GIS REGISTRY INFORMATION

SITE NAME: ELSE, JACK PROPERTY

BRRTS #: 03-28-233606 **FID # (if appropriate):**

COMMERCE # (if appropriate): 53036-9407-70

CLOSURE DATE: 21-Apr-2006

STREET ADDRESS: W1270 Marietta Avenue

CITY: Ixonia

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): **X=** 976789.97 **Y=** 2080710.08

CONTAMINATED MEDIA: Groundwater [ ] Soil [ ] Both [X]

OFF-SOURCE GW CONTAMINATION >ES: [ ] Yes [ ] No

IF YES, STREET ADDRESS 1:

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

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): [ ] Yes [ ] No

IF YES, STREET ADDRESS 1:

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

CONTAMINATION IN RIGHT OF WAY: [X] Yes [ ] No

DOCUMENTS NEEDED:

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

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Lloyd L. Eagan, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TTY Access via relay - 711

April 21, 2006

File Ref: 03-28-233606

Attorney Robert Waud
135 W. Wells Street
Suite 618
Milwaukee, WI 53203

Subject: Final Case Closure for Former Jack Else Property, W1270 Marietta Avenue, Ixonia, Wisconsin

Dear Attorney Waud:

On March 29, 2006, the South Central Region Closure Committee reviewed your request for closure of the case described above. A letter dated March 29, 2006 notified you that the Closure Committee had granted conditional closure to this case.

On April 20, 2006 the Department received correspondence indicating that the site has complied with the requirements of closure. The monitoring wells at the site were properly abandoned in compliance with ch. NR 141, Wisconsin Administrative Code. Documentation of well abandonment was received and filed. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit http://dnr.wi.gov/org/aw/rr/gis/index.htm. If your property is listed on the GIS Registry and you intend to construct or reconstruct a well, you will need Department approval. Department approval is required before construction or reconstruction of a well on a property listed on the GIS Registry, in accordance with s. NR 812.09(4)(w). To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf or at the web address listed above for the GIS Registry.

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

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

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (608) 275-3297.

Sincerely,

Wendell Wojner
Hydrogeologist.
South Central Region

cc: Mark Williams, Williams Environmental Associates, Inc. 221 Frigate Drive, Madison, WI 53705
Mr. David Peschek and Ms. Diane Seebach, W1270 Marietta Avenue, Ixonia, WI 53036

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
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South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TTY Access via relay - 711

March 29, 2006

File Ref: 03-28-233606

Attorney Robert Waud
135 W. Wells Street
Suite 618
Milwaukee, WI 53203

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure
Former Jack Else Property, W1270 Marietta Avenue, Ixonia, Wisconsin

Dear Attorney Waud:

On March 29, 2006, the South Central Region Closure Committee reviewed your request for closure of the case described above. This committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the South Central Region Closure Committee has determined that the petroleum contamination on the site from the former underground storage tanks appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wisconsin Administrative Code and will be closed if the following conditions are satisfied:

MONITORING WELL ABANDONMENT

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141. Wis. Adm. Code. Documentation of well abandonment must be submitted to me on Form 3300-5B found at www.dnr.state.wi.us/org/water/dwg/gw/ or provided by the Department of Natural Resources.

When the above condition has been satisfied, please submit a letter with the abandonment forms. When the letter and forms have been received, your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit http://maps.dnr.state.wi.us/brrts.

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

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (608) 275-3297.

Sincerely,

Wendell Wojner
Hydrogeologist.
South Central Region

cc: Mark Williams, Williams Environmental Associates, Inc. 221 Frigate Drive, Madison, WI 53705
Mr. David Peschek and Ms. Diane Seebach, W1270 Marietta Avenue, Ixonia, WI 53036

1141918
DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 - 1982

WARRANTY DEED

000117

This Deed, made between Mike Hardman, Grantor, and David P. Peschek and Diane C. Seebach, husband and wife, Grantee,

Witnesseth, That the said Grantor, for valuable consideration one dollar and other valuable consideration conveys to Grantee the following described real estate in Jefferson County, State of Wisconsin:

RECEIVED FOR RECORD
at 11:35 o'clock A M
DEC 16 2003
Register of Deeds
Jefferson County, WI

THIS SPACE RESERVED FOR RECORDING DATA
NAME AND RETURN ADDRESS

Grantee
W270 Marietta Ave.
Ixonia WI 53036

N
STATE TRANSFER
Tax Paid
$ 720.00

012-0816-2232-02C
Parcel Identification Number

See attached.

This is not homestead property.

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

And Mike Hardman warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing and will warrant and defend the same.

Dated this 15th day of DECEMBER 2003

Mike Hardman (SEAL) _____ (SEAL)
Mike Hardman

_____ (SEAL) _____ (SEAL)

AUTHENTICATION

Signature(s) _____

_____

authenticated this ___ day of _____, _____

_____

_____

TITLE: MEMBER OF STATE BAR OF WISCONSIN
(If not, _____ authorized by ss. 706.06, Wis. Stats.)
THIS INSTRUMENT WAS DRAFTED BY

Priority Title Corporation
Patrice M. Hargarten

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

ACKNOWLEDGMENT

State of Wisconsin)
) ss.
Waukesha County,)

Personally came before me this 15 day of DECEMBER, 2003, the above named Mike Hardman to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

M. Payton
M. PAYTON

Notary Public, Waukesha County, Wis.
My commission is permanent. (If not, state expiration date: August 19, 2007.)

M. PAYTON
Notary Public
State of Wisconsin

Parcel 1: Commencing at a point one rod East of the Southwest corner of the South 1/2 of the East 1/2 of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 22, in Township 8 North, Range 16 East, which point of commencement is the Northeast corner of the possession formerly owned and occupied by Otto Will and wife; thence South and along Will's East line a distance of 239 feet more or less to the North line of the public highway running Northwesterly through South 1/2 of said section; thence Southeasterly along the North line of said highway a distance of 78 feet; thence Northerly a distance of 267 feet more or less to a point on the East and West 1/4 line of said section 112 feet East of point of commencement, thence West on said East and West 1/4 line 112 feet to the place of beginning.

Parcel 2: All that part of the Northwest 1/4 of the Southwest 1/4 of Section 22, Town 8 North, Range 16 East, Town of Ixonia, Jefferson County, Wisconsin; bounded and described as follows: Commencing at the West 1/4 corner of said Section 22; thence East, along the East-West 1/4 line of said Section 22, 451.45 feet to the place of beginning; thence continuing East, along said East-West 1/4 line, 88.45 feet; thence South 6°15' West, 149.15 feet; thence South 74°25' East, 10.00 feet; thence South 8°35' West, 143.85 feet to the center line of Marietta Ave., thence North 73°55' West, along said centerline, 104.53 feet; thence North 9°35' East 267.28 feet to the place of beginning.

Excepting those lands as described in Volume 709 Page 625 but including those lands described in Volume 709 Page 627.

To Whom it May Concern:

To the best of my knowledge, the legal descriptions provided herein for the property at W1270 Marietta Avenue, Ixonia, Wisconsin, commonly known as the Jack Else property, are true and accurate.

Dal Peschek

David Peschek
Property Owner

3/05/06

Date

February 17, 2005

Town of Ixonia
P.O. Box 109
Ixonia, Wisconsin 53036

Attention: Mr. Dave Waller

Dear Mr. Waller:

Re: Notification of Soil and Groundwater Contamination beneath Marietta Avenue
W1270 Marietta Avenue
Ixonia, Wisconsin

The purpose of this letter is to notify the Town of Ixonia of possible petroleum contamination of soil and groundwater within the right-of-way of Marietta Avenue. The source of this contamination is from historical releases of petroleum from underground storage tanks once located on the Ixonia Tavern property, known also as the Jack Else property, W1270 Marietta Avenue. Contaminated soil is known to extend under the sidewalk at this address and is present in soils from depths of 4½ feet to 12 feet below the ground surface. Contamination is present in the shallow groundwater extending from the south end of the tavern parking area near the east driveway to the southwest toward Marietta Avenue. Groundwater has generally been observed at a depths of 6 to 7 feet below grade.

This letter is being sent as a requirement of site closure under Wis. Adm. Code NR 726.

