

GIS REGISTRY INFORMATION

SITE NAME:	Fredonia Gas (Former)			FID #	
BRRTS #:	03-46-231732			(if appropriate):	
COMMERCE #:	53021-9999-89				
CLOSURE DATE:	November 21, 2006				
STREET ADDRESS:	289 State Rd. 57 (formerly); currently 100 Martin Drive				
CITY:	Fredonia				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	686479	Y =	335468	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
• IF YES, STREET ADDRESS:	281 State Hwy. 57				
• GPS COORDINATES (meters in WTM91 projection):	X =	686486	Y =	335030	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued or denial letter issued					<input checked="" type="checkbox"/>
Copy of any maintenance plan referenced in the final closure letter					<input type="checkbox"/>
Copy of (soil or land use) deed notice <i>if any required as a condition of closure</i>					<input type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (<i>if referenced in the legal description</i>) for all affected properties					<input checked="" type="checkbox"/>
County Parcel ID number, <i>if used for county</i> , for all affected properties					<input checked="" type="checkbox"/>
Location Map that 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. If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. 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.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Isoconcentration map(s), <i>if required for site investigation (SI)</i> . The isoconcentration map should have flow direction and extent of groundwater contamination defined. <i>If not available, include the latest extent of contaminant plume map.</i>					<input checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input checked="" type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input checked="" type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, <i>if required for SI</i>					<input checked="" type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input checked="" type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable) (public, highway or railroad ROW)					<input checked="" type="checkbox"/>



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

November 21, 2006

Mr. Al Neumann
Director of Public Works
Village of Fredonia
P.O. Box 159
Fredonia, WI 53021

RE: Final Closure with Land Use Limitation

Commerce # 53021-9999-89 DNR BRRTS # 03-46-231732
Fredonia Gas (Former), 289 State Rd. 57, Fredonia

Dear Mr. Neumann:

The Wisconsin Department of Commerce (Commerce) has determined that this site does not pose a significant threat to the environment and human health so long as current and subsequent property owner(s) adhere to the following limitations:

- The barrier cap (i.e., Martin Drive) must be maintained to prevent possible exposure to residual petroleum contamination that exceeds generic direct-contact risk concentrations.

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

This site is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil and groundwater contamination that remains at concentrations that exceed state standards. It is in your best interest to keep all documentation related to the environmental activities at your site.

Please note that if contaminated soil is excavated 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 protect and restore Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5402.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen D. Mueller". The signature is written in a cursive style and is positioned above the typed name.

Stephen D. Mueller
Senior Hydrogeologist
Site Review Section

cc: Jason Powell, METCO

V18 42 P963A

Being a part of Lots 1 & 4 of Block 3 of the Assessors' Plat located in the Southeast Quarter (SE 1/4) and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE-1/4) of Section 26, T. 12 N., R 21 E., Village of Fredonia, Ozaukee County, Wisconsin, and described as: Commencing at the Southeast corner of said Section 26; thence North, 1039.00 feet; thence West 285.00 feet to the point of beginning; thence continue West, 129.14 feet; thence N. 00° 45' 58", 380.03 feet; thence East, 134.22 feet; thence 380.00 feet to the point of beginning; EXCEPTING THEREFROM that part of Lot 4 of Block 3 of the Assessors' Plat located in the Southeast 1/4 of the Southeast 1/4 of Section 26, Town 12 North, Range 21 East, Village of Fredonia, Ozaukee County, Wisconsin, described as follows: Commencing at the southeast corner of said Section 26; thence North 00° 03' 18" East 1253.57 feet along the east line of said Southeast 1/4; thence South 89° 59' 48" West 417.04 feet to the east Right of Way line of Highland ST. and the point of beginning; thence North 00° 40' 52" West 35.00 feet along said easterly Right of Way line; thence North 89° 59' 48" East 132.49 feet to the westerly property line of Certified Survey Map 1616 Recorded on Volume 12, on Page 91 at the Ozaukee County Register of Deeds; thence South 00° 03' 18" West 70.00 feet along said westerly line; thence South 89° 59' 48" West 131.59 feet to the east Right of Way line of Highland St.; thence North 00° 40' 52" West 35.00 feet along said Right of Way line the Point of Beginning.

AND

That part of Lot 1 of Certified Survey Map 1616 Recorded on Volume 12, on page 91 at the Ozaukee County Register of Deeds, being part of Lots 1 and 4 of Block 3 of the Assessor's Plat located in the Southeast 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 26, Town 12 North, Range 21 East, Village of Fredonia, Ozaukee County, Wisconsin described as follows: Beginning at the northeast corner of Lot 1 of said Certified Survey Map; thence South 00° 03' 18" West, 7.21 feet, thence South 09° 38' 44" West, 125.10 feet; thence South 89° 59' 48" West 154.16 feet to the west line of said Lot 1; thence North 00° 03' 18" East along said west line 130.72 feet to the northwest corner of said lot 1; thence South 89° 56' 42" East, along the north line of lot 1 175.00 feet to the Point of beginning.

706871
Document Number

STATE BAR OF WISCONSIN FORM 1-1998
WARRANTY DEED

VOL 1457 PAGE 112
RECORDED

2002 MAR 26 AM 8:35

Ronald W. Vait
REGISTER OF DEEDS
DANE COUNTY, WI

C TRANSFER
\$ 366.00
FEE

RETURN TO:
HOUSEMAN & FIND. LLP
1214 19th AVE #13
EARTHON WI 53024

TAX PARCEL NO.

09-050-03-01-001 *

This Deed, made between BRIARWOOD ASSOCIATES, INC, A Wisconsin Corporation, Grantor, and VILLAGE OF FREDONIA, A Wisconsin municipal Corporation, Grantee,

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Ozaukee County, State of Wisconsin (the "Property"):

This (is not) homestead property.

Together with all appurtenant rights, title and interests.

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing.

Dated: November 19, 2001

Gerald Macklin (Seal)
BRIARWOOD ASSOCIATES, INC.
BY GERALD MACKLIN - PRESIDENT

(Seal)

(Seal)

(Seal)

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____

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

THIS INSTRUMENT WAS DRAFTED BY
Under the Supervision of William L. Suhr
For Metropolitan Title Company
500 Elm Grove P.O. Box 5170
Elm Grove, Wisconsin 53122-5170

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

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

File Number 01110588

Loan Number _____

ACKNOWLEDGMENT

State of ~~Florida~~ WISCONSIN
Waubesa County.

Personally came before me this 11/19/2001, the above named Gerald Macklin to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Michael J. Walcott
* Michael J. Walcott
Notary Public, Waubesa County, Florida
Wisconsin

Expires 3/13/05

Fredonia Gas (FMR) Property 289 State Road 57

PARCEL 1:

LOT 1 OF CERTIFIED SURVEY MAP NO. 1616 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OZAUKEE COUNTY, WISCONSIN, ON FEBRUARY 25, 1985, IN VOLUME 12 OF CERTIFIED SURVEY MAPS, ON PAGE 91, AS DOCUMENT NO. 357530, BEING PART OF LOTS 1 AND 4 OF BLOCK 3, OF THE ASSESSOR'S PLAT LOCATED IN THE SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, IN TOWNSHIP 12 NORTH, RANGE 21 EAST, IN THE VILLAGE OF FREDONIA, OZAUKEE COUNTY, WISCONSIN.

PARCEL 2:

TOGETHER WITH AN EASEMENT FOR ACCESS OVER THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 1616 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OZAUKEE COUNTY, WISCONSIN, ON FEBRUARY 25, 1985, IN VOLUME 12 OF CERTIFIED SURVEY MAPS, ON PAGE 91, AS DOCUMENT NO. 357530; THENCE SOUTH 30.00 FEET; THENCE EASTERLY 98.00 FEET TO A POINT ON THE NORTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 1616; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 2, 102.49 FEET TO THE POINT OF BEGINNING, TOGETHER WITH A PERPETUAL EASEMENT OVER THE EAST 35 FEET OF LOT 2, AS RECORDED AS DOCUMENT NO. 366033, IN VOLUME 540 OF RECORDS, ON PAGES 821 TO 822, ON NOVEMBER 22, 1985.

711225

Document Number

WARRANTY DEED

JOHN E. POTH, conveys and warrants to VILLAGE OF FREDONIA, a Wisconsin municipal corporation, the following described real estate in OZAUKEE County, State of Wisconsin:

SEE DESCRIPTION ATTACHED

VOL 1475 PAGE 296 RECORDED

2002 MAY 20 AM 8:30

Kenel W. Waite REGISTER OF DEEDS OZAUKEE COUNTY, WI

FEE # 77.25(12) EXEMPT

Reserved for recording data

Return to: Robert L. Feind, Jr. PO Box 104 Grafton, WI 53024-0104

\$17

Tax (Parcel) I.D. No.: 09-050-03-01-011 *

This is not homestead property.

Exceptions to warranties: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing and no other exceptions.

Dated: May 16, 2002.

Signature lines with (Seal) and asterisks.

Signature of John E. Poth with (Seal) and asterisks.

AUTHENTICATION

Signature of _____, authenticated on _____, 2001.

Title: Member, State Bar of Wisconsin, or _____, authorized by Wis. Stat. §706.06.

This Instrument was Drafted by: HOUSEMAN & FEIND, LLP Robert L. Feind, Jr Grafton, WI Attorney at Law

* Type or print name of person signing

ACKNOWLEDGMENT

STATE OF WISCONSIN } : s.s. COUNTY OF OZAUKEE }

Personally came before me, on May 16, 2002, the above-named JOHN E. POTH kn own to me to be the person who executed the foregoing and who acknowledged the same.

Signature of Notary Public, State of Wisconsin. My commission [is permanent/expires: _____].

Case No. L-53986

EXHIBIT

PARCEL 1:

That part of Lot 4 of Block 3 of the Assessor's Plat located in the Southeast ¼ of the Southeast ¼ of Section 26, Town 12 North, Range 21 East, Village of Fredonia, Ozaukee County, Wisconsin, described as follows:

Commencing at the southeast corner of said Section 26; thence North 00° 03' 18" East 1253.57 feet along the east line of said Southeast ¼; thence South 89° 59' 48" West 417.04 feet to the east Right of Way line on Highland ST. and the point of beginning; thence North 00° 40' 52" West 35.00 feet along said easterly Right of Way line; thence North 89° 59' 48" East 132.49 feet to the westerly property line of Certified Survey Map 1616 recorded on Volume 12, on page 91 as the Ozaukee County Register of Deeds; thence South 00° 03' 18" West 70.00 feet along said westerly line; thence South 89° 59' 48" West 131.59 feet to the east Right of Way line of Highland St. thence North 00° 40' 52" West 35.00 feet along said Right of Way line the point of beginning.

PARCEL 2:

Non-Exclusive easement for the benefit of Parcel 1 described as follows:

A Temporary Limited Easement for the right to construct slopes, including for such purpose the right to operate the necessary equipment thereon and the right of ingress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land in the Village of Fredonia, Ozaukee County, State of Wisconsin, described as follows: A strip of land 5 feet wide adjoining the North line of the above fee title parcel, also a strip of land 5 feet wide adjoining the South line of said fee title parcel. Said easement is to terminate upon completion of this project or on the day the highway is open to the traveling public, whichever is later.

FOR INFORMATIONAL PURPOSES ONLY
Tax Key No. 09-050-03-01-011.

715179

STATE BAR OF WISCONSIN FORM 5 - 1999
PERSONAL REPRESENTATIVE'S
DEED

VOL 1492 PAGE 791
RECORDED

Document Number

Janet Sepstead

as Personal Representative of the estate of James Frederick Sepstead,
a/k/a James Alex Sepstead, a/k/a James F. Sepstead

("Decedent"), for valuable consideration conveys, without warranty, to
Village of Fredonia

Grantee, the following described real estate in Ozaukee
County, State of Wisconsin (if more space is needed, please attach addendum):

See attached for legal description.

2002 JUL 12 AM 10:10

René H. Voelkner
REGISTER OF DEEDS
OSHAUKEE COUNTY, WI

FEE
\$ 77.25 (2R)
EXEMPT

Recording Area

Name and Return Address 52784
Mike Herbrand
P.O. Box 104
Grafton, WI 53024

#Part of 09-050-03-04-009 *

Parcel Identification Number (PIN)

This is NOT homestead property.
X(6) (is not)

Personal Representative by this deed does convey to Grantee all of the
estate and interest in the Property which the Decedent had immediately prior to
Decedent's death, and all of the estate and interest in the Property which the
Personal Representative has since acquired.

Dated this 17 day of June, 2002.

ESTATE OF JAMES F. SEPSTEAD

Janet Sepstead

* Janet Sepstead

Personal Representative

AUTHENTICATION

Signature(s) Janet Sepstead

authenticated this 17 day of June, 2002

Joseph J. Voelkner

TITLE MEMBER STATE BAR OF WISCONSIN

(Official)
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
OLSEN, KLOET, GUNDERSON & CONWAY

By: Attorney Joseph J. Voelkner

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

* Personal Representative

ACKNOWLEDGMENT

STATE OF _____)
County) ss.

Personally came before me this _____ day of
_____, _____ the above named

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

* Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: _____)

* Names of persons signing in any capacity must be typed or printed below their signature.

