GIS REGISTRY INFORMATION

SITE NAME:	Hopson Oil		
BRRTS #:	03-68-004828	**FID #** (if appropriate):	
COMMERCE # (if appropriate):	53051-4454-16		
CLOSURE DATE:	01/28/04		
STREET ADDRESS:	N75W13916 Appleton Ave		
CITY:	Menomonee Falls		

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	**X =**	675866 also see attached sheet	**Y =**	299829 also see attached sheet

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

DOCUMENTS NEEDED

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

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

Wisconsin
Department of Commerce

January 28, 2004

Mr. Terry Nagel
Hopson Oil Company, Inc.
1225 Whiterock Avenue
Waukesha, WI 53187-0832

RE: **Final Closure**

Commerce # 53051-4454-16 WDNR BRRTS # 03-68-004828
Hopson Oil, N75 W13916 Appleton Avenue, Menomonee Falls

Dear Mr. Nagel:

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

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

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5361.

Sincerely,

Monica Weis

Monica L. Weis
Hydrogeologist
Site Review Section

cc: Mr. Robert Langdon, BT2, Inc.
Case File

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

Wisconsin
Department of Commerce

November 3, 2003

Mr. Terry Nagel
Hopson Oil Company, Inc.
1225 Whiterock Avenue
Waukesha, WI 53187-0832

RE: **Conditional Case Closure**

Commerce # 53051-4454-16 WDNR BRRTS # 03-68-004828
Hopson Oil, N75 W13916 Appleton Avenue, Menomonee Falls

Dear Mr. Nagel:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, BT^2, Inc. It is understood that residual soil and groundwater contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following conditions must be satisfied to obtain final closure:

- Provide a copy of the recorded deed affidavit indicating that improperly abandoned monitoring wells remain at the site. The draft deed notice provided in the closure request is acceptable to Commerce provided that a figure showing the locations of all groundwater monitoring wells is attached to the recorded deed notice.

- Groundwater monitoring well MW-1R must be properly abandoned and the appropriate documentation forwarded to Commerce 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. Costs associated with recording deed notices or other restrictions are not 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) 220-5361.

Sincerely,

Monica Weis

Monica L. Weis
Hydrogeologist
Site Review Section

cc: Mr. Robert Langdon, BT^2, Inc.

ERS-5524-E (R. 4/98)

DOCUMENT NO.
2015266

STATE BAR OF WISCONSIN FORM 1 — 1982
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

94 DEC 29 AM 10: 30
REEL 2025 IMAGE 0198
REGISTER OF DEEDS
2015266

This Deed, made between Howard C. Martz and Joy L. Martz, Husband and Wife, Grantor, and Hopson Oil Company, a Wisconsin Corporation, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Waukesha County, State of Wisconsin:

RETURN TO Atty. Rick Congdon
P.O. Box 377
Waukesha, WI 53187

Tax Parcel No: MNFV 051.989.001

Certified Survey Map No. 0230, recorded on December 23, 1964 in Volume 1 of Certified Survey Maps on Pages 344 and 345 as Document No. 626190, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 13, Town 8 North, Range 20 East, Village of Menomonee Falls, County of Waukesha, State of Wisconsin. EXCEPT that part as set forth in Award of Damages by State of Wisconsin dated September 17, 1969 and recorded February 17, 1970 in Volume 1184 of Deeds on Page 432, as Document No. 755584.

This deed is given in lieu of a foreclosure action pending between the grantors and grantee.

FEE
#77.25 (14)
EXEMPT

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

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

And Grantors warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities serving the property, recorded building and use restrictions and covenants, general taxes levied for the current year and any prior years and will warrant and defend the same.

Dated this 13 day of December, 1994

(SEAL) Howard C. Martz (SEAL)
Howard C. Martz

(SEAL) Joy L. Martz (SEAL)
Joy L. Martz

AUTHENTICATION

Signature(s) of Howard C. Martz and Joy L. Martz

authenticated this 13 day of December, 1994

Henry Paul

Henry Paul

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Richard Congdon

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

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
County.

Personally came before me this day of , 19 the above named

to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public County, Wis.
My Commission is permanent. (If not, state expiration date: , 19)

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

GIS Registry Fee

The soil and groundwater Geographic Information System (GIS) Registry fees ($450) have been sent to the Wisconsin Department of Natural Resources (WDNR).

1. Property Deeds

- A copy of the most recent deed for is attached.

2. A Copy of Certified Survey Map

- A copy of the certified survey map is attached.

3. Parcel Identification Number and WTM83/91 Geographic Coordinates

- The parcel identification number for the property is MNFV 051.989.001.
- The WTM83/91 coordinates for the site are as follows:
    - 675866, 299829 (center)
    - 675845, 299832 (northwest corner)
    - 675869, 299806 (southeast corner)
    - 675875, 299839 (northeast corner)

4. Site Location Map

- See attached **Figure 1**. Please note that all figures and tables are included on an attached CD-ROM.

5. Map of Contaminated Properties Within The Site Boundary

- See attached **Figure 2**.

6. Tables of Groundwater and Soil Analytical Results

- For groundwater analytical results see attached **Tables 4a**, **4b**, and **5**.
- For soil analytical results see attached **Tables 3** and **6**.

7. Isoconcentration Map

- See attached **Figure 6**.

8. Table of Water Level Elevations

- See attached **Table 2**.

9. Map of Groundwater Flow Direction

- See attached **Figures 3** and **4**.

10. Map of Soil Samples and Soil Analytical Results Summary

- See attached **Figures 5** and **7**.

11. Geologic Cross Section

- Not applicable. A geologic cross section was not included in the site investigation report.

12. Statement Signed by Responsible Party

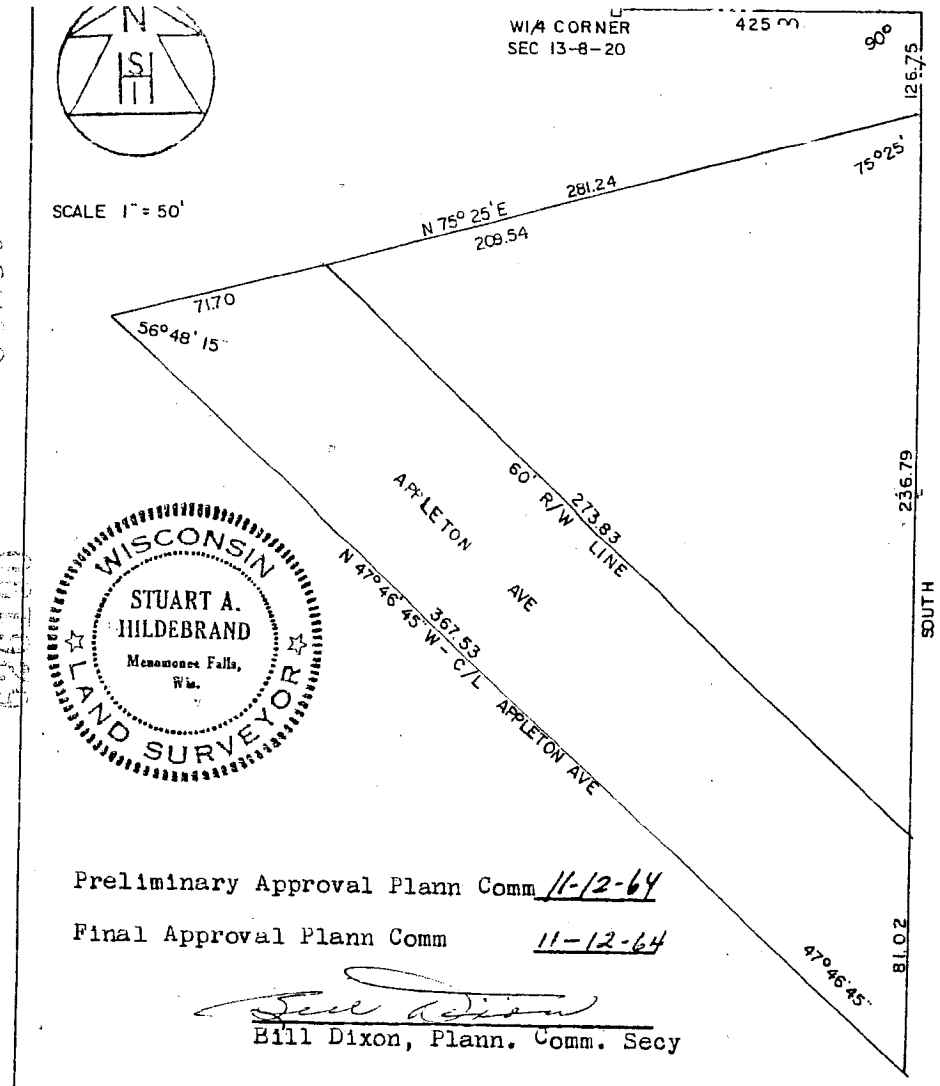
- A letter from the responsible party is attached.

