GIS REGISTRY
Cover Sheet

March, 2010
(RR 5367)

Source Property Information

CLOSURE DATE: 6/7/1999

BRRTS #: **03-68-001270**

FID #: 268304850

ACTIVITY NAME: Elders, Gene Service/Dairyland

DATCP #:

PROPERTY ADDRESS: 500 Arcadian Avenue

COMM #: 53186516000

MUNICIPALITY: Waukesha

PARCEL ID #: WAKC 1302.003

***WTM COORDINATES:**

X: **664956** Y: **283710**

** Coordinates are in WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- (●) Approximate Center Of Contaminant Source
- ( ) Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

- [ ] Groundwater Contamination > ES *(236)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

  *(**note:** for list of off-source properties see "Impacted Off-Source Property" form)*

- [x] Soil Contamination > *RCL or **SSRCL *(232)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

  *(**note:** for list of off-source properties see "Impacted Off-Source Property" form)*

Land Use Controls:

- [ ] N/A (*Not Applicable*)
- [ ] Soil: maintain industrial zoning *(220)*

  *(**note:** soil contamination concentrations between non-industrial and industrial levels)*
- [ ] Structural Impediment *(224)*
- [ ] Site Specific Condition *(228)*
- [ ] Cover or Barrier *(222)*

  *(**note:** maintenance plan for groundwater or direct contact)*
- [ ] Vapor Mitigation *(226)*
- [ ] Maintain Liability Exemption *(230)*

  *(**note:** local government unit or economic development corporation was directed to take a response action)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? *(234)*

(●) Yes ( ) No ( ) N/A

** Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

GIS Registry Checklist

Form 4400-245 (R 3/10)

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 03-68-001270 PARCEL ID #:

ACTIVITY NAME: ELDERS, GENE SERVICE/DAIRYLAND WTM COORDINATES: X: Y:

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- [x] **Closure Letter**
- [ ] **Maintenance Plan** (*if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.*)
- [ ] **Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- [x] **Conditional Closure Letter**
- [ ] **Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- [x] **Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
  Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- [ ] **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map *for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map.* (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

  Figure #: **Title:**
- [x] **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

- [x] **Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
  Note: *Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*

  Figure #: 1 **Title: Site Location Map**
- [x] **Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

  Figure #: 2 **Title: Remedial System Plan View**
- [x] **Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL)as determined under s. NR 720.09, 720.11 and 720.19.

  Figure #: 8 **Title: Preremedial and Postremedial Soil GRO Distribution**

BRRTS #: 03-68-001270 ACTIVITY NAME: ELDERS, GENE SERVICE/DAIRYLAND

MAPS (continued)

☐ **Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: **Title:**

Figure #: **Title:**

☐ **Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.
Note: *This is intended to show the total area of contaminated groundwater.*

Figure #: **Title:**

☐ **Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more then 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: **Title:**

Figure #: **Title:**

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

☒ **Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: **Title: Postremedial Closure Soil Boring Analytical Results**

☐ **Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: **Title:**

☐ **Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: **Title:**

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.
Note: *If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.*

☒ **Not Applicable**

☐ **Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.
Note: *If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.*

Figure #: **Title:**

☐ **Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

☐ **Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

☐ **Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-68-001270 ACTIVITY NAME: ELDERS, GENE SERVICE/DAIRYLAND

NOTIFICATIONS

Source Property

☒ **Not Applicable**

☐ **Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

☐ **Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

☒ **Not Applicable**

☐ **Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: *Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.*

Number of "Off-Source" Letters:

☐ **Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.

☐ **Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies).** This does not apply to right-of-ways.
Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

☐ **Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8606
TDD 414-263-8713

June 7, 1999

Mr. Randy Warren
Dairyland fuels
1230 S. West Avenue
Waukesha, WI 53186

Subject: Closure, Gene Elder's Service, 500 Arcadian Avenue, Waukesha, WI
FID# 268304850

Dear Mr. Warren:

On March 16, 1999 your site was reviewed for closure by the Southeast Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On March 18, 1999, you were notified that the Closure Committee had granted conditional closure to this case.

On May 26, 1999, the Department received correspondence indicating that you have complied with the conditions of closure. Documentation was submitted indicating that the monitoring wells were properly abandoned and a groundwater use restriction has been filed with the Waukesha Register of Deeds. Based on the correspondence and data provided, it appears that your site has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

However, please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at the number below.

Sincerely,

Dino Tsoris, P.G.
Hydrogeologist
Remediation & Redevelopment Program
Telephone: (608) 275-3299

Cc: Mr. Ken Brown, Envirogen, Inc., 2831 North Grandview Blvd., PO Box 90, Pewaukee, WI 53072-0090

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. OF NATURAL RESOURCES

Tommy G. Thompson, Governor
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Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8606
TDD 414-263-8713

March 18, 1999

Mr. Randy Warren
Dairyland Fuels
1230 S. West Avenue
Waukesha, WI 53186

Subject: Closure with Groundwater Use Restriction, Gene Elder's Service, 500 Arcadian Avenue, Waukesha, WI Reference FID#268304850

Dear Mr. Warren:

In March 1999, the above named site was reviewed by the Department for a determination as to whether or not the case qualified for close out under ch. NR 726, Wisconsin Administrative Code. After review of information submitted by Fluid Management, Inc., it was determined that the site could be closed on the condition that a Groundwater Use Restriction be filed with the deed running with the property at the Waukesha County Register of Deeds Office. The well restriction will state that groundwater contamination may remain at the site and that additional remedial action is not feasible at this time.

