GIS REGISTRY
Cover Sheet

August 2011
(RR-5367)

Source Property Information

CLOSURE DATE: Dec 13, 2011

BRRTS #: 03-54-556397

FID #: 154135960

ACTIVITY NAME: LEIN OIL CO REFUELING FACILITY

DATCP #:

PROPERTY ADDRESS: 1017 Hwy 14 E

PECFA#: 53545880717E

MUNICIPALITY: Janesville

PARCEL ID #: 0218100014

***WTM COORDINATES:**

X: **600875** Y: **250835**

** Coordinates are in WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- (•) Approximate Center Of Contaminant Source
- ( ) Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

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

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

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 unit or economic development corporation was directed to take a response action)*

Monitoring Wells:

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

( ) Yes ( ) No (•) N/A

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

State of Wisconsin
Department of Natural Resources
http://dnr.wi.gov

GIS Registry Checklist

Form 4400-245 (R 3/10)

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 #: 03-54-556397 PARCEL ID #: 0218100014

ACTIVITY NAME: Lein Oil Company Refueling Facility WTM COORDINATES: X: 600875 Y: 250835

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.)*
- [ ] **Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- [X] **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: See attached information**
- [X] **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 11 x 17 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 #: 1 **Title: Site Plan Map**
- [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 #: 2 **Title: Soil Quality Map**

BRRTS #: 03-54-556397 ACTIVITY NAME: Lein Oil Company Refueling Facility

MAPS (continued)

☐ **Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: **Title:**

Figure #: **Title:**

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

Figure #: **Title:**

☐ **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 11 x 17 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 #: 1 **Title:** **Soil Quality 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 #: **Title:**

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

Table #: **Title:**

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.
Note: *If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.*

☒ **Not Applicable**

☐ **Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.
Note: *If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.*

Figure #: **Title:**

☐ **Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

☐ **Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

☐ **Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-54-556397 ACTIVITY NAME: Lein Oil Company Refueling Facility

NOTIFICATIONS

Source Property

☒ **Not Applicable**

☐ **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.

☒ **Not Applicable**

☐ **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 Safety and Professional Services

Mail to:
P.O. Box 8044
Madison, Wisconsin 53708-8044
TTY: (608) 267-2416
Fax: (608) 267-1381
Email: dsps@wisconsin.gov
Web: http://dsps.wi.gov

Governor Scott Walker **Secretary Dave Ross**

December 13, 2011

Vicki Brown
Lein Oil Co Inc
1017 E US Hwy 14
PO Box 231
Janesville, WI 53545-8807

RE: **Final Closure with Land Use Limitation to Address Direct Contact Risk**

PECFA # 53545-8807-17-E DNR BRRTS # 03-54-556397
Lein Oil Co, 1017 E US Hwy 14, Janesville

Dear Ms. Brown:

The Wisconsin Department of Safety and Professional Services (DSPS) has determined that this site does not pose a significant threat to human health and the environment as long as current and subsequent property owners adhere to the following limitation:

- The barrier cap must be maintained in accordance with the enclosed maintenance plan.

DSPS has the authority per section 292.12(2), Wis. Stats., to require the maintenance of a barrier cap at this property. Failure to adhere to this limitation may result in financial penalties from $10 to $5,000 per day in accordance with section 292.99(1), Wis. Stats. DSPS may conduct inspections to ensure compliance with the maintenance plan. In the future, you may request that DSPS review *new* information to determine if the cap requirement can be changed or removed.

The following activities are prohibited on any portion of the property where pavement and asphalt is required, as identified on the attached map, unless prior written approval has been obtained from DSPS: 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; or 6) construction or placement of a building or other structure.

This site is now listed as "closed" on the DSPS database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil and groundwater contamination. To review all sites on the GIS Registry web page, visit http://dnr.wi.gov/org/aw/rr/gis/index.htm. It is in your best interest to keep all documentation related to the environmental activities at your site.

If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval. To obtain approval, complete Form 3300-254, GIS Registry Site Well Approval Application, and submit it to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf or through the GIS Registry web address listed above.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules.

Depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or along newly placed underground utility lines. The potential for vapor inhalation and migration should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 266-0562.

Sincerely,

A. Hopfensperger

Alan A. Hopfensperger
Hydrogeologist
Site Review Section

Enclosure – "Cap Maintenance Plan"

cc: Adam J. Roder, Sigma Environmental Services Inc
Mike Helgesen, Jacobus Energy, Inc.
Case File

CAP MAINTENANCE PLAN
LEIN OIL COMPANY REFUELING FACILITY - 1017 HIGHWAY 14 EAST, JANESVILLE, WI
WDNR BRRTS #03-54-556397
COMM #53545-8807-17-E
AUGUST 2011

This Cap Maintenance Plan ("Plan") has been prepared in accordance with s. NR 724.13(2) and is designed to prevent direct contact with residual petroleum hydrocarbon soil impacts that exceed COMM 46.06 Table 1 and/or Table 2 soil quality standards and/or WDNR interim guidance direct contact RCLs for PAHs and to limit precipitation infiltration into the subsurface. The petroleum hydrocarbon- and PAH-impacted soils are covered with existing asphalt and concrete pavements as shown on the attached "Engineered Barrier Map". More site-specific information about this project may be found at:

- The case file in the Wisconsin Department of Commerce (COMM) office located at 201 W. Washington Avenue, Madison, Wisconsin;
- BRRTS on the Web (Wisconsin Department of Natural Resources' [WDNR's] internet-based database of contaminated sites): http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do;
- GIS Registry PDF file: http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2; and
- The COMM project manager for zip code 53545.

The normal operation of the asphalt and concrete pavements will serve as a direct contact barrier between site soils and typical, non-invasive users of the property and limit precipitation infiltration. The caps will function as intended unless disturbed.

Disturbance Management

Lein Oil Company and subsequent owners of the site shall take the following steps to assure that uncontrolled disturbances of the engineered barrier do not occur:

- COMM's case closure documents and WDNR's GIS Registry will establish future land use, development, and/or management restrictions of the site. This Plan will be incorporated into the case closure documents and/or GIS Registry, which will together identify the environmental impacts, the nature of the engineered barriers, the requirements regarding the management of impacted soils, and the availability of this Plan.
- A copy of this Plan will be available from the property owner to all interested parties.

- A copy of this Plan will be provided to all private utilities seeking easements for the purpose of installing facilities on the property in the vicinity of the residual soil impacts.

- A copy of this Plan will be provided to all contractors and repair workers, including utility and landscaping services, during construction and repairs on the property in the vicinity of the residual soil impacts.

- On-site personnel employed by current or future business operators will be made familiar with the contents and restriction requirements of this Plan.

Inspections of Engineered Barrier

Inspections will be required to assure that the engineered barrier is functioning as planned:

- The property owner or designated representative shall perform annual inspections of the engineered barrier system. Inspections should be completed during summer months (when the ground surface is not obstructed by snow cover or vehicles) for all accessible areas depicted on the "Engineered Barrier Map". The inspections will be performed to evaluate damage due to settling, exposure to weather, traffic wear, age, and other factors. Any areas where soils have become or likely to become exposed, and where infiltration from precipitation may not be effectively minimized, will be documented.

- As necessary, the engineered barriers will be repaired as soon as practical to maintain integrity. Repairs may include, but are not limited to, the following:

    - Patching, resurfacing, or replacing concrete or asphalt pavement where it has cracked or otherwise broken and would allow direct contact with underlying soil.

- An inspection log will be maintained to record the cap conditions, any disturbances of the cap, and the steps that have been taken to maintain the integrity of the engineered barriers. The inspection log will be made available for inspection by representatives of COMM upon reasonable prior request. The on-site inspection log will be maintained as long as inspection and maintenance of the engineered barriers are required.

