GIS REGISTRY
Cover Sheet

May, 2009
(RR 5367)

Source Property Information

CLOSURE DATE: Jan 29, 2010

BRRTS #: **03-13-096637**

FID #: 113243680

ACTIVITY NAME: MOTOR OASIS TRUCK STOP

DATCP #:

PROPERTY ADDRESS: 925 E Broadway

COMM #: 53716400025

MUNICIPALITY: Monona

PARCEL ID #: 071021465802

***WTM COORDINATES:**

X: **575887** Y: **286437**

** 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:

- [x] Groundwater Contamination > ES *(236)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

  *(**note:** for list of off-source properties see "Impacted Off-Source Property")*

- [x] Soil Contamination > *RCL or **SSRCL *(232)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

  *(**note:** for list of off-source properties see "Impacted Off-Source Property")*

Land Use Controls:

- [ ] N/A (*Not Applicable*)
- [ ] Soil: maintain industrial zoning *(220)*

  *(**note:** soil contamination concentrations between non-industrial and industrial levels)*
- [ ] Structural Impediment *(224)*
- [ ] Site Specific Condition *(228)*
- [x] Cover or Barrier *(222)*

  *(**note:** maintenance plan for groundwater or direct contact)*
- [ ] Vapor Mitigation *(226)*
- [ ] Maintain Liability Exemption *(230)*

  *(**note:** local government or economic development corporation)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? *(234)*

(●) Yes ( ) No ( ) N/A

** Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

GIS Registry Checklist

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 03-13-096637 PARCEL ID #: 071021465802

ACTIVITY NAME: MOTOR OASIS TRUCK STOP WTM COORDINATES: X: 575887 Y: 386437

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

- [x] **Closure Letter**
- [x] **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

- [x] **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.*
- [x] **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: 4461253**
- [ ] **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.

- [x] **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**
- [x] **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` **Title: Site Plan View**
- [x] **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 #: 8 **Title: Post-Excavation Soil Benzene Distribution**

BRRTS #: 03-13-096637 ACTIVITY NAME: MOTOR OASIS TRUCK STOP

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 #: 4 **Title: Geologic Cross Section Plan View AA**

Figure #: 9 **Title: Post-Excavation Soil Benzene Distribution Cross-Section A-A**

☒ **Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.
Note: *This is intended to show the total area of contaminated groundwater.*

Figure #: 3 **Title: Groundwater Benzene Distribution**

☐ **Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more then 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: **Title:**

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 **Title: Remedial Excavation Soil Sample Laboratory Analytical Results**

☒ **Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: 1 C **Title: Monitoring Well Groundwater Laboratory Analytical Results**

☒ **Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: 2 **Title: Groundwater Elevations**

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 #: 03-13-096637 ACTIVITY NAME: MOTOR OASIS TRUCK STOP

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

Jim Doyle, Governor
Matthew J. Frank, Secretary
Lloyd L. Eagan, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TTY Access via relay - 711

January 29, 2010

Mr. Theron Berg
Menard, Inc.
4777 Menard Dr.
Eau Claire, WI 54703

BRRTS: 03-13-096637
07-13-553541

Subject: Cap Maintenance Requirements, Soil GIS Registry for Motor Oasis, 925 E. Broadway, Monona, Wisconsin

Dear Mr. Berg:

The Department of Natural Resources (the "Department") has received the required information regarding the proper handling of contaminated soil during construction activities at the Motor Oasis site, along with a Cap Maintenance Plan and updated property deed. The soil GIS Registry for the site will be altered to include the information provided. To review the sites on the GIS Registry web page, visit the RR Sites Map page at http://dnr.wi.gov/org/aw/rr/gis/index.htm.

The following is a summary of continuing obligations related to the on-site cap that you and any subsequent property owners must fulfill. You must pass on the information about these continuing obligations to the next property owner or owners. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. The Department intends to conduct inspections in the future to ensure compliance with the maintenance plan.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement or other impervious cap that currently exists in the location shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a

result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site. Please submit the inspection log to the Department only upon request.

Prohibited Activities

The following activities are prohibited on any portion of the property where an impervious cover or barrier is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding anything outlined in this letter, please contact Rachel Greve at (608) 275-3220.

Sincerely,

Rachel Greve

Rachel Greve
Hydrogeologist
Remediation & Redevelopment Program

cc: file

PAVEMENT and BUILDING SLAB
ENGINEERED BARRIER MAINTENANCE PLAN

December 2009

Property Located at:

Menards Retail Store
3401 Copps Avenue
Monona, Wisconsin
WDNR FID: 113243680
BRRTS: 07-13-553541

Introduction

This document is the Maintenance Plan for a pavement and building slab cover at the above-referenced property in accordance with the requirements of section NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing concrete paved surfaces occupying the area over the contaminated soil on site. The contaminated soil is impacted by Gasoline Range Organics (GRO), Diesel Range Organics (DRO), Lead, and Petroleum Volatile Organic Compounds (PVOCs). The locations of the paved surfaces to be maintained in accordance with this Maintenance Plan, as well as the impacted soil, are identified in the attached map (Exhibit A).

Cover Barrier Purpose

The paved surfaces and building slab over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These surfaces also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate groundwater standards in chapter NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The paved surfaces and building slab overlying the contaminated soil as depicted in Exhibit A will be inspected once a year, normally in the spring after the snow and ice is gone, for deterioration, cracks, and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be sent to the Wisconsin Department of Natural Resources (WDNR) at least annually after every inspection, unless otherwise directed in the case closure letter.

Maintenance Activities

If problems are noted during the annual inspection or at any time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose underlying soils, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protective equipment (PPE). The owner must also sample any soil that is excavated from the site prior to disposal to determine if contamination remains. The soil must be treated, stored, and disposed of by the owner in accordance with applicable local, state, and federal law.

In the event the paved surfaces and building slab overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated by the WDNR or its successor.

The property owner, in order to maintain the integrity of the paved surfaces and building slab, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of the WDNR.

Contact Information
December 2009

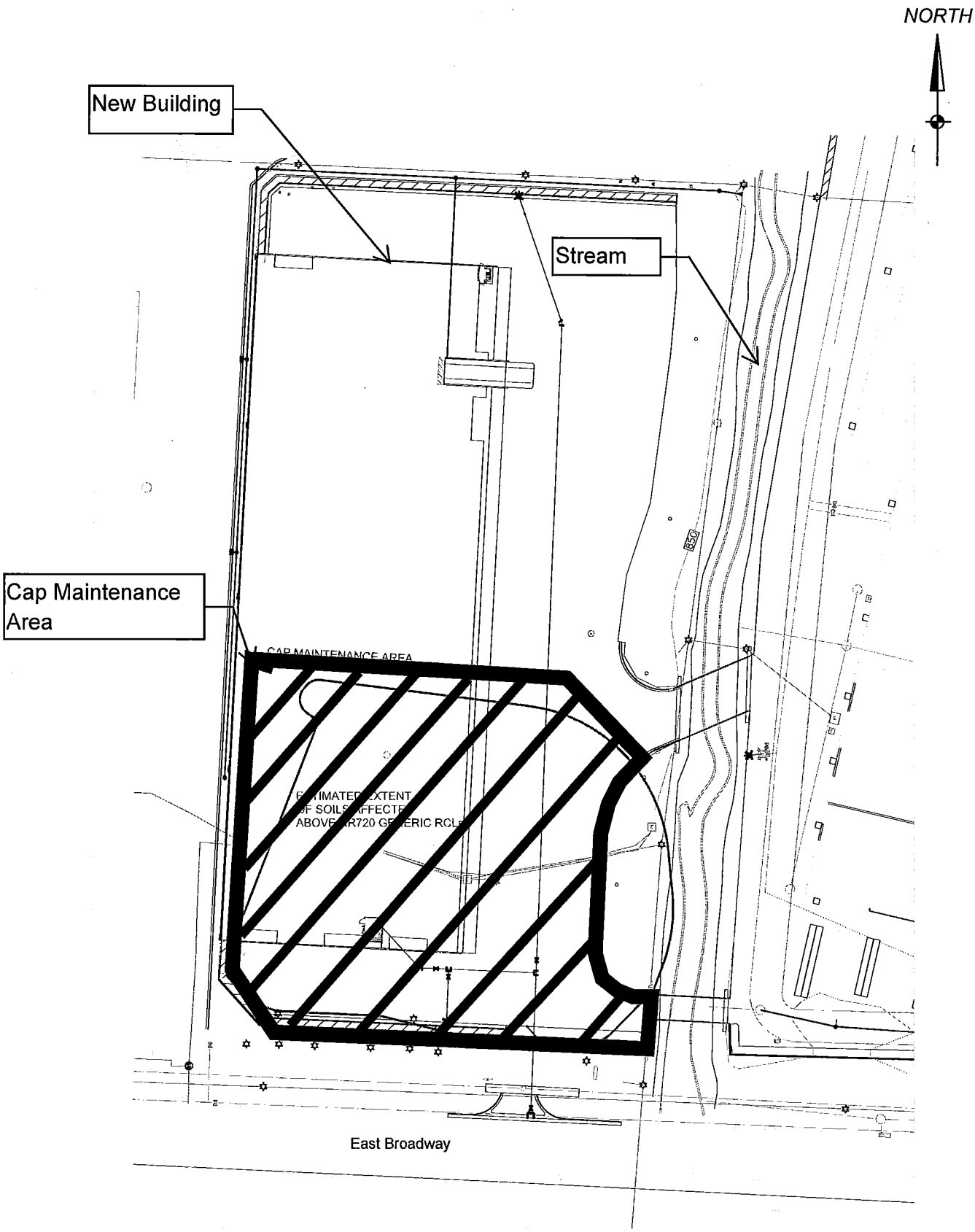
Site Owner: Menard, Inc.
4777 Menard Drive
Eau Claire, WI 54703
715-876-2383

Consultants:

A&E Geosciences, LLC
Attn: Christopher S. Ewald, PG
2439 Hickory Lane
Appleton, WI 54915
920-851-7380
ewaldchris@yahoo.com

River Valley Consulting Corp
Attn: Alex E. Barker, PE
1060 Breezewood Lane, Suite 102
Neenah, WI 54956
920-886-1406
abarker@rvtcorp.com

WDNR: Rachel Greve
WDNR – South Central Region
Remediation and Redevelopment Program
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
608-275-3266



Scale

Approx. 50 feet

SITE MAP OF CAP MAINTENANCE AREA AND
ESTIMATED EXTENT OF CONTAMINATED SOILS

Exhibit B
Barrier INSPECTION LOG

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations from previous inspection been implemented?

Revised 1/29/2010
This document is include for reference only.

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777
Fax #: (608) 267-1381
http://www.commerce.state.wi.us
http://www.wisconsin.gov
Jim Doyle, Governor
Cory L. Nettles, Secretary

Wisconsin
Department of Commerce

July 09, 2003

L M Slivensky
10915 W Rogers St
West Allis, WI 53227

RE: **Final Closure**

Commerce # 53716-4000-25 WDNR BRRTS # 03-13-096637
Motor Oasis Truck Stop, 925 East Broadway, Monona

Dear Mr. Slivensky:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If applicable, the PECFA claim for this site would also be reopened and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 266-0562.

Sincerely,

Alan A. Hopfensperger

Alan A. Hopfensperger
Hydrogeologist
Site Review Section

cc: Matthew R. Giovanelli – Envirogen, Inc.
Case File

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
4557825

06/10/2009 10:19 AM

Trans. Fee: $700.00
Exempt #:

Rec. Fee: 11.00
Pages: 1

Document Number

State Bar of Wisconsin Form 1 - 2003
WARRANTY DEED
Document Name

THIS DEED, made between LBSFM PROPERTIES, LLC ("Grantor," whether one or more), and MENARD, INC. ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in DANE County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):
LOT 3 OF CSM #12522, RECORDED AS DOCUMENT NO. 4461253 ON AUGUST 20, 2008 IN THE DANE COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 78 OF CERTIFIED SURVEY MAPS ON PAGES 190-192, IN THE CITY OF MONONA, DANE COUNTY, WISCONSIN.

