GIS REGISTRY INFORMATION

SITE NAME: Lakeland Gas + Automotive

BRRTS #: 03-04-000955

CLOSURE DATE:

STREET ADDRESS: STH C + Superior St.

CITY: Cornucopia, WI

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 435873.70283 Y= 709479.40573

OFF-SOURCE CONTAMINATION (>ES): [X] Yes [ ] No

IF YES, STREET ADDRESS 1: 88515 Superior Street

GPS COORDINATES (meters in WTM91 projection): X= 435873.04137 Y= 709514.46309

IF YES, STREET ADDRESS 2:

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

IF YES, STREET ADDRESS 3:

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

IF YES, STREET ADDRESS 4:

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

IF YES, STREET ADDRESS 5:

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 issued** [X]
- **Copy of most recent deed, including legal description, for all affected properties** [X]
- **Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties** [X]
- **County Parcel ID number, *if used for county*, for all affected properties** [X] on deed
- **Location Map** which outlines all properties within contaminated site boundaries in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy) [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) [X]
- **Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)** [X]
- **Isoconcentration map(s), *if available from site investigation (SI)* (**8.5x14" if paper copy*)*. The isoconcentration map should have flow direction and extent of contamination defined. **If not available, include the following 2 types of maps:** [ ]
  - **Latest groundwater flow/monitoring well location map** [X]
  - **Latest extent of contaminant plume map** [X]
- **Geologic cross-sections, *if available from 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) [X]

Letter informing ROW owner of residual contamination (if applicable) [X]

Copy of (soil or land use) deed restriction(s) or deed notice ***if any required as a condition of closure.*** [ ] N/A

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
William H. Smith, Regional Director

Northern Region Headquarters
107 Sutliff Ave.
Rhinelander, Wisconsin 54501-0818
Telephone 715-365-8900
FAX 715-365-8932
TDD 715-365-8957

June 18, 2002

Mr. George Verne
4242 E 2551 Road
Sheridan, IL 60551

SUBJECT: Final Case Closure
Lakeland Gas & Automotive, STH C and Superior Ave, Cornucopia, WI
WDNR BRRTS #: 03-04-000955
PECFA # 54827-0136-36

Dear Mr. Verne:

On April 9, 2002, your site as described above was reviewed for closure by the Northern Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On April 30, 2002, you were notified that the Closure Committee had granted conditional closure to this case.

On May 28, 2002, the Department received correspondence indicating that you have complied with the conditions of closure, specifically, documentation of the abandonment of the monitoring wells on site and notification of residual contamination to those responsible for the adjacent rights of way. 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 registry. To review the sites on the GIS Registry web page, visit http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm

Please be aware that this 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 the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 715-365-8990.

Sincerely,
NORTHERN REGION

Janet Kazda

Janet Kazda
Remediation and Redevelopment Program

cc: File
Chris Saari, Ashland

Keith Klebenow
REI
4080 N 20th Ave
Wausau, WI 54401

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
William H. Smith, Regional Director

Northern Region Headquarters
107 Sutliff Ave.
Rhinelander, Wisconsin 54501-0818
Telephone 715-365-8900
FAX 715-365-8932
TDD 715-365-8957

April 30, 2002

Mr. George Verne
4242 E 2551 Road
Sheridan, IL 60551

Subject: Conditional Case Closure
Lakeland Gas & Automotive, STH C and Superior Ave, Cornucopia, WI
WDNR BRRTS # 03-04-000955
PECFA # 54827-0136-36

Dear Mr. Verne:

On April 9, 2002, your request for closure of the case described above was reviewed by the Northern Region Closure Committee. The 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 gasoline contamination on the site 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 at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm.. Documentation of well abandonment must be submitted to me on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw/ or provided by the Department of Natural Resources.

There is residual soil and/or groundwater contamination in a public street or highway right-of-way (County Trunk Highway C and Superior Avenue). Section NR 726.05(2)(b)4, Wis. Adm. Code, requires you to provide written notification of the presence of residual soil and/or groundwater contamination to the clerk of the town and county or municipality where the right-of-way is located and to the municipal department or state agency that maintains the right-of-way. Please provide me with a copy of the written notification.

When the above conditions have been satisfied, please submit a letter to let me know 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 of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit
http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm

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 715-365-8990.

Sincerely,
NORTHERN REGION

Janet Kazda

Janet Kazda
Remediation and Redevelopment Program

cc: File
Chris Saari, Ashland

Keith Klebenow
REI
4080 N 20th Ave
Wausau, WI 54401

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Transportation • Municipal • Site Development • GPS
Remediation • Environmental Assessments • Emergency Response • Safety

RECEIVED 3-25-02

March 19, 2002

Mr. Arne G. Larsen
P.O. Box 279
Cornucopia, WI 54827

Subject: Thirty (30) Day Verification Wavier
Lakeland Gas & Automotive, STH C and Superior Avenue, Cornucopia, WI 54827
BRRT #03-04-000955
PECFA Claim #54827-0136-36

Dear Mr. Larsen:

It was a pleasure speaking with you the other day regarding the letter dated March 15, 2002 on the geographic information system (GIS) registry required for petroleum contaminated sites with off site contamination. In the letter it stated that there is a thirty (30) day notification period for you to contact the Wisconsin Department of Natural Resources (WDNR) to provide any technical information that you may have that indicates closure should not be granted for this site. The WDNR will not review the closure request for at least 30 days after the date of the March 15, 2002 letter.

Our client Mr. George Verne would like to submit the site for closure as soon as possible and with your approval and signature, waive the thirty (30) day notification period. With your signature, you accept all the terms and conditions stated in the March 13, 2002 letter and the legal description of you property is correct.

If you accept the thirty (30) day waiver to allow the review of the closure report, please sign at the bottom of this page and return to me as soon a possible so this can be forward to the WDNR.

If you have any questions or comments, please contact our office at (715) 675-9784.

Sincerely,
REI

Keith A. Klebenow
Environmental Scientist/Project Manager

I verify that I am the owner of lots ten, eleven, and twelve, Block five, map of Cornucopia, Town of Bell, Bayfield County, Wisconsin

Mr. Arne G. Larson

3/22/02
Date

G:\REIPROJ\1700-1799\1779\Letters\Client\1779dl1.doc

4080 N. 20TH AVENUE • WAUSAU, WI 54401 • TOLL FREE: 1.877.734.7745 (REI.SPIL) • TEL: 715.675.9784
FAX: 715.675.4060 • mail@REIengineering.com • www.REIengineering.com

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March 26, 2002

Ms. Danielle Lancour
Wisconsin Department of Natural Resources
107 Sutliff Ave
Rhinelander, WI 54501

Subject: Deed Verification/Thirty (30) Day Verification Wavier
Lakeland Gas & Automotive
STH C and Superior Avenue
Cornucopia, WI 54827
BRRT #03-04-000955
PECFA Claim #54827-0136-36

Dear Ms. Lancour:

Enclosed is a copy of the sign statement from the property owner (Mr. George Verne) that the attached legal description is correct. Additionally a signed letter waving the thirty (30) day notification period for off site contamination. By signing the wavier, Mr. Arne Larson accepts all the terms and conditions stated in the March 13, 2002 letter and this would allow the site to be submitted for closure immediately.

If you have any questions or comments, please contact our office at (715) 675-9784.

Sincerely,
REI

Keith A. Klebenow

Keith A. Klebenow
Environmental Scientist/Project Manager

Enclosure: (A/S)

G:\REIPROJ\1700-1799\1779\Letters\DNR\1779bl2.doc

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RECEIVED 3-25-02

March 14, 2002

Mr. George Verne
4242 East 2551 Road
Sheridan, IL 60551

Subject: Deed Verification
Lakeland Gas & Automotive
STH C and Superior Avenue
Cornucopia, WI 54827
BRRT#03-04-000955
PECFA Claim #54827-0136-36

Dear Mr. Verne:

The Department of Natural Resources requires a signed statement from the property owner that the attached legal description is correct. Please review the attached deed and if the deed is accurate please sign at the bottom of this page and return to me as soon a possible so this can be submitted with the closure report.

If you have any questions or comments, please contact our office at (715) 675-9784.

Sincerely,
REI

Keith A. Klebenow

Keith A. Klebenow
Environmental Scientist/Project Manager

Owner
Lakeland Gas & Automotive

Mr. George Verne

Enclosure: (A/S)

G:\REIPROJ\1700-1799\1779\Letters\Client\1779cl1.doc

4080 N. 20TH AVENUE • WAUSAU, WI 54401 • TOLL FREE: 1.877.734.7745 (REI.SPIL) • TEL: 715.675.9784
FAX: 715.675.4060 • mail@REIengineering.com • www.REIengineering.com

424327
DOCUMENT NO

State Bar of Wisconsin Form 2 -- 1982
WARRANTY DEED

VOL 660 OF Rec PAGE 194
Otto Korpela
REGISTER OF DEEDS
'96 JAN 5 AM 10 34
REGISTER'S OFFICE/S.C.
BAYFIELD COUNTY, WIS.

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
Grantee

Pd 10.00 Tfx 105.00 Pd.

REUBEN DAUBNER and LEONA DAUBNER

conveys and warrants to GEORGE W. VERNE, JR.

the following described real estate in Bayfield County, State of Wisconsin:

(Parcel Identification Number)

Lots One, Two and Three (1-2-3) in Block Twelve (12) in the Platted Village of Cornucopia, Bayfield County, Wisconsin.

This deed is given in fulfillment of that Land Contract which was recorded in Volume 477 of Records, pages 155-156 as Document #376784; Assigned in Volume 537 of Records, page 97 as Document #393831; and as recorded in Volume 537 of Records, pages 98-99 as Document # 393832.

TRANSFER FEE	FEE EXEMPT
$ 105.00	#

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

Exception to warranties: Easements, restrictions and reservations of record.

Dated this 1-4-96 day of January, 19 96.

Reuben Daubner (SEAL)
• Reuben Daubner
Leona Daubner (SEAL)
• Leona Daubner

AUTHENTICATION

Signature(s)

authenticated this day of , 19

•

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

THIS INSTRUMENT WAS DRAFTED BY
Atty. Thomas T. Lindsey #01010184
122 West Bayfield Street
Washburn, WI 54891
(Signatures may be authenticated or acknowledged. Both are not necessary.)

V660P194

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

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
Bayfield County.
Personally came before me this day of January, 19 96, the above named Reuben Daubner and Leona Daubner
to me known to be the person s who executed the foregoing instrument and acknowledge the same.

•
Notary Public Bayfield County, Wis.
My commission is permanent. (If not, state expiration date: Nov 1st, 19 98.)

NOTARY SEAL

STATE BAR OF WISCONSIN FORM 2 - 1998

WARRANTY DEED

Document Number

45 107

VOL. 190 REC PAGE 76

Otto Korpela

REGISTER OF DEEDS

'00 MAY 1 AM 10 56

REGISTER'S OFFICE/S.S.
BAYFIELD COUNTY, WIS.

This Deed, made between Thomas E. Lovick, and Mary Ellen Lovick, husband and wife

Grantor, and Arne G. Larsen

Grantee.

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in Bayfield County, State of Wisconsin:

Lots Ten (10), Eleven (11), and Twelve (12), Block Five (5), Map of Cornucopia, Town of Bell, Bayfield County, Wisconsin.

Recording Area

Name and Return Address

P.O. Box 275 WTC-6364
Cornucopia, WI 54827

WT pd 10.00 TAX
180.00 pd

010-1101-07

Parcel Identification Number (PIN)

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

TRANSFER FEE	FEE EXEMPT
$ 180.00	#

Exceptions to warranties: Easements, restrictions, and reservations of record.

Dated this 12th day of May 2000.

Thomas E. Lovick
* Thomas E. Lovick

Mary Ellen Lovick
* Mary Ellen Lovick

AUTHENTICATION

Signature(s) V780P76

authenticated this ____ day of ____

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

JAMIE L. WAGNER NOTARY PUBLIC STATE OF WISCONSIN

THIS INSTRUMENT WAS DRAFTED BY
John P. Anderson, #1017054
122 W. Bayfield St., Washburn, WI 54891 (plp)

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Bayfield County.)

Personally came before me this 12th day of May, 2000 the above named Thomas E. Lovick and Mary Ellen Lovick

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

Janice L. Wagner

Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: 4-28-2002.)