13. Copy of Letter(s) Sent by Responsible Party to Affected Property Owners

- Not applicable. Contamination is limited to the Hopson Oil property.

14. Copy of Written Notifications to City/Village/Municipal/Railroad

- Not applicable. The contamination is limited to within the property boundaries



Preliminary Approval Plann Comm 11-12-64

Final Approval Plann Comm 11-12-64

Bill Dixon

Bill Dixon, Plann. Comm. Secy

CERTIFIED SURVEY MAP

DESCRIPTION That part of the N. W. 1/ of the S. W. 1/4 of Section 13, T8N - R20E, Village of Menomonee Falls, Waukesha County, Wisconsin and described as follows. Commencing at the W. 1/4 Corner, Sec. 13-8-20, thence easterly on the W. 1/4 line of said section 425.00 feet, thence South 126.75 feet to the point of beginning of this description. Thence continuing South 317.81 feet, thence N. 47° 46' 45" W. on the C/L of Appleton Ave 367.53 feet, thence N. 75° 25' E. 281.24 feet to the point of beginning.

We certify that this is a true and correct plat of the above described tract and further certify that we have complied with the requirements of Chapter 236.34 of the Wisconsin Statutes and with Chapter 18 of the Municipal Code of the Village of Menomonee Falls regulating the division and platting of land, and that said survey was made at the direction of Alfred A. Martz and Arrabella Martz, owners of said lands.

July 23, 1964

Stuart Hildebrand

Stuart Hildebrand

We, Alfred A. Martz and Arrabella Martz, owners of the above described lands, hereby certify that we caused the land described on this plat to be surveyed, mapped and dedicated as represented on this plat.

Witness

D.W. Bellis

Renee' Fischer

Alfred A. Martz

Alfred A. Martz

Arrabella Martz

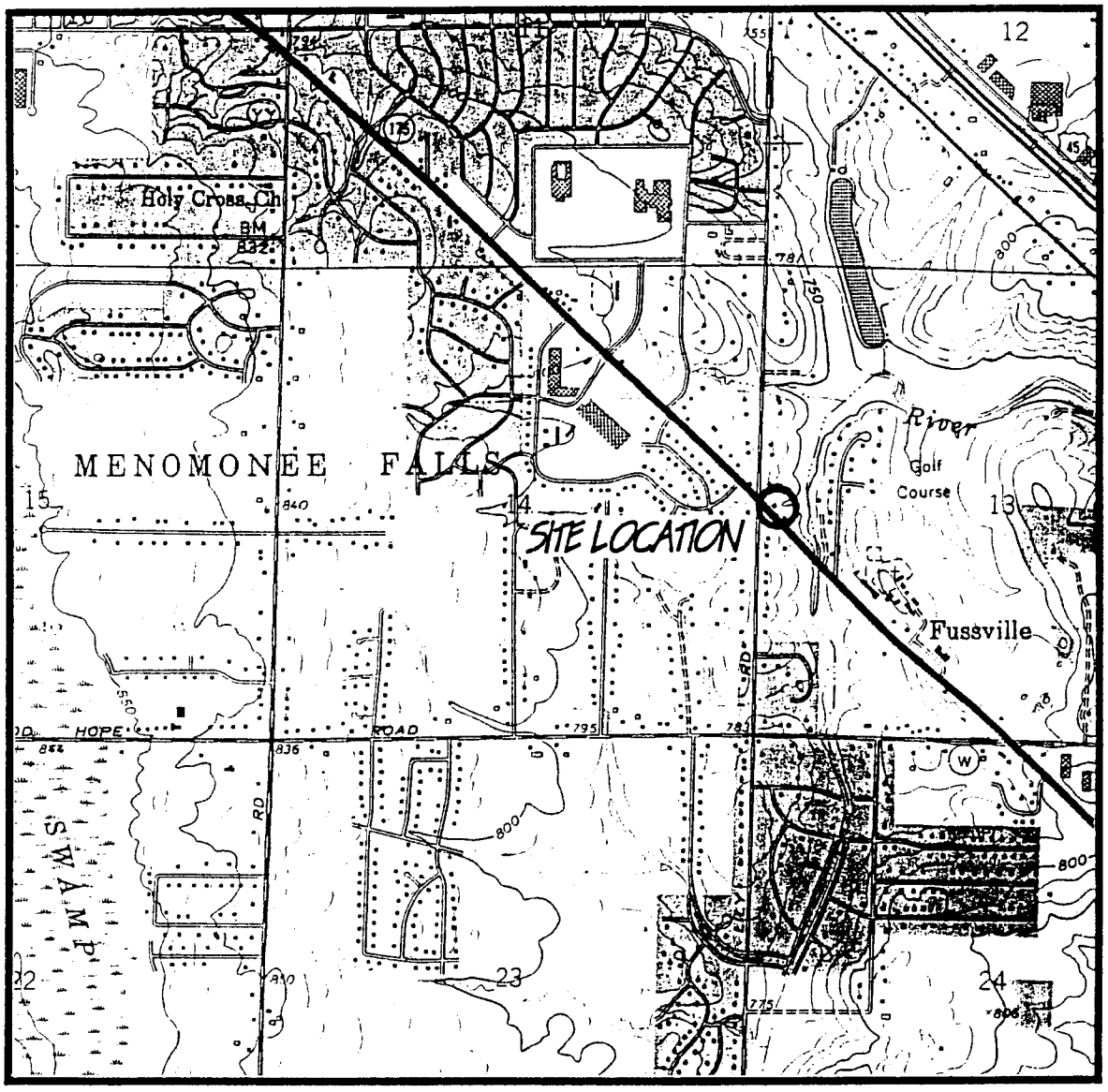
Arrabella Martz

STATE OF WISCONSIN) SS
WAUKESHA COUNTY)

Personally came before me this 24th day of July, 1964, the above named Alfred A. Martz and Arrabella Martz, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Paul Wich

