



Consulting Environmental Services

**An Environmental Investigation
Summary Report of a Historical
Industrial Property
Located at 133 Oak Street in
West Bend, Wisconsin**

Prepared for:

EIS Brake Parts
129 Worthington Ridge
P.O. Box 1315
Berlin, Connecticut 06037

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FID # 267083740

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Penfield Place • 30 Main Street • Centerbrook, CT 06409
(203) 767-0772 Fax 767-1064

PREFACE

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Where quantitative chemical analysis has been conducted by an outside laboratory, EnviroAudit Ltd. has relied on this data and has not conducted an independent evaluation of the reliability of the reported results. All observations documented in the report represent conditions, at the time of the site investigation. EnviroAudit Ltd. makes no warranties that these observations are representative of historical or future conditions at the site.

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1.0 INTRODUCTION

EnviroAudit Ltd. conducted a variety of investigative tasks at a large historical, industrial property located at 133 Oak Street in West Bend, Wisconsin (the site). The property was formerly two parcels, has an approximate 75 year industrial use and has had 7 years of environmental studies performed to date. For the purposes of this report, "the site" includes the current 7.05 acre property. EnviroAudit Ltd. did not directly collect soil or groundwater data as part of this project. Rather, investigative tasks were completed and included:

- a review of historical information pertaining to land use and occupancy of the site,
- a review of previously conducted environmental studies (1987 - 1994) and relevant environmental documentation pertaining to the site,
- an inspection of the property, review of current site conditions, and interviews with current and former site occupants and owners,
- a review of published research and EPA decisions pertaining to wood waste sites,
- development of a proposed site management strategy with the Wisconsin Department of Natural Resources (WDNR) site representative authorized to approve the project, and
- completion of a comprehensive environmental investigation summary report which describes the source areas and general remedial plans at the site.

These tasks were performed during July and August of 1994 and the results of these activities and conclusions drawn about the project are presented herein.

The specific purpose of this report is to compile information regarding the site and to seek the WDNR's approval of the investigative tasks performed at the site to date. The environmental sampling activities performed at the site by others were completed under Wisconsin Acts NR 140 (Groundwater Quality). Specifically, NR140.24 describes responses to be taken when a preventive action limit (PAL) is attained or exceeded and NR140.26 describes responses when an enforcement standard (ES) is attained or exceeded. It should be noted, both standards relate solely to groundwater. The 1994 WDNR ES and PAL levels are

presented in Table 2 and are reported throughout this document, for comparison against groundwater data obtained, to date.

This report and all work conducted at the site to date was not completed under EPA, CERCLA or RCRA requirements and was not designed to conform to standards imposed or required by those federal statutes or associated programs.

2.0 PROPERTY INFORMATION

This section describes the site location, building information, and site utilities. This information may be important in considering both current and historical conditions of environmental significance and to identify potential contaminant pathways.

2.1 Site Location

The subject site is located approximately fifty miles north of Milwaukee, Wisconsin in the town of West Bend. The property is southeast of downtown West Bend and is specifically bounded by residential properties to the south, east, and west. Commercial properties are located north of the site. The specific site location is illustrated in Figure 2-1.

2.2 Site Data

The following site specific data was obtained from the West Bend Town Hall regarding the subject site:

- Site Address: 133 Oak Street
West Bend, Wisconsin
- Lot Area: 7.05 acres
- Tax Assessor's Reference: Map # 1503
Note: historically the site was two parcels that were combined in 1975.
- Site Zoning: Industrial
- Number of Buildings: Five buildings, two of which are connected with three smaller additional outbuildings.
- Description of building construction: Primarily concrete block, with wooden structures and concrete slab foundation.
- Date of Construction: The original building was constructed in 1919 with numerous additions and renovations completed over the past 75 years.

At the time of EnviroAudit Ltd.'s site inspection in July of 1994, the subject site was observed to be an industrial property with the following businesses noted to be operating on site:

- Praefke Brake and Supply Corp. (Praefke) was observed to be located in Building #1 and #5. Praefke is an after-market automotive parts manufacturer, and
- Gehl Manufacturing, Inc. (Gehl) was observed to be located in Building #2, #3 and #4. Gehl is a farm equipment manufacturer.

Many of the building construction and utility details pertaining to the original structure are not available, since they predate the records of the local authorities. The following summarizes the utilities and systems currently in use at the site, as noted during the site inspection or revealed as a part of the research conducted for the subject site.

<u>System</u>	<u>Description</u>	<u>Source</u>
Municipal Water	in use for at least fifty years	West Bend Water and Sewer Department
On-site Well	none on site	West Bend Water and Sewer Department
Municipal Sewer	in use for at least fifty years	West Bend Water and Sewer Department
Septic System	none on site	West Bend Water and Sewer Department
Electricity	overhead electric service	Site observation
Underground Storage Tanks	one 8,000-gallon diesel fuel tank and a 1,000 gallon tank both installed 1/1/69 and removed 4/30/86	West Bend Town Hall and Praefke company files

According to Mr. Robert Pick, a former site owner, the subject site experienced a substantial fire on June 6, 1947, which resulted in the main building (Building #1) being reconstructed over the remaining structure with a new concrete slab. The West Bend Building Department records also revealed that most of Building #1 has two concrete slab foundations. In addition, the West Bend Building Department record review revealed seven building permits

for additions and renovations to the site structures over the last twenty years. The property includes two original parcels of land and a unique history of use and development which is discussed in more detail in Section 3.0 of this report.

3.0 SITE HISTORY

This section of the report describes the ownership and occupancy of the subject site, as revealed under the scope of this project. This history is researched to better understand current and former site conditions and their potential environmental impacts.

3.1 Site Ownership

According to information reviewed by EnviroAudit Ltd., the subject site appears to have experienced numerous transfers over the past seventy-five years. While this report does not include a legal title search, information pertaining to the ownership history and occupancy of the subject property was compiled from the following resources:

- information obtained from the West Bend Town Hall Building and Sewer Departments, Planning and Zoning Departments, Town Clerk, and Tax Assessor files, (TH)
- review of corporate files at Praefke and EIS (CF),
- review of prior studies performed for the site (PS),
- information obtained from a review of Sanborn Fire Insurance Rate Maps dated 1928 and 1945 (SF), and
- interviews with site representatives and former site occupants (SR), including:

<u>Name</u>	<u>Employer</u>	<u>Date on site</u>
Mr. Alan Pick	Pick Industries	1940 - 1969
Mr. Larry Kuhl	Pick Industries	1940 - 1976
Mr. Robert Pick	Pick Industries	1942 - 1967
Mr. Dick Schumel	Pick Automotive	1950 - present
Mr. Bob Kiefer	Pick Industries and General Door Company	1952 - present
Mr. Tony Carry	Pick Industries and EIS	1960 - 1975
Mr. Ralph Broadway	EIS	1969 - 1989
Mr. Dan Kudek	EIS/Praefke	1975 - 1994

While detailed results of the interviews are discussed in Section 5.0 of this report, information revealed from the above sources is summarized in an ownership/occupancy

chronology illustrated below:

<u>Date</u>	<u>Owner Name</u>	<u>EnviroAudit Ltd. Source</u>
1919 - 1940	Schmidt and Stork Wagon Company (Lot #1 only)	SF
1941	Pick Industries purchases Lot #1	TH & SR
1943	Pick Automotive Company purchases a portion of tracks from Chicago and Northwest Railroad	SR
1946 - 1975	Mr. Al Luff (Lot #2)	PS
1967	EIS Automotive purchases Pick Automotive Company and real estate (Lot #1)	CF & PS
1967	Parcel #1 with two buildings is sold from EIS Brake Parts to Kip Realty (a real estate holding company)	CF
1975	EIS purchases Lot #2 including approximately six acres and one building	SR
1978	Kip Realty sells site (Lot #1 and #2) to Parker Hannifin Corporation	TH & SR
1986	EIS Brake Parts, Division of Parker Hannifin Corporation becomes EIS Brake Parts, Division of Standard Motor Products and property (Lot #1 and #2) is owned by Standard Motor Products	TH & SR

The review of site ownership reveals that from 1919 until 1975 the current property had two distinct owners. The rear or southern parcel (Lot #2) had an easement over the northern parcel (Lot #1) and a deeded access and entrance near Second Avenue. It was not until 1975 that the two parcels were combined in ownership and subsequently used together as one parcel. Figure 3-1 illustrates the generalized, historical site layout between 1945 - 1957.

3.2 Site Occupancy

In researching the tenants and occupants of the site, numerous businesses were revealed as being present on the two parcels. These site occupants and their general operations included:

<u>Date</u>	<u>Occupant</u>	<u>Operations</u>	<u>Source</u>	<u>Parcel</u>
1919 - 1940	Schmidt and Stork Wagon Company	assembled Wagons and made caskets (Building #1)	SF, SR & TH	#1
1940 - 1946	Pick Manufacturing, Division of Pick Industries	made wooden sliding target frames and pup tent poles for the army (Building #1 and #2)	SR & SF	#1
1946 - 1947	Mr. Al Luff	operated junkyard; storing auto, trailers and paper wastes	SR & TH	#2
1942 - 1967	Pick Automotive, Division of Pick Industries	reconditioned auto parts for after market sale (Building #1 and #2)	SR & TH	#1
1946 - 1950	Pick Foundry	grey iron foundry (Building #2)	SR	#1
1950 - 1960	General Door Manufacturing, Division of Pick Industries	made wooden overhead doors (Building #2)	SR & TH	#1
1967 - 1978	EIS Automotive	reconditioned brakes and auto parts (Building #1 and #2)	CR & SR	#1 & #2
1978 - 1986	EIS, Division of Parker Hannifin Corporation	reconditioned brakes and auto parts (Building #1, #2 and #3)	CR & SR	#1 & #2
1986 - 1988	EIS, Division of Standard Motor Products	reconditioned brakes and auto parts (Building #1, #2 and #3)	CR & SR	#1 & #2
1986 - 1988	Advanced Coatings	applied paint and coatings on parts (Building #3)	TH & SR	#2
1988 - present	Praefke Brake and Supply Corp.	after-market brake and parts manufacturer (Building #1 and #2)	CR & TH	#1
1990 - present	Gehl Manufacturing, Inc.	farm equipment assembly and painting (Building #1 and #3)	CR & TH	#2

This listing of site occupants and owners depicts a complete site usage, with Parcel #1 dominated by Pick Industries and EIS brake operations, while Parcel #2 was used until 1975 as a junkyard.

4.0 ENVIRONMENTAL PROFILE

This section describes the general environmental conditions at and around the subject site. This information is critical in evaluating the influences that land uses in the area may have on the environment. Surficial and bedrock geology information was obtained from available published mapping and from boring logs revealed in prior studies.

4.1 Surficial Geology

According to the Washington County Soil Survey, prepared by the United States Department of Agriculture and the Soil Conservation Service, five dominant soil types are present in the immediate vicinity of the site, as illustrated in Figure 4-1. These soil types are described below.

CeB₂

Casco Loam (2 - 6% slopes): This is a droughty soil and may have undulating, complex slopes. Highly susceptible to erosion, this soil requires cover and protection. Only a small portion of the southeastern edge of the site is depicted with this soil type.

CKC₂

Casco-Fox Loams (6 - 12% slopes): This soil is a combination of 60% Casco soils and 40% Fox soils. Casco soils are droughty and often have cobblestones and pebbles exposed. Fox soils are a coarser textured soil and may be thinner in profile. These soils were mapped as being present in the northern portion of the site.

CrD₂

Casco Rodman Complex (12 - 20% slopes): These soils often have pebbles and cobblestones on the surface. This soil complex is about 60% Casco soil and 40% Rodman soil. Rodman soils have a gravelly sandy loam layer. Casco soils are generally loam with sand. This soil type is located in the central portion of the site.

MzKa

Mussey Loam (0 - 3% slopes): This soil is typically in lowlands, has a high water table and may be subject to flooding. These soils are located at the entire southern portion of the site.

Rad

Radford Silt Loam (0 - 3% slopes): This is a soil typically found in drainage caused by runoff from higher areas. It is subject to erosion and may be well suited for crops if drainage is provided. This soil type is present on the north end of the property.

At the time of the site inspection, a large portion of the site was covered by buildings and

pavement. The remaining site soils could be readily observed and staining of soil and/or pavement was not specifically noted. The site topography was generally level with the rear portion of the site at a higher elevation than the front portion of the site.

More detailed soil and groundwater data was obtained during the test pit, boring and monitoring well installation, which was conducted by others and presented in prior studies. This extensive data was previously submitted to the WDNR and will prove to be helpful, as well as, used in the remedial design.

4.2 Hydrogeology

The subsurface geology and hydrogeology of the site and site area are based on previously performed environmental studies and published information. According to an environmental investigation of the site, performed by Delta Environmental Consultants, Inc. and dated November 16, 1987, the stratigraphic sequence of the surficial geology at the site consists of primarily tan to reddish-brown fine grain silty sand to fine sand, with some areas containing interbedded silty clay, and occasional gravel to an approximate depth of 25 to 35 feet. Beneath these deposits, a lean clay aquitard reportedly occurs with an approximate thickness of 15 feet. A sand and gravel aquifer reportedly underlies the clay aquitard, followed by a light gray to brown-gray fractured dolomite.

Based on previous field investigations, groundwater occurs at the site at a depth of approximately 10 to 20 feet, with a general northerly flow direction toward the Milwaukee River, which is located approximately 750 feet north of the site. The developed hydrogeologic data suggests there are two separate surficial aquifers on site. The clay layer separates the two aquifers and is reported to act as a hydraulic barrier between them. Studies of the deeper aquifer were not conducted due to the spatial presence of contaminants and the concern over creating a contaminant pathway when penetrating the clay layer.

5.0 ENVIRONMENTAL STUDY RESULTS

The following sections describe the work previously performed on site by three different environmental consulting firms. In addition, EnviroAudit Ltd.'s observations of the property, as well as, interviews with former and current site occupants and owners are presented. This information is presented to better clarify the nature of the site conditions and to complete the investigative process at the site.

5.1 Prior Studies

In reviewing the available company and agency files, EnviroAudit Ltd. reviewed nine reports by three different environmental consulting firms regarding the subject property. Many of the reports do not include a specific purpose for the report and often republished the prior data with new findings. Table 1 provides a summary of prior studies and includes information such as the date of the study, purpose of the study and title of the report. Although nine reports were completed and reviewed, as detailed in Table 1, only six reports presented soil and groundwater data. The six reports which included actual data used herein, have been assigned a reference key for identification purposes in this report and are summarized below:

Reference Key

Report Purpose and Summary

Warzyn #1

Environmental Audit Report by Warzyn Engineering, Inc. (January 1987): This project was conducted in anticipation of a real estate transfer and was not a compliance review of the site. Rather, the goal of this report was to "observe, investigate and sample locations of concern." It included a site walk through inspection on December 23, 1986 and the completion of seven test pits, three soil borings, two floor corings and two surface soil samples. The core samples were taken in Building #1, the soil samples were taken along the railroad tracks, the borings were completed near the two underground storage tanks and storage shed, and the test pits were dug between Building #3 and #4. It should be noted that these test pits were dug to determine if any "unwanted materials were disposed of in this area from Mr. Luff's storage operations." As Table 3 summarizes, a variety of compounds were revealed in the eleven soil samples analyzed by the laboratory. The highest concentrations were located in the test pits and included phenols and other chemicals, and described as being associated with wood treating.