In order for the Groundwater Use Restriction to be processed, you must submit a copy of the property deed to the Department. The information will be used to produce a document that will be sent back to you in draft form. If it meets with your approval, you should file it with the Waukesha County Register of Deeds and submit a copy with the proof of filing to the Department. When we have received confirmation of the action, another letter will be written to show the condition for site closure has been met.

Another condition for the site closure is that the groundwater monitoring wells need to be abandoned according to NR 141, Wis. Adm. Code.

The Groundwater Use Restriction is an option which the Department can offer you in order to close this site. If you choose not to accept this option, you may perform additional investigation and cleanup of the remaining contamination, however, additional site investigative or remedial activities may not be eligible for reimbursement from the PECFA program. You should contact the Department of Commerce to determine eligibility of the additional work to qualify for reimbursement under the PECFA program.

The case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicate that contamination on or from the site poses a threat to public health, safety, welfare or the environment.

Please submit the official copy of the deed to the address below, within 30 days, so that the work can be processed effectively.

Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, WI 53711

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this correspondence, please contact me at the number shown below.

Sincerely,

Dino Tsoris, P.G.
Hydrogeologist
Remediation & Redevelopment Program
Wisconsin Department of Natural Resources
Telephone (608) 275-3299

CC: Mr. Scott Tarmann, Fluid Management, Inc., 2831 North Grandview Blvd. P.O. Box 90, Pewaukee, WI 53072-0090

000850 AUG 13 5

WC3504680-002

State Bar of Wisconsin Form 1-2003

WARRANTY DEED

Document Name

3504680

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

08-13-2007 11:55 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 6.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE: 555.00
TRAN. FEE-STAT 2220.00
PAGES: 2

THIS DEED, made between Dairyland Fuels, Inc.

("Grantor," whether one or more), and BP Arcadian, Inc.

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Waukesha County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See Attached Exhibit A.

Recording Area

Name and Return Address
BP Arcadian
500 Arcadian Ave
Waukesha WI 53186

TRANSFER
$ 2775.00
FEE

WAKC 1302.003
Parcel Identification Number (PIN)

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

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

Dated July 27, 2007

DAIRYLAND FUELS, INC.

(SEAL) Randall D Warren (SEAL)
* Randall Warren, President

(SEAL) (SEAL)
*

AUTHENTICATION

Signature(s) Randall D Warren

authenticated on July 27, 2007

*

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY)

Personally came before me on July 27, 2007 the above-named Randall Warren

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

*
Notary Public, State of WISCONSIN
My commission (is permanent) (expires:)

THIS INSTRUMENT DRAFTED BY:
John M. Remmers, Esq.
Cramer, Multhauf & Hammes, LLP

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

*Type name below signatures.

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00085 | AUG 13 6

EXHIBIT A

LEGAL DESCRIPTION:

All that part of the Northwest ¼ of Section 2, in Township 6 North, Range 19 East, in the City of Waukesha, and Lots 7 and 16, in Anderson's Subdivision of Block "C" of J.K. Anderson's Addition to the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Beginning at a point on the North line of Arcadian Avenue, said point being South 76 degrees 30' West of and 350.26 feet distant from the Southeast corner of Anderson's Subdivision; thence North 13 degrees 30' West, perpendicular to said North line of Arcadian Avenue, 142.64 feet; thence South 87 degrees 24' 55" West, 175.45 feet to a point on the East line of Hartwell Avenue; thence South 02 degrees 35' 05" East along the East line of Hartwell Avenue, 102.85 feet to the P.C. of a curve, radius of 39.40 feet, the center of which lies to the East, thence along the arc of said curve 50.22 feet; thence South 75 degrees 36' 45" East 54.61 feet to a P.C. of a curve of radius 60.42 feet; thence center of which lies to the North; thence along the arc of said curve 29.41 feet; thence North 76 degrees 30' East along the North line of Arcadian Avenue 94.97 feet to the place of beginning.

Address: 500 Arcadian Avenue, Waukesha, WI 53186
Tax Key No.: WAKC 1302.003

December 12, 2007 Project Reference No. 3811

Ms. Victoria Stovall, Program Assistant
Wisconsin Department of Natural Resources
Southeast Region Headquarters
2300 N. Martin Luther King Drive
Milwaukee, Wisconsin 53212

Dear Ms. Stovall:

RE: Arcadian BP
500 Arcadian Avenue
Waukesha, WI 53186
WDNR FID No. 246074950
BRRTS No. 03-46-000170

