GIS REGISTRY INFORMATION

SITE NAME:	Jacobus Co						
BRRTS #:	03-46-000173				**FID #** (if appropriate):		
COMMERCE # (if appropriate):	53021-9999-08						
CLOSURE DATE:	March 8, 2004						
STREET ADDRESS:	108 Highland Ave						
CITY:	Fredonia						
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):		**X =**	686464		**Y =**	335131	
CONTAMINATED MEDIA:	Groundwater			Soil		Both	X
OFF-SOURCE GW CONTAMINATION >ES:			Yes			No	
• **IF YES, STREET ADDRESS:**							
• **GPS COORDINATES** (meters in WTM91 projection):		X =			Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):			Yes		No		
• **IF YES, STREET ADDRESS 1:**							
• **GPS COORDINATES** (meters in WTM91 projection):		X =			Y =		
CONTAMINATION IN RIGHT OF WAY:		Yes	X		No		

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	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)	X
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	X
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	X
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure	

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
http://www.commerce.state.wi.us
http://www.wisconsin.gov
Jim Doyle, Governor
Cory L. Nettles, Secretary

Wisconsin
Department of Commerce

March 8, 2004

Mr. Mike Helgesen
The Jacobus Co.
11815 W. Bradley Rd.
Milwaukee, WI 53224

RE: **Final Closure**

Commerce # 53021-9999-08-A & -B WDNR BRRTS # 03-46-000173
Jacobus Co., 108 Highland Ave., Fredonia

Dear Mr. Helgesen:

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 that remains above state standards. 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) 220-5402.

Sincerely,

Stephen D. Mueller
Hydrogeologist
Site Review Section

cc: Mr. Mafizul Islam, Sigma Environmental Services, Inc.
Case File

(R. 9/03)

663708

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 2 – 1982
WARRANTY DEED

VOL 1263 PAGE 148

RECORDED

2000 SEP 27 AM 8 30

Ronald H. Voigt
REGISTER OF DEEDS
OZAUKEE COUNTY, WI

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77.25(15S) C
DT

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
Robert L. Feind, Jr.
PO Box 104
Grafton, WI 53024-0104

$10

THOMAS P. MONGOVEN and SUSAN M. MONGOVEN, his wife

conveys and warrants to TSM PROPERTIES, LLC

the following described real estate in Ozaukee County, State of Wisconsin.

09-050-03-04-006*
PARCEL IDENTIFICATION NUMBER

That part of Lot 4 of Block 3 in ASSESSOR'S PLAT of the Village of Fredonia, described as follows, viz:

Commencing at the Southeast corner of Section 26, Township 12 North, Range 21 East; thence West along the South section line of Section 26, 385.73 feet; thence North 1 degree 38 minutes 36 seconds West, 75.04 feet to the place of beginning of this description; thence North 1 degree 38 minutes 36 seconds West, 215.13 feet; thence North 88 degrees 21 minutes 24 seconds East, 261.35 feet; thence South 41 degrees 58 minutes 23 seconds West, 303.36 feet; thence West, 52.19 feet to the place of beginning.

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

Exception to warranties: municipal and zoning ordinances, recorded easements for public utilities serving the property, recorded building and use restrictions and covenants and general taxes levied in the year of closing

Dated this 15 day of September, A.D., 19 99

(SEAL) Thomas P. Mongoven (SEAL)
Thomas P. Mongoven

(SEAL) Susan M. Mongoven (SEAL)
Susan M. Mongoven

AUTHENTICATION

Signature(s) Thomas P. Mongoven and Susan M. Mongoven

authenticated this 15th day of September 19 99

Robert L. Feind Jr.
Robert L. Feind Jr.

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

THIS INSTRUMENT WAS DRAFTED BY
HOUSEMAN & FEIND, LLP
Grafton, Wisconsin

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

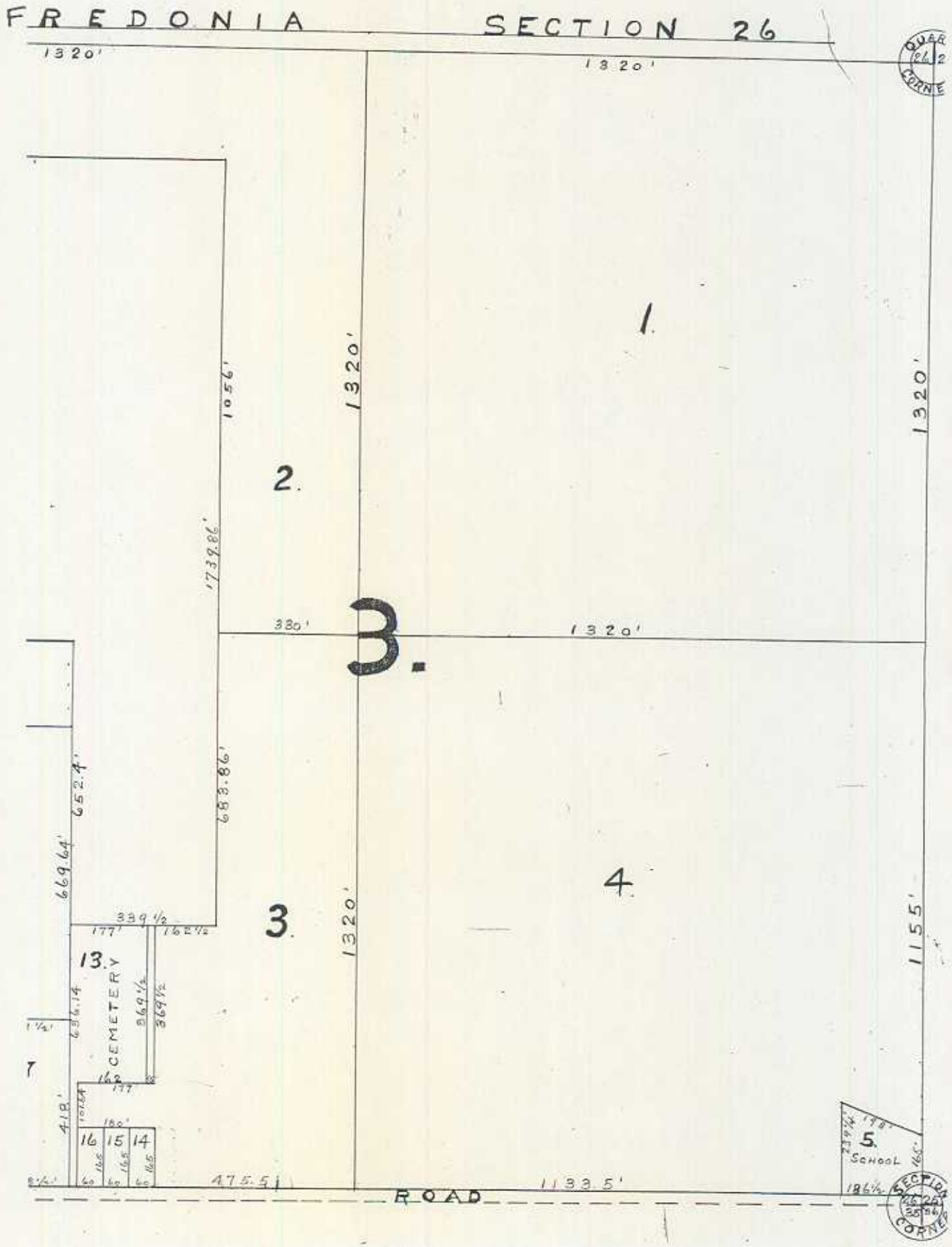
State of Wisconsin, } ss.
Ozaukee County

Personally came before me this _____ day of September, 19 99, the above named Thomas P. Mongoven and Susan M. Mongoven

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

Robert L. Feind, Jr.
Notary Public, Ozaukee County, Wis.
My commission is permanent. (If not, state expiration date: _____ 19____)

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


FREDONIA SECTION 26
1320'
1320'
1
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1320'
1056'
2.
1739.86'
330'
3.
1320'
652.4'
683.86'
669.64'
4.
339 1/2
177'
162 1/2
3.
1320'
1155'
13.
CEMETERY
369 1/2
369 1/2
418'
16
15
14
5.
SCHOOL
475.5'
1133.5'
ROAD
QUAR
CORNE
SECTION
CORNE

CERTIFICATE OF THE MAKER OF MAP AND PLAT AND ACCOMPANYING LIST OF DESCRIPTIONS

ATE OF WISCONSIN }
UNTY OF OZAUKEE } SS.
LLAGE OF FREDONIA }

E. E. Dykeman, being duly sworn on
eth, certifies and says: that being duly qualified and being
uly employed by the Village of Fredonia, through the action
the Village board thereof; he did in pursuance of said em-
ployment, make the map and plat to which this certificate is
tached, and the accompanying list of descriptions of the lands,
signated as the "Assessor's Plat" by the resolution of the
village board attached thereto, and that the said map and plat
d said accompanying list of descriptions of the lands, is true
d correct and that said map and plat sufficiently, for the pur-
oses of assessment and taxation, defines the boundary of and de-
g-nates each parcel of land thereof and said accompanying list
descriptions of lands describes each parcel with certainty,
ough as a surveyor to locate the same, and that the descriptions
hown on said map and plat and set forth in said accompanying list
descriptions are each correct and certain and accurate for the
urposes of assessment and taxation and for conveyancing, and
at it is unnecessary for any of said purposes to note the metes
nd bounds of any of said tracts or parcels of land as shown on
e said map and plat and described in the accompanying list of de-
scriptions.

E. E. Dykeman

Subscribed and sworn to before me this 17th day of
August 1938

NOTARIAL SEAL

Carl E. Gerold
Notary Public - Ozaukee County, Wis.
My Commission Expires July 7th, 1940

RESOLUTION No. . . .

ADOPTION AN ASSESSOR'S PLAT OF THE VILLAGE OF FREDONIA

WHEREAS, there are various subdivisions of land within
e village of Fredonia, which are shown on the map and plat to
hich this certificate is attached, which subdivisions of land
re owned by many persons in severally and the descriptions of
hich cannot in the judgment of the village board of the Vil-
ge of Fredonia, be made sufficiently certain and accurate for
e purpose of assessment and taxation, without using the metes
nd bounds of the same;

WHEREAS, the village board of the Village of Fredonia has
ecided to be made the said map and plat to which this certifi-
ate is attached and has caused to be made an accompanying list
descriptions of the lands within said Village which are not
ecorded in any of the recorded plats of lands of said Village
f Fredonia, and which are so affected;

WHEREAS, the said map and plat and the accompanying list
descriptions plainly defines the boundary of and designates
ach parcel of land therein and mentioned in the accompanying
ist of descriptions, and describes each parcel of land with
ufficient certainty to enable a surveyor to locate the same

AND WHEREAS, the said map and plat and the accompanying
ist of descriptions have been duly certified by E. E. Dykeman,
he person who made the same.