PERSONAL REPRESENTATIVE'S DEED

STATE BAR OF WISCONSIN
FORM No. 5 - 1999

Information Professionals Company, Fond du Lac, WI
800-855-2021

ESTATE OF JAMES F. SEPSTEAD TO THE VILLAGE OF FREDONIA

Legal Description:

That part of Lot 2 of Certified Survey Map No. 1616 recorded in Volume 12 on page 91, at the Ozaukee County Register of Deeds, being part of Lot 4 Block 3 of the Assessor's Plat located in the Southeast Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-six (26), Township Twelve (12) North, Range Twenty-one (21) East, Village of Fredonia, Ozaukee County, Wisconsin, described as follows:

Commencing at the Northwest corner of said Lot 2; thence South $71^{\circ}20'46''$ East 112.52 feet along the North line of said Lot 2; thence South $89^{\circ}59'48''$ West 106.65 feet to the West line of said Lot 2; thence North $00^{\circ}03'18''$ East 36.00 feet along West line to the point of beginning.

ALSO:

Commencing at the Northeast corner of said Lot 2; thence South $00^{\circ}03'18''$ West 39.00 feet along the East line of said Lot 2; thence North $15^{\circ}21'32''$ West 44.60 feet to the North line of said Lot 2; thence South $71^{\circ}20'46''$ East 12.50 feet along the North line of said Lot 2 to the point of beginning.

CERTIFIED SURVEY MAP
STATE OF WISCONSIN) SS
OZAUKEE COUNTY

Sheet 1 of 2

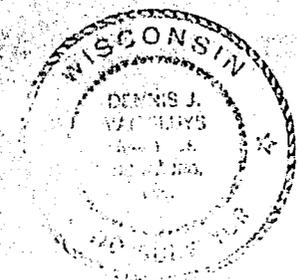
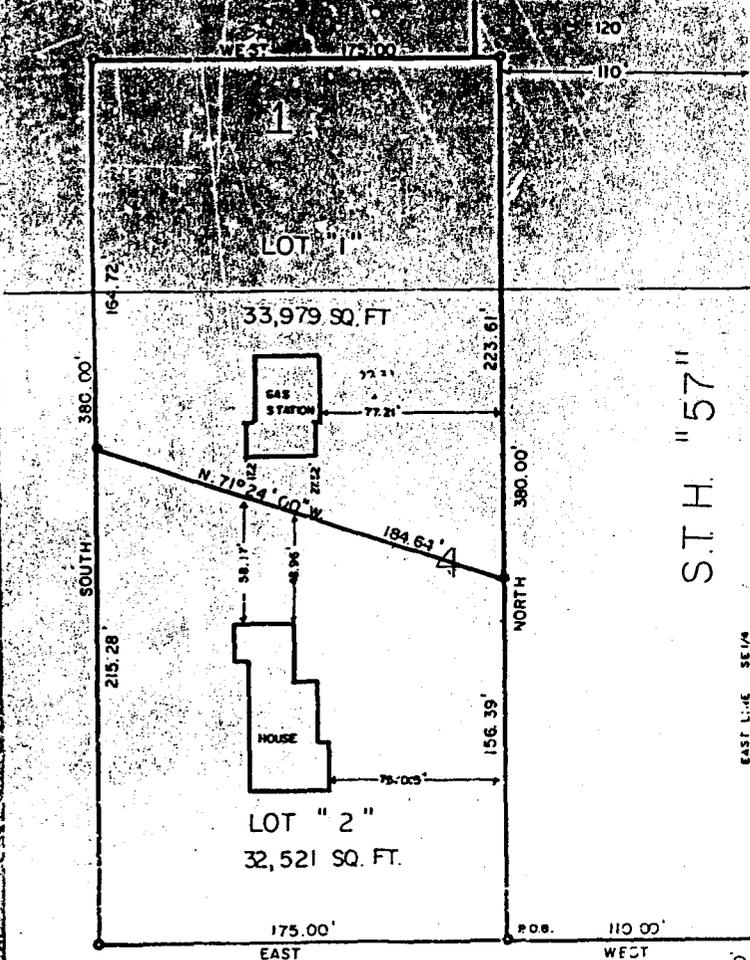
SURVEYOR'S CERTIFICATE

I, Dennis J. Van Sluys, Wisconsin Registered Land Surveyor of D & H Land Surveys, certify that, under the direction of Didier Realty, I have surveyed, divided, and mapped a part of the Lots 1 and 4 of Block 3 of the Assessor's Plat located in the Southeast Quarter (SW $\frac{1}{4}$) and Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-Six (26), Township Twelve (12) North, Range Twenty-One (21) East, Village of Fredonia, Ozaukee County, Wisconsin, containing 1.526 acres of land and being described as: Commencing at the Southeast Corner said Section 26; thence North 1039.00 feet; thence West 110.00 feet to the point of beginning; thence North 380.00 feet; thence West 175.00 feet; thence South 380.00 feet; thence East 175.00 feet to the point of beginning.

I, do further certify that I have complied with Section 236.34 of the Wisconsin Statutes in surveying and mapping the same.

Dated this 21st day of January, 1985.

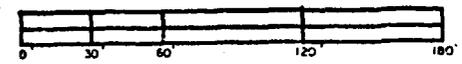
Dennis J. Van Sluys
Dennis J. Van Sluys
Wisconsin Registered Land Surveyor S-1238



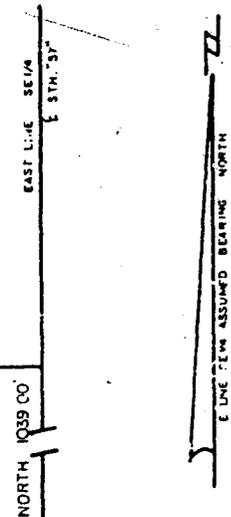
RECORDED

FEB 25 1 05 PM '85

Ronald H. Uijt



o = 1" x 24" IRON PIPE WEIGHING 1.13 LBS./FT.
■ = IRON PLUG
NB. 101 PG. 36



SE. COR. SEC. 26-12-21

CERTIFIED SURVEY MAP
STATE OF WISCONSIN) SS
OZAUKEE COUNTY)

Sheet 2 of 2

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Random Lake Co-Operative Assn., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

IN WITNESS WHEREOF, the said Random Lake Co-Operative Assn., has caused these presents to be signed by Franklin A. Held, President, and countersigned by Ken J. Schueller, Secretary, at Random Lake, Wisconsin, and its corporate seal to be hereunto affixed on this 12th day of February, 1985.

Random Lake Co-Operative Assn.

Franklin A. Held
- President

Ken J. Schueller
- Secretary

Personally came before me this 12th day of February, 1985; Franklin A. Held, President, and Ken J. Schueller, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) Ken J. Pierre
Notary Public, Ozaukee, Wisconsin

My Commission Expires August 31, 1986

VILLAGE BOARD RESOLUTION

Resolved, that the Certified Survey Map in the Village of Fredonia, Random Lake Co-Operative Assn., owner, is hereby approved by the Village Board.

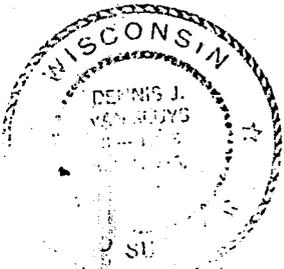
Dated 2-19-85 Approved Wayne Koch
Village President, Wayne Koch

Dated 2-19-85 Signed _____
Village President, Wayne Koch

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Fredonia.

Lynn C. Pierre
Village Clerk, Lynn C. Pierre

Dennis J. Van Sluys
Dennis J. Van Sluys
Wisconsin Registered Land Surveyor 3-1238



ESTATE OF JAMES F. SEPSTEAD TO JEROME G. HARTUNG

Legal Description:

Lot 2 of Certified Survey Map No. 1616 recorded in Volume 12 on page 91, at the Ozaukee County Register of Deeds, being part of Lot 4 Block 3 of the Assessor's Plat located in the Southeast Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-six (26), Township Twelve (12) North, Range Twenty-one (21) East, Village of Fredonia, Ozaukee County, Wisconsin.

EXCEPTION THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

That part of Lot 2 of Certified Survey Map No. 1616 recorded in Volume 12 on page 91, at the Ozaukee County Register of Deeds, being part of Lot 4 Block 3 of the Assessor's Plat located in the Southeast Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-six (26), Township Twelve (12) North, Range Twenty-one (21) East, Village of Fredonia, Ozaukee County, Wisconsin, described as follows:

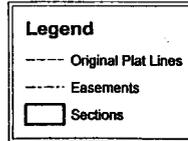
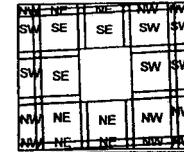
Commencing at the Northwest corner of said Lot 2; thence South $71^{\circ}20'46''$ East 112.52 feet along the North line of said Lot 2; thence South $89^{\circ}59'48''$ West 106.65 feet to the West line of said Lot 2; thence North $00^{\circ}03'18''$ East 36.00 feet along West line to the point of beginning.

AND ALSO EXCEPTING:

Commencing at the Northeast corner of said Lot 2; thence South $00^{\circ}03'18''$ West 39.00 feet along the East line of said Lot 2; thence North $15^{\circ}21'32''$ West 44.60 feet to the North line of said Lot 2; thence South $71^{\circ}20'46''$ East 12.50 feet along the North line of said Lot 2 to the point of beginning.

SE-SE-26-12-21

SCALE
1"=100'



STATE OFFICES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. OZAUKEE COUNTY
SD. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT THE OFFICE OF REGISTER OF DEEDS OR LAND INFORMATION.



Fredonia Gas (FORMER)

FORMER Property Address: 289 State Rd 57, Fredonia, WI 53021

~~FORMER~~ CURRENT PROPERTY ADDRESS : 100 MARTIN DRIVE, FREDONIA, WI 53021

Property Owner: Stoney Creek Development, LLC/Village of Fredonia

Ozaukee County Parcel ID No.: 09-050-03-01-015
09-050-03-01-001
09-050-03-01-011
09-050-03-04-009

Deed Recorded: Volume 1842, Page 963
Volume 1457, Page 112
Volume 1475, Page 296
Volume 1492, Page 791

Geographical Position (WTM91 projection): 686479, 335468

Soil and Groundwater Contamination

Hartung Property

Property Address: 281 Hwy 57, Fredonia, WI 53021

Property Owner: Jerome G. Hartung

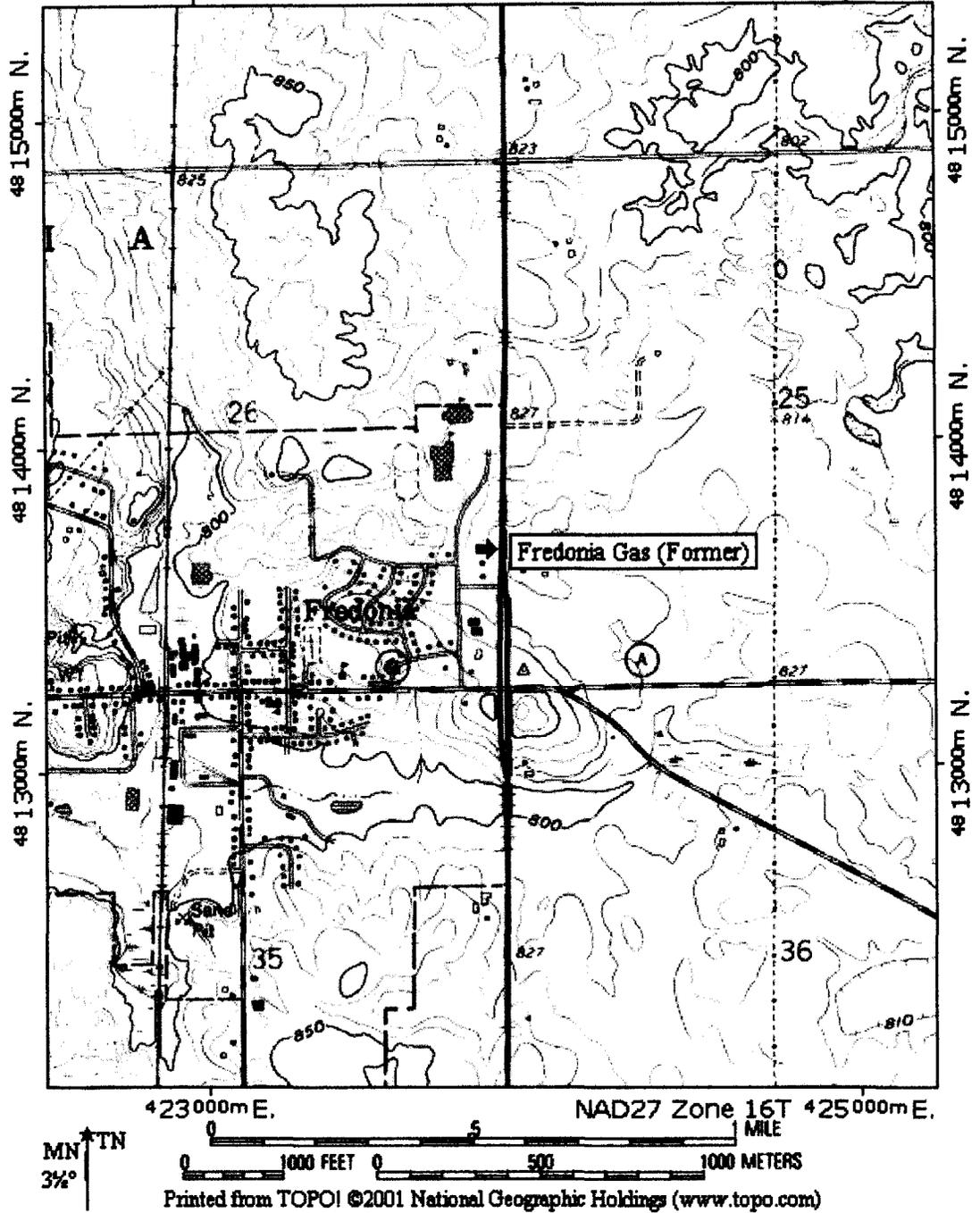
Ozaukee County Parcel ID No.: 09-050-03-04-009

Deed Recorded: Volume 1492, Page 792

Geographical Position (WTM91 projection): 686486, 335430

Groundwater Contamination

TOPOI map printed on 09/01/06 from "Wisconsin.tpo" and "Untitled.tpg"
423000m E. NAD27 Zone 16T 425000m E.