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

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write *"Return Receipt Requested"* on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Mr. Arne G. Larsen
P.O. Box 279
Cornucopia, WI 54827

4a. Article Number
7001-1940-0007-9232-0229

4b. Service Type
☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery
3-18-02

5. Received By: *(Print Name)*

6. Signature: *(Addressee or Agent)*
X

8. Addressee's Address *(Only if requested and fee is paid)*

PS Form **3811**, December 1994 102595-98-B-0229 Domestic Return Receipt

Thank you for using Return Receipt Service.

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7001 1940 0007 9232 0229

Postage	$ .34
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$3.94

Postmark Here
BROKAW, WI 54417
MAR 15 2002

Sent To Mr. Arne Larsen
Street, Apt. No.; or PO Box No. PO Box 279
City, State, ZIP+4 Cornucopia, WI 54827

PS Form 3800, January 2001 See Reverse for Instructions

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

MAILED
3-13-02

FILE COPY

Transportation • Municipal • Site Development • GPS
Remediation • Environmental Assessments • Emergency Response • Safety

March 13, 2002

Mr. Arne G. Larsen
P.O. Box 279
Cornucopia, WI 54827

Subject: Former Lakeland Gas & Automotive
STH C and Superior Avenue
Cornucopia, WI 54827
WDNR #03-04-000955
PECFA Claim #54827-0136-36

Dear Mr. Larsen:

This letter is to inform you that the above referenced site is being submitted for closure by the Wisconsin Department of Natural Resources. Groundwater contamination that appears to have originated on the property located at STH C and Superior Avenue. The levels of petroleum contamination in the groundwater on your property are above the state groundwater enforcement standard found in Chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and I will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will no be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statues, you may call 1-800-367-6076 for call origination in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

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FAX: 715.675.4060 • mail@REIengineering.com • www.REIengineering.com

The Department of Natural Resources will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, you should mail that information to Mr. Chris Sarri, WDNR Ashland Service Center, 2501 Golf Course Rd, Ashland, WI 54806.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on you property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first nee to call Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if you property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Site on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact my consultant – Keith Klebenow at REI at 4080 North 20th Avenue, Wausau, WI 54401, (715) 675-9784, or Chris Saari of the WDNR at 2501 Golf Course Road, Ashland, WI 54806, (715) 685-2920.

Sincerely,
REI

Keith A. Klebenow

Keith A. Klebenow, Consultant for Mr. George Verne
Environmental Scientist/Project Manager

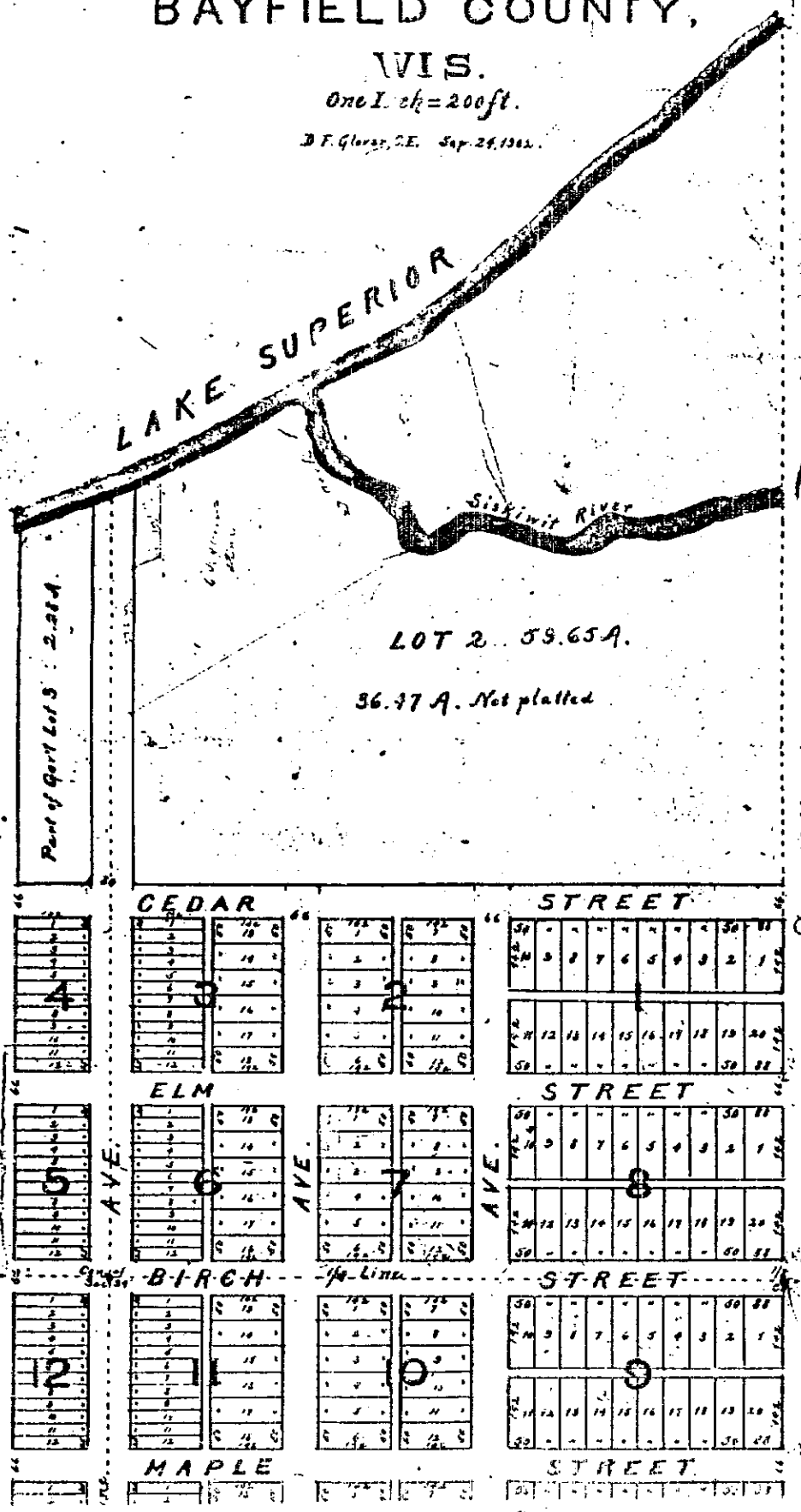
CC: Ms. Danielle Lancour, Wisconsin Department of Natural Resources, 107 Sutliff Avenue, Rhinelander, WI 54501
Mr. George Verne, Lakeland Gas & Automotive, 4242 East 2551 Road, Sheridan, IL 60551

MAP OF CORNUCOPIA

BAYFIELD COUNTY, WIS.

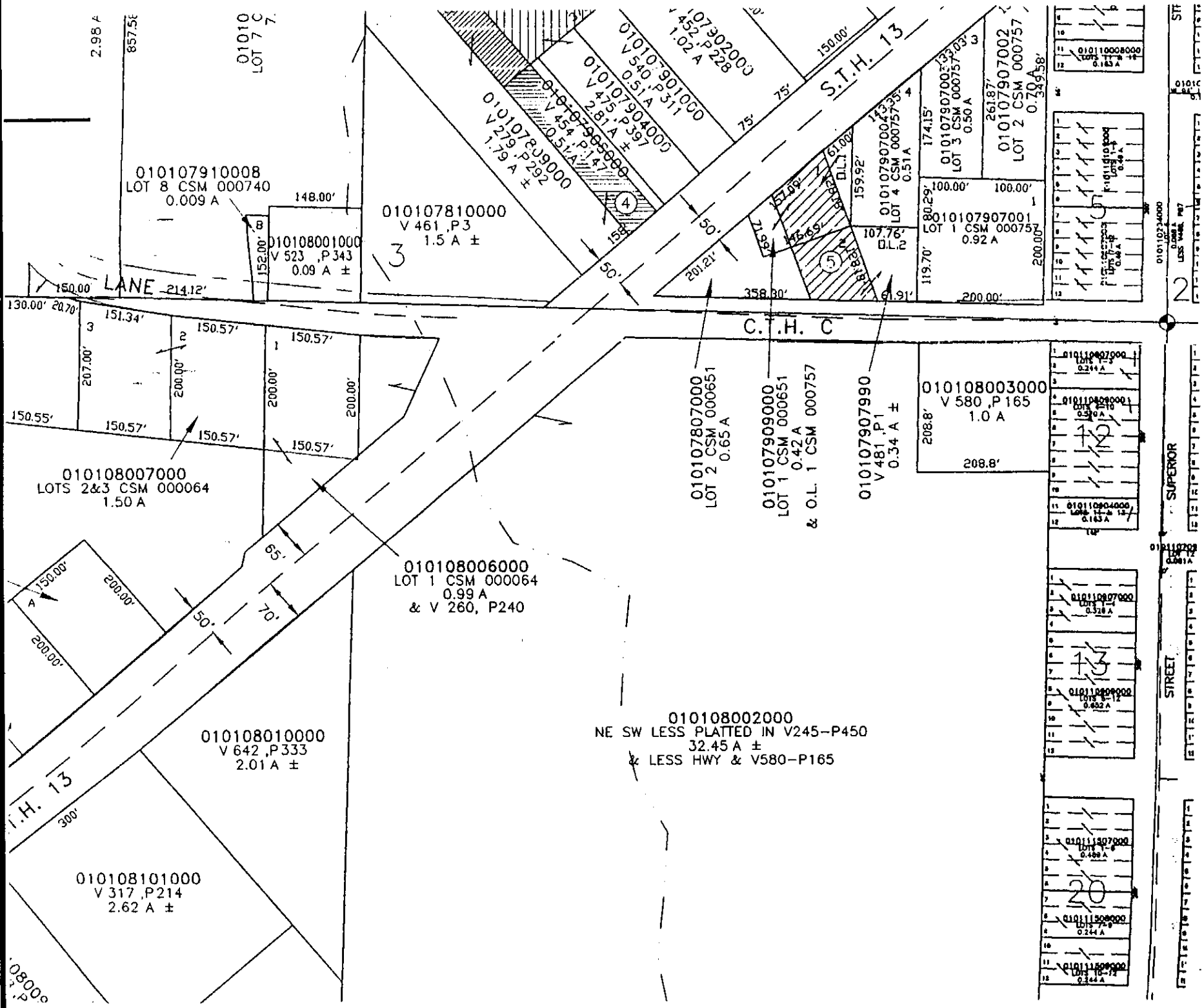
One Inch = 200 ft.

