





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 17, 2006

Mr. Robert Smith  
5821 South 12th Street  
Sheboygan, WI 53081

RE: **Final Closure**

**Commerce # 53081-7812-54 DNR BRRTS # 03-60-191165**  
Sohre's Citgo & Liquor, 4554 South 12th Street, Sheboygan

Dear Mr. Smith:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources' (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil and groundwater contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5376.

Sincerely,

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

Linda M. Michalets  
Senior Hydrogeologist  
Site Review Section

cc: Ms. Jane Kettler, Miller Engineers & Scientists



commerce.wi.gov

ENVIRONMENTAL & REGULATORY SERVICES DIVISION

BUREAU OF PECFA

101 West Pleasant Street, Suite 100A

Milwaukee, Wisconsin 53212-3963

TDD #: (608) 264-8777

Fax #: (414) 220-5374

Jim Doyle, Governor

Mary P. Burke, Secretary

October 16, 2006

Mr. Robert Smith  
5821 South 12th Street  
Sheboygan, WI 53081

RE: **Conditional Case Closure**

**Commerce # 53081-7812-54** DNR BRRTS # 03-60-191165  
Sohre's Citgo & Liquor, 4554 South 12th Street, Sheboygan

Dear Mr. Smith:

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

**The following condition must be satisfied to obtain final closure:**

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

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

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5376.

Sincerely,

A handwritten signature in black ink, appearing to read "L.M.", followed by a long, horizontal, slightly wavy line.

Linda M. Michalets  
Senior Hydrogeologist  
Site Review Section

cc: Mr. John Sohre, Sohre's Citgo & Liquor  
Ms. Jane Kettler, Miller Engineers & Scientists

WARRANTY DEED
STATE OF WISCONSIN - FORM 10

DOCUMENT NO.

SHEBOYGAN COUNTY, WI
RECORDED ON
09-09-1999 4:44 PM
DARLENE J. NAVIS
REGISTER OF DEEDS

RECORDING FEE: 10.00
TRANSFER FEE: 1800.00

TRANSFER
\$1800.00
FEE

023310 3

THIS SPACE RESERVED FOR RECORDING DATA
NAME AND RETURN ADDRESS

HOPP, POWELL, RAFTERY & BAUER
601 NORTH FIFTH STREET
SHEBOYGAN, WI 53081

Part of 460270
PARCEL IDENTIFICATION NUMBER

THIS INDENTURE, Made by Sunnyside, Inc.,
a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, grantor, of Sheboygan County Wisconsin, hereby conveys and warrants to J.M.S. Enterprises, LLC, a Wisconsin Limited Liability Company, grantee, of Sheboygan County, Wisconsin, for the sum of One Dollar (\$1.00) and other good and valuable consideration the following tract of land in Sheboygan County, State of Wisconsin:

Part of the Southeast Quarter (SE-1/4) of the Southeast Quarter (SE-1/4) of Section Three (3), Township Fourteen (14) North, Range Twenty-three (23) East, City of Sheboygan, more particularly described and set forth on a Certified Survey Map recorded as Document No. 1546786, in Volume 16 of Certified Survey Maps, on Pages 76/7, in the Office of the Register of Deeds for Sheboygan County, Wisconsin, on June 21, 1999, at 2:41 p.m.

EXCEPTIONS TO WARRANTY:

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.

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

In Witness Whereof, the said grantor has caused these presents to be signed by Robert C. Smith, its President, and countersigned by Sheboygan, Wisconsin, and its corporate seal to be hereunto affixed this 30th day of August, A.D., 1999

SIGNED AND SEALED IN PRESENCE OF

SUNNYSIDE, INC.

Robert C. Smith (Signature)

Corporate Name: Sunnyside, Inc.
President: 8/30/99

\*Robert C. Smith

COUNTERSIGNED:

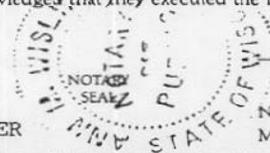
State of Wisconsin, Sheboygan County ss.

Personally came before me, this 30th day of August, A.D., 1999, Robert C. Smith, President, and 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 of the deed of said Corporation, by its authority.

THIS INSTRUMENT WAS DRAFTED BY

Attorney William R. Powell
HOPP, POWELL, RAFTERY & BAUER



Ann M. Wislinsky

Notary Public, Sheboygan County, Wis.

My commission (expires) (is) July 28, 2002

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A PART OF THE SE 1/4 SE 1/4 OF SECTION 3, T.14N., R.23E.,  
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

1546786

SHEBOYGAN COUNTY, WI  
RECORDED ON

06-21-1999 2:41 PM

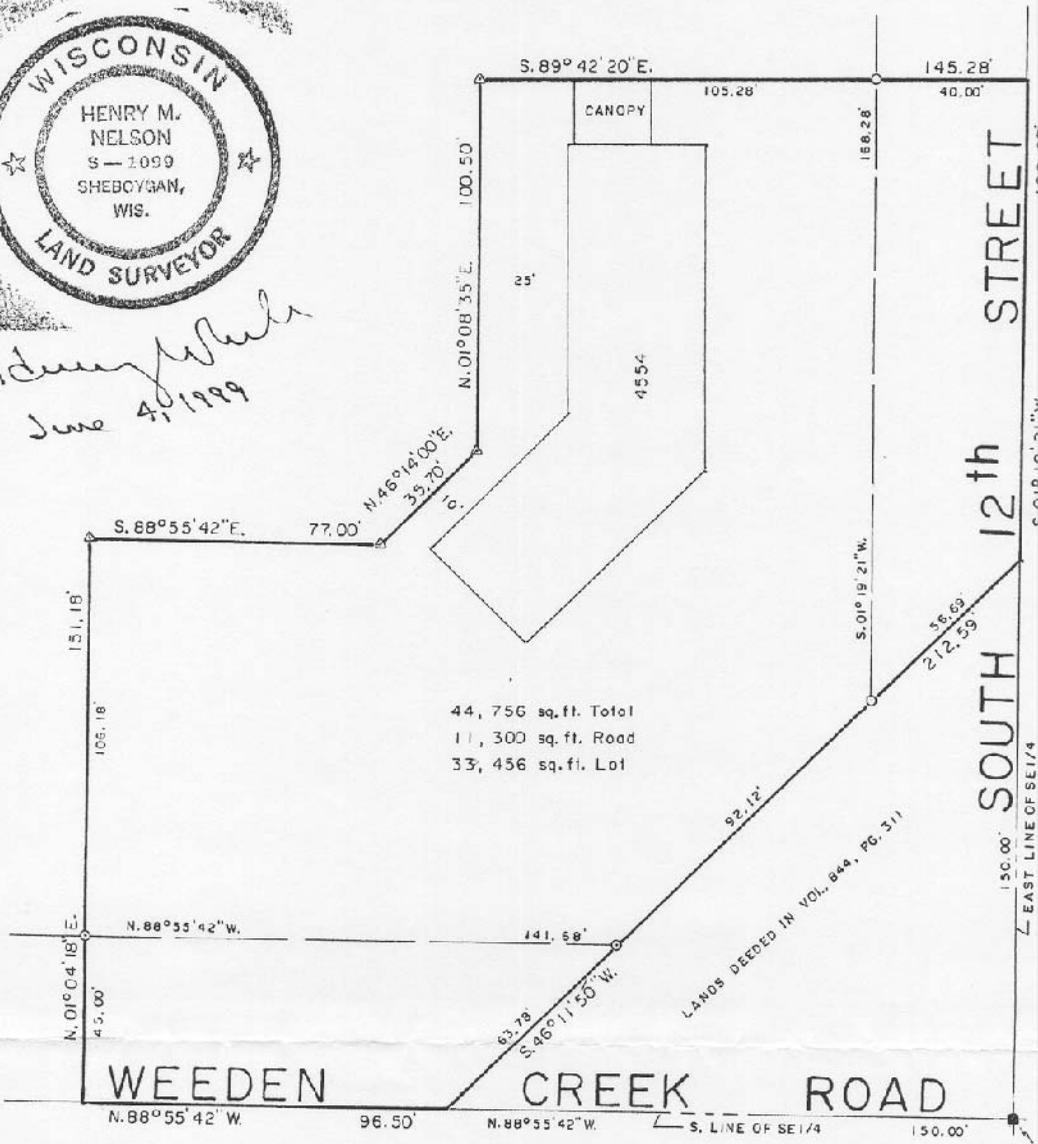
DARLENE J. NAVIS  
REGISTER OF DEEDS

RECORDING FEE: 12.00  
TRANSFER FEE:

