

REVISED

1:00 pm, Jul 16, 2012

GIS REGISTRY INFORMATION

Scanned 4/22/04
Lan

SITE NAME:	West Bend Bulk Terminal			FID #	
BRRTS #:	03-67-270180			(if appropriate):	
COMMERCE # (if appropriate):	53095-4001-11-B				
CLOSURE DATE:	April 20, 2004				
STREET ADDRESS:	111 E Decorah Rd				
CITY:	West Bend				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	667733 667844 667972 667839 667808	Y =	328195 – NW corner 328198 – NE corner 327978 – SE corner 327927 – SW corner 328090 - AST	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input checked="" type="checkbox"/>	Both <input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
CONTAMINATION IN RIGHT OF WAY:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					<input checked="" 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					
County Parcel ID number, <i>if used for county</i> , for all affected properties					<input checked="" type="checkbox"/>
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.					<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. (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.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					
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> (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					<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> . (8.5x14" if paper copy)					<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)					
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
Jim Doyle, Governor
Cory L. Nettles, Secretary

April 20, 2004

Mr. Mike Helgesen
Jacobus Energy, Inc.
11815 West Bradley Road
Milwaukee, WI 53221-3009

RE: **Final Closure**

Commerce # 53095-4001-11-B **WDNR BRRTS # 03-67-270180**
West Bend Bulk Terminal, 111 East Decorah Road, West Bend

Dear Mr. Helgesen:

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


Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Adam Roder, Sigma Environmental Services, Inc.
Case File



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.wi.gov>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

March 19, 2004

Mr. Mike Helgesen
Jacobus Energy, Inc.
11815 West Bradley Road
Milwaukee, WI 53224

RE: **Conditional Case Closure**

Commerce # 53095-4001-11-B **WDNR BRRTS # 03-67-270180**
West Bend Bulk Terminal, 111 East Decorah Road, West Bend

One 705,000-gallon aboveground storage tank

Dear Mr. Helgesen:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Sigma Environmental Services, Inc., for the site referenced above. It is understood that residual soil 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 three remaining 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 stylized flourish.

Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Adam Roder, Sigma Environmental Services, Inc.
Case File



July 3, 2012

Project Reference #13293

Ms. Christine Lilek
c/o Ms. Victoria Stovall
Wisconsin Department of Natural Resources
Remediation and Redevelopment Program
2300 N. Dr. Martin Luther King Jr. Drive
Milwaukee, WI 53212

**Subject: Updated Soil Quality Information for GIS Registry
Jacobus West Bend Bulk Facility - 111 E. Decorah Road, West Bend, WI
WDNR BRRTS #03-67-270180
WDNR FID #267051400**

Dear Ms. Lilek:

On behalf of Jacobus Energy, Inc. (Jacobus), Sigma Environmental Services, Inc. (Sigma) has prepared this letter to document recent soil quality data collected as part of the Tank System Site Assessment (TSSA) for the former 705,000-gallon aboveground storage tank (AST) at the above-referenced property (the "site"). As discussed on June 26, 2012, the current soil quality data is similar to soil quality data collected in 2001 and 2003, for which final case closure was granted in April 2004 with a soil Geographic Information System (GIS) Registry package under Wisconsin Department of Natural Resources (WDNR) BRRTS #03-67-270180. Sigma and Jacobus request the WDNR to update the soil GIS Registry package with the current soil quality information; a \$200 check is enclosed for this update.

AST Removal Activities & Results

During the week of April 23, 2012, Great Lakes Tank Systems, LLC removed the 705,000-gallon AST, loading rack east of the AST, and aboveground piping between the AST and the loading rack as shown in **Figure 1**. Sigma completed the TSSA on April 27, 2012 in accordance with Wisconsin Department of Safety and Professional Services (SPS) 310 regulations. This AST is identified as #213149 on the SPS online storage tank database. A copy of the AST closure checklist (Part B) is included in **Attachment 1**.

Soil samples HA-1 through HA-7 were collected with a hand auger in native soil at each location. Soil conditions at location HA-1, beneath the former loading rack, consisted of several inches of silty sand and gravel underlain by native medium sand. Soil conditions at locations HA-2 through HA-7, beneath the AST footprint, consisted of six inches of sand underlain by one foot of gravel, followed by native medium sand. The AST historically contained waste motor oil, so TSSA soil samples were submitted for laboratory analysis of diesel range organics (DRO), gasoline range organics (GRO), and petroleum volatile organic compounds (PVOCs) plus naphthalene. Petroleum hydrocarbon concentrations were reported below the laboratory detection limits, except for the following:

Wisconsin Department of Natural Resources
July 3, 2012

Page 2

- DRO was reported at a concentration of 37.8 milligrams per kilogram (mg/kg) in sample HA-1, 1.5 to 2 feet below ground surface (bgs). This concentration is below the NR 720 generic Residual Contaminant Level (RCL) of 100 mg/kg.
- DRO was reported at a concentration of 610 mg/kg in sample HA-7, 1.5 to 2 feet bgs. This concentration is above the NR 720 generic RCL of 100 mg/kg.

Soil quality data are summarized in **Table 1** and depicted in **Figure 2**; a copy of the soil laboratory analytical report is included in **Attachment 2**. Soil quality data from the original environmental site investigation work completed in 2001 and 2003, which are similar to the current data, are also shown in **Figure 2**. Two small areas of residual DRO impacts above the NR 720 generic RCL are shown in the figure.

Recommendations

Sigma and Jacobus request the WDNR to update the existing soil GIS Registry packet with the current soil data table and figures. Electronic copies (pdf format) of the table and figures are included on a CD in **Attachment 3** for use by the WDNR to update the GIS Registry packet.

Upon completion of the updated Soil GIS Registry, no additional work should be warranted for this site. Please feel free to contact Sigma at (414) 643-4200 or Mike Helgesen of Jacobus at (414) 577-0217 with any further questions or comments about this project.

Sincerely,

SIGMA ENVIRONMENTAL SERVICES, INC.



Adam J. Roder, P.E.
Senior Engineer



Randy E. Boness, P.G.
Geosciences Group Manager

Enclosures:

- \$200 check (for updated Soil GIS Registry)
- Table 1 - TSSA Soil Quality Results
- Figure 1 - TSSA Site Plan Map
- Figure 2 - Soil Quality Map
- Attachment 1 - AST Closure Checklist - Part B
- Attachment 2 - TSSA Soil Laboratory Analytical Report
- Attachment 3 - CD with Electronic Files of Table 1, Figure 1, and Figure 2

cc: Mike Helgesen - Jacobus Energy, Inc.

GEOGRAPHIC POSITIONS

- WTM91 coordinates for the Jacobus Bulk Terminal AST property, located at 111 E. Decorah Road, West Bend, Wisconsin:
 - Northwest corner of site 667733, 328195
 - Northeast corner of site 667844, 328198
 - Southeast corner of site 667972, 327978
 - Southwest corner of site 667839, 327927
 - AST 667808, 328090

*Coordinates obtained from WDNR's interactive map (1:2,266 scale) at <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>.

APR 20 11 33 AM '71

Olga Periss REGISTER OF DEEDS OF WASHINGTON COUNTY, WIS.

RETURN TO

THIS INDENTURE, Made this 19th day of April, A. D., 1971, between THE SECURITY COMPANY

a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at West Bend Wisconsin, party of the first part, and JANELA, INC.

a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at West Bend Wisconsin, party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations

to it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate situated in the County of Washington and State of Wisconsin, to-wit:

That part of the North East Quarter (N.E. 1/4) of the North West quarter (N.W. 1/4) of Section Twenty-four (24), Town Eleven (11) North, Range Nineteen (19) East, City of West Bend, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the intersection of the North line of Section 24 with the easterly right-of-way line of the Chicago & Northwestern Railroad; thence Southeasterly along said Easterly right-of-way line, 1000 feet; thence North 69 degrees 30 minutes East, 499.22 feet to a point on the centerline of proposed Indiana Avenue; thence Northwesterly along said centerline on a curve to the left, said curve having a radius of 1146.28 feet, the chord of

(CONTINUED ON REVERSE SIDE)

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to its successors and assigns FOREVER.

And the said The Security Company party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the encasing and delivery of these presents it is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, except current taxes, zoning ordinances, building ordinances, street ordinances, and recorded easements and restrictions.

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT and DEFEND.

