

GIS REGISTRY INFORMATION

SITE NAME: Jiffy Stop

BRRTS #: 03-68-004033 **FID # (if appropriate):** _____

COMMERCE # (if appropriate): 53146-1513-01

CLOSURE DATE: February 14, 2003

STREET ADDRESS: 17201 West Greenfield Avenue

CITY: New Berlin

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X = 672613 Y = 284356

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X = _____ Y = _____

OFF-SOURCE SOIL CONTAMINATION >Generic or Site- Yes No

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X = _____ Y = _____

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter issued
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
- County Parcel ID number, if used for county, for all affected properties
- 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.
- 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.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)
- 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
- Geologic cross-sections, if required for SI. (8.5x14" if paper copy)
- RP certified statement that legal descriptions are complete and accurate
- 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



February 14, 2003

Mr. Mike Helgesen
Jacobus Energy, Inc.
11815 West Bradley Road
P.O. Box 13009
Milwaukee, WI 53221-3009

RE: **Final Closure**

Commerce # 53146-1513-01 **WDNR BRRS # 03-68-004033**
Jiffy Stop, 17201 West Greenfield Avenue, New Berlin

Dear Mr. Helgesen:

The Wisconsin Department of Commerce (Commerce) has received all items required for closure of the site referenced above. 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 groundwater 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) 220-5376.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. M. Michalets', with a long, sweeping horizontal stroke extending to the right.

Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Dave Ghuman, Roadmaster, LLC
Mr. David Bauer, Sigma Environmental Services, Inc.
Case File



August 27, 2002

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

RE: **Conditional Case Closure**

Commerce # 53146-1513-01 **WDNR BRRTS # 03-68-004033**
Jiffy Stop, 17201 West Greenfield Avenue, New Berlin

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 and groundwater contamination remains on-site. This site will be added to the Wisconsin Department of Natural Resources' GIS Registry of Closed Remediation Sites to address residual groundwater contamination. 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 conditions must be satisfied to obtain final closure:

- A deed restriction must be placed on the property deed to address residual petroleum impacts to soil. This deed restriction will require that an institutional control be maintained to prevent the direct contact of petroleum contaminated soil within four feet of the ground surface and prevent further migration of residual petroleum contamination to the groundwater. For case closure, please submit a copy of the deed restriction containing the County Register of Deeds' recording information. Commerce requires that figure 5, "Soil Quality Results in Excess of Applicable NR 720 & NR 746 Standards," from the closure request, be attached and recorded with the deed. Enclosed is an example of a "Notice of Contamination to Property" for your use. If you wish to modify the language, submit a copy to this office for approval prior to recording. If an electronic copy of the "Notice of Contamination to Property" is desired, you may contact Commerce and a copy will be forwarded to you.
- All six monitoring wells must be properly abandoned. Please submit copies of the abandonment documentation to the letterhead address.

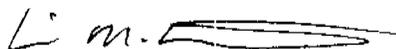
This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement. Costs associated with recording deed notices or other restrictions are not

Mr. Mike Helgesen
Commerce # 53146-1513-01 WDNR BRRTS # 03-68-004033
Jiffy Stop, 17201 West Greenfield Avenue, New Berlin
August 27, 2002
Page 2

eligible for PECFA reimbursement, and the recording of these notices should not delay the claim submittal process.

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,



Linda M. Michalets
Hydrogeologist
Site Review Section

Enclosure: Draft "Notice of Contamination to Property"

cc: Mr. David G. Bauer, Sigma Environmental Services, Inc.
 Case File

Document Number

**NOTICE OF CONTAMINATION TO
PROPERTY**

Legal Description of the Property: In re:

(as it appears on the most recent deed)

Recording Area

Name and Return Address

STATE OF WISCONSIN)
) ss
COUNTY OF)

Parcel Identification Number (PIN)

Section 1. _____ is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated soil with concentrations that exceed NR 720 residual contaminant levels and Comm 46 direct contact levels of Wisconsin Administrative Code exist on this property. File references: Commerce # 53146-1513-01, WDNR BRRTS # 03-68-004033, last consultant of record: Sigma Environmental Services, Inc.

Section 3. It is the desire and intention of the property owner to impose restrictions on the property that will make it unnecessary to conduct additional soil remediation activities on the property at the present time. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Petroleum contaminated soil remains on this property. According to the closure report prepared by Sigma Environmental Services, dated July 22, 2002, residual contaminated soil is located on the western portion of the property (see attached figure). An impermeable cap or cover is the selected remedial action to address residual soil contamination on the property. Therefore, an impermeable cap or cover (i.e., concrete, asphalt) shall be maintained across this property until: 1) the soil is actively remediated or removed or, 2) it can be demonstrated that the contamination in soil has naturally degraded to levels that are protective of the environment and human health. If this contaminated soil is encountered in the future, it will need to be managed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions/notifications set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions/notifications contained herein can be released. Conditions under which a restriction/notification may be released will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions/notifications can be released, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction/notification or portions of this restriction/notification are no longer required. Any restriction/notification placed upon this property may not be released without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this _____ day of _____, 20____.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of _____.

Signature: _____

Printed Name: _____

Title: _____

Subscribed and sworn to before me
this ____ day of _____, 20__.

Notary Public, State of _____
My commission _____



WC2735306-003

001910 DEC 21 5

STATE BAR OF WISCONSIN FORM 1 - 1998

WARRANTY DEED

2735306

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

12-21-2001 3:01 PM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 8.00
REC. FEE-CD: 5.00
REC. FEE-ST: 3.00
TRAN. FEE: 219.60
TRAN. FEE-STAT: 78.42
PAGES: 3

This Deed, made between Jacobus Energy, Inc., Grantor, and Roadmaster L.L.C., Grantee.
Grantor, for a valuable consideration conveys to Grantee the following described real estate in Waukesha County, State of Wisconsin:

See Exhibit A attached hereto.

Recording Area

Name and Return Address

William Yellin, Esq.
William Yellin Law Office
20711 Watertown Road, Suite A
Waukesha, Wisconsin 53186-1881

pd
15/3

Part of NBC 1165.997
NBC 1165.998
NBC 1165.999
Parcel Identification Number (PIN)
This is not homestead property.

TRANSFER
1048.00
FEE

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except for those listed in Exhibit B attached hereto.

Dated this 6th day of December, 2001.

JACOBUS ENERGY, INC.

By: *[Signature]*
Fred Regenfuss, Secretary

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____

ACKNOWLEDGMENT

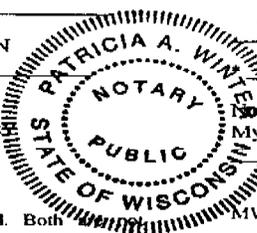
STATE OF Wisconsin,
COUNTY Milwaukee

Personally came before me this 6th day of December, 2001 the above named Fred Regenfuss, Secretary of Jacobus Energy, Inc., to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Patricia A. Winter
Patricia A Winter

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

THIS INSTRUMENT WAS DRAFTED BY
Stuart Ruddy
Godfrey & Kahn, S.C.



Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: June 17, 2007)

(Signatures may be authenticated or acknowledged. Both necessary.)

MW572744_1.DOC

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

EXHIBIT A

PARCEL 1:

All that part of the Northeast 1/4 of Section 4, Town 6 North, Range 20 East, City of New Berlin, County of Waukesha, State of Wisconsin, bounded and described as follows:

The North 180 feet of a parcel of land beginning at the Northeast corner of Section 4, thence West along the North line of said Section, 145 feet; then South 1° 09' West and parallel to East line of said Section, 281.53 feet; thence N 89° 57' East, 145 feet to said East line of Section 4; thence North 1° 9' East along East line of said Section, 281.40 feet to place of beginning.

EXCEPTING therefrom that part conveyed by Quit Claim Deed recorded as Document No. 2530337.

Tax Key No. NBC 1165.999

ADDRESS: 17201 W. GREENFIELD AVENUE

PARCEL 2:

All that part of the Northeast 1/4 of Section 4, Town 6 North, Range 20 East, City of New Berlin, County of Waukesha, State of Wisconsin, bounded and described as follows:

Beginning at the Northeast corner of said Section 4; thence West along the North line of said Section, 145 feet; thence South 1° 09' West parallel to the East line of the Section, 281.53 feet; thence North 89° 57' East, 145 feet to the said East line of Section 4; thence North 1° 09' East along the East line of the Section, 281.40 feet to the place of beginning.

EXCEPTING therefrom that part thereof conveyed by Warranty Deed dated January 7, 1954 and recorded January 8, 1954 in Volume 622 of Deeds on page 30, as Document No.

391261.

AND FURTHER EXCEPTING that part conveyed by Quit Claim Deed recorded as Document No. 2530337.

