072-0090



GROUNDWATER BENZENE DISTRIBUTION

(9/13/00)

WAGNER'S MOBIL SITE
MADISON, WISCONSIN

FIGURE NO.

5

DATE	ENGINEER
DATE	ENGINEER
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
10/29/01	RRT
DRAWN BY:	94.1.44.1.05
DRAWING NO.	

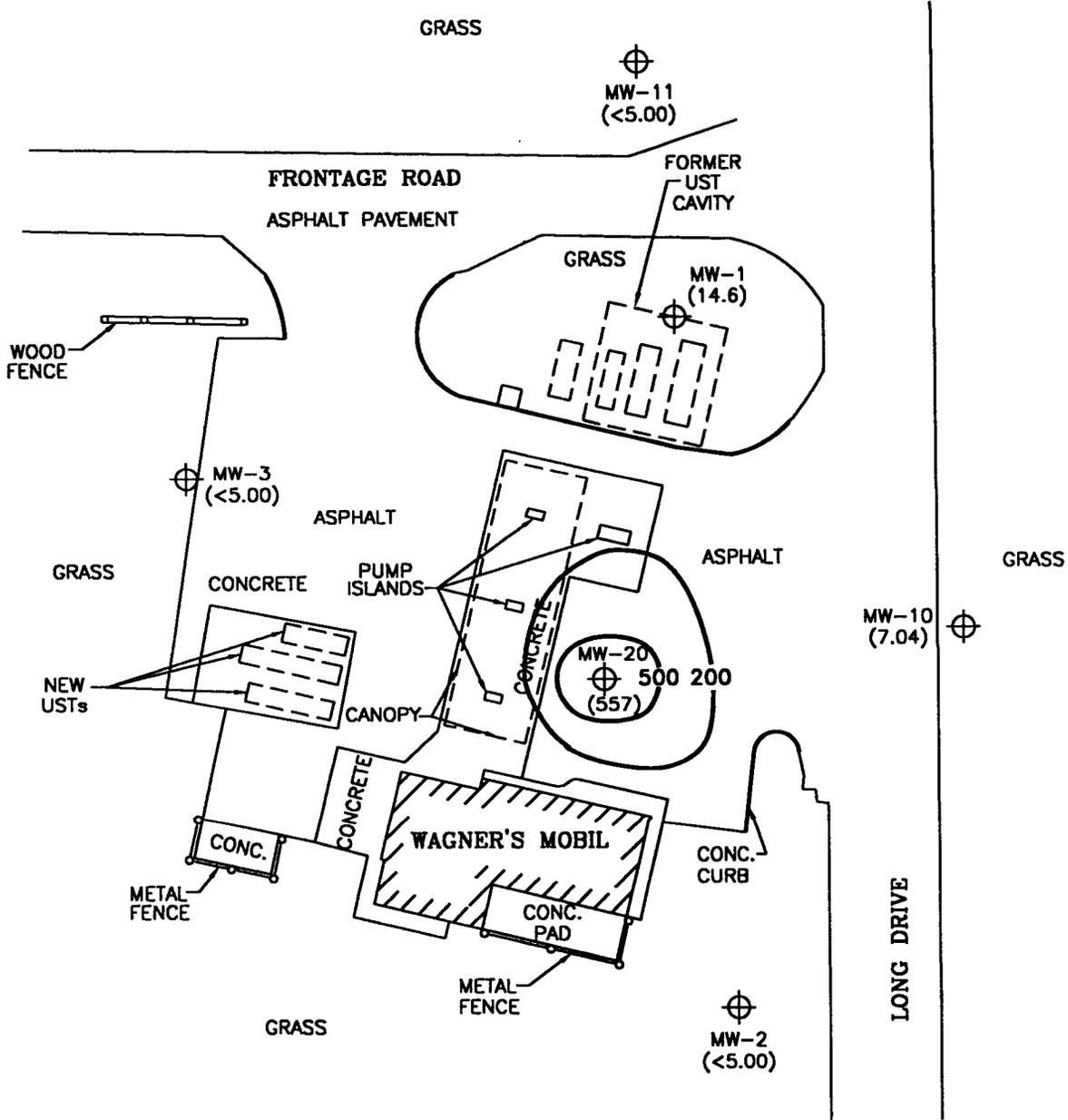
LEGEND

⊕ MONITORING WELL

() TOLUENE CONCENTRATION IN ppb

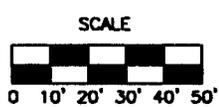
ppb PARTS PER BILLION

5.0 ISOCONCENTRATION CONTOUR



ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	10/29/01
RRT	
DRAWN BY:	94.144107
DRAWING NO.	

ENVIROGEN
 MOST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
 2835 North Grandview Blvd.
 Pewaukee, Wisconsin 53072-0090



