GIS REGISTRY INFORMATION

SITE NAME:	KIP NELSON PROPERTY
BRRTS # and FID #:	**0230235784 230051690**
CLOSURE DATE:	03/21/2006
STREET ADDRESS:	5910 49TH STREET
CITY:	KENOSHA
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	**X=** 693966 **Y=** 237744

OFF-SOURCE CONTAMINATION (>ES): (if there are more than 2 off-source properties, make a note and attach additional sheet(s))		**Yes**	x	**No**
IF YES, STREET ADDRESS 1:				
GPS COORDINATES (meters in WTM91 projection):	**X=**		**Y=**	
IF YES, STREET ADDRESS 2:				
GPS COORDINATES (meters in WTM91 projection):	**X=**		**Y=**	

CONTAMINATION IN RIGHT OF WAY:		**Yes**		**No**

CONTAMINATED MEDIA: (Groundwater, Soil or Both?)	**BOTH**

DOCUMENTS NEEDED:	
Closure Letter, and any conditional closure letter issued	X
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties	X
County Parcel ID number, *if used for county*, for all affected properties	
Location Map which outlines all properties within contaminated site boundaries in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy)	X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy)	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	X
Isoconcentration map(s), *if available from site investigation (SI)* (8.5x14" if paper copy**).** The isoconcentration map should have flow direction and extent of contamination defined. **If not available, include the following 2 types of maps:**	X
Latest groundwater flow/monitoring well location map	X
Latest extent of contaminant plume map	X
Geologic cross-sections, *if available from SI.* (8.5x14' if paper copy)	
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	
Letter informing ROW owner of residual contamination (if applicable)	
Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure.*	

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. OF NATURAL RESOURCES

James Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region
Sturtevant Service Center
9531 Rayne Road, Suite IV
Sturtevant, Wisconsin 53177
Telephone 262-884-2300
FAX 262-884-2307
TDD 262-884-2304

March 21, 2006

Mr. Merlin Nelson
5910 49th Street
Kenosha, WI 53144

Subject: Request for Closure of Kip Nelson Property, 5910 49th Street, Kenosha, WI FID 230051690, BRRTS 02-30-235784

Dear Mr. Nelson,

The Department has received and reviewed the request for case closure for the 5910 49th Street property. At this time the Department is granting site closure, based upon the information provided by your consultant. At this time your site will be granted site closure with Soil and Groundwater GIS database registry.

Please proceed with one of the following options for your monitoring wells located on this property. 1.) Abandon the wells and submit the documentation to this office or 2.) Retain the wells for use as upgradient groundwater monitoring points for the additional investigative work to be completed on the 5800 49th Street property. Whichever option you decide on please provide the information to this office in writing for placement in the file.

Be sure to contact Lorraine Stoltzfus, Assistant Attorney General, PO Box 7857, Madison, WI 53707, 608-266-9226 to discuss any liens or forfeitures that may have been applied to this parcel under the Stipulation from the Department of Justice.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

If you have any questions regarding this letter please contact me at 262-884-2341.

Sincerely,

Shanna L Laube Anderson

Shanna L Laube-Anderson, P.G.
Hydrogeologist

Cc: Ted Hubbes, Braun Intertec Corp., 2831 Larson St., LaCrosse, WI 54603
Doug Nelson, 2300 N. 2nd Street, Minneapolis, MN 55411
Lorraine Stoltzfus, email

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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Southeast Region
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9531 Rayne Road, Suite IV
Sturtevant, Wisconsin 53177
Telephone 262-884-2300
FAX 262-884-2307
TDD 262-884-2304

December 5, 2005

Mr. Merlin Nelson
5910 49th Street
Kenosha, WI 53144

Subject: Request for Closure of Kip Nelson Property, 5910 49th Street, Kenosha, WI FID 230051690, BRRTS 02-30-235784

Dear Mr. Nelson,

The Department has received and reviewed the request for case closure as well as the email comments regarding the closure denial letter for the 5910 49th Street property. At this time the Department is not granting site closure at this time. The following information will need to be collected prior to another closure review being performed.

1. At least one additional round of groundwater samples must be collected from all remaining wells located on site.
2. Analyze the groundwater samples for the following parameters, Full VOC Scan and PAH's and dissolved lead.
3. Soil samples need to be collected from deeper then 5 feet in the area of the northwestern excavation area due to the high levels of soil contamination identified in borings and then confirmation samples collected in other locations.
4. MW-6 needs to be replaced due to the high levels that were identified in this well and no stable or decreasing trend identified prior to the well being abandoned and the distance to MW-3. Another alternative would be to install another well between the former location of MW-6 and MW-3 to determine if contaminated groundwater is migrating in that direction.

The above noted comments are being requested due to the following:

1. The Administrative Code requires a minimum of two quarterly rounds of groundwater data to determine groundwater quality for all potential contaminates.
2. There is only one round of groundwater data for PAH's and Full VOC compounds.
3. A stable or decreasing trend for all contaminates needs to be established for a groundwater plume in order to meet the closure requirements for placement on the GIS database.
4. MTBE levels in MW-7 are above standards and it has not been determined that a stable or decreasing plume exists based upon only 2 rounds of groundwater data. Additional groundwater sampling south and east of MW-7 would assist in evaluating groundwater quality on this property.
5. Based upon the reports from the lab there were several of the geoprobe water samples that are marked as having "unidentified hydrocarbons present" in the PVOC sample analysis. This would indicate that Full VOC's should have been run on these samples. It is suggested that you do this.

6. We have a good extent and degree of the horizontal extent of the soil layer at 2 – 4 feet yet not much information for any soils deeper then that or from the 0-2 feet. Please proceed with addressing contamination at these levels, especially to the southern portion of the property.
7. A deed restriction document with a cap maintenance plan will be necessary as well to ensure human health will not be impacted by the remaining soil contamination on this property. This is in addition to the entry on the Soil GIS database.
8. A cap of either asphalt, concrete or a minimum of 1 foot compacted clay will be necessary over this entire property unless the additional soil and groundwater sampling results indicate there is not a potential human health threat remaining.

In order to grant closure the extent and degree of the soil and groundwater contamination needs to be defined and then a stable or decreasing groundwater plume needs to be proven. At this time the Site Investigation is not even complete, which is the definition of extent and degree of contamination. Please proceed with completing the additional work to complete the site investigation. Then submit the additional information for further review.

If you have any questions regarding this letter please contact me at 262-884-2341.

Sincerely,

Shanna L Laube-Anderson

Shanna L Laube-Anderson, P.G.
Hydrogeologist

Cc: Ted Hubbes, Braun Intertec Corp., 2831 Larson St., LaCrosse, WI 54603
Doug Nelson, 2300 N. 2nd Street, Minneapolis, MN 55411
Lorraine Stoltzfus, email
Art Morrissey, 610 Main, Racine, WI 53402

STATE BAR OF WISCONSIN FORM 1 – 1982
WARRANTY DEED

DOCUMENT NO.

DOCUMENT NUMBER
1137369
WARRANTY DEED
RECORDED
at Kenosha County, Kenosha, WI 53140
Louise I Principe, Register of Deeds
on 3/19/1999 at 4:14 PM
990012004 $646.00
USED REMBEER2

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
A.J. MORRISSEY
P.O. BOX 1573
RACINE, WI 53401

18

This Deed, made between CHARLES E. YANDRE, Grantor,
and MERLIN L. NELSON, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration of one (1) dollar and other good and valuable consideration conveys to Grantee the following described real estate in Kenosha County, State of Wisconsin:

TRANSFER
$ 636.00
FEE

Part of the Northeast Quarter of Section 34, Town 2 North, Range 22 East of the Fourth Principal Meridian, in the City of Kenosha, Kenosha County, Wisconsin, and more particularly described as follows: Commencing at a point on the east line of said quarter section which is S 2°31'56" E 1375.10 feet from the northeast corner thereof; thence N 89°40'16" W along the north line of 49th Street. 1,955.75 feet to the point of beginning of lands thereafter described; thence continue N 89°40'16" W along the north line of 49th Street, 242 feet; thence North 2°31'56" West 200 feet; thence South 89°40'16" East 242 feet; thence South S°31'15" East 200 feet to the point of beginning.

