

GIS REGISTRY

Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

** Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

Land Use Controls:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between residential and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government or economic
development corporation)*

Monitoring wells properly abandoned? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 03-43-220696 PARCEL ID #: 002-332702534A

ACTIVITY NAME: Abrams Feed & Grain WTM COORDINATES: X: 673464 Y: 480254

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: **Title: Certified Survey Map No. 3238**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: **Title: Site Location Map - Contour Interval 10 Feet**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 5 & 2 Title: Private Water Supply Wells & Site Location Map
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2 Title: Soil Plume Map

BRRTS #: 03-43-220696

ACTIVITY NAME: Abrams Feed & Grain

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: 5 **Title: Geologic Cross Section**

Figure #: 6 & 7 **Title: Geologic Cross Section A - A' & Geologic Cross Section B - B'**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: 2 **Title: Groundwater Contamination Map (5-13-2008)**

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: 2 **Title: Groundwater Table Elevations November 8, 2007**

Figure #: 2 **Title: Groundwater Contour Map (5-13-2008)**

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 3 & 2 **Title: Soil Sample Laboratory Analytical Results & ISA Soil Sample Laboratory Analytical Results**

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: **Title: Groundwater Analytical Results Summary**

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: **Title: Watertable Elevations Table**

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: **Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-43-220696

ACTIVITY NAME: Abrams Feed & Grain

NOTIFICATIONS

Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.
Number of "Off-Source" Letters: 1
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
Number of "Governmental Unit/Right-Of-Way Owner" Letters: 2



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
2984 Shawano Ave.
Green Bay, Wisconsin 54313-6727
Telephone 920-662-5100
FAX 920-662-5413
TTY Access via relay - 711

May 6, 2009

Mr. David Jolly
Jolly Development LLC
5761 County Road D
Abrams, WI 54101-9712

SUBJECT: Final Case Closure with Continuing Obligations
Abrams Feed & Grain, 5916 Main Street, Abrams, Wisconsin
WDNR BRRTS Activity #: 03-43-220696

Dear Mr. Jolly:

On April 8, 2009, the Wisconsin Department of Natural Resources Northeast Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On April 13, 2009, you were notified that the Closure Committee had granted conditional closure to this case.

On April 30, 2009, the Department received documentation indicating that you have complied with the requirements for final closure (submittal of a maintenance plan, abandonment forms for the monitoring wells and potable well, and soil/water disposal documentation).

Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time, however, you and future property owners must comply with certain continuing obligations as explained in this letter.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier.
- Groundwater contamination is present above Chapter NR 140 enforcement standards.

This letter and 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 the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If the property is listed on the GIS Registry because of

remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. 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://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. You must pass on the information about these continuing obligations to the next property owner or owners. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with referenced maintenance plans, are met.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement or other impervious cap that currently exists in the location shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site. Please submit the inspection log to the Department only upon request.

Prohibited Activities

The following activities are prohibited on any portion of the property where pavement or other impervious cap is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure.

Residual Groundwater Contamination

Groundwater impacted by petroleum contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present both on this contaminated property and off this contaminated property. Off-property owners have been notified of the presence of groundwater contamination. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Vapor Migration

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Dewatering Permits

The Department's Watershed Management Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

Based on the concentrations of contaminants remaining in groundwater at this location, it appears likely that dewatering activities would require a permit from the Watershed Management Program. If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://www.dnr.state.wi.us/org/water/wm/www/>

Post-Closure Notification Requirements

In accordance with ss. 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil

Please send written notifications in accordance with the above requirements to:

Department of Natural Resources
Attn: Kristin DuFresne
2984 Shawano Avenue
Green Bay, WI 54313-6727

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Kristin DuFresne at 920-662-5443.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce G. Urben". The signature is fluid and cursive, with the first name "Bruce" being more prominent.

Bruce G. Urben, Team Supervisor
Northeast Region Remediation & Redevelopment Program

Attachment

cc: Jason Powell, METCO
Tom Klimek, Escanaba & Lake Superior Railroad Company
Fred Cichanofsky
5879 Oak Orchard Road, Abrams, WI 54101
Beth Erdman, Department of Commerce – Oshkosh
Mark DeBaker, DNR - NERH

PAVEMENT COVER AND BUILDING BARRIER MAINTENANCE PLAN

April 15, 2009

Abram's Feed & Grain

Property Located at:

5916 Main Street, Abrams, WI 54101

WDNR BRRTS # 03-43-220696

See attached deed for legal description (Exhibit A).
TAX # 002-332702534A

Introduction

This document is the Maintenance Plan for a pavement cover (concrete and asphalt) and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing building and other paved surfaces occupying the area over the contaminated soil and groundwater on the property. The contaminated soil and groundwater is impacted by Gasoline Range Organics, Benzene, Ethylbenzene, Naphthalene, Toluene, 1,2,4 & 1,3,5-Trimethylbenzene, and Xylene. The location of the paved surfaces and building to be maintained in accordance with this Maintenance Plan, as well as the impacted soil plume, are identified in the attached map (Exhibit B).

Cover Purpose

The paved surfaces and building foundation over the contaminated soil and groundwater serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These paved surfaces and building foundation also act as a partial infiltration barrier to minimize future soil to groundwater contamination migration that would violate the groundwater standards in ch. NR140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The paved surfaces and building foundation overlying the contaminated soil and groundwater as depicted in Exhibit B will be inspected once a year, normally in the spring after all snow and ice is gone, for erosion and other potential problems that can cause exposure to the underlying contaminated soils or additional infiltration into groundwater. The inspections will be performed to evaluate erosion due to settling, run-off, and other factors. Any area where the underlying contaminated soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit C, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site or property prior to disposal to ascertain if contaminants remain. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surfaces or building foundation overlying the contaminated soil is removed or replaced, the replacement barrier must be, at a minimum, equal in thickness as the original cover. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the paved surfaces and building foundation, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

April 2009

Site or Property Owner and Operator:

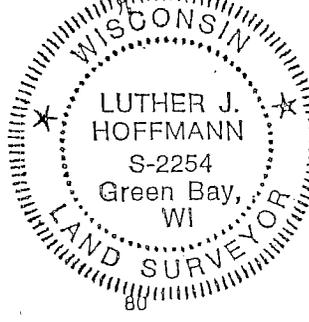
Jolly Development, LLC
Attn: David Jolly
5761 County Rd D
Abrams, WI 54101-9712

Consultant: Jason T. Powell
METCO
1421 State Road 16
La Crosse WI, 54601
(608) 781-8879

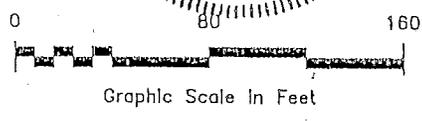
WDNR: Kristin DuFresne
WDNR Northeast Region
2984 Shawno Ave.
Green Bay, WI 54313-6727
(920) 662-5100

Certified Survey Map No. 3238

Located in part of the SE 1/4 - SW 1/4 of Section 27,
Township 27 North, Range 20 East, Town of Abrams, Oconto County, Wisconsin.



Handwritten signature and date:
3/22/01



Bearings are referenced to the South line of the SE 1/4 of Section 27, T27N, R20E, assumed to bear:
N 89°-59'-55" W

Notes:

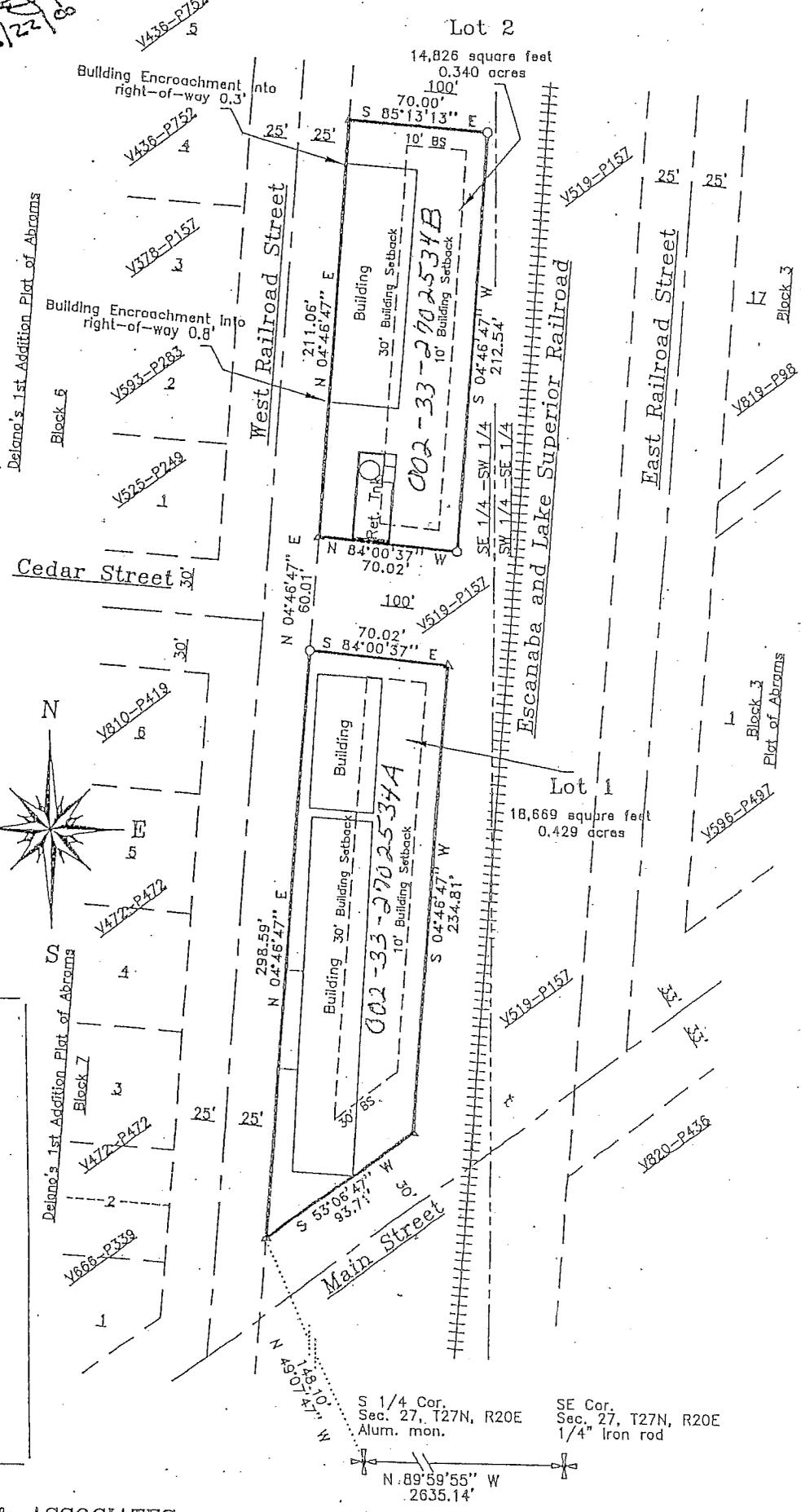
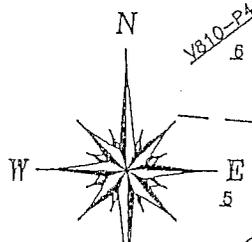
- Main Street centerline was established by found monumentation from 2 CSM 237, 4 CSM 178, and 4 CSM 164.
- See sheet 2 for legal description.
- The section protraction was based on field measurements.
- All building setbacks and other land use requirements should be verified by the Oconto Zoning Office prior to any construction or other land use activity.

