

GIS REGISTRY INFORMATION

SITE NAME:	Stoneridge Mart			FID #	
BRRTS #:	03-68-521358			(if appropriate):	
COMMERCE #:	53188-1102-85-A				
CLOSURE DATE:	February 28, 2007				
STREET ADDRESS:	W240N1485 Pewaukee Rd				
CITY:	Waukesha				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	664467	Y =	287969	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued or denial letter issued					X
Copy of any maintenance plan referenced in the final closure letter					<input type="checkbox"/>
Copy of (soil or land use) deed notice <i>if any required as a condition of closure</i>					<input type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					X
Certified survey map or relevant portion of the recorded plat map (<i>if referenced in the legal description</i>) for all affected properties					X
County Parcel ID number, <i>if used for county</i> , for all affected properties					X
Location Map that 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. 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. 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), <i>if required for site investigation (SI)</i> . 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, <i>if required for SI</i>					X
RP certified statement that legal descriptions are complete and accurate					X
Copies of off-source notification letters (if applicable)					<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable) (public, highway or railroad ROW)					X



August 29, 2007

Mr. David Navin
Stoneridge Mart LTD
W240 N1485 Pewaukee Road
Waukesha, WI 53188

RE: **Final Closure**

Commerce # 53188-1102-85-A DNR BRRTS # 03-68-521358
Stoneridge Mart , W240 N1485 Pewaukee Road, Waukesha

Dear Mr. Navin:

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 Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

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

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 357-4702.

Sincerely,

Greg Michael
Senior Hydrogeologist
Site Review Section

cc: Sigma Environmental Services, Inc.

001634 JUN 24 2004

3178573



WC3178573-006

SPECIAL LIMITED WARRANTY DEED

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

06-24-2004 3:13 PM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 14.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE: 990.00
TRAN. FEE-STAT 3960.00
PAGES: 6

Recording Area

Name and Return Address

PADWAY & PADWAY, LTD.

633 W. Wisconsin Avenue

Suite 1900

Milwaukee, WI 53203

PWT 0952.989

Parcel Identification Number (PIN)

TRANSFER
\$ 4950.00
FEE

Handwritten initials/signature

THIS INSTRUMENT WAS DRAFTED BY:
M. NICOL PADWAY (414-277-9800)
STATE BAR NO. 01016666

SPECIAL LIMITED WARRANTY DEED

THIS SPECIAL WARRANTY DEED is between **Lakepointe Holdings, LLC**, a Wisconsin Limited Liability Company, called "Grantor", and **J & 3D, LLC**, a Wisconsin Limited Liability Company, called "Grantee", whose mailing address is **W240 N1485 Pewaukee Road, Waukesha, Wisconsin**.

Grantor, for a good and valuable consideration, grants, bargains, sells and conveys with Limited Warranty to Grantee all of the real property (the "Property") described in Exhibit "A," attached hereto and made a part hereof. The Property is **NOW KNOWN AS** the property described in Exhibit "B", attached hereto and made a part hereof.

This conveyance is made expressly subject to:

1. Encroachments, protrusions, easements, changes in street lines, rights-of-way and other matters that would be revealed by a current on the ground survey and inspection of the property.
2. Recorded leases, agreements, easements, rights of way, covenants, conditions and restrictions as the same may be of present force and effect.
3. Zoning regulations, ordinances, building restrictions, and regulations and any violations thereof.
4. The lien for real property taxes for the current year, and any liens for special assessments which as of the date hereof are not due and payable; and
5. Rights of any franchisee, subtenant or licensee of Grantor occupying the Property, pursuant to a valid lease, license or other occupancy agreement, at the Closing Date (as such term is defined in the Agreement of Purchase and Sale dated **April 27, 2004**, by and between the Grantor and Grantee herein).

TO HAVE AND TO HOLD the Property, together with the appurtenances, estate, title and interest thereto, unto Grantee, Grantee's successors, heirs and assigns forever, subject to the provisions hereof, and in lieu of all other warranties, express or implied, Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the title to the Property unto Grantee, Grantee's successors, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

IN TESTIMONY WHEREOF, Grantor has hereunto set its hand and seal this 27th day of April, 2004, with an effective date of April 27, 2004.

(Corporate Seal)

LakePointe Holdings, LLC
A Wisconsin Limited Liability Company
By Lakeside Oil Company, Inc.
A Wisconsin Corporation

Attest:

By: *William Elliott*
Name: William Elliott
Title: President

Witness:

J & 3D, LLC
a Wisconsin Limited Liability Company

By: *David W. Navin*
Name: David W. Navin
Title: Managing Member

Name: _____

By: *Diane M. Navin*
Name: Diane M. Navin
Title: Member

Name: _____

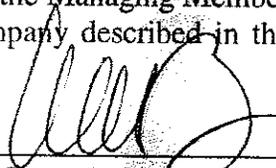
STATE OF WISCONSIN)
COUNTY OF MILWAUKEE)

This instrument was acknowledged and executed before me this 27th day of April, 2004, by William Elliott, who acknowledged himself to be the President of Lakeside Oil Company, Inc., a Wisconsin Corporation, the Managing Member of **LakePointe Holdings, LLC**, a Wisconsin Limited Liability Company, the limited liability company described in the foregoing instrument and that he was authorized to execute the same.

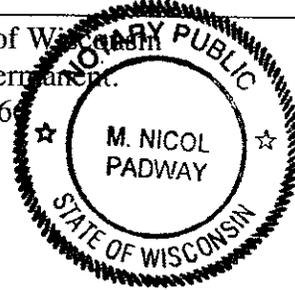
William Elliott
Notary Public, State of Wisconsin
My Commission is permanent. ★
State Bar No. ★ 1018686
MARCOL PADWAY
STATE OF WISCONSIN

STATE OF WISCONSIN)
COUNTY OF MILWAUKEE)

This instrument was acknowledged and executed before me this 27th day of April, 2004, by **David W. Navin**, who acknowledged himself to be the Managing Member of **J & 3D, LLC**, a Wisconsin Limited Liability Company, the limited liability company described in the foregoing instrument and that he was authorized to execute the same.

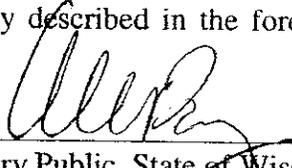


Notary Public, State of Wisconsin
My Commission is permanent.
State Bar No.: 1016666



STATE OF WISCONSIN)
COUNTY OF MILWAUKEE)

This instrument was acknowledged and executed before me this 27th day of April, 2004, by **Diane M. Navin**, who acknowledged himself to be the Managing Member of **J & 3D, LLC**, a Wisconsin Limited Liability Company, the limited liability company described in the foregoing instrument and that he was authorized to execute the same.



Notary Public, State of Wisconsin
My Commission is permanent.
State Bar No.: 1016666

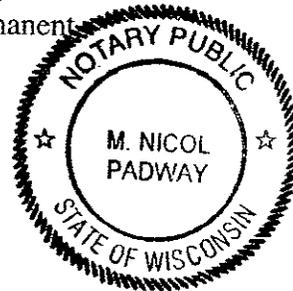


EXHIBIT "A"
TO SPECIAL WARRANTY DEEDPROPERTY DESCRIPTION

All that part of the SE1/4 of Section 22, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, State of Wisconsin, bounded and described as follows, to-wit: Commencing at the Southeast corner of the said SE1/4 Section; thence North along the East line of said SE1/4 Section, 1525.30 feet; thence West, 60.00 feet to the point of beginning of the lands herein described; thence continuing West 250.00 feet; thence South and parallel to the East line of said 1/4, 248.70 feet; thence North 57° 40' 00" East, 94.69 feet; thence South 89° 20' 40" East, 170.00 feet to the Westerly line of C.T.H. "F"; thence North along said Westerly line, 200 feet to the point of beginning. EXCEPTING therefrom lands conveyed to the Town of Pewaukee (now known as the City of Pewaukee) for road purposes recorded on August 4, 1981, in Reel 462, Image 1326, as Document No. 1164043 and EXCEPTING therefrom lands conveyed in Award of Damages recorded on August 20, 1993, in Reel/Volume 1767, Image/Page 119, as Document No. 1872996.

W. 240 N1485 Pewaukee Road
Pewaukee, WI
Tax ID PWT 0952.989

EXHIBIT "B"
TO SPECIAL WARRANTY DEED

NOW KNOWN AS
PROPERTY DESCRIPTION

All that part of the SE1/4 of Section 22, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, State of Wisconsin, bounded and described as follows, to-wit: Commencing at the Southeast corner of the said SE1/4 Section; thence North along the East line of said SE1/4 Section, 1525.30 feet; thence West, 60.00 feet to the point of beginning of the lands herein described; thence continuing West 250.00 feet; thence South and parallel to the East line of said 1/4, 248.70 feet; thence North 57° 40' 00" East, 94.69 feet; thence South 89° 20' 40" East, 170.00 feet to the Westerly line of C.T.H. "F"; thence North along said Westerly line, 200 feet to the point of beginning. EXCEPTING therefrom lands conveyed to the Town of Pewaukee (now known as the City of Pewaukee) for road purposes recorded on August 4, 1981, in Reel 462, Image 1326, as Document No. 1164043 and EXCEPTING therefrom lands conveyed in Award of Damages recorded on August 20, 1993, in Reel/Volume 1767, Image/Page 119, as Document No. 1872996.

W. 240 N1485 Pewaukee Road
Pewaukee, WI
Tax ID PWT 0952.989

Document Number
QUIT CLAIM DEED
State Grantor

Exempt from fee: s.77.25 (2) Wis. Stats.
RE3047 1096

THIS DEED, made by the State of Wisconsin, Department of Transportation, GRANTOR, quit claims to GRANTEE(s), J & 3D, LLC., for the sum of Eleven Thousand Six Hundred Fifty Dollars, (\$11,650.00). Pursuant to Section 84.09(5) Wisconsin Statutes, the property described below.

COPY

Legal Description / Restrictions

This space is reserved for recording data

LEGAL DESCRIPTION AND DEED RESTRICTIONS MARKED EXHIBIT "A" ATTACHED AND MADE PART HEREOF BY REFERENCE.

Return to

Wisconsin Department of Transportation
Real Estate - Property Management
141 N.W. Barstow St.
P.O. Box 798
Waukesha, WI 53187-0798

As approved by the Governor of the State of Wisconsin on

April 28TH, 2005
(Date)

Rebecca A. Krugman
(Wisconsin Department of Transportation - Bureau of Highways)

Rebecca A. Krugman
(Printed or typed name of signatory)

Parcel Identification Number: None assigned,
Currently Highway right-of-way,
Adjacent to Tax Key No. PWT 0952989

May 13, 2005
(Date)

State of Wisconsin)
Dane County)

On the above date, this instrument was acknowledged before me by the named person(s) or officers.

John P. Fandrich
(Signature, Notary Public, State of Wisconsin)

JOHN P. FANDRICH
(Print or Type Name, Notary Public, State of Wisconsin)

February 1, 2009
(Date Commission Expires)

(SEAL)

EXHIBIT A
LEGAL DESCRIPTION

That part of the Southeast ¼ of Section 22, Township 7, North, Range 18 East, City of Pewaukee, Waukesha County, State of Wisconsin, described as:

Commencing at the Southeast corner of said Southeast ¼ of said Section 22; thence North along the East line of said Southeast ¼, 1324.61 feet; thence North 89° 20' 40" West, 80.01 feet to a point in the West Right of Way line of Pewaukee Road (CTH J) and the North Right of Way line of I-94, said point also being the point of beginning of the parcel to be described; thence South along the extension of said West line, 10.00 feet; thence North 89° 20' 40" West and parallel with the North Right of Way line of I-94, 147.04 feet; thence South 57° 40' 00" West and parallel with said North line, 98.06 feet; thence North and parallel with the East line of the Southeast 1/4 of Section 22, 11.84 feet to a point in the North Right of Way line of I-94, thence North 57° 40' 00" East along said North line, 94.69 feet; thence South 89° 20' 40" East along said North line, 150.00 feet to the point of beginning.

This parcel contains 0.058 acres more or less.

No signs, billboards, buildings, or building improvements of any type shall be located, erected, or maintained on the above described lands.