018592 2



*Henry Nelson*  
June 4, 1999



1" = 40'

VOL. 16 PAGE 76

SE CORNER  
SEC 3-14-23

- = COUNTY MONUMENT
- △ = "SURVEY MARKER" SET
- = 1" x 24" IRON PIPE WEIGHING 1,13 LB/FT

THIS INSTRUMENT WAS DRAFTED BY HENRY NELSON

SHEET 1 OF 2

L-16, 781

SURVEYOR'S CERTIFICATE

I, Henry M. Nelson, Wisconsin Registered Land Surveyor of D & H Land Surveys, certify that, under the direction of Sunnyside, Inc., I have surveyed, divided, and mapped a part of the SE 1/4 SE 1/4 of Section 3, T.14N., R.23E., City of Sheboygan, Sheboygan County, Wisconsin, containing 44,756 sq. ft. of land, and described as: Commencing at the Southeast Corner of said Section 3; thence N.88°55'42"W. 150.00 feet to the point of beginning; thence continuing N.88°55'42"W. 96.50 feet; thence N.01°04'18"E. 151.18 feet; thence S.88°55'42"E. 77.00 feet; thence N.46°14'00"E. 35.70 feet; thence N.01°08'35"E. 100.50 feet; thence S.89°42'20"E. 145.28 feet; thence S.01°19'21"W. 128.83 feet; thence S.46°11'50"W. 212.59 feet to the point of beginning.

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

Dated this 4<sup>th</sup> day of June, 1999



Henry M. Nelson  
Henry M. Nelson  
Wisconsin Registered Land Surveyor S-1099  
D & H Land Surveys  
P.O. Box 1051  
Sheboygan, WI 53082-1051

CORPORATE OWNER'S CERTIFICATE

Sunnyside, Inc., 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 Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map.

IN WITNESS WHEREOF, the said Sunnyside, Inc., has caused these presents to be signed by Robert C. Smith, its president, and countersigned by Cynthia Sommers, its Secretary, at Sheboygan, Wisconsin, and its corporate seal to be hereunto affixed on this 4 day of June, 1999.

Robert C. Smith (Sunnyside Inc.)  
Robert C. Smith, President

Cynthia Sommers  
Cynthia Sommers, Secretary

STATE OF WISCONSIN)  
SHEBOYGAN COUNTY ) SS

Personally came before me this 4<sup>th</sup> day of June, 1999, Robert C. Smith, President, and Cynthia Sommers, 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)  
[Signature]  
Notary Public \_\_\_\_\_, Wisconsin.  
My commission expires: is permanent

**APPROVED**  
CITY OF SHEBOYGAN  
DEPT. OF CITY DEVELOPMENT  
dated this 15<sup>th</sup> day of JUNE, 1999  
[Signature]

VOL 16 PAGE 77

## Full Tax Parcel Description

These descriptions are for the purpose of compliance with Chapter 70.09, Wisconsin State Statutes. Courses and distances are extracted from the public record, and are often developed from more than one, incompatible source. Actual descriptions are available from the Sheboygan County Register of Deeds office. The descriptions listed on this page should not be considered a substitute for any but the most general purposes.

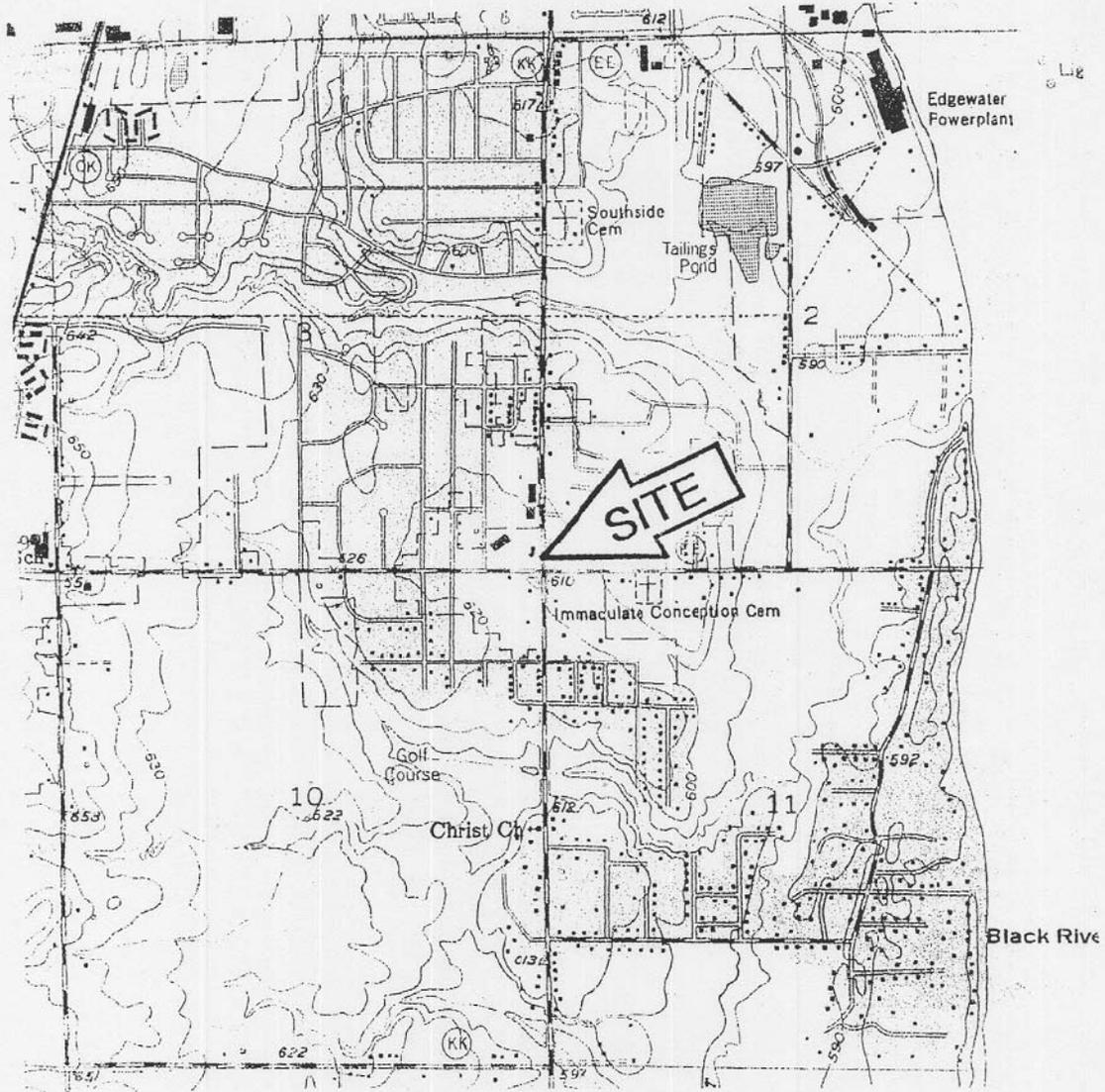
**NOTE: Recorded Descriptions are available online at: [Tapestry - Public Information on the Internet](#)**

**Parcel Number:** 59281460272

**Situs Address:** 4554 S. 12TH ST.

**SEC 03 T14N R23E PRT SE1/4 SE1/4 THAT AREA DES ON CSM REC IN VOL  
16 P 76-77 AS DOC #1546786 R.O.D.**

[Close](#)

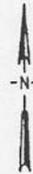


SHEBOYGAN SOUTH, WIS.

