GIS REGISTRY INFORMATION

SITE NAME:	Crispell Property		
BRRTS #:	03-65-270736	**FID #** (if appropriate):	
COMMERCE # (if appropriate):	53121-1712-14		
CLOSURE DATE:	March 17, 2003		
STREET ADDRESS:	114 W. Court Rd.		
CITY:	Elkhorn		

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	**X =**	639149		**Y =**	245612	
CONTAMINATED MEDIA:	Groundwater		Soil	X	Both	
OFF-SOURCE GW CONTAMINATION >ES:		**Yes**			**No**	X
• **IF YES, STREET ADDRESS:**						
• **GPS COORDINATES** (meters in WTM91 projection):	**X =**			**Y =**		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):		**Yes**			**No**	X
• **IF YES, STREET ADDRESS 1:**						
• **GPS COORDINATES** (meters in WTM91 projection):	**X =**			**Y =**		
CONTAMINATION IN RIGHT OF WAY:		**Yes**			**No**	X

DOCUMENTS NEEDED

Closure Letter, and any conditional closure letter issued	X
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties	X
County Parcel ID number, *if used for county*, for all affected properties	X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	X
Isoconcentration map(s), *if required for site investigation (SI)* (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. **If not available, include the latest extent of contaminant plume map.**	
GW: Table of water level elevations, with sampling dates, and free product noted if present	
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	X
Geologic cross-sections, *if required for SI.* (8.5x14' if paper copy)	
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	
Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure*	

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

Wisconsin
Department of Commerce

March 17, 2003

Mr. Elvin Crispell
2138 Blue Heron Dr.
Delavan, WI 53115

RE: **Final Closure**

Commerce # 53121-1712-14 WDNR BRRTS # 03-65-270736
Crispell Property, 114 W. Court Rd., Elkhorn

Dear Mr. Crispell:

The Wisconsin Department of Commerce (Commerce) has received all items required for closure. This site is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, appropriate measures must be implemented to assure that it is managed following all applicable regulations. If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

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) 220-5375.

Sincerely,

Greg Michael
Hydrogeologist
Site Review Section

cc: Environmental Compliance Consultants, Inc.
Case File

DOCUMENT NO

62268

VOL 253 PAGE 35

STATE BAR OF WISCONSIN — FORM 1
WARRANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA

RECORDED IN VOL 253
PAGE 35

'80 SEP 30 AM 9 44

LOIS M. KETTERHAGEN
REG. OF DEEDS
WALWORTH COUNTY, WIS.

RETURN TO

Tax Key No. YOP 001220

This Deed, made between Charles L. Murray and Kathryn M.A. Murray, husband and wife

Grantor

and Elvin L. Crispell and Nancy L. Crispell husband and wife as tenants in common and not as joint tenants

Grantee,

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Walworth County, State of Wisconsin:

Lot 11 in Block 17 of the Original Plat to the City of Elkhorn, Walworth County, Wisconsin

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except

and will warrant and defend the same.

Dated this 29th day of September, 19 80.

(SEAL)

Charles L. Murray (SEAL)

• Charles L. Murray

(SEAL)

Kathryn M.A. Murray (SEAL)

• Kathryn M.A. Murray

TRANSFER FEE $ 162.50

AUTHENTICATION

Signatures authenticated this day of , 19

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

THIS INSTRUMENT WAS DRAFTED BY

Charles L. Murray, Broker

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

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.

Walworth County.

Personally came before me, this 29th day of September, 1980 the above named Charles L. Murray and Kathryn M. A. Murray, husband and wife