Notary Public, Waukesha Co, Wis
My comm exp 6/09/66



SCALE 1:24000

7.5–minute Topographic Map
Menomonee Falls, Wisconsin
1976

Figure 1
SITE LOCATION MAP

Hopson Oil Company, Inc.
N75 W13916 Appleton Avenue
Menomonee Falls, Wisconsin

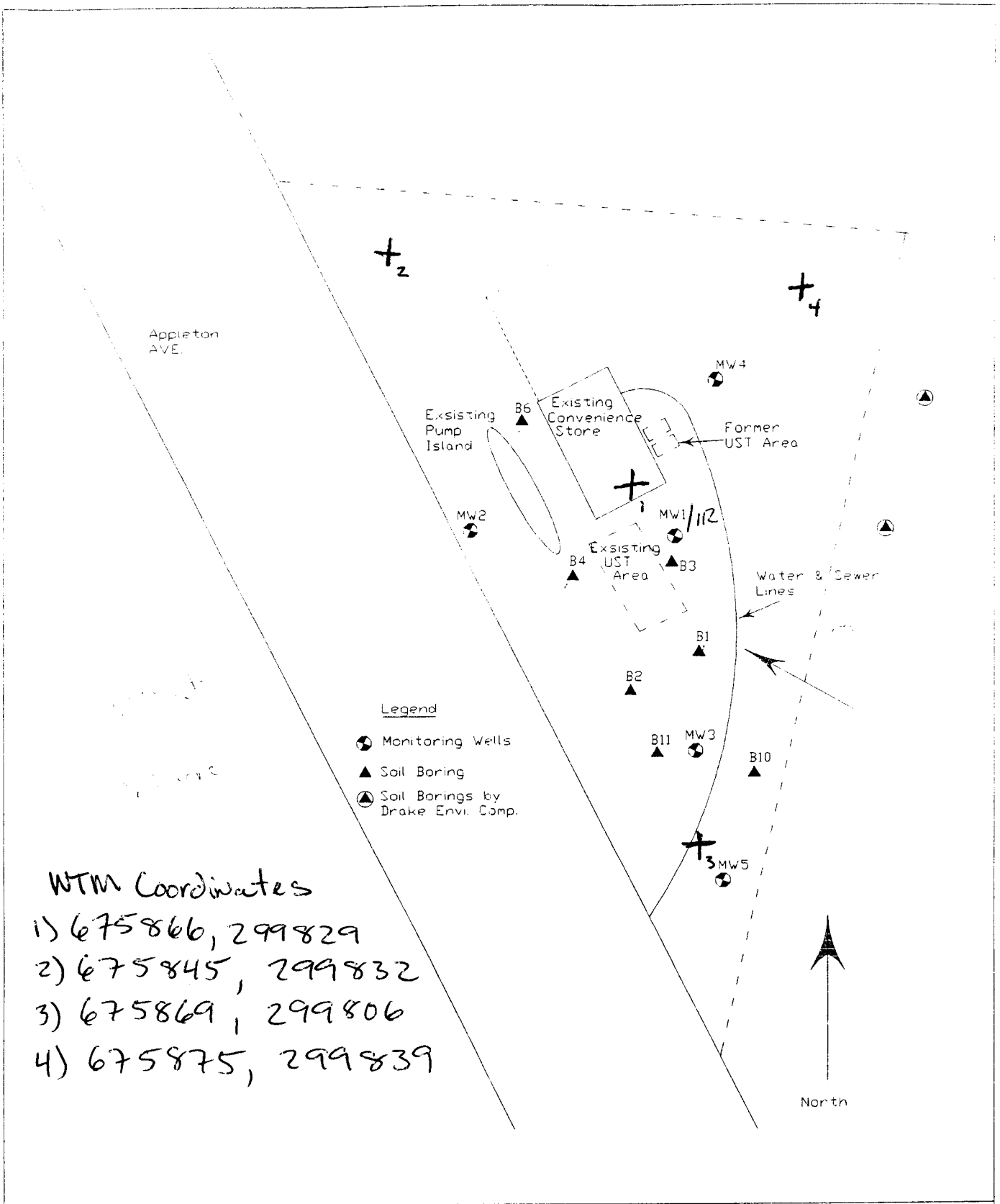


Figure 2 - Site Plan

Scale: 1" = 45'	Hopson Oil Menomonee Falls, Wisconsin	Stiles Environmental, Inc.
Date: 1/17/96		
Drawn by: Sara		

Table 4A

Results of the Groundwater Sampling

Hopson Oil Company

Menomonee Falls, Wisconsin

2,500 290 870 220 480 230 470

Parameter	Sample ID											NR 140 ES
	MW-1		MW-2		MW-3			MW-4		MW-5		
	5/19/95	5/30/95	5/19/95	5/30/95	5/19/95	5/30/95	3/12/96	5/19/95	5/30/95	11/10/95	11/29/95	
Benzene	<5.0	**2,500**	<1.0	<1.0	**220**	**230**	na	<1.0	<1.0	<0.5	<0.5	5.0
Ethylbenzene	<5.0	84	<1.0	<1.0	5.8	8.0	na	<1.0	<1.0	<1.0	<1.0	700
Methyl tert butyl ether	<5.0	**290**	<1.0	1.6	**480**	**470**	na	10	9.4	2.8	6.2	60
Toluene	<5.0	**870**	<1.0	<1.0	4.6	5.2	na	<1.0	<1.0	<1.0	<1.0	343
1,2,4-Trimethylbenzene	<5.0	86	<1.0	<1.0	2.4	3.8	na	<1.0	<1.0	<1.0	<1.0	ns
1,3,5-Trimethylbenzene	<5.0	24	<1.0	<1.0	<1.0	1.0	na	<1.0	<1.0	<1.0	<1.0	ns
Xylenes	<5.0	470	<1.0	1.2	43	60	na	<1.0	<1.0	<3.0	<3.0	620
Chloroethane	<25	na	<5.0	na	50	na	na	<5.0	na	na	<4.0	400
1,1-Dichloroethane	<5.0	na	<1.0	na	3.0	na	na	**12**	na	na	<1.0	5.0
1,2-Dichlorobenzene	<5.0	na	<1.0	na	2.5	na	na	<1.0	na	na	<1.0	600
Naphthalene	<15	na	<3.0	na	<3.0	na	1.4	<3.0	na	na	<1.0	40
1,1,1-Trichloroethane	<5.0	na	<1.0	na	<1.0	na	na	6.9	na	na	<1.0	200
Trichloroethene	<5.0	na	4.7	na	4.3	na	na	<1.0	na	na	<1.0	5.0
Gasoline range organics	10,000	6,100	<100	<100	840	980	na	<100	<100	<50	<50	ns
Diesel range organics	980	520	380	300	3,000	2,400	na	570	340	<100	130	ns
Lead	na	<2.0	na	<2.0	na	<2.0	na	na	<2.0	na	<1.5	15

Samples analyzed for gasoline range organics, diesel range organics, volatile organic compounds/petroleum volatile organic compounds, polynuclear aromatic hydrocarbons, and lead.
Shaded results indicate NR 140 Enforcement Standard (ES) exceedances.
na = Not analyzed.
ns = No established NR 140 ES.

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From SEI 10/3/97 Remedial Action Report

Table 4B- Summary of Groundwater Analytical Results

Sample	Date	Parameter											
		DRO (ug/L)	GRO (ug/L)	Lead (ug/L)	Benzene (ug/L)	Ethyl-benzene (ug/L)	MTBE (ug/L)	Toluene (ug/L)	1,2,4 TMB (ug/L)	1,3,5 TMB (ug/L)	Total Xylenes (ug/L)	Methylene Chloride (ug/L)	Naph-thalene (ug/L)
MW1	5/19/95	980.0	10,000.0		<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<25	<15
	5/26/95	520.0	6,100.0	<2.0	**(2500.0)**	84.0	**(290.0)**	(870.0)	86.0	24.0	470.0		
MW2	5/19/95	380.0	<100		<1.0	<1.0	<1.0	<1.0	<5.0	<5.0	<10	<25	<15
	5/26/95	300.0	<100	<2.0	<1.0	<1.0	1.6	<1.0	<1.0	<1.0	1.2		
MW3	5/19/95	3,000.0	840.0		**(220.0)**	5.8	**(480.0)**	4.6	2.4	<1.0	43.0	<5.0	<3.0
	5/26/95	2,400.0	980.0	<2.0	**(230.0)**	8.0	**(470.0)**	5.2	3.8	1.0	60.0		
	3/12/96												1.4
MW4	5/19/95	570.0	<100		<1.0	<1.0	10.0	<1.0	<1.0	<1.0	<2.0	<5.0	<3.0
	5/26/95	340.0	<100	<2.0	<1.0	<1.0	9.4	<1.0	<2.0	<1.0	<2.0		
B-10	10/11/95		<50		(0.8)	<1.0	(14.0)	<1.0	<1.0	<1.0	<3.0	<5.0	
MW5	11/10/95	<100	<50		<0.50	<1.0	2.8	<1.0	<1.0	<1.0	<3.0		
	11/29/95	130.0	<50	<.0015	<0.50	<1.0	6.2	<1.0	<1.0	<1.0	<3.0	<5.0	<1.0
MW1R	2/2/98	280.0	6,400.0		(1.8)	<0.29	(13.0)	26.0	<0.30	<0.34	<1.15		
	4/19/98	480.0	100.0		0.3	<0.24	<0.22	1.7	<0.86	<0.54	<1.34		
	10/26/99	140.0	140.0		**(14.0)**	5.1	**(100.0)**	32.0	2.7	1.0	23.0		
PAL		**ns**	**ns**	**1.5**	**0.5**	**140.0**	**12.0**	**200.0**	**ns**	**ns**	**1,000.0**	**0.5**	**8.0**
ES		**ns**	**ns**	**15.0**	**5.0**	**700.0**	**60.0**	**1,000.0**	**ns**	**ns**	**10,000.0**	**5.0**	**40.0**

Bold values exceed NR 140 enforcement standards.
"( )" values exceed NR 140 preventive action limits.