43087-F6-TF-024

1954

REVISED 1994



GRAPHIC SCALE



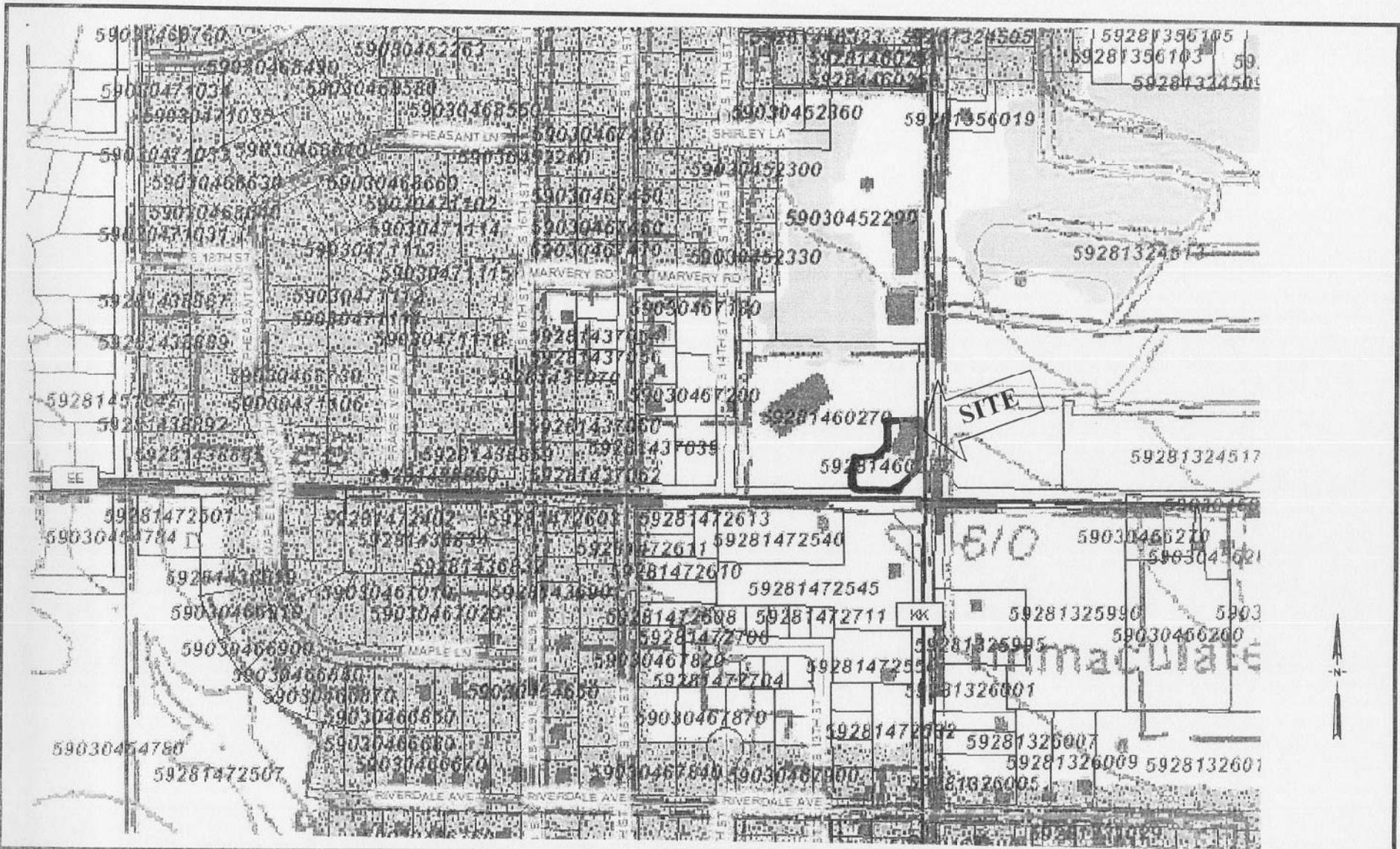
( IN FEET )

1 inch = 2000 ft.

|          |          |    |     |           |   |
|----------|----------|----|-----|-----------|---|
| DATE     | 3-16-99  | BY | SAB | CLIENT:   | SOHRE'S CITGO AND LIQUOR STORE            |
| JOB. NO. | 14277E1C | CK | KKG | JOB:      | REMEDIAL INVESTIGATION                    |
|          |          |    |     | LOCATION: | SOUTH 12TH STREET<br>SHEBOYGAN, WISCONSIN |

**MILLER**  
ENGINEERS  
SCIENTISTS

FIGURE 1 - SITE LOCATION MAP



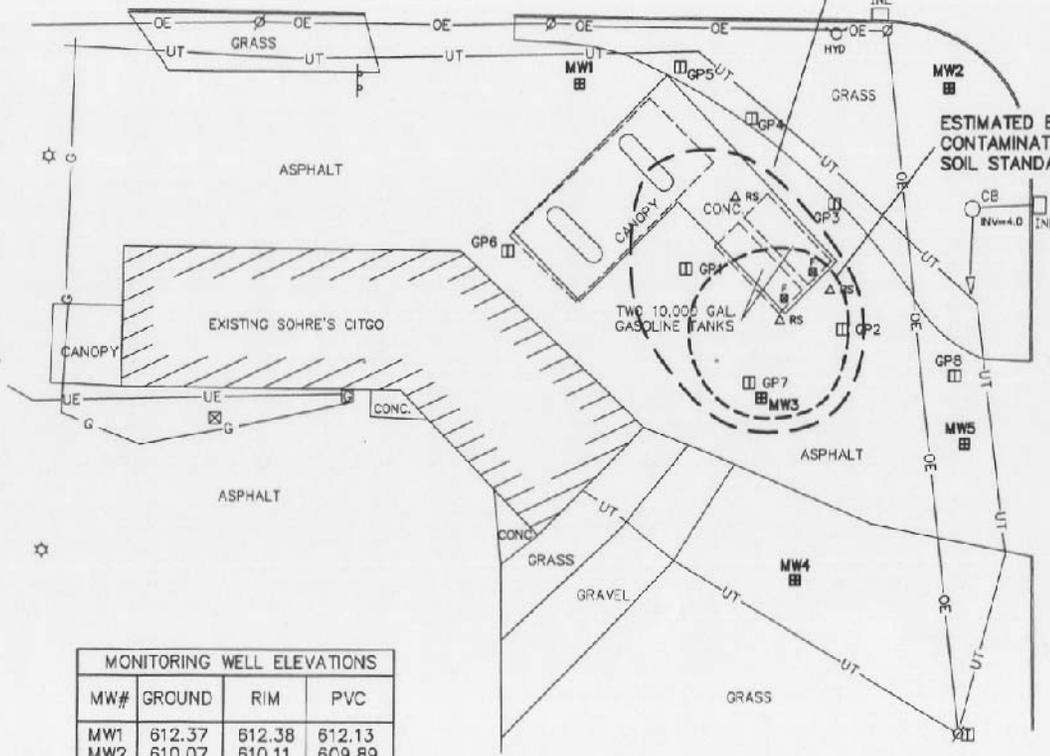
|                                 |                   |    |     |           |  |
|---------------------------------|-------------------|----|-----|-----------|--|
| DATE                            | June 9, 2006      | BY | JAK | CLIENT:   | Sohre's Citgo & Liquor                         |
| PROJECT NO.                     | 06-1-17173 10-100 | CK | PGP | JOB:      | Case Closure                                   |
| USGS Sheboygan South Quadrangle |                   |    |     | LOCATION: | 4554 S. 12 <sup>th</sup> Street, Sheboygan, WI |

SOUTH 12TH STREET

ESTIMATED EXTENT OF GROUND WATER CONTAMINATION ABOVE NR140 ENFORCEMENT STANDARDS

ESTIMATED EXTENT OF SOIL CONTAMINATION ABOVE NR720 SOIL STANDARDS

WEEDEN CREEK ROAD



| MONITORING WELL ELEVATIONS |        |        |        |
|----------------------------|--------|--------|--------|
| MW#                        | GROUND | RIM    | PVC    |
| MW1                        | 612.37 | 612.38 | 612.13 |
| MW2                        | 610.07 | 610.11 | 609.89 |
| MW3                        | 611.30 | 611.30 | 611.04 |
| MW4                        | 610.84 | 610.86 | 610.61 |
| MW5                        | 610.14 | 610.12 | 609.74 |

