





## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Plymouth Service Center  
1155 Pilgrim Rd  
PO Box 408  
Plymouth, Wisconsin 53073-0408  
Telephone 920-892-8756  
FAX 920-892-6638

July 2, 2003

Mr. Roger Musbach  
Moose's Service Station  
1435 Wisconsin Avenue  
Grafton, WI 53024

Subject: Final Case Closure, 3-4,000 gallon unleaded gasoline underground storage tanks at Mooses Service Station, 1435 Wisconsin Avenue, Grafton, WI **WDNR FID#246042610 BRRTS#0346153026**

Dear Mr. Musbach:

On December 2, 2002, the Wisconsin Department of Natural Resources (the Department) reviewed the above-referenced site file and closure requests and notified you that conditional closure was granted to the site. The Department has now received correspondence indicating that you have complied with the conditions of closure by recording a deed restriction on the property and by abandoning groundwater monitoring wells. Based on the correspondence and data provided, it appears that the petroleum contamination has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this site at this time. Please be aware that this 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 the environment.

At this time, the Department will not require additional investigation relative to the contamination identified at soil boring B4/MW-4 and GP-4.1.

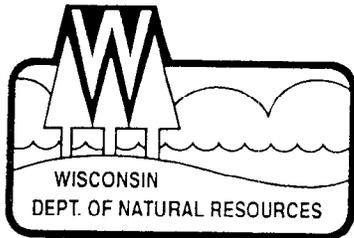
Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the Registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 892-8756 ext. 3025.

Sincerely,

Nancy D. Ryan, Hydrogeologist  
Remediation and Redevelopment

Cc: SER site file  
Mike Bozikowski, Moraine Environmental



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary  
Gloria L. McCutcheon, Regional Director

Plymouth Service Center  
1155 Pilgrim Rd  
PO Box 408  
Plymouth, Wisconsin 53073-0408  
Telephone 920-892-8756  
FAX 920-892-6638

December 2, 2002

Mr. Roger Musbach  
Moose's Service Station  
1435 Wisconsin Avenue  
Grafton, WI 53024

Subject: Case closure request for contamination related to 3-4,000 gallon unleaded gasoline tanks formerly located at Mooses's Service Station, 1435 Wisconsin Avenue, Grafton, WI 53024 **WDNR FID#246042610 BRRTS#0346153026**

Dear Mr. Musbach:

The Wisconsin Department of Natural Resources (the Department) has recently received a request for closure of the above-referenced site, submitted on your behalf by Moraine Environmental. Based on a review of the information submitted, the Department has determined that the petroleum contamination on the site from the 3-4,000 gallon unleaded gasoline tanks appears to have been investigated and remediated to the extent practicable under current site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

- Any remaining investigative waste generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Please send a letter advising me all remaining soil and/or groundwater waste has been removed once that work is completed.
- To close this site, the Department requires that a deed restriction be signed and recorded to address the issue of the remaining soil contamination underneath the building onsite. The purpose of the restriction is to require that the owner of the property investigate the degree and extent of residual contamination that is currently inaccessible, if structural impediments that currently exist on the property are removed.

You will need to submit a draft deed restriction to me before the document is signed and recorded. You may find a model deed restriction enclosed for your use or visit our web site at [www.dnr.state.wi.us/org/rr](http://www.dnr.state.wi.us/org/rr). Please follow Option 1 on the model restriction and include language to indicate the extent of soil investigation by attaching a site map with boring locations, depths, and residual concentrations. To assist us in our review of the deed restriction, please include a copy of the property

deed with the draft document. After the Department has reviewed and approved the draft document, you should sign it if you own the property, or have the appropriate property owner sign it, and have it recorded by the Ozaukee County Register of Deeds. Then you must submit a copy of the recorded document, with the recording information stamped on it, to me. Please be aware that if a deed restriction is recorded for the wrong property because of an inaccurate legal description that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem. The deed document must also contain a figure that clearly identifies residual contaminant levels and the inferred extent of contamination.

- All monitoring wells and sumps at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to the Department on Form 3300-5B found at [www.dnr.state.wi.us/org/water/dgw/gwl/](http://www.dnr.state.wi.us/org/water/dgw/gwl/).
- Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. The Department has received the \$250 fee related to the GIS Registry for contaminated groundwater. An additional \$200 fee is also required in order to place this site on the soil registry. Information that was submitted with your closure request application will be included on the registry. Please ask your environmental consultant to: submit unshaded tables with soil results; a location map that identifies soil boring locations and residual contamination; and to send a letter to the agency responsible for sanitary sewer maintenance alerting them to potential contamination within the sewer backfill. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>.

Upon satisfaction of the above-listed conditions, and receipt of the \$200 soil registry fee, the Department will close the LUST activity at this site on the Bureau of Remediation and Redevelopment's tracking system.

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

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.

While the investigation and remediation of petroleum contamination related to the underground storage tanks at the site has been satisfactorily addressed, the soil contamination identified at boring MW-4 has not been evaluated. Soil sampled from boring MW-4 during the site investigation detected polynuclear aromatic hydrocarbons

(PAHs), lead, and PCBs at a depth of 4-5 feet below ground surface. Your consultant has suggested that these contaminants may have originated from past practices of applying waste oil to the driveway/easement for dust control. Please assess whether contamination exists in near surface soil in the vicinity of MW-4 by analyzing soil within the top 12 inches for PAHs, lead and PCBs. Please submit the results of this investigation to my attention so that we can determine if further investigation is warranted in this area. Although I do not anticipate the need for additional groundwater monitoring from MW-4, you may wish to postpone abandonment of the well until the results of the additional soil sample are evaluated.

We appreciate the efforts you have taken to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 892-8756.

**All correspondence should be submitted in care of Ms. Victoria Stovall, Program Assistant, Remediation and Redevelopment, WDNR, P.O. Box 12436 Milwaukee, WI 53212-0436.**

Sincerely,



Nancy D. Ryan, Hydrogeologist  
Remediation and Redevelopment

cc: SER site file  
Mike Bozikowski, Moraine Environmental

Enclosure

Closure conditions:  
Soil Deed restriction  
Well abandonment  
Soil and Gw GIS - \$200, notif. To util., soil tables, map of resid. Contam.  
Investigative waste disposal

300702

SPECIAL WARRANTY DEED

TRANSFER

55.00  
FEE

STATE OF WISCONSIN )  
                          )  
COUNTY OF OZAUKEE )

KNOW ALL MEN BY THESE PRESENTS: That UNION OIL COMPANY OF CALIFORNIA, a California corporation, with an office at 1650 East Golf Road, Schaumburg, Illinois, herein called "Grantor", hereby conveys to ROGER A. MUSBACH and JACQUELYN K. MUSBACH, of 1800 East River Road, Grafton, Wisconsin 53024, herein called "Grantees", for the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, the following described land situated in the Village of Grafton, Ozaukee County, Wisconsin, to-wit:

Part of Lots 1, 2 and 3 of Charles F. Mintzclaff Addition, Village of Grafton described as follows:

BEGINNING at a point on the Southeasterly line of Lot 3, North 29° 24' East 33.0 feet from the Southeast corner of Lot 3; thence North 60° 38' West 120.0 feet; thence North 29° 24' East 70.0 feet; thence North 89° 26' East 138.49 feet to the Southeasterly line of Lot 1; thence South 29° 24' West 139.06 feet along the Northwesterly line of Wisconsin Avenue to the POINT OF BEGINNING.

ALSO part of outlot 13, Block 1, Assessors Plat of the Village of Grafton described as commencing at the Northeast corner of Lot 1, Charles F. Mintzclaff Addition to the Village of Grafton; thence North 29° 24' East 18.94 feet along the Northwesterly line of Wisconsin Avenue to the center of a vacated street; thence South 89° 26' West 237.70 feet along the center line of said street to a point 264.0 feet West of the West line of West Street (now 11th Avenue) and the point of beginning; thence North 0° 34' 54" East 142.64 feet; thence North 87° 02' 04" West 84.14 feet; thence South 0° 33' West 147.81 feet to the center of said vacated street; thence North 89° 26' East 84.0 feet to the POINT OF BEGINNING.