In Witness Whereof, the said The Security Company party of the first part, has caused these presents to be signed by K.G. Marsden, its Executive Vice-President, and countersigned by Arnold H. Moeller, its Secretary, at West Bend Wisconsin, and its corporate seal to be hereunto affixed, this 19th day of April, A. D., 1971.

SEAL AND SEALED IN PRESENCE OF G. C. Spielman, Judy Helmrich, State of Wisconsin, Washington County, Wis.

THE SECURITY COMPANY Corporate Name K.G. Marsden, President COUNTERSIGNED: Arnold H. Moeller, Secretary

Personally came before me, this 19th day of April, A. D., 1971, K.G. Marsden, Executive Vice-President, and Arnold H. Moeller, 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.

THIS INSTRUMENT WAS DRAFTED BY Attorney Leroy J. Goring, Notary Public, West Bend, Wisconsin. Notary Public, Washington County, Wis. My commission (expires) 5/28/72

(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantor, grantee, witnesses and notary. Section 59.513 similarly requires that a mental agency which drafted such instrument shall have its name printed or typewritten thereon.)

which bears North 39 degrees 30 minutes West, a distance of 76.18 feet; thence North 41 degrees 30 minutes West along said centerline, 406.90 feet; thence on a curve to the right along said centerline, said curve having a radius of 399.93 feet, the chord of which bears North 20 degrees 49 minutes 30 seconds West, a distance of 282.41 feet; thence North 00 degrees 09 minutes West along said centerline, 140.94 feet to a point in the North line of Section 24, said point being the intersection of the centerline of Indiana Avenue as platted in Riverview Heights Subdivision with the North line of Section 24; thence West along said North line to the place of beginning.

EXCEPTING THEREFROM lands heretofore conveyed to Janela, Inc., by deed dated April 7, 1969 and recorded April 11, 1969 in Volume 464 of Records on page 122, as Document No. 307037, of Washington County records, said lands being described as:

That part of the NE 1/4 of the NW 1/4 of Section 24, Town 11 North, Range 19 East, City of West Bend, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the intersection of the south line of Decorah Road with the west line of Indiana Ave., public streets in said City of West Bend, thence west along the south line of Decorah Road 210 feet, thence South 182 feet, thence East 220 feet more or less to the westerly line of Indiana Ave., thence northerly along the westerly line of Indiana Ave. 184 feet more or less to the place of beginning.

This conveyance is made to and accepted by the party of the second part with the express understanding that:

1. The easterly 40 feet of this parcel shall, if the City of West Bend or The Security Company so requests, be dedicated without compensation from either the City of West Bend or The Security Company as the West-erly 1/2 of a Southerly extension of Indiana Avenue and the purchasers hereunder or their assigns shall make and pay for street improvements as the City of West Bend normally requires of abutting property owners.
2. Prior to March 1, 1983, no structure shall be erected upon said premises unless the plans and specifications of said buildings and plot plan showing the location and elevation of the same be first approved by The Security Company, which approval shall not be unreasonably withheld.

This deed is given in fulfillment of an unrecorded Land Contract between the above parties dated June 14, 1963 covering the premises herein described.

FEE
7735 (10)
EXEMPT

No.

TO

Warranty Deed

This instrument should be immediately placed on file to avoid trouble and litigation.

This space reserved for Register of Deeds

Return to

Janela, Inc.
1417 W. Alcega Rd
West Bend, Wis.

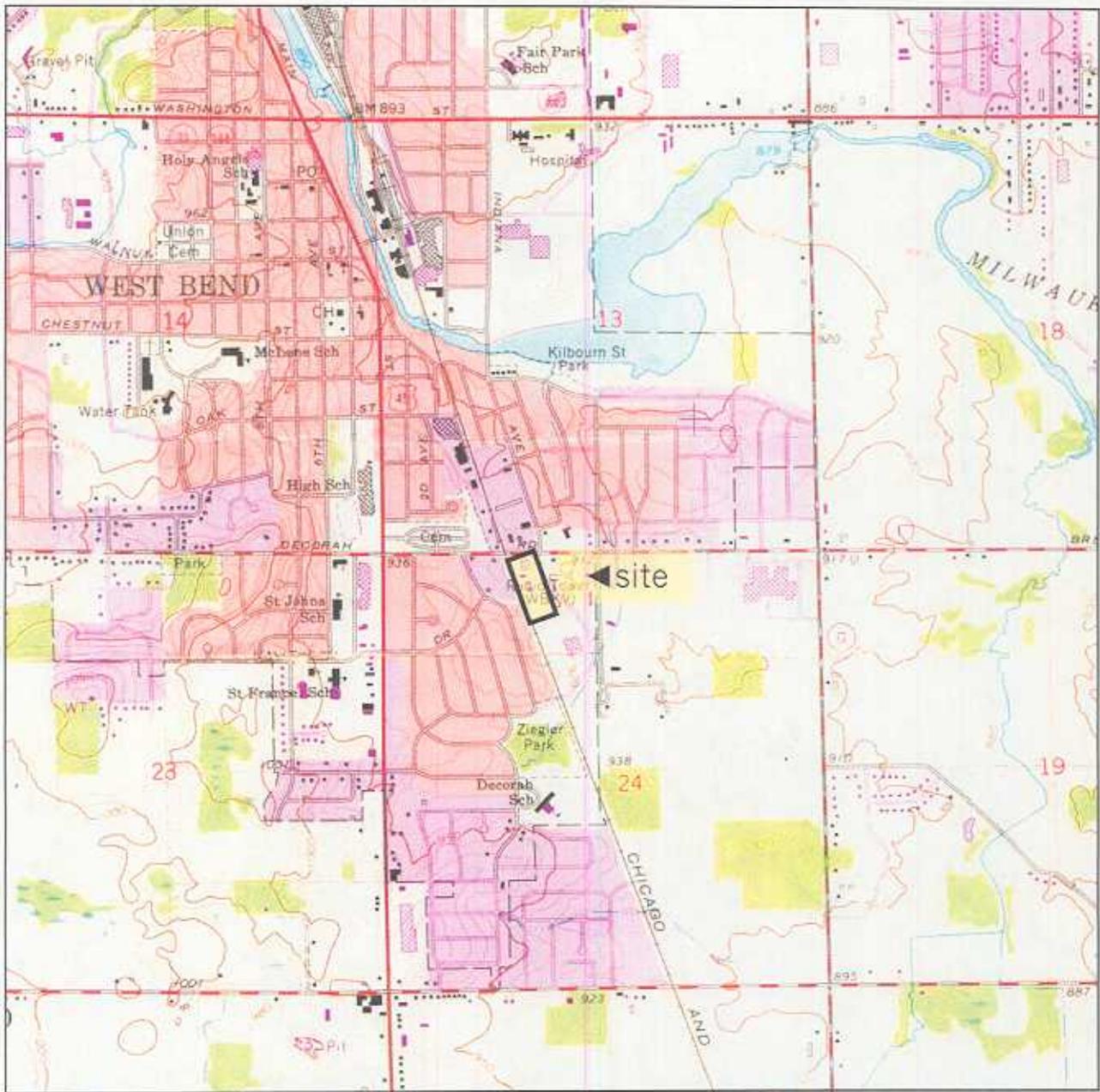
Soil GIS Registry Packet

Jacobus Bulk Terminal AST – 111 E. Decorah Road, West Bend, Wisconsin

PARCEL IDENTIFICATION NUMBER

- Parcel Identification Number (PIN) for the Jacobus Bulk Terminal AST property located at 111 E. Decorah Road, West Bend, Wisconsin:

11192420011



NE ¼, NW ¼, Sec. 24, T11N, R19E. Adapted from U.S.G.S. 7.5 minute series, West Bend, Wisconsin, dated 1959 (photorevised 1971 and 1976) quadrangle.