**LEGEND**

|                 |                 |                  |
|-----------------|-----------------|------------------|
| <b>PROPOSED</b> | <b>EXISTING</b> | <b>UTILITIES</b> |
| ---S---S---     | ---S---S---     | ---S---S---      |
| ---ST---ST---   | ---ST---ST---   | ---ST---ST---    |
| ○ HH            | ○ HH            | ○ HH             |
| ○ CB            | ○ CB            | ○ CB             |
| ○ INL           | ○ INL           | ○ INL            |
| ○ CD            | ○ CD            | ○ CD             |
| ○ W             | ○ W             | ○ W              |
| ○ WS            | ○ WS            | ○ WS             |
| ○ HW            | ○ HW            | ○ HW             |
| ○ CS            | ○ CS            | ○ CS             |
| ○ G             | ○ G             | ○ G              |
| ○ GV            | ○ GV            | ○ GV             |
| ○ M             | ○ M             | ○ M              |
| ○ OE            | ○ OE            | ○ OE             |
| ○ UE            | ○ UE            | ○ UE             |
| ○ P             | ○ P             | ○ P              |
| ○ E             | ○ E             | ○ E              |
| ○ T             | ○ T             | ○ T              |
| ○ UT            | ○ UT            | ○ UT             |
| ○ TP            | ○ TP            | ○ TP             |
| ○ CT            | ○ CT            | ○ CT             |
| ○ T             | ○ T             | ○ T              |
| ○ S             | ○ S             | ○ S              |
| ○ C             | ○ C             | ○ C              |
| ○ E             | ○ E             | ○ E              |
| ○ R             | ○ R             | ○ R              |
| ○ V             | ○ V             | ○ V              |
| ○ F             | ○ F             | ○ F              |
| ○ GP            | ○ GP            | ○ GP             |
| ○ AS            | ○ AS            | ○ AS             |
| ○ MW            | ○ MW            | ○ MW             |
| ○ B             | ○ B             | ○ B              |
| ○ RW            | ○ RW            | ○ RW             |
| ○ RS            | ○ RS            | ○ RS             |
| ○ VMP           | ○ VMP           | ○ VMP            |
| ○ VEP           | ○ VEP           | ○ VEP            |
| ○ T             | ○ T             | ○ T              |
| ○ GP            | ○ GP            | ○ GP             |
| ○ AS            | ○ AS            | ○ AS             |

**MISCELLANEOUS**

- TREES
- SIGN
- FENCE
- CONTROLS
- EASEMENTS
- ROADWAY CENTERLINE

**ENVIRONMENTAL**

- GROUND WATER MONITORING WELL
- SOIL BORING
- GROUND WATER RECOVERY WELL
- RECOVERY SUMP
- VAPOR MONITORING POINT
- VAPOR EXTRACTION POINT
- TANK FILL
- GEPROBE
- AIR SPARGING POINT

**GRAPHIC SCALE**

0 30  
 ( IN FEET )  
 1 inch = 30 ft.

FIGURE 5 - ESTIMATED EXTENT OF SOIL AND GROUND WATER CONTAMINATION

**MILLER ENGINEERS SCIENTISTS**  
 5308 South Twelfth Street  
 Sheboygan, Wisconsin 53081  
 414-458-8184

SOHRE'S CITGO AND LIQUOR STORE  
 REMEDIAL INVESTIGATION  
 SOUTH 12TH STREET  
 SHEBOYGAN, WI

|             |         |             |     |       |
|-------------|---------|-------------|-----|-------|
| SCALE       | DATE    | BY          | SAB | SHEET |
| HOR. 1"=30' | 3-16-99 | OR          | KKG | F-5   |
| NO.         | DATE    | DESCRIPTION | BY  |       |
| 14277ED     |         |             |     |       |

A. J. NUNNEN/SOHRE'S/1/82/2/20/00

TABLE 2  
Ground Water Analytic Test Results

Sohre's Cigo & Liquor  
Sheboygan, Wisconsin  
Project No. 06-1-17173 (formerly 14277E)

| Analyte (ug/L)             | Jul-06    | Feb-99       | May-06 | Jul-06 | Feb-99       | May-06 | Jul-06 | Feb-99       | May-06      | Jul-06      | Feb-99       | May-06 | Jul-06 | Feb-99       | May-06 | Jul-06 | Feb-99        | May-06        | Jul-06        | NR 140               | NR 140                   |
|----------------------------|-----------|--------------|--------|--------|--------------|--------|--------|--------------|-------------|-------------|--------------|--------|--------|--------------|--------|--------|---------------|---------------|---------------|----------------------|--------------------------|
|                            | Rec. Sump | MW1          | MW1    | MW1    | MW2          | MW2    | MW2    | MW3          | MW3         | MW3         | MW4          | MW4    | MW4    | MW5          | MW5    | MW5    | Duplicate MW3 | Duplicate MW3 | Duplicate MW3 | Enforcement Standard | Preventive Action Limits |
| Benzene                    | <0.17     | <0.5         | <0.17  | NT     | <0.5         | <0.17  | NT     | <b>28.8</b>  | <b>288</b>  | <b>228</b>  | <0.5         | <0.17  | <0.17  | <0.5         | <0.17  | <0.17  | 32.7          | 278           | 178           | 5                    | 0.5                      |
| n-Butylbenzene             | NT        | <1.0         | NT     | NT     | <1.0         | NT     | NT     | 1.88         | NT          | NT          | <1.0         | NT     | NT     | <1.0         | NT     | NT     | 1.74          | NT            | NT            | -                    | -                        |
| Ethylbenzene               | <0.2      | <1.0         | <1.0   | NT     | <1.0         | <1.0   | NT     | 17.7         | <b>440</b>  | <b>360</b>  | <1.0         | <1.0   | <0.2   | <1.0         | <1.0   | <0.2   | 19.4          | <b>430</b>    | <b>272</b>    | 700                  | 140                      |
| Isopropylbenzene           | NT        | <1.0         | NT     | NT     | <1.0         | NT     | NT     | 2.04         | NT          | NT          | <1.0         | NT     | NT     | <1.0         | NT     | NT     | 2.09          | NT            | NT            | -                    | -                        |
| MTBE                       | 0.47      | <1.0         | <0.52  | NT     | <1.0         | <0.52  | NT     | 2.28         | 8.3         | 10.9        | <1.0         | <0.52  | <0.34  | <1.0         | <0.52  | <0.34  | 2.49          | 7.1           | 8.6           | 60                   | 12                       |
| Naphthalene                | NT        | <1.0         | NT     | NT     | <1.0         | NT     | NT     | 1.55         | NT          | NT          | <1.0         | NT     | NT     | <1.0         | NT     | NT     | 1.60          | NT            | NT            | 40                   | 8                        |
| n-Propylbenzene            | NT        | <1.0         | NT     | NT     | <1.0         | NT     | NT     | 5.25         | NT          | NT          | <1.0         | NT     | NT     | <1.0         | NT     | NT     | 5.59          | NT            | NT            | -                    | -                        |
| Toluene                    | <0.59     | <1.0         | <0.78  | NT     | <1.0         | <0.78  | NT     | 78.1         | <b>940</b>  | <b>550</b>  | <1.0         | <0.78  | <0.59  | <1.0         | <0.78  | <0.59  | 78.9          | 920           | <b>400</b>    | 1000                 | 200                      |
| Trimethylbenzenes          | <1.2      | <2.0         | <0.85  | NT     | <2.0         | <0.85  | NT     | 47.0         | <b>883</b>  | <b>803</b>  | <2.0         | <0.85  | <1.2   | <2.0         | <0.85  | <1.2   | 50.4          | <b>858</b>    | <b>641</b>    | 480                  | 96                       |
| Xylenes                    | <1.1      | <2.0         | <0.84  | NT     | <2.0         | <0.84  | NT     | 99.5         | <b>1500</b> | <b>1152</b> | <2.0         | <0.84  | <1.1   | <2.0         | <0.84  | <1.1   | 111.5         | <b>1480</b>   | <b>871</b>    | 10,000               | 1000                     |
| Total VOC                  |           | <RL          |        | NT     | <RL          |        | NT     | 282          |             |             | <RL          |        |        | <RL          |        |        | 306           |               |               | -                    | -                        |
| Dissolved Lead (ug/L)      | NT        | <1.0         | NT     | NT     | <1.0         | NT     | NT     | <1.0         | NT          | NT          | <1.0         | NT     | NT     | <1.0         | NT     | NT     | -             | NT            | NT            | 15                   | 1.5                      |
| Dissolved Iron (mg/L)      | NT        | 0.038        | NT     | NT     | <b>0.362</b> | NT     | NT     | <b>1.00</b>  | NT          | NT          | 0.111        | NT     | NT     | <b>0.557</b> | NT     | NT     | -             | NT            | NT            | 0.3                  | 0.15                     |
| Dissolved Manganese (mg/L) | NT        | <b>0.067</b> | NT     | NT     | <b>0.638</b> | NT     | NT     | <b>0.238</b> | NT          | NT          | <b>0.191</b> | NT     | NT     | <b>0.065</b> | NT     | NT     | -             | NT            | NT            | 0.05                 | 0.025                    |
| Dissolved Oxygen (mg/L)    | NT        | 3.5          | NT     | NT     | 4.5          | NT     | NT     | 4.5          | NT          | NT          | 8.3          | NT     | NT     | -            | NT     | NT     | -             | NT            | NT            | -                    | -                        |

