

GIS REGISTRY INFORMATION

SITE NAME:	B J Land Management/Northpoint Service Center		
BRRTS #:	03-41-198422	FID #	
COMMERCE # (if appropriate):	53217-2645-00-B	(if appropriate):	
CLOSURE DATE:	September 02, 2005		
STREET ADDRESS:	8000 N Port Washington Rd		
CITY:	Fox Point		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X = 689535	Y =	300992
CONTAMINATED MEDIA:	Groundwater <input type="checkbox"/>	Soil <input type="checkbox"/>	Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	X <input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS:			
• GPS COORDINATES (meters in WTM91 projection):			
	X =	Y =	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	X <input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS 1:			
• GPS COORDINATES (meters in WTM91 projection):			
	X =	Y =	
CONTAMINATION IN RIGHT OF WAY:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	X <input checked="" type="checkbox"/>
<u>DOCUMENTS NEEDED</u>			
Closure Letter, and any conditional closure letter issued			X
Copy of most recent deed, including legal description, for all affected properties			X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties			
County Parcel ID number, if used for county, for all affected properties			X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.			X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.			X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)			X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)			X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.			X
GW: Table of water level elevations, with sampling dates, and free product noted if present			X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)			X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour			X
Geologic cross-sections, if required for 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)(public, highway or railroad ROW)			
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure			
Copy of any maintenance plan referenced in the deed restriction			



commerce.wi.gov

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Mary P. Burke, Secretary

September 2, 2005

Mr. Thomas Willetts
Northpoint Service Center
8000 North Port Washington Road
Milwaukee, WI 53217

RE: **Final Closure**

Commerce # 53217-2645-00-B **WDNR BRRTS # 03-41-198422**
Northpoint Service Center, 8000 North Port Washington Road, Fox Point

Dear Mr. Willetts:

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 soil and groundwater 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 state and federal 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.

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 (414) 220-5376.

Sincerely,

A handwritten signature in black ink, appearing to read "L. M. Michalets", written over a horizontal line.

Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Jeff Hosler, The Environmental Management Company, LLC
Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Cory L. Nettles, Secretary

January 5, 2005

Mr. Tom Willets
Northpoint Service Center
8000 North Port Washington Road
Fox Point, WI 53217

RE: **Conditional Case Closure**

Commerce # 53217-2645-00-B **WDNR BRRTS # 03-41-198422**
Northpoint Service Center, 8000 North Port Washington Road, Fox Point

Dear Mr. Willets:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure and GIS Registry packet prepared by your consultant, The Environmental Management Company, LLC, for the site referenced above. It is understood that residual soil and groundwater contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

- The six temporary monitoring wells must be properly abandoned and the appropriate documentation forwarded to me at the letterhead address.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

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 (414) 220-5376.

Sincerely,

A handwritten signature in black ink that reads "L. M." followed by a stylized flourish.

Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Jeff Hosler, The Environmental Management Company, LLC
Case File

TEMCO

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC

August 19, 2004

Ms. Linda M. Michalets
Hydrogeologist
Site Review Section
Bureau of PECFA
Wisconsin Department of Commerce
101 West Pleasant Street
Suite 100A
Milwaukee, WI 53212-3963

RECEIVED
DEC 08 2004
ERS DIVISION

RE: Request For Case Closure
BJ Land Management/Northpoint Service Center
8000 North Port Washington Road
Fox Point, Wisconsin
Commerce #53217-2645-00-B
WDNR BRRTS #03-41-198422

Dear Ms. Michalets:

In response to your letter of March 29, 2004, and our more recent project discussions and joint site meeting with Mr. Tom Willetts, site owner/operator, this letter and enclosures transmit the remaining items required for case closure review:

- GIS Registry fees for both soil contamination (\$200) and groundwater contamination (\$250) have been submitted to WDNR.
- WTM coordinates for the site are: X=689535, Y=300992
- A complete copy of the GIS Registry package is enclosed. Shading has been removed from older analytical data tables. In addition, all analytical data tables have been converted from "ND" to "<" the method detection limit.
- One soil sample (TSB-1, 3'-4' bgs) collected from the 5 soil borings completed behind the site building contained PAH levels which exceed the WDNR PAH Interim Guidance levels for direct contact risk. Site specific calculations to demonstrate the absence of a direct contact risk were completed in accordance with the method described in Attachment D - Example Determination of Soil Cleanup Levels for PAH's using the Benzo[a]pyrene - Equivalent Concentration Approach of the WDNR Soil Cleanup Levels For PAH's Interim Guidance.

Using the non-industrial (residential) scenario for in-situ soil where all PAH's are present, the resultant soil cleanup level equivalent to generic RCL's (expressed as benzo[a]pyrene-

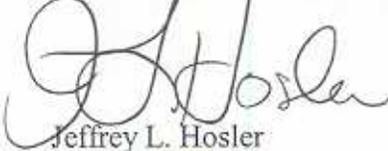
equivalent concentration) for direct ingestion is 0.9mg/kg. Table 3, enclosed, includes the appropriate calculations for the PAH concentrations identified in the TSB-1 3'-4' bgs soil sample. The calculated benzo[a]pyrene-equivalent concentration for this sample is 0.40mg/kg, well below the site specific calculated cleanup level.

Additionally, it would be appropriate to average the results of PAH analyses of the shallow soil samples from all 5 soil borings, TSB-1 through TSB-5. Since PAH concentrations in shallow soil samples collected from TSB-2 through TSB-5 are all below detention limits, the average benzo[a]pyrene-equivalent concentration for shallow soil in the area behind the site building near the property lines approaches a level of 0.08mg/kg.