Table Provided by SBI

Table 5
Groundwater Analytical Results Summary
Hopson Oil, Menomonee Falls / BT^2 Project #2235
(Results are in µg/l)

Sample	Date	Lab Notes	DRO	GRO	Benzene	Ethylbenzene	Toluene	Xylenes	TMBs	MTBE	Lead	Other VOCs	
MW1R	6/19/03	--	--	384 G2, G5	**13.8**	63.3	33.8	350	*380.6*	*32.3*	NA	NA	
	9/5/03	--	--	--	*3.32*	5.73	<0.3	1.797 J	6.01	*39.4*	NA	n-Butylbenzene	1.55
												sec-Butylbenzene	0.404 CSH, J
												Isopropylbenzene	0.624 J
												Naphthalene	2.07 CSH, J
												n-Propylbenzene	1.72
Trip Blank	6/19/03	--	--	<50.0	<0.31	<0.5	<0.3	<0.92	<0.71	<0.3	NA	NA	
	9/5/03	--	--	--	<0.31	<0.5	0.451 J	<0.92	<0.71	<0.3	NA	NA	
NR 140 Enforcement Standards			NE	NE	5	700	1,000	10,000	480	60	15	Naphthlaene	40
NR 140 Preventive Action Limits			NE	NE	0.5	140	200	1,000	96	12	1.5	Naphthlaene	8

ABBREVIATIONS:
µg/l = micrograms per liter or parts per billion (ppb)
TMBs = 1,2,4- and 1,3,5-trimethylbenzenes
VOCs = Volatile Organic Compounds
ND = Not Detected
DRO = Diesel Range Organics
MTBE = Methyl-tert-butyl ether
NA = Not Analyzed
(Dup) = Duplicate
GRO = Gasoline Range Organics
PVOCs = Petroleum Volatile Organic Compounds
NE = No Standard Established

NOTES:
Bold values exceed NR 140 enforcement standards.
Italic values exceed NR 140 preventive action limits.

LABORATORY NOTES:
G2 = The chromatogram has charcteristics for an aged gasoline sample.
G5 = The chromatogram contains a significant number of peaks outside the GRO window.
CSH = Check standard for this analyte exhibited a high bias. Sample results may also be biased high.
J = Estimated concentration below laboratory quantitation level.

Created by: SMS 9/16/03
Checked by: REL 9/16/03

Table 3

VOC Soil Analytical Data
Hopson Oil Company
Menomonee Falls, Wisconsin

Sample	Date	Depth	Parameter									
			DRO (mg/kg)	GRO (mg/kg)	Benzene (ug/kg)	Ethyl-benzene (ug/kg)	MTBE (ug/kg)	Toluene (ug/kg)	1,2,4 Tri-methyl-benzene (ug/kg)	1,3,5 Tri-methyl-benzene (ug/kg)	Total Xylenes (ug/kg)	Methylene Chloride (ug/kg)
Drake Environmental Sample												
B1:S7	6/30/94	15-16.5'	5	nd								
Stiles Environmental soil sampling to determine potential soil contamination												
B1	2/28/95	5-7'	**390**	32	**440**	270	62	130	600	260	920	
B2	2/28/95	3-5'	**340H**	20	**630**	34	<700M	49	80	<28	100	
B3	2/28/95	6-8'	15H	50	**1,100**	460	880	1,300	96	140	1,100	
Site Investigation soil samples												
MW1-S1	5/4/95	4-6'	5	33	**560**	83	<61	660	<61	<61	<211	
MW1-S4	5/4/95	10-12'	31	**540**	**1,900**	**4,600**	<60	**36,000**	11,000	3,000	**21,000**	
MW2-S3	5/4/95	10-12'	<4.8	<6.0	<60	<60	<60	<60	<60	<60	<120	
MW3-S1	5/4/95	6-8'	<5.1	9	<61	<61	<61	<61	230	77	259	
MW4-S2	5/4/95	10-12'	<4.8	<6.0	<60	<60	<60	<60	<60	<60	<120	
B4-S3	5/4/95	8-10'	16	**240**	**2,700**	**4,600**	510	**1,700**	11,000	3,000	**22,100**	
B6-S1	5/4/95	6-8'	<4.5	<5.7	<57	<57	<57	<57	<57	<57	<114	
Tank Closure confirmation samples												
CENTER	6/22/95		<4.6									
EAST	6/22/95		<4.8									
Additional Site Investigation sampling												
MW-5	10/11/95	5-7'	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<15	160L
B-10	10/11/95	5-7'	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<15	160L
B-11	10/11/95	5-7'	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<15	180L
Soil excavation confirmation samples												
SW-1	6/17/97	6'	<6.4	<6.4	<13	<32	<32	<32	47	<32	<96	
SW-3	6/17/97	6'	**350H**	<6.0	<12	<30	<30	<30	<30	<30	<90	
SW-4	6/17/97	6'	9	<6.1	**13**	<30	<30	<30	<30	<30	<90	
ES-1	6/18/97	8'	28	46H	**938**	889	2,640	1,320	3,970	1,100	**6,130**	
SW-2A	6/18/97	6'	20	<5.2	<10	<26	<26	<26	38	38	<79	
SW-5	6/18/97	6'	**180H**	11.6H	**32**	63	<26	86	961	348	961	

Table 3

VOC Soil Analytical Data
Hopson Oil Company
Menomonee Falls, Wisconsin

Sample	Date	Depth	Parameter									
			DRO (mg/kg)	GRO (mg/kg)	Benzene (ug/kg)	Ethyl-benzene (ug/kg)	MTBE (ug/kg)	Toluene (ug/kg)	1,2,4 Tri-methyl-benzene (ug/kg)	1,3,5 Tri-methyl-benzene (ug/kg)	Total Xylenes (ug/kg)	Methylene Chloride (ug/kg)
SW-6	6/18/97	6'	29	<5.5	<11	<28	<28	<28	33	<28	<83	
SW-7	6/18/97	6'	<6.5	<6.5	<13	<32	<32	<32	<32	<32	<97	
SW-8	6/18/97	6'	<6.3	<6.3	<12	<31	<31	<31	<31	<31	<94	
SW-9	6/18/97	6'	16	<6.3	<12	<31	<31	<31	<31	<31	<94	
SW-10	6/19/97	6'	<5.8	<5.8	<12	<29	<29	<29	<29	<29	<87	
SW-11	6/19/97	6'	<5.7	<5.7	<11	<29	<29	<29	47	30	<86	
SW-12	6/19/97	6'	<6.1	<6.1	<12	<30	<30	<30	<30	<30	<91	
SW-13	6/19/97	6'	<6.1	<6.1	<12	<30	<30	<30	<30	<30	<92	
SW-14	6/19/97	6'	<5.9	<5.9	<12	<30	<30	<30	<30	<30	<89	
NR 720 RCL			**100**	**100**	**5.5**	**2,900**	**ns**	**1,500**	**ns**	**ns**	**4,100**	**ns**

Bold values exceed NR 720 RCLs.
Sample ES-1 is a sample collected from excavated soils that were landfilled.