NOW THEREFORE, BE IT RESOLVED that the said map and plat
nd the accompanying list of descriptions be and the same are
ereby approved by the village board of the Village of Fredonia
nd the President of said Village and the Clerk of said Village
be, and they hereby are directed as such officials to
cknowledge the same in due form; said acknowledgment to be

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R21E | R22E

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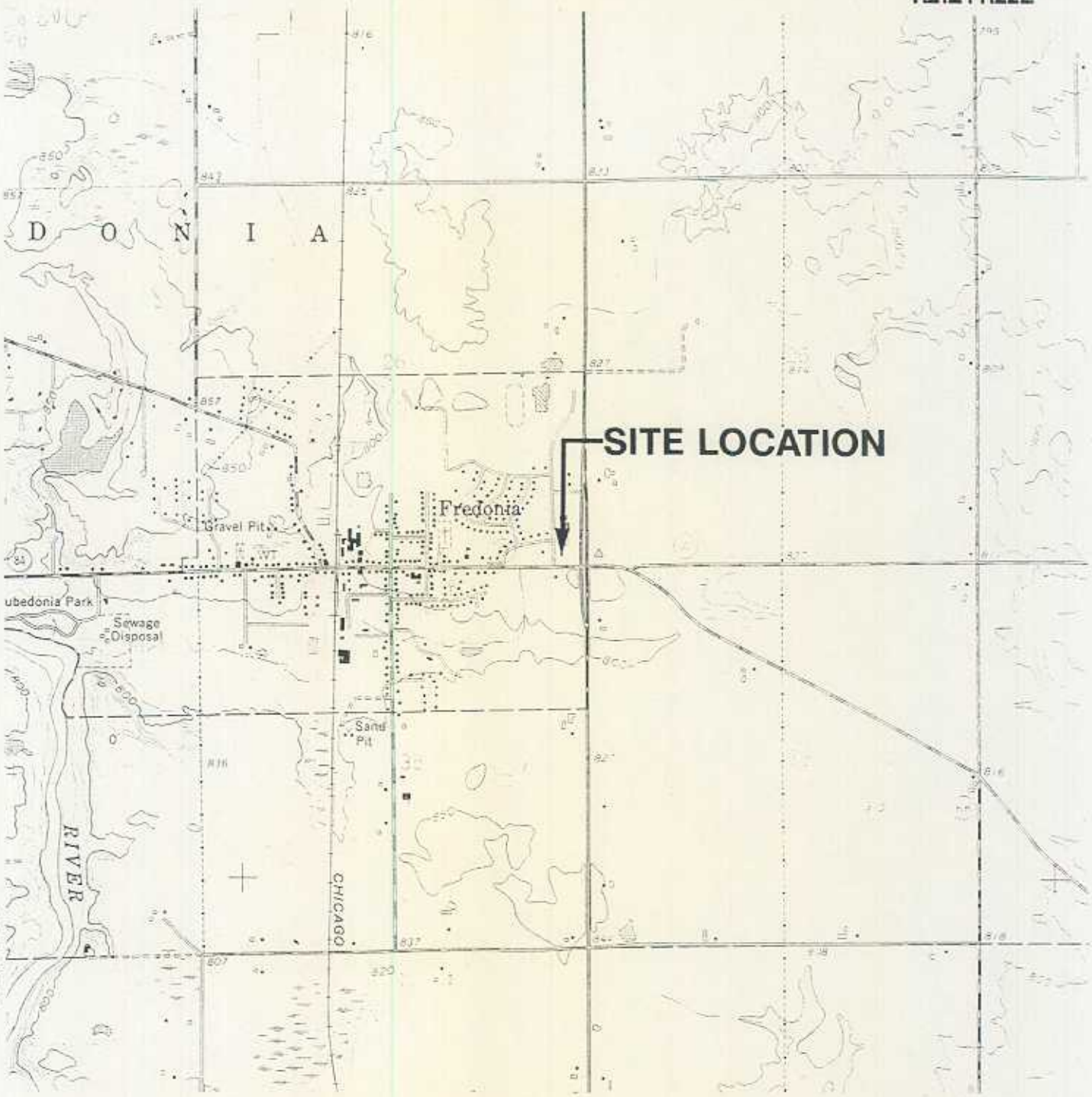


NOTE

BASE MAP DEVELOPED FROM THE PORT WASHINGTON WEST, WISCONSIN, 7.5 MINUTE U.S.G.S. TOPOGRAPHIC QUADRANGLE MAP, DATED 1959, PHOTOREVISED 1971 AND 1976.

QUADRANGLE LOCATION

north

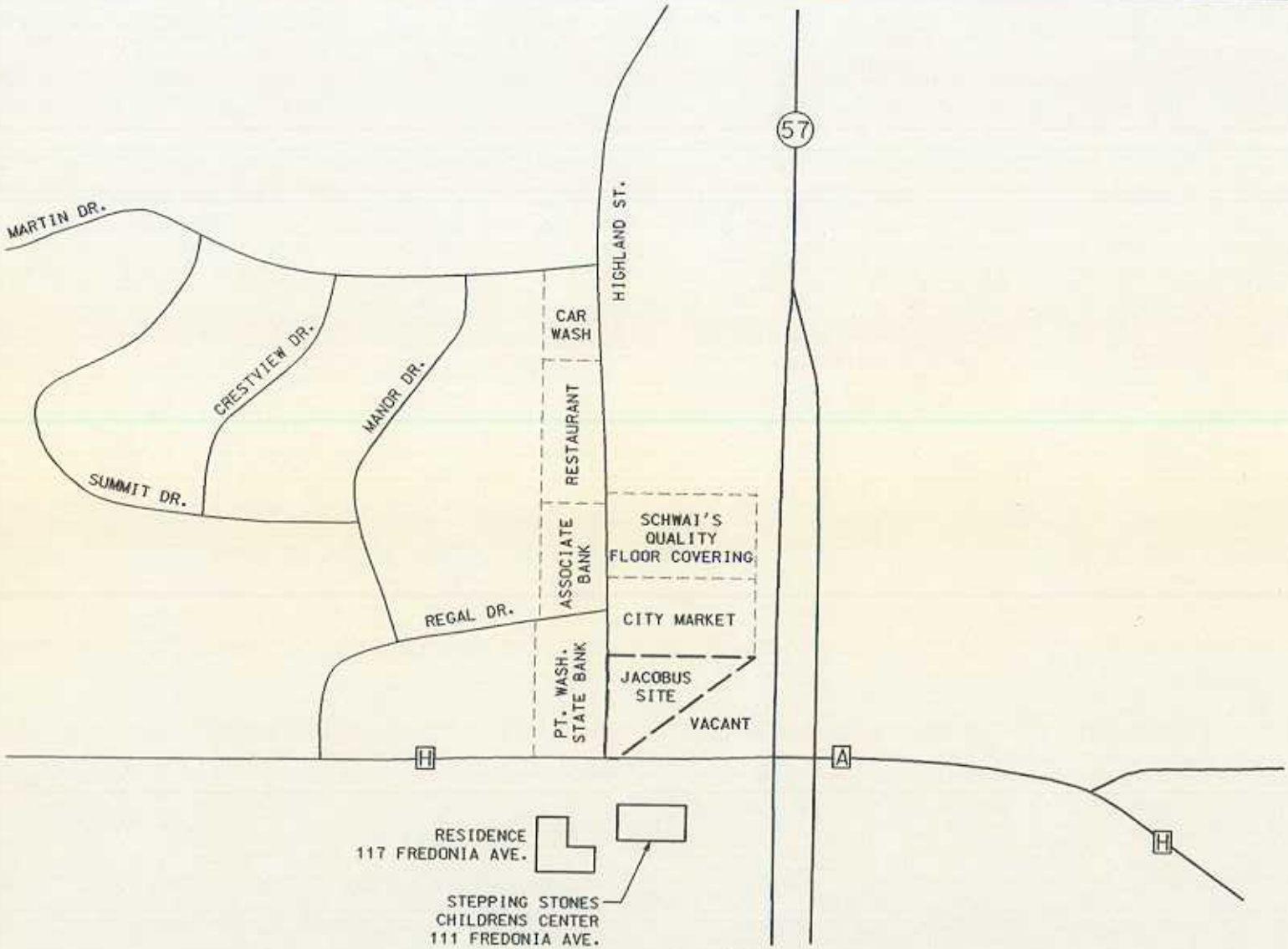
0 2000 4000

SCALE IN FEET

Developed By MCB	Drawn By DLF	**SITE LOCATION MAP**	Drawing Number 1272010 30180101 A1
Approved By Margaret Blanchard	Date 11/2/99	FORMER JIFFY STOP SERVICE STATION 108 HIGHLAND AVENUE FREDONIA, WISCONSIN	MONTGOMERY WATSON
Reference			
Revisions			

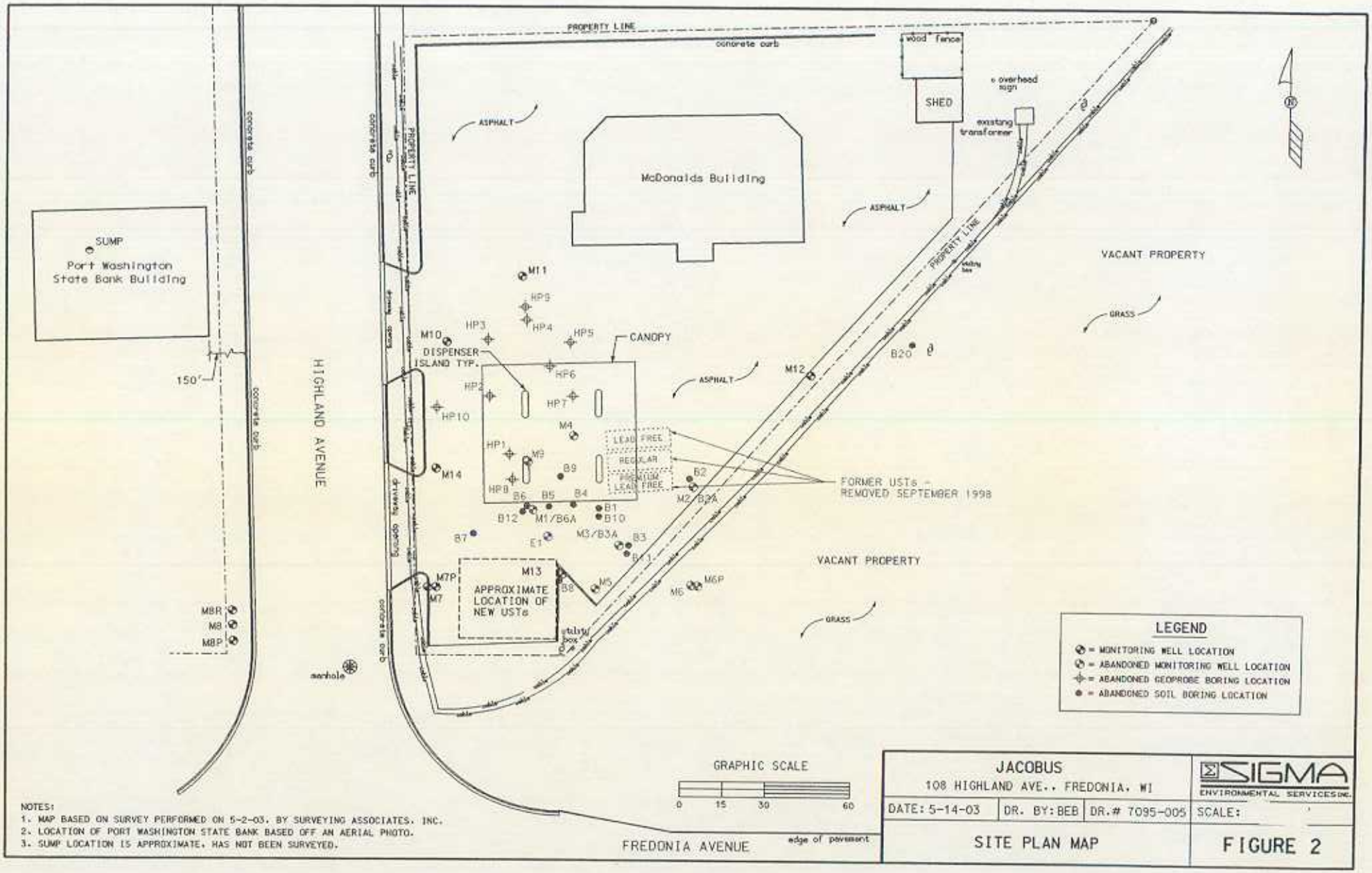
QUALITY CONTROL: Graphic Standards DLF 10-26-99; Lead Professional; Technical Review; Project Manager MCB 10-27-99; Management Review; Other

This document has been developed for a specific application and may not be used without the written approval of Montgomery Watson.



NOTE:
DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - SITE HAS NOT BEEN SURVEYED.

JACOBUS 108 HIGHLAND AVE., FREDONIA, WI			SIGMA ENVIRONMENTAL SERVICES INC.
DATE: 8-5-03	DR. BY: BEB	DR.# 7095-004	SCALE: 1" = 30'
SITE VACINITY MAP			FIGURE 1



NOTES:
1. MAP BASED ON SURVEY PERFORMED ON 5-2-03, BY SURVEYING ASSOCIATES, INC.
2. LOCATION OF PORT WASHINGTON STATE BANK BASED OFF AN AERIAL PHOTO.
3. SUMP LOCATION IS APPROXIMATE, HAS NOT BEEN SURVEYED.