Recording Area

Name and Return Address
SCOTT R. NUTTELMAN
MENARD, INC.
5101 MENARD DRIVE
EAU CLAIRE, WI 54703

071021465802
Parcel Identification Number (PIN)

This IS NOT homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:
BUILDING AND ZONING LAWS, COUNTY AND MUNICIPAL ORDINANCES, STATE AND FEDERAL REGULATIONS, AND EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

Dated May 20, 2009
LBSFM PROPERTIES, LLC
L.M. Slivensky (SEAL) _____ (SEAL)
* L.M. SLIVENSKY, MEMBER *
_____ (SEAL) _____ (SEAL)
* *

AUTHENTICATION

Signature(s) OF L.M. SLIVENSKY
authenticated on May 20, 2009.
Mary K Cat
* GARY L. ANTONIEWICZ
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
GARY L. ANTONIEWICZ, BOARDMAN LAW FIRM
P.O. BOX 927, MADISON, WI 53701

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
_____ COUNTY)
Personally came before me on _____,
the above-named _____
_____
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
* _____
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

*Type name below signatures.

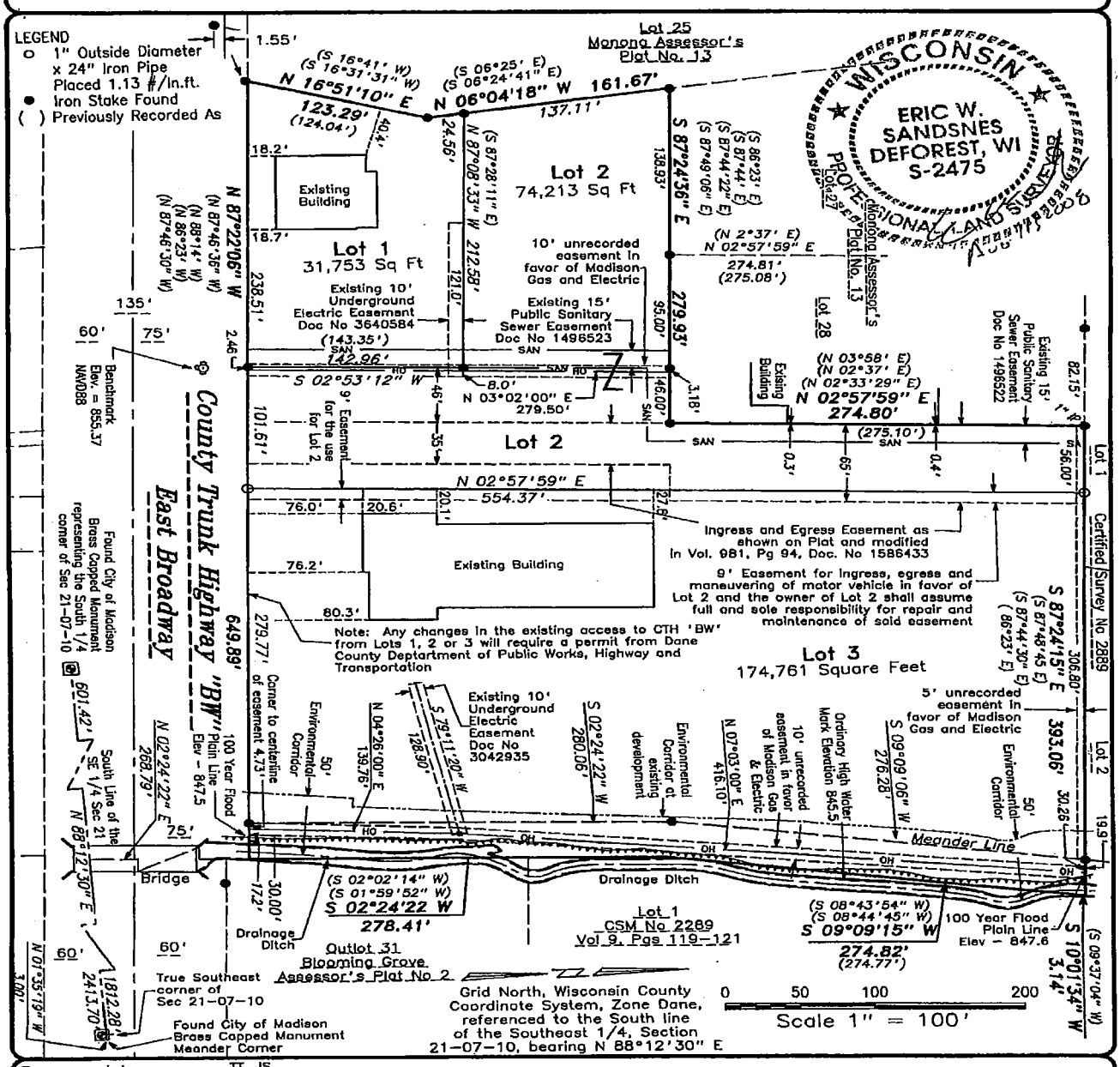
Boardman Law Firm 1 S Pinckney St 4th Fl Madison, WI 53703-4256 Phone: (608) 257 - 9521 Fax: (608) 283 - 1709 LBSFM
Boardman Law Firm Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

1/11 T - 2,900,000

4461253 3
DANE COUNTY
REGISTER OF DEEDS

CERTIFIED SURVEY MAP

Being Lots 29 and 30 of Monona Assessor's Plat No.13 lying in the Southwest 1/4 of the Southeast 1/4 and in the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 07 North, Range 10 East, City of Monona, Dane County, Wisconsin



Surveyed by TT, JS
Drawn by TT, EWS
Checked by EWS
Approved by EWS
Field Book 924 Pgs 39
Date 06-03-08
Dir /data/dane/bloomgv/section21
Dir cont.
File Name 15855
Data level(s) PLAT, PLAT2

Office Map Number 15855
Sheet 1 of 3 Sheets

Royal Oak Engineering Inc.
5610 Medical Circle Suite 6 Madison Wisconsin 53719
Phone 274-0500 Fax. 274-4530

Surveyed For:
LBSFM Properties, LLC
L. Mike Slivensky
N26W22017 Glenwood Lane
Waukesha, WI 53186

DOCUMENT NO. 4461253
CSM. No. 12522, Volume 78 Page 140

3/15

CERTIFIED SURVEY MAP

Being Lots 29 and 30, Monona Assessor's Plat #13 lying in the Southwest 1/4 of the Southeast 1/4 and in the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 07 North, Range 10 East, City of Monona, Dane County, Wisconsin

Surveyor's Certificate

I hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes, A-E 7 of the Wisconsin Administrative Code, and the subdivision ordinance of the City of Monona. I further certify that I have surveyed and mapped the lands hereon and that this map correctly represents all exterior boundaries and the division of lands surveyed in accordance with the information furnished.

WISCONSIN ERIC W. SANDSNES DEFOREST, WI S-2475 PROFESSIONAL LAND SURVEYOR AUGUST 19 2008

Eric W. Sandsnes, Professional Land Surveyor S-2475

DESCRIPTION

Lots 29 and 30, Monona Assessor's Plat #13 lying in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 07 North, Range 10 East, City of Monona, Dane County, Wisconsin, more fully described as follows:

Commencing at the South 1/4 corner of said Section 21;
Thence N 88°12'30" E, 601.42 feet, along the South line of the Southeast 1/4 of said Section 21;
Thence N 02°24'22" E, 268.79 feet, to the Southeast corner of said Lot 30 and the point of beginning of this description;
Thence N 87°22'06" W, 649.89 feet, along the North right-of-way of East Broadway to the Southwest corner of sad Lot 29;
Thence N 16°51'10" E, 123.29 feet, along the Westerly line of said Lot 29;
Thence, continuing along said Westerly line N 06°04'18" W, 161.67 feet, to the Northwest corner of said Lot 29;
Thence S 87°24'36" E, 279.93 feet, along the North line of said Lot 29 to the West line of said Lot 30;
Thence N 02°57'59" E, 274.80 feet, along said West line of Lot 30 to the Northwest corner of said Lot 30;
Thence S 87°24'15" E, 393.06 feet, along the North line, to the Northeast corner of said Lot 30;
Thence S 10°01'34" W, 3.14 feet, along the East line of said Lot 30;
Thence, continuing along said East line, S 09°09'15" W, 274.82 feet;
Thence, continuing along said East line ,S 02°24'22" W, 278.41 feet to the point of beginning of this description.

Said parcel contains 280,727 square feet or 6.44 acres.

LIMITED LIABILITY COMPANY OWNERS CERTIFICATE

LBSFM Properties, LLC., a Wisconsin Limited Liability Company, duly organized and existing by the virtue of the laws of the State of Wisconsin, as owner does hereby certify that said Limited Liability Company caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map.

LBSFM Properties, LLC., does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statues to be submitted to the City of Monona for approval.

IN WITNESS WHEREOF, the said LBSFM Properties, LLC., has caused these presents to be executed, signed L. Mike Slivensky, President, Monona, Wisconsin, this 19TH day of AUGUST, 2008.

L. Mike Slivensky PRES

L. Mike Slivensky, President

STATE OF WISCONSIN)
COUNTY OF DANE) ss.

Personally came before me this 19TH day of AUGUST, 2008, L. Mike Slivensky, to me known to be the President of LBSFM Properties, LLC and acknowledge that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority, for the purposes therein contained.

Notary Public, Dane County, Wisconsin

My Commission AUG 22ND, 2010

CARL M. SANDSNES NOTARY PUBLIC STATE OF WISCONSIN

Office Map Number 15855
Sheet 2 of 3 Sheets

Document No. 4461253
CSM No. 12522, Volume 78, Page 191

CERTIFIED SURVEY MAP

Being Lots 29 and 30, Monona Assessor's Plat #13 lying in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 07 North, Range 10 East, City of Monona, Dane County, Wisconsin

COMMON COUNCIL RESOLUTION
CITY OF MONONA, WISCONSIN

"Resolved that this Certified Survey Map, being a part of the Southwest of the Southeast 1/4 and the Southeast of the Southwest 1/4 of Section 21, Township 07 North, Range 10 East, City of Monona, Dane County, Wisconsin, having been approved by the City Planning Commission, be and the same is hereby approved.

I, Joan Andrusz, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Monona, and that this Certified Survey Map was approved by the City Council of the City of Monona, Dane County, Wisconsin and furthermore certify that the conditions of said approval were fulfilled on the 19th day of August, 2008.

Joan Andrusz
Joan Andrusz, City Clerk

REGISTER OF DEEDS CERTIFICATE

Received for record the 20th day of August, 2008 at 7:39 o'clock a m. and recorded in Volume 78 of Certified Survey Maps on Pages 190-192.

Kristi Chlebowski by Shelly Seehafer, deputy
Kristi Chlebowski, Dane County Register of Deeds

WISCONSIN
ERIC W. SANDSNES
DEFOREST, WI
S-2475
PROFESSIONAL LAND SURVEYOR

Office Map Number 15855
Sheet 3 of 3 Sheets

Document No. 4461253
CSM No. 12522, Volume 78, Page 192

Revised 1/29/2010
This document is include
for reference only.

ANTY DEED

000300

DANE COUNTY
REGISTER OF DEEDS

Doc No 2986483

1998-06-26 12:48 PM
Trans. Fee 1785.00
Rec. Fee 12.00
Pages 2

MOTOR OASIS, INC.

conveys and warrants to LBSFM PROPERTIES LLC

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

RETURN TO
Walt Eibach
PO Box 1348
Madison, WI 53701

See Exhibit A attached hereto and made a part hereof.

57-0710-214-6579-7
(Parcel Identification Number)

This is not homestead property.
~~(is)~~ (is not)

Exception to warranties: Municipal and zoning ordinances and agreements entered under them, recorded easements, recorded building and use restrictions and covenants, and general taxes levied in 1998.

Dated this 22nd day of June, 1998.

MOTOR OASIS, INC.

(SEAL) By: Michael J. Gentilli (SEAL)

* * Michael J. Gentilli, President

(SEAL) (SEAL)

* *

AUTHENTICATION

Signature(s)

authenticated this day of , 19

*

TITLE:
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Michael S. Green, Michael Best & Friedrich LLP
P.O. Box 1806, Madison, WI 53701-1806
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
Dane County.

Personally came before me this 22nd day of June, 1998, the above named Michael J. Gentilli

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

Gloria M. Wilberg

* Gloria M. Wilberg
Notary Public Dane County, Wis.
My Commission is permanent. (If not, state expiration date: 10/31, 1999.)