Table Provided by SEI

Table 6 - Summary of Soil PAH Analytical Results

Sample	Date	Depth	Parameter												
			Benzo (a) A	Benzo (b) F	Benzo (k) F	Benzo (a) Pyrene	Benzo (ghi) perylene	Chrys	Fluoran-thene	Indeno (1,2,3-cd) pyrene	1-M-N	2-M-N	N	Phenan-threne	Pyrene
			(ug/kg)	(ug/kg)	(ug/kg)	(ug/kg)	(ug/kg)	(ug/kg)	(ug/kg)	(ug/kg)	(ug/kg)	(ug/kg)	(ug/kg)	(ug/kg)	(ug/kg)
MW-3	3/22/96	6'	<0.050	<0.050	<0.050	<0.024	<0.20	<0.10	<0.20	<0.10	<1.0	<1.0	1.4	<0.40	<0.20
SW-1	6/17/97	6'	<2.6	<2.6	<2.6	<5.1	<5.1	<5.1	<10	<5.1	<32	<32	<32	<20	<10
SW-3	6/17/97	6'	<2.4	<2.4	<2.4	<4.8	<4.8	<4.8	<9.7	<4.8	<30	<30	<30	<19	<9.7
SW-4	6/17/97	6'	<2.4	<2.4	<2.4	<4.9	<4.9	<4.9	<9.8	<4.9	<30	<30	<30	<20	<9.8
ES-1	6/18/97	8'	<4.6	<4.6	<4.6	<9.2	<9.2	<9.2	<18	<9.2	1200	2520	**1440**	<36	<18
SW-2A	6/18/97	6'	<2.1	<2.1	<2.1	<4.2	<4.2	<4.2	<8.4	<4.2	<26	<26	<26	<17	<8.4
SW-5	6/18/97	6'	32	5.4	28	**19**	39	8.1	53	17	348	317	<26	24	16
SW-6	6/18/97	6'	<2.2	<2.2	<2.2	<4.4	<4.4	<4.4	<8.9	<4.4	<28	<28	<28	<18	<8.9
SW-7	6/18/97	6'	<2.6	<2.6	<2.6	<5.2	<5.2	<5.2	<10	<5.2	<32	<32	<32	<21	<10
SW-8	6/18/97	6'	<2.5	<2.5	<2.5	<5.0	<5.0	<5.0	<10	<5.0	<31	<31	<31	<20	<10
SW-9	6/18/97	6'	<2.5	<2.5	<2.5	<5.0	<5.0	<5.0	<10	<5.1	<31	<31	<31	<20	<10
SW-10	6/19/97	6'	<2.3	<2.3	<2.3	<4.7	<4.7	<4.7	<9.3	<4.7	<29	<29	<29	<19	<9.3
SW-11	6/19/97	6'	<2.3	<2.3	<2.3	<4.6	<4.6	<4.6	<9.2	<4.6	<29	<29	<29	<18	<9.2
SW-12	6/19/97	6'	<2.4	<2.4	<2.4	<4.8	<4.8	<4.8	<9.7	<4.8	<30	<30	<30	<19	<9.7
SW-13	6/19/97	6'	10	5.5	3	**12**	24	7.2	24	7.4	<30	<30	<30	<20	16
SW-14	6/19/97	6'	<2.4	<2.4	<2.4	<4.7	<4.7	<4.7	<9.5	<4.7	<30	<30	<30	<19	<9.5
WDNR PAH Soil Generic Residual Contaminant Levels (RCLs) (Interim Guidance - April 1997)															
Groundwater Pathway			17,000	360,000	870,000	48,000	6,800,000	37,000	500,000	680,000	23,000	20,000	400	1,800	8,700,000
Non-Industrial Direct Contact			·88	88	880	8.8	1,800	8,800	600,000	88	1,100,000	600,000	20,000	18,000	500,000
Industrial Direct Contact			3,900	3,900	39,000	390	39,000	390,000	40,000,000	3,900	70,000,000	40,000,000	110,000	390,000	30,000,000

ABBREVIATIONS:

µg/kg = micrograms per kilogram or parts per billion (ppb)

PAHs = Polynuclear Aromatic Hydrocarbons

WDNR = Wisconsin Department of Natural Resources

Table Provided by SET

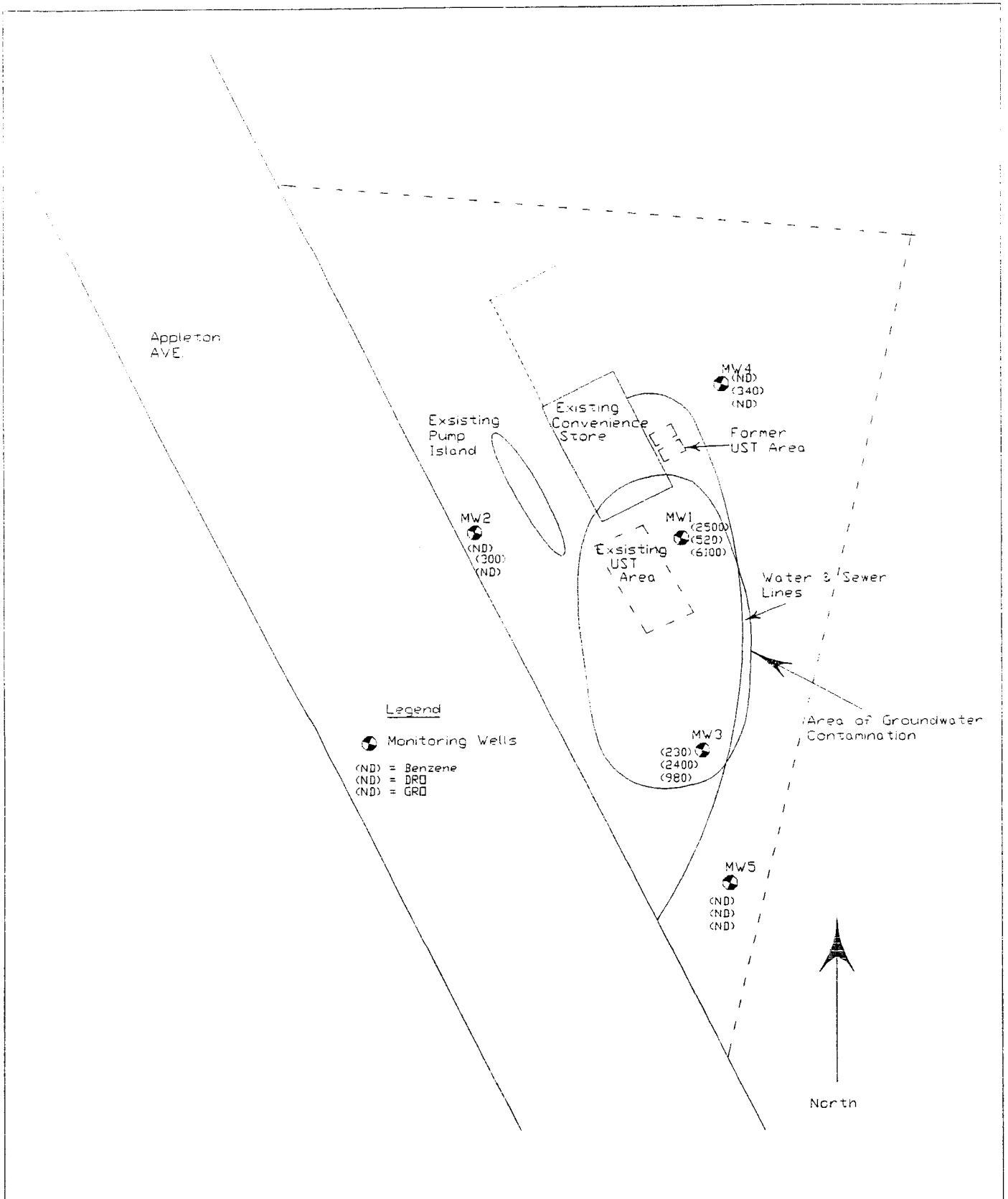


Figure 6 - Groundwater Contaminant Plume

Scale: 1" = 45'	Hopson Oil Menomonee Falls, Wisconsin	Stiles Environmental, Inc.
Date: 2/2/96		
Drawn by: Sara		