to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Corinne C. Kartes

Corinne C. Kartes

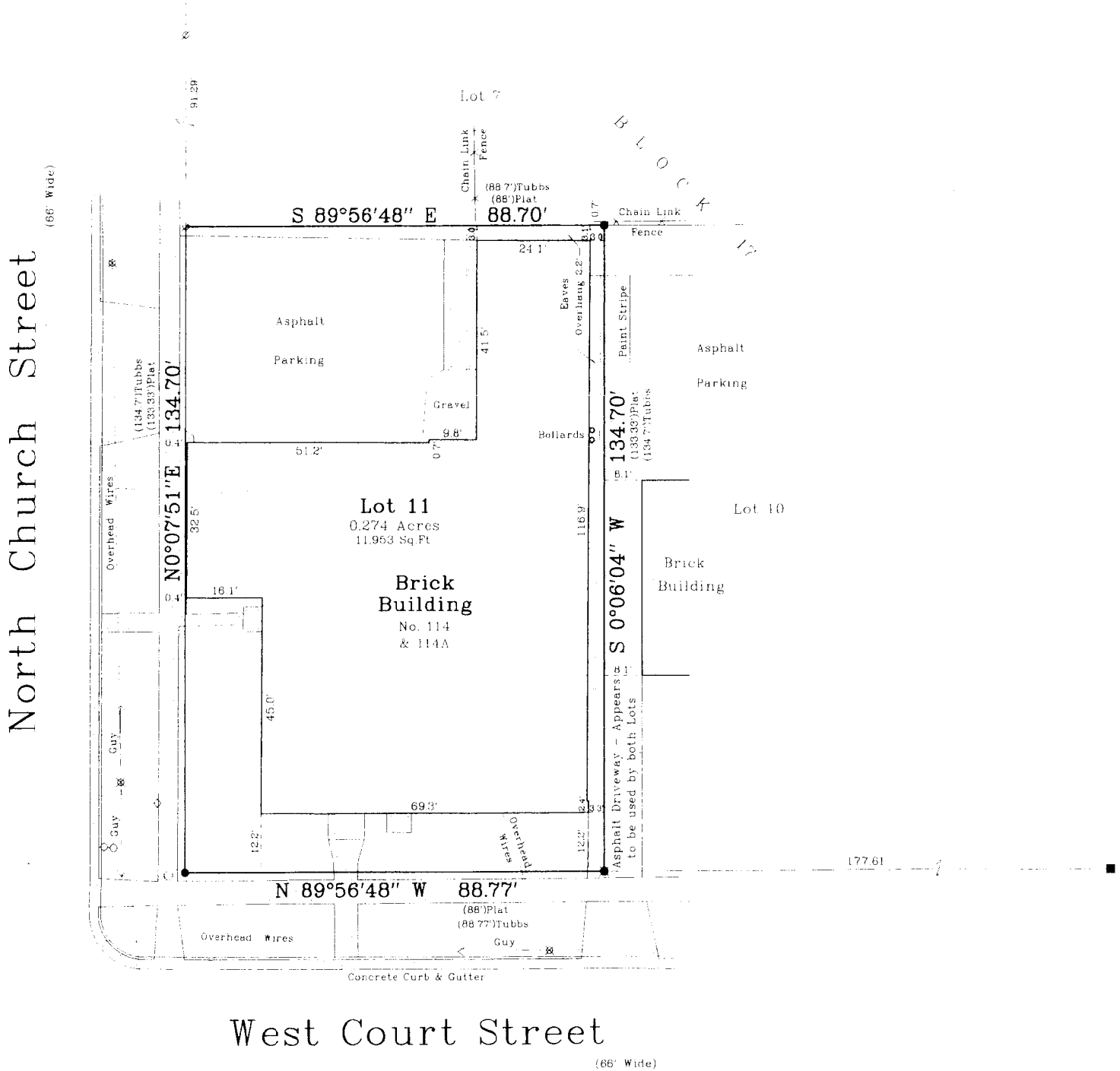
Notary Public Walworth County, Wis.
My Commission is permanent. (If not, state expiration date: February 26, 1984)

I hereby certify that I have on this 1st day of October, 1980, microphotographed the above document in accordance with standards established by Sec. 228.03(1) of Statutes and [illegible] Camera Operator.

Of The City Of Elkhorn.

Southeast 1/4 of Section 36, Town 2 North
East, City of Elkhorn, Walworth County, W

Surveyed for **Elna Enterprises**
2138 Blue Heron Drive
Delavan, Wisconsin 53115



Note: (88')Plat - Indicates dimension as shown on the
(88.7')Tubbs - Indicates dimension as shown on
City of Elkhorn

Bearings referenced to

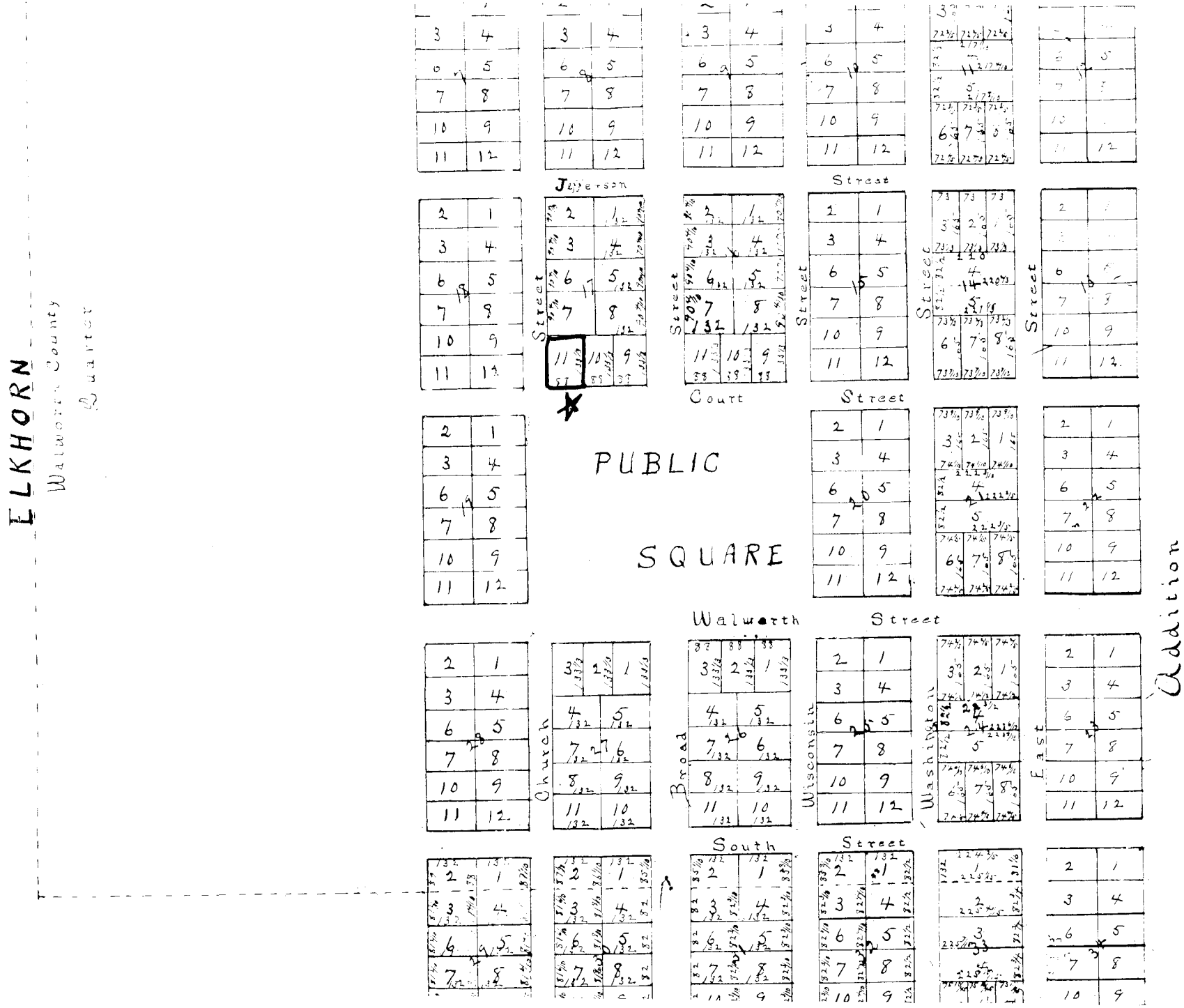
WISCONSIN
DOUGLAS G. OLSON
S-2093
ELKHORN, WI
LAND SURVEYOR
Not valid unless Stamped in Red