Planned Breaches of Engineered Barriers

In the event an engineered barrier is breached, the following precautions shall be taken:

- The property owner shall be given advance notice of any planned breach. Property owner will make soil data available to workers who penetrate the cap to allow for appropriate health and safety planning.

- The excavation zone and any soils excavated will be secured from public access until the cap is restored. The excavated soil will be placed on an impervious surface (e.g., existing concrete or asphalt pavement, or plastic) and covered with plastic. Excavated soil shall be sampled and disposed of at a licensed landfill facility in accordance with applicable solid and/or hazardous waste rules and regulations, unless COMM or its successor agency grants approval to replace the soil into the same excavation.

- The engineered barrier will be restored to meet original conditions. This work, including the proper disposal of excess soils, should be completed as soon as practical. Any replacement barrier will be subject to the same inspection and maintenance guidelines as outlined in this Plan unless otherwise indicated by COMM or its successor agency.

- Details of the engineered barrier breach, the handling of excavated soils, individuals responsible for the work, and the restoration of the engineered barrier shall be recorded in the engineered barrier maintenance log. The maintenance log will be available for inspection by representatives of COMM upon reasonable prior request. An example inspection log page is included with this Plan.

Prohibition of Activities and Notification to WDNR

The following activities are prohibited on any portion of the site where asphalt or concrete pavements and/or building floor slab are required on the attached "Engineered Barrier Map", unless prior written approval has been obtained from COMM or its successor agency: (1) removal of the existing barriers, (2) replacement with another barrier, (3) excavating or grading of the land surface, (4) filling on capped for paved areas, (5) plowing for agricultural cultivation, (6) construction or placement of a building or other structure.

Amendments

This Plan may be amended or withdrawn upon written approval from COMM or WDNR or its successor agency.

Contact Information (as of March 2011)

- For responsible party and current owner information contact:

  Lein Oil Company
  P.O. Box 231
  Janesville, WI 53547
  Telephone: (608) 758-3915
  Fax: (608) 754-2207
  Contact: Ms. Vicki Brown

- For environmental consultant information contact:

  Sigma Environmental Services, Inc.
  1300 West Canal Street
  Milwaukee, WI 53233
  Telephone: (414) 643-4200
  Fax: (414) 643-4210
  Contact: Mr. Adam Roder, P.E.

- For COMM information contact:

  Wisconsin Department of Commerce
  201 W. Washington Avenue
  P.O. Box 8044
  Madison, WI 53708-8044
  Telephone: (608) 266-0562
  Fax: (608) 267-1381
  Contact: Mr. Alan Hopfensperger

NORTH

STORAGE BUILDING

POMP'S TIRE BUILDING

GRAVEL / GRASS

GP-2

GRAVEL TRUCK PARKING

FENCE (APPROX)

ESTIMATED EXTENT OF PVOC IMPACTS > NR 720 RCLS AND NR 746 TABLE 1/ TABLE 2 VALUES

GP-1

ASPHALT

COMM

GRAVEL / GRASS

GP-10C/10CA

GP-10B

GP-3

GP-9

GP-4

GP-10/10A/10AA

ESTIMATED EXTENT OF PAH IMPACTS > WDNR INTERIM GUIDANCE DIRECT CONTACT RCLS FOR NON-INDUSTRIAL PROPRETY

GP-12

GP-13

GP-8/8A

CONCRETE

CARD READER

GP-11/11A

ASPHALT

GP-7

GP-6/6A

GP-5

GRASS

LEIN OIL OFFICE BUILDING

DOCK

PLANTER BOX

DUMPSTER AREA

GRASS

ASPHALT

GRAVEL

BUILDING

GRAVEL / GRASS

LIMITS OF ENGINEERED BARRIER / CAP FOR RESIDUAL PETROLEUM HYDROCARBON SOIL IMPACTS

UNDERGROUND ELECTRIC

GRASS

FORMER DISPENSER ISLANDS

ASPHALT

GRASS

ASPHALT

GRASS

E US-14 (WEST BOUND LANES)

GRASS

E US-14 (EAST BOUND LANES)

GRASS

N. NEWVILLE ROAD

GRASS

STORAGE TANK & DISPENSER LEGEND

1	= UNLEADED GASOLINE UST
2	= ON-ROAD DIESEL FUEL UST
3	= OFF-ROAD DIESEL FUEL UST
1, 2, 3, 4	= UNLEADED GASOLINE DISPENSERS
5, 6, 9, 10, 10 SAT.	= ON-ROAD DIESEL FUEL DISPENSERS
7, 8	= OFF-ROAD DIESEL FUEL DISPENSERS
	= FORMER ASTs
	= FORMER USTs

LEGEND

= APPROXIMATE PROPERTY BOUNDARY

= GEOPROBE SOIL BORING LOCATION

0 60'

APPROX. GRAPHIC SCALE

NOTES:
1. SITE MAP BASED ON AERIAL PHOTOGRAPH AND COMPILATION OF SITE DRAWINGS PROVIDED BY LEIN OIL COMPANY.
2. SIGMA GEOPROBE SOIL BORING LOCATIONS SURVEYED WITH TRIMBLE R8 GPS RECEIVER RELATIVE TO OTHER SITE FEATURES OR MEASURED RELATIVE TO PREVIOUSLY SURVEYED SITE FEATURES.

THE SIGMA GROUP
Single Source. Sound Solutions.

ENGINEERED BARRIER MAP

LEIN OIL FACILITY
3500 N. NEWVILLE ROAD, JANESVILLE, WISCONSIN

FIGURE
1

Project: 12454 | Directory: CAD | Filename: 12454 Site Plan Map.ai | Created By: AJR | Date: 8/4/11

ENGINEERED BARRIER INSPECTION LOG
LEIN OIL COMPANY REFUELING FACILITY - 1017 HIGHWAY 14 EAST, JANESVILLE, WI
WDNR BRRTS #03-54-556397
COMM #53545-8807-17-E
AUGUST 2011

Inspection Date	Inspector	Condition of Engineered Barrier	Recommendations	Have recommendations from previous inspection been implemented?

STATE OF WISCONSIN
Department of Safety and Professional Services

Mail to:
P.O. Box 8044
Madison, Wisconsin 53708-8044
TTY: (608) 267-2416
Fax: (608) 267-1381
Email: dsps@wisconsin.gov
Web: http://dsps.wi.gov

Governor Scott Walker Secretary Dave Ross

October 20, 2011

Vicki Brown
Lein Oil Co Inc
1017 E US Hwy 14
PO Box 231
Janesville, WI 53545-8807

RE: **Case Closure Consideration with Proposed Land Use Limitation for Direct Contact Risk**

PECFA # 53545-8807-17-E DNR BRRTS # 03-54-556397
Lein Oil Co, 1017 E US Hwy 14, Janesville

Dear Ms. Brown:

The Wisconsin Department of Safety and Professional Services (DSPS) has reviewed the request for case closure prepared by your consultant, Sigma Environmental Services Inc, for the site referenced above. It is understood that residual soil and groundwater contamination remain on site. This letter serves as written notice that no further investigation or remedial action is necessary.

Please be aware that compliance with the requirements of this letter is a responsibility to which you, the current property owner and any subsequent property owners must adhere, pursuant to section 292.12, Wisconsin Stats. If these requirements are not followed, DSPS may take enforcement action under section 292.11, Wis. Stats., to ensure compliance with the specified requirements, limitations or other conditions related to the property, or this case may be reopened pursuant to section NR 726.09, Wis. Administrative Code. It is DSPS' intent to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with the referenced maintenance plan, are met.