Mr. Tom Willetts of Northpoint Service and TEMCO appreciate your substantial assistance in moving this case to successful closure. Please call me with any questions which may arise in the closure review.

Sincerely,

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC



Jeffrey L. Hosler
Senior Hydrogeologist
Principal

Enclosures

cc: Tom Willetts
Vicki Stovall, WDNR

WISCONSIN REAL ESTATE TRANSFER RETURN

Wisconsin Department of Revenue

GRANTOR: **THOMAS W. KORB, Trustee of Walter E.**

GRANTEE:

Name **and Patricia J. Koceja, Debtors.**

Name **JOHN R. WILLETTS**

Social Security Number

Social Security Number

Full Address - New address if property transferred was residence

Full Address

**4215 North 100th Street
Milwaukee, WIS. 53222**

**7252 NO. BEACH DR.
MILW., WIS., 53217**

Is grantor related to grantee? Relationship includes, marriage, blood relative, partner, lessee-lessor, co-owner, parent corporation or joint owner. Yes No

Name and address to which tax bills should be sent if not the same as above

Grantor is Individual Partnership Corporation Other

Grantee is Individual Partnership Corporation Other

Telephone: Grantor ()

Telephone: Grantee ()

PART I - PROPERTY TRANSFERRED

Check proper box and enter name of municipality and county

Street address of property transferred include road name and/or fire number.

City Village Town **Fox Point**
County **Milwaukee**

**8000 North Port Washington Road
Fox Point, WIS. 53217**

Legal Description (Fill in complete legal description in space below or if metes and bounds description attach 3 copies of it as shown on the instrument of conveyance. If certified survey map number is used in description list town, range, section and acres.)

Lot No. Blk No. Section **8** Town **8N** Range **21E** Plat Name **(none)**

Property Parcel Number **060-9976**

See attached metes and bounds description.

PART II - PHYSICAL DESCRIPTION AND INTENDED USE

1. Kind of Property		b. Residential Units, if any		2. Principal Intended Use		3. Land Area and Type		Estimated								
a. <input type="checkbox"/> Land Only	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Building Previously Used	<input type="checkbox"/> Solar Design	<input type="checkbox"/> Earth Sheltered Home	<input type="checkbox"/> Condominium	<input type="checkbox"/> One Family	<input type="checkbox"/> 2 and 3 units	<input type="checkbox"/> 4 or more units	<input type="checkbox"/> Rental	a. <input type="checkbox"/> Residential	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Recreational	<input type="checkbox"/> Other (Explain)	a. Lot size IRREGULAR	<input type="checkbox"/>	
						b. <input checked="" type="checkbox"/> Commercial	c. <input type="checkbox"/> Industrial		d. <input type="checkbox"/> Agricultural		e. <input type="checkbox"/> Recreational		b. Under one Total Acres		<input type="checkbox"/>	
						f. <input type="checkbox"/> Other (Explain)		1. 0 Tillable Acres		2. 0 W.T.L. Acres		3. 0 F.C. Acres		c. 0 Ft. of Water Frontage		<input type="checkbox"/>

PART III - TRANSFER (Answer as many as apply)

1. Sale 2. Gift 3. Exchange 4. Deed in satisfaction of land contract - What was the date of the original land contract? _____

5. Other transfers (Explain below) 6. Ownership interest transferred Full Other (Explain below) 7. What is the amount of mortgage assumed by grantee? \$ **None**

8. Does the grantor retain any of the following rights: Life estate Easement None

PART IV - COMPUTATION OF FEE OR STATEMENT OF EXEMPTION

1. Total value of REAL ESTATE transferred (purchase price, etc. rounded to next even hundred. Do not include personal property) \$ **155,000.00**

2. Value of personal property transferred but excluded from line 1 \$ **0**

3. Value of tax exempt property (solar, wind, waste treatment, mfg. M&E, other) included in line 1 \$ **0**

4. TRANSFER EXEMPTION NUMBER if exempt for Reasons 1-13 (see instruction). . . . Sec. 77.25. **(Not Appl.)**

5. Fee - thirty cents per one hundred dollars of value (line 1 times .003) (Make check payable to Register of Deeds) \$ **465.00**

PART V - CERTIFICATION

The transfer must be reported regardless of the Grantor's state of residence. Information on this return will be used to administer Wisconsin Income and Franchise Tax Laws.

We declare under penalty of law, that this return (including any accompanying schedule) has been examined by us and to the best of our knowledge and belief it is true, correct and complete.

SIGN HERE	Signature of Grantor or Agent	Date	Print or Type Agent's Name
	Signature of Grantee or Agent	Date	Print or Type Agent's Name
		3/27/84	MARY WILLETTS

LEAVE THIS AREA BLANK	Document No.	Vol. (Reel)	Page (Image)	Date Recorded	Date and Kind of Conveyance							
	5703285	1623	1317	3-27-84	3-27-84 T. Deed							
	Parcel Number		19	19	Code: County	Tax District	Assm't Dist					
	A	B	C	D	E	F	L	I	T	1 Office	2 Field	3 Use
					Ratio		Consideration					

TRUSTEE'S DEED OF REAL ESTATE

THIS INDENTURE made this 27th day of March, 1984, between Thomas W. Korb, Trustee in Bankruptcy of Walter R. Koceja and Patricia J. Koceja, debtors, party of the first part, and John R. Willetts, party of the second part:

WITNESSETH

The party of the first part, by virtue of the power and authority given in and by the U.S. Bankruptcy Code, and all requirements of notice of the Trustee's intended actions having been complied with, and no objections thereto having been filed and no timely request for hearing thereon having been made, and in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by the party of the second part, the party of the first part does hereby grant, convey and release unto the party of the second part, it's assigns, heirs and representatives, forever, the following described real estate situated in the County of Milwaukee, State of Wisconsin, to-wit:

That part of the East 43.41 acres of the South 70 acres of the West 1/2 of the Southeast 1/4 Section 8, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee, County, Wisconsin bounded and described as follows: Commencing at the Southwest corner of said 1/4 Section; thence East along the South line of said 1/4 Section 1000.47 feet to the point of beginning of the land to be described; thence continuing East along the South line of said 1/4 Section, 183.47 feet to a point, which is 1461.13 feet West of the Southeast corner of said 1/4 Section; thence North 0° 08' East on a line parallel to the West line of N. Mohawk Avenue as platted in the Savings Investment Association of Milwaukee's Suidivision No. 24, 208.12 feet to a point; thence West on a line parallel with the South line of said 1/4 Section 170.74 feet to a point in the center line of the North Port Washington Road; thence South 3° 37' West along the center line of said Port Washington Road, 208.42 feet to the point of beginning, reserving the West 33 feet and the South 55' for highway purposes. Tax Key Number: 060-9976

Together with the appurtenances and also all the estate which said debtors had, at the time of the filing of the Petition in Bankruptcy by them in said United States Bankruptcy Court for the Eastern District of Wisconsin in said premises, and also the estate therein which the party of the first part has or has power to convey or dispose of as Trustee in the matter of Walter R. Koceja and Patricia J. Koceja, debtors, to have and to hold the premises herein granted unto the party of the second part.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

Thomas W. Korb (SEAL)
Thomas W. Korb as Trustee in Bankruptcy of Walter R. & Patricia J. Koceja, debtors, and not individually.

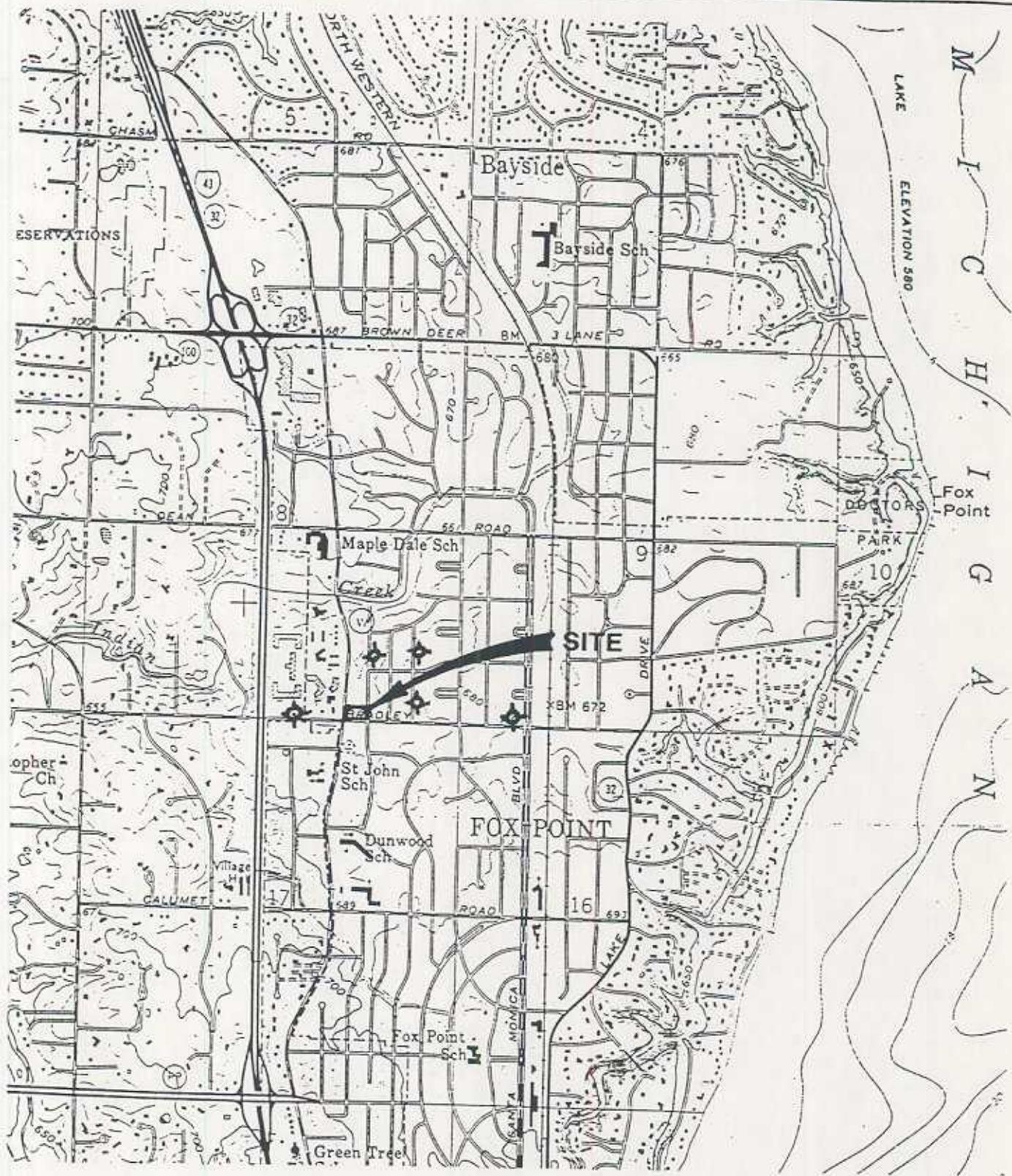
Signature of Thomas W. Korb as Trustee in Bankruptcy of Walter R. Koceja and Patricia J. Koceja, Debtors, authenticated this 27th day of March, 1984.