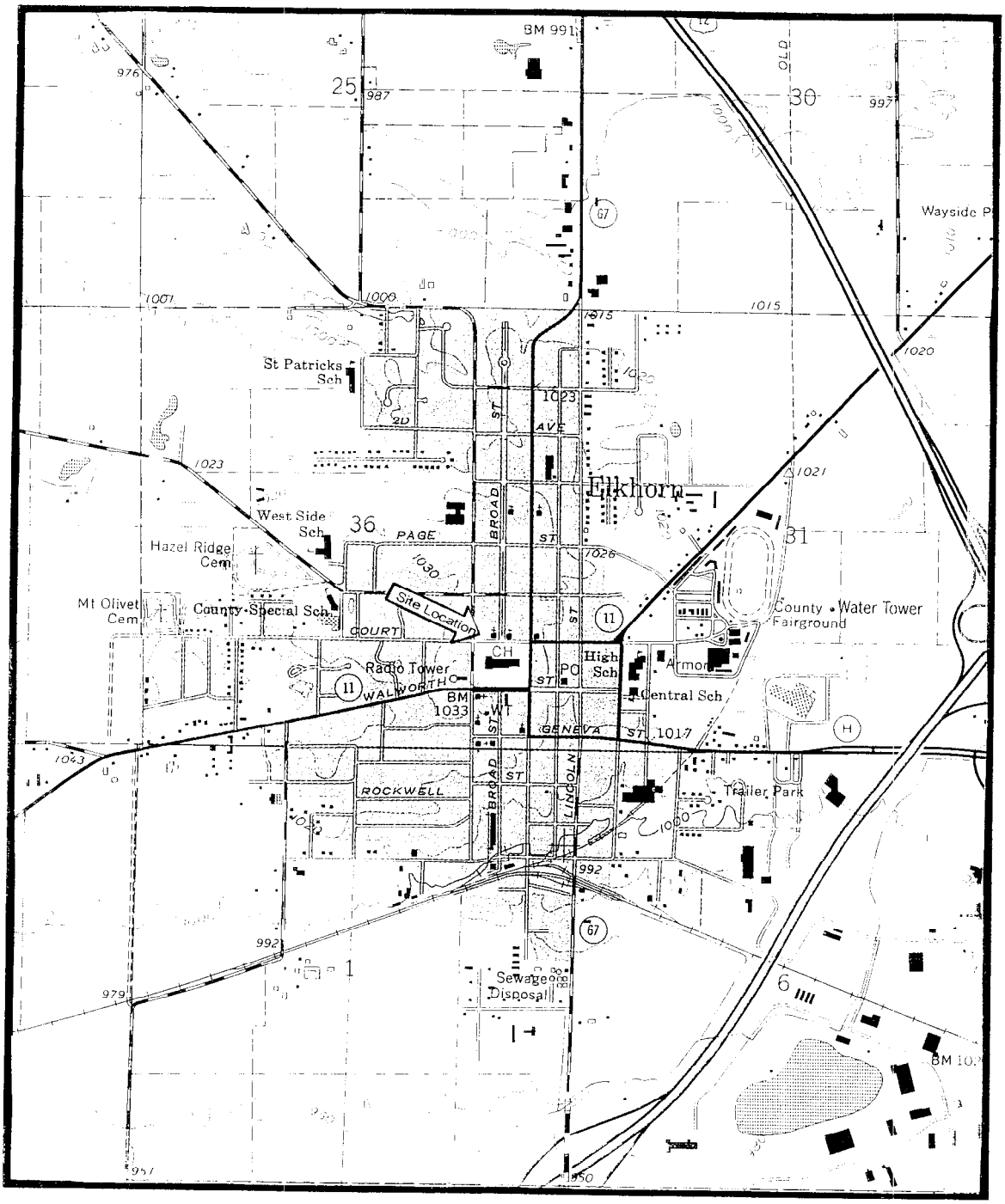
Notes: 1) This survey plat is not certified unless signed and sealed in red ink

2) This survey is subject to Wisconsin This Plat of Survey is the notice o to file lien Lien waiver required