Tax Key No. NBC 1165.998

ADDRESS: 1415 S. CALHOUN ROAD

PARCEL 3:

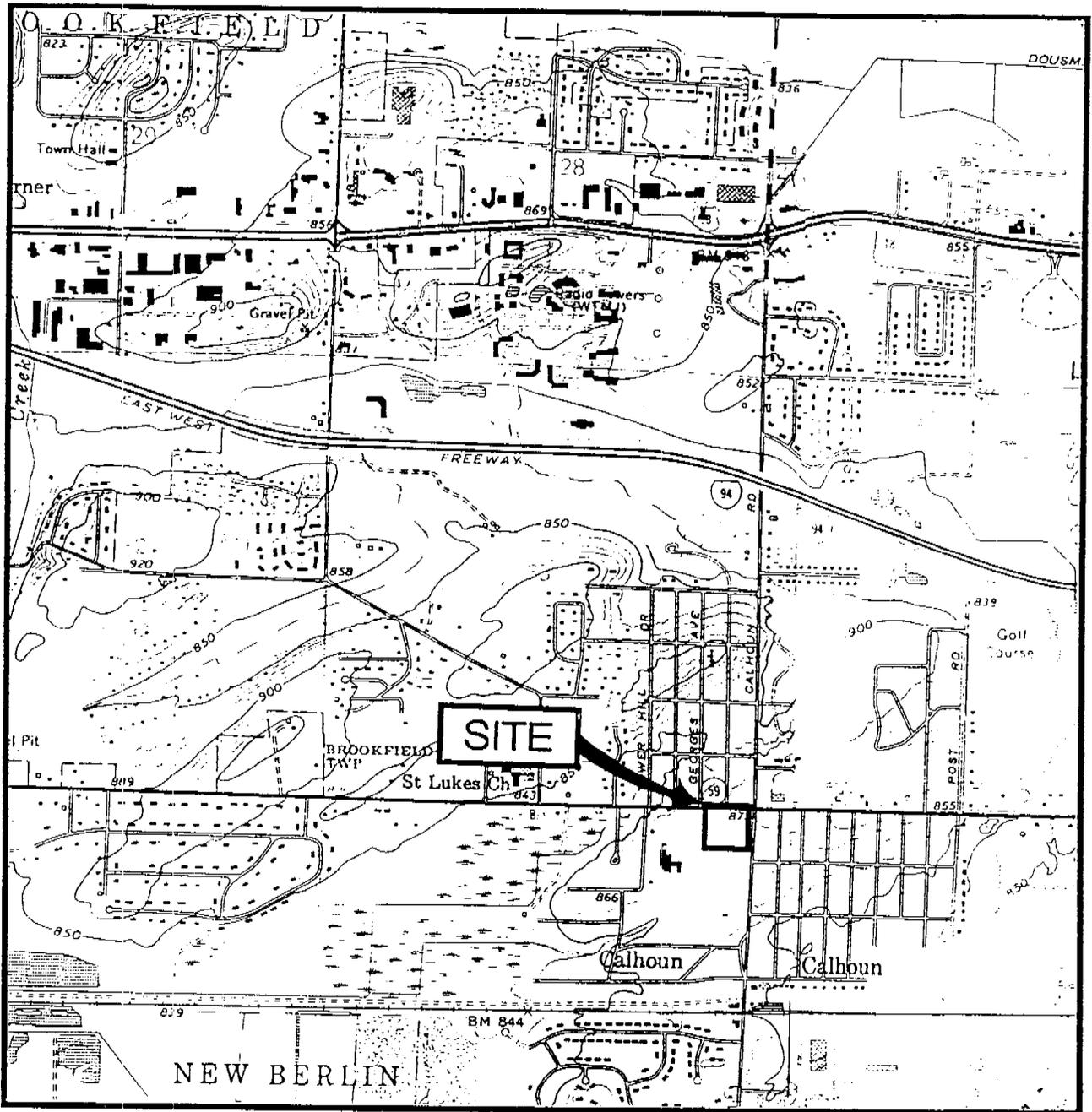
That part of the Northeast 1/4, Section 4, Town 6 North, Range 20 East, City of New Berlin, County of Waukesha, State of Wisconsin, described as follows:

Commencing at the Northeast corner of said Northwest 1/4; thence South 00° 30' 49" West along the east line of said Section 281.53 feet to the point of beginning; thence continuing South 00° 30' 49" West 50.00 feet; thence South 89° 22' 50" West parallel to the north line of said Section 4, 145.00 feet; thence North 00° 30' 49" East 50.00 feet parallel with the east section line; thence North 89° 22' 50" East 145.00 feet to the point of beginning, except the East 60 feet thereof.

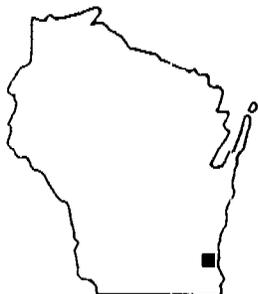
Part of Tax Key No. NBC 1165.997

EXHIBIT B

1. Municipal and zoning ordinances.
2. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the land, whether assessed or charged before or after the date of closing.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Easements or claims of easements not shown by the public records.
5. Any claim of adverse possession or prescriptive easement.
6. ~~General taxes for the year 2001.~~ *A*
7. Rights of the public in so much of the subject premises as are affected by Ordinance adopted by the Board of Supervisors of Waukesha County, June 18, 1954 and approved by the various towns in said county establishing the width of C.T.H. "KK" Calhoun Road at 80 feet, and ordaining that said highway be widened to the width so established; together with rights of the public in that portion of said premises lying within the said road and not affected by said ordinance. A notice and plat, etc., in said matter was filed April 18, 1957, as No. 1.
8. Easement and Access Restrictions contained in Quit Claim Deed recorded as Document No. 2530337. (Affects Parcels 1 and 2)
9. Covenants, Conditions and Restrictions, Easements and Access Restrictions contained in Quit Claim Deed recorded as Document No. 2706519. (Affects Parcel 3)
10. Utility Easement granted to The Milwaukee Electric Railway and Light Company recorded as Document No. 144970, as amended by conveyance of Rights in Land recorded as Document No. 2522228.
11. Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 1494830, as amended by conveyance of Rights in Land recorded as Document No. 2522228. (Affects Parcel 2)
12. Rights of tenants in possession including any rights to tenants fixtures owned by such tenants located on the demised premises and any liens on such tenants fixtures, and all parties having a lien on or claiming by, through or under the lessee, which parties and liens are not separately shown herein.

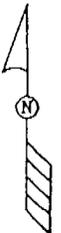


NE/4 OF NE/4 Sec.4 T.6 R.20

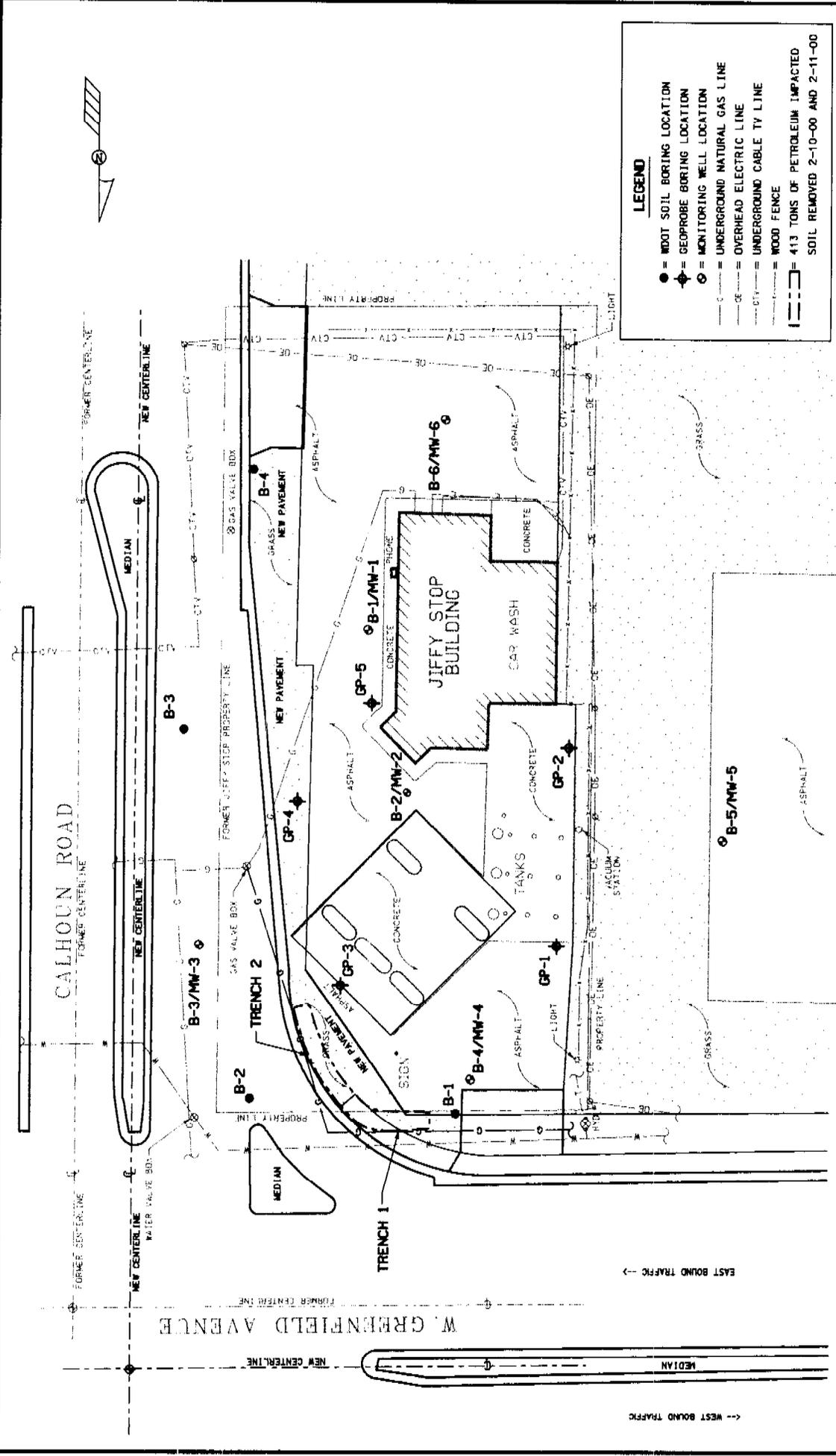


WISCONSIN

ADAPTED FROM U.S.G.S. 7.5 MINUTE SERIES, WAUKESHA, WISCONSIN QUADRANGLE DATED 1959 PHOTOREVISED 1971



JIFFY STOP 17201 W. GREENFIEL AVE., NEW BERLIN, WI			 SIGMA ENVIRONMENTAL SERVICES INC.
DATE: 4-8-96	DR. BY: BEB	DR.# 2370-001	
SITE LOCATION MAP			FIGURE 1



LEGEND

- = MDOT SOIL BORING LOCATION
- ◆ = GEOPROBE BORING LOCATION
- ⊙ = MONITORING WELL LOCATION
- = UNDERGROUND NATURAL GAS LINE
- = OVERHEAD ELECTRIC LINE
- = UNDERGROUND CABLE TV LINE
- = WOOD FENCE
- ▬▬▬ = 413 TONS OF PETROLEUM IMPACTED SOIL REMOVED 2-10-00 AND 2-11-00

SIGMA
ENVIRONMENTAL SERVICES, INC.