Sincerely,

David Peschek
Property Owner

Jefferson County Geographic Information System

Print Close

_SELE-CTION-

Minor Hydro Names

Major Road Centerl-ines

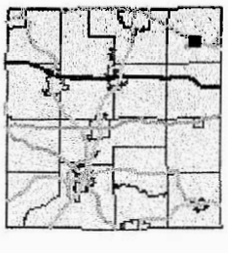
County (cont)

Federal

Interstate

State

Streams, Etc.



varion systems

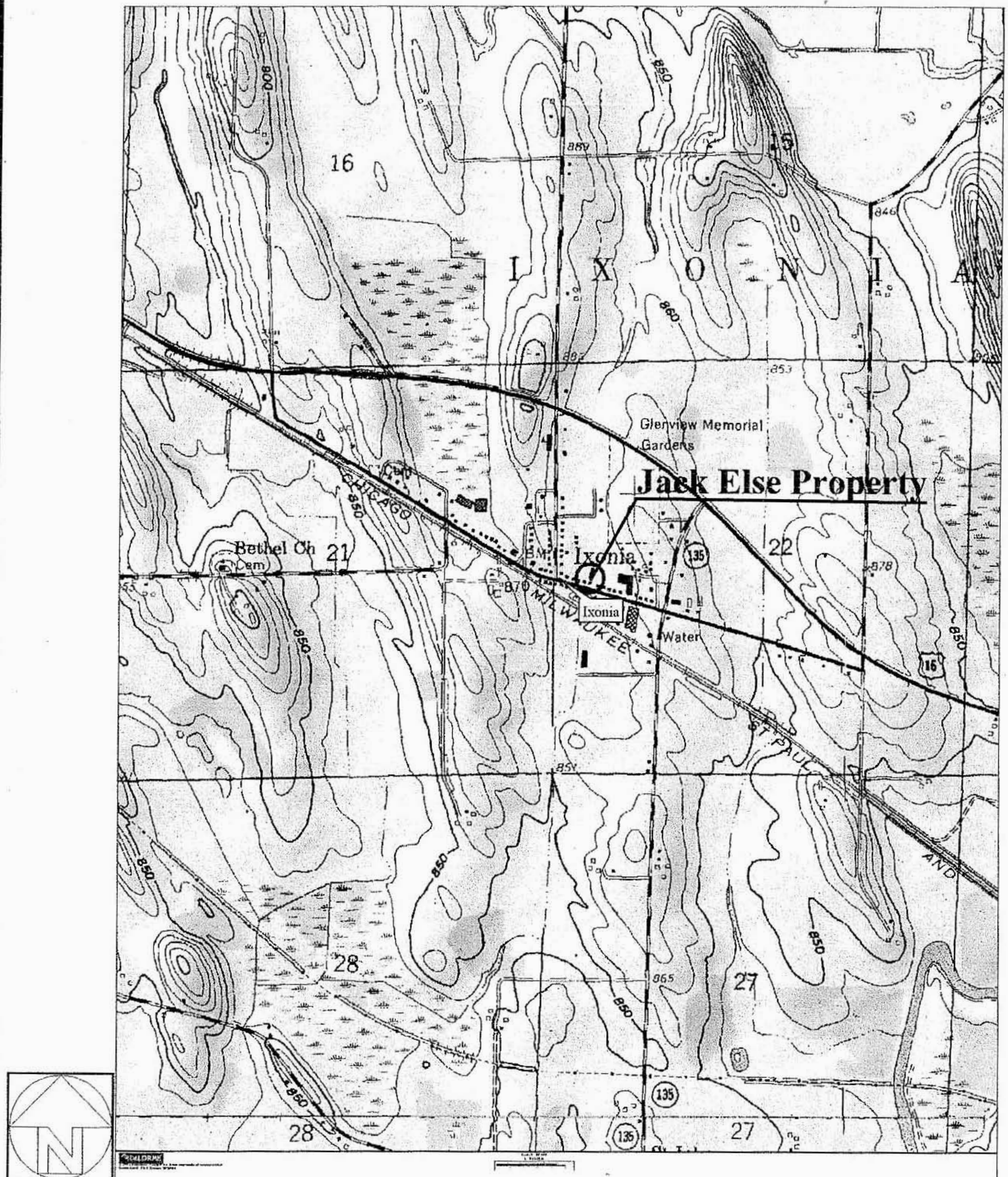
DISCLAIMER
This map is not a substitute for an actual field survey or on sight investigation. The accuracy of this map is limited by the quality of the records from which it was assembled. Other inherent inaccuracies occur during the composition process. Jefferson County makes no warranty whatsoever concerning this information.

Well Survey Information

Monitoring Well	State Coordinate WTM 83/91 Locations (ft)		Elevations (USGS)
	Northing (ft)	Easting (ft)	
MW-1*	**976789.97**	**2080710.08**	867.17
MW-2	976728.20	2080745.71	866.98
MW-3	976751.63	2080717.69	865.94
MW-3A	976752.59	2080712.99	866.16

Horizontal and vertical controls for the Jack Else monitoring wells were determined by licensed land surveyor on June 28, 2006. WTM coordinates were found using GPS equipment. Note: Monitoring well MW-1 is the most centralized of the monitoring wells. Its WTM coordinates best represent the location of the Jack Else property. This location in meters is:

E 634363 meters, N 297802 meters



WILLIAMS ENVIRONMENTAL ASSOCIATES inc.

Client: **Wisconsin Department of Natural Resources**

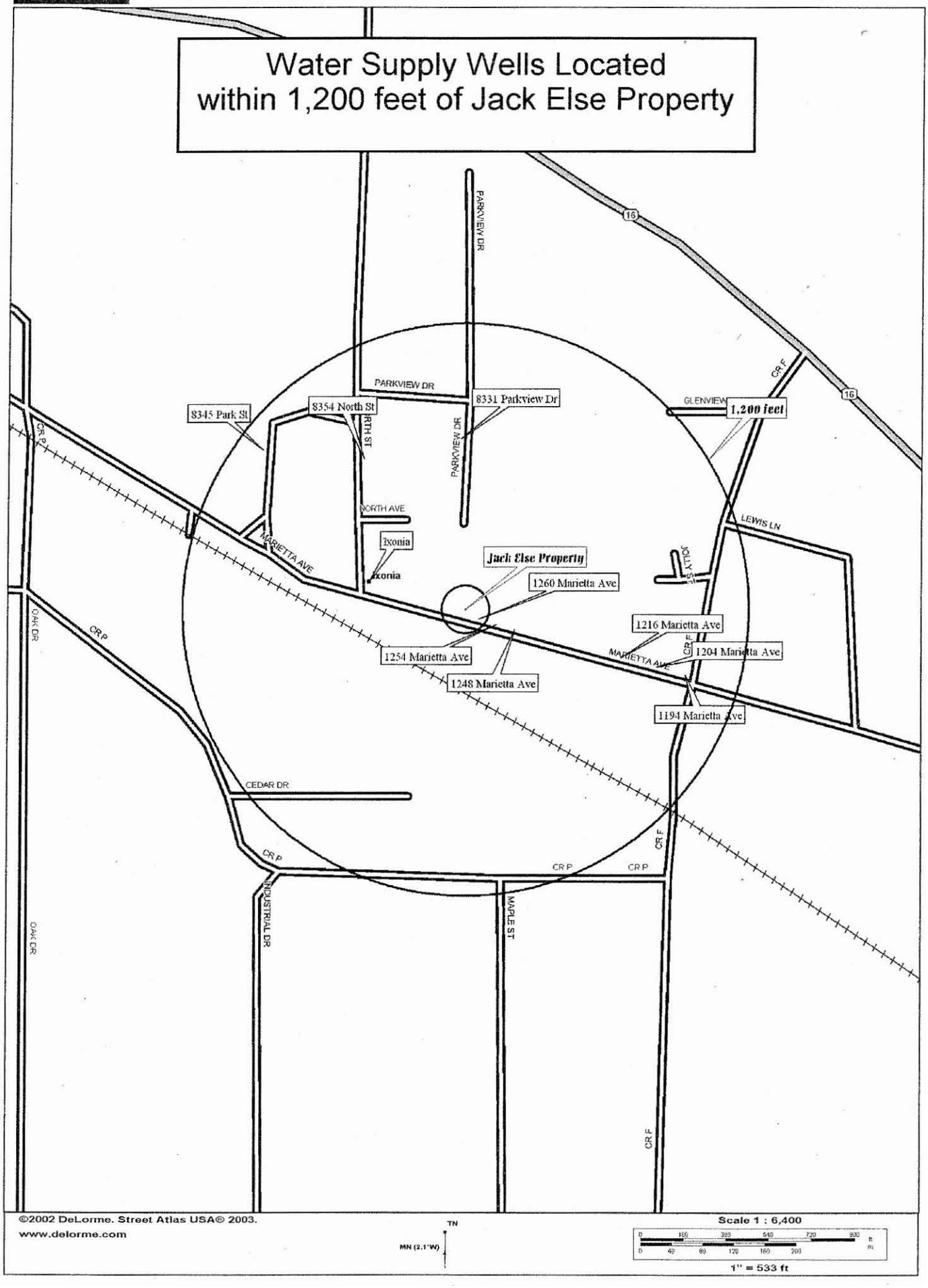
Groundwater Sampling
Jack Else Property
W1270 Marietta Avenue
Ixonia, Wisconsin