Table 2 - Summary of Groundwater Elevations

Location	Date	Well Elev	WL	Water Elev
MW1	5/19/95	97.50	8.95	88.55
	5/26/95	97.50	9.61	87.89
	11/29/95	97.30	9.22	88.08
	3/12/96	97.30	10.60	86.70
	4/5/96	97.30	10.37	86.93
MW2	5/19/95	97.59	14.24	83.35
	5/26/95	97.59	14.21	83.38
	3/12/96	97.59	13.09	84.50
MW3	5/19/95	100.00	12.37	87.63
	5/26/95	100.00	12.70	87.30
	11/29/95	100.00	12.78	87.22
	3/12/96	100.00	13.61	86.39
MW4	5/19/95	99.05	10.83	88.22
	5/26/95	99.05	11.60	87.45
	11/29/95	98.85	10.57	88.28
	3/12/96	98.85	12.95	85.90
MW5	11/29/95	94.87	13.55	81.32
	4/5/96	94.87	14.26	80.61
MW1R	2/2/98		3.40	
	4/19/98		3.30	
	10/26/99	chngd	9.23	
	6/19/03		6.95*	
	9/5/03		9.47*	

Table provided by SEI

*Measurements by BT², Inc

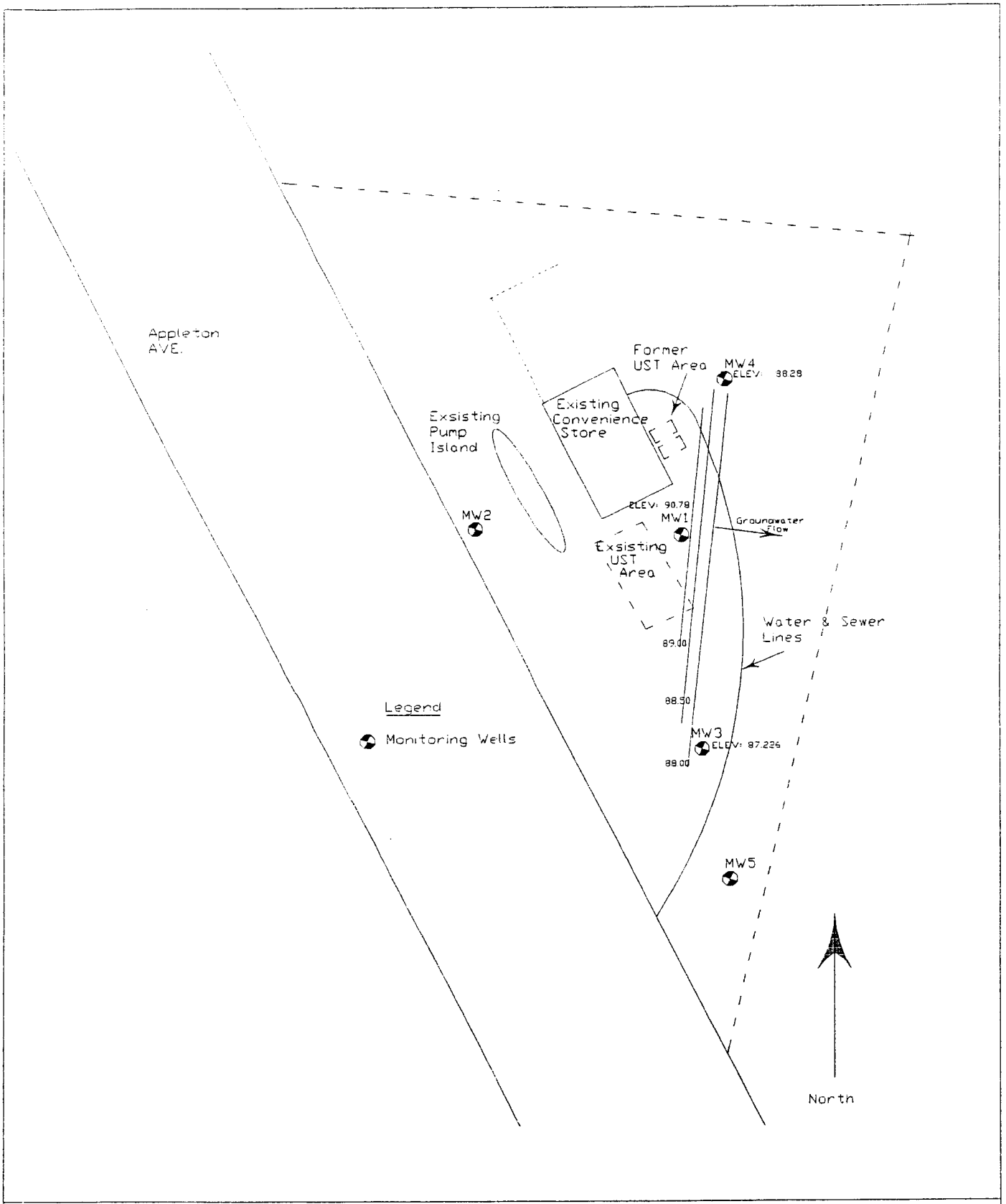


Figure 3 - Groundwater Contours For 11/29/95

Scale: 1" = 45'	Hopson Oil Menomonee Falls, Wisconsin	Stiles Environmental, Inc.
Date: 2/2/96		
Drawn by: Sara		

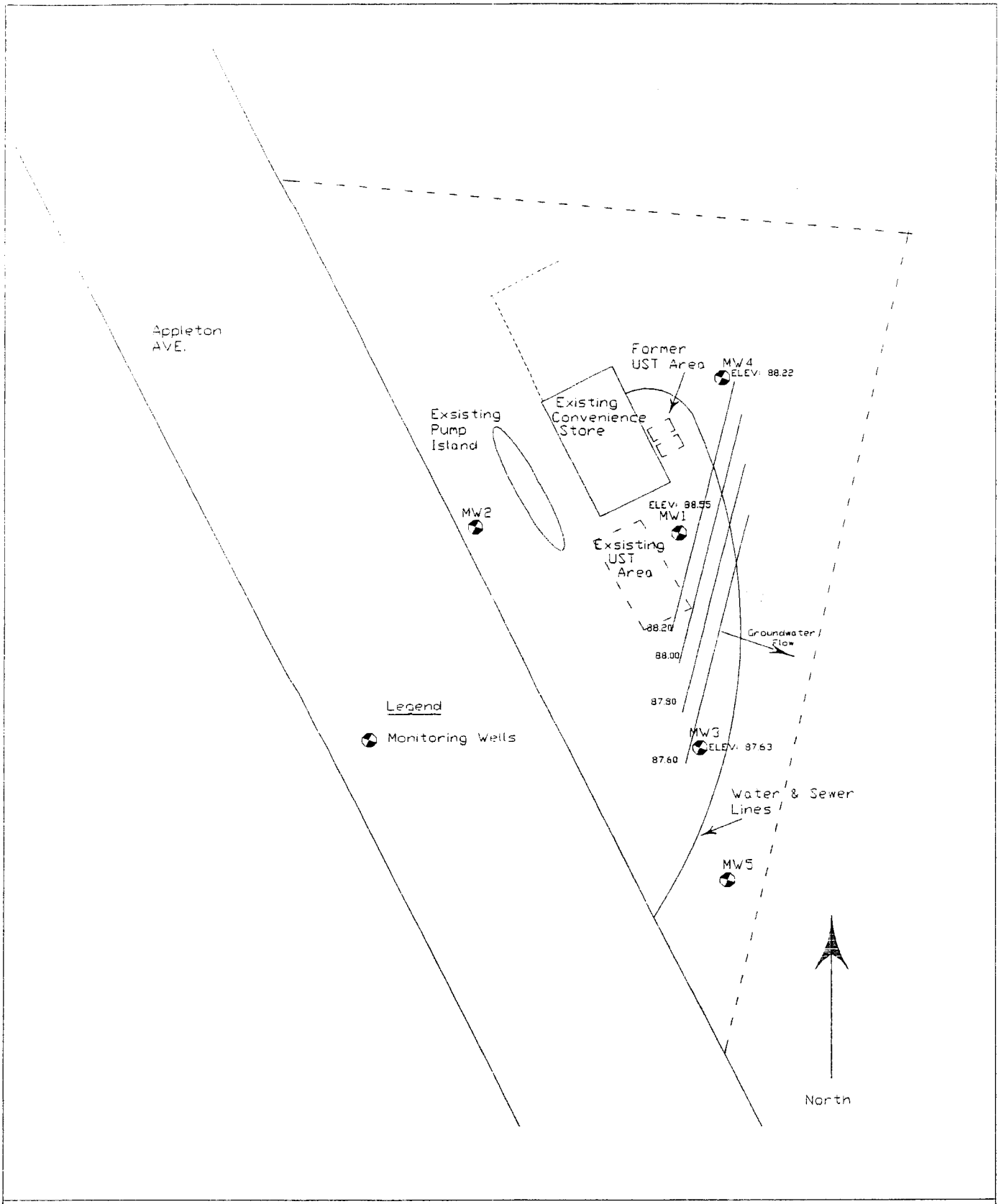


Figure 4 - Groundwater Contours For 5/19/95

Scale: 1" = 45'	Hopson Oil Menomonee Falls, Wisconsin	Stiles Environmental, Inc.
Date: 2/2/96		
Drawn by: Sara		