Land Use Limitation Requirement to Address Direct Contact Risk

DSPS has determined that this site does not pose a significant threat to the environment and human health as long as the barrier cap at this property is maintained. Residual petroleum concentrations in soil exceeding standards for the protection of human health from direct contact with contaminated soil remain in the vicinity of soil borings GP-10/10A/10AA and GP-11A, from 0 – 4 feet below ground surface. Therefore, the existing barrier cap must be maintained in accordance with the maintenance plan provided to prevent direct contact exposure to shallow contaminated soil. A site figure that indicates the approximate area with shallow residual petroleum contamination in soil and the barrier cap maintenance plan are enclosed for your review.

This limitation must be adhered to by the current property owner and any subsequent owner. Failure to adhere to this restriction may result in financial penalties from $10 to $5,000 per day in accordance with section 292.99(1), Wis. Stats.

The following activities are prohibited on any portion of the property where [pavement, a building foundation, soil cover, engineered cap or other barrier] is required, as identified on the attached map, unless prior written approval has been obtained from DSPS: 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; or 6) construction or placement of a building or other structure.

Acceptance of the limitation to be imposed on the property makes it unnecessary to conduct additional soil remediation activities on the property at this time. In the future, you may request that DSPS review any *new* information to determine if the barrier requirement or maintenance plan can be changed or removed. If you do not want this limitation on your property, you must contact the undersigned to determine what remedial activities will be required, at your own expense, to close this case without the cap maintenance requirement.

DSPS requests that you fulfill your responsibility to address these/this land use limitation(s) for final closure. **Within 60 days, please inform DSPS in writing of your intentions to bring this case to final closure.** Be aware that DSPS can pursue enforcement actions if you do not respond to this request for information. A final closure letter will be sent after the land use limitation requirements have been met.

GIS Registry of Closed Remediation Sites

Information submitted with your closure request will be included on the Department of Natural Resources (DNR) GIS Registry of Closed Remediation Sites. All sites on the Registry can be viewed via the Remediation and Redevelopment (RR) Sites Map at http://dnr.wi.gov/org/aw/rr/gis/index.htm. Because residual contamination remains at the time of case closure, if you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

Residual Soil Contamination

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. Costs for sampling and excavation activities conducted after the date of this letter are not eligible for PECFA reimbursement.

Potential Vapor Migration

Depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or along newly placed underground utility lines. The potential for vapor inhalation and migration should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 266-0562.

Sincerely,

A. Hopfensperger

Alan A. Hopfensperger
Hydrogeologist
Site Review Section

Enclosure – "Cap Maintenance Plan"

cc: Adam J. Roder, Sigma Environmental Services Inc
Mike Helgesen, Jacobus Energy, Inc.
Case File

Dongarra Title Company, Inc.

107 W. MILWAUKEE STREET PHONE 608 - 752-2417 OR 752-3434
P.O. BOX 916
JANESVILLE, WISCONSIN

ABSTRACTING and TITLE INSURANCE

John F. Dongarra VICE PRESIDENT
William J. Dongarra VICE PRESIDENT
John Dongarra PRESIDENT
Beverly J. Thomas VICE PRESIDENT

AGENT FOR: PIONEER NATIONAL TITLE INSURANCE COMPANY

ABSTRACT OF TITLE

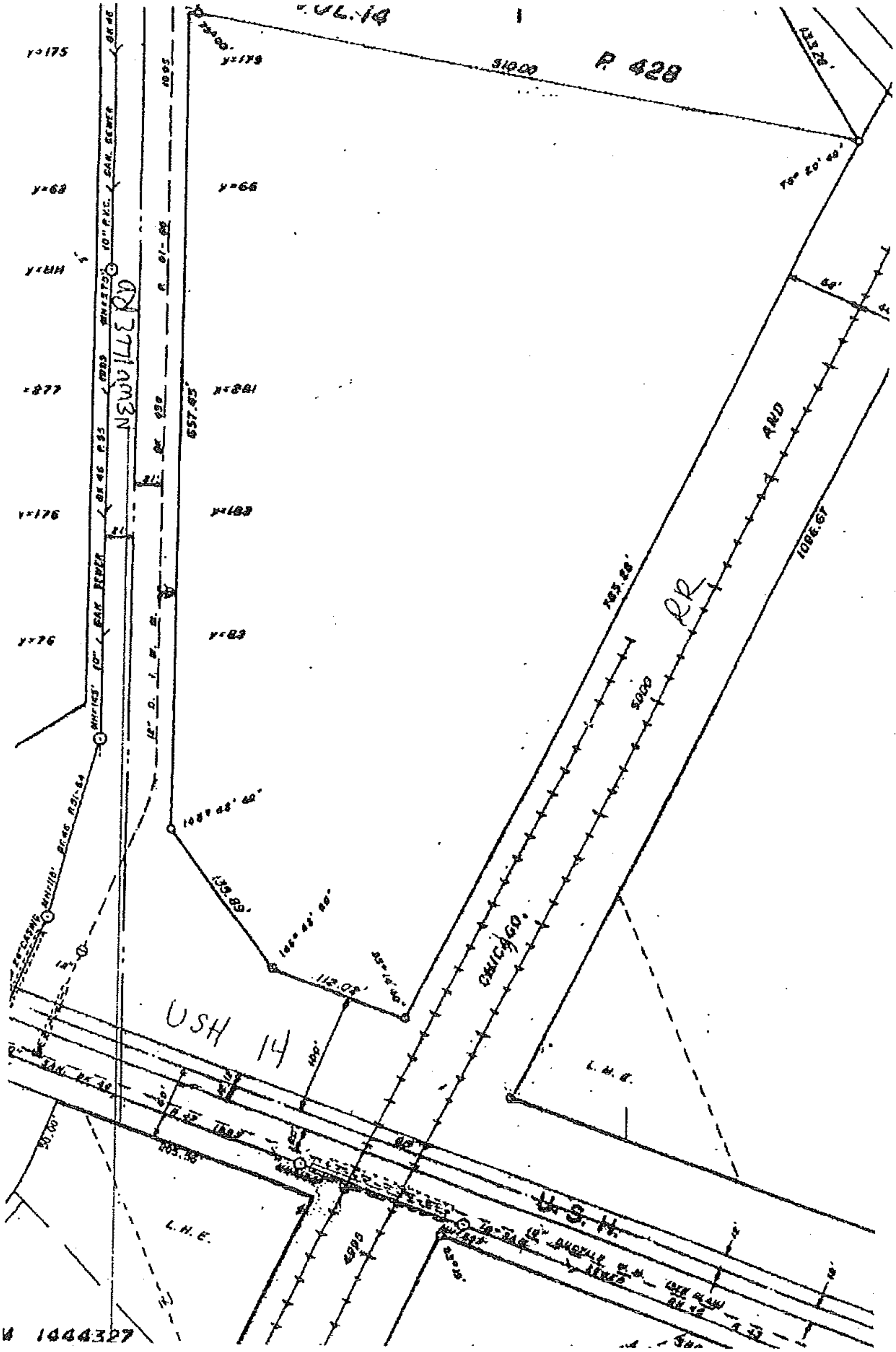
TO

The following described property located in the,

Town of Harmony **, County of Rock,**

State of Wisconsin, to-wit:

1. Part of the West half of the NW¼ of Section 18, Town 3 North, Range 13 East of the 4th Principal Meridian, Harmony Township, Rock County, Wisconsin, described as follows:
Beginning at a point in the West line of Section 18, aforesaid, 1120.00 feet South 0°27'30" East of the NW corner of said Section; thence South 79°27'30" East 550.76 feet to the West R.O.W. line of the Chicago and Northwestern Railroad Co.; thence South 24°11'50" West along said R.O.W. line 783.28 feet to the North line of U.S. Highway No. 14; thence North 69°02'50" West along said North line 112.02 feet; thence North 34°44'50" West 194.45 feet to the West line of Section 18, aforesaid, and the centerline of Newville Road; thence North 0°27'30" West along said line 615.50 feet to the place of beginning. Reserving therefrom the West 33.00 feet in equal width for highway purposes. Containing 6.07 acres.