Copyright © 2001 by Jensen & Olson Land

All rights reserved No part of this sur or transmitted in any form by any means mechanical, including photocopying tract and retrieval systems - without permissi G Olson Jensen & Olson Land Surveying


ELKHORN
Walworth County
Quarter
PUBLIC
SQUARE
Jefferson Street
Street
Street
Street
Street
Street
Court
Walworth Street
Church
Broad
Wisconsin
Washington
East
Addition
South Street



Taken from the Elkhorn, Wisconsin USGS 7.5 Minute Topographic Map Revised 1994

CRISPELL OFFICE BUILDING - ELKHORN, WI	
FIGURE 1 SITE LOCATION MAP	
SCALE: 1" = 2,000'	DATE: March 4, 2002
Environmental Compliance Consultants, Inc.	BY: ARW

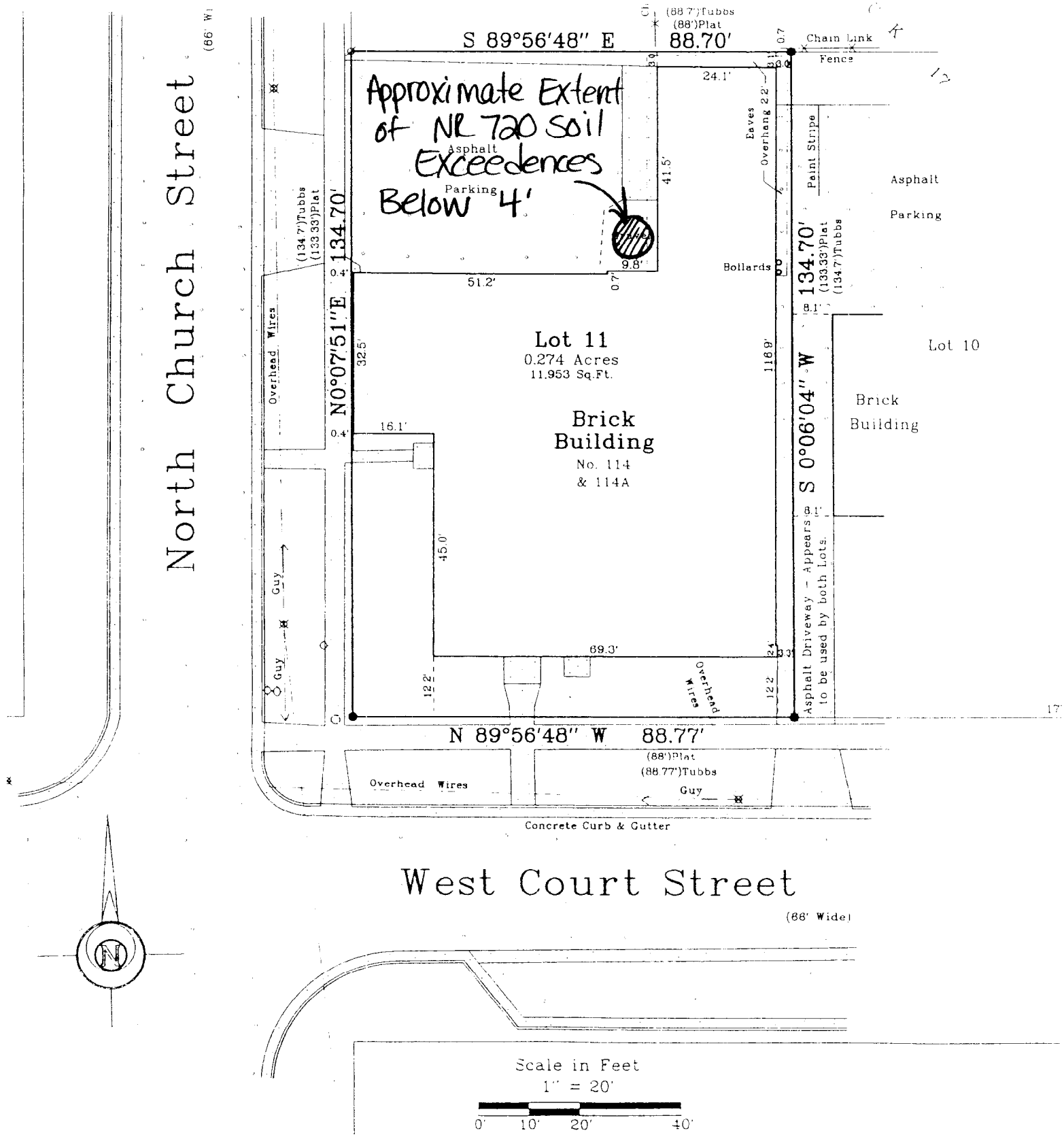

Approximate Extent of NR 720 Soil Exceedences Below 4'
North Church Street
(66' Wide)
S 89°56'48" E
(88.7')Tubbs
(88')Plat
88.70'
Chain Link Fence
24.1'
Eaves Overhang 2.2'
Paint Stripe
Asphalt Parking
Asphalt Parking
41.5'
9.8'
Bollards
51.2'
(134.7')Tubbs
(133.33')Plat
134.70'
N 0°07'51" E
134.70'
(133.33')Plat
(134.7')Tubbs
S 0°06'04" W
Overhead Wires
Lot 11
0.274 Acres
11.953 Sq.Ft.
Lot 10
Brick Building
Brick Building
No. 114
& 114A
16.1'
32.5'
118.9'
45.0'
69.3'
12.2'
12.2'
Guy
Guy
Overhead Wires
Asphalt Driveway - Appears to be used by both Lots.
N 89°56'48" W 88.77'
(88')Plat
(88.77')Tubbs
Overhead Wires
Guy
Concrete Curb & Gutter
West Court Street
(66' Wide)
N
Scale in Feet
1" = 20'
0' 10' 20' 40'