Delta #1 *Environmental Investigation Report* by Delta Environmental Consultants, Inc. (November 1987): This project was designed to "determine the presence and nature of groundwater contamination" as a result of the Warzyn #1 report. It involved a cursory review of the site history and installation of six monitoring wells on the site. As Table 4 summarizes, the groundwater data reflected the presence of three volatile organic compounds detected above the WDNR preventive action level (PAL) of that time. In addition, a groundwater flow direction was developed from well measurements and survey data. The data included groundwater analyses using EPA Test Methods 601, 602, 604, 606, cyanide and cadmium. The report describes the highest contamination to be present in the MW-3 and MW-6 locations with MW-1, MW-2, MW-4, and MW-5 described as "relatively clean." The presence of volatile organics in groundwater is attributed to chemical storage in Building #5 (the storage building).

Delta #2 *Remedial Investigation Report* by Delta Environmental Consultants, Inc. (August 1988): This project was designed to better delineate contaminants revealed in the Delta #1 report and included soil sampling at five boring locations, the installation and sampling of seven groundwater wells, and the completion of hydraulic testing of the groundwater. The borings B-1 through B-5 were located near the test pit area, while monitoring wells MW-A, MW-6B, MW-C, MW-D1, MW-D2, MW-E and MW-F were located throughout the site. Tables 5 and 6 present the results of the soil and groundwater data from a variety of tests conducted in this sampling event. Slug test results revealed an average hydraulic conductivity of 1.28×10^{-5} feet per second and an average linear groundwater flow velocity of 6.83×10^{-7} feet per second. In addition, a lean clay aquitard was revealed to be present 20 to 30 feet under the site which was described as acting as a hydraulic barrier.

Delta #3 *Supplemental Remedial Investigation Report* by Delta Environmental Consultants, Inc. (June 1989): This project included additional site study with the completion of two additional borings (B-6 and B-7) and three monitoring wells (MW-G, MW-H, and MW-I) installed and sampled. These results better delineated data obtained in the prior Delta report (Delta #2). Tables 7 and 8 present the soil data collected from one sample in the wood waste area and groundwater data at 10 well locations. Groundwater contamination above the action level was identified at MW-3 and MW-6A.

Delta #4 *Remedial Investigation Report* by Delta Environmental Consultants, Inc. (May 1990): This project included collection of six soil

samples (with duplicates) and groundwater samples and sets forth a risk assessment for managing the remediation of soil and groundwater. The report considers remedial options and recommends treating the groundwater, capping the test pit area and leaving the soils in place. Tables 9 and 10 present soil sample data collected in the wood waste area (S1 - S8) and groundwater data from 15 wells (and one well sampled twice), which is consistent with prior study data.

Alliance #1

Proposed Approach for Environmental Remediation and Evaluation of Preliminary Groundwater Quality Data by Alliance Environmental Consultants, Inc. (March 1994): This project included resampling efforts to update the 1990 data and resulted in sampling the 15 wells previously installed by other consulting firms, with MW-6A sampled twice. A substantial increase of VOCs was revealed from this data at the MW-6 location as compared to the 1989/1990 data. Table 11 sets forth this data.

These studies included the installation of numerous wells, test pits, and borings which are located and illustrated in Figure 5-1 (Area Plan with Monitor Well Locations) and Figure 5-2 (Soil Sampling Locations). It should be noted that some of the original laboratory data presents "unknown compounds" which are included in EnviroAudit Ltd.'s tables for accuracy and completeness of reporting.

5.2 Site Inspection Observations and Interviews

In July of 1994, EnviroAudit Ltd. staff inspected the subject site to observe current conditions and operations. Many of the area and site monitoring wells were located, however, MW-6B and MW-4 were not found during this inspection. As described previously, the site is currently occupied by two tenants; Praefke Brake and Supply Corp. and Gehl Manufacturing, Inc.

Operations at Praefke were observed to be primarily in Building #1 and included metal machining, drilling, assembly and degreasing. Praefke is a small quantity generator of hazardous wastes including 1,1,1-Trichloroethane (TCA) and asbestos. They do not currently have air or water discharge permits and there are no underground storage tanks (USTs) in use at the subject site. The TCA wastes are manifested and periodically removed by Safety Kleen. The TCA is used in a 500-gallon above ground vat where brake shoes and parts are dipped to remove residual oils. Trichloroethylene was formerly used in this degreasing operation. In

addition, small quantities of a varnish resin mixed with isopropyl alcohol are used in the brake finishing operation with no wastes reported to be generated.

The second tenant currently on site is Gehl Manufacturing, Inc. (Gehl). Gehl is a farm equipment manufacturer, and has a facility elsewhere in West Bend, Wisconsin where a majority of their manufacturing takes place. Gehl uses a portion of the subject site for assembly, painting and storage of equipment. Painting operations occur in the rear of Building #2, while Building #3 and #4 are used for storage of farm equipment parts.

After EnviroAudit Ltd.'s inspection was completed, telephone interviews were conducted with site representatives who were formerly or are currently an owner or an employee of a company occupying the subject property. The following provides a synopsis of the individual telephone interviews, as recorded by EnviroAudit Ltd. and are presented with the earliest occupant first.

- Mr. Robert Pick (1942 - 1967): Mr. Pick was one of the former owners of Pick Industries. The site was first used by Schmidt and Stork Wagon Company which was a small (3 to 4 people) operation that assembled wagons and made caskets. Pick Manufacturing was started by his father at a Western Avenue Plant. In 1940, Pick won a large army contract for wooden sliding target frames, which necessitated more space. Robert and Alan Pick leased in 1940 and then bought the 5 acre parcel with one building (#1) in 1941. From 1941 to 1945 Pick Manufacturing also made wooden army pup tent poles fitted with metal hinges and sleeves. The wood was milled and dipped in vats of varnish, as required by the army contract and removed from the tanks and taken off site. The production became so substantial that a mill was purchased in northern Wisconsin and a foundry (Building #2) was constructed on site in 1946. Shortly after the construction of Building #2 was completed (June 6, 1947), Building #1 burned to the ground. Building #1 was reconstructed with a new concrete foundation poured over the existing one in 1948. By this time the war was over and the Pick Automotive business was reconditioning auto brakes and parts by buying truck loads of parts and replacing worn parts. General Door Manufacturing, Division of Pick Industries, operated in Building #2 and #3 from 1950 until 1960. The fence bordering the site was erected behind former Building #3 in 1942, as required by army contracts, and remained up and locked as long as Mr. Pick was there. In 1942, the back lot was empty and Mr. Luff used it as a junkyard / storage area after the war until at least the time that Mr. Pick left the site in 1967.
- Mr. Alan Pick (1940 - 1969; except for military service duty during 1943 - 1944): Mr. Pick was the Vice President of Site Operations at Pick Industries. Mr. Pick remembers that Schmidt and Stork Wagon Company was on site until around 1939 and was in the business of making and assembling running gear for wagons and caskets. Pick Manufacturing started on site primarily in the automotive replacement business. This involved replacement parts for oil filters, brake bands

and brake shoes. No plating or metal finishing operations were conducted on site, however, Building #2 was used from 1946 to 1951 as the Pick foundry, a grey iron foundry, which made castings, molds and poured iron to be used in other parts of the business. For a short period of time (1941 to 1945) Pick Manufacturing also made folding tent poles for the army. Mr. Pick remembered small dipping operations in above ground tanks being performed in Building #1, for wood preserving of the tent poles. This was discontinued in 1945, to the best of his knowledge. The property consisted of only the front parcel of land during his ownership of the site. In 1941, the army required that the parcel be enclosed by a fence and an 8 foot chain link fence was erected about 100 feet behind Building #2. Mr. Luff operated a junkyard from the mid 1940s until at least 1967, on the back parcel and stored paper and tractor trailer trucks. Mr. Pick never dealt with Mr. Luff and his junkyard access was from the northwest corner of the lot from Second Avenue.

- Mr. Larry Kuhl (1940 - 1976): Mr. Kuhl worked for Pick Industries in the press room, from when they started operations on site until he retired. Pick made tent poles for the army from 1940 to 1945. The process involved milling and cutting wood, steel sleeve hardware construction, and dipping of the wooden poles in above ground tanks in Building #1 and #2. The dip tanks were described as 15' long x 3' deep x 4' wide, of metal construction with a rubber lining. Mr. Kuhl remembered the liquid materials as "creosote and something". There were three of these above ground tanks; two in Building #1 and one in Building #2. Building #3 was used solely for lumber storage.
- Mr. Tony Carry (1960 - 1975): Mr. Carry worked on site as a foreman in the brake linings area for both Pick and EIS. He worked in Building #1 on brake shoes and was not part of any wood operations. When he started, there were three buildings on site and a chain link fence behind former Building #3 separating the Luff junkyard from the Pick site. He was a foreman on site when Building #1 burned down and remembered a second concrete foundation being poured over the original floor. Mr. Carry does not recall any wood treating operation on site from 1960 on and was not aware of any solvent spills.
- Ralph Broadway (1969 - 1989): Mr. Broadway managed the EIS operations and was part of EIS Brake Parts from 1969 until 1978; EIS, Division of Parker Hannifin from 1978 - 1986; and EIS, Division of Standard Motor Products from 1986 until 1989. His knowledge of the facility is primarily related to operations in Building #1 and he was not aware of solvent releases or spills in this area. He remembered solvents being stored in the small outbuilding (Building #5) which originally had a dirt floor from 1960 until circa the mid 1970s. Mr. Broadway negotiated the purchase of Lot #2 from Mr. Luff. EIS had interest in the lot for many years and finally acquired it in 1975 after the town condemned it as a fire hazard. Mr. Broadway had the junkyard cleaned up with the town's assistance (and oversight), which resulted in 51 tractor trailers being removed, as well as, 134 truckloads of styrofoam and paper wastes. In addition, a 60 x 90 foot wooden outbuilding was removed during that period of time, as well. Mr.

Broadway did not observe substantial quantities of liquid materials or any identified hazardous wastes. Approximately five gallon pails were recalled as being stored by Mr. Luff and were removed during the clean up. No pits, ponds, lagoons or contaminated areas were recalled by Mr. Broadway on Lot #2.

- Dick Schumel (1950 - present): Mr. Schumel worked originally for Pick Automotive, Division of Pick Industries. He worked in Building #1 making brake shoes and hub caps. Mr. Schumel reported that Pick Industries started on site in the 1940s and no longer made tent poles when he started there. No wood preserving occurred in the area he worked in. In 1947 there was a fire in Building #1 and he worked temporarily in Building #2 while the factory was rebuilt. From at least 1950 until the mid 1970s, the area behind former Building #3 was fenced off and used by Mr. Luff for junk storage including bales of paper, rags, numerous junk cars and tractor trailers. A Pick company garage door division also operated for a while in Building #2.
- Bob Kiefer (1952 - present): Mr. Kiefer worked on site for Pick Industries in Building #2. He was originally a foreman at General Door Company which was in Building #2 from circa 1950 until 1965, when they left the site. General Door Company manufactured sectional overhead garage doors of wood. The process involved the purchasing of lumber, which was cut and assembled. The doors were unfinished when leaving the site. No wood finishing or preserving operations were recalled to be performed on site. In describing the property, Mr. Kiefer remembered three buildings with a fence line behind former Building #3, during the 1950s. The rear of the parcel was owned by Mr. Luff who stored junk cars and trailers on the two acre lot from at least 1952 on, and Mr. Luff gained access to his site from Second Avenue.
- Dan Kudek (1975 - present): Mr. Kudek worked at the site during the time that it was EIS Brake Parts (1967 - 1978); EIS, Division of Parker Hannifin (1978 - 1986); and EIS, Division of Standard Motor Products. He was not involved in wood finishing operations, but rather the brake and after-market automotive parts industry. He was not aware of spills or discharges of solvents or former discharges of wood preserving wastes.

While some of the dates and details are conflicting, the facts are based on recollection of conditions from fifty years ago by individuals who may not have been on site for many years. All interviewees were eager to describe, to the best of their knowledge, the conditions on site where they had first hand experience. Many facts were consistently reported to EnviroAudit Ltd. during the interviews and concurred with the site history research. The following items of interest were revealed:

- the parcel was two parcels from 1940 to 1975 with Parcel #2 fenced off and without access from Parcel #1,

- Pick performed wood preserving operations from approximately 1940 until 1945 on a limited scale in above ground tanks in Building #1 and perhaps Building #2. The wood preservative was reported to be creosote and thinners, which are petroleum based, not phenol based,
- Schmidt and Stork operations were minimal on site and did not include wood preserving,
- no information was revealed by EnviroAudit Ltd. that suggests any dumping or on site disposal occurred, and
- Dow Chemical was the first to launch phenol based wood preserving chemicals, which reportedly began production in 1938 and not routinely used in army specifications.

These facts suggest that the source areas identified by soil and groundwater sampling were a result of spills or releases and were not a result of substantial operations or use of lagoons, pits or ongoing dumping operations. This was confirmed by the data collected by EnviroAudit Ltd. and suggests that the proposed remedial measures be managed by the WDNR spill standards and regulations.

6.0 DESCRIPTION OF SOURCE AREAS

Based on the data collected and review of historical operations at the site, two distinct source areas are identified at the subject site. Each of these are described separately in this section of the report.

6.1 Solvent Plume

There are two distinct solvent sources identified in groundwater at the site, 1,1,2-Trichloroethene (TCE) and 1,1,1-Trichloroethane (TCA). The results of the most recent sampling event are illustrated in Figure 6-1 and discussed herein. For the most part, the prior data is consistent with the 1994 results with the exception of MW-6, where the contaminant levels have substantially increased. The presence of TCE in MW-6A, MW-A and MW-F locations was revealed in relatively low concentrations, however, the WDNR 1994 enforcement standard (ES) of .6 ppb and preventive action limit (PAL) of 0.06 ppb were exceeded at all three of these locations.

TCA was detected at MW-3, MW-5, MW-6A MW-6B, MW-A, MW-D1, MW-D2, MW-F and MW-G, as illustrated in Figure 6-2. The ES of 200 ppb was exceeded at only one location, MW-6A, while the PAL of 40 ppb was exceeded at three locations; MW-6A, MW-A, and MW-F. EnviroAudit Ltd.'s review of the prior studies, current operations and historical occupants did not identify a distinct source area for the two solvents presented in Figure 6-1 and 6-2.

Based on the location of these compounds in the wells, the historical presence and concentrations of these compounds, it is EnviroAudit Ltd.'s opinion that the source of the identified contaminants is a historic release emanating from Building #5 where these solvents were stored from about 1960 to the present. The building reportedly had a dirt floor during a period of time, and minor spills could have occurred on site. This could explain the recent increase at MW-6, where the solvents are believed to have migrated. Since the WDNR groundwater standards were exceeded, remedial measures are required for this source area.

6.2 Wood Waste Plume

Based on the review of the site occupancy and ownership, the wood waste plume appears

to be related to a historic release associated with Mr. Luff's junkyard operations. Since wood treating occurred on Lot #1 from only 1941 to 1945 and Lot #1 was fenced off from Lot #2 from 1941 to 1975, the source for this release appears to be a spill in the immediate vicinity of Boring #5. While no evidence of on site operations was reported for this phenol based preservative, the possibility exists that a release from a small container stored on the lot, could have occurred. The approximate extent of the area of wood preserving wastes is illustrated in Figure 6-3 and soil data reflects a limited depth of Pentachlorophenol (PCP) contamination in an area near B-3 with borings, at much decreased levels, just a few feet away. Since the groundwater has been impacted by this release, as reflected in the data obtained at MW-3 and MW-4, remedial measures will need to be taken to manage the groundwater in this area. This is required to mitigate the slow release from this area.

7.0 REGULATORY SUMMARY

This section describes the information found regarding the subject site, during the review of local, state and federal environmental information. The review conducted by EnviroAudit Ltd. included:

- a file search and interviews with local Town Hall Officials,
- a site specific environmental database search, and
- a review of files from the WDNR offices in Milwaukee, Wisconsin.