JACOBUS JIFFY STOP
17201 W. GREENFIELD AVE., NEW BERLIN, WI

DATE: 6-20-02 DR. BY: BEB DR.# 4528-010 SCALE: 1" = 40'

SITE LAYOUT

FIGURE 3

NOTES:

- MAP BASED ON SURVEY PERFORMED ON 3-25-96, BY SURVEYING ASSOCIATES, INC.
- PURPLE LINES INDICATE RELOCATION OF STREET AND CURBING
- TRENCH 1 & 2 IMPACTED SOIL ENCOUNTERED 2-10-00 DURING MDOT HWY 59 IMPROVEMENTS.

TABLE 1
GROUNDWATER LABORATORY ANALYTICAL RESULTS
JIFFY STOP
17201 West Greenfield Avenue
New Berlin, Wisconsin 53151

MW-1

Date	Units	MW-1										NR 140	NR 140		
		5/4/1995	9/29/1995	12/29/1995	05/28/1997	12/09/1997	03/11/1998	10/15/1998	06/27/1999	01/03/2000	06/07/2000	01/12/2001	07/03/2001	ES	PAL
Benzene	µg/L	<0.50	<0.90	<0.90	<0.13	<0.13	0.15	<0.13	<0.65	<0.13	0.88	<0.65	<0.65	5.0	0.5
Toluene	µg/L	<0.60	<0.90	<0.90	<0.20	<0.20	<0.20	<0.20	<1.0	<0.20	<1.0	<1.0	<1.0	1,000	200
Ethylbenzene	µg/L	<0.60	<0.90	<0.90	<0.22	<0.22	<0.22	<0.22	<1.1	0.48	1.0	<1.1	<1.1	700	140
Xylenes	µg/L	<2.2	<0.80	<0.80	<0.23	<0.23	<0.23	<0.23	<1.2	0.81	2.0	<1.2	<1.2	10,000	1,000
Methyl-tert-Butyl-Ether	µg/L	<2.7	<1.2	2.1	180	140	330	500	500	340	450	420	240	60	12
1,2,4-Trimethylbenzene	µg/L	<1.9	<0.90	<0.90	<0.22	<0.22	<0.22	<0.22	<1.1	1	<1.1	<1.1	<1.1	480	96
1,3,5-Trimethylbenzene	µg/L	<0.90	<0.40	<0.40	<0.29	<0.29	<0.29	<0.29	<1.5	<0.29	<1.4	<1.4	<1.4	480	96
Soluble Lead	µg/L	<1.0	<2.0	<2.0	<0.89	NA	15	1.5							

Key
GRO = Gasoline Range Organics
ES = Wisconsin Administrative Code, Chapter NR 140 Enforcement Standard
PAL = Wisconsin Administrative Code, Chapter NR 140 Preventive Action Limit
NS = No Standard or Limit Established
180 = Exceeds Enforcement Standard
NA = Parameter Not Analyzed

µg/L = Micrograms per Liter
mg/L = Milligrams per Liter

TABLE 1 GROUNDWATER LABORATORY ANALYTICAL RESULTS JIFFY STOP 17201 West Greenfield Avenue New Berlin, Wisconsin 53151 MW-2														NR 140 ES	NR 140 PAL
Date	5/4/1995	9/29/1995	12/29/1995	05/28/1997	12/09/1997	03/11/1998	10/15/1998	05/27/1999	01/03/2000	06/07/2000	01/12/2001	07/03/2001			
Units															
Benzene	<0.50	<0.90	1	20	1.3	4.4	<0.13	3.9	<0.13	5.7	<1.3	1.9	5.0	0.5	
Toluene	<0.60	<0.90	<0.90	1.1	<1.0	<0.20	<0.20	0.33	<0.20	3.6	<2.0	<2.0	1,000	200	
Ethylbenzene	<0.60	<0.90	2.6	4.8	<1.1	8.6	<0.22	0.88	<0.22	2.6	<2.2	<2.2	700	140	
Xylenes	0.6	<0.80	<0.80	3.9	<1.2	27	<0.23	1.7	<0.23	23	9.3	<2.3	10,000	1,000	
Methyl-tert-Butyl-Ether	<2.7	<1.2	5.3	1,700	1,100	850	760	570	560	1,500	1,400	620	60	12	
1,2,4-Trimethylbenzene	<1.9	0.9	2.8	3.0	<1.1	19	<0.22	2.4	0.4	22	5.1	<2.2	480	96	
1,3,5-Trimethylbenzene	<0.90	0.4	<0.40	0.41	<1.4	<0.29	<0.29	<0.29	<0.29	1.7	<2.9	<2.9	480	96	
Soluble Lead	<1.0	<2.0	<2.0	<0.89	NA	15	1.5								

Key:

GFO = Gasoline Range Organics

ES = Wisconsin Administrative Code, Chapter NR 140 Enforcement Standard

PAL = Wisconsin Administrative Code, Chapter NR 140 Preventive Action Limit

NS = No Standard or Limit Established

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TABLE 1
GROUNDWATER LABORATORY ANALYTICAL RESULTS

JIFFY STOP
17201 West Greenfield Avenue
New Berlin, Wisconsin 53151

MW-3

Date	Units	MW-3										NR 140	
		5/4/1995	9/29/1995	12/29/1995	05/28/1997	12/09/1997	03/11/1998	10/15/1998	05/27/1999	01/03/2000	06/07/2000	ES	PAL
Benzene	µg/L	<0.50	750	340	210	81	220	79	99	120	400	5.0	0.5
Toluene	µg/L	<0.60	3.0	2.2	1.7	<2.2	1.7	4.5	<4.0	3	2.8	1,000	200
Ethylbenzene	µg/L	<0.60	140	93	94	80	93	84	48	60	77	700	140
Xylenes	µg/L	1.2	130	86	8.7	<5.3	20	24	16	66	35	10,000	1,000
Methyl-tert-Butyl-Ether	µg/L	61	120	63	69	<66	58	60	68	92	110	60	12
1,2,4 Trimethylbenzene	µg/L	<1.9	84	45	20	24	41	13	5.7	19	14	480	96
1,3,5-Trimethylbenzene	µg/L	<0.90	35	19	1	<1.5	<0.58	<2.9	<5.8	0.66	<0.58	480	96
Soluble Lead	µg/L	<1.0	<2.0	<2.0	<0.89	NA	NA	NA	NA	NA	NA	15	1.5

Key
 GRO = Gasoline Range Organics
 ES = Wisconsin Administrative Code, Chapter NR 140 Enforcement Standard
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 NS = No Standard or Limit Established
180 = Exceeds Enforcement Standard
 NA = Parameter Not Analyzed

µg/L = Micrograms per Liter
 mg/L = Milligrams per Liter

TABLE 1
GROUNDWATER LABORATORY ANALYTICAL RESULTS
JIFFY STOP
17201 West Greenfield Avenue
New Berlin, Wisconsin 53151
MW-4

Date	Units	MW-4												NR 140	
		05/04/1995	9/29/1995	12/29/1995	05/28/1997	12/09/1997	03/11/1998	10/15/1998	05/27/1999	01/03/2000	06/07/2000	02/02/2001	07/03/2001	ES	PAL
Benzene	µg/L	126	21	64	60	75	69	18	14	4	19	<0.26	<0.65	5.0	NR 140
Toluene	µg/L	6.3	1.0	<9.0	2.2	0.73	1.2	0.35	0.21	<0.20	<2.0	<0.40	<1.0	1,000	0.5
Ethylbenzene	µg/L	17	9.8	17	7.6	<0.22	2.9	0.46	6.2	0.4	<2.2	<0.44	<1.1	700	200
Xylenes	µg/L	98	11	32	16	42	34	6.6	1.4	2.2	<2.3	<0.46	3.6	10,000	140
Methyl-tert-Butyl-Ether	µg/L	1,190	1,600	5,400	1,600	1,900	1,000	1,000	180	1,200	270	1,100	210	60	1,000
1,2,4-Trimethylbenzene	µg/L	153	120	140	25	11	12	3.0	0.44	0.59	<2.2	<0.44	<1.1	480	12
1,3,5-Trimethylbenzene	µg/L	88	0.9	9.1	0.59	<5.2	1.8	<0.29	<0.29	<0.29	<2.9	<0.58	<1.4	480	96
Soluble Lead	µg/L	<1.0	<2.0	<2.0	<0.89	NA	NA	NA	NA	NA	NA	NA	NA	15	96