JACOBUS 108 HIGHLAND AVE., FREDONIA, WI			SIGMA ENVIRONMENTAL SERVICES INC.
DATE: 5-14-03	DR. BY: BEB	DR.# 7095-005	SCALE:
SITE PLAN MAP			FIGURE 2

TABLE 2
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
Jacobus Energy
108 Highland Avenue
Fredonia, Wisconsin
Project # 7095

		Monitoring Well/Sample Date																
		M7			7P			8R			M8			8P			Chapter NR 140	
Analyte	Units	11/29/1999	4/20/2000	04/24/2003	11/29/1999	04/20/2000	04/24/2003	11/29/1999	04/20/2000	04/24/2003	11/29/1999	04/20/2000	04/24/2003	11/29/1999	04/20/2000	04/24/2003	ES	PAL
Soluble Lead	mg/l	NA	NA	<0.005	NA	NA	<0.005	NA	NA	<0.005	NA	NA	<0.005	NA	NA	<0.005	15	1.5
Petroleum Volatile Organic Compounds																		
Benzene	µg/l	3	6.1	<0.50	ND	9.6	<0.50	ND	ND	<0.50	ND	ND	<0.50	ND	ND	<0.50	5	0.5
Ethylbenzene	µg/l	ND	ND	<0.50	ND	ND	<0.50	ND	ND	<0.50	ND	ND	<0.50	ND	ND	<0.50	700	140
Methyl-t-butyl ether	µg/l	**120**	**180**	**124**	**90**	**270**	**96.8**	ND	ND	<0.2	**120**	**67**	**14.4**	**23**	**21**	8.14	60	12
Toluene	µg/l	ND	ND	<0.50	ND	ND	<0.50	ND	ND	<0.50	ND	ND	<0.50	ND	ND	<0.50	1,000	200
1,2,4-Trimethylbenzene	µg/l	ND	ND	<1.0	ND	ND	<1.0	ND	ND	<1.0	ND	ND	<1.0	ND	ND	<1.0	NS	NS
1,3,5-Trimethylbenzene	µg/l	ND	ND	<1.0	ND	ND	<1.0	ND	ND	<1.0	ND	ND	<1.0	ND	ND	<1.0	NS	NS
Trimethylbenzenes	µg/l	ND	ND	<2.0	ND	ND	<2.0	ND	ND	<2.0	ND	ND	<2.0	ND	ND	<2.0	480	96
Total Xylenes	µg/l	ND	ND	<0.50	ND	ND	<0.50	ND	ND	<0.50	ND	ND	<0.50	ND	ND	<0.50	10,000	1,000
Natural Attenuation Parameters																		
Dissolved Oxygen	mg/l	3.1	2.1	0.29	2.7	2.1	0.32	2.1	3	0.32	2.5	2.3	0.28	2.1	1.8	0.31	NS	NS
Redox Potential	mV	54	18	67.2	67	-42	87.0	5	20	92.9	45	84	67.8	5	188	73.7	NS	NS
pH	mV	8.03	6.97	7	7.46	7.08	7	7.46	7.32	7	6.3	6.84	7	7.46	6.9	7	NS	NS
Iron (ferrous)	mg/l	ND	NA	0.8	0.041	NA	1.2	0.029	NA	0.4	0.025	NA	0.8	0.029	NA	0.6	NS	NS
Temperature	°C	NA	NA	9.5	NA	NA	11.1	NA	NA	10.4	NA	NA	7.5	NA	NA	9.9	NS	NS

Key:
Groundwater samples were collected by Montgomery Watson on November 29, 1999 and April 20, 2000
Chapter NR 140 ES = Chapter NR 140 Enforcement Standard
Chapter NR 140 PAL = Chapter NR 140 Preventive Action Limit
ft bgs = feet below ground surface
mg/l = milligrams per liter
µg/l = micrograms per liter
mV = millivolts
°C = temperature measured in degrees Celsius
NA = Not analyzed
ND = Not detected above Laboratory Detection Limit
NS = No Standard Established
bold = Concentration exceeds Chapter NR 140 ES
bold = Concentration exceeds Chapter NR 140 PAL

TABLE 2
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
Jacobus Energy
108 Highland Avenue
Fredonia, Wisconsin
Project # 7095

		M10			M13			M14			Sump	Chapter NR 140	
Analyte	Units	11/29/1999	04/20/2000	04/24/2003	11/29/1999	04/20/2000	04/24/2003	11/29/1999	04/20/2000	04/24/2003	04/24/2003	ES	PAL
Soluble Lead	mg/l	NA	NA	<0.005	NA	NA	<0.005	NA	NA	<0.005	<0.005	15	1.5
Petroleum Volatile Organic Compounds													
Benzene	µg/l	ND	ND	<0.50	ND	ND	<0.50	ND	ND	<0.50	<0.50	5	0.5
Ethylbenzene	µg/l	ND	ND	<0.50	ND	ND	<0.50	ND	ND	<0.50	<0.50	700	140
Methyl-t-butyl ether	µg/l	**90**	**81**	**80.3**	**1200**	**1300**	**1300**	**1100**	**990**	**718.0**	<0.2	60	12
Toluene	µg/l	ND	ND	<0.50	ND	ND	<0.50	ND	ND	<0.50	<0.50	1,000	200
1,2,4-Trimethylbenzene	µg/l	ND	ND	<1.0	ND	ND	<1.0	ND	ND	<1.0	<1.0	NS	NS
1,3,5-Trimethylbenzene	µg/l	ND	ND	<1.0	ND	ND	<1.0	ND	ND	<1.0	<1.0	NS	NS
Trimethylbenzenes	µg/l	ND	ND	<2.0	ND	ND	<2.0	ND	ND	<2.0	<2.0	480	96
Total Xylenes	µg/l	ND	ND	<0.50	ND	ND	<0.50	ND	ND	<0.50	<0.50	10,000	1,000
Natural Attenuation Parameters													
Dissolved Oxygen	mg/l	2.6	2.8	0.34	3.4	2.8	0.30	2	1.9	0.28	NA	NS	NS
Redox Potential	mV	51	6	106.4	62	155	87.5	56	62	96.1	NA	NS	NS
pH	mV	7.16	7.11	7	7	6.95	7	6.76	6.77	7	NA	NS	NS
Iron (ferrous)	mg/l	ND	NA	1.0	ND	NA	0.8	ND	NA	0.8	NA	NS	NS
Temperature	°C	NA	NA	8.3	NA	NA	7.8	NA	NA	9.2	NA	NS	NS

Key:
Groundwater samples were collected by Montgomery Watson on November 29, 1999 and April 20, 2000
Chapter NR 140 ES = Chapter NR 140 Enforcement Standard
Chapter NR 140 PAL = Chapter NR 140 Preventive Action Limit
ft bgs = feet below ground surface
mg/l = milligrams per liter
µg/l = micrograms per liter
mV = millivolts
°C = temperature measured in degrees Celsius
NA = Not analyzed
ND = Not detected above Laboratory Detection Limit
NS = No Standard Established
bold = Concentration exceeds Chapter NR 140 ES
bold = Concentration exceeds Chapter NR 140 PAL

Table 2

Summary of PVOC Groundwater Analytical Results

Jiffy Stop Service Station

Fredonia, Wisconsin

	Benzene	Ethylbenzene	MTBE	Toluene	Total TMB	Total Xylenes
ES	5	700	60	343	480	620
PAL	0.5	140	12	68.6	96	124
Sample						
M1						
03/30/90	44.9**	7.12	--	1.7	--	9.46
06/27/91	126**	X	2120**	9.49	33.14	112.8
05/19/92	1800**	300*	1900**	82*	120*	300*
07/14/93	1040**	224*	517**	33.6	93.6	208*
07/07/94	590**	120	430**	X	72	98
10/11/95	240**	120	4100**	X	51	53
10/07/97	140**	30	550**	X	X	X
01/14/98	160**	72	360**	X	32	22E
04/14/98	320**	96	440**	X	32	20
08/19/98	340**	66	320**	3	4	X
M2						
03/30/90	X	X	--	X	--	X
06/27/91	2.17*	X	X	X	4.44	X
05/19/92	X	X	1.9	X	X	X
07/14/93	0.8*	X	X	X	1.9	X
07/07/94	X	X	4	X	2	X
10/11/95	--	--	--	--	--	--
M3						
03/30/90	1020**	315*	--	503**	--	432*
06/27/91	1280**	2.06	3180**	137*	80.8	241.8*
05/19/92	2000**	390*	1400**	14	160*	341*
07/14/93	2590**	312*	709**	113*	143*	368.5*
07/07/94	3800**	750**	880**	330*	2220**	2630**
10/11/95	1200**	190*	310**	X	78	77
01/14/98	4000**	500*	320**	38	254E	660**
04/14/98	3900**	580*	240**	94	272*	760**
08/19/98	2500**	550**	110**	X	230*	240**
M4						
03/30/90	--	--	--	--	--	--
06/27/91	X	X	X	X	X	X
05/19/92	X	X	2	X	X	X
07/14/93	X	X	2.5	X	X	X
07/07/94	X	X	X	X	7	6
10/11/95	X	X	1.1	X	X	X
10/07/97	X	X	11	X	X	X
01/14/98	X	X	5.5	X	X	X
04/14/98	X	X	7.1	X	X	X
08/19/98	X	X	1.3	X	X	X

Table 2

Summary of PVOC Groundwater Analytical Results

Jiffy Stop Service Station
Fredonia, Wisconsin

	Benzene	Ethylbenzene	MTBE	Toluene	Total TMB	Total Xylenes
ES	5	700	60	343	480	620
PAL	0.5	140	12	68.6	96	124
Sample						
M5						
06/27/91	X	X	152**	X	X	X
05/19/92	X	X	250**	X	X	X
07/14/93	X	X	246**	X	X	X
07/07/94	X	X	57*	X	X	X
10/11/95	X	X	220**	X	X	X
10/07/97	X	X	170**	X	X	X
01/14/98	X	X	150**	X	X	X
04/14/98	X	X	140**	X	X	X
08/19/98	X	X	140**	X	X	X
M6						
06/27/91	X	X	X	X	X	X
05/19/92	X	X	X	X	X	X
07/14/93	X	X	X	0.7	X	X
07/07/94	X	3	X	5	15	17
10/11/95	X	X	X	X	X	X
M6P						
06/27/91	X	X	X	X	X	X
05/19/92	X	X	X	X	X	X
07/14/93	X	X	X	X	X	X
07/07/94	X	X	X	X	X	X
10/11/95	X	X	X	X	X	X
M7						
06/18/92	X	X	170**	--	X	X
07/14/93	X	X	120**	X	X	X
07/07/94	X	X	630**	21	88	68
10/11/95	X	X	730**	X	X	X
10/07/97	X	X	800**	X	X	X
01/14/98	X	X	900**	X	X	X
04/14/98	X	X	1100**	X	X	X
08/19/98	X	X	600**	X	X	X
12/21/98	X	X	1100**	X	X	X

Table 2

Summary of PVOC Groundwater Analytical Results

Jiffy Stop Service Station

Fredonia, Wisconsin

	Benzene	Ethylbenzene	MTBE	Toluene	Total TMB	Total Xylenes
ES	5	700	60	343	480	620
PAL	0.5	140	12	68.6	96	124
Sample						
M7P						
06/18/92	X	X	840**	X	X	X
07/14/93	46.8**	X	898**	X	X	X
07/07/94	100**	X	700**	X	X	X
10/11/95	0.9*	X	87**	X	X	X
10/07/97	11**	X	640**E	X	X	X
01/14/98	23**	1.3	600**	X	0.3E	X
04/14/98	12**	0.8	400**	X	X	X
08/19/98	20**	1.6	550**	X	X	X
12/21/98	16**	1.4	480**	X	X	X
M8						
07/07/94	X	X	7	X	X	X
10/11/95	X	X	1.2	X	X	X
10/07/97	X	X	3.9	X	X	X
01/14/98	X	X	23*	X	X	X
03/31/98	X	X	15*	X	X	X
08/18/98	X	X	82**	X	X	X
12/21/98	X	X	80**	X	X	X
M8P						
07/07/94	X	X	22*	X	X	X
10/11/95	X	X	29*	X	X	X
10/07/97	X	X	20*	X	X	X
01/14/98	X	X	18*	X	X	X
03/31/98	X	X	18*	X	X	X
08/18/98	X	X	19*	X	X	X
12/21/98	X	X	21*	X	X	X
M8R						
07/07/94	X	X	X	X	X	X
10/11/95	X	X	X	X	X	X
10/07/97	X	X	X	X	X	X
01/14/98	X	X	X	X	X	X
03/31/98	X	X	X	X	X	X
08/18/98	X	X	X	X	X	X
12/21/98	X	X	X	X	X	X