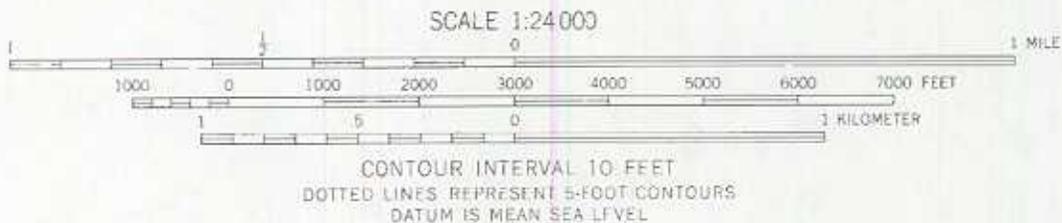
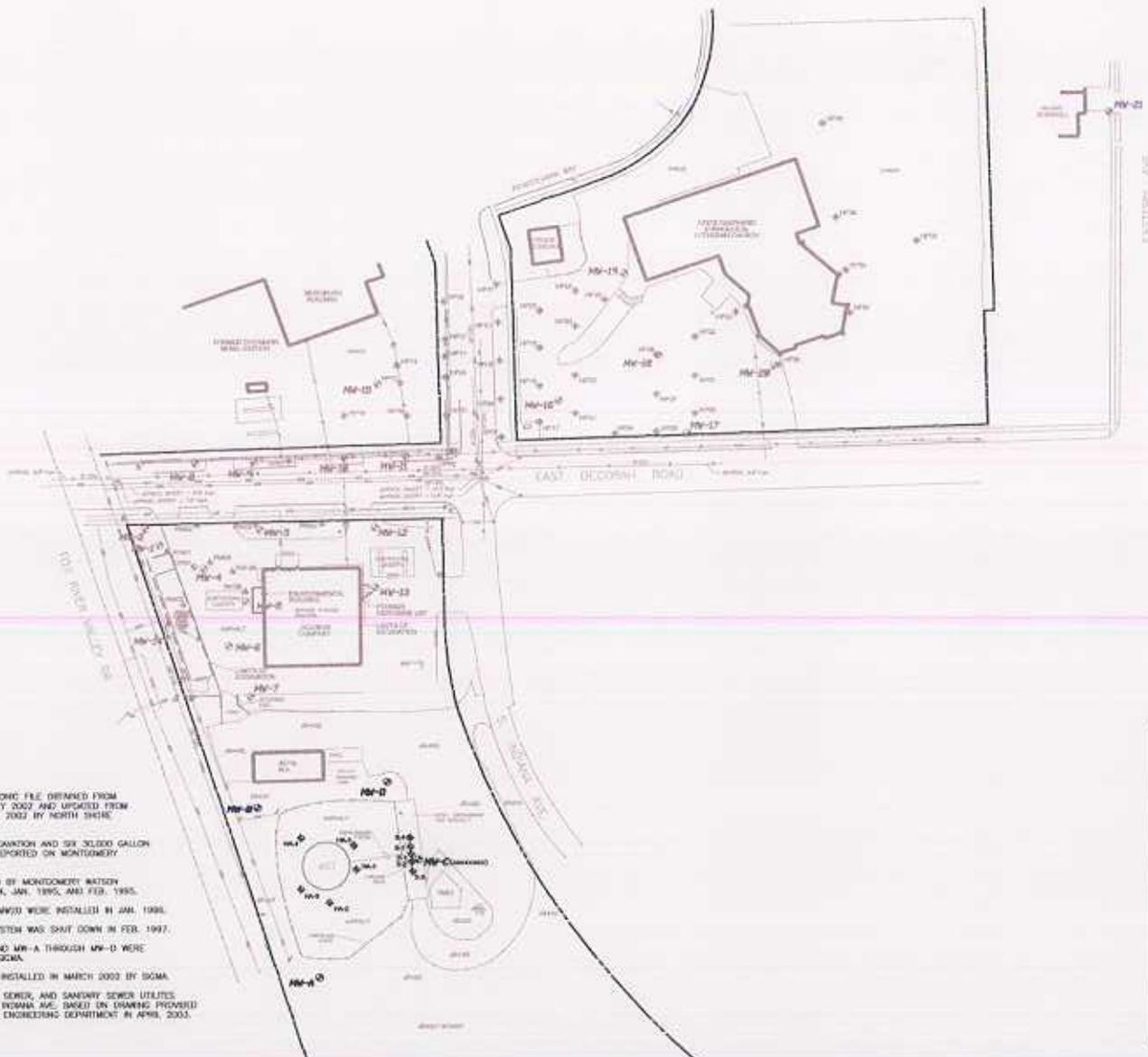


Figure 1. Site Location Map
 111 E. Decorah Road,
 West Bend, Wisconsin



NOTES

1. THIS MAP BASED ON ELECTRONIC FILE OBTAINED FROM MONTGOMERY WATSON IN EARLY 2002 AND UPDATED FROM SLAVEY MAPS DATED JAN. 21, 2002 BY NORTH SHORE ENGINEERING, INC.
2. LIMITS OF KEROSENE USE EXCAVATION AND SIX 30,000 GALLON UST EXCAVATION SHOWN AS REPORTED ON MONTGOMERY WATSON'S BASE MAP.
3. HYDRAULIC PROBES INSTALLED BY MONTGOMERY WATSON AMERICA'S, INC. IN SEPT. 1994, JAN. 1995, AND FEB. 1995.
4. MONITORING WELLS MW-1 - MW-10 WERE INSTALLED IN JAN. 1996.
5. GROUNDWATER EXTRACTION SYSTEM WAS SHUT DOWN IN FEB. 1997.
6. MONITORING WELLS MW-21 AND MW-A THROUGH MW-D WERE INSTALLED IN NOV. 2001 BY SIGMA.
7. RECOVERY WELL RW-01 WAS INSTALLED IN MARCH 2002 BY SIGMA.
8. LOCATIONS OF WATER, STORM SEWER, AND SANITARY SEWER UTILITIES IN E. DECORAH ROAD AND S. INDIANA AVE. BASED ON DRAWING PROVIDED BY THE CITY OF WEST BEND ENGINEERING DEPARTMENT IN APRIL 2003.

LEGEND	
	SEE PROPERTY BOUNDARY
	BLANKET PROPERTY BOUNDARY
	TIE POINT
	LEAKY PILE
	LEAKY PILE
	TOUR PLANT
	LEAKY UST
	UNDERGROUND WATER LINE
	UNDERGROUND SANITARY LINE
	UNDERGROUND CURB LINE
	UNDERGROUND AIR LINE
	ELECTRICAL LINE
	ADVERSE CLIPPING LINE
	ADVERSE DRILL LINE
	100' WIDE RAIL STOPPING LOCATION
	50' WIDE LOCATION
	20' WIDE LOCATION
	HYDRAULIC PROBE/UNDERGROUND LOCATION
	MONITORING WELL LOCATION
	RECOVERY WELL LOCATION

SIGMA
 ENVIRONMENTAL SERVICES INC.
 220 EAST RYAN ROAD
 OAK CREEK, WISCONSIN 53154
 PHONE: (414) 768-7144
 1-800-732-6871

SCALE = 1" = 80'-0"