ALSO the right of ingress and egress over the following: BEGINNING on the Southeasterly line of Lot 1, Charles F. Mintzclaff Addition to the Village of Grafton, South 29° 24' West 18.94 feet from the Northeast corner of Lot 1; thence North 82° 08' 45" West 222.97 feet; thence South 89° 26' West 84.0 feet; thence South 79° 27' 30" East 169.25 feet; thence North 89° 26' East 138.49 feet to the POINT OF BEGINNING.

ALSO the right to maintain, repair and replace the existing intake petroleum products pipe lines extending from the Chicago, Milwaukee and St. Paul & Pacific Easterly Right of Way to the Bulk Plant Pump House.

This instrument prepared by PAUL G. CHROMEK, Attorney for UNION OIL COMPANY OF CALIFORNIA, 1650 East Golf Road, Schaumburg, Illinois 60196.

and equipment thereon.

SUBJECT to any and all restrictions, covenants, conditions, zoning ordinances, rights-of-way, highways and easements of record, if any, affecting said land.

And the said Grantor does hereby, for itself and its successors, covenant with the said Grantees, their heirs and assigns, that the conveyed premises are free from all encumbrances made or suffered by Grantor, and that Grantor will, and its successors shall, warrant and defend the same to the said Grantees, their heirs and assigns, forever, against the lawful claims and demands of all persons whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, UNION OIL COMPANY OF CALIFORNIA has caused these presents to be signed in its corporate name by a Vice President and an Assistant Secretary and its corporate seal to be affixed hereto this 31st day of January, 1978.

UNION OIL COMPANY OF CALIFORNIA

BY L. B. Way  
L. B. WAY Vice President

BY Roy Christensen  
Assistant Secretary  
ROY CHRISTENSEN

FORM  
APPROVED



# DHEIN LAND SURVEYING LLC

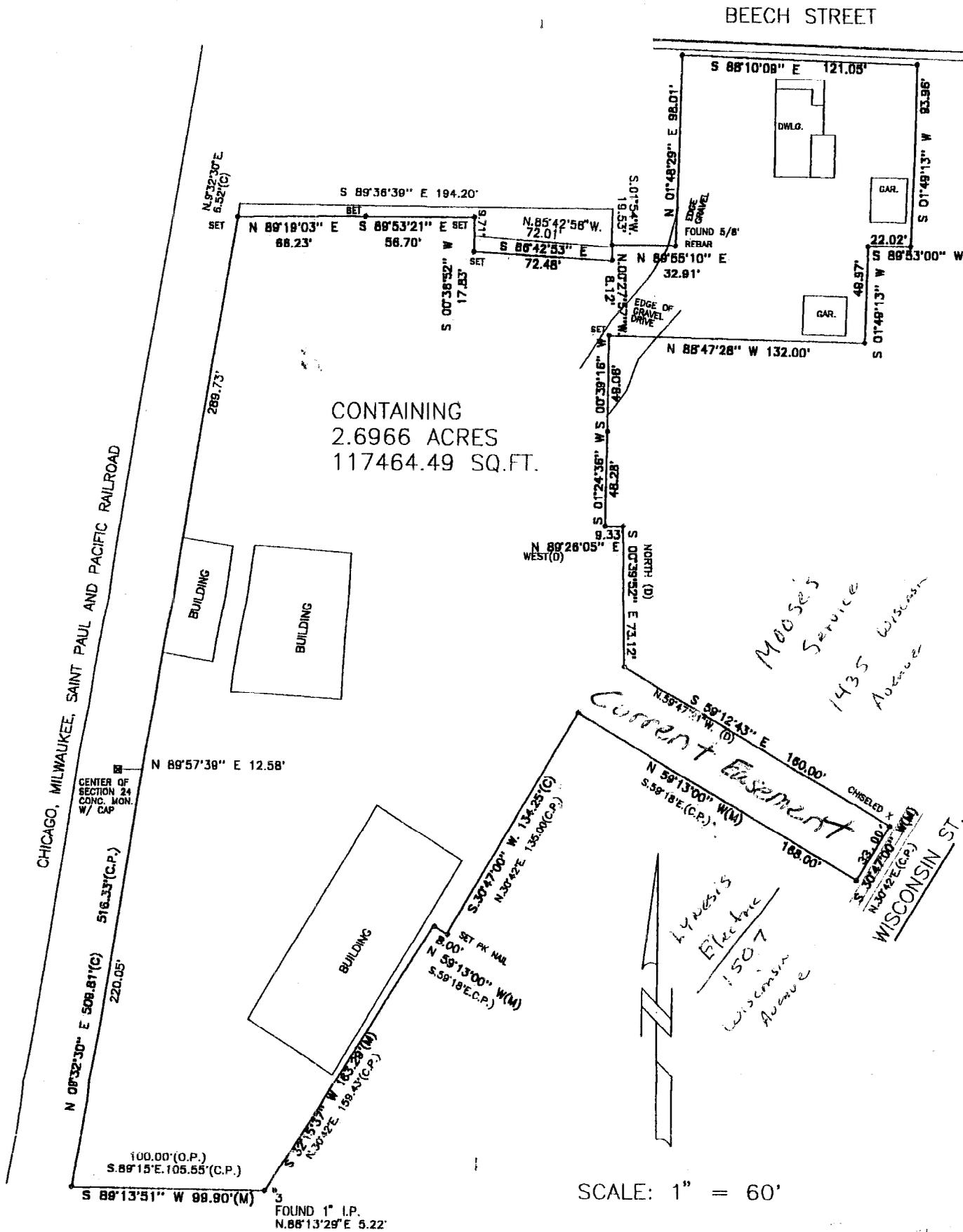
PHILLIP P. DHEIN R.L.S. 1581  
 1.136 W.21104 BONNIWELL RD.  
 RICHFIELD, WISCONSIN 53076  
 PHONE 414-628-2555  
 FAX 414-628-2714

## PLAT OF SURVEY

SHEET 1 of 2

### LEGEND!

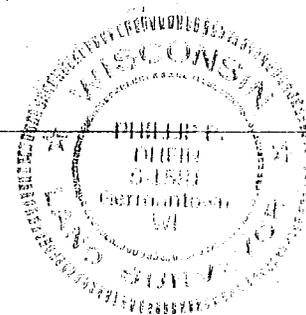
- DENOTES FOUND 1" IRON PIPE UNLESS OTHERWISE NOTED
- (C) COMPUTED (C.P.) CLARENCE PIEPENBURG PLAT OF SURVEY
- (M) MEASURED (O.P.) ORIGINAL PLAT