08-222-34-102-013
PARCEL IDENTIFICATION NUMBER

Address: 5910 - 49th Street, Kenosha, Wisconsin
This Deed is given in fulfillment of that certain Land Contract dated October 14, 1983, between Charles E. Yandre, as Vendor, and Merlin L. Nelson and Janice E. Nelson, d/b/a MLN Realty, Vendees, and recorded in the Office of the Kenosha County REgister of Deeds*
This is not (is) (is not) homestead property.
*on October 14, 1983, in Volume 1145 of Records, PAge 396-97, Document No. 710308.
Together with all and singular the hereditaments and appurtenances thereunto belonging;
And CHARLES E. YANDRE
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing
and will warrant and defend the same.

Dated this 18th day of March, 19 99.

(SEAL) * (SEAL) *

Charles E. Yandre (SEAL) * Charles E. Yandre (SEAL) *

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 19____

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by §706.06, Wis. Stats.)

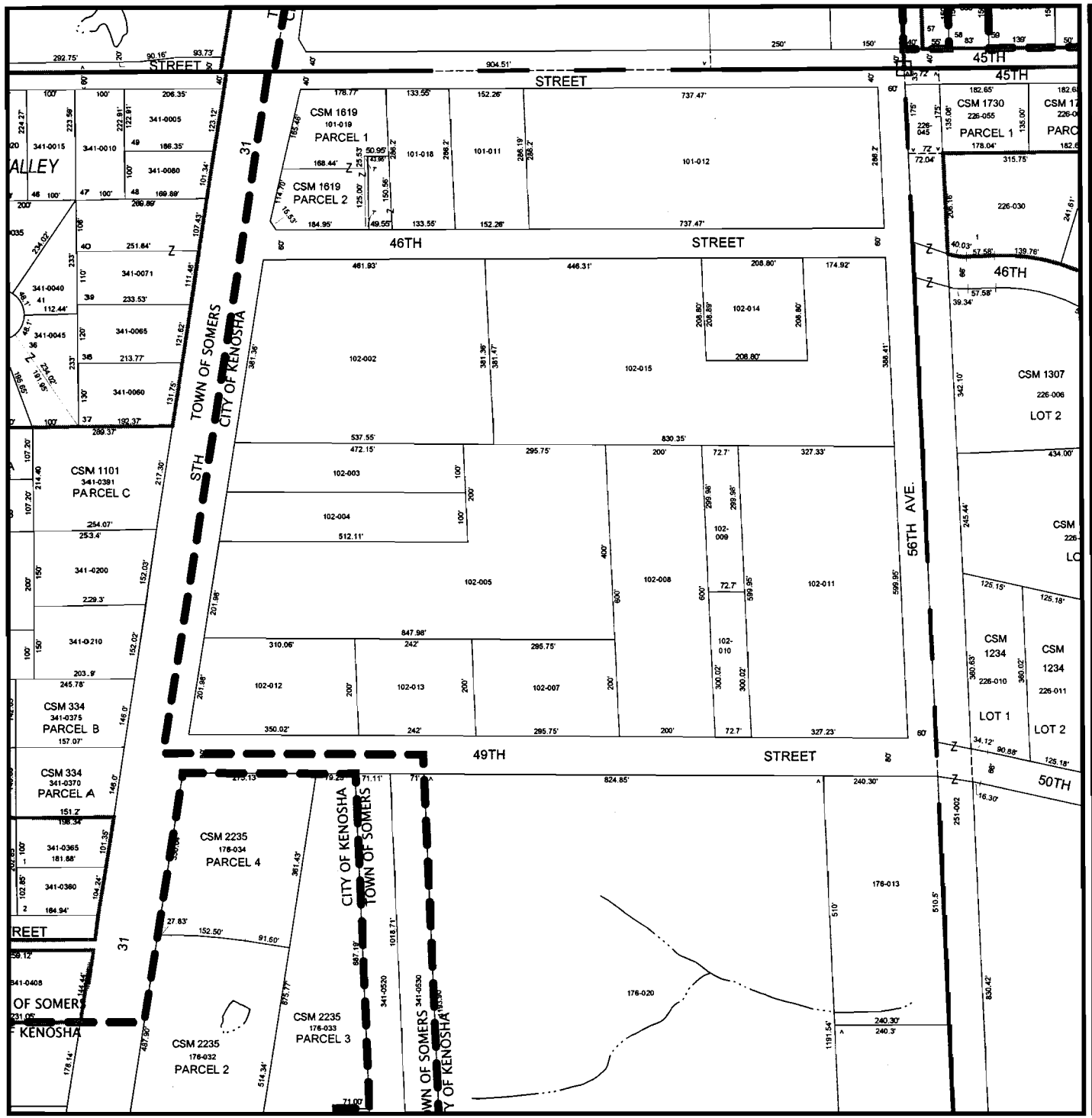
THIS INSTRUMENT WAS DRAFTED BY
WILLIAM K. RICHARDSON
Attorney at Law
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

State of Wisconsin, } ss.
Kenosha County. }
Personally came before me this 18th day of March, 19 99, the above named Charles E. Yandre, grantor
to me known to be the person - who executed the foregoing instrument and acknowledge the same.

William K. Richardson
* William K. Richardson
Notary Public, Kenosha County, Wis.
My commission is permanent. (If not, state expiration date: _____, 19____.)

* Names of persons signing in any capacity should by typed or printed below their signatures.



Source: Kenosha County Department of Planning & Development

Kenosha County

KENOSHA COUNTY WISCONSIN
Established 1850

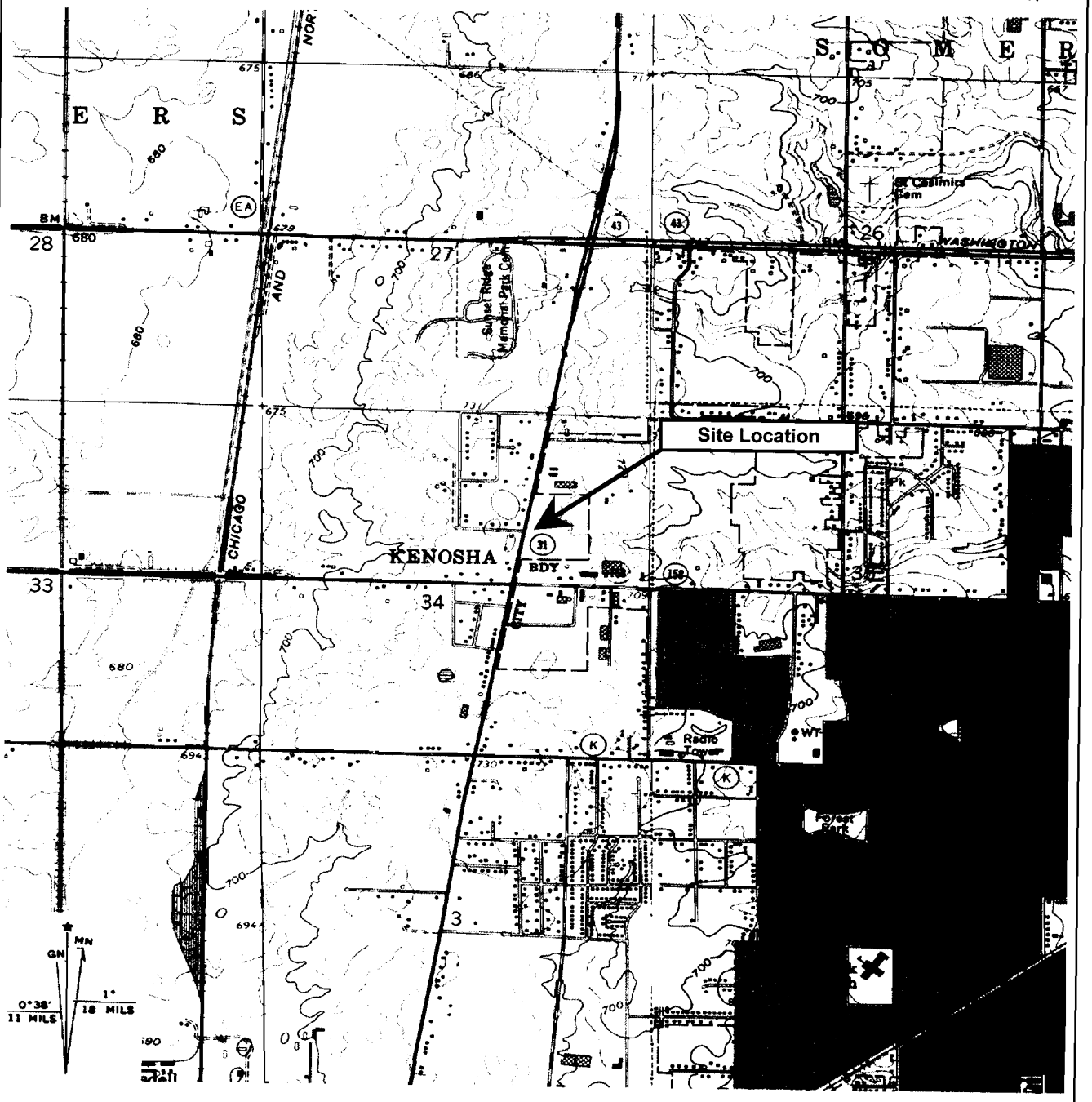
N

1 inch equals 300 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT THE LAND INFORMATION DIVISION OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