Table 2

Summary of PVOC Groundwater Analytical Results

Jiffy Stop Service Station

Fredonia, Wisconsin

	Benzene	Ethylbenzene	MTBE	Toluene	Total TMB	Total Xylenes
ES	5	700	60	343	480	620
PAL	0.5	140	12	68.6	96	124
Sample						
M9						
10/24/95	0.3	X	360**	X	X	X
10/07/97	X	X	200**	X	X	X
01/14/98	X	X	120**	X	0.3E	X
04/14/98	X	X	110**	X	X	X
08/19/98	X	X	74**	X	X	X
M10						
05/06/96	X	X	190**	X	X	X
01/14/98	X	X	180**	X	X	X
04/14/98	X	X	200**	X	X	X
08/19/98	X	X	160**	X	X	X
12/21/98	X	X	170**	X	X	X
M11						
10/24/95	X	X	X	X	X	X
03/18/96	X	X	X	X	X	X
10/07/97	X	X	0.7	X	X	X
01/14/98	X	X	0.5	X	X	X
04/14/98	X	X	1.2	X	X	X
08/19/98	X	X	0.6	X	X	X
12/21/98	X	X	1.2	X	X	X
M13						
12/21/98	X	X	2200**	X	X	X
M14						
12/21/98	X	X	1000**	X	X	X
E1						
07/14/93	3910**	498**	--	226*	352*	1124**

Notes:
1. All concentrations reported in ug/L.
2. -- = Not analyzed
3. X = Analyzed, but not detected.
4. * = Concentration exceeds NR 140 Preventive Action Limit (PAL).
5. ** = Concentration exceeds NR 140 Enforcement Standard (ES).
6. E = Concentration reported by laboratory as estimated.

Table 3
Summary of Indicators of Natural Attenuation
Jiffy Stop Service Station
Fredonia, Wisconsin

Sample Date	Dissolved Oxygen (mg/L)	Nitrate (mg/L)	Ferrous Iron (mg/L)	Manganese (ug/L)	Sulfate (mg/L)	Redox Potential (millivolts/L)	pH	Specific Cond. (umhos/cm @25 C)	Bicarbonate Alkalinity (mg/L)
M1									
10/07/97	0.5	X	1.28	563	11.7	-135	7.06	3035	342
01/14/98	2.4	X	0.671	604	6.3	-44	7.08	2930	386
8/19/98	5.6	X	0.82	517	6.1	-134	7.12	3230	344
M3									
01/14/98	1.7	X	2.55	949	2.2E	-71	7.05	3235	579
8/19/98	4.2	X	2.02	1120	7.9	-153	7.01	3555	511
M4									
10/07/97	7.8	X	X	417	42.9	+62	7.41	2705	311
01/14/98	7.7	0.3E	X	4.3	49.5	-12	7.25	2500	366
8/19/98	6.3	0.51	X	2.0	47.3	+146	7.55	1750	352
M5									
10/07/97	9.7	X	X	65	20.3	+102	7.50	1275	586
01/14/98	6.5	X	X	3.6	20.5	-63	7.42	1335	667
8/19/98	6.5	X	X	3.9	24.1	+68	7.44	1340	653
M6									
10/07/97	2.1	--	--	--	--	+101	--	--	--
M6P									
10/07/97	1.2	--	--	--	--	+103	--	--	--
M7									
10/07/97	0.9	X	X	483	30.5	+109	7.10	2125	620
01/14/98	2.5	X	X	296	27.7	+54	7.01	2115	707
8/19/98	3.4	X	X	166	31.7	+99	6.92	2630	639
M7P									
10/07/97	2.1	X	0.080	289	30.9	+70	7.13	2500	511
01/14/98	2.4	X	0.112	245	33.5	+34	7.06	2535	610
8/19/98	4.3	X	0.196	238	32.7	-25	7.02	2565	564
M8									
10/07/97	2.6	X	X	630	22.1	+95	7.05	4935	694
01/14/98	2.7	X	X	710	13.9	+34	6.77	4500	733
8/19/98	4.8	X	X	800	21.5	+123	6.76	4880	716
M8P									
10/07/97	0.3	X	0.017E	65	49.8	+97	7.09	2560	560
01/14/98	1.0	1.79	X	63.5	135	+65	6.99	2655	581
8/19/98	4.6	X	X	63.7	49	+53	6.98	2655	605
M8R									
10/07/97	3.4	X	0.027E	126	19.9	+74	7.47	835	352
01/14/98	4.4	X	X	112	30.2	+42	7.46	925	370
8/19/98	5.3	X	X	67.4	22.8	+63	7.50	920	357
M9									
10/07/97	6.6	X	0.032	1120	28.3	+69	7.10	2765	417
01/14/98	1.8	X	X	614	30.5	-55	7.05	2285	501
8/19/98	3.6	X	X	276	26.2	-51	7.07	2315	422
M10									
01/14/98	3.0	X	X	597	83.7	0	7.10	2910	691
8/19/98	3.5	X	X	4.3	52.2	+107	6.96	4365	571
M11									
10/07/97	2.6	X	0.025E	135	69.2	+77	7.16	1500	645
01/14/98	2.2	0.27	X	17.9	59.0	-55	7.01	1545	680
8/19/98	4.1	0.24	X	2.2	63.1	+166	6.97	1645	642
ES	NS	10	0.3	50	250	NS	NS	NS	NS
PAL	NS	2	0.15	25	125	NS	NS	NS	NS

Notes:
1. All concentrations reported in ug/L.
2. -- = Not analyzed
3. X = Analyzed, but not detected.
4. * = Concentration exceeds NR 140 Preventive Action Limit (PAL).
5. ** = Concentration exceeds NR 140 Enforcement Standard (ES).
6. E = Concentration reported by laboratory as estimated.

TABLE 3

Summary of Soil Analytical Results - June 29, 1994
Jiffy Stop
Fredonia, Wisconsin

Analyte	Soil Sample Location and Depth (feet)		NR 720 Residual Contaminant Level
	M8P (6.0-7.5 ft)	M8P (11-12.5 ft)	
Petroleum Volatile Organic Compounds (PVOCs)			
Methyl Tert-Butyl Ether (MTBE)	X	X	--
Benzene	0.004	X	0.0055
Toluene	0.003	0.007	1.5
Ethylbenzene	X	X	2.9
Total xylenes:	0.01	0.006	4.1
m&p xylene	0.007	0.004	
o-xylene	0.003	0.002	
1,3,5-Trimethylbenzene	X	X	--
1,2,4-Trimethylbenzene	0.004	X	--
Gasoline Range Organics (GRO)	X	X	100
Total Lead	8.6	30	50

Notes: 1. Soil samples were collected on June 29, 1994.
2. Results are reported in mg/kg.
3. -- = NR 720 residual contaminant level not established.
4. X = Analyzed but not detected.

MCB/djh/KRG
j:/1272/010/19/wp/tbl/99_tbl3.xls
1272010.1909.0190-MD

TABLE 4

Summary of Field GC Results - Dispenser Area - May 3 and 4, 1995
Jiffy Stop
Fredonia, Wisconsin

Analyte	Soil									NR 720 Residual Contaminant Level
	Soil Sample Location and Depth (feet)									
	HP02 (2-4)	HP03 (2-4)	HP04 (2-4)	HP05 (2-4)	HP06 (2-4)	HP07 (2-4)	HP08 (2-4)	HP09 (2-4)	HP10 (2-4)	
Gasoline Range Organics (GRO)	0.42	0.85	4.1	X	X	X	0.53	X	X	100
Methyl-tert-butyl-ether (MTBE)	0.06	X	X	X	X	X	0.15	X	X	--
Benzene	0.05**	0.05**	X	X	X	X	0.08**	X	X	0.0055
Toluene	0.05	0.07	0.27	X	X	X	0.05	X	X	1.5
Ethylbenzene	X	0.09	0.30	X	X	X	X	X	X	2.9
Total xylenes:	0.14	0.46	1.90	X	X	X	0.05	X	X	4.1
m&p xylene	0.10	0.35	1.60	X	X	X	0.05	X	X	
o-xylene	0.04	0.11	0.30	X	X	X	X	X	X	
1,2,4 Trimethylbenzene	0.04	0.5	0.60	X	X	X	0.03	X	X	--
1,3,5-Trimethylbenzene	0.02	0.05	0.76	X	X	X	0.04	X	X	--
Naphthalene	X	X	0.05	X	X	X	0.16	X	X	--

Notes: 1. Results are reported in mg/kg.
2. -- = NR 720 residual contaminant level not established.
3. X = Analyzed but not detected.
4. ** = Concentration exceeds NR 720 residual contaminant level.

Analyte	Groundwater			
	HP02	HP06	NR 140	
			PAL	ES
Gasoline Range Organics (GRO)	1800	X	--	--
Methyl-tert-butyl-ether (MTBE)	1280**	X	12	60
Benzene	480**	X	0.5	5
Toluene	5	X	68.6	343
Ethylbenzene	7	X	140	700
Total xylenes:	29	X	124	620
m&p xylene	20	X		
o-xylene	9	X		
1,2,4 Trimethylbenzene	X	X	--	--
1,3,5-Trimethylbenzene	X	X	--	--
Naphthalene	X	X	8	40

Notes: 1. Results are reported in ug/L.
2. PAL = Wisconsin Administrative Code, Chapter NR 140, Preventive Action Limit.
3. ES = Wisconsin Administrative Code, Chapter NR 140, Enforcement Standard.
4. -- = NR 140 standard not established.
5. X = Analyzed but not detected.
6. ** = Concentration exceeds Wisconsin Administrative Code, Chapter NR 140, Enforcement Standard (ES).

TABLE 5

Summary of Laboratory Analytical Results -Dispenser Area-May 3 and 4, 1995
Jiffy Stop
Fredonia, Wisconsin

Soil Analytical Results

Parameter (mg/kg)	Sampling Location, Depth (feet), and Sampling Date								NR 720 Residual Contaminant Level
	HP02 (2 - 4) 5/4/95	HP03 (2 - 4) 5/4/95	HP05 (2 - 4) 5/3/95	HP06 (2 - 4) 5/3/95	HP07 (2 - 4) 5/3/95	HP08 (2 - 4) 5/4/95	HP09 (2 - 4) 5/4/95	HP10 (2 - 4) 5/4/95	
GRO	5.7	15	2.3	2.3	2.7	3.4	2.3	2.4	100
Lead, Total	11.8	10.3	5.03	6.78	6.17	11.0	5.54	10.6	50
Total Solids (%)	83.4	80	86.1	82	81.5	84.4	86.9	82.7	--
VOCs:									
Benzene	0.62*	0.39*	NA	X	X	0.42*	X	X	0.0055
Ethylbenzene	0.068	0.60	NA	X	X	X	X	X	2.9
MTBE	0.68	X	NA	X	X	1.3	X	X	--
Total Xylenes	0.47	2.61	NA	X	X	X	X	X	4.1
1,2,4-Trimethylbenzene	X	0.14	NA	X	X	X	X	X	--
1,3,5-Trimethylbenzene	X	0.045	NA	X	X	X	X	X	--

Notes: 1. Results are reported in mg/kg.
2. -- = NR 720 residual contaminant level not established.
3. GRO = Gasoline range organics.
4. * = Concentration exceeds NR 720 residual contaminant level. Estimated value due to possible co-elution with methanol.
5. X = Analyzed but not detected.
6. NA = Not Analyzed.