This instrument was drafted by
Attorney Paul L. Jaekels

Paul L. Jaekels
Member: State Bar of Wisconsin

TRANSFER
\$465.00
FEE

100



SOURCE: USGS 7.5 MIN. QUADRANGLE
THIENSVILLE, WISCONSIN



◆ LOCATION OF
KNOWN WELLS
WITHIN 1200
FEET OF
NORTHPOINT SERVICE
SITE

- SOIL BORING
- ⊕ TEMPORARY MONITORING WELLS

--- PROPERTY LINES

ALL TANKS SYSTEMS & DISPENSER ISLANDS REMOVED
 (1) UST #1 - UNLEADED
 (2) UST #2 - UNLEADED
 (3) UST #3 - DIESEL
 (4) UST #4 - WASTE OIL
 (5) UST #5 - WASTE OIL

-  FORMER DISPENSER
-  FORMER UST

COMMERCIAL PROPERTIES

N. PORT WASHINGTON ROAD ☐

ELECTRICAL SUBSTATION

WE ENERGIES PROPERTY

ELECTRICAL

TELEPHONE

POWER POLE

GRASSY AREA

PAVEMENT

TELEPHONE

FOX POINT SERVICE CENTER

COMMERCIAL BUILDING

TMW-5

TMW-6

SB-4

SB-5

SB-3

TMW-1

SB-1

SB-11

SB-6

SB-7

GRASS

GRASS

PAVED PARKING AREA

GAS
 SANITARY SEWER

BRADLEY ROAD ☐

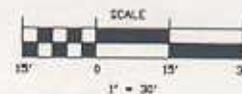


FIGURE 2
 SOIL BORING &
 TEMPORARY WELL LOCATION
 THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
 DATE: 10/02/04 DRAWN BY: TJM
 LOCATION: 8000 N. PORT WASHINGTON ROAD
 FOX POINT, WISCONSIN

Table 4
Groundwater Sample Analytical Results - GRO, VOC & LEAD
Northpoint Service Center Property
8000 North Port Washington Road
Fox Point, Wisconsin 53217
All Contaminants Shown In µg/l (micrograms per liter)

Sample ID	Sample Date	GRO	Benzene	Ethyl benzene	Toluene	Xylenes	1,2,4 1,3,5 TMB	MTBE	Naphthalene	n-Butyl benzene	sec-Butyl benzene	n-Propyl benzene	Iso propyl benzene	tert-Butyl benzene	Iso propyl Ether	p-Iso propyl toluene	Methylene Chloride	Chloro Benzene	Total Lead
TMW1	10/18/99	5,000	43.1	395	<80	2,145	2,281	<60	411	<30	<30	265	81.6	<30	<50	<40	<78	<30	2.40
	06/07/00	NA	0.534	3.54	3.48	22.89	22.12	<0.3	4.74	5.63	0.52	1.45	0.603	0.233	1.34	0.312	1.31	<0.15	NA
TMW2	10/18/99	<50	<0.15	<0.5	<0.4	<0.55	<0.55	2.48	0.84 ^l	<0.15	<0.15	<0.15	<0.15	<0.15	<0.25	<0.2	<0.39	<0.15	<1
TMW3	10/18/99	1,070	358	110	<40	81.4	122.4	<30	<80	<15	<15	<15	<15	<15	<25	<20	<39	<15	<1
	06/07/00	NA	174.0	<0.5	9.43	61.12	45.86	8.76	17.9	5.20	1.10	14.3	4.22	<0.15	<0.25	0.53	2.44	9.08	N/A
TMW4	10/18/99	<50	<0.15	<0.5	<0.4	<0.55	<0.55	<0.3	<0.8	<0.15	<0.15	<0.15	<0.15	<0.15	<0.25	<0.2	<0.39	<0.15	<1
TMW5	10/18/99	<50	<0.15	<0.5	<0.4	<0.55	<0.55	<0.3	<0.8	<0.15	<0.15	<0.15	<0.15	<0.15	<0.25	<0.2	<0.39	<0.15	<1
TMW6	10/18/99	1,270	3.28	19.5	<4	<5.5	2.96	3.64	26.6	27.4	14.7	94.6	20.1	<1.5	<2.5	<2	<3.9	<1.5	<1
	06/07/00	NA	1.77	6.91	1.61	3.643	9.68	3.71	<0.8	26.8	8.04	80.2	19.8	<0.15	<0.25	<0.15	1.80	<0.15	NA
PAL		---	0.50	140	200	1000	96	12	8	---	---	---	---	---	---	---	0.5	---	1.50
ES		---	5	700	1000	10000	480	60	40	---	---	---	---	---	---	---	5	---	15

NA = Not Analyzed
--- = Not Established

Bold & Outlined = Concentration above PAL only

Bold, Italics & Outlined = Concentration above ES

December 2, 2004

Table 5
Groundwater Sample Analytical Results - Polynuclear Aromatic Hydrocarbons (PAH)
Northpoint Service Center ~ Fox Point, Wisconsin
 All contaminants shown in $\mu\text{g/l}$ (micrograms per liter)