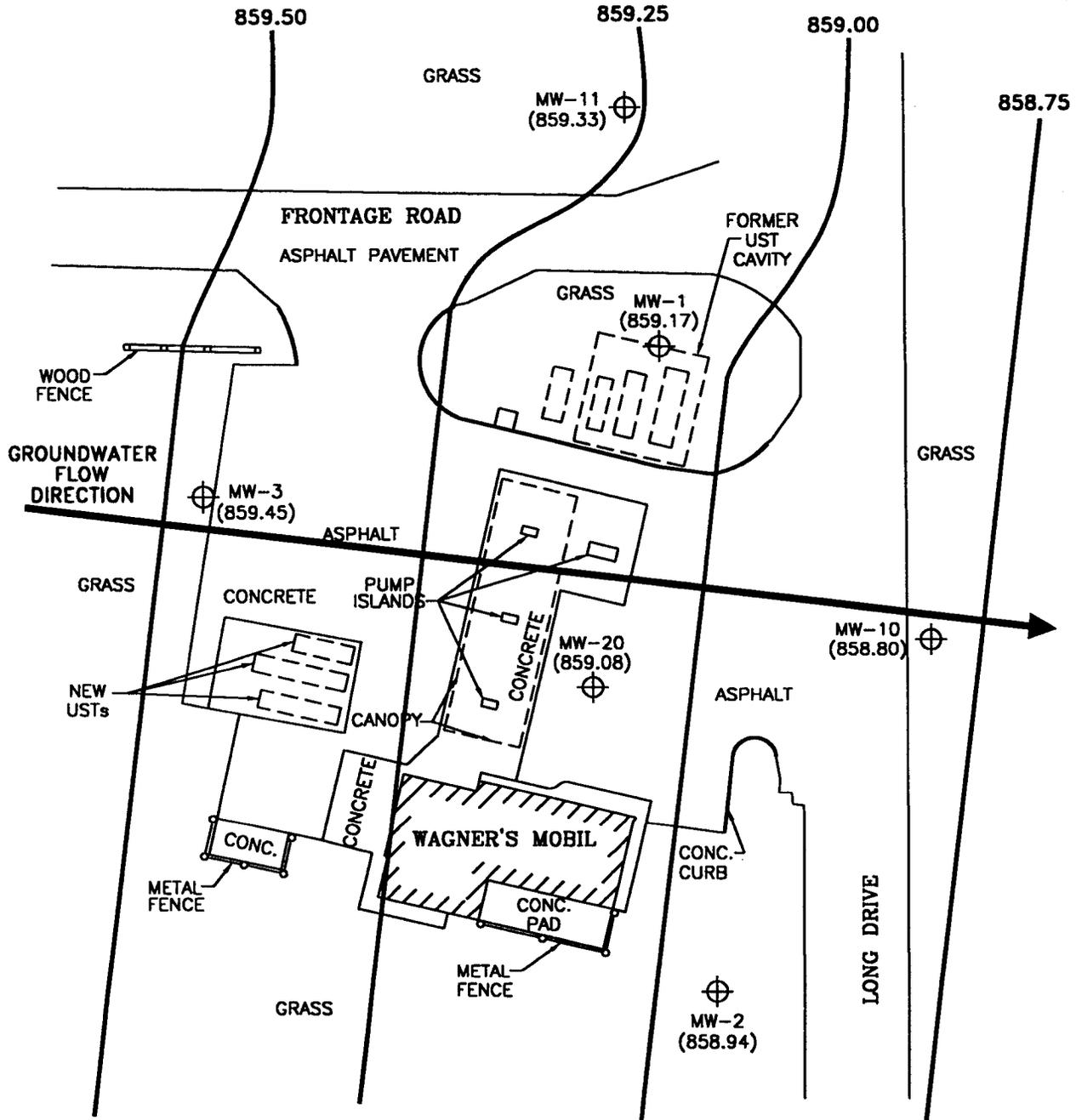
GROUNDWATER TOLUENE DISTRIBUTION (9/13/00)	FIGURE NO.
WAGNER'S MOBIL SITE MADISON, WISCONSIN	7

LEGEND

⊕ MONITORING WELL

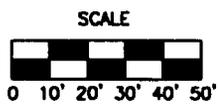
() GROUNDWATER ELEVATION IN FEET ABOVE MEAN SEA LEVEL

858.75 ISOELEVATION CONTOUR



ENGINEER	DATE
ENGINEER	DATE
APPROVED BY:	
CHECKED BY:	10/29/01
DRAWN BY:	RRT
DRAWING NO.	94.1441.03
REVISIONS:	

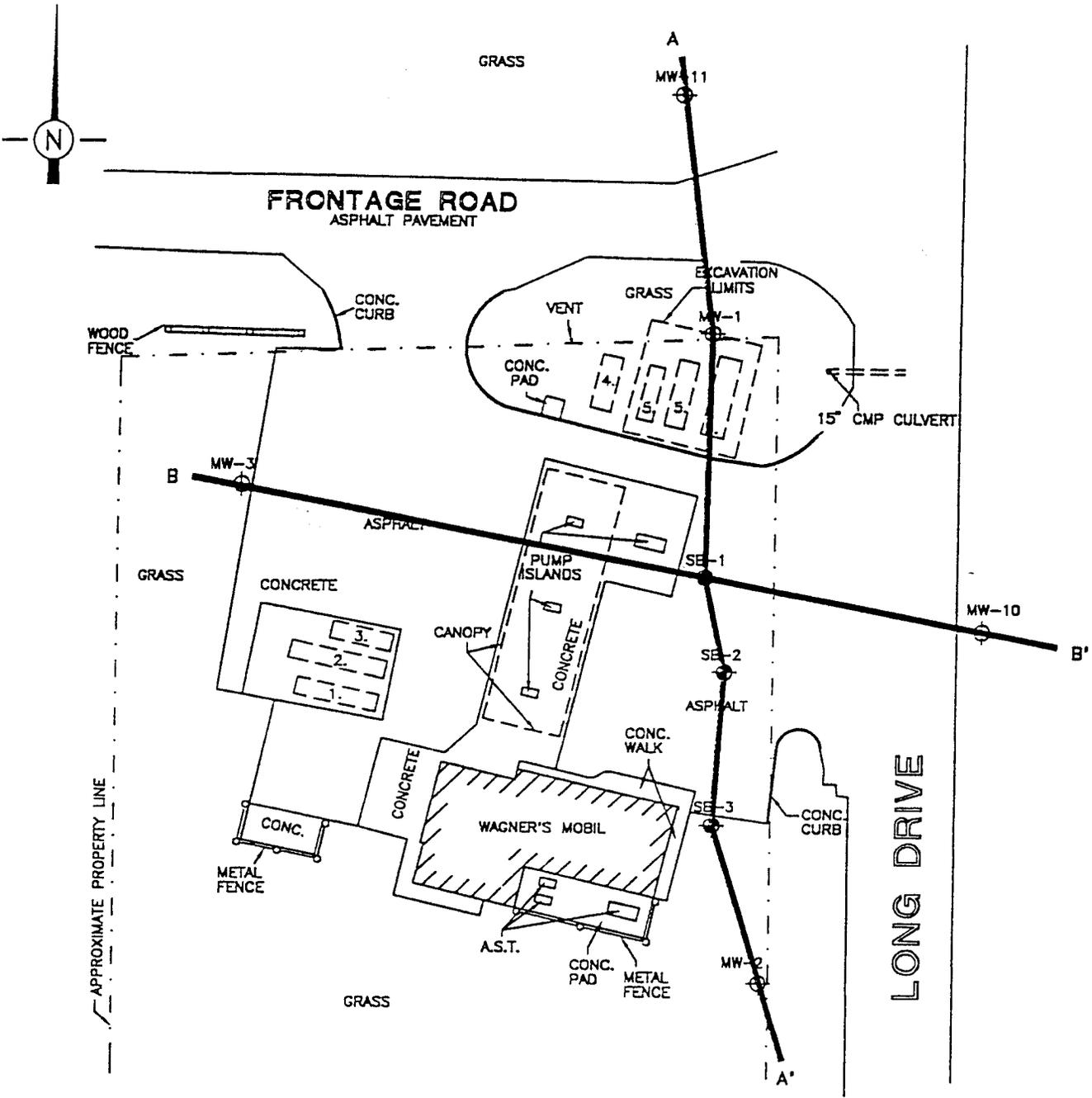
ENVIROGEN
 MOST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
 2835 North Grandview Blvd.
 Pewaukee, Wisconsin 53072-0090