Key:
 GRO = Gasoline Range Organics
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180 = Exceeds Enforcement Standard
 NA = Parameter Not Analyzed

µg/L = Micrograms per Liter
 mg/L = Milligrams per Liter

TABLE 1 GROUNDWATER LABORATORY ANALYTICAL RESULTS JIFFY STOP 17201 West Greenfield Avenue New Berlin, Wisconsin 53151														
Date	Units	MW-5										NR 140	NR 140	
		5/4/1995	9/29/1995	12/29/1995	05/28/1997	12/09/1997	03/11/1998	10/15/1998	05/27/1999	07/03/2001	ES	PAL		
Benzene	µg/L	<0.50	<0.90	<0.13	<0.13	<0.13	<0.13	<0.13	<0.13	<0.13	<0.13	<0.13	5.0	0.5
Toluene	µg/L	<0.60	<0.90	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	1,000	200
Ethylbenzene	µg/L	<0.60	<0.90	<0.22	<0.22	<0.22	<0.22	<0.22	<0.22	<0.22	<0.22	<0.22	700	140
Xylenes	µg/L	<2.2	<0.80	<0.23	<0.23	<0.23	<0.23	<0.23	<0.23	<0.23	<0.23	<0.23	10,000	1,000
Methyl-tert-Butyl-Ether	µg/L	8.9	5.1	2.0	<0.16	0.73	<0.49	<0.25	<0.16	0.73	<0.16	0.73	60	12
1,2,4-Trimethylbenzene	µg/L	<1.9	<0.90	<0.22	<0.22	<0.22	<0.22	<0.22	<0.22	<0.22	<0.22	<0.22	480	96
1,3,5-Trimethylbenzene	µg/L	<0.90	<0.40	<0.29	<0.29	<0.29	<0.29	<0.29	<0.29	<0.29	<0.29	<0.29	480	96
Soluble Lead	µg/L	<1.0	91.1	<2.0	<0.89	NA	NA	NA	NA	NA	NA	NA	15	1.5

Key:
 GRO = Gasoline Range Organics
 ES = Wisconsin Administrative Code, Chapter NR 140 Enforcement Standard
 PAL = Wisconsin Administrative Code, Chapter NR 140 Preventive Action Limit
 NS = No Standard or Limit Established
180 = Exceeds Enforcement Standard
 NA = Parameter Not Analyzed

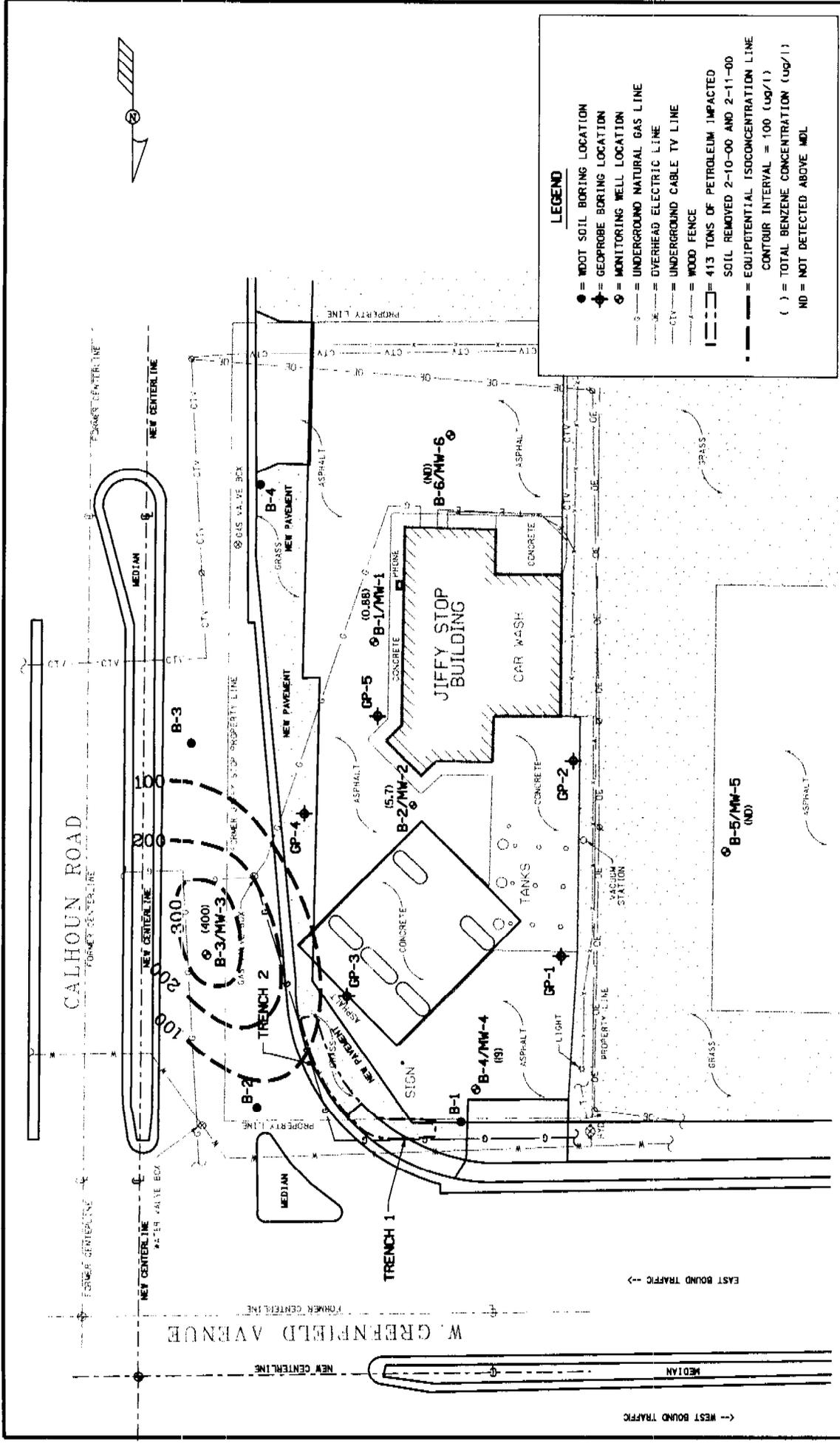
µg/L = Micrograms per Liter
 mg/L = Milligrams per Liter

TABLE 1
GROUNDWATER LABORATORY ANALYTICAL RESULTS
JIFFY STOP
17201 West Greenfield Avenue
New Berlin, Wisconsin 53151

Date	Units	MW-6										NR 140	NR 140	PAL		
		5/4/1995	9/29/1995	12/29/1995	05/28/1997	12/09/1997	03/11/1998	10/15/1998	05/27/1999	07/03/2001	ES	ES	ES			
Benzene	µg/L	<0.50	<0.90	<0.90	<0.13	<0.13	<0.13	<0.13	<0.13	<0.13	<0.13	<0.13	<0.13	5.0	5.0	0.5
Toluene	µg/L	<0.60	<0.90	<0.90	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	1,000	1,000	200
Ethylbenzene	µg/L	<0.60	<0.90	<0.90	<0.22	<0.22	<0.22	<0.22	<0.22	<0.22	<0.22	<0.22	<0.22	700	700	140
Xylenes	µg/L	<2.2	<0.80	<0.80	<0.23	0.23	0.23	<0.23	<0.23	<0.23	<0.23	<0.23	<0.23	10,000	10,000	1,000
Methyl-tert-Butyl-Ether	µg/L	<2.7	<1.2	<1.2	2.2	0.91	0.91	<0.80	<0.25	<0.16	<0.16	<0.16	<0.16	60	60	12
1,2,4-Trimethylbenzene	µg/L	<1.9	<0.90	<0.90	<0.22	<0.22	<0.22	<0.22	<0.22	<0.22	<0.22	<0.22	<0.22	480	480	96
1,3,5-Trimethylbenzene	µg/L	<0.90	<0.40	<0.40	<0.29	<0.29	<0.29	<0.29	<0.29	<0.29	<0.29	<0.29	<0.29	480	480	96
Soluble Lead	µg/L	<1.0	<2.0	<2.0	1.2	NA	NA	NA	NA	NA	NA	NA	NA	15	15	1.5

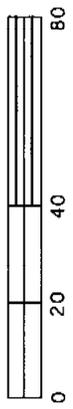
Key:
 GRO = Gasoline Range Organics µg/L = Micrograms per Liter
 ES = Wisconsin Administrative Code, Chapter NR 140 Enforcement Standard mg/L = Milligrams per Liter
 PAL = Wisconsin Administrative Code, Chapter NR 140 Preventive Action Limit
 NS = No Standard or Limit Established
 180 = Exceeds Enforcement Standard
 NA = Parameter Not Analyzed

NOTES:
 1. MAP BASED ON SURVEY PERFORMED ON 3-25-96, BY SURVEYING ASSOCIATES, INC.
 2. BOLD LINES INDICATE RELOCATION OF STREET AND CURBING
 3. TRENCH 1 & 2 IMPACTED SOIL ENCOUNTERED 2-10-00 DURING WDOT HWY 59 IMPROVEMENTS.