Groundwater Analytical Results

Parameter (ug/L)	Sample Location		NR140	
	HP02 5/4/95	HP06 5/3/95	ES	PAL
Benzene	1000**	X	5	0.5
Ethylbenzene	8.5	X	700	140
Methyl-tert-butyl-ether	4300**	X	60	12
Toluene	5	X	343	68.6
1,2,4-Trimethylbenzene	2.4	X	--	--
Total Xylenes	35	X	620	124
m+p-Xylene	22	X		
o-Xylene	13	X		
GRO	2500	<75	--	--
Lead	1	<1	15	1.5

Notes: 1. Results are reported in ug/L.
2. PAL = Wisconsin Administrative Code, Chapter NR 140, Preventive Action Limit.
3. ES = Wisconsin Administrative Code, Chapter NR 140, Enforcement Standard.
4. -- = NR 140 standard not established.
5. X = Analyzed but not detected.
6. ** = Concentration exceeds Wisconsin Administrative Code, Chapter NR 140, Enforcement Standard (ES).

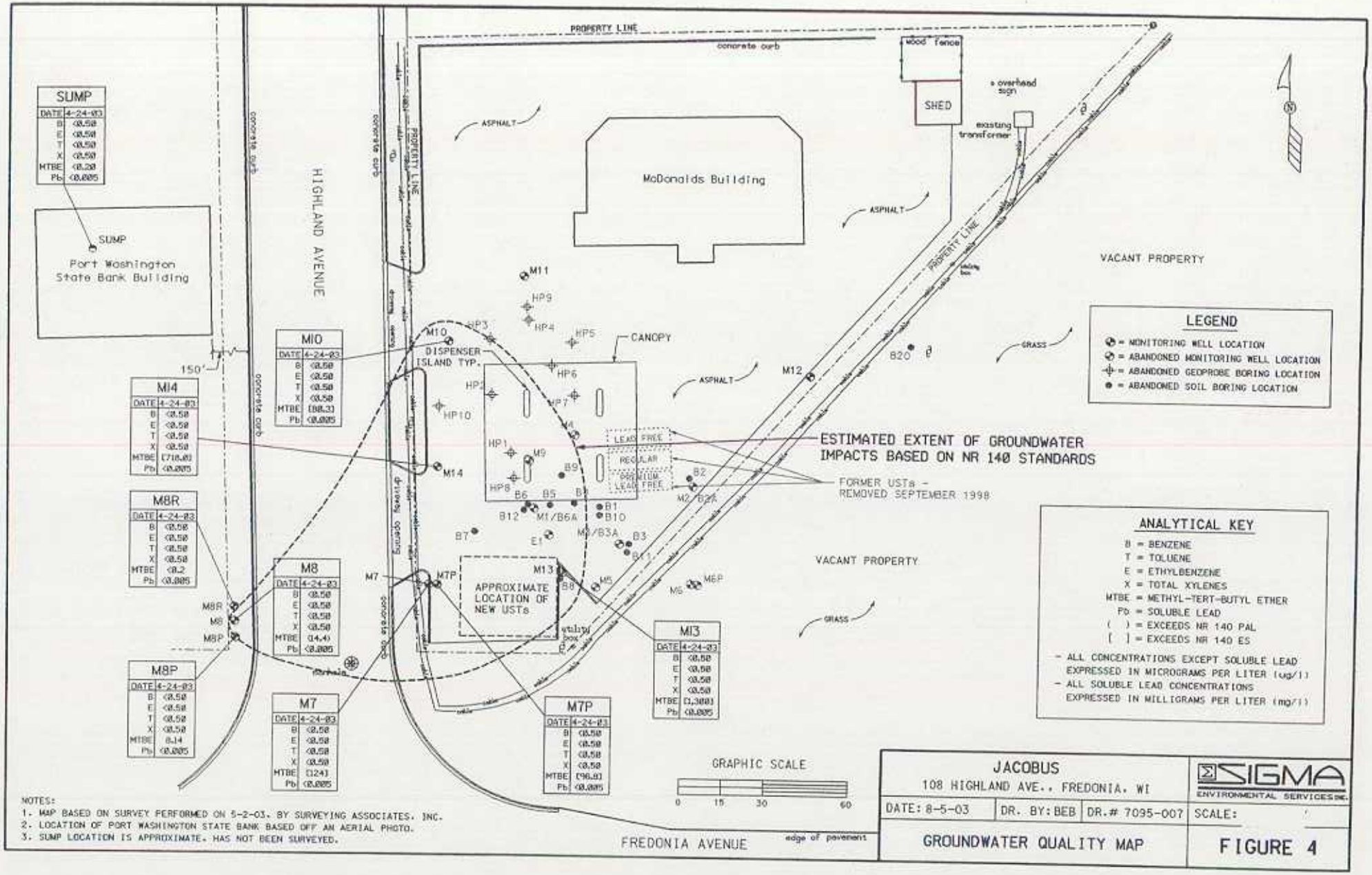
MHG/djb/MCB
J:\1272/010/19/wp/tb99_tb15.xls
1272010.1909.0190-MD

TABLE 6

Summary of Soil Analytical Results - October 1995
Jiffy Stop
Fredonia, Wisconsin

Analyte	Soil Sample Location and Depth (feet)						NR 720 Residual Contaminant Level
	B10 (8.5-10.5)	B11 (8.5-10.5)	B12 (8.5-10.5)	M9 (8.5-10.5)	M10 (8.5-10.5)	M11 (8.5-10.5)	
Petroleum Volatile Organic Compounds (PVOCs)							
Methyl-Tert-Butyl-Ether (MTBE)	0.12	X	0.3	NA	NA	NA	--
Benzene	1*	X	0.28*	NA	NA	NA	0.0055
Toluene	0.21	0.057	X	NA	NA	NA	1.5
Ethylbenzene	1.6	X	0.93	NA	NA	NA	2.9
Total xylenes:	4.6*	X	0.79	NA	NA	NA	4.1
m&p xylene	4	X	0.79	NA	NA	NA	
o-xylene	0.6	X	X	NA	NA	NA	
1,3,5-Trimethylbenzene	0.76	X	0.25	NA	NA	NA	--
1,2,4-Trimethylbenzene	2.6	X	1.7	NA	NA	NA	--
Total Solids (%)	86.9	86.7	87.2	85.9	84.9	86.9	--
Total Lead	NA	NA	NA	5.93	6	6.09	50
Total Organic Carbon (TOC)	3000	1600	2200	5400	1200	1400	--

Notes: 1. Soil samples were collected on October 12, 1995.
2. Results are reported in mg/kg.
3. -- = NR 720 residual contaminant level not established.
4. X = Analyzed but not detected.
5. NA = Not analyzed.
6. * = Concentration attains or exceeds NR 720 residual contaminant level.



SUMP	
DATE	4-24-03
B	<0.50
E	<0.50
T	<0.50
X	<0.50
MTBE	<0.20
Pb	<0.005

M10	
DATE	4-24-03
B	<0.50
E	<0.50
T	<0.50
X	<0.50
MTBE	[88.3]
Pb	<0.005

M14	
DATE	4-24-03
B	<0.50
E	<0.50
T	<0.50
X	<0.50
MTBE	[710.0]
Pb	<0.005

M8R	
DATE	4-24-03
B	<0.50
E	<0.50
T	<0.50
X	<0.50
MTBE	<0.2
Pb	<0.005

M8	
DATE	4-24-03
B	<0.50
E	<0.50
T	<0.50
X	<0.50
MTBE	(4.4)
Pb	<0.005

M8P	
DATE	4-24-03
B	<0.50
E	<0.50
T	<0.50
X	<0.50
MTBE	8.14
Pb	<0.005

M7	
DATE	4-24-03
B	<0.50
E	<0.50
T	<0.50
X	<0.50
MTBE	[124]
Pb	<0.005

M7P	
DATE	4-24-03
B	<0.50
E	<0.50
T	<0.50
X	<0.50
MTBE	[96.0]
Pb	<0.005

M13	
DATE	4-24-03
B	<0.50
E	<0.50
T	<0.50
X	<0.50
MTBE	[1,300]
Pb	<0.005

NOTES:
1. MAP BASED ON SURVEY PERFORMED ON 5-2-03. BY SURVEYING ASSOCIATES, INC.
2. LOCATION OF PORT WASHINGTON STATE BANK BASED OFF AN AERIAL PHOTO.
3. SUMP LOCATION IS APPROXIMATE. HAS NOT BEEN SURVEYED.

TABLE 1
Summary of Groundwater Elevations
Jacobus Energy
108 Highland Avenue
Fredonia, Wisconsin
Project Reference #7095

Monitoring Well	Date	Groundsurface Elevation	Top of Casing Elevation	Depth to Water	Groundwater Elevation
M7	11/29/1999	841.50	844.27	10.16	834.11
	4/20/2000			6.47	837.80
	04/24/2003			9.35	834.92
7P	11/29/1999	841.20	843.51	16.4	827.11
	04/20/2000			16.4	827.11
	04/24/2003			18.87	824.64
M8	11/29/1999	841.70	841.39	10.42	830.97
	04/20/2000			10.42	830.97
	04/24/2003			12.08	829.31
8P	11/29/1999	841.80	841.44	17.45	823.99
	04/20/2000			17.45	823.99
	04/24/2003			19.72	821.72
8R	11/29/1999	841.70	841.36	20.99	820.37
	04/20/2000			20.71	820.65
	04/24/2003			22.58	818.78
M10	11/29/1999	843.29	842.93	4.18	838.75
	04/20/2000			4.58	838.35
	04/24/2003			5.29	837.64
M11	11/29/1999	843.61	843.29	4.34	838.95
	04/20/2000			2.35	840.94
	04/24/2003			4.22	839.07
M12	11/29/1999	844.60	844.37	18.83	825.54
	04/20/2000			19	825.37
	04/24/2003			18.68	825.69
M13	11/29/1999	842.50	842.02	7.24	834.78
	04/20/2000			5.99	836.03
	04/24/2003			5.76	836.26
M14	11/29/1999	841.99	841.99	7.72	834.27
	04/20/2000			5.52	836.47
	04/24/2003			8.08	833.91

- All measurements in feet referenced to mean sea level.
- Depths measured from top of casing.
- Groundsurface, top of casing elevations, and water levels from April 2000 taken from "Status Report of Groundwater Monitoring as Remedial Action" prepared by Mongomery Watson

TABLE 1

Summary of Groundwater Elevation Measurements
Jiffy Stop Service Station
Fredonia, Wisconsin

Monitoring Well	Top of Well Casing Elevation (ft above MSL)	Ground Surface Elevation (ft above MSL)	Top of Filter Pack (ft above MSL)	Top of Well Screen (ft above MSL)	Date	Depth to Water (ft)	Groundwater Elevation (ft above MSL)
M1	842.21	842.80	833.80	831.50	4/26/90	8.44	833.77
					6/17/91	9.98	832.23
					6/27/91	10.50	831.71
					7/9/91	11.15	831.06
					8/7/91	12.77	829.44
					10/20/92	13.43	828.78
					7/14/93	9.63	832.58
					7/7/94	12.08	830.13
					7/20/94	10.95	831.26
					10/13/95	11.84	830.37
					10/6/97	13.18	829.03
					1/13/98	12.65	829.56
					4/14/98	9.25	832.96
					8/18/98	12.06	830.15
M2	843.05	843.70	834.70	832.40	4/26/90	10.16	832.89
					6/17/91	10.33	832.72
					6/27/91	10.54	832.51
					7/9/91	11.25	831.80
					8/7/91	12.70	830.35
					10/20/92	13.75	829.30
					7/14/93	10.09	832.96
					7/7/94	12.76	830.29
					7/20/94	11.69	831.36
					10/13/95	--	--
M3	842.18	843.00	835.50	832.70	4/26/90	9.46	832.72
					6/17/91	10.49	831.69
					6/27/91	11.65	830.53
					7/9/91	12.68	829.50
					8/7/91	14.88	827.30
					10/20/92	15.08	827.10
					7/14/93	10.59	831.59
					7/7/94	12.30	829.88
					7/20/94	11.98	830.20
					10/13/95	12.93	829.25
	Could not locate 10/97				1/13/98	11.73	830.45
					4/14/98	8.18	834.00
					8/18/98	11.09	831.09
M4	842.88	843.40	837.40	837.00	6/17/91	8.50	834.38
					6/27/91	5.34	837.54
					7/9/91	10.43	832.45
					8/7/91	9.84	833.04
					10/20/92	10.03	832.85
					7/7/94	2.52	840.36
					7/20/94	3.23	839.65
					10/11/95	3.28	839.60
					10/6/97	2.68	840.20
					1/13/98	3.38	839.50
					4/14/98	1.81	841.07
					8/18/98	3.72	839.16

TABLE 1 (cont.)