Legend:

- Oconto County Monument
- 1" Iron pipe recovered
- 1" x 24" iron pipe set min. wt. = 1.13# / lin. ft.
- set PK Nail

Recording Information

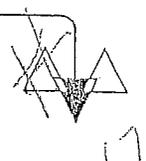
VOL 21 PAGE 67
OF C.S. MAPS
499582
RECORDED
AT 10:30 O'CLOCK AM
APR 3 2001
LORALEE LASLEY
REGISTER OF DEEDS
OCONTO COUNTY, WI



WATERMOLEN - HOFFMANN & ASSOCIATES

300 SOUTH BROADWAY
GREEN BAY, WISCONSIN 54303
PHONE (920) 432-9020
FAX (920) 432-4771

Survey #00.1006.1 Unlimited, LLC
Dir. M1.s27.t27.r20
Auto cad Drawing # culmse.dwg



Surveyor's Certificate:

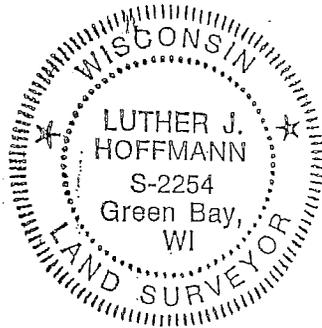
I, Luther J. Hoffmann, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped, as shown in part of the Southeast One-quarter of the Southwest One-quarter of Section 27, Township 27 North, Range 20 East, Town of Abrams, Oconto County, Wisconsin described as follows:

Commencing at the South One-quarter corner of Section 27 (T27N-R20E),
Thence North 49 degrees 07 minutes 47 seconds West a distance of 148.10 feet to the Point of Beginning.
Thence North 04 degrees 46 minutes 47 seconds East a distance of 298.59 feet;
Thence continuing North 04 degrees 46 minutes 47 seconds East a distance of 60.01 feet;
Thence continuing North 04 degrees 46 minutes 47 seconds East a distance of 211.06 feet;
Thence South 85 degrees 13 minutes 13 seconds East a distance of 70.00 feet;
Thence South 04 degrees 46 minutes 47 seconds West a distance of 212.54 feet;
Thence North 84 degrees 00 minutes 37 seconds West a distance of 70.02 feet;
Thence South 04 degrees 46 minutes 47 seconds West a distance of 60.01 feet;
Thence South 84 degrees 00 minutes 37 seconds East a distance of 70.02 feet;
Thence South 04 degrees 46 minutes 47 seconds West a distance of 234.81 feet;
Thence South 53 degrees 06 minutes 47 seconds West 93.71 feet to the Point of Beginning;
Parcel contains 33,495 square feet (0.769 acres), more or less.

I further certify that this map is a correct representation of the exterior boundaries and the subdivision of said described parcel. I also certify that I have made this survey by the order of the owner as listed hereon, and that I have fully complied with Chapter 236.34 of the Revised Statutes of Wisconsin, the Town of Abrams and the Oconto County Subdivision Ordinances.

Dated this 21st day of MARCH, 2001.

Luther J. Hoffmann
Luther J. Hoffmann S2254



Restrictive Covenants:

1. The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in 'Wisconsin Construction Site Best Management Practice Handbook' (available from the Wisconsin Department of Natural Resources) to prevent soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction or installation related activities.
2. The land on all side and rear lot lines of all lots shall be graded by the subdivider and maintained by the abutting property owners to provide for adequate drainage of surface water.
3. No poles, pedestals or buried cable are to be placed that would disturb any survey stake or obstruct vision along any lot or street line. A disturbance of a survey stake by anyone is a violation of S 236.32 of the Revised Statutes of Wisconsin.

Certificate of the Oconto County Planning and Zoning Division:

Approved by Oconto County Planning and Zoning Division this 3 day of April, 2001.

Peter Conrad
Peter Conrad
Oconto County Zoning Administrator

Certificate of the Oconto County Treasurer:

State of Wisconsin)
County of Oconto) ss

I, Victoria Cooper, being the duly elected qualified and county treasurer of the County of Oconto, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 30 day of March, 2001 on any of the land included in this Certified Survey Map.

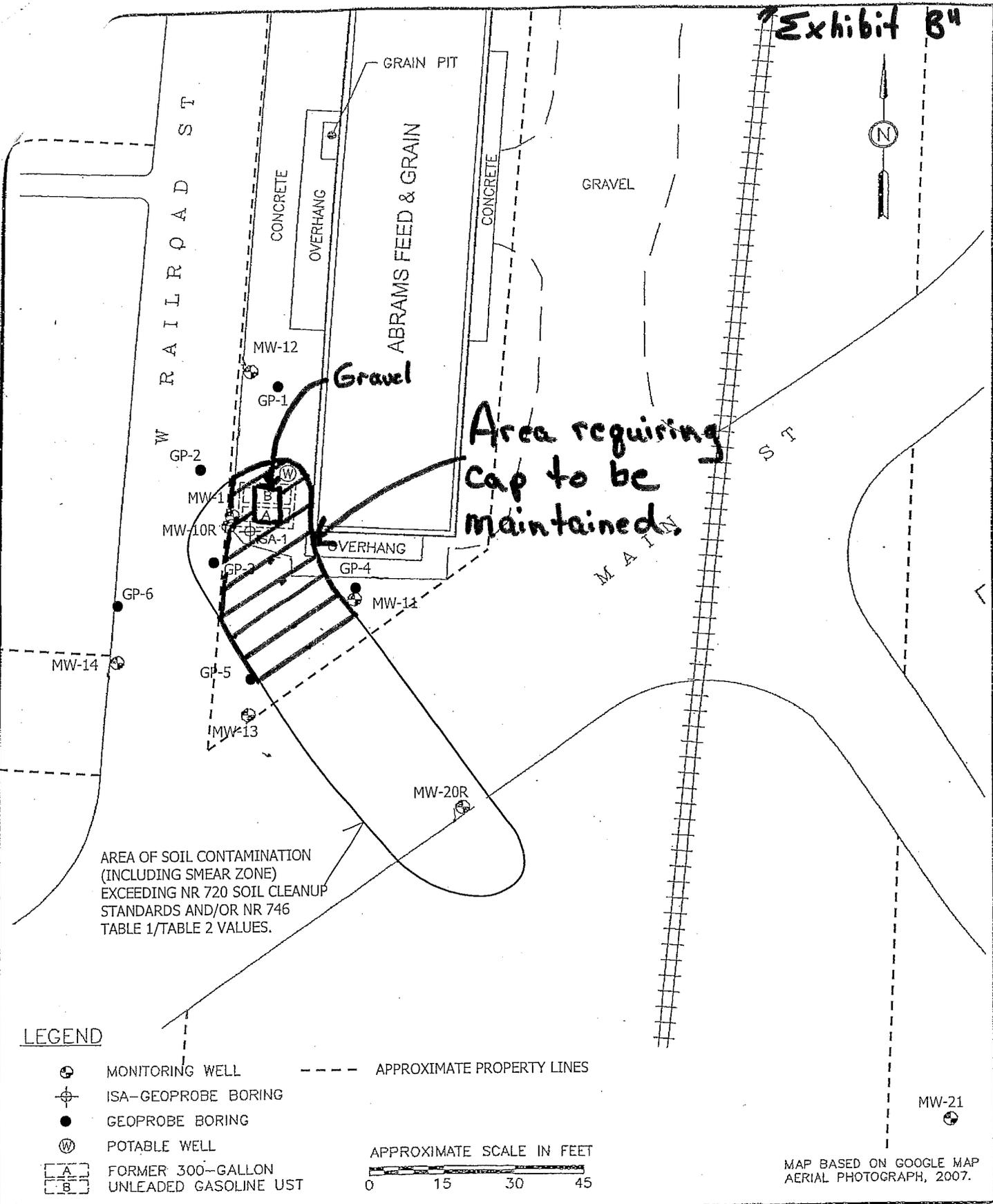
Victoria Cooper
Oconto County Treasurer

Project # 00.1006.1

Hoffmann and Associates, Inc.
300 South Broadway Green Bay, Wisconsin 54303 Phone (920) 432-9020

File: N:\CADDATA\DWG\SHAW_WISCONSIN\ASHWAUBENON (GREEN BAY)\ABRAM FEED & GRAIN\127235 PHASE 1 ESA\LV-AF&G_PLANST 2007 NOV.dwg Layout: NEW FIG2 GW ELEV 2007 NOV

Exhibit B4



Shaw Environmental, Inc. 790 Marvella Lane Ashwaubenon, Wisconsin 54304 (920) 497-8910		TITLE	
CLIENT		SOIL PLUME MAP	
ABRAMS FEED & GRAIN			
LOCATION		DRWN	CHKD
Railroad Street & Main Street Abrams, Wisconsin		DGS	NG
REVD BY	APPRVD BY	PROJECT NO.	FIGURE NO.
		127235	2
REVISION DATE	DATE		
	12/05/07		

MODIFIED BY METCO 11/3/2008 - AN



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
2984 Shawano Ave.
Green Bay, Wisconsin 54313-6727
Telephone 920-662-5100
FAX 920-662-5413
TTY Access via relay - 711

April 13, 2009

Mr. David Jolly
Jolly Development LLC
5761 County Road D
Abrams, WI 54101-9712

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure
Abrams Feed & Grain, 5916 Main Street, Abrams, Wisconsin
WDNR BRRTS Activity # 03-43-220696

Dear Mr. Jolly:

On April 8, 2009, the Wisconsin Department of Natural Resources Northeast Region Closure Committee reviewed your request for closure of the case described above. The Northeast Region Closure 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 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, Wis. Adm. Code and will be closed if the following conditions are satisfied:

The monitoring wells and inactive potable well at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Kristin DuFresne on Form 3300-005 found at <http://dnr.wi.gov/org/water/dwg/gw/> or provided by the Department of Natural Resources.

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

To close this site, the Department requires that the concrete cover at the site must be maintained for groundwater protection. The cover is to be maintained in accordance with a plan prepared and submitted to the Department pursuant to s. NR 724.13(2), Wis. Adm. Code. The maintenance plan should be submitted to the Department for review and approval.

When the above conditions have been satisfied, please submit the appropriate documentation (e.g. well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable

conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry. 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 the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

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. If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

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 920-662-5443.

Sincerely,



Kristin DuFresne
Hydrogeologist
Remediation & Redevelopment Program

cc: Jason Powell, METCO
Fred Cichanofsky
5879 Oak Orchard Road, Abrams, WI 54101
Beth Erdman, Department of Commerce - Oshkosh
Mark DeBaker, DNR - NERH

560235

STATE BAR OF WISCONSIN FORM 3 - 1999
QUIT CLAIM DEED

Document Number

VOL. 1091 PAGE 929

This Deed, made between DAVID F. JOLLY AND DEBRA W. JOLLY, HUSBAND AND WIFE AS SURVIVORSHIP MARITAL PROPERTY

Grantor, and JOLLY DEVELOPMENT LLC, A WISCONSIN LIMITED LIABILITY COMPANY

Grantee
Grantor quit claims to Grantee the following described real estate in OCONTO County, State of Wisconsin (if more space is needed, please attach addendum):

LOTS 1 AND 2, VOLUME 21 CERTIFIED SURVEY MAPS, PAGE 67. MAP NUMBER 3238, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 27, TOWNSHIP 27 NORTH, RANGE 20 EAST, IN THE TOWN OF ABRAMS, OCONTO COUNTY, WISCONSIN.

RECORDED

AT 9:30 O'CLOCK AM

JUN 9 2004

LORALEE LASLEY
REGISTER OF DEEDS
OCONTO COUNTY, WI

Recording Area

Name and Return Address

David & Debra Jolly
Jolly Development LLC (env)
5761 Cty D
Abrams WI 54101

1100

FEE

77.25 (155)
EXEMPT

002-332702534A and 002-332702534B

Parcel Identification Number (PIN)

This IS NOT homestead property.
 (is not)

Together with all appurtenant rights, title and interests.

Dated this 7th day of MARCH June, 2004

*
*
*

[Signature]

* DAVID F. JOLLY

[Signature]

* DEBRA W. JOLLY

AUTHENTICATION

Signature(s)

authenticated this 7th day of June, 2004

*

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

THIS INSTRUMENT WAS DRAFTED BY
ATTORNEY FREDERICK L. SCHMIDT

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
BROWN County)

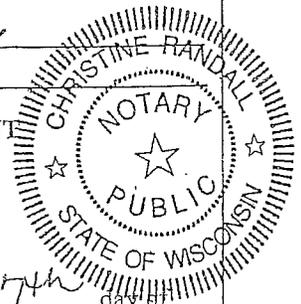
Personally came before me this 7th day of MARCH June, 2004 the above named DAVID F. JOLLY DEBRA W. JOLLY

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

[Signature]

Notary Public, State of WISCONSIN

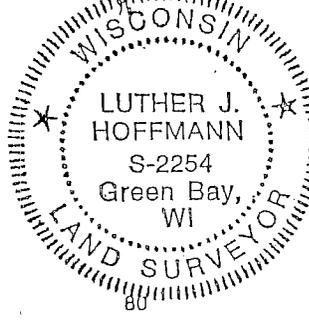
My Commission is permanent. (If not, state expiration date: October 17, 2007.)