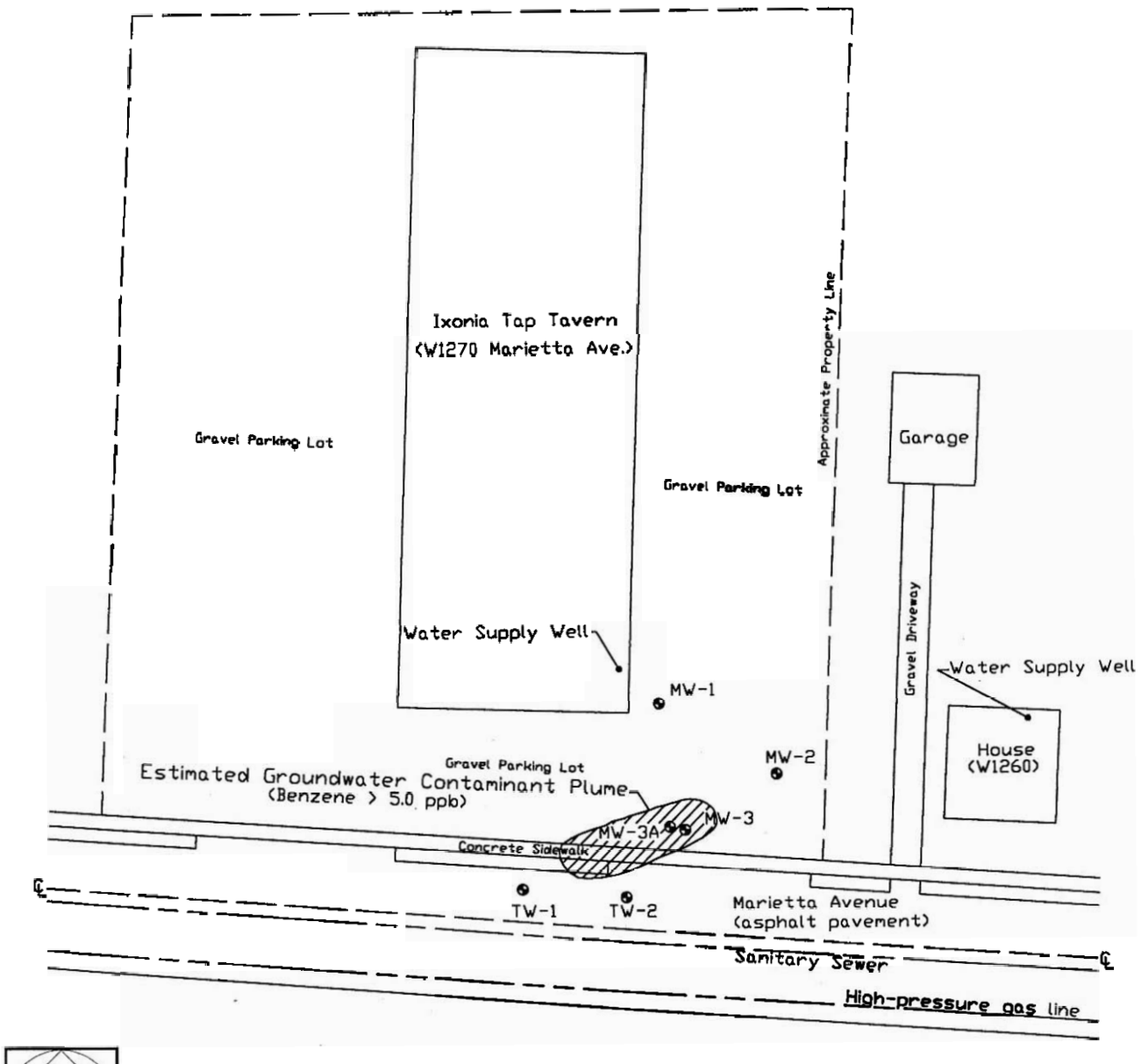
Property Location
(Scale: 1" = 2,000')

Map Source: 2002 DeLorme, Xmap 3.5 3-D Topo Quads, Wisconsin, 1999

December 26, 2005

Water Supply Wells Located within 1,200 feet of Jack Else Property





WILLIAMS ENVIRONMENTAL ASSOCIATES inc.

Client: **Wisconsin Department of Natural Resources**

Groundwater Sampling
Jack Else Property
W1270 Marietta Avenue
Ixonia, Wisconsin

Site Sketch
(Approx. Scale: 1" = 50')

December 28, 2005 (Rev. February 15, 2006)

TABLE 4.1

ANALYTICAL SUMMARY
MW-1

Jack Else Property
W1270 Marietta Avenue
Ixonia, Wisconsin

Analytical Parameters	Units	ES	PAL	SAMPLING DATES 3/01/01	8/31/01	11/16/01	4/19/05	6/28/2005	9/15/2005	12/5/2005
Lead	µg/L	15	1.5	---	---	---	<5.0	<1.4	---	<1.4
GRO	µg/L	ns	ns	<50	<50	<50	<50	<50	<50	<50
PVOCs										
Benzene	µg/L	5	0.5	<0.50	<0.50	<0.50	<0.50	<0.25	<0.25	<0.25
Ethylbenzene	µg/L	700	140	<0.50	<0.50	<0.50	<5.00	<0.22	<0.22	<0.22
Methyl-tert-butyl-ether	µg/L	60	12	<0.50	<0.50	<0.50	<0.290	<0.23	<0.23	<0.23
Toluene	µg/L	1000	200	<0.50	<0.50	<0.50	<5.00	<0.11	<0.11	0.12
1,2,4-trimethylbenzene	µg/L	480	96	<1.0	<1.0	<1.0	<5.00	<0.25	<0.25	<0.25
1,3,5-trimethylbenzene	µg/L	(480)	(96)	<1.0	<1.0	<1.0	<5.00	<0.19	<0.19	<0.19
Total xylenes	µg/L	10000	1000	<0.50	<0.50	<0.50	<5.00	<0.39	<0.39	<0.39
All Other VOCs	µg/L	Varies	Varies	---	---	---	nd	---	---	---
Natural Attenuation Parameters										
Nitrate-nitrogen	mg/L	ns	ns	---	---	---	0.165	---	---	<0.5
Sulfate (as SO_4)	mg/L	250	125	---	---	---	51.4	---	---	54
Alkalinity (as CaCO3)	mg/L	ns	ns	---	---	---	480	---	---	530
Temperature	°C	ns	ns	10.4	---	13.99	8.9	12.5	14.8	13.4
Dissolved Oxygen	mg/L	ns	ns	3.7	---	3.63	0.06 / 1.45	0.21 / 0.84	1.54 / 1.06	--- / 4.7
pH	Standard	ns	ns	8.04	---	8.01	6.9	6.87	6.99	7.03
ORP (eH)	mV	ns	ns	40	---	420	84 / 79	92 / 30	93 / 83	--- / 103
Conductivity	µS/cm	ns	ns	895	---	926	868	981	1058	5.1

TABLE 4.2

ANALYTICAL SUMMARY
MW-2

Jack Else Property
W1270 Marietta Avenue
Ixonia, Wisconsin

Analytical Parameters	Units	ES	PAL	SAMPLING DATES 3/01/01	8/31/01	11/16/01	4/19/05	6/28/2005	9/15/2005	12/5/2005
Lead	µg/L	15	1.5	---	---	---	<5.0	<1.4	---	4.3
GRO	µg/L	ns	ns	<50	<50	<50	<50	<50	<50	<50
PVOCs										
Benzene	µg/L	5	0.5	<0.50	<0.50	<0.50	<0.50	<0.25	<0.25	<0.25
Ethylbenzene	µg/L	700	140	<0.50	<0.50	<0.50	<5.00	<0.22	<0.22	<0.22
Methyl-tert-butyl-ether	µg/L	60	12	<0.50	<0.50	<0.50	<0.290	<0.23	<0.23	<0.23
Toluene	µg/L	1000	200	<0.50	<0.50	<0.50	<5.00	<0.11	<0.11	0.14
1,2,4-trimethylbenzene	µg/L	480	96	<1.0	<1.0	<1.0	<5.00	<0.25	<0.25	<0.25
1,3,5-trimethylbenzene	µg/L	(480)	(96)	<1.0	<1.0	<1.0	<5.00	<0.19	<0.19	<0.19
Total xylenes	µg/L	10000	1000	<0.50	<0.50	<0.50	<5.00	<0.39	<0.39	<0.39
All Other VOCs	µg/L	Varies	Varies	---	---	---	nd	---	---	---
Natural Attenuation Parameters										
Nitrate-nitrogen	mg/L	ns	ns	---	---	---	0.079	---	---	<0.5
Sulfate (as SO_4)	mg/L	250	125	---	---	---	72.3	---	---	64
Alkalinity (as CaCO3)	mg/L	ns	ns	---	---	---	483	---	---	480
Temperature	°C	ns	ns	13.99	---	13.23	7.5	10.3	13.2	13
Dissolved Oxygen	mg/L	ns	ns	6.9	---	4.43	0.01 / 3.32	0.13 / 0.19	2.41 / 3.05	--- / 7.75
pH	Standard	ns	ns	7.82	---	7.76	7.07	6.97	4.72	7.26
ORP (eH)	mV	ns	ns	420	---	430	68 / 87	91 / 65	144 / 149	--- / 188
Conductivity	µS/cm	ns	ns	1730	---	1750	292	937	1342	1024

Notes:
µg/L means micrograms per liter
mg/L means milligrams per liter
mV means millivolts
µS/cm means microsiemens per centimeter
ns means no standard
-- means no sample collected or reported
< means less than
nd means no detect
Concentrations in italics exceed PAL
Concentrations in bold exceed ES
Values for dissolved oxygen and ORP are before and after purging