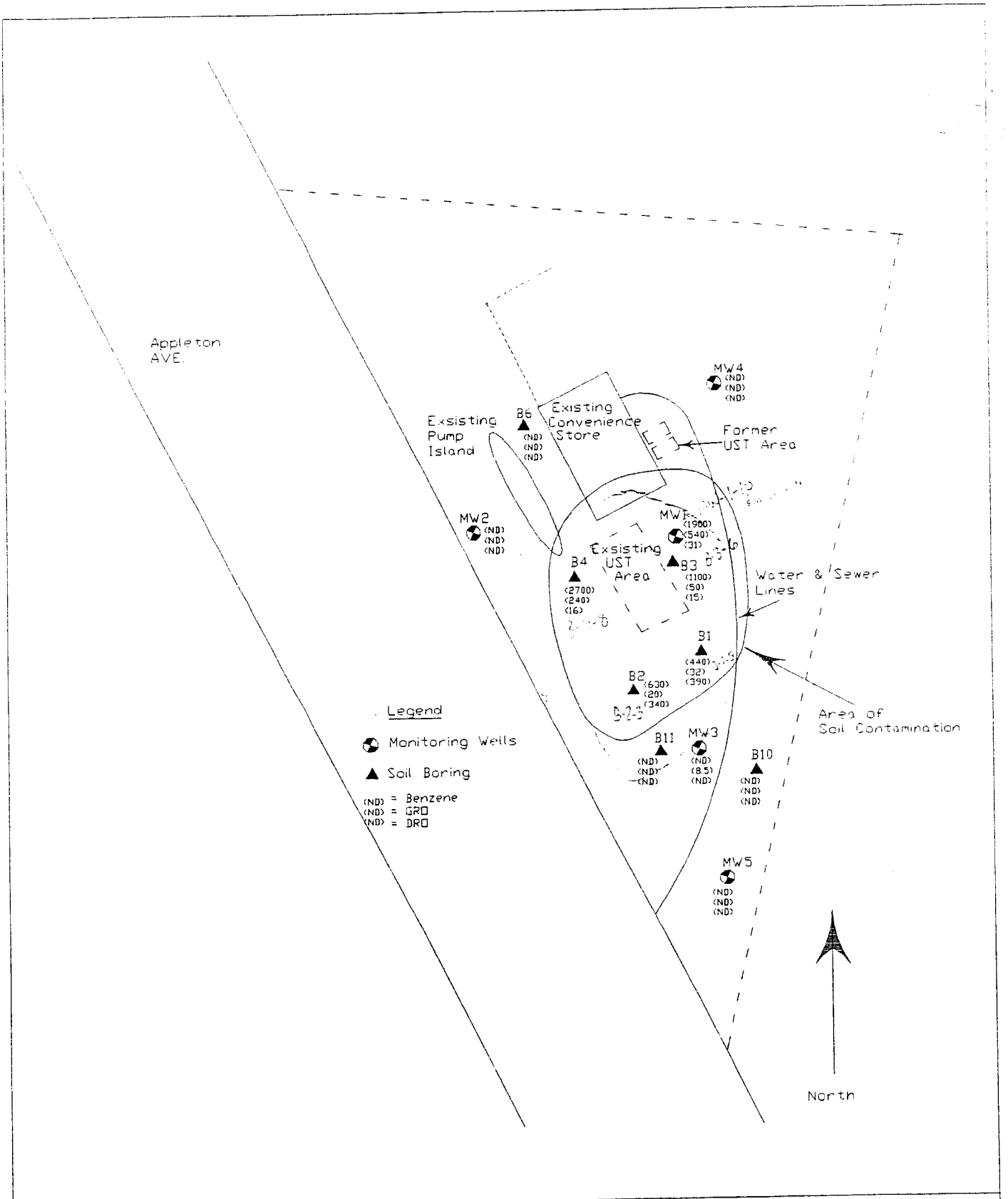
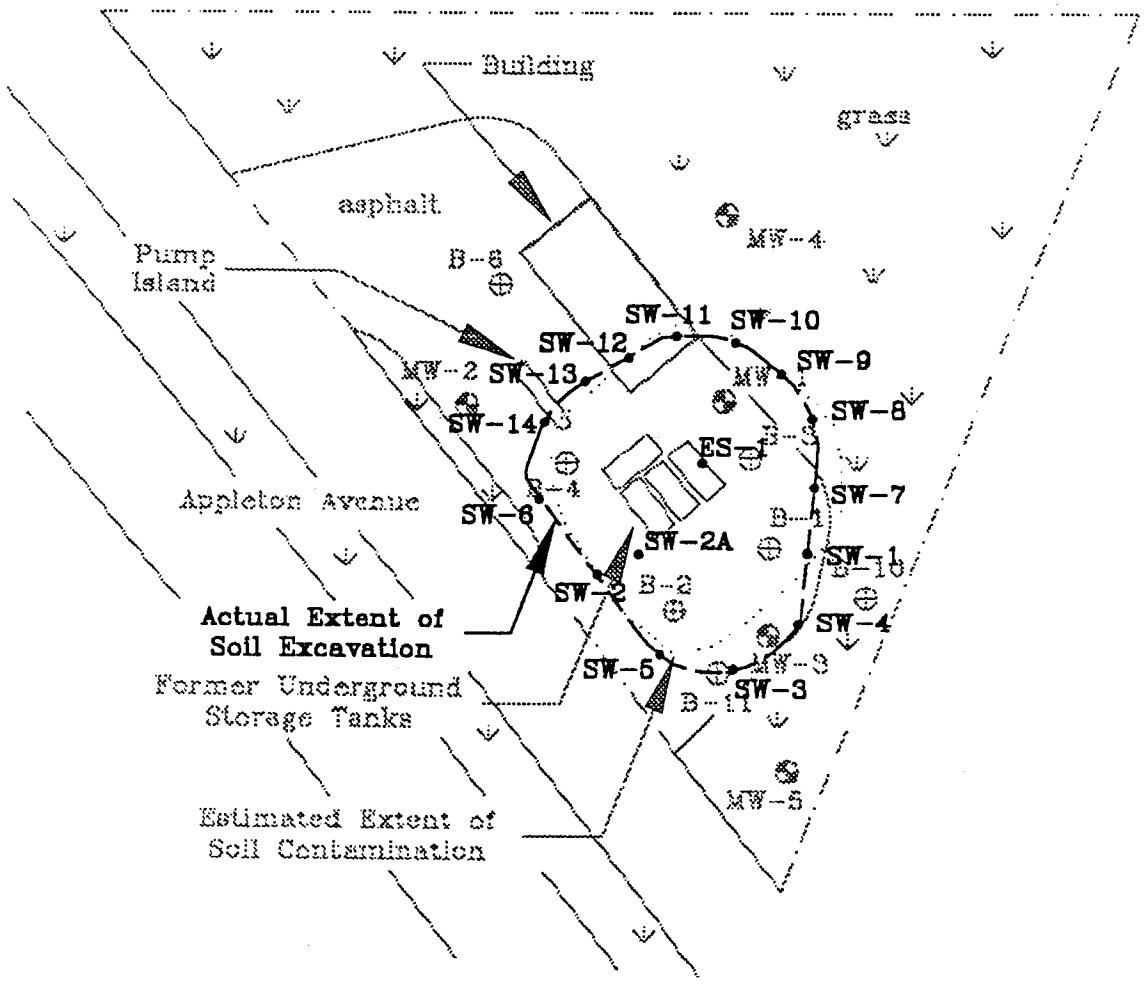