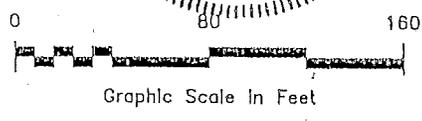
* Names of persons signing in any capacity must be typed or printed below their signature.

Certified Survey Map No. 3238

Located in part of the SE 1/4 - SW 1/4 of Section 27,
Township 27 North, Range 20 East, Town of Abrams, Oconto County, Wisconsin.



Handwritten signature and date: 3/22/01



Bearings are referenced to the South line of the SE 1/4 of Section 27, T27N, R20E, assumed to bear:
N 89°-59'-55" W

Notes:

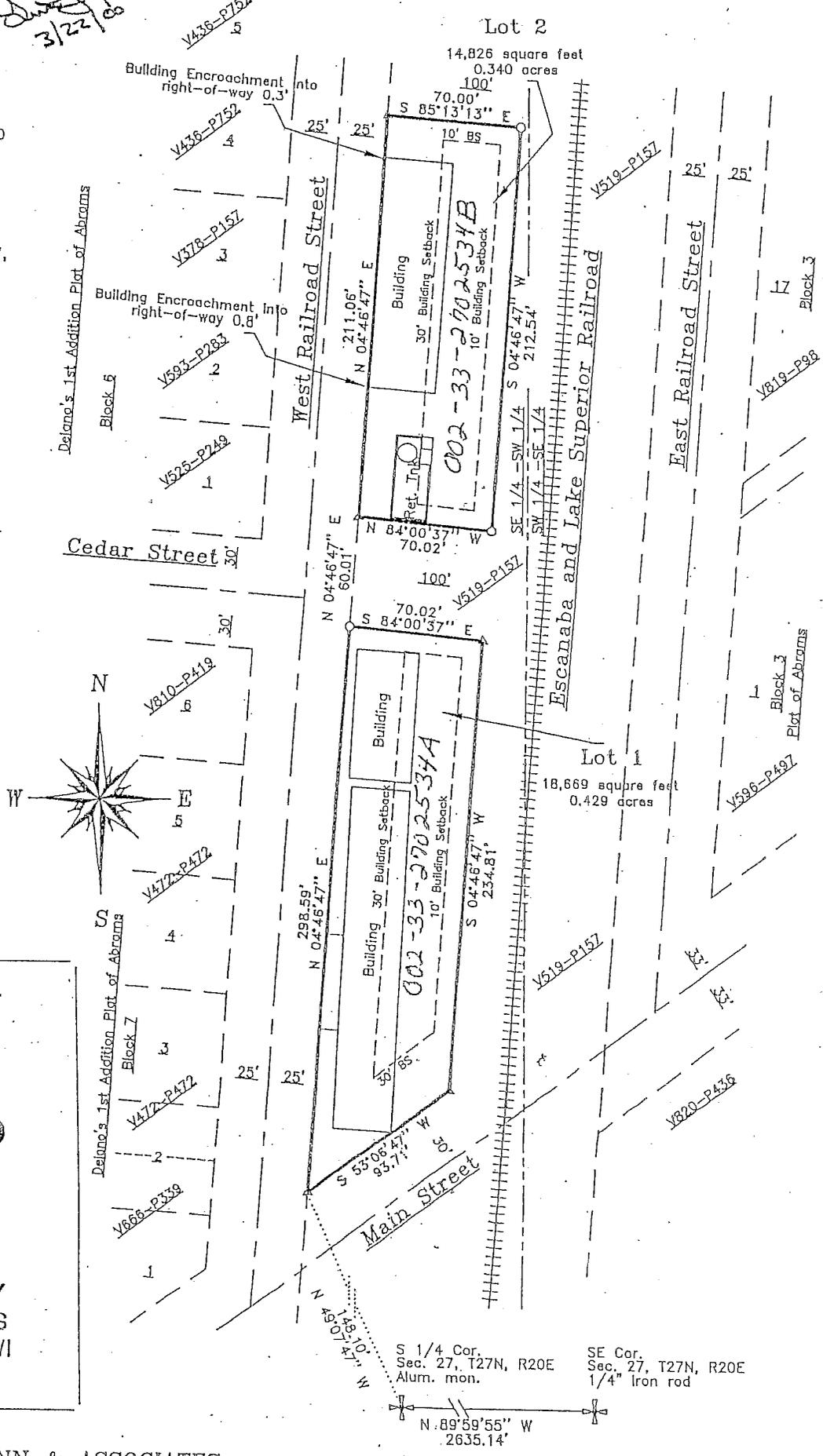
- Main Street centerline was established by found monumentation from 2 CSM 237, 4 CSM 178, and 4 CSM 164.
- See sheet 2 for legal description.
- The section protraction was based on field measurements.
- All building setbacks and other land use requirements should be verified by the Oconto Zoning Office prior to any construction or other land use activity.

Legend:

- Oconto County Monument
- 1" Iron pipe recovered
- 1" x 24" iron pipe set min. wt. = 1.13# / lin. ft.
- set PK Nail

Recording Information

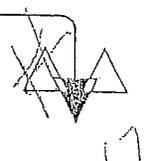
VOL 21 PAGE 67
OF C.S. MAPS
499582
RECORDED
AT 10:30 O'CLOCK AM
APR 3 2001
LORALEE LASLEY
REGISTER OF DEEDS
OCONTO COUNTY, WI



WATERMOLEN - HOFFMANN & ASSOCIATES

300 SOUTH BROADWAY
GREEN BAY, WISCONSIN 54303
PHONE (920) 432-9020
FAX (920) 432-4771

Survey #00.1006.1 Unlimited, LLC
Dir. M1.s27.t27.r20
Auto cad Drawing # culmse.dwg



Surveyor's Certificate:

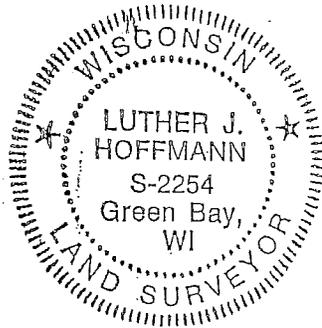
I, Luther J. Hoffmann, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped, as shown in part of the Southeast One-quarter of the Southwest One-quarter of Section 27, Township 27 North, Range 20 East, Town of Abrams, Oconto County, Wisconsin described as follows:

Commencing at the South One-quarter corner of Section 27 (T27N-R20E),
Thence North 49 degrees 07 minutes 47 seconds West a distance of 148.10 feet to the Point of Beginning.
Thence North 04 degrees 46 minutes 47 seconds East a distance of 298.59 feet;
Thence continuing North 04 degrees 46 minutes 47 seconds East a distance of 60.01 feet;
Thence continuing North 04 degrees 46 minutes 47 seconds East a distance of 211.06 feet;
Thence South 85 degrees 13 minutes 13 seconds East a distance of 70.00 feet;
Thence South 04 degrees 46 minutes 47 seconds West a distance of 212.54 feet;
Thence North 84 degrees 00 minutes 37 seconds West a distance of 70.02 feet;
Thence South 04 degrees 46 minutes 47 seconds West a distance of 60.01 feet;
Thence South 84 degrees 00 minutes 37 seconds East a distance of 70.02 feet;
Thence South 04 degrees 46 minutes 47 seconds West a distance of 234.81 feet;
Thence South 53 degrees 06 minutes 47 seconds West 93.71 feet to the Point of Beginning;
Parcel contains 33,495 square feet (0.769 acres), more or less.

I further certify that this map is a correct representation of the exterior boundaries and the subdivision of said described parcel. I also certify that I have made this survey by the order of the owner as listed hereon, and that I have fully complied with Chapter 236.34 of the Revised Statutes of Wisconsin, the Town of Abrams and the Oconto County Subdivision Ordinances.

Dated this 21st day of MARCH, 2001.

Luther J. Hoffmann
Luther J. Hoffmann S2254



Restrictive Covenants:

1. The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in 'Wisconsin Construction Site Best Management Practice Handbook' (available from the Wisconsin Department of Natural Resources) to prevent soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction or installation related activities.
2. The land on all side and rear lot lines of all lots shall be graded by the subdivider and maintained by the abutting property owners to provide for adequate drainage of surface water.
3. No poles, pedestals or buried cable are to be placed that would disturb any survey stake or obstruct vision along any lot or street line. A disturbance of a survey stake by anyone is a violation of S 236.32 of the Revised Statutes of Wisconsin.

Certificate of the Oconto County Planning and Zoning Division:

Approved by Oconto County Planning and Zoning Division this 3 day of April, 2001.

Peter Conrad
Peter Conrad
Oconto County Zoning Administrator

Certificate of the Oconto County Treasurer:

State of Wisconsin)
County of Oconto) ss

I, Victoria Cooper, being the duly elected qualified and county treasurer of the County of Oconto, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 30 day of March, 2001 on any of the land included in this Certified Survey Map.

Victoria Cooper
Oconto County Treasurer

Project # 00.1006.1

Hoffmann and Associates, Inc.
300 South Broadway Green Bay, Wisconsin 54303 Phone (920) 432-9020

WDNR BRRTS Case #: 03-43-220696

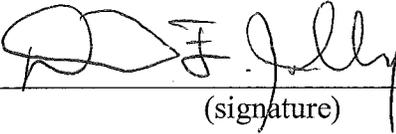
WDNR Site Name: Abrams Feed & Grain

Geographic Information System (GIS) Registry of Closed Remediation Sites

In compliance with the revisions to the NR 700 rule series requiring certain closed sites to be listed on the Geographic Information System (GIS) Registry of Closed Remediation Sites (Registry) effective Nov., 2001, I have provided the following information.

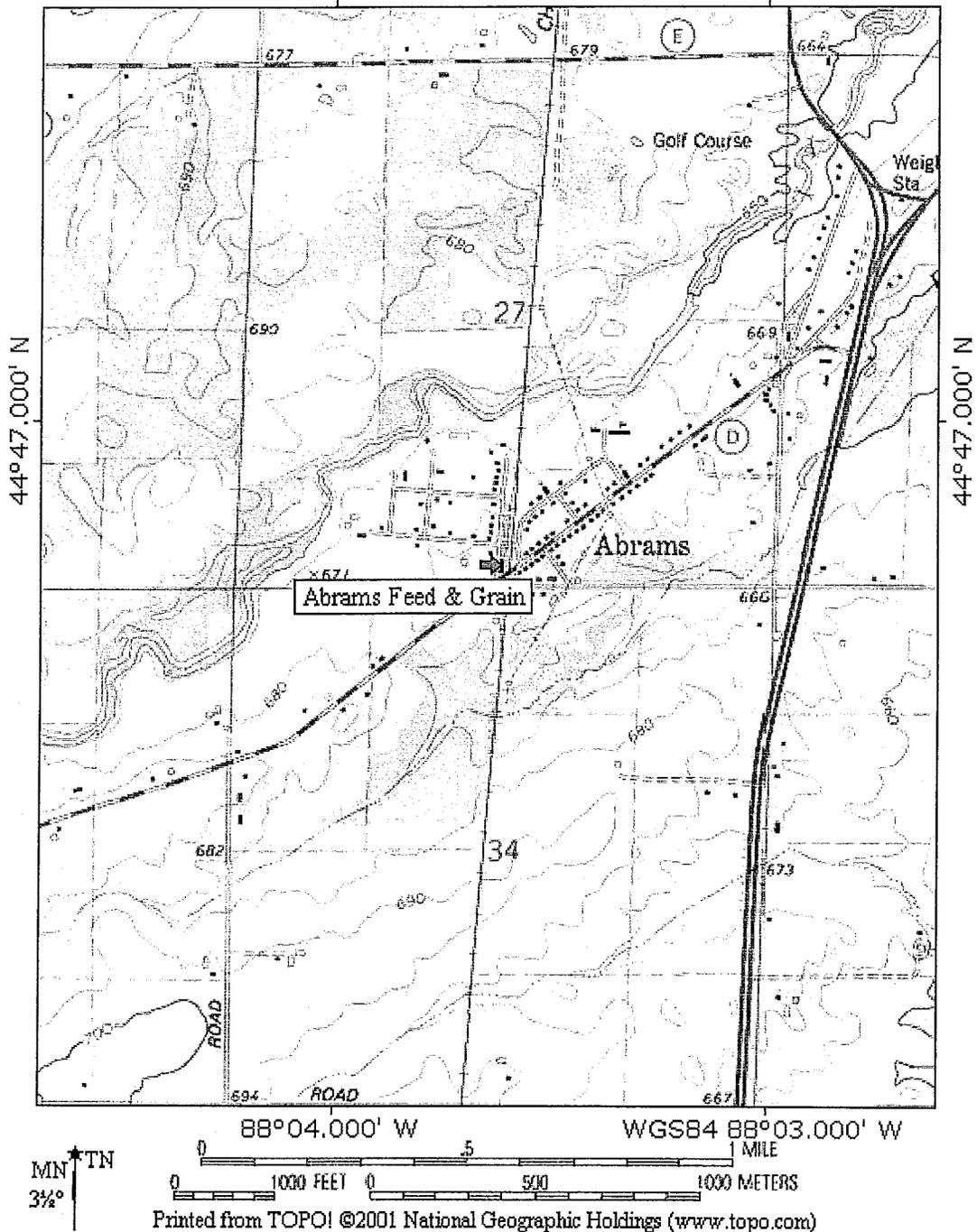
To the best of my knowledge the legal descriptions provided and attached to this statement are complete and accurate.