WILBERG NOTARY PUBLIC STATE OF WISCONSIN

WARRANTY DEED

e:\x0c\fc.nt\67226\00013\mm\5368.w52\6/22/98\6/22/98

2/2

Revised 1/29/2010
This document is include
for reference only.

000304

Exhibit A

Part of Lot 29, Assessor's Plat No. 13, Village of Monona, in the City of Monona, Dane County, Wisconsin, described as follows: Commencing at a point 125.0 feet Northerly from the Southwest corner of said Section 21, said point being on the centerline of U.S. Highway No. 12 & 18; thence North 86°05' East along said centerline, 1,867.7 feet; thence North 75.0 feet to the North line of said highway; thence North 86°05' East, along said North line of highway, 195.0 feet to a point of curve; thence Easterly along said North line of highway and on a curve to the right, 371.0 feet to the end of said curve; thence South 86°23' East, along said North line of highway, 201.0 feet to the point of beginning of this description; thence North 03°58' East, 280.0 feet; thence South 86°23' East, 46.0 feet; thence North 03°58' East, 275.0 feet; thence South 86°23' East, 395.0 feet, more or less, to the centerline of a drainage ditch; thence Southerly, along said centerline of ditch, 278 feet, more or less, to a point; thence South 03°30' West along said centerline of ditch 380.0 feet to the North line of U.S. Highway Nos. 12 & 18; thence North 86°23' West, 411.1 feet along said North line of highway to the point of beginning, EXCEPTING land conveyed in Quit Claim Deed recorded in Vol. 700 of Records, page 436, #1477474.

Revised 1/29/2010
This document is include for reference only.

MADISON MOTOR OASIS
925 EAST BROADWAY
MONONA, WISCONSIN 53716

Part of Outlot 29, Assessor's Plat #2, Town of Blooming Grove, located in the Southeast ¼ of the Southwest ¼ and also in the Southwest ¼ of the Southeast ¼ of Section 21, Town 7 North, Range 10 East, Village of Monona, Dane County, Wisconsin, and which is more fully described as follows:

Commencing at a point 125.0 feet Northerly from the Southwest corner of said Section 21 said point being on the center line of U.S. Highway Nos. 12 & 18; thence North 86-05 East, along said center line, 1867.8 feet; thence North 75.0 feet to the North line of said highway; thence North 86 degree-05' East, along said North line of highway, 195.0 feet to a point of curve; thence Easterly, along said North line of highway and on a curve to the right, 371.0 feet to the end of said curve; thence South 86 degree-23' East, along said North Line of highway, 201.0 feet to the point of beginning of this description; thence North 3degree-58' 280.0 feet; thence South 86 degree-23' East, 46.0 feet; thence North 3 degree-58' East 275.0 feet; thence South 86 degree-23' East 395.0 feet more or less to the center line of a drainage ditch; thence Southerly, along said center line of ditch 278 feet more or less to a point; thence South 3 degree-30' West along said center line of ditch 280.0 feet to the North line of U.S. Highway Nos. 12 & 18; thence North 86 degree-23' West 411.1 feet along said North line of highway to the point of beginning.

Subject to a right of way to use in common with others described as follows:

A strip of land 35 feet in width in part of Outlot 29, Assessor's Plat #2 of the Town of Blooming Grove, located in the Southwest ¼ of the Southeast ¼ of Section 21, Town 7 North, Range 10 East, Village of Monona, Dane County, Wisconsin, and the EAST line of said 35 foot strip being more fully described as follows:

Commencing at a point 125.0 feet Northerly from the Southwest corner of said Section 21 said point being on the center line of U.S. Highway Nos. 12 7 18; thence North 86degree-05'East, along said center line, 1867.8 feet; thence North 75.0 feet to the North line of said highway; thence North 86degree-05' East, along said North line of highway, 195.0 feet to a point of curve; thence Easterly, along said North line of highway and on a curve to the right, 371.0 feet to end of curve; thence South 86 degree-23' East, along said North line of highway, 282.0 feet to the point of beginning of this description; thence North 3 degree-58' East, 555.0feet to the end of this description.

Any acceptance and recording of this deed party of the second part assumes full and sole responsibility for repair and maintenance of such right of way.

The right of way set forth above is the right of way reserved in the deeds from John T. Getgood, Trustee, to Good Real Estate Co., Inc., recorded as #1120214 and from Abraham A. Quisling and his wife to Good Real Estate Co., Inc., recorded as #1120209.

Subject to an easement granted to the City of Monona, dated November 12, 1976 and recorded as document #1496522 in the Miscellaneous Records of the Register of Deeds, Dane County, for the purpose of constructing a sanitary sewer across the following described property:

The westerly 15 feet of the northerly 290.10 feet and the Northerly 15 feet of the Westerly 46 feet of the Southerly 280 feet of Lot 29, Assessor's Plat No. 13 in the Village of Monona, now City of Monona, Dane County, Wisconsin.

Hereafter to be known as Lease No. A-6109

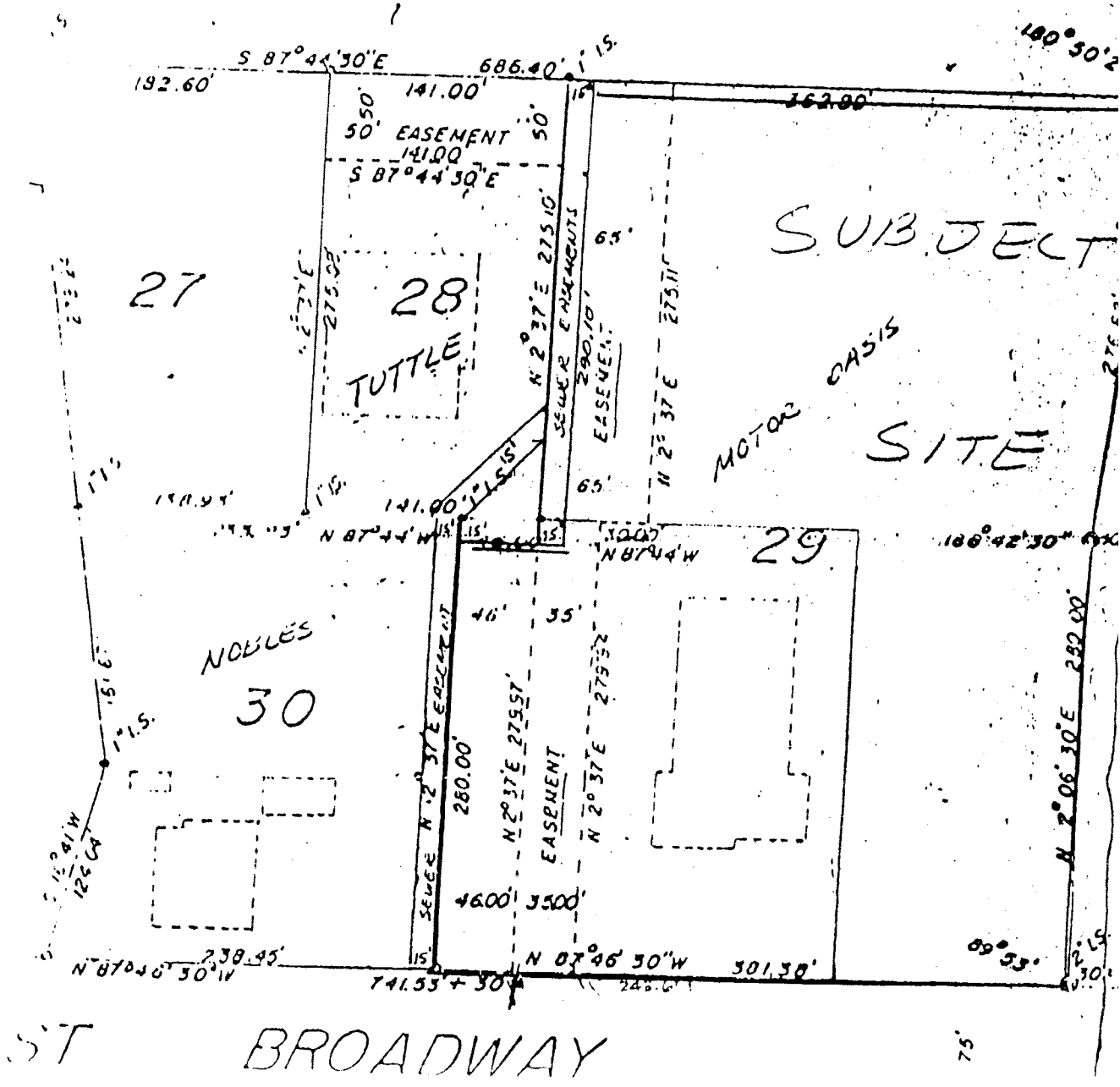
EXHIBIT A

Revised 1/29/2010
This document is include
for reference only.

26

QUISLING

EXHIBIT B



Revised 1/29/2010
This document is include for reference only.

SHEET 2 OF 2

ASSESSORS PLAT NO 13 — VILLAGE OF MONONA

LOCATED IN THE NW1/4, NE1/4 AND THE SE1/4 OF THE SW1/4, AND THE SW1/4 OF THE SE1/4 OF SECTION 21, T7N-R10E, ALSO BEING OUTLOTS-20,21,25,26,29,30, AND PART OF 22, ALL IN THE ASSESSORS PLAT NO. 2, TOWNSHIP OF BLOOMING GROVE, NOW IN THE VILLAGE OF MONONA, DANE COUNTY, WISCONSIN

1966

GEORGE A. WEIR REGISTERED LAND SURVEYOR
S-843

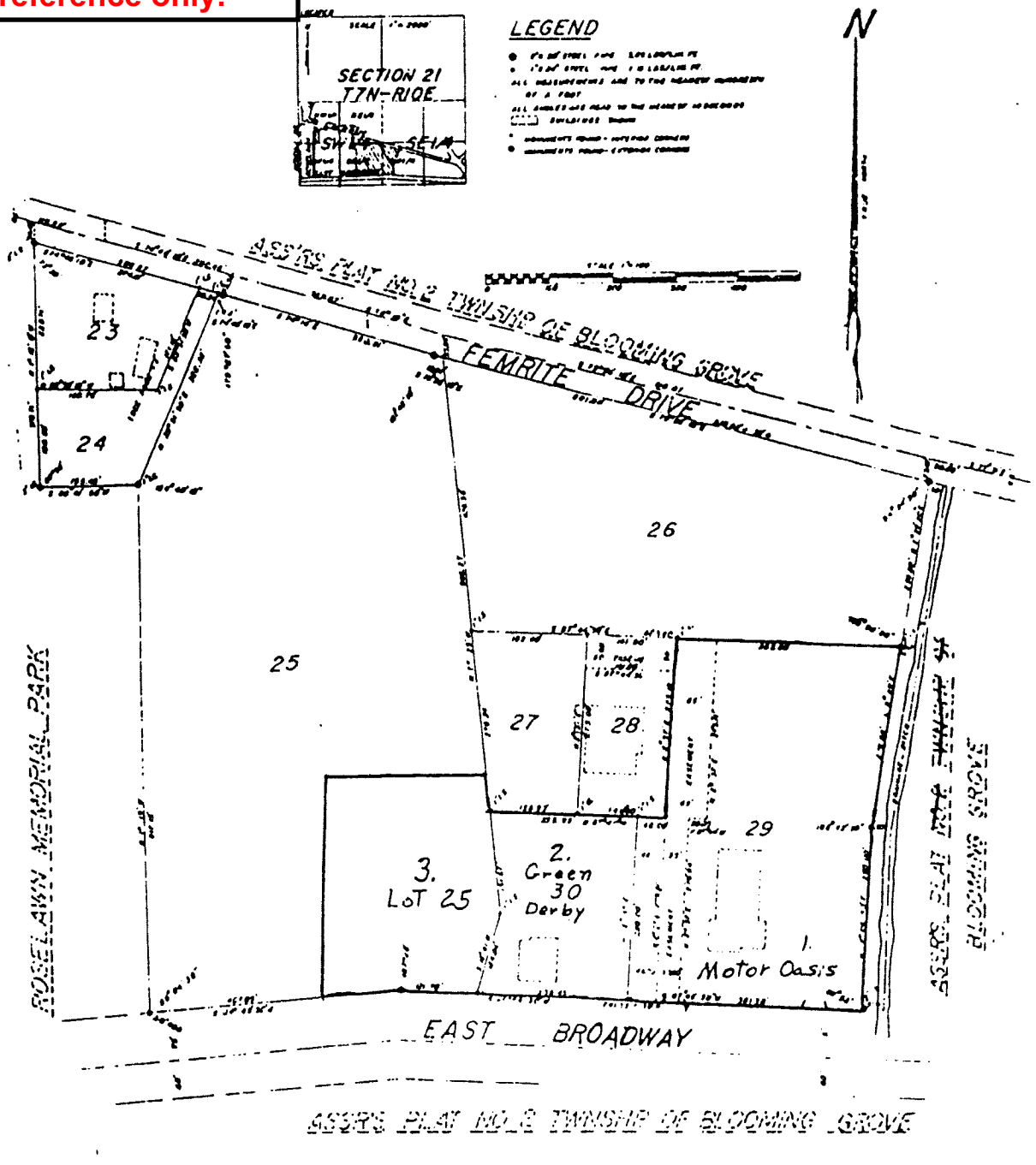


EXHIBIT C

Furnished by Dane County Title Company

Revised 1/29/2010
This document is include
for reference only.