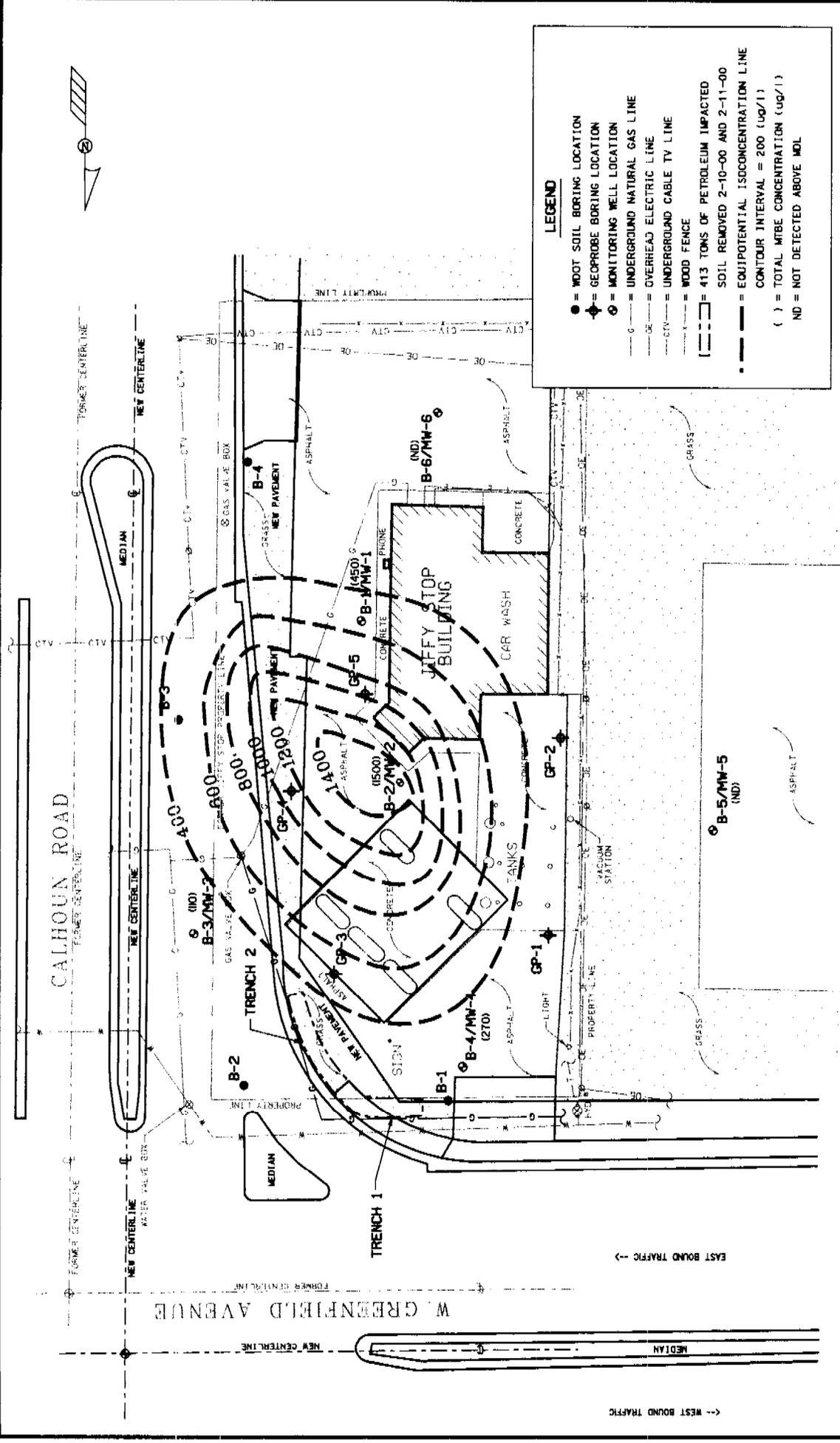


LEGEND

- = WDOT SOIL BORING LOCATION
- ◆ = GEOPROBE BORING LOCATION
- ⊙ = MONITORING WELL LOCATION
- = UNDERGROUND NATURAL GAS LINE
- = OVERHEAD ELECTRIC LINE
- CTV— = UNDERGROUND CABLE TV LINE
- = WOOD FENCE
- ▬▬▬ = 413 TONS OF PETROLEUM IMPACTED SOIL REMOVED 2-10-00 AND 2-11-00
- = EQUIPOTENTIAL ISOCONCENTRATION LINE
- () = TOTAL BENZENE CONCENTRATION (ug/l)
- ND = NOT DETECTED ABOVE MDL



← WEST BOUND TRAFFIC
 → EAST BOUND TRAFFIC



SIEMA
ENVIRONMENTAL SERVICES INC.

JACOBUS JIFFY STOP
17201 W. GREENFIELD AVE., NEW BERLIN, WI

DATE: 6-20-02 DR. BY: TMM DR.# 4528-015 SCALE: 1" = 40'

**DISSOLVED MTBE ISOCONCENTRATION
MAP (6-7-2000)**

NOTES:

1. MAP BASED ON SURVEY PERFORMED ON 3-25-96, BY SURVEYING ASSOCIATES, INC.
2. BOLD LINES INDICATE RELOCATION OF STREET AND CURBING
3. TRENCH 1 & 2 IMPACTED SOIL ENCOUNTERED 2-10-00 DURING WDOT HWY 59 IMPROVEMENTS.

TABLE 1
STATIC WATER LEVELS AND GROUNDWATER ELEVATION DATA
JIFFY STOP
 17201 West Greenfield Avenue
 New Berlin, Wisconsin 53151

Well ID	Elevation Top of Casing	Elevation Ground Surface	Water Level	Groundwater Elevation	Date
MW-1	871.18	871.49	4.54	866.64	05/04/1995
			6.04	865.14	09/29/1995
			6.33	864.85	12/29/1995
			5.70	865.48	05/28/1997
			6.36	864.82	12/09/97
			4.82	866.36	03/11/1998
			5.16	866.02	10/15/1998
			4.52	866.66	05/27/1999
MW-2	870.99	871.39	2.63	868.36	05/04/1995
			3.89	867.10	09/29/1995
			3.72	867.27	12/29/1995
			3.37	867.62	05/28/1997
			3.75	867.24	12/09/97
			2.98	868.01	03/11/1998
			3.23	867.76	10/15/1998
			2.95	868.04	05/27/1999
MW-3	869.58	869.92	10.10	859.48	05/04/1995
			3.80	865.78	09/29/1995
			4.43	865.15	12/29/1995
			4.95	864.63	05/28/1997
			4.58	865.00	12/09/97
			4.56	865.02	03/11/1998
			4.50	865.08	10/15/1998
			3.10	866.48	05/27/1999
MW-4	870.95	870.71	2.46	868.49	05/04/1995
			3.57	867.38	09/29/1995
			4.23	866.72	12/29/1995
			3.23	867.72	05/28/1997
			3.79	867.16	12/09/97
			2.97	867.98	03/11/1998
			2.90	868.05	10/15/1998
			2.80	868.15	05/27/1999
MW-5	868.29	868.49	13.49	854.80	05/04/1995
			4.17	864.12	09/29/1995
			6.60	861.69	12/29/1995
			4.81	863.48	05/28/1997
			4.20	864.09	12/09/97
			4.56	863.73	03/11/1998
			3.78	864.51	10/15/1998
			4.23	864.06	05/27/1999
MW-6	870.77	871.05	4.34	866.43	05/04/1995
			6.08	864.69	09/29/1995
			5.91	864.86	12/29/1995
			5.23	865.54	05/28/1997
			5.59	865.18	12/09/97
			4.17	866.60	03/11/1998
			4.92	865.85	10/15/1998
			4.35	866.42	05/27/1999

Elevations are referenced to a USGS datum point 871.85 feet above m.s.l.

B-3/MW-3		
DATE	B	MTBE
05-24-95	Q4.50	61
09-29-95	750	120
12-29-95	340	83
05-28-97	210	57
12-09-97	81	<66
03-11-98	220	58
10-15-98	79	60
05-27-99	99	58
01-03-00	120	52
06-07-00	400	110

B-2/MW-2		
DATE	B	MTBE
05-28-97	20	1,700
12-09-97	1.3	1,100
03-11-98	4.4	850
10-15-98	0.13	750
05-27-99	3.9	570
01-03-00	5.7	550
01-12-01	41.3	1,500
07-03-01	1.9	620

B-1/MW-1		
DATE	MTBE	
05-28-97	100	
12-09-97	140	
03-11-98	330	
10-15-98	500	
05-27-99	500	
01-03-00	340	
05-07-00	450	
01-12-01	420	
07-03-01	240	

W. GREENFIELD AVENUE
NEW CENTERLINE
FORMER CENTERLINE

EAST BOUND TRAFFIC →

← WEST BOUND TRAFFIC

B-4/MW-4		
DATE	B	MTBE
05-24-95	126	1,150
09-29-95	21	1,600
12-29-95	64	5,400
05-28-97	60	1,600
12-09-97	75	1,900
03-11-98	69	1,000
10-15-98	18	1,000
05-27-99	14	100
01-03-00	4	1,200
05-07-00	19	270
02-02-01	Q0.26	1,100
07-03-01	15.65	210