All public and private utilities located upon or under the above-described lands, whether by permit or easement, shall have the continued right of occupancy and the continued right of ingress and egress for personnel and equipment for the purpose of maintaining or improving their transmission and/or distribution facilities located wholly or partially within the above-described lands as of the date of this instrument.

The Department of Transportation retains all rights of access between said parcel and I-94 and CTH J.

This legal description is subject to ingress/egress easements benefiting owners to the west of subject property.

These covenants, burdens, and restrictions shall run with the land and forever bind the grantee, its successors, and assigns.

AS-BUILT EXHIBIT

January 30, 2006
Survey No. 0952-101

Description of Property:

That part of the SE 1/4 of Section 22, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the said SE 1/4 Section; thence North along the East line of said SE 1/4 Section, 1525.30 feet; thence West, 60.00 feet to the point of beginning of the lands herein described; thence continuing West 250.00 feet; thence South and parallel to the East line of said 1/4 Section, 248.70 feet; Thence North 57°40'00" East, 94.69 feet; thence South 89°20'40" East, 170.00 feet to the Westerly line of C.I.H. "E"; thence North along said Westerly line, 200 feet to the point of beginning. EXCEPTING therefrom lands conveyed to the Town of Pewaukee (Now known as the City of Pewaukee) for road purposes recorded on August 4, 1981, in Reel 462, Image 1326, as Document No. 1164043.

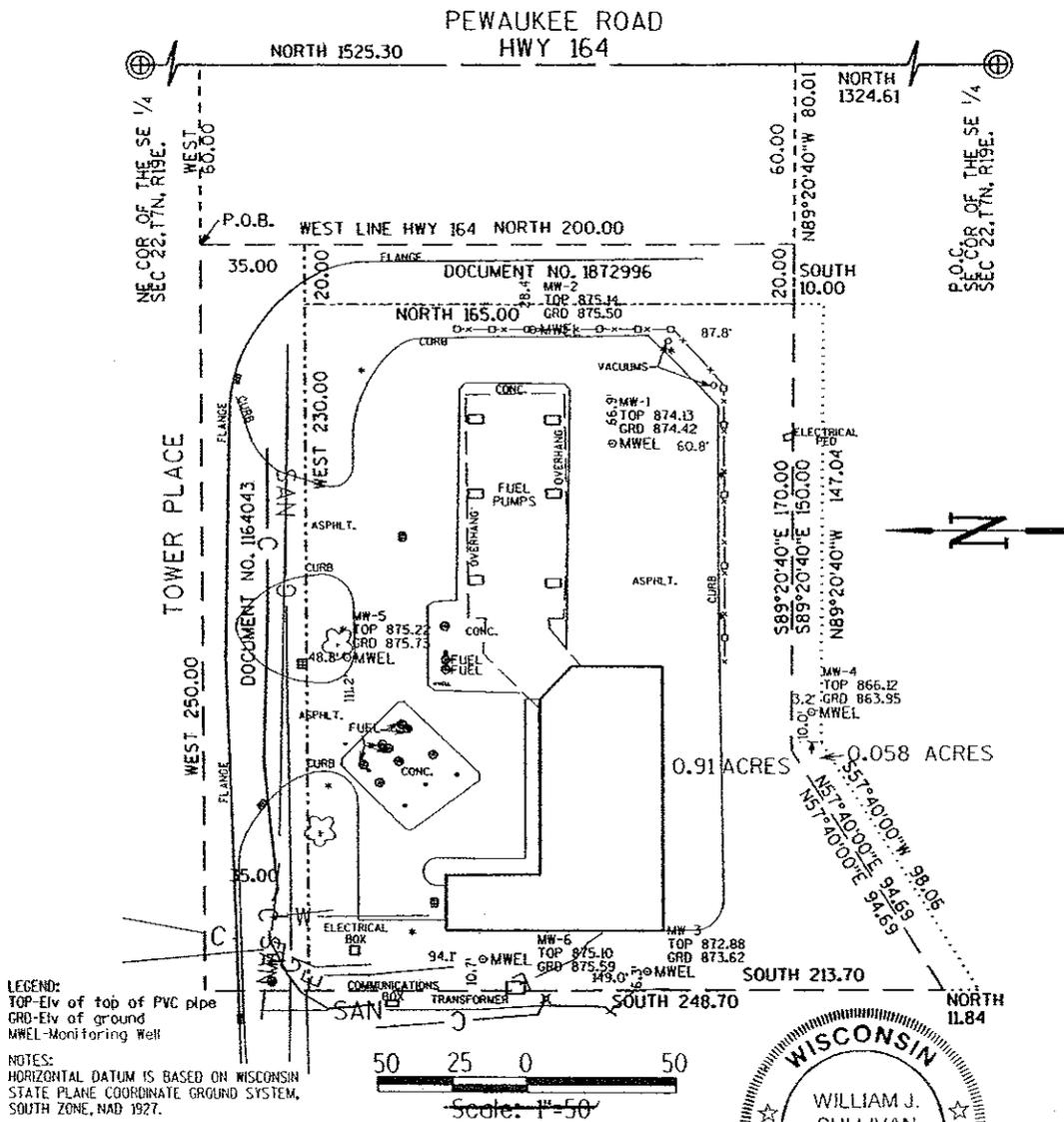
EXCEPTING therefrom land conveyed in Award of Damages recorded on August 20, 1993, in Reel/Volume 1767, Image/page 119, as Document No. 1872996. Said Parcel containing 39,658 sq. ft. (0.91 acres) more or less. Tax Key No. 0952-989-001, INCLUDING Quit Claim Deed dated May 13, 2005 described as follows:

Commencing at the Southeast corner of the said SE 1/4 Section; thence North along the East line of said SE 1/4 Section, 1324.61 feet; thence North 89°20'40" West, 80.01 feet to a point in the West Right of Way line of Pewaukee Road (CTH J) and the North Right of Way line of I-94, said point also being the point of beginning of the parcel to be described; thence South along the extension of said West line, 10.00 feet; thence North 89°20'40" West and parallel with the North Right of Way line of I-94, 147.04 feet; thence South 57°40'00" West and parallel with said North line, 98.06 feet thence North and parallel with the East line of the Southeast 1/4 of Section 22, 11.84 feet to a point in the North Right of Way line of I-94, thence North 57°40'00" East along said North line, 94.69 feet; thence South 89°20'40" East along said North line, 150.00 feet to the point of beginning. This parcel contains 0.058 acres more or less.

PREPARED FOR:
Sigma Environmental Services, Inc.
1300 W. Canal St
Milwaukee, WI 53233

ADDRESS:
Stoneridge Mobil
W240 N1485 Pewaukee Rd
Waukesha, WI 53188

PREPARED BY:
Making The Grade, Inc.
N48 W14170 Hampton Ave
Menomonee Falls WI 53051
Phone: (262) 781-1686



LEGEND:
TOP - Elev of top of PVC pipe
GRD - Elev of ground
MWEL - Monitoring Well

NOTES:
HORIZONTAL DATUM IS BASED ON WISCONSIN STATE PLANE COORDINATE GROUND SYSTEM, SOUTH ZONE, NAD 1927.

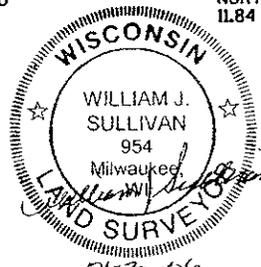
CONVERSION FACTOR FROM GRID TO GROUND IS 0.99930961.

VERTICAL DATUM IS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.

Surveyed by:

William J. Sullivan

I have surveyed the above described property, and the above map is a true representation thereof. This survey is made for the exclusive use of the present owners of the property; also those who purchase, mortgage or guarantee the title thereto, within one year from date hereof.

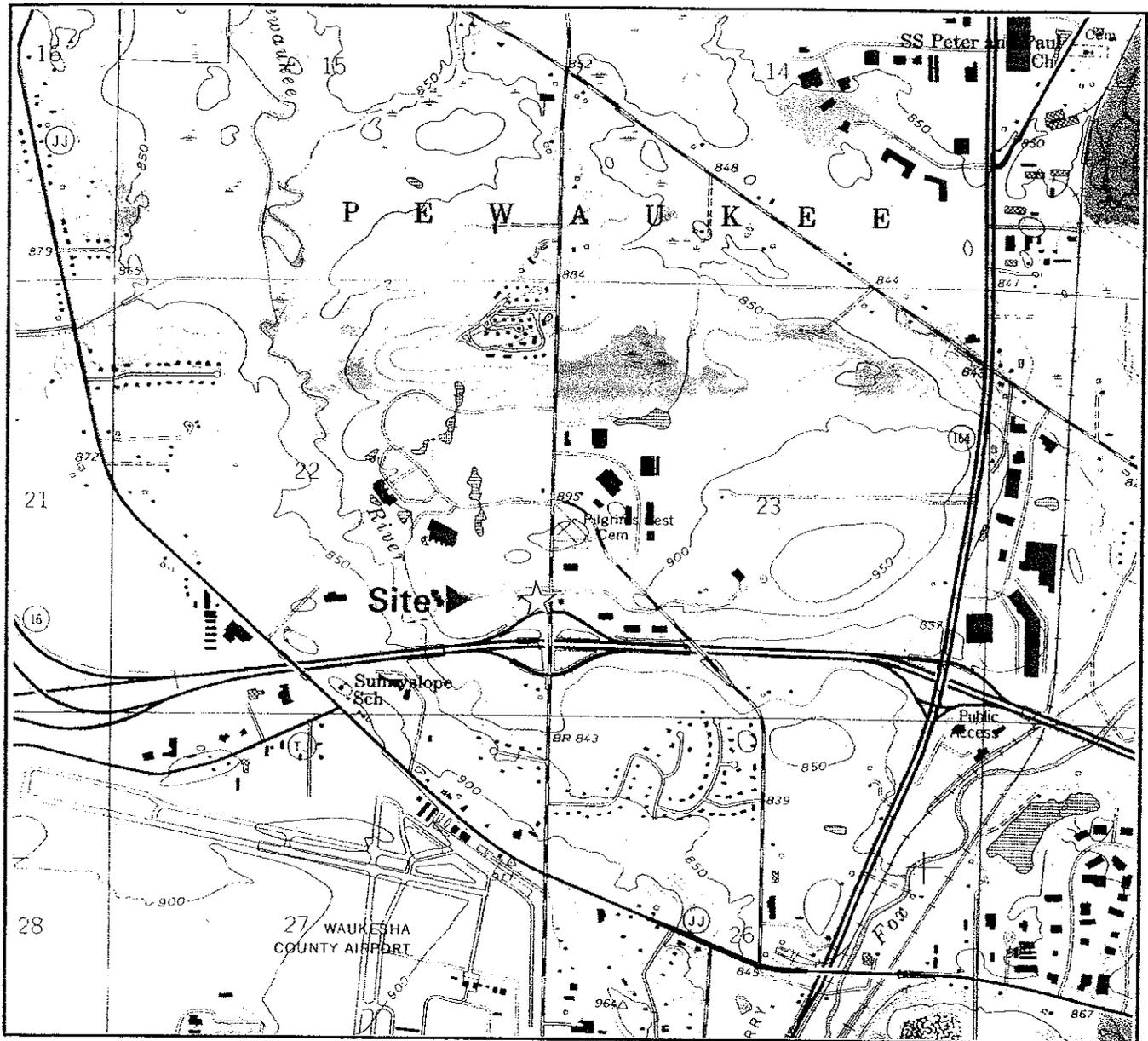


01-30-06
Registered Land Surveyor No. S-954 - State of Wisconsin

The Parcel Identification Number for the Stoneridge Mart property at W240 N1485 Pewaukee Road in Pewaukee, Wisconsin is:

PWT 0952.989

The Tower Place right-of-way does not have a parcel identification number.



NE¼, SE¼ Sec. 22 T7N R19E. Adapted from U.S.G.S. 7.5 minute series, Waukesha, dated 1959, (photorevised 1994) Wisconsin, quadrangle.