Responsible Party: DAVID F. JOLLY
(print name/title)


(signature)

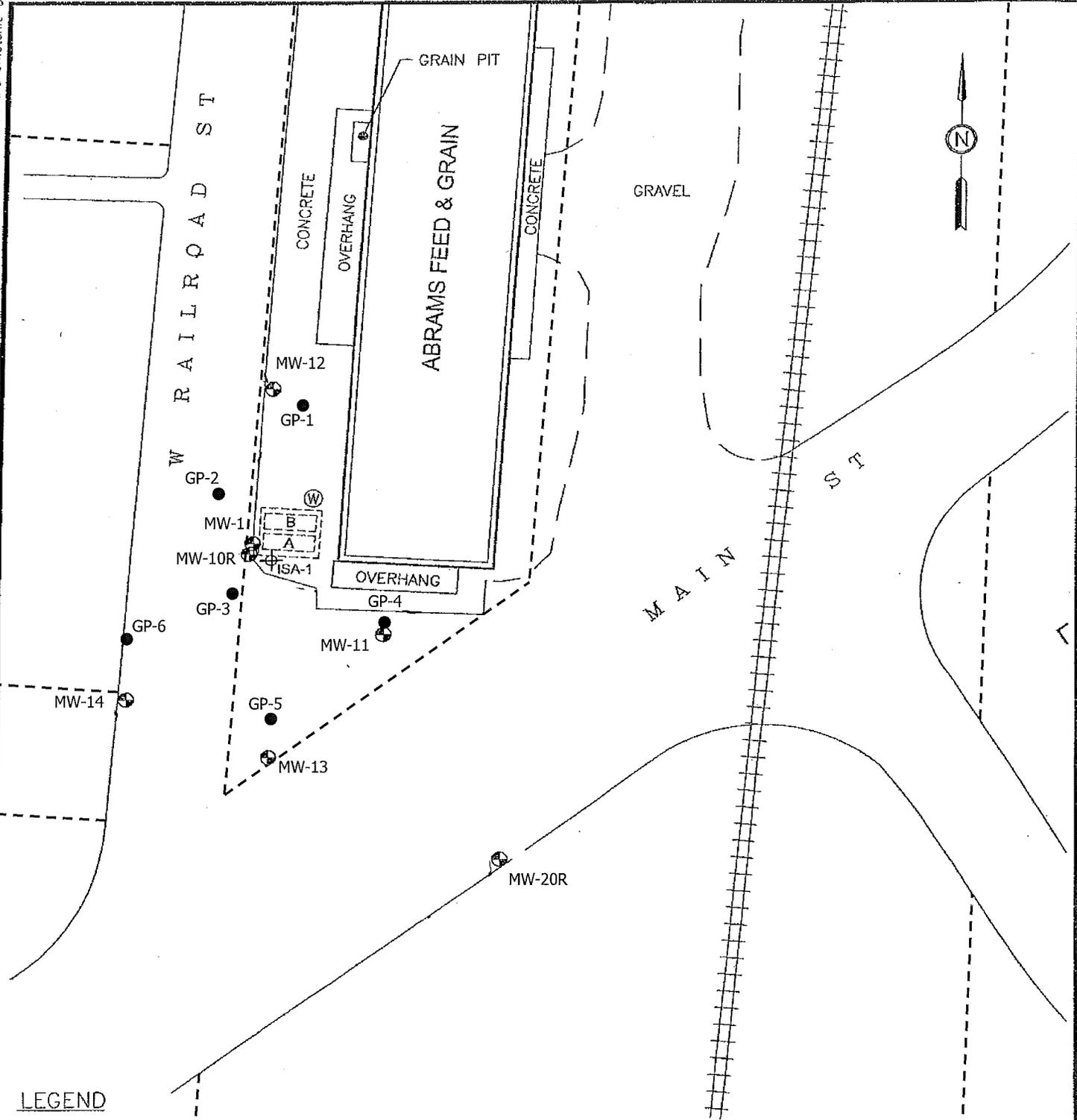
9-23-08
(date)

TOPO! map printed on 11/26/08 from "wisconsin.tpo" and "Untitled.tpg"
88°04.000' W WGS84 88°03.000' W



SITE LOCATION MAP – CONTOUR INTERVAL 10 FEET
ABRAMS FEED & GRAIN – ABRAMS, WI
SEAMLESS USGS TOPOGRAPHIC MAPS ON CD-ROM

METCO
Environmental Consulting, Fuel System Design, Installation and Service



LEGEND

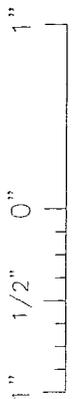
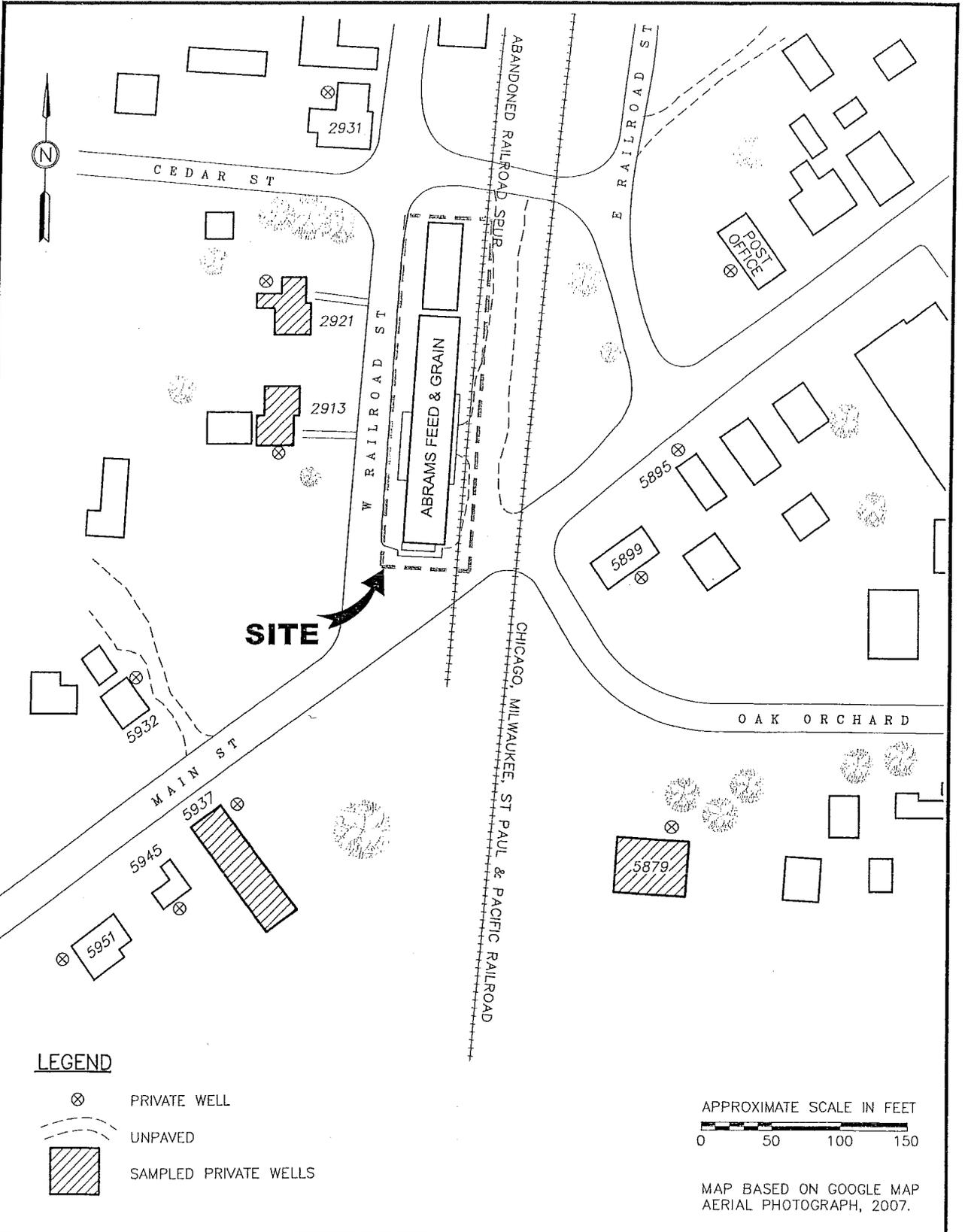
- MONITORING WELL
 - ISA-GEOPROBE BORING
 - GEOPROBE BORING
 - POTABLE WELL
 - FORMER 300-GALLON UNLEADED GASOLINE UST
 - APPROXIMATE PROPERTY LINES
- APPROXIMATE SCALE IN FEET
- 0 15 30 45

MAP BASED ON GOOGLE MAP AERIAL PHOTOGRAPH, 2007. MODIFIED BY METCO 6/13/2008 - AN

Shaw The Shaw Group, Inc. CLIENT		Shaw Environmental, Inc. 790 Marvella Lane Ashwaubenon, Wisconsin 54304 (920) 497-8910		TITLE <h3 style="text-align: center;">SITE LOCATION MAP</h3>	
LOCATION Railroad Street & Main Street Abrams, Wisconsin		DRWN DGS	CHKD NG	REVD BY REVISION DATE	APPRVD BY DATE
		PROJECT NO. 127235	FIGURE NO. 2		

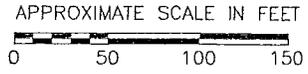
XREF Files: IMAGE Files: 000_900 cerfal s.jpg

File: N:\CADDATA\DWG\SHAW_WISCONSIN\ASHWAUBENON (GREEN BAY)\ABRAM FEED & GRAIN\127235 PHASE 1 ESA\LV-AF&G_PLANST 2007 NOV.dwg Layout: NEW FIG5 PRIV WTR SUPPLY WELLS User: dierch.stehle