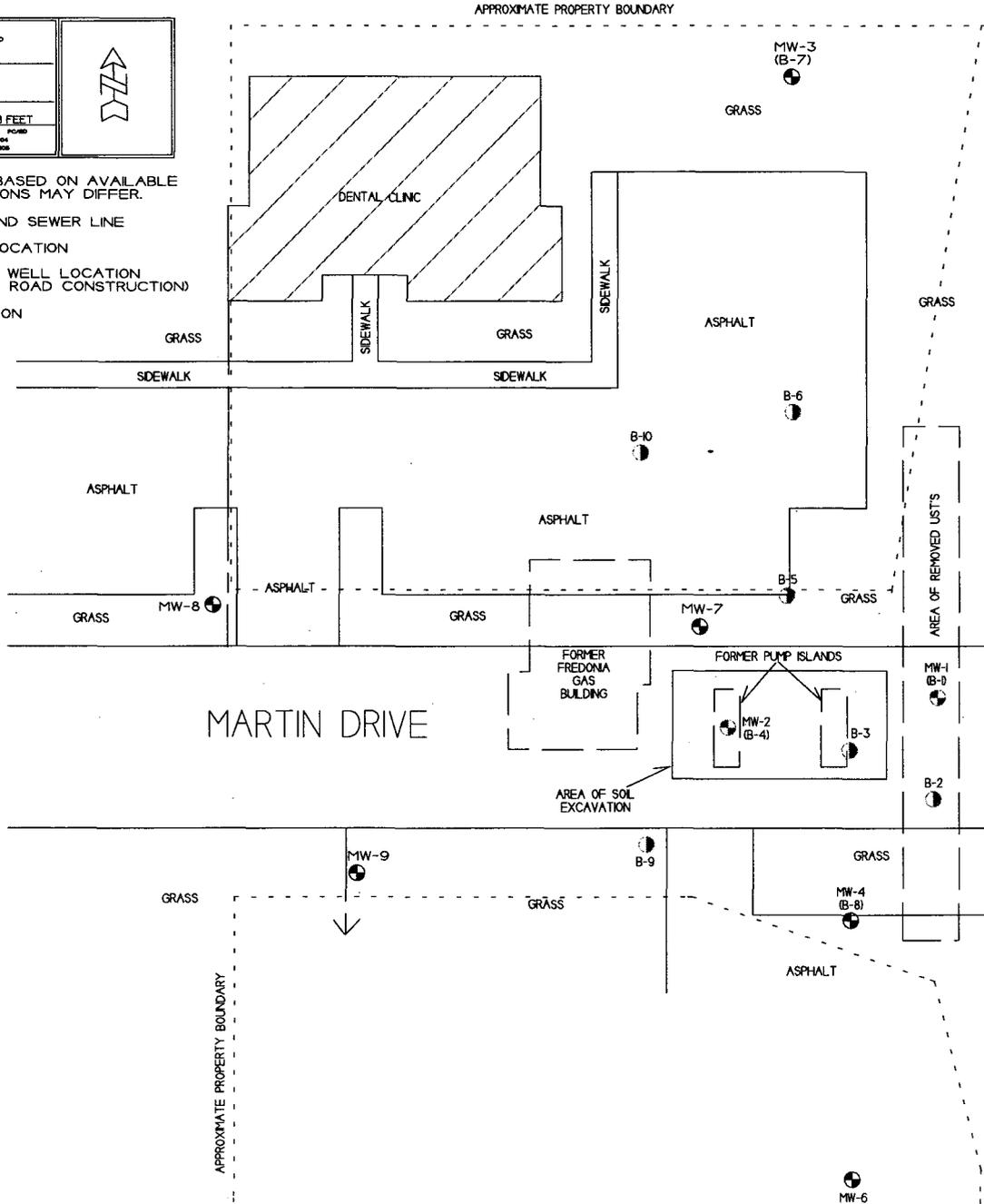
SITE LOCATION MAP - CONTOUR INTERVAL 10 FEET
FREDONIA GAS (FORMER) - FREDONIA, WI
SEAMLESS USGS TOPOGRAPHIC MAPS ON CD-ROM

SITE LAYOUT MAP	
FREDONA GAS (FORMER) FREDONA, WISCONSIN	
METCO	SCALE: 1 INCH = 30 FEET
DESIGNED BY: JCSB	DATE: 8/1/04
JOB NO.: 0308	



NOTE: INFORMATION IS BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER.

- WATER AND SEWER LINE
- MONITORING WELL LOCATION
- FORMER MONITORING WELL LOCATION (DESTROYED DURING ROAD CONSTRUCTION)
- SOIL BORING LOCATION



Groundwater Analytical Results Summary
Fredonia Gas LUST Site BRRT'S #03-46-231732

Well MW-1

PVC Elevation = 829.39 (feet) (MSL)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
12/1/1999	824.07	5.32	2000	<1.0	12	<11	10	<1.0	221	95
9/28/2000	825.39	4.00	789	<0.500	<5.00	<0.101	8.00	<5.00	35.5	<5.00
4/28/2001	825.26	4.13	576	0.596	3.31	<0.200	NA	<0.500	23.47	48.5
9/3/2001	824.79	4.60	470	0.97	6.8	<0.14	2.3	<0.39	30.4	8.2
6/18/2002	NM	NM	NS	<0.500	<0.500	<2.00	NS	<0.500	<1.00	<0.943
WELL DESTROYED										

Well MW-2

PVC Elevation = 829.16 (feet) (MSL)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
12/1/1999	815.35	13.81	11000	6400	140	<220	<140	3400	200	1260
9/28/2000	823.56	5.60	33000	10400	330	0.101	155	3810	417	755
WELL DESTROYED										

Well MW-3

PVC Elevation = 830.28 (feet) (MSL)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
12/1/1999	821.27	9.01	<21	<0.10	<0.10	<1.1	<0.70	<0.10	<0.50	<0.30
9/28/2000	822.93	7.35	<50.0	<0.500	<5.00	<0.101	<8.00	<5.00	<10.00	<5.00
4/28/2001	823.38	6.90	<50.0	<0.500	<0.500	<0.200	NA	<0.500	<2.00	<0.500
9/3/2001	821.65	8.63	<50	<0.31	<0.38	<0.14	<0.35	<0.39	<0.65	<1.1
6/18/2002	NM	NM	NOT SAMPLED							
1/11/2005	821.48	8.80	NS	<0.29	<0.56	<0.2	<0.6	<0.57	<1.17	<1.74
8/3/2005	821.12	9.16	NOT SAMPLED							
11/2/2005	820.63	9.65	NOT SAMPLED							
2/1/2006	822.87	7.41	NOT SAMPLED							

Well MW-4

PVC Elevation = 825.30 (feet) (MSL)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
12/1/1999	819.89	5.41	2400	750	280	<55	<35	420	70	460
9/28/2000	821.00	4.30	6250	808	478	<0.101	31.2	504	185.2	337
4/28/2001	820.88	4.42	8890	866	1060	<4.00	NA	817	334	1230
9/3/2001	820.02	5.28	7400	190	970	<7.0	56	250	199	530
1/11/2005	818.80	6.50	NS	345	1040	<2	36	600	370	1276
8/3/2005	819.28	6.02	NS	230	1000	<1.1	33	350	340	750
11/2/2005	818.83	6.47	NS	124	840	<1.1	<12	179	258	383
2/1/2006	820.63	4.67	NS	91	220	<1.1	<12	122	81.5	254.7

Note: Bold type indicates an ES exceedance, *italics* indicates a PAL exceedance. NS = not sampled

**Groundwater Analytical Results Summary
Fredonia Gas LUST Site BRRT'S #03-46-231732**

Well MW-5

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
12/1/1999	NOT INSTALLED									
9/28/2000	NOT INSTALLED									
4/28/2001	NOT INSTALLED									
9/3/2001	NM	17.15	<50	<0.31	<0.38	<0.14	<0.35	<0.39	<0.65	<1.1
WELL DESTROYED										

Well MW-6

PVC Elevation = 829.71 (feet) (MSL)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
12/1/1999	NOT INSTALLED									
9/28/2000	NOT INSTALLED									
4/28/2001	NOT INSTALLED									
9/3/2001	NM	7.27	<50	<0.31	<0.38	<0.14	<0.35	<0.39	<0.65	<1.1
1/11/2005	NM	NM	NOT SAMPLED							
8/3/2005	825.78	3.93	NS	<0.12	<0.5	<0.11	<1.2	<0.13	<1.11	<1.9
11/2/2005	825.42	4.29	NS	<0.12	<0.5	<0.11	<1.2	<0.13	<1.11	<2.0
2/1/2006	828.07	1.64	NS	<0.12	<0.5	<0.11	<1.2	<0.13	<1.11	<2.0

Well MW-7

(Same as former MW-2)

PVC Elevation = 829.03 (feet) (MSL)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
12/1/1999	NOT INSTALLED									
9/28/2000	NOT INSTALLED									
4/28/2001	NOT INSTALLED									
9/3/2001	NOT INSTALLED									
1/11/2005	816.59	12.44	NS	2230	487	<20	<60	4290	575	3880
8/3/2005	822.69	6.34	NS	3300	1050	<5.5	78	2900	760	4100
11/2/2005	820.32	8.71	NS	5100	1090	<5.5	98	5200	736	4110
2/1/2006	825.37	3.66	NS	930	109	<5.5	<60	245	231	1270

Note: Bold type indicates an ES exceedance, *italics* indicates a PAL exceedance. NS = not sampled

Groundwater Analytical Results Summary
Fredonia Gas LUST Site BRRT'S #03-46-231732

Well MW-8

PVC Elevation = 828.73 (feet) (MSL)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
12/1/1999	NOT INSTALLED									
9/28/2000	NOT INSTALLED									
4/28/2001	NOT INSTALLED									
9/3/2001	NOT INSTALLED									
1/11/2005	816.38	12.35	NS	<0.29	<0.56	<0.2	<0.6	<0.57	<1.17	<1.74
8/3/2005	818.84	9.89	NS	<0.12	<0.5	<0.11	<1.2	<0.13	<1.11	<1.9
11/2/2005	818.26	10.47	NS	<0.12	<0.5	<0.11	<1.2	<0.13	<1.11	<2.0
2/1/2006	819.03	9.70	NS	<0.12	<0.5	<0.11	<1.2	<0.13	<1.11	<2.0

Well MW-9

PVC Elevation = 829.74 (feet) (MSL)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
12/1/1999	NOT INSTALLED									
9/28/2000	NOT INSTALLED									
4/28/2001	NOT INSTALLED									
9/3/2001	NOT INSTALLED									
1/11/2005	816.72	13.02	NS	<0.29	<0.56	<0.2	<0.6	<0.57	<1.17	<1.74
8/3/2005	821.48	8.26	NS	<0.12	<0.5	<0.11	<1.2	<0.13	<1.11	<1.9
11/2/2005	820.50	9.24	NS	<0.12	<0.5	<0.11	<1.2	<0.13	<1.11	<2.0
2/1/2006	822.05	7.69	NS	<0.12	<0.5	<0.11	<1.2	<0.13	<1.11	<2.0

Note: Bold type indicates an ES exceedance, *italics* indicates a PAL exceedance. NS = not sampled

Table 3

Summary of Soil Sample Analytical Results
Site Investigation, Remediation and Closure Report
Fredonia Gas
289 State Highway 57
Fredonia, Wisconsin
Axis project #: 99-07-01