POTENTIOMETRIC SURFACE
 (9/13/00)
 WAGNER'S MOBIL SITE
 MADISON, WISCONSIN

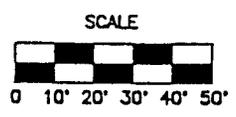
FIGURE NO.
3

DRAWING NO. 94.144R4Z
 DRAWN BY: KMA 9/20/95
 CHECKED BY: [Signature] 9/20/95
 APPROVED BY: [Signature] 11/30/95



- TANKS**
1. NEW 8,000-GALLON UST
 2. NEW 12,000-GALLON UST
 3. NEW 4,000-GALLON UST
 4. DIESEL UST NOT REMOVED
 5. FORMER USTs

- LEGEND**
- ⊕ MONITORING WELL
 - ⊙ TEST BORING



THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

FIGURE 4.2
GEOLOGIC CROSS-SECTION
PLAN VIEW
WAGNER'S MOBIL
MADISON, WISCONSIN



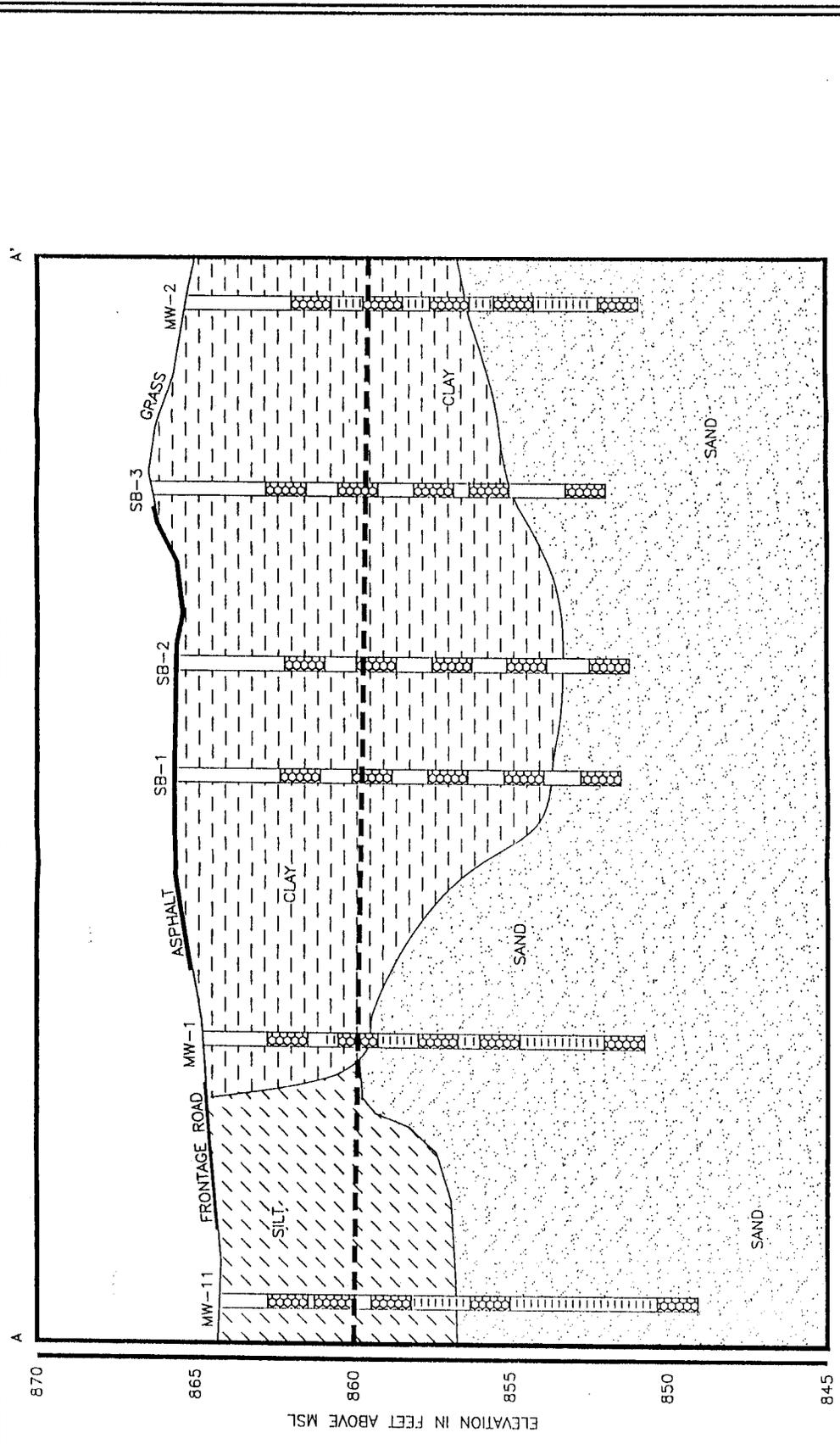


FIGURE 4.3
GEOLOGIC
CROSS-SECTION A-A'
WAGNER'S MOBIL
MADISON, WISCONSIN

VERTICAL EXAGGERATION = 9X

- GROUNDWATER TABLE (3/29/95)
- ▨ LABORATORY ANALYTICAL SAMPLE LOCATION
- ▨ SCREENED INTERVAL



THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON DATA FROM POINTS IN TIME AND SPACE AND ARE NOT GUARANTEED. PART AND SHOULD BE REVIEWED IN THAT CONTEXT.