TABLE 4.3

ANALYTICAL SUMMARY
MW-3

Jack Else Property
W1270 Marietta Avenue
Ixonia, Wisconsin

Analytical Parameters	Units	ES	PAL	SAMPLING DATES 3/01/01	8/31/01	11/16/01	4/19/05	6/28/2005	9/15/2005	12/5/2005
Lead	µg/L	15	1.5	---	---	---	<5.0	<0.14	---	<1.4
GRO	µg/L	ns	ns	878	306	658	2210	1100	220	800
PVOCs										
Benzene	µg/L	5	0.5	**472**	**436**	**415**	**533**	**430**	**230**	**65**
Ethylbenzene	µg/L	700	140	11.2	7.87	10	47.6	30	15	3
Methyl-tert-butyl-ether	µg/L	60	12	<0.20	<0.20	1.2	<0.029	<4.6	<0.46	<0.46
Toluene	µg/L	1000	200	83.5	39.4	64.1	136	77	22	52
1,2,4-trimethylbenzene	µg/L	480	96	3.5	2.11	<1.0	<5.00	9.6	0.5	20
1,3,5-trimethylbenzene	µg/L	(480)	(96)	2.02	<1.0	<1.0	<5.00	<3.8	<0.38	10
Total xylenes	µg/L	10000	1000	11.8	6.78	7.39	<5.00	16	5.1	57
All Other VOCs	µg/L	Varies	Varies	---	---	---	nd	---	---	---
Natural Attenuation Parameters										
Nitrate-nitrogen	mg/L	ns	ns	---	---	---	0.054	---	---	<0.50
Sulfate (as SO_4)	mg/L	250	125	---	---	---	47.6	---	---	33
Alkalinity (as CaCO3)	mg/L	ns	ns	---	---	---	541	---	---	580
Temperature	°C	ns	ns	8.5	---	13.92	8.8	12.0	15.3	12.2
Dissolved Oxygen	mg/L	ns	ns	7.11	---	4.92	0.20 / 3.43	0.02 / 4.34	0.07 / 6.13	--- / 3.9
pH	Standard	ns	ns	8.4	---	8.56	7.21	7.16	7.36	7.42
ORP (eH)	mV	ns	ns	66	---	225	-62 / -53	-108 / -72	-111 / -66	--- / 92
Conductivity	µS/cm	ns	ns	1630	---	1249	--	1305	1171	1278

TABLE 4.4

ANALYTICAL SUMMARY
MW-3A

Jack Else Property
W1270 Marietta Avenue
Ixonia, Wisconsin

Analytical Parameters	Units	ES	PAL	SAMPLING DATES 3/01/01	8/31/01	11/16/01	4/19/05	6/28/2005	9/15/2005	12/5/2005
Lead	µg/L	15	1.5	---	---	---	<5.0	<1.4	---	3
GRO	µg/L	ns	ns	<50	<50	<50	<50	<50	<50	<50
PVOCs										
Benzene	µg/L	5	0.5	2.32	<0.50	<0.50	*0.53*	0.37	0.27	0.49
Ethylbenzene	µg/L	700	140	4.54	0.511	<0.50	<5.00	<0.22	<0.22	<0.22
Methyl-tert-butyl-ether	µg/L	60	12	<0.20	<0.20	<0.20	<0.290	<0.23	<0.23	<0.23
Toluene	µg/L	1000	200	1.94	<0.50	<0.50	<5.00	<0.11	<0.11	0.12
1,2,4-trimethylbenzene	µg/L	480	96	4.14	<1.0	<1.0	<5.00	<0.25	<0.25	<0.25
1,3,5-trimethylbenzene	µg/L	(480)	(96)	1.83	<1.0	<1.0	<5.00	<0.19	<0.19	<0.19
Total xylenes	µg/L	10000	1000	5.46	<0.50	<0.50	<5.00	<0.39	<0.39	<0.39
All Other VOCs	µg/L	Varies	Varies	---	---	---	nd	---	---	---
Natural Attenuation Parameters										
Nitrate-nitrogen	mg/L	ns	ns	---	---	---	<0.05	---	---	<0.5
Sulfate (as SO_4)	mg/L	250	125	---	---	---	37.8	---	---	43
Alkalinity (as CaCO3)	mg/L	ns	ns	---	---	---	443	---	---	490
Temperature	°C	ns	ns	10.43	---	13.86	8.7	10.9	14.5	13
Dissolved Oxygen	mg/L	ns	ns	2.46	---	2.23	0.22 / 0.16	0.06 / 0.07	0.2 / 0.52	--- / 1.05
pH	Standard	ns	ns	8.24	---	8.23	7.21	7.11	7.21	7.44
ORP (eH)	mV	ns	ns	38	---	231	-60 / -72	-119 / -77	-85 / -96	--- / 46
Conductivity	µS/cm	ns	ns	980	---	945	741	803	1098	831

Notes:
µg/L means micrograms per liter
mg/L means milligrams per liter
mV means millivolts
µS/cm means microsiemens per centimeter
ns means no standard
-- means no sample collected or reported
< means less than
nd means no detect
Concentrations in italics exceed PAL
Concentrations in bold exceed ES
Values for dissolved oxygen and ORP are before and after purging

TABLE 4.5

ANALYTICAL SUMMARY
TW-1

Jack Else Property
W1270 Marietta Avenue
Ixonia, Wisconsin

Analytical Parameters	Units	ES	PAL	SAMPLING DATES 3/01/01	8/31/01	11/16/01	4/19/05	6/28/2005	9/15/2005	12/5/2005
Lead	µg/L	15	1.5	---	---	---	---	---	---	---
GRO	µg/L	ns	ns	---	---	---	---	---	<50	---
PVOCs										
Benzene	µg/L	5	0.5	---	---	---	---	---	0.43	---
Ethylbenzene	µg/L	700	140	---	---	---	---	---	0.39	---
Methyl-tert-butyl-ether	µg/L	60	12	---	---	---	---	---	<0.23	---
Toluene	µg/L	1000	200	---	---	---	---	---	1.2	---
1,2,4-trimethylbenzene	µg/L	480	96	---	---	---	---	---	0.29	---
1,3,5-trimethylbenzene	µg/L	(480)	(96)	---	---	---	---	---	<0.19	---
Total xylenes	µg/L	10000	1000	---	---	---	---	---	1.2	---
All Other VOCs	µg/L	Varies	Varies	---	---	---	---	---	---	---
Natural Attenuation Parameters										
Nitrate-nitrogen	mg/L	ns	ns	---	---	---	---	---	---	---
Sulfate (as SO_4)	mg/L	250	125	---	---	---	---	---	---	---
Alkalinity (as CaCO3)	mg/L	ns	ns	---	---	---	---	---	---	---
Temperature	°C	ns	ns	---	---	---	---	---	---	---
Dissolved Oxygen	mg/L	ns	ns	---	---	---	---	---	---	---
pH	Standard	ns	ns	---	---	---	---	---	---	---
ORP (eH)	mV	ns	ns	---	---	---	---	---	---	---
Conductivity	µS/cm	ns	ns	---	---	---	---	---	---	---

TABLE 4.6

ANALYTICAL SUMMARY
TW-2

Jack Else Property
W1270 Marietta Avenue
Ixonia, Wisconsin

Analytical Parameters	Units	ES	PAL	SAMPLING DATES 3/01/01	8/31/01	11/16/01	4/19/05	6/28/2005	9/15/2005	12/5/2005
Lead	µg/L	15	1.5	---	---	---	---	---	---	---
GRO	µg/L	ns	ns	---	---	---	---	---	<50	---
PVOCs										
Benzene	µg/L	5	0.5	---	---	---	---	---	0.37	---
Ethylbenzene	µg/L	700	140	---	---	---	---	---	1.0	---
Methyl-tert-butyl-ether	µg/L	60	12	---	---	---	---	---	<0.23	---
Toluene	µg/L	1000	200	---	---	---	---	---	0.96	---
1,2,4-trimethylbenzene	µg/L	480	96	---	---	---	---	---	0.34	---
1,3,5-trimethylbenzene	µg/L	(480)	(96)	---	---	---	---	---	<0.19	---
Total xylenes	µg/L	10000	1000	---	---	---	---	---	3.4	---
All Other VOCs	µg/L	Varies	Varies	---	---	---	---	---	---	---
Natural Attenuation Parameters										
Nitrate-nitrogen	mg/L	ns	ns	---	---	---	---	---	---	---
Sulfate (as SO_4)	mg/L	250	125	---	---	---	---	---	---	---
Alkalinity (as CaCO3)	mg/L	ns	ns	---	---	---	---	---	---	---
Temperature	°C	ns	ns	---	---	---	---	---	---	---
Dissolved Oxygen	mg/L	ns	ns	---	---	---	---	---	---	---
pH	Standard	ns	ns	---	---	---	---	---	---	---
ORP (eH)	mV	ns	ns	---	---	---	---	---	---	---
Conductivity	µS/cm	ns	ns	---	---	---	---	---	---	---

Notes:
µg/L means micrograms per liter
mg/L means milligrams per liter
mV means millivolts
µS/cm means microsiemens per centimeter
ns means no standard
-- means no sample collected or reported
< means less than
nd means no detect
Concentrations in italics exceed PAL
Concentrations in bold exceed ES

TABLE 4.7

ANALYTICAL SUMMARY
Private Well: W1260 Marietta
(neighboring well)