Parameter	SAMPLE IDENTIFICATION															
	B-1 S-1	B-1 S-4	B-1 S-7	B-2 S-3	B-2 S-8	B-3 S-2	B-3 S-3	B-3 S-7	B-4 S-2	B-4 S-6	B-4 S-9	B-5 S-3	B-5 S-8	B-6 S-3	B-6 S-6	
Date Collected	11/02/99	11/02/99	11/02/99	11/02/99	11/02/99	11/02/99	11/02/99	11/02/99	11/02/99	11/02/99	11/02/99	11/02/99	11/02/99	11/03/99	11/03/99	
Depth (feet)	1-2.5	8.5-10	16-17.5	6-7.5	18.5-20	3.5-5	6-7.5	16-17.5	3.5-5	13.5-15	21-22.5	6-7.5	18.5-20	6-7.5	13.5-15	
PID (i.u.)	100	1,025	5	310	<5	885	997	<5	1,373	220	13	906	8	1,935	9	
GRO (mg/kg)	22	1,000	<1.3	180	2	890	330	<1.3	2,200	34	<1.3	930	<1.3	300	<1.3	
DRO (mg/kg)	<1.4	94	<1.4	40	<1.4	180	75	<1.4	670	9	<1.4	94	<1.4	150	<1.4	
TOC	NA	NA	NA	NA	NA	23,700	NA	NA	NA	22,400	NA	NA	NA	NA	NA	
Lead (mg/kg)	NA	NA	5.72	7.76	NA	11.6	NA	NA	NA	5.73	NA	NA	5.79	12.3	NA	
PVOCs (µg/kg)																
Benzene	<25	<1200	<25	220	520	3,600	180	<25	12,000	4,400	130	2,900	<25	3,100	<25	
Toluene	<25	<1200	<25	310	<25	3,900	1,300	<25	180,000	830	<25	47,000	<25	20,000	<25	
Ethylbenzene	69	3,900	<25	1,200	<25	23,000	870	<25	68,000	820	<25	30,000	<25	8,400	<25	
Xylenes	112	20,400	<50	1,200	<50	129,000	3,040	<50	380,000	2,190	<50	163,000	<50	43,000	<50	
MTBE	<25	<1200	<25	<120	<25	<1200	<25	<25	<2500	<25	<25	<1200	<25	<500	<25	
TMBs	900	83,000	<50	14,200	<50	236,000	1,560	<50	186,000	4,110	<50	91,000	<50	25,600	<50	
1,2-DCA	<25	<1200	<25	<120	<25	<1200	<25	<25	<2500	<25	<25	<1200	<25	<500	<25	
Detected VOCs (µg/kg)																
n-Butylbenzene	40	<1200	<25	260	<25	1,600	<25	<25	<2500	36	<25	<1200	<25	<500	<25	
n-Butylbenzene	820	32,000	<25	6,400	<25	25,000	410	<25	47,000	870	<25	22,000	<25	6,800	<25	
Isopropylbenzene	<25	2,300	<25	200	<25	2,800	42	<25	5,700	100	<25	2,400	<25	<500	<25	
p-Isopropyltoluene	150	<1200	<25	<120	<25	<1200	<25	<25	<2500	<25	<25	<1200	<25	<500	<25	
Naphthalene	210	5,600	<25	940	<25	6,600	220	<25	16,000	420	48	8,100	<25	2,600	<25	
Di-Isopropyl-Ether	<25	<1200	<25	460	<25	<1200	55	<25	8,900	160	<25	2,200	<25	<500	<25	
Styrene	140	1,900	<25	410	<25	<1200	<25	<25	<2500	<25	<25	<1200	<25	<500	<25	
tert-Butylbenzene	<25	<1200	<25	<120	<25	<1200	<25	<25	<2500	<25	<25	<1200	<25	<500	<25	
n-Propylbenzene	97	8,900	<25	1,400	<25	14,000	200	<25	27,000	520	<25	12,000	<25	2,900	<25	

Notes:

~this samples was collected from a shelby tube. There was no recovery in split spoon.

*=interim NR 720 generic RCL

Bold Concentrations indicate those which exceed Table 1 concentrations

DRO=diesel range organics

GRO=gasoline range organics

TOC = Total Organic Content

i.u.=instrument units

mg/kg=milligrams per kilogram

MTBE=methyl tert butyl ether

NA=not analyzed

NSE=no standard established

PID=photoionization detector

PVOCs=petroleum volatile organic compounds

RCL=NR 720 residual contaminant levels

TMBs=trimethylbenzenes

µg/kg=micrograms per kilogram

VOCs=volatile organic compounds

1,2-DCA=1,2-Dichloroethane

Table 1=COMM 46 Soil Screening Concentrations

Table 2=COMM 46 Direct-Contact Soil Contaminant Concentrations (Top 4 ft)

Based on Cancer Risk and Soil Saturation Limit

Based on Cancer Risk and Soil Saturation Limit

Table 3
Summary of Soil Sample Analytical Results
Site Investigation, Remediation and Closure Report
Fredonia Gas
289 State Highway 57
Fredonia, Wisconsin
Axis project #: 99-07-01

Parameter	B-7	B-7	B-8	B-8	B-9	B-9	B-10	B-10	RCL	Table 1	Table 2
	S-3	S-6	S-4	S-7	S-3	S-5	S-3	S-6			
Date Collected	11/03/99	11/03/99	11/03/99	11/03/99	11/03/99	11/03/99	11/03/99	11/03/99	—	—	—
Depth (feet)	6-7.5	13.5-15	8.5-10	16-17.5	6-7.5	11-12.5	6-7.5	13.5-15	—	—	—
PID (i.u.)	<5	6	947	9	28	<5	206	<5	—	—	—
GRO (mg/kg)	<1.3	<1.3	82	<1.3	44	<1.3	110	<1.3	100	NSE	NSE
DRO (mg/kg)	<1.4	<1.4	12	<1.4	18	<1.4	34	<1.4	100	NSE	NSE
TOC	NA	28,900	NSE	NSE	NSE						
Lead (mg/kg)	NA	5.4	6.37	NA	6.27	NA	6.89	NA	50	NSE	NSE
PVOCs (µg/kg)											
Benzene	<25	<25	150	<25	<25	<25	<25	<25	5.5	8,500	1,110
Toluene	<25	<25	640	<25	<25	<25	31	<25	1,300	38,000	NSE
Ethylbenzene	<25	<25	2,100	<25	<25	<25	190	<25	2,900	4,600	NSE
Xylenes	<50	<50	6,630	<50	<50	<50	210	<50	4,100	42,000	NSE
MTBE	<25	<25	<120	<25	<25	<25	<25	<25	NSE	NSE	NSE
TMBs	<50	<50	6,500	<50	278	<50	1,890	<50	NSE	NSE	NSE
1,2-DCA	<25	<25	<120	<25	<25	<25	<25	<25		600	540
Detected VOCs (µg/kg)											
n-Butylbenzene	<25	<25	<120	<25	100	<25	95	<25	NSE	NSE	NSE
n-Butylbenzene	<25	<25	1,800	<25	330	<25	1,300	<25	NSE	NSE	NSE
Isopropylbenzene	<25	<25	<120	<25	38	<25	82	<25	NSE	NSE	NSE
p-Isopropyltoluene	<25	<25	<120	<25	180	<25	280	<25	NSE	NSE	NSE
Naphthalene	<25	<25	820	<25	510	<25	200	<25	400*	2,700	NSE
Di-Isopropyl-Ether	<25	<25	370	<25	<25	<25	<25	<25		NSE	NSE
Styrene	<25	<25	<120	<25	130	<25	410	<25		NSE	NSE
tert-Butylbenzene	<25	<25	<120	<25	94	<25	<25	<25		NSE	NSE
n-Propylbenzene	<25	<25	760	<25	120	<25	380	<25	NSE	NSE	NSE

Notes:

~this samples was collected from a shelby tube. There was no recovery in split spoon.

*=interim NR 720 generic RCL

Bold Concentrations indicate those which exceed Table 1 concentrations

DRO=diesel range organics

GRO=gasoline range organics

TOC = Total Organic Content

i.u.=instrument units

mg/kg=milligrams per kilogram

MTBE=methyl tert butyl ether

NA=not analyzed

NSE=no standard established

PID=photoionization detector

PVOCs=petroleum volatile organic compounds

RCL=NR 720 residual contaminant levels

TMBs=trimethylbenzenes

µg/kg=micrograms per kilogram

VOCs=volatile organic compounds

1,2-DCA=1,2-Dichloroethane

Table 1=COMM 46 Soil Screening Concentrations

Table 2=COMM 46 Direct-Contact Soil Contaminant Concentrations (Top 4 ft)

Based on Cancer Risk and Soil Saturation Limit

Based on Cancer Risk and Soil Saturation Limit

Table 5
Summary of Excavation Soil Sample Analytical Results
 Site Investigation, Remediation and Closure Report
 Fredonia Gas
 289 State Highway 57
 Fredonia, WI
 Axis Project #: 99-07-01

Sample No.	Depth feet	Date	PID ppm	Lead	GRO (mg/kg)	DRO (mg/kg)	B (ug/kg)	E (ug/kg)	T (ug/kg)	X (ug/kg)	Naph.	1,2,4-trimethylbenzene (ug/kg)	1,3,5-trimethylbenzene (ug/kg)
Ex-1	3	10/17/00	822	15.5	305	380	1940	12000	9160	81800	14500	47600	23200
Ex-2	3	10/17/00	827	NA	2370	NA	1480	14800	12900	285000	NA	189000	32600
Ex-3	3	10/17/00	821	9.74	35.3	6.4	32.8	178	240	ND	603	1620	451
Ex-4	3	10/17/00	213	NA	9.32	NA	ND	109	117	818	NA	1040	325
Ex-5	3	10/17/00	354	6.39	542	81	6470	7750	1970	53600	5610	56300	19100
Ex-6	3	10/17/00	520	NA	61.8	NA	526	642	603	3340	NA	4380	1550
Ex-7	4	10/17/00	789	NA	250	57.6	1740	6910	12400	37500	3700	19100	5390
Ex-8	4	10/17/00	1147	NA	544	NA	279	4260	3730	19900	NA	19300	6780
Ex-9	4	10/17/00	714	12.2	1630	288	9730	46200	45400	23200	31300	170000	60100
Ex-10	4	10/17/00	265	6.98	13.3	ND	41.1	204	310	1460	210	983	257
Ex-11	4	10/17/00	550	NA	9.27	NA	41.4	205	388	1410	NA	857	267
L-1 Landfill	--	10/17/00	1134	NA	1440	NA	395	9180	6390	138000	NA	139000	18600
Table 1	----	----	----	NE	NE	NE	8,500	4,600	38,000	42,000	2700	NE	NE
Table 2	----	----	----	NE	NE	NE	1,100	NE	NE	NE	NE	NE	NE
RCL	----	----	----	50	100	100	5.5	2,900	1,500	4,100	400	NE	NE

Notes:

mg/kg = Concentrations in parts per million
 ug/kg = Concentrations in parts per billion
 PID = Photoionization detector
 GRO = Gasoline range organics
 Pb = Lead
 B = Benzene
 T = Toluene

X = Xylenes
 Naph. = Naphthalene
 NA = Parameter not analyzed
 ND = Parameter not detected
 NE = Standard not established
 E = Ethylbenzene

Table 1 = Comm 46 Indicators of Residual Petroleum Product in Soil Pores
 Table 2 = Comm 46 values Protection of Human Health from Direct Contact with Contaminated Soil
 RCL = WDNR residual contaminant level
 Bold letters indicate concentrations that exceed Table 1 values

- LEGEND**
- ⊕ - DENOTES BORING
 - ⊙ - DENOTES MONITORING WELL
 - OH- - DENOTES OVERHEAD
 - ⊕ - DENOTES ELECTRIC PEDESTAL
 - ⊕ u.p. - DENOTES UTILITY POLE
 - W- - DENOTES WATERMAIN
 - ⊕ v.p. - DENOTES VENT PIPE
 - - DENOTES WOOD FENCE
 - - TEST PIT
 - ▭ - FORMER PUMP ISLAND
 - ▭ - FORMER UST

EX-1	
DEPTH	3'
DATE	10/17/00
GRO	305
DRO	390
Lead	15.5
B	1,540
T	2,180
E	12,000
X	81,800
MTBE	ND
1,2,4-TH	47,600
1,3,5-TH	23,200
1,2-DCA	ND
NAPH	14,300

EX-7	
DEPTH	4'
DATE	10/17/00
GRO	250
DRO	57.6
Lead	NA
B	1,740
T	12,400
E	8,910
X	37,500
MTBE	ND
1,2,4-TH	18,100
1,3,5-TH	5,380
1,2-DCA	ND
NAPH	3,700

EX-6	
DEPTH	3'
DATE	10/17/00
GRO	81.8
DRO	NA
Lead	NA
B	52.8
T	633
E	645
X	3,340
MTBE	ND
1,2,4-TH	4,380
1,3,5-TH	1,550
1,2-DCA	NA
NAPH	NA

EX-8	
DEPTH	4'
DATE	10/17/00
GRO	544
DRO	NA
Lead	NA
B	279
T	3,730
E	4,260
X	19,800
MTBE	208
1,2,4-TH	19,300
1,3,5-TH	8,780
1,2-DCA	NA
NAPH	NA

EX-5	
DEPTH	3'
DATE	10/17/00
GRO	542
DRO	81.0
Lead	6.39
B	6,470
T	1,970
E	7,750
X	25,800
MTBE	ND
1,2,4-TH	56,300
1,3,5-TH	19,100
1,2-DCA	ND
NAPH	5,610

EX-9	
DEPTH	4'
DATE	10/17/00
GRO	1,630
DRO	286
Lead	15.2
B	8,750
T	45,400
E	48,200
X	252,000
MTBE	ND
1,2,4-TH	170,000
1,3,5-TH	60,100
1,2-DCA	ND
NAPH	31,300