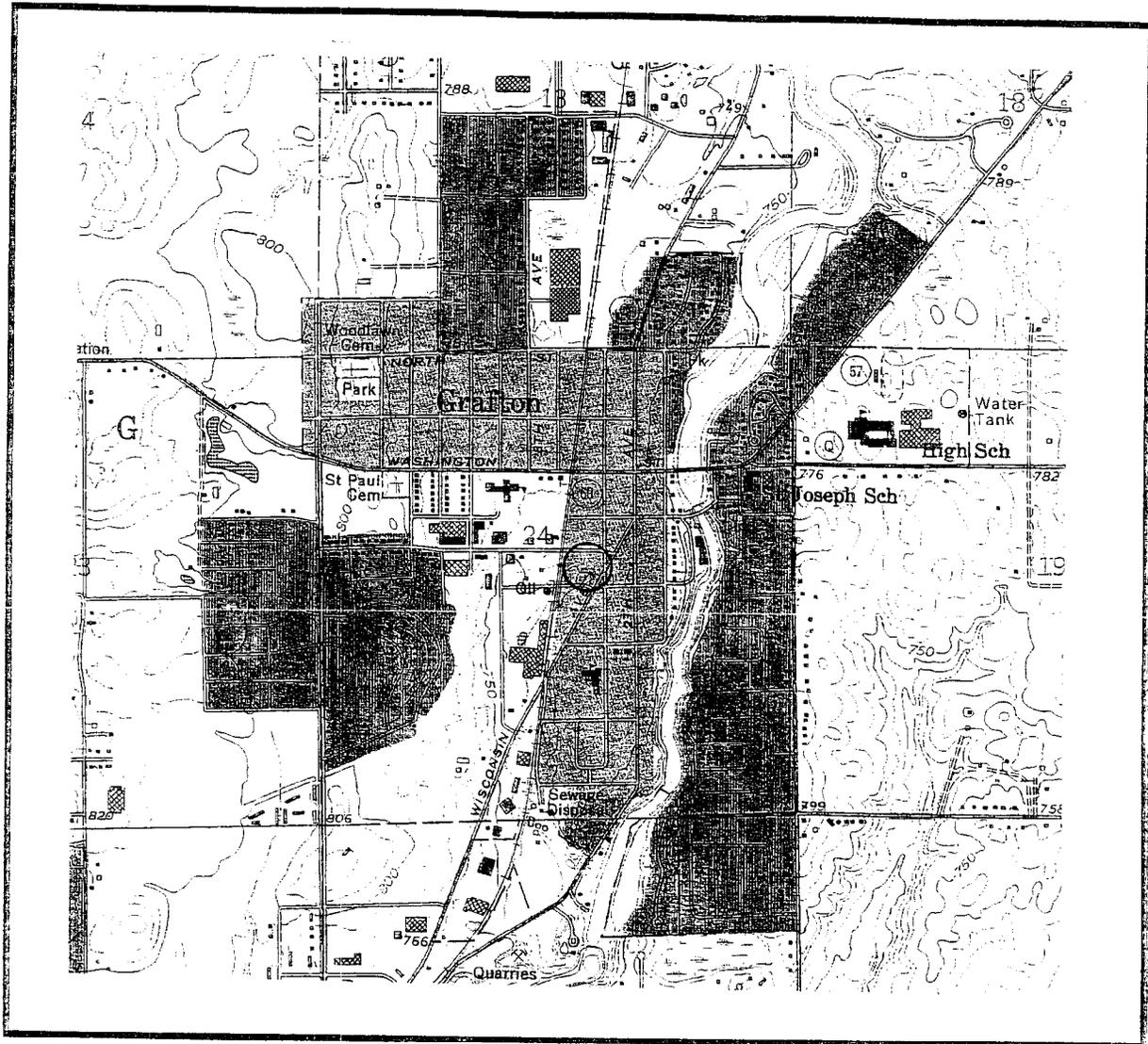
"I have surveyed the above described property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements, roadways and visible encroachments.

This survey is made for the exclusive use of the present owners of the property; also those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof.

Prepared for: RALPH ZAUN  
 at Germantown, Wisconsin this 20th Day of MAY 2000  
 Plot No. A200044  
 Signed: Phillip P. Dhein  
 Registered Land Surveyor



This is an original print only  
 If seal is imprinted to read.



ADAPTED FROM USGS, WIS. 15' QUADRANGLE

Moose's Service is Located:  
 NW 1/4 of the SE 1/4, Section 24, T 10, R21E  
 Ozaukee County, Village of Grafton

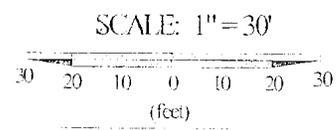
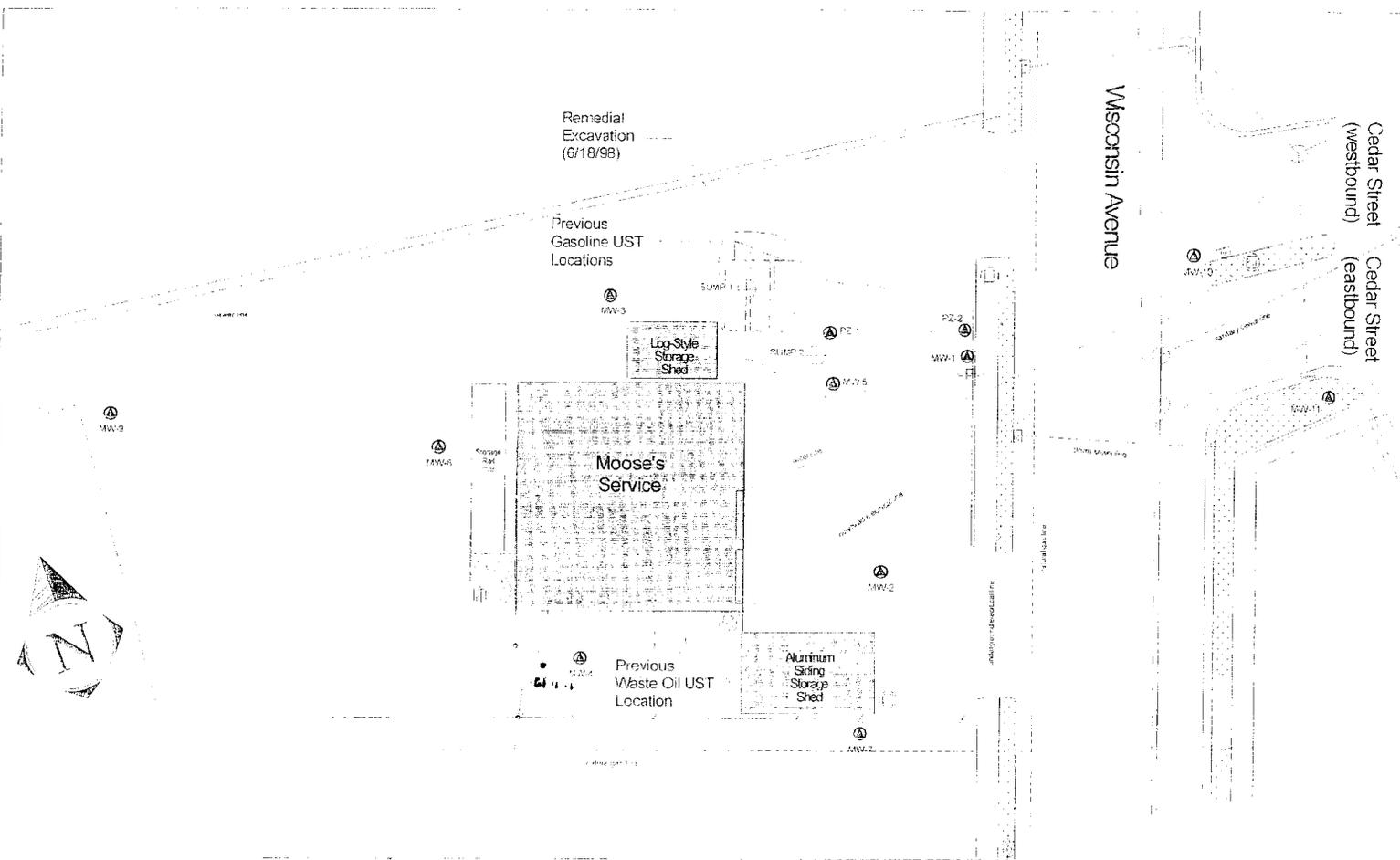


○ — SITE LOCATION  
 SCALE 1:24,000

DRAWING TITLE	
<i>Site Location Map</i>	
PROJECT NAME	
<i>Moose's Service</i>	
<i>1435 Wisconsin Avenue</i>	
<i>Grafton, Wisconsin</i>	
PROJECT NUMBER	DRAWING COMPANY
<i>1369R</i>	<i>Moraine Environmental, Inc.</i>
SCALE	DATE
<i>1:24,000</i>	<i>8-11-97</i>
FIGURE 1	

Legend

- ⊕ Monitoring Well
- ⊕ Light Pole
- ⊕ Manhole
- Natural Gas Line
- Electrical Line
- Storm Sewer Line
- Sanitary Sewer Line
- Water Line