Motor Oasis Truck Stop Site
925 East Broadway, Monona, Wisconsin 53716
Commerce No. 53716-4000-25
BRRTS No. 03-13-096637

Parcel I.D. # 258/0710-214-6579-7

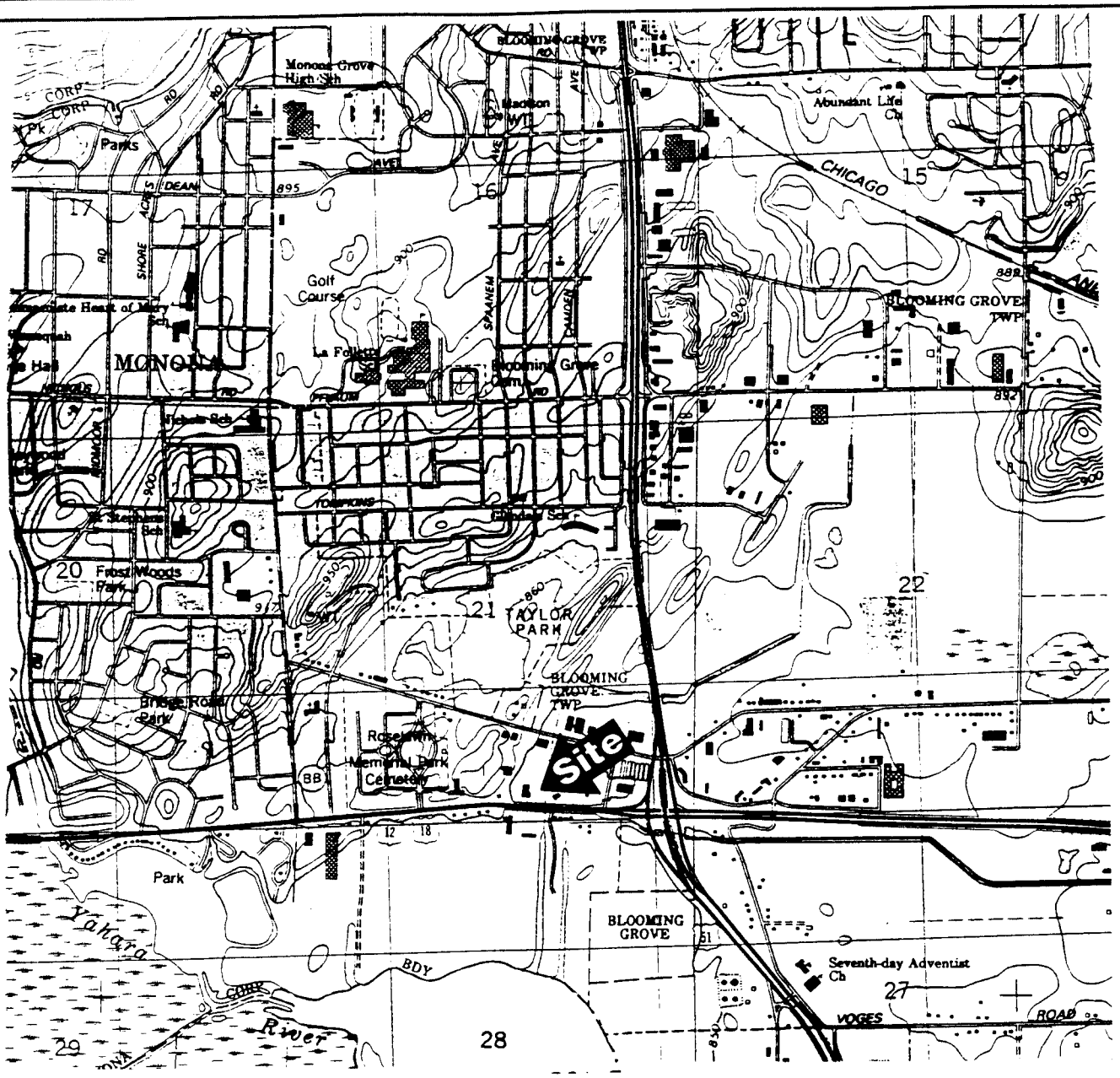
Revised 1/29/2010
This document is include
for reference only.

I, Louis M. Slivensky affirm that this attached warranty deed and legal description is accurate and correct as stated.

Louis M. Slivensky,
Managing Member
LBSFM Properties, LLC

Notary 2/17/2003

7/24/2005
Commision Expires



(USGS 1983)

SCALE
1:24000

1/2 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 .5 0 1 KILOMETER

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. 1
MOTOR OASIS TRUCK STOP SITE MONONA, WISCOSNIN	

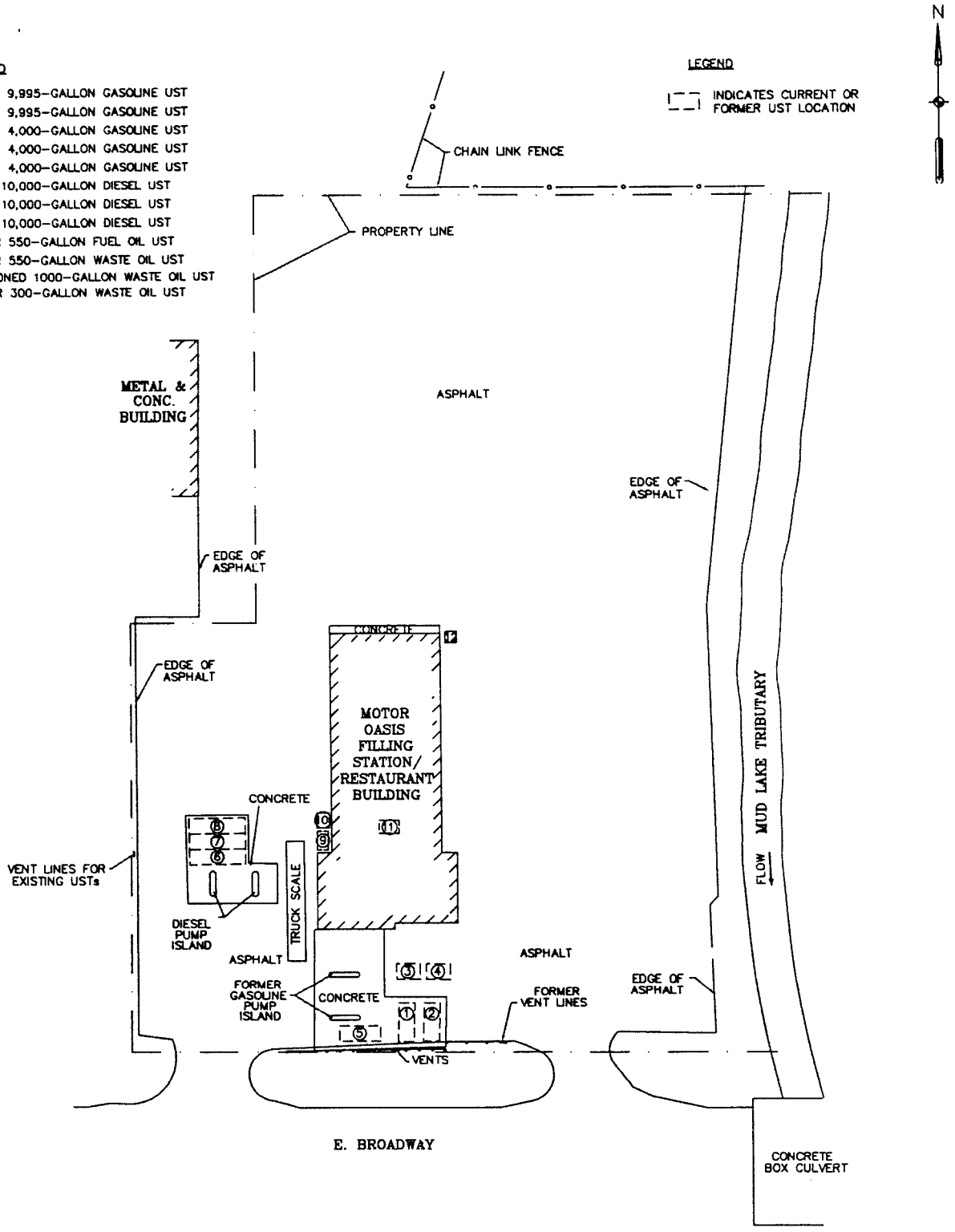
DATE	
ENGINEER	
DATE	
ENGINEER	
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
7/9/99	
DRAWN BY:	KMA
DRAWING NO.	96.113AD1

TANK LEGEND

1. FORMER 9,995-GALLON GASOLINE UST
2. FORMER 9,995-GALLON GASOLINE UST
3. FORMER 4,000-GALLON GASOLINE UST
4. FORMER 4,000-GALLON GASOLINE UST
5. FORMER 4,000-GALLON GASOLINE UST
6. ACTIVE 10,000-GALLON DIESEL UST
7. ACTIVE 10,000-GALLON DIESEL UST
8. ACTIVE 10,000-GALLON DIESEL UST
9. FORMER 550-GALLON FUEL OIL UST
10. FORMER 550-GALLON WASTE OIL UST
11. ABANDONED 1000-GALLON WASTE OIL UST
12. FORMER 300-GALLON WASTE OIL UST