Table 1 - Crispell Soil Sampling PVOC Results

Boring & Sample	Sample Date	Depth (ft bgs)	PID	DRO (mg/kg)	GRO (mg/kg)	Benzene	Ethylbenzene	Toluene	MTBE	Xylenes (Total)	1,2,4-TMB	1,3,5-TMB	Naphthalene
SA Soil	02/15/01	~8'	NA	167	60	NA	NA	NA	NA	NA	NA	NA	NA
SB1-1	03/20/02	3.5' - 4'	**	NA	NA	<25	<25	<25	<25	<25	<25	<25	NA
SB1-2	03/20/02	7' - 8'	**	NA	NA	<100*	<100*	<100*	<100*	2050*	4300*	4200*	3400*
SB2-1	03/20/02	3.5' - 4'	**	NA	NA	<25	<25	<25	<25	<25	<25	<25	<25
SB2-3	03/20/02	12'	**	NA	NA	<25	<25	<25	<25	<25	<25	<25	<25
SB2-5	03/20/02	20'	**	NA	NA	<25	<25	<25	<25	<25	<25	<25	<25
SB3-1	03/20/02	3'	**	NA	NA	<25	<25	<25	<25	<25	<25	<25	<25
SB3-3	03/20/02	12'	**	NA	NA	<25	<25	<25	<25	<25	<25	<25	<25
East Wall	10/24/02	2'	0	NA	NA	<25	<25	<25	<25	<25	<25	<25	NA
West Wall	10/24/02	2.9'	3.7	NA	NA	<25	<25	<25	<25	<25	<25	<25	NA
North Wall	10/24/02	2.4'	0.7	NA	NA	<25	<25	<25	<25	<25	<25	<25	NA
Bottom #1	10/24/02	4.4'	0	NA	NA	<25	<25	<25	<25	<25	<25	<25	NA
Bottom #2	10/24/02	4.2'	3.4	NA	NA	<25	<25	<25	<25	<25	<25	<25	NA
NR 720.09 RCLs				100	100	5.5	2900	1500	NS	4100	NS	NS	NS
NR 746.06 Table 1 (Free Product Indicator)				NS	NS	8500	4600	38,000	NS	42,000	83,000	11,000	2.5
NR 746.06 Table 2 (Direct Contact Standar				NS	NS	1100	NS	NS	NS	NS	NS	NS	NS

Results are in parts per billion (ppb), unless noted.
SA Soil = Site Assessment soil collected 1 foot under base of UST.
* = Detection limit may be elevated due to the presence of an unrequested analyte.
** = PID unit not working properly
All samples analyzed by EnChem, Inc., Green Bay, Wisconsin
ft bs = feet below ground surface
GRO = gasoline range organics
DRO = diesel range organics
TMB = Trimethylbenzene
MTBE = Methyl Tert Butyl Ether
NA = Not Analyzed
NS = No Standard

Table 2
PAH Soil Analytical Results
Boring and Excavation Samples
Crispell Office Building
ECCI Project No:
BRRTS No:

Compound	Generic RCLS		Sample Location and Depth					
	Groundwater Pathway (any depth)	Direct Contact Pathway (0 to 4')	*Pre-Excavation* SB-1 (3.5 - 4')	*Post-Excavation Soil Sampling Results* East Wall (2')	Bottom #1 (4.4')	North Wall (2.4')	West Wall (2.9')	Bottom #2 (4.2')
Acenaphthene	38	900	[0.052]	<0.021	<0.014	0.037	<0.015	<0.014
Acenaphthylene	0.7	18	<0.015	<0.016	<0.023	<0.016	<0.024	<0.023
Anthracene	3000	5000	0.27	<0.015	0.014	0.058	<0.015	0.026
Benzo(a)anthracene	17	0.088	**0.52**	<0.017	0.065	**0.23**	<0.008	0.062
Benzo(a)pyrene	48	0.0088	**0.39**	<0.016	**0.081**	**0.24**	0.0087	**0.073**
Benzo(b)fluoranthene	360	0.088	**0.57**	<0.014	0.077	**0.22**	<0.094	0.068
Benzo(g,h,i)perylene	6800	1.8	0.38	<0.015	0.069	0.14	<0.016	0.047
Benzo(k)fluoranthene	870	0.88	0.38	<0.017	0.063	0.25	<0.012	0.06
Chrysene	37	8.8	0.52	<0.017	0.075	0.28	<0.0094	0.069
Dibenzo(a,h)anthracene	38	0.0088	**0.11**	<0.014	0.014	**0.19**	<0.010	<0.0096
Fluoranthene	500	600	1.5	0.018	0.17	0.73	<0.011	0.17
Fluorene	100	600	0.079	<0.016	<0.0077	0.03	<0.008	0.016
Indeno(1,2,3-cd)pyrene	680	0.088	**0.4**	<0.015	0.07	**0.18**	<0.015	0.062
1-Methylnaphthalene	23	1100	<0.17	<0.018	<0.009	<0.018	<0.0094	0.009
2-Methylnaphthalene	20	600	<0.15	<0.015	<0.0097	<0.016	<0.010	0.013
Naphthalene	0.4	20	<0.21	<0.022	<0.0097	<0.022	<0.010	0.012
Phenanthrene	1.8	18	0.96	<0.014	0.084	0.5	<0.011	0.13
Pyrene	8700	500	1.1	0.017	0.13	0.54	<0.017	0.14