DRAWING NO. 94.144R44 DRAWN BY: KMA CHECKED BY: KWS APPROVED BY: KWS 11/19/95

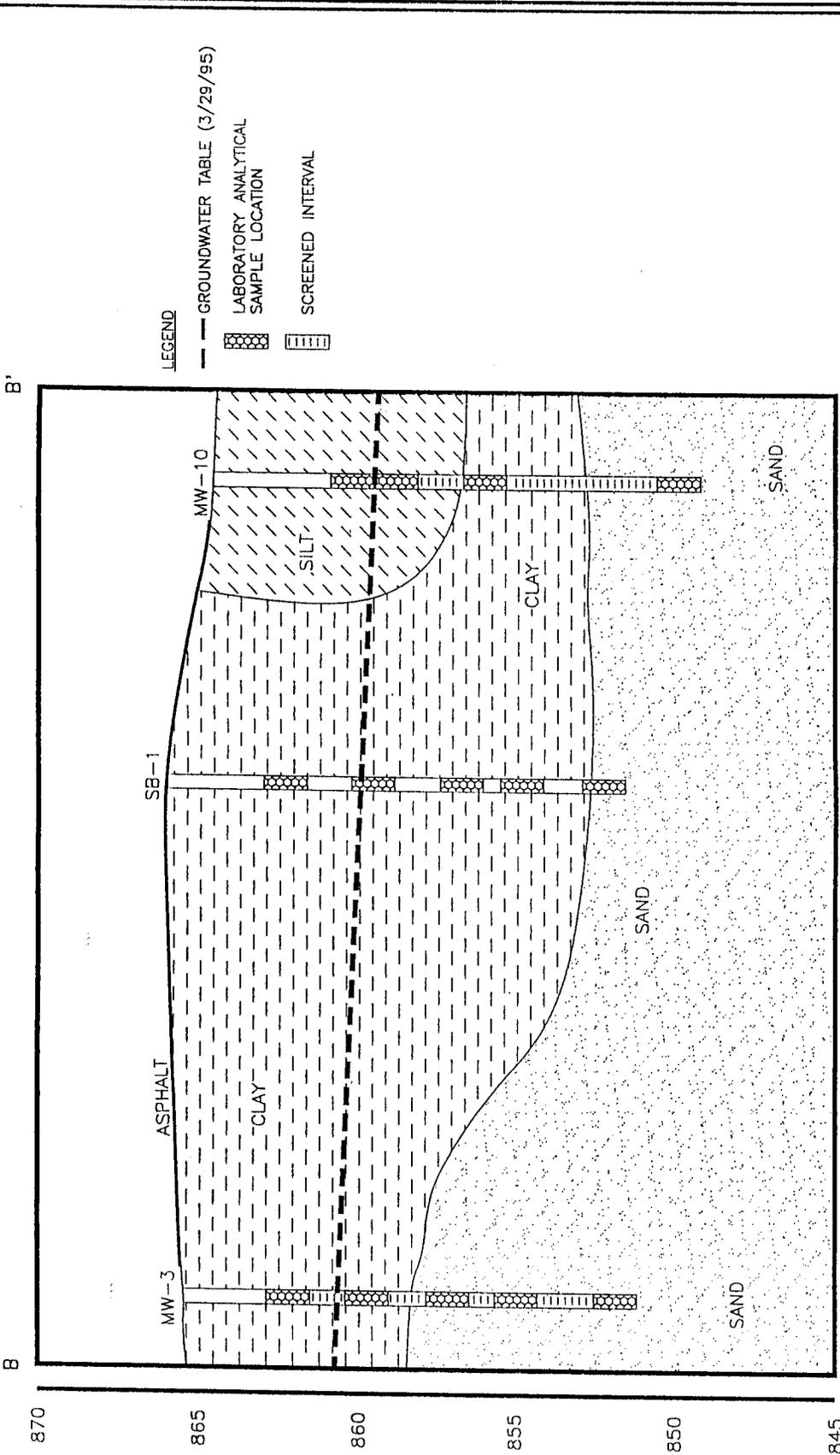


FIGURE 4.4
GEOLOGIC
CROSS-SECTION B-B'
WAGNER'S MOBIL
MADISON, WISCONSIN

VERTICAL EXAGGERATION = 9X



THE INTERPRETATIONS IN THIS REPORT ARE BASED ON KNOWN POINTS IN THIS SPACE AND ARE INTENDED TO A WRITTEN REPORT AND SHOULD BE INTERPRETED IN THAT CONTEXT.



I Steven C. Richardson, Responsible Party (RP) for the petroleum underground storage tank clean-up at the Wagner's Mobil Site in Madison, Wisconsin, do hereby certify that to the best of my knowledge the legal descriptions included are complete and accurate.

A handwritten signature in black ink, appearing to read "Steve Richardson", written over a horizontal line.

Mr. Steve Richardson

3-4-02

Date



2835 N. Grandview Blvd.
Post Office Box 90
Pewaukee, Wisconsin 53072-0090

Tel: (262) 549-6898
Fax: (262) 549-6938
www.envirogen.com

April 10, 2002

City of Madison
City Clerk
210 Martin Luther King Jr. Drive
Madison, Wisconsin 53703

**Re: Notice of Contamination in the Right-of-Way
Wagner's Mobil Gas Station
3439 Mill Pond Road
Madison, Wisconsin 53704
Envirogen Project No. P94144**

Dear City Clerk:

On behalf of our client, Envirogen, Inc. is currently requesting case closure for the Wagner's Mobil site. As a condition of the closure, we are required to notify the City/Village Clerk, and municipal department or state agency responsible for maintaining the right-of-way, that inaccessible contaminated soil and groundwater remain in the right-of-way (underneath the road) at 3439 Mill Pond Road in the city of Madison. Contamination extends east of the site, beneath Long Drive. The attached Figure 1 shows the site layout and location. Tables 1 and 2 outline the soil and groundwater sample analytical results respectively.

Please sign the attached Notification, and return to our office. There are two copies of this Notification, please retain one copy for your records. Signing this notification documents that Envirogen has informed the City of Madison that potential contamination remains in the right-of-way at the above mentioned site.

For your convenience I have included Natural Resources Chapter 726 from the Wisconsin Administrative Code. I have highlighted the section, which details notification of contamination in the right-of-way. If you have any questions, please feel free to contact me at 262-549-6898.

NOTIFICATION

TO: City of Madison
City Clerk
210 Martin Luther King Jr. Drive
Madison, Wisconsin 53703

RE: Wagner's Mobil Gas Station
3439 Mill Pond Road
Madison, Wisconsin 53704

PURSUANT to Wisconsin Department of Natural Resources requirements, this letter is to notify you of potential Right-of-Way soil and groundwater contamination from the Wagner's Mobil gasoline station located at 3439 Mill Pond Road in Madison, Wisconsin.

Envirogen, Inc. provides this notification on behalf of Mr. Steve Richardson (Wagner's Mobil), Responsible Party for the above listed site.

Charles Zimney, Project Scientist
Envirogen, Inc.

Date

The undersigned representative does hereby acknowledge the Receipt of the above Notification.