LEGEND

INDICATES CURRENT OR FORMER UST LOCATION



ENVIROGEN

COST EFFECTIVE LEADER FOR A CLEANER ENVIRONMENT

2835 North Grandview Blvd.
Pewaukee, Wisconsin 53072-0090

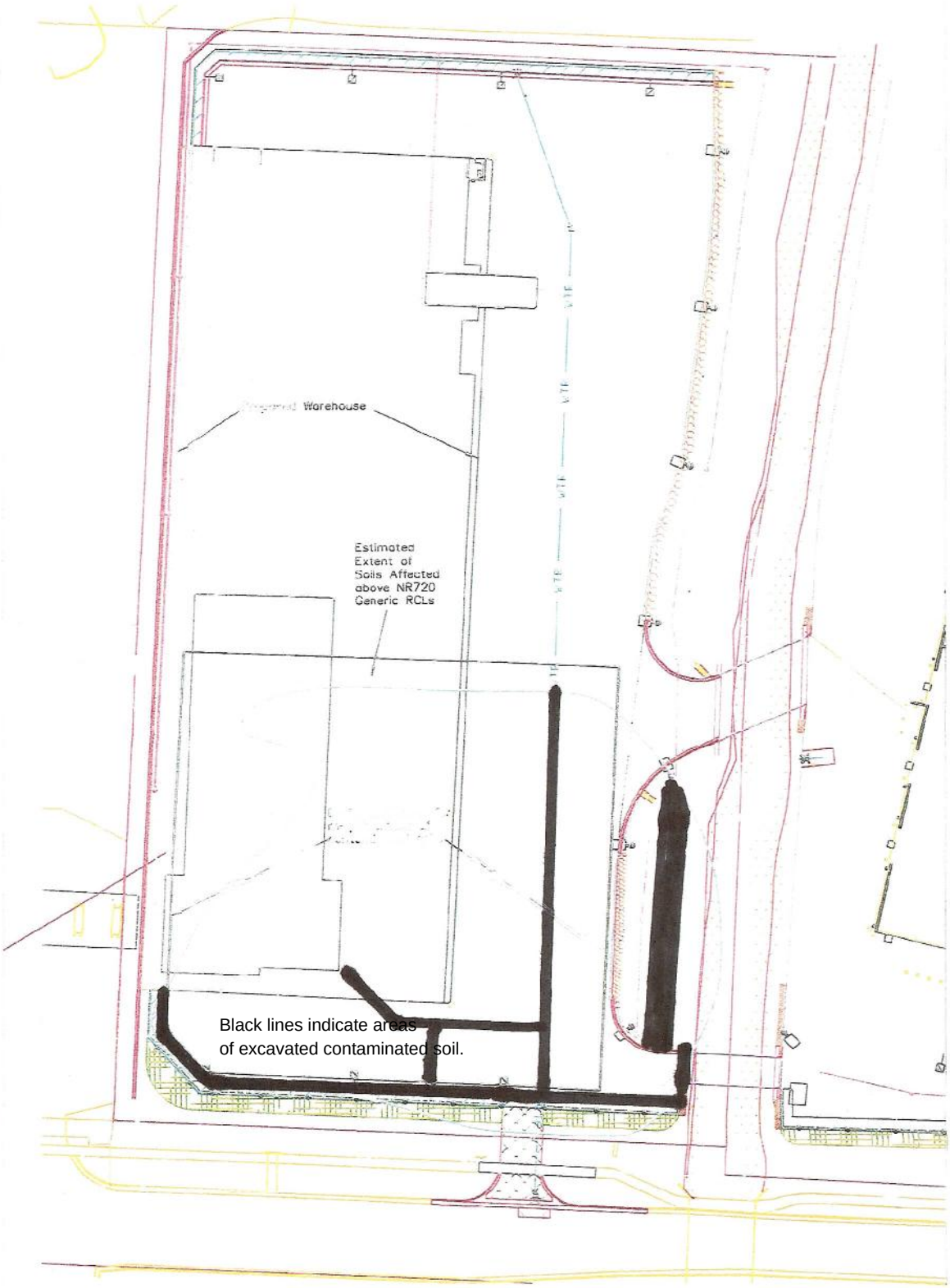
SCALE

0 20' 40' 60' 80' 100'

SITE PLAN
VIEW
MOTOR OASIS TRUCK STOP SITE
MONONA, WISCONSIN

FIGURE NO. 2

DRAWING NO.	96.113AD2	DRAWN BY:	KMA	CHECKED BY:		APPROVED BY:		REVISIONS:	ENGINEER	DATE	ENGINEER	DATE
			8/30/99									



Base plan provided by Menard

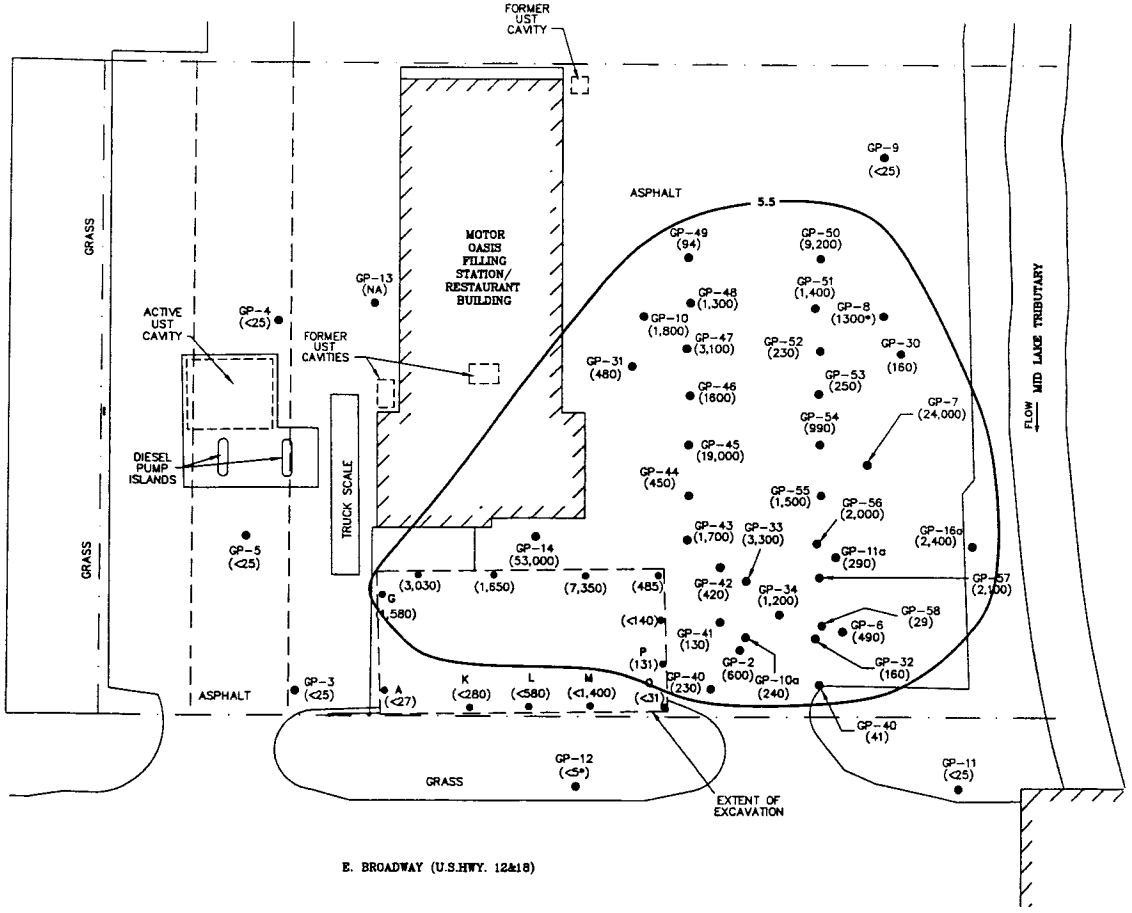
0 25 50

Menards Expansion
6401 Copps Avenue
Monona, Wisconsin

Scale:	1" = 50' +/-
Project Number:	7-81034
Date:	6/25/09
Drawn By:	

siteover.dwg

FIGURE 1



E. BROADWAY (U.S.HWY. 12&18)

LEGEND

- ● GEOPROBE BORING
- (NA) NOT ANALYZED
- ( ) CONCENTRATION IN ppb
- (*) RESULTS FROM FIELD GC ANALYSIS
- 5.5 ISOCONCENTRATION CONTOUR

NOTES: SAMPLES GP-1 THROUGH GP-14 COLLECTED 11/16/96 & 11/7/97.

SAMPLE GP-16 COLLECTED 1/21/97.

SAMPLES GP-30 THROUGH GP-34 COLLECTED 2/25/97.

SAMPLES GP-40 THROUGH GP-59 COLLECTED 9/3/97.

EXCAVATION SAMPLES TAKEN 9/24/98 THROUGH 9/28/98.

SAMPLES GP-10a, GP-11a AND GP-16a TAKEN 1/21/97

N

ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

2835 North Grandview Blvd.
Pewaukee, Wisconsin 53072-0090

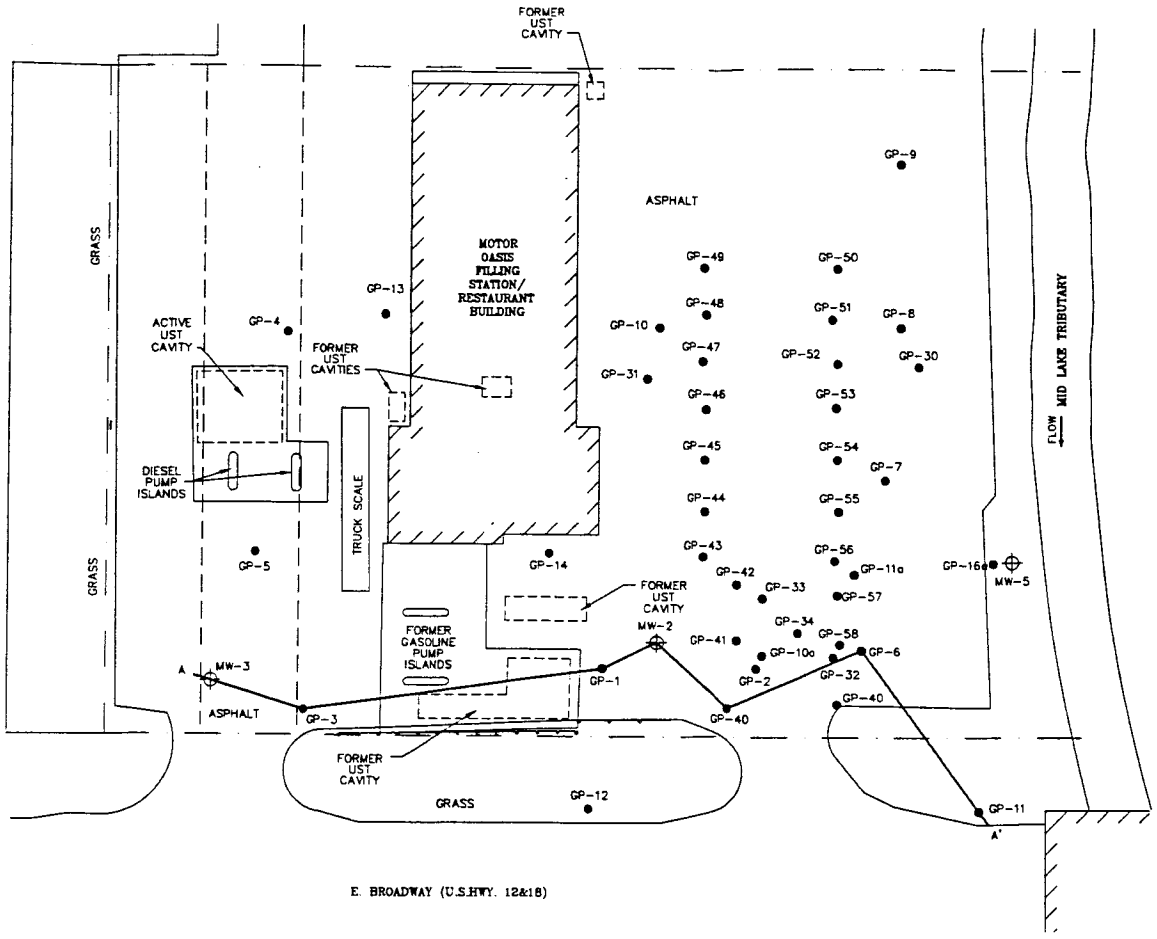
SCALE

0 10' 20' 30' 40' 50'