PLEASANT PRAIRIE QUADRANGLE
WISCONSIN–KENOSHA CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)



SCALE 1:24 000

1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 .5 0 1 KILOMETER

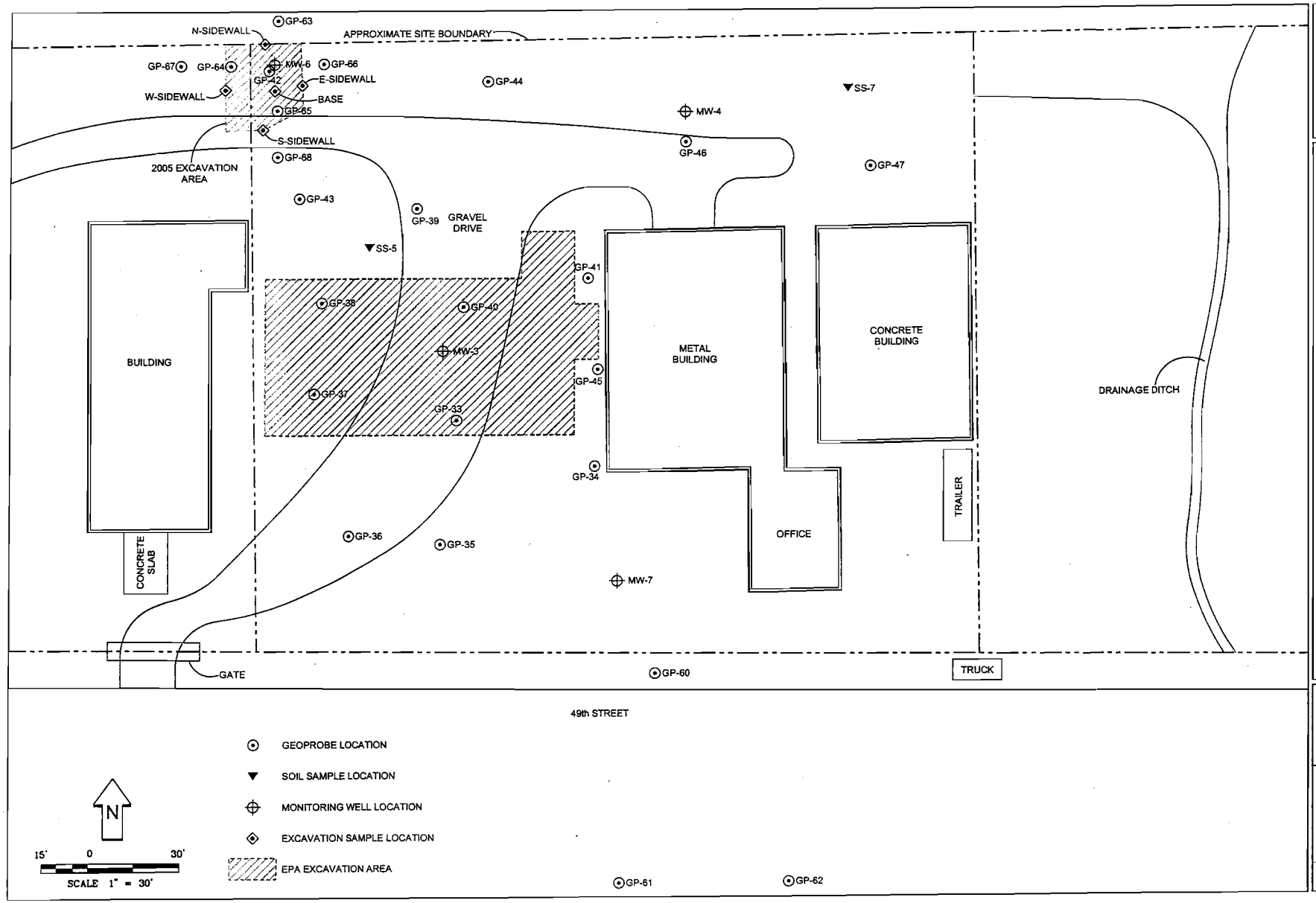
CONTOUR INTERVAL 10 FEET

QUADRANGLE LOCATION

BRAUN INTERTEC

Site Location Map
Kip Nelson Services
5910 49th Street
Kenosha, Wisconsin

		DATE	SHEET
DRAWN BY:	KLH	7/7/2005	
APP'D BY:	TRH	7/7/2005	OF
JOB NO.	LC-04-07142		
DWG. NO.		FIGURE NO.	
SCALE		1	



BRAUN INTERTEC

SITE MAP
KIP NELSON SERVICES
5910 49th STREET
KENOSHA, WISCONSIN

	INIT	DATE
DRAWN BY:	BJB	2-10-05
APP'D BY:	TRH	8-3-05
JOB NO.	LC0407142	
DWG. NO. LC0407142	SHEET	OF
SCALE 1" = 30'		

FIGURE NO. 2

Project #: LC-04-07142
Kip Nelson Services
5910 49th Street
Kenosha, Wisconsin

Table 1

5910 49th Street Soil Sample Analytical Results

PARAMETER (µg/kg):	GP-33 0 - 2 feet 12/01/04	GP-33 4 - 6 feet 12/01/04	GP-34 0 - 2 feet 12/01/04	GP-35 0 - 2 feet 12/01/04	GP-35 4 - 6 feet 12/01/04	GP-36 2 - 4 feet 12/01/04	GP-37 2 - 4 feet 12/01/04	GP-37 4 - 6 feet 12/01/04	GP-38 2 - 4 feet 12/01/04	GP-39 0 - 2 feet 12/01/04	GP-39 4 - 6 feet 12/01/04	GP-40 2 - 4 feet 12/01/04	GP-41 0 - 2 feet 12/01/04	GP-41 4 - 6 feet 12/01/04	GP-42 2 - 4 feet 12/01/04	NR720 RCLs[1]	NR746.06 Table 1[2]	NR746.06 Table 2[3]
VOC Compounds (µg/kg)																		
Benzene	<31	<30	<30	<31	<29	<29	<29	<29	<30	<31	<30	<30	<32	<29	**1,870**	5.5	8,500	1,100
n-Butylbenzene	<31	<30	<30	<31	<29	<29	<29	<29	<30	<31	<30	<30	<32	<29	<623	NS	NS	NS
sec-Butylbenzene	<31	<30	<30	<31	<29	<29	<29	<29	<30	<31	<30	<30	<32	<29	834	NS	NS	NS
1,1-Dichloroethane	<31	<30	<30	<31	<29	<29	<29	<29	<30	<31	<30	<30	<32	<29	<623	NS	NS	NS
1,1-Dichloroethene	<31	<30	<30	<31	<29	<29	<29	<29	<30	<31	<30	<30	<32	<29	<623	NS	NS	NS
cis-1,2-Dichloroethene	<31	<30	<30	<31	<29	<29	<29	<29	<30	<31	<30	<30	<32	<29	<623	NS	NS	NS
trans-1,2-Dichloroethene	<31	<30	<30	<31	<29	<29	<29	<29	<30	<31	<30	<30	<32	<29	<623	NS	NS	NS
Ethylbenzene	<31	<30	<30	<31	<29	<29	<29	<29	<30	<31	<30	<30	<32	<29	**10,800**	2,900	4,600	NS
Isopropylbenzene	<31	<30	<30	<31	<29	<29	<29	<29	<30	<31	<30	<30	<32	<29	1,130	NS	NS	NS
p-Isopropyltoluene	<31	<30	<30	<31	<29	<29	<29	<29	<30	<31	<30	<30	<32	<29	<623	NS	NS	NS
Methyl-t-butyl ether	125	<30	<30	<31	<29	<29	117	153	<30	<31	<30	<30	<32	<29	<623	NS	NS	NS
Naphthalene[4]	<31	<30	<30	<31	<29	<29	<29	<29	<30	<31	<30	<30	<32	<29	**6,230**	NS	2,700	NS
n-Propylbenzene	<31	<30	<30	<31	<29	<29	<29	<29	<30	<31	<30	<30	<32	<29	4,860	NS	NS	NS
Styrene	<31	<30	<30	<31	<29	<29	<29	<29	<30	<31	<30	<30	<32	<29	<623	NS	NS	NS
Toluene	<31	<30	<30	<31	<29	<29	<29	<29	<30	<31	<30	<30	<32	<29	**7,470**	1,500	3,800	NS
1,1,1-Trichloroethane	<31	<30	<30	<31	<29	<29	<29	<29	<30	<31	<30	<30	<32	<29	<623	NS	NS	NS
Trichloroethene	<31	<30	<30	<31	<29	<29	<29	<29	<30	<31	<30	<30	<32	<29	<623	NS	NS	NS
1,2,4-Trimethylbenzene	<31	<30	<30	<31	<29	<29	<29	<29	<30	<31	<30	<30	<32	<29	36,100	NS	83,000	NS
1,3,5-Trimethylbenzene	<31	<30	<30	<31	<29	<29	<29	<29	<30	<31	<30	<30	<32	<29	9,710	NS	11,000	NS
Vinyl Chloride	<44	<42	<42	<43	<41	<41	<41	<41	<42	<44	<42	<42	<45	<41	<872	NS	NS	NS
Xylenes, Total	<44	<42	<42	<43	<41	<41	<41	<41	<42	<44	<42	<42	<45	<41	**61,000**	4,100	4,200	NS
Total Metals (mg/kg)																		
Barium	110	59	NA	NA	NA	50	NA	NA	NA	NA	NA	NA	NA	NA	86	NS	NS	NS
Lead	19	29	19	21	13	12	12	12	14	18	29	12	19	12	15	500/50	NS	NS