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

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

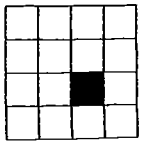
Sincerely,

Wahab Hussaini
Property Owner

RECEIVED
DEC 1 1 2007

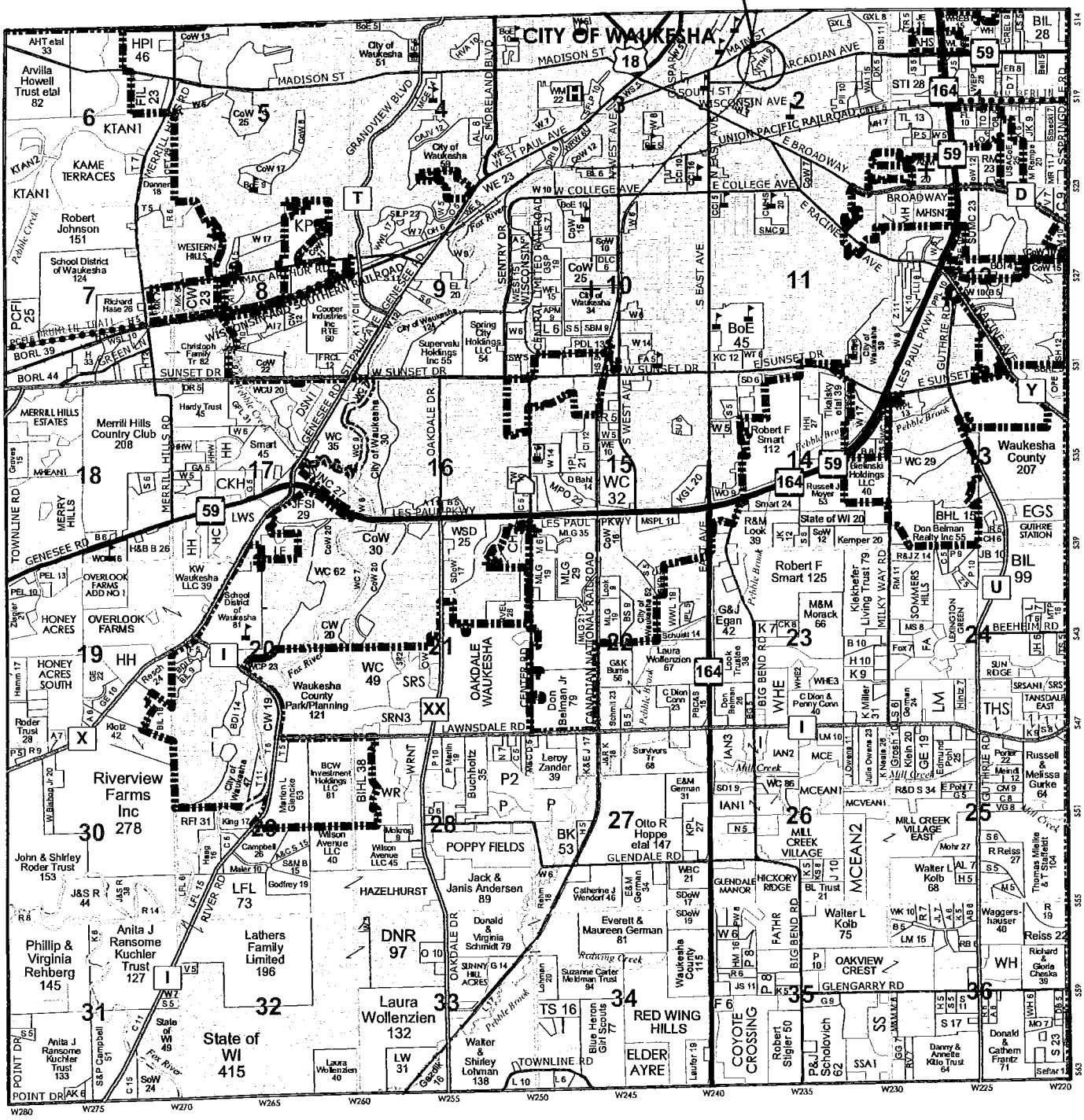
WAUKESHA

T.06N. - R.19E.