Jack Else Property
W1270 Marietta Avenue
Ixonia, Wisconsin

Analytical Parameters	Units	ES	PAL	SAMPLING DATES 3/01/01	8/31/01	11/16/01	4/19/05	6/28/2005	9/15/2005	12/5/2005
Lead	µg/L	15	1.5	---	---	---	<5.0	---	---	<0.44
GRO	µg/L	ns	ns	<50	<50	<50	<50	---	---	---
PVOCs										
Benzene	µg/L	5	0.5	<0.50	<0.50	<0.50	<0.50	---	---	<0.25
Ethylbenzene	µg/L	700	140	<0.50	<0.50	<0.50	<5.00	---	---	<0.22
Methyl-tert-butyl-ether	µg/L	60	12	<0.50	<0.50	<0.50	<0.290	---	---	<0.23
Toluene	µg/L	1000	200	<0.50	<0.50	<0.50	<5.00	---	---	<0.11
1,2,4-trimethylbenzene	µg/L	480	96	<1.0	<1.0	<1.0	<5.00	---	---	<0.25
1,3,5-trimethylbenzene	µg/L	(480)	(96)	<1.0	<1.0	<1.0	<5.00	---	---	<0.19
Total xylenes	µg/L	10000	1000	<0.50	<0.50	<0.50	<5.00	---	---	<0.39
All Other VOCs	µg/L	Varies	Varies	---	---	---	nd	---	---	
Natural Attenuation Parameters										
Nitrate-nitrogen	mg/L	ns	ns	---	---	---	---	---	---	---
Sulfate (as SO_4)	mg/L	250	125	---	---	---	---	---	---	---
Alkalinity (as CaCO3)	mg/L	ns	ns	---	---	---	---	---	---	---
Temperature	°C	ns	ns	---	---	---	---	---	---	---
Dissolved Oxygen	mg/L	ns	ns	---	---	---	---	---	---	---
pH	Standard	ns	ns	---	---	---	---	---	---	---
ORP (eH)	mV	ns	ns	---	---	---	---	---	---	---
Conductivity	µS/cm	ns	ns	---	---	---	---	---	---	---

TABLE 4.8

ANALYTICAL SUMMARY
Private Well: W1270 Marietta
(Else property well)

Jack Else Property
W1270 Marietta Avenue
Ixonia, Wisconsin

Analytical Parameters	Units	ES	PAL	SAMPLING DATES 3/01/01	8/31/01	11/16/01	4/19/05	6/28/2005	9/15/2005	Dec-05
Lead	µg/L	15	1.5	---	---	---	<5.0	---	---	<0.44
GRO	µg/L	ns	ns	<50	<50	<50	<50	---	---	---
PVOCs										
Benzene	µg/L	5	0.5	<0.50	<0.50	<0.50	<0.50	---	---	<0.25
Ethylbenzene	µg/L	700	140	<0.50	<0.50	<0.50	<5.00	---	---	<0.22
Methyl-tert-butyl-ether	µg/L	60	12	<0.50	<0.50	<0.50	<0.290	---	---	<0.23
Toluene	µg/L	1000	200	<0.50	<0.50	<0.50	<5.00	---	---	<0.11
1,2,4-trimethylbenzene	µg/L	480	96	<1.0	<1.0	<1.0	<5.00	---	---	<0.25
1,3,5-trimethylbenzene	µg/L	(480)	(96)	<1.0	<1.0	<1.0	<5.00	---	---	<0.19
Total xylenes	µg/L	10000	1000	<0.50	<0.50	<0.50	<5.00	---	---	<0.39
All Other VOCs	µg/L	Varies	Varies	---	---	---	nd	---	---	
Natural Attenuation Parameters										
Nitrate-nitrogen	*mg/L*	*ns*	ns	---	---	---	---	---	---	---
Sulfate (as SO_4)	mg/L	250	125	---	---	---	---	---	---	---
Alkalinity (as CaCO3)	mg/L	ns	ns	---	---	---	---	---	---	---
Temperature	°C	ns	ns	---	---	---	---	---	---	---
Dissolved Oxygen	mg/L	ns	ns	---	---	---	---	---	---	---
pH	Standard	ns	ns	---	---	---	---	---	---	---
ORP (eH)	mV	ns	ns	---	---	---	---	---	---	---
Conductivity	µS/cm	ns	ns	---	---	---	---	---	---	---

Notes:
µg/L means micrograms per liter
mg/L means milligrams per liter
mV means millivolts
µS/cm means microsiemens per centimeter
ns means no standard
-- means no sample collected or reported
< means less than
nd means no detect
Concentrations in italics exceed PAL
Concentrations in bold exceed ES

TABLE 4.10

ANALYTICAL SUMMARY
Natural Attenuation Parameters

Jack Else Property
W1270 Marietta Avenue
Ixonia, Wisconsin

Natural Attenuation Parameter	Units	SAMPLING DATES						
		3/1/2001	8/31/2001	11/16/2001	4/19/2005	6/28/2005	9/15/2005	12/5/2005
Nitrate-nitrogen	mg/L							
MW-1		---	---	---	0.165	---	---	<0.5
MW-2		---	---	---	0.079	---	---	<0.5
MW-3		---	---	---	0.054	---	---	<0.5
MS-3A		---	---	---	<0.05	---	---	<0.5
Sulfate (as SO_4)	mg/L							
MW-1		---	---	---	51.4	---	---	54
MW-2		---	---	---	72.3	---	---	64
MW-3		---	---	---	47.6	---	---	33
MS-3A		---	---	---	37.8	---	---	43
Alkalinity (as CaCO3)	mg/L							
MW-1		---	---	---	480	---	---	530
MW-2		---	---	---	483	---	---	480
MW-3		---	---	---	541	---	---	580
MS-3A		---	---	---	443	---	---	490
Temperature	°C							
MW-1		10.21	---	13.99	8.9	12.5	14.8	13.4
MW-2		13.99	---	13.23	7.5	10.3.	132	13
MW-3		8.5	---	13.92	8.8	12	15.3	12.2
MS-3A		10.43	---	13.86	8.7	10.9	14.5	13
Dissolved Oxygen	mg/L							
MW-1		3.7	---	3.63	0.06 / 1.45	0.21 / 0.84	1.54 / 1.06	--- / 4.7
MW-2		6.9	---	4.43	0.01 / 3.32	0.13 / 0.19	2.41 / 3.05	--- / 7.75
MW-3		7.11	---	4.92	0.20 / 3.43	0.02 / 4.34	0.07 / 6.13	--- / 3.9
MS-3A		2.46	---	2.23	0.22 / 0.16	0.06 / 0.07	0.2 / 0.52	--- / 1.05
pH	Standard							
MW-1		8.04	---	8.01	6.9	6.87	6.99	7.03
MW-2		7.82	---	7.76	7.07	6.97	4.72	7.26
MW-3		8.4	---	8.56	7.31	7.16	7.36	7.42
MS-3A		8.24	---	8.23	7.21	7.11	7.21	7.44
ORP (eH)	mV							
MW-1		40	---	420	84 / 79	92 / 30	93 / 83	--- / 103
MW-2		420	---	430	68 / 87	91 / 65	144 / 149	--- / 188
MW-3		66	---	225	-62 / -53	-108 / -72	-111 / -66	--- / 92
MS-3A		38	---	231	-60 / -72	-119 / -77	-85 / -96	--- / 46
Conductivity	µS/cm							
MW-1		895	---	926	868	981	1053	5.1
MW-2		1730	---	1750	292	937	1342	1024
MW-3		1630	---	1249	---	1305	1171	1278
MS-3A		980	---	945	741	803	1098	831

Notes:
Values for dissolved oxygen and ORP are before and after purging

TABLE 4.9

WATER TABLE ELEVATIONS

Jack Else Property
W1270 Marietta Avenue
Ixonia, Wisconsin

		April 19, 2005		June 28, 2005		September 15, 2005		December 5, 2005	
Monitoring Well	**Top of Casing Elevation (ft)**	**Depth to Water Table (ft)**	**Water Table Elevation (ft)**	**Depth to Water Table (ft)**	**Water Table Elevation (ft)**	**Depth to Water Table (ft)**	**Water Table Elevation (ft)**	**Depth to Water Table (ft)**	**Water Table Elevation (ft)**
MW-1	867.17	6.04	861.13	6.68	860.49	8.28	858.89	7.31	859.86
MW-2	866.98	5.28	861.70	5.97	861.01	7.75	859.23	6.12	860.86
MW-3	865.94	4.60	861.34	5.70	860.24	7.15	858.79	5.87	860.07
MW-3A	866.16	6.12	860.04	6.06	860.10	7.64	858.52	6.54	859.62
Indicated Horizontal Groundwater Flow Direction:		Northwest		Southwest		Southwest		West	
Indicated Vertical Groundwater Flow Direction		Downward		**Downward**		Downward		Downward	

Table 1. Chemical Analytical Results of Geoprobe Soil Boring Samples

Jack Else Property
W1270 Marietta
Ixonia, Wisconsin.