Signature

Date

Title



2835 N. Grandview Blvd.
Post Office Box 90
Pewaukee, Wisconsin 53072-0090

Tel: (262) 549-6898
Fax: (262) 549-6938
www.envirogen.com

April 10, 2002

City of Madison – Engineering Department
Mr. Dave Benzschawel
210 Martin Luther King Jr. Drive
Madison, Wisconsin 53703

**Re: Notice of Contamination in the Right-of-Way
Wagner's Mobil Gas Station
3439 Mill Pond Road
Madison, Wisconsin 53704
Envirogen Project No. P94144**

Dear Mr. Benzschawel:

On behalf of our client, Envirogen, Inc. is currently requesting case closure for the Wagner's Mobil site. As a condition of the closure, we are required to notify the City/Village Clerk, and municipal department or state agency responsible for maintaining the right-of-way, that inaccessible contaminated soil and groundwater remain in the right-of-way (underneath the road) at 3439 Mill Pond Road in the city of Madison. Contamination extends east of the site, beneath Long Drive. The attached Figure 1 shows the site layout and location. Tables 1 and 2 outline the soil and groundwater sample analytical results respectively.

Please sign the attached Notification, and return to our office. There are two copies of this Notification, please retain one copy for your records. Signing this notification documents that Envirogen has informed the City of Madison – Engineering Department that potential contamination remains in the right-of-way at the above mentioned site.

For your convenience I have included Natural Resources Chapter 726 from the Wisconsin Administrative Code. I have highlighted the section, which details notification of contamination in the right-of-way. If you have any questions, please feel free to contact me at 262-549-6898.

NOTIFICATION

TO: City of Madison
Engineering Department
210 Martin Luther King Jr. Drive
Madison, Wisconsin 53703

RE: Wagner's Mobil Gasoline Station
3439 Mill Pond Road
Madison, Wisconsin 53704

PURSUANT to Wisconsin Department of Natural Resources requirements, this letter is to notify you of potential Right-of-Way soil and groundwater contamination from the Wagner's Mobil gasoline station located at 3439 Mill Pond Road in Madison, Wisconsin.

Envirogen, Inc. provides this notification on behalf of Mr. Steve Richardson (Wagner's Mobil), Responsible Party for the above listed site.

Charles Zimney, Project Scientist
Envirogen, Inc.

Date

The undersigned representative does hereby acknowledge the Receipt of the above Notification.

Signature

Date

Title

direct contact until: 1) The soil is actively remediated or removed. or; 2) Contamination is demonstrated to have degraded to concentrations protective of the environment and human health.

The property owner shall maintain the integrity of the barrier cap in the following manner. A protective cap in the form of a barrier, such as concrete or asphalt, is maintained over areas on the property where soil contamination exists. The protective cap or an alternative cap approved by the Wisconsin Department of Commerce, or its successor or assign, must be maintained by Mr. Wagner or future owners.

The following activities are prohibited on that portion of the property where a cap has been placed, unless prior approval has been obtained from the Wisconsin Department of Commerce, or successor or assign: (1) removal of the cap; (2) excavating or grading of the land surface; (3) filling on the capped area; (4) construction or installation of a building or other structure with a foundation that would be place on or within the cap; and (5) major excavation and installation of utilities. However, in the event of minor cap disturbance such as utility repair or installation of new utilities, the property owner will provide notification within 60 days thereafter to the Wisconsin Department of Commerce, or its successor or assign. The notification shall include information regarding the nature, location and date of work, management, including screening, sampling, analyses, storage and disposal, of any disturbed soil and restoration of the cap.

The following includes a description of the cap maintenance activities and site contacts. The property owner or the property owner's designated representative will inspect the condition of the cap on an annual basis and maintain a record of the date of inspection, inspector's name and association with the property owner, and comments as to the inspection results. The property owner will make the inspection record available to the Wisconsin Department of Commerce, or its successor or assign, upon request.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 4 day of March, 2003.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/shc] is duly authorized to sign this document on behalf of _____.

Signature: Leon Wagner

Printed Name: LEON WAGNER

Title: OWNER

Subscribed and sworn to before me this 4 day of March, 2003

Barbara J. Benz
Notary Public, State of WI

My commission 11-27-2005

This document was drafted by the Wisconsin Department of Commerce.

TABLE 1

Feasibility Boring Analytical Results
 Wagner's Mobil Site
 Madison, Wisconsin
 January 20, 1997

Boring Location	Sample Depth (feet)	Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE	Naphthalene
SPLP-1	5 - 6	21,000*	44,000*	110,000*	181,000*	75,000	22,000	1,700*	14,000*
SPLP-2	5 - 6	20,000*	45,000*	99,000*	181,000*	76,000	22,000	1,700*	14,000*
SPLP-3	5 - 6	19,000*	41,000*	100,000*	157,000*	67,000	19,000	2,000*	13,000*
SPLP-4	5 - 6	590*	430	220	2,260	840	230	<25	240
SPLP-5	5 - 6	680*	1,000	420	4,500*	2,200	660	<25	540*
SPLP-6	5 - 6	3,100*	8,300*	11,000*	40,000*	21,000	6,900	160	630*
NR 720 Generic Soil Cleanup Standard*		5.5	2,900	1,500	4,100	NS	NS	NS	NS
Site-Specific Cleanup Standard†		22	ND	1,700	4,900	ND	ND	540	260

Notes:

All results reported in ppb

(*) Shading indicates value equals or exceeds the NR 720 soil cleanup standard

(+) Indicates value equals or exceeds the site-specific soil cleanup standard

(†) The official Wisconsin Department of Natural Resources reporting limit for volatile organic compound results provided after March 1, 1996, is 25 ppb