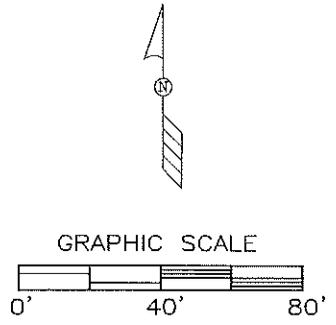
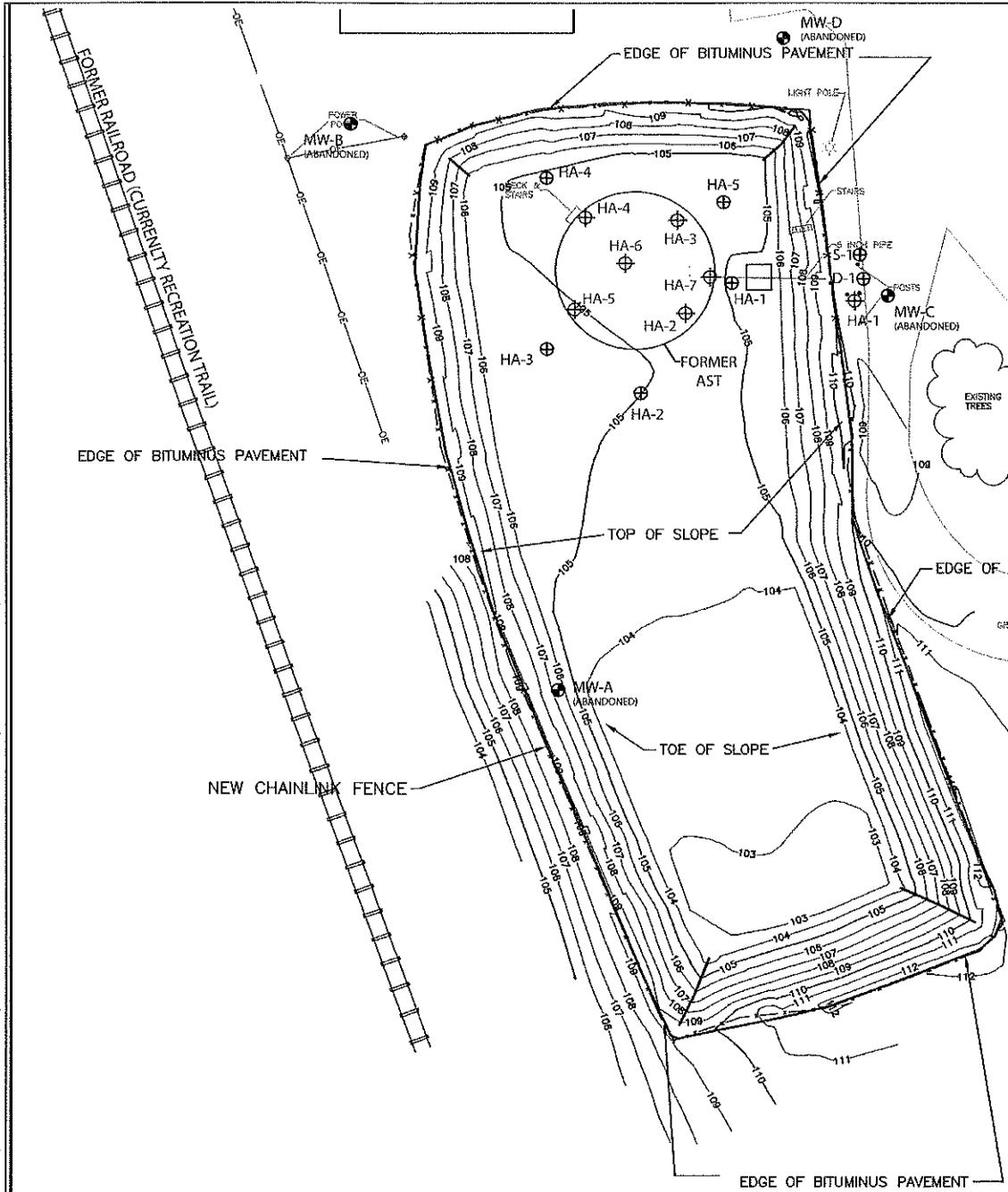
NO	DATE	REVISIONS	BY	APYD

NAME:	DATE:
BEB	2-14-02
DESIGNED BY:	
CHECKED BY:	
APPROVED BY:	

JACOBUS BULK FACILITY / JIFFY STOP GAS STATION
 111 E. DECORAH RD., WEST BEND, WI
 SITE LAYOUT MAP

DRAWING NUMBER
 6661-001
FIGURE 2

POST
CLOSURE



LEGEND	
	= TSSA SOIL SAMPLE (BY HAND AUGER 4/27/12)
	= HAND AUGER SOIL BORING (3/20/01 & 7/9/03)
	= MONITORING WELL (11/29/01)

NOTE: BASE MAP FROM SIGMA DEVELOPMENT DRAWING "AST CONTAINMENT BASIN: AS-BUILT" #2105-v-003-ASBLT-FINAL, DATED 5-10-2007. PREVIOUS SOIL BORING & WELL LOCATIONS FROM SIGMA ENVIRONMENTAL DRAWING "SOIL QUALITY MAP" #6661-007, DATED 1-5-2004.

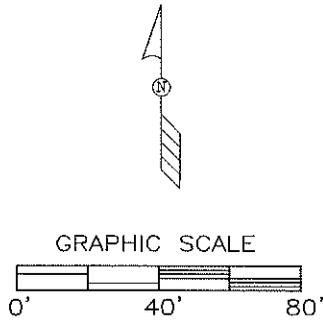
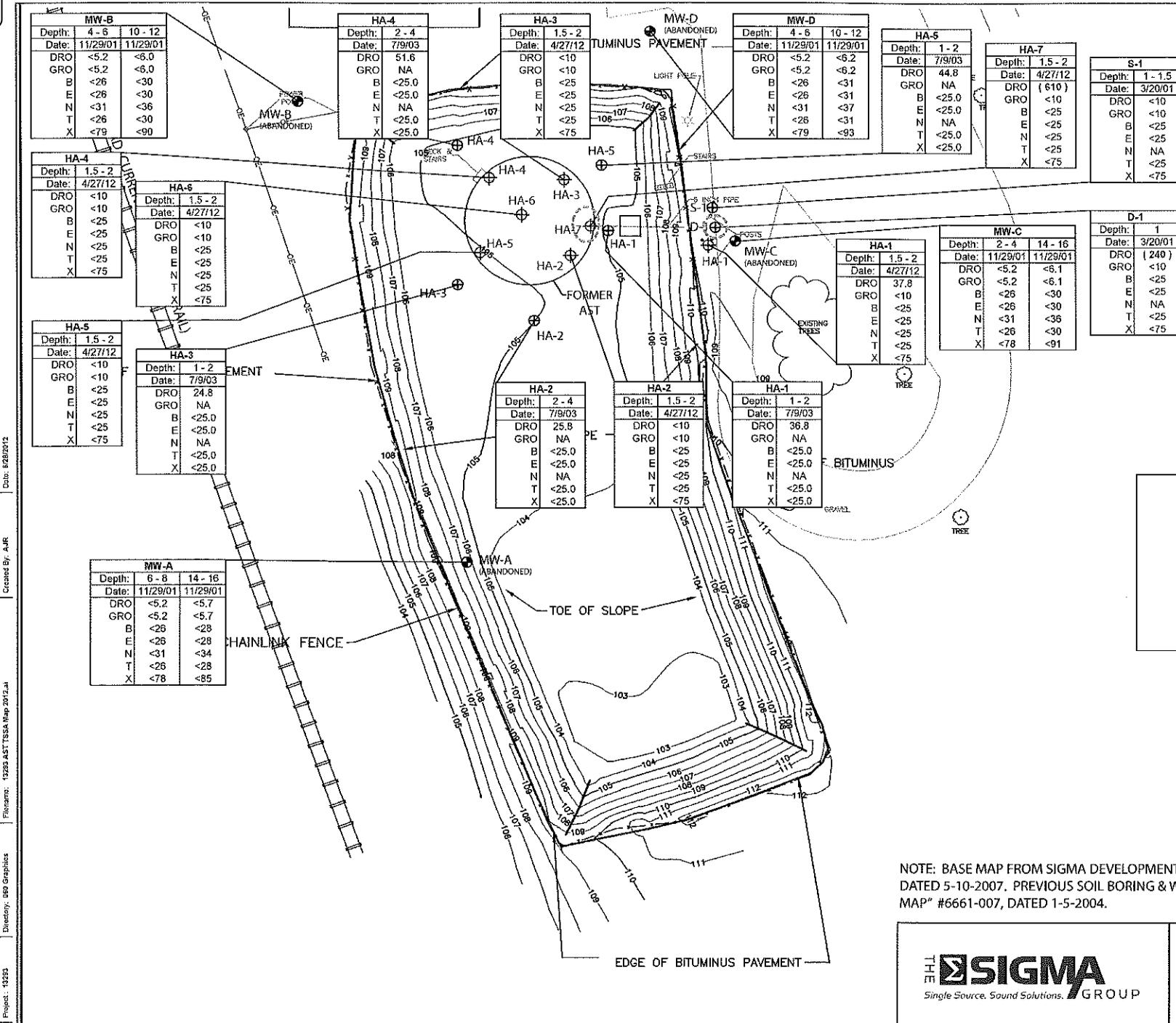
Project: 13293 | Director: 060 Graphics | Filename: 12593 AST TSSA Map 2012a1 | Date: 6/26/2012 | Created By: AJR

THE SIGMA GROUP
Single Source. Sound Solutions.

TSSA SITE PLAN MAP
JACOBUS ENERGY, INC. - BULK FACILITY
111 E. DECORAH ROAD, WEST BEND, WISCONSIN

FIGURE
1

POST CLOSURE



ANALYTICAL KEY

DRO = DIESEL RANGE ORGANICS
 GRO = GASOLINE RANGE ORGANICS
 B = BENZENE
 E = ETHYLBENZENE
 N = NAPHTHALENE
 T = TOLUENE
 X = XYLENES, TOTAL

() = CONCENTRATION REPORTED ABOVE NR 720 GENERIC RCL

ALL CONCENTRATIONS REPORTED IN MICROGRAMS PER KILOGRAM (µg/kg), EXCEPT FOR DRO AND GRO WHICH ARE REPORTED IN MILLIGRAMS PER KILOGRAM (mg/kg).