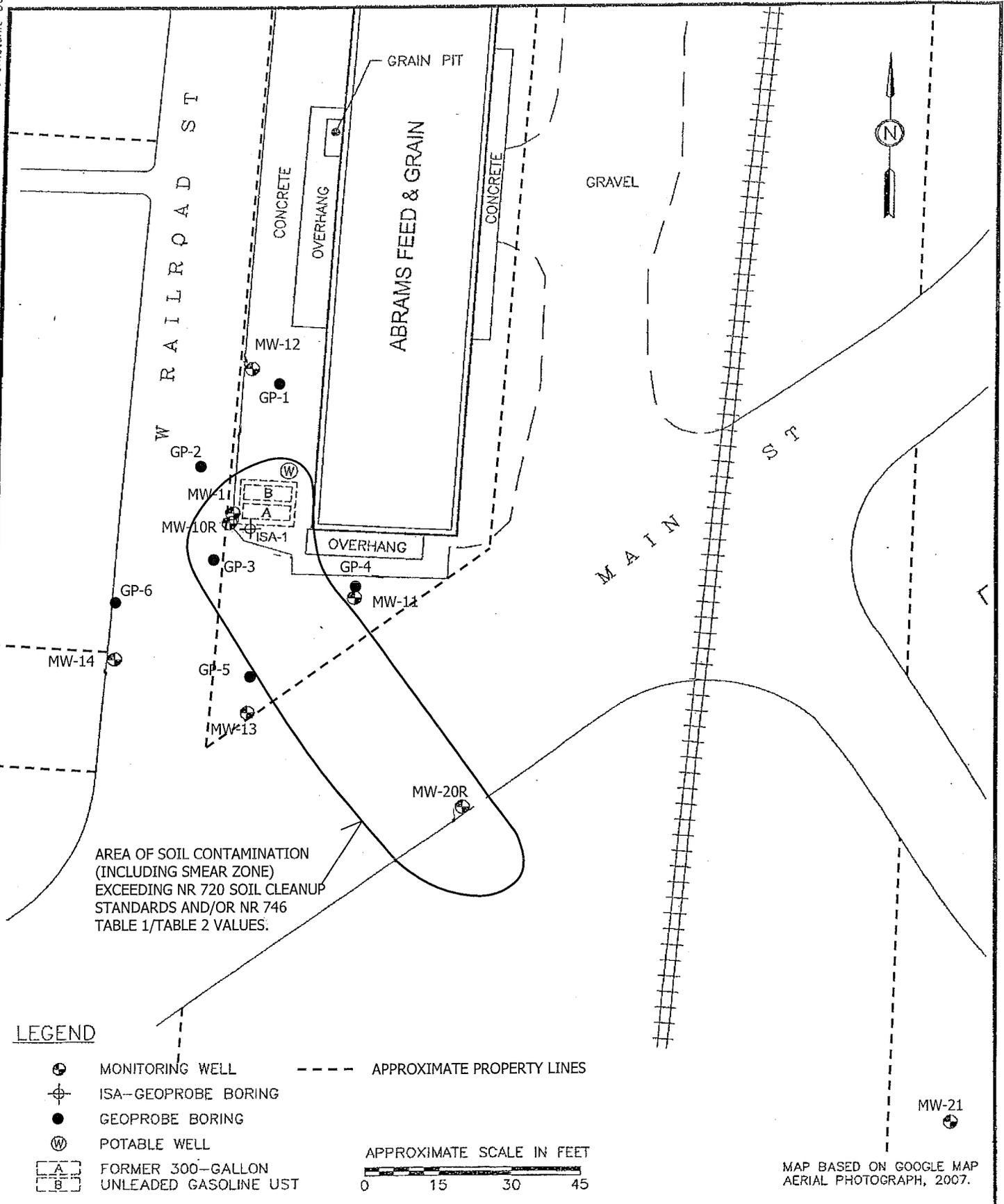
LEGEND

-  PRIVATE WELL
-  UNPAVED
-  SAMPLED PRIVATE WELLS



MAP BASED ON GOOGLE MAP AERIAL PHOTOGRAPH, 2007.

 Shaw The Shaw Group, Inc. CLIENT ABRAMS FEED & GRAIN		TITLE PRIVATE WATER SUPPLY WELLS						
		Shaw Environmental, Inc. 790 Marvelle Lane Ashwaubenon, Wisconsin 54304 (920) 497-8910						
LOCATION Railroad Street & Main Street Abrams, Wisconsin		DRWN DGS	CHKD NG	REVD BY DS	APPRVD BY NG	PROJECT NO. 127235	DATE 07/31/07	FIGURE NO. 5



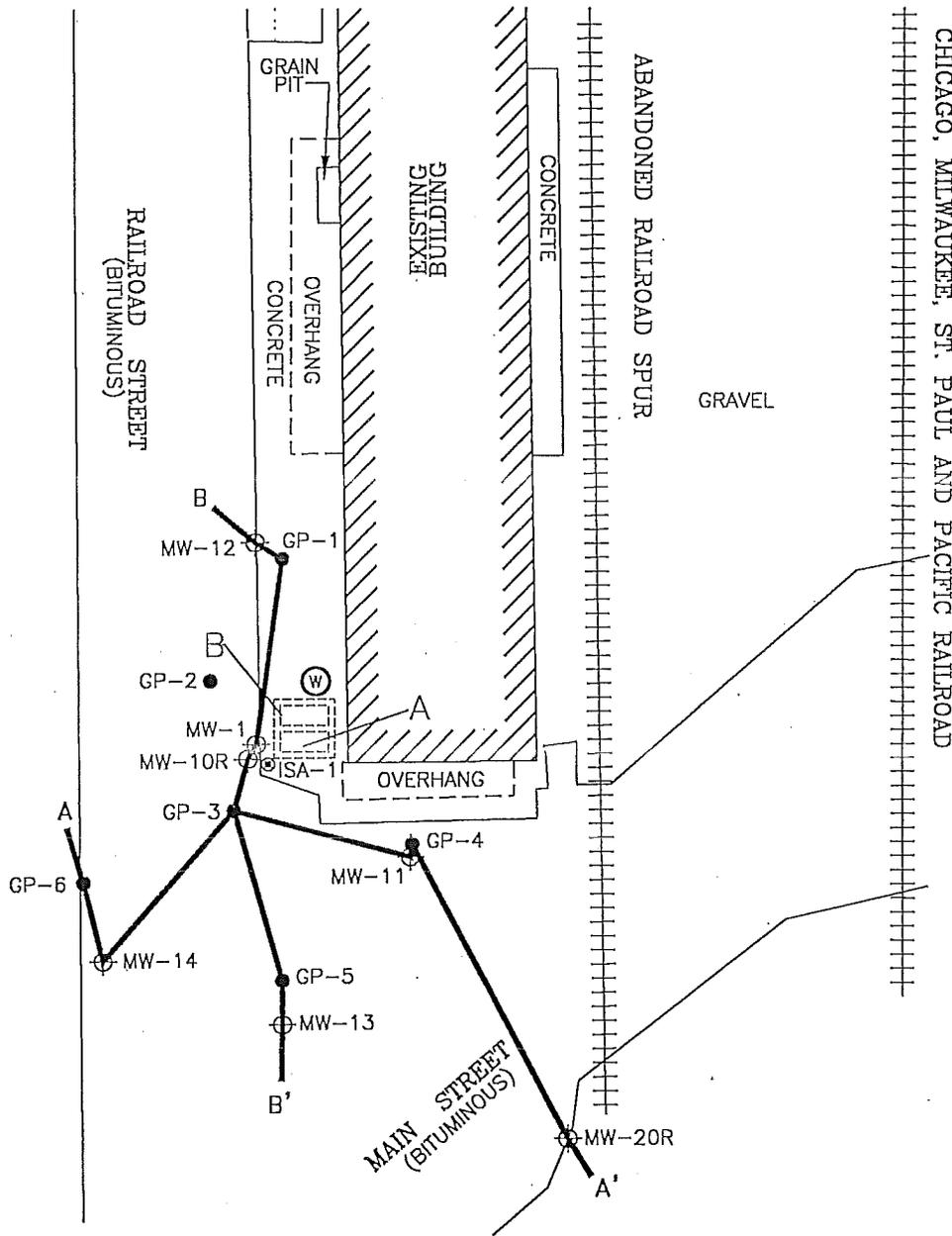
Shaw Environmental, Inc. 790 Marvella Lane Ashwaubenon, Wisconsin 54304 (920) 497-8910		TITLE <h3>SOIL PLUME MAP</h3>					
CLIENT ABRAMS FEED & GRAIN		DRWN DGS	CHKD NG	REVD BY NG	APPRVD BY NG	PROJECT NO. 127235	FIGURE NO. 2
LOCATION Railroad Street & Main Street Abrams, Wisconsin		REVISION DATE	DATE 12/05/07				

LEGEND

- ⊙ POTABLE WELL
- ⊕ ISA-GEOPROBE BORING
- ⊕ MONITORING WELL
- GEOPROBE BORING

TANK LEGEND

- A FORMER 300-GALLON UNLEADED GASOLINE UST
- B FORMER 300-GALLON UNLEADED GASOLINE UST



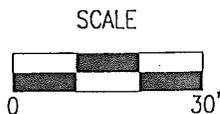
ENGINEER	DATE
APPROVED BY: <i>[Signature]</i>	REVISIONS:
CHECKED BY: <i>[Signature]</i>	11/02/01
DRAWN BY: RRT	98.513R5
DRAWING NO.	5



ENVIROGEN

BEST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

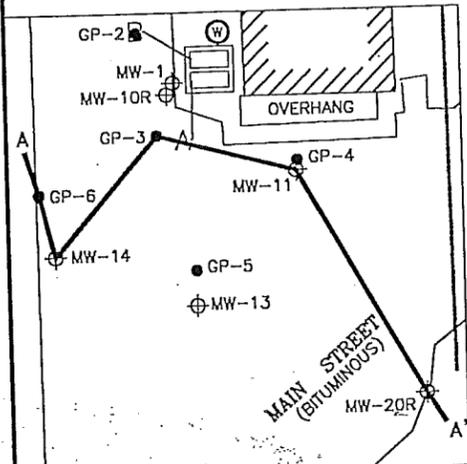
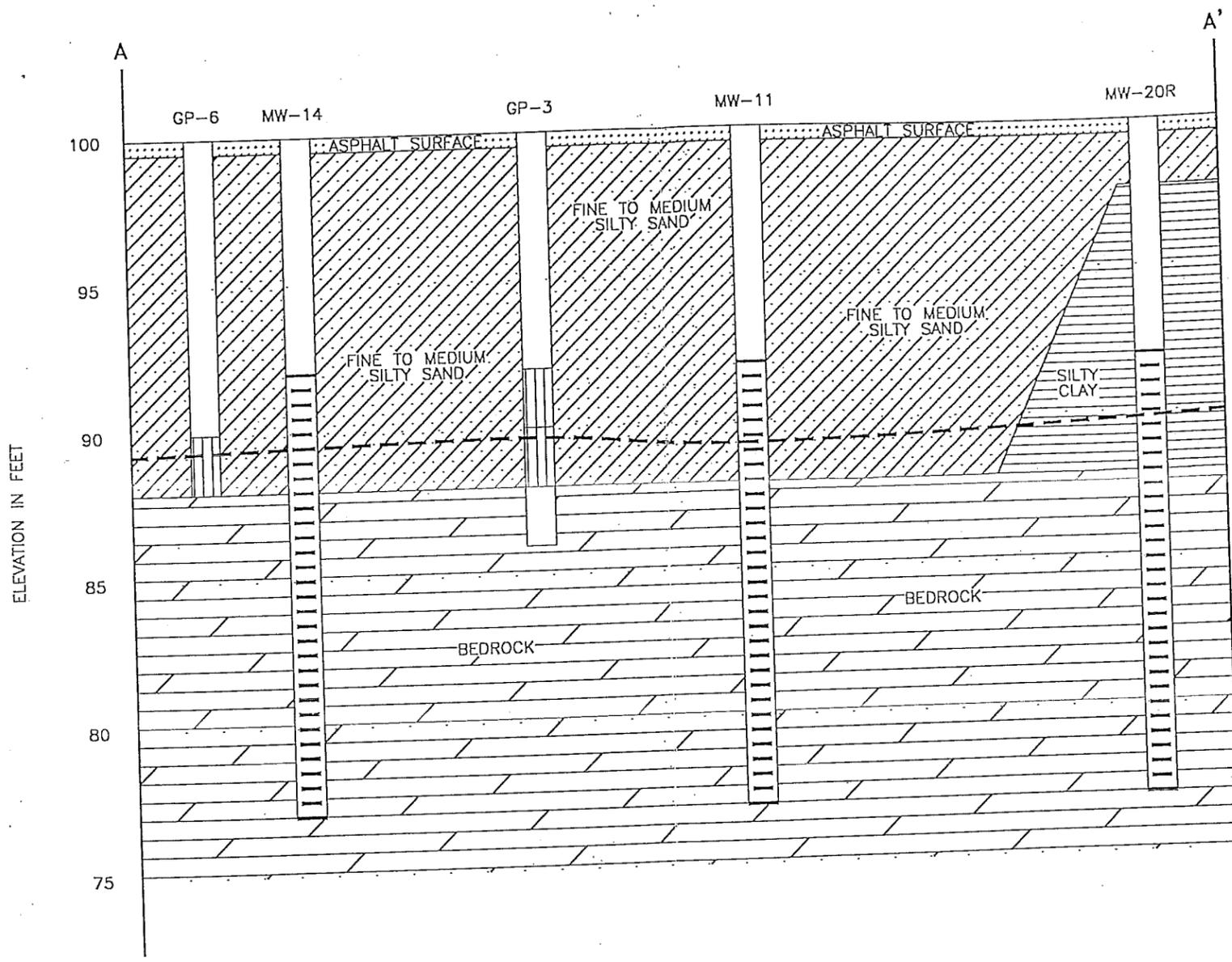
790 Marvella Lane
Green Bay, Wisconsin 54304



GEOLOGIC CROSS-SECTION
PLAN VIEW
ABRAMS FEED AND GRAIN SITE
ABRAMS, WISCONSIN

FIGURE NO.