Well Location Plan

PROJECT NAME  
 MOOSE'S SERVICE  
 MOOSE'S SERVICE  
 1435 Wisconsin Avenue  
 Grafton, Wisconsin  
 DATE: 2/11/02  
 DRAWN BY: 130Site.skf

**TABLE 3 (Page 1 of 3)  
GROUNDWATER RESULTS  
MOOSE SERVICE, PROJECT #1369**

Chemical	MW-1												MW-2										MW-3								PAL	ES
	10-17-97	1-31-98	2-27-98	5-2-98	7-30-98	11-3-98	1-18-99	4-13-99	7-9-99	10-5-99	11-23-01	1-24-02	10-17-97	1-31-98	2-27-98	5-2-98	7-30-98	11-3-98	1-18-99	4-13-99	7-9-99	10-5-99	10-17-97	1-31-98	5-2-98	7-30-98	4-13-99	7-9-99	10-5-99			
GRO	300	5100	930	12000	100	1000	440	NA	460	730	NA	NA	2300	600	180	96	1300	400	320	NA	<50	450	ND	NA	NA	NA	NA	<50	<50	NSE	NSE	
DRO	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NSE	NSE	
Soluble Lead	1.5	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1.8	ND	NA	NA	NA	NA	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	1.5	15	
VOC Analysis																																
Benzene	22	490	100	570	9.4	210	<1.3	<0.26	88	84	<0.45	<0.45	26	ND	ND	ND	180	<1.3	<1.3	3.8	4.6	29	ND	ND	ND	ND	<0.26	<0.26	<0.26	0.50	5.0	
Ethylbenzene	6.5	470	ND	550	ND	62	<1.2	<0.24	5.0	<0.24	<0.82	<0.82	ND	ND	ND	ND	44	<1.2	4.7 Q	<0.48	<0.24	1.4 Q	ND	ND	ND	ND	<0.24	<0.24	<0.24	140	700	
Isopropylbenzene	0.95	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	NA	NA	NA	NA	81	NA	NSE	NSE	
MTBE	470	3800	910	5100	150	780	790	41	360	140	0.94Q	0.43 Q	4200	1000	300	160	1500	650	570	240	62	480	15	2.5	14	44	66	NA	32	12	60	
Naphthalene	ND	NA	NA	NA	NA	NA	NA	NA	<0.42	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	<0.42	NA	ND	NA	NA	NA	NA	NA	NA	8	40	
n-Propylbenzene	1.9	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NSE	NSE	
Tetrachloroethene	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	0.5	5.0	
Toluene	ND	190	ND	360	ND	2.6Q	<1.1	<0.21	<0.53	1.8	<0.68	<0.68	ND	ND	ND	0.24	8.1	<1.1	<1.1	<0.42	<0.21	<0.84	ND	ND	ND	ND	<0.21	<0.21	<0.21	200	1000	
Total TMB	1.7	294	15	874	ND	16	<4.3	<0.86	21.8	67	<0.94	<0.94	ND	ND	0.76	ND	62	<4.3	<4.3	<1.7	<0.86	<3.4	ND	ND	ND	ND	<0.86	<0.86	<0.86	96	480	
Total Xylenes	ND	860	35.7	3100	ND	15.8	<4.8	<0.97	4.1	88.1	<1.7	<1.7	ND	ND	ND	ND	22.7	<6.6	<4.8	<1.7	<0.97	<3.9	ND	ND	ND	ND	<0.97	<0.97	<0.97	1000	10000	

**Key:** NSE = No Standard Established  
 NA = Not Analyzed  
 ND = No Detect  
 Q = Result detected between the LOD and LOQ and value is estimated.

Bold and Shaded results exceed the Enforcement Standard (ES)  
 Bold results exceed the Preventive Action Limits (PAL)  
 \* = All concentrations are in ug/l (micrograms per liter)

**TABLE 3 (Page 2 of 3)  
GROUNDWATER RESULTS  
MOUSES SERVICE, PROJECT #1369**

Chemical	MW-4			MW-5			MW-6								MW-7			MW-8		MW-9	MW-10			PAL	ES	
	10-17-97	2-27-98	5-2-98	10-17-97	1-31-98	5-2-98	10-17-97	1-31-98	5-2-98	7-30-98	11-3-98	1-18-99	4-13-99	7-9-99	10-5-99	5-2-98	11-3-98	1-18-99	5-2-98	7-30-98	5-2-98	5-2-98	7-30-98			11-3-98
GRO	NA	NA	NA	23000	13000	30000	ND	ND	NA	NA	<50	NA	NA	<50	<50	<50	<50	NA	<50	NA	<50	<50	NA	<50	NSE	NSE
DRO	190	180	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NSE	NSE
Soluble Lead	1.5	1.6	ND	23	ND	NA	ND	ND	NA	NA	NA	NA	NA	NA	NA	<1.6	NA	NA	<1.6	NA	<1.6	<1.6	NA	NA	1.5	15
<b>VOC Analysis</b>																										
Benzene	ND	ND	ND	1200	520	800	ND	ND	ND	ND	<0.26	<0.26	<0.26	<0.26	<0.26	<0.27	<0.26	<0.26	0.38	0.87	<0.27	0.45 Q	0.91	0.34 Q	0.50	5.0
Ethylbenzene	ND	ND	ND	650	70	1300	ND	ND	ND	ND	<0.24	<0.24	<0.24	<0.24	<0.24	<0.32	<0.24	<0.24	<0.32	ND	<0.32	<0.32	ND	<0.32	140	700
Isopropylbenzene	ND	NA	NA	35	ND	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	<0.26	NA	NA	<0.26	NA	<0.26	<0.26	NA	NA	NSE	NSE
MTBE	7.7	1.8	1.9	13000	12000	3900	1.1	0.23	12	1.2	0.64 Q	0.30	<0.22	<0.22	<0.22	1.1	5.1	<0.22	1.6	3.3	2.5	<0.32	ND	<0.32	12	60
Naphthalene	ND	NA	NA	260	130	440	ND	NA	NA	NA	NA	NA	NA	NA	NA	<0.35	NA	NA	<0.35	NA	<0.35	<0.35	NA	NA	8	40
n-Propylbenzene	ND	NA	NA	80	ND	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	<0.76	NA	NA	<0.76	NA	<0.76	<0.76	NA	NA	NSE	NSE
Tetrachloroethene	ND	NA	NA	ND	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	<0.43	NA	NA	<0.43	NA	<0.43	4.0	5.1	2.5	0.5	5.0
Toluene	ND	ND	ND	4100	900	2200	ND	ND	ND	ND	<0.21	<.21	<0.21	<0.21	<0.21	<0.27	<0.21	<0.21	0.37 Q	0.75	<0.27	0.46 Q	0.77	0.32 Q	200	1000
Total TMB	ND	ND	ND	1420	820	3060	0.30	ND	ND	ND	<0.86	<0.86	<0.86	<0.86	<0.86	<0.27	<0.86	<0.86	<0.27	ND	<0.27	<0.27	ND	<0.27	96	480
Total Xylenes	ND	ND	ND	5000	2860	7500	ND	ND	ND	ND	<1.34	<0.97	<0.97	<0.97	<0.97	<0.43	<1.34	<0.97	<0.43	ND	<0.43	<0.43	ND	<0.67	1000	10000