**Bold Italicized Type: Exceeds NR 140 Enforcement Standard (May 2006)**

**Bold Type: Exceeds NR 140 Preventive Action Limits (May 2006)**

< = Not detected above WDNR Reporting Limit (RL)

VOC: Volatile Organic Compounds (EPA Method 8021 or 8260)

NT: Not Tested

- : No standards exist

Dissolved Oxygen measured as a field parameter, with a downhole probe

TABLE 1

*Geoprobe Soil Analytic Test Results (October 29, 1998)*

Sohre's Citgo & Liquor  
Sheboygan, Wisconsin  
Job Number: 14277E

| Analyte (µg/kg)        | GP1-2C | GP1-4B | GP2-3A | GP2-4B | GP3-3B | GP4-2B | GP5-3A | GP5-4B | GP6-2B | GP7-2B        | GP7-3B | GP8-3B |
|------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------|--------|--------|
| Benzene                | <29    | <30    | <30    | <29    | <30    | <29    | <29    | <29    | <29    | <b>1,480</b>  | <29    | <29    |
| Ethylbenzene           | 30**   | <30    | 183    | 30     | 30     | <29    | 54     | <29    | <29    | <b>4,421</b>  | <29    | <29    |
| MTBE*                  | 124    | 136    | 477    | 294    | 217    | 271    | 315    | 312    | 214    | 8,701         | 312    | 318    |
| Toluene                | <29    | <30    | 31     | <29    | <30    | <29    | <29    | <29    | <29    | 1,352         | <29    | <29    |
| 1,2,4 Trimethylbenzene | 49     | <30    | 1,839  | <29    | <30    | <29    | 529    | <29    | <29    | 30,839        | <29    | <29    |
| 1,3,5 Trimethylbenzene | <29    | <30    | 543    | <29    | <30    | <29    | <29    | <29    | <29    | 9,122         | <29    | <29    |
| Xylenes                | 40     | <60    | 902    | <58    | <60    | <58    | 96     | <58    | <58    | <b>40,615</b> | <58    | <58    |
| Total PVOC             | 243    | 136    | 3975   | 324    | 247    | 271    | 994    | 312    | 214    | <b>96,530</b> | 312    | 318    |
| Naphthalene (µg/kg)    | <29    | --     | --     | --     | --     | --     | --     | --     | --     | --            | --     | --     |
| Lead (mg/kg)           | <0.62  | --     | <0.63  | --     | --     | --     | <0.62  | --     | 1.12   | 7.37          | --     | --     |
| GRO (mg/kg)            | <5.9   | <6.0   | 10.3   | <5.8   | <6.1   | <5.9   | <5.8   | <5.8   | <5.8   | <b>184</b>    | <6.0   | <5.9   |
| Depth (ft)             | 7-8    | 14-16  | 8-10   | 14-16  | 10-12  | 6-8    | 8-10   | 14-16  | 6-8    | 6-8           | 10-12  | 10-12  |

**Bold Type: Sample exceeds NR 720 Soil Standards (February 1997)**

< : Below WDNR designated Reporting Limit (RL)

\* MTBE levels above the WDNR designated detection limit have been found in the methanol used to preserve the sample; results may be biased high.

\*\* Ethylbenzene was detected in the method blank; this result may be biased high.

-- : Sample not analyzed for this compound.

PVOC: Petroleum Volatile Organic Compounds (EPA Method 8020)

GRO: Gasoline Range Organics (WI Modified Method)

**TABLE 3**  
**Soil Analytic Test Results (January 28, 1999)**

Sohre's Citgo & Liquor  
 Sheboygan, Wisconsin  
 Job Number: 14277E

| <u>Analyte (ppb)</u> <sup>mg/kg</sup> | <u>MW1-3</u>          | <u>MW2-4</u> | <u>MW3-3</u> | <u>MW4-4</u> | <u>MW5-3</u> |
|---------------------------------------|-----------------------|--------------|--------------|--------------|--------------|
| Benzene                               | <0.031                | <0.030       | <0.054       | <0.030       | <0.030       |
| Ethylbenzene                          | <del>1/10</del> 0.032 | <0.030       | <0.054       | <0.030       | <0.030       |
| MTBE                                  | <0.031                | <0.030       | <0.054       | <0.030       | <0.030       |
| Toluene                               | <0.031                | <0.030       | <0.054       | <0.030       | <0.030       |
| Trimethylbenzenes                     | <0.062                | <0.060       | <0.108       | <0.060       | <0.060       |
| Xylenes                               | <0.062                | <0.060       | <0.108       | <0.060       | <0.060       |
| Total PVOC                            | <RL                   | <RL          | <RL          | <RL          | <RL          |
| GRO (ppm)                             | <6.2                  | <5.9         | <11          | <6.0         | <6.0         |
| Depth (ft)                            | 5-7                   | 8.5-10.5     | 6-8          | 8.5-10.5     | 6-8          |

**Exceeds NR 720 Soil Standards**

< = Below WDNR LUST mandated reporting level (RL)

PVOC = Petroleum Volatile Organic Compounds (EPA Method 8020)

GRO = Gasoline Range Organics (WI Method)



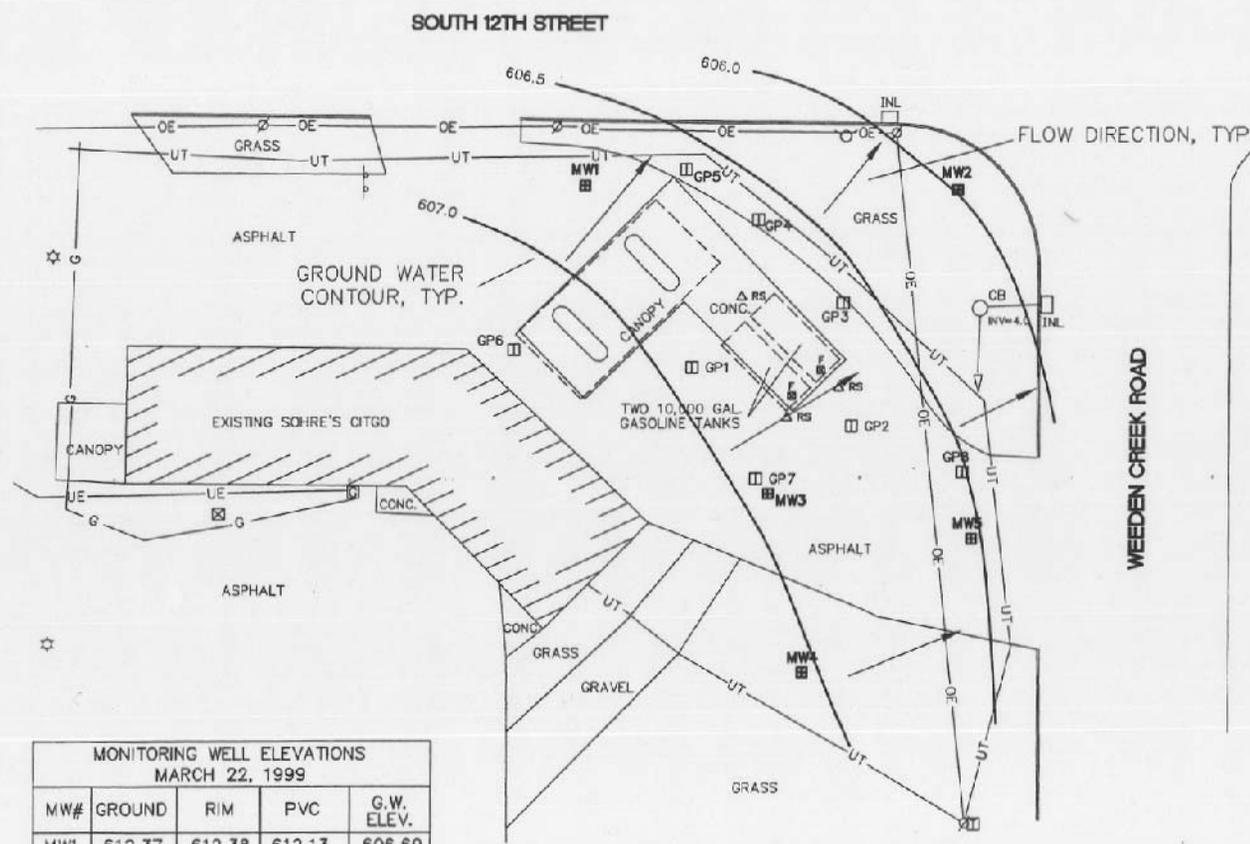
**TABLE 1**  
***Historic Ground Water Elevations***