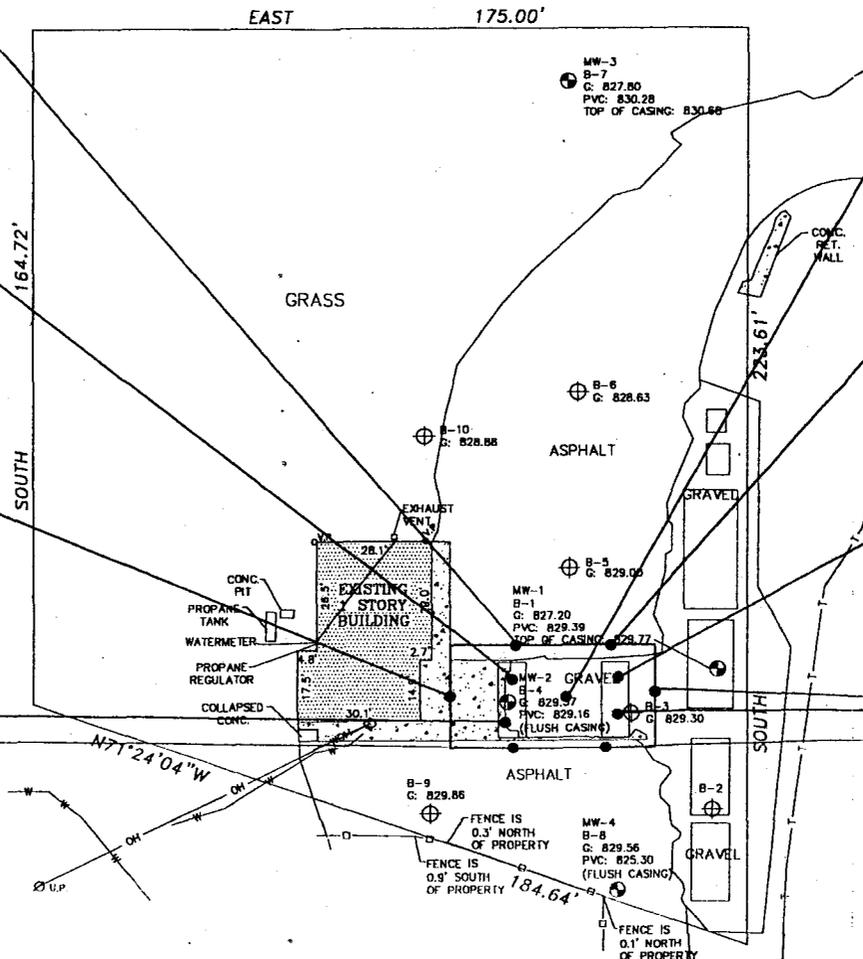
EX-2	
DEPTH	3'
DATE	10/17/00
GRO	2,370
DRO	NA
Lead	NA
B	1,480
T	12,800
E	14,800
X	285,000
MTBE	ND
1,2,4-TH	188,000
1,3,5-TH	38,000
1,2-DCA	NA
NAPH	NA

EX-11	
DEPTH	4'
DATE	10/17/00
GRO	2.24
DRO	NA
Lead	NA
B	1,480
T	388
E	205
X	1,410
MTBE	ND
1,2,4-TH	837
1,3,5-TH	287
1,2-DCA	NA
NAPH	NA

EX-3	
DEPTH	3'
DATE	10/17/00
GRO	35.3
DRO	8.40
Lead	9.74
B	32.8
T	240
E	178
X	ND
MTBE	ND
1,2,4-TH	1,680
1,3,5-TH	481
1,2-DCA	ND
NAPH	603

EX-4	
DEPTH	3'
DATE	10/17/00
GRO	0.38
DRO	NA
Lead	NA
B	41.4
T	117
E	109
X	818
MTBE	ND
1,2,4-TH	1,040
1,3,5-TH	325
1,2-DCA	NA
NAPH	NA

EX-10	
DEPTH	3'
DATE	10/17/00
GRO	13.3
DRO	ND
Lead	6.38
B	41.4
T	310
E	304
X	1,480
MTBE	ND
1,2,4-TH	837
1,3,5-TH	257
1,2-DCA	ND
NAPH	210



NOTES:

- LOCATION OF CONFIRMATION SOIL SAMPLE
- MTBE: METHYL-TERT-BUTYL-ETHER
- B: BENZENE, ug/l
- T: TOLUENE, ug/l
- E: ETHYLBENZENE, ug/l
- X: TOTAL XYLENES, ug/l
- Tr: TRIMETHYLBENZENES
- NAPH: NAPHTHALENE
- GRO: GASOLINE RANGE ORGANICS*
- DRO: DIESEL RANGE ORGANICS*
- 1,2-DCA: 1,2-DICHLOROETHANE
- * CONCENTRATION IN MILLIGRAMS PER KILOGRAM (mg/kg)
- ALL OTHER CONCENTRATIONS IN MICROGRAMS PER KILOGRAM (ug/kg)

Fredonia Gas
 289 State Highway 57
 Fredonia, WI 53201

D 15 30	
SCALE: 1" = 30'	
DRN. BY: DUH	DATE: 6/29/00
DSN. BY: DJM	FILE NO.: 99-07-01
CHK. BY: VSV	DWG. NO.: 14
REV. BY:	SHEET NO.:

AXIS CONSULTING, L.L.C.
 P.O. Box 709
 Brookfield, WI 53005
 Phone: 262-790-2696 Fax: 262-790-9378

FIGURE 14:
 LOCA. OF REMEDIAL EXCAVAT'N.
 & CONFIRMATION SOIL SAMPLES
 SITE INVESTIGATION/REMEDIAL
 ACTION CLOSURE REPORT

Table 6
Summary of Soil Sample Analytical Results - Post Excavation
 Site Investigation, Remediation and Closure Report
 Fredonia Gas
 289 State Highway 57
 Fredonia, WI
 Axis Project #: 99-07-01

Sample No.	Depth feet	Date	PID ppm	Lead	GRO (mg/kg)	DRO (mg/kg)	B (ug/kg)	E (ug/kg)	T (ug/kg)	X (ug/kg)	Naph.	1,2,4-trimethylbenzene (ug/kg)	1,3,5-trimethylbenzene (ug/kg)
MW-5	3.5 - 5	08/07/01	<10	10.6	ND	23.2	ND	ND	ND	26.8	ND	ND	ND
MW-5	11 - 12.5	08/07/01	<10	5.43	ND	16.6	ND	ND	ND	ND	ND	ND	ND
MW-6	6 - 7.5	08/13/01	<10	5.69	ND	12.2	ND	ND	ND	ND	ND	ND	ND
MW-6	13.5 - 15	08/13/01	<10	5.55	ND	9.17	ND	ND	ND	ND	ND	ND	ND
Table 1	-----	-----	-----	NE	NE	NE	8,500	4,600	38,000	42,000	2,700	NE	NE
Table 2	-----	-----	-----	NE	NE	NE	1,100	NE	NE	NE	NE	NE	NE
RCL	-----	-----	-----	50	100	100	5.5	2,900	1,500	4,100	400	NE	NE

Notes:

mg/kg = Concentrations in parts per million
 ug/kg = Concentrations in parts per billion
 PID = Photoionization detector
 GRO = Gasoline range organics
 Pb = Lead
 B = Benzene
 T = Toluene

X = Xylenes
 Naph. = Naphthalene
 NA = Parameter not analyzed
 ND = Parameter not detected
 NE = Standard not established
 E = Ethylbenzene

Table 1 = Comm 46 Indicators of Residual Petroleum Product in Soil Pores
 Table 2 = Comm 46 values Protection of Human Health from Direct Contact with Contaminated Soil
 RCL = WDNR residual contaminant level
 Bold letters indicate concentrations that exceed Table 1 values

Table 1
Summary of Trench Excavation Soil Sample Analytical Results
 Closure Report
 Fredonia Gas
 289 State Highway 57
 Fredonia, WI
 Axis Project #: 99-07-01

Sample No.	Depth feet	Date	PID ppm	DRO (mg/kg)	B (ug/kg)	E (ug/kg)	T (ug/kg)	X (ug/kg)	1,2,4 and 1,3,5 trimethylbenzene (ug/kg)
Sample 1	10 - 12	6/18/02	172	196	ND	27.1	ND	119	380
Sample 2	10 - 12	6/18/02	>1000	10.7	ND	ND	ND	ND	ND
Sample 3	6 - 8	6/18/02	>1000	99.8	28.2	854	118	4640	9050
Sample 4	10 - 12	6/18/02	>2000	155	1420	5350	128000	41000	41900
Sample 5	6 - 8	6/18/02	>1000	552	243	13600	15500	70400	65600
Sample 6	10 - 12	6/18/02	>1000	115	543	11000	14400	61200	51000
Sample 7	10 - 12	6/20/02	>1000	26.2	ND	ND	ND	ND	ND
Sample 8	10 - 12	6/20/02	>1000	42.6	ND	25.2	ND	75	123.1
Sample 9	6 - 8	6/20/02	72	ND	ND	ND	ND	75	49.6
Sample 10	6 - 8	6/20/02	>1000	136	111	2520	856	12800	10870
Sample 11	10 - 12	6/20/02	>1000	11.6	4270	4340	11100	15700	9800
Table 1	----	----	----	NE	8,500	4,600	38,000	42,000	94,000
Table 2	----	----	----	NE	1,100	NE	NE	NE	NE
RCL	----	----	----	100	5.5	2,900	1,500	4,100	NE

Notes:

mg/kg = Concentrations in parts per million
 ug/kg = Concentrations in parts per billion
 PID = Photoionization detector
 GRO = Gasoline range organics
 Pb = Lead
 B = Benzene
 T = Toluene

X = Xylenes
 MTBE = Methyl tert-butyl ether
 NA = Parameter not analyzed
 ND = Parameter not detected
 NE = Standard not established
 E = Ethylbenzene

Table 1 = Comm 46 Indicators of Residual Petroleum Product in Soil Pores
 Table 2 = Comm 46 values Protection of Human Health from Direct Contact with Contaminated Soil
 RCL = WDNR residual contaminant level
 Bold letters indicate concentrations that exceed Table 1 values

Table 2
Summary of Trench Excavation Soil Sample Analytical Results for PAHs
Closure Report
Fredonia Gas
289 State Highway 57
Fredonia, WI

PAH-Semivolatile Analytes	Sample 1	Sample 2	Sample 3	Sample 4	Sample 5	Sample 6	Sample 7	Sample 8	Sample 9	Sample 10	Sample 11	Interim Guidance RCL		
												Protection of Groundwater	Direct Contact	
													Industrial	Non-Industrial
Acenaphthene	ND	156	ND	38,000	60,000,000	900,000								
Acenaphthylene	ND	ND	ND	ND	ND	1360	ND	ND	ND	913	ND	700	360,000	18,000
Anthracene	ND	ND	3,000,000	30,000,000	5,000,000									
Benzo(a)anthracene	ND	ND	17,000	3,900	88									
Benzo(a)pyrene	ND	ND	48,000	390	8.8									
Benzo(b)fluoranthene	ND	ND	360,000	3,900	88									
Benzo(g,h,i)perylene	ND	ND	6,800,000	39,000	1,800									
Benzo(k)fluoranthene	ND	ND	870,000	39,000	880									
Chrysene	ND	ND	37,000	390,000	8,800									
Dibenzo(a,h)anthracene	ND	ND	38,000	390	8.8									
Fluoranthene	ND	ND	500,000	40,000,000	600,000									
Fluorene	ND	ND	100,000	40,000,000	600,000									
Indeno(1,2,3-	ND	ND	680,000	3,900	88									
1-Methylnaphthalene	206	ND	1020	430	4910	2760	756	148	ND	1780	132	23,000	70,000,000	1,100,000
2-Methylnaphthalene	ND	ND	1070	779	6280	3200	ND	ND	ND	2040	285	20,000	40,000,000	600,000
Naphthalene	ND	ND	501	466	5780	2900	ND	ND	ND	1970	545	400	110,000	20,000
Phenanthrene	ND	ND	1,800	390,000	18,000									
Pyrene	118	ND	ND	ND	335	176	ND	ND	ND	ND	ND	8,700,000	30,000,000	500,000

Notes:

Concentrations in Micrograms per kilogram

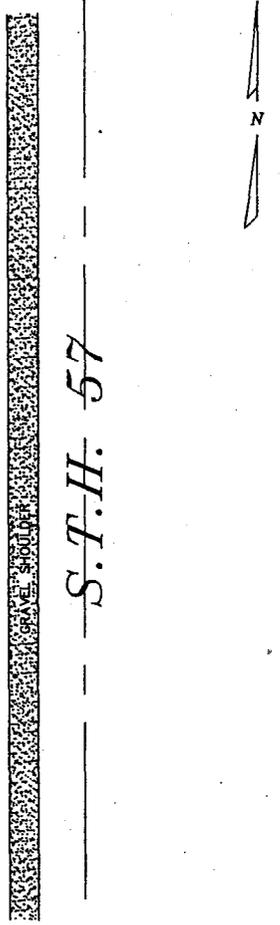
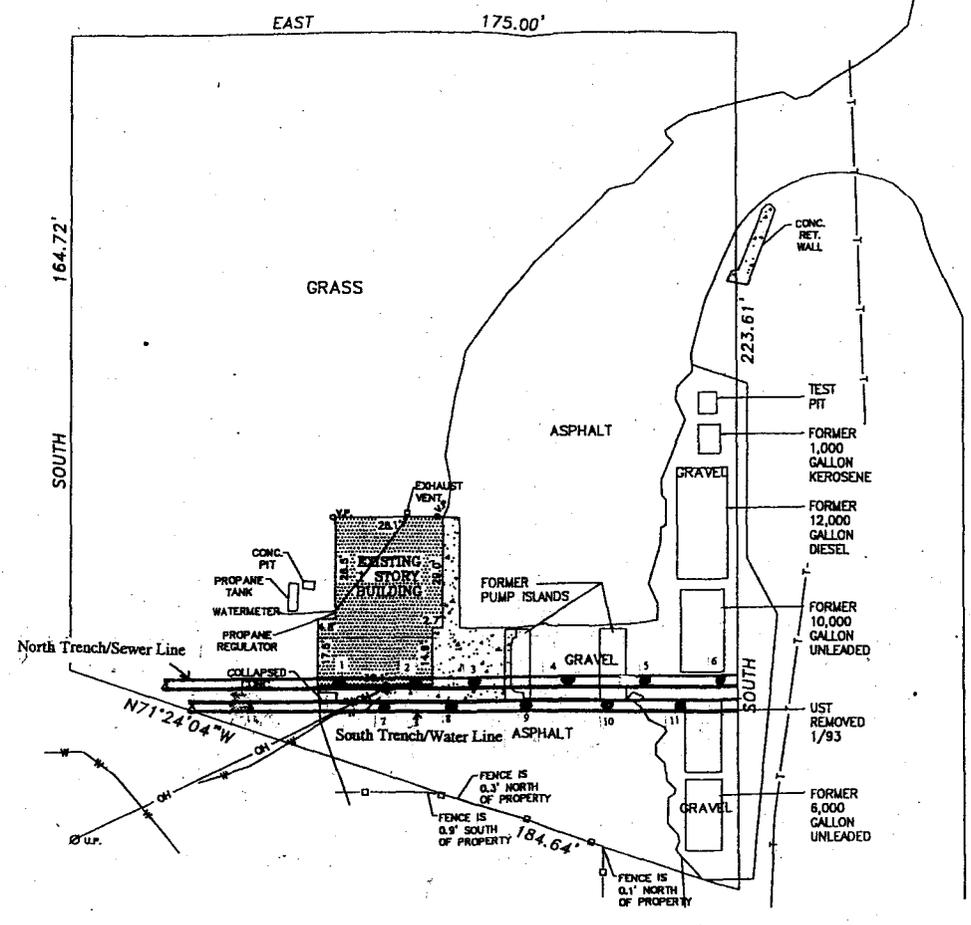
PAH = Polynuclear Aromatic Hydrocarbons