See PEWAUKEE Page 18

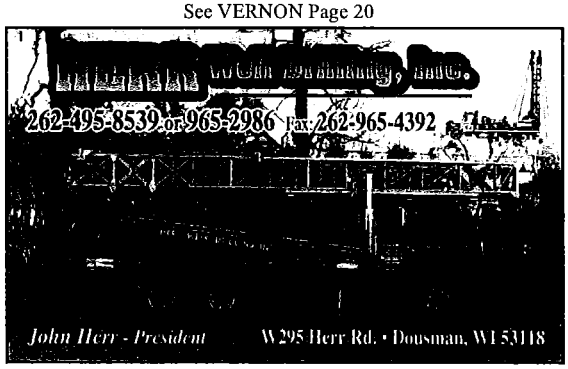
SITE

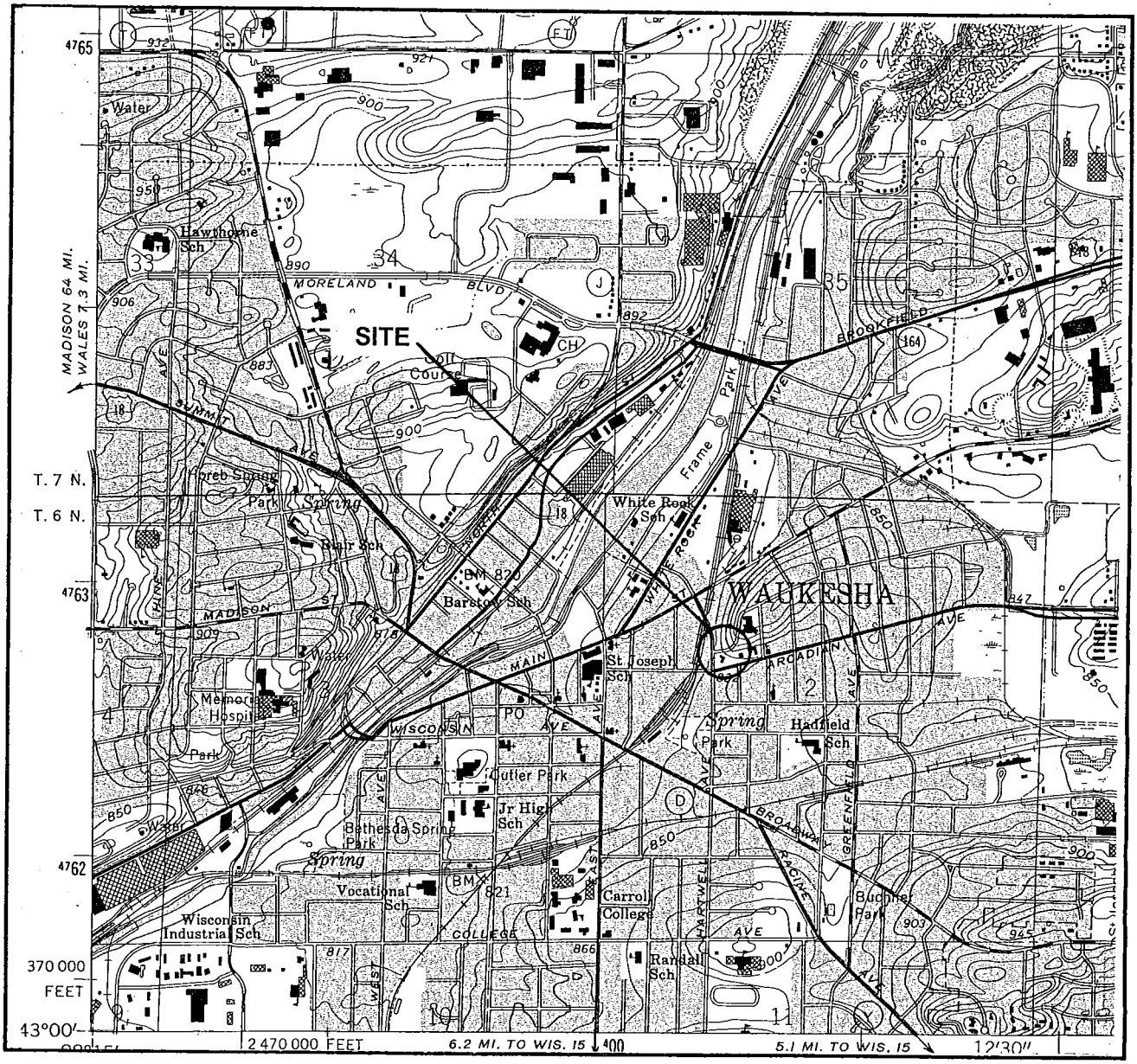


See GENESEE Page 9

See NEW BERLIN Page 15

See VERNON Page 20





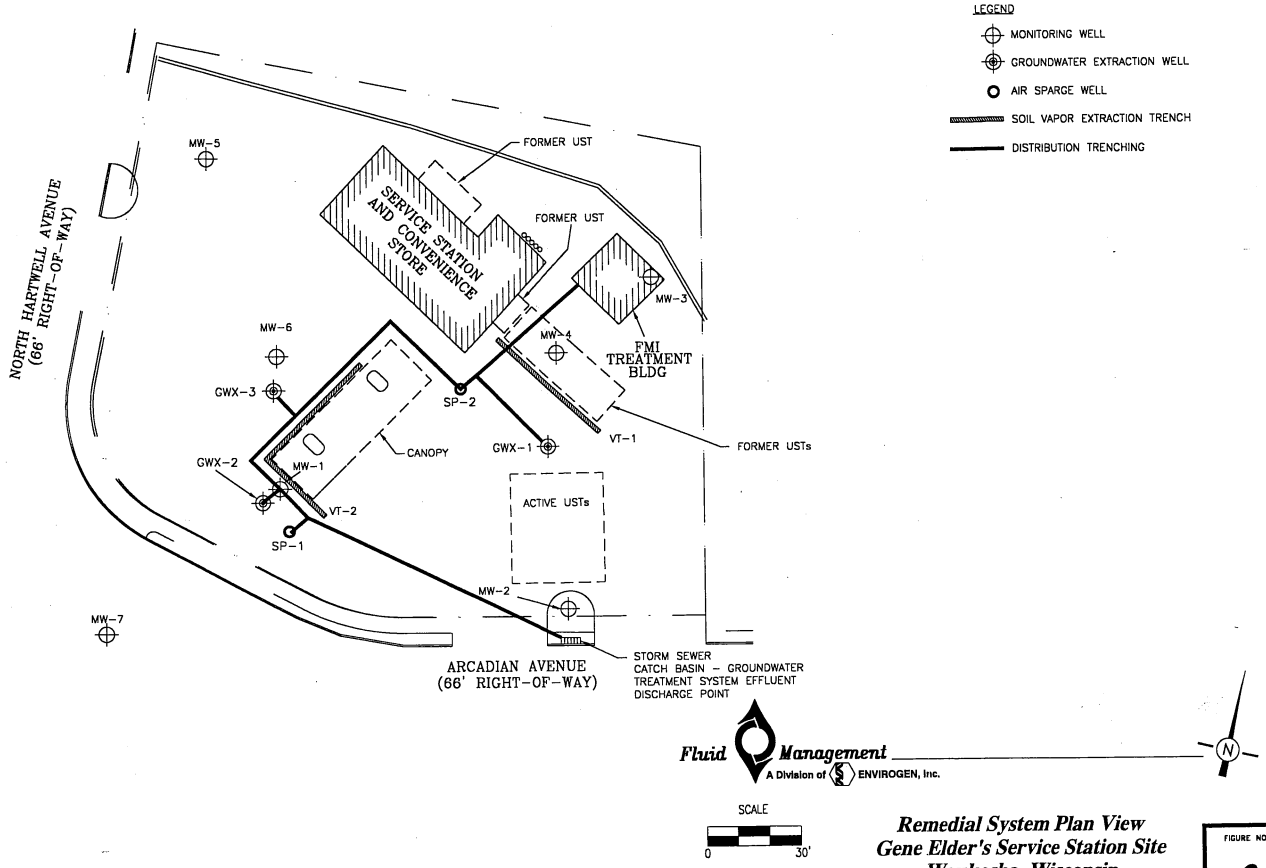
1 MILE 1/2 MILE 0 MILE 1 MILE

Source: 1959 USGS 15 Minute Waukesha Wis. Quadrangle (Revised in 1994)

SITE LOCATION