Monitoring Well	Top of Well Casing Elevation (ft above MSL)	Ground Surface Elevation (ft above MSL)	Top of Filter Pack (ft above MSL)	Top of Well Screen (ft above MSL)	Date	Depth to Water (ft)	Groundwater Elevation (ft above MSL)
M5	843.70	841.20	834.20	833.60	6/27/91	6.36	837.34
					7/9/91	7.03	836.67
					8/7/91	9.30	834.40
					10/20/92	8.49	835.21
					7/14/93	5.02	838.68
					7/7/94	4.88	838.82
					7/20/94	5.26	838.44
					10/13/95	5.72	837.98
					10/6/97	8.74	834.96
					1/13/98	5.74	837.96
					4/14/98	3.12	840.58
					8/18/98	6.18	837.52
M6	845.39	843.00	836.60	836.50	6/17/91	12.44	832.95
					6/27/91	10.28	835.11
					7/9/91	11.02	834.37
					8/7/91	12.80	832.59
					10/20/92	12.32	833.07
					7/14/93	9.29	836.10
					7/7/94	10.67	834.72
					7/20/94	10.14	835.25
					10/11/95	10.97	834.42
					10/6/97	13.18	832.21
M6P	845.48	843.10	814.30	813.40	6/17/91	13.50	831.98
					6/27/91	13.20	832.28
					7/9/91	13.88	831.60
					8/7/91	15.30	830.18
					10/20/92	14.70	830.78
					7/14/93	11.97	833.51
					7/7/94	13.69	831.79
					7/20/94	12.97	832.51
					10/11/95	13.80	831.68
					10/6/97	15.22	830.26
M7	844.27	841.50	832.70	831.40	10/20/92	13.15	831.12
					7/14/93	8.97	835.30
					7/7/94	10.12	834.15
					7/20/94	8.82	835.45
					10/13/95	10.40	833.87
					10/6/97	12.87	831.40
					1/13/98	10.97	833.30
					4/14/98	8.05	836.22
					8/18/98	11.17	833.10
					12/21/98	11.73	832.54
					10/22/99	8.11	836.16
M7P	843.51	841.20	821.71	820.01	10/20/92	19.68	823.83
					7/14/93	17.33	826.18
					7/7/94	19.46	824.05
					7/20/94	18.54	824.97
					10/13/95	18.82	824.69
					10/6/97	19.78	823.73
					1/13/98	20.43	823.08
					4/14/98	16.52	826.99
					8/18/98	18.91	824.60
					12/21/98	18.48	825.03
					10/22/99	16.67	826.84

TABLE 1 (cont.)

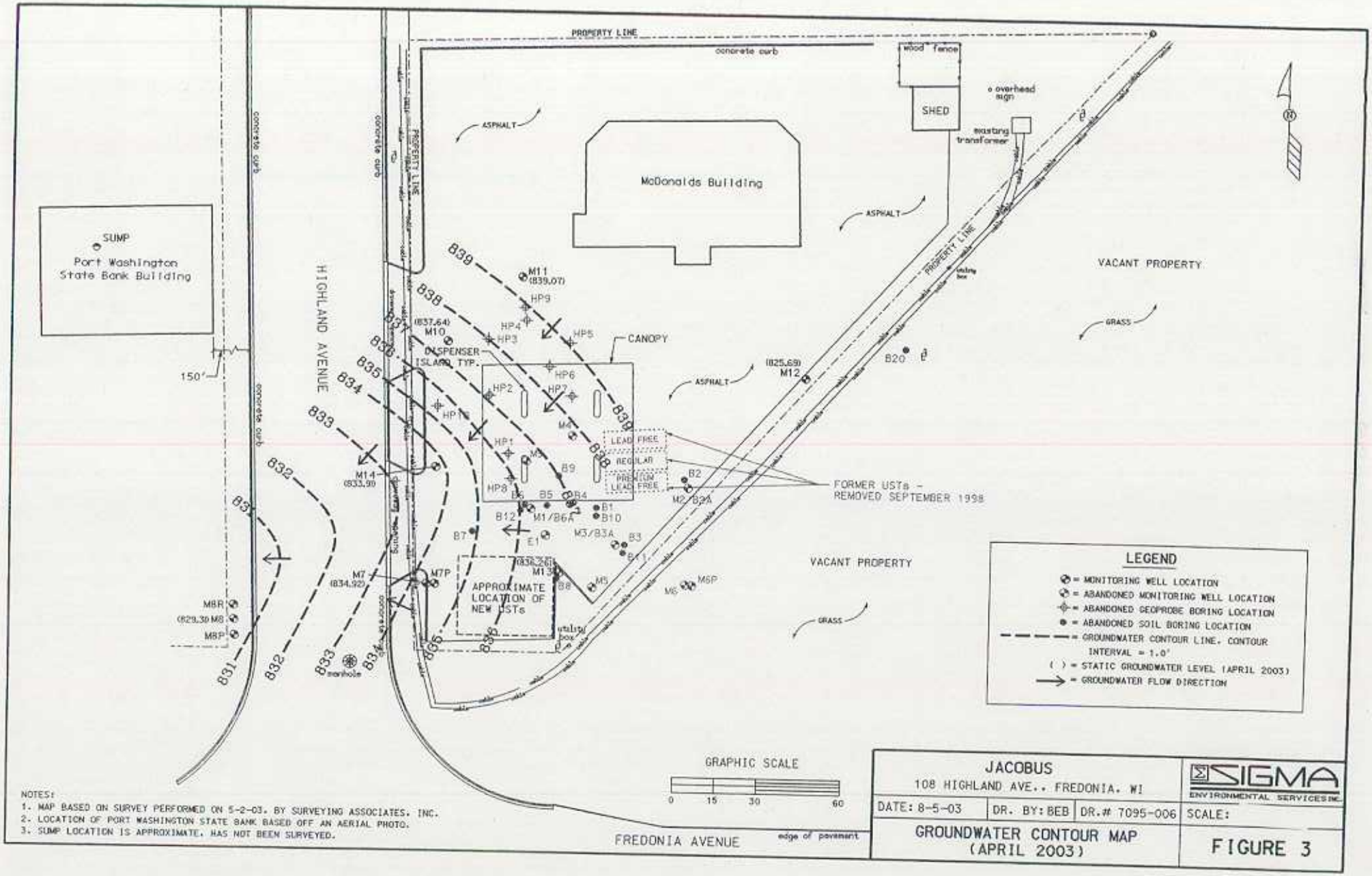
Monitoring Well	Top of Well Casing Elevation (ft above MSL)	Ground Surface Elevation (ft above MSL)	Top of Filter Pack (ft above MSL)	Top of Well Screen (ft above MSL)	Date	Depth to Water (ft)	Groundwater Elevation (ft above MSL)
M8	841.39	841.70	837.70	836.80	7/7/94	11.56	829.83
					7/20/94	10.52	830.87
					10/11/95	11.38	830.01
					10/6/97	12.89	828.50
					1/13/98	11.96	829.43
					4/14/98	9.01	832.38
					8/18/98	11.36	830.03
					12/21/98	13.86	827.53
					10/22/99	12.25	829.14
M8P	841.44	841.80	817.00	813.70	7/7/94	17.41	824.03
					7/20/94	17.03	824.41
					10/11/95	17.18	824.26
					10/6/97	18.04	823.40
					1/13/98	18.33	823.11
					4/14/98	15.01	826.43
					8/18/98	17.14	824.30
					12/21/98	19.21	822.23
					10/22/99	18.16	823.28
M8R	841.36	841.70	789.46	788.46	7/7/94	20.10	821.26
					7/20/94	20.52	820.84
					10/11/95	19.96	821.40
					10/6/97	19.43	821.93
					1/13/98	20.98	820.38
					4/14/98	17.62	823.74
					8/18/98	18.91	822.45
					12/21/98	20.86	820.50
					10/22/99	19.60	821.76
M9	842.87	843.25	838.8	838.3	3/13/96	8.42	834.45
					10/6/97	6.19	836.68
					1/13/98	5.70	837.17
					4/14/98	3.56	839.31
					8/18/98	5.35	837.52
M10	842.93	843.29	838.3	837.8	3/13/96	10.20	832.73
	10/97 could not locate M10				1/13/98	5.72	837.21
					4/14/98	6.06	836.87
					8/18/98	5.22	837.71
					12/21/98	4.33	838.60
					10/22/99	4.01	838.92
M11	843.29	843.61	838.7	838.1	3/13/96	7.16	836.13
					10/6/97	4.60	838.69
					1/13/98	4.96	838.33
					4/14/98	2.52	840.77
					8/18/98	4.32	838.97
					12/21/98	4.32	838.97
					10/22/99	4.26	839.03
E1	841.53	843.33			10/20/92	14.33	827.20
					7/14/93	8.19	833.34
					7/7/94	11.57	829.96
M12	844.37	844.60	837.5	835.3	12/21/98	DRY	--
M13	842.02	842.50	837.0	834.9	12/21/98	11.68	830.34
M14	841.99	842.30	836.9	834.8	12/21/98	9.18	832.81
					10/22/99	7.38	834.61

General Notes:

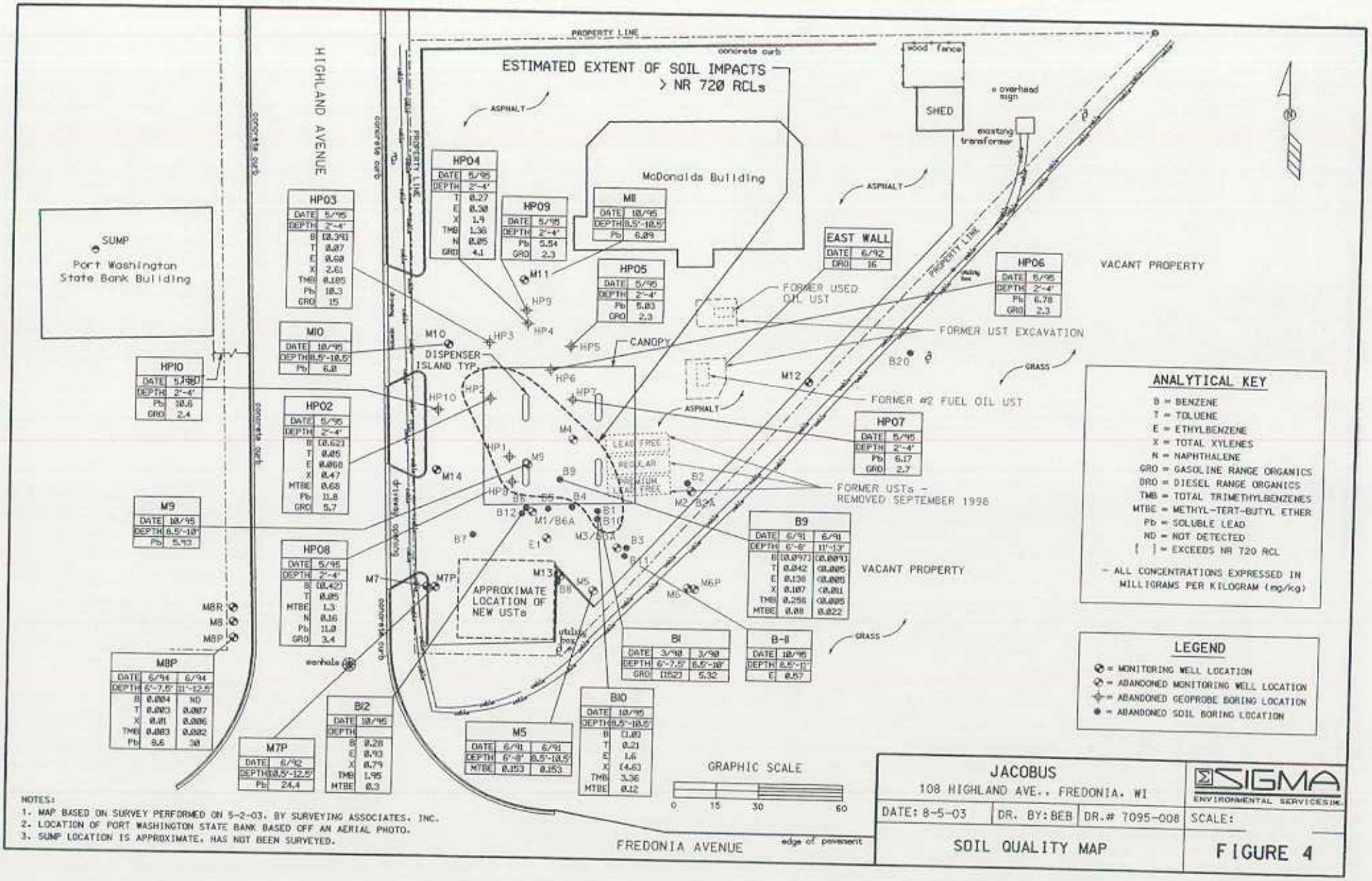
1. Elevations referenced to USGS mean sea level (MSL) datum.