RCL = Residual Contaminant Level

LEGEND

- OH-- DENOTES OVERHEAD
- ◆ DENOTES ELECTRIC PEDESTAL
- ⊙ U.P. DENOTES UTILITY POLE
- W-- DENOTES WATERMAIN
- V.P. DENOTES VENT PIPE
- DENOTES WOOD FENCE

Sample #	Depth
1	10 to 12 ft
2	10 to 12 ft
3	6 to 8 ft
4	10 to 12 ft
5	6 to 8 ft
6	10 to 12 ft
7	10 to 12 ft
8	10 to 12 ft
9	6 to 8 ft
10	6 to 8 ft
11	10 to 12 ft



NOTES:
SOURCE: MCLURE ENGINEERING ASSOCIATES, INC. 1999
USTs AND PUMP ISLANDS REMOVED 07/12/99
UNLESS OTHERWISE NOTED.

Fredonia Gas
289 State Highway 57
Fredonia, WI 53201

0 15 30	
SCALE: 1" = 30'	
DRN. BY: DLH	DATE: 9/29/00
DSN. BY: DJM	FILE NO. 99-07-01
CHK. BY: VSV	DWG. NO. 2
REV. BY:	SHEET NO.

AXIS CONSULTING, L.L.C.
P.O. Box 708
Brookfield, WI 53005
Phone: 262-790-2696 Fax: 262-790-9378

FIGURE 2:
SITE LAYOUT
SITE INVESTIGATION/REMEDIAL
ACTION CLOSURE REPORT

**SOIL BORING DATA TABLE FOR FREDONIA GAS LUST INVESTIGATION
BY METCO**

SAMPLING CONDUCTED ON NOVEMBER 30, 2004

SOIL SAMPLES

Sample Location Number	MW-7-1	MW-7-2	MW-7-3	MW-7-4	MW-8-1	MW-8-2	MW-8-3	MW-8-4	MW-9-1	MW-9-2	MW-9-3	MW-9-4	METH BLANK
Sample Depth in Feet	0-5	5-10	10-15	15-20	0-5	5-10	10-15	15-20	0-5	5-10	10-15	15-20	==
Soil Type	SAND GRAVEL CLAY	SANDY CLAY	SANDY CLAY	SANDY CLAY	SAND GRAVEL CLAY	SANDY CLAY	SANDY CLAY	SANDY CLAY	SANDY CLAY	SAND GRAVEL CLAY	SANDY CLAY	SANDY CLAY	==
Petroleum Odors	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	==
Moisture	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	==
HNU	0	70	10	0	0	0	0	0	0	0	0	0	==
Solids Percent	ns	79.4	85.7	ns	ns	86	84.6	ns	ns	95	85.2	ns	ns
Benzene/ppb	ns	3900	5000	ns	ns	< 25	< 25	ns	ns	< 25	< 25	ns	< 25
Ethylbenzene/ppb	ns	15000	4100	ns	ns	< 25	< 25	ns	ns	< 25	< 25	ns	< 25
Methyl tert-butyl ether/ppb	ns	< 250	< 125	ns	ns	< 25	< 25	ns	ns	< 25	< 25	ns	< 25
Naphthalene/ppb	ns	1800	250 "J"	ns	ns	< 25	< 25	ns	ns	< 25	< 25	ns	< 25
Toluene/ppb	ns	1500	13000	ns	ns	< 25	< 25	ns	ns	< 25	< 25	ns	< 25
1,2,4-Trimethylbenzene/ppb	ns	43000	5700	ns	ns	< 25	< 25	ns	ns	< 25	< 25	ns	< 25
1,3,5-Trimethylbenzene/ppb	ns	17000	2200	ns	ns	< 25	< 25	ns	ns	< 25	< 25	ns	< 25
Xylene, o, m & p/ppb	ns	61000	17000	ns	ns	< 75	< 75	ns	ns	< 75	< 75	ns	< 75

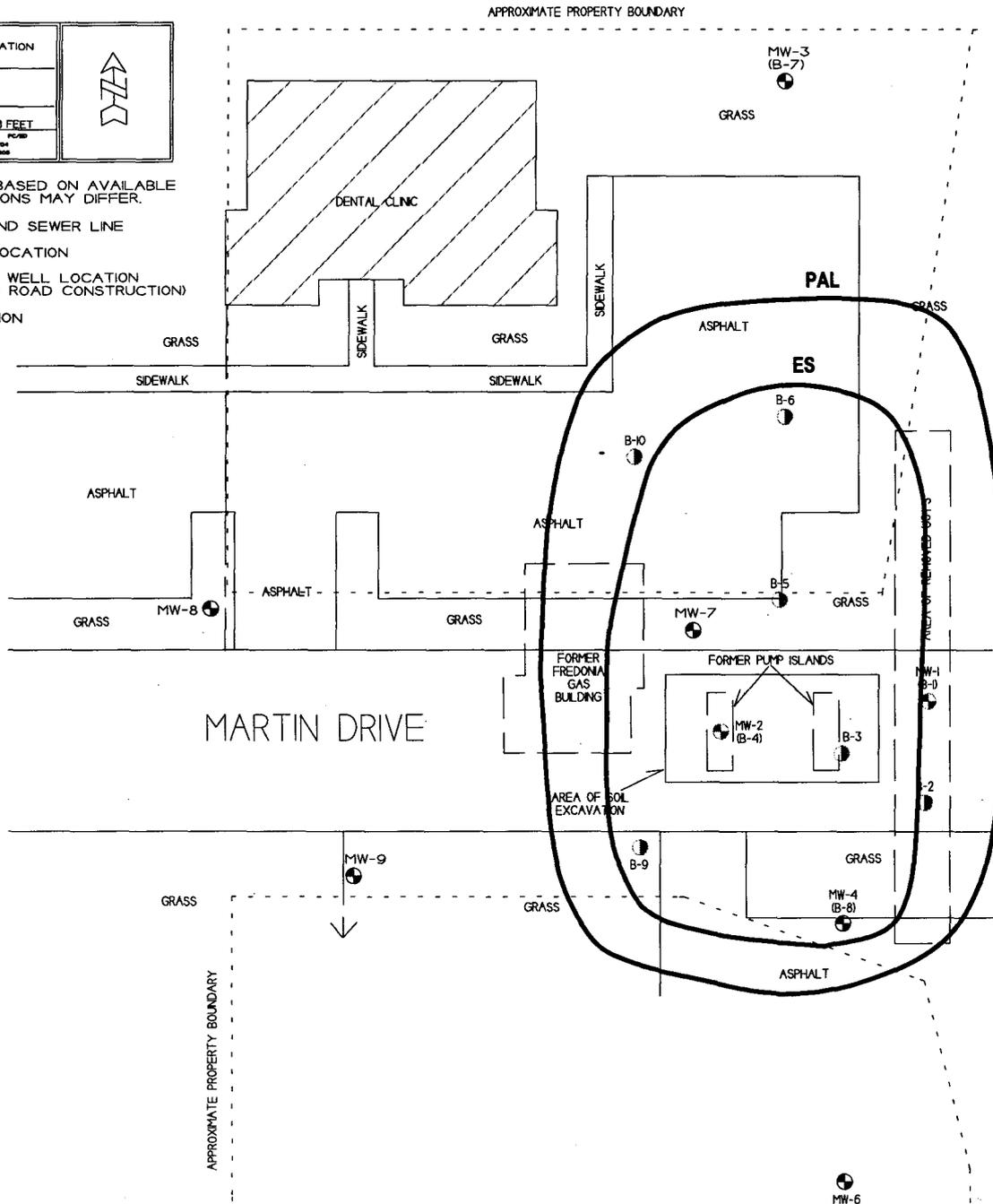
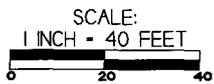
NOTE: ns = not sampled Bold = detects

GROUNDWATER CONTAMINATION MAP	
FREDONIA GAS (FORMER) FREDONIA, WISCONSIN	
	SCALE: 1 INCH = 30 FEET DRAWN BY: PCMB DATE: 02/20/04 JOB NO: 0200



NOTE: INFORMATION IS BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER.

- WATER AND SEWER LINE
- MONITORING WELL LOCATION
- FORMER MONITORING WELL LOCATION (DESTROYED DURING ROAD CONSTRUCTION)
- SOIL BORING LOCATION



**Watertable Elevation Table
Fredonia Gas BRRT'S #03-46-231732
Fredonia, Wisconsin**

<i>pvc top (ft)</i>	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6	MW-7	MW-8	MW-9
	829.39	829.16	830.28	825.30	NS	829.71	829.03	828.73	829.74

Date

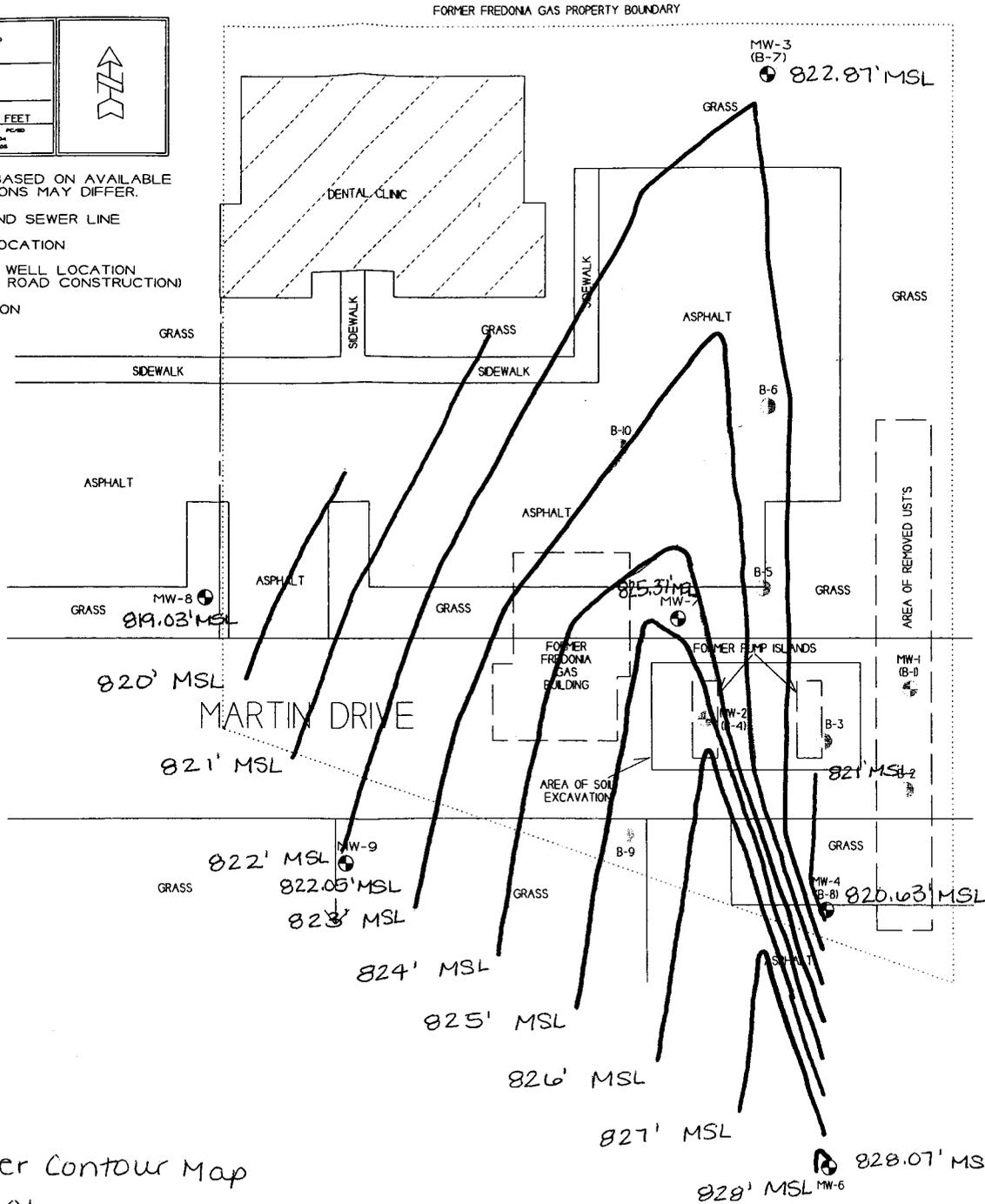
12/1/1999	824.07	815.35	821.27	819.89	NI	NI	NI	NI	NI
9/28/2000	825.39	823.56	822.93	821.00	NI	NI	NI	NI	NI
4/28/2001	825.26	WD	823.38	820.88	NI	NI	NI	NI	NI
9/3/2001	824.79	WD	821.65	820.02	NS	NS	NS	NS	NS
1/11/2005	WD	WD	821.48	818.80	WD	NS	816.59	816.38	816.72
8/3/2005	WD	WD	821.48	819.28	WD	825.78	816.59	816.38	816.72
11/2/2005	WD	WD	820.63	818.83	WD	825.42	820.32	818.26	820.5
2/1/2006	WD	WD	822.87	820.63	WD	828.07	825.37	819.03	822.05

Note: Elevations are presented in feet mean sea level (msl).
WD = Well Destroyed

SITE LAYOUT MAP	
FREDONIA GAS (FORMER) FREDONIA, WISCONSIN	
	SCALE: 1 INCH = 30 FEET
	DRAWN BY: FCB DATE: 9/2/04 JOB NO: 0388

NOTE: INFORMATION IS BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER.