Notes:

Sources for Wisconsin soil standards:

[1] - Wisconsin Administrative Code, Chapter NR720, Table 1 and Table 2, Residual Contaminant Levels (metals standards are industrial/non-industrial)

[2] - Wisconsin Administrative Code, Chapter NR746, Table 1 - Indicators of Residual Petroleum Product in Soil Pores

[3] - Wisconsin Administrative Code, Chapter NR746, Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil

[4] - Wisconsin Department of Natural Resources Suggested Generic RCLs for naphthalene are 400 µg/kg (groundwater pathway) and 110,000 µg/kg (direct contact pathway for Industrial sites)

BOLD values exceed one or more Wisconsin Soil Standards

NS - No Wisconsin Soil Standards have been established

NA - Not Analyzed

Project #: LC-04-07142
Kip Nelson Services
5910 49th Street
Kenosha, Wisconsin

Table 1 (cont.)

5910 49th Street Soil Sample Analytical Results

PARAMETER (µg/kg):	GP-42 6 - 8 feet 12/01/04	GP-43 2 - 4 feet 12/01/04	GP-44 0 - 2 feet 12/01/04	GP-45 0 - 2 feet 12/01/04	GP-46 0 - 2 feet 12/01/04	GP-46 4 - 6 feet 12/01/04	GP-47 0 - 2 feet 12/01/04	MW-3 2 - 4 feet 01/17/05	MW-4 2 - 4 feet 01/17/05	MW-6 2 - 4 feet 01/17/05	MW-7 2 - 4 feet 01/18/05	NR720 RCLs[1]	NR746.06 Table 1[2]	NR746.06 Table 2[3]	PAH Groundwater RCLs[4]	PAH Direct Contact RCLs[5]
VOC Compounds (µg/kg)																
Benzene	**153**	<29	<32	<31	<32	<29	<29	<30	<32	**540**	<30	5.5	8,500	1,100	NS	NS
n-Butylbenzene	<29	<29	<32	<31	<32	<29	<29	<30	<32	<31	<30	NS	NS	NS	NS	NS
sec-Butylbenzene	<29	<29	<32	<31	<32	<29	<29	<30	<32	251	<30	NS	NS	NS	NS	NS
1,1-Dichloroethane	<29	<29	<32	<31	<32	<29	<29	<30	<32	<31	<30	NS	NS	NS	NS	NS
1,1-Dichloroethene	<29	<29	<32	<31	<32	<29	<29	<30	<32	<31	<30	NS	NS	NS	NS	NS
cis-1,2-Dichloroethene	<29	<29	<32	<31	<32	<29	<29	79	179	289	131	NS	NS	NS	NS	NS
trans-1,2-Dichloroethene	<29	<29	<32	<31	<32	<29	<29	<30	<32	<31	<30	NS	NS	NS	NS	NS
Ethylbenzene	565	<29	<32	<31	<32	<29	<29	<30	<32	1,630	<30	2,900	4,600	NS	NS	NS
Isopropylbenzene	40	<29	<32	<31	<32	<29	<29	<30	<32	327	<30	NS	NS	NS	NS	NS
p-Isopropyltoluene	<29	<29	<32	<31	<32	<29	<29	<30	<32	151	<30	NS	NS	NS	NS	NS
Methyl-t-butyl ether	<29	<29	<32	<31	<32	<29	<29	<30	<32	<31	<30	NS	NS	NS	NS	NS
Naphthalene	46	<29	<32	<31	<32	<29	<29	<30	35	**3,270**	<30	NS	2,700	NS	400	110,000
n-Propylbenzene	110	<29	<32	<31	<32	<29	<29	<30	<32	1,510	<30	NS	NS	NS	NS	NS
Styrene	<29	<29	<32	<31	<32	<29	<29	<30	<32	<31	<30	NS	NS	NS	NS	NS
Toluene	66	<29	<32	<31	<32	<29	<29	75	120	**2,640**	83	1,500	3,800	NS	NS	NS
1,1,1-Trichloroethane	<29	<29	<32	<31	<32	<29	<29	<30	<32	<31	<30	NS	NS	NS	NS	NS
Trichloroethene	<29	<29	<32	<31	<32	<29	<29	<30	<32	<31	<30	NS	NS	NS	NS	NS
1,2,4-Trimethylbenzene	85	<29	<32	<31	<32	<29	<29	<30	110	11,100	35	NS	83,000	NS	NS	NS
1,3,5-Trimethylbenzene	<29	<29	<32	<31	<32	<29	<29	<30	<32	5,030	<30	NS	11,000	NS	NS	NS
Vinyl Chloride	<41	<40	<44	<43	<44	<40	<41	<42	<45	<44	<42	NS	NS	NS	NS	NS
Xylenes, Total	188	<40	1,010	<43	<44	<40	<41	67	166	**10,300**	98	4,100	4,200	NS	NS	NS
PAHs																
Anthracene	NA	NA	NA	NA	NA	NA	NA	6.7	<6.4	<6.3	<6.0	NS	NS	NS	3,000,000	300,000,000
Benzo (a) anthracene	NA	NA	NA	NA	NA	NA	NA	24	<6.4	<6.3	<6.0	NS	NS	NS	17,000	3,900
Benzo (b) fluoranthene	NA	NA	NA	NA	NA	NA	NA	20	<6.4	<6.3	<6.0	NS	NS	NS	360,000	3,900
Benzo (k) fluoranthene	NA	NA	NA	NA	NA	NA	NA	14	<6.4	<6.3	<6.0	NS	NS	NS	870,000	39,000
Benzo (a) pyrene	NA	NA	NA	NA	NA	NA	NA	24	<6.4	<6.3	<6.0	NS	NS	NS	48,000	390
Benzo (g,h,i) peryene	NA	NA	NA	NA	NA	NA	NA	23	<6.4	<6.3	<6.0	NS	NS	NS	6,800,000	39,000
Crysene	NA	NA	NA	NA	NA	NA	NA	25	<6.4	<6.3	<6.0	NS	NS	NS	37,000	390,000
Fluoranthene	NA	NA	NA	NA	NA	NA	NA	85	<13	<13	<12	NS	NS	NS	500,000	40,000,000
Indeno (1,2,3-cd) pyrene	NA	NA	NA	NA	NA	NA	NA	19	<6.4	<6.3	<6.0	NS	NS	NS	680,000	3,900
1-Methylnaphthalene	NA	NA	NA	NA	NA	NA	NA	<36	<38	628	<36	NS	NS	NS	23,000	70,000,000
2-Methylnaphthalene	NA	NA	NA	NA	NA	NA	NA	<30	<32	1,120	<30	NS	NS	NS	20,000	40,000,000
Phenanthrene	NA	NA	NA	NA	NA	NA	NA	51	<6.4	<6.3	<6.0	NS	NS	NS	1,800	390,000
Pyrene	NA	NA	NA	NA	NA	NA	NA	81	<6.4	<6.3	<6.0	NS	NS	NS	8,700,000	30,000,000
Total Metals (mg/kg)																
Barium	48	NA	82	NA	NA	NA	87	61	100	110	29	NS	NS	NS	NS	NS
Cadmium	NA	NA	NA	NA	NA	NA	NA	0.63	0.27	0.36	0.60	510/8	NS	NS	NS	NS
Chromium	NA	NA	NA	NA	NA	NA	NA	**18**	**31**	**25**	10	200/14	NS	NS	NS	NS
Lead	13	14	23	17	34	13	**59**	24	18	18	9.1	500/50	NS	NS	NS	NS
Mercury	NA	NA	NA	NA	NA	NA	NA	0.026	0.031	0.031	0.012	NS	NS	NS	NS	NS