5



LEGEND

- SAMPLE INTERVAL
- SCREENED INTERVAL
- GROUNDWATER (09/30/01)

SCALE
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

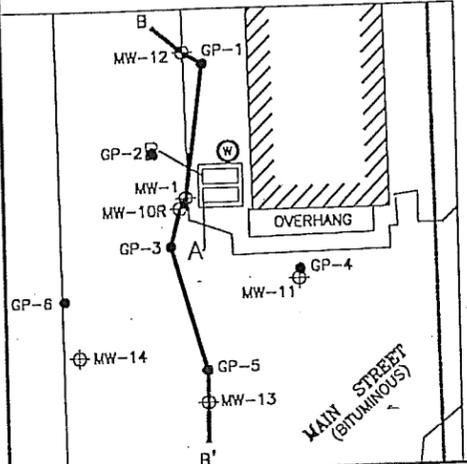
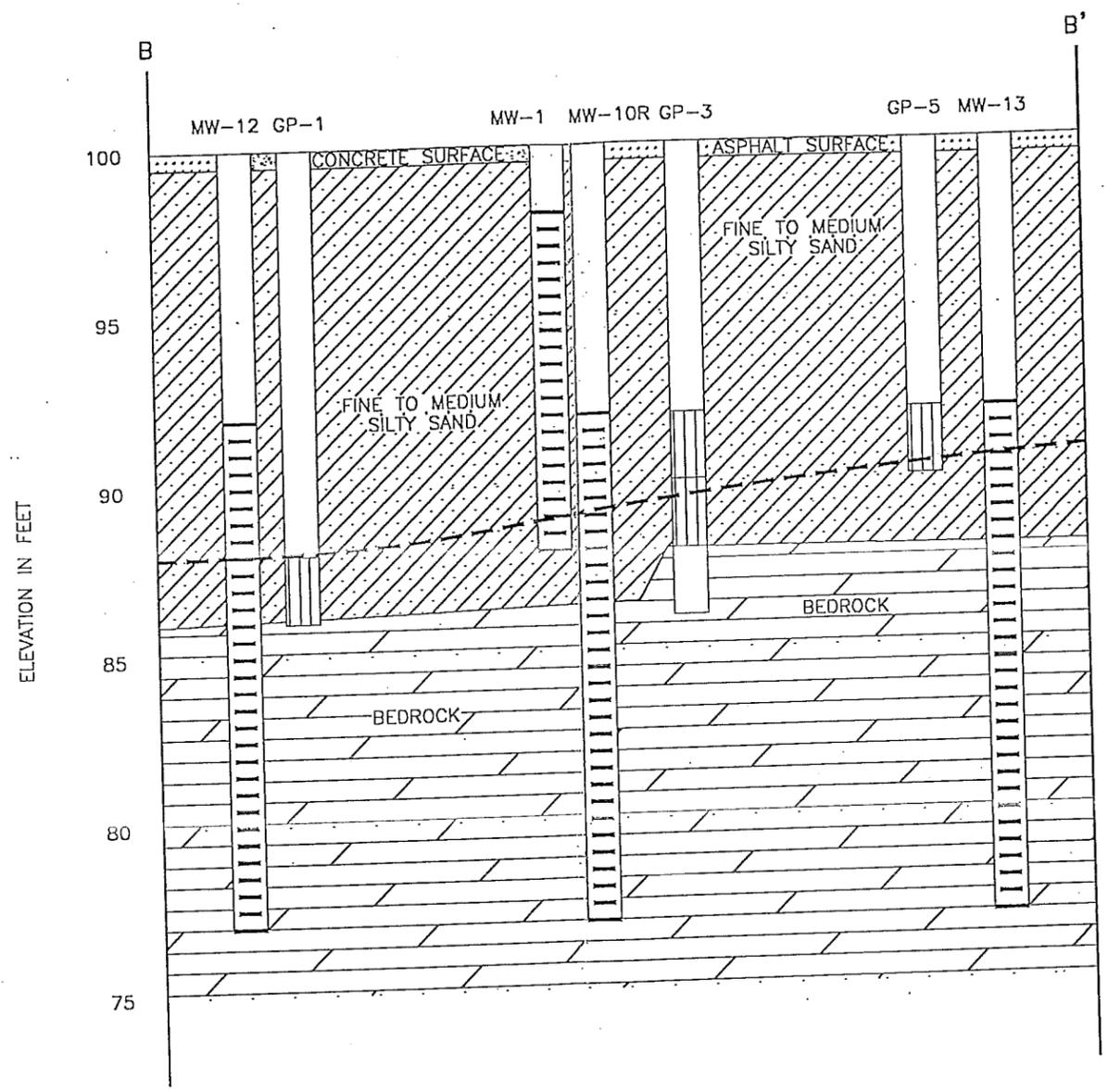
ENVIROGEN
 COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
 790 Marvella Lane
 Green Bay, Wisconsin 54304

GEOLOGIC CROSS-SECTION A-A'
 ABRAMS FEED AND GRAIN SITE
 ABRAMS, WISCONSIN

FIGURE NO.
6

ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY: <i>WJL</i>	
CHECKED BY: <i>JDU</i>	
1/02/01	RST
DRAWN BY:	
98.513RG	
DRAWING NO.	

ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY: <i>WV</i>	
CHECKED BY: <i>SPN</i>	
11/02/01	RRT
DRAWN BY:	
96.513R7	
DRAWING NO.	



LEGEND

SAMPLE INTERVAL

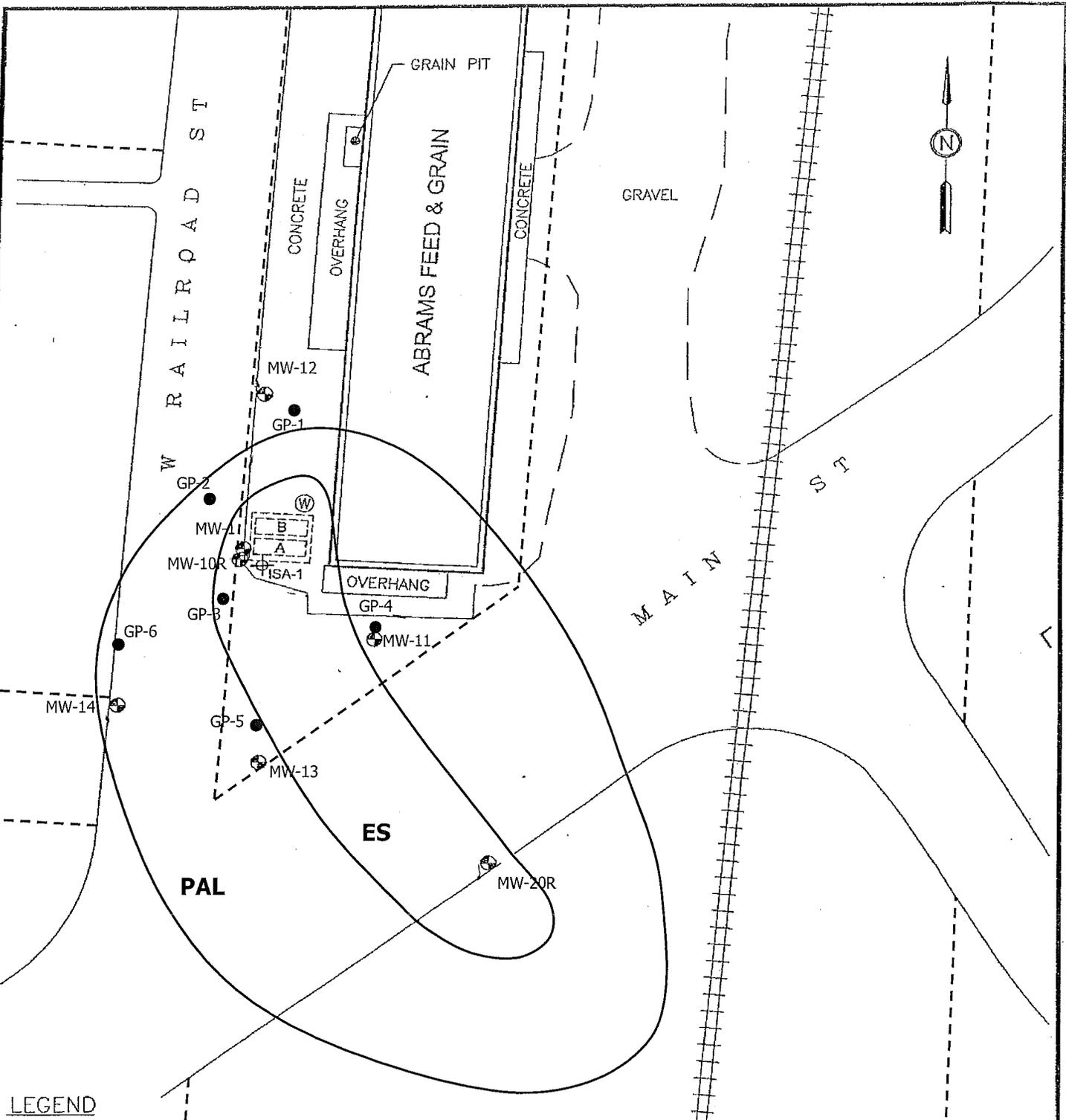
SCREENED INTERVAL

GROUNDWATER (09/30/01)

SCALE
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

ENVIROGEN
 MOST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
 790 Marvelle Lane
 Green Bay, Wisconsin 54304

GEOLOGIC CROSS-SECTION B-B'	FIGURE NO.
ABRAMS FEED AND GRAIN SITE ABRAMS, WISCONSIN	7



LEGEND

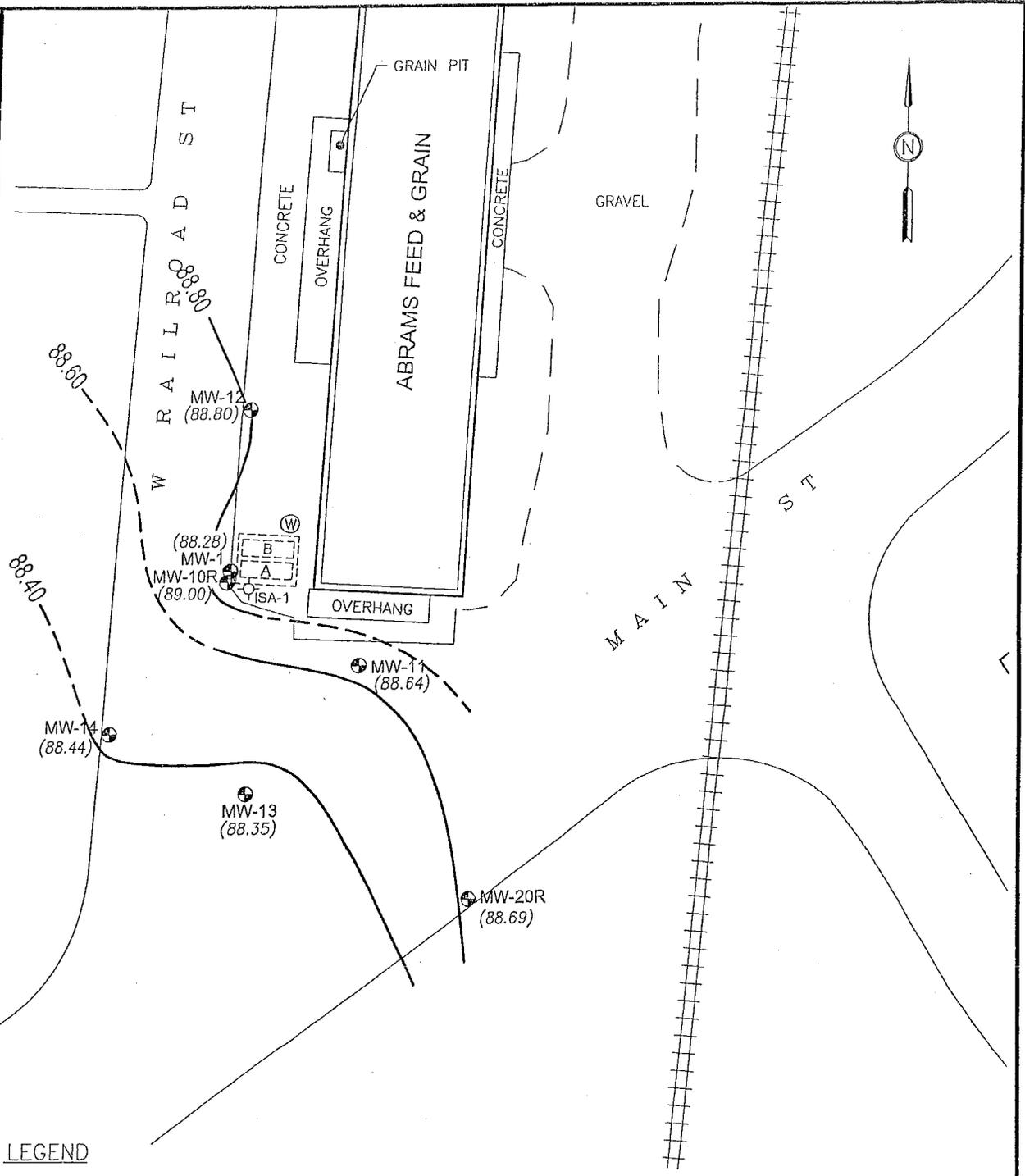
- MONITORING WELL
 - ⊕ ISA-GEOPROBE BORING
 - GEOPROBE BORING
 - Ⓜ POTABLE WELL
 - ⊠ FORMER 300-GALLON UNLEADED GASOLINE UST
 - APPROXIMATE PROPERTY LINES
- APPROXIMATE SCALE IN FEET
 0 15 30 45