GARAGE

JACOBUS JIFFY STOP

17201 W. GREENFIELD AVE., NEW BERLIN, WI

DATE: 6-27-02 DR. BY: BEB DR. # 4528-012

GROUNDWATER QUALITY RESULTS PVOCs IN EXCESS OF NR 140 ENFORCEMENT STANDARD

FIGURE 4

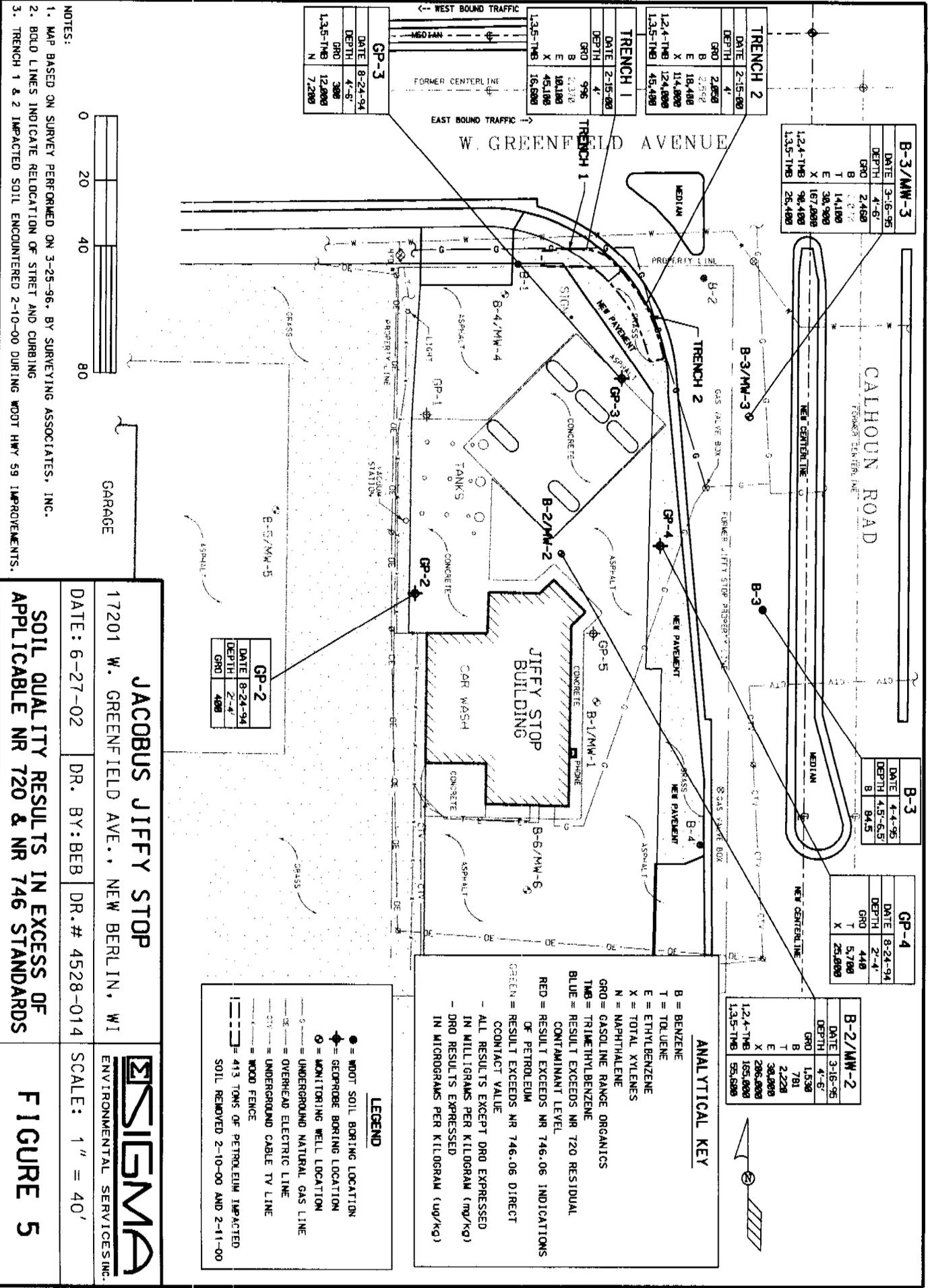


SCALE: 1" = 40'

ANALYTICAL KEY
 B = BENZENE
 MTBE = METHYL-TERT-BUTYL-ETHER
 RED = RESULT EXCEEDS NR 140 ES
 - ALL RESULTS EXPRESSED IN MILLIGRAMS PER LITER (MG/L)

LEGEND
 ● = MDT SOIL BORING LOCATION
 ○ = GEOPROBE BORING LOCATION
 ○ = MONITORING WELL LOCATION
 --- = UNDERGROUND NATURAL GAS LINE
 --- = OVERHEAD ELECTRIC LINE
 --- = UNDERGROUND CABLE TV LINE
 --- = WOOD FENCE
 --- = 413 TONS OF PETROLEUM IMPACTED SOIL REMOVED 2-10-00 AND 2-11-00
 --- = GENERALIZED GROUNDWATER CONTOUR LINE, CONTOUR INTERVAL = .5'
 --- = GROUNDWATER ELEVATION
 → = INFERRED GROUNDWATER FLOW DIRECTION

- NOTES:
- MAP BASED ON SURVEY PERFORMED ON 3-25-96, BY SURVEYING ASSOCIATES, INC.
 - BOLD LINES INDICATE RELOCATION OF STREET AND CURBING
 - TRENCH 1 & 2 IMPACTED SOIL ENCOUNTERED 2-10-00 DURING WDOT HWY 59 IMPROVEMENTS.



B-3/MW-3	
DATE	3-16-96
DEPTH	4'-6"
GRD	2,450
B	1,370
T	14,100
E	30,900
X	167,000
1,2,4-TMB	98,400
1,3,5-TMB	26,400

B-3	
DATE	4-4-95
DEPTH	4.5'-6.5'
GRD	94.5

GP-4	
DATE	8-24-94
DEPTH	2'-4"
GRD	448
T	57,000

TRENCH 2	
DATE	2-15-90
DEPTH	4'
GRD	2,950
B	2,350
E	10,400
X	114,000
1,2,4-TMB	124,000
1,3,5-TMB	45,400

TRENCH 1	
DATE	2-15-90
DEPTH	4'
GRD	996
B	2,370
E	10,100
X	45,100
1,3,5-TMB	16,600

GP-3	
DATE	8-24-94
DEPTH	4'-6"
GRD	308
1,3,5-TMB	12,000
N	7,200

GP-2	
DATE	8-24-94
DEPTH	2'-4"
GRD	400

B-2/MW-2	
DATE	3-16-96
DEPTH	4'-6"
GRD	1,530
B	701
T	2,220
E	30,000
X	206,000
1,2,4-TMB	155,000
1,3,5-TMB	55,000

ANALYTICAL KEY

B = BENZENE
 T = TOLUENE
 E = ETHYL BENZENE
 X = TOTAL XYLENES
 N = NAPHTHALENE
 GRO = GASOLINE RANGE ORGANICS
 TMB = TRIMETHYLBENZENE
 BLUE = RESULT EXCEEDS NR 720 RESIDUAL CONTAMINANT LEVEL
 RED = RESULT EXCEEDS NR 746.06 INDICATIONS OF PETROLEUM
 GREEN = RESULT EXCEEDS NR 746.06 DIRECT CONTACT VALUE
 - ALL RESULTS EXCEPT DR0 EXPRESSED IN MILLIGRAMS PER KILOGRAM (mg/kg)
 - DR0 RESULTS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg)

LEGEND

- = MONT SOIL BORING LOCATION
- ⊕ = GEOPROBE BORING LOCATION
- ⊙ = MONITORING WELL LOCATION
- = UNDERGROUND NATURAL GAS LINE
- = OVERHEAD ELECTRIC LINE
- = UNDERGROUND CABLE TV LINE
- = WOOD FENCE
- = 413 TONS OF PETROLEUM IMPACTED SOIL REMOVED 2-10-00 AND 2-11-00

NOTES:
 1. MAP BASED ON SURVEY PERFORMED ON 3-25-96, BY SURVEYING ASSOCIATES, INC.
 2. BOLD LINES INDICATE RELOCATION OF STREET AND CURBING
 3. TRENCH 1 & 2 IMPACTED SOIL ENCOUNTERED 2-10-00 DURING WDOT HWY 59 IMPROVEMENTS.