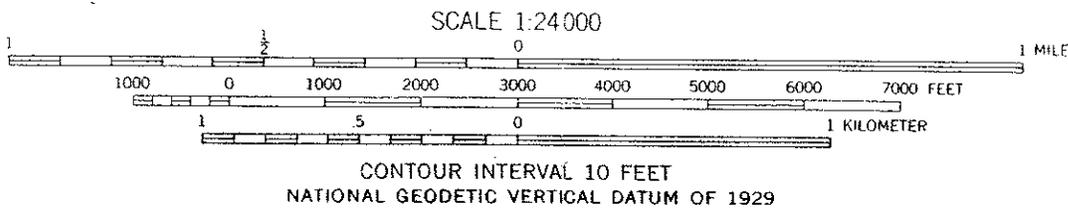
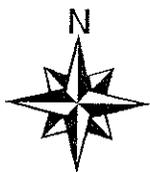
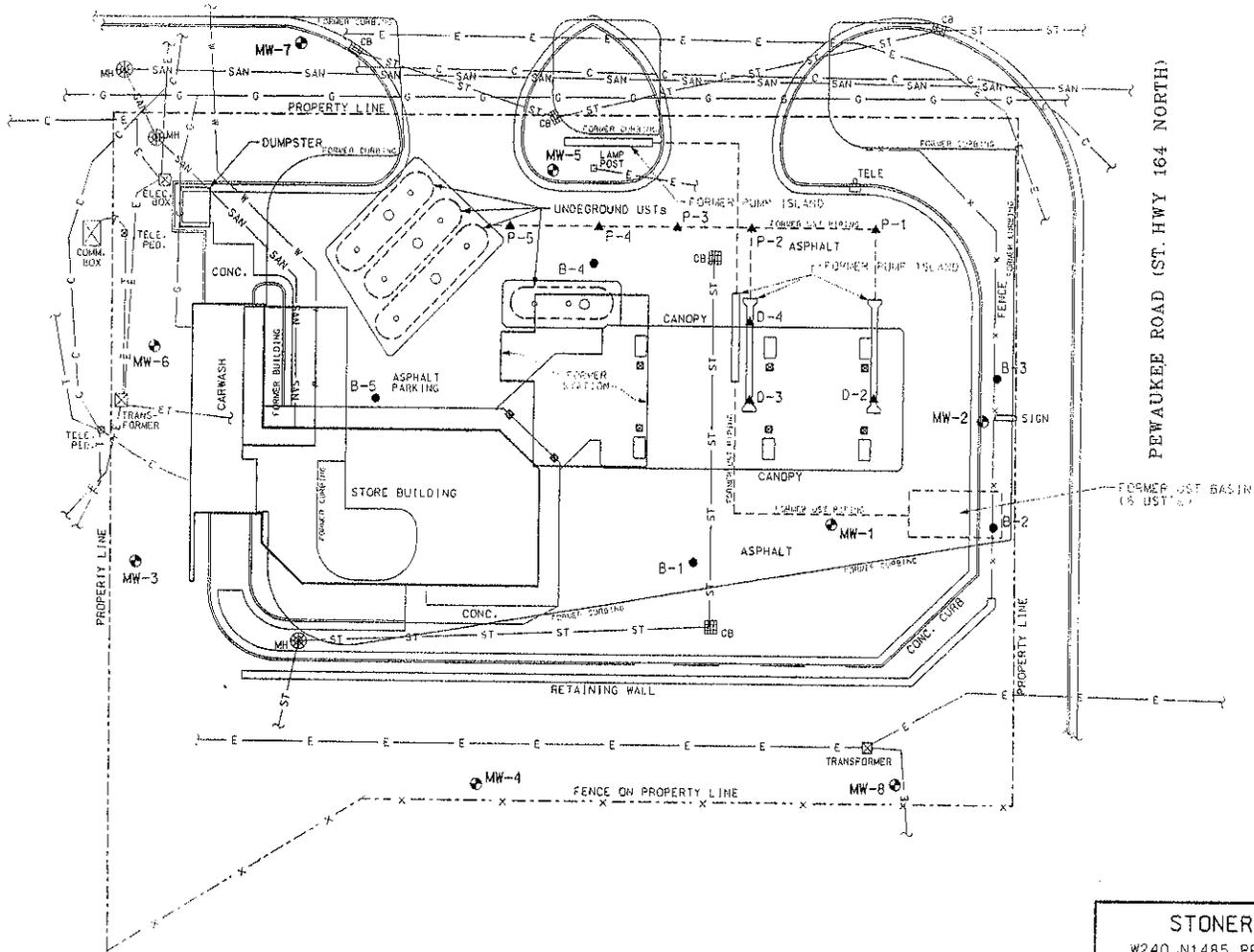


Figure 1. Site Location Map
Stoneridge Mobil Mart
W240 N1485 Pewaukee Rd
Pewaukee, Wisconsin



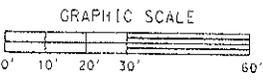
TOWER PLACE



PEWAUKEE ROAD (ST. HWY 164 NORTH)

LEGEND	
MW	MONITORING WELL LOCATION (SIGMA)
CB	CATCH BASIN
MH	MANHOLE
P.D	SOIL SAMPLE LOCATION (MIDWEST ENGINEERING 3/05)
B	SOIL BORING LOCATION (MIDWEST ENGINEERING 7/03)
E	UNDERGROUND ELECTRIC LINE
W	UNDERGROUND WATER LINE
ST	UNDERGROUND STORM SEWER
SAN	UNDERGROUND SANITARY SEWER
G	UNDERGROUND GAS LINE
(Dashed line)	UNDERGROUND STORAGE TANK
(Dotted line)	APPROXIMATE PROPERTY BOUNDARY

NOTES:
 1. PLAN BASED FROM SURVEY PERFORMED BY MAKING THE GRADE. DATED 1-2-06.
 2. FORMER SITE FEATURES ARE SHOWN IN LIGHT LINE TYPE.



STONERIDGE MOBIL MART		SIGMA	
W240 N1485 PEWAUKEE RD, WAUKESHA, WI		ENVIRONMENTAL SERVICES INC.	
DATE: 12-27-06	DR. BY: BEB	DR. # 9472-001	SCALE: 1" = 30'
SITE PLAN MAP			FIGURE 2

TABLE 3
GROUNDWATER LABORATORY ANALYTICAL RESULTS
DETECTED COMPOUNDS
Stoneridge Mobil Mart
W240 N1485 Pewaukee Road
Waukesha, Wisconsin
Project # 9472

Date of Sample Collection	Units	MW-1				MW-2				MW-3				MW-4				NR 140 ES	NR 140 PAL	
		12/08/05	02/09/06	03/20/06	06/20/06	09/21/06	12/08/05	03/20/06	06/20/06	09/21/06	12/08/05	03/20/06	06/20/06	09/21/06	12/08/05	03/20/06	06/20/06			09/21/06
Depth to Groundwater	feet btc	dry	19.19	17.73	18.85	18.56	3.59	3.02	3.78	3.26	13.01	8.83	11.26	11.17	15.71	11.04	12.42	12.85		
Analyte																				
Benzene	µg/l	dry	<0.20	<0.25	<0.25	<0.25	<0.20	<1.0	<0.50	<0.25	<0.20	<0.25	<0.25	<0.25	<0.20	<0.25	<0.25	<0.25	5	0.5
Toluene	µg/l	dry	<0.20	<0.11	<0.11	0.15	<0.20	<0.44	0.40*	<0.11	<0.20	<0.11	<0.11	<0.11	<0.20	<0.11	<0.11	<0.11	1,000	200
Ethylbenzene	µg/l	dry	<0.50	<0.22	<0.22	<0.22	<0.50	<0.88	<0.44	<0.22	<0.50	<0.22	<0.22	<0.22	<0.50	<0.22	<0.22	<0.22	700	140
Xylenes (total)	µg/l	dry	<0.50	<0.39	<0.39	<0.39	<0.50	<1.8	<0.78	<0.39	<0.50	<0.39	<0.39	<0.39	<0.50	<0.39	<0.39	<0.39	10,000	1,000
Methi-tert-Butyl-Ether	µg/l	dry	<0.50	<0.23	<0.23	<0.23	<0.50	<0.92	<0.46	<0.23	<0.50	<0.23	<0.23	<0.23	<0.50	<0.23	<0.23	<0.23	60	12
Total Trimethylbenzenes	µg/l	dry	<0.40	<0.44	<0.44	<0.58	<0.40	<1.76	<0.88	<0.58	<0.40	<0.44	<0.44	<0.58	<0.40	<0.44	<0.44	<0.58	480	98
Naphthalene	µg/l	dry	<0.25	---	---	---	0.55	---	---	---	<0.25	---	---	---	<0.25	---	---	---	40	8
Isopropylbenzene	µg/l	dry	<0.20	---	---	---	<0.20	---	---	---	<0.20	---	---	---	<0.20	---	---	---	NS	NS
n-Propylbenzene	µg/l	dry	<0.50	---	---	---	<0.50	---	---	---	<0.50	---	---	---	<0.50	---	---	---	NS	NS
sec-Butylbenzene	µg/l	dry	<0.25	---	---	---	<0.25	---	---	---	<0.25	---	---	---	<0.25	---	---	---	NS	NS
p-Propyltoluene	µg/l	dry	<0.20	---	---	---	<0.20	---	---	---	<0.20	---	---	---	<0.20	---	---	---	NS	NS
Methylene Chloride	µg/l	dry	1.2**	---	---	---	3.4**	---	---	---	4.0**	---	---	---	3.4**	---	---	---	5	0.5
Lead	mg/l	dry	---	---	---	---	0.0028	---	---	---	0.0015	---	---	---	<0.0014	---	---	---	15	1.5
Field Parameters																				
Dissolved Oxygen	mg/l	dry	0.27	0.35	0.38	---	1.22	0.43	0.39	0.75	4.05	0.35	0.4	0.43	0.74	0.38	0.4	0.76	NS	NS
Redox Potential	mV	dry	163	188	163	---	167	187	158	42	160	136	147	144	170	143	1490	101	NS	NS
pH		dry	7	7	7	7	9.6	7	7	7	9.3	7	7	7	9.1	7	7	7	NS	NS
Ferrous Iron	mg/l	dry	0	0	0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NS	NS
Temperature	°C	dry	12.3	9.6	10.9	---	12.5	9.5	11	10.9	14.1	9.4	11.3	11.0	12.5	9.9	11.6	11.2	NS	NS
KEY:																				
bgs	= below ground surface																			
NS	= no standard established																			
mg/l	= milligrams per liter																			
µg/l	= micrograms per liter																			
---	= not analyzed																			
ES	= NR 140 Enforcement Standard																			
PAL	= NR 140 Preventive Action Limit																			
BOLD	= Exceeds NR 140 Preventive Action Limit																			
BOLD	= Exceeds NR 140 Enforcement Standard																			
*	= Toluene detected in the trip blank at 0.14 ug/l																			
**	= Lab note says that the vials were likely contaminated at the lab with methylene chloride, which was also present in the trip blank at 3.7 ug/l.																			