Notes:
Sources for Wisconsin soil standards:
[1] - Wisconsin Administrative Code, Chapter NR720, Table 1 and Table 2, Residual Contaminant Levels (metals standards are industrial/non-industrial)
[2] - Wisconsin Administrative Code, Chapter NR746, Table 1 - Indicators of Residual Petroleum Product in Soil Pores
[3] - Wisconsin Administrative Code, Chapter NR746, Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil
[4] - Wisconsin Department of Natural Resources, Soil Cleanup Levels for PAHs - Interim Guidance, Suggested Generic RCLs for PAH Compounds in Soil based on groundwater pathway
[5] - Wisconsin Department of Natural Resources, Soil Cleanup Levels for PAHs - Interim Guidance, Suggested Generic RCLs for PAH Compounds in Soil based on direct contact pathway (Industrial)
BOLD values exceed one or more Wisconsin Soil Standards
NS - No Wisconsin Soil Standards have been established
NA - Not Analyzed

Project #: LC-04-07142
Kip Nelson Services
5910 49th Street
Kenosha, Wisconsin

Table 1 (cont.)

5910 49th Street Soil Sample Analytical Results

PARAMETER (µg/kg):	GP-63 2 - 4 feet 04/21/05	GP-64 2 - 4 feet 04/21/05	GP-65 2 - 4 feet 04/21/05	GP-66 2 - 4 feet 04/21/05	GP-67 2 - 4 feet 04/21/05	GP-68 2 - 4 feet 04/21/05	N - Sidewall 2 - 4 feet 06/13/05	E - Sidewall 2 - 4 feet 06/13/05	S - Sidewall 2 - 4 feet 06/13/05	W - Sidewall 2 - 4 feet 06/13/05	Base 5.5 feet 06/13/05	NR720 RCLs[1]	NR746.06 Table 1[2]	NR746.06 Table 2[3]	PAH Groundwater RCLs[4]	PAH Direct Contact RCLs[5]
VOC Compounds (µg/kg)																
Benzene	<31	<1,400	**2,100**	<32	<34	<29	<32	<30	72	<31	610	5.5	8,500	1,100	NS	NS
n-Butylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS	NS	NS
sec-Butylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS	NS	NS
1,1-Dichloroethane	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS	NS	NS
1,1-Dichloroethene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS	NS	NS
cis-1,2-Dichloroethene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS	NS	NS
trans-1,2-Dichloroethene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS	NS	NS
Ethylbenzene	<31	**9,900**	**10,000**	<32	<34	<29	<32	<30	<31	<31	1,400	2,900	4,600	NS	NS	NS
Isopropylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS	NS	NS
p-Isopropyltoluene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS	NS	NS
Methyl-t-butyl ether	<31	<1,400	<310	<32	<34	<29	<32	<30	<31	<31	<31	NS	NS	NS	NS	NS
Naphthalene	<31	**32,000**	**5,900**	<32	<34	<29	<65	<60	<62	<62	**640**	NS	2,700	NS	400	110,000
n-Propylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS	NS	NS
Styrene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS	NS	NS
Toluene	<31	**2,000**	**7,200**	<32	<34	<29	<32	<30	<31	<31	1,000	1,500	3,800	NS	NS	NS
1,1,1-Trichloroethane	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS	NS	NS
Trichloroethene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS	NS	NS
1,2,4-Trimethylbenzene	<31	**130,000**	30,000	<32	<34	<29	<32	<30	<31	40	2,100	NS	83,000	NS	NS	NS
1,3,5-Trimethylbenzene	<31	**73,000**	8,000	<32	<34	<29	<32	<30	<31	38	400	NS	11,000	NS	NS	NS
Vinyl Chloride	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS	NS	NS	NS	NS
Xylenes, Total	<110	**150,000**	**52,000**	<110	<120	<99	<110	<100	<110	<110	4,000	4,100	4,200	NS	NS	NS

Notes:

Sources for Wisconsin soil standards:

[1] - Wisconsin Administrative Code, Chapter NR720, Table 1 and Table 2, Residual Contaminant Levels (metals standards are industrial/non-industrial)

[2] - Wisconsin Administrative Code, Chapter NR746, Table 1 - Indicators of Residual Petroleum Product in Soil Pores

[3] - Wisconsin Administrative Code, Chapter NR746, Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil

[4] - Wisconsin Department of Natural Resources, Soil Cleanup Levels for PAHs - Interim Guidance, Suggested Generic RCLs for PAH Compounds in Soil based on groundwater pathway

[5] - Wisconsin Department of Natural Resources, Soil Cleanup Levels for PAHs - Interim Guidance, Suggested Generic RCLs for PAH Compounds in Soil based on direct contact pathway (Industrial)

BOLD values exceed one or more Wisconsin Soil Standards

NS - No Wisconsin Soil Standards have been established

NA - Not Analyzed

Project #: LC-04-07142
Kip Nelson Services
5910 49th Street
Kenosha, Wisconsin

Table 3

5910 49th Street Direct Push Groundwater Sample Analytical Results

PARAMETER (µg/L):	GP-34 12/01/04	GP-60 04/21/05	GP-61 04/21/05	GP-62 04/21/05	GP-63 04/21/05	NR140 ES[1]	NR 140 PAL[2]
Benzene	<0.20	<0.25	<0.25	<0.25	<0.20	5	0.5
n-Butylbenzene	0.33	NA	NA	NA	<0.20	NS	NS
sec-Butylbenzene	<0.25	NA	NA	NA	<0.25	NS	NS
Chloroethane	2.2	NA	NA	NA	<1.0	400	80
1,1-Dichloroethane	1.8	NA	NA	NA	<0.50	850	85
1,2-Dichloroethane	<0.50	NA	NA	NA	<0.50	5	0.5
1,1-Dichloroethene	<0.50	NA	NA	NA	<0.50	7	0.7
cis-1,2-Dichloroethene	<0.50	NA	NA	NA	<0.50	70	7
trans-1,2-Dichloroethene	<0.50	NA	NA	NA	<0.50	100	20
Ethylbenzene	<0.50	<0.22	<0.22	<0.22	<0.50	700	140
Isopropylbenzene	<0.20	NA	NA	NA	<0.20	NS	NS
p-Isopropyltoluene	0.36	NA	NA	NA	<0.20	NS	NS
Methylene Chloride	<1.0	NA	NA	NA	<1.0	5	0.5
Methyl-t-butyl ether	**580**	0.47	<0.23	<0.37	1.6	60	12
Naphthalene	<0.25	1.6	0.57	<0.50	<0.25	40	8
n-Propylbenzene	<0.50	NA	NA	NA	<0.50	NS	NS
Styrene	<0.20	NA	NA	NA	<0.20	100	10
Toluene	<0.20	<0.11	0.19	0.14	<0.20	1,000	200
1,1,1-Trichloroethane	<0.50	NA	NA	NA	<0.50	200	40
1,1,2-Trichloroethane	<0.25	NA	NA	NA	<0.25	5	0.5
Trichloroethene	<0.20	NA	NA	NA	<0.20	5	0.5
Trimethylbenzene	1	0.92	1.05	<0.44	<0.40	480	96
Vinyl Chloride	<0.20	NA	NA	NA	<0.20	0.2	0.02
Xylenes, Total	<0.50	0.59	1.0	<0.39	<0.50	10,000	1,000
Dissolved Metals (µg/L)							
Arsenic	NA	NA	NA	NA	NA	50	5
Barium	NA	NA	NA	NA	NA	2,000	400
Cadmium	NA	NA	NA	NA	NA	5	0.5
Silver	NA	NA	NA	NA	NA	50	5