LEGEND

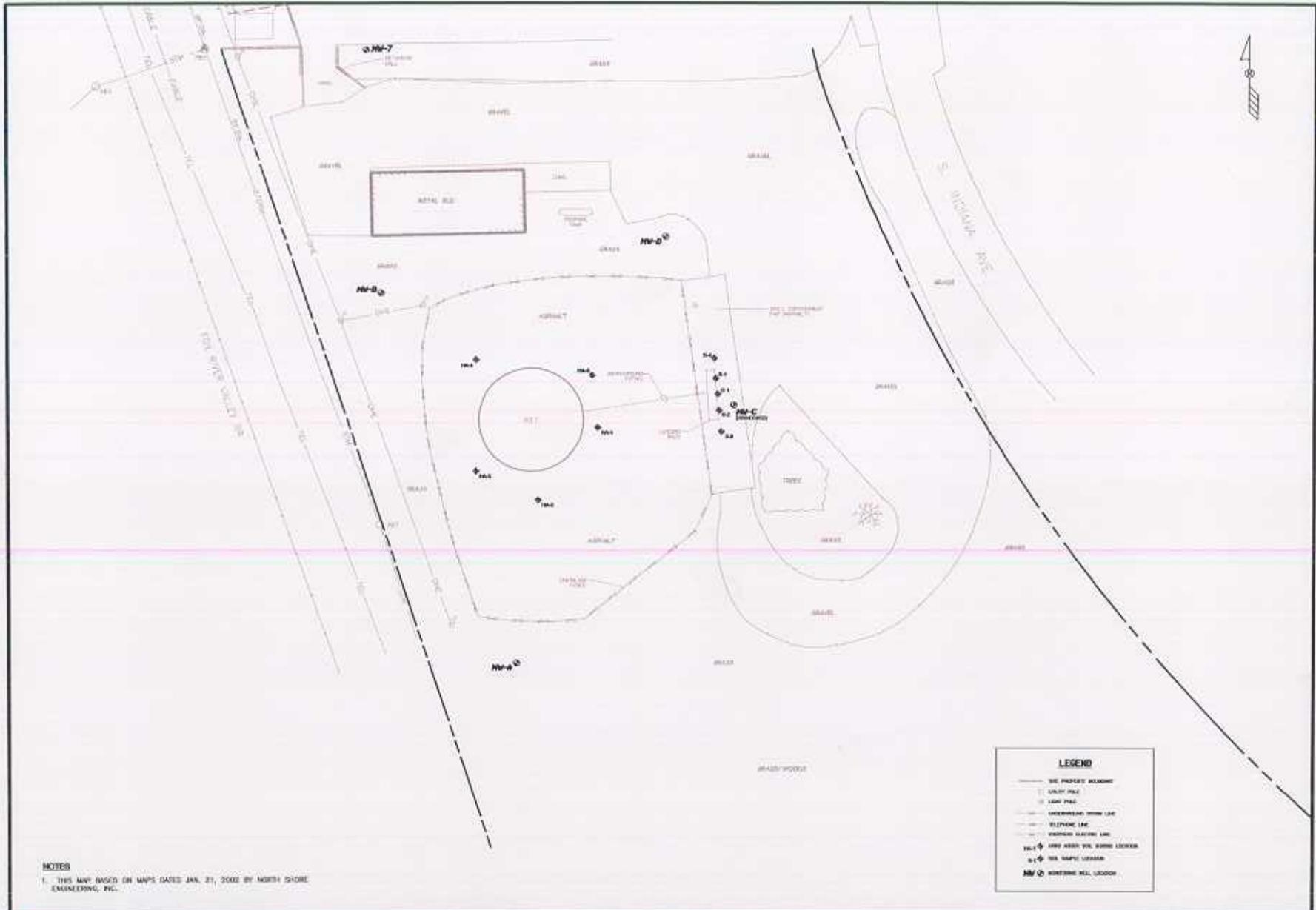
⊕ = TSSA SOIL SAMPLE (BY HAND AUGER 4/27/12)
 ⊕ = HAND AUGER SOIL BORING (3/20/01 & 7/9/03)
 ⊕ = MONITORING WELL (11/29/01)
 ⊕ = ESTIMATED EXTENT OF DRO IMPACTS ABOVE NR 720 RCL

NOTE: BASE MAP FROM SIGMA DEVELOPMENT DRAWING "AST CONTAINMENT BASIN: AS-BUILT" #2105-v-003-ASBLT-FINAL, DATED 5-10-2007. PREVIOUS SOIL BORING & WELL LOCATIONS FROM SIGMA ENVIRONMENTAL DRAWING "SOIL QUALITY MAP" #6661-007, DATED 1-5-2004.

	<h1>SOIL QUALITY MAP</h1>	FIGURE
		2

JACOBUS ENERGY, INC. - BULK FACILITY
 111 E. DECORAH ROAD, WEST BEND, WISCONSIN

Project: 1323 Directory: 060 Graphics Filename: 1225 AST TSSA Map 2012.a Doc: 8282012 Created By: AJR



NOTES
 1. THIS MAP BASED ON MAPS DATED JAN. 21, 2002 BY NORTH SHORE ENGINEERING, INC.

LEGEND	
	THE PROPERTY BOUNDARY
	WATER TABLE
	SAND PAD
	UNDERGROUND STORM LINE
	FLYTAND LINE
	OVERHEAD ELECTRIC LINE
	SAND AREA WITH STORM DRAIN
	MON. WEL. LOCATOR
	MONITORING WELL LOCATION

SIGMA
 ENVIRONMENTAL SERVICES INC.
 220 EAST RYAN ROAD
 DAK CREEK, WISCONSIN 53154
 PHONE : 414-41-768 - 7144
 1-800-732-4671

SCALE - 1" = 30' - 0"				
0' 15' 30' 45' 60'				
NO	DATE	REVISIONS	BY	APVD

NAME:	DATE:
DRANN BY: BER	12-15-03
DESIGNED BY:	
CHECKED BY:	
APPROVED BY:	

JACOBUS BULK FACILITY
 111 E. DECORAH RD., WEST BEND, WI
 AST SITE PLAN MAP

DRAWING NUMBER
 6661-004
FIGURE 3

Table 1
TSSA Soil Quality Results
Former Jacobus Bulk AST - 111 E. Decorah Road, West Bend, Wisconsin
Sigma Project No. 13293

Sample Location:		Loading Rack		AST Base						Trip Blank	GW RCLs ⁴	DC RCLs ⁵
Soil Sample Identification:		HA-1	HA-2	HA-3	HA-4	HA-5	HA-6	HA-7				
Sample Depth (feet bgs):		1.5 - 2	1.5 - 2	1.5 - 2	1.5 - 2	1.5 - 2	1.5 - 2	1.5 - 2	---			
Organic Vapor Monitor (ppm):		0	0	0	0	0	0	0	---			
Date:		04/27/12										
Diesel Range Organics	mg/kg	37.8	<10	<10	<10	<10	<10	<10	(610)	NA	100	NS
Gasoline Range Organics	mg/kg	<10	<10	<10	<10	<10	<10	<10	<10	NA	100	NS
PVOCs + Naphthalene												
Benzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	5.5	8,500 / 1,100
Ethylbenzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	2,900	4,600 / NS
Methyl-tert-butyl-ether	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS	NS
Naphthalene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS	2,700 / NS
Toluene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	1,500	38,000 / NS
1,2,4-Trimethylbenzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS	83,000 / NS
1,3,5-Trimethylbenzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	NS	11,000 / NS
Xylenes (total)	µg/kg	<75	<75	<75	<75	<75	<75	<75	<75	<75	4,100	42,000 / NS

Notes:

1. mg/kg = milligrams per kilogram (equivalent to parts per million, ppm)
2. µg/kg = micrograms per kilogram (equivalent to parts per billion, ppb)
3. NA = not analyzed
4. GW RCLs = Groundwater Residual Contaminant Levels from Wisconsin Administrative Code, Chapter NR 720.09.
5. DC RCLs = Direct Contact Residual Contaminant Levels from Wisconsin Administrative Code, Chapter NR 746.06 Table 1 ("Indicators of Residual Petroleum Product in Soil Pores") soil screening levels / Table 2 ("Protection of Human Health from Direct Contact with Contaminated Soil") concentrations.
6. NS = no standard established
7. Exceedances: () = Concentration exceeds GW RCL
 [] = Concentration exceeds DC RCL