TABLE 3
GROUNDWATER LABORATORY ANALYTICAL RESULTS
DETECTED COMPOUNDS
Stoneridge Mobil Mart
W240 N1485 Pewaukee Road
Waukesha, Wisconsin
Project # 9472

Date of Sample Collection	Units	MW-5				MW-6				MW-7			MW-8			NR 140	NR 140
		12/08/05	03/20/06	06/20/06	09/21/06	12/08/05	03/20/06	06/20/06	09/21/06	03/20/06	06/20/06	09/21/06	03/20/06	06/20/06	09/21/06	ES	PAL
Depth to Groundwater	feet btc	16.88	15.79	15.76	16.05	15.09	11.79	13.17	13.37	11.85	12.22	---	13.24	14.33	14.56		
Analyte																	
Benzene	µg/l	5,500	4,700	4,600	4,300	<0.20	<0.25	<0.25	<0.25	<0.20	<0.25	dry	<0.20	<0.25	<0.25	5	0.5
Toluene	µg/l	13,000	13,000	13,000	11,000	0.46	<0.11	<0.11	<0.11	0.28	<0.11	dry	<0.20	0.31*	<0.11	1,000	200
Ethylbenzene	µg/l	2,600	2,500	3,000	2,400	<0.50	<0.22	<0.22	<0.22	0.84	<0.22	dry	<0.50	<0.22	<0.22	700	140
Xylenes (total)	µg/l	14,000	14,000	17,000	14,000	0.92	<0.39	<0.39	<0.39	8.7	<0.39	dry	<0.50	<0.39	<0.39	10,000	1,000
Methi-tert-Butyl-Ether	µg/l	<80	<9.2	<46	<46	<0.50	<0.23	<0.23	<0.23	<0.50	<0.23	dry	<0.50	<0.23	<0.23	60	12
Total Trimethylbenzenes	µg/l	2,590	4,320	3,920	2,240	0.74	<0.44	<0.44	<0.58	19.7	<0.44	dry	<0.40	<0.44	<0.58	480	96
Naphthalene	µg/l	600	720	820	660	<0.25	---	---	---	4.6	---	dry	0.32	---	---	40	8
Isopropylbenzene	µg/l	91	---	---	---	<0.20	---	---	---	0.29	---	dry	<0.20	---	---	NS	NS
n-Propylbenzene	µg/l	240	---	---	---	<0.50	---	---	---	1.4	---	dry	<0.50	---	---	NS	NS
sec-Butylbenzene	µg/l	<40	---	---	---	<0.25	---	---	---	0.41	---	dry	<0.25	---	---	NS	NS
p-Propyltoluene	µg/l	<32	---	---	---	<0.20	---	---	---	0.84	---	dry	<0.20	---	---	NS	NS
Methylene Chloride	µg/l	<160	---	---	---	3.5**	---	---	---	<1.0	---	dry	<1.0	---	---	5	0.5
Lead	mg/l	<0.0014	---	---	---	<0.0014	---	---	---	---	---	dry	---	---	---	15	1.5
Field Parameters																	
Dissolved Oxygen	mg/l	0.80	0.16	0.18	0.18	6.08	0.39	0.37	0.3	0.48	0.44	dry	0.36	0.43	1.2	NS	NS
Redox Potential	mV	-28	-157	-119	-114	163	130	140	166	157	163	dry	148	152	126	NS	NS
pH		9.1	7.0	7.0	7.0	9.2	7	7	7	7	7	dry	7	7	7	NS	NS
Ferrous Iron	mg/l	2.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	dry	0.0	0.0	0.0	NS	NS
Temperature	°C	15.5	9.9	11.0	11.2	13.2	9.7	11.1	10.8	9.2	12	dry	10.1	11.7	11.1	NS	NS

KEY:
 --- = not analyzed
 bgs = below ground surface
 NS = no standard established
 mg/l = milligrams per liter
 µg/l = micrograms per liter

ES = NR 140 Enforcement Standard
 PAL = NR 140 Preventive Action Limit
BOLD = Exceeds NR 140 Preventive Action Limit
BOLD = Exceeds NR 140 Enforcement Standard

* = Toluene detected in the trip blank at 0.14 ug/l
 ** = Lab note says that the vials were likely contaminated at the lab with methylene chloride, which was also present in the trip blank at 3.7 ug/l.

TABLE 2
SOIL LABORATORY ANALYTICAL RESULTS
 Stoneridge Mobil Mart
 W240 N1485 Pewaukee Road
 Waukesha, Wisconsin
 Project # 9472

	Units	B-1	B-2	B-3	B-4		B-5	D-2	D-3	D-4	P-1	P-2	P-3	P-4	P-5	NR 720 RCL	NR 746 Table 1 Values	NR 746 Table 2 Values
Depth	feet bgs	17-19	15-17	11-13	3-5	15-17	15-17	4	4	4	3	3	3	3	3			
Date of Sample Collection		07/31/03	07/31/03	07/31/03	07/31/03	07/31/03	12/02/05	03/21/05	03/21/05	03/21/05	03/21/05	03/21/05	03/21/05	03/21/05	03/21/05			
Analyte																		
Benzene	µg/kg	<25	<25	47.4	3,950	1,410	6,830	13,300	931	<25	<25	<25	3,870	<25	<25	5.5	8,500	1,100
Toluene	µg/kg	<25	<25	<25	66,300	24,100	134,000	65,600	9,450	81	<25	73.4	29,500	<25	65	1,500	38,000	NS
Ethylbenzene	µg/kg	<25	<25	27.5	29,700	15,600	59,400	32,700	5,820	123	<25	412	33,600	<25	199	2,900	4,600	NS
Xylenes (total)	µg/kg	<25	<25	74.2	134,000	82,000	419,000	158,000	28,600	116	<25	996	190,000	<25	471	4,100	42,000	NS
Methyl-tert-Butyl-Ether	µg/kg	<25	<25	<25	<500	<500	<2,500	948	342	<25	<25	<25	1,420	<25	<25	NS	NS	NS
1,2,4-Trimethylbenzene	µg/kg	87	<25	<25	67,900	42,500	215,000	11,600	19,700	80.9	<25	97	148,000	<25	4,060	NS	83,000	NS
1,3,5-Trimethylbenzene	µg/kg	65.2	<25	<25	23,100	14,900	81,100	48,400	9,090	51.6	<25	209	63,200	<25	823	NS	11,000	NS
1,2-Dichloroethane	µg/kg	---	---	---	---	---	---	---	---	---	---	---	---	---	---	NS	600	540
Gasoline Range Organics	mg/kg	15	<5.52	<5.57	1,380	821	2,920	3,610	352	<5.82	<6.21	129	3,400	<5.79	26.1	100	NS	NS
Diesel Range Organics	mg/kg	<5.52	<5.52	<5.57	94.7	41.5	585	---	---	---	---	---	---	---	---	100	NS	NS
Lead	mg/kg	12	6.4	10	---	---	11	---	10	7.6	---	---	---	---	---	50/500*	NS	NS

KEY:
 bgs = below ground surface
 NS = no standard established
 mg/kg = milligrams per kilogram
 µg/kg = micrograms per kilogram
 --- = not analyzed

RCL = NR 720 Generic Residual Contaminant Level
 50/500* = non-industrial and industrial RCLs, respectively
BOLD = Exceeds NR 746.06 Table 1 Values Indicative of Petroleum Product in Soil Pores
BOLD = Exceeds NR 720 Soil Generic Residual Cleanup Level
BOLD = Soil sample from within 4 feet of ground surface which exceeds NR 746.06 Table 2 Values for Protection of Human Health from Direct Contact with Contaminated Soil

TABLE 2
SOIL LABORATORY ANALYTICAL RESULTS
 Stoneridge Mobil Mart
 W240 N1485 Pewaukee Road
 Waukesha, Wisconsin
 Project # 9472

	Units	MW-1		MW-2		MW-3		MW-4		MW-5		MW-6		MW-7		MW-8		NR 720 RCL	NR 746 Table 1 Values	NR 746 Table 2 Values	
		0-2	15-17	0-2	12-14	0-2	12.5-14.5	2-4	10-12	1-3	15.5-17.5	1-3	15-17	2-4	14-16	2-4	14-16				
Date of Sample Collection		12/01/05	12/01/05	12/01/05	12/01/05	12/01/05	12/01/05	12/02/05	12/02/05	12/02/05	12/02/05	12/02/05	12/02/05	12/02/05	02/23/06	02/23/06	02/23/06	02/23/06			
Analyte																					
Benzene	µg/kg	<28	<26	<27	<28	<30	<27	<30	<27	<29	440	<29	<27	<31	<27	<31	<28	5.5	8,500	1,100	
Toluene	µg/kg	<28	<26	<27	<28	<30	<27	<30	<27	300	7,500	<29	<27	<31	<27	<31	<28	1,500	38,000	NS	
Ethylbenzene	µg/kg	<28	<26	<27	<28	<30	<27	<30	<27	3,000	8,600	<29	<27	<31	<27	<31	<28	2,900	4,600	NS	
Xylenes (total)	µg/kg	<94	<89	<92	<94	<94	<93	<100	<93	13,000	44,000	<100	<93	<92	<82	<93	<84	4,100	42,000	NS	
Methyl-tert-Butyl-Ether	µg/kg	<28	<26	<27	<28	<30	<27	<30	<27	<29	<270	<29	<27	<31	<27	<31	<28	NS	NS	NS	
1,2,4-Trimethylbenzene	µg/kg	<28	<26	<27	<28	<30	<27	<30	<27	11,000	28,000	<29	<27	<31	<27	<31	<28	NS	83,000	NS	
1,3,5-Trimethylbenzene	µg/kg	<28	<26	<27	<28	<30	<27	<30	<27	2,900	7,300	<29	<27	<31	<27	<31	<28	NS	11,000	NS	
1,2-Dichloroethane	µg/kg	<28	<26	<27	<28	<30	<27	<30	<27	<29	<270	<29	<27	---	---	---	---	NS	600	540	
Lead	mg/kg	12	6.4	10	7.9	---	---	11	---	10	7.6	---	---	---	---	---	---	50/500*	NS	NS	

KEY:
 bgs = below ground surface
 NS = no standard established
 mg/kg = milligrams per kilogram
 µg/kg = micrograms per kilogram
 --- = not analyzed

RCL = NR 720 Generic Residual Contaminant Level
 50/500* = non-industrial and industrial RCLs, respectively
BOLD = Exceeds NR 746.06 Table 1 Values Indicative of Petroleum Product in Soil Pores
BOLD = Exceeds NR 720 Soil Generic Residual Cleanup Level
BOLD = Soil sample from within 4 feet of ground surface which exceeds NR 746.06 Table 2 Values for Protection of Human Health from Direct Contact with Contaminated Soil

MW-7			
DATE	3-20-06	6-20-06	9-21-06
T	0.28	<0.11	D
E	0.84	<0.22	R
X	8.7	<0.39	R
T-TMB	19.7	<0.44	Y

ESTIMATED EXTENT OF GROUNDWATER WITH PETROLEUM IMPACTS > NR 140 ESs

MW-5				
DATE	12-8-05	3-20-06	6-20-06	9-21-06
B	[15,500]	[4,700]	[4,500]	[4,300]
E	[13,000]	[13,000]	[13,000]	[11,000]
T	[2,600]	[2,500]	[3,000]	[2,400]
X	[14,000]	[14,000]	[17,000]	[14,000]
MTBE	<80	<9.2	<46	<46
T-TMB	[2,590]	[4,320]	[3,920]	[2,240]
N	[600]	[720]	[820]	[660]

MW-2				
DATE	12-8-05	3-20-06	6-20-06	9-21-06
PVOCs	ND	ND	ND	ND

MW-6				
DATE	12-8-05	3-20-06	6-20-06	9-21-06
T	0.46	<0.11	<0.11	<0.11
X	0.92	<0.39	<0.39	<0.39
T-TMB	0.74	<0.44	<0.44	<0.58

MW-3				
DATE	12-8-05	3-20-06	6-20-06	9-21-06
PVOCs	ND	ND	ND	ND

MW-4				
DATE	12-8-05	3-20-06	6-20-06	9-21-06
PVOCs	ND	ND	ND	ND

MW-1					
DATE	12-8-05	2-9-06	3-20-06	6-20-06	9-21-06
PVOCs	DRY	ND	ND	ND	ND

MW-8			
DATE	3-20-06	6-20-06	9-21-06
T	<0.28	0.31	<0.11

ANALYTICAL KEY

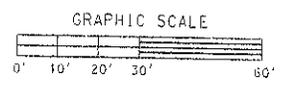
B = BENZENE
 E = ETHYLBENZENE
 T = TOLUENE
 X = TOTAL XYLENES
 MTBE = METHYL-TERT-BUTYL ETHER
 T-TMB = TOTAL-TRIMETHYLBENZENE
 N = NAPHTHALENE
 PVOCs = POLYNUCLEAR VOLATILE ORGANIC COMPOUNDS
 ND = NOT DETECTED
 [] = NR 140 CS EXCEEDANCE

- ALL CONCENTRATIONS EXPRESSED IN MICROGRAMS PER LITER (ug/L)

LEGEND

MW ⊙ = MONITORING WELL LOCATION (SIGMA)
 CB ⊞ = CATCH BASIN
 MH ⊕ = MANHOLE
 P.D. ▲ = SOIL SAMPLE LOCATION (MIDWEST ENGINEERING 3/05)
 B ● = SOIL BORING LOCATION (MIDWEST ENGINEERING 7/03)
 --- E --- = UNDERGROUND ELECTRIC LINE
 --- W --- = UNDERGROUND WATER LINE
 --- ST --- = UNDERGROUND STORM SEWER
 --- SAN --- = UNDERGROUND SANITARY SEWER
 --- G --- = UNDERGROUND GAS LINE
 ⊞ = UNDERGROUND STORAGE TANK
 - - - - - = APPROXIMATE PROPERTY BOUNDARY
 → = SHALLOW GROUNDWATER FLOW DIRECTION

NOTES:
 1. PLAN BASED FROM SURVEY PERFORMED BY MAKING THE GRADE, DATED 1-2-06.
 2. FORMER SITE FEATURES ARE SHOWN IN LIGHT LINE TYPE.