P 428
510.00
657.85'
785.28'
1086.67
139.89'
112.08'
AND
RR
CHICAGO
USH 14
U.S.H.
L.H.E.
10" SAN. SEWER
1444327

Welcome to Janesville!
City Calendar
Parcel Info.
Jobs
Park Place News
Location / Hours
E-mail Lists
City Ordinances
Agenda Materials
Public Works Bids
Submit a Crime Tip
H1N1 Flu Info
Maps/GIS

HOME

PROPERTY INFORMATION

Information considered accurate, but not guaranteed.

IMAGE

CLICK TO ENLARGE 20K

Parcel Number	0218100014
Property Address	3500 Newville Rd
Parcel Type	Commercial

SITE DATA

Actual Frontage	766.0	Neighborhood	44 Humes Road
Effective Frontage	756.8	Subdivision	Commercial
Efective Depth	401.8	Land Use	Commercial Multi Structures
Square Footage	304,099.8	Zoning	M2-General Industrial
Acreage	6.981	Ald. District	No District

2007 ASSESSED VALUE

Class	Land	Improvement	Total
B Commercial	304,500	424,100	728,600
Totals	304,500	424,100	728,600

VIEW 2006 ASSESSED VALUE

LEGAL DESCRIPTION

PT NW 1/4 SEC 18-3-13; ALSO LOT 1 CSM 1123028 VOL 14 PGS 428-430 LOC IN SD NW 1/4 SEC 18; DAF: BGN NW COR SD LOT 1;TH S70D27'30"E 443.14'; TH S29D58'E 133.26' TO NW ROW OLD C NW RR ROW(KNOW NOW AS WI DEPT OF TRANS.);TH SWLY ALG SD ROW 750' M/L TO NL US HWY 14; TH NWLY ALG SD NL 171.24' TO DIV TRIANGLE OF NEWVILLE RD; TH NWLY ALG SD TRIANGLE ROW 64' M/L TO EL NEWVILLE RD; TH N ALG SD EL 658' M/L TO ITS INTERS WITH SL SD LOT 1 EXTENDED, TH S 79D27'30" E 7' M/L TO SW COR SD LOT 1; TH N 0D27'30" W 103.19' TO POB CONT 7.24 AC 0218100014

OWNERSHIP HISTORY

Date	Amount	Conveyance	Vol.	Page	Sale Type

PERMITS

Date	Number	Amount	Purpose	Note
3/4/2008	2008-673	0	Ht/Ac	lein oil-repl furnace cplt ldr
7/31/2006	2006-2513	0	Occupancy Permit	rock graphics & signs-cmplt rh
10/2/2001	2001-3937	47,870	Alterations	new fuel canopy
8/29/2001	2001-3519	18,000	Alterations	new windows
8/28/1998	1998-3239	0	Demolition	

COMMERCIAL INFORMATION

Information considered accurate, but not guaranteed.

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Office Building	1948	2,560	C Masonary, Curtain Wallls	10
1	2	Storage, Equip (Shop) Building	1948	5,536	C Masonary, Curtain Wallls	10
2	1	Office Building	1978	1,000	S Metal	18
2	2	Auto Service Repair Garage	1978	7,700	S Metal	18
2	3	Storage, Equip (Shop) Building	1978	7,820	S Metal	18
Total Area				24,616		

BASEMENT DATA

Bldg	Sec	Description	Area
1	1	Slab (included in base price)	2,560
1	2	Slab (included in base price)	5,536
2	1	Slab (included in base price)	1,000
2	2	Slab (included in base price)	7,700
2	3	Slab (included in base price)	7,820

COMPONENTS

Bldg	Sec	Description	Area

1	1 HVAC-Complete HVAC	2,660
1	2 HVAC-Space Heaters	5,536
2	1 HVAC-Forced Air Unit	1,000
2	1 Mezzanine-Storage	1,000
2	2 HVAC-Space Heaters	7,700
2	3 Mezzanine-Storage	3,150
2	3 HVAC-Space Heaters	7,820

DETACHED IMPROVEMENTS

Description	Year Built	Square Feet	Grade	Condition
Canopy	2001	3,840.0	C	Average
Shed-Frame	1995	120.0	C	Average
Pole Building	1992	2,560.0	C	Average
Canopy	1978	300.0	C	Average
Docks/Concrete	1948	200.0	C	Average
Frame Garage-Detached	1948	3,990.0	C	Average

SITE IMPROVEMENTS

Description	Units
Paving per space	30
Paving	3,000

STRUCTURE DATA

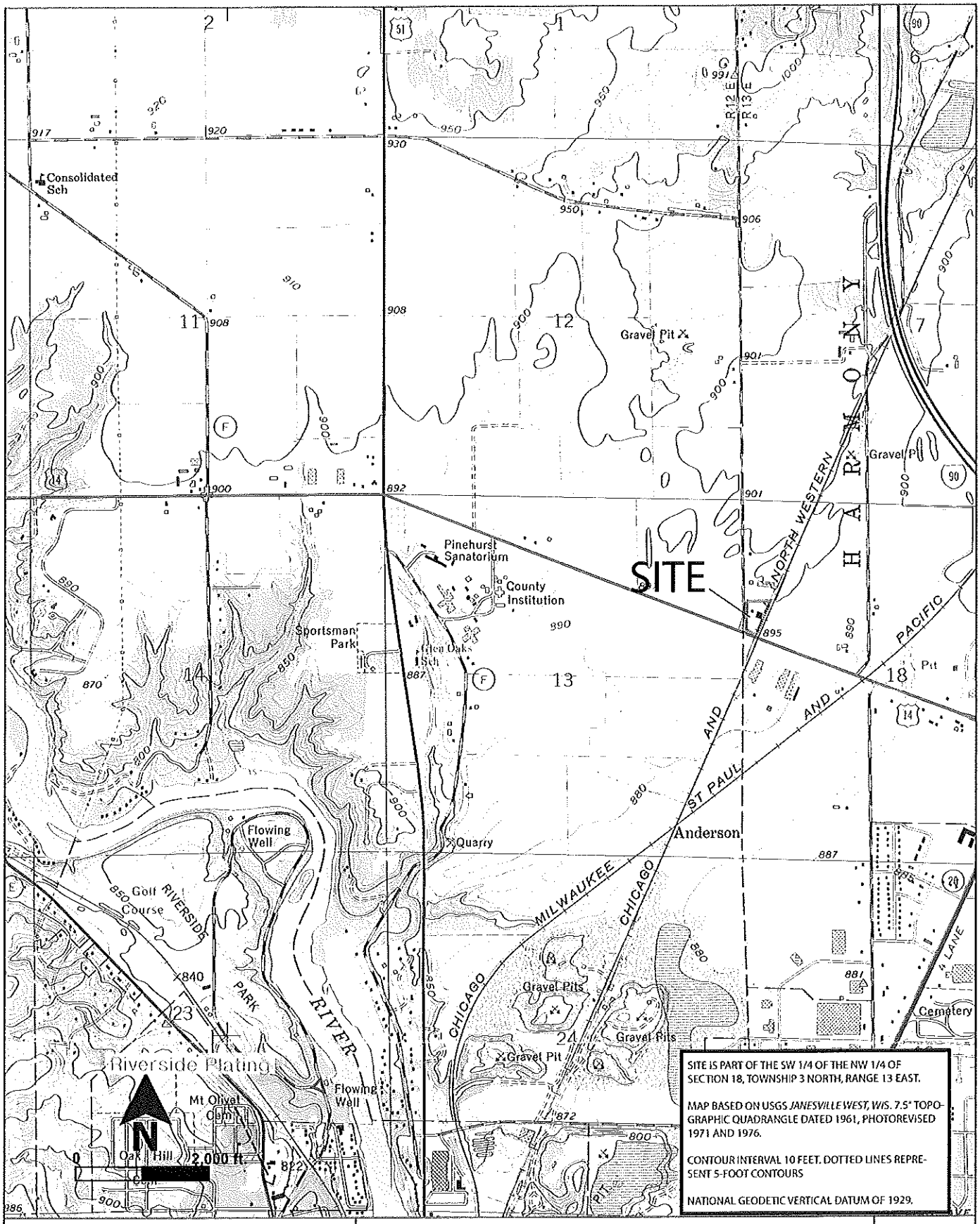
Age	63	One Bedroom	
YearBuilt	1948	Two Bedroom	
Effective Year	1948	Three Bedroom	
Stories	0.00	Total Units	
		Business Name	Commercial/Lein Oil