- WATER AND SEWER LINE
- ⊕ MONITORING WELL LOCATION
- ⊖ FORMER MONITORING WELL LOCATION (DESTROYED DURING ROAD CONSTRUCTION)
- ⊙ SOIL BORING LOCATION



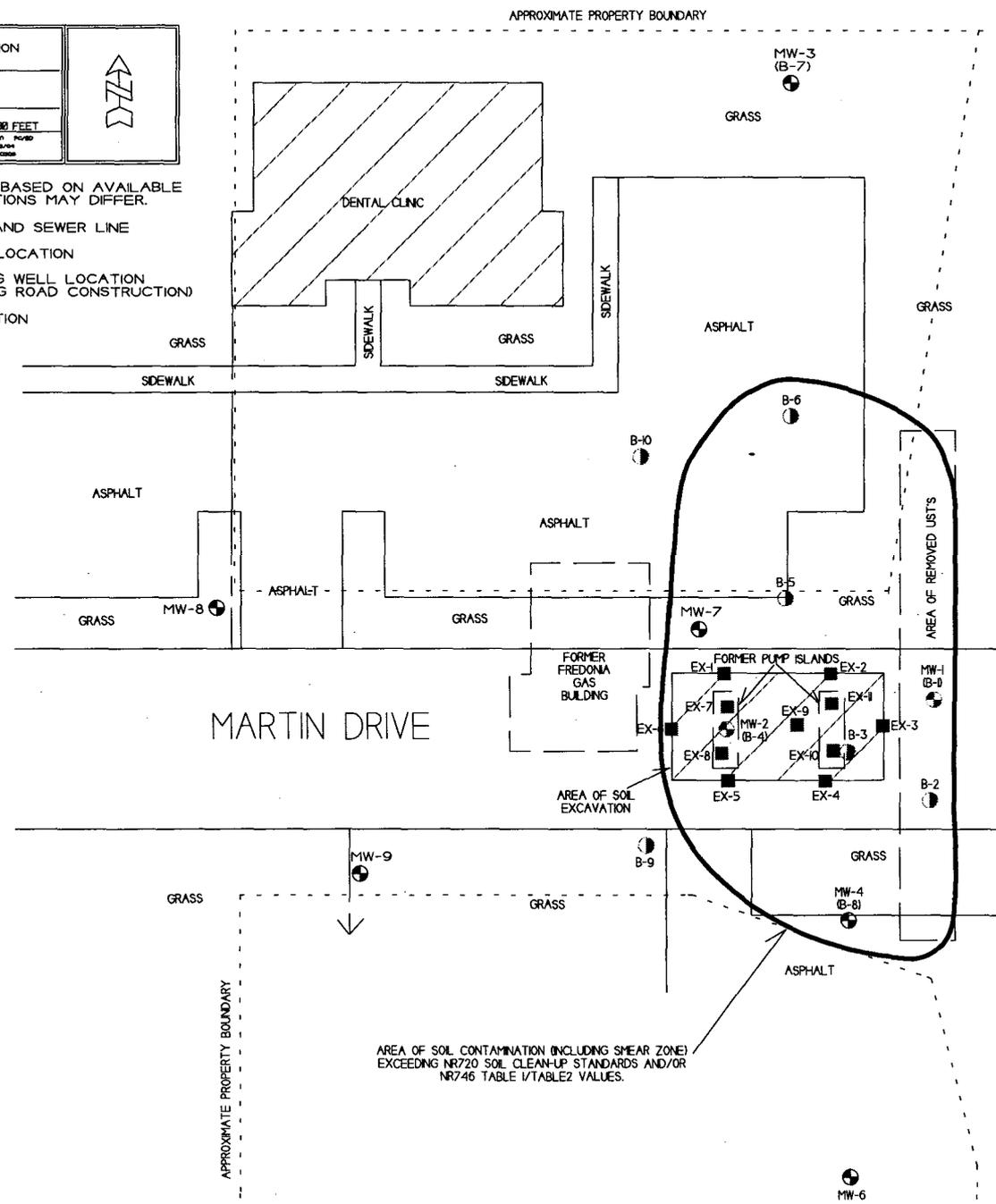
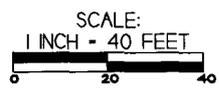
Groundwater Contour Map
2-1-06

SOIL CONTAMINATION MAP	
FREDONA GAS (FORMER) FREDONA, WISCONSIN	
	SCALE: 1 INCH = 30 FEET DRAWN BY: PWS DATE: 8/20/04 JOB NO: 0388

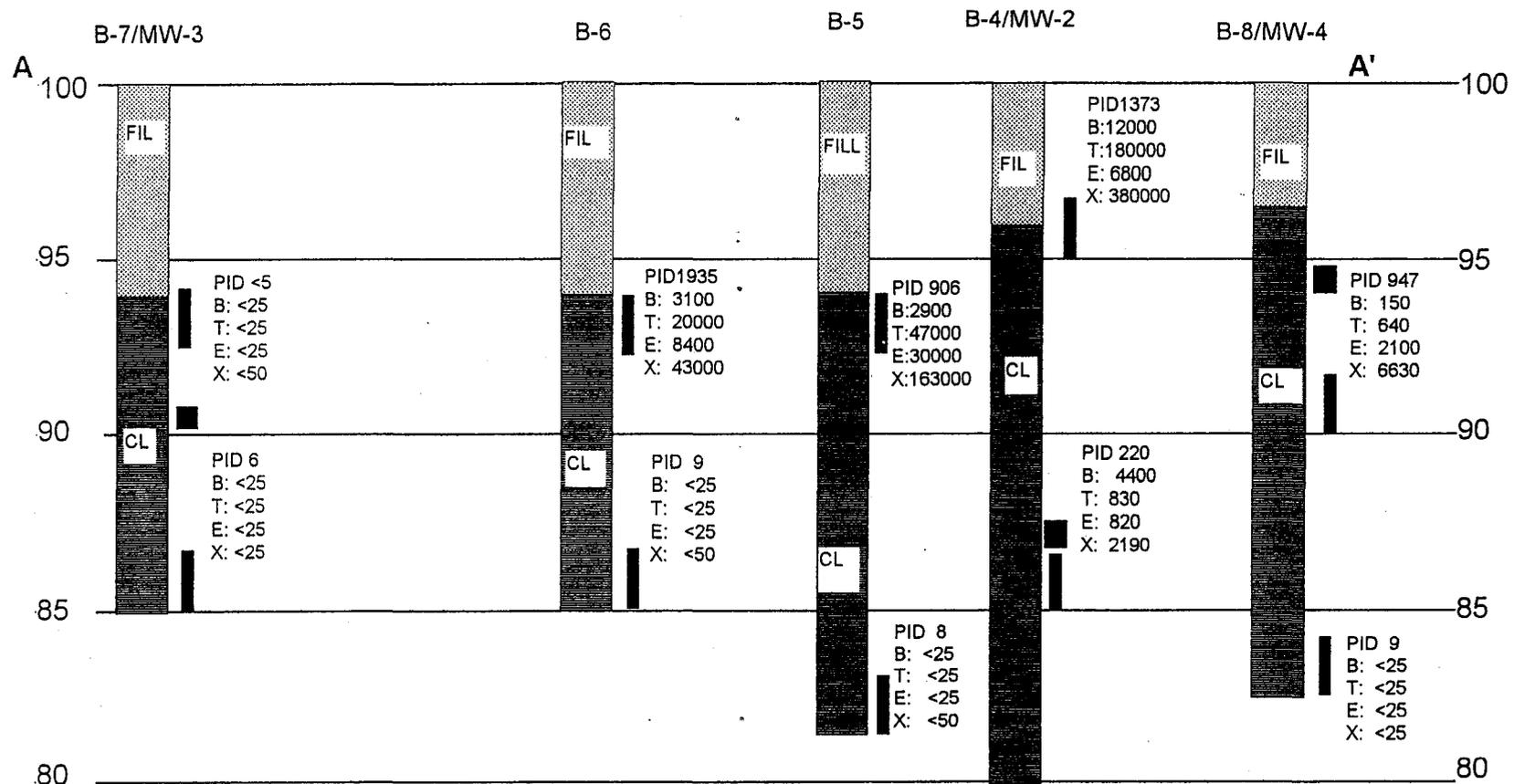


NOTE: INFORMATION IS BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER.

- WATER AND SEWER LINE
- MONITORING WELL LOCATION
- ⊙ FORMER MONITORING WELL LOCATION (DESTROYED DURING ROAD CONSTRUCTION)
- SOIL BORING LOCATION



AREA OF SOIL CONTAMINATION (INCLUDING SHEAR ZONE) EXCEEDING NR720 SOIL CLEAN-UP STANDARDS AND/OR NR746 TABLE 1/TABLE 2 VALUES.



Notes:

PID = photoionization detector
 Concentrations in parts per billion (ppb)
 B = benzene
 T = toluene
 E = ethylbenzene
 X = xylene
 Vertical scale: 1" = 5'
 Horizontal scale: 1" = 30'

Legend

SM = Silty sands, sand-silt mixtures
 FILL = Fill material
 CL = Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays

Soil sample interval

Depth to Water in Monitoring Well

PID 13
 B: <25
 T: <25
 E: <25
 X: <25

Fredonia Gas
 289 State Highway 57
 Fredonia, Wisconsin 53201

AXIS
CONSULTING, L.L.C.

P.O. Box 709
 Brookfield, WI 53005
 Phone: 262-790-2696 Fax: 262-790-9378

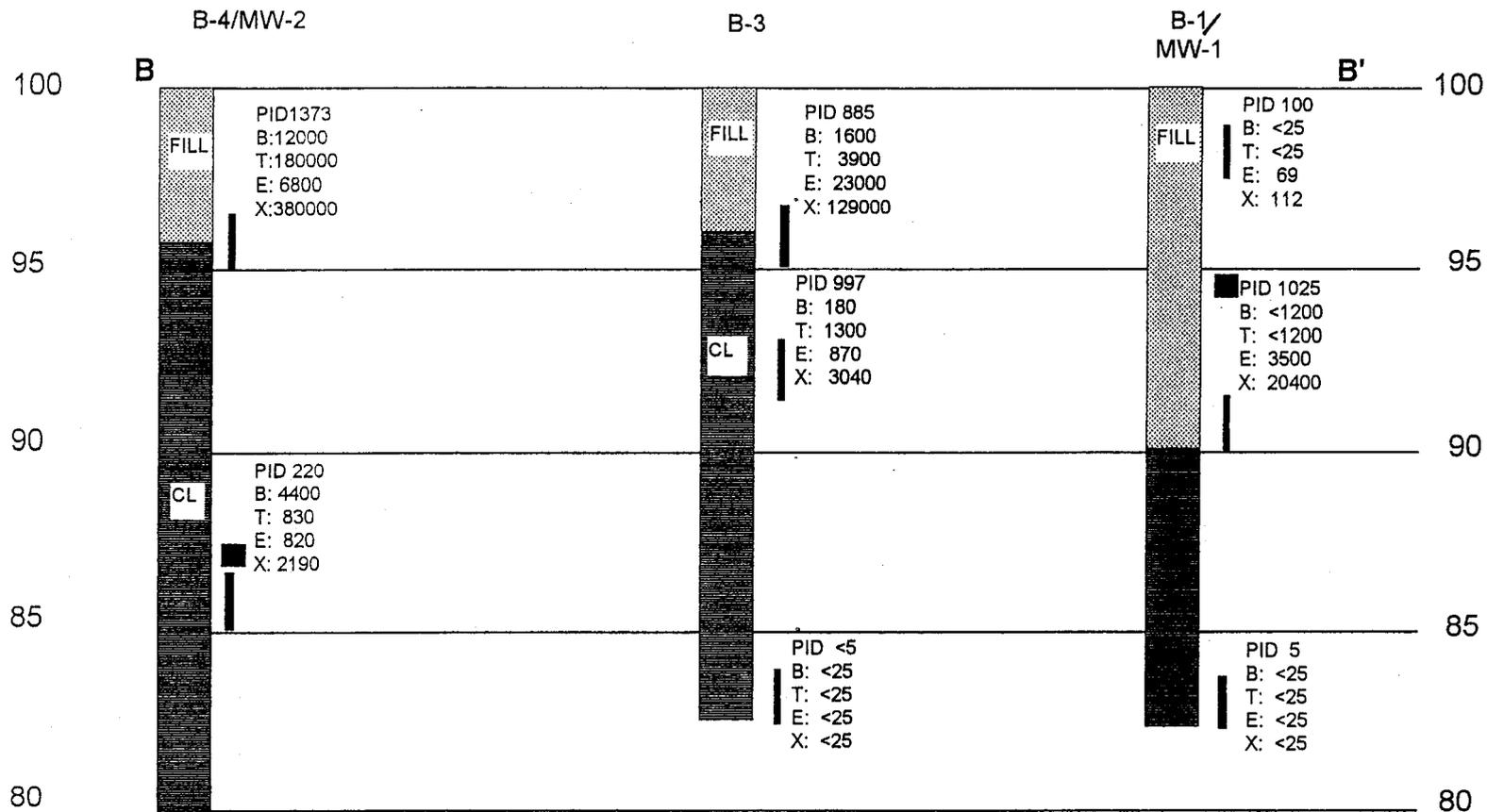
Figure 5: Geologic Cross Section A - A'