STONERIDGE MOBIL MART W240 N1485 PEWAUKEE RD, WAUKESHA, WI		
DATE: 1-10-07	DR. BY: BEB		DR. # 9472-007
GROUNDWATER QUALITY MAP		SCALE: 1" = 30'
		FIGURE 6

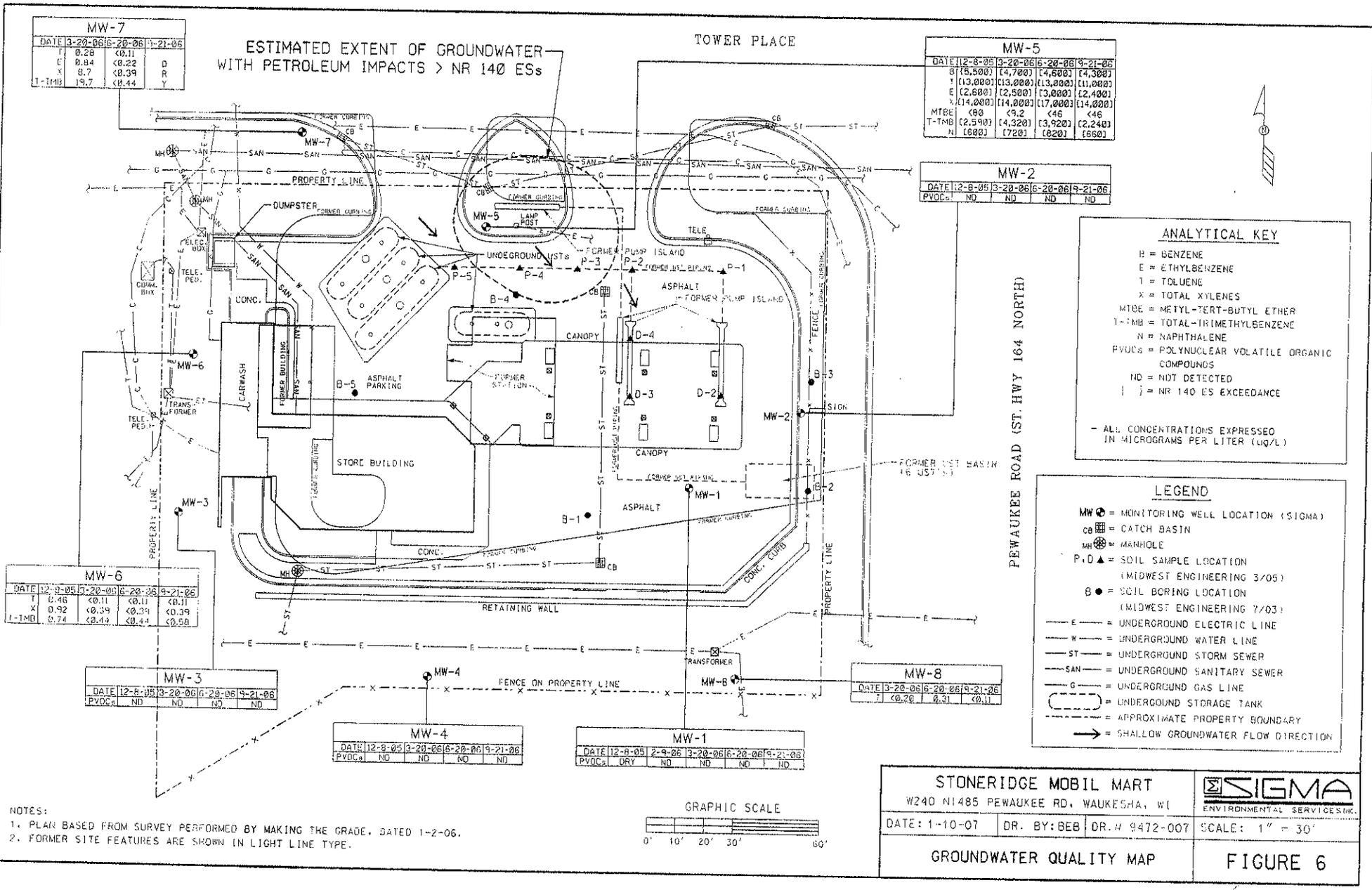
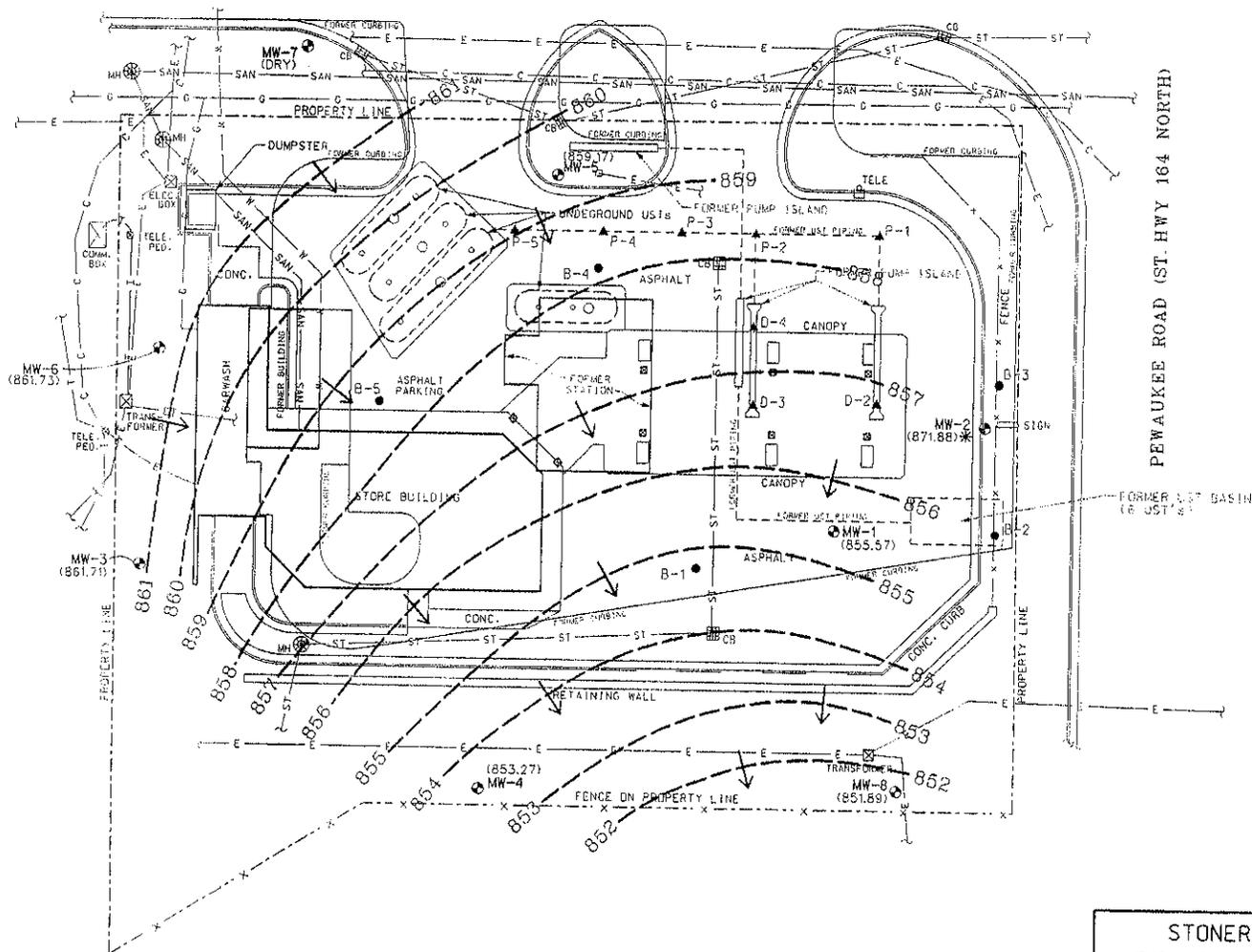


Table 1
Groundwater Elevation Data
Stoneridge Mobil Mart
W240 N1485 Pewaukee Road
Pewaukee, Wisconsin
Project # 9742

Well #	Ground Surface Elevation	Top of Casing Elevation	Depth to Groundwater (feet btoc)	Groundwater Elevations	Date
MW-1	874.42	874.13	dry	dry	12/05/05
			dry	dry	12/08/05
			19.19	854.94	02/09/06
			17.73	856.40	03/20/06
			18.85	855.28	06/20/06
			18.56	855.57	09/21/06
MW-2	875.50	875.14	3.05	872.09	12/05/05
			3.59	871.55	12/08/05
			3.15	871.99	02/09/06
			3.02	872.12	03/20/06
			3.78	871.36	06/20/06
			3.26	871.88	09/21/06
MW-3	873.62	872.88	12.39	860.49	12/05/05
			13.01	859.87	12/08/05
			10.99	861.89	02/09/06
			8.83	864.05	03/20/06
			11.26	861.62	06/20/06
			11.17	861.71	09/21/06
MW-4	863.95	866.12	15.03	851.09	12/05/05
			15.71	850.41	12/08/05
			13.36	852.76	02/09/06
			11.04	855.08	03/20/06
			12.42	853.70	06/20/06
			12.85	853.27	09/21/06
MW-5	875.73	875.22	16.82	858.40	12/05/05
			16.88	858.34	12/08/05
			16.26	858.96	02/09/06
			15.79	859.43	03/20/06
			15.76	859.46	06/20/06
			16.05	859.17	09/21/06
MW-6	875.59	875.10	14.85	860.25	12/05/05
			15.09	860.01	12/08/05
			13.33	861.77	02/09/06
			11.79	863.31	03/20/06
			13.17	861.93	06/20/06
			13.37	861.73	09/21/06
MW-7		876.17	11.65	864.52	03/20/06
			12.22	863.95	06/20/06
			dry	dry	09/21/06
MW-8	864.22	866.44	13.24	853.20	03/20/06
			14.33	852.11	06/20/06
			14.55	851.89	09/21/06

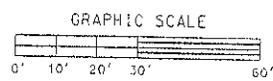
Elevations in feet above mean sea level, based on a survey by Making the Grade
btoc = below top of casing