SCALE 1:24,000

Drawing Title: *Site Location Map*		
Project Name: Arcadian BP 500 Arcadian Avenue Waukesha, Wisconsin 53186		
Project Number: 3811	Drawing Company: *Moraine Environmental, Inc.*	
Scale: *1:24,000*	Date: 12/12/07	Figure: *Figure 1*



Fluid Management
A Division of ENVIROGEN, Inc.

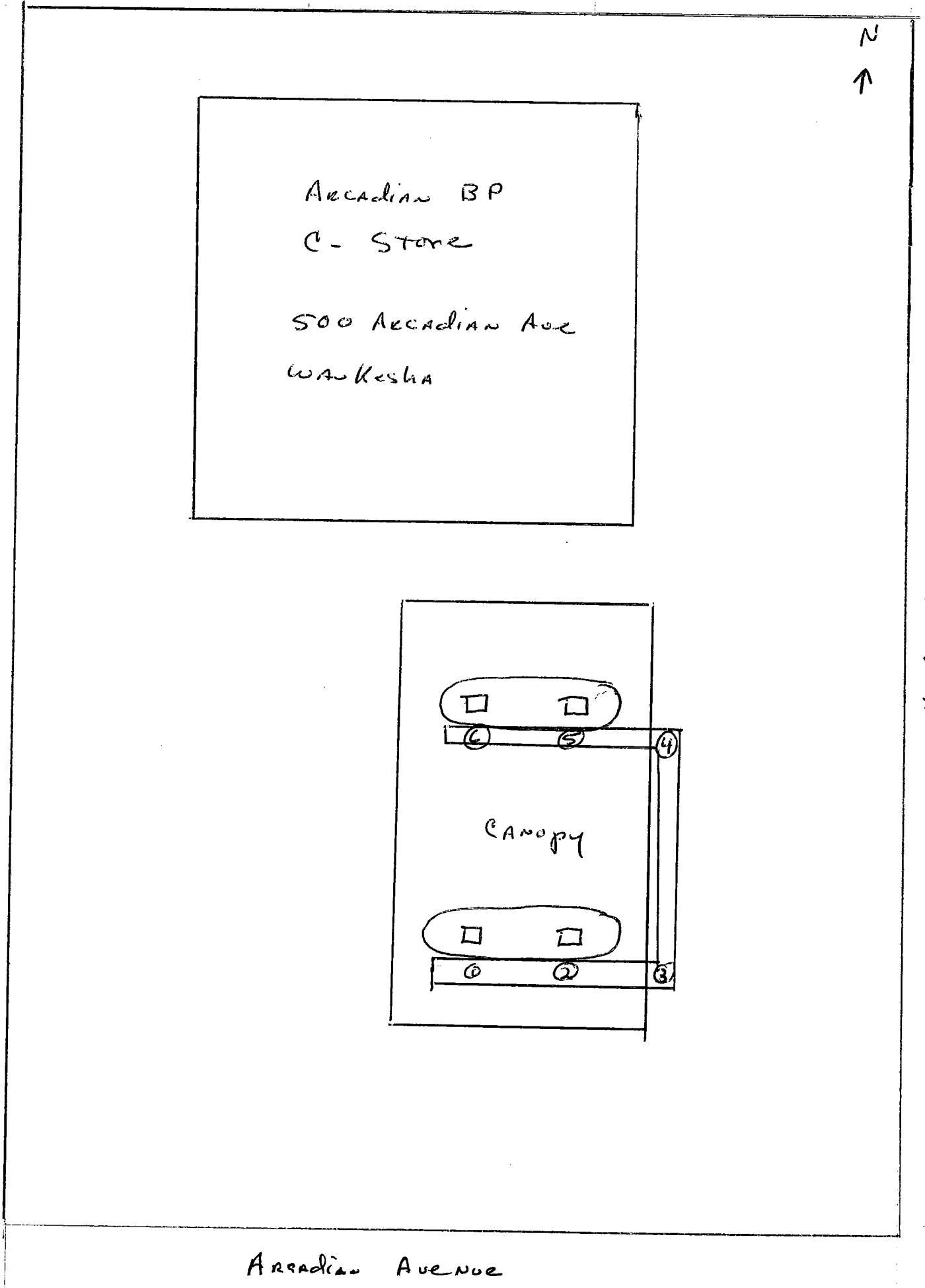
SCALE
0 30'