Figure 5 - Area of Soil Contamination

Scale: 1" = 45'	Hopson Oil Menomonee Falls, Wisconsin	Stiles Environmental, Inc.
Date: 2/2/96		
Drawn by: Sara		



LEGEND

⊕ Soil Boring

◕ Groundwater Monitoring Well

• Excavation Sample

Figure 7

EXCAVATION SOIL SAMPLE LOCATION MAP

Hopson Oil Company, Inc.
Menomonee Falls, Wisconsin

NOTEBOOK

RECEIVED
JUL 10 2003

July 8, 2003

Ms. Betty Socha
BT^2, Inc.
2830 Dairy Drive
Madison, WI 53718

Subject: **Property Legal Description Included**
Hopson Oil
N75 W13916 Appleton Avenue, Menomonee Falls, WI
BT^2 Project #2235
BRRTS # 03-68-004828

Dear Ms. Socha:

The purpose of this letter is to satisfy a requirement for including the subject site on the Wisconsin Department of Natural Resources' Geographical Information System (GIS) registry of closed remediation sites. To the best of my knowledge, I believe that with the submittal of the enclosed property deed and accompanying legal description that each property within, or partially within the contaminated site boundary has been included with the closure request. The legal description for the subject property is written on the enclosed property deed and the property is shown on the enclosed certified survey map.

Sincerely,
Hopson Oil

Terry Nagel
President

Enclosures: Property Legal Description Information

#235
BJ
CW
RL

FILE COPY

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

01-19-2004 1:00 PM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 8.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 3

Document Number

JAN 2004
DEED NOTICE

In Re: Certified Survey Map No. 0230, recorded on December 23, 1964 in Volume 1 of Certified Survey Maps on Pages 344 and 345 as Document No. 626190, being a part of the Northwest ¼ of the Southwest ¼ of Section 13, Town 8 North, Range 20 East, Village of Menomonee Falls, County of Waukesha, State of Wisconsin. EXCEPT that part as set forth in Award of Damages by State of Wisconsin dated September 17, 1969 and recorded February 17, 1970 in Volume 1184 of Deeds on Page 432, as Document No. 755584.

Wisconsin Transverse Mercator coordinates: 675866, 299829.

Recording Area

Name and Return Address
Terry Nagel
Hopson Oil Company
1225 White Rock Avenue
Waukesha, Wisconsin 53185

MNFV 051.989.001
Parcel Identification Number

STATE OF WISCONSIN)
) ss
COUNTY OF WAUKESHA

Terry Nagel, being first duly sworn, on oath deposes and says:

1. That he is an officer in the corporation that owns the property.

2. That approval has been given by the Wisconsin Department of Commerce for the close-out of an environmental contamination case involving the above-described property on the condition that a notification of the existence of lost groundwater monitoring wells on the property is recorded at the Office of the Register of Deeds in the county where the above-described property is located.

Monitoring wells MW2, MW4 and MW5 were lost during construction of the new store in 1997. During construction activities monitoring well MW4 was covered by the new building foundation and well MW2 was buried under the new asphalt parking lot. Well MW5 was lost during landscaping and grading activities for the new store. Well locations are shown on attached Figure 1.

3. That this affidavit is being recorded for the purpose of notifying prospective purchasers and other interested parties that at such time that the lost groundwater monitoring wells are found, the property owner is required to properly abandon the wells in compliance with the requirements in ch. NR 141 Wis. Adm. Code.

Signature: Terry Nagel
Printed Name: TERRY NAGEL

Subscribed and sworn to before me
this 19th day of January, 2004.

Notary Public, State of Wisconsin
My commission 12-31-04

706-07 (3)

This document was drafted by Corinna Wells, BT^2, Inc.

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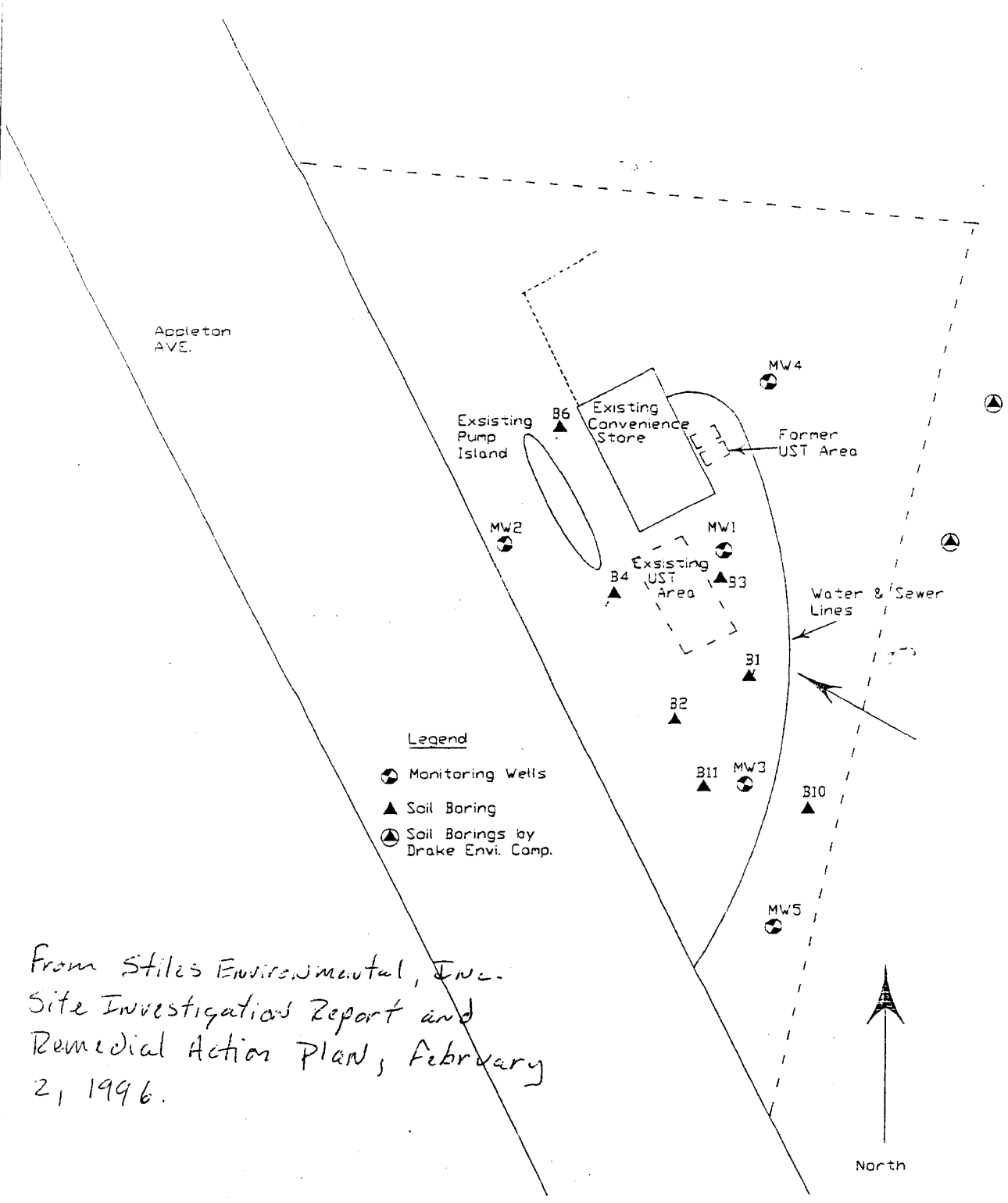

From Stiles Environmental, Inc. Site Investigation Report and Remedial Action Plan, February 2, 1996.

Figure - Site Plan

Scale: 1" = 45'	Hopson Oil Menomonee Falls, Wisconsin	Stiles Environmental, Inc.
Date: 1/17/96		
Drawn by: Sara		