TOWER PLACE

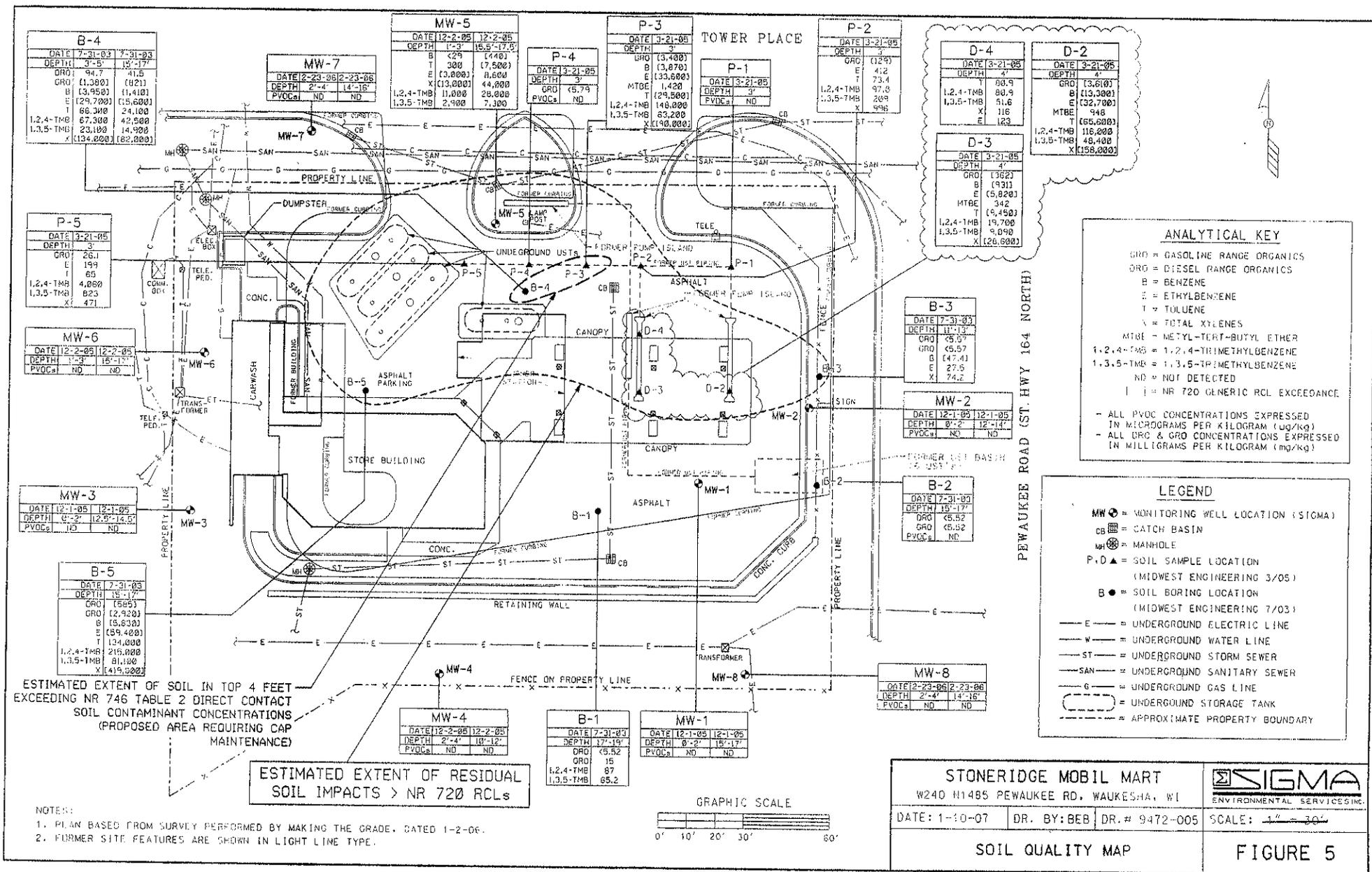


LEGEND	
MW	MONITORING WELL LOCATION (SIGMA)
CB	CATCH BASIN
MH	MANHOLE
P.D.	SOIL SAMPLE LOCATION (MIDWEST ENGINEERING 3/05)
B	SOIL BORING LOCATION (MIDWEST ENGINEERING 7/03)
E	UNDERGROUND ELECTRIC LINE
W	UNDERGROUND WATER LINE
ST	UNDERGROUND STORM SEWER
SAN	UNDERGROUND SANITARY SEWER
G	UNDERGROUND GAS LINE
(Dashed circle)	UNDERGROUND STORAGE TANK
(Dashed line)	APPROXIMATE PROPERTY BOUNDARY
(Dashed line with elevation)	GROUNDWATER CONTOUR LINE, CONTOUR INTERVAL = 1.0'
(Elevation in parentheses)	STATIC GROUNDWATER LEVEL (9-21-06)
(Arrow)	GROUNDWATER FLOW DIRECTION

- NOTES:
1. PLAN BASED FROM SURVEY PERFORMED BY MAKING THE GRADE, DATED 1-2-06.
 2. FORMER SITE FEATURES ARE SHOWN IN LIGHT LINE TYPE.
 3. * GROUNDWATER ELEVATION FROM WELL MW-2 IS ANOMALOUS AND WAS NOT USED IN CONTOURING.



STONERIDGE MOBIL MART W240 N1485 PEWAUKEE RD, WAUKESHA, WI			
DATE: 1-10-07	DR. BY: BEB	DR. # 9472-004	
GROUNDWATER CONTOUR MAP (9-21-06)			SCALE: 1" = 30' FIGURE 4



NOTES:
 1. PLAN BASED FROM SURVLY PERFORMED BY MAKING THE GRADE, DATED 1-2-06.
 2. FORMER SITE FEATURES ARE SHOWN IN LIGHT LINE TYPE.

B-4

DATE	7-31-03	7-31-03
DEPTH	3'-5"	15'-17"
GRD	94.7	41.5
E	(1,300)	(821)
B	(3,950)	(1,410)
T	(29,700)	(15,600)
I	66,300	24,100
1,2,4-TMB	67,300	42,500
1,3,5-TMB	23,100	14,900
X	(134,000)	(82,000)

MW-7

DATE	2-23-05	2-23-05
DEPTH	2'-4"	14'-16"
PVOCs	ND	ND

MW-5

DATE	12-2-05	12-2-05
DEPTH	1'-3"	15.5'-17.0"
B	<25	(440)
T	300	(7,500)
E	(3,000)	(6,500)
X	(13,000)	44,000
1,2,4-TMB	11,000	28,000
1,3,5-TMB	2,400	7,300

P-4

DATE	3-21-05
DEPTH	3'
GRD	5,79
PVOCs	ND

P-3

DATE	3-21-05
DEPTH	3'
GRD	(3,400)
B	(3,870)
E	(33,500)
T	1,420
MTBE	(29,500)
1,2,4-TMB	148,000
1,3,5-TMB	83,200
X	(190,000)

P-1

DATE	3-21-05
DEPTH	3'
PVOCs	ND

P-2

DATE	3-21-05
DEPTH	3'
GRD	(129)
E	412
T	73.4
1,2,4-TMB	97.0
1,3,5-TMB	209
X	596

D-4

DATE	3-21-05
DEPTH	4'
GRD	80.9
E	13,300
B	(32,700)
T	(65,500)
1,2,4-TMB	116,000
1,3,5-TMB	49,400
X	(158,000)

D-2

DATE	3-21-05
DEPTH	4'
GRD	80.9
E	13,300
B	(32,700)
T	(65,500)
1,2,4-TMB	116,000
1,3,5-TMB	49,400
X	(158,000)

D-3

DATE	3-21-05
DEPTH	4'
GRD	(369)
B	(931)
E	(5,820)
T	342
1,2,4-TMB	(5,450)
1,3,5-TMB	19,700
X	(20,690)

P-5

DATE	3-21-05
DEPTH	3'
GRD	261
E	193
T	65
1,2,4-TMB	4,050
1,3,5-TMB	823
X	471

MW-6

DATE	12-2-05	12-2-05
DEPTH	1'-3"	15'-17"
PVOCs	ND	ND

MW-3

DATE	12-1-05	12-1-05
DEPTH	0'-2"	12.5'-14.5"
PVOCs	ND	ND

B-5

DATE	7-31-03
DEPTH	15'-17"
GRD	(585)
E	(2,920)
B	(5,830)
T	(59,420)
I	134,000
1,2,4-TMB	210,000
1,3,5-TMB	81,100
X	(419,000)

B-3

DATE	12-31-03
DEPTH	11'-13"
GRD	58.5
E	5.57
B	(47.4)
T	27.5
X	74.2

MW-2

DATE	12-1-05	12-1-05
DEPTH	0'-2"	12'-14"
PVOCs	ND	ND

B-2

DATE	7-31-03
DEPTH	15'-17"
GRD	58.5
E	5.57
B	(47.4)
T	27.5
X	74.2

MW-8

DATE	12-23-05	2-23-06
DEPTH	2'-4"	14'-16"
PVOCs	ND	ND

MW-4

DATE	12-2-05	12-2-05
DEPTH	2'-4"	10'-12"
PVOCs	ND	ND

B-1

DATE	7-31-03
DEPTH	17'-19"
GRD	58.5
E	15
1,2,4-TMB	87
1,3,5-TMB	65.2

MW-1

DATE	12-1-05	12-1-05
DEPTH	0'-2"	10'-17"
PVOCs	ND	ND

Stoneridge Mart Ltd., the responsible party for the property located at W240 N1485 Pewaukee Road, Pewaukee, Wisconsin, states that the legal description provided to the Wisconsin Department of Natural Resources (and attached to this statement) for case file reference number 03-68-521358 is complete and accurate to the best of our knowledge.

Signature of Representative for Responsible Party:

Date:

David J. Wain

2/1/07

January 29, 2007

Project Reference #9472

Jeff Wiegel
Public Works Director
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

**RE: Notice of Petroleum Impacts
Within Public Street or Right-of-Way
Stoneridge Mobil Mart
W240 N1485 Pewaukee Road
Pewaukee, Wisconsin**

Dear Mr. Wiegel:

On behalf of Stoneridge Mart Ltd. (Stoneridge), Sigma Environmental Services, Inc. (Sigma) is notifying the City of Pewaukee regarding the potential presence of petroleum impacts within the soil and groundwater located along the north property line (Tower Place) at the Stoneridge property located at W240 N1485 Pewaukee Road, Pewaukee, Wisconsin. Sigma is petitioning the Wisconsin Department of Commerce (DCOM) for case closure at the site, conditional upon filing the appropriate Geographic Information System (GIS) registry information and notifying municipal authorities of impacts extending into public right-of-ways.

Sigma is notifying the City of Pewaukee, pursuant to Wisconsin Administrative Code, Chapter NR 726.05 (2)(b)(4), of the potential presence soil and/or groundwater impacts beneath the right-of-way of Tower Place, which may exceed applicable Wisconsin Administrative Code, Chapter NR 720 Residual Contaminant Levels (RCLs) for soil and/or Chapter NR 140 Enforcement Standards (ESs) for groundwater. Sigma has enclosed copies of the most recent Soil and Groundwater Quality Maps. These maps show the soil sample and monitoring well locations, and the extent of petroleum impacts exceeding NR 720 RCLs or NR 140 ESs. Sigma's investigation and monitoring data has confirmed that the groundwater contaminant plume is stable and that natural attenuation will continue to degrade the residual soil and groundwater impacts over time. Tables which present the results of the soil and groundwater sampling are also enclosed.



If future construction activities disturb soil in the vicinity of the above referenced site, the excavated soil may be considered a special 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 properties, the groundwater should be sampled, assessed, and managed in compliance with applicable statutes and rules.

If you have any questions or comments, please contact me at (414) 643-4200.

Sincerely,

SIGMA ENVIRONMENTAL SERVICES, INC.

A handwritten signature in cursive script that reads "Stephen M. Owens".

Stephen M. Owens, P.G.
Project Hydrogeologist

Attachments

cc: Mr. David Navin – Stoneridge Mart
Mr. Don Gallo – Reinhart, Boerner et al
Ms. Monica Weis – DCOM

TABLE 2
SOIL LABORATORY ANALYTICAL RESULTS
Stoneridge Mobil Mart
W240 N1485 Pewaukee Road
Waukesha, Wisconsin
Project # 9472

	Units	B-1	B-2	B-3	B-4		B-5	D-2	D-3	D-4	P-1	P-2	P-3	P-4	P-5	NR 720 RCL	NR 746 Table 1 Values	NR 746 Table 2 Values
Depth	feet bgs	17-19	15-17	11-13	3-5	15-17	16-17	4	4	4	3	3	3	3	3			
Date of Sample Collection		07/31/03	07/31/03	07/31/03	07/31/03	07/31/03	12/02/05	03/21/05	03/21/05	03/21/05	03/21/05	03/21/05	03/21/05	03/21/05	03/21/05			
Analyte																		
Benzene	µg/kg	<25	<25	47.4	3,950	1,410	5,830	13,300	931	<25	<25	<25	3,870	<25	<25	5.5	8,500	1,100
Toluene	µg/kg	<25	<25	<25	66,300	24,100	134,000	65,600	9,450	81	<25	73.4	29,500	<25	65	1,500	38,000	NS
Ethylbenzene	µg/kg	<25	<25	27.5	29,700	15,600	59,400	32,700	5,820	123	<25	41.2	33,600	<25	199	2,900	4,600	NS
Xylenes (total)	µg/kg	<25	<25	74.2	134,000	82,000	419,000	158,000	28,600	116	<25	996	190,000	<25	471	4,100	42,000	NS
Methyl-tert-Butyl-Ether	µg/kg	<25	<25	<25	<500	<500	<2,500	948	342	<25	<25	<25	1,420	<25	<25	NS	NS	NS
1,2,4-Trimethylbenzene	µg/kg	87	<25	<25	67,300	42,500	215,000	11,600	19,700	80.9	<25	97	148,000	<25	4,060	NS	83,000	NS
1,3,5-Trimethylbenzene	µg/kg	65.2	<25	<25	23,100	14,900	81,100	48,400	9,090	51.6	<25	209	63,200	<25	823	NS	11,000	NS
1,2-Dichloroethane	µg/kg	...	...	...	...	...	...	...	...	...	...	...	...	...	...	NS	600	540
Gasoline Range Organics	mg/kg	15	<5.52	<5.57	1,380	821	2,920	3,610	352	<5.82	<6.21	129	3,400	<5.79	26.1	100	NS	NS
Diesel Range Organics	mg/kg	<5.52	<5.52	<5.57	94.7	41.5	585	...	...	...	...	...	...	...	...	100	NS	NS
Lead	mg/kg	12	6.4	10	...	...	11	...	10	7.6	...	...	...	...	...	50/500*	NS	NS