Constituent	Unit of Measure	WDNR Cleanup Limit	Sample Identification GP-1 9.5	GP-1 16	GP-2 12	GP-3 16	GP-4 14	GP-5 6	GP-5 12	GP-6 11
OVM	ppm iu	NS	671	---	6	1	---	349	1	1
GRO	mg/kg	250	**1,830**	7.62	<5.42	<5.51	<5.46	**507**	<5.51	<6.31
TOC	mg/kg	NS	4,860	9,070	NA	NA	NA	NA	NA	NA
PVOCs										
Benzene	µg/kg	5.5	<25	**1,140**	<25	<25	<25	<25	<25	<25
Ethylbenzene	µg/kg	2,900	**19,300**	<25	<25	<25	<25	**5,340**	<25	<25
Methyl-t-butylether	µg/kg	NS	**3,400**	<25	<25	<25	<25	<25	<25	<25
Toluene	µg/kg	1,500	**24,300**	<25	<25	<25	<25	**3,120**	<25	<25
1,2,4-Trimethylbenzene	µg/kg	NS	**18,700**	<25	<25	<25	<25	**10,000**	<25	<25
1,3,5-Trimethylbenzene	µg/kg	NS	**7,420**	<25	<25	<25	<25	**5,220**	<25	<25
Total xylenes	µg/kg	4,100	**47,400**	<25	<25	<25	<25	**9,320**	<25	<25

mg/kg = milligrams per kilogram.
µg/kg = micrograms per kilogram.
OVM = Organic vapor meter.
ppm iu = Parts per million instrument units.
GP-1/9.5 = Sample collected from geoprobe location one at a depth of 9.5-feet below land surface.
GRO = Gasoline range organics.
PVOC = Petroleum volatile organic constituents.
TOC= Total organic carbon.
Bold = Constituent reported above WDNR generic residual contaminant level concentration or at concentrations of concern.
NA = Not analyzed.
NS = No standard.

Table 1. Chemical Analytical Results of Geoprobe Soil Boring Samples
Jack Else Property
W1270 Marietta
Ixonia, Wisconsin.

Constituent	Unit of Measure	WDNR Cleanup Limit	Sample Identification GP-7 6	GP-8 6	GP-9 12	GP-10 10	Trip Blank
OVM	ppm iu	NS	---	---	---	---	NA
GRO	mg/kg	250	<5.61	<5.59	<5.48	<6.51	<5.00
TOC	mg/kg	NS	NA	NA	NA	NA	NA
PVOCs							
Benzene	µg/kg	5.5	<25	<25	<25	<25	<25
Ethylbenzene	µg/kg	2,900	<25	<25	<25	<25	<25
Methyl-t-butylether	µg/kg	NS	<25	<25	<25	<25	<25
Toluene	µg/kg	1,500	<25	<25	<25	<25	<25
1,2,4-Trimethylbenzene	µg/kg	NS	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	µg/kg	NS	<25	<25	<25	<25	<25
Total xylenes	µg/kg	4,100	**28.8**	<25	<25	<25	<25

mg/kg = milligrams per kilogram.
µg/kg = micrograms per kilogram.
OVM = Organic vapor meter.
ppm iu = Parts per million instrument units.
GP-1/9.5 = Sample collected from geoprobe location one at a depth of 9.5-feet below land surface.
GRO = Gasoline range organics.
PVOC = Petroleum volatile organic constituents.
TOC= Total organic carbon.
Bold = Constituent reported above WDNR generic residual contaminant level concentration or at concentrations of concern.
NA = Not analyzed.
NS = No standard.

Table 2. Verification of Soil Remediation Samples
Jack Else Property
W1270 Marietta Avenue
Ixonia, Wisconsin.

Constituent	Units	WDNR Cleanup Limit (1)	Site Specific Soil RCL	*Sample Identification* VS-1 7.75 ft	VS-2 4.5 ft	VS-3 1.3 ft	VS-4 19 ft	VS-5 11 ft	VS-6 10.5 ft
OVM	ppm iu	NS	NS	168	578	121	0.5	23	2.3
GRO	mg/kg	NS	1,280	17.1	4,480	27.1	<5.45	<5.61	85.5
PVOCs									
Benzene	µg/kg	5.5	5.5	456	2,890	<25	<25	<25	280
Ethylbenzene	µg/kg	2,900	>5,340	570	26,300	134	<25	<25	4,190
Methyl tert-butyl ether	µg/kg	NS	390,000	<50	<5,000	<25	<25	<25	<250
Toluene	**µg/kg**	1,500	>3,210	265	11,400	<25	<25	<25	1,850
1,2,4-trimethylbenzene	**µg/kg**	**NS**	>10,000	684	113,000	543	<25	<25	3,510
1,3,5-trimethylbenzene	µg/kg	NS	>5,220	440	25,500	379	<25	<25	1,590
Total xylenes	µg/kg	4,100	>9320	609	86,000	510	<25	<25	6,910

Table 2. Verification of Soil Remediation Samples
Jack Else Property
W1270 Marietta Avenue
Ixonia, Wisconsin.

Constituent	Units	WDNR Cleanup Limit (1)	Site Specific Soil RCL	*Sample Identification* VS-7 9 ft	VS-8 9 ft	VS-9 9 ft	MeOH Trip
OVM	ppm iu	NS	NS	12	43	43	NA
GRO	mg/kg	NS	1,280	15.7	29.2	14.1	<5.0
PVOCs							
Benzene	µg/kg	5.5	5.5	<50	196	<25	<25
Ethylbenzene	µg/kg	2,900	>5,340	50.9	939	41	<25
Methyl tert-butyl ether	µg/kg	NS	390,000	<50	<125	<25	<25
Toluene	µg/kg	1,500	>3,120	107	296	68.9	<25
1,2,4-trimethylbenzene	µg/kg	NS	>10,000	96.1	335	70.7	<25
1,3,5-trimethylbenzene	µg/kg	NS	>5,220	313	3,680	111	<25
Total xylenes	µg/kg	4,100	>9,320	83.2	597	73.4	<25

µg/kg = Micrograms per kilogram.
GRO = Gasoline range organics.
ppm iu = parts per million instrument units.
mg/kg = milligrams per kilogram.
[ ] = Concentration above site-specific soil RCL.
OVM = Organic vapor meter.
(1) WDNR Cleanup limit from Table 1 in chapter NR720.19 of the Wisc. Adm. Code.

< = Less than.
PVOCs = Petroleum volatile organic compounds.
VS-1 = Soil sample location.
NS = No standard.

Table3. Summary of Geoprobe Soil Boring Results;Jack Else Property
W1270 Marietta Avenue
Ixonia, Wisconsin.

Constituent	*Units*	*WDNR Cleanup Limits*	*SB-11 6-ft bls*	*SB-12 6-ft bls*	*SB-13 6-ft bls*	*Trip*
PID	ppm IU	NS	1.3	0.5	0.1	NA
GRO	mg/kg	250	<5.42	<5.44	<5.52	<5.00
PVOCs						
Benzene	µg/kg	5.5	<25	<25	<25	<25
Ethylbenzene	µg/kg	2,900	<25	<25	<25	<25
Methyl tert-butyl ether	µg/kg	NS	<25	<25	<25	<25
Toluene	µg/kg	1,500	<25	<25	<25	<25
1,2,4-trimethylbenzene	µg/kg	NS	<25	<25	<25	<25
1,3,5-trimethylbenzene	µg/kg	NS	<25	<25	<25	<25
Total xylenes	µg/kg	4,100	<25	<25	<25	<25

µg/kg = micrograms per kilogram.
mg/kg = milligrams per kilogram.
NA = Not analyzed or not applicable.
NS = No standard.
< = Less than.
NR = Not reported.
PID = Photoionozation detector
ppm IU = Parts per million instrument units.
6-ft bls = Sample collected 6 feet below land surface.

Table 5. Static Water Level Measurements and Vertical Gradient Calculations; Jack Else Property
W1270 Marietta Avenue
Ixonia, Wisconsin

Sample Event	MW-1	MW-2	MW-3	MW-3A	Gradient at MW-3/MW-3A
Mar-01	95.49	95.53	95.26	95.19	0.014
Aug-01	94.25	94.06	94.16	94.01	0.03
Nov-01	94.56	94.63	93.78	93.73	0.01
Jan-02	94.45	94.44	94.17	94.19	-0.004