Key: NSE = No Standard Established  
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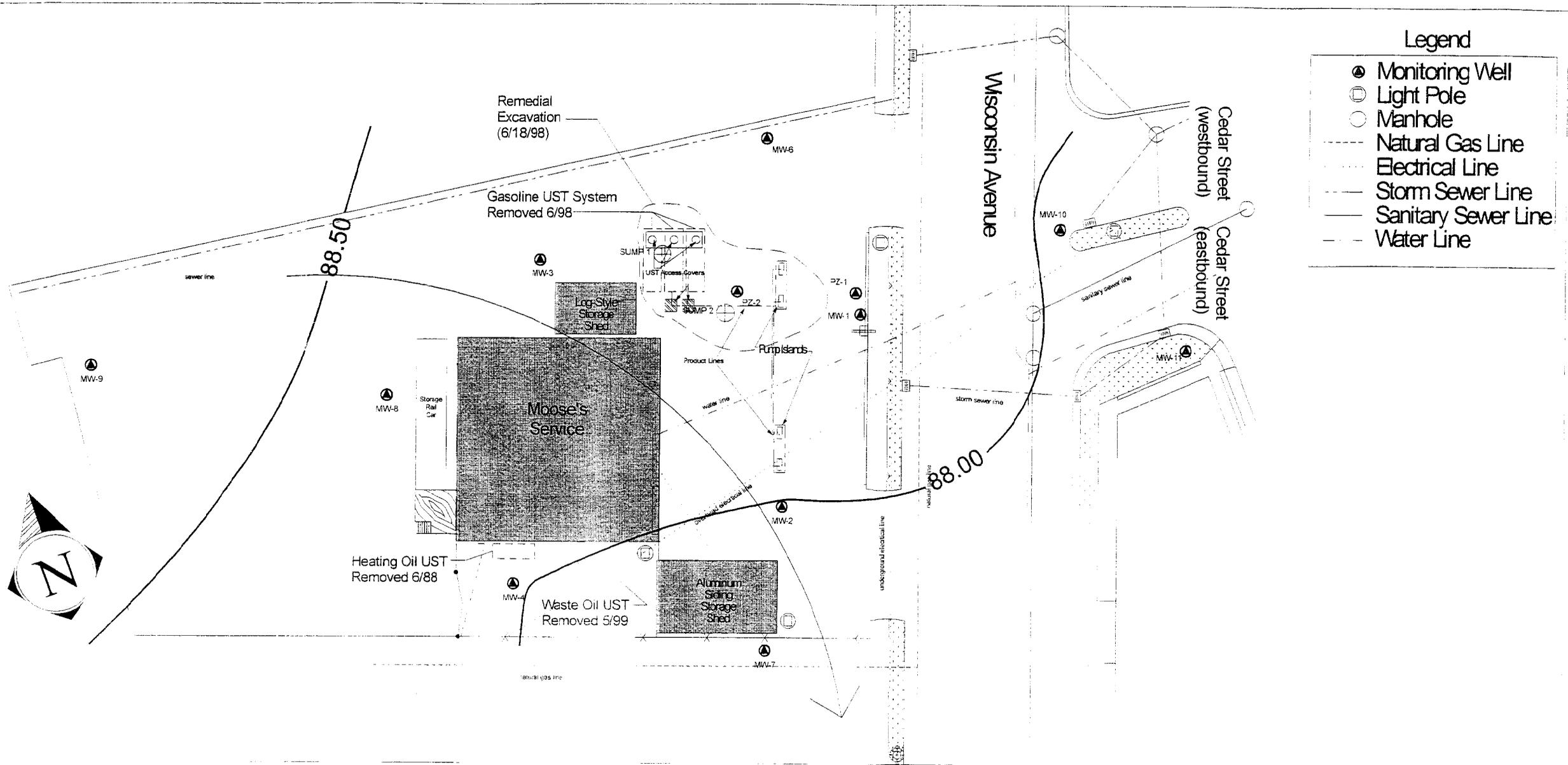
Bold and Shaded results exceed the Enforcement Standard (ES)  
 Bold results exceed the Preventive Action Limits (PAL)  
 \* = All concentrations are in ug/l (micrograms per liter).

**TABLE 3 (Page 3 of 3)  
GROUNDWATER RESULTS  
MOOSES SERVICE, PROJECT #1369**

Chemical	MW-11		PZ-1			PZ-2		Sump 1					Sump 2		PAL	ES
	5-1-01	6-22-01	5-1-01	6-22-01	11-23-01	11-23-01	1-24-02	7-7-98	9-10-98	4-13-99	7-9-99	10-5-99	7-7-98	4-13-99		
GRO	<50	NA	2200	NA	NA	NA	NA	NA	NA	NA	NA	3000	NA	NA	NSE	NSE
DRO	<100	NA	870	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NSE	NSE
Soluble Lead	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1.5	15
<b>VOC Analysis</b>																
Benzene	<0.45	<0.45	<b>52</b>	<b>58</b>	<b>150</b>	<0.45	<0.45	<b>560</b>	<b>590</b>	<b>12</b>	<b>46</b>	<b>48</b>	<b>400</b>	<b>25</b>	0.50	5.0
Ethylbenzene	<0.82	<0.82	93	50	<b>250</b>	<0.82	<0.82	<b>570</b>	<b>790</b>	10	3.4	110	<b>460</b>	5.5	140	700
Isopropylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NSE	NSE
MTBE	<0.43	<0.43	<b>1800</b>	<b>1600</b>	<b>580</b>	<b>22</b>	2.4	<b>3200</b>	<b>2400</b>	<b>37</b>	<b>110</b>	<b>140</b>	<b>1200</b>	<b>170</b>	12	60
Naphthalene	NA	<0.89	NA	<8.9	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	8	40
n-Propylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NSE	NSE
Tetrachloroethene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.5	5.0
Toluene	<0.68	<0.68	23Q	<6.8	<b>210</b>	<0.68	<0.68	<b>2100</b>	<b>1700</b>	58	2.2	110	<b>1700</b>	26	200	1000
Total TMB	<1.86	<0.92	<b>247Q</b>	63	<b>370</b>	<0.94	<0.94	<b>2100</b>	<b>2200</b>	<b>123</b>	<b>43</b>	<b>423</b>	<b>1330</b>	72	96	480
Total Xylenes	<2.47	<1.7	430	30 Q	770	<1.7	<1.7	<b>6400</b>	<b>5800</b>	284	117	640	<b>4500</b>	264	1000	10000

Key: NSE = No Standard Established      Bold and Shaded results exceed the Enforcement Standard (ES)  
 NA = Not Analyzed                              Bold results exceed the Preventive Action Limits (PAL)  
 ND = No Detect                                    \* = All concentrations are in ug/l (micrograms per liter).  
 Q = Result detected between the LOD and LOQ and value is estimated.

Revised: January 31, 2002



- Legend**
- Monitoring Well
  - Light Pole
  - Manhole
  - - - Natural Gas Line
  - ⋯ Electrical Line
  - - - Storm Sewer Line
  - - - Sanitary Sewer Line
  - - - Water Line

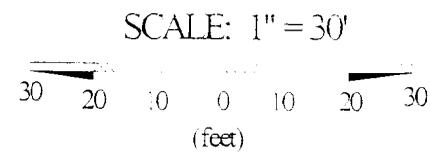


FIGURE NAME:  
**Groundwater Flow Direction Map**  
 June 2002

SITE NAME AND LOCATION:  
 Moose's Service  
 1435 Wisconsin Avenue  
 Grafton, Wisconsin