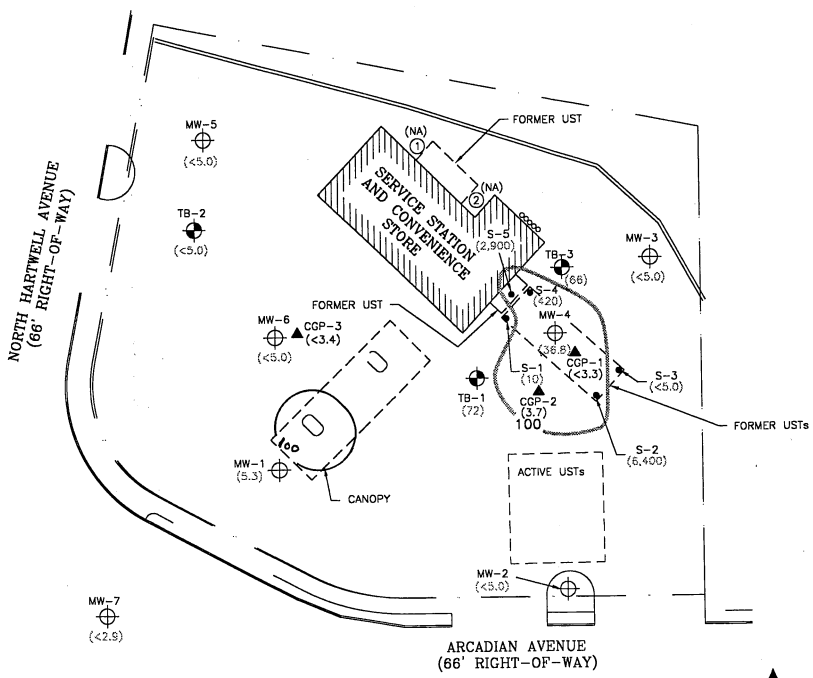
Remedial System Plan View
Gene Elder's Service Station Site
Waukesha, Wisconsin

FIGURE NO.
2

DRAWING NO.	DRAWN BY:	CHECKED BY:	APPROVED BY:
91.316L2	LME 1/15/98		1/15/98

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.


N
Arcadian BP
C- Store
500 Arcadian Ave
Waukesha
Canopy
6
5
4
1
2
3
N. Hartwell Avenue
Arcadian Avenue



LEGEND

- MONITORING WELL
- TEST BORING
- GAS AND FUEL OIL UST REMOVAL SOIL SAMPLING LOCATION
- GEOPROBE CLOSURE SOIL SAMPLING LOCATION
- WASTE OIL UST REMOVAL SOIL SAMPLING LOCATION (9/8/94)
- ( ) POSTREMEDIAL CONCENTRATION IN ppm
- ( ) PREREMEDIAL CONCENTRATION IN ppm
- (NA) NOT ANALYZED
- 100 PREREMEDIAL ISOCONCENTRATION CONTOUR

NOTES:

THE NR720 GENERIC SOIL STANDARD FOR GRO IS 100 ppm.

DATA FROM S-1 THROUGH S-5 OBTAINED ON 1/23/92.

DATA FROM TB-1, TB-2, TB-3, MW-1 THROUGH MW-3, MW-5 AND MW-6 OBTAINED ON 3/18/92.

DATA FROM MW-4 OBTAINED ON 11/19/92.

DATA FROM MW-7 OBTAINED ON 3/3/95.

DATA FROM CGP-1 THROUGH CGP-3 OBTAINED ON 11/6/97.

Fluid Management
A Division of ENVIROGEN, Inc.