Table 2
Soil Analytical Quality Results
Jacobus Bulk Storage AST - 111 E. Decorah Road, West Bend, Wisconsin
Sigma Project No. 6661

Soil Boring Identification:	D-1	S-1	MW-A		MW-B		MW-C		MW-D		HA-1	HA-2	HA-3	HA-4	HA-5	NR 720 RCL	Ground-water RCL	Direct Contact RCL	
Sample Depth (ft):	1	1 - 1.5	6 - 8	14 - 16	4 - 6	10 - 12	2 - 4	14 - 16	4 - 6	10 - 12	1 - 2	2 - 4	1 - 2	2 - 4	1 - 2				
Sample Date:	3/20/01	3/20/01	11/29/01	11/29/01	11/29/01	11/29/01	11/29/01	11/29/01	11/29/01	11/29/01	7/9/03	7/9/03	7/9/03	7/9/03	7/9/03				
Parameter	Units																		
Flame/Photo Ionization Detector	ppm	---	---	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.2	0.8	1.7	1.6	NS	NS	NS	
Diesel Range Organics	mg/kg	240	<10	<5.2	<5.7	<5.2	<6.0	<5.2	<6.1	<5.2	<6.2	36.8	25.8	24.8	51.6	44.8	100	NS	NS
Gasoline Range Organics	mg/kg	<10	<10	<5.2	<5.7	<5.2	<6.0	<5.2	<6.1	<5.2	<6.2	NA	NA	NA	NA	NA	100	NS	NS
Cadmium	mg/kg	NA	NA	2.2	3.6	2.4	3.6	2.5	3.9	2.4	3.6	NA	NA	NA	NA	NA	8	NS	NS
Lead	mg/kg	NA	NA	<4.2	5.6	<4.2	6.6	<4.1	6.2	<4.2	6.2	NA	NA	NA	NA	NA	50	NS	NS
PVOCs																			
Benzene	µg/kg	<25	<25	<26	<28	<26	<30	<26	<30	<26	<31	<25.0	<25.0	<25.0	<25.0	<25.0	5.5	NS	NS
Ethylbenzene	µg/kg	<25	<25	<26	<28	<26	<30	<26	<30	<26	<31	<25.0	<25.0	<25.0	<25.0	<25.0	2,900	NS	NS
Methyl-tert-butyl-ether	µg/kg	<25	<25	<26	<28	<26	<30	<26	<30	<26	<31	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Toluene	µg/kg	<25	<25	<26	<28	<26	<30	<26	<30	<26	<31	<25.0	<25.0	<25.0	<25.0	<25.0	1,500	NS	NS
1,2,4-Trimethylbenzene	µg/kg	110	<25	<26	<28	<26	<30	<26	<30	<26	<31	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
1,3,5-Trimethylbenzene	µg/kg	48 "J"	<25	<26	<28	<26	<30	<26	<30	<26	<31	<25.0	25.0	<25.0	<25.0	<25.0	NS	NS	NS
Xylenes (Total)	µg/kg	<75	<75	<78	<85	<79	<90	<78	<91	<79	<93	<25.0	<25.0	<25.0	<25.0	<25.0	4,100	NS	NS
PAHs																			
Acenaphthene	µg/kg	NA	NA	<52	<57	<52	<60	<52	<61	<52	<62	NA	NA	NA	NA	NA	NS	38,000	900,000
Acenaphthylene	µg/kg	NA	NA	<88	<97	<89	<100	<88	<100	<89	<110	NA	NA	NA	NA	NA	NS	700	18,000
Anthracene	µg/kg	NA	NA	<5.2	<5.7	<5.2	<6.0	<5.2	<6.1	<5.2	<6.2	NA	NA	NA	NA	NA	NS	3,000,000	5,000,000
Benzo(a)anthracene	µg/kg	NA	NA	<5.2	<5.7	<5.2	<6.0	<5.2	<6.1	<5.2	<6.2	NA	NA	NA	NA	NA	NS	17,000	88
Benzo(b)fluoranthene	µg/kg	NA	NA	<5.2	<5.7	<5.2	<6.0	<5.2	<6.1	<5.2	<6.2	NA	NA	NA	NA	NA	NS	360,000	88
Benzo(k)fluoranthene	µg/kg	NA	NA	<5.2	<5.7	<5.2	<6.0	<5.2	<6.1	<5.2	<6.2	NA	NA	NA	NA	NA	NS	870,000	880
Benzo(a)pyrene	µg/kg	NA	NA	<5.2	<5.7	<5.2	<6.0	<5.2	<6.1	<5.2	<6.2	NA	NA	NA	NA	NA	NS	48,000	8.8
Benzo(ghi)perylene	µg/kg	NA	NA	<5.2	<5.7	<5.2	<6.0	<5.2	<6.1	<5.2	<6.2	NA	NA	NA	NA	NA	NS	6,800,000	1,800
Chrysene	µg/kg	NA	NA	<5.2	<5.7	<5.2	<6.0	<5.2	<6.1	<5.2	<6.2	NA	NA	NA	NA	NA	NS	37,000	8,800
Dibenzo(a,h)anthracene	µg/kg	NA	NA	<7.8	<8.5	<7.9	<9.0	<7.8	<9.1	<7.9	<9.3	NA	NA	NA	NA	NA	NS	38,000	8.8
Fluoranthene	µg/kg	NA	NA	<10	<11	<10	<12	<10	<12	<10	<12	NA	NA	NA	NA	NA	NS	500,000	600,000
Fluorene	µg/kg	NA	NA	<10	<11	<10	<12	<10	<12	<10	<12	NA	NA	NA	NA	NA	NS	100,000	800,000
Indeno(1,2,3-cd)pyrene	µg/kg	NA	NA	<5.2	<5.7	<5.2	<6.0	<5.2	<6.1	<5.2	<6.2	NA	NA	NA	NA	NA	NS	680,000	88
1-Methylnaphthalene	µg/kg	NA	NA	<31	<34	<31	<36	<31	<36	<31	<37	NA	NA	NA	NA	NA	NS	23,000	1,100,000
2-Methylnaphthalene	µg/kg	NA	NA	<26	<28	<26	<30	<26	<30	<26	<31	NA	NA	NA	NA	NA	NS	20,000	600,000
Naphthalene	µg/kg	NA	NA	<31	<34	<31	<36	<31	<36	<31	<37	NA	NA	NA	NA	NA	NS	400	20,000
Phenanthrene	µg/kg	NA	NA	<5.2	<5.7	<5.2	<6.0	<5.2	<6.1	<5.2	<6.2	NA	NA	NA	NA	NA	NS	1,600	18,000
Pyrene	µg/kg	NA	NA	<5.2	<5.7	<5.2	<6.0	<5.2	<6.1	<5.2	<6.2	NA	NA	NA	NA	NA	NS	8,700,000	500,000