Notes:
Sources for Wisconsin groundwater standards:
[1] - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)
[2] - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)
BOLD values exceed NR140 ES
[L] - flagged by laboratory, common lab solvent
values in *italics* exceed NR140 PAL
NS - No Wisconsin Groundwater Standards have been established

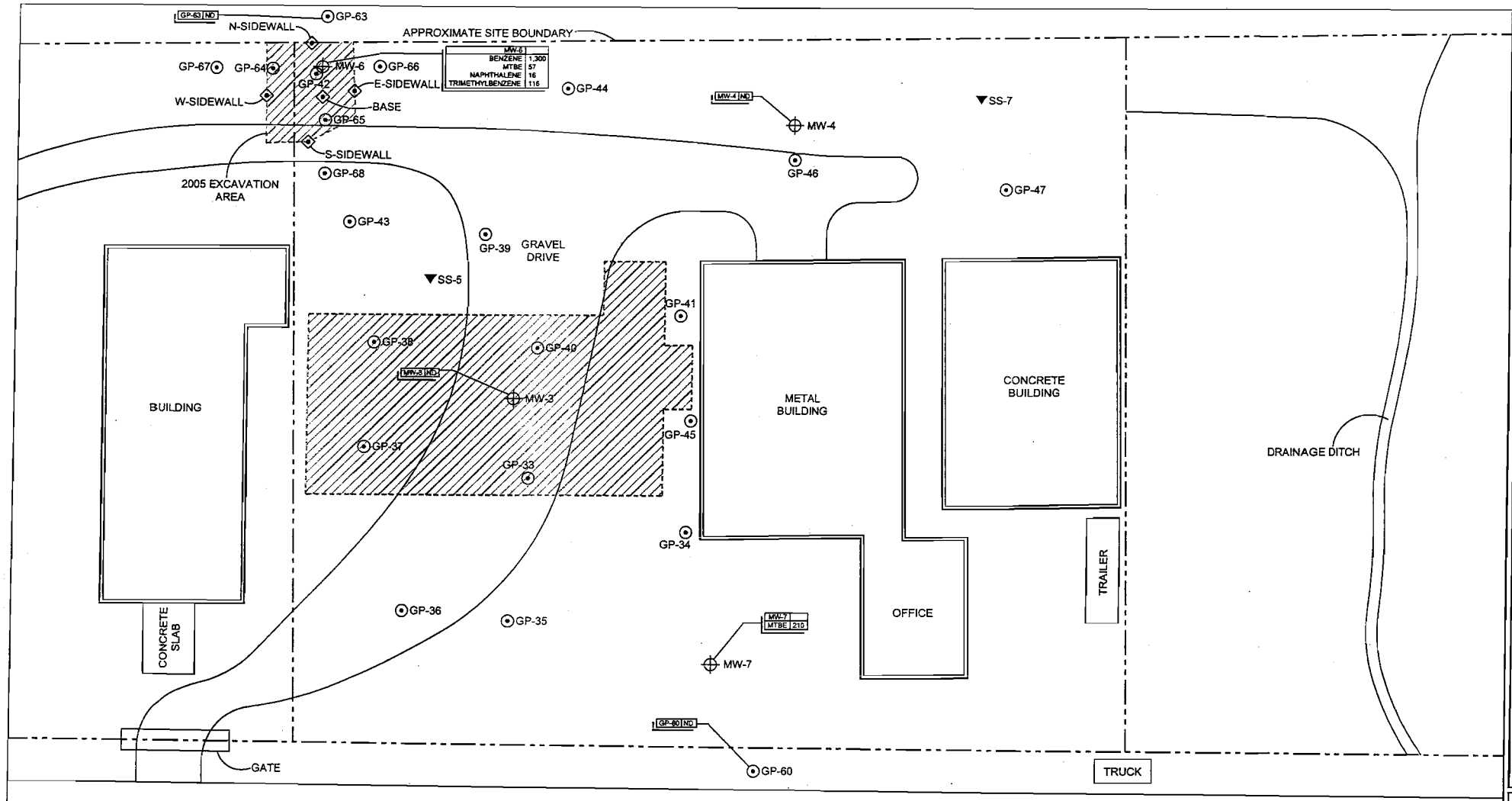
Project #: LC-04-07142
Kip Nelson Services
5910 49th Street
Kenosha, Wisconsin

Table 4

5910 49th Street Groundwater Monitoring Well Analytical Results

PARAMETER (µg/L):	MW-3		MW-4		MW-6			MW-7		NR140 ES[1]	NR 140 PAL[2]
	01/20/05	04/21/05	01/20/05	04/21/05	01/21/05	04/21/05	06/13/05	01/21/05	04/21/05		
Benzene	<0.20	<0.25	<0.20	<0.25	**130**	**1300**	**270**	<0.20	<0.25	5	0.5
n-Butylbenzene	<0.20	NA	<0.20	NA	<0.20	NA	NA	<0.20	NA	NS	NS
sec-Butylbenzene	<0.25	NA	<0.25	NA	0.51	NA	NA	<0.25	NA	NS	NS
Chloroethane	<1.0	NA	<1.0	NA	<1.0	NA	NA	<1.0	NA	400	80
1,1-Dichloroethane	<0.50	NA	<0.50	NA	<0.50	NA	NA	4.5	NA	850	85
1,2-Dichloroethane	<0.50	NA	<0.50	NA	<0.50	NA	NA	<0.50	NA	5	0.5
1,1-Dichloroethene	<0.50	NA	<0.50	NA	<0.50	NA	NA	<0.50	NA	7	0.7
cis-1,2-Dichloroethene	<0.50	NA	<0.50	NA	<0.50	NA	NA	<0.50	NA	70	7
trans-1,2-Dichloroethene	<0.50	NA	<0.50	NA	<0.50	NA	NA	<0.50	NA	100	20
Ethylbenzene	<0.50	<0.22	<0.50	<0.22	44	120	14	<0.50	<0.22	700	140
Isopropylbenzene	<0.20	NA	<0.20	NA	2.6	NA	NA	<0.20	NA	NS	NS
p-Isopropyltoluene	<0.20	NA	<0.20	NA	0.24	NA	NA	<0.20	NA	NS	NS
Methylene Chloride	*1.0*[L]	NA	*1.3*[L]	NA	*1.3*[L]	NA	NA	<1.0	NA	5	0.5
Methyl-t-butyl ether	<0.50	5.1	2.2	2.9	8.4	*57*	**80**	**460**	**210**	60	12
Naphthalene	<0.25	<0.50	<0.25	<0.50	*9.3*	*16*	1.1	0.47	<0.50	40	8
n-Propylbenzene	<0.50	NA	<0.50	NA	7.7	NA	NA	<0.50	NA	NS	NS
Styrene	<0.20	NA	<0.20	NA	<0.20	NA	NA	<0.20	NA	100	10
Toluene	<0.20	0.12	<0.20	0.12	190	160	2.4	<0.20	<0.11	1,000	200
1,1,1-Trichloroethane	<0.50	NA	<0.50	NA	<0.50	NA	NA	<0.50	NA	200	40
1,1,2-Trichloroethane	<0.25	NA	<0.25	NA	<0.25	NA	NA	<0.25	NA	5	0.5
Trichloroethene	<0.20	NA	<0.20	NA	<0.20	NA	NA	<0.20	NA	5	0.5
Trimethylbenzene	<0.40	<0.44	<0.40	<0.44	94	*116*	7.9	<0.40	<0.44	480	96
Vinyl Chloride	<0.20	NA	<0.20	NA	<0.20	NA	NA	<0.20	NA	0.2	0.02
Xylenes, Total	<0.50	<0.39	<0.50	<0.39	200	330	12	<0.50	<0.39	10,000	1,000
Dissolved Metals (µg/L)											
Arsenic	1.2	NA	1.1	NA	1.1	NA	NA	2.3	NA	50	5
Barium	86	NA	130	NA	65	NA	NA	97	NA	2,000	400
Cadmium	<0.14	NA	<0.14	NA	<0.14	NA	NA	<0.14	NA	5	0.5
Silver	<1.3	NA	<1.3	NA	<1.3	NA	NA	<1.3	NA	50	5

Notes:
Sources for Wisconsin groundwater standards:
[1] - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)
[2] - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)
BOLD values exceed NR140 ES
[L] - flagged by laboratory, common lab solvent
values in *italics* exceed NR140 PAL
NS - No Wisconsin Groundwater Standards have been established