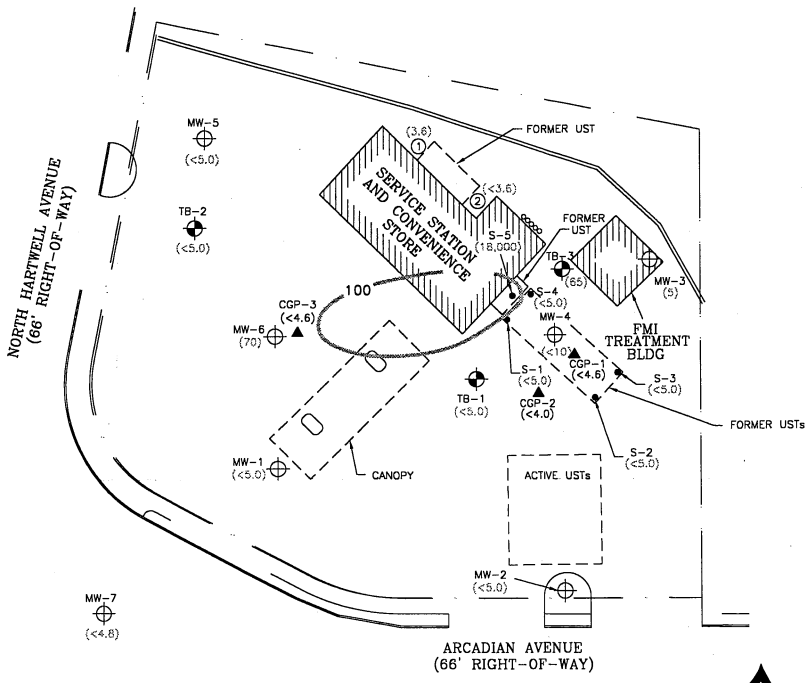
SCALE
0 30'

Preremedial and Postremedial Soil GRO Distributions
Gene Elder's Service Station Site
Waukesha, Wisconsin

FIGURE NO. 8

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

DRAWING NO.	DRAWN BY:	CHECKED BY:	APPROVED BY:
91.316L8	LME	1/15/98	1/15/98



LEGEND

- MONITORING WELL
- TEST BORING
- GAS AND FUEL OIL UST REMOVAL SOIL SAMPLING LOCATION
- GEOPROBE CLOSURE SOIL SAMPLING LOCATION
- 1 WASTE OIL UST REMOVAL SOIL SAMPLING LOCATION
- ( ) POSTREMEDIAL CONCENTRATION IN ppm
- ( ) PREREMEDIAL CONCENTRATION IN ppm
- 100 PREREMEDIAL ISOCONCENTRATION CONTOUR

NOTES:

THE NR720 GENERIC SOIL STANDARD FOR DRO IS 100 ppm.

DATA FROM S-1 THROUGH S-5 OBTAINED ON 1/23/92.

DATA FROM TB-1, TB-2, TB-3, MW-1 THROUGH MW-3, MW-5, AND MW-6 OBTAINED ON 3/18/92.

DATA FROM MW-4 OBTAINED ON 11/19/92.

DATA FROM 1 AND 2 OBTAINED ON 9/8/94.

DATA FROM MW-7 OBTAINED ON 3/3/95.

DATA FROM CGP-1 THROUGH CGP-3 OBTAINED ON 11/6/97.

Fluid Management
A Division of ENVIROGEN, Inc.

SCALE
0 30'

Preremedial and Postremedial Soil DRO Distributions
Gene Elder's Service Station Site
Waukesha, Wisconsin

FIGURE NO.
9

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

DRAWING NO.	DRAWN BY:	CHECKED BY:	APPROVED BY:
91.316L9	LME	1/15/98	1/15/98

TABLE 5

Postremedial Closure Soil Boring Analytical Results
Gene Elder's Service Station Site
Waukesha, Wisconsin
November 6, 1997

Sample	Depth (feet)	Benzene	Ethyl-benzene	Toluene	Total Xylenes	Naph-thalene	GRO (ppm)	DRO (ppm)	TOC (ppm)
CGP-1	1-3	<25	<25	<25	<25	<25	<3.3	<4.6	**2,000**
CGP-1	3-5	<25	<25	<25	<25	<25	<3.0	<4.2	NA
CGP-2	1-3	**200**	**92**	**320**	**810**	<25	**3.7**	<3.9	**850**
CGP-2	3-5	<25	<25	<25	<25	**31**	<3.0	<4.0	NA
CGP-3	1-3	<25	<25	<25	<25	<25	<3.0	<4.0	**7,190**
CGP-3	3-5	<25	<25	<25	<25	<25	<3.4	<4.6	NA
NR 720 Generic Soil Standard		5.5	2,900	1,500	4,100	NS	100	100	NS

Notes:

Concentrations in ppb except as noted.

Shading indicates value equals or exceeds the NR 720 generic soil standard

The official Wisconsin Department of Natural Resources reporting limit for volatile organic compounds is 25 ppb

NS: No standard
NA: Not analyzed
GRO: Gasoline range organics
DRO: Diesel range organics
TOC: Total organic carbon

Checked by:
Approved by:

TABLE 4

Preremedial Soil Sample Analytical Results
Gene Elder's Service Station Site
Waukesha, Wisconsin