Concentrations in miligrams per kilogram (mg/kg) [equivalent to parts per million (ppm)]
< = concentration less than the indicated level of detection.
RCL = Residual Contaminant Level
Generic RCLs presented in WDNR Guidance Document "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance", Publication RR-519-97, April 1997
Bold indicates concentration exceeds Generic RCL for the Direct Contact Pathway

Table 3
B[a]P-equivalent PAH Concentration Calculations
Crispell Office Building
ECCI Project No:
BRRTS No:

Compound	RPF	Measured Concentration	B[a]P equiv Conc.	
			Carcinogenic PAHs	All Detected PAHs
Acenaphthene	0.001	0		0.000037
Acenaphthylene	0.001	<0.016		
Anthracene	0.010	0.058		0.00058
Benzo(a)anthracene	0.100	0.23	0.023	0.023
Benzo(a)pyrene	1.000	0.24	0.24	0.24
Benzo(b)fluoranthene	0.100	0.22	0.022	0.022
Benzo(g,h,i)perylene	0.010	0.14		0.0014
Benzo(k)fluoranthene	0.010	0.25	0.0025	0.0025
Chrysene	0.001	0.28	0.00028	0.00028
Dibenzo(a,h)anthracene	1.000	0.19	0.19	0.19
Fluoranthene	0.001	0.73		0.00073
Fluorene	0.001	0.03		0.00003
Indeno(1,2,3-cd)pyrene	0.100	0.18	0.018	0.018
1-Methylnaphthalene	0.001	<0.018		
2-Methylnaphthalene	0.001	<0.016		
Naphthalene	0.001	<0.022		
Phenanthrene	0.001	1		0.0005
Pyrene	0.001	0.54		0.00054

Subtotal PAHs		3.625		
Total B[a]P equivalent			0.49578	**0.499597**

B[a]P-equivalent Generic RCL for PAH Mixture	**0.9**

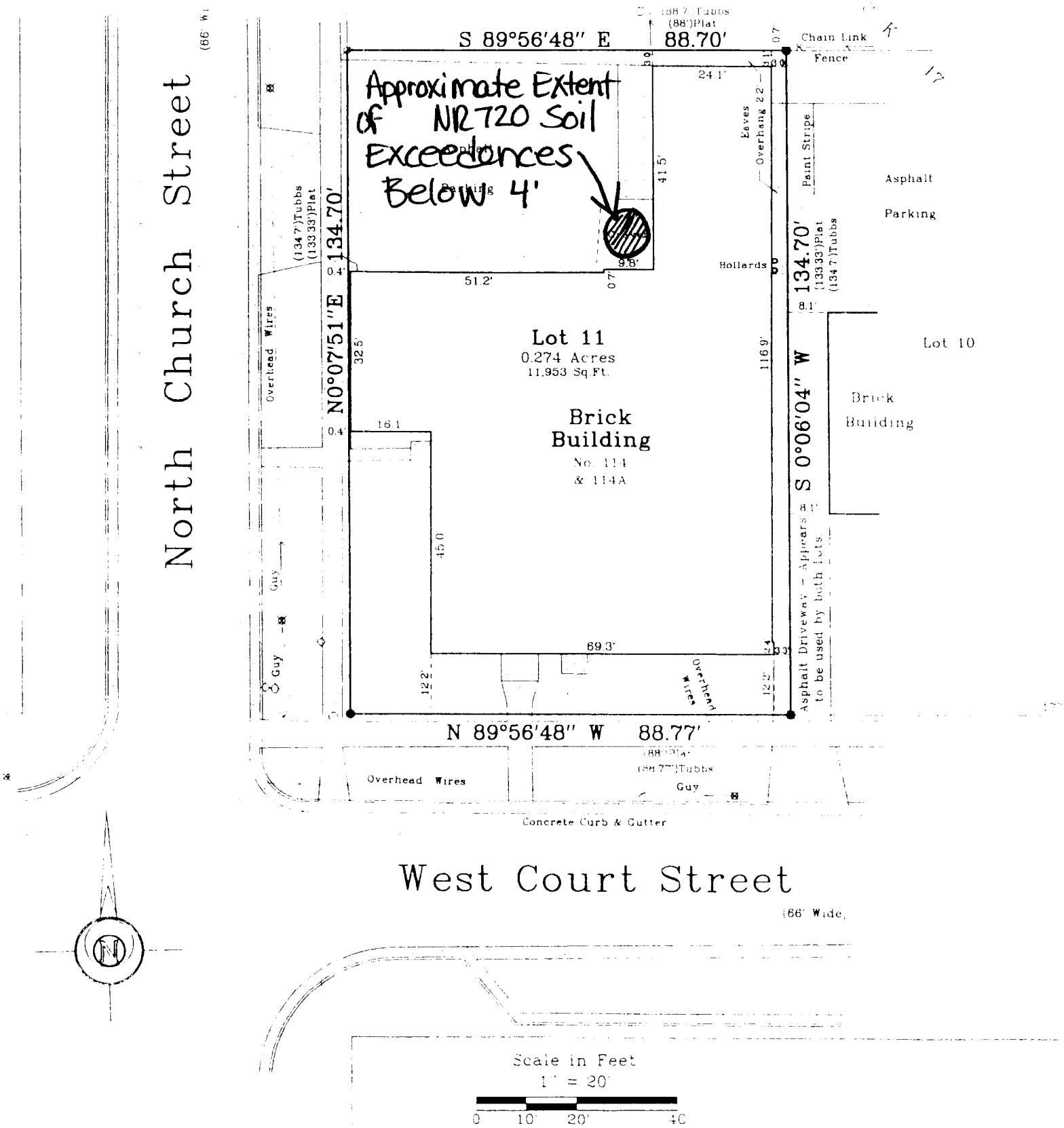
Calculations and RCL from WDNR Guidance Document "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAH) Interim Guidance", Publication RR-519-97, April 1997 (corrected).