7.1 Local Record Review

The West Bend Water and Sewer Department reported that the subject site has no recorded history of environmental problems, violations, complaints or orders. The West Bend Building Department records reveal numerous additions to the structures on site and the addition of Parcel #2 to the original property. One complaint of odors was recorded on November 16, 1986 by a neighbor. The police inspector revealed that the source of the odor was spray painting associated with a tenant of EIS called Advanced Coatings. The complaint describes a site representative of Advanced Coatings, who stated to the police, that Advanced Coatings had the WDNR's approval for the emission. Nothing further was revealed in the local file search pertaining to this complaint. Other environmental violations or issues concerning the subject site were not revealed in the documents reviewed by EnviroAudit Ltd. at the West Bend Town Hall.

7.2 Site Database Search

To gain a more complete understanding of the environmental status of the subject site, a computerized database search was completed for the subject site.

The results of the database search indicate that the subject site is registered as a large quantity generator of hazardous wastes including F001, F017, and U013 wastes. The site is not listed on the State or Federal Superfund lists. A review of federal information showed that the site is not included in the Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS), or on the National Priorities List (NPL) of Federal Superfund sites. In addition, the database records revealed that two USTs were recorded to be on site, an

8,000-gallon diesel fuel tank and a 1,000-gallon leaded gasoline tank. The database search did not indicate if these tanks were removed. Please refer to Appendix B for a copy of the regulatory database report.

7.3 WDNR Site File Review

EnviroAudit Ltd. reviewed related files at the WDNR, for information pertaining to the site. Voluminous reports and files were revealed and a partial listing is included herein. This excerpted list details significant reports and file information.

<u>Date</u>	<u>Description</u>
6/27/79	Analytical results from spray booth samples.
7/01/79	WDNR waste review form for Pick Automotive Corporation regarding disposal of liquid wastes at West Bend Landfill.
7/20/79	WDNR (Reyburn) to Pick Automotive - describing June 27, 1979 analytical results. Suggest paint booth wastes should not go to a landfill.
4/24/85	WDNR to Praefke announcing upcoming hazardous waste inspection and including EPA generator annual report.
6/24/85	WDNR (Duchette) to Praefke (Broadway) regarding EPA ID Number and inspection results.
12/29/86	WDNR solid waste form noting Warzyn concerned/questioned drum storage.
12/30/87	<i>Remedial Investigation and Feasibility Study Work Plan</i> , describes proposed activities.
1988	WDNR SQG inspection form and attachments.
2/08/88	Delta (Shimko) to WDNR (Zillmer) - transmittal for four copies of November 16, 1987 Delta Environmental Investigation report.
2/11/88	WDNR (Zillmer) to Delta (Shimko) - comments on submitted remedial investigation feasibility study work plan and request for prior report.
2/24/88	Delta (Shimko) to WDNR (Zillmer) - transmitting January 1987

Environmental Audit Report, by Warzyn Engineering.

- 3/88 September 8, 1987 Delta field investigation team site health and safety plan posting for installing six monitoring wells under Level C.
- 4/20/88 WDNR inspection log of Praefke noting violations.
- 5/27/88 Letter from WDNR (Hayden) to Praefke (Broadway) regarding inspection and fourteen violations.
- 5/31/88 WDNR form describing compliance monitoring and enforcement.
- 6/21/88 Letter from Praefke (Kudek) to WDNR enclosing information revealed during inspection/violation letter.
- 8/10/88 *Alternatives Report*, by Delta.
- 8/23/88 Letter from Praefke to USEPA regarding asbestos disposal (1st page only).
- 8/25/88 *Remedial Investigation Report*, by Delta.
- 8/25/88 Delta (Shimko) to WDNR (Zillmer) - transmittal of two copies of Remedial Investigation Report.
- 11/88 WDNR (Zillmer) to Delta (Shimko) - summary letter with comment on remedial investigation report review.
- 2/02/89 Delta (Shimko) to WDNR (Zillmer) - cover letter and response to individual comments made by the WDNR on remedial investigation report.
- 4/25/89 WDNR (Zillmer) to Delta (Shimko) - review of February 1989 submittal and approval of proposed investigation work.
- 6/16/89 *Supplemental Remedial Investigation Report*, by Delta.
- 6/16/89 Delta (Shimko) to WDNR (Zillmer) Transmittal of Supplemental Remedial Investigation Report.
- 6/20/89 WDNR (Zillmer) to Delta (Shimko) - request for three additional copies of report.
- 9/07/89 WDNR (Zillmer) to Delta (Shimko) - review of the WDNR policies and requested resampling efforts; since holding time on samples were exceeded.

10/13/89	<i>Work Plan for Supplemental Remedial Investigation Report Recommendations</i> - letter/report which includes the WDNR recommendations.
10/30/89	Delta (Shimko) to WDNR (Zillmer) - transmittal of work plan for Supplemental Remediation Investigation report recommendations.
11/10/89	Delta (Shimko) to WDNR (Zillmer) - documentation of discussion on additional scope in Work Plan.
11/14/89	Delta (Shimko) to WDNR (Zillmer) documentation of proposed work plan scope.
11/20/89	WDNR (Zillmer) to West Bend Wastewater Treatment (Hron) - data regarding approval to discharge groundwater.
12/01/89	WDNR (Zillmer) to Delta (Shimko) - detailing the five comments on work plan proposal.
8/90	**Remedial Investigation/Risk Assessment/Feasibility Report - Volumes I and II, Delta.
6/11/93	WDNR internal correspondence regarding disposal incineration of dioxin waste at incinerator in Kansas.
7/22/93	WDNR (Zillmer) to Delta (Shimko) - copy of phone log requesting EIS contact name.

7.4 Discussion of EPA Publications and RODS

EnviroAudit Ltd. contacted EPA regarding Records of Decision (RODS) relating to the treatment of wood preserving wastes in Region 5 and three RODS and one report were revealed.

This information includes:

- ROD dated March 30, 1990, Pristine, Ohio: Two acre parcel with a variety of contaminants in soil and groundwater including dioxin and pentachlorophenol. The ROD documents in situ vitrification of soils to a depth of 12 feet across the site. Other soils were incinerated (where high levels of VOCs were present) and a groundwater pump and treat system for managing groundwater contamination was installed.
- ROD dated June 30, 1989, Miami County Incinerator, Ohio: a 65 acre site contaminated with chlorinated hydrocarbons, PCBs, polynuclear aromatic hydrocarbons (PAHs) and dioxins. The

remedial technique included capping of some areas, a pump and treat groundwater system and a vapor/vacuum extraction system in liquid disposal areas.

- ROD dated June 30, 1989, Galesburg/Koppers, Illinois: a 105 acre site used for pressure treating railroad ties with creosote and PCP. The approved remedial measures at the site included on site biological treatment of 15,200 cubic yards of soil, installation of an interceptor trench, pumping and treatment of groundwater at a publicly owned treatment works (POTW).
- EPA, Superfund Innovative Technology Evaluation Report entitled *Biological Treatment of Wood Preserving Site Groundwater* by Biotrol, Inc., dated September 1991: This document considers the application of biological treatment of groundwater at a wood preserving site in New Brighton, Minneapolis. Ninety percent removal of PCPs and PAHs was achieved with this technology.

A review of these documents suggests that Region 5 EPA has approved (as far back as 1989) wood preserving wastes to be remediated in place with a groundwater extraction and treatment system. While the subject site is not regulated by EPA or governed by Superfund, these RODS reflect the nature of remedial measures which are appropriate for large scale wood preserving sites. This data is helpful in developing a smaller scale remedial plan for spills which occurred on Lot #2.

8.0 SUMMARY AND CONCLUSIONS

This section summarizes the data and information presented in this report. In addition, conclusions are drawn regarding the subject site.

8.1 Summary

The subject site address is 133 Oak Street, in West Bend, Wisconsin. The property is surrounded on three sides by residential sites and an industrial site on the fourth side. The site currently consists of five buildings on 7.05 acres of land. At the time of the site inspection, two businesses were observed to be operating on site; Praefke Brake and Supply Corp. and Gehl Manufacturing, Inc. The current owner of record is Standard Motor Products and the current land use is as an industrial property. The site was originally two parcels; the first of which was developed circa 1919 and has been historically and primarily used for industrial purposes. The second parcel was used as a junkyard from circa 1940 to 1975 when it was purchased and combined with Parcel #1.

Utilities available at the site include overhead electric service and municipal sewer and water, most of which have been available since circa 1940. The site is not reported to have used septic systems or dry wells in the past. No underground storage tanks are recorded to be on site, however, two underground storage tanks were reported to be formerly used on site and removed in 1986.

Operations observed and reported at the site include a variety of machining, assembly and painting procedures. Waste generation at the site is reportedly limited to waste solvents, asbestos, metal chips, and oils.

Site soils are reported to be primarily sandy loams and permeability is expected to be rapid until the clay aquitard is reached. This clay aquitard acts as a barrier between the upper surficial aquifer and lower surficial aquifer. Previous field investigations conducted at the site revealed information regarding soil and groundwater quality in the upper surficial aquifer. These studies revealed only localized soil and groundwater contamination (primarily PCP) at MW-3 and MW-4 and at MW-6A, MW-A and MW-F locations (TCE and TCA).

No streams or wetland areas were observed at the site, at the time of the site inspection.

8.2 Conclusions

This report provides information about the environment and land use of the subject site as it is regulated by WDNR NR140.24 and NR140.26. These acts consider whether a release has resulted in an ES or PAL being met or exceeded. The data collected historically at the site suggests that two source areas are present, and have resulted in these levels being exceeded at some locations. The data collected to date is extensive and while specific source areas were not identified, the proposed placement of the groundwater systems are in downgradient locations which would be expected to intercept the contaminants. Therefore, no further investigative studies are required at this time.

Groundwater contamination must be addressed in the two areas identified and soils in the wood waste area on Lot #2 may also necessitate on site remediation, depending on the groundwater recovery system results.

9.0 RECOMMENDATIONS

It appears from the information summarized in this report, that the site has exceeded the WDNR action levels from two distinct source areas:

- a solvent release area near the front of Building #1, that appears to be related to a spill in the former drum storage area, and
- a wood preserving waste release from an area between Buildings #3 and #4 (Lot #2) and that appears to be related to a spill relating to junkyard operations on the Luff property.

In order to manage these releases in accordance with the WDNR standards, groundwater remediation is recommended in the two identified source areas. Since the two source areas are distinct in location and chemical nature, two separate groundwater remedial systems are required.

It is expected that the groundwater remediation relating to the solvent release will be located in front of Building #1 near MW-6 and will include a traditional pump and treat air stripper system. The second area requiring remediation is near the wood waste area (MW-3) and will include a pump and treat system with a carbon filtration system. Since the release has not migrated, is limited in area, is difficult and costly to dispose of, no soil removal in this area is recommended. Depending on the results of the groundwater extraction system, this area may require bio-remediation in place. Therefore, the final determination on the need and extent of bio-remediation will await the groundwater results. Upon receipt of the WDNR's written approval of the investigative work submitted to date, a proposed remediation equipment design report will be submitted to the WDNR in order to gain approval of the two groundwater systems, prior to installation.

TABLE 2

WDNR Preventive Action Limits (PAL)
and Enforcement Standards (ES)
for Groundwater

Parameter	Preventative Action Limit (PAL)	Enforcement Standards (ES)
1,1-Dichloroethene	0.7	7
1,1-Dichloroethane	85	850
1,2-Dichloroethane	.5	5
Chloroform	0.6	6
1,1,1-Trichloroethane	40	200
Carbon Tetrachloride	0.5	5
1,1,2-Trichloroethane	0.6	.06
Toluene	68.6	343
Ethyl benzene	140	700
Xylenes	124	620
4-Nethylphenol	NA	none
2,4-Dimethylphenol	NA	none
Napthalene	8	40
Acenaphthylene	NA	NA
2-Methylnaphthalene	none	none
2,4,5-Trichlorophenol	none	none
Di-benzofuran	none	none
Fluorene	none	none
Phenanthrene	none	none
Anthracene	none	none
Pentachlorophenol	.1	.1
Trichloroethylene	.5	5

- Note:
1. PAL - Preventative Action Limit, per Wisconsin Groundwater Codes (NR140)
ES - Enforcement Standard for Groundwater (NR140) dated March 1994.
 2. All concentrations are reported in micrograms per liter (ug/l) (parts per billion).
 3. NA - Not available

TABLE 3
(Continued)

Parameter	TP1-3	TP2-2	TP6-1	TP7-1	TP7-2	TP7-3	B1/S5	B2/S1	B2/S4	B3/S1	C2/S1
1,2-Benzenedicarboxylic Acid	NA	NA	41,000*	NA	NA	NA	NA	NA	NA	NA	NA
Unknown	NA	NA	36,000*	NA	NA	NA	NA	NA	NA	NA	NA
Unknown	NA	NA	14,000*	NA	NA	NA	NA	NA	NA	NA	NA
Unknown	NA	NA	24,000*	NA	NA	NA	NA	NA	NA	NA	NA
Unknown	NA	NA	41,000*	NA	NA	NA	NA	NA	NA	NA	NA
Benzenesulfonamide, 4-methyl-	NA	NA	320,000*	NA	NA	NA	NA	NA	NA	NA	NA
Unknown	NA	NA	73,000*	NA	NA	NA	NA	NA	NA	NA	NA
Hexadecanoic Acid, 2-Methyl-, Methyl Ester	NA	NA	120,000*	NA	NA	NA	NA	NA	NA	NA	NA
Unknown	NA	NA	310,000*	NA	NA	NA	NA	NA	NA	NA	NA
Unknown	NA	NA	410,000*	NA	NA	NA	NA	NA	NA	NA	NA
Unknown	NA	NA	410,000*	NA	NA	NA	NA	NA	NA	NA	NA
Unknown	NA	NA	320,000*	NA	NA	NA	NA	NA	NA	NA	NA
1-Phenanthreicarboxylic Acid, 7-cthenyl-1,2,3,4 (Cas #56051684)	NA	NA	390,000*	NA	NA	NA	NA	NA	NA	NA	NA
Unknown	NA	NA	960,000*	NA	NA	NA	NA	NA	NA	NA	NA
Unknown	NA	NA	340,000*	NA	NA	NA	NA	NA	NA	NA	NA
Unknown	NA	NA	340,000*	NA	NA	NA	NA	NA	NA	NA	NA
2-Methylnaphthalene	NA	NA	NA	NA	31,000	NA	NA	NA	NA	NA	NA
Pentachlorophenol	NA	NA	NA	NA	210,000	NA	NA	NA	NA	NA	NA
Phenanthrene	NA	NA	NA	NA	5,000*	NA	NA	NA	NA	NA	NA
Unknown Alkane	NA	NA	NA	NA	29,000*	NA	NA	NA	NA	NA	NA
Unknown	NA	NA	NA	NA	11,000*	NA	NA	NA	NA	NA	NA
Unknown Alkane	NA	NA	NA	NA	13,000*	NA	NA	NA	NA	NA	NA
Tridecane	NA	NA	NA	NA	54,000*	NA	NA	NA	NA	NA	NA
Naphthalene, 1-Methyl-	NA	NA	NA	NA	23,000*	NA	NA	NA	NA	NA	NA

1 AB
(Continued)

Notes:

- 1.** Sampling pertains to 133 Oak Street in West Bend, Wisconsin and performed in January of 1987.
- 2.** Only those parameters detected are reported
- 3.**
 - ug/g** - ppb or parts per billion
 - ug/kg** - ppb or parts per billion
 - mg/kg** - ppm or parts per million
 - mg/L** - ppm or parts per million
- 4.**
 - B** - boring location
 - C** - core sample location
 - S** - surface sample location
 - TP** - test pit location
 - NA** - not analyzed
 - *** - estimated value/concentration

TABLE 4
Groundwater Sample Results

Data obtained from Delta Environmental Consultants, Inc. report entitled
Environmental Investigation Report (Delta #1) dated November 1987.