MTBE: Methyl t-butyl ether

NS: No standard

TMB: Trimethylbenzene

ND: Not determined

Checked by: *KLP*

Approved by: *ATP*

TABLE 3

Summary of Soil Boring Analytical Results
Wagner's Mobil Site
Madison, Wisconsin

Sampling Location	Sample Depth (feet bls)	Sample Date	GRO (ppm)	DRO (ppm)	Benzene (ppb)	Ethylbenzene (ppb)	Toluene (ppb)	Xylenes (ppb)	1,2-DCA (ppb)	Naphthalene (ppb)	MTBE (ppb)	Lead (ppm)
MW-1	6-7.5	11/07/94	<3.1	<3.7	<1.3	<1.3	<1.3	<2.6	<1.3	<1.3	<1.3	4.3
	12.5-14	11/07/94	<3.0	<4.0	<1.2	<1.2	<1.2	<2.4	<1.2	<1.2	<1.2	<3.8
MW-2	7.5-9	11/07/94	<2.9	<3.8	3.1	1.3	8.4	5.4	<1.2	<1.2	<1.2	5.2
	12.5-14	11/07/94	<2.9	<3.3	<1.2	<1.2	1.6	<2.4	<1.2	<1.2	<1.2	<3.7
MW-3	7.5-9	11/07/94	<3.1	<4.2	<1.2	<1.2	<1.2	<2.4	<1.2	<1.2	<1.2	<4.0
	12.5-14	11/07/94	<3.0	<3.6	<1.2	<1.2	<1.2	<2.4	<1.2	<1.2	<1.2	<3.8
SB-1	7.5-9	11/07/94	3.9	<4.6	93	86	250	390	<1.5	6.3	<1.5	14
	12.5-14	11/07/94	7.9	25	<1.2	1.7	3.8	6.5	<1.2	<1.2	<1.2	<3.9
SB-2	10-11.5	11/07/94	130	120	680	410	140	1,570	9.3	63	<5.9	9.2
	12.5-14	11/07/94	<3.0	5.9	27	130	280	550	<4.0	57	<4.0	<3.8
SB-3	10-11.5	11/07/94	<3.1	<4.0	350	190	160	780	<3.0	37	9.5	8.6
	12.5-14	11/07/94	3.1	13	77	2.9	29	93.1	<2.9	<2.9	4.5	<3.7
MW-10	7.5-9	1/09/95	<3.1	<5.0	<1.3	<1.3	<1.3	<2.6	<1.3	<1.3	<1.3	NA
	13.5-15	1/09/95	<3.1	<4.9	<1.2	<1.2	<1.2	<2.4	<1.2	<1.2	<1.2	NA
MW-11	7.5-9	1/09/95	<3.1	<4.2	<1.3	<1.3	<1.3	<2.6	<1.3	<1.3	<1.3	NA
	13.5-15	1/09/95	<3.1	<4.9	<1.2	<1.2	<1.2	<2.4	<1.2	<1.2	<1.2	NA
MW-20	1-3	11/06/96	1,300	610	710	9,000	3,500	49,000	<2.50	9,000	<2.50	NA
	3-5	11/06/96	1,500	48	13,000	20,000	66,000	93,000	<2.50	6,200	<2.50	NA
MW-21	1-3	11/06/96	<2.8	<4.5	<2.5	<2.5	<2.5	<2.5	<2.5	<50	<50	NA
	3-5	1/06/96	<2.7	<3.7	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	NA
MW-22	1-3	11/06/96	<3.2	<4.7	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	NA
	5-7	11/06/96	<2.9	<4.0	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	NA
NR 720 SOIL STANDARDS			100	100	5.5	2,900	1,500	4,100	4.9	NS	NS	50
NR 746.06 TABLE 1 STANDARD			NS	NS	8,500	4,600	38,000	42,000	600	2,700	NS	NS
NR 746.06 TABLE 2 STANDARD			NS	NS	1,100	NS	NS	NS	540	NS	NS	NS
SITE SPECIFIC SOIL STANDARDS			ND	ND	22	ND	1,700	4,900	ND	260	540	ND

Notes:

Bold: Bold type indicates value exceeds NR 720 or NR 746 soil standard
Italics: Italics indicate value equals or exceeds site specific soil standard

bls: below land surface
ppm: parts per million
DRO: Diesel range organics

MTBE: Methyl tert-butyl ether
NA: Not analyzed
NR: Natural Resources

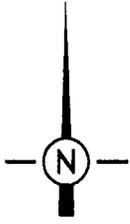
parts per billion
ND: Not determined
DCA: Dichloroethane

NS: No standard available
MW: Monitoring Well
SB: Soil Boring
GRO: Gasoline range organics

Checked by: _____ Approved by: _____

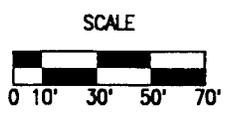
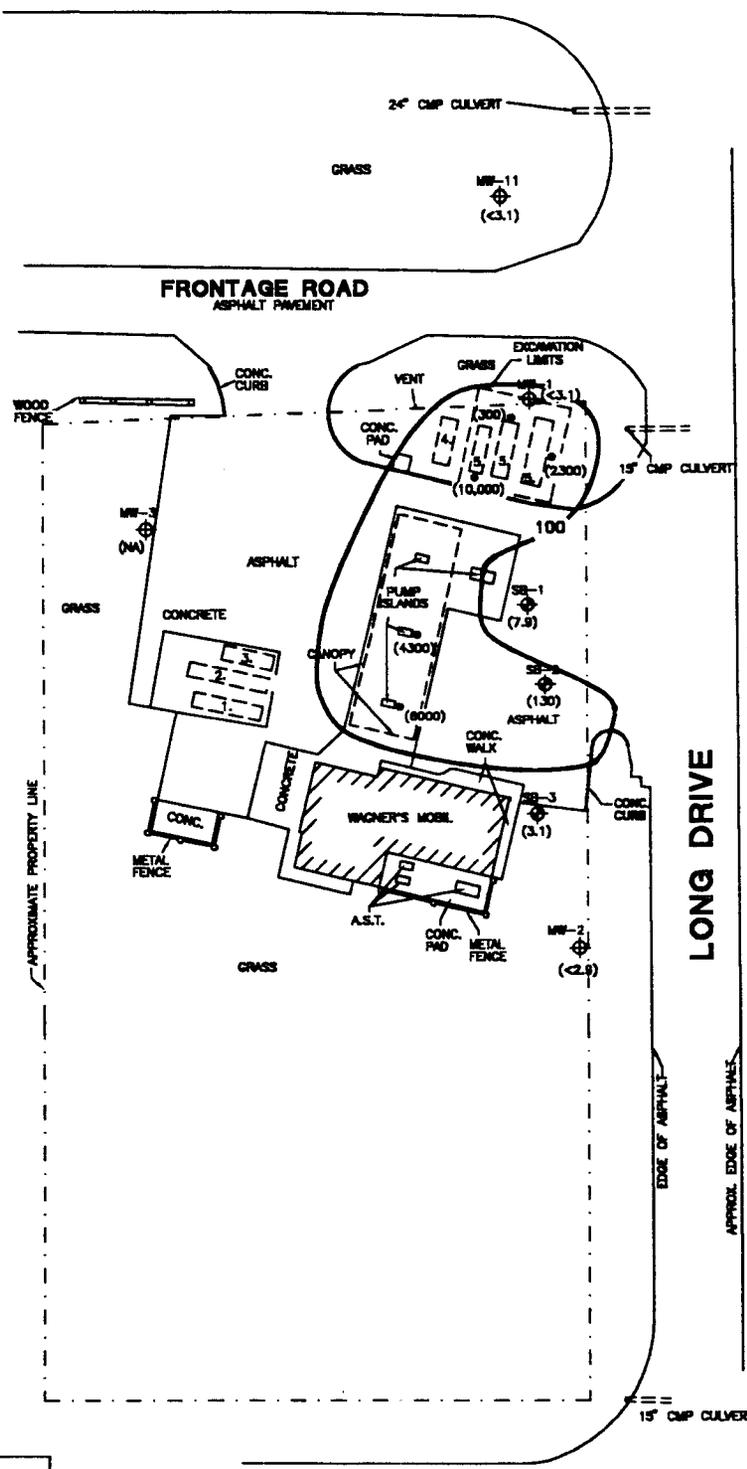
APPROVED BY: [Signature]
 CHECKED BY: [Signature]
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 10/30/95
 94.144R45
 DRAWING NO.