Sample ID	TMW1	TMW2	TMW3	TMW4	TMW5	TMW6	Standards	
							PAL	ES
Sample Date	10/18/99	10/18/99	10/18/99	10/18/99	10/18/99	10/18/99		
Acenaphthene	40	<0.1	7.15	<0.1	<0.1	5.48	---	---
Anthracene	23.2	<0.09	<0.09	<0.09	<0.09	<0.09	600	3,000
Benzo(a)anthracene	8.22	0.074 ^J	0.083 ^J	<0.05	<0.05	<0.05	---	---
Benzo(a)pyrene	6.57	0.193	0.209	<0.04	<0.04	<0.04	0.02	0.2
Benzo(b)fluoranthene	4.99	0.178	0.146	<0.04	<0.04	<0.04	0.02	0.2
Benzo(k)fluoranthene	2.25	0.084 ^J	0.060 ^J	<0.06	<0.06	<0.06	---	---
Benzo(g,h,i)perylene	2.45	0.082 ^J	0.142 ^J	<0.06	<0.06	<0.06	---	---
Fluoranthene	52.3	0.417	0.791	<0.06	<0.06	<0.06	80	400
Fluorene	8.30	<0.07	0.868	<0.07	<0.07	2.81	80	400
1-Methylnaphthalene	619	<0.09	10.1	<0.09	<0.09	<0.09	---	---
Naphthalene	598	<0.08	16.0	<0.08	<0.08	<0.08	8	40
Phenanthrene	57.1	<0.08	0.756	<0.08	<0.08	<0.08	---	---
Pyrene	39.9	0.177 ^J	2.30	<0.11	<0.11	<0.11	50	250
Chrysene	8.56	0.132^J	0.052^J	<0.05	<0.05	<0.05	0.02	0.2
Dibenzo(a,h)Anthracene	0.224 ^J	<0.1	<0.1	<0.1	<0.1	<0.1	---	---
Indeno(1,2,3-cd)Pyrene	2.15	0.132 ^J	0.105 ^J	<0.07	<0.07	<0.07	---	---
2-Methylnaphthalene	725	<0.08	13.4	<0.08	<0.08	<0.08	---	---

PAL = Preventive Action Limit

ES = Enforcement Standard

--- = No standard

Outlined = Concentration Above PAL Italics & Outlined = Concentration Above ES

J = detected between LOD & LOQ

Table 1
Soil Sample Analytical Results - VOC and Lead
Northpoint Service Center • 8000 North Port Washington Road • Fox Point, WI 53217
 All contaminants shown in mg/kg

Sample ID	Sample Date	Depth (feet bgs)	Benzene	Ethyl benzene	Isopropyl benzene	Toluene	Xylenes	MTBE	Naphthalene	n-Propyl benzene	p-Isopropyl toluene	sec-Butyl benzene	1,2,4 TMB	1,3,5 TMB	Lead
SB1	1/20/99	8-12	<0.029	<0.029	NA	<0.029	<0.029	<0.029	NA	NA	NA	NA	<0.029	<0.029	5.18
SB2	1/20/99	8-12	0.041	0.075	NA	0.064	0.220	<0.029	NA	NA	NA	NA	0.192	0.054	3.17
SB3	1/20/99	6-8	<0.441	1.049	NA	0.730	2.567	<0.441	NA	NA	NA	NA	4.535	1.447	5.24
SB4	1/20/99	4-6	<1.195	2.783	NA	1.876	1.685	<1.195	NA	NA	NA	NA	3.122	4.044	4.72
SB5	1/20/99	6-8	<0.029	<0.029	NA	<0.029	<0.029	<0.029	NA	NA	NA	NA	<0.029	<0.029	4.93
SB6	1/20/99	0-4	0.052	0.043	NA	0.098	0.123	<0.031	NA	NA	NA	NA	0.046	<0.031	16.2
SB7	1/20/99	4-8	<0.029	<0.029	NA	<0.029	<0.029	<0.029	NA	NA	NA	NA	<0.029	<0.029	4.15
SB8	1/20/99	0-4	<0.031	<0.031	NA	<0.031	<0.031	<0.031	NA	NA	NA	NA	<0.031	<0.031	7.96
TMW1	9/30/99	11.5-12	<0.030	0.037	NA	<0.030	0.059	<0.030	NA	NA	NA	NA	0.130	0.034	NA
TMW2	9/30/99	11.5-12	<0.030	0.030	NA	<0.030	<0.030	<0.030	NA	NA	NA	NA	<0.030	<0.030	NA
TMW3	9/30/99	15.5-16	<0.030	<0.030	NA	<0.030	<0.030	<0.030	NA	NA	NA	NA	<0.030	<0.030	NA
TMW4	9/30/99	11.5-12	<0.029	<0.029	NA	<0.029	<0.029	<0.029	NA	NA	NA	NA	<0.029	<0.029	NA
TMW5	9/30/99	11.5-12	<0.029	<0.029	NA	<0.029	<0.029	<0.029	NA	NA	NA	NA	<0.029	<0.029	NA
TMW6	9/30/99	11.5-12	<0.029	<0.029	NA	<0.029	<0.029	<0.029	NA	NA	NA	NA	<0.029	<0.029	NA
TSB-1	06/09/03	3 - 4	<0.025	<0.025	0.14	<0.025	3.2	<0.025	3.0	0.58	0.072	0.15	6.1	0.4	NA
TSB-1	06/09/03	5 - 6	<0.025	<0.025	<0.025	<0.025	0.036 ^Q	<0.025	0.17	<0.025	<0.025	<0.025	0.21	<0.025	NA
Residual Contaminant Level			0.0055	2.9	---	1.5	4.10	---	0.4†	---	---	---	---	---	50

mg/kg = milligrams per kilogram (parts per million)