MAP BASED ON GOOGLE MAP AERIAL PHOTOGRAPH, 2007.

 Shaw The Shaw Group, Inc. CLIENT		Shaw Environmental, Inc. 790 Marvella Lane Ashwaubenon, Wisconsin 54304 (920) 497-8910		TITLE GROUNDWATER CONTAMINATION MAP (5/13/2008)			
LOCATION Railroad Street & Main Street Abrams, Wisconsin		DRWN DGS	CHKD NG	REVD BY REVISION DATE	APPRVD BY DATE	PROJECT NO. 127235	FIGURE NO. 2

XREF Files: IMAGE Files: UUU_goo_aerial_s.jpg

File: N:\CAD\DATA\DWG\SHAW_WISCONSIN\ASHWAUBENON (GREEN BAY)\ABRAM FEED & GRAIN\127235 PHASE 1 ESA\LV-AF&G_PLANTST 2007 NCV.dwg Layout: NEW FIG2 GW ELEV 2007 NCV User: djonch.stehle De

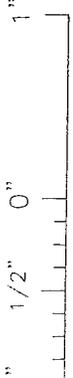


LEGEND

- MONITORING WELL
- ⊕ ISA-GEOPROBE BORING
- ⊙ GEOPROBE BORING
- ⊗ POTABLE WELL
- ⊠ A FORMER 300-GALLON UNLEADED GASOLINE UST
- ⊠ B FORMER 300-GALLON UNLEADED GASOLINE UST
- 88.40 — GROUNDWATER CONTOUR (DASHED WHERE INFERRED)
- (88.69) GROUNDWATER ELEVATION

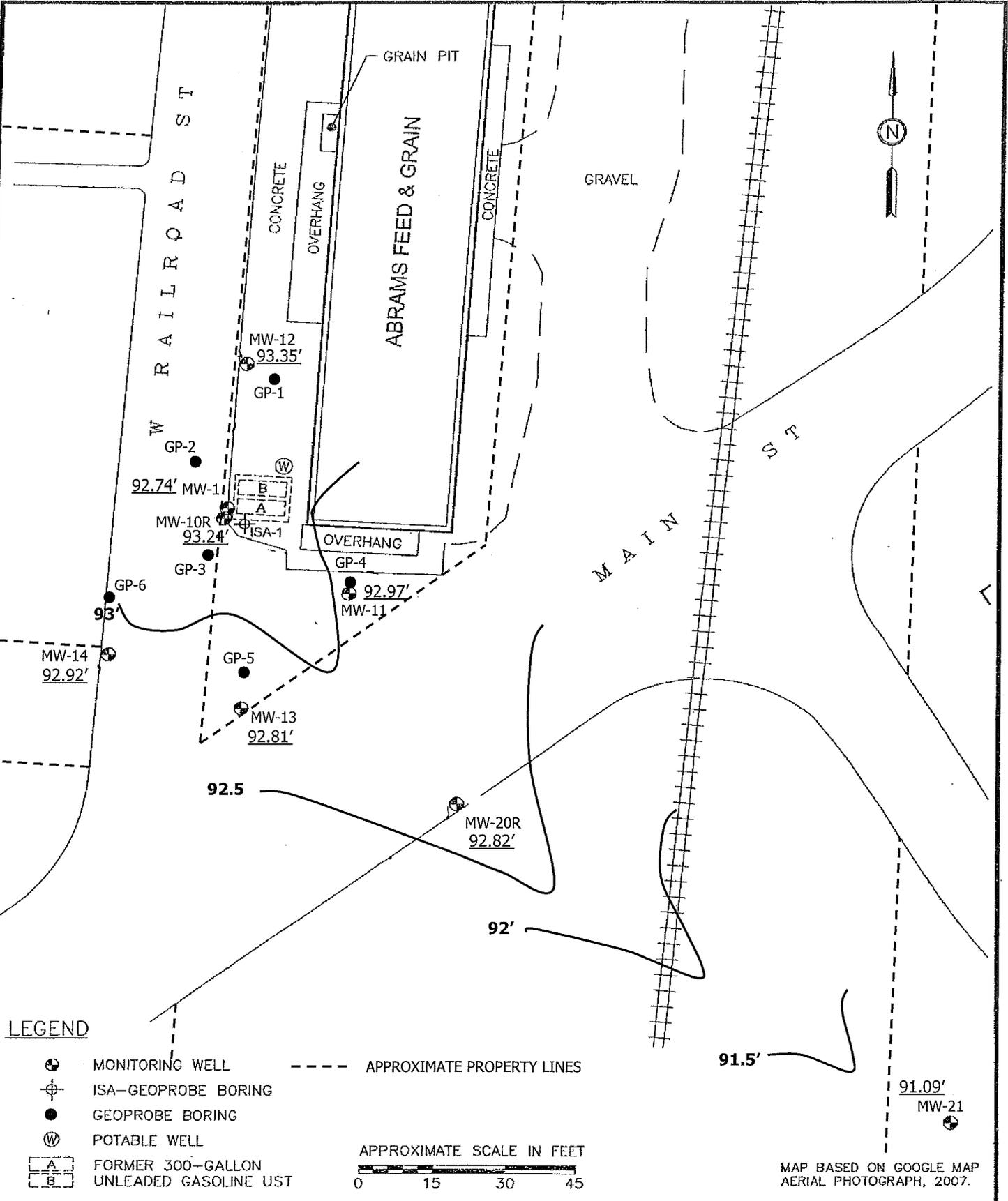


(87.60)
MW-21
MAP BASED ON GOOGLE MAP AERIAL PHOTOGRAPH, 2007.



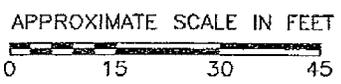
<p>Shaw The Shaw Group, Inc.[®]</p>	<p>Shaw Environmental, Inc. 790 Marvella Lane Ashwaubenon, Wisconsin 54304 (920) 497-8910</p>		<p>TITLE</p> <p>GROUNDWATER TABLE ELEVATIONS NOVEMBER 8, 2007</p>	
	<p>CLIENT</p> <p>ABRAMS FEED & GRAIN</p>		<p>DRWN: DGS</p>	<p>CHKD: NG</p>
<p>LOCATION</p> <p>Railroad Street & Main Street Abrams, Wisconsin</p>		<p>PROJECT NO. 127235</p>	<p>DATE 12/05/07</p>	<p>FIGURE NO</p> <p>2</p>

File: N:\CADDATA\DWG\SHAW_WISCONSIN\ASHWAUBENON (GREEN BAY)\ABRAM FEED & GRAIN\127235 PHASE 1 ESA\LV-AF&G_PLANS1 2007 NOV.dwg Layout: NEW FIG2 GW ELEV 2007 NOV User: dionch.stehle Da



LEGEND

- MONITORING WELL
- ISA-GEOPROBE BORING
- GEOPROBE BORING
- POTABLE WELL
- FORMER 300-GALLON UNLEADED GASOLINE UST
- APPROXIMATE PROPERTY LINES



MAP BASED ON GOOGLE MAP AERIAL PHOTOGRAPH, 2007.

Shaw The Shaw Group, Inc. 790 Marvella Lane Ashwaubenon, Wisconsin 54304 (920) 497-8910		TITLE GROUNDWATER CONTOUR MAP (5-13-2008)	
CLIENT ABRAMS FEED & GRAIN		PROJECT NO. 127235	
LOCATION Railroad Street & Main Street Abrams, Wisconsin		DRWR DGS	CHKD NG
REVISION DATE		REVD BY -	APPRVD BY -
DATE		DATE 12/05/07	
FIGURE NO. 2			MODIFIED BY METCO 11/3/2008 - AN

TABLE 3
Soil Sample Laboratory Analytical Results
Abrams Feed & Grain Site
Abrams, Wisconsin

Sample	Date	Sample Depth (feet bls)	PID	GRO (ppm)	DRO (ppm)	Benzene	Ethylbenzene	Toluene	Total Xylenes	1,2-DCA	MTBE	Naphthalene	1,2,4-TMB	1,3,5-TMB	Lead (ppm)
GP-1	10/20/99	12-14	<5	<2.9	<4.3	<25	<25	<25	<50	<25	<25	<25	<25	<25	3.2
GP-2	10/20/99	10-12	<5	<2.8	<4.0	<25	<25	<25	<50	<25	<25	<25	<25	<25	2.9
GP-3	10/20/99	8-10	396	260	110	<25	570	<25	1,600	<25	<25	910	4,400	1,400	4.6
GP-3	10/20/99	10-12	88	31	<4.0	110	5,400	240	17,400	<50	<50	3,600	20,000	6,100	3.3
GP-4	10/20/99	12-14	<5	<3.0	<3.5	<25	<25	<25	<50	<25	<25	<25	<25	<25	4.4
GP-5	10/20/99	8-10	<5	<2.7	<3.6	<25	<25	<25	<50	<25	<25	<25	<25	<25	3.5
GP-6	10/20/99	10-12	<5	<2.6	26	<25	<25	<25	<50	<25	<25	<25	<25	<25	3.2
NR 720 Generic Soil Standard				100	100	5.5	2,900	1,500	4,100	4.9	NS	NS	NS	NS	50

NK746
 Table 1
 Table 2

Notes: All results are reported in ppb, unless otherwise noted.
Bold indicates value equals or exceeds the NR720 generic soil standard.

bls: Below land surface
 PID: Photo ionization detector
 GRO: Gasoline range organics
 DRO: Diesel range organics
 DCA: Dichloroethane
 MTBE: Methyl t-butyl ether
 TMB: Trimethylbenzene
 NS: No standard

8500 4600 38,000 42,000 2700 83,000 11,000
 1100 540

Checked by: JON
 Approved by: [Signature]

> NR 720

> NR 746

TABLE 2
ISA Soil Sample Laboratory Analytical Results
Abrams Feed & Grain Site
Abrams, Wisconsin
November 3, 1998

Sampling Location	Sample Depth (feet bls)	PID (ppmv/v)	DRO	GRO (ppm)
ISA-1	9.0 - 11.0	706	245	679
WDNR Site Investigation Trigger Level			10	10

Notes: All results are reported in ppm, unless otherwise noted.

Bold indicates value equals or exceeds the WDNR Investigative Trigger Level.