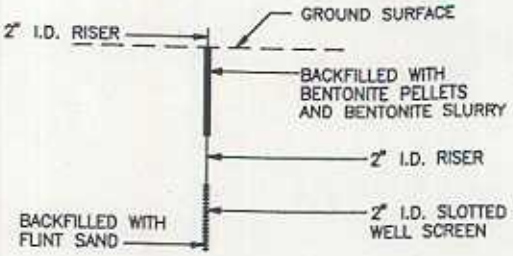
MDP/mcb/SGW

j:\1272010\03D\gw elev.xls
1272010.3018.0101

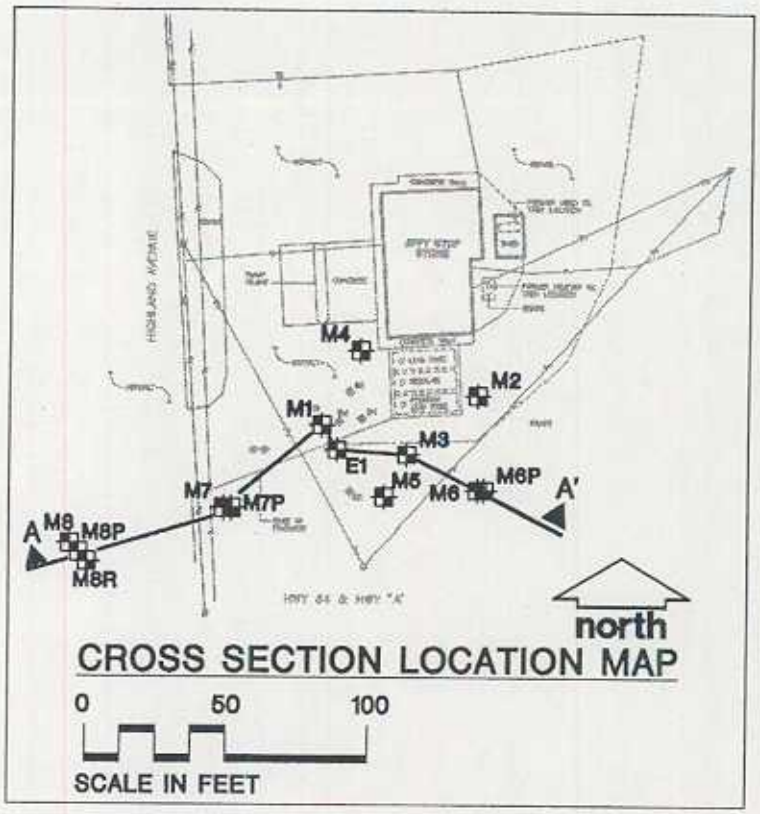


NOTES:
1. MAP BASED ON SURVEY PERFORMED ON 5-2-03, BY SURVEYING ASSOCIATES, INC.
2. LOCATION OF PORT WASHINGTON STATE BANK BASED OFF AN AERIAL PHOTO.
3. SUMP LOCATION IS APPROXIMATE, HAS NOT BEEN SURVEYED.


ESTIMATED EXTENT OF SOIL IMPACTS > NR 720 RCLs
PROPERTY LINE
concrete curb
HIGHLAND AVENUE
FREDONIA AVENUE
edge of pavement
SUMP
Port Washington State Bank Building
McDonalds Building
ASPHALT
GRASS
SHED
wood fence
overhead sign
existing transformer
VACANT PROPERTY
FORMER USED OIL UST
FORMER UST EXCAVATION
FORMER #2 FUEL OIL UST
FORMER USTs - REMOVED SEPTEMBER 1998
CANOPY
DISPENSER ISLAND TYP.
LEAD FREE
REGULAR
PREMIUM LEAD FREE
APPROXIMATE LOCATION OF NEW USTs
utility box
manhole
GRAPHIC SCALE
0 15 30 60
HP03 DATE 5/95 DEPTH 2'-4' B (0.39) T 0.07 E 0.60 X 2.61 TMB 0.185 Pb 18.3 GRO 15
HP04 DATE 5/95 DEPTH 2'-4' T 0.27 E 0.30 X 1.4 TMB 1.36 N 0.05 GRO 4.1
HP09 DATE 5/95 DEPTH 2'-4' Pb 5.54 GRO 2.3
M11 DATE 10/95 DEPTH 8.5'-10.5' Pb 6.89
HP05 DATE 5/95 DEPTH 2'-4' Pb 5.83 GRO 2.3
EAST WALL DATE 6/92 GRO 16
HP06 DATE 5/95 DEPTH 2'-4' Pb 6.78 GRO 2.3
M10 DATE 10/95 DEPTH 8.5'-10.5' Pb 6.0
HP10 DATE 5/95 DEPTH 2'-4' Pb 10.6 GRO 2.4
HP02 DATE 5/95 DEPTH 2'-4' B (0.62) T 0.05 E 0.060 X 0.47 MTBE 0.68 Pb 11.8 GRO 5.7
HP07 DATE 5/95 DEPTH 2'-4' Pb 6.17 GRO 2.7
M9 DATE 10/95 DEPTH 8.5'-10' Pb 5.93
HP08 DATE 5/95 DEPTH 2'-4' B (0.42) T 0.05 MTBE 1.3 N 0.16 Pb 11.0 GRO 3.4
B9 DATE 6/91 6/91 DEPTH 6'-8' 11'-13' B (0.097) (0.009) T 0.042 <0.005 E 0.138 <0.005 X 0.107 <0.01 TMB 0.256 <0.005 MTBE 0.08 0.022
B1 DATE 3/90 3/90 DEPTH 6'-7.5' 8.5'-10' GRO (1152) 5.32
B-11 DATE 10/95 DEPTH 8.5'-11' E 0.57
M8P DATE 6/94 6/94 DEPTH 6'-7.5' 11'-12.5' B 0.004 ND T 0.003 0.007 X 0.01 0.006 TMB 0.003 0.002 Pb 8.6 30
M7P DATE 6/92 DEPTH 8.5'-12.5' Pb 24.4
B12 DATE 10/95 DEPTH B 0.28 E 0.93 X 0.79 TMB 1.95 MTBE 0.3
M5 DATE 6/91 6/91 DEPTH 6'-8' 8.5'-10.5' MTBE 0.153 0.153
B10 DATE 10/95 DEPTH 8.5'-10.5' B (1.0) T 0.21 E 1.6 X (4.6) TMB 3.36 MTBE 0.12
ANALYTICAL KEY
B = BENZENE
T = TOLUENE
E = ETHYLBENZENE
X = TOTAL XYLENES
N = NAPHTHALENE
GRO = GASOLINE RANGE ORGANICS
DRO = DIESEL RANGE ORGANICS
TMB = TOTAL TRIMETHYLBENZENES
MTBE = METHYL-TERT-BUTYL ETHER
Pb = SOLUBLE LEAD
ND = NOT DETECTED
( ) = EXCEEDS NR 720 RCL
- ALL CONCENTRATIONS EXPRESSED IN MILLIGRAMS PER KILOGRAM (mg/kg)
LEGEND
= MONITORING WELL LOCATION
= ABANDONED MONITORING WELL LOCATION
= ABANDONED GEOPROBE BORING LOCATION
= ABANDONED SOIL BORING LOCATION
NOTES:
1. MAP BASED ON SURVEY PERFORMED ON 5-2-03, BY SURVEYING ASSOCIATES, INC.
2. LOCATION OF PORT WASHINGTON STATE BANK BASED OFF AN AERIAL PHOTO.
3. SUMP LOCATION IS APPROXIMATE, HAS NOT BEEN SURVEYED.
JACOBUS
108 HIGHLAND AVE., FREDONIA, WI
SIGMA ENVIRONMENTAL SERVICES INC.
DATE: 8-5-03
DR. BY: BEB
DR.# 7095-008
SCALE:
SOIL QUALITY MAP
FIGURE 4



TYPICAL WELL INSTALLATION DETAIL



CROSS SECTION LOCATION MAP

LEGEND

- FILL
- CLAY TILL
- SAND
- SANDY CLAY
- SILTY SAND
- SAND AND GRAVEL
- SILTY CLAY

NOTES

1. THE STRATUM LINES ARE BASED ON INTERPOLATION BETWEEN BORINGS AND MAY NOT REPRESENT ACTUAL SUBSURFACE CONDITIONS.
2. REFER TO DRAWING 1503504–B1 FOR ADDITIONAL NOTES AND LEGEND.
3. FOR THE PURPOSE OF ILLUSTRATING SUBSOIL CONDITIONS ON THE CROSS SECTION, SOME OF THE BORING LOGS HAVE BEEN SIMPLIFIED. FOR A DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT INDIVIDUAL BORINGS, REFER TO SOIL BORING LOGS.
4. CROSS SECTIONS HAVE BEEN EXAGGERATED VERTICALLY TWO TIMES.
5. ELEVATIONS ARE SHOWN IN REFERENCE TO U.S.G.S. DATUM.
6. QUESTION MARKS AT THE CONTACTS BETWEEN SUBSOIL TYPES INDICATE THE CONTACTS ARE INFERRED.