--- = Not Established

Bold & Outlined = Concentration Above Residual Contaminant Level

† = recommended RCL

September 29, 2001

Table 1
Soil Sample Analytical Results - VOC and Lead
Northpoint Service Center • 8000 North Port Washington Road • Fox Point, WI 53217
 All contaminants shown in mg/kg

Sample ID	Sample Date	Depth (feet bgs)	Benzene	Ethyl benzene	Isopropyl benzene	Toluene	Xylenes	MTBE	Naphthalene	n-Propyl benzene	p-Isopropyl toluene	sec-Butyl benzene	1,2,4 TMB	1,3,5 TMB	Lead
TSB-1	06/09/03	7 - 8	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.032 [†]	<0.025	<0.025	<0.025	<0.025	<0.025	NA
TSB-2	06/09/03	7 - 8	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	NA
TSB-3	06/09/03	7 - 8	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	NA
TSB-4	06/09/03	7 - 8	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	NA
TSB-5	06/09/03	7 - 8	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	NA
Residual Contaminant Level			0.0055	2.9	---	1.5	4.10	---	0.4[†]	---	---	---	---	---	50

mg/kg = milligrams per kilogram (parts per million)

--- = Not Established

Bold & Outlined = Concentration Above Residual Contaminant Level

[†] = recommended RCL

September 28, 2004

Table 3
Soil Sample Analytical Results - Polynuclear Aromatic Hydrocarbons (PAH)
Northpoint Service Center
8000 North Port Washington Road • Fox Point, WI 53217
All contaminants shown in mg/kg

Sample ID	Sample Date	Depth (feet bgs)	Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	1-Methylnaphthalene	2-Methylnaphthalene	Naphthalene	Phenanthrene	Pyrene
TSB-1	6/9/03	3 - 4	0.11 ^Q	<0.099	0.13 ^Q	0.29	0.28	0.17	0.31	0.17	0.29	0.044^Q	0.61	0.14	0.13^Q	4.4	4.8	1.8	0.66	0.76
TSB-1	6/9/03	5 - 6	<0.013	<0.022	<0.013	0.02 ^Q	0.019^Q	0.015 ^Q	0.019 ^Q	0.012 ^Q	0.022 ^Q	<0.009	0.035	<0.0073	<0.013	0.038	0.01 ^Q	0.017 ^Q	0.011 ^Q	0.039 ^Q
TSB-1	6/9/03	7 - 8	<0.013	<0.021	<0.013	<0.007	<0.007	<0.0076	<0.014	<0.010	<0.008	<0.0086	<0.0093	<0.007	<0.013	<0.0081	<0.0087	<0.0087	<0.0093	<0.015
Suggested RCL	GW		38	0.7	3000	17	48	360	6800	870	37	38	500	100	680	23	20	0.4	1.8	8700
	DC-NI		900	18	5000	0.088	0.0088	0.088	1.8	0.88	8.8	0.0088	600	600	0.088	1100	600	20	18	500
	DC-I		60000	360	300000	3.9	0.39	3.9	39	39	390	0.39	40000	40000	3.9	70000	40000	110	390	30000
	RPF _n		0.001	0.001	0.01	0.1	1.0	0.1	0.01	0.01	0.001	1.0	0.001	0.001	0.1	0.001	0.001	0.001	0.001	0.001
	C _{B(a)P_{equiv}}		0.00011	0.000099	0.0013	0.029	0.28	0.017	0.0031	0.0017	0.00029	0.044	0.00061	0.00014	0.013	0.0044	0.0048	0.0018	0.00066	0.00076
			$\sum C_{B(a)P_{equiv}} = 0.40277$																	

mg/kg = milligrams per kilogram
DC-I = direct contact pathway, industrial

GW = groundwater pathway
Bolded & Outlined = Exceeds 1 or more of the Suggested Residual Contaminant Levels

DC-NI = direct contact pathway, non-industrial

Q = Analyte detected between LOD and LOQ

September 29, 2004

Table 2
Soil Sample Analytical Results - GRO & DRO
Northpoint Service Center
8000 North Port Washington Road • Fox Point, WI 53217
 All contaminants shown in mg/kg

Sample ID	Sample Date	Depth (feet bgs)	GRO	DRO
SB1	1/20/99	8-12	<5.8	5.85
SB2	1/20/99	8-12	<5.7	12.40
SB3	1/20/99	6-8	258	30
SB4	1/20/99	4-6	806	117
SB5	1/20/99	6-8	<5.9	<5.9
SB6	1/20/99	0-4	42.4	20.7
SB7	1/20/99	4-8	<5.9	<5.9
SB8	1/20/99	0-4	<6.2	<6.2
TMW1	9/30/99	11.5-12	<5.9	7.21
TMW2	9/30/99	11.5-12	<5.9	6.14
TMW3	9/30/99	15.5-16	<5.9	9.70
TMW4	9/30/99	11.5-12	<5.8	<5.8
TMW5	9/30/99	11.5-12	<5.8	6.65
TMW6	9/30/99	11.5-12	<5.9	<5.9
TSB-1	06/09/03	3 - 4	NA	340
TSB-1	06/09/03	5 - 6	NA	40
Residual Contaminant Level			250	250

mg/kg = milligrams per kilogram (parts per million)