Parameter	MDL	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6
Cadmium	0.01	ND	ND	ND	ND	ND	ND
Cyanide, Total	0.02	ND	ND	ND	ND	ND	ND
Chloromethane	1.0	ND	ND	ND	ND	ND	ND
Bromomethane	1.5	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane*	1.5	ND	ND	ND	ND	ND	ND
Vinyl chloride*	1.5	ND	ND	ND	ND	ND	ND
Chloroethane	1.0	ND	ND	1.2	ND	ND	ND
Methylene chloride	1.0	2.0	1.3	2.5	1.3	ND	1.1
Trichlorofluoromethane	0.4	ND	ND	ND	ND	ND	ND
1,1-Dichloroethylene	0.3	ND	ND	5.7	ND	ND	2.7
1,1-Dichloroethane	0.2	ND	ND	66**	ND	ND	1.1
trans-1,2-Dichloroethylene	0.3	ND	ND	ND	ND	ND	ND
Chloroform	0.5	0.6	ND	30	0.6	ND	1.2
1,2-Dichloropropane	0.2	ND	ND	0.3	ND	ND	ND
1,1,1-Trichloroethane	0.5	ND	0.6	180**	ND	ND	180****
Carbon tetrachloride	0.3	ND	ND	33	ND	ND	ND
Bromodichloromethane	0.2	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	0.2	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloro-1-propene	0.5	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethylene	0.5	ND	ND	2.8	ND	ND	230****
Benzene	1.0	ND	ND	ND	ND	ND	ND
Dibromochloromethane*	1.0	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane*	1.0	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloro-1-propene	0.3	ND	ND	ND	ND	ND	ND
2-Chloroethylvinyl ether	5.0	ND	ND	ND	ND	ND	ND
Bromoform	1.0	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	1.0	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethylene	1.0	ND	ND	ND	ND	ND	ND
Toluene	1.0	ND	ND	4.9	ND	ND	ND

TABLE 4
(continued)

Parameter	MDL	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6
Chlorobenzene	1.0	ND	ND	ND	ND	ND	ND
Ethyl Benzene	1.0	ND	ND	2.4	ND	ND	ND
1,3-Dichlorobenzene	4.0	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	4.0	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	4.0	ND	ND	ND	ND	ND	ND
Phenol	1.0	ND	ND	ND	ND	ND	ND
2-Chlorophenol	2.8	ND	ND	ND	ND	ND	ND
2-Nitrophenol	2.7	ND	ND	ND	ND	ND	ND
2,4-Dimethylphenol	1.8	ND	ND	ND	ND	ND	ND
2,4-Dichlorophenol	2.4	ND	ND	13	ND	ND	ND
4-Chloro-3-methylphenol	10	ND	ND	ND	ND	ND	ND
2,4,6-Trichlorophenol	7.3	ND	ND	ND	ND	ND	ND
2,4-Dinitrophenol	10	ND	ND	ND	ND	ND	ND
4-Nitrophenol	10	ND	ND	ND	ND	ND	ND
2-Methyl-4,6-dinitrophenol	13	ND	ND	ND	ND	ND	ND
Pentachlorophenol	9.3	ND	ND	590	ND	ND	ND
Di-n-butyl phthalate	1.0	ND	ND	1.7	ND	ND	ND
Bis(2-ethyl hexyl)phthalate	5.0	6.1	ND	ND	ND	ND	ND
Di-n-octyl phthalate	5.0	ND	ND	ND	ND	ND	ND
Butyl benzyl phthalate	1.0	ND	ND	ND	ND	ND	ND
Diethyl phthalate	1.0	ND	ND	ND	ND	ND	ND
Dimethyl phthalate	1.0	ND	ND	ND	ND	ND	ND

- Notes:
1. Sampling pertains to 133 Oak Street in West Bend, Wisconsin.
 2. Samples collected September 25, 1987.
 3. All concentrations are reported in ug/L or ppb (parts per billion) except cadmium and cyanide which are reported in mg/L (parts per million).
 4. MDL - Method Detection Limit
ND - Not Detected
 5. Laboratory notes:
 - * - Compound co-elutes
 - ** - MDL is 2 times higher due to sample dilution
 - *** - MDL is 5 times higher due to sample dilution.

TABLE 5
Soil Sample Results

Data obtained from the Delta Environmental Consultants, Inc. report entitled *Remedial Investigation Report (Delta #2)* dated August 1988.

Parameter	MDL	B1	B2	B3	B4	B5	B5-2	B6	B7
Toluene	120 ug/kg	280	ND	ND	ND	750	1,200	ND	ND
Ethylbenzene	120 ug/kg	ND	ND	650	ND	ND	ND	ND	ND
Pentachlorophenol	11 mg/kg	ND	ND	2,400	240	250	20	ND	ND
Napthalene	5.2 mg/kg	ND	ND	50	200	560	43	NA	NA
Phenanthrene	7.4 mg/kg	ND	ND	87	170	360	23	NA	NA
Fluoranthene	6.8 mg/kg	ND	ND	ND	ND	27	ND	NA	NA
Fluorene	9.0 mg/kg	ND	ND	ND	ND	ND	8.3	NA	NA
Fuel Oil #2	5.0 mg/kg	NA	NA	NA	NA	NA	3,400	NA	NA
2,3,7,8-Tetrachlorodibenzo P-Dioxin	0.3 ug/kg	NA	NA	NA	NA	NA	ND	NA	NA

- Notes:
1. Sampling pertains to 133 Oak Street in West Bend, Wisconsin.
 2. Borings B1 - B4 were sampled in March 1988.
Borings B5 - B7 were resampling events conducted in May 1988, due to the laboratory exceeding the holding times, on prior data.
 3. MDL - Method Detection Limit
ND - Not Detected
NA - Not Available
ug/kg - parts per billion
mg/kg - parts per million

TABLE 6
Groundwater Sample Results

Data obtained from Delta Environmental Consultants, Inc. report entitled *Remedial Investigation Report* (Delta #2) dated August 1988.

Parameter	Sample location and date																
	MDL	MW-1 3/88	MW-1 5/88	MW-2 3/88	MW-2 5/88	MW-3 3/88	MW-3 5/88	MW-3D 3/88	MW-3D 5/88	MW-4 3/88	MW-4 5/88	MW-5 3/88	MW-5 5/88	MW-6A 3/88	MW-6A 5/88	MW-6B 3/88	MW-6B 5/88
Methylene chloride	3.0	NA	NA	NA	NA	17	9.2	19	NA	NA	NA	3.3	NA	18	NA	NA	NA
1,1-Dichloroethylene	0.3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	11	NA	NA
1,1-Dichloroethane	0.2	NA	NA	NA	NA	43	43	43	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chloroform	0.5	NA	NA	NA	NA	24	11	22	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,1,1-trichloroethane	0.5	NA	NA	NA	NA	65	50	61	NA	NA	NA	NA	NA	140	210	9.2	6.5
Carbon tetrachloride	0.3	NA	NA	NA	NA	35	14	33	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,1,2-trichloroethylene	0.5	NA	NA	NA	NA	2.4	NA	2.1	NA	NA	NA	NA	NA	78	180	4.5	2.0
Benzene	1.0	NA	NA	1.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	3.7	NA	1.4	NA
Chlorobenzene	NA	NA	NA	NA	NA	6.0	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA
Toluene	1.0	NA	NA	NA	NA	4.7	NA	6.4	NA	NA	NA	NA	NA	NA	NA	NA	NA
Ethyl Benzene	1.0	NA	NA	NA	NA	ND	7.4	11	NA	NA	NA	NA	NA	NA	NA	NA	NA
Pentachlorophenol	14	NA	NA	NA	NA	16,000	590	12,000	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichloropropane	0.2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Parameter	MDL	MW-A 3/88	MW-A 5/88	MW-C 3/88	MW-C 5/88	MW-D1 3/88	MW-D1 5/88	MW-D2 3/88	MW-D2 5/88	MW-E 3/88	MW-E 5/88	MW-F 3/88	MW-F 5/88
Methylene chloride	3.0	NA	NA	NA	NA	NA	1.4	NA	NA	NA	1.4	NA	NA
1,1-Dichloroethylene	0.3	NA	NA	NA	NA	NA	NA	NA	0.5	0.5	NA	NA	NA
1,1-Dichloroethane	0.2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chloroform	0.5	NA	NA	NA	NA	NA	NA	NA	0.5	NA	NA	NA	NA
1,1,1-trichloroethane	0.5	24	7.8	NA	NA	NA	NA	24	24	2.4	3.8	NA	2.8
Carbon tetrachloride	0.3	NA	NA	NA	NA	NA	0.3	NA	NA	NA	NA	NA	NA
1,1,2-trichloroethylene	0.5	300	180	NA	NA	1.7	0.5	1.8	0.6	0.5	NA	NA	1.6
Benzene	1.0	NA	NA	NA	NA	NA	NA	NA	NA	4.2	2.9	NA	NA
Chlorobenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Toluene	1.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Ethyl Benzene	1.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Pentachlorophenol	14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichloropropane	0.2	NA	NA	NA	NA	NA	NA	NA	NA	0.3	NA	NA	NA

- Notes: 1. Sampling pertains to 133 Oak Street in West Bend, Wisconsin.
2. MDL = Laboratory Method Detection Limit

TABLE 7
Soil Sample Results

Data obtained from the Delta Environmental Consultants, Inc. report entitled *Supplemental Remedial Investigation Report (Delta #3)* dated June 1989.

Parameter	B3-DUP
Total Hexa-CDD	0.47
Total Hepta-CDD	6.7
Total Hepta-CDF	2.5
Total Octa-CDD	40
Total Octa-CDF	6.2

- Notes: 1. Sampling pertains to 133 Oak Street in West Bend, Wisconsin.
2. Units in ug/kg (parts per billion)

TABLE 8
Groundwater Sample Results

Data obtained from Delta Environmental Consultants, Inc. report entitled *Supplemental Remedial Investigation Report (Delta #3)* dated June 1989.

Parameter	MW-2	MW-3	MW-6A	MW-6B	MW-A	MW-D1	MW-D2	MW-F	MW-G	MW-H
Methylene chloride	ND	5.2	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethylene	ND	1.3	ND	ND	ND	ND	ND	0.7	ND	ND
1,1-Dichloroethane	ND	35	ND	ND	ND	1.7	ND	ND	ND	2.9
Chloroform	ND	1.9	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	ND	0.4	ND	ND	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	ND	27	260	3.6	6.3	1.1	1.8	40	20	ND
1,1,2-Trichloroethylene	ND	ND	120	0.6	110	0.9	ND	39	ND	ND
Toluene	ND	1.5	ND	ND	ND	ND	ND	ND	3.0	ND
Ethyl Benzene	ND	3.0	ND	ND	ND	ND	ND	ND	ND	ND
2,4,6-Trichlorophenol	ND	39	ND	ND	ND	ND	ND	ND	ND	33
Pentachlorophenol	ND	5,000	ND	ND	ND	ND	ND	ND	ND	570

- Notes: 1. Sampling pertains to 133 Oak Street in West Bend, Wisconsin and conducted in February 1989.
2. Units in ug/L. (parts per billion)

TABLE 9
Soil Sample Results

Data obtained from Delta Environmental Consultants, Inc. report entitled *Remedial Investigation / Risk Assessment / Feasibility Study Report (Delta #4)* dated August 1990.

Parameter	Sample I.D / Depth (feet)								
	Unit	S-1	S-2	S-3	S-4	S-5*	S-6*	S-7**	S-8***
		2 - 4	6 - 8	6 - 8	8 - 10	surface	surface	8 - 10	10 - 12
Total-Tetra-CDD	ug/kg	ND	ND	ND	ND	ND	ND	ND	NA
2,3,7,8 Tetra-CDD	ug/kg	ND	ND	ND	ND	ND	ND	ND	NA
Total-Tetra-CDF	ug/kg	ND	ND	ND	ND	ND	ND	ND	NA
2,3,7,8 Tetra-CDF	ug/kg	ND	ND	ND	ND	ND	ND	ND	NA
Total Penta-CDD	ug/kg	ND	ND	ND	ND	ND	ND	ND	NA
Total-Penta-CDF	ug/kg	ND	ND	ND	ND	ND	ND	ND	NA
1,2,3,7,8 Penta-CDF	ug/kg	NA	NA	NA	NA	NA	ND	NA	NA
2,3,4,7,8 Penta-CDF	ug/kg	NA	NA	NA	NA	NA	ND	NA	NA
Total-Hexa-CDD	ug/kg	ND	13.57	ND	ND	0.75	12.99	ND	NA
1,2,3,4,7,8 Hexa-CDD	ug/kg	NA	NA	NA	NA	NA	1.47	NA	NA
1,2,3,6,7,8 Hexa-CDD	ug/kg	NA	NA	NA	NA	NA	5.10	NA	NA
1,2,3,7,8,9 Hexa-CDD	ug/kg	NA	NA	NA	NA	NA	3.03	NA	NA
Total-Hexa CDF	ug/kg	ND	22.68	ND	ND	0.47	15.76? 14.87?	ND	NA
1,2,3,4,7,8 Hexa-CDF	ug/kg	NA	NA	NA	NA	NA	ND	NA	NA
1,2,3,6,7,8 Hexa-CDF	ug/kg	NA	NA	NA	NA	NA	ND	NA	NA
2,3,4,6,7,8 Hexa-CDF	ug/kg	NA	NA	NA	NA	NA	0.89	NA	NA

**TABLE 9
(Continued)**

Parameter	Sample I.D / Depth (feet)								
	Unit	S-1	S-2	S-3	S-4	S-5*	S-6*	S-7**	S-8***
		2 - 4	6 - 8	6 - 8	8 - 10	surface	surface	8 - 10	10 - 12
Total-Hepa-CDD	ug/kg	ND	223.22	ND	ND	7.23	181.28	2.85	NA
1,2,3,4,6,7,8 Hepta-CDD	ug/kg	NA	145.54	NA	NA	NA	115.49	NA	NA
Total-Hepta-CDF	ug/kg	0.74	252.04	ND	ND	4.16	122.76	1.58	NA
1,2,3,4,6,7,8 Hepta-CDF	ug/kg	NA	36.58	NA	NA	NA	22.94	NA	NA
1,2,3,4,7,8,9 Hepta-CDF	ug/kg	NA	2.24	NA	NA	NA	2.12	NA	NA
Total-Octa-CDD	ug/kg	ND	1276.75	4.41	ND	30.64	674.46	10.30	NA
Total-Octa-CDF	ug/kg	ND	314.85	1.08	ND	4.86	165.59	2.25	NA
Cation Exchange Capacity	meg/100 gm	NA	NA	NA	NA	NA	NA	1.53	0.81
Total Organic Carbon	mg/kg	> 16,000	> 16,000	NA	NA	NA	NA	> 16,000	NA
Nitrogen, Ammonia	mg/kg	NA	NA	NA	NA	NA	NA	ND	ND
Nitrogen, Nitrate	mg/kg	NA	NA	NA	NA	NA	NA	ND	ND
Phosphorous, Ortho	mg/kg	NA	NA	NA	NA	NA	NA	1.6	1.6
pH	mg/kg	NA	NA	NA	NA	NA	NA	7.9	8.3

- Notes: 1. Sampling pertains to 133 Oak Street in West Bend, Wisconsin.
 2. * Surface samples
 ** Duplicate sample from S-4
 *** Same boring as S-2
 3. ND - Not Detected at or above Method Detection Limit
 NA - Not Available

TABLE 10
Groundwater Sample Results

Data obtained from Delta Environmental Consultants, Inc. report entitled *Remedial Investigation / Risk Assessment / Feasibility Study Report (Delta #4)* dated August 1990.