KEY:

bgs = below ground surface

NS = no standard established

mg/kg = milligrams per kilogram

µg/kg = micrograms per kilogram

... = not analyzed

RCL = NR 720 Generic Residual Contaminant Level

50/500* = non-industrial and industrial RCLs, respectively

BOLD = Exceeds NR 746.08 Table 1 Values Indicative of Petroleum Product in Soil Pores

BOLD = Exceeds NR 720 Soil Generic Residual Cleanup Level

BOLD = Soil sample from within 4 feet of ground surface which exceeds NR 746.08 Table 2 Values for Protection of Human Health from Direct Contact with Contaminated Soil

TABLE 2
SOIL LABORATORY ANALYTICAL RESULTS
Stoneridge Mobil Mart
W240 N1485 Pewaukee Road
Waukesha, Wisconsin
Project # 9472

	Units	MW-1		MW-2		MW-3		MW-4		MW-5		MW-6		MW-7		MW-8		NR 720 RCL	NR 746 Table 1 Values	NR 746 Table 2 Values
Depth	feet bgs	0-2	15-17	0-2	12-14	0-2	12.5-14.5	2-4	10-12	1-3	16.5-17.5	1-3	15-17	2-4	14-16	2-4	14-16			
Date of Sample Collection		12/01/05	12/01/05	12/01/05	12/01/05	12/01/05	12/01/05	12/02/05	12/02/05	12/02/05	12/02/05	12/02/05	12/02/05	02/23/06	02/23/06	02/23/06	02/23/06			
Analyte																				
Benzene	µg/kg	<28	<26	<27	<28	<30	<27	<30	<27	<29	440	<29	<27	<31	<27	<31	<28	5.5	8,500	1,100
Toluene	µg/kg	<28	<26	<27	<28	<30	<27	<30	<27	300	7,500	<29	<27	<31	<27	<31	<28	1,500	38,000	NS
Ethylbenzene	µg/kg	<28	<26	<27	<28	<30	<27	<30	<27	3,000	8,600	<29	<27	<31	<27	<31	<28	2,900	4,600	NS
Xylenes (total)	µg/kg	<84	<89	<92	<94	<94	<93	<100	<93	13,000	44,000	<100	<93	<92	<82	<93	<84	4,100	42,000	NS
Methyl-tert-Butyl-Ether	µg/kg	<28	<26	<27	<28	<30	<27	<30	<27	<29	<270	<29	<27	<31	<27	<31	<28	NS	NS	NS
1,2,4-Trimethylbenzene	µg/kg	<28	<26	<27	<28	<30	<27	<30	<27	11,000	28,000	<29	<27	<31	<27	<31	<28	NS	83,000	NS
1,3,5-Trimethylbenzene	µg/kg	<28	<26	<27	<28	<30	<27	<30	<27	2,900	7,300	<29	<27	<31	<27	<31	<28	NS	11,000	NS
1,2-Dichloroethane	µg/kg	<28	<26	<27	<28	<30	<27	<30	<27	<28	<270	<29	<27	...	...	...	...	NS	800	540
Lead	mg/kg	12	6.4	10	7.9	...	...	11	...	10	7.6	...	...	...	...	...	...	50/500*	NS	NS

KEY:
 bgs = below ground surface
 NS = no standard established
 mg/kg = milligrams per kilogram
 µg/kg = micrograms per kilogram
 ... = not analyzed

RCL = NR 720 Generic Residual Contaminant Level
 50/500* = non-industrial and industrial RCLs, respectively
BOLD = Exceeds NR 746.06 Table 1 Values Indicative of Petroleum Product in Soil Pores
BOLD = Exceeds NR 720 Soil Generic Residual Cleanup Level
BOLD = Soil sample from within 4 feet of ground surface which exceeds NR 746.06 Table 2 Values for Protection of Human Health from Direct Contact with Contaminated Soil

TABLE 3
GROUNDWATER LABORATORY ANALYTICAL RESULTS
DETECTED COMPOUNDS
Stoneridge Mobil Mart
W240 N1485 Pewaukee Road
Waukesha, Wisconsin
Project # 9472

Date of Sample Collection	Units	MW-1					MW-2				MW-3				MW-4				NR 140 ES	NR 140 PAL
		12/08/05	02/09/06	03/20/06	06/20/06	09/21/06	12/08/05	03/20/06	06/20/06	09/21/06	12/08/05	03/20/06	06/20/06	09/21/06	12/08/05	03/20/06	06/20/06	09/21/06		
Depth to Groundwater	feet btc	dry	19.19	17.73	18.85	18.56	3.69	3.02	3.78	3.26	13.01	8.83	11.26	11.17	15.71	11.04	12.42	12.85		
Analyte																				
Benzene	µg/l	dry	<0.20	<0.25	<0.25	<0.25	<0.20	<1.0	<0.50	<0.25	<0.20	<0.25	<0.25	<0.25	<0.20	<0.25	<0.25	<0.25	5	0.5
Toluene	µg/l	dry	<0.20	<0.11	<0.11	0.15	<0.20	<0.44	0.40*	<0.11	<0.20	<0.11	<0.11	<0.11	<0.20	<0.11	<0.11	<0.11	1,000	200
Ethylbenzene	µg/l	dry	<0.50	<0.22	<0.22	<0.22	<0.50	<0.88	<0.44	<0.22	<0.50	<0.22	<0.22	<0.22	<0.50	<0.22	<0.22	<0.22	700	140
Xylenes (total)	µg/l	dry	<0.50	<0.39	<0.39	<0.39	<0.50	<1.6	<0.78	<0.39	<0.50	<0.39	<0.39	<0.39	<0.50	<0.39	<0.39	<0.39	10,000	1,000
Methyl-tert-Butyl-Ether	µg/l	dry	<0.50	<0.23	<0.23	<0.23	<0.50	<0.92	<0.46	<0.23	<0.50	<0.23	<0.23	<0.23	<0.50	<0.23	<0.23	<0.23	80	12
Total Trimethylbenzenes	µg/l	dry	<0.40	<0.44	<0.44	<0.58	<0.40	<1.76	<0.88	<0.58	<0.40	<0.44	<0.44	<0.58	<0.40	<0.44	<0.44	<0.58	480	96
Naphthalene	µg/l	dry	<0.25	...	...	...	0.55	...	...	...	<0.25	...	...	...	<0.25	...	...	...	40	8
Isopropylbenzene	µg/l	dry	<0.20	...	...	...	<0.20	...	...	...	<0.20	...	...	...	<0.20	...	...	...	NS	NS
n-Propylbenzene	µg/l	dry	<0.50	...	...	...	<0.50	...	...	...	<0.50	...	...	...	<0.50	...	...	...	NS	NS
sec-Butylbenzene	µg/l	dry	<0.25	...	...	...	<0.25	...	...	...	<0.25	...	...	...	<0.25	...	...	...	NS	NS
p-Propyltoluene	µg/l	dry	<0.20	...	...	...	<0.20	...	...	...	<0.20	...	...	...	<0.20	...	...	...	NS	NS
Methylene Chloride	µg/l	dry	1.2**	...	...	...	3.4**	...	...	...	<0.20	...	...	...	<0.20	...	...	...	NS	NS
Lead	mg/l	dry	...	...	...	...	0.0028	...	...	...	0.0015	...	...	...	<0.0014	...	...	...	5	0.5
Field Parameters																				
Dissolved Oxygen	mg/l	dry	0.27	0.35	0.38	...	1.22	0.43	0.39	0.76	4.05	0.36	0.4	0.43	0.74	0.38	0.4	0.76	NS	NS
Redox Potential	mV	dry	163	188	163	...	167	187	168	42	160	136	147	144	170	143	1490	101	NS	NS
pH		dry	7	7	7	7	8.6	7	7	7	9.3	7	7	7	9.1	7	7	7	NS	NS
Ferrous Iron	mg/l	dry	0	0	0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NS	NS
Temperature	°C	dry	12.3	9.6	10.9	...	12.5	9.5	11	10.9	14.1	9.4	11.3	11.0	12.5	9.9	11.6	11.2	NS	NS

KEY:
bgs = below ground surface
NS = no standard established
mg/l = milligrams per liter
µg/l = micrograms per liter

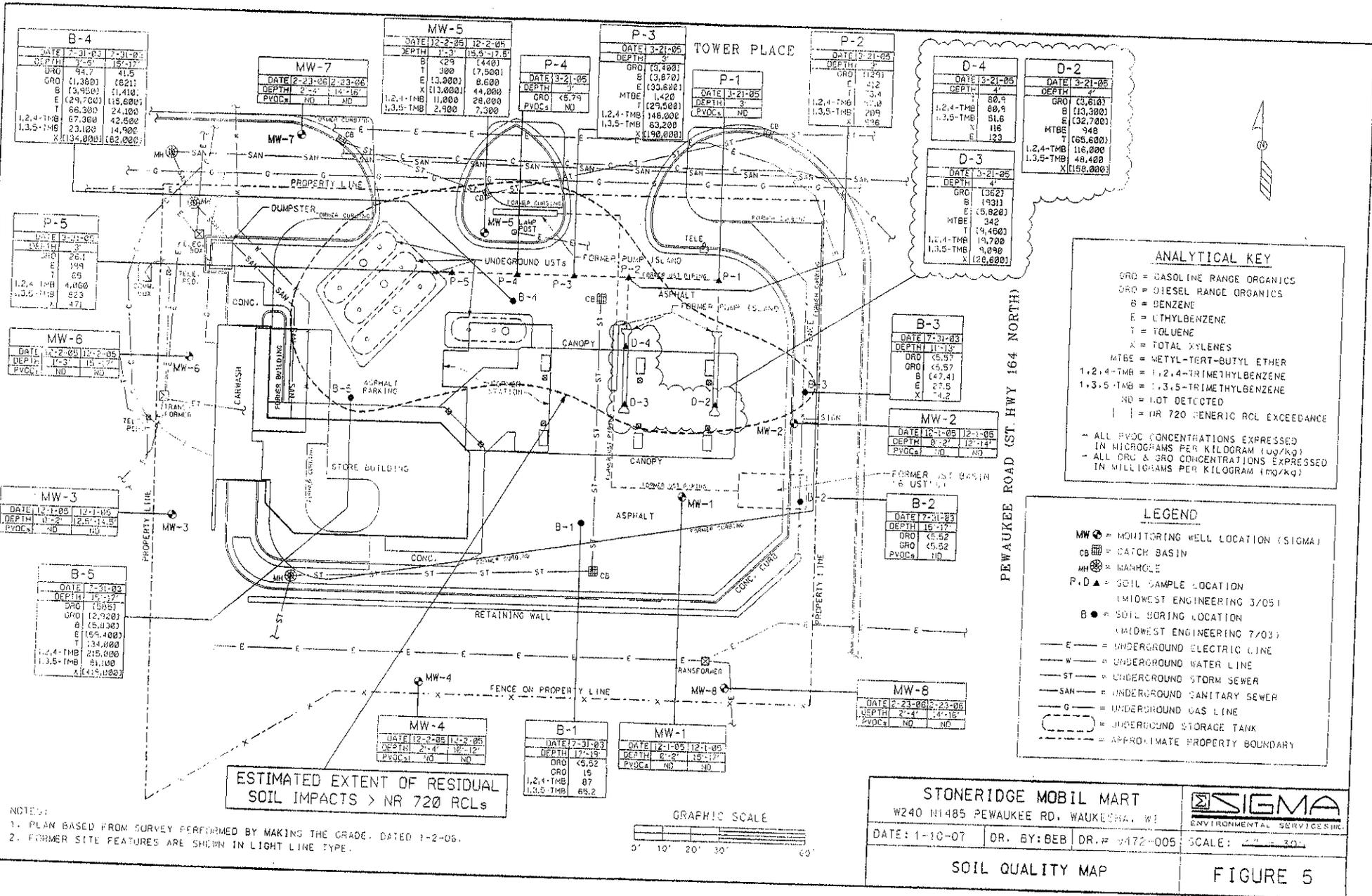
... = not analyzed
ES = NR 140 Enforcement Standard
PAL = NR 140 Preventive Action Limit
BOLD = Exceeds NR 140 Preventive Action Limit
BOLD = Exceeds NR 140 Enforcement Standard

* = Toluene detected in the trip blank at 0.14 ug/l
** = Lab note says that the vials were likely contaminated at the lab with methylene chloride, which was also present in the trip blank at 3.7 ug/l.