Sohre's Citgo & Liquor  
Sheboygan, Wisconsin  
Project No. 06-1-17173 (formerly 14277E)

|             | MW1    | MW2    | MW3    | MW4    | MW5    |
|-------------|--------|--------|--------|--------|--------|
| Top of PVC  | 612.13 | 609.89 | 611.04 | 610.61 | 609.74 |
| <u>Date</u> |        |        |        |        |        |
| 11-Feb-99   | 607.05 | 606.05 | 607.27 | 607.29 | 606.74 |
| 22-Mar-99   | 606.69 | 606.00 | 606.89 | 607.03 | 606.54 |
| 22-May-06   | 607.65 | 606.89 | 607.68 | 607.68 | 606.60 |
| 27-Jul-06   | 607.11 | 606.45 | 607.28 | 607.24 | 606.41 |

I:/data/2006/17000/1-17173 Sohres/Tables 4 and 5.xls

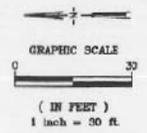
S:\NEWIRON\SORHES\14277E.DWG



**LEGEND**

| PROPOSED  | EXISTING  | UTILITIES  |
|---|---|--|
| SANITARY SEWER LATERAL<br>STORM SEWER LATERAL<br>MANHOLE<br>CATCH BASIN<br>CLEANOUT<br>WATER MAIN<br>WATER SERVICE<br>HYDRANT & VALVE<br>WATER VALVE<br>CURB STOP<br>GAS MAIN<br>GAS SERVICE<br>GAS VALVE<br>GAS METER<br>OVERHEAD ELECTRIC<br>UNDERGROUND ELECTRIC<br>LIGHT POLE<br>POWER POLE<br>ELECTRIC PEDESTAL<br>ELECTRIC TRANSFORMER<br>OVERHEAD TELEPHONE<br>UNDERGROUND TELEPHONE<br>TELEPHONE PEDESTAL<br>CABLE TV | SANITARY SEWER LATERAL<br>STORM SEWER LATERAL<br>MANHOLE<br>CATCH BASIN<br>CLEANOUT<br>WATER MAIN<br>WATER SERVICE<br>HYDRANT & VALVE<br>WATER VALVE<br>CURB STOP<br>GAS MAIN<br>GAS SERVICE<br>GAS VALVE<br>GAS METER<br>OVERHEAD ELECTRIC<br>UNDERGROUND ELECTRIC<br>LIGHT POLE<br>POWER POLE<br>ELECTRIC PEDESTAL<br>ELECTRIC TRANSFORMER<br>OVERHEAD TELEPHONE<br>UNDERGROUND TELEPHONE<br>TELEPHONE PEDESTAL<br>CABLE TV | <p><b>MISCELLANEOUS</b></p> TREES<br>SIGN<br>FENCE<br>CONTOURS<br>EASEMENTS<br>ROADWAY CENTERLINE<br><p><b>ENVIRONMENTAL</b></p> GROUND WATER MONITORING WELL<br>SOIL BORING<br>GROUND WATER RECOVERY WELL<br>RECOVERY SUMP<br>VAPOR MONITORING POINT<br>VAPOR EXTRACTION POINT<br>TANK FILL<br>GEOPROBE<br>AIR SPARGING POINT |

| MONITORING WELL ELEVATIONS<br>MARCH 22, 1999 |        |        |        |            |
|--|--------|--------|--------|------------|
| MW#  | GROUND | RIM    | PVC    | G.W. ELEV. |
| MW1  | 612.37 | 612.38 | 612.13 | 606.69     |
| MW2  | 610.07 | 610.11 | 609.89 | 606.00     |
| MW3  | 611.30 | 611.30 | 611.04 | 606.89     |
| MW4  | 610.84 | 610.86 | 610.61 | 607.03     |
| MW5  | 610.14 | 610.12 | 609.74 | 606.54     |



**FIGURE 4 - GROUND WATER CONTOUR PLAN, MARCH 22, 1999**

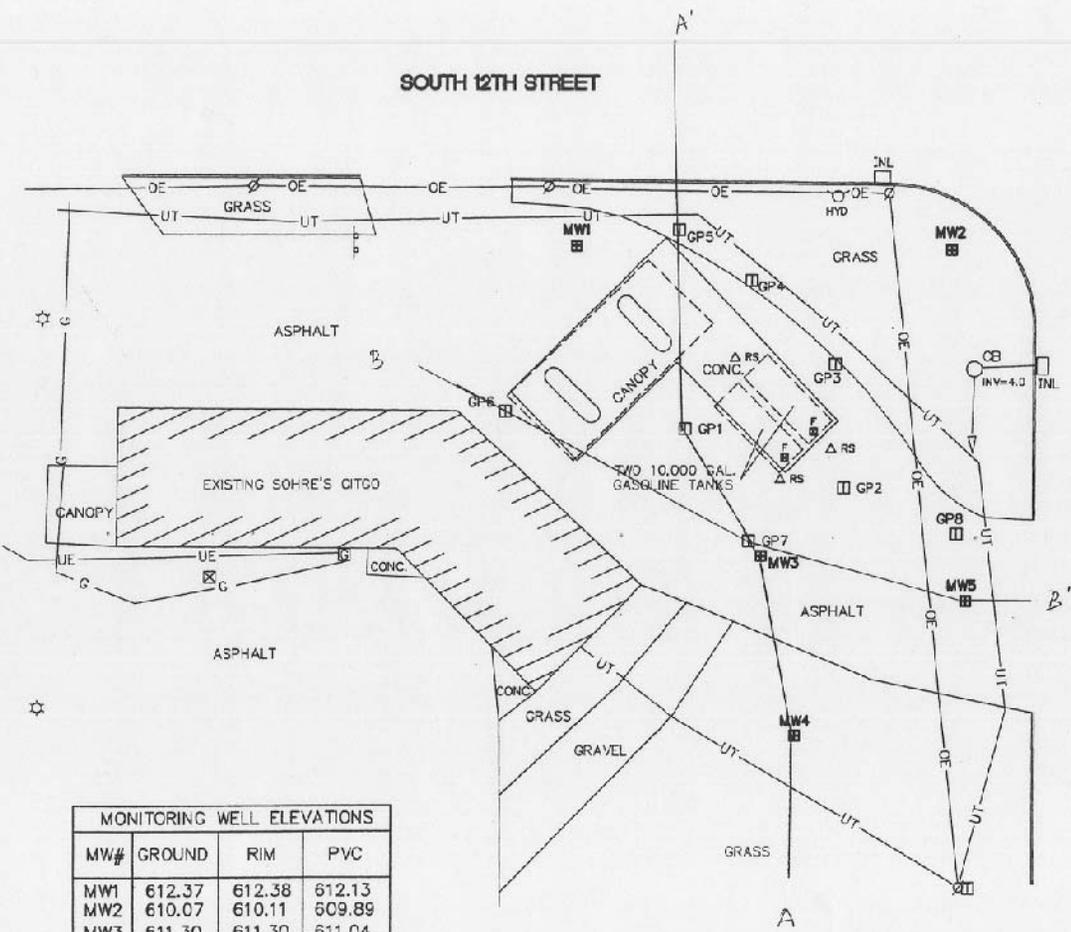
**MILLER ENGINEERS SCIENTISTS**  
 5308 South Twelfth Street  
 Sheboygan, Wisconsin 53081  
 414-458-8184