Parameter	MW-1	MW-3	MW-80*	MW-D1	MW-D2	MW-G	MW-H	MW-I
Pentachlorophenol	ND	4,000	NA	NA	NA	NA	70	NA
Napthalene	ND	160	150	ND	ND	NA	ND	ND
Acenapthalene	ND	140	140	ND	ND	NA	ND	ND
Fluorene	ND	5.6	ND	ND	ND	NA	ND	ND
Methylene chloride	NA	3.5	3.5	NA	NA	ND	ND	ND
1,1-Dichloroethylene	NA	0.5	0.5	NA	NA	ND	ND	ND
1,1-Dichloroethane	NA	2.3	23	NA	NA	ND	2.7	ND
Chloroform	NA	1.1	1.4	NA	NA	ND	1.6	ND
1,2-Dichloroethane	NA	0.5	0.4	NA	NA	ND	0.2	ND
1,1,1-Trichloroethane	NA	15	17	NA	NA	9.1	ND	ND
Toluene	NA	2.2	1.8	NA	NA	ND	ND	ND
Ethyl Benzene	NA	2.1	1.9	NA	NA	ND	ND	ND

- Notes:
1. Sampling pertains to 133 Oak Street in West Bend, Wisconsin.
 2. Sample MW-80 is a duplicate of MW-3.
 3. NA - Not Available
ND - Not Detected at or above Method Detection Limit

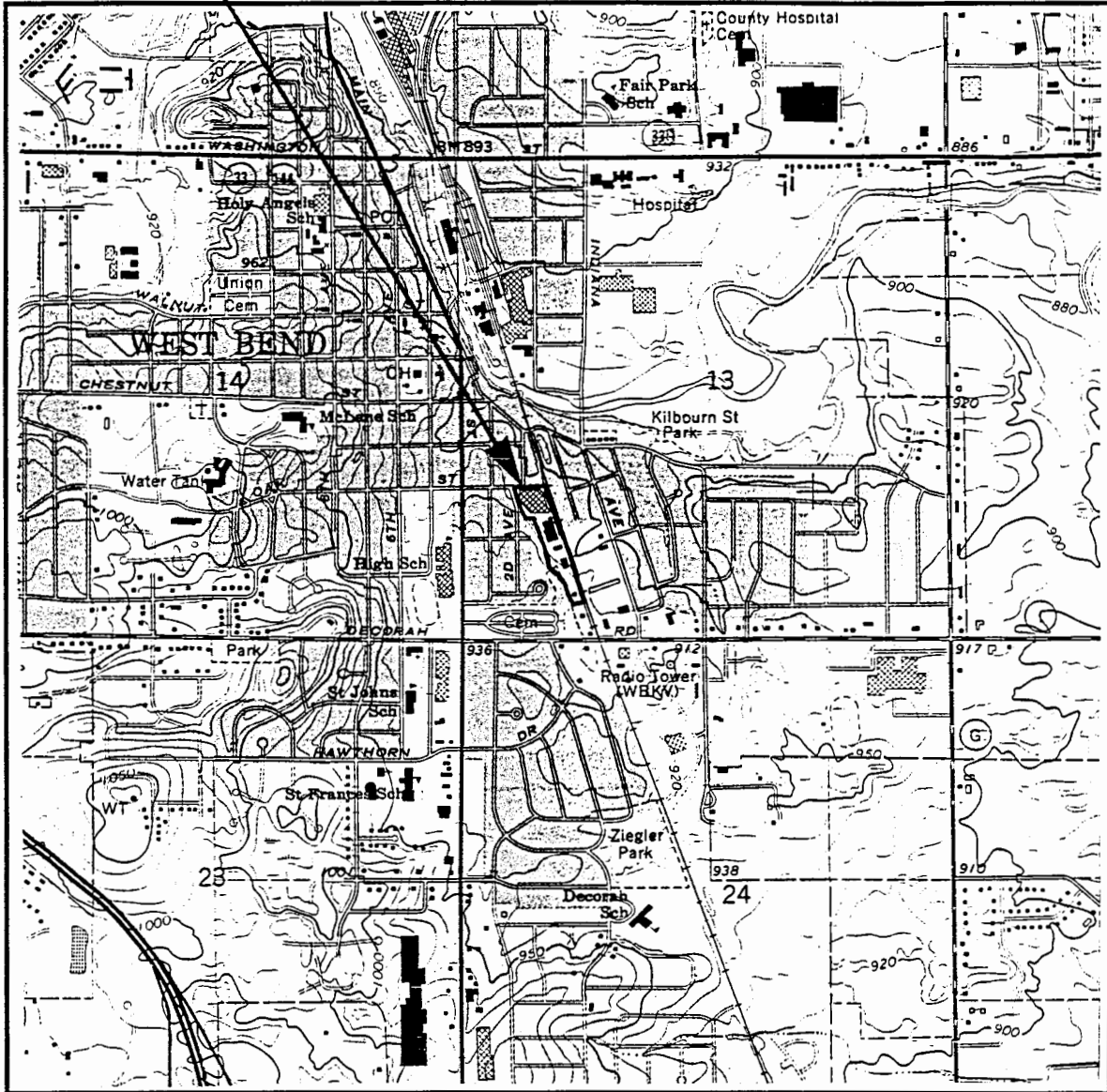
TABLE 11
Groundwater Sample Results

Data obtained from Alliance Environmental Consultants, Inc. report entitled *Proposed Approach for Environmental Remediation (Alliance #1)* dated May 1994.

Parameter	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6A	MW-6A	MW-6B	MW-A	MW-C	MW-D1	MW-D2	MW-E	MW-F	MW-G	MW-H	MW-I
1,1-Dichloroethene	<.5	<.5	<.5	NA	<.5	<25	75	<.5	3.2	<.5	<.5	<.5	<.5	4.2	<.5	<.5	<.5
1,1-Dichloroethane	<.5	<.5	6.7	NA	<.5	<25	<25	<.5	<1	<.5	<.5	<.5	<.5	<.5	<.5	<.5	<.5
1,2-Dichloroethane	<.5	<.5	<.5	NA	<.5	<25	<25	<.5	<1	<.5	<.5	<.5	<.5	0.6	<.5	<.5	<.5
Chloroform	<.5	<.5	1.4	NA	<.5	<25	<25	<.5	<1	<.5	<.5	<.5	<.5	<.5	<.5	<.5	<.5
1,1,1-Trichloroethane	<.5	<.5	6	NA	1.5	920	950	8.9	67	<.5	1.2	1.8	<.5	85	2.2	<.5	<.5
Carbon Tetrachloride	<.5	<.5	1.2	NA	<.5	<25	<25	<.5	<1	<.5	<.5	<.5	<.5	<.5	<.5	<.5	<.5
1,1,2-Trichloroethene	<.5	<.5	<.5	NA	<.5	73	83	<.5	9.5	<.5	<.5	<.5	<.5	8.4	<.5	<.5	<.5
Toluene	<.8	<.8	13	NA	<.8	<40	<40	<.8	<1.6	<.8	<.8	<.8	<.8	<.8	<.8	<.8	<.8
Ethyl benzene	<.8	<.8	1.9	NA	<.8	<40	<40	<.8	<1.6	<.8	<.8	<.8	<.8	<.8	<.8	<.8	<.8
Xylenes	<.8	<.8	24	NA	<.8	<40	<40	<.8	<1.6	<.8	<.8	<.8	<.8	<.8	<.8	<.8	<.8
4-Nethylpenol	<10	NA	6	NA	NA	NA	NA	NA	NA	NA	<10	<10	NA	NA	NA	<10	NA
2,4-Dimethylphenol	<10	NA	1.	NA	NA	NA	NA	NA	NA	NA	<10	<10	NA	NA	NA	<10	NA
Napthalene	<1.5	NA	91	NA	NA	NA	NA	NA	NA	NA	<1.5	<1.5	NA	NA	NA	<.15	NA
Acenaphthylene	<1.5	NA	30	NA	NA	NA	NA	NA	NA	NA	<1.5	<1.5	NA	NA	NA	<1.5	NA
2-Methylnaphthalene	<10	NA	78	NA	NA	NA	NA	NA	NA	NA	<10	<10	NA	NA	NA	<10	NA
2,4,5-Trichlorophenol	<50	NA	4.	NA	NA	NA	NA	NA	NA	NA	<50	<10	NA	NA	NA	<10	NA
Di-benzofuran	<10	NA	2.	NA	NA	NA	NA	NA	NA	NA	<10	<10	NA	NA	NA	<10	NA
Fluorene	<.31	NA	4.8	NA	NA	NA	NA	NA	NA	NA	<.31	<.31	NA	NA	NA	<.31	NA
Phenanthrene	<.2	NA	2.2	NA	NA	NA	NA	NA	NA	NA	<.2	<.2	NA	NA	NA	<.2	NA
Anthracene	<.05	NA	0.15	NA	NA	NA	NA	NA	NA	NA	<.05	<.05	NA	NA	NA	<.05	NA
Pentachlorophenol	<50	NA	3700E	NA	NA	NA	NA	NA	NA	NA	<50	<50	NA	NA	NA	82E	NA

- Notes:
1. Sampling pertains to 133 Oak Street in West Bend, Wisconsin.
 2. Sampling was performed in January 1994 with MW-6A resampled in March 1994.
 3. All wells were reportedly analyzed for VOCs, selected wells were analyzed for additional parameters, based on historical data.
 4. All concentrations are reported in micrograms per liter (ug/l) (parts per billion).
 5. NA - Not Available
E - compound concentration exceeds the calibration range of the instrument.

SITE LOCATION



SCALE 1:24000



QUADRANGLE LOCATION

SOURCE: UNITED STATES GEOLOGICAL SURVEY
WEST BEND, WIS. 1959
REVISED 1994

ENVIRO  **AUDIT** LTD

SITE LOCATION MAP

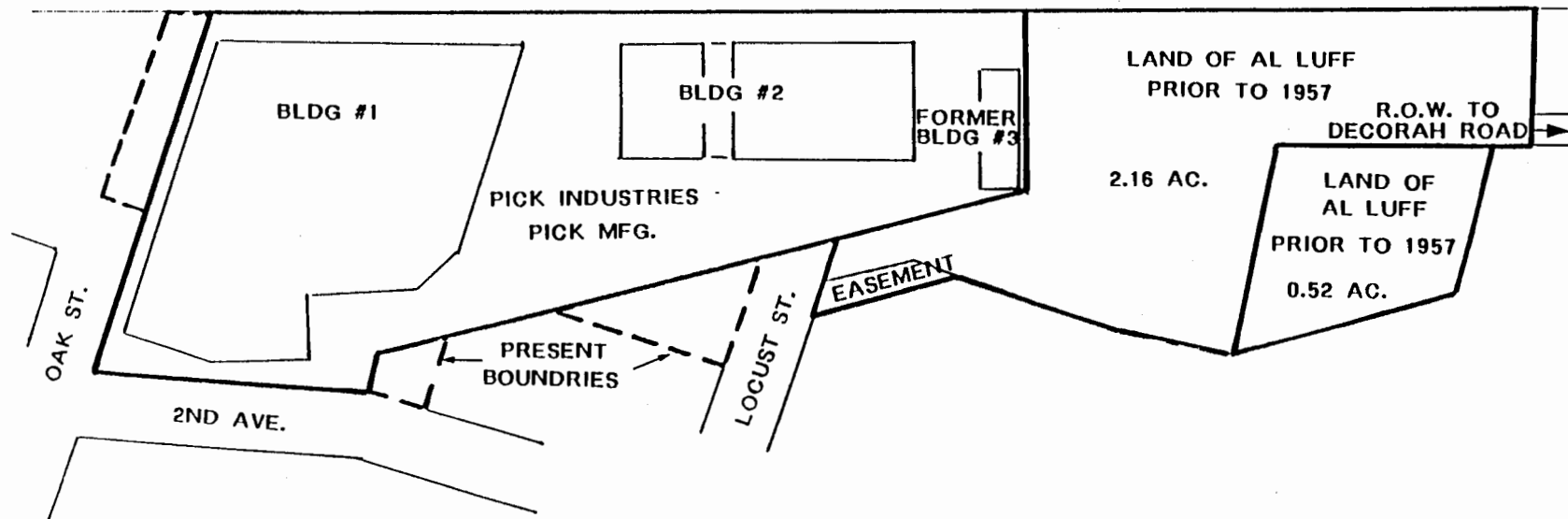
133 OAK STREET, WEST BEND, WISCONSIN

PROJECT# 4-94-010

FIGURE 2 - 1



CHICAGO & NORTHWESTERN RAILROAD



NOTE: GENERAL SITE BOUNDARIES
MID 1940'S - MID 1950'S

NO SCALE

SOURCE: "PLAT OF SURVEY FOR HOLY ANGLES
CEMETERY" - MERLIN CAPELLE, L.S.
8/12/57
&
CERTIFIED LOT PLAN - MILTON SCHAEFER,
L.S. - 7/21/45