TABLE 3
GROUNDWATER LABORATORY ANALYTICAL RESULTS
DETECTED COMPOUNDS
Stoneridge Mobil Mart
W240 N1485 Pewaukee Road
Waukesha, Wisconsin
Project # 9472

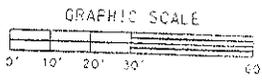
Date of Sample Collection	Units	MW-5				MW-6				MW-7			MW-8			NR 140	NR 140
		12/08/05	03/20/06	06/20/06	09/21/06	12/08/05	03/20/06	06/20/06	09/21/06	03/20/06	06/20/06	09/21/06	03/20/06	06/20/06	09/21/06	ES	PAL
Depth to Groundwater	feet btc	16.88	15.79	15.76	16.05	15.09	11.79	13.17	13.37	11.66	12.22	---	13.24	14.33	14.55		
Analyte																	
Benzene	µg/l	5,500	4,700	4,600	4,300	<0.20	<0.25	<0.25	<0.25	<0.20	<0.25	dry	<0.20	<0.25	<0.25	5	0.5
Toluene	µg/l	13,000	13,000	13,000	11,000	0.46	<0.11	<0.11	<0.11	0.28	<0.11	dry	<0.20	0.31*	<0.11	1,000	200
Ethylbenzene	µg/l	2,600	2,500	3,000	2,400	<0.50	<0.22	<0.22	<0.22	0.84	<0.22	dry	<0.50	<0.22	<0.22	700	140
Xylenes (total)	µg/l	14,000	14,000	17,000	14,000	0.92	<0.39	<0.39	<0.39	8.7	<0.39	dry	<0.50	<0.39	<0.39	10,000	1,000
Methi-tert-Butyl-Ether	µg/l	<80	<9.2	<46	<46	<0.50	<0.23	<0.23	<0.23	<0.50	<0.23	dry	<0.50	<0.23	<0.23	60	12
Total Trimethylbenzenes	µg/l	2,590	4,320	3,920	2,240	0.74	<0.44	<0.44	<0.58	19.7	<0.44	dry	<0.40	<0.44	<0.58	480	96
Naphthalene	µg/l	600	720	820	660	<0.25	---	---	---	4.6	---	dry	0.32	---	---	40	8
Isopropylbenzene	µg/l	91	---	---	---	<0.20	---	---	---	0.29	---	dry	<0.20	---	---	NS	NS
n-Propylbenzene	µg/l	240	---	---	---	<0.50	---	---	---	1.4	---	dry	<0.50	---	---	NS	NS
sec-Butylbenzene	µg/l	<40	---	---	---	<0.25	---	---	---	0.41	---	dry	<0.25	---	---	NS	NS
p-Propyltoluene	µg/l	<32	---	---	---	<0.20	---	---	---	0.84	---	dry	<0.20	---	---	NS	NS
Methylene Chloride	µg/l	<160	---	---	---	3.5**	---	---	---	<1.0	---	dry	<1.0	---	---	5	0.5
Lead	mg/l	<0.0014	---	---	---	<0.0014	---	---	---	---	---	dry	---	---	---	15	1.5
Field Parameters																	
Dissolved Oxygen	mg/l	0.80	0.16	0.18	0.18	6.08	0.39	0.37	0.3	0.48	0.44	dry	0.36	0.43	1.2	NS	NS
Redox Potential	mV	-28	-157	-119	-114	163	130	140	166	157	163	dry	148	152	126	NS	NS
pH		9.1	7.0	7.0	7.0	9.2	7	7	7	7	7	dry	7	7	7	NS	NS
Ferrous Iron	mg/l	2.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	dry	0.0	0.0	0.0	NS	NS
Temperature	°C	15.5	9.9	11.0	11.2	13.2	9.7	11.1	10.8	9.2	12	dry	10.1	11.7	11.1	NS	NS

KEY:
 --- = not analyzed
 bgs = below ground surface
 ES = NR 140 Enforcement Standard
 NS = no standard established
 PAL = NR 140 Preventive Action Limit
 mg/l = milligrams per liter
 µg/l = micrograms per liter
 * = Toluene detected in the trip blank at 0.14 ug/l
 ** = Lab note says that the vials were likely contaminated at the lab with methylene chloride, which was also present in the trip blank at 3.7 ug/l.



NOTES:
 1. PLAN BASED FROM SURVEY PERFORMED BY MAKING THE GRADE, DATED 1-2-06.
 2. FORMER SITE FEATURES ARE SHOWN IN LIGHT LINE TYPE.

ESTIMATED EXTENT OF RESIDUAL SOIL IMPACTS > NR 720 RCLs



B-4	
DATE	3-21-05
DEPTH	3'-6"
GRD	(1,360)
B	(5,960)
E	(29,760)
T	66,300
1,2,4-TMB	67,360
1,3,5-TMB	23,100
X	(134,000)

MW-5	
DATE	12-2-05
DEPTH	1'-3"
B	(29)
T	300
E	(13,000)
X	(13,000)
1,2,4-TMB	11,000
1,3,5-TMB	2,900

P-3	
DATE	3-21-05
DEPTH	3'
GRD	(3,400)
E	(3,870)
MTBE	1,420
T	(29,500)
1,2,4-TMB	148,000
1,3,5-TMB	63,200
X	(190,000)

P-2	
DATE	3-21-05
DEPTH	3'
E	412
T	3,4
1,2,4-TMB	17,0
1,3,5-TMB	209
X	926

D-2	
DATE	3-21-05
DEPTH	4'
GRD	(3,618)
B	(13,300)
E	(32,700)
MTBE	948
T	(65,600)
1,2,4-TMB	116,000
1,3,5-TMB	48,400
X	(159,000)

D-3	
DATE	3-21-05
DEPTH	4'
GRD	(362)
B	(931)
E	(5,920)
MTBE	342
T	(9,460)
1,2,4-TMB	19,700
1,3,5-TMB	9,090
X	(28,600)

P-5	
DATE	3-21-05
DEPTH	3'
E	261
T	199
1,2,4-TMB	4,000
1,3,5-TMB	823
X	471

MW-6	
DATE	12-2-05
DEPTH	1'-3"
PVOCs	ND

MW-3	
DATE	12-1-05
DEPTH	0'-2"
PVOCs	ND

B-5	
DATE	3-31-03
DEPTH	15'-17"
GRD	(508)
B	(12,920)
E	(51,300)
T	(154,000)
1,2,4-TMB	215,000
1,3,5-TMB	81,100
X	(415,000)

MW-7	
DATE	2-23-06
DEPTH	2'-4"
PVOCs	ND

P-4	
DATE	3-21-05
DEPTH	3'
GRD	(5,79)
PVOCs	ND

P-1	
DATE	3-21-05
DEPTH	3'
PVOCs	ND

B-3	
DATE	7-31-03
DEPTH	11'-13"
GRD	(5,97)
B	(47,4)
E	27,5
X	4,2

MW-2	
DATE	12-1-05
DEPTH	0'-2"
PVOCs	ND

B-2	
DATE	7-31-03
DEPTH	16'-17"
GRD	(5,52)
B	(5,52)
PVOCs	ND

MW-8	
DATE	12-23-06
DEPTH	2'-4"
PVOCs	ND

MW-4	
DATE	12-3-05
DEPTH	2'-4"
PVOCs	ND

B-1	
DATE	7-31-03
DEPTH	17'-19"
GRD	(5,52)
B	15
E	87
1,2,4-TMB	87
1,3,5-TMB	63,2

MW-1	
DATE	12-1-05
DEPTH	0'-2"
PVOCs	ND

MW-7				
DATE	3-20-06	6-20-06	9-21-06	
T	0.26	<0.11		O
E	0.84	<0.22		R
X	6.7	<0.39		
T-TMB	15.7	<0.44		Y

ESTIMATED EXTENT OF GROUNDWATER WITH PETROLEUM IMPACTS > NR 140 ES

TOWER PLACE

MW-5				
DATE	12-8-05	3-20-06	6-20-06	9-21-06
S	(5,500)	(4,700)	(4,600)	(4,300)
T	(13,000)	(13,000)	(13,000)	(11,000)
E	(2,500)	(2,500)	(3,000)	(2,400)
X	(14,000)	(14,000)	(17,000)	(14,000)
MtBE	(60)	(9.2)	<46	<46
T-TMB	(2,590)	(4,320)	(3,920)	(2,240)
NO	(600)	(720)	(820)	(660)

MW-2				
DATE	12-8-05	3-20-06	6-20-06	9-21-06
PVOCs	ND	ND	ND	ND

ANALYTICAL KEY

- B = BENZENE
- E = ETHYLBENZENE
- T = TOLUENE
- X = TOTAL XYLENES
- MtBE = METHYL-TERT-BUTYL ETHER
- T-TMB = TOTAL-TRIMETHYLBENZENE
- N = NAPHTHALENE
- PVOCs = POLYNUCLEAR VOLATILE ORGANIC COMPOUNDS
- ND = NOT DETECTED
- { } = NR 140 ES EXCEEDANCE

- ALL CONCENTRATIONS EXPRESSED IN MICROGRAMS PER LITER (UG/L)

LEGEND

- MW ⊙ = MONITORING WELL LOCATION (SIGMA)
- CB □ = CATCH BASIN
- MH ⊙ = MANHOLE
- P.I. ▲ = SOIL SAMPLE LOCATION (MIDWEST ENGINEERING 3/05)
- B ● = SOIL BORING LOCATION (MIDWEST ENGINEERING 7/03)
- E — = UNDERGROUND ELECTRIC LINE
- W — = UNDERGROUND WATER LINE
- ST — = UNDERGROUND STORM SEWER
- SAN — = UNDERGROUND SANITARY SEWER
- G — = UNDERGROUND GAS LINE
- [] — = UNDERGROUND STORAGE TANK
- - - - - = APPROXIMATE PROPERTY BOUNDARY
- = SHALLOW GROUNDWATER FLOW DIRECTION

MW-6				
DATE	1-9-06	3-20-06	6-20-06	9-21-06
T	0.46	<0.11	<0.1	<0.1
E	0.92	<0.24	<0.1	<0.24
T-TMB	0.74	<0.44	<0.44	<1.50

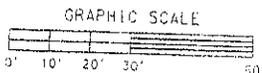
MW-3				
DATE	12-8-05	3-20-06	6-20-06	9-21-06
PVOCs	ND	ND	ND	ND

MW-4				
DATE	12-8-05	3-20-06	6-20-06	9-21-06
PVOCs	ND	ND	ND	ND

MW-1				
DATE	12-8-05	2-9-06	3-20-06	6-20-06
PVOCs	ND	ND	ND	ND

MW-8				
DATE	3-20-06	6-20-06	9-21-06	
T	<0.20	0.21	<0.11	

NOTES:
 1. PLAN BASED FROM SURVEY PERFORMED BY MAKING THE GRADE, DATED 1-2-06.
 2. FORMER SITE FEATURES ARE SHOWN IN LIGHT LINE TYPE.



STONERIDGE MOBIL MART		W240 N1485 PEWAUKEE RD., WAUKESHA, WI		
DATE: 1-10-07	DR. BY: BEB	DR. # 9472-007	SCALE: 1" = 30'	
GROUNDWATER QUALITY MAP				FIGURE 6