- ISA: Initial Site Assessment
- bls: Below land surface
- PID: Photoionization detector
- DRO: Diesel range organics
- GRO: Gasoline range organics
- WDNR: Wisconsin Department of Natural Resources

Checked by: JDN
 Approved by: Wor

FIGURES

Groundwater Analytical Results Summary
Abrams Feed & Grain LUST Site BRRTS# 03-43-220696

Well MW-1

PVC Elevation = 99.63 (feet)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
3/10/2000	88.18	11.45	DRY							
11/15/2000	87.97	11.66	DRY							
6/21/2001	91.84	7.79	NS	120	1600	<23	420	820	2400	6000
5/30/2007	91.39	8.24	NS	35	650	<4.9	NS	120	1080	2700
7/6/2007	87.59	12.04	NS	2.3	460	1.2Q	120	14	571	960
11/8/2007	87.98	11.65	NS	8.8	720	<3.6	160	140	898	1250
5/13/2008	92.44	7.19	NS	<4.9	255	<6.2	215	12.2	692	820

Well MW-10R

PVC Elevation = 100.54 (feet)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
3/10/2000	89.30	11.24	7080	18.8	187	14.7	139	82.6	231-232	924
11/15/2000	NM	NM	NOT SAMPLED							
6/21/2001	92.84	7.70	NS	120	850	<46	250	320	910	2600
5/30/2007	92.30	8.24	NS	18Q	280	<10	NS	31J	428	840
7/6/2007	88.88	11.66	NS	4.2	79	9.8	9.5	2.1	150-150.40	8.9
11/8/2007	89.00	11.54	NS	2.9	97	0.62Q	20	8.6	115.3	109
5/13/2008	93.24	7.30	NS	<4.9	295	<6.2	217	8.8	822	728

Well MW-11

PVC Elevation = 99.74 (feet)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
3/10/2000	88.81	10.93	1640	252	114	4.85	66.2	133	44.3-45.3	375
11/15/2000	88.54	11.20	NOT SAMPLED							
6/21/2001	92.48	7.26	NS	63.0	100	<0.46	33.0	22.0	189.0	300
5/30/2007	92.03	7.71	NS	2.1	3.0	<0.49	NS	<0.63	6.6J	7.0
7/6/2007	88.13	11.61	NS	1.9	5.9	0.55Q	1.6	0.52Q	6.19Q	6.65Q
11/8/2007	88.64	11.10	NS	0.43Q	13	<0.36	8.4	3.0	35.3	41
5/13/2008	92.97	6.77	NS	0.61	12.8	<0.62	8.5	0.80	34.7	42.8

Well MW-12

PVC Elevation = 101.19 (feet)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
3/10/2000	88.92	12.27	208	3.61	3.31	5.92	13.9	2.80	<2.00	14.5
11/15/2000	88.69	12.50	NOT SAMPLED							
6/21/2001	92.59	8.60	NS	3.00	2.30	<0.46	1.60	4.20	4.20	8.40
5/30/2007	92.13	9.06	NS	<0.43	<0.49	<0.49	NS	<0.63	<1.14	<1.5
7/6/2007	88.36	12.83	NS	<0.14	<0.40	<0.36	<0.47	<0.36	<0.79	<1.1
11/8/2007	88.80	12.39	NS	0.17Q	<0.40	<0.36	<0.47	<0.36	<0.79	<1.1
5/13/2008	93.35	7.84	NS	<0.49	<0.68	<0.62	<0.88	<0.46	<1.42	<1.85

Note: Bold type indicates an ES exceedance, *italics* indicates a PAL exceedance. NS = not sampled, NM = Not Measured

Q = Analyte detected above laboratory method detection limit but below practical quantitation limit.

"J" Flag: Analyte detected between LOD and LOQ

Groundwater Analytical Results Summary
Abrams Feed & Grain LUST Site BRRTS# 03-43-220696

Well MW-13

PVC Elevation = 99.43 (feet)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
3/10/2000	88.78	10.65	235	34.4	43.3	0.73	17.7	1.84	4.10-5.10	33.0
11/15/2000	88.46	10.97	NOT SAMPLED							
6/21/2001	92.13	7.30	NS	1.10	20.0	<0.46	6.40	2.80	25.10	47.0
5/30/2007	91.74	7.69	NS	0.8Q	2.7	<0.49	NS	<0.63	1.2J-1.92	3.3J
7/6/2007	88.07	11.36	NS	4.8	69	1.6	27	3.9	80	98
11/8/2007	88.35	11.08	NS	10	190	0.84Q	52	16	175.4	247
5/13/2008	92.81	6.62	NS	2.55	37	<0.62	47	4.7	119.1	161

Well MW-14

PVC Elevation = 99.27 (feet)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
3/10/2000	88.85	10.42	88.3	1.38	3.58	<0.5	6.75	<0.50	6.09	2.44
11/15/2000	88.64	10.63	NOT SAMPLED							
6/21/2001	92.26	7.01	NS	11.0	120	<0.46	71.0	14.0	321	450
5/30/2007	91.90	7.37	NS	3.6	6.5	<0.49	NS	1.5J	7.8J	23
7/6/2007	88.05	11.22	NS	<0.14	<0.40	<0.36	<0.47	<0.36	<0.79	<1.1
11/8/2007	88.44	10.83	NS	3.3	41	<0.36	17	6.5	78	101
5/13/2008	92.92	6.35	NS	3.09	57	<0.62	64	9.3	354	282

Well MW-20R

PVC Elevation = 98.07 (feet)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
3/10/2000			NOT INSTALLED							
11/15/2000	88.67	9.40	9610	68.4	645	<5.00	182	152	1102	1660
6/21/2001	92.17	5.90	NS	25.0	300	<4.6	110	33.0	760	820
5/30/2007	91.84	6.23	NS	24	120	<0.49	NS	17.0	320	320
7/6/2007	88.26	9.81	NS	17	270	8.8	100	17	517	340
11/8/2007	88.69	9.38	NS	17	410	<3.6	170	38	971	700
5/13/2008	92.82	5.25	NS	9.1	160	<0.62	88	6.1	519	364

Well MW-21

PVC Elevation = 98.03 (feet)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
11/8/2007	87.60	10.43	NS	0.31QM	0.46QM	<0.36M	<0.47M	1.0QM	0.41QM-0.81M	<1.1M
5/13/2008	91.09	6.94	NS	<0.49	<0.68	<0.62	<0.88	<0.46	<1.42	0.87-1.30

Private Well -1 (5916)

PVC Elevation = NM (feet)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
7/6/2007	NM	NM	NS	8.8	340	21	200	41	788	630
11/8/2007	NM	NM	NS	2.9	40	0.93Q	57	6.5	122	83
5/13/2008	NM	7.80	NS	1.01	67	<0.62	120	6.1	301	366

Note: Bold type indicates an ES exceedance, *italics* indicates a PAL exceedance. NS = not sampled, NM = Not Measured
Q = Analyte detected above laboratory method detection limit but below practical quantitation limit.
"J" Flag: Analyte detected between LOD and LOQ

Groundwater Analytical Results Summary
Abrams Feed & Grain LUST Site BRRTS# 03-43-220696

Private Well 5879

PVC Elevation = NM (feet)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
11/8/2007	NM	NM	NS	<0.14	<0.40	<0.36	<0.47	<0.36	<0.79	<1.2

Private Well 5899

PVC Elevation = NM (feet)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
5/13/2008	NM	NM	NS	<0.49	<0.68	<0.62	<0.88	<0.46	<1.42	<1.85

Private Well 5937

PVC Elevation = NM (feet)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
11/8/2007	NM	NM	NS	<0.14	<0.40	<0.36	<0.47	<0.36	<0.79	<1.1

Private Well 2913 RR

PVC Elevation = NM (feet)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
11/8/2007	NM	NM	NS	<0.14	<0.40	<0.36	<0.47	<0.36	<0.79	<1.4

Private Well 2921 RR

PVC Elevation = NM (feet)

Date	Water Elevation (in feet)	Depth to Water (in feet)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
11/8/2007	NM	NM	NS	<0.14	<0.40	<0.36	<0.47	<0.36	<0.79	<1.3

Note: Bold type indicates an ES exceedance, *italics* indicates a PAL exceedance. NS = not sampled, NM = Not Measured
Q = Analyte detected above laboratory method detection limit but below practical quantitation limit.

Watertable Elevations Table
Abrams Feed & Grain LUST Site BRRTS# 03-43-220696
Abrams, Wisconsin

	MW-1	MW-10R	MW-11	MW-12	MW-13	MW-14	MW-20R	MW-21
<i>pvc top (ft)</i>	99.93	100.54	99.74	101.19	99.43	99.27	98.07	98.03
<i>Top of well</i>	96.93	92.54	91.74	93.19	91.43	91.27	90.07	95.46

Date

3/10/2000	88.48	89.30	88.81	88.92	88.78	88.85	NM	NI
11/15/2000	88.27	NM	88.54	88.69	88.46	88.64	88.67	NI
6/21/2001	92.14	92.84	92.48	92.59	92.13	92.26	92.17	NI
8/30/2001	88.09	88.74	88.42	88.53	88.05	88.21	88.37	NI
5/30/2002	91.69	92.30	92.03	92.13	91.74	91.90	91.84	NI
6/24/2002	91.48	92.17	91.86	91.94	91.64	91.84	91.67	NI
7/6/2007	87.89	88.88	88.13	88.36	88.07	88.05	88.26	NI
11/8/2007	88.28	89.00	88.64	88.80	88.35	88.44	88.69	87.60
5/13/2008	92.74	93.24	92.97	93.35	92.81	92.92	92.82	91.09

Note: Elevations are presented in feet.

NM = Not Measured

NI = Not Installed



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1421 State Road 16 ♦ La Crosse, WI 54601 ♦ 1-800-552-2932 ♦ Fax (608) 781-8893 Email: rona@metcohq.com ♦ www.metcohq.com

RIGHT-OF-WAY

December 2, 2008

Escanaba & Lake Superior Railroad
One Larkin Plaza
P.O. Box 217
Wells, MI 49894

Notification: Abrams Feed & Grain LUST Site (BRRTS # 03-43-220696), Conditional Case Closure Notification

To Whom It May Concern:

I am writing to inform you that soil and groundwater contamination from the Abrams Feed & Grain site, located at 5916 Main Street, Abrams, WI exists on your property in the area of monitoring well MW-20R.

As part of the required documentation, you are hereby notified that residual petroleum contamination exists in the soil and groundwater in the vicinity of monitoring well MW-20R to the south of the Abrams Feed & Grain site. Soil and groundwater contamination was found to exist in the area of the removed underground petroleum storage tanks and dispensers. Groundwater contamination has migrated to the southeast across the right of way of West Railroad Street and Main Street and on to your property. Depth to groundwater in this area is approximately 5.25-13 feet below ground surface.

If the contaminated groundwater is encountered during future construction, it may pose inhalation or other direct contact hazards. Any contaminated groundwater encountered will require sampling and analysis, as well as proper storage, treatment, and disposal of any excavated materials. We are enclosing site maps displaying inferred soil and groundwater contamination plumes.

If you have any questions, or require more detailed information, please contact me a METCO's La Crosse office (608-781-8879).

Sincerely,

Jason T. Powell
Staff Scientist

C: David Jolly-client



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RIGHT-OF-WAY

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November 25, 2008

Joe Reinhard
Town Chairman – Abrams Township
5877 Main Street
P.O. Box 183
Abrams, WI 54101

Notification: Abrams Feed & Grain LUST Site (BRRTS # 03-43-220696), Conditional Case Closure Notification

Dear Mr. Reinhard

I am writing to inform you that soil and groundwater contamination from the Abrams Feed & Grain site, located at 5916 Main Street, Abrams, WI exists within the right of way of West Railroad Street and Main Street.

As part of the required documentation, you are hereby notified that residual petroleum contamination exists in the soil and groundwater within the right-of-way of West Railroad Street and Main Street to the south of the Abrams Feed & Grain site. Soil and groundwater contamination was found to exist in the area of the removed underground petroleum storage tanks and dispensers. Groundwater contamination has migrated to the southeast across the right of way of West Railroad Street and Main Street. Depth to groundwater in this area is approximately 5.25-13 feet below ground surface.

If the contaminated groundwater is encountered during future construction, it may pose inhalation or other direct contact hazards. Any contaminated groundwater encountered will require sampling and analysis, as well as proper storage, treatment, and disposal of any excavated materials. We are enclosing site maps displaying inferred soil and groundwater contamination plumes.

If you have any questions, or require more detailed information, please contact me a METCO's La Crosse office (608-781-8879).

Sincerely,

Jason T. Powell
Staff Scientist

C: David Jolly-client