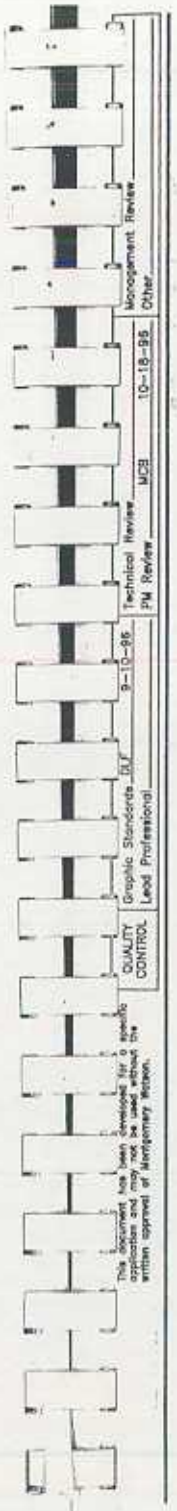
Developed By MHG
Drawn By JLH, LCL
Approved
Date 4/1/97
Reference
Revisions

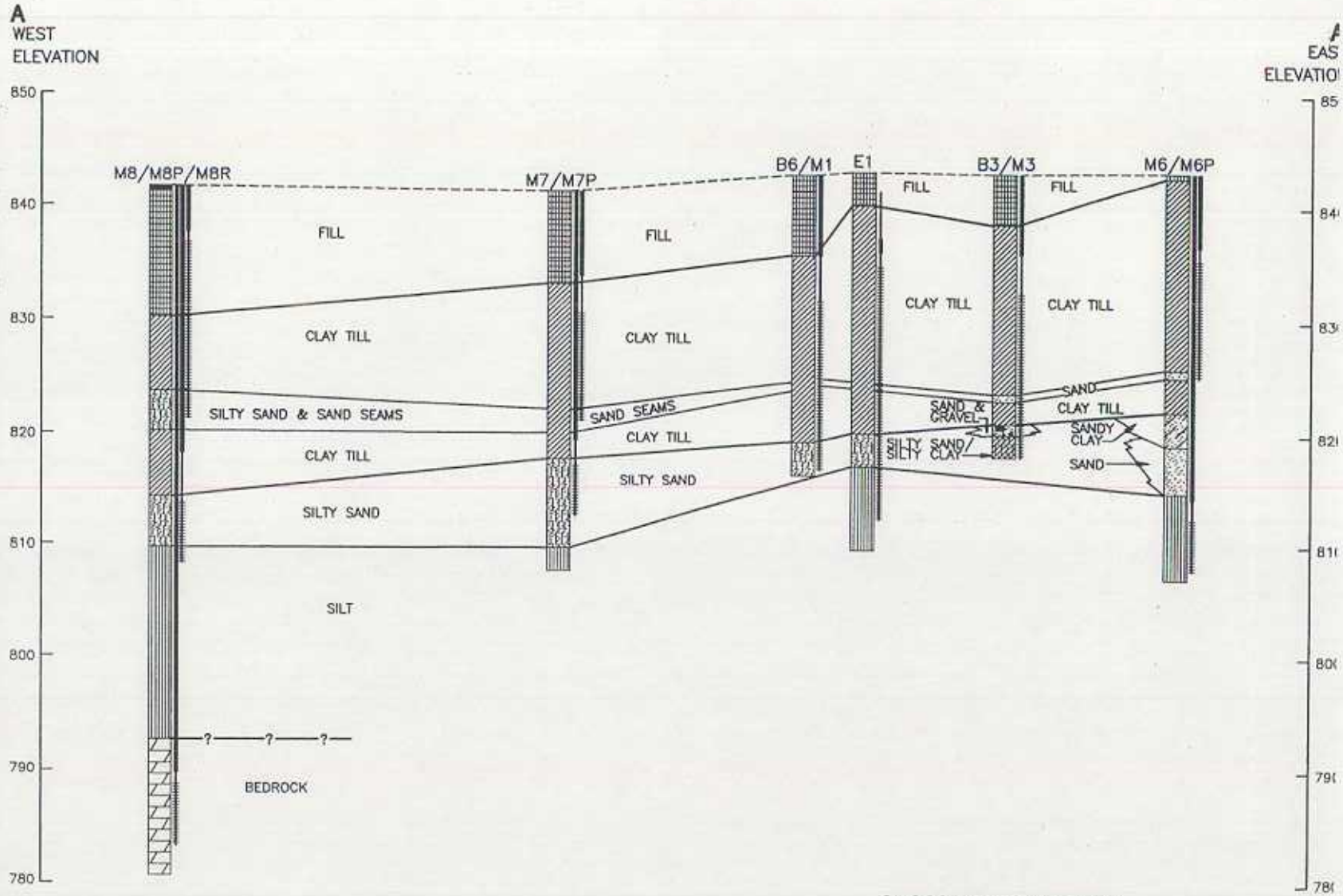
GEOLOGIC CROSS SECTION A-A'

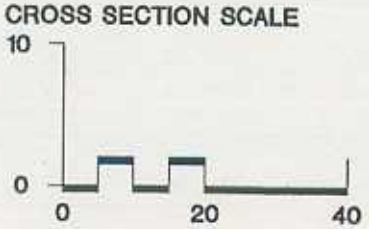
REMEDIAL ACTION PLAN
JIFFY STOP SERVICE STATION
108 HIGHLAND AVENUE
FREDONIA, WISCONSIN

Drawing Number
3967.0190 B3

MONTGOMERY WATSON


Management Review
Other
10-18-95
MCB
Technical Review
PM Review
9-10-95
RLF
Graphic Standards
Land Professional
QUALITY CONTROL
This document has been developed for a specific application and may not be used without the written approval of Montgomery Watson.


A
WEST
ELEVATION
850
840
830
820
810
800
790
780
M8/M8P/M8R
M7/M7P
B6/M1
E1
B3/M3
M6/M6P
FILL
CLAY TILL
SILTY SAND & SAND SEAMS
CLAY TILL
SILTY SAND
SILT
BEDROCK
SAND SEAMS
CLAY TILL
SILTY SAND
SAND & GRAVEL
SILTY SAND/ SILTY CLAY
SAND
CLAY TILL
SANDY CLAY
SAND
EAS
ELEVATIO


CROSS SECTION SCALE
10
0
0
20
40
SCALE IN FEET
VERTICAL EXAGGERATION: TWO TIMES

Jacobus Energy, the responsible party for the property located at 108 Highland Drive, Fredonia, Wisconsin, states that the legal description provided to the Wisconsin Department of Natural Resources (and attached to this statement) for case file reference 03-46-000173 is complete and accurate to the best of our knowledge.

Signature of Representative for Responsible Party: Date:

Michael L Hu 10-27-03

Draft

September 29, 2003

JACOBUS ENERGY

Project Reference #7095

TSM, LLC.
N 82 W 7253 Pine Street
Cedarburg, WI 53012

RE: Notification of Contamination
Former Jacobus Gas
108 Highland Ave
Fredonia, Wisconsin

BRRTS: 03-46-00173
COMM: 53021-9999-08 A

Dear Property Owner,

Jacobus Energy, Inc. (Jacobus) is notifying TSM, LLC. that the residual petroleum hydrocarbons impacts to the soil and groundwater currently remain on-site at the above referenced property, which you currently own. The levels of Methyl tert butyl benzene (MTBE) contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 716 and chapter COMM 46, Wisconsin Administrative Code, and I will be requesting that the department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination was not detected during your ownership, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statues, you may call 1-800-367-6076 for calls originating in Wisconsin, or 1-608-264-6020 if you are calling from out of the state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-site Contamination.

The Department of Commerce will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department of Commerce to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Commerce that is relevant to this closure request, you should mail that information to: Stephen Mueller, Hydrogeologist, Department of Commerce, 101 West Pleasant Street, Suite 100A, Milwaukee, Wisconsin 53212.

If this case is closed, all properties within the site boundaries where groundwater contamination exceed chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special

well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the department grants closure, you may obtain a copy of this letter by requesting a copy for me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/at/et/geo/gwir. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at Jacobus Energy, 2323 N Mayfair Road, Milwaukee, Wisconsin 53213, (414) 539-0700 or you may contact Mafizul Islam at Sigma Environmental Services, Inc., 220 East Ryan Road, Oak Creek, Wisconsin 53154, (414) 768-7144.

Sincerely,

Mike Helgesen
Jacobus Energy

Attachment

Cc: Mafizul Islam – Sigma Environmental Services, Inc.
Stephen Mueller – Department of Commerce

SIGMA
ENVIRONMENTAL SERVICES INC.

220 East Ryan Road
Oak Creek, WI 53154-4533
414-768-7144
FAX: 414-768-7158

November 6, 2003

Project Reference #7095

Mr. Alan Neuman
Director of Public Works
Village of Fredonia
P.O. Box 159
Fredonia, WI 53201

RE: **Notice of Dissolved Petroleum Impacts Within Public Street or Right-of-Way**
Former Jacobus Energy Property
108 Highland Ave
Fredonia, Wisconsin

Dear Mr. Neuman,

On behalf of Jacobus Energy, Sigma Environmental Services, Inc. (Sigma) is notifying the Village of Fredonia, Director of Public Works regarding the potential presence of dissolved petroleum hydrocarbon impacts within groundwater located along the southwest property line (Highland Ave) at the property cited. Sigma is petitioning the Wisconsin Department of Commerce (DCOM) for case closure for the site, conditional upon filing of the appropriate GIS registry information and notifying municipal authorities of petroleum impacts extending into public right-of-ways.

Sigma is notifying your department pursuant to Wisconsin Administrative Code, Chapter NR 726.05 (2)(b)(4), of the potential presence of groundwater impacts beneath the right-of-way, which may exceed applicable Wisconsin Administrative Code, Chapter NR 140 standards for groundwater.

Sigma has enclosed a Groundwater Contour Map and Groundwater Quality Map showing monitoring well locations and the extent of dissolved benzene, ethylbenzene, toluene, xyxlenes, and methyl tert butyl benzene detected during the April 2003 sampling event. Dissolved Methyl tert butyl benzene concentrations above Wisconsin Administrative Code, Chapter NR 140 enforcement standards may exist in the groundwater near the southwestern edge of the property on Highland Avenue. Sigma's investigation, remediation and monitoring data has confirmed that the groundwater contaminant plume is stable or receding and that natural attenuation will restore the groundwater to NR140 standards within a reasonable period of time.

If future construction activities disturb soil in the vicinity of the above referenced site, the excavated soil may be considered a solid waste and require proper disposal. In addition, if future construction activities require dewatering, or if groundwater is to be otherwise extracted in the vicinity of the above referenced site, the groundwater shall be sampled and managed in compliance with applicable statutes and rules.

If you have any questions or comments, please contact us at (414) 768-7144.

Sincerely,

SIGMA ENVIRONMENTAL SERVICES,

Mary E. Clifford
Staff Scientist

Mafizul Islam, P.E.
Senior Project Engineer

ATTACHMENT
Cc: Mike Helgesen – Jacobus Energy

THE SIGMA GROUP
SIGMA ENVIRONMENTAL SERVICES, INC.
SIGMA DEVELOPMENT, INC.
SIGMA LEASING, INC.

1300 West Canal Street
Milwaukee, WI 53233
414-643-4200
FAX: 414-643-4210

January 15, 2004

Project Reference #7095

Mr. Donald Berghammer
Wisconsin Department of Transportation
141 NW Barstow
Waukesha, WI 53187

RE: **Notice of Dissolved Petroleum Impacts**
Within Right-of-Way of State Hwy 57
Former Jacobus Energy Property
108 Highland Ave
Fredonia, Wisconsin

Dear Mr. Berghammer,

On behalf of Jacobus Energy, Sigma Environmental Services, Inc. (Sigma) is notifying the Wisconsin Department of Transportation regarding the potential presence of dissolved petroleum hydrocarbon impacts within groundwater located along the southern property line (Hwy 57 and Fredonia Ave) at the property cited. Sigma is petitioning the Wisconsin Department of Commerce (DCOM) for case closure at the site, conditional upon filing of the appropriate GIS registry information and notifying municipal authorities of petroleum impacts extending into public right-of-ways.

Sigma is notifying your department pursuant to Wisconsin Administrative Code, Chapter NR 726.05 (2)(b)(4), of the potential presence of groundwater impacts beneath the Hwy 57 right-of-way, along the northwest corner of Hwy 57 and Fredonia Ave, which may exceed applicable Wisconsin Administrative Code, Chapter NR 140 standards for groundwater.

Sigma has enclosed a Groundwater Contour Map and Groundwater Quality Map showing monitoring well locations and the extent of dissolved benzene, ethylbenzene, toluene, xylenes, and methyl tert butyl ether ~~benzene~~ detected during the April 2003 sampling event. Dissolved methyl tert butyl benzene concentrations above Wisconsin Administrative Code, Chapter NR 140 enforcement standards may exist in the groundwater near the southern edge of the property along Hwy 57 and Fredonia Avenue. Sigma's investigation, remediation and monitoring data has confirmed that the groundwater contaminant plume is stable or receding and that natural attenuation will restore the groundwater to NR 140 standards within a reasonable period of time.

If future construction activities disturb soil in the vicinity of the above referenced site, the excavated soil may be considered a special waste and require proper disposal. In addition, if future construction activities require dewatering, or if groundwater is to be otherwise extracted in the vicinity of the above referenced site, the groundwater shall be sampled and managed in compliance with applicable statutes and rules.

If you have any questions or comments, please contact us at (414) 643-4200.

Sincerely,

SIGMA ENVIRONMENTAL SERVICES,

Mary E. Clifford
Staff Scientist

Mafizul Islam, P.E.
Senior Project Engineer

ATTACHMENT

Cc: Mike Helgesen – Jacobus Energy
Alan Neuman – Department of Public Works, Fredonia, Wisconsin