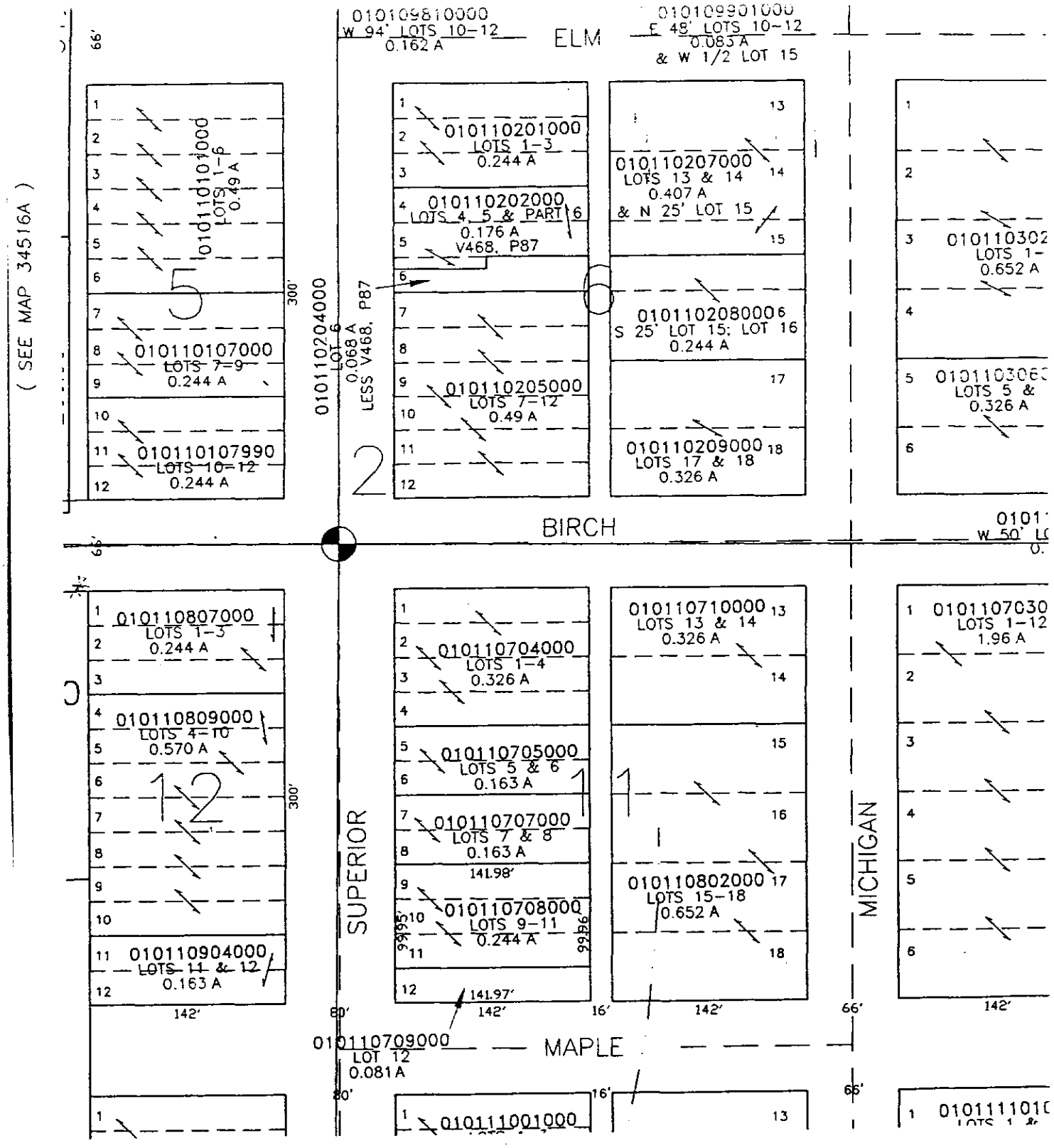
D. F. Glover, C.E. Sep. 24, 1902.



Description

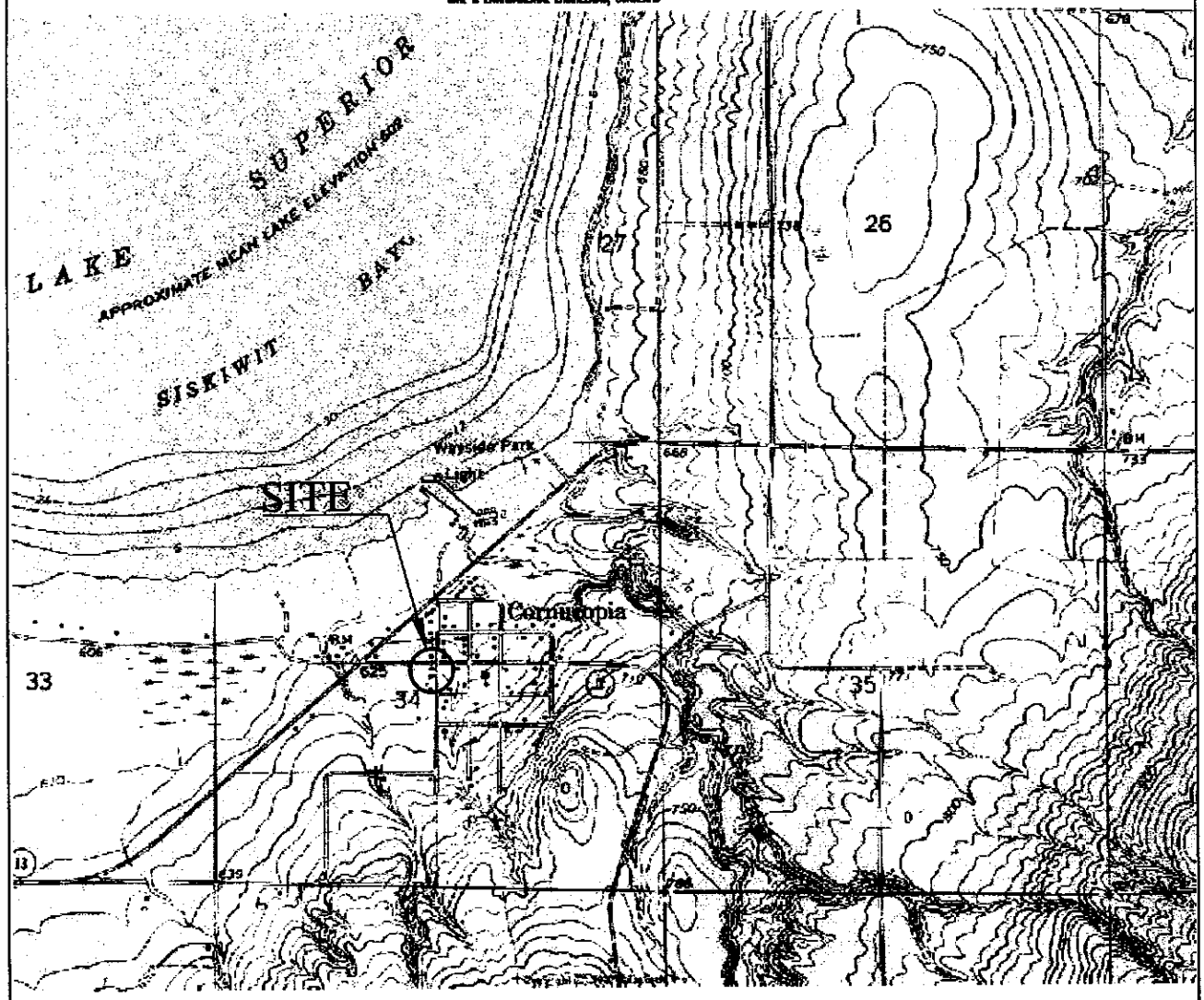
The Streets, Avenues and Alleys extend North and South and East and West according to Government survey. The Streets and Avenues are 66 feet wide except Superior Avenue which is 80 feet wide - all alleys are 16 feet in width. The Lots in Blocks 4, 5, 12, 13, 20 and 21, and on the West half of Blocks 3, 6, 11, 14, 19 and 22 are each 25 feet wide, and 142 feet long - half other Lots are 50 feet wide and 142 feet long except Lots 1 and 20 in Blocks 1, 8, 9, 16, 17 and 24, which are 68 feet wide and 142 feet long.


010107910008
LOT 8 CSM 000740
0.009 A
010108001000
V 523 ,P343
0.09 A ±
010107810000
V 461 ,P3
1.5 A ±
010107902000
V 452 ,P228
1.02 A
010107901000
V 540 ,P311
0.51 A
010107904000
V 475 ,P397
2.81 A ±
010107905000
V 454 ,P147
0.51 A
010107809000
V 279 ,P292
1.79 A ±
S.T.H. 13
010107907002
LOT 2 CSM 000757
0.70 A
010107907001
LOT 1 CSM 000757
0.92 A
010107907004
LOT 4 CSM 000757
0.51 A
010107907003
LOT 3 CSM 000757
0.50 A
LANE
C.T.H. C
010108007000
LOTS 2&3 CSM 000064
1.50 A
010108006000
LOT 1 CSM 000064
0.99 A
& V 260, P240
010107807000
LOT 2 CSM 000651
0.65 A
010107909000
LOT 1 CSM 000651
0.42 A
& O.L. 1 CSM 000757
010107907990
V 481 ,P1
0.34 A ±
010108003000
V 580 ,P165
1.0 A
010108002000
NE SW LESS PLATTED IN V245-P450
32.45 A ±
& LESS HWY & V580-P165
010108010000
V 642 ,P333
2.01 A ±
010108101000
V 317 ,P214
2.62 A ±
SUPERIOR
STREET


(SEE MAP 34516A)
010109810000
W 94' LOTS 10-12
0.162 A
ELM
010109901000
E 48' LOTS 10-12
0.083 A
& W 1/2 LOT 15
010110101000
LOTS 1-6
0.49 A
010110201000
LOTS 1-3
0.244 A
010110202000
LOTS 4, 5 & PART 6
0.176 A
V468, P87
010110207000
LOTS 13 & 14
0.407 A
& N 25' LOT 15
010110204000
LOT 6
0.068 A
LESS V468, P87
010110208000
S 25' LOT 15; LOT 16
0.244 A
010110107000
LOTS 7-9
0.244 A
010110205000
LOTS 7-12
0.49 A
010110209000
LOTS 17 & 18
0.326 A
010110107990
LOTS 10-12
0.244 A
010110302
LOTS 1-
0.652 A
010110306
LOTS 5 &
0.326 A
BIRCH
010110807000
LOTS 1-3
0.244 A
010110809000
LOTS 4-10
0.570 A
010110904000
LOTS 11 & 12
0.163 A
010110704000
LOTS 1-4
0.326 A
010110705000
LOTS 5 & 6
0.163 A
010110707000
LOTS 7 & 8
0.163 A
010110708000
LOTS 9-11
0.244 A
010110710000
LOTS 13 & 14
0.326 A
010110802000
LOTS 15-18
0.652 A
010110703000
LOTS 1-12
1.96 A
SUPERIOR
MICHIGAN
MAPLE
010110709000
LOT 12
0.081 A
010111001000
300'
66'
80'
16'
142'
141.98'
141.97'
99.95'
99.96'

(SEE

REI
OIL & ENVIRONMENTAL ENGINEERING, SURVEYING



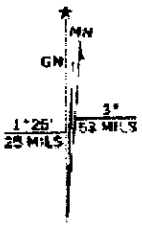
SCALE 1:24 000

1 ½ 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 .5 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS LOW WATER 601.6 FEET



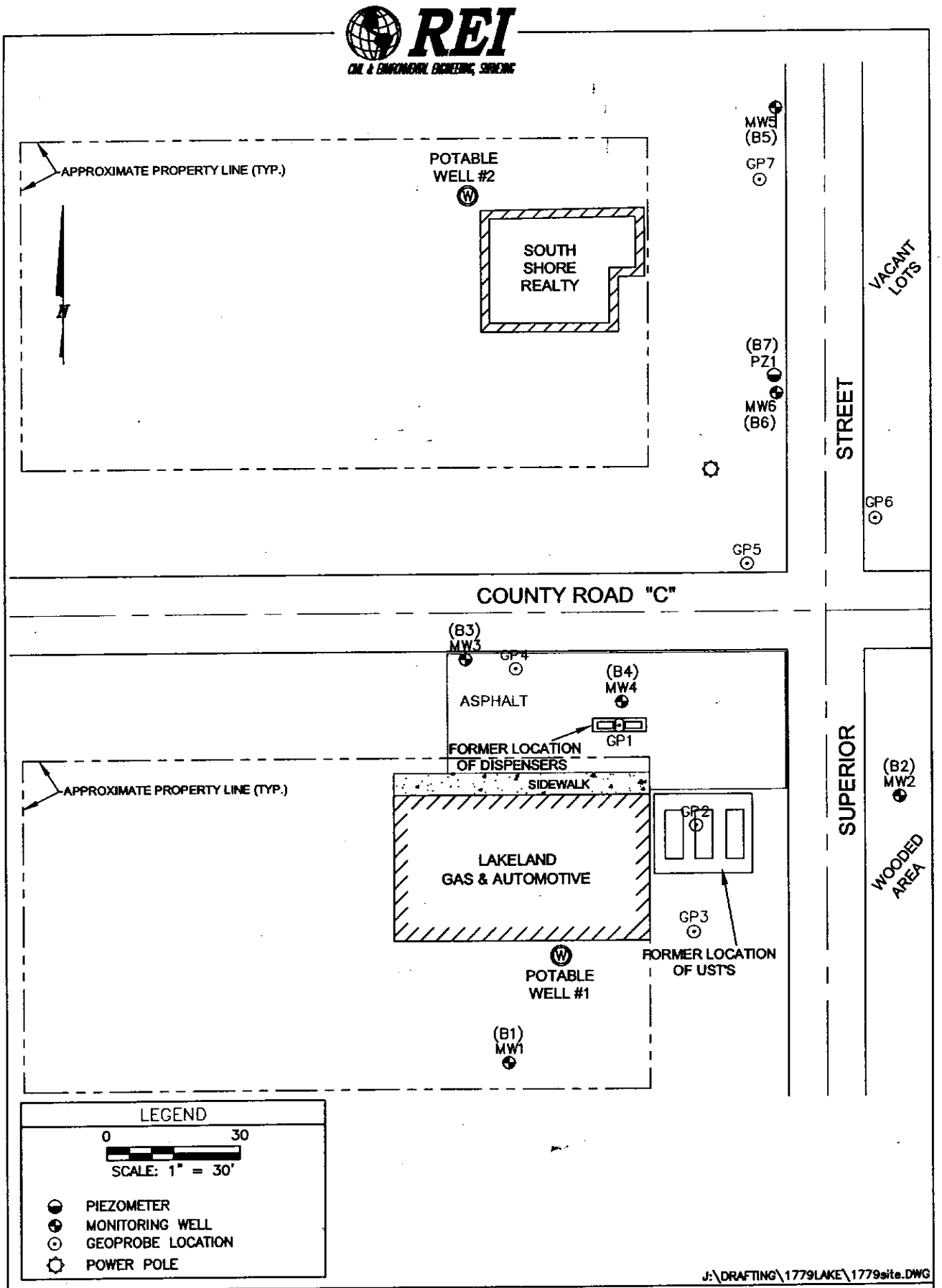
UTM GRID AND 1964 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