DISK NUMBER:	FILE NUMBER: 12	DATE: 18FEB02	PROJECT NO.:	APPROVED BY: MAR	DRAWN BY: LGK	REVISION BY

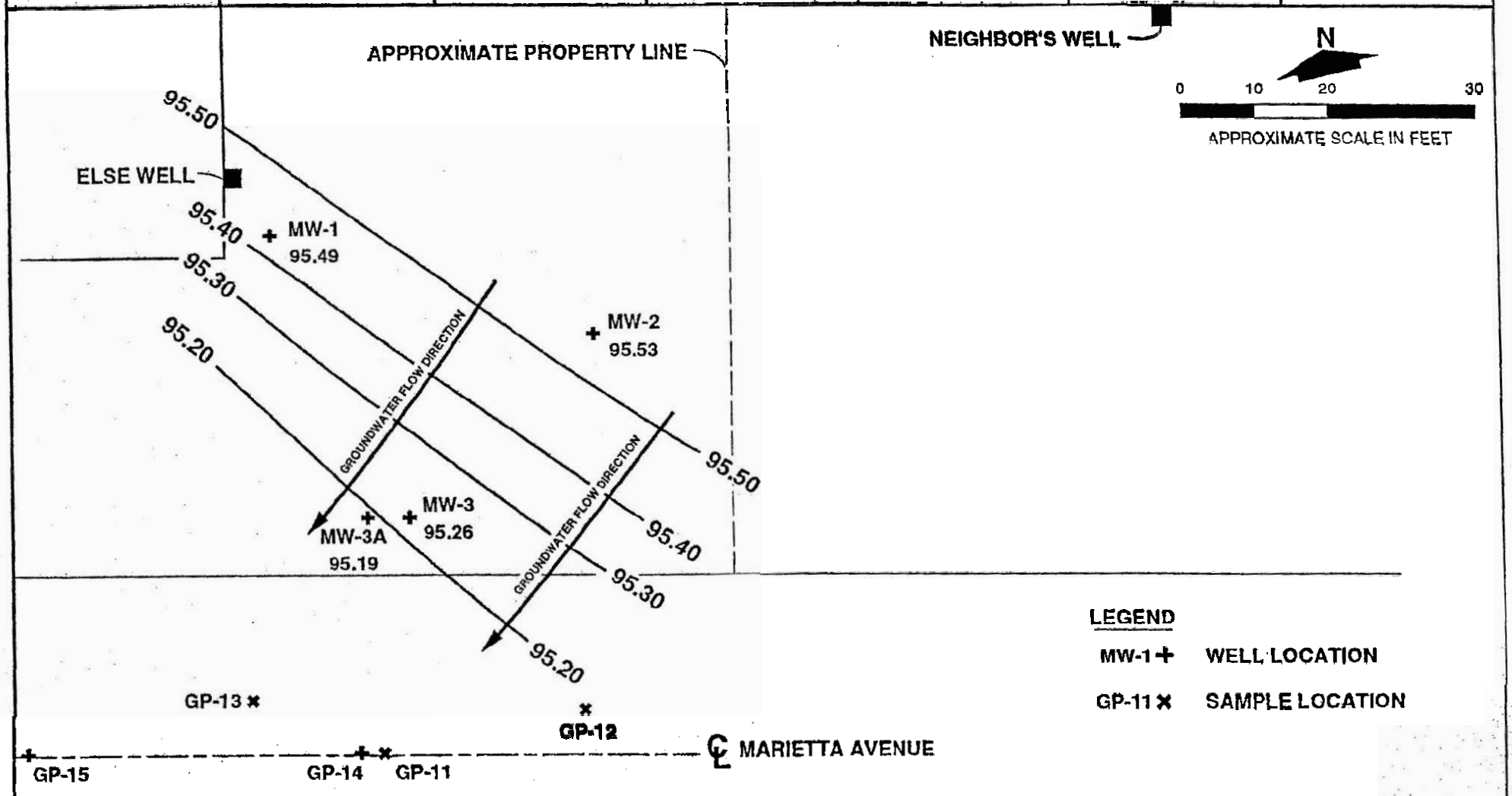
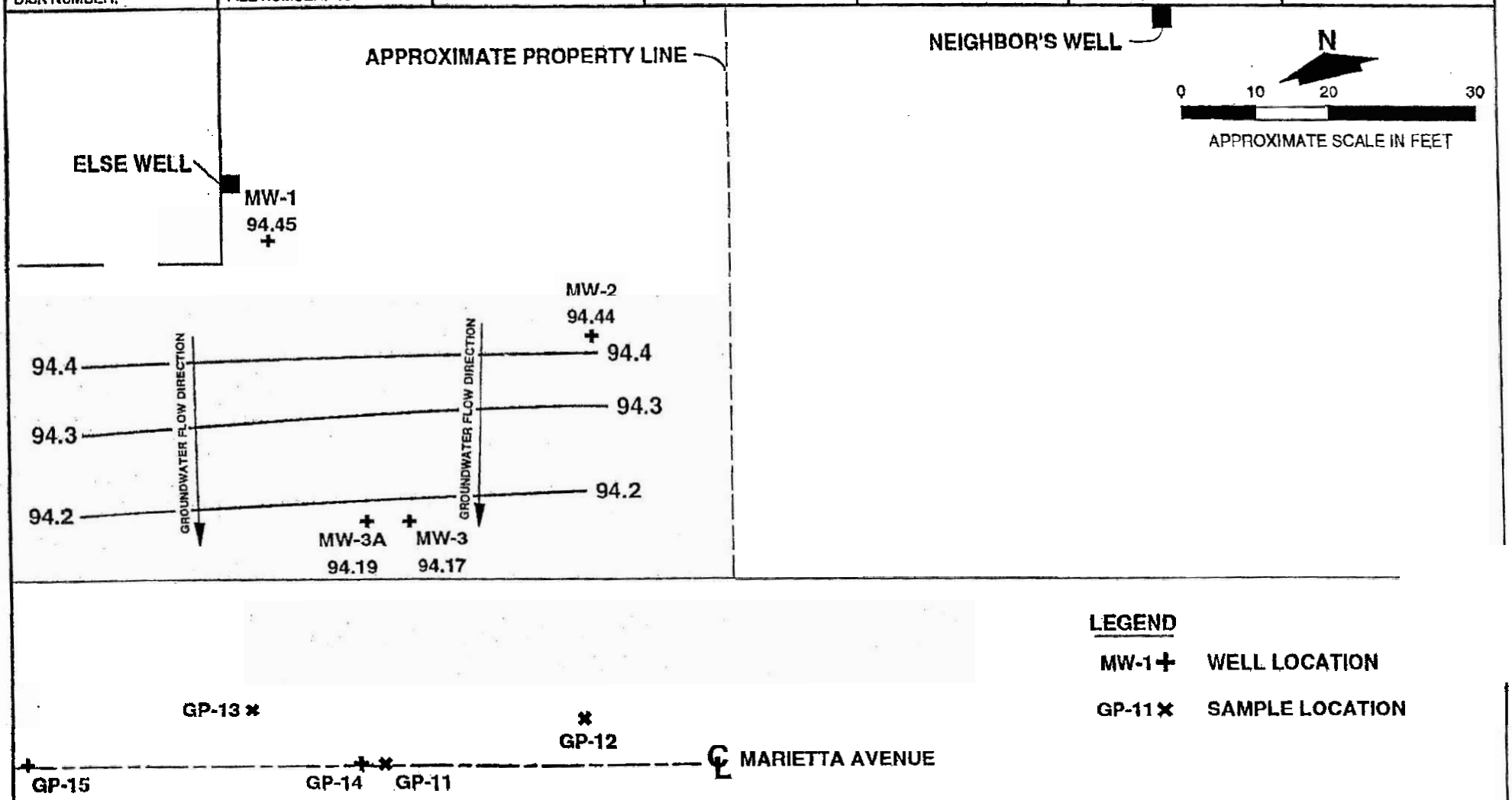


FIGURE 3
GROUNDWATER FLOW DIRECTION (MARCH 2001)

JACK ELSE PROPERTY
W1270 MARIETTA AVENUE
IXONIA, WISCONSIN

DISK NUMBER:	FILE NUMBER: 15	DATE: 19FEB02	PROJECT NO.:	APPROVED BY: MAR	DRAWN BY: LGK	REVISION BY:



NOTE: GRADIENT AT MW-3 / 3A -0.004 FT/FT (UPWARD)

FIGURE 6
GROUNDWATER FLOW DIRECTION (JANUARY 2002)

JACK ELSE PROPERTY
W1270 MARIETTA AVENUE
IXONIA, WISCONSIN

DISK NUMBER:	FILE NUMBER: 09	DATE: 06DEC00	PROJECT NO:	APPROVED BY: MAR	DRAWN BY: LGK	REVISION BY:

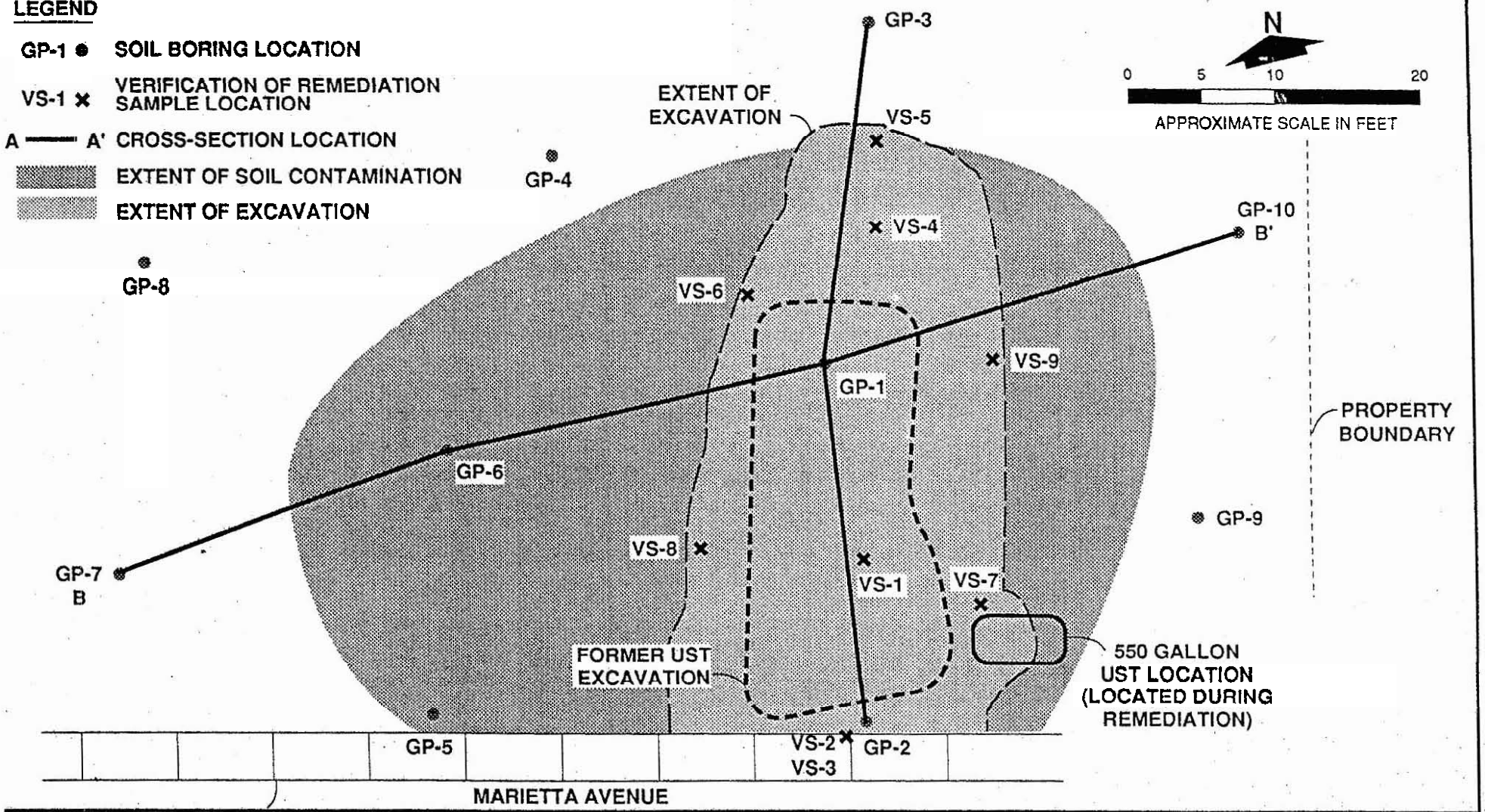


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FIGURE 2
EXTENT OF EXCAVATION MAP

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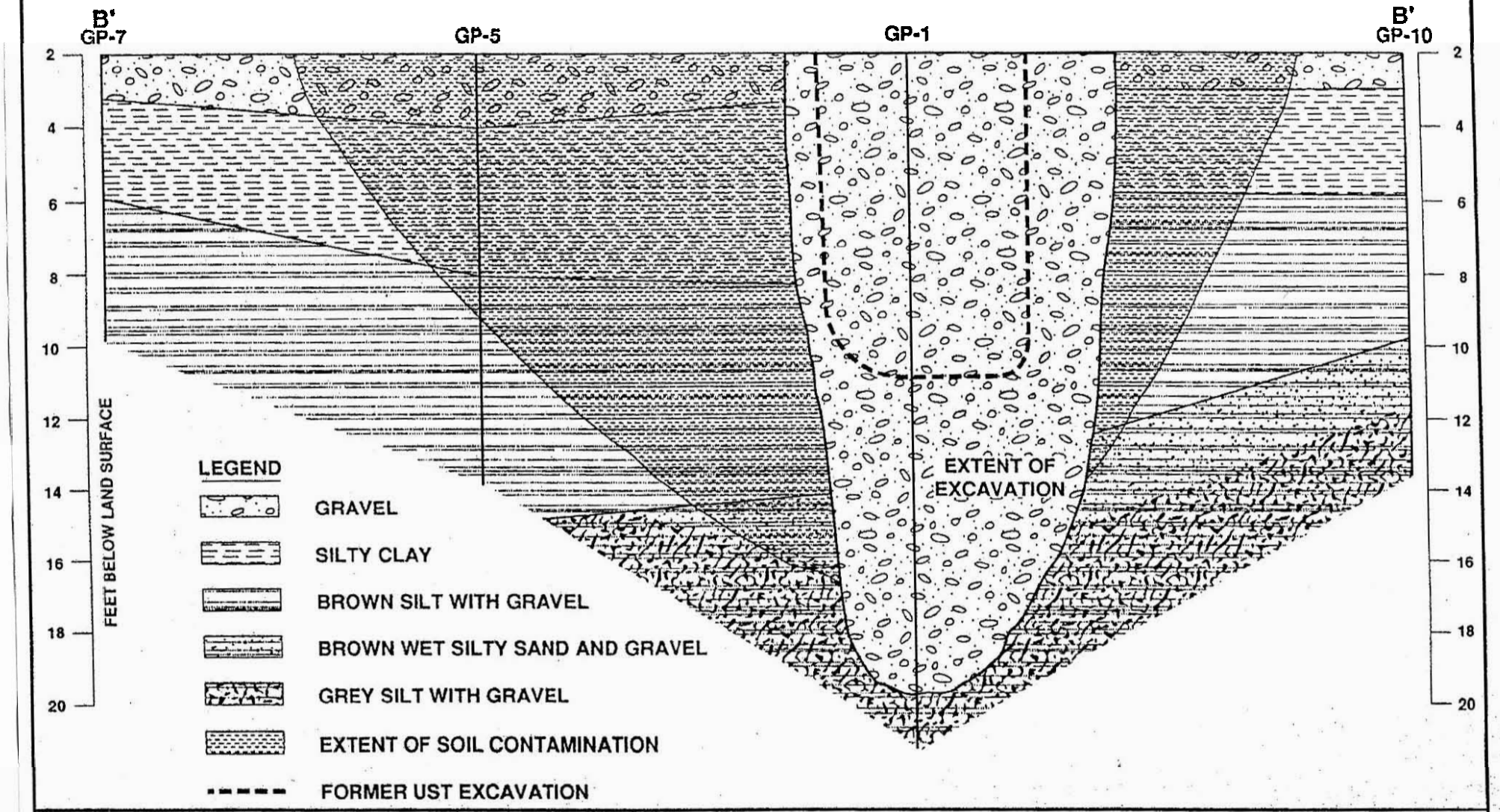
IXONIA, WISCONSIN

DISK NUMBER:	FILE NUMBER: 07	DATE: 01DEC00	PROJECT NO:	APPROVED BY: MAR	DRAWN BY: LGK	REVISION BY:



HORIZONTAL SCALE = 1" = 10'
VERTICAL SCALE = 1" = 5'
VERTICAL EXAGERATION = 2:1

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FIGURE 4
GEOLOGIC CROSS-SECTION B-B'
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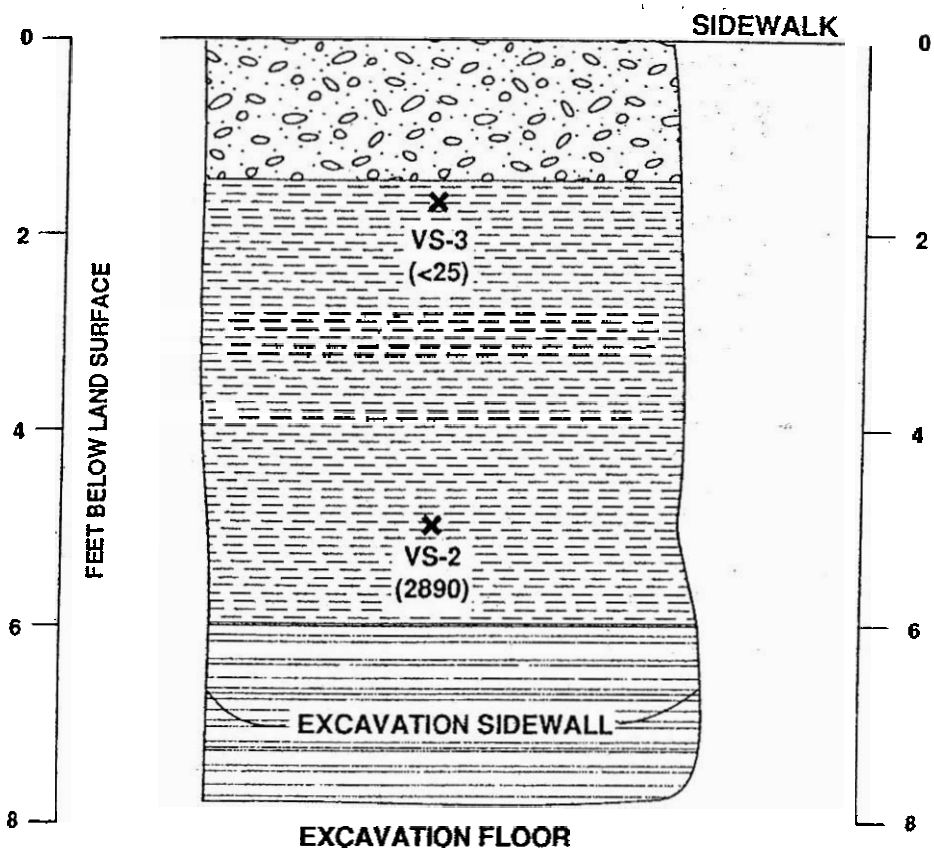
IXONIA, WISCONSIN



LEGEND

	GRAVEL
	SILTY CLAY
	BROWN SILT WITH GRAVEL
VS-2 ✕	VERIFICATION SAMPLE LOCATION
(2890)	BENZENE (IN MICROGRAMS PER KILOGRAM)
<	LESS THAN

HORIZONTAL SCALE = 1" = 10'
VERTICAL SCALE = 1" = 2'

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FIGURE 5
VIEW OF SOUTH EXCAVATION SIDEWALL ALONG MARIETTA STREET

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