STATEMENT BY RESPONSIBLE PARTY

Lein Oil Company, the property owner and responsible party for the petroleum hydrocarbon impacts identified at 1017 Highway 14 East, Janesville, Wisconsin, believes that the legal description within this GIS Registry packet for BRRTS #03-54-556397 is complete and accurate to the best of our knowledge.

Vicki Brown
Signature of Representative for Responsible Party

8-10-2011
Date



SITE IS PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 13 EAST.

MAP BASED ON USGS *JANESVILLE WEST, WIS.* 7.5' TOPOGRAPHIC QUADRANGLE DATED 1961, PHOTOREVISED 1971 AND 1976.

CONTOUR INTERVAL 10 FEET. DOTTED LINES REPRESENT 5-FOOT CONTOURS

NATIONAL GEODETIC VERTICAL DATUM OF 1929.

THE SIGMA GROUP
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SITE LOCATION MAP

Lein Oil Facility
3500 North Newville Road, Janesville, Wisconsin

FIGURE
1

Project: 12454 | Directory: [illegible] | Filename: 12454 Site Location Map.ai | Created By: MRG | Date: February 2011 | Plot File: 12454 Site Location Map_T1.pdf

NORTH

STORAGE BUILDING

GRAVEL / GRASS

POMP'S TIRE BUILDING

ASPHALT

GP-2

GRAVEL TRUCK PARKING

GP-1

FENCE (APPROX)

COMM

GRAVEL / GRASS

GRASS

GP-10C/10CA

GP-10B

GP-3

GP-9

GP-4

GP-10/10A/10AA

LEIN OIL OFFICE BUILDING

DOCK

PLANTER BOX

GP-8/8A

GP-12

GP-13

10 SAT.

CONCRETE

CARD READER

GP-11/11A

ASPHALT

DUMPSTER AREA

GP-7

GP-6/6A

GP-5

GRAVEL

GRASS

ASPHALT

UNDERGROUND ELECTRIC

BUILDING

GRAVEL / GRASS

GRASS

FORMER DISPENSER ISLANDS

ASPHALT

ASPHALT

GRASS

GRASS

E US-14 (WEST BOUND LANES)

E US-14 (EAST BOUND LANES)

GRASS

GRASS

N. NEWVILLE ROAD

STORAGE TANK & DISPENSER LEGEND

- 1 = UNLEADED GASOLINE UST
- 2 = ON-ROAD DIESEL FUEL UST
- 3 = OFF-ROAD DIESEL FUEL UST
- 1, 2, 3, 4 = UNLEADED GASOLINE DISPENSERS
- 5, 6, 9, 10, 10 SAT. = ON-ROAD DIESEL FUEL DISPENSERS
- 7, 8 = OFF-ROAD DIESEL FUEL DISPENSERS
- = FORMER ASTs
- = FORMER USTs

LEGEND

- = APPROXIMATE PROPERTY BOUNDARY
- = GEOPROBE SOIL BORING LOCATION

0 60'

APPROX. GRAPHIC SCALE

NOTES:
1. SITE MAP BASED ON AERIAL PHOTOGRAPH AND COMPILATION OF SITE DRAWINGS PROVIDED BY LEIN OIL COMPANY.
2. SIGMA GEOPROBE SOIL BORING LOCATIONS SURVEYED WITH TRIMBLE R8 GPS RECEIVER RELATIVE TO OTHER SITE FEATURES OR MEASURED RELATIVE TO PREVIOUSLY SURVEYED SITE FEATURES.

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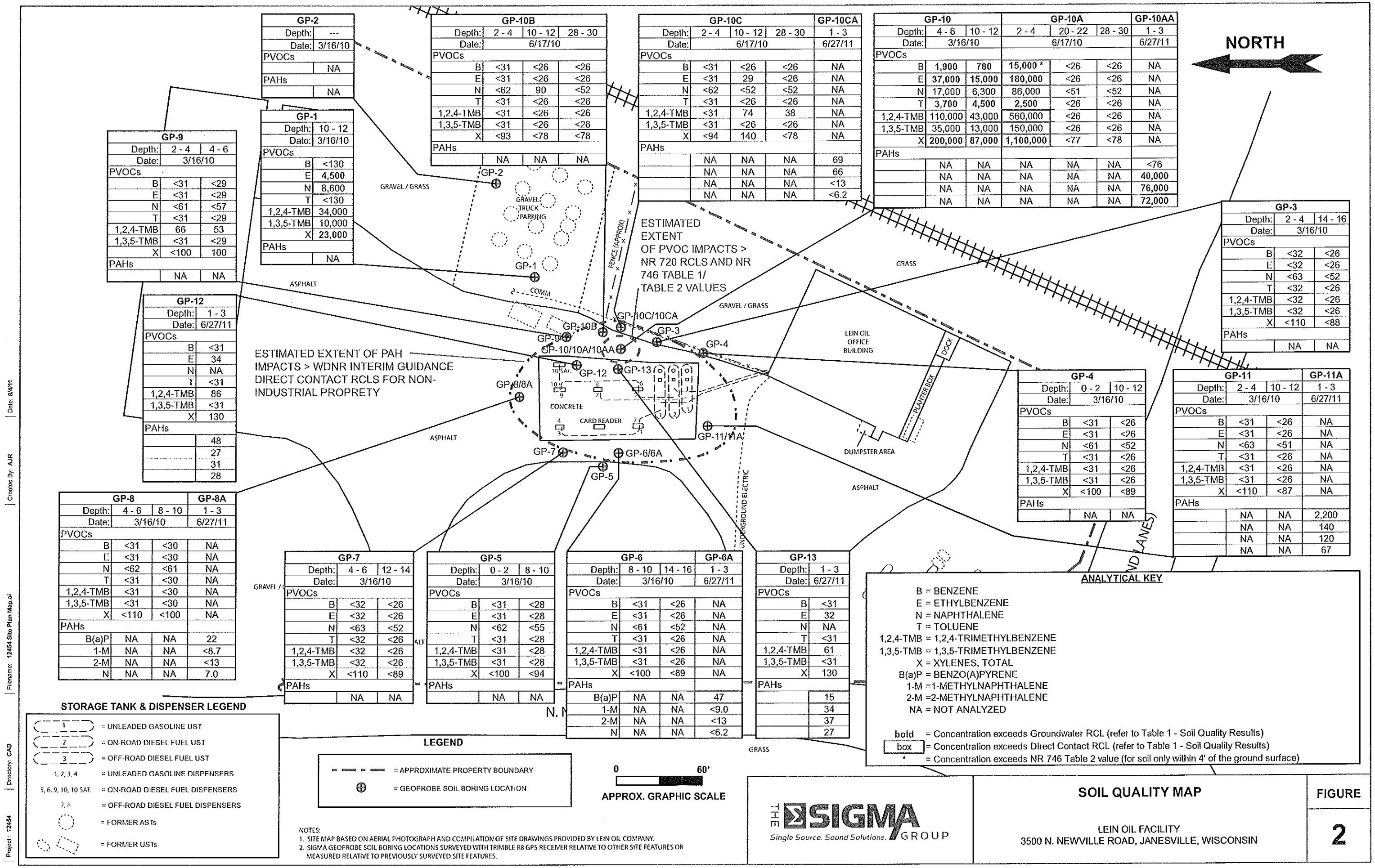
SITE PLAN MAP