CORNUCOPIA, WIS.
SE/4 CORNUCOPIA 15' QUADRANGLE
46091-G1-TF-024

1964
PHOTOINSPECTED 1975
DMA 2777 I SE—SERIES V861

QUADRANGLE LOCATION

LAKE LAND GAS & AUTOMOTIVE COUNTY HIGHWAY "C" & SUPERIOR STREET CORNUCOPIA, WISCONSIN	FIGURE 1 : SITE VICINITY MAP		
	PROJECT NO. 1779	DRAWN BY: TAW	DATE: 3/17/02



LAKELAND GAS & AUTOMOTIVE COUNTY HIGHWAY "C" & SUPERIOR STREET CORNUCOPIA, WISCONSIN	FIGURE 2 : SITE MAP		
	PROJECT NO. 1779	DRAWN BY: TAW	DATE: 3/17/2002

Table 3
GeoProbes Soil Boring Groundwater Analytical Results
Lakeland Gas Automotive
Cornucopia, WI

		Date	5/10/00	5/10/00	5/10/00	5/10/00	5/10/00	5/10/00	5/10/00
			GP-1	GP-2	GP-3	GP-4	GP-5	GP-6	GP-7
PVOC Parameters									
Benzene	5	0.5	**387**	**8.28**	0.266	**41.3**	**1,100**	0.435	**31.5**
Ethylbenzene	700	140	**1,410**	52.8	<0.5	17.5	**953**	0.932	25.9
Methyl tert Butyl Ether	60	12	<15.0	<3.00	<0.3	<1.5	<30.0	<0.3	<0.3
Toluene	343	68.6	**5,430**	*70.7*	0.567	28.9	**2,260**	1.43	16.7
1,2,4-Trimethylbenzene	NA	NA	2,160	433	2.44	63.9	587	1.11	35.3
1,3,5-Trimethylbenzene	NA	NA	599	205	0.301	11.9	147	0.283	8.56
Xylenes (Total)	620	124	**9,960**	**917**	2.039	74.4	**5,530**	6.32	98.88

Notes:

All values are reported in µg/l (ppb)
ES = NR140.10 Enforcement Standards
PAL = NR140.10 Preventive Action Limits
X = Not Detected
NA= Not Analyzed
ES exceedences are in bold text
PAL exceedences are italic text

J:\REIPROJ\1700-1799\1779\Reports\Closure\[1779Ct3.XLS]MW1

Table 4a

Groundwater Analytical Results
Lakeland Gas Automotive
MW-1

		Date	7/13/00	10/11/00	1/24/01	8/28/01	1/3/02	2/11/02
Parameter	**ES**	**PAL**						
GRO	-	-	NA	NA	NA	NA	NA	NA
DRO	-	-	NA	NA	NA	NA	NA	NA
VOC Parameters								
Benzene	5	0.5	<0.015	<0.15	<0.15	<0.45	<0.45	<0.45
Ethylbenzene	700	140	0.587	<0.5	<0.5	<0.82	<0.82	<0.82
Toluene	343	68.6	<0.4	<0.4	<0.4	<0.68	<0.68	<0.68
Xylenes (Total)	620	124	0.971	<0.4	<0.4	<1.7	<1.7	<1.7
Methyl tert Butyl Ether	60	12	<0.3	<0.3	<0.3	<0.43	<0.43	<0.43
Naphthalene	40	8	<0.8	NA	NA	NA	NA	NA
1,2,4-Trimethylbenzene	NA	NA	<0.4	<0.4	<0.4	<0.92	<0.92	<0.92
1,3,5-Trimethylbenzene	NA	NA	<0.15	<0.15	<0.15	<0.94	<0.94	<0.94
Dichlorodifluoromethane	1000	200	26.8	NA	NA	NA	NA	NA
Chloromethane	3	0.3	<0.15	NA	NA	NA	NA	NA
Methylene Chloride	5	0.5	<0.39	NA	NA	NA	NA	NA
tert-Butylbenzene	NA	NA	<0.15	NA	NA	NA	NA	NA
Chloroform	6	0.6	<0.14	NA	NA	NA	NA	NA
Isopropylbenzene	NA	NA	<0.15	NA	NA	NA	NA	NA
n-Propylbenzene	NA	NA	<0.15	NA	NA	NA	NA	NA
2-Chlorotoluene	NA	NA	<0.15	NA	NA	NA	NA	NA
p-Isopropyltoluene	NA	NA	<0.2	NA	NA	NA	NA	NA
n-Butylbenzene	NA	NA	<0.15	NA	NA	NA	NA	NA
sec-Butylbenzene	NA	NA	<0.15	NA	NA	NA	NA	NA
Lead (mg/L)	15	1.5	NA	NA	NA	NA	NA	NA
Dissolved Iron (mg/L)	NA	NA	NA	2.89	1.01	0.17	3.5	5.5
Nitrate-Nitrite (mg/L)	NA	NA	NA	<0.3	<0.3	0.14	0.052	<0.028
Sulfate (mg/L)	NA	NA	NA	<5.0	10.4	15	14	12

Notes:

All values are reported in µg/l (ppb)
ES = NR140.10 Enforcement Standards
PAL = NR140.10 Preventive Action Limits
X = Not Detected
NA= Not Analyzed
ES exceedences are in bold text
PAL exceedences are in italic text

J:\REIPROJ\1700-1799\1779\Reports\Closure\[1779Ct4&6.XLS]MW1

Table 4b
Groundwater Analytical Results
Lakeland Gas Automotive
MW-2

		Date	7/13/00	10/11/00	1/24/01	8/28/01	1/3/02	2/11/02
Parameter	**ES**	**PAL**						
GRO	-	-	NA	NA	NA	NA	NA	NA
DRO	-	-	NA	NA	NA	NA	NA	NA
VOC Parameters								
Benzene	5	0.5	<0.15	<0.15	<0.15	<0.45	<0.45	<0.45
Ethylbenzene	700	140	0.679	<0.5	<0.5	<0.82	<0.82	<0.82
Toluene	343	68.6	0.472	<0.4	<0.4	<0.68	<0.68	<0.68
Xylenes (Total)	620	124	1.468	<0.4	<0.4	<1.7	<1.7	<1.7
Methyl tert Butyl Ether	60	12	<0.3	<0.3	<0.3	<0.43	<0.43	<0.43
Naphthalene	40	8	<0.8	NA	NA	NA	NA	NA
1,2,4-Trimethylbenzene	NA	NA	<0.4	<0.4	<0.4	<0.92	<0.92	<0.92
1,3,5-Trimethylbenzene	NA	NA	<0.15	<0.15	<0.15	<0.94	<0.94	<0.94
Dichlorodifluoromethane	1000	200	<0.25	NA	NA	NA	NA	NA
Chloromethane	3	0.3	<0.15	NA	NA	NA	NA	NA
Methylene Chloride	5	0.5	<0.39	NA	NA	NA	NA	NA
tert-Butylbenzene	NA	NA	<0.15	NA	NA	NA	NA	NA
Chloroform	6	0.6	<0.14	NA	NA	NA	NA	NA
Isopropylbenzene	NA	NA	<0.15	NA	NA	NA	NA	NA
n-Propylbenzene	NA	NA	<0.15	NA	NA	NA	NA	NA
2-Chlorotoluene	NA	NA	<0.15	NA	NA	NA	NA	NA
p-Isopropyltoluene	NA	NA	<0.2	NA	NA	NA	NA	NA
n-Butylbenzene	NA	NA	<0.15	NA	NA	NA	NA	NA
sec-Butylbenzene	NA	NA	<0.15	NA	NA	NA	NA	NA
Lead (mg/L)	15	1.5	NA	NA	NA	NA	NA	NA
Dissolved Iron (mg/L)	NA	NA	NA	0.162	0.328	1.9	0.57	0.15
Nitrate-Nitrite (mg/L)	NA	NA	NA	<0.3	<0.3	0.15	0.1	0.05
Sulfate (mg/L)	NA	NA	NA	13.7	<5.00	16	16	10

Notes:

All values are reported in µg/l (ppb)
ES = NR140.10 Enforcement Standards
PAL = NR140.10 Preventive Action Limits
X = Not Detected
NA= Not Analyzed
ES exceedences are in bold text
PAL exceedences are in italic text

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Table 4c
Groundwater Analytical Results
Lakeland Gas Automotive
MW-3

		Date	7/13/00	10/11/00	1/24/01	8/28/01	1/3/02	2/11/02
Parameter	**ES**	**PAL**						
GRO	-	-	NA	NA		NA	NA	NA
DRO	-	-	NA	NA		NA	NA	
VOC Parameters								
Benzene	5	0.5	<0.15	<0.15	Water in Well Forzen	<0.45	<0.45	<0.45
Ethylbenzene	700	140	0.599	<0.5		<0.82	<0.82	<0.82
Toluene	343	68.6	<0.4	<0.4		<0.68	<0.68	<0.68
Xylenes (Total)	620	124	0.755	<0.4		<1.7	<1.7	<1.7
Methyl tert Butyl Ether	60	12	<0.3	<0.3		<0.43	<0.43	<0.43
Naphthalene	40	8	<0.8	NA		NA	NA	NA
1,2,4-Trimethylbenzene	NA	NA	<0.4	<0.4		<0.92	<0.92	<0.92
1,3,5-Trimethylbenzene	NA	NA	<0.15	<0.15		<0.94	<0.94	<0.94
Dichlorodifluoromethane	1000	200	0.642	NA		NA	NA	NA
Chloromethane	3	0.3	<0.15	NA		NA	NA	NA
Methylene Chloride	5	0.5	<0.39	NA		NA	NA	NA
tert-Butylbenzene	NA	NA	<0.15	NA	NA	NA	NA	NA
Chloroform	6	0.6	<0.14	NA	NA	NA	NA	NA
Isopropylbenzene	NA	NA	<0.15	NA	NA	NA	NA	NA
n-Propylbenzene	NA	NA	<0.15	NA	NA	NA	NA	NA
2-Chlorotoluene	NA	NA	<0.15	NA	NA	NA	NA	NA
p-Isopropyltoluene	NA	NA	<0.2	NA	NA	NA	NA	NA
n-Butylbenzene	NA	NA	<0.15	NA	NA	NA	NA	NA
sec-Butylbenzene	NA	NA	<0.15	NA	NA	NA	NA	NA
Lead (mg/L)	15	1.5	NA	NA	NA	NA	NA	NA
Dissolved Iron (mg/L)	NA	NA	NA	0.2	NA	0.36	0.76	7
Nitrate-Nitrite (mg/L)	NA	NA	NA	<0.3	NA	0.39	0.015	<0.014
Sulfate (mg/L)	NA	NA	NA	15.7	NA	10	15	16

Notes:

All values are reported in µg/l (ppb)
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PAL = NR140.10 Preventive Action Limits
X = Not Detected
NA= Not Analyzed
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PAL exceedences are in italic text

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Table 4d
Groundwater Analytical Results
Lakeland Gas Automotive
MW-4