JACOBUS JIFFY STOP
 17201 W. GREENFIELD AVE., NEW BERLIN, WI
 DATE: 6-27-02 DR. BY: BEB DR.# 4528-014

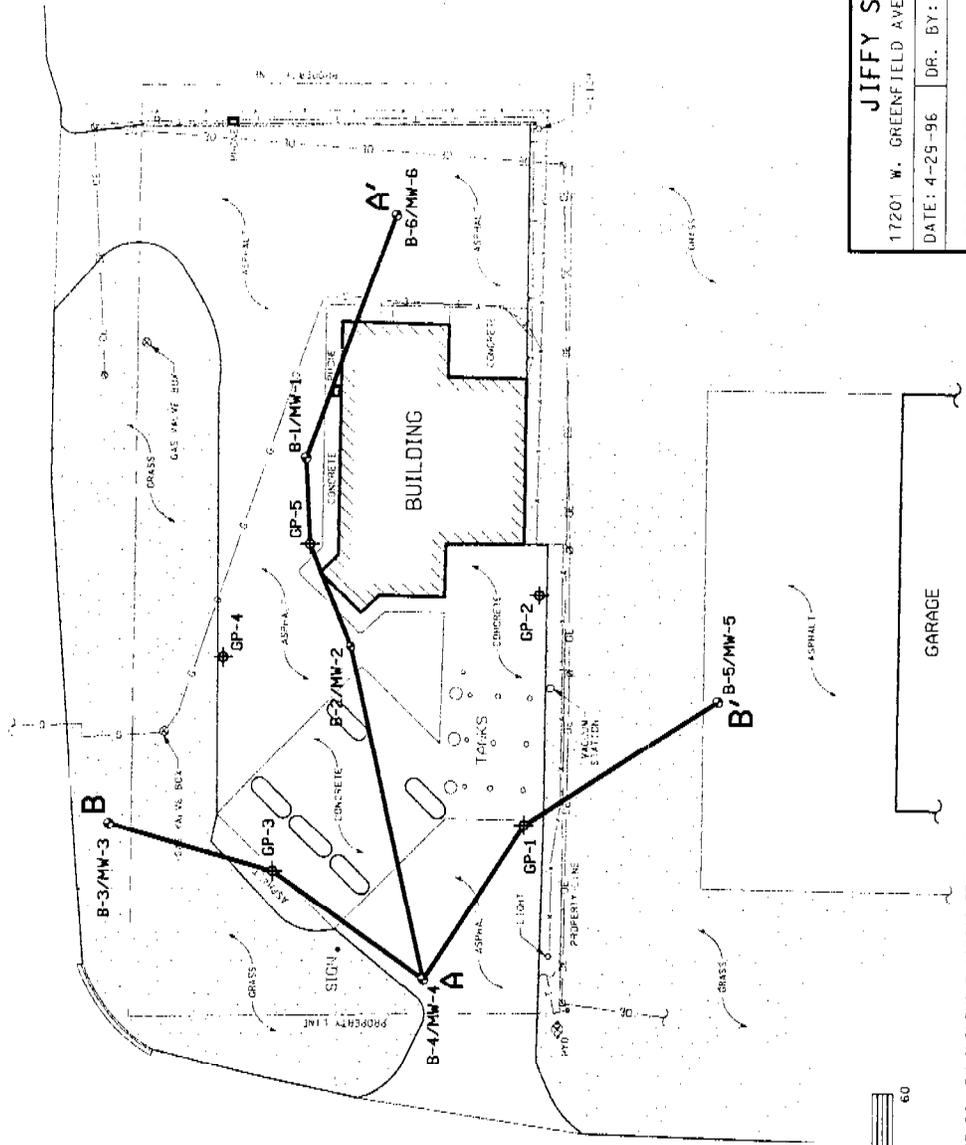


SOIL QUALITY RESULTS IN EXCESS OF APPLICABLE NR 720 & NR 746 STANDARDS
SCALE: 1" = 40'
FIGURE 5



CALHOUN ROAD

W GREENFIELD AVENUE

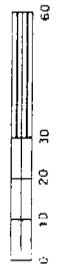


LEGEND

- ⊕ = CEDROBIE BORING LOCATION
- ⊙ = MONITORING WELL LOCATION
- G — = UNDERGROUND NATURAL GAS LINE
- E — = OVERHEAD ELECTRIC LINE
- T — = UNDERGROUND TELEPHONE LINE
- W — = WOOD FENCE

A — A' = CROSS SECTION LOCATION

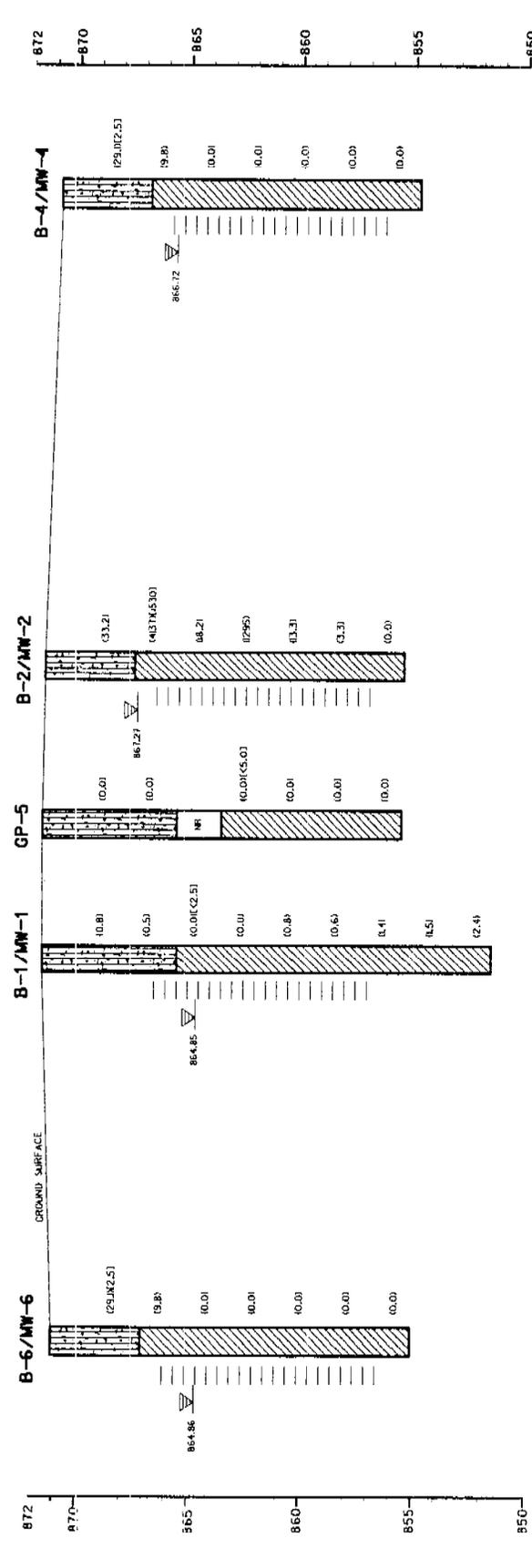
SIGMA ENVIRONMENTAL SERVICES, INC.	
JIFFY STOP	17201 W. GREENFIELD AVE., NEW BERLIN, WI
DATE: 4-29-96	DR. BY: BEB DR. # 2370-008
CROSS SECTION LOCATION MAP	
SCALE: 1" = 30'	
FIGURE 5	



NOTE:
MAP BASED ON SURVEY PERFORMED ON 3-25-96, BY SURVEYING ASSOCIATES, INC.

A SOUTH

A NORTH



ELEVATION ABOVE MEAN SEA LEVEL

ELEVATION ABOVE MEAN SEA LEVEL

LEGEND

- ≡ = WELL SCREEN INTERVAL
- ▽ = STATIC GROUNDWATER LEVEL

USCS SYMBOLS

- SM - POORLY SORTED, FINE TO COARSE GRAVELLY - SILTY SAND
- CL - SILTY CLAY

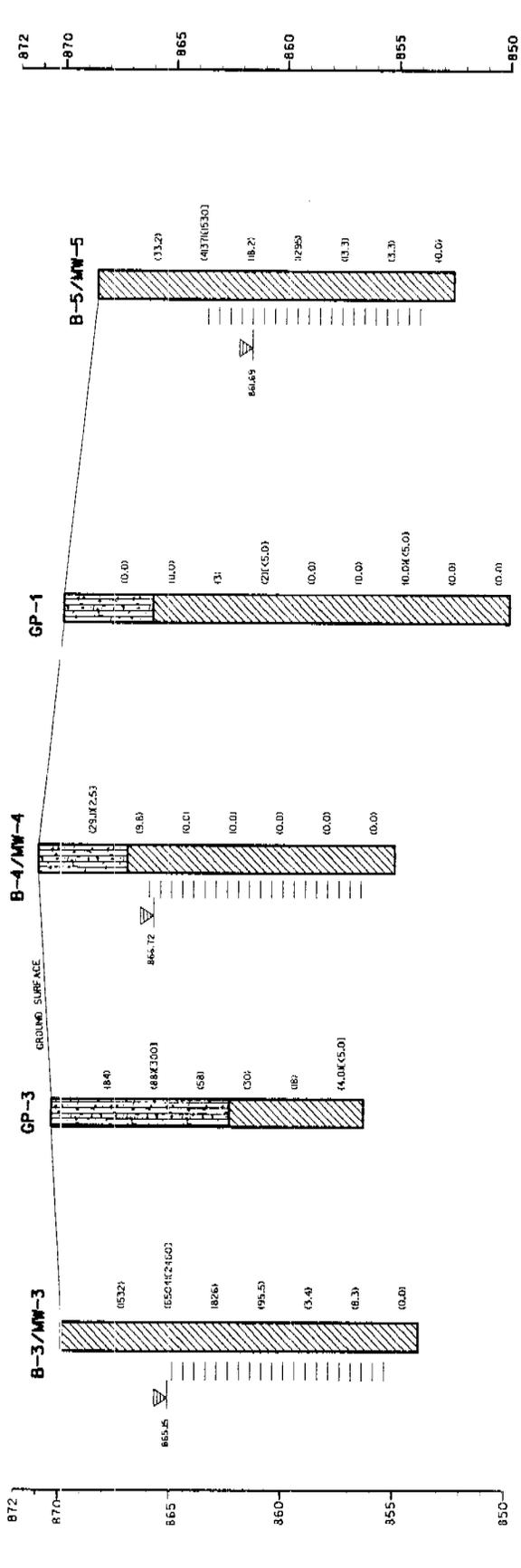


JIFFY STOP
 17201 W. GREENFIELD AVE., NEW BERLIN, WI
 DATE: 4-29-96 DR. BY: BEB DR.# 2370-009 SCALE: SEE NOTES

FIGURE 6

NOTES:
 HORIZONTAL SCALE 1" = 20'
 VERTICAL SCALE 1" = 5'
 () = PHOTOLUMINESCENCE DETECTOR (PMD) VALUES IN PARTS PER MILLION (PPM) AS ISOBUTYLENE
 [] = LABORATORY GASOLINE RANGE ORGANICS VALUES IN MILLIGRAM PER KILOGRAM (MG/KG)
 NR = NO RECOVERY

B EAST
WEST B'



ELEVATION ABOVE MEAN SEA LEVEL

LEGEND
 = WELL SCREEN INTERVAL
 = STATIC GROUNDWATER LEVEL

USCS SYMBOLS
 SM - POORLY SORTED, FINE TO COARSE GRAVELLY - SILTY SAND
 CL - SILTY CLAY

SIGMA
ENVIRONMENTAL SERVICES, INC.