DATE DRAWN: 7/11/02  
 DRAWING NUMBER: 1369GW600.skt

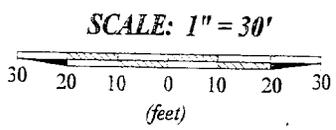
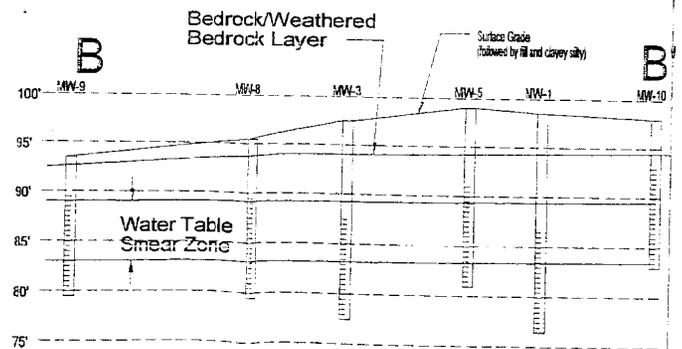
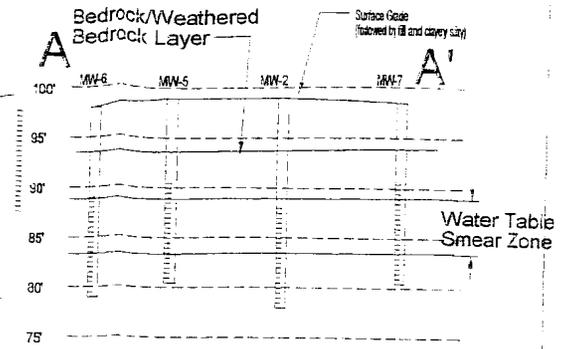
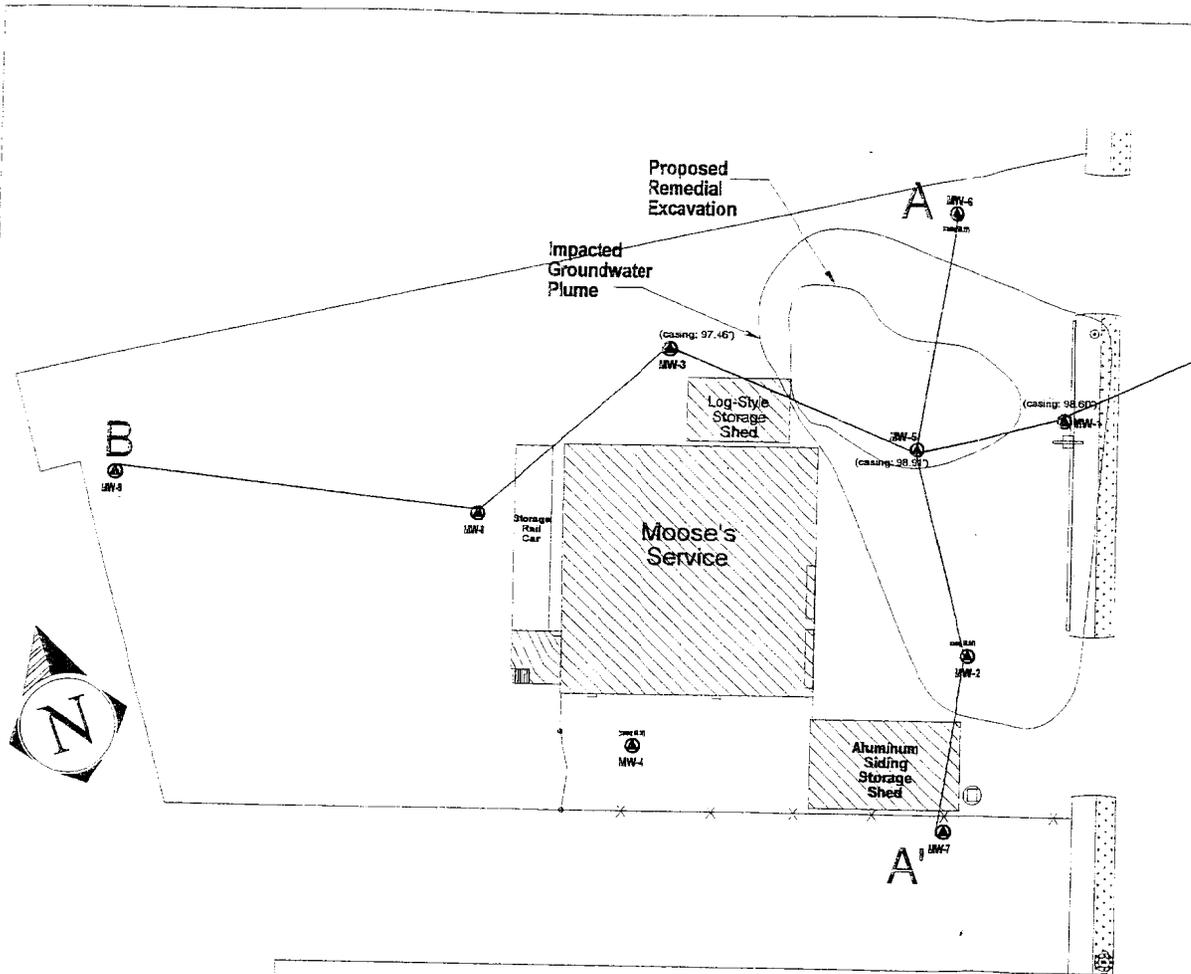


FIGURE NAME		
Cross-Sectional Site Layout		
SITE NAME AND LOCATION		
Moose's Service 1435 Wisconsin Avenue Grafton, Wisconsin		
DATE DRAWN	DRAWING NUMBER	FIGURE NAME
10/18/97	1369all.skd	