TMW = Temporary Monitoring Well

Bold & Outlined = Concentration Above RCL

September 29, 2004

Table 2
Soil Sample Analytical Results - GRO & DRO
Northpoint Service Center
8000 North Port Washington Road • Fox Point, WI 53217
 All contaminants shown in mg/kg

Sample ID	Sample Date	Depth (feet bgs)	GRO	DRO
TSB-1	06/09/03	7 - 8	NA	<7.3
TSB-2	06/09/03	7 - 8	NA	<7.9
TSB-3	06/09/03	7 - 8	NA	<7.8
TSB-4	06/09/03	7 - 8	NA	<7.6
TSB-5	06/09/03	7 - 8	NA	<7.9
Residual Contaminant Level			250	250

mg/kg = milligrams per kilogram (parts per million)

TMW = Temporary Monitoring Well

Bold & Outlined = Concentration Above RCL

September 29, 2004

Table 4
Soil Sample Analytical Results
UST Closure Assessment
Northpoint Service Center

8000 North Port Washington Road ~ Fox Point, WI 53217
 All Contaminants Shown In mg/kg (milligrams per kilogram)

Sample ID	Sample Date	Depth (feet bgs)	GRO	DRO	Benzene	Ethyl benzene	Toluene	Xylenes	1,2,4 TMB	1,3,5 TMB	MTBE
UST1SE	07/22/98	5	<10	<10	<0.025	<0.025	<0.025	<0.050	<0.025	<0.025	<0.025
UST3NW	07/22/98	5	NA	<10	NA	NA	NA	NA	NA	NA	NA
P1	07/22/98	3	130	48	<0.025	0.10	0.10	0.07	0.37	0.25	<0.025
D1	07/22/98	3	NA	480	NA	NA	NA	NA	NA	NA	NA
D4	07/22/98	2.5	130	NA	0.13	1	0.50	2.50	10	1.90	<0.025
Residual Contaminant Levels (RCL)			250	250	0.0055	2.90	1.50	4.10	---	---	---

bgs = below ground surface

NA = not analyzed

Bold & Outline = above RCL

December 2, 2004

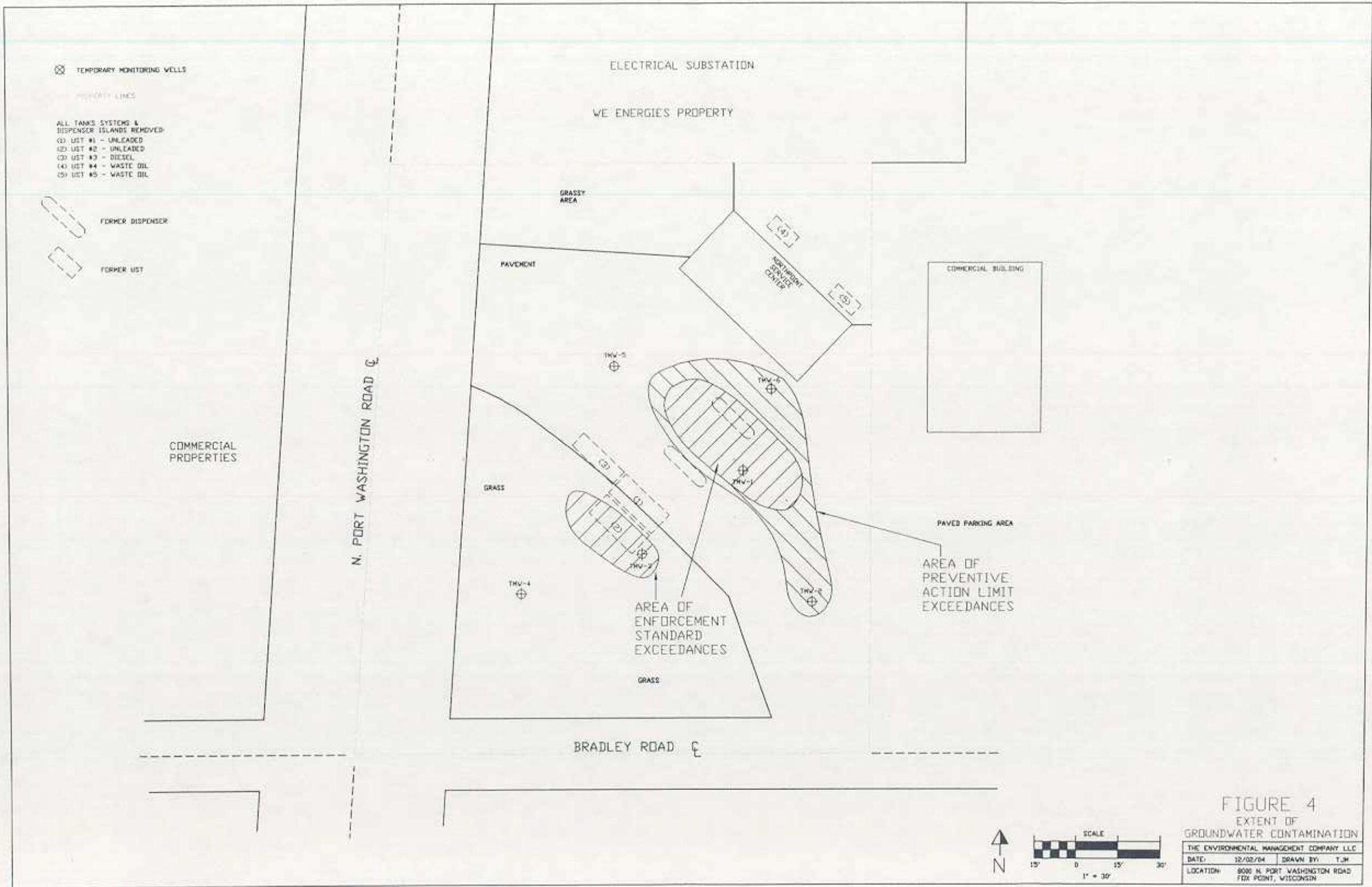


FIGURE 4
 EXTENT OF
 GROUNDWATER CONTAMINATION
 THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
 DATE: 12/02/04 DRAWN BY: TJM
 LOCATION: 9000 N. PORT WASHINGTON ROAD
 FOX POINT, WISCONSIN