JIFFY STOP
17201 W. GREENFIELD AVE., NEW BERLIN, WI
DATE: 4-29-96 DR. BY: DEB DR. # 2370-010 SCALE: SEE NOTES

CROSS SECTION B - B'

FIGURE 7

NOTES:
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 5'
 () = PHOTO DENSITOMETER (P.D.) VALUES IN PARTS PER MILLION (PPM) AS ISOBUTYLENE
 [] = LABORATORY GASOLINE RANGE ORGANICS VALUES IN MILLIGRAM PER KILOGRAM (MG/KG)
 NR = NO RECOVERY

Jul 22 02 09:58a

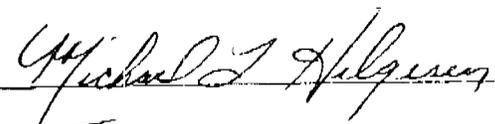
SIGMA

(414) 768-7158

P 2

Jacobus Energy, Inc., the responsible party for the property located at 17201 W. Greenfield Avenue, New Berlin, Wisconsin, states that the legal description provided to the Wisconsin Department of Natural Resources and Wisconsin Department of Commerce (and attached to this statement) for case file reference #268056690 and BRRTS #03-68-004033 is complete and accurate to the best of our knowledge.

Signature of Representative for Responsible Party:


Date: 7-22-02
-JACOBUS ENERGY, INC.

RECEIVED
7/23/02

July 22, 2002

Project Reference #4528

Mr. J.P. Walker
City Engineer, City of New Berlin
Engineering Division
3805 S. Casper Drive
New Berlin, WI 53151-5097

RE: **Notice of Dissolved Petroleum Impacts
Within Public Street or Right-of-Way**
Jiffy Stop
17201 West Greenfield Avenue
New Berlin, Wisconsin 53151

Dear Mr. Walker:

On behalf of Jacobus Energy, Inc., Sigma Environmental Services, Inc. (Sigma) is notifying the City of New Berlin Engineering Division regarding the potential presence of dissolved petroleum hydrocarbon impacts within groundwater located along the eastern property line (adjacent to and beneath the corner of West Greenfield Avenue and Calhoun Road) at the property cited. Sigma has petitioned the Wisconsin Department of Commerce (COMM) for case closure for the site, conditional upon filing of the appropriate GIS registry information and notifying municipal authorities of petroleum impacts extending into public right-of-ways.

Sigma is notifying your department pursuant to Wisconsin Administrative Code, Chapter NR 726.05 (2)(b)(4), of the potential presence of soil and groundwater impacts beneath the right-of-way, which may exceed applicable Wisconsin Administrative Code, Chapter NR 140 standards for groundwater.

Sigma has enclosed a Groundwater Quality Map showing monitoring well locations and the groundwater quality at the individual monitoring points for the time frame of May 1995 through July 2001. Petroleum impacted groundwater above Wisconsin Administrative Code, Chapter NR 140 enforcement standards may exist near the northeast corner of the property, parallel beneath the southbound lane of Calhoun Road. Sigma's investigation, remediation and monitoring data has confirmed that the groundwater contaminant plume is generally stable and that natural attenuation will restore the groundwater to NR 140 standards within a reasonable period of time.

If future construction activities disturb soil in the vicinity of the above referenced site, the excavated soil may be considered a solid waste and require proper disposal. In addition, if future construction activities require dewatering, or if groundwater is to be otherwise extracted in the vicinity of the above referenced site, the groundwater shall be sampled and managed in compliance with applicable statutes and rules.

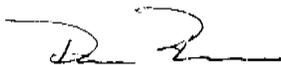


City Engineer, City of New Berlin
July 22, 2002
Page 2

If you have any questions or comments, please contact me at (414) 768-7144.

Sincerely,

SIGMA ENVIRONMENTAL SERVICES, INC.



David G. Bauer, P.G.
Project Hydrogeologist\Manager

dgb

Enclosure

cc: Mike Helgesen - Jacobus Energy, Inc.
Jennifer Skinner - Wisconsin Department of Commerce
Ms. Judy Weter - New Berlin City Clerk

TO: Mike Helgesen

02-24-2003

TRANSACTION # 153025
DOCUMENT # 2939360
MISCELLANEOUS
CERTIFIED #(S) 0

Recording Fee - County: 12.00
Recording Fee - LIS: 5.00
State Recording Fee LIS: 2.00

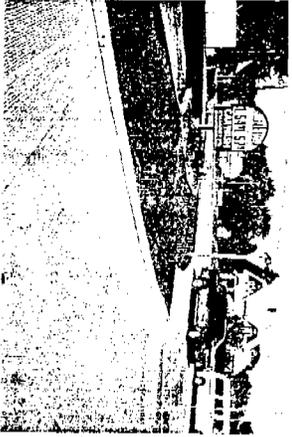
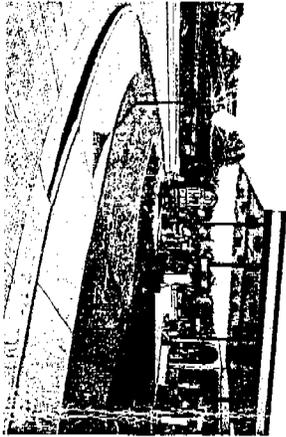
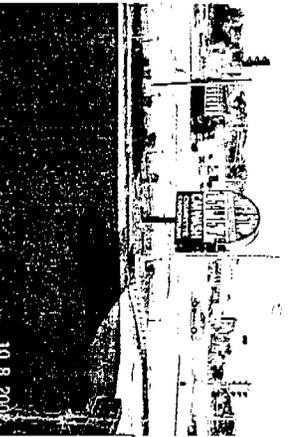
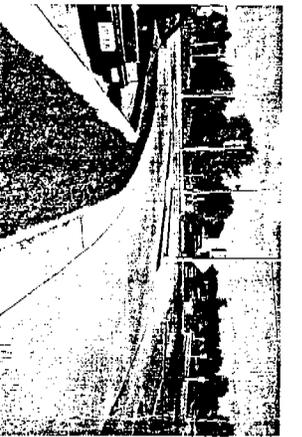
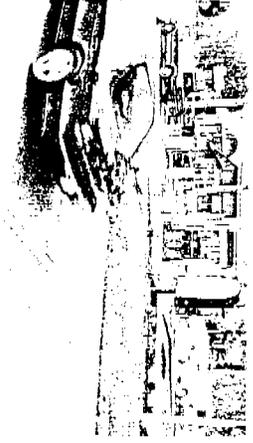
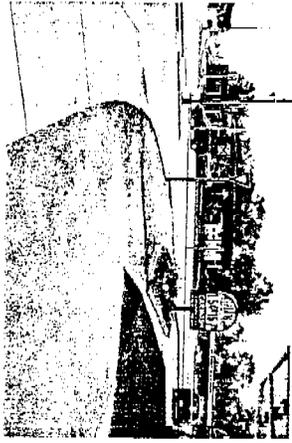
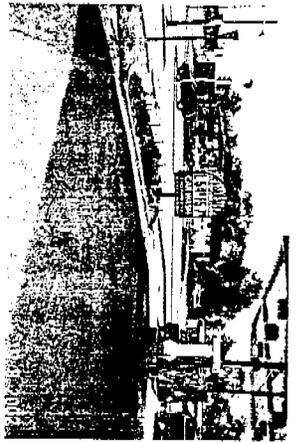
TOTAL: 19.00
CHECK: 19.00

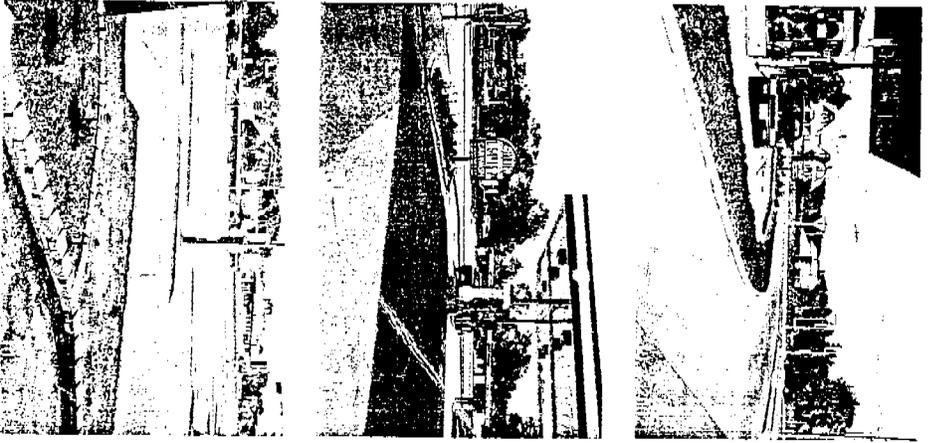
THANK YOU
MICHAEL J. HASSLINGER
WAUKESHA COUNTY
REGISTER OF DEEDS

This is THE Receipt for the
Document. It was given the
Document # 2939360 & recorded
ON 02-24-03.

Attachment A

Area of Residual Soil Impacts
Photo Documentation of Area of Remaining Residual Soil Impacts





Parcel 1
17201 W. Greenfield Ave.
New Berlin, WI 53146
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