		Date	7/13/00	10/11/00	1/24/01	8/28/01	1/3/02	2/11/02
Parameter	**ES**	**PAL**						
GRO	-	-	NA	NA	NA	NA	NA	NA
DRO	-	-	NA	NA	NA	NA	NA	NA
VOC Parameters								
Benzene	5	0.5	**1,450**	**1,200**	**844**	**120**	**160**	**170**
Ethylbenzene	700	140	**1,600**	**803**	*670*	79	100	*160*
Toluene	343	68.6	**7,020**	**1,710**	**2,170**	36	*290*	*76*
Xylenes (Total)	620	124	**10,500**	**3,820**	**4,840**	**2,100**	**2,200**	**2200**
Methyl tert Butyl Ether	60	12	<150	<15.0	<15.0	<2.1	<2.1	*13*
Naphthalene	40	8	**568**	**208**	NA	**120**	**160**	180
1,2,4-Trimethylbenzene	NA	NA	2,050	684	925	680	590	730
1,3,5-Trimethylbenzene	NA	NA	568	231	272	280	250	320
Dichlorodifluoromethane	1000	200	<125	NA	NA	NA	NA	NA
Chloromethane	3	0.3	<75	NA	NA	NA	NA	NA
Methylene Chloride	5	0.5	<195	NA	NA	NA	NA	NA
tert-Butylbenzene	NA	NA	<75	NA	NA	NA	NA	NA
Chloroform	6	0.6	<70	NA	NA	NA	NA	NA
Isopropylbenzene	NA	NA	93.9	NA	NA	NA	NA	NA
n-Propylbenzene	NA	NA	439	NA	NA	NA	NA	NA
2-Chlorotoluene	NA	NA	<75	NA	NA	NA	NA	NA
p-Isopropyltoluene	NA	NA	<100	NA	NA	NA	NA	NA
n-Butylbenzene	NA	NA	<75	NA	NA	NA	NA	NA
sec-Butylbenzene	NA	NA	<75	NA	NA	NA	NA	NA
PAH Parameters								
Acenapthene	-	-	NA	NA	<0.1	NA	NA	<0.36
Acenaphthylene	-	-	NA	NA	<0.15	NA	NA	<0.46
Anthracene	-	-	NA	NA	<0.09	NA	NA	<0.40
Benzo(a)Anthracene	-	-	NA	NA	0.037	NA	NA	<0.38
Benzo(a)Pyrene	0.2	0.02	NA	NA	<0.02	NA	NA	<0.24
Benzo(b)Fluoranthene	0.2	0.02	NA	NA	*0.029*	NA	NA	<0.28
Benzo(k)Fluoranthene	-	-	NA	NA	0.034	NA	NA	<0.26
Benzo(ghi)Perylene	-	-	NA	NA	0.091	NA	NA	<0.30
Chrysene	0.2	0.02	NA	NA	*0.028*	NA	NA	<0.36
Dibenzo(a,h)Anthracene	-	-	NA	NA	<0.06	NA	NA	<0.34
Fluoranthene	400	80	NA	NA	<0.03	NA	NA	<0.56
Fluorene	400	80	NA	NA	<0.11	NA	NA	<0.42
Indeno(1,2,3-cd)Pyrene	-	-	NA	NA	<0.06	NA	NA	<0.28
1-Methly Naphthalene	-	-	NA	NA	6.9	NA	NA	13
2-Methly Naphthalene	-	-	NA	NA	19.1	NA	NA	21
Naphthalene	40	8	NA	NA	*38*	NA	NA	86
Phenanthrene	-	-	NA	NA	<0.11	NA	NA	<0.38
Pyrene	250	50	NA	NA	<0.1	NA	NA	<0.40
Lead (mg/L)	15	1.5	NA	NA	NA	NA	NA	NA
Dissolved Iron (mg/L)	NA	NA	NA	4.27	6.91	0.13	0.55	0.8
Nitrate-Nitrite (mg/L)	NA	NA	NA	<0.3	<0.3	0.06	0.032	<0.014
Sulfate (mg/L)	NA	NA	NA	<5.00	<5.00	8.7	12	13

Notes:

All values are reported in µg/l (ppb)
ES = NR140.10 Enforcement Standards
PAL = NR140.10 Preventive Action Limits
X = Not Detected
NA= Not Analyzed
ES exceedences are in bold text
PAL exceedences are in italic text

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Table 4e
Groundwater Analytical Results
Lakeland Gas Automotive
MW-5

		Date	7/13/00	8/31/00	10/11/00	1/24/01	8/28/01	1/3/02	2/11/02
Parameter	**ES**	**PAL**							
GRO	-	-	NA	NA	NA		NA	NA	NA
DRO	-	-	NA	NA	NA	Water in Well Forzen	NA	NA	NA
VOC Parameters									
Benzene	5	0.5	**6.79**	*1.29*	*3.69*		*0.73*	**5.8**	*4.9*
Ethylbenzene	700	140	3.77	<0.5	3.04		<0.82	<0.82	1.2
Toluene	343	68.6	1.63	2.57	5.79		<0.68	<0.68	<0.68
Xylenes (Total)	620	124	16.4	0.477	7.15		<1.7	2.6	6.7
Methyl tert Butyl Ether	60	12	<0.3	<0.3	<0.3		<0.43	<0.43	0.68
Naphthalene	40	8	5.69	NA	NA		NA	<0.89	NA
1,2,4-Trimethylbenzene	NA	NA	17.2	<0.4	6.65		<0.92	1.5	4.2
1,3,5-Trimethylbenzene	NA	NA	1.31	<0.15	1.41		<0.94	<0.94	<0.94
Dichlorodifluoromethane	1000	200	<0.25	NA	NA		NA	NA	NA
Chloromethane	3	0.3	<0.15	NA	NA		NA	NA	NA
Methylene Chloride	5	0.5	<0.39	NA	NA		NA	NA	NA
tert-Butylbenzene	NA	NA	<0.15	NA	NA		NA	NA	NA
Chloroform	6	0.6	<0.14	NA	NA		NA	NA	NA
Isopropylbenzene	NA	NA	2.2	NA	NA	NA	NA	NA	NA
n-Propylbenzene	NA	NA	6.9	NA	NA	NA	NA	NA	NA
2-Chlorotoluene	NA	NA	<0.15	NA	NA	NA	NA	NA	NA
p-Isopropyltoluene	NA	NA	<0.2	NA	NA	NA	NA	NA	NA
n-Butylbenzene	NA	NA	4.54	NA	NA	NA	NA	NA	NA
sec-Butylbenzene	NA	NA	1.9	NA	NA	NA	NA	NA	NA
Lead (mg/L)	15	1.5	NA	NA	NA	NA	NA	NA	NA
Dissolved Iron (mg/L)	NA	NA	NA	NA	17.6	NA	35	14	13
Nitrate-Nitrite (mg/L)	NA	NA	NA	NA	<0.3	NA	0.07	0.014	<0.014
Sulfate (mg/L)	NA	NA	NA	NA	<5.00	NA	10	10	9

Notes:

All values are reported in µg/l (ppb)
ES = NR140.10 Enforcement Standards
PAL = NR140.10 Preventive Action Limits
X = Not Detected
NA= Not Analyzed
ES exceedences are in bold text
PAL exceedences are in italic text

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Table 4f
Groundwater Analytical Results
Lakeland Gas Automotive
MW-6

		Date	7/13/00	10/11/00	1/24/01	8/28/01	1/3/02	2/11/02
Parameter	**ES**	**PAL**						
GRO	-	-	NA	NA	NA	NA	NA	NA
DRO	-	-	NA	NA	NA	NA	NA	NA
VOC Parameters								
Benzene	5	0.5	**538**	**564**	**467**	**430**	**810**	**600**
Ethylbenzene	700	140	**985**	*577*	*560*	*410*	**770**	*680*
Toluene	343	68.6	**412**	*91*	*118*	56	*190*	*170*
Xylenes (Total)	620	124	**5,630**	**785**	**1,527**	*607*	**2,463**	**1745**
Methyl tert Butyl Ether	60	12	<30.0	<15.0	<3.00	16	<4.3	*37*
Naphthalene	40	8	**370**	**68.4**	NA	**89**	**220**	**200**
1,2,4-Trimethylbenzene	NA	NA	1070	214	NA	160	690	640
1,3,5-Trimethylbenzene	NA	NA	269	120	NA	61	160	160
Dichlorodifluoromethane	1000	200	<25.0	NA	NA	NA	NA	NA
Chloromethane	3	0.3	<15.0	NA	NA	NA	NA	NA
Methylene Chloride	5	0.5	<39.0	NA	NA	NA	NA	NA
tert-Butylbenzene	NA	NA	<15.0	NA	NA	NA	NA	NA
Chloroform	6	0.6	<14.0	NA	NA	NA	NA	NA
Isopropylbenzene	NA	NA	34.1	NA	NA	NA	NA	NA
n-Propylbenzene	NA	NA	168	NA	NA	NA	NA	NA
2-Chlorotoluene	NA	NA	<15.0	NA	NA	NA	NA	NA
p-Isopropyltoluene	NA	NA	<20.0	NA	NA	NA	NA	NA
n-Butylbenzene	NA	NA	<15.0	NA	NA	NA	NA	NA
sec-Butylbenzene	NA	NA	<15.0	NA	NA	NA	NA	NA
PAH Parameters								
Acenapthene	-	-	NA	NA	0.645	NA	NA	NA
Acenaphthylene	-	-	NA	NA	<0.15	NA	NA	NA
Anthracene	-	-	NA	NA	<0.09	NA	NA	NA
Benzo(a)Anthracene	-	-	NA	NA	<0.03	NA	NA	NA
Benzo(a)Pyrene	0.2	0.02	NA	NA	<0.02	NA	NA	NA
Benzo(b)Fluoranthene	0.2	0.02	NA	NA	<0.02	NA	NA	NA
Benzo(k)Fluoranthene	-	-	NA	NA	<0.03	NA	NA	NA
Benzo(ghi)Perylene	-	-	NA	NA	<0.09	NA	NA	NA
Chrysene	0.2	0.02	NA	NA	<0.02	NA	NA	NA
Dibenzo(a,h)Anthracene	-	-	NA	NA	<0.06	NA	NA	NA
Fluoranthene	400	80	NA	NA	<0.03	NA	NA	NA
Fluorene	400	80	NA	NA	<0.11	NA	NA	NA
Indeno(1,2,3-cd)Pyrene	-	-	NA	NA	<0.06	NA	NA	NA
1-Methly Naphthalene	-	-	NA	NA	1.89	NA	NA	NA
2-Methly Naphthalene	-	-	NA	NA	4.88	NA	NA	NA
Naphthalene	40	8	NA	NA	*19.4*	NA	NA	NA
Phenanthrene	-	-	NA	NA	<0.11	NA	NA	NA
Pyrene	250	50	NA	NA	<0.1	NA	NA	NA
Lead (mg/L)	15	1.5	NA	NA	NA	NA	NA	NA
Dissolved Iron (mg/L)	NA	NA	NA	4.34	4.92	19	7,200	24
Nitrate-Nitrite (mg/L)	NA	NA	NA	<0.3	<0.3	0.23	0.38	<0.014
Sulfate (mg/L)	NA	NA	NA	<5.0	14.5	8.9	3.8	4.7

Notes:

All values are reported in µg/l (ppb)
ES = NR140.10 Enforcement Standards
PAL = NR140.10 Preventive Action Limits
X = Not Detected
NA= Not Analyzed
ES exceedences are in bold text
PAL exceedences are in italic text

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Table 4g
Groundwater Analytical Results
Lakeland Gas Automotive
PZ-1