**SOIL LABORATORY DATA**

**TABLE 4**

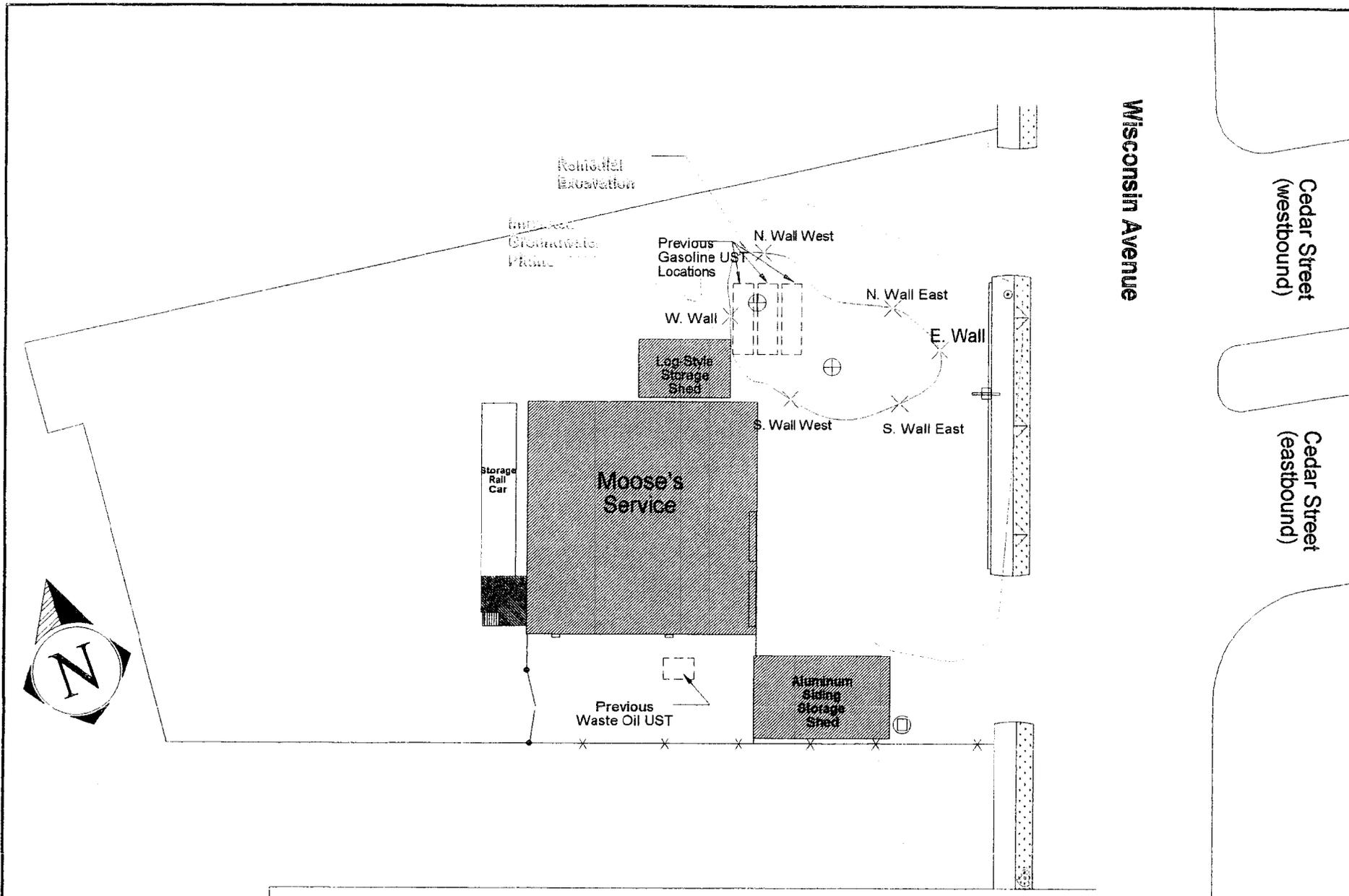
**MOOSE'S SERVICE**

	B-1/MW-1	B-2/MW-2	B-3/MW-3	B-4/MW-4	B-5/MW-5	B-6/MW-6	NR 720 Generic RCL's
	4'-5'	4'-5'	4'-5'	4'-5'	4'-5'	4'-5'	
GRO (mg/kg)	ND	ND	ND	NA	ND	ND	100
DRO (mg/kg)	NA	NA	NA	58	NA	NA	100
Cadmium (mg/kg)	NA	NA	NA	1.6	NA	NA	8
Lead (mg/kg)	10	11	41	110	17	16	500
<b>VOC ANALYSIS</b>							
Naphthalene	ND	29	ND	ND	320	180	NSE
<b>PAH ANALYSIS</b>							NSE
Acenaphthene	NA	NA	NA	250	NA	NA	NSE
Acenaphthylene	NA	NA	NA	110	NA	NA	NSE
Anthracene	NA	NA	NA	850	NA	NA	NSE
Benzo (a) anthracene	NA	NA	NA	2000	NA	NA	NSE
Benzo (a) pyrene	NA	NA	NA	1500	NA	NA	NSE
Benzo (b) fluoranthene	NA	NA	NA	1600	NA	NA	NSE
Benzo (ghi) perylene	NA	NA	NA	620	NA	NA	NSE
Benzo (k) fluoranthene	NA	NA	NA	1100	NA	NA	NSE
Chrysene	NA	NA	NA	1700	NA	NA	NSE
Dibenzo (a,h) anthracene	NA	NA	NA	180	NA	NA	NSE
Fluoranthene	NA	NA	NA	3800	NA	NA	NSE
Florene	NA	NA	NA	410	NA	NA	NSE
Indeno (1,2,3-cd) pyrene	NA	NA	NA	610	NA	NA	NSE
1-Methylnaphthalene	NA	NA	NA	83	NA	NA	NSE
2-Methylnaphthalene	NA	NA	NA	ND	NA	NA	NSE
Phenanthrene	NA	NA	NA	4100	NA	NA	NSE
Pyrene	NA	NA	NA	3600	NA	NA	NSE
<b>PCB ANALYSIS</b>							
Aroclor 1254	NA	NA	NA	84	NA	NA	NSE

Key:  
 NES = No Standard Established  
 ND = No Detect  
 NA = Not Analyzed

\* - All concentrations are in ug/kg (micrograms per kilogram) unless otherwise noted.

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SCALE: 1" = 30'

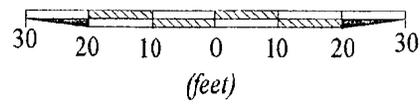


FIGURE NAME		
Impact Plume and Remedial Excavation		
SITE NAME AND LOCATION		
Moose's Service 1435 Wisconsin Avenue Grafton, Wisconsin		
DATE DRAWN	DRAWING NUMBER	FIGURE NAME
10/18/97	1369all.skd	Figure 5

February 26, 2002

Wisconsin Department of Natural Resources  
Bureau of Remediation & Redevelopment  
P.O. Box 12436  
Milwaukee WI 53212-0436

RE: **Moose's Service Station**  
1435 Wisconsin Avenue, Grafton WI 53024  
BRRTS #03-56-153026/FID #246042610

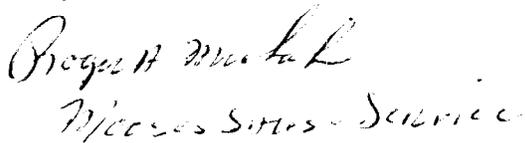
Project #1369

To Whom It May Concern:

I certify that, to the best of my knowledge, the legal description attached to this statement is complete, accurate, and describes the correct contaminated property site.

If you should have any questions, please do not hesitate to contact me, or my consultant, Moraine Environmental at (262) 377-9060.

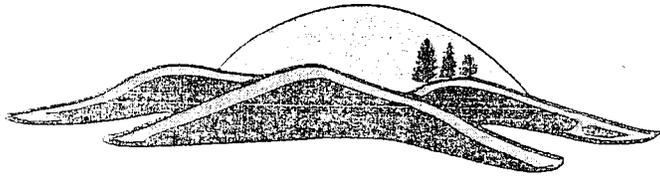
Sincerely,



*Roger Mushbach*  
*Moose's Service Station*

Roger Mushbach  
Moose's Service Station

Enc.



*Moraine Environmental, Inc.*  
Environmental Management Services

March 7, 2002

Mr. Mark Gottlieb, P.E.  
Village of Grafton Engineer  
1300 Hickory Street  
Grafton WI 53024

Re: REVISED LETTER:  
*Notification of Contaminated Soil and Groundwater in Right-of-Way  
Moose's Service Station, 1435 Washington Avenue, Grafton WI  
Project #1369*

Dear Mark,

On behalf of our client, Moose's Service Station, Moraine Environmental, Inc. is giving written notification of the presence of residual petroleum soil and groundwater contamination extending east beneath the right-of-way (ROW) of Washington Avenue. The residual groundwater contamination is related to releases caused by the over-filling of the gasoline and waste oil Underground Storage Tank (UST) systems which occurred during past operational activities.

A remedial investigation indicated that soil and groundwater petroleum contamination had migrated eastward off property boundaries and to the adjacent ROW beneath Washington Avenue. The petroleum release was initially reported to the Department of Natural Resources (WDNR) on July 11, 1997. Remediation and groundwater monitoring has been conducted from July, 1997 through January, 2002 in order to clean up the site and to prevent further migration of the plume.

Although some low-level contamination is inferred to have migrated off the property and beneath Washington Avenue, sampling has shown that groundwater contamination does not extend down-gradient and across Washington Avenue to the location of well MW-11. (Please see attached site layout map and well location plan map.)

*The storm and water supply utilities in the vicinity of the site property are located at an elevation 3-4 feet above the elevation of the groundwater table. The sanitary sewer however, occasionally intercepts the groundwater table. The contamination plume intercepting the sanitary sewer is not significant for the following reasons:*

- \*\* the results of sampling at MW-1, located between the utilities and the plume of contamination, show the concentrations of petroleum have decreased below the limits of analytical detection,*
- \*\* any contaminated groundwater that infiltrates the sanitary sewer is diluted by the volume of flow and volatilized in the sewer, and*
- \*\* any contaminated groundwater that infiltrates the sanitary sewer is treated at the municipal treatment facility prior to discharge to the Milwaukee River. The Village of Grafton wastewater treatment plant can easily treat this low-level petroleum contamination.*

*A completed closure report will be forwarded to the Wisconsin Department of Natural Resources (WDNR) for closure of the site. The rationale behind closure of this site is that the soil and groundwater contamination remaining on the site and beneath Washington Avenue is low enough that it does not pose a threat to human health by direct contact or to the environment.*

*Closure would be granted by the WDNR pending the abandonment of all monitoring wells and submittal of written notification of residual soil and groundwater contaminants beneath the ROW to the municipal department or private entity that is responsible for maintaining the identified street or highway.*