Table 3
Groundwater Elevation Measurements
 (Using Temporary Bench Mark)
 Northpoint Service Center
 8000 North Port Washington Road ~ Fox Point, WI 53217
 Recorded in Feet

Well ID	Date	Top of Pavement Elevation	Depth to Water from Top of Pavement	Groundwater Elevation
TMW1	10/18/99	98.22	2.70	95.52
	6/7/00		1.61	96.61
TMW2	10/18/99	97.68	3.73	93.95
	6/7/00		2.39	95.29
TMW3	10/18/99	98.51	2.82	95.69
	6/7/00		1.30	97.21
TMW4	10/18/99	99.09	3.02	96.07
	6/7/00		0.98	98.11
TMW5	10/18/99	98.46	1.79	96.67
	6/7/00		1.00	97.46
TMW6	10/18/99	98.49	2.56	95.93
	6/7/00		1.63	96.86

Note: Referenced to top of concrete base of traffic signal control box at northeast corner of intersection of North Port Washington Road and East Bradley Road set at 100.00' (temporary bench mark)

⊗ TEMPORARY MONITORING WELLS

PROPERTY LINES

ALL TANKS SYSTEMS &
DISPENSER ISLANDS REMOVED
(1) UST #1 - UNLEADED
(2) UST #2 - UNLEADED
(3) UST #3 - DIESEL
(4) UST #4 - WASTE OIL
(5) UST #5 - WASTE OIL

FORMER DISPENSER

FORMER UST

COMMERCIAL PROPERTIES

97.46
GROUNDWATER
ELEVATION

→
DIRECTION OF
GROUNDWATER FLOW

N. PORT WASHINGTON ROAD ☿

ELECTRICAL SUBSTATION

WE ENERGIES PROPERTY

GRASSY
AREA

PAVEMENT

(4)

(5)

JUST POINT
SERVICE
CENTER

COMMERCIAL BUILDING

THW-5
97.46

96.86
THW-6

97.0

GRASS 98.0

THW-1
96.61

PAVED PARKING AREA

96.0

THW-4
98.11

THW-3
97.21

THW-2
95.29

GRASS

BRADLEY ROAD ☿

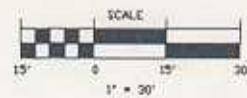


FIGURE 6
DIRECTION OF
GROUNDWATER FLOW
JUNE 7, 2000

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC	
DATE: 02/02/04	DRAWN BY: TJM
LOCATION: 8000 N. PORT WASHINGTON ROAD FOX POINT, WISCONSIN	

- SOIL BORING
- ⊕ TEMPORARY MONITORING WELLS

--- PROPERTY LINES

ALL TANKS SYSTEMS & DISPENSER ISLANDS REMOVED
 (1) UST #1 - UNLEADED
 (2) UST #2 - UNLEADED
 (3) UST #3 - DIESEL
 (4) UST #4 - WASTE OIL
 (5) UST #5 - WASTE OIL

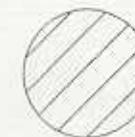


FORMER DISPENSER



FORMER UST

■ CLOSURE ASSESSMENT SAMPLE



AREAS OF SOIL CONTAMINATION IN EXCESS OF GENERIC RCL'S

COMMERCIAL PROPERTIES

N. PORT WASHINGTON ROAD

ELECTRICAL SUBSTATION

WE ENERGIES PROPERTY

GRASSY AREA

PAVEMENT

REPAIR/POINT SERVICE CENTER

COMMERCIAL BUILDING

GRASS

PAVED PARKING AREA

BRADLEY ROAD

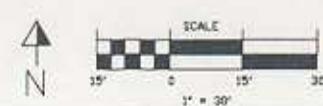
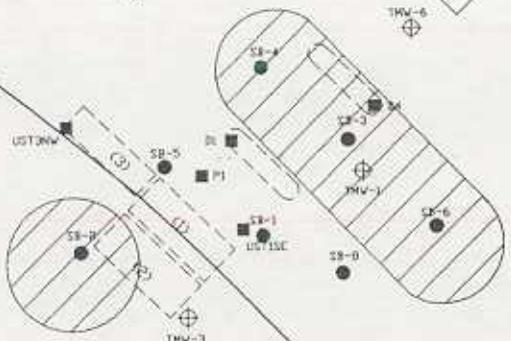


FIGURE 3
 EXTENT OF
 SOIL CONTAMINATION

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC	
DATE: 12/22/04	DRAWN BY: T.M.
LOCATION: 8000 N. PORT WASHINGTON ROAD FOX POINT, WISCONSIN	

4143772230 TEMCO

157 P02/02 SEP 23'04 11:4

I, Thomas M. Willetts, state that the attached legal description of the property (Tax Key #060-9976) occupied by the Northpoint Service business, is complete and accurate to the best of my knowledge.



Thomas M. Willetts
September 23, 2004