		Date	7/13/00	10/11/00	1/24/01	8/28/01	1/3/02	2/11/02
Parameter	**ES**	**PAL**						
GRO	-	-	NA	NA	NA	NA	NA	NA
DRO	-	-	NA	NA	NA	NA	NA	NA
VOC Parameters								
Benzene	5	0.5	*0.642*	<0.15	<0.15	**170**	**65**	<0.45
Ethylbenzene	700	140	1.15	<0.5	<0.5	26	7.6	<0.82
Toluene	343	68.6	0.48	<0.4	<0.4	3.6	<0.68	<0.68
Xylenes (Total)	620	124	4.3	<0.4	<0.4	9.9	1.9	<1.7
Methyl tert Butyl Ether	60	12	<0.3	<0.3	<0.3	<0.43	<0.43	<0.43
Naphthalene	40	8	1.58	NA	NA	NA	NA	NA
1,2,4-Trimethylbenzene	NA	NA	1.09	<0.4	<0.4	1.9	<0.92	<0.92
1,3,5-Trimethylbenzene	NA	NA	0.413	<0.15	<0.15	<0.94	<0.94	<0.94
Dichlorodifluoromethane	1000	200	<0.25	NA	NA	NA	NA	NA
Chloromethane	3	0.3	<0.15	NA	NA	NA	NA	NA
Methylene Chloride	5	0.5	<0.39	NA	NA	NA	NA	NA
tert-Butylbenzene	NA	NA	<0.15	NA	NA	NA	NA	NA
Chloroform	6	0.6	<0.14	NA	NA	NA	NA	NA
Isopropylbenzene	NA	NA	<0.15	NA	NA	NA	NA	NA
n-Propylbenzene	NA	NA	<0.15	NA	NA	NA	NA	NA
2-Chlorotoluene	NA	NA	<0.15	NA	NA	NA	NA	NA
p-Isopropyltoluene	NA	NA	<0.2	NA	NA	NA	NA	NA
n-Butylbenzene	NA	NA	<0.15	NA	NA	NA	NA	NA
sec-Butylbenzene	NA	NA	<0.15	NA	NA	NA	NA	NA
Lead (mg/L)	15	1.5	NA	NA	NA	NA	NA	NA
Dissolved Iron (mg/L)	NA	NA	NA	0.059	0.033	0.46	190	0.085
Nitrate-Nitrite (mg/L)	NA	NA	NA	<0.3	<0.3	0.036	0.029	0.043
Sulfate (mg/L)	NA	NA	NA	5.98	<5.00	23	16	11

Notes:

All values are reported in µg/l (ppb)
ES = NR140.10 Enforcement Standards
PAL = NR140.10 Preventive Action Limits
X = Not Detected
NA= Not Analyzed
ES exceedences are in bold text
PAL exceedences are in italic text

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Table 6a
Potable Well Analytical Results
Lakeland Gas Automotive
Potable Well #1

		Date	7/13/00
Parameter	**ES**	**PAL**	
GRO	-	-	NA
DRO	-	-	NA
VOC Parameters			
Benzene	5	0.5	<0.15
Bromobenzene			<0.15
Bromodichloromethane	0.6	0.06	<0.06
Bromoform	4.4	0.44	<0.07
Bromomethane	10	1	<0.15
Carbon Tetrachloride	5	0.5	<0.15
Chlorobenzene			<0.15
Chloroethane	400	80	<0.5
Chloroform	6	0.6	<0.06
Chloromethane	3	0.3	<0.17
2-Chlorotoluene			<0.15
4-Chlorotoluene			<0.15
Dibromochloromethane	60	6	<0.15
Dibromochloropropane (DBC	0.2	0.02	<0.25
1,2-Dibromoethane (EDB)			<0.06
Dibromomethane			<0.15
1,2-Dichlorobenzene	600	60	<0.15
1,3-Dichlorobenzene	1250	125	<0.15
1,4-Dichlorobenzene	75	15	<0.15
1,1-Dichloroethane	850	85	<0.15
1,2-Dichloroethane	5	0.5	<0.15
1,1-Dichloroethene	7	0.7	<0.15
cis-1,2-Dichloroethene	70	7	<0.15
trans-1,2-Dichloroethene	100	20	<0.15
1,2-Dichloropropane	5	0.5	<0.15
1,3-Dichlotopropane			<0.15
2,2-Dichloropropane			<0.15
1,1-Dichloropropene			<0.25
cis-1,3-Dichloropropene	0.2	0.02	<0.07
Ethylbenzene	700	140	<0.15
Methylene Chloride	5	0.5	<0.5
Styrene	100	10	<0.15
1,1,1,2-Tetrachloroethane			<0.15
1,1,2,2-Tetrachloroethane	0.2	0.02	<0.08
Tetrachloroethene	5	0.5	<0.15
Toluene	343	68.6	<0.4
1,2,4-Trichlorobenzene	70	14	<0.5
1,1,1-Trichloroethane	200	40	<0.15
1,1,2-Trichloroethane	5	0.5	<0.09
Trichloroethene	5	0.5	<0.1
1,2,3-Trichloropropane			<0.15
Vinyl Chloride	0.2	0.02	<0.12
0-Xylene	620	124	<0.15
m-& p-Xylene	620	124	<0.4

Notes:

All values are reported in µg/l (ppb)
ES = NR140.10 Enforcement Standards
PAL = NR140.10 Preventive Action Limits
X = Not Detected
NA= Not Analyzed
ES exceedences are in bold text
PAL exceedences are in italic text

Table 6b
Potable Well Analytical Results
Lakeland Gas Automotive
Potable Well #2

		Date	10/11/00
Parameter	**ES**	**PAL**	
GRO	-	-	NA
DRO	-	-	NA
VOC Parameters			
Benzene	5	0.5	<0.15
Bromobenzene			<0.15
Bromodichloromethane	0.6	0.06	<0.06
Bromoform	4.4	0.44	<0.07
Bromomethane	10	1	<0.15
Carbon Tetrachloride	5	0.5	<0.15
Chlorobenzene			<0.15
Chloroethane	400	80	<0.5
Chloroform	6	0.6	<0.06
Chloromethane	3	0.3	<0.17
2-Chlorotoluene			<0.15
4-Chlorotoluene			<0.15
Dibromochloromethane	60	6	<0.15
Dibromochloropropane (DBC	0.2	0.02	<0.25
1,2-Dibromoethane (EDB)			<0.06
Dibromomethane			<0.15
1,2-Dichlorobenzene	600	60	<0.15
1,3-Dichlorobenzene	1250	125	<0.15
1,4-Dichlorobenzene	75	15	<0.15
1,1-Dichloroethane	850	85	<0.15
1,2-Dichloroethane	5	0.5	<0.15
1,1-Dichloroethene	7	0.7	<0.15
cis-1,2-Dichloroethene	70	7	<0.15
trans-1,2-Dichloroethene	100	20	<0.15
1,2-Dichloropropane	5	0.5	<0.15
1,3-Dichlotopropane			<0.15
2,2-Dichloropropane			<0.15
1,1-Dichloropropene			<0.25
cis-1,3-Dichloropropene	0.2	0.02	<0.07
Ethylbenzene	700	140	<0.15
Methylene Chloride	5	0.5	<0.5
Styrene	100	10	<0.15
1,1,1,2-Tetrachloroethane			<0.15
1,1,2,2-Tetrachloroethane	0.2	0.02	<0.08
Tetrachloroethene	5	0.5	<0.15
Toluene	343	68.6	<0.4
1,2,4-Trichlorobenzene	70	14	<0.5
1,1,1-Trichloroethane	200	40	<0.15
1,1,2-Trichloroethane	5	0.5	<0.09
Trichloroethene	5	0.5	<0.1
1,2,3-Trichloropropane			<0.15
Vinyl Chloride	0.2	0.02	<0.12
0-Xylene	620	124	<0.15
m-& p-Xylene	620	124	<0.4

Notes:

All values are reported in µg/l (ppb)
ES = NR140.10 Enforcement Standards
PAL = NR140.10 Preventive Action Limits
X = Not Detected
NA= Not Analyzed
ES exceedences are in bold text
PAL exceedences are in italic text

TABLE 1
DEPTH TO GROUNDWATER AND WATER LEVEL ELEVATIONS
Lakeland Gas Automotive
Cornucopia, WI

Monitoring Well	MW1	MW2	MW3	MW4	MW5	MW6	PZ1
(boring number)	(B1)	(B2)	(B3)	(B4)	(B5)	(B6)	(B7)
Reference Elevation (TOC)	627.58	626.55	625.81	626.35	622.85	624.57	624.37
Resurvey TOC							
Ground Elevation	627.84	626.85	626.00	626.67	623.13	624.81	624.65
Top of Screen Elevation	625.9	625.7	624.8	625.2	622.0	623.1	605.1
Depth of well (measured)	11.65	10.90	11.05	11.15	10.90	11.48	24.27
Depth to Water (from TOC)							
7/13/00	1.00	0.83	0.74	1.05	NA	NA	NA
8/31/00	2.79	2.74	2.09	2.62	1.84	1.56	2.09
10/11/00	3.31	3.33	2.61	3.17	2.46	2.11	2.48
1/24/01	1.90	2.06	NA	1.94	NA	0.69	2.40
8/28/01	1.85	2.22	1.03	1.71	1.71	1.21	2.06
1/3/01	1.77	2.46	1.93	2.27	1.99	1.58	1.90
2/11/02	1.84	2.02	1.40	1.84	1.76	1.07	3.80
Groundwater Elevation							
7/13/00	626.58	625.72	625.07	625.30	NA	NA	NA
8/31/00	624.79	623.81	623.72	623.73	621.01	623.01	622.28
10/11/00	624.27	623.22	623.20	623.18	620.39	622.46	621.89
1/24/01	625.68	624.49	NA	624.41	NA	623.88	621.97
8/28/01	625.73	624.33	624.78	624.64	621.14	623.36	622.31
1/3/01	625.81	624.09	623.88	624.08	620.86	622.99	622.47
2/11/02	625.74	624.53	624.41	624.51	621.09	623.50	620.57
Depth to Water (from TOC)							
Average	2.10	2.24	1.63	2.09	1.95	1.37	2.46
Maximum	3.31	3.33	2.61	3.17	2.46	2.11	3.80
Minimum	1.00	0.83	0.74	1.05	1.71	0.69	1.90

Notes: All data is referenced to a U.S.G.S. Benchmark (feet above Mean Sea Leve
Groundwater level data collected before development
NM = Not Measured
NI = Not Installed