GEOPROBE LOCATION

SOIL SAMPLE LOCATION

MONITORING WELL LOCATION

EXCAVATION SAMPLE LOCATION

EPA EXCAVATION AREA

N

15' 0 30'

SCALE 1" = 30'

GP-61 ND — GP-61

GP-62 ND — GP-62

NOTES:
CONCENTRATIONS ARE IN ug/L

ONLY CONCENTRATIONS EXCEEDING WISCONSIN GROUNDWATER STANDARDS HAVE BEEN INCLUDED ON THIS MAP

ND - ALL CONCENTRATIONS WERE BELOW METHOD DETECTION LIMITS AND/OR WISCONSIN GROUNDWATER STANDARDS

BRAUN INTERTEC

GROUNDWATER CONSTITUENT CONCENTRATION MAP (4/21/05)
KIP NELSON SERVICES
5910 49th STREET
KENOSHA, WISCONSIN

INT		DATE
DRAWN BY:	BJB	2-10-05
APP'D BY:	TRH	8-3-05
JOB NO.	LC0407142	
DWG. NO.	LC0407142	SHEET OF
SCALE	1" = 30'	

FIGURE NO. 2

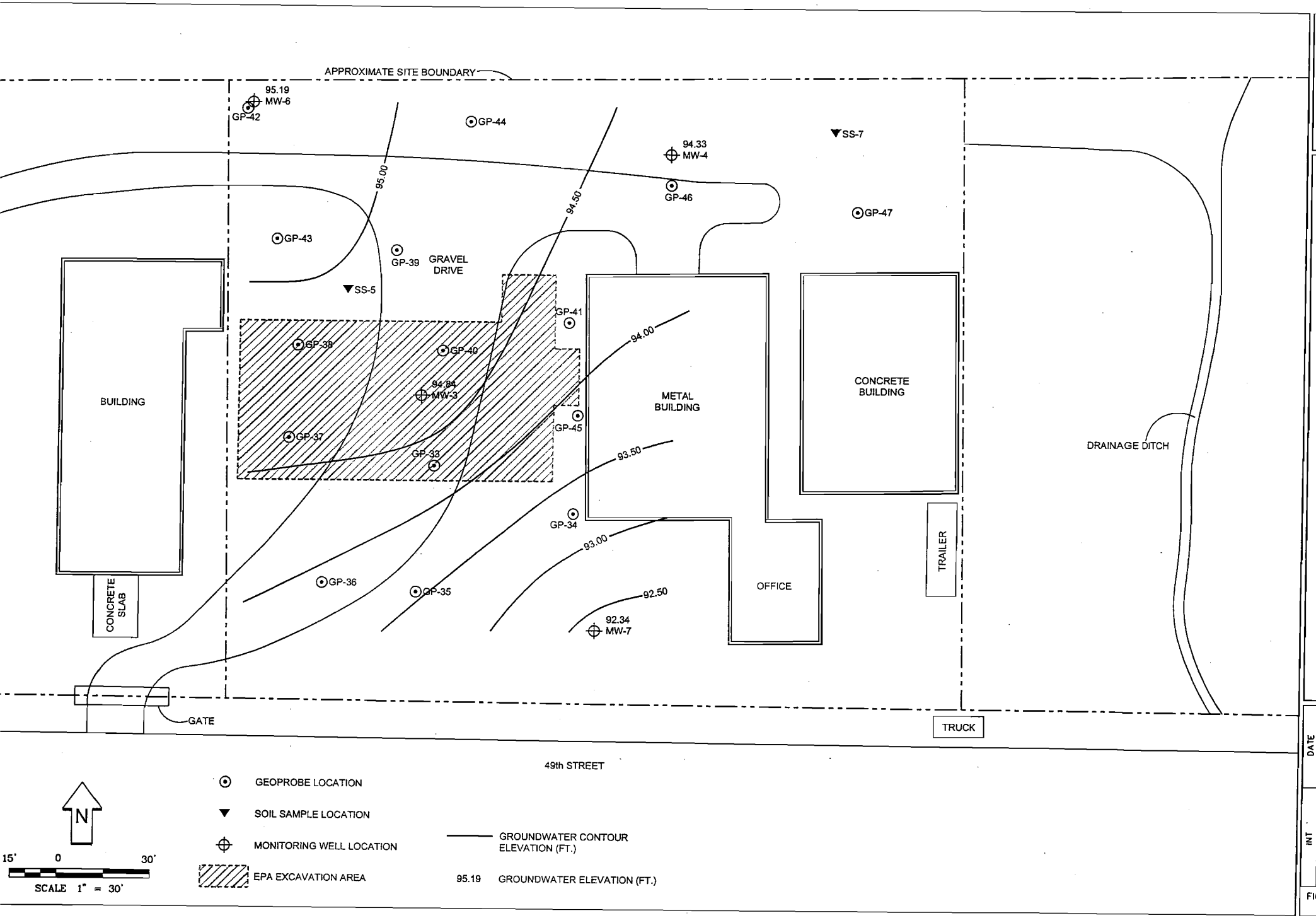
Project #: LC-04-07142
Kip Nelson Services
5910 49th Street
Kenosha, Wisconsin

Table 2

Groundwater Elevation Data (elevations in feet)

Location	Top of Riser Elevation[1]	1/21/2005	2/1/2005	4/21/2005
MW-3	98.40	90.89	94.84	95.80
MW-4	95.79	91.67	94.33	94.52
MW-6	97.91	94.92	95.19	95.71
MW-7	95.25	92.50	92.34	93.15

Notes:
[1] - All top of riser elevations were calculated based on survey measurements collected January 20, 2005.