**SOHRE'S CITGO AND LIQUOR STORE  
 REMEDIAL INVESTIGATION  
 SOUTH 12TH STREET  
 SHEBOYGAN, WI**

|     |      |             |    |        |          |     |       |
|-----|------|-------------|----|--------|----------|-----|-------|
| NO. | DATE | DESCRIPTION | BY | SCALE  | DATE     | BY  | SHEET |
|     |      |             |    | 1"=30' | 4-12-99  | KTS | F-4   |
|     |      |             |    |        | JCB      | OK  | KKG   |
|     |      |             |    |        | 14277E1E |     |       |

SOUTH 12TH STREET

WEEDEN CREEK ROAD



LEGEND

- | PROPOSED             | EXISTING      | UTILITIES                    |
|----------------------|---------------|------------------------------|
| ---S---S---          | ---S---S---   | SANITARY SEWER               |
| ---S---S---          | ---S---S---   | SANITARY LATERAL             |
| ---S---S---          | ---S---S---   | STORM SEWER                  |
| ---ST---ST---        | ---ST---ST--- | STORM SEWER LATERAL          |
| ⊙                    | ⊙             | MANHOLE                      |
| ⊙                    | ⊙             | CATCH BASIN                  |
| ⊙                    | ⊙             | CURB INLET                   |
| ⊙                    | ⊙             | CLEANOUT                     |
| ⊙                    | ⊙             | END SECTION                  |
| ⊙                    | ⊙             | WATER MAIN                   |
| ⊙                    | ⊙             | WATER SERVICE                |
| ⊙                    | ⊙             | HYDRANT & VALVE              |
| ⊙                    | ⊙             | WATER VALVE                  |
| ⊙                    | ⊙             | CURB STOP                    |
| ⊙                    | ⊙             | GAS MAIN                     |
| ⊙                    | ⊙             | GAS SERVICE                  |
| ⊙                    | ⊙             | GAS VALVE                    |
| ⊙                    | ⊙             | GAS METER                    |
| ⊙                    | ⊙             | OVERHEAD ELECTRIC            |
| ⊙                    | ⊙             | UNDERGROUND ELECTRIC         |
| ⊙                    | ⊙             | LIGHT POLE                   |
| ⊙                    | ⊙             | POWER POLE                   |
| ⊙                    | ⊙             | ELECTRIC PEDESTAL            |
| ⊙                    | ⊙             | ELECTRIC TRANSFORMER         |
| ⊙                    | ⊙             | OVERHEAD TELEPHONE           |
| ⊙                    | ⊙             | UNDERGROUND TELEPHONE        |
| ⊙                    | ⊙             | TELEPHONE PEDESTAL           |
| ⊙                    | ⊙             | CABLE TV                     |
| <b>MISCELLANEOUS</b> |               |                              |
| ⊙                    | ⊙             | TREES                        |
| ⊙                    | ⊙             | SIGN                         |
| ⊙                    | ⊙             | FENCE                        |
| ⊙                    | ⊙             | CONTIGUOUS                   |
| ⊙                    | ⊙             | EASEMENTS                    |
| ⊙                    | ⊙             | ROADWAY CENTERLINE           |
| <b>ENVIRONMENTAL</b> |               |                              |
| ⊙                    | ⊙             | GROUND WATER MONITORING WELL |
| ⊙                    | ⊙             | SOIL BORING                  |
| ⊙                    | ⊙             | GROUND WATER RECOVERY WELL   |
| ⊙                    | ⊙             | RECOVERY SUMP                |
| ⊙                    | ⊙             | VAPOR MONITORING POINT       |
| ⊙                    | ⊙             | VAPOR EXTRACTION POINT       |
| ⊙                    | ⊙             | TANK FILL                    |
| ⊙                    | ⊙             | GEOPROBE                     |
| ⊙                    | ⊙             | AIR SPARGING POINT           |

| MONITORING WELL ELEVATIONS |        |        |        |
|----------------------------|--------|--------|--------|
| MW#                        | GROUND | RIM    | PVC    |
| MW1                        | 612.37 | 612.38 | 612.13 |
| MW2                        | 610.07 | 610.11 | 609.89 |
| MW3                        | 611.30 | 611.30 | 611.04 |
| MW4                        | 610.84 | 610.86 | 610.61 |
| MW5                        | 610.14 | 610.12 | 609.74 |

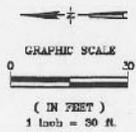


FIGURE 2 - GEOPROBE AND MONITORING WELL LOCATION PLAN

**MILLER ENGINEERS SCIENTISTS**  
5308 South Twelfth Street  
Sheboygan, Wisconsin 53081  
414-456-9194

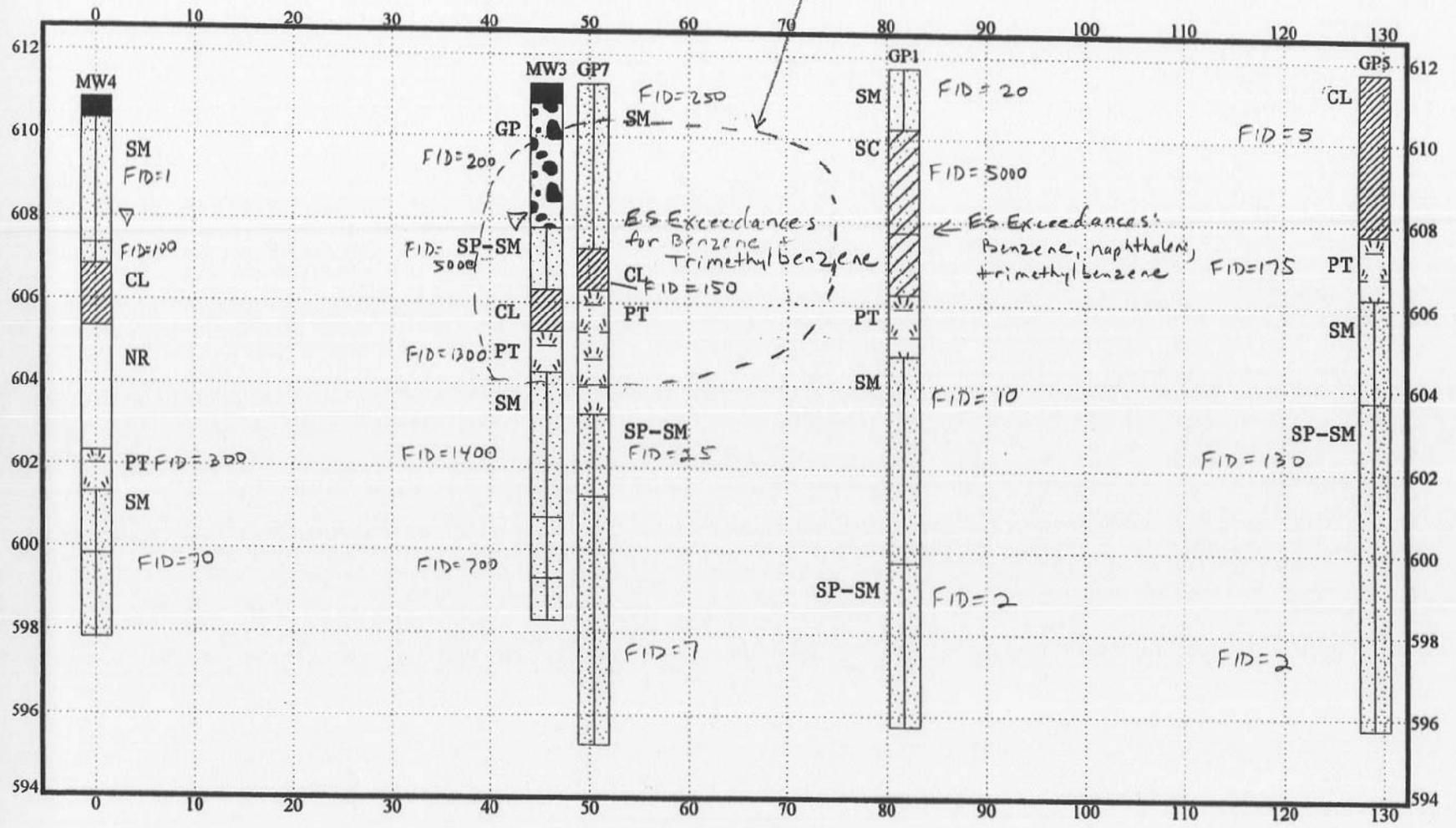
**SOHRE'S CITGO AND LIQUOR STORE**  
REMEDIAL INVESTIGATION  
SOUTH 12TH STREET  
SHEBOYGAN, WI