POST-EXCAVATION
SOIL BENZENE DISTRIBUTION
MOTOR OASIS TRUCK STOP SITE
MONONA, WISCONSIN

FIGURE NO. 8

DRAWING NO.	DRAWN BY:	CHECKED BY:	APPROVED BY:	REVISIONS:	ENGINEER	DATE	ENGINEER	DATE
960113-08	KMA	03/04/03						



LEGEND

- GEOPROBE BORING
- MONITORING WELL

N

ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

2835 North Grandview Blvd.
Pewaukee, Wisconsin 53072-0090

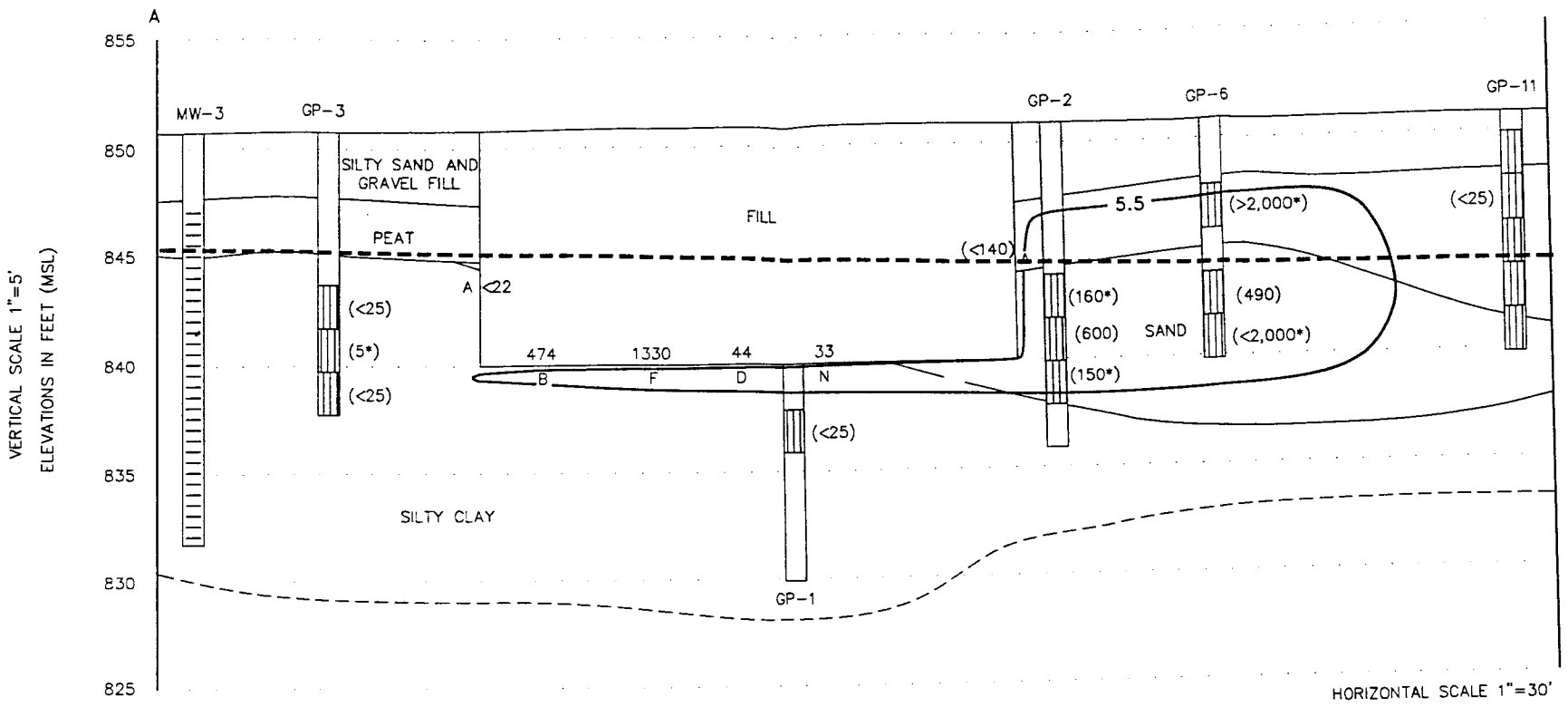
SCALE

0 10' 20' 30' 40' 50'

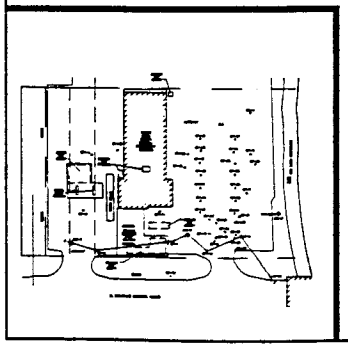
GEOLOGIC CROSS-SECTION
PLAN VIEW A-A'
MOTOR OASIS TRUCK STOP SITE
MONONA, WISCONSIN

FIGURE NO. 4

DRAWING NO	DRAWN BY:	CHECKED BY:	APPROVED BY:	REVISIONS:	ENGINEER	DATE	ENGINEER	DATE
96.113AD4	KMA	8/30/99						



PLAN VIEW



LEGEND

- SAMPLE LOCATION
- SCREENED INTERVAL
- GROUNDWATER TABLE 6/9/99
- ( ) CONCENTRATION IN ppb
- 5.5 ISOCONCENTRATION CONTOUR

NOTES: THE NR720 SOIL CLEANUP STANDARD FOR BENZENE IS 5.5 ppb
THE OFFICIAL WDNR REPORTING LIMIT FOR SAMPLES COLLECTED AFTER 3/1/96 IS 25 ppb
GEOPROBE SAMPLES WERE COLLECTED 11/6-7/96
ANALYTICAL RESULTS FROM PORTABLE GAS CHROMATOGRAPH ANALYSIS

ENVIROGEN
COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
2635 North Grandview Blvd.
Pewaukee, Wisconsin 53072-0090

POST-EXCAVATION SOIL BENZENE
DISTRIBUTION CROSS-SECTION A-A'
MOTOR OASIS TRUCK STOP SITE
MONONA, WISCONSIN

FIGURE NO. 9

DRAWING NO.	96.113AD9	DRAWN BY:	KMA	8/30/99	CHECKED BY:	APPROVED BY:	REVISIONS:	ENGINEER	DATE	ENGINEER	DATE

LEGEND

⊕ MONITORING WELL

( ) GROUNDWATER BENZENE CONCENTRATION IN ppb

5.0 ISOCONCENTRATION CONTOUR

NOTES:

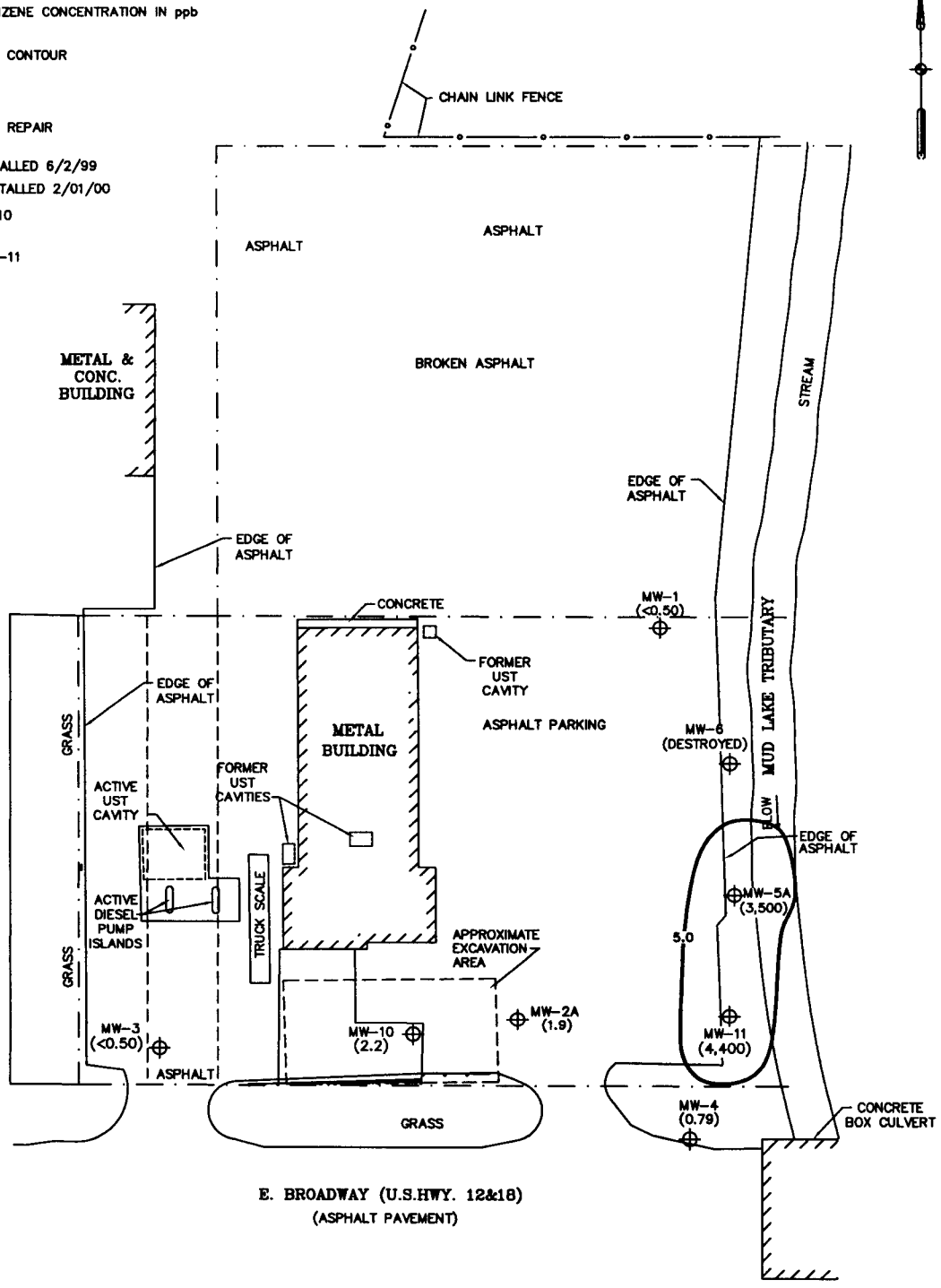
MW-6 DAMAGED BEYOND REPAIR WINTER 1998-1999

MW-10 AND MW-11 INSTALLED 6/2/99

MW-2A AND MW-5A INSTALLED 2/01/00

MW-1, MW-3, AND MW-10 LAST SAMPLED 3/21/00

MW-2A, MW-4, AND MW-11 LAST SAMPLED 4/3/02



ENVIROGEN

COST EFFECTIVE LEADER FOR A CLEANER ENVIRONMENT

2835 North Grandview Blvd.
Pewaukee, Wisconsin 53072-0090

SCALE

0 20' 40' 60' 80' 100'

GROUNDWATER BENZENE DISTRIBIUTION
(12/04/02)

MOTOR OASIS TRUCK STOP SITE
MADISON, WISCOSNIN

FIGURE NO. 3

DATE	ENGINEER	DATE	ENGINEER	REVISIONS:	APPROVED BY:	CHECKED BY:	03/04/03	RRT	DRAWN BY:	960113-03	DRAWING NO.

TABLE 3

Remedial Excavation Soil Sample Laboratory Analytical Results
Motor Oasis Truck Stop Site
Monona, Wisconsin

Sample	Date	Benzene	E-benzene	MTBE	Toluene	1,2,4-TMB	1,3,5-TMB	Xylenes
A	9/24/98	<27	<27	<27	<27	<27	<27	<81
B	9/24/98	**474**	2,020	<30	31	368	320	2,020
C	9/24/98	**4,950**	294	<39	76	6,040	495	**4,950**
D	9/24/98	**44**	<31	120	<31	<31	<31	<92
E	9/24/98	**3,030**	253	<63	150	354	150	1,190
F	9/24/98	**1,330**	50	182	35	<30	<30	<91
G	9/25/98	**1,580**	<28	<43	<28	<28	<28	<85
H	9/25/98	**1,650**	1,410	<41	141	836	236	789
I	9/25/98	**524**	<30	231	<30	32	<30	<91
J	9/25/98	**664**	<29	198	<29	<29	<29	<87
K	9/28/98	<280	<280	<280	<280	4,560	1,250	<850
L	9/28/98	<580	1,270	<580	<580	8,440	1,850	<1,700
M	9/28/98	<1,400	<1,400	<1,400	<1,400	7,930	1,500	<4,000
N	9/28/98	**33**	<28	<28	<28	52	<28	<83
O	9/28/98	**28**	27	<27	<27	52	<27	<80
P	9/28/98	**131**	142	<27	49	371	56	262
Q	9/28/98	<31	<31	<31	<31	49	37	<92
R	9/28/98	<140	<140	460	<140	<140	<140	<440
S	9/28/98	<27	<27	<27	<27	<27	<27	<80
T	9/28/98	**485**	<32	485	<32	<32	<32	<96
U	9/28/98	**1,520**	188	317	<140	<140	<140	<440
V	9/28/98	**7,350**	909	1,370	120	484	110	484
Confirm	9/24/98	<720	**7,670**	<720	858	41,200	12,600	**32,000**
Confirm	9/25/98	**6,600**	**4,070**	<267	154	1,350	478	1,030
NR 720 Generic Soil Standards		5.5	2,900	NS	1,500	NS	NS	4,100

Notes:

All results reported in ppb unless otherwise noted

Bold Indicates value equals or exceeds the NR 720 generic soil standard

MTBE: Methyl t-butyl ether

TMB: Trimethylbenzene

NS: No standard

TABLE 1

Monitoring Well Groundwater Laboratory Analytical Results
Motor Oasis Truck Stop
Madison, Wisconsin