Table 4 - Laboratory Results of Temporary Well Sampling

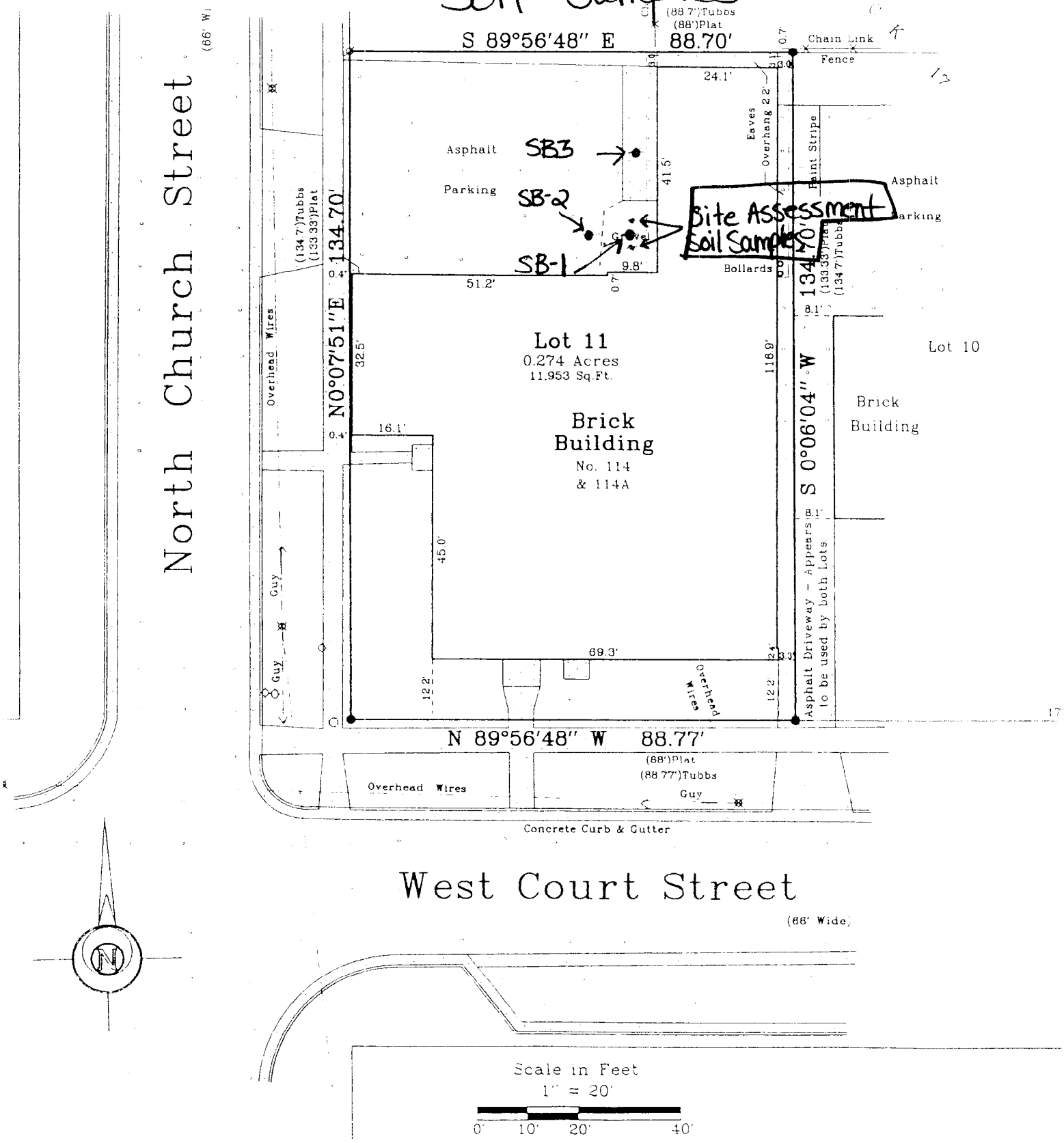
Temporary Montoring Well in SB1 (Removed During Excavation Activities)

Sample Date	Benzene	Ethylbenzene	Toluene	Total Xylenes	Total TMB	MTBE	Naphthalene
3/20/02	[4.3]	57	<2.7	107	**490**	<1.7	**380**
NR 140 ES	**5**	**700**	**1,000**	**10,000**	**480**	**60**	**40**
NR 140 PAL	0.5	140	200	1,000	96	12	8