|     |      |             |    |          |         |     |     |      |
|-----|------|-------------|----|----------|---------|-----|-----|------|
| NO. | DATE | DESCRIPTION | BY | SCALE    | DATE    | BY  | CHK | DICT |
|     |      |             |    | 1" = 30' | 2-26-96 | KTS |     |      |
|     |      |             |    |          |         | OK  | KKC | F-2  |
|     |      |             |    |          |         |     |     | DP   |

K. VANDERKAM/SCHLES 11/27/95/ADJ

CROSS SECTION INDEX

Approx. area of NR 720 exceedances.



DISTANCE (FEET)  
**CROSS SECTION A - A'**

▽ = groundwater elev. May 2006

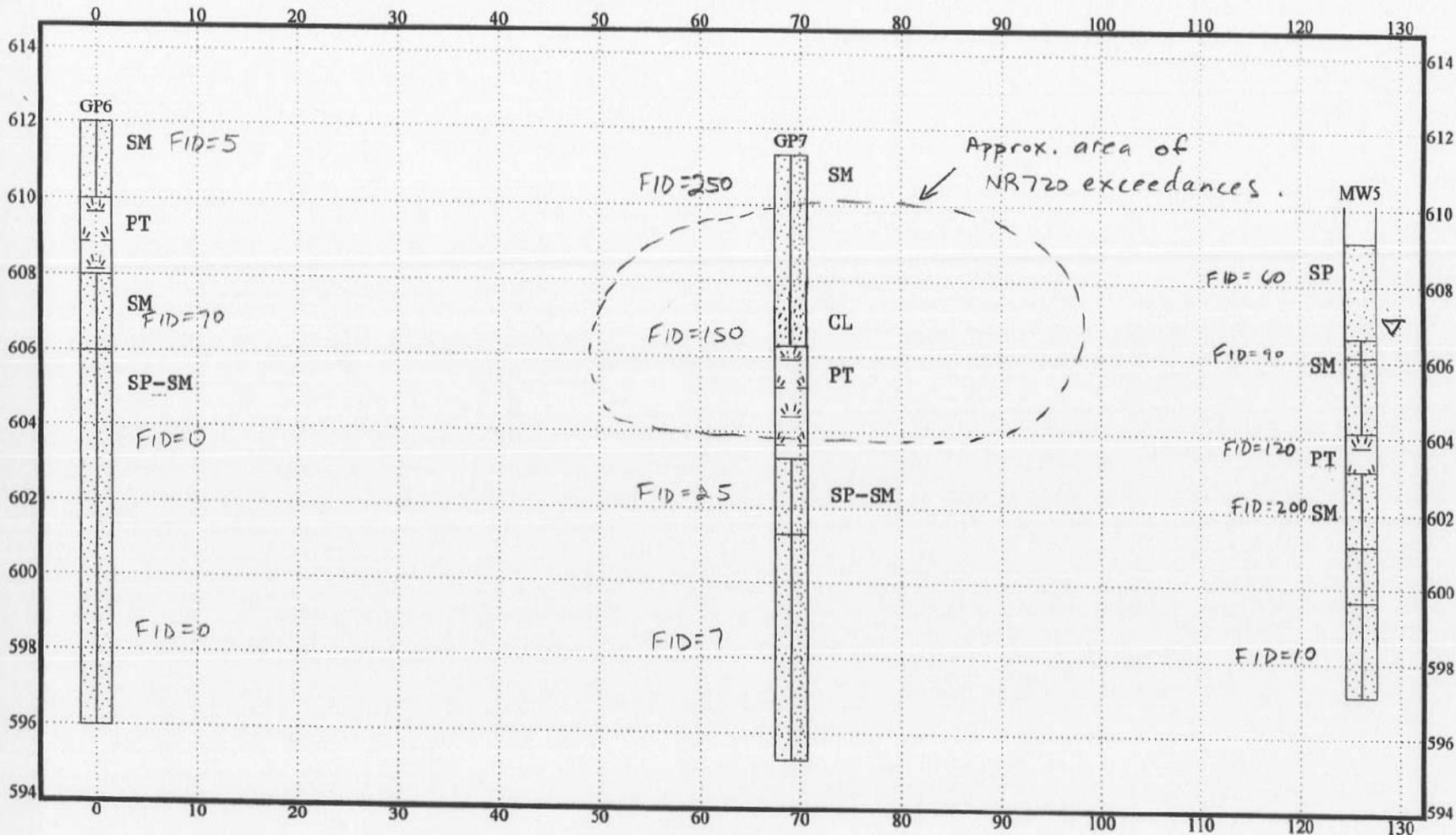
| Boring | North(ft) | East(ft) | Elev.(ft MSL) |
|--------|-----------|----------|---------------|
| GP1    | 128.0     | 84.0     | 611.8         |
| GP5    | 177.0     | 83.0     | 611.8         |
| GP7    | 100.0     | 100.0    | 611.3         |
| MW3    | 96.0      | 103.0    | 611.3         |
| MW4    | 51.0      | 112.0    | 610.8         |
|        |           |          |               |
|        |           |          |               |
|        |           |          |               |
|        |           |          |               |
|        |           |          |               |

**MILLER  
 ENGINEERS  
 SCIENTISTS**

Sheboygan, WI

|                     |          |        |
|---------------------|----------|--------|
| CLIENT:             |          |        |
| JOB: Sohre's Citgo  |          |        |
| LOCATION: Sheboygan |          |        |
| PROJECT #           | DATE     | FIGURE |
|                     | Jun 9 06 |        |

SECTION (ENV) 98-14277.GPJ WI DNR98.GDT 6/9/06 14:37



SECTION (ENV) 98-14277.GPJ, WI, DNR98, GDT, 6/9/06, 14:31

| Boring | North(ft) | East(ft) | Elev.(ft MSL) |
|--------|-----------|----------|---------------|
| GP6    | 131.0     | 38.0     | 612.0         |
| GP7    | 100.0     | 100.0    | 611.3         |
| MW5    | 84.0      | 155.0    | 610.1         |
|        |           |          |               |
|        |           |          |               |
|        |           |          |               |
|        |           |          |               |
|        |           |          |               |
|        |           |          |               |

DISTANCE (FEET)  
**CROSS SECTION B - B'**

▽ = groundwater elev. May 2006

**MILLER  
 ENGINEERS  
 SCIENTISTS**

Sheboygan, WI

|           |          |               |
|-----------|----------|---------------|
| CLIENT:   |          |               |
| JOB:      |          | Sohre's Citgo |
| LOCATION: |          | Sheboygan     |
| PROJECT # | DATE     | FIGURE        |
|           | Jun 9 06 |               |

June 6, 2006

Remediation and Redevelopment Program  
WDNR  
P.O. Box 12436  
Milwaukee, WI 53212

RE: Legal Description for 4554 S. 12<sup>th</sup> Street, Sheboygan, Wisconsin.  
Parcels 59281460272, Sheboygan County

BRRTS # 03-60-191165, FID #460177300, COMM # 53081781254

Dear Sir or Madam,

In accordance with WDNR GIS Registry requirements, attached please find the legal description for the above-mentioned property. To the best of my knowledge, this is an accurate legal description of the property and this is the only property that is affected with respect to the above BRRTS site.

Robert C. Smith

Signed

6/13/06

Date