Monitoring Well	Date	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	1,2,4-TMB	1,3,5-TMB
MW-1	12/19/96	<0.50	<1.0	<1.0	<3.0	<3.0	<1.0	<1.0
	2/20/97	<0.13	<0.22	<0.20	<0.23	0.38	<0.22	<0.29
	5/5/97	<0.13	<0.22	<0.20	<0.23	1.3	<0.22	<0.29
	8/13/97	<0.13	<0.22	<0.20	<0.23	<0.16	<0.22	<0.29
	12/2/97	<0.13	<0.22	<0.20	<0.23	1.3	<0.22	<0.29
	6/9/99	<0.26	<0.24	<0.21	<1.34	<0.22	<0.86	<0.54
	10/11/99	<0.27	<0.32	<0.27	<0.67	<0.32	<0.22	<0.27
	3/21/00	<0.50	<0.50	<0.50	<0.50	<0.20	<1.0	<1.0
	4/26/01	NA	NA	NA	NA	NA	NA	NA
	7/24/01	NA	NA	NA	NA	NA	NA	NA
	12/21/01	NA	NA	NA	NA	NA	NA	NA
	4/3/02	NA	NA	NA	NA	NA	NA	NA
WDNR Preventive Action Limit		0.5	140	200	1,000	12	48*	
WDNR Enforcement Standard		5	700	1,000	10,000	60	96*	

(Continued)

Notes:

Results in µg/L unless otherwise noted

Bold Indicates value equals or exceeds the NR 140 enforcement standard

Italics Indicates value equals or exceeds the NR 140 preventive action limit

(*): The ES and PAL for the TMBs is a combined concentration for 1,2,4 TMB and 1,3,5 TMB

MTBE: Methyl t-butyl ether
TMB: Trimethylbenzene
NS: No standard
ABN: Well Abandoned
NA: Not Analyzed
µg/L: micrograms per liter

Checked by:_____ Approved by:_____

TABLE 1
(Continued)

Monitoring Well Groundwater Laboratory Analytical Results
Motor Oasis Truck Stop
Madison, Wisconsin

Monitoring Well	Date	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	1,2,4-TMB	1,3,5-TMB
MW-2/A	12/19/96	**460**	<50	<50	<150	**8,600**	<50	<50
	2/20/97	**600**	*180*	1.4	11	**2,000**	7.0	<0.29
	5/5/97	**720**	*170*	15	53	**<250**	*90*	*<100*
	8/13/97	**510**	130	12	31	**190**	37	4.1
	12/2/97	**630**	33	11	28	**480**	11	1.9
	6/9/99	ABN	ABN	ABN	ABN	ABN	ABN	ABN
	10/11/99	ABN	ABN	ABN	ABN	ABN	ABN	ABN
	3/21/00	**3,540**	**1,200**	65.6	270	**1,010**	*87.9*	*<50.0*
	4/26/01	**1,400**	*260*	12	72.3	**280**	21	8.7
	7/24/01	**1,300**	110	28	58	**300**	14	<6.8
	12/21/01~	<0.21	<0.22	7.7	<0.69	7.7	0.45	<0.34
	4/3/02	*1.9*	0.76	<0.63	<1.5	4.8	<0.42	<0.72
WDNR Preventive Action Limit		0.5	140	200	1,000	12	48*	
WDNR Enforcement Standard		5	700	1,000	10,000	60	96*	

(Continued)

Notes:

Results in µg/L unless otherwise noted

Bold Indicates value equals or exceeds the NR 140 enforcement standard

Italics Indicates value equals or exceeds the NR 140 preventive action limit

(*): The ES and PAL for the TMBs is a combined concentration for 1,2,4 TMB and 1,3,5 TMB

MTBE: Methyl t-butyl ether

TMB: Trimethylbenzene

NS: No standard

ABN: Well Abandoned

(~): Not analyzed within hold time due to laboratory error

µg/L: micrograms per liter

Checked by:_____ Approved by:_____

TABLE 1
(Continued)

Monitoring Well Groundwater Laboratory Analytical Results
Motor Oasis Truck Stop
Madison, Wisconsin

Monitoring Well	Date	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	1,2,4-TMB	1,3,5-TMB
MW-3	12/19/96	<0.50	<1.0	1.2	<3.0	<1.0	<1.0	<1.0
	2/20/97	<0.13	<0.22	<0.20	<0.23	0.74	<0.22	<0.29
	5/5/97	<0.13	<0.22	<0.20	<0.23	2.5	<0.22	<0.29
	8/13/97	<0.13	<0.22	<0.20	<0.23	<0.16	<0.22	<0.29
	12/2/97	<0.13	<0.22	<0.20	<0.23	0.59	<0.22	<0.29
	6/9/99	<0.26	<0.24	<0.21	<1.34	0.56	<0.86	<0.54
	10/11/99	<0.27	<0.32	<0.27	<0.67	0.53	<0.22	<0.27
	3/21/00	<0.50	<0.50	<0.50	<0.50	<0.20	<1.0	<1.0
	4/26/01	NA	NA	NA	NA	NA	NA	NA
	7/24/01	NA	NA	NA	NA	NA	NA	NA
	12/21/01	NA	NA	NA	NA	NA	NA	NA
	4/3/02	NA	NA	NA	NA	NA	NA	NA
WDNR Preventive Action Limit		0.5	140	68.6	124	12	48*	
WDNR Enforcement Standard		5	700	343	620	60	96*	

(Continued)

Notes:

Results in µg/L unless otherwise noted

Bold Indicates value equals or exceeds the NR 140 enforcement standard

Italics Indicates value equals or exceeds the NR 140 preventive action limit

(*): The ES and PAL for the TMBs is a combined concentration for 1,2,4 TMB and 1,3,5 TMB

MTBE: Methyl t-butyl ether

TMB: Trimethylbenzene

NS: No standard

µg/L: Micrograms per liter

NA: Not analyzed

Checked by:_____ Approved by:_____

TABLE 1
(Continued)

Monitoring Well Groundwater Laboratory Analytical Results
Motor Oasis Truck Stop
Madison, Wisconsin

Monitoring Well	Date	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	1,2,4-TMB	1,3,5-TMB
MW-4	12/19/96	<0.50	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0
	2/20/97	0.24	<0.22	<0.20	<0.23	2.3	<0.22	<0.29
	5/5/97	<0.13	<0.22	<0.20	<0.23	0.38	<0.22	<0.29
	8/13/97	0.15	<0.22	<0.20	0.47	<0.16	0.42	<0.29
	12/2/97	<0.13	<0.22	<0.20	<0.23	<0.16	<0.22	<0.29
	6/9/99	<0.26	<0.24	<0.21	<1.34	<0.22	<0.86	<0.54
	10/11/99	<0.27	<0.32	<0.27	<0.67	<0.32	<0.22	<0.27
	3/21/00	<0.50	<0.50	<0.50	<0.51	<0.20	<1.0	<1.0
	4/26/01	0.32	<0.22	<0.41	<0.69	<0.46	<0.26	<0.34
	7/24/01	*0.93*	<0.22	<0.41	<0.69	<0.46	<0.26	<0.34
	12/21/01	**1,600**	*260*	<210	<350	<230	**160**	**<170**
	4/3/02	*0.79*	<0.49	<0.63	<1.5	<0.49	0.42	<0.72
WDNR Preventive Action Limit		0.5	140	68.6	124	12	48*	
WDNR Enforcement Standard		5	700	343	620	60	96*	

(Continued)

Notes: Results in µg/L unless otherwise noted

Bold Indicates value equals or exceeds the NR 140 enforcement standard

Italics Indicates value equals or exceeds the NR 140 preventive action limit

(*): The ES and PAL for the TMBs is a combined concentration for 1,2,4 TMB and 1,3,5 TMB

MTBE: Methyl t-butyl ether

TMB: Trimethylbenzene

NS: No standard

µg/L: Micrograms per liter

Checked by:_____ Approved by:_____

TABLE 1
(Continued)

Monitoring Well Groundwater Laboratory Analytical Results
Motor Oasis Truck Stop
Madison, Wisconsin

Monitoring Well	Date	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	1,2,4-TMB	1,3,5-TMB
MW-5/A	12/19/96	**450**	<50	<50	<150	**8,000**	<50	<50
	5/23/97	**5,800**	**2,200**	100	*3,700*	<1.6	**1,600**	**84**
	8/13/97	**9,300**	**2,600**	94	*2,200*	**2,100**	**1,600**	**120**
	12/2/97	**4,800**	**2,500**	45	*1,300*	**1,000**	**1,500**	**52**
	6/9/99	ABN	ABN	ABN	ABN	ABN	ABN	ABN
	10/11/99	ABN	ABN	ABN	ABN	ABN	ABN	ABN
	3/21/00	**4,060**	**1,620**	158	*3,340*	**393**	**1,240**	**232**
	4/26/01	**6,300**	**2,200**	*340*	*5,260*	**500**	**1,400**	**260**
	7/24/01	**15,000**	**2,400**	81	*1,400*	**3,800**	**1,200**	**67**
	12/21/01	**16,000**	**2,600**	90	*2,600*	**4,300**	**1,300**	**190**
	4/3/02	**11,000**	**2,900**	*400*	*3,900*	**2,000**	**1,800**	**180**
	8/29/02	**17,000**	**2,500**	150	*2,000*	**4,900**	**920**	**91**
	12/4/02	**3,500**	56	<14	45	**1,500**	21	<19
WDNR Preventive Action Limit		0.5	140	200	1,000	12	48*	
WDNR Enforcement Standard		5	700	1,000	10,000	60	96*	

(Continued)

Notes: Results in µg/L unless otherwise noted

Bold Indicates value equals or exceeds the NR 140 enforcement standard

Italics Indicates value equals or exceeds the NR 140 preventive action limit

(*): The ES and PAL for the TMBs is a combined concentration for 1,2,4 TMB and 1,3,5 TMB

MTBE: Methyl t-butyl ether

TMB: Trimethylbenzene

NS: No standard

µg/L: Micrograms per liter

ABN: Well abandoned

Checked by:_____ Approved by:_____

TABLE 1
(Continued)

Monitoring Well Groundwater Laboratory Analytical Results
Motor Oasis Truck Stop
Madison, Wisconsin

Monitoring Well	Date	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	1,2,4-TMB	1,3,5-TMB
MW-6	5/23/97	*1.7*	<0.22	<0.20	2.0	*13*	6.9	1.9
	8/13/97	**6.0**	0.42	0.32	3.7	10	17	2.5
	12/2/97	**7.6**	0.43	0.58	4.5	7.9	17	2.6
	6/9/99	ABN	ABN	ABN	ABN	ABN	ABN	ABN
	10/11/99	ABN	ABN	ABN	ABN	ABN	ABN	ABN
	3/21/00	ABN	ABN	ABN	ABN	ABN	ABN	ABN
	4/26/01	ABN	ABN	ABN	ABN	ABN	ABN	ABN
	7/24/01	ABN	ABN	ABN	ABN	ABN	ABN	ABN
	12/21/01	ABN	ABN	ABN	ABN	ABN	ABN	ABN
	4/3/02	ABN	ABN	ABN	ABN	ABN	ABN	ABN
WDNR Preventive Action Limit		0.5	140	200	1,000	12	48*	
WDNR Enforcement Standard		5	700	1,000	10,000	60	96*	

(Continued)

Notes:

Results in µg/L unless otherwise noted

Bold Indicates value equals or exceeds the NR 140 enforcement standard

Italics Indicates value equals or exceeds the NR 140 preventive action limit

(*): The ES and PAL for the TMBs is a combined concentration for 1,2,4 TMB and 1,3,5 TMB

MTBE: Methyl t-butyl ether

TMB: Trimethylbenzene

NS: No standard

µg/L: Micrograms per liter

ABN: Well abandoned

Checked by:_____ Approved by:_____

ABLE 1
(Continued)

Monitoring Well Groundwater Laboratory Analytical Results
Motor Oasis Truck Stop
Madison, Wisconsin