ENVIRO  **AUDIT** LTD

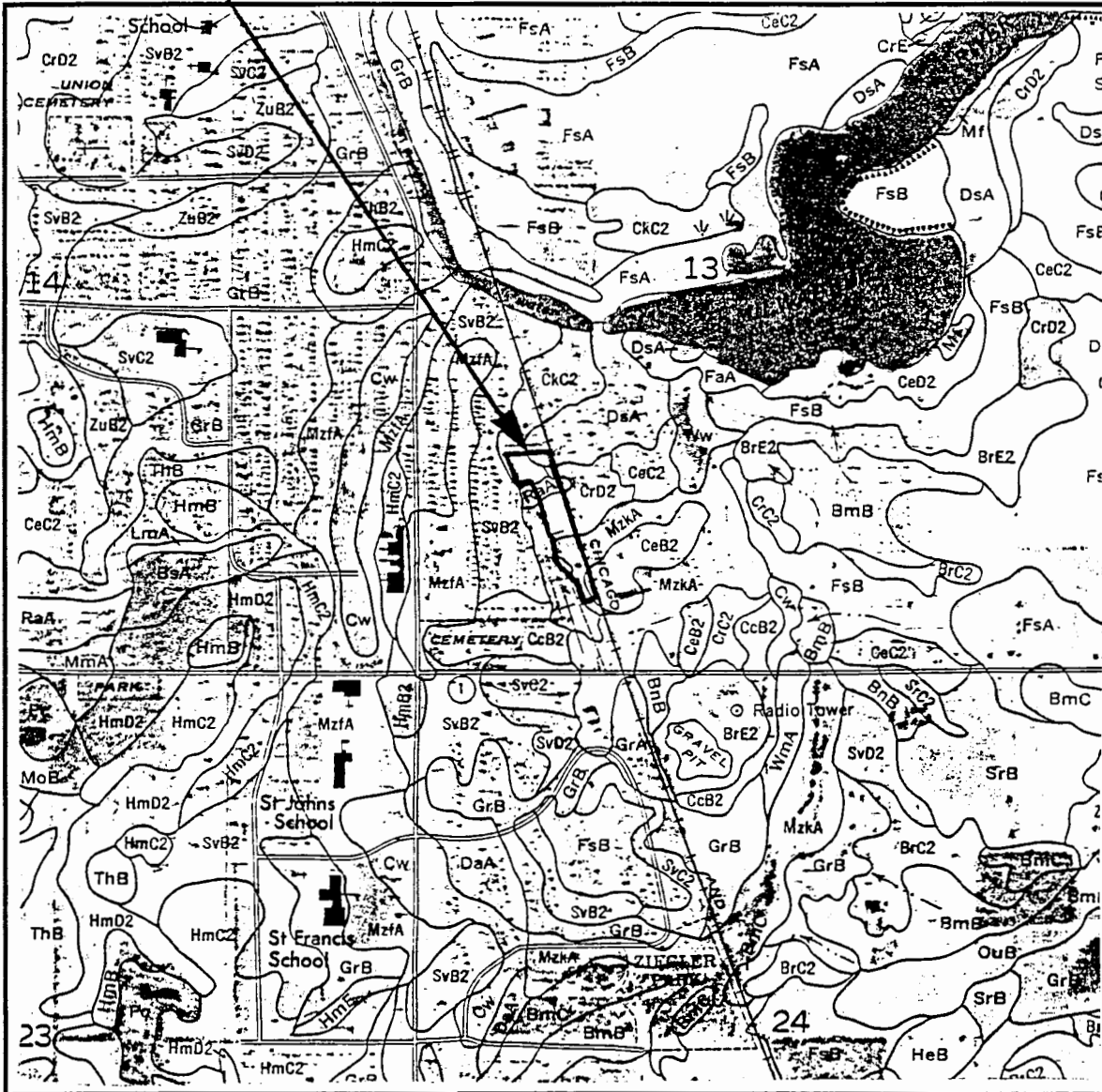
HISTORICAL SITE MAP

133 OAK STREET, WEST BEND, WISCONSIN

PROJECT # 4-94-010

FIGURE 3 - 1

SITE LOCATION



SCALE 1:15840

ENVIRO  **AUDIT LTD**

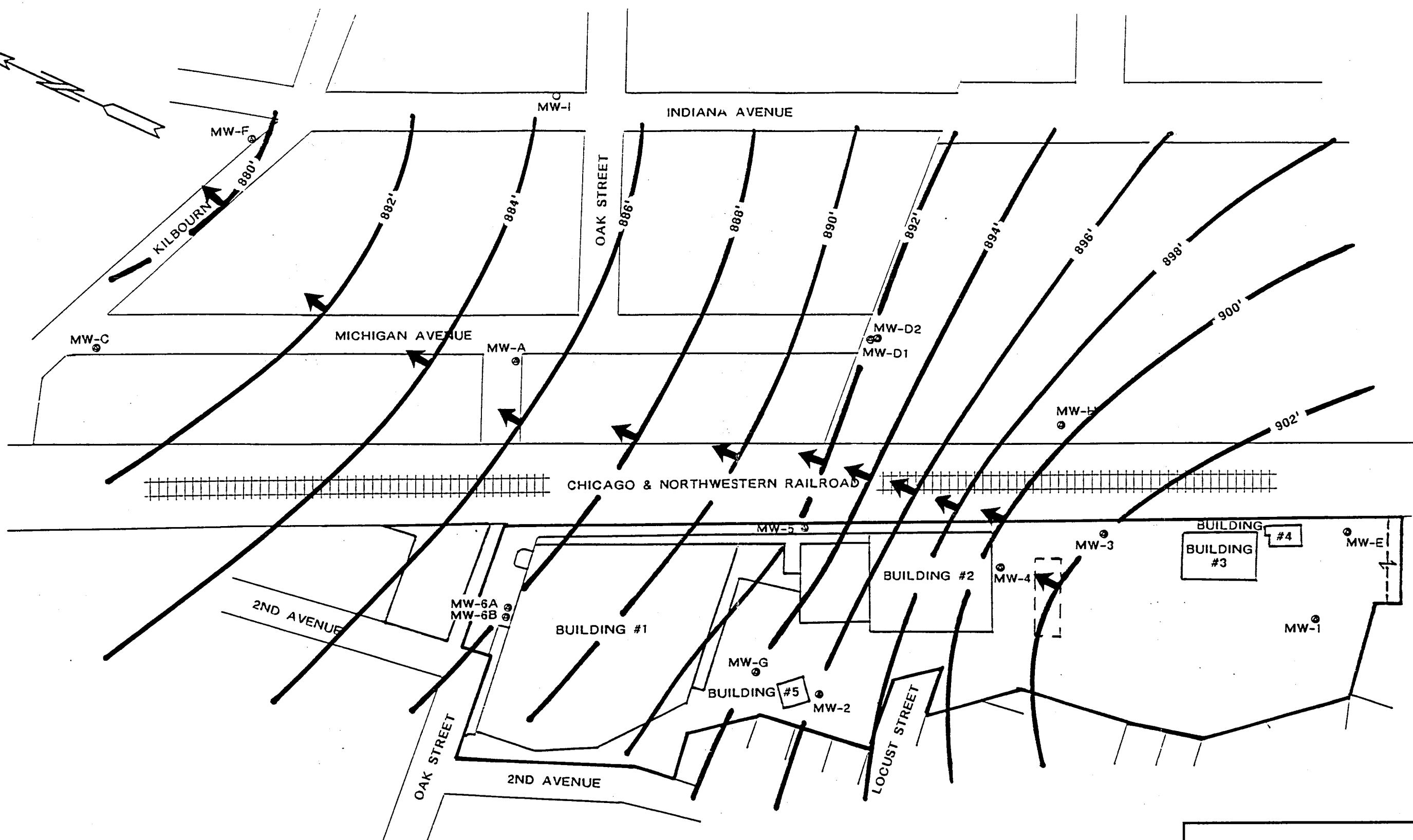
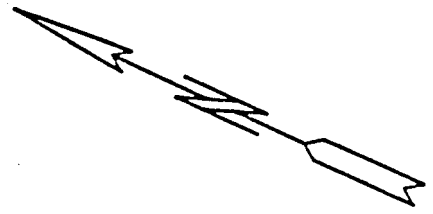
USDA SURFICIAL GEOLOGY MAP

133 OAK STREET, WEST BEND, WISCONSIN

PROJECT# 4-94-010

FIGURE 4 - 1

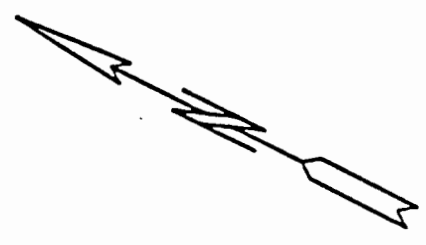
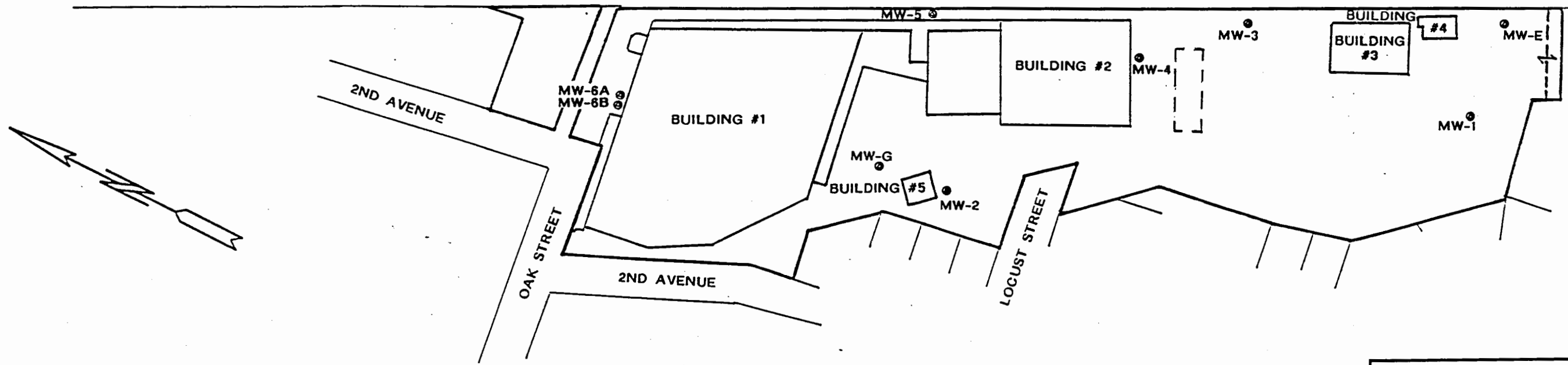
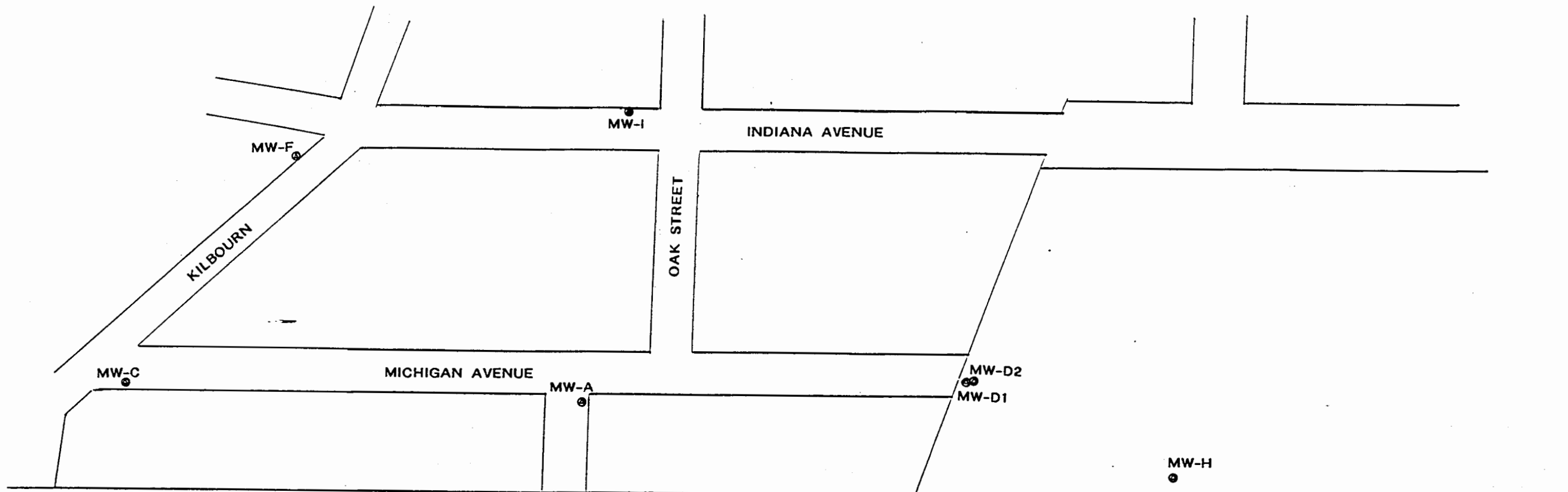
SOURCE: U.S.D.A. S.C.S. AND W.A.E.S. SOIL SURVEY
WASHINGTON COUNTY, WISCONSIN
JUNE 1971



NO SCALE

ENVIROAUDIT LTD	
GROUNDWATER FLOW MAP	
133 OAK STREET, WEST BEND, WISCONSIN	
PROJECT # 4-94-010	FIGURE 4 - 2

SOURCE: "REMEDIAL INVESTIGATION / RISK ASSESSMENT / FEASIBILITY STUDY REPORT"
 DELTA ENVIRONMENTAL CONSULTANTS, INC. - AUGUST 1990



NO SCALE

SOURCE: "REMEDIAL INVESTIGATION / RISK ASSESSMENT / FEASIBILITY STUDY REPORT"
 DELTA ENVIRONMENTAL CONSULTANTS, INC. - AUGUST 1990
 &
 ENVIROAUDIT, LTD. OBSERVATIONS

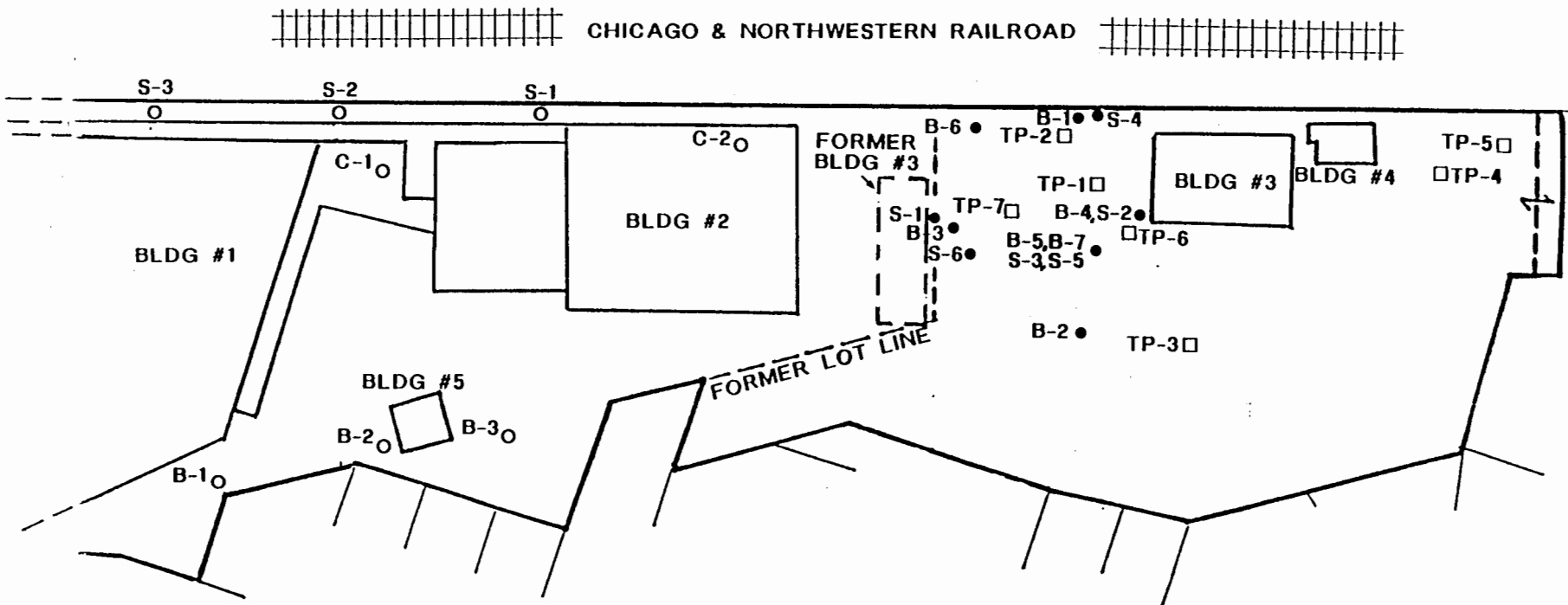
ENVIROAUDIT LTD

AREA PLAN WITH
 MONITOR WELL LOCATIONS
 133 OAK STREET, WEST BEND, WISCONSIN
 PROJECT # 4-94-010 FIGURE 5 - 1




KEY:

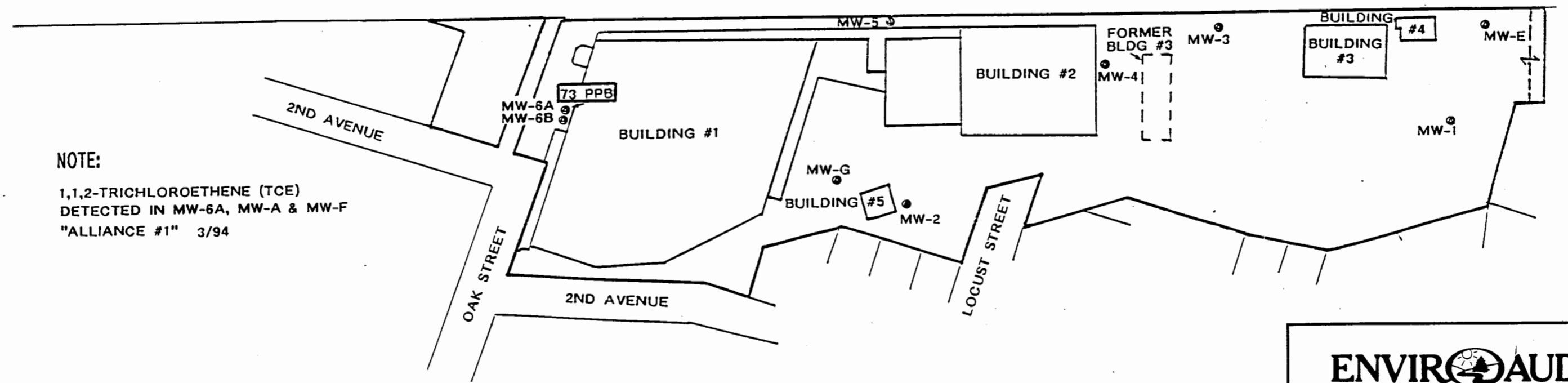
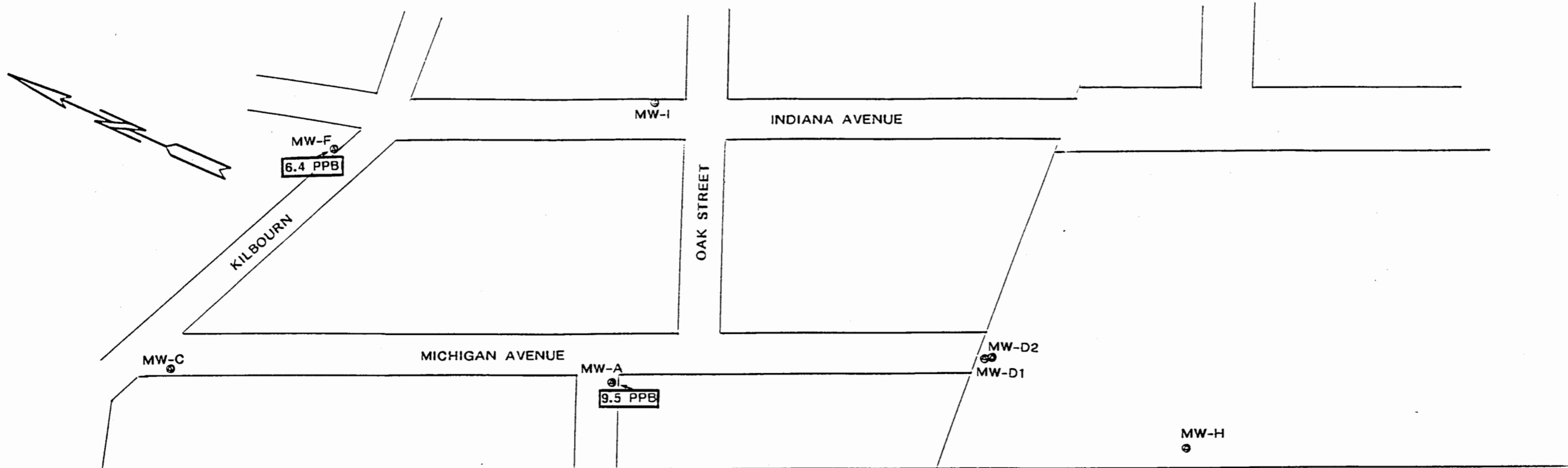
- = WARZYN SOIL SAMPLE LOCATIONS
- = WARZYN TEST PIT LOCATIONS
- = DELTA SOIL SAMPLE LOCATIONS



NO SCALE

SOURCE: "REMEDIAL INVESTIGATION / RISK ASSESSMENT / FEASIBILITY STUDY REPORT"
DELTA ENVIRONMENTAL CONSULTANTS,
INC. - AUGUST 1990

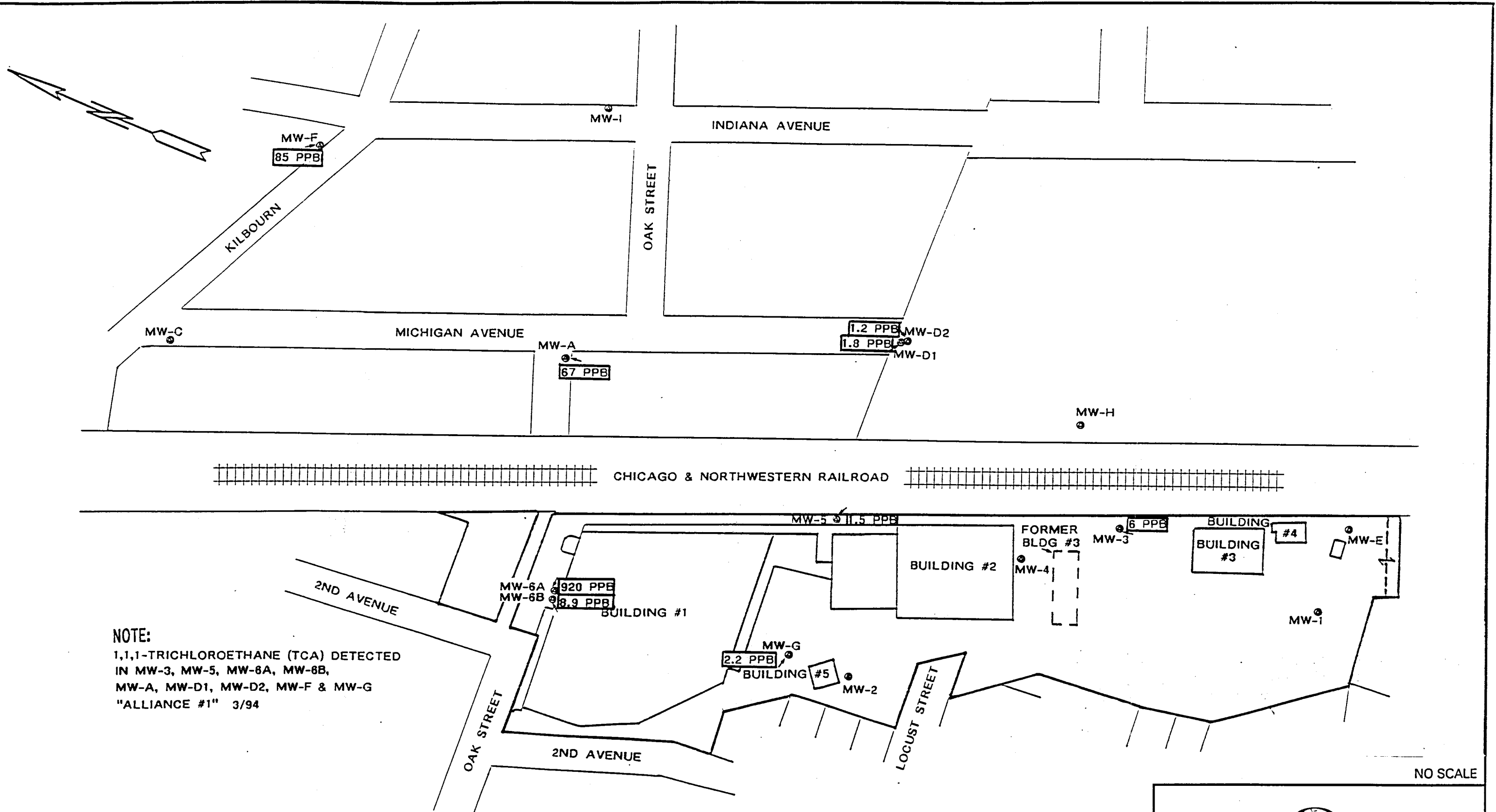
	
SOIL SAMPLING LOCATIONS	
133 OAK STREET, WEST BEND, WISCONSIN	
PROJECT # 4-94-010	FIGURE 5 - 2



NOTE:
 1,1,2-TRICHLOROETHENE (TCE)
 DETECTED IN MW-6A, MW-A & MW-F
 "ALLIANCE #1" 3/94

NO SCALE

ENVIROAUDIT LTD	
TCE IN GROUNDWATER	
133 OAK STREET, WEST BEND, WISCONSIN	
PROJECT # 4-94-010	FIGURE 6 - 1



NOTE:
 1,1,1-TRICHLOROETHANE (TCA) DETECTED
 IN MW-3, MW-5, MW-6A, MW-6B,
 MW-A, MW-D1, MW-D2, MW-F & MW-G
 "ALLIANCE #1" 3/94

NO SCALE

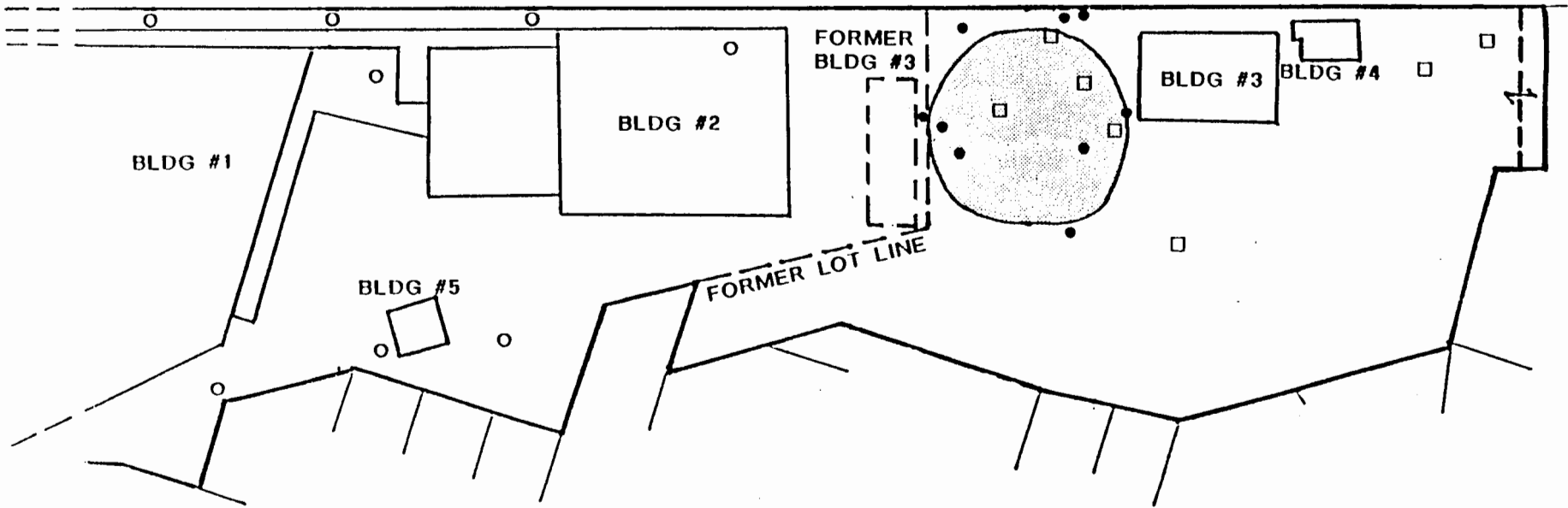
ENVIROAUDIT LTD	
TCA IN GROUNDWATER	
133 OAK STREET, WEST BEND, WISCONSIN	
PROJECT # 4-94-010	FIGURE 6 - 2



KEY:

- = WARZYN SOIL SAMPLE LOCATIONS
- = WARZYN TEST PIT LOCATIONS
- = DELTA SOIL SAMPLE LOCATIONS
- (shaded) = APPROXIMATE EXTENT OF WOOD PRESERVING WASTES IN SOIL

CHICAGO & NORTHWESTERN RAILROAD



NO SCALE

SOURCE: "REMEDIAL INVESTIGATION / RISK
ASSESSMENT / FEASIBILITY STUDY REPORT"
DELTA ENVIRONMENTAL CONSULTANTS,
INC. - AUGUST 1990

ENVIROAUDIT LTD

WOOD PRESERVING WASTE IN SOIL

133 OAK STREET, WEST BEND, WISCONSIN

PROJECT # 4-94-010

FIGURE 6 - 3

APPENDIX A
GLOSSARY OF TERMS

GLOSSARY OF TERMS

AA	atomic absorption; a method used to analyze certain inorganic constituents, particularly metals.
Acidic pH Conditions	soil conditions which can affect the mobility of various contaminants, particularly metals.
ACM	asbestos containing material.
Aquifer	rock or sediment layer which is capable of storing and transmitting water.
Bedrock	any solid rock exposed at the surface of the earth or overlain by unconsolidated material.
BTX	Benzene, Toluene and Xylene. A test for the three compounds is normally performed when gasoline or other hydrocarbon contamination is suspected.
CAES	Connecticut Agricultural Experimental Station.
Capillary Fringe	region above the water table where water is drawn upward by capillary attraction.
CERCLA	Comprehensive Environmental Resource Compensation and Liability Act; promulgated in 1980, commonly referred to as the Superfund Act. This federal regulation was designed to promote remediation of contamination and allocates monies for clean up.
Chain of Custody	a formal record of the route a sample took from point of collection to analysis.
CTDEP	Connecticut Department of Environmental Protection.
CTDHS	Connecticut Department of Health Services.
Density	the mass of a substance per unit volume.
Drilling Rig	a large piece of field equipment used to bore holes and install monitoring wells.
Drinking Water Standard (DWS)	maximum levels of contaminants allowed by the Connecticut Department of Environmental Protection to remain in soil or groundwater.
EP Tox	test method utilizing an extraction procedure designed to measure the ability of toxic constituents to leach out of the soil and contaminate groundwater.

EP Vial	a container used to collect a sample when having volatile organic analysis completed.
EPA	Environmental Protection Agency.
ES	Enforcement Standard.
Floodplain	lowland and relatively flat areas adjoining inland and coastal waters subject to a 1% or greater chance of flooding in any given year.
GC	gas chromatograph; an instrument used to analyze various organic compounds.
Groundwater Classification	a system designed by the Connecticut Department of Environmental Protection which categorizes groundwater based on current and historical land use.
Hazardous Waste	materials characterized as hazardous waste are listed in Appendix 9 of the RCRA regulations. Material can also be classified as hazardous waste based on tests of the material characteristics or by their inclusion in the "lists of wastes" (40 CFR, Part 261, Subpart D).
Igneous Rock	rocks formed from the cooling or crystallization of molten or partially molten material.
Leachate	liquid that has percolated through solid and/or hazardous waste and has extracted dissolved or suspended materials from the waste.
Loam	a soil composed of a mixture of clay silt sand and organic matter.
Manifest	documentation required to transport and dispose of hazardous waste. The document outlines the character and hazards associated with the particular waste.
MDL	minimum detection limit.
Metamorphic Rock	all rocks which have been changed in the solid state (metamorphosed) by variations in temperature, pressure or chemistry.
Mg/L	milligrams per liter or parts per million.
Monitoring Well	a small diameter well installed with a drilling rig and constructed with a screen which allows entry of groundwater, providing a sampling location to determine the chemical characteristics of groundwater and the elevation of the water table.