LEIN OIL FACILITY
3500 N. NEWVILLE ROAD, JANESVILLE, WISCONSIN

FIGURE

1

Project: 12454 | Directory: CAD | Filename: 12454 Site Plan Map.ai | Created By: AJR | Date: 8/4/11



GP-2	
Depth:	---
Date:	3/16/10
PVOCs	
	NA
PAHs	
	NA

GP-10B			
Depth:	2 - 4	10 - 12	28 - 30
Date:	6/17/10		
PVOCs			
B	<31	<26	<26
E	<31	<26	<26
N	<62	90	<52
T	<31	<26	<26
1,2,4-TMB	<31	<26	<26
1,3,5-TMB	<31	<26	<26
X	<93	<78	<78
PAHs			
	NA	NA	NA

GP-10C				
Depth:	2 - 4	10 - 12	28 - 30	1 - 3
Date:	6/17/10			6/27/11
PVOCs				
B	<31	<26	<26	NA
E	<31	29	<26	NA
N	<62	<52	<52	NA
T	<31	<26	<26	NA
1,2,4-TMB	<31	74	38	NA
1,3,5-TMB	<31	<26	<26	NA
X	<94	140	<78	NA
PAHs				
	NA	NA	NA	69
	NA	NA	NA	66
	NA	NA	NA	<13
	NA	NA	NA	<6.2

GP-10			GP-10A			GP-10AA
Depth:	4 - 6	10 - 12	2 - 4	20 - 22	28 - 30	1 - 3
Date:	3/16/10		6/17/10			6/27/11
PVOCs						
B	**1,900**	**780**	15,000 *	<26	<26	NA
E	**37,000**	**15,000**	**180,000**	<26	<26	NA
N	17,000	6,300	86,000	<51	<52	NA
T	**3,700**	**4,500**	**2,500**	<26	<26	NA
1,2,4-TMB	110,000	43,000	560,000	<26	<26	NA
1,3,5-TMB	35,000	13,000	150,000	<26	<26	NA
X	**200,000**	**87,000**	**1,100,000**	<77	<78	NA
PAHs						
	NA	NA	NA	NA	NA	<76
	NA	NA	NA	NA	NA	**40,000**
	NA	NA	NA	NA	NA	**76,000**
	NA	NA	NA	NA	NA	**72,000**

GP-1	
Depth:	10 - 12
Date:	3/16/10
PVOCs	
B	<130
E	**4,500**
N	8,600
T	<130
1,2,4-TMB	34,000
1,3,5-TMB	10,000
X	**23,000**
PAHs	
	NA

GP-9		
Depth:	2 - 4	4 - 6
Date:	3/16/10	
PVOCs		
B	<31	<29
E	<31	<29
N	<61	<57
T	<31	<29
1,2,4-TMB	66	53
1,3,5-TMB	<31	<29
X	<100	100
PAHs		
	NA	NA

GP-3		
Depth:	2 - 4	14 - 16
Date:	3/16/10	
PVOCs		
B	<32	<26
E	<32	<26
N	<63	<52
T	<32	<26
1,2,4-TMB	<32	<26
1,3,5-TMB	<32	<26
X	<110	<88
PAHs		
	NA	NA

GP-12	
Depth:	1 - 3
Date:	6/27/11
PVOCs	
B	<31
E	34
N	NA
T	<31
1,2,4-TMB	86
1,3,5-TMB	<31
X	130
PAHs	
	48
	27
	31
	28

GP-4		
Depth:	0 - 2	10 - 12
Date:	3/16/10	
PVOCs		
B	<31	<26
E	<31	<26
N	<61	<52
T	<31	<26
1,2,4-TMB	<31	<26
1,3,5-TMB	<31	<26
X	<100	<89
PAHs		
	NA	NA

GP-11			GP-11A
Depth:	2 - 4	10 - 12	1 - 3
Date:	3/16/10		6/27/11
PVOCs			
B	<31	<26	NA
E	<31	<26	NA
N	<63	<51	NA
T	<31	<26	NA
1,2,4-TMB	<31	<26	NA
1,3,5-TMB	<31	<26	NA
X	<110	<87	NA
PAHs			
	NA	NA	2,200
	NA	NA	140
	NA	NA	120
	NA	NA	67

GP-8			GP-8A
Depth:	4 - 6	8 - 10	1 - 3
Date:	3/16/10		6/27/11
PVOCs			
B	<31	<30	NA
E	<31	<30	NA
N	<62	<61	NA
T	<31	<30	NA
1,2,4-TMB	<31	<30	NA
1,3,5-TMB	<31	<30	NA
X	<110	<100	NA
PAHs			
B(a)P	NA	NA	22
1-M	NA	NA	<8.7
2-M	NA	NA	<13
N	NA	NA	7.0

GP-7		
Depth:	4 - 6	12 - 14
Date:	3/16/10	
PVOCs		
B	<32	<26
E	<32	<26
N	<63	<52
T	<32	<26
1,2,4-TMB	<32	<26
1,3,5-TMB	<32	<26
X	<110	<89
PAHs		
	NA	NA

GP-5		
Depth:	0 - 2	8 - 10
Date:	3/16/10	
PVOCs		
B	<31	<28
E	<31	<28
N	<62	<55
T	<31	<28
1,2,4-TMB	<31	<28
1,3,5-TMB	<31	<28
X	<100	<94
PAHs		
	NA	NA

GP-6			GP-6A
Depth:	8 - 10	14 - 16	1 - 3
Date:	3/16/10		6/27/11
PVOCs			
B	<31	<26	NA
E	<31	<26	NA
N	<61	<52	NA
T	<31	<26	NA
1,2,4-TMB	<31	<26	NA
1,3,5-TMB	<31	<26	NA
X	<100	<89	NA
PAHs			
B(a)P	NA	NA	47
1-M	NA	NA	<9.0
2-M	NA	NA	<13
N	NA	NA	<6.2

GP-13	
Depth:	1 - 3
Date:	6/27/11
PVOCs	
B	<31
E	32
N	NA
T	<31
1,2,4-TMB	61
1,3,5-TMB	<31
X	130
PAHs	
	15
	34
	37
	27

STORAGE TANK & DISPENSER LEGEND

- 1 = UNLEADED GASOLINE UST
- 2 = ON-ROAD DIESEL FUEL UST
- 3 = OFF-ROAD DIESEL FUEL UST
- 1, 2, 3, 4 = UNLEADED GASOLINE DISPENSERS
- 5, 6, 9, 10, 10 SAT. = ON-ROAD DIESEL FUEL DISPENSERS
- 7, 8 = OFF-ROAD DIESEL FUEL DISPENSERS
- = FORMER ASTs
- = FORMER USTs