Date	Sample	Depth (feet)	Benzene	Ethyl-benzene	Toluene	Total Xylenes	Naph-thalene	GRO (ppm)	DRO (ppm)
3/17/92	TB-1	6-8	<100	**1,600**	**400**	**5,900**	**800**	**72**	<5.0
		8-10	<100	<100	<100	**300**	**100**	**69**	<5.0
	TB-4	3-5	<100	<100	<100	<100	<100	<5	<5.0
		8-10	<100	<100	<100	<100	<100	<5	<5.0
3/18/92	MW-6	3-5	<100	<100	<100	**200**	<100	<5	<5.0
		8-10	<100	<100	<100	<100	<100	<5	**70**
	MW-5	8-10	<100	<100	<100	<100	<100	<5	<5.0
		13-15	<100	<100	<100	<100	<100	<5	<5.0
	MW-1	3-5	<100	<100	<100	**300**	**200**	**5.3**	<5.0
		6-8	<100	<100	<100	<100	<100	<5	<5.0
	MW-2	8-10	<100	<100	<100	<100	<100	<5	<5.0
		13-15	<100	<100	<100	<100	<100	<5	<5.0
	MW-3	3-5	<100	<100	<100	<100	<100	<5	**5**
		6-8	<100	<100	<100	<100	<100	<5	<5.0
	TB-3	8-10	<100	<100	**400**	**2,800**	**700**	**66**	<5.0
		13-15	<100	<100	<100	**200**	<100	<5	**65**
11/18/92	MW-4	8.5 - 10	<50	**730**	**300**	**3,320**	<100	**36.8**	<10
3/3/95	MW-7	6 - 8	<1.2	<1.2	<1.2	<2.4	<1.2	<2.9	<4.8
		12 - 14	<1.1	<1.1	**2.5**	**5.2**	<1.1	<2.9	<4.7
NR 720 Generic Soil Standard			5.5*	2,900	1,500	4,100	NS	100	100

Notes:

Concentrations in ppb except as noted

Shading indicates value equals or exceeds the NR 720 soil generic standard

(*): The 1992 reporting limits are above the standard because the NR 720 generic soil standards were not in effect at that time

NS: No standard

GRO: Gasoline range organics

DRO: Diesel range organics

Checked by:

Approved by:

Moraine Environmental, Inc.
Environmental Management Services

6 September, 2007

Project Reference # 3811

Mr. Wahab Hussaini
Arcadian BP
500 Arcadian Avenue
Waukesha, Wisconsin 53186

RE: Petroleum Line Closure Assessment
Arcadian BP
500 Arcadian Avenue
Waukesha, Wisconsin

Dear Mr. Hussaini:

On August 1, 2007, Moraine Environmental, Inc. conducted a line closure assessment at the above referenced location. The closure assessment was completed in accordance with the Commerce 10 rules which in general state that when petroleum product supply lines are removed / replaced, soil samples need to be collected and analyzed to determine if a release has occurred from the former piping.

Accordingly, on the afternoon of August 1, 2007, a total of six (6) soil samples were collected and analyzed for Gasoline Range Organics (GRO) and Petroleum Volatile Organic Compounds (PVOCs) to include naphthalene. In addition, one (1) of the soil samples #1 was analyzed for lead. The soil samples were collected beneath the gasoline supply lines / dispensers serving the four (4) dispensers with two (2) additional samples collected along piping runs. The approximate location of the piping runs, dispenser islands and soil sample collection points are illustrated on the attached field drawing. Each of the six (6) samples were submitted to a state certified laboratory (Pace Analytical, Inc.) for analysis of GRO / PVOCs and one (1) soil sample for lead.

Laboratory detects were identified at the following locations:

Location	
#1 – Pump / Line	170 mg / kg as GRO
	2,100 ug / kg as 1,2,4 Trimethylbenzene
	100 ug / kg as 1,2,5 Trimethylbenzene
	280 ug / kg as Naphthalene
	290 ug / kg as Xylene, m & p
	350 ug / kg as Xylene, o
	14 mg / kg as Lead

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Email: moraine@execpc.com • www.moraineenvironmental.com

#2 – Pump / Line	8.5 mg / kg as GRO 790 ug / kg as 1,2,4 Trimethylbenzene 160 ug / kg as 1,3,5 Trimethylbenzene 130 ug / kg as Benzene 1,400 ug / kg as Xylene, m & p 130 ug / kg as Xylene, o
#3 – Pipe	6.9 mg / kg as GRO 72 ug / kg as 1,2,4 Trimethylbenzene
#4 – Pipe	No Detects Identified
#5 – Pump / Line	No Detects Identified
#6 – Pump / Line	3.9 ug / kg as 1,2,4 Trimethylbenzene

The low level residual contamination found beneath the former piping run at #1, 2 and 3 and to an insignificant level at #6 is the result of residual (old gasoline) contamination remaining from the former non – compliance tank system. This site has been through the Petroleum Environmental Cleanup Fund Award (PECFA) program to include site investigation, remediation and groundwater monitoring with case closure with no further action issued on May 17, 1999 by the Wisconsin Department of Natural Resources (WDNR). These results are below any WDNR clean - up standards. No new (fresh) gasoline releases were identified during the line and pump closure and replacement. Thus, Arcadian BP requests that no action be required. You should retain this report in your files for future reference. A copy of this report has been submitted to the WDNR.

As always, if you have any questions, please contact me at (262) 377-9060.

Sincerely,
MORAINE ENVIRONMENTAL, INC

Thomas C. Sweet
President

cc: Victoria Stovall - WDNR

Enclosures: Site Map
Analytical Results
Invoice

TCS/vlb

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