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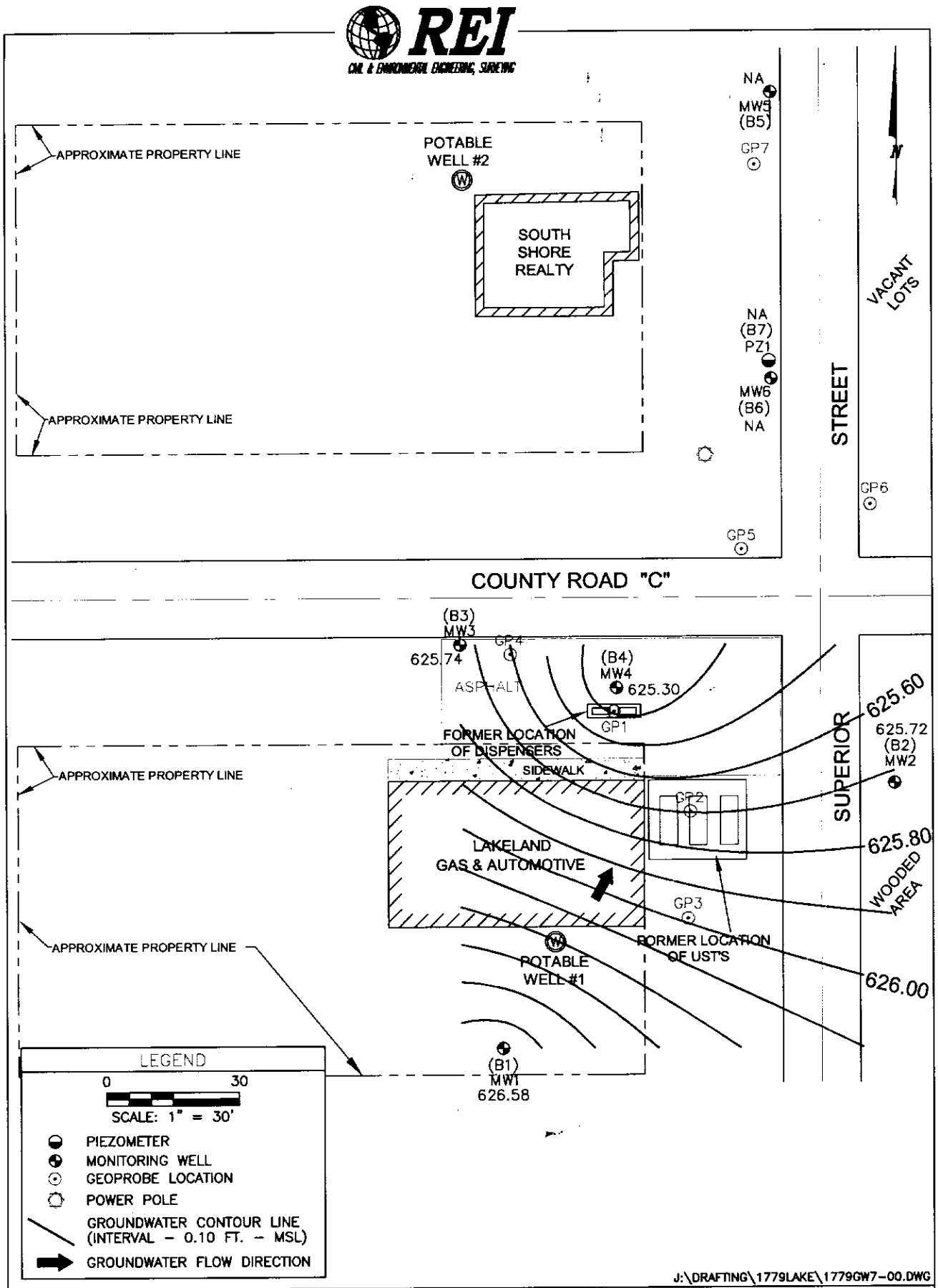
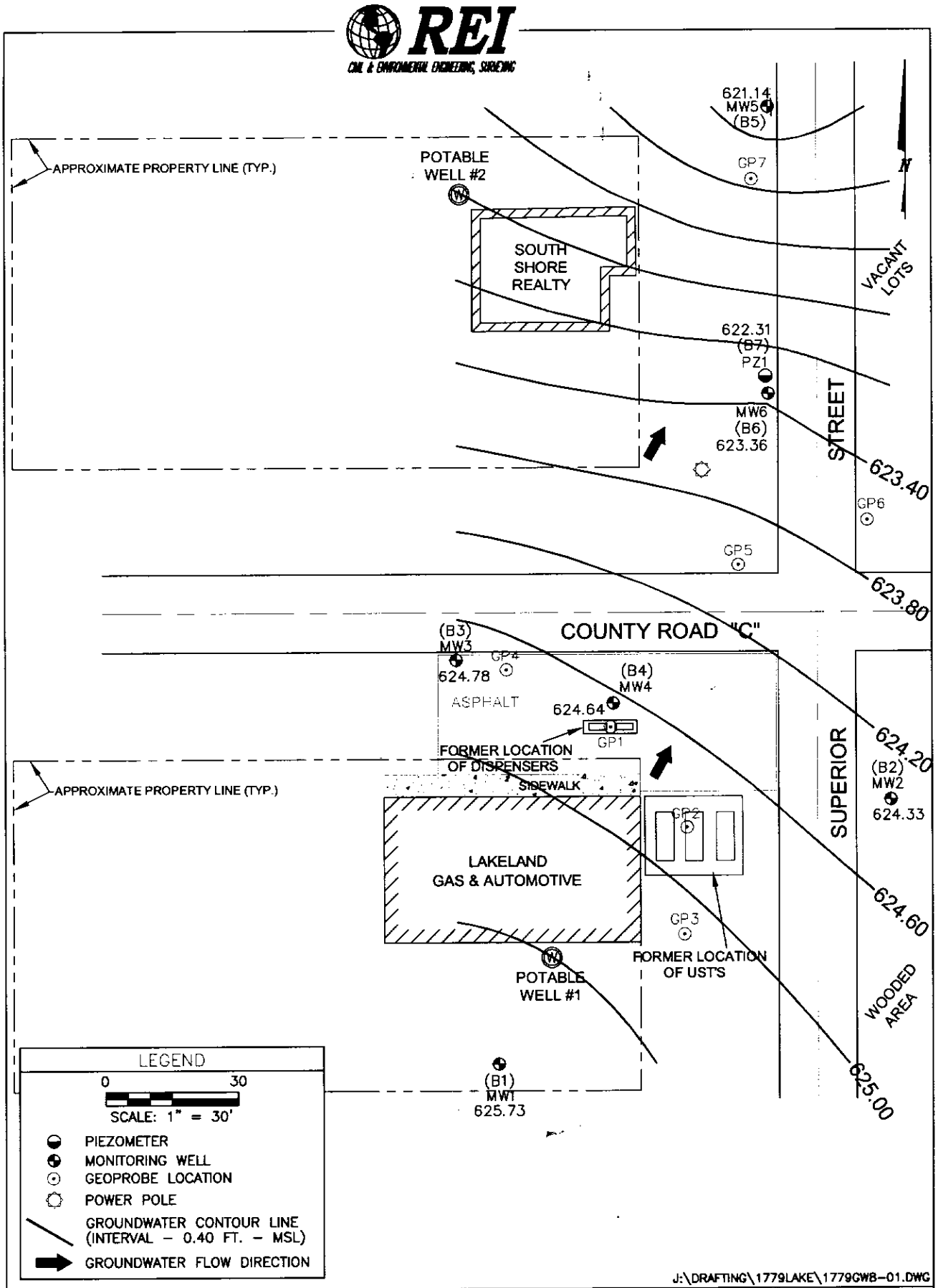
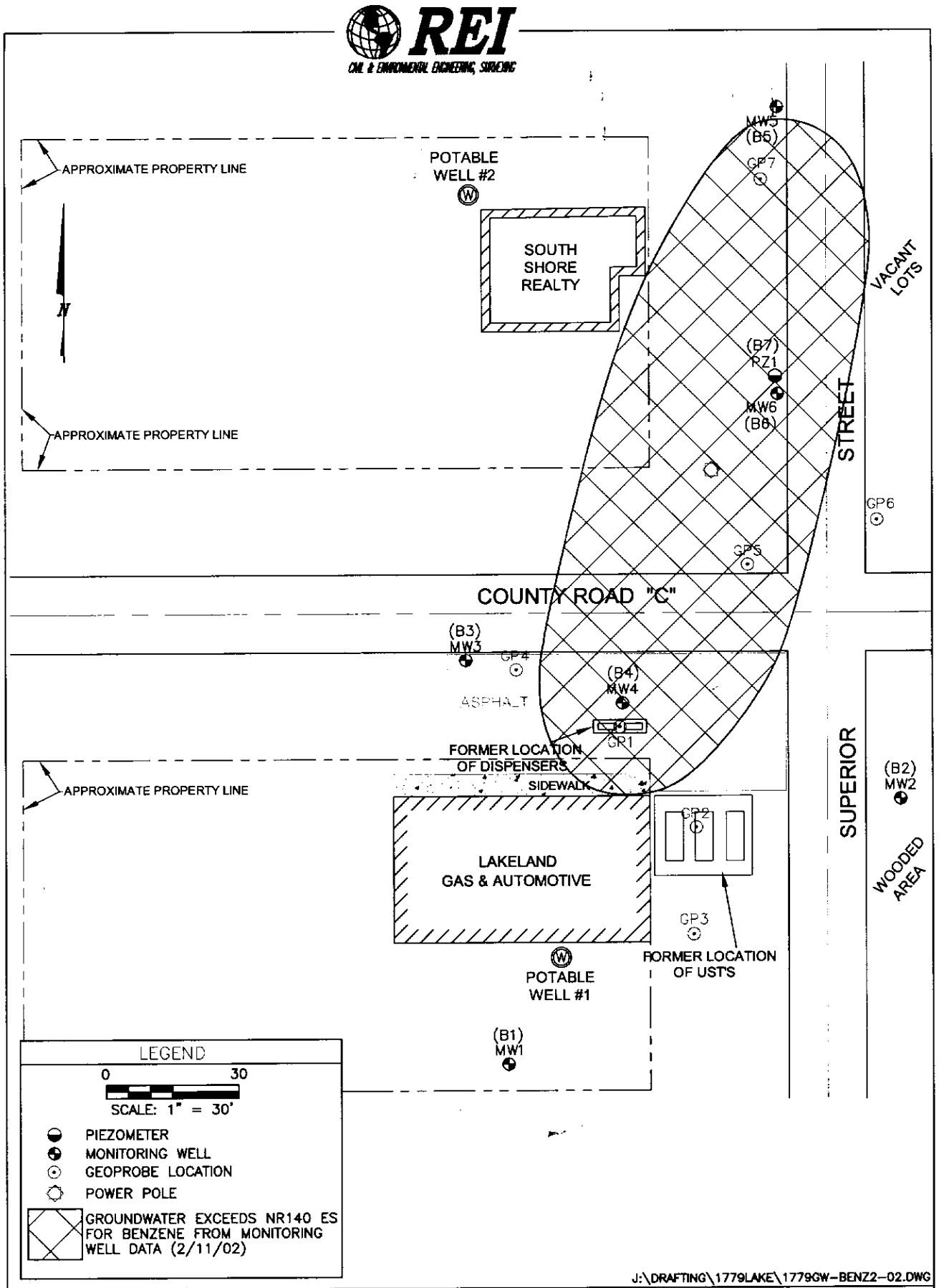


LAKELAND GAS & AUTOMOTIVE COUNTY HIGHWAY "C" & SUPERIOR STREET CORNUCOPIA, WISCONSIN	FIGURE 4a : GROUNDWATER FLOW MAP (7/13/00)		
	PROJECT NO. 1779	DRAWN BY: TAW	DATE: 3/17/02



LAKELAND GAS & AUTOMOTIVE COUNTY HIGHWAY "C" & SUPERIOR STREET CORNUCOPIA, WISCONSIN	FIGURE 4e : GROUNDWATER FLOW MAP (8/28/01)		
	PROJECT NO. 1779	DRAWN BY: TAW	DATE: 3/17/02



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LAKELAND GAS & AUTOMOTIVE COUNTY HIGHWAY "C" & SUPERIOR STREET CORNUCOPIA, WISCONSIN	FIGURE 8 : GROUNDWATER EXCEED NR 140 ES FOR BENZENE FROM MONITORING WELL DATA (2/11/02)		
	PROJECT NO. 1779	DRAWN BY: TAW	DATE: 3/17/2002

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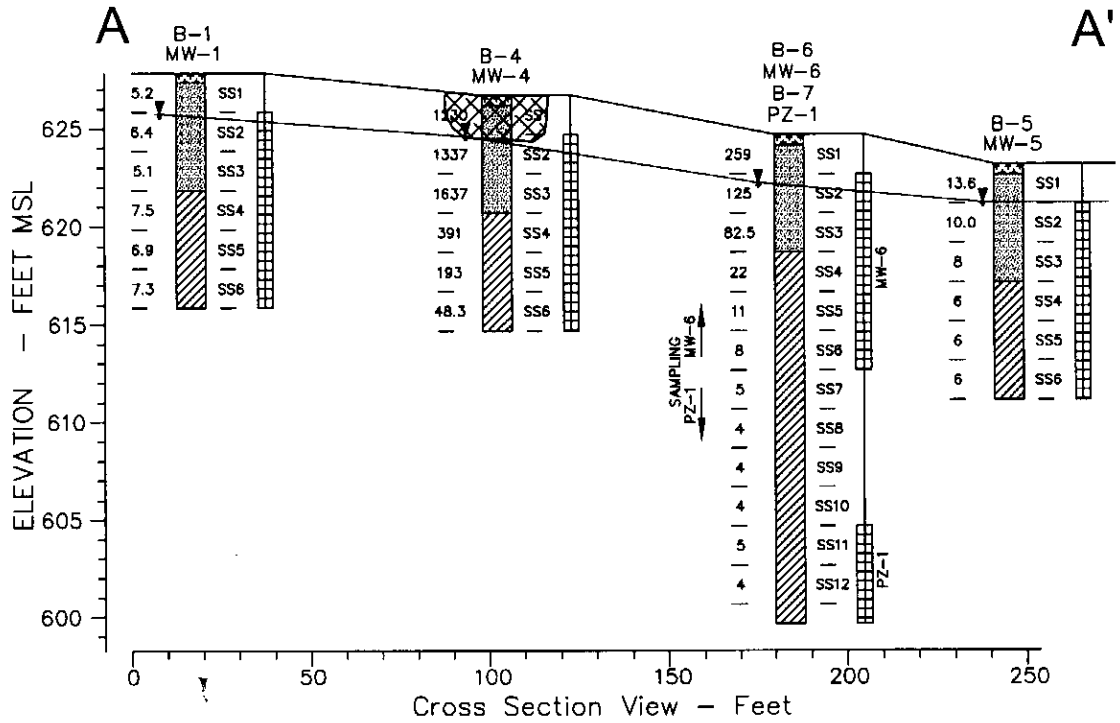