LEGEND

- = APPROXIMATE PROPERTY BOUNDARY
- = GEOPROBE SOIL BORING LOCATION

0 60'

APPROX. GRAPHIC SCALE

ANALYTICAL KEY

B = BENZENE
E = ETHYLBENZENE
N = NAPHTHALENE
T = TOLUENE
1,2,4-TMB = 1,2,4-TRIMETHYLBENZENE
1,3,5-TMB = 1,3,5-TRIMETHYLBENZENE
X = XYLENES, TOTAL
B(a)P = BENZO(A)PYRENE
1-M =1-METHYLNAPHTHALENE
2-M =2-METHYLNAPHTHALENE
NA = NOT ANALYZED

bold = Concentration exceeds Groundwater RCL (refer to Table 1 - Soil Quality Results)
box = Concentration exceeds Direct Contact RCL (refer to Table 1 - Soil Quality Results)
* = Concentration exceeds NR 746 Table 2 value (for soil only within 4' of the ground surface)

NOTES:
1. SITE MAP BASED ON AERIAL PHOTOGRAPH AND COMPILATION OF SITE DRAWINGS PROVIDED BY LEIN OIL COMPANY.
2. SIGMA GEOPROBE SOIL BORING LOCATIONS SURVEYED WITH TRIMBLE R8 GPS RECEIVER RELATIVE TO OTHER SITE FEATURES OR MEASURED RELATIVE TO PREVIOUSLY SURVEYED SITE FEATURES.

THE SIGMA GROUP
Single Source. Sound Solutions.

SOIL QUALITY MAP

LEIN OIL FACILITY
3500 N. NEWVILLE ROAD, JANESVILLE, WISCONSIN

FIGURE
2

Date: 8/4/11
Created By: AJR
Filename: 12454 Site Plan Map.ai
Directory: CAD
Project : 12454

Table 1
Soil Quality Results
Lein Oil Facility - 3500 N. Newville Road, Janesville, Wisconsin
Sigma Project No. 12454

Soil Sample Location:		GP-1	GP-2	GP-3		GP-4		GP-5		GP-6		GP-6A	GP-7		GP-8		GP-8A	GW RCLs [3]	DC RCLs [4]
Sample Depth (feet bgs):		10 - 12	---	2 - 4	14 - 16	0 - 2	10 - 12	0 - 2	8 - 10	8 - 10	14 - 16	1 - 3	4 - 6	12 - 14	4 - 6	8 - 10	1 - 3		
	Date:	3/16/10	3/16/10	3/16/10		3/16/10		3/16/10		3/16/10		6/27/11	3/16/10		3/16/10		6/27/11		
Organic Vapor Monitor	ppm	408	---	1	1	1	1	1	1	1	1	0	1	1	1	1	0	NS	NS / NS
PVOCs + Naphthalene																			
Benzene	µg/kg	<130	NA	<32	<26	<31	<26	<31	<28 "P2"	<31	<26	NA	<32	<26	<31	<30	NA	5.5	8,500 / 1,100
Ethylbenzene	µg/kg	**4,500**	NA	<32	<26	<31	<26	<31	<28 "P2"	<31	<26	NA	<32	<26	<31	<30	NA	2,900	4,600 / NS
Methyl-tert-butyl-ether	µg/kg	<130	NA	<32	<26	<31	<26	<31	<28 "P2"	<31	<26	NA	<32	<26	<31	<30	NA	NS	NS / NS
Naphthalene	µg/kg	8,600	NA	<63	<52	<61	<52	<62	<55 "P2"	<61	<52	NA	<63	<52	<62	<61	NA	NS	2,700 / NS
Toluene	µg/kg	<130	NA	<32	<26	<31	<26	<31	<28 "P2"	<31	<26	NA	<32	<26	<31	<30	NA	1,500	38,000 / NS
1,2,4-Trimethylbenzene	µg/kg	34,000	NA	<32	<26	<31	<26	<31	<28 "P2"	<31	<26	NA	<32	<26	<31	<30	NA	NS	83,000 / NS
1,3,5-Trimethylbenzene	µg/kg	10,000	NA	<32	<26	<31	<26	<31	<28 "P2"	<31	<26	NA	<32	<26	<31	<30	NA	NS	11,000 / NS
Xylenes (total)	µg/kg	**23,000**	NA	<110	<88	<100	<89	<100	<94 "P2"	<100	<89	NA	<110	<89	<110	<100	NA	4,100	42,000 / NS
PAHs																			
Acenaphthene	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<7.2	NA	NA	NA	NA	<6.9	38,000	900,000
Acenaphthylene	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<5.4	NA	NA	NA	NA	<5.1	700	18,000
Anthracene	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	26 "J"	NA	NA	NA	NA	<6.0	3,000,000	5,000,000
Benzo(a)anthracene	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	52	NA	NA	NA	NA	26 "J"	17,000	88
Benzo(a)pyrene	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	47	NA	NA	NA	NA	22 "J"	48,000	8.8
Benzo(b)fluoranthene	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	45	NA	NA	NA	NA	33	360,000	88
Benzo(ghi)perylene	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	28 "J"	NA	NA	NA	NA	24 "J"	6,800,000	1,800
Benzo(k)fluoranthene	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	33 "J"	NA	NA	NA	NA	13 "J"	870,000	880
Chrysene	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	56	NA	NA	NA	NA	64	37,000	8,800
Dibenzo(a,h)anthracene	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<8.7	NA	NA	NA	NA	<8.4	38,000	8.8
Fluoranthene	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	120	NA	NA	NA	NA	56	500,000	600,000
Fluorene	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	8.1 "J"	NA	NA	NA	NA	<6.3	100,000	600,000
Indeno(1,2,3-cd)pyrene	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	25 "J"	NA	NA	NA	NA	12 "J"	680,000	88
1-Methylnaphthalene	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<9.0	NA	NA	NA	NA	<8.7	23,000	1,100,000
2-Methylnaphthalene	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<13	NA	NA	NA	NA	<13	20,000	600,000
Naphthalene	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<6.2	NA	NA	NA	NA	7.0 "J"	400	20,000
Phenanthrene	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	67	NA	NA	NA	NA	37	1,800	18,000
Pyrene	µg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	95	NA	NA	NA	NA	100	8,700,000	500,000

Notes:

1. µg/kg = micrograms per kilogram (equivalent to parts per billion, ppb)
2. Background Organic Vapor Monitor (OVM) readings = 1 ppm on 3/16/10.
3. GW RCLs = Groundwater Residual Contaminant Levels based on the following:
   For petroleum hydrocarbons, GW RCLs based on Wisconsin Administrative Code, Chapter NR 720.09 generic Residual Contaminant Levels for protection of groundwater.
   For PAHs, GW RCLs based on interim guidance RCL for protection of groundwater pathway from PAH compounds, from WDNR publication RR-519-97 "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance" (April 1997)
4. DC RCLs for Non-Industial Soil = Direct Contact Residual Contaminant Levels based on the following:
   For petroleum hydrocarbons, DC RCLs based on Wisconsin Administrative Code, Chapter NR 746.06 Table 1 ("Indicators of Residual Petroleum Product in Soil Pores") soil screening levels / Table 2 ("Protection of Human Health from Direct Contact with Contaminated Soil") concentrations.
   For PAHs, DC RCLs based on interim guidance RCL for protection of direct contact with PAH compounds for non-industrial land use, from WDNR publication RR-519-97 "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance" (April 1997)
5. NA = not analyzed
6. NS = no standard established
7. Labortaory flags:
   P2 = Sample received without chemical preservation, but preserved by laboratory
   J = Estimated value - analyte detected at a level less than the Reporting Limit and greater than or equal to the Method Detection Limit.
8. Trip blank samples:
   3/16/10: PVOC and naphthalene concentrations all reported below laboratory detection limits
   6/17/10: PVOC and naphthalene concentrations all reported below laboratory detection limits
   6/27/11: PVOC concentrations all reported below laboratory detection limits
9. Exceedances:
   bold = Concentration exceeds GW RCL
   box = Concentration exceeds DC RCL
   * = Concentration exceeds NR 746 Table 2 value for benzene (for soil only within 4' of the ground surface)