Drawn By: MP

Reviewed By: VSV

Date: 10/30/01

Project No. 99-07-01



Notes:

PID = photoionization detector
 Concentrations in parts per billion (ppb)
 B = benzene
 T = toluene
 E = ethylbenzene
 X = xylene
 Vertical scale: 1" = 5'
 Horizontal scale: 1" = 10'

Legend

SM = Silty sands, sandSM mixtures
 FILL = Fill material
 CL = Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays

▬ Soil sample interval ■ Depth to Water in Monitoring Well

Fredonia Gas
 289 State Highway 57
 Fredonia, Wisconsin 53201

**AXIS
 CONSULTING, L.L.C.**

P.O. Box 709
 Brookfield, WI 53005
 Phone: 262-790-2696 Fax: 262-790-9378

Figure 6: Geologic Cross Section B - B'

Drawn By: MP

Reviewed By: VSV

Date: 10/30/01

Project No. 99-07-01

WDNR BRRTS Case #: 03-46-231732

WDNR Site Name: Fredonia Gas

Geographic Information System (GIS) Registry of Closed Remediation Sites

In compliance with the revisions to the NR 700 rule series requiring certain closed sites to be listed on the Geographic Information System (GIS) Registry of Closed Remediation Sites (Registry) effective Nov., 2001, I have provided the following information.

To the best of my knowledge the legal descriptions provided and attached to this statement are complete and accurate.

Responsible Party: Allen Neumann, Director of Public Works - Village of Fredonia
(print name/title)

Allen Neumann 7/5/06
(signature) (date)

July 27, 2006

Jerome G. Hartung
7310 W Cty N
Plymouth, WI 53073

Dear Mr. Hartung

Groundwater contamination that appears to have originated on the former Fredonia Gas property located at 289 State Road 57, Fredonia, has migrated onto your property at 281 State Road 57. The levels of Benzene and Ethylbenzene contamination in the groundwater on your property are above the state groundwater enforcement standards ("ES") found in chapter NR 140, Wis. Adm. Code. However, the environmental consultants who have investigated this contamination have informed me that these groundwater and soil contaminant plumes are stable and in the process receding and will naturally degrade over time. The environmental consultants believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapters NR 726 and NR 746 Wis. Adm. Code. Therefore, I will be requesting that the Wisconsin Department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Wisconsin Department of Commerce will not be requiring any further investigation or active cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on *your* property, 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, Wis. Stat., including allowing access to your property for environmental investigation or cleanup, if access is required. A copy of the WDNR's Fact Sheet 10: *Guidance for Dealing with Properties Affected by Off-Site Contamination* (publication #RR-589) is attached for your review.

The Wisconsin Department of Commerce will not review my closure request for at least 30 days after the date of this letter. As a potentially affected property owner, you have the right to contact the Wisconsin 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 Wisconsin Department of Commerce that is relevant to this closure request, you should mail that information to Stephen Mueller, Wisconsin Department of Commerce, 101 W Pleasant St, Suite 100A, Milwaukee, WI 53212.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds the ES will be listed on the WDNR's 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 the ES was found at the time that the case was closed. This GIS Registry is available to the general public on the WDNR's 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.

The Village of Fredonia has a community owned and operated water system which supplies potable water to your property. However, should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards maybe 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) and also contact the Drinking Water program within the WDNR to determine if there is a need for special well construction standards.

Once the Wisconsin Department of Commerce makes a decision on my closure request, it will be documented in a letter. If the Wisconsin Department of Commerce grants closure, you may obtain a copy of this letter by requesting a copy from 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.gomapout.dnr.state.wi.us/org/at/et/geo/gwur/. 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, please contact me at either P.O. Box 159, Fredonia, WI 53021 or (262) 692-9125 or Mr. Mueller at either the Wisconsin Department of Commerce address noted above or at (414) 220-5402.

Sincerely,

Al Neumann – Director of Public Works
Village of Fredonia



Enclosures: legal description, WDNR Publication # RR-589, maps, table of analytical results

LEGAL DESCRIPTION (property at 289 Hwy 57, Fredonia, WI)

Lot 2 of Certified Survey Map No. 1616 recorded in Volume 12 on page 91, at the Ozaukee County Register of Deeds, being part of Lot 4 Block 3 of the Assessor's Plat located in the Southeast Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Twenty-six (26), Township Twelve (12) North, Range Twenty-one (21) East, Village of Fredonia, Ozaukee County, Wisconsin.

EXCEPTION THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

That part of Lot 2 of Certified Survey Map No. 1616 recorded in Volume 12 on page 91, at the Ozaukee County Register of Deeds, being part of Lot 4 Block 3 of the Assessor's Plat located in the Southeast Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Twenty-six (26), Township Twelve (12) North, Range Twenty-one (21) East, Village of Fredonia, Ozaukee County, Wisconsin, described as follows:

Commencing at the Northwest corner of said Lot 2; thence South 71°20'46" East 112.52 feet along the North line of said Lot 2; thence South 89°59'48" West 106.65 feet to the West line of said Lot 2; thence North 00°03'18" East 36.00 feet along West line to the point of beginning.

AND ALSO EXCEPTING:

Commencing at the Northeast corner of said Lot 2; thence South 00°03'18" West 39.00 feet along the East line of said Lot 2; thence North 15°21'32" West 44.60 feet to the North line of said Lot 2; thence South 71°20'46" East 12.50 feet along the North line of said Lot 2 to the point of beginning.

August 8, 2006

Stoney Creek Development, LLC
N7458 CTY J
Plymouth, WI 53073

To Whom It May Concern,

Groundwater contamination exists on your property located at 100 Martin Drive, Fredonia, Wisconsin. The source of this groundwater contamination appears to have originated from former petroleum underground storage tank systems that existed on your property.

Since I (Al Neumann, Village of Fredonia) am the "responsible party" for the contamination on your property, 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, Wis. Stat., including allowing access to your property for environmental investigation or cleanup, if access is required. A copy of the WDNR's Fact Sheet 10: *Guidance for Dealing with Properties Affected by Off-Site Contamination* (publication #RR-589) is attached for your review.

The levels of benzene contamination in the groundwater on your property are above the state groundwater enforcement standards ("ES") found in chapter NR 140, Wis. Adm. Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable and in the process of receding and will naturally degrade over time. The environmental consultants believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapters NR 726 and NR 746 Wis. Adm. Code. Therefore, I will be requesting that the Wisconsin Department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Wisconsin Department of Commerce will not be requiring any further investigation or active cleanup action to be taken, other than the reliance on natural attenuation.

The Wisconsin Department of Commerce will not review my closure request for at least 30 days after the date of this letter. As a potentially affected property owner, you have the right to contact the Wisconsin 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 Wisconsin Department of Commerce that is relevant to this closure request, you should mail that information to Stephen Mueller, Wisconsin Department of Commerce, 101 W Pleasant St, Suite 100A, Milwaukee, WI 53212.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds the ES will be listed on the WDNR's 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 the ES was found at the time that the case was closed. This GIS Registry is available to the general public on the WDNR's 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.

The Village of Fredonia has a community owned and operated water system which supplies potable water to your property. However, 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 Diggers Hotline (1-800-242-8511) and also contact the Drinking Water program within the WDNR to determine if there is a need for special well construction standards.

Once the Wisconsin Department of Commerce makes a decision on my closure request, it will be documented in a letter. If the Wisconsin Department of Commerce grants closure, you may obtain a copy of this letter by requesting a copy from 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.gomapout.dnr.state.wi.us/org/at/ct/geo/gwurl/. 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, please contact me at either P.O. Box 159, Fredonia, WI 53021 or (262) 692-9125 or Mr. Mueller at either the Wisconsin Department of Commerce address noted above or at (414) 220-5402.

Sincerely,



Al Neumann - Director of Public Works
Village of Fredonia

Enclosures: legal description, WDNR Publication # RR-589, map, table of analytical results

LEGAL DESCRIPTION (property at 100 Martin Drive, Fredonia, Wisconsin)

Being a part of Lots 1 & 4 of Block 3 of the Assessors' Plat located in the Southeast Quarter (SE ¼) and the Northeast Quarter (NE ¼) of the Southeast Quarter (SE - ¼) of Section 26, T. 12N., R 21 E., Village of Fredonia, Ozaukee County, Wisconsin, and described as: Commencing at the Southeast corner of said Section 26; thence North, 1039.00 feet; thence West 285.00 feet to the point of beginning; thence continue West, 129.14 feet; thence N. 00°45'58", 380.03 feet; thence East, 134.22 feet; thence 380.00 feet to the point of beginning; EXCEPTING THEREFROM that part of Lot 4 of Block 3 of the Assessors' Plat located in the Southeast ¼ of the Southeast ¼ of Section 26, Town 12 North, Range 21 East, Village of Fredonia, Ozaukee County, Wisconsin, described as follows: Commencing at the southeast corner of said Section 26; thence North 00°03'18" East 1253.57 feet along the east line of said Southeast ¼; thence South 89°59'48" West 417.04 feet to the east Right of Way line of Highland ST. and the point of beginning; thence North 00°40'52" West 35.00 feet along said easterly Right of Way line; thence North 89°59'48" East 132.49 feet to the westerly property line of Certified Survey Map 1616 Recorded on Volume 12, on page 91 at the Ozaukee County Register of Deeds; thence South 00°03'18" West 70.00 feet along said westerly line; thence South 89°59'48" West 131.59 feet to the east Right of Way line of Highland St.; thence North 00°40'52" West 35.00 feet along said Right of Way line to the Point of Beginning.

AND

That part of Lot 1 of Certified Survey Map 1616 Recorded on Volume 12, on page 91 at the Ozaukee County Register of Deeds, being part of Lots 1 and 4 of Block 3 of the Assessors' Plat located in the Southeast ¼ of the Southeast ¼ and the Northeast ¼ of the Southeast ¼ of Section 26, Town 12 North, Range 21 East, Village of Fredonia, Ozaukee County, Wisconsin described as follows: Beginning at the northeast corner of Lot 1 of said Certified Survey Map; thence south 00°03'18" West, 7.21 feet, thence South 09°38'44 West, 125.10 feet; thence South 89°59'48" West 154.16 feet to the west line of said Lot 1; thence North 00°03'18" East along said west line 130.72 feet to the northwest corner of said lot 1; thence South 89°56'42" East, along the north line of lot 1 175.00 feet to the Point of beginning.



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July 24, 2006

Allen Neuman
Director of Public Works
Village of Fredonia
PO Box 159
Fredonia WI 53021

Notification: Former Fredonia Gas (BRRTS # 03-46-231732), Conditional Case Closure Notification

Dear Mr. Neuman,

I am writing on behalf of Gerald Macklin, to inform you that groundwater and soil contamination from the Former Fredonia Gas LUST site, located at 289 State Road 57, Fredonia, WI, exists within the right of way of Martin Drive.

As part of the required documentation, you are hereby notified that residual petroleum contamination exists in the groundwater and soil within the right-of-way of Martin Drive in the southeast corner of the Former Fredonia Gas site. Groundwater contamination exceeding NR140 ES and PAL and soil contamination exceeding the NR720 Soil Cleanup Standards and NR746 Table 1/Table2 Values was found to exist in the area of the removed underground and above ground petroleum storage tanks. This groundwater and soil contamination extends partially into the right of way of Martin Drive and exists from approximately 8.5 to 10 feet below ground surface. We are enclosing site maps displaying inferred groundwater and soil contamination plumes.

If the contaminated groundwater or soil is encountered during future construction, it may pose inhalation or other direct contact hazards. Any contaminated soil or groundwater encountered will require sampling and analysis, as well as proper storage, treatment, and disposal of any excavated materials. We are enclosing site maps displaying inferred groundwater and soil contamination plumes.

If you have any questions, or require more detailed information, please contact me at METCO's La Crosse office (608-781-8879).

Sincerely,

Jason T. Powell
Staff Scientist

Enclosure: Maps

c: Stephen Mueller - Commerce