Page #3  
March 7, 2002

*If you have any questions or comments, please contact me at (262) 377-9060.*

*Sincerely,*  
**MORaine ENVIRONMENTAL, INC.**



Thomas C. Sweet  
President

cc: Mr. Roger Musbach  
1435 Wisconsin Avenue  
Grafton WI 53024

TCS/ses



WHEREAS, one or more petroleum discharges have occurred on this property. As of June 18, 1998 when soil samples were last collected at the property, soil contaminated with ethylbenzene, toluene and xylene in excess of regulatory standards remained on the property at the Southwest corner of the excavation. Further excavation was restricted because of the Log-Style Storage Shed and main Service Building existing at that time. Attached and hereby made a part of this restriction are Table 6 (Excavation Soil Samples) and Figure 1 (Remedial Excavation Sample Locations) which together identify where contaminated soil remained as a result of the improvements which restricted further remedial excavation.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil investigative/remedial activities on the property at the present time.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Structural impediments existing at the time of clean - up, namely the Log-Style Storage Shed and main Service Building, made complete investigation and remediation of the contaminated soil on this property impracticable. If the structural impediments described above are removed, the property owner shall investigate the degree and extent of petroleum contamination. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be notified immediately and the contamination shall be properly remedied in accordance with applicable statutes and rules. If soil, currently inaccessible due to the above named structural impediments is removed or unearthed in the future, the soil must be sampled and analyzed to determine the levels of benzene, ethylbenzene, toluene and xylene (BETX). If the levels of BETX in the soil exceed regulatory levels in effect at the time soil is excavated, the soil may be deemed a solid or hazardous waste and may require special treatment, storage and disposal in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources (WDNR), its successors or assigns. The WDNR, its successors or assigns may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request the WDNR or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon receipt of such a request, the WDNR shall determine whether or not the restrictions contained herein can be extinguished. Upon that determination the property owner or other interested party may submit an affidavit and copy of the WDNR's written determination for recording in the county records to give notice that this deed restriction, or portions of this restriction, are no longer binding.

IN WITNESS WHEREOF, the owner(s) of the property has executed this Declaration of Restriction, this 15<sup>th</sup> day of May, 2003.

Signature: Roger A. Musbach and Jacquelyn K. Musbach

Printed Name: Roger A. Musbach and Jacquelyn K. Musbach

Subscribed and sworn to before me this 15<sup>th</sup> day of May, 2003.

Neil Mc Loggin

Notary Public, State of WI My commission expires 11/6/05  
Ozaukee Co.

This document was drafted by WDNR and Moraine Environmental, Inc.

Table 6  
MOOSE'S SERVICE  
Project Reference #1369  
EXCAVATION SOIL SAMPLES

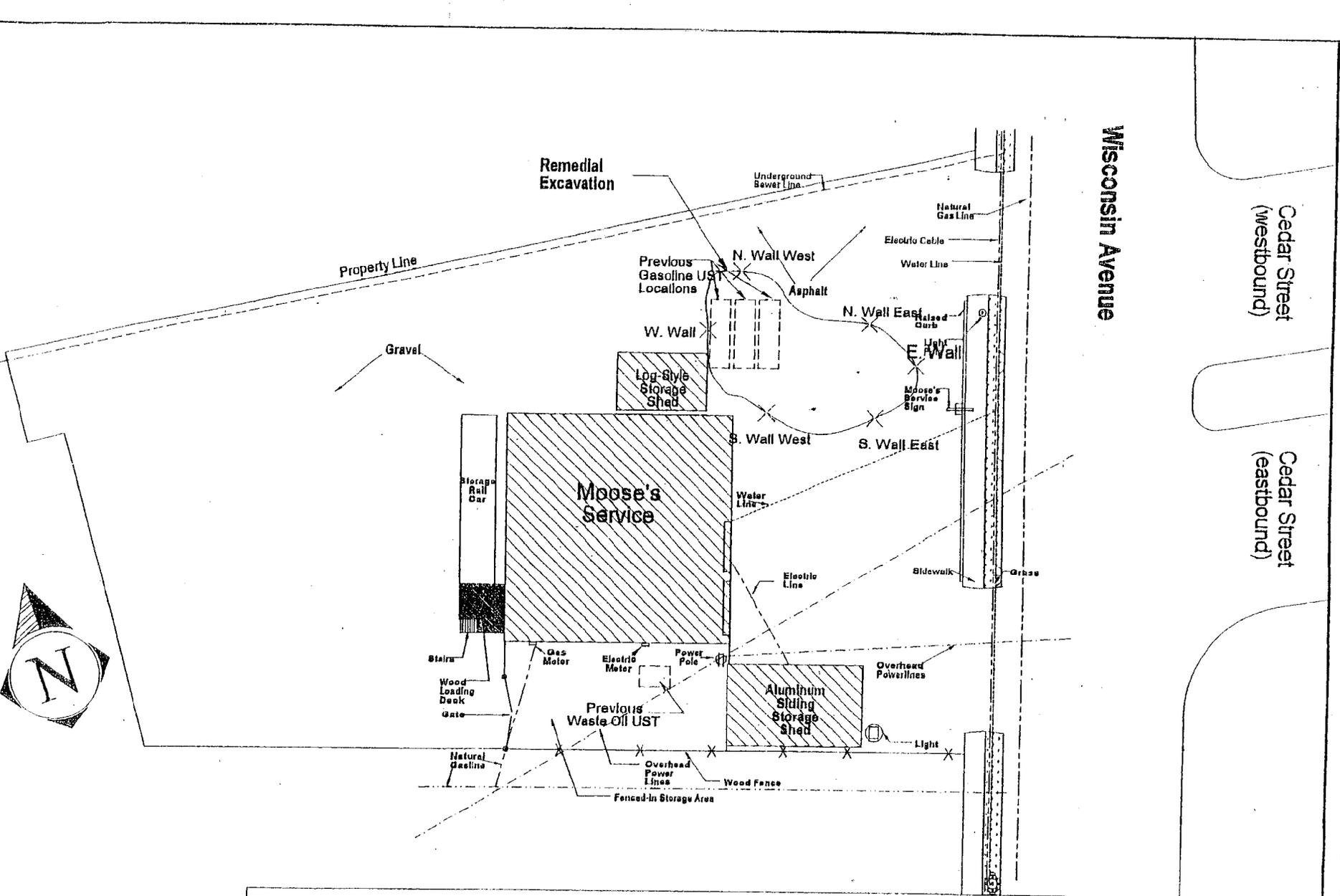
Sample Location	Depth (feet bgs)	GRO (mg/kg)	Benzene	Ethyl Benzene	Methyl-tert- butyl-ether	Toluene	1,2,4- Trimethyl- benzene	1,3,5- Trimethyl- benzene	Total Xylenes
South Wall East	14	<3.1	<25	<25	<25	<25	<25	<25	<25
Base	16	<2.6	<25	<25	48	<25	80	<25	107
West Wall	15	<b>310</b>	<100	2600	200	<b>2800</b>	19000	6700	<b>21400</b>
South Wall West	15	<b>880</b>	<500	<b>9500</b>	<500	<b>13000</b>	60000	22000	<b>79000</b>
East Wall	6	<3.2	<25	<25	<25	77	320	110	420
North Wall East	7	6.8	<25	<25	40	32	360	140	290
North Wall East	15	13	<25	42	53	50	390	210	330
Transport #1		<b>300</b>	<100	2200	590	950	28000	9400	<b>28800</b>
Transport #2		<b>290</b>	<100	680	410	290	25000	8500	<b>12700</b>
Transport #3		<b>310</b>	<100	790	370	540	27000	9100	<b>14100</b>
NR720 Soil Standards		100	5.5	2900	NSE	1500	NSE	NSE	4100

**KEY:** Bold and boxed results indicate compound concentrations exceeds NR720 Residual Contaminant Level.

All results are expressed in ug/kg (micrograms per kilogram) except as noted

NSE - No standard established in NR720

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SCALE: 1" = 30'

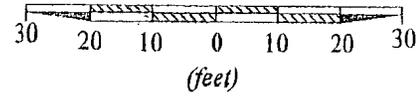


FIGURE NAME	
Remedial Excavation Sample Locations	
SITE NAME AND LOCATION	
Moose's Service 1435 Wisconsin Avenue Grafton, Wisconsin	
DATE DRAWN	DRAWING NUMBER
10/18/97	1369all.ska

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