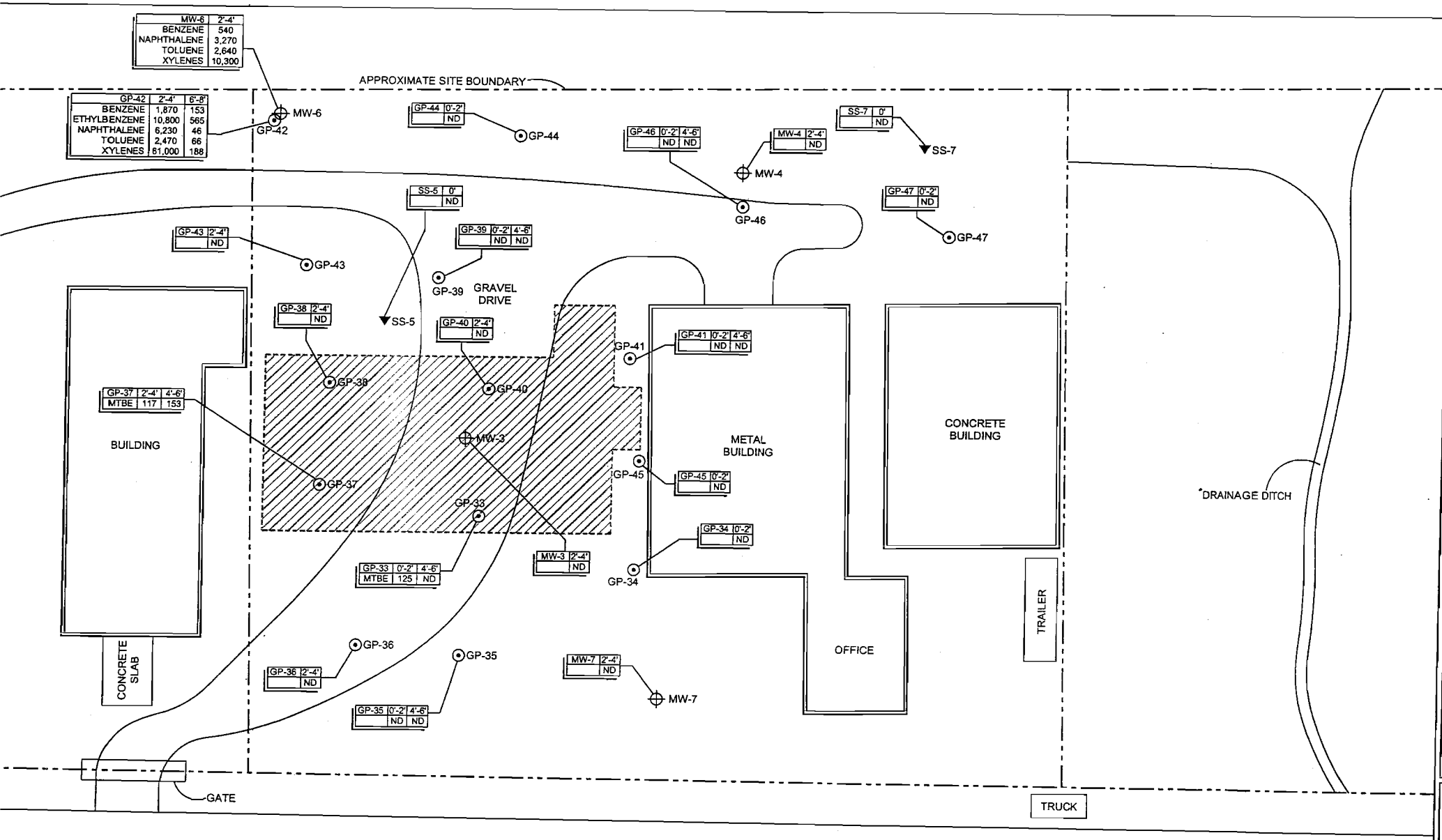


BRAUN INTERTEC

GROUNDWATER CONTOUR MAP (2/1/05)
KIP NELSON SERVICES
5910 49th STREET
KENOSHA, WISCONSIN

INT	DATE
DRAWN BY: BJB	2-10-05
APP'D BY: TRH	8-3-05
JOB NO. LC0407142	
DWG. NO. LC0407142	SHEET OF
SCALE 1" = 30'	

FIGURE NO. 4

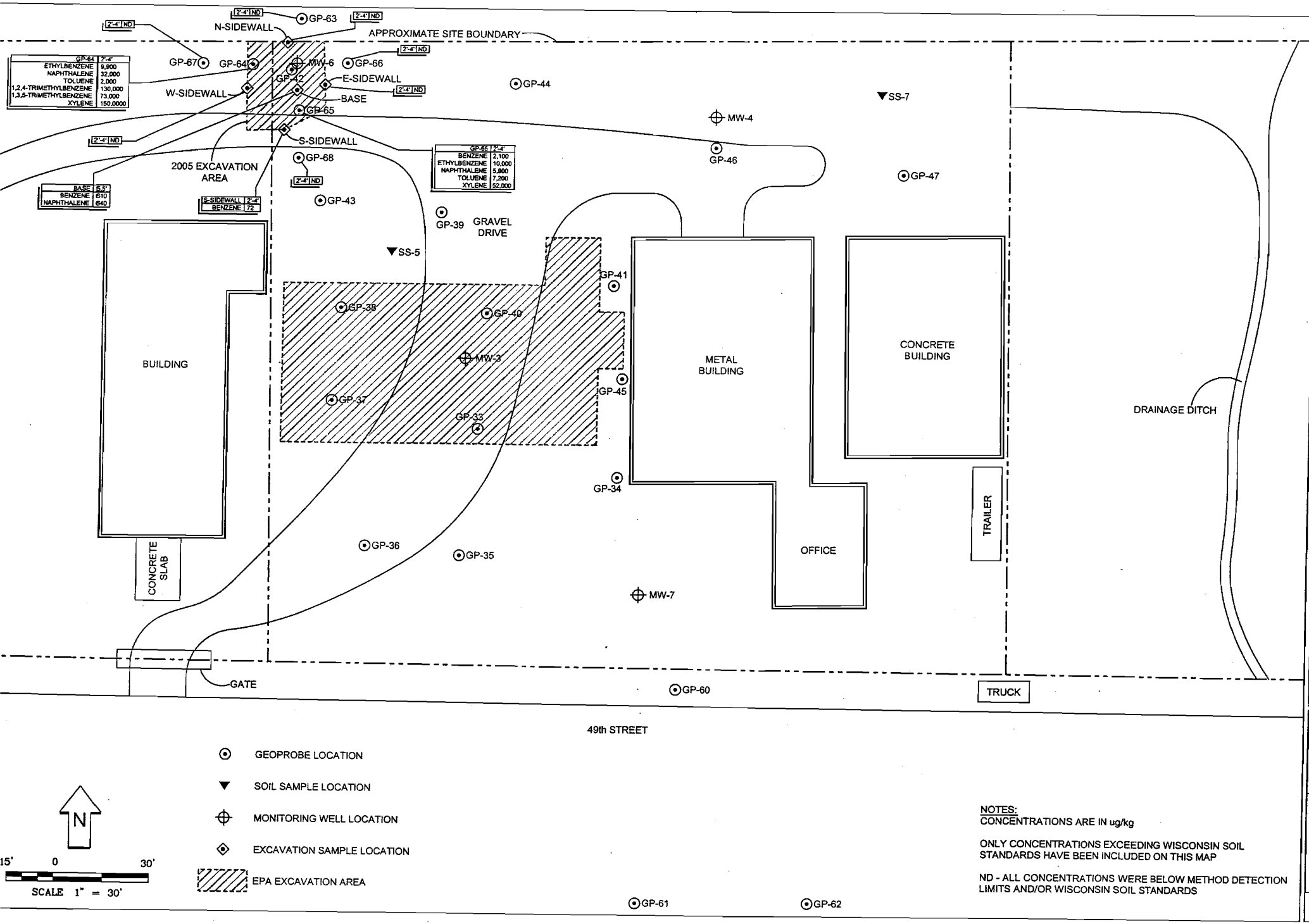


BRAUN INTERTEC

PRE-REMEDIAL SOIL CONSTITUENT CONCENTRATION MAP
KIP NELSON SERVICES
5910 49th STREET
KENOSHA, WISCONSIN

	INT	DATE
DRAWN BY:	BJB	2-10-05
APP'D BY:	TRH	8-3-05
JOB NO.	LC0407142	
DWG. NO.	LC0407142	SHEET OF
SCALE	1" = 30'	

FIGURE NO. 3



GP-64	2'-4'
ETHYLBENZENE	9,900
NAPHTHALENE	32,000
TOLUENE	2,000
1,2,4-TRIMETHYLBENZENE	130,000
1,3,5-TRIMETHYLBENZENE	73,000
XYLENE	150,0000

GP-65	2'-4'
BENZENE	2,100
ETHYLBENZENE	10,000
NAPHTHALENE	5,900
TOLUENE	7,200
XYLENE	52,000

BASE	5.5'
BENZENE	610
NAPHTHALENE	640

S-SIDEWALL	2'-4'
BENZENE	72

NOTES:
CONCENTRATIONS ARE IN ug/kg

ONLY CONCENTRATIONS EXCEEDING WISCONSIN SOIL STANDARDS HAVE BEEN INCLUDED ON THIS MAP

ND - ALL CONCENTRATIONS WERE BELOW METHOD DETECTION LIMITS AND/OR WISCONSIN SOIL STANDARDS

BRAUN INTERTEC

POST-REMEDIAL SOIL CONSTITUENT CONCENTRATION MAP (4/21/05 & 6/13/05)
KIP NELSON SERVICES
5910 49th STREET
KENOSHA, WISCONSIN

INT	DATE
DRAWN BY: BJB	2-10-05
APP'D BY: TRH	8-3-05
JOB NO. LC0407142	
DWG. NO. LC0407142	SHEET OF
SCALE 1" = 30'	

FIGURE NO. 2

Re: Geographic Information System Registry for the Kip Nelson Services - 5910 49th Street Site, Kenosha, Wisconsin – WDNR BRRTS # 02-30-235784

Regulatory file closure has been requested for the above referenced site. Petroleum impacted soil and/or groundwater exceeding Wisconsin Department of Natural Resources (WDNR) NR-720 generic residual contaminant levels (RCLs) and WDNR ch. NR 140 groundwater enforcement standards (ESs) may be still be present beneath the site. Therefore, pursuant to WDNR ch. NR 726, the required Geographic Information System (GIS) registry information must include legal descriptions and/or plat maps. Legal descriptions and/or plat maps must be included for all properties (within or partially within the site's boundaries), which have soil contamination that exceeds the RCLs and/or groundwater contamination that exceeds the ESs at the time closure is requested. Additionally, the GIS registry information must include a statement signed by the responsible party, which states that he or she believes that the legal description has been attached for each property that is within, or partially within, the contaminated site boundary. (The purpose of this requirement is that a legal description for each of the contaminated properties has been submitted. The responsible party is not required to attest to the accuracy of the attached legal descriptions.) Therefore, the following statement has been included:

I, Merlin Nelson, certify that to the best of my knowledge the legal description has been attached for each property that is within, or partially within, the contaminated site boundary for the Kip Nelson Services - 5910 49th Street site.

Signature: Merlin R Nelson Date: 8/1/05