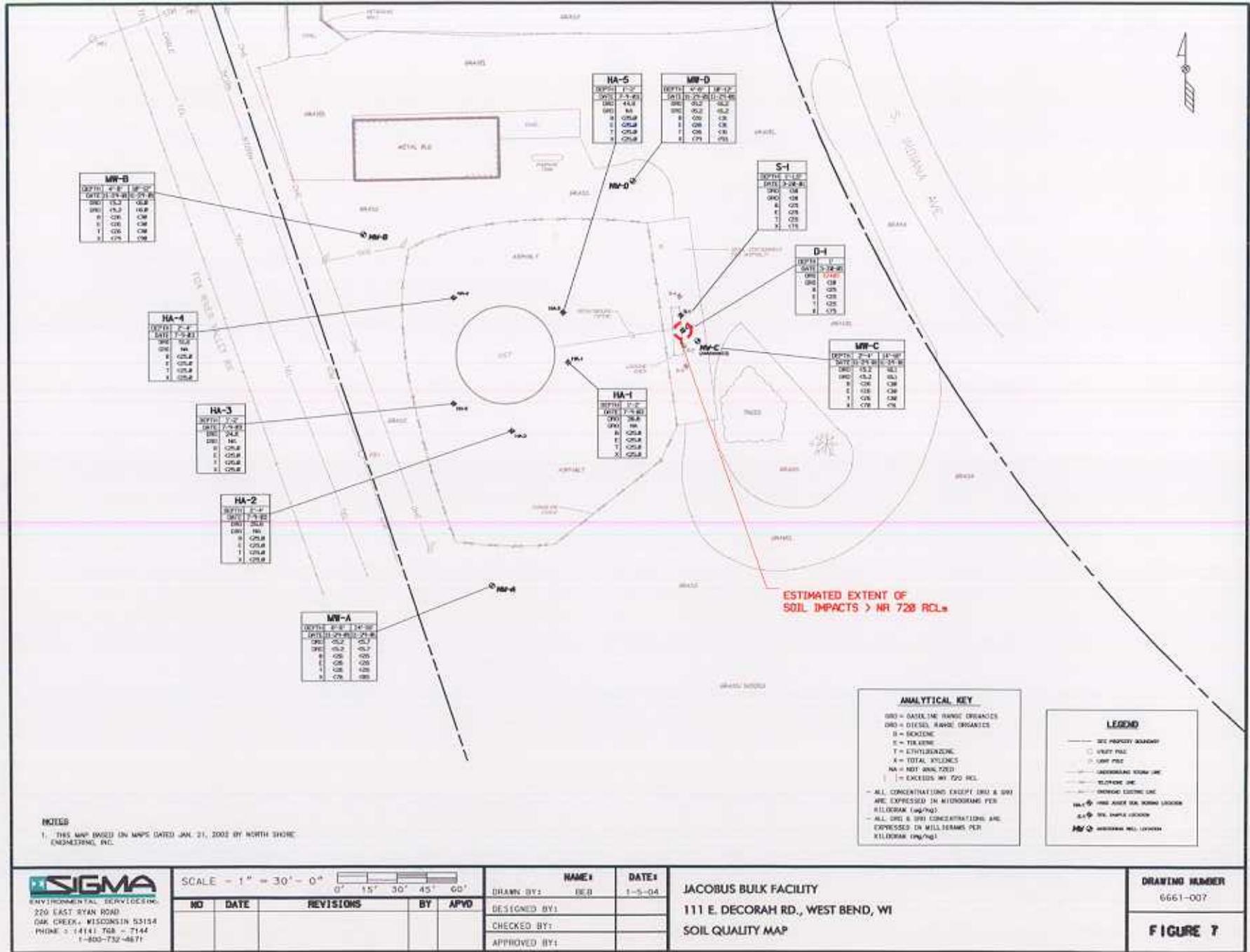
- Notes:
- Soil samples collected by Sigma Environmental Services, Inc. on the indicated dates.
 - mg/kg = milligrams per kilogram (equivalent to parts per million, ppm)
 - µg/kg = micrograms per kilogram (equivalent to parts per billion, ppb)
 - NR 720 Generic RCL = Chapter NR 720 Generic Residual Contaminant Level, RCLs for lead and cadmium based on non-industrial land use
 - Groundwater RCL = Generic Residual Contaminant Level for protection of groundwater from WDNR Publication RR-519-97 "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance" (April 1997)
 - Direct Contact RCL = Generic Residual Contaminant Level for the direct contact pathway (non-industrial land use) from WDNR Publication RR-519-97 "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance" (April 1997)
 - NS = No Standard Established
 - NA = Not analyzed
 - "J" = Analyzed detected between Limit of Detection (LOD) and Limit of Quantitation (LOQ)
 - Exceedances: **bold** = Concentration exceeds NR 720 RCLs
 - Methanol blank results: 11/29/01 - GRO and PVOC concentrations reported below laboratory detection limits
7/9/03 - PVOC concentrations reported below laboratory detection limits

Table 1
Static Groundwater Elevation Data
Jacobus Bulk Storage AST - 111 E. Decorah Road, West Bend, Wisconsin
Project Reference #6661

Monitoring Well	Top of Casing Elevation (ft MSL)	Ground Surface Elevation (ft MSL)	Depth to Water (feet TOC)	Depth to Water (feet bgs)	Well Screen Interval (ft MSL)	Groundwater Elevation (ft MSL)	Date
MW-A	939.14	936.6	dry	---	924.6 - 914.6 (12 - 22 ft bgs)	---	12/19/2001
			dry	---		---	06/28/2002
			dry	---		---	03/17/2003
			dry	---		---	12/30/2003
MW-B	931.50	931.9	dry	---	924.9 - 914.9 (7 - 17 ft bgs)	---	12/19/2001
			dry	---		---	06/28/2002
			dry	---		---	03/17/2003
			dry	---		---	12/30/2003
MW-C	935.59	935.9	19.63	19.94	923.9 - 913.9 (12 - 22 ft bgs)	915.96	12/19/2001
			16.06	16.37		919.53	06/28/2002
			Abandoned				03/17/2003
			Abandoned				12/30/2003
MW-D	932.66	933.0	16.73	17.07	925.0 - 915.0 (8 - 18 ft bgs)	915.93	12/19/2001
			13.38	13.72		919.28	06/28/2002
			17.13	17.47		915.53	03/17/2003
			17.16	17.50		915.50	12/30/2003
MW-7	928.70	927.0	22.05	20.35		906.65	12/19/2001
			23.37	21.67		905.33	03/17/2003

Notes:

1. Monitoring well elevations surveyed in January 2002 by North Shore Engineering.
2. ft MSL = feet above Mean Sea Level
3. ft bgs = feet below ground surface
4. ft TOC = feet below top of casing
5. MW-C was abandoned on October 2, 2002 to facilitate the construction of a spill containment system at the loading rack.