U.S.H. 12 & 18



- LEGEND**
- ⊕ MONITORING WELL (11/7/84-1/8/85)
 - ⊕ TEST BORING (11/7/84)
 - TANK INSTALLATION AND REMOVAL SOIL SAMPLING LOCATIONS (7/13-7/21/84)
 - () CONCENTRATIONS IN ppm
 - NA NOT AVAILABLE
 - 100 SOIL CLEANUP STANDARD ISOCOUNTOUR

- TANKS**
1. NEW 8,000-GALLON UST
 2. NEW 12,000-GALLON UST
 3. NEW 4,000-GALLON UST
 4. DIESEL UST NOT REMOVED
 5. FORMER USTs

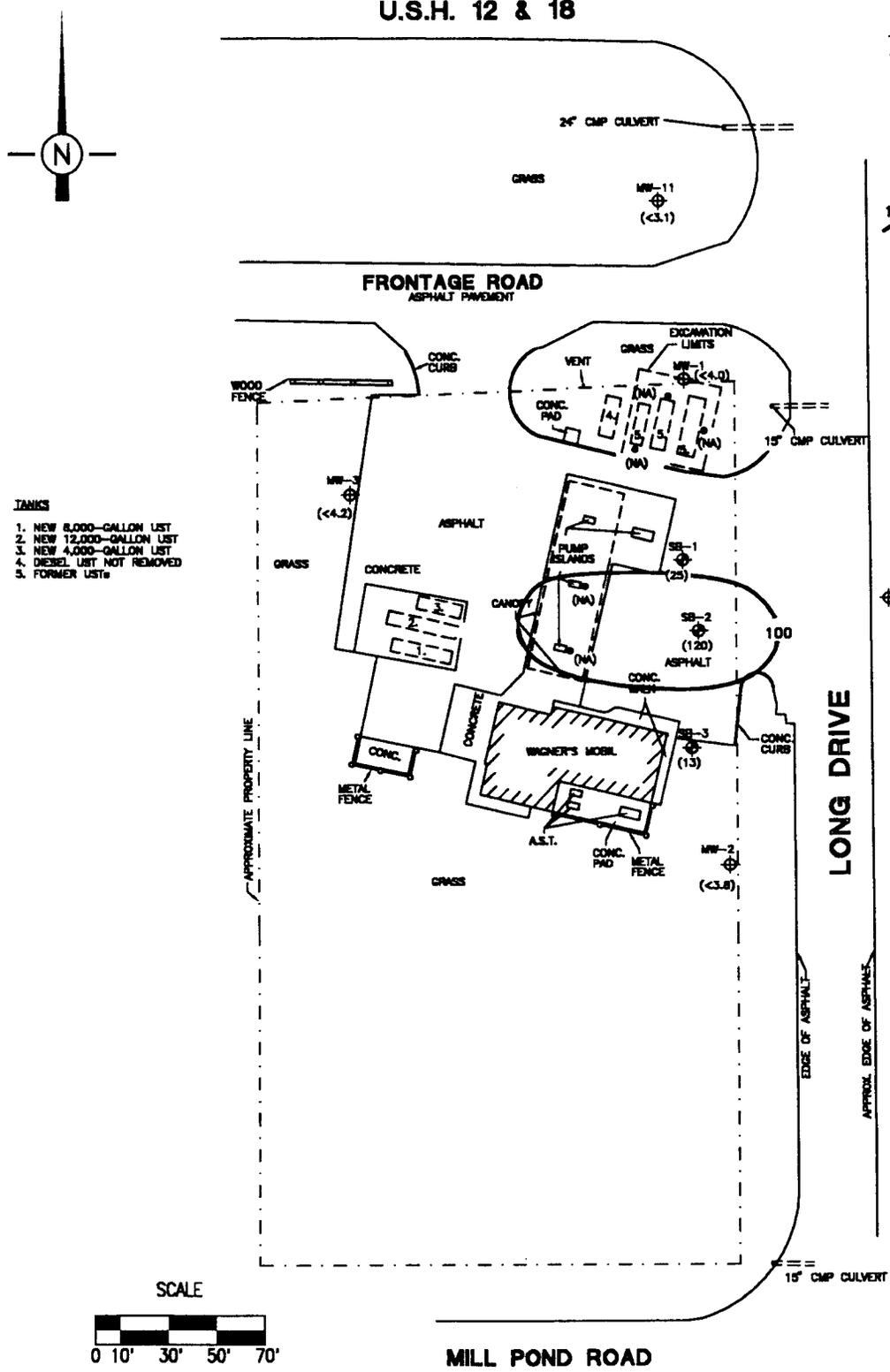


THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.



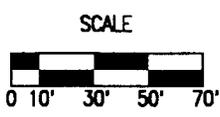
FIGURE 4.5
SOIL GRO
DISTRIBUTION MAP
WAGNER'S MOBIL
MADISON, WISCONSIN

DRAWING NO. 94.144R46
 DRAWN BY: JDZ
 CHECKED BY: JDZ
 APPROVED BY: [Signature]
 DATE: 10/30/95



LEGEND
 ⊕ MONITORING WELL (11/7/94-1/9/95)
 ⊕ TEST BORING (11/7/94)
 ● TANK INSTALLATION AND REMOVAL SOIL SAMPLING LOCATIONS (7/13-7/21/94)
 () CONCENTRATIONS IN ppm
 NA NOT AVAILABLE
 100 NR720 SOIL CLEANUP STANDARD CONTOUR

- TANKS**
1. NEW 8,000-GALLON LIST
 2. NEW 12,000-GALLON LIST
 3. NEW 4,000-GALLON LIST
 4. DIESEL LIST NOT REMOVED
 5. FORMER LIST



THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

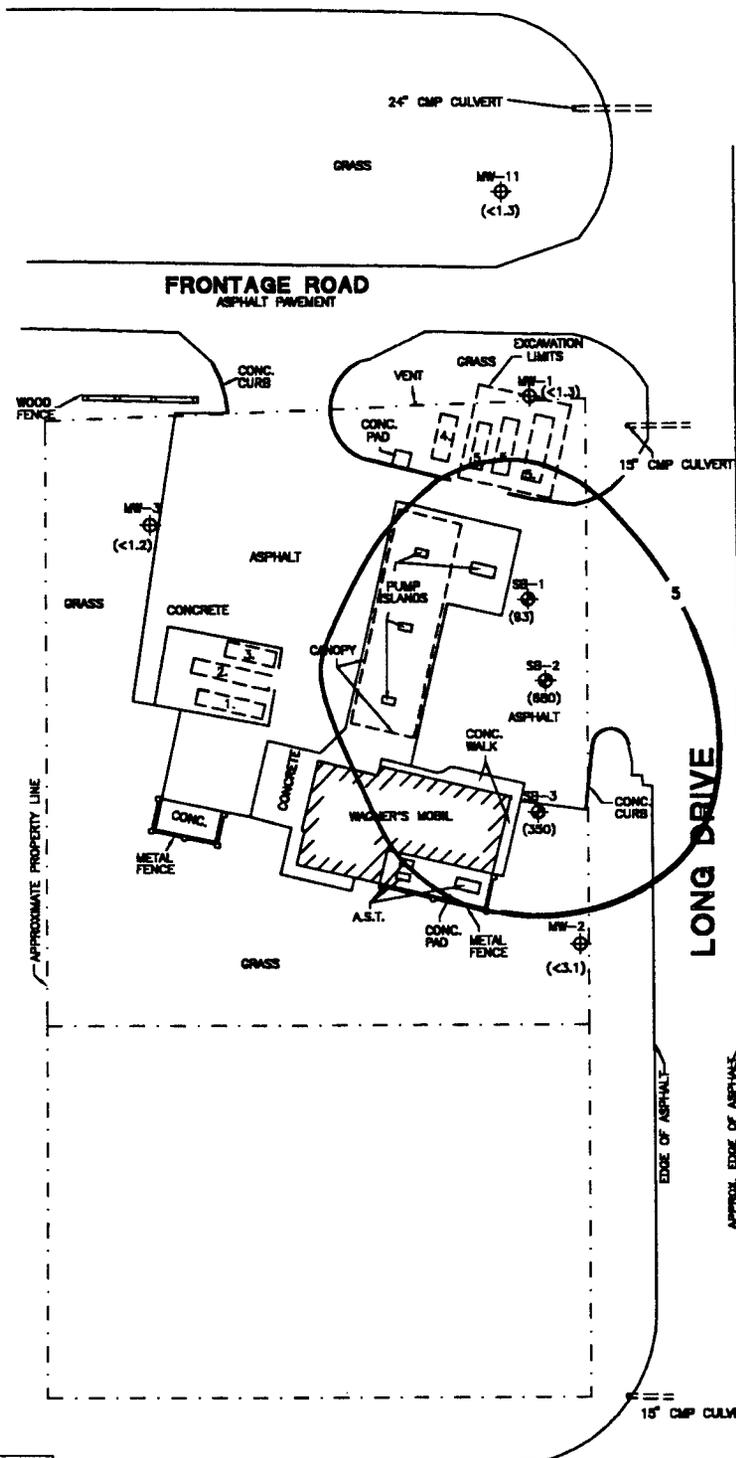
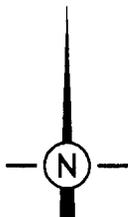


FIGURE 4.6
SOIL DRO
DISTRIBUTION MAP
WAGNER'S MOBIL
MADISON, WISCONSIN

U.S.H. 12 & 18

LEGEND

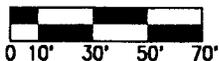
- ⊕ MONITORING WELL (11/7/84-1/8/85)
- ⊕ TEST BORING (11/7/84)
- () CONCENTRATIONS IN ppb
- TANK INSTALLATION AND REMOVAL SOIL SAMPLING LOCATIONS (7/13-7/21/84)
- 5 NR720 SOIL CLEANUP STANDARD CONTOUR



TANKS

1. NEW 8,000-GALLON LIST
2. NEW 12,000-GALLON LIST
3. NEW 3,000-GALLON LIST
4. DIESEL LIST NOT REMOVED
5. FORMER LIST

SCALE



THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.



FIGURE 4.7
SOIL BENZENE
DISTRIBUTION MAP
WAGNER'S MOBIL
MADISON, WISCONSIN

APPROVED BY: *[Signature]*

CHECKED BY: *[Signature]*

DRAWN BY: JDZ

94.144R47

DRAWING NO.

10/30/95

CAP OPERATION AND MAINTENANCE PLAN

**WAGNER'S MOBIL SITE
3439 MILL POND ROAD
MADISON, WISCONSIN 53718**

MARCH 2003

The purpose of this operation and maintenance plan is to implement the chosen performance standard in order to complete a remedial action at the Wagner's Mobil site located at 3439 Mill Pond Road in Madison, Wisconsin. The chosen performance standard is an asphalt and/or concrete cap (or similar material that will prevent direct contact with impacted soil) or permanent structure over the locations of soil contamination. The cap may also function as parking areas and for site access.

The entire cap will be inspected on an annual basis for the presence of cracks, gaps, holes, or other defects that would allow access to the underlying soils. If any of these defects are discovered they will be repaired in such a way as to prevent direct contact and be relatively permanent. Repair activities may include one or more, but not limited to, the following: caulking, sealing, and replacement of the defective portion of the cap. If defects are discovered in the cap during the time between the annual inspections, the same repair activities will be initiated in a reasonable time frame. Maintenance activities will continue until it can be shown that residual soil contaminant concentrations have decreased below Direct Contact Pathway Standards.

Every annual inspection will be documented in writing by the use of inspection review forms which will document the condition of the cap, the presence and location of any significant defects and explanation of any repair activities. A separate incident form will be used to document defects that are discovered at times between the annual inspections and will record the same information as that acquired during the annual inspections for the specific defect. The inspection review forms and incident forms will be filed and stored at the Wagner's Mobil site.

Site Contact:
Steve Richardson
3439 Mill Pond Road
Madison, WI 53718