Monitoring Well	Date	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	1,2,4-TMB	1,3,5-TMB
MW-10	6/9/99	<0.26	<0.24	<0.21	<1.34	5.7	<0.54	<0.86
	10/11/99	*4.7*	<0.32	<0.27	<0.67	2.9	<0.22	<0.27
	3/21/00	*2.15*	<0.50	<0.50	1.24	7.84	1.12	<1.0
	4/26/01	NA	NA	NA	NA	NA	NA	NA
	7/24/01	NA	NA	NA	NA	NA	NA	NA
	12/21/01	NA	NA	NA	NA	NA	NA	NA
	4/3/02	NA	NA	NA	NA	NA	NA	NA
WDNR Preventive Action Limit		0.5	140	200	1,000	12	48*	
WDNR Enforcement Standard		5	700	1,000	10,000	60	96*	

(Continued)

Notes:

Results in µg/L unless otherwise noted

Bold Indicates value equals or exceeds the NR 140 enforcement standard

Italics Indicates value equals or exceeds the NR 140 preventive action limit

(*): The ES and PAL for the TMBs is a combined concentration for 1,2,4 TMB and 1,3,5 TMB

MTBE: Methyl t-butyl ether

TMB: Trimethylbenzene

NS: No standard

µg/L: Micrograms per liter

NA: Not analyzed

Checked by:_____ Approved by:_____

TABLE 1
(Continued)

Monitoring Well Groundwater Laboratory Analytical Results
Motor Oasis Truck Stop
Madison, Wisconsin

Monitoring Well	Date	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	1,2,4-TMB	1,3,5-TMB
MW-11	6/9/99	**6,800**	**1,900**	**1,300**	*1,637*	**1,300**	**1,400**	**130**
	10/11/99	**7,900**	**2,500**	64	480	**860**	**440**	**58**
	3/21/00	**4,450**	**1,670**	34.6	628	**666**	**566**	**113**
	4/26/01	**3,600**	**1,300**	<210	520	**560**	**240**	**<170**
	7/24/01	**4,700**	**1,600**	37	450	**1,000**	**400**	**38**
	12/21/01	**8,100**	**2,600**	<210	730	**1,500**	**310**	**280**
	4/3/02	**4,400**	**1,800**	<63	600	**650**	**470**	**<72**
WDNR Preventive Action Limit		0.5	140	200	1,000	12	48*	
WDNR Enforcement Standard		5	700	1,000	10,000	60	96*	

(Continued)

Notes:

Results in µg/L unless otherwise noted

Bold Indicates value equals or exceeds the NR 140 enforcement standard

Italics Indicates value equals or exceeds the NR 140 preventive action limit

(*): The ES and PAL for the TMBs is a combined concentration for 1,2,4 TMB and 1,3,5 TMB

MTBE: Methyl t-butyl ether

TMB: Trimethylbenzene

NS: No standard

µg/L: micrograms per liter

Checked by:_____ Approved by:_____

TABLE 1
(Continued)

Monitoring Well Groundwater Laboratory Analytical Results
Motor Oasis Truck Stop
Monona, Wisconsin

Monitoring Well	Date	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	1,2,4-TMB	1,3,5-TMB
Creek	4/26/01	<0.21	<0.22	<0.41	<0.69	<0.46	<0.26	<0.34
	7/24/01	NA	NA	NA	NA	NA	NA	NA
	12/21/01	<0.21	<0.22	<0.41	<0.69	<0.46	<0.26	<0.34
	4/3/02	NA	NA	NA	NA	NA	NA	NA
WDNR Preventive Action Limit		0.5	140	200	1,000	12	48*	
WDNR Enforcement Standard		5	700	1,000	10,000	60	96*	

Notes:

Results in µg/L unless otherwise noted

Bold Indicates value equals or exceeds the NR 140 enforcement standard

Italics Indicates value equals or exceeds the NR 140 preventive action limit

(*): The ES and PAL for the TMBs is a combined concentration for 1,2,4 TMB and 1,3,5 TMB

MTBE: Methyl t-butyl ether

TMB: Trimethylbenzene

NS: No standard

µg/L: Micrograms per liter

NA: Not analyzed

Checked by:_____ Approved by:_____

TABLE 2

Soil Sample Laboratory Analytical Results
Motor Oasis Truck Stop Site
Monona, Wisconsin

Boring	Sample Depth (feet)	Benzene	Ethyl-benzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	Naph-thalene	MTBE	GRO (ppm)	DRO (ppm)	Lead (ppm)
GP-1	7-9	**5,400**	740	<250	<250	<250	<25	8,500	<250	**300**	48	3.7
	13-15	<25	<25	<25	<25	<25	<25	<25	65	<3.0	<4.5	6.3
GP-2	9-11	**600**	<25	<25	44	<25	<25	<25	1,100	<3.0	<5.1	3.5
GP-3	7-9	<25	<25	<25	<25	<25	<25	<25	<25	<3.1	<5.2	3.0
	11-13	<25	<25	<25	<25	<25	<25	<25	<25	<3.1	<5.2	7.7
GP-4	5-7	<25	<25	<25	<25	<25	<25	<25	<25	<2.9	<3.8	3.5
GP-5	7-9	<25	<25	<25	<25	<25	<25	<25	<25	<2.9	<4.0	<2.8
GP-6	7-9	**490**	940	35	3,200	2,300	730	490	<25	**360**	<4.0	23
GP-7	7-9	**24,000**	**67,000**	**53,000**	**320,000**	180,000	58,000	23,000	<500	**2,200**	**470**	3.2
GP-9	9-11	<25	<25	<25	<25	<25	<25	<25	<25	<3.0	<4.3	<2.9
GP-10	5-7	**1,800**	**3,000**	<1,300	**21,100**	110,000	60,000	NA	5,700	NA	NA	NA
GP-11	3-5	<25	<25	<25	<25	<25	<25	<25	<25	<2.8	<4.1	3.1
GP-14	7-9	**53,000**	1,100	320	690	<50	<50	<50	4,500	43	58	**1,800**
NR 720 Generic Soil Standard †		5.5	2,900	1,500	4,100	NS	NS	NS	NS	100	100	50

(Continued)

Notes:

Samples 1 through 14 taken November 6 and 7, 1996
All results reported in ppb unless otherwise noted
Bold Bold indicates value equals or exceeds the NR 720 generic soil standard
A full volatile organic compound analysis were performed on all samples; only compounds with detection's have been included on this table.
†: All VOC samples have been methanol-preserved. The official WDNR reporting limit for these samples is 25 ppb.
DRO: Diesel range organics
GRO: Gasoline range organics
MTBE: Methyl t-butyl ether
TMB: Trimethylbenzene
NS: No standard
NA: Not analyzed
WDNR: Wisconsin Department of Natural Resources
VOC: Volatile organic compound

TABLE 2
(Continued)

Soil Sample Laboratory Analytical Results
Motor Oasis Truck Stop Site
Monona, Wisconsin

Boring	Sample Depth (feet)	Benzene	Ethyl-benzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	Naph-thalene	MTBE	GRO (ppm)	DRO (ppm)	Lead (ppm)
GP-10	2-4	**240**	180	73	420	270	210	NA	54	NA	NA	NA
GP-11	2-4	**290**	91	170	340	180	150	NA	49	NA	NA	NA
GP-16	4-6	**370**	590	<25	<575	760	45	NA	90	NA	NA	NA
	6-8	**2,400**	**23,000**	200	**63,590**	200	15,000	NA	<200	NA	NA	NA
GP-30	7-9	**160**	<25	<25	<145	NA	NA	NA	NA	NA	NA	NA
GP-31	5-7	**480**	<25	<25	<50	NA	NA	NA	NA	NA	NA	NA
GP-32	9-11	**160**	**86**	<25	<107	NA	NA	NA	NA	NA	NA	NA
GP-33	5-7	**3,300**	**20,000**	450	**6,600**	NA	NA	NA	NA	NA	NA	NA
GP-34	7-9	**1,200**	**1,300**	88	**2,168**	NA	NA	NA	NA	NA	NA	NA
GP-40	1-3	**230**	<25	<25	<50	<25	<25	NA	60	NA	NA	NA
GP-41	1-3	**130**	<25	<25	<50	<25	<25	NA	100	NA	NA	NA
GP-42	1-3	**420**	<25	<25	<50	<25	<25	NA	140	NA	NA	NA
GP-43	3-5	**1,700**	**4,100**	510	**7,300**	2,100	6,400	NA	340	NA	NA	NA
GP-44	3-5	**450**	<25	<25	<50	<25	<25	NA	150	NA	NA	NA
NR 720 Generic Soil Standard †		5.5	2,900	1,500	4,100	NS	NS	NS	NS	100	100	50

(Continued)

Notes:

Samples GP-10, GP-11 and GP-16 taken November 6 and 7, 1996
Samples GP-30 through GP-34 taken March 1, 1997
Samples GP-40 through GP-59 taken September 3, 1997
All results reported in ppb unless otherwise noted

Bold Bold indicates value equals or exceeds the NR 720 generic soil standard

†: All VOC samples have been methanol-preserved. The official WDNR reporting limit for these samples is 25 ppb.
DRO: Diesel range organics
GRO: Gasoline range organics
MTBE: Methyl t-butyl ether
TMB: Trimethylbenzene
NS: No standard
NA: Not analyzed
WDNR: Wisconsin Department of Natural Resources
VOC: Volatile organic compound

TABLE 2
(Continued)

Soil Sample Laboratory Analytical Results
Motor Oasis Truck Stop Site
Monona, Wisconsin

Boring	Sample Depth (feet)	Benzene	Ethyl-benzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	Naph-thalene	MTBE	GRO (ppm)	DRO (ppm)	Lead (ppm)
GP-45	3-5	**19,000**	**6,800**	**2,800**	**8,300**	200	1,300	NA	740	NA	NA	NA
GP-46	3-5	**1,600**	190	180	330	55	37	NA	170	NA	NA	NA
GP-47	3-5	**3,100**	100	480	116	<25	<25	NA	860	NA	NA	NA
GP-48	3-5	**1,300**	110	110	152	93	30	NA	560	NA	NA	NA
GP-49	3-5	<25	<25	<25	<50	31	<25	NA	<25	NA	NA	NA
GP-50	1-3	**9,200**	200	350	<104	<25	32	NA	1,400	NA	NA	NA
GP-51	3-5	**1,400**	37	80	<50	<25	<25	NA	830	NA	NA	NA
GP-52	3-5	**230**	<25	60	<50	<25	<25	NA	180	NA	NA	NA
GP-53	1-3	**250**	<25	56	<103	<25	<25	NA	110	NA	NA	NA
GP-54	1-3	**990**	310	180	960	55	42	NA	230	NA	NA	NA
GP-55	3-5	**1,500**	120	280	339	<25	<25	NA	650	NA	NA	NA
GP-56	3-5	**2,000**	1,400	310	3,810	2,200	660	NA	400	NA	NA	NA
GP-57	3-5	**2,100**	**4,200**	580	**4,800**	6,700	1,700	NA	420	NA	NA	NA
GP-58	3-5	**29**	<25	<25	<50	<25	<25	NA	<25	NA	NA	NA
GP-59	3-5	**41**	<25	58	<50	<25	<25	NA	130	NA	NA	NA
NR 720 Generic Soil Standard †		5.5	2,900	1,500	4,100	NS	NS	NS	NS	100	100	50

Notes: Samples GP-10, GP-11 and GP-16 taken November 6 and 7, 1996
Samples GP-30 through GP-34 taken March 1, 1997
Samples GP-40 through GP-59 taken September 3, 1997
All results reported in ppb unless otherwise noted

Bold Bold indicates value equals or exceeds the NR 720 generic soil standard

†: All VOC samples have been methanol-preserved. The official WDNR reporting limit for these samples is 25 ppb.
DRO: Diesel range organics
GRO: Gasoline range organics
MTBE: Methyl t-butyl ether
TMB: Trimethylbenzene
NS: No standard
NA: Not analyzed
WDNR: Wisconsin Department of Natural Resources
VOC: Volatile organic compound

TABLE 2

Groundwater Elevations
Motor Oasis Truck Stop Site

Date Sampled	MW-2A	MW-4	MW-5A	MW-11
4/26/01	847.83	845.37	846.19	846.14
7/24/01	847.92	845.91	846.36	846.41
12/19/01	847.37	845.37	845.90	845.85
4/3/02	847.41	845.47	845.93	845.95