MW-B

DEPTH	4'-0"	10'-0"
DATE	11-24-03	11-24-03
ORG	45.2	10.0
DRO	0.0	0.0
B	0.0	0.0
T	0.0	0.0
E	0.0	0.0
T	0.0	0.0
E	0.0	0.0

HA-4

DEPTH	7'-0"	10'-0"
DATE	11-24-03	11-24-03
ORG	0.0	0.0
DRO	0.0	0.0
B	0.0	0.0
T	0.0	0.0
E	0.0	0.0
T	0.0	0.0
E	0.0	0.0

HA-3

DEPTH	7'-0"	10'-0"
DATE	11-24-03	11-24-03
ORG	0.0	0.0
DRO	0.0	0.0
B	0.0	0.0
T	0.0	0.0
E	0.0	0.0
T	0.0	0.0
E	0.0	0.0

HA-2

DEPTH	8'-0"	10'-0"
DATE	11-24-03	11-24-03
ORG	0.0	0.0
DRO	0.0	0.0
B	0.0	0.0
T	0.0	0.0
E	0.0	0.0
T	0.0	0.0
E	0.0	0.0

MW-A

DEPTH	8'-0"	10'-0"
DATE	11-24-03	11-24-03
ORG	0.0	0.0
DRO	0.0	0.0
B	0.0	0.0
T	0.0	0.0
E	0.0	0.0
T	0.0	0.0
E	0.0	0.0

HA-5

DEPTH	7'-0"	10'-0"
DATE	11-24-03	11-24-03
ORG	0.0	0.0
DRO	0.0	0.0
B	0.0	0.0
T	0.0	0.0
E	0.0	0.0
T	0.0	0.0
E	0.0	0.0

MW-D

DEPTH	7'-0"	10'-0"
DATE	11-24-03	11-24-03
ORG	0.0	0.0
DRO	0.0	0.0
B	0.0	0.0
T	0.0	0.0
E	0.0	0.0
T	0.0	0.0
E	0.0	0.0

S-1

DEPTH	7'-0"	10'-0"
DATE	11-24-03	11-24-03
ORG	0.0	0.0
DRO	0.0	0.0
B	0.0	0.0
T	0.0	0.0
E	0.0	0.0
T	0.0	0.0
E	0.0	0.0

D-1

DEPTH	7'-0"	10'-0"
DATE	11-24-03	11-24-03
ORG	0.0	0.0
DRO	0.0	0.0
B	0.0	0.0
T	0.0	0.0
E	0.0	0.0
T	0.0	0.0
E	0.0	0.0

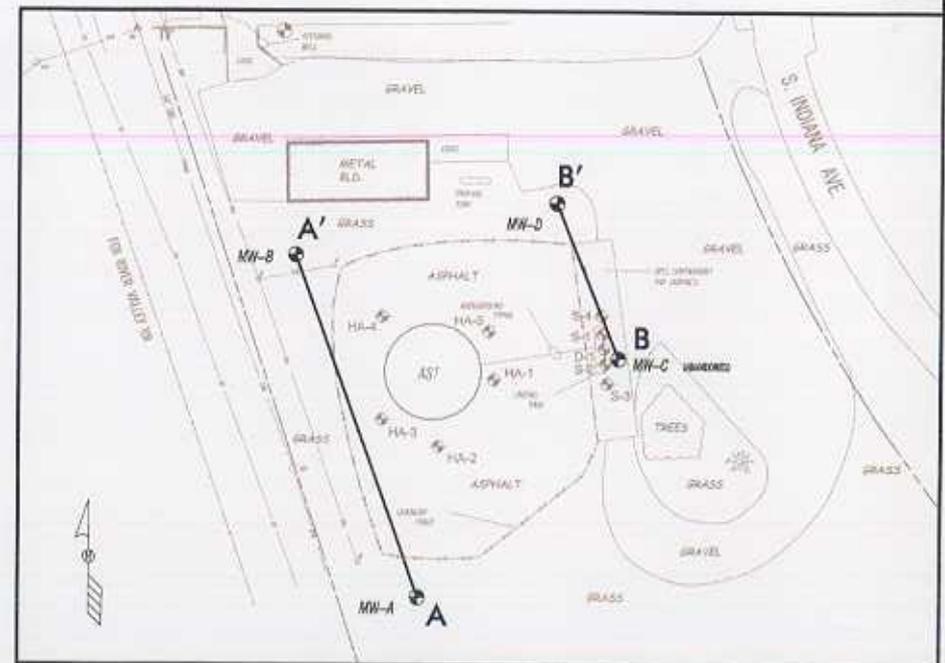
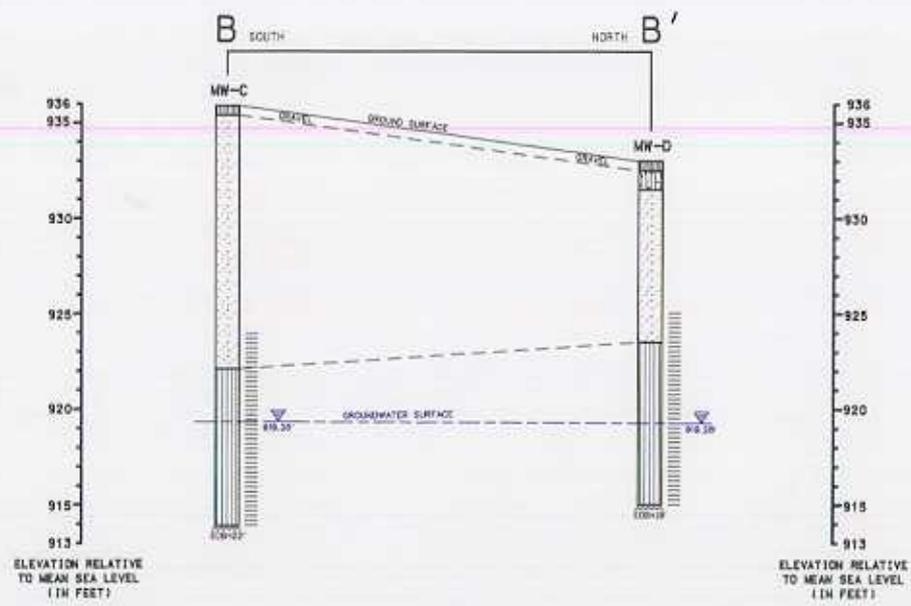
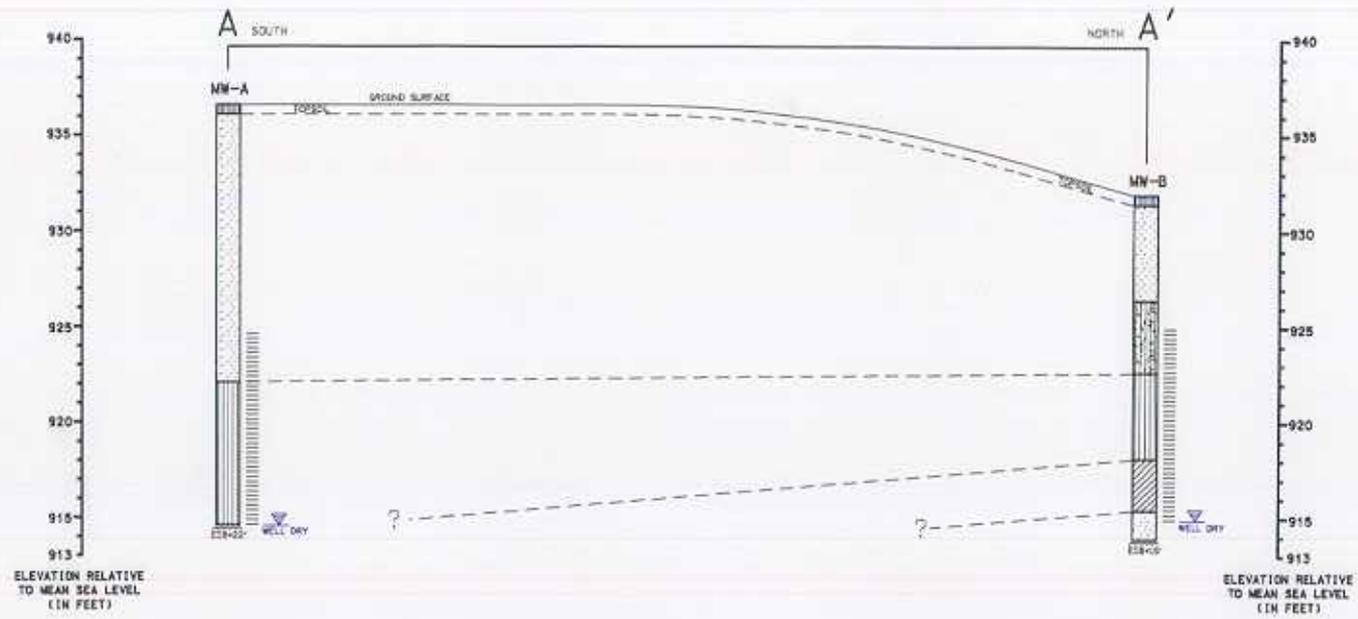
MW-C

DEPTH	8'-0"	10'-0"
DATE	11-24-03	11-24-03
ORG	0.0	0.0
DRO	0.0	0.0
B	0.0	0.0
T	0.0	0.0
E	0.0	0.0
T	0.0	0.0
E	0.0	0.0

HA-1

DEPTH	7'-0"	10'-0"
DATE	11-24-03	11-24-03
ORG	0.0	0.0
DRO	0.0	0.0
B	0.0	0.0
T	0.0	0.0
E	0.0	0.0
T	0.0	0.0
E	0.0	0.0

ESTIMATED EXTENT OF SOIL IMPACTS > NR 728 RCL



NOTES:
HORIZONTAL SCALE: 1" = 25'
VERTICAL SCALE: 1" = 5'

SIGMA
ENVIRONMENTAL SERVICES, INC.
320 EAST RYAN ROAD
OAK CREEK, WISCONSIN 53154
PHONE: F-1-414-768-7144
T-800-732-4671

HORIZONTAL SCALE 1" = 20' - 0"				
0' 10' 20' 30' 40'				
NO	DATE	REVISIONS	BY	APVD

NAME:	DATE:
DRAWN BY: BER	12-26-03
DESIGNED BY:	
CHECKED BY:	
APPROVED BY:	

JACOBUS BULK FACILITY / JIFFY STOP GAS STATION
111 E. DECORAH RD., WEST BEND, WI
GEOLOGIC CROSS SECTION A - A' AND B - B'

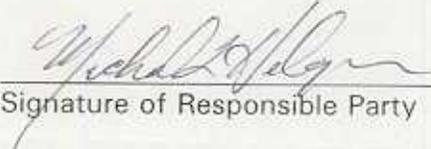
DRAWING NUMBER
6661-006

FIGURE 4

Soil GIS Registry Packet
Jacobus Bulk Terminal AST – 111 E. Decorah Road, West Bend, Wisconsin

STATEMENT BY RESPONSIBLE PARTY

Jacobus Energy, Inc., the responsible party for the property located at 111 E. Decorah Road, West Bend, Wisconsin, states that the legal description provided to the Wisconsin Department of Commerce in this Geographic Information System (GIS) Registry packet for Wisconsin Department of Natural Resources BRRTS #03-67-270180 is complete and accurate to the best of my knowledge.



Signature of Responsible Party

1-14-07
Date