Table 1
Soil Quality Results
Lein Oil Facility - 3500 N. Newville Road, Janesville, Wisconsin
Sigma Project No. 12048

Soil Sample Location:		GP-9		GP-10		GP-10A			GP-10AA	GP-10B			GP-10C			GP-10CA	GP-11		GP-11A	GP-12	GP-13	GW RCLs [3]	DC RCLs [4]
Sample Depth (feet bgs):		2 - 4	4 - 6	4 - 6	10 - 12	2 - 4	20 - 22	28 - 30	1 - 3	2 - 4	10 - 12	26 - 28	2 - 4	10 - 12	26 - 28	1 - 3	2 - 4	10 - 12	1 - 3	1 - 3	1 - 3		
	Date:	3/16/10		3/16/10		6/17/10			6/27/11	6/17/10			6/17/10			6/27/11	3/16/10		6/27/11	6/27/11	6/27/11		
Organic Vapor Monitor	ppm	5.8	1	819	1,044	560	3	6	37 - 117	186	896	2	0	0	0	10 - 15	1	1	0	22 - 36	10 - 22	NS	NS / NS
PVOCs + Naphthalene																							
Benzene	µg/kg	<31	<29	**1,900**	**780**	**15,000 ***	<26	<26	NA	<31	<26	<26	<31	<26	<26	NA	<31	<26	NA	<31	<31	5.5	8,500 / 1,100
Ethylbenzene	µg/kg	<31	<29	**37,000**	**15,000**	**180,000**	<26	<26	NA	<31	<26	<26	<31	29	<26	NA	<31	<26	NA	34 "J"	32 "J"	2,900	4,600 / NS
Methyl-tert-butyl-ether	µg/kg	<31	<29	<800	<140	<630	<26	<26	NA	<31	<26	<26	<31	<26	<26	NA	<31	<26	NA	<31	<31	NS	NS / NS
Naphthalene	µg/kg	<61	<57	17,000	6,300	86,000	<51	<52	NA	<62	90	<52	<62	<52	<52	NA	<63	<51	NA	NA	NA	NS	2,700 / NS
Toluene	µg/kg	<31	<29	**3,700**	**4,500**	**2,500**	<26	<26	NA	<31	<26	<26	<31	<26	<26	NA	<31	<26	NA	<31	<31	1,500	38,000 / NS
1,2,4-Trimethylbenzene	µg/kg	66	53	**110,000**	**43,000**	**560,000**	<26	<26	NA	<31	<26	<26	<31	74	38	NA	<31	<26	NA	86 "J"	61 "J"	NS	83,000 / NS
1,3,5-Trimethylbenzene	µg/kg	<31	<29	**35,000**	**13,000**	**150,000**	<26	<26	NA	<31	<26	<26	<31	<26	<26	NA	<31	<26	NA	<31	<31	NS	11,000 / NS
Xylenes (total)	µg/kg	<100	<100	**200,000**	**87,000**	**1,100,000**	<77	<78	NA	<93	<78	<78	<94	140	<78	NA	<110	<87	NA	130 "J"	130 "J"	4,100	42,000 / NS
PAHs																							
Acenaphthene	µg/kg	NA	NA	NA	NA	NA	NA	NA	640	NA	NA	NA	NA	NA	NA	<7.2	NA	NA	<8.4	<8.5	<8.1	38,000	900,000
Acenaphthylene	µg/kg	NA	NA	NA	NA	NA	NA	NA	<62	NA	NA	NA	NA	NA	NA	<5.4	NA	NA	<6.2	<6.3	<6.0	700	18,000
Anthracene	µg/kg	NA	NA	NA	NA	NA	NA	NA	160 "J"	NA	NA	NA	NA	NA	NA	32 "J"	NA	NA	45	11 "J"	<7.1	3,000,000	5,000,000
Benzo(a)anthracene	µg/kg	NA	NA	NA	NA	NA	NA	NA	<85	NA	NA	NA	NA	NA	NA	77	NA	NA	70	46	17 "J"	17,000	88
Benzo(a)pyrene	µg/kg	NA	NA	NA	NA	NA	NA	NA	<76	NA	NA	NA	NA	NA	NA	69	NA	NA	2,200	48	15 "J"	48,000	8.8
Benzo(b)fluoranthene	µg/kg	NA	NA	NA	NA	NA	NA	NA	<82	NA	NA	NA	NA	NA	NA	72	NA	NA	<8.3	49	21 "J"	360,000	88
Benzo(ghi)perylene	µg/kg	NA	NA	NA	NA	NA	NA	NA	<97	NA	NA	NA	NA	NA	NA	36	NA	NA	27 "J"	26 "J"	<9.5	6,800,000	1,800
Benzo(k)fluoranthene	µg/kg	NA	NA	NA	NA	NA	NA	NA	<93	NA	NA	NA	NA	NA	NA	40	NA	NA	<9.4	45	13 "J"	870,000	880
Chrysene	µg/kg	NA	NA	NA	NA	NA	NA	NA	<130	NA	NA	NA	NA	NA	NA	99	NA	NA	82	72	26 "J"	37,000	8,800
Dibenzo(a,h)anthracene	µg/kg	NA	NA	NA	NA	NA	NA	NA	<100	NA	NA	NA	NA	NA	NA	<8.7	NA	NA	<10	<10	<9.8	38,000	8.8
Fluoranthene	µg/kg	NA	NA	NA	NA	NA	NA	NA	<74	NA	NA	NA	NA	NA	NA	260	NA	NA	130	130	50	500,000	600,000
Fluorene	µg/kg	NA	NA	NA	NA	NA	NA	NA	590	NA	NA	NA	NA	NA	NA	<6.6	NA	NA	<7.7	12 "J"	<7.4	100,000	600,000
Indeno(1,2,3-cd)pyrene	µg/kg	NA	NA	NA	NA	NA	NA	NA	<100	NA	NA	NA	NA	NA	NA	41	NA	NA	13 "J"	26 "J"	<9.9	680,000	88
1-Methylnaphthalene	µg/kg	NA	NA	NA	NA	NA	NA	NA	**40,000**	NA	NA	NA	NA	NA	NA	66	NA	NA	140	27 "J"	34 "J"	23,000	1,100,000
2-Methylnaphthalene	µg/kg	NA	NA	NA	NA	NA	NA	NA	**76,000**	NA	NA	NA	NA	NA	NA	<13	NA	NA	120 "J"	31 "J"	37 "J"	20,000	600,000
Naphthalene	µg/kg	NA	NA	NA	NA	NA	NA	NA	**72,000**	NA	NA	NA	NA	NA	NA	<6.2	NA	NA	67	28 "J"	27 "J"	400	20,000
Phenanthrene	µg/kg	NA	NA	NA	NA	NA	NA	NA	1,400	NA	NA	NA	NA	NA	NA	200	NA	NA	390	100	44	1,800	18,000
Pyrene	µg/kg	NA	NA	NA	NA	NA	NA	NA	140 "J"	NA	NA	NA	NA	NA	NA	190	NA	NA	120	100	41	8,700,000	500,000

Notes:

1. µg/kg = micrograms per kilogram (equivalent to parts per billion, ppb)
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