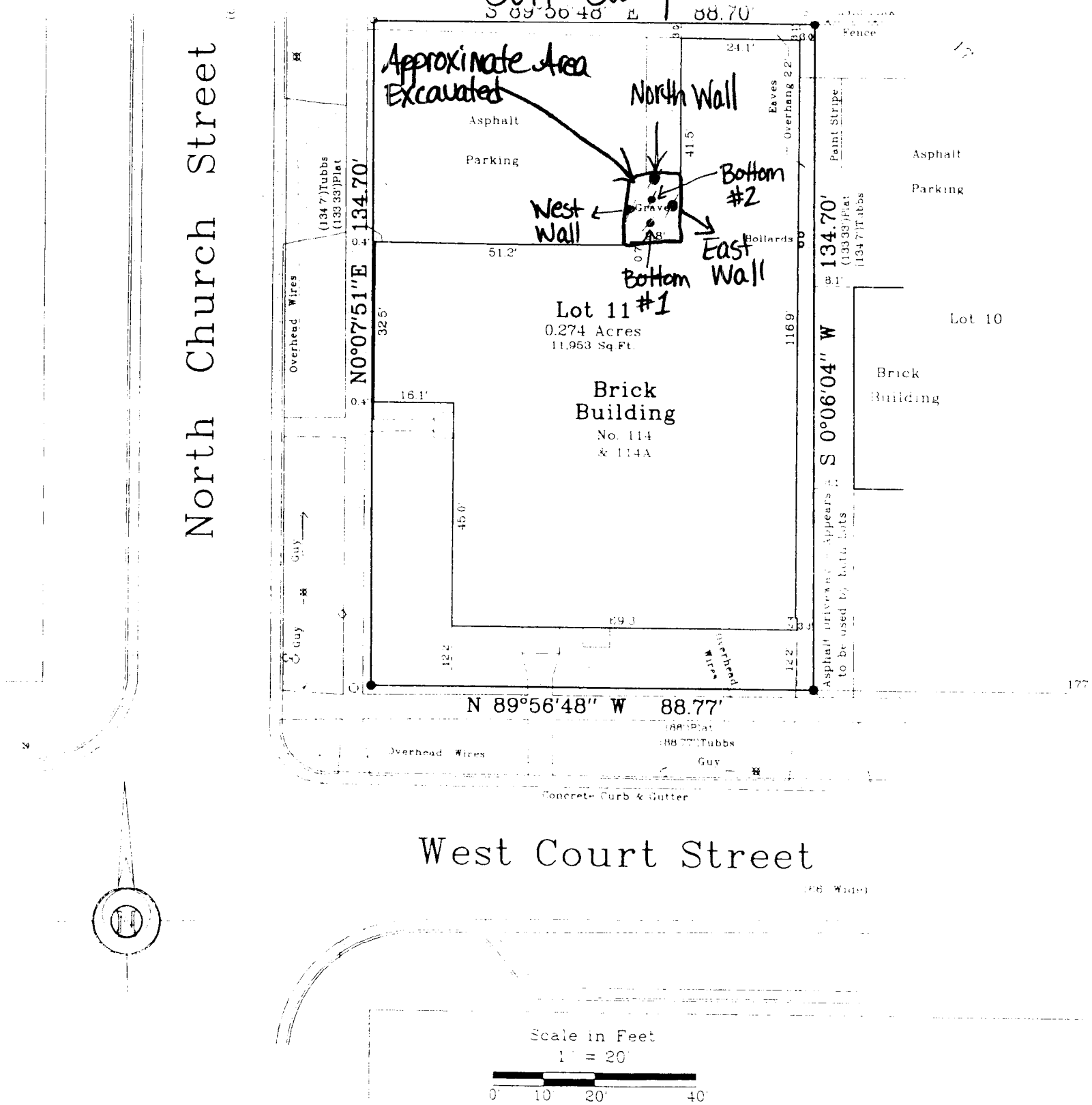
[ ] = Bracketed results are between the limit of detection and limit of quantitation.
All Samples Collected by ECCI Personnel
All Samples Analyzed by En Chem, Inc., Green Bay, Wisconsin


North Church Street
(66' Wide)
S 89°56'48" E
88.70'
(88.7')Tubbs
(88')Plat
Chain Link Fence
Approximate Extent of NR720 Soil Exceedances Below 4'
24.1'
Eaves Overhang 2.2'
Paint Stripe
Asphalt Parking
41.5'
9.8'
51.2'
Hollards
134.70'
(133.33')Plat
(134.7')Tubbs
N0°07'51"E 134.70'
(134.7')Tubbs
(133.33')Plat
Overhead Wires
32.5'
Lot 11
0.274 Acres
11,953 Sq.Ft.
116.9'
Lot 10
Brick Building
Brick Building
No. 114 & 114A
16.1
45.0'
S 0°06'04" W
Asphalt Driveway - Appears to be used by both lots
Guy
69.3'
12.2'
Overhead Wires
N 89°56'48" W 88.77'
(88.77')Tubbs
Overhead Wires
Guy
Concrete Curb & Gutter
West Court Street
(66' Wide)
N
Scale in Feet
1" = 20'
0 10' 20' 40'

Pre-Remediation Soil Samples



Post-Remediation Soil Samples



February 10, 2003

Crispell Office Building
114 West Court Street
Elkhorn, WI 53121

Commerce #53121-1712-14A
WDNR BRRTS # 03-65-270736

Statement by the Responsible Party

I, Elvin L. Crispell, hereby state that the attached legal description and Tax Key # YOP 00122 are the correct descriptions for the impacted property.

By: _____
Elvin L. Crispell