Muck	a soil type which has high concentrations of organic material mixed with smaller amounts of silt, sand and clay. The organic material often can effect the movement of various chemicals due to the natural chemical components within it.
Nested Pair	two proximal monitoring wells with different screen depths used for the purpose of monitoring different subsurface layers in one locality.
Outcrop	an exposure of bedrock projecting through overlying soil.
Outwash	drift deposited by meltwater streams beyond active glacier ice.
PAL	Preventive Action Limit.
PCB	polychlorinated biphenyl; a compound historically used to help dissipate heat from various oils. Currently regulated by a number of regulations particularly the Federal Toxic Substances Control Act (TSCA).
Perched Groundwater	groundwater separated from an underlying body of groundwater by an impermeable layer.
Permeability	the ability of a rock or soil to transmit fluid.
Porosity	the amount of void space in sediment or rock compared to the total volume of the rock or sediment. Porosity is usually expressed as a percentage or fractional amount.
PPB	parts per billion.
PPM	parts per million.
RCRA	Resource Conservation and Recovery Act; a federal regulation, originally promulgated in 1976 which deals in part with the identification, storage and control of hazardous wastes.
Recovery Well	a well used to collect and/or control the distribution of contamination in the groundwater.
Runoff	the discharge of water through surface streams.
Salt Water Intrusion	the process which occurs when the higher density salt water begins to enter a body of fresh water. In some circumstances a layer of fresh water will be resting on a lower salt water layer due to density differences between the two fluids.

SARA	Superfund Amendment Reauthorization Act; a federal regulation promulgated in 1986 which allows continuation of the law. The act also created requirements for regional emergency planning in the event of chemical releases which is commonly known as "Community Right to Know."
SCS	Soil Conservation Service.
Sedimentary Rock	rock formed by the accumulation of sediment derived from the weathering of other rocks.
Solid Waste	any waste which is not a liquid or hazardous waste, and can be sent to a municipal landfill.
Stream Terrace	a stream cut rock terrace with a thick cover of slope wash.
Substratum	a layer lying immediately under another.
Surface Water	all water which is open to the atmosphere and subject to surface runoff.
TCLP	Toxicity Characteristic Leaching Procedure; a test method designed to measure the mobility and leaching potential of organic and inorganic contaminants in wastes.
Test Boring	a location where drilling has occurred and the soil has been sampled to identify natural characteristics, and check for the presence of contamination.
Till	nonsorted, nonstratified sediment carried or deposited by a glacier.
TSCA	Toxic Substances Control Act; a federal act which was designed to regulate use and disposal of toxic substances.
Unsaturated Zone	region between land surface and the water table. In this zone, both air and water can exist in the pore spaces. It is also called the Vadose Zone.
Up / Down Gradient	a slope which indicates the change in one variable with respect to another. Usually used in reference to groundwater flow direction.
UST	underground storage tank; includes gasoline tanks, fuel oil tanks, waste storage tanks. Recent federal and state regulations require removal of older steel tanks.
Water Capacity	the ability of soil to retain water in storage. Usually expressed as a ratio of water weight to sediment weight.
Water Quality Criteria	levels of pollutants that establish the suitability of the water for a particular use.

Water Table

elevation at which the top surface water of the groundwater occurs. At this depth, the pores between the soil particles are full of fluid and are in a saturated condition.

WDNR

Wisconsin Department of Natural Resources.

Wetlands

those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions.

■
■

APPENDIX B

DATABASE SEARCH REPORT

E	R	I	S

PERTAINING TO:

133 OAK STREET
WEST BEND, WI 53095

ON BEHALF OF:

ENVIRO AUDIT, LTD.
30 MAIN STREET
CENTERBROOK, CT 06409

PREPARED ON:

08/16/1994

REPORT NUMBER:

9395A

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ERIIS ASTM STATISTICAL PROFILE
State: WI

ERIIS Report #9395A

Aug 12, 1994

Site:

133 OAK STREET
WEST BEND, WI 53095

<u>Database</u>	<u>Radius (Mi)</u>	<u>Property</u>	<u>Property-1/4</u>	<u>1/4-1/2</u>	<u>1/2-1</u>	<u>>1</u>	<u>TOTAL</u>
NPL	1	NO	0	0	0		0
CERCLIS	.5	NO	0	1			1
RCRIS_TS	1	NO	0	0	0		0
RCRIS_LG	.25	YES	1				1
RCRIS_SG	.25	NO	0				0
ERNS	.005	NO	0				0
UST	.25	YES	10				10
LUST	.5	NO	2	12			14
LANDFILL		NR	NR	NR	NR	NR	0
			13	13	0	0	26

Selection of PROPERTY records requires an accurate street address in the ERIIS job order.

A blank radius count indicates that the database was not searched by this radius per client instructions.

NR in a radius count indicates that the database cannot be reported by this search criteria due to insufficient and/or inaccurate addresses reported by a federal/state agency.

ERIIS SUMMARY OF RADIUS SITES

ERIIS Report #9395A

Aug 12, 1994

ERIIS ID.	FACILITY/ADDRESS	DATABASE	DISTANCE FROM SITE	DIRECTION FROM SITE	MAP ID
55007000874	PRAEFKE BRAKE AND SUPPLY CORP 133 OAK ST WEST BEND, WI 53095-4069 COUNTY: WASHINGTON	RCRIS_LG	0.000 Mi	NORTHWEST	874
55010017227	EIS BRAKE PARTS 133 OAK ST WEST BEND, WI 53095-4069 COUNTY: WASHINGTON	UST	0.001 Mi	NORTHWEST	7227
55010017228	EIS DIV PARKER AUTO 133 OAK ST WEST BEND, WI 53095-4069 COUNTY: WASHINGTON	UST	0.001 Mi	NORTHWEST	7228
55010010806	CULLIGAN WATER CONDITIONING 524 S MAIN ST WEST BEND, WI 53095 COUNTY: WASHINGTON	UST	0.210 Mi	NORTHWEST	806
55005008567	CULLIGAN WATER CONDITIONING, INC. 524 S MAIN ST WEST BEND, WI 53095-3936 COUNTY: WASHINGTON	LUST	0.211 Mi	NORTHWEST	8567
55010025293	HAROLD REICHERT 717 PENNSYLVANIA AVE WEST BEND, WI 53095-4141 COUNTY: WASHINGTON	UST	0.213 Mi	SOUTHEAST	5293
55010056946	SPUR STATION 2274 500 S MAIN ST WEST BEND, WI 53095 COUNTY: WASHINGTON	UST	0.217 Mi	NORTHWEST	6946
55010060093	TOM'S SPUR 500 S MAIN ST WEST BEND, WI 53095 COUNTY: WASHINGTON	UST	0.217 Mi	NORTHWEST	93
55010060145	TOMS MOBIL MART 500 S MAIN ST WEST BEND, WI 53095 COUNTY: WASHINGTON	UST	0.217 Mi	NORTHWEST	145
55005006205	MURPHY OIL/SPUR #2274 500 S MAIN ST WEST BEND, WI 53095-3936 COUNTY: WASHINGTON	LUST	0.218 Mi	NORTHWEST	6205
55010031575	JOHN WOZNAK 753 THIRD AVE WEST BEND, WI 53095 COUNTY: WASHINGTON	UST	0.223 Mi	SOUTHWEST	1575
55010027094	HOFFERT SHELL 449 S MAIN ST WEST BEND, WI 53095 COUNTY: WASHINGTON	UST	0.243 Mi	NORTHWEST	7094
55010003912	BADGER MIDDLE SCHOOL 710 S MAIN ST WEST BEND, WI 53095-3940 COUNTY: WASHINGTON	UST	0.243 Mi	SOUTHWEST	3912
55005009879	AMITY LEATHER PRODUCTS 735 S MAIN ST WEST BEND, WI 53095-3939 COUNTY: WASHINGTON	LUST	0.266 Mi	SOUTHWEST	9879
55005004612	SERIGRAPH CORPORATION 760 S INDIANA AVE WEST BEND, WI 53095-4050 COUNTY: WASHINGTON	LUST	0.291 Mi	SOUTHEAST	4612
55005006061	SERIGRAPH, INC #2 760 S INDIANA AVE WEST BEND, WI 53095-4050 COUNTY: WASHINGTON	LUST	0.291 Mi	SOUTHEAST	6061
55005003704	DIAMOND TRANSPORT PROPERTY 115 W DECORAH RD WEST BEND, WI 53095-4007 COUNTY: WASHINGTON	LUST	0.324 Mi	SOUTHEAST	3704
55005005268	O'CONNOR OIL BULK PLANT 108 W DECORAH RD WEST BEND, WI 53095-4008 COUNTY: WASHINGTON	LUST	0.324 Mi	SOUTHEAST	5268
55005009529	YAHR OIL 106 E DECORAH RD WEST BEND, WI 53095-4002 COUNTY: WASHINGTON	LUST	0.329 Mi	SOUTHEAST	9529
55005006167	WEST BEND BULK PLANT (JACOBUS) 111 E DECORAH RD WEST BEND, WI 53095 COUNTY: WASHINGTON	LUST	0.331 Mi	SOUTHEAST	6167

ERIS SUMMARY OF RADIUS SITES

ERIS Report #9395A

Aug 12, 1994

ERIS ID.	FACILITY/ADDRESS	DATABASE	DISTANCE FROM SITE	DIRECTION FROM SITE	MAP ID
55005006628	WASHINGTON CO HISTORICAL MUSEUM 340 S 5TH AVE WEST BEND, WI 53095-3333 COUNTY: WASHINGTON	LUST	0.349 Mi	NORTHWEST	6628
55005008618	WEST BEND ART GALLERY 300 S 6TH AVE WEST BEND, WI 53095-3312 COUNTY: WASHINGTON	LUST	0.424 Mi	NORTHWEST	8618
55005007704	GEHL COMPANY 143 WATER ST WEST BEND, WI 53095-3415 COUNTY: WASHINGTON	LUST	0.460 Mi	NORTHWEST	7704
55001000026	GEHL CO PIT 143 WATER ST WEST BEND, WI 53095 COUNTY: WASHINGTON	CERCLIS	0.464 Mi	NORTHWEST	26
55005006523	SCHLEIF SERVICE, INC 884 S MAIN ST WEST BEND, WI 53095-4634 COUNTY: WASHINGTON	LUST	0.473 Mi	SOUTHWEST	6523
55005006535	MATENAER MOBIL SERVICE 905 S MAIN ST WEST BEND, WI 53095-4601 COUNTY: WASHINGTON	LUST	0.492 Mi	SOUTHWEST	6535

[REDACTED] ERII [REDACTED] ON [REDACTED] D [REDACTED] FOR [REDACTED] II.
 COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY INFORMATION SYSTEM
 (CERCLIS - RADIUS SITES)

ERIIS Report #9395A

Aug 12, 1994

ERIIS ID EPA ID	FACILITY	FACILITY ADDRESS	NPL STATUS INCIDENT CATEGORY	MAP I
55001000026 WID006070031	GEHL CO PIT DISTANCE FROM SITE: 0.464 MILES DIRECTION FROM SITE: NORTHWEST	143 WATER ST WEST BEND, WI 53095 COUNTY: WASHINGTON	NOT ON THE NPL BLANK	26
	<u>SITE EVENT(S)</u>	<u>COMPLETE DATE</u>	<u>ACTION PRIORITY</u>	
	DISCOVERY	11/14/85	BLANK	
	PRELIMINARY ASSESSMENT	11/14/85	BLANK	
	SCREENING SITE INSPECTION	02/16/89	BLANK	

ERIIS REPORT ON DATA FOR
RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM
(RCRIS - LARGE QUANTITY GENERATORS - RADIUS SITES)

ERIIS Report #9395A

Aug 12, 1994

ERIIS ID EPA ID	FACILITY ACTIVITIES RCRA COMPLIANT (Y/N)	ADDRESS	RAATS ISSUE DATE RAATS ACTION/STATUS RAATS PENALTIES	DISTANCE FROM SITE	DIRECTION FROM SITE	MAP ID
55007000874 WID096344213	PRAEFKE BRAKE AND SUPPLY CORP LG QTY GEN Y	133 OAK ST WEST BEND, WI 53095-4069 COUNTY: WASHINGTON	FACILITY NOT REPORTED IN RAATS	0.000 MILES	NORTHWEST	874

REPORTED WASTE CODES

F001
F017
U013

ERIS ID	FACILITY	FACILITY ADDRESS	TYPE OF USER	OWNER	OWNER ADDRESS	MAP ID
55010017227EIS	BRAKE PARTS DISTANCE FROM SITE: 0.001 MILES DIRECTION FROM SITE: NORTHWEST	133 OAK ST WEST BEND, WI 53095-4069 COUNTY: WASHINGTON	INDUSTRIAL	PARKER HANNITIN CORP.	133 OAK ST WEST BEND, WI 53095 PHONE: 414/334-2355	7227
	<u>TANK ID</u> 660100287 660100290	<u>CAPACITY</u> 1000 8000	<u>PRODUCT</u> LEADED DIESEL			
55010017228EIS	DIV PARKER AUTO DISTANCE FROM SITE: 0.001 MILES DIRECTION FROM SITE: NORTHWEST	133 OAK ST WEST BEND, WI 53095-4069 COUNTY: WASHINGTON	INDUSTRIAL	BOB KEEFER	133 OAK ST WEST BEND, WI 53095 PHONE: 414/334-2355	7228
	<u>TANK ID</u> 660100348 660100579	<u>CAPACITY</u> 1000 500	<u>PRODUCT</u> UNLEADED UNLEADED			
55010010806CULLIGAN	WATER CONDITONING DISTANCE FROM SITE: 0.210 MILES DIRECTION FROM SITE: NORTHWEST	524 S MAIN ST WEST BEND, WI 53095 COUNTY: WASHINGTON	MERCANTILE	CULLIGAN WATER CONDITONING	524 S MAIN ST WEST BEND, WI 53095 PHONE: 414/334-3050	806
	<u>TANK ID</u> 660100304 660100361	<u>CAPACITY</u> 550 500	<u>PRODUCT</u> LEADED OTHER			
55010025293HAROLD REICHERT	 DISTANCE FROM SITE: 0.213 MILES DIRECTION FROM SITE: SOUTHEAST	717 PENNSYLVANIA AVE WEST BEND, WI 53095-4141 COUNTY: WASHINGTON	RESIDENTIAL	HAROLD REICHERT	717 PENNSYLVANIA AVENUE WEST BEND, WI 53095 PHONE: 000/000-0000	5293
	<u>TANK ID</u> 660100861	<u>CAPACITY</u> 150	<u>PRODUCT</u> SAND/GRAVEL/SLURRY			
55010056946SPUR STATION 2274	 DISTANCE FROM SITE: 0.217 MILES DIRECTION FROM SITE: NORTHWEST	500 S MAIN ST WEST BEND, WI 53095 COUNTY: WASHINGTON	GAS STATION	MURPHY OIL USA INC/J SCHNEIDER	200 PEACH ST EL FORADO, AR 71730 PHONE: 501/862-6411	6946
	<u>TANK ID</u> 660100092 660100093 660100094 660100894	<u>CAPACITY</u> 10000 560 10000 560	<u>PRODUCT</u> UNLEADED UNKNOWN UNLEADED WASTE OIL			
55010060093TOM'S SPUR	 DISTANCE FROM SITE: 0.217 MILES DIRECTION FROM SITE: NORTHWEST	500 S. MAIN ST WEST BEND, WI 53095 COUNTY: WASHINGTON	GAS STATION	MURPHY OIL CORP.	4600 WEST 77TH ST MINNEAPOLIS, MN 55435 PHONE: 000/000-0000	93
	<u>TANK ID</u> 660100395 660100915 660100916 660100917	<u>CAPACITY</u> 500 6000 12000 8000	<u>PRODUCT</u> WASTE OIL UNLEADED UNLEADED UNLEADED			
55010060145TOMS MOBIL MART	 DISTANCE FROM SITE: 0.217 MILES DIRECTION FROM SITE: NORTHWEST	500 S MAIN ST WEST BEND, WI 53095 COUNTY: WASHINGTON	GAS STATION	MURPHY OIL CORP	4600 WEST 77ST MINNEAPOLIS, WI 55435 PHONE: 414/334-3002	145
	<u>TANK ID</u>	<u>CAPACITY</u>	<u>PRODUCT</u>			