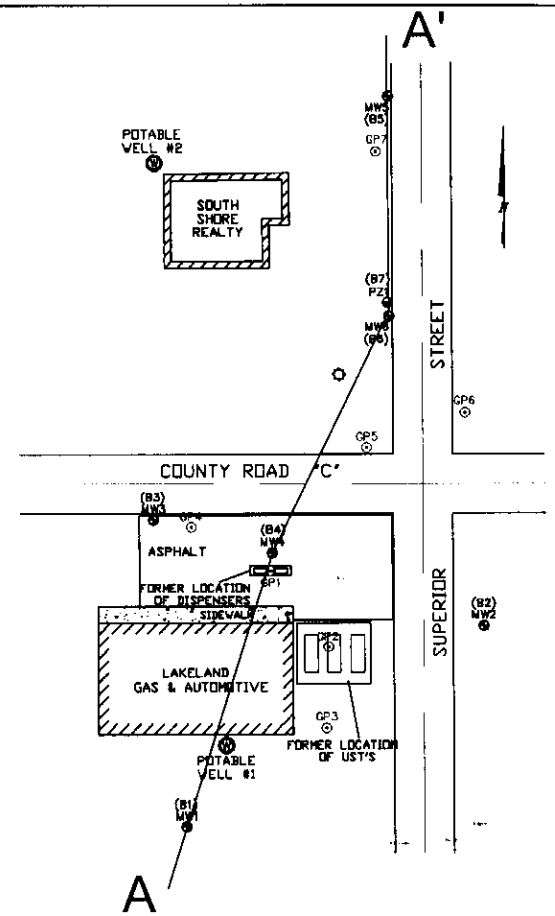

(SP)-POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES (UNIFORM GRAIN SIZE)

(CL)-INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS

(TS)-TOPSOIL

WATER TABLE LEVEL DURING SOIL BORING

ESTIMATED AREA OF SOIL EXCEEDING NR 746.06 TABLE 2

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LAKELAND GAS & AUTOMOTIVE CTH "C" & SUPERIOR ST. CORNUCOPIA, WISCONSIN	FIGURE 3A : PRE-REMEDIAL CROSS-SECTION A-A'		
	PROJECT NO. 1779	DRAWN BY: DDD	DATE: 3/17/02

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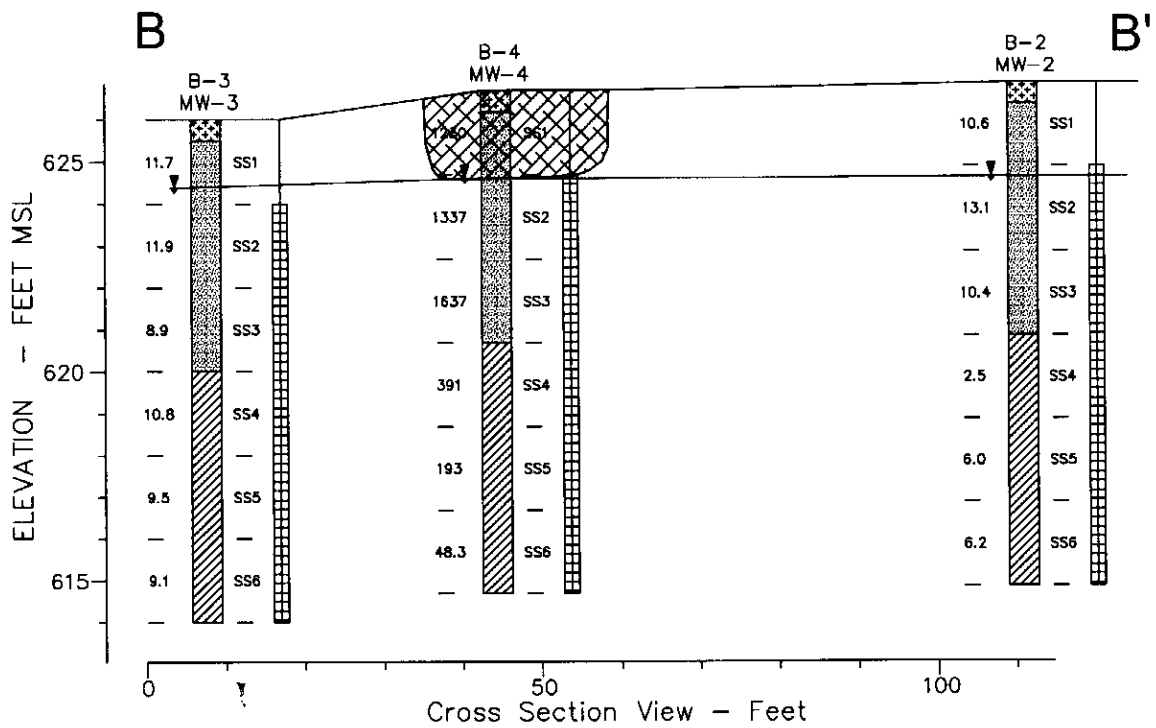

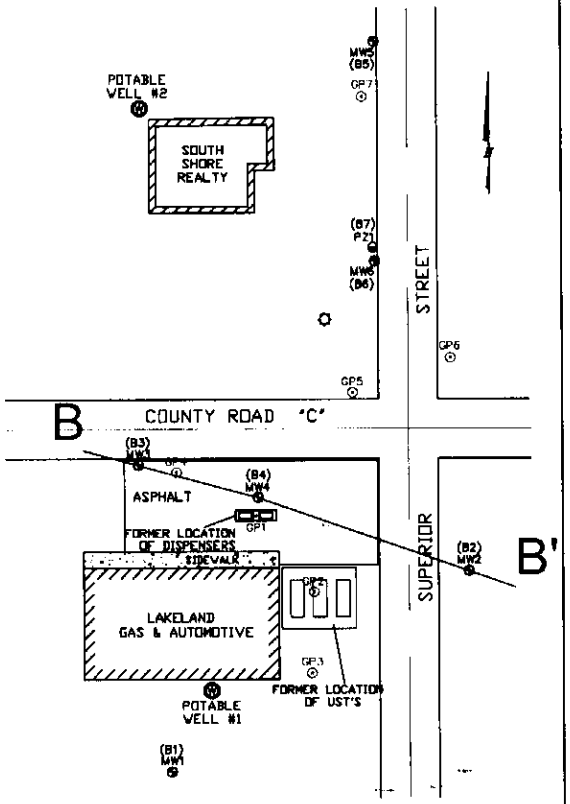

(SP)-POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES (UNIFORM GRAIN SIZE)

(CL)-INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS

(TS)-TOPSOIL

WATER TABLE LEVEL DURING SOIL BORING

ESTIMATED AREA OF SOIL EXCEEDING NR 746.06 TABLE 2

J:\DRAFTING\1779LAKE\1779XS-B.DWG

LAKELAND GAS & AUTOMOTIVE CTH "C" & SUPERIOR ST. CORNUCOPIA, WISCONSIN	FIGURE 3B : PRE-REMEDIAL CROSS-SECTION B-B'		
	PROJECT NO. 1779	DRAWN BY: DDD	DATE: 3/17/02

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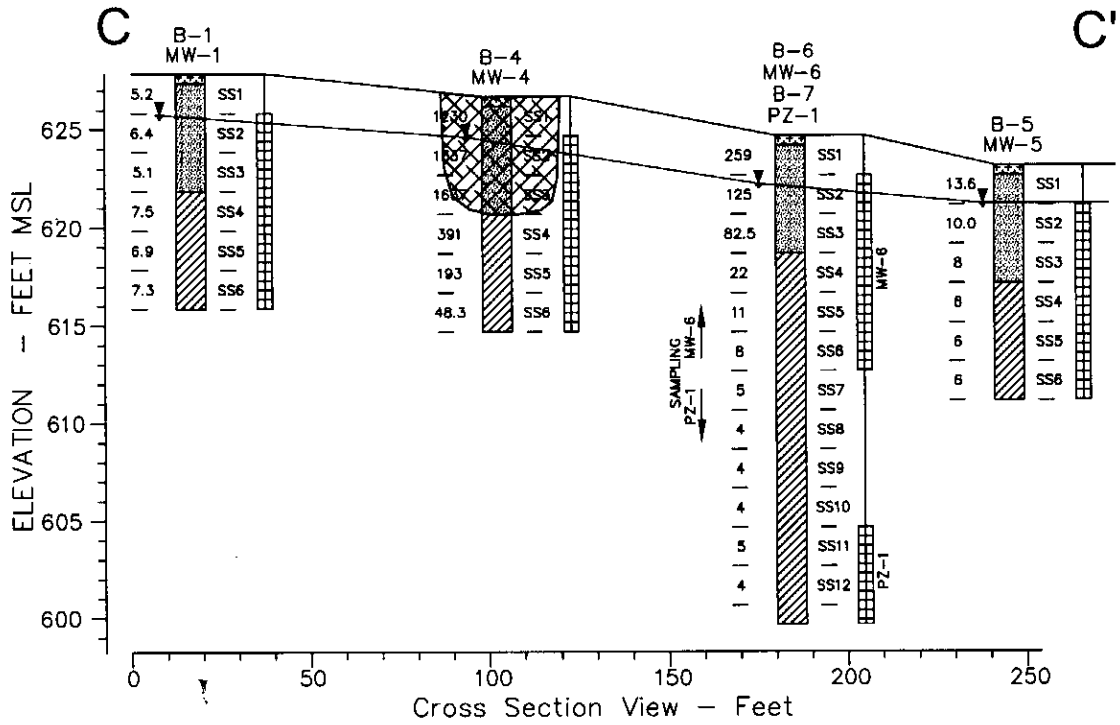

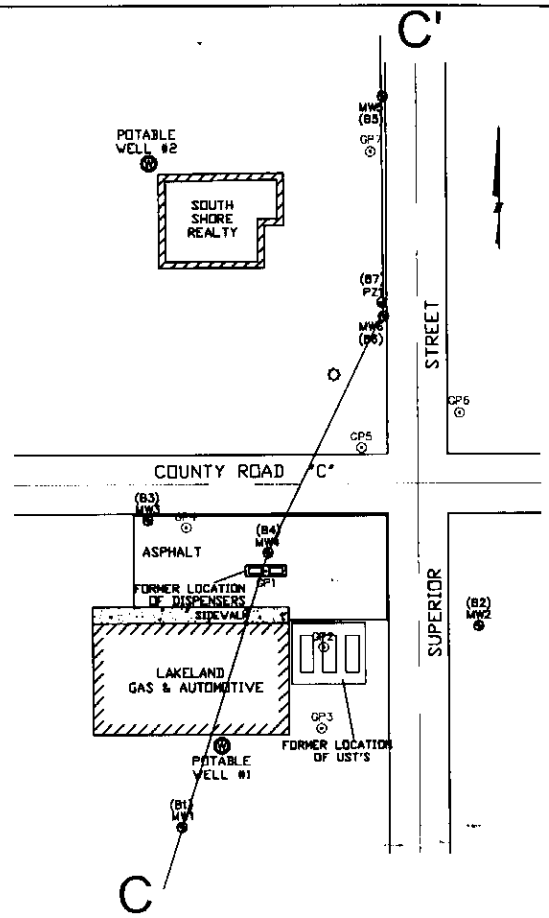

(SP)-POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES (UNIFORM GRAIN SIZE)

(CL)-INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS

(TS)-TOPSOIL

WATER TABLE LEVEL DURING SOIL BORING

ESTIMATED AREA OF SOIL EXCAVATION

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LAKELAND GAS & AUTOMOTIVE CTH "C" & SUPERIOR ST. CORNUCOPIA, WISCONSIN	FIGURE 7a : POST-REMEDIAL CROSS-SECTION C-C'		
	PROJECT NO. 1779	DRAWN BY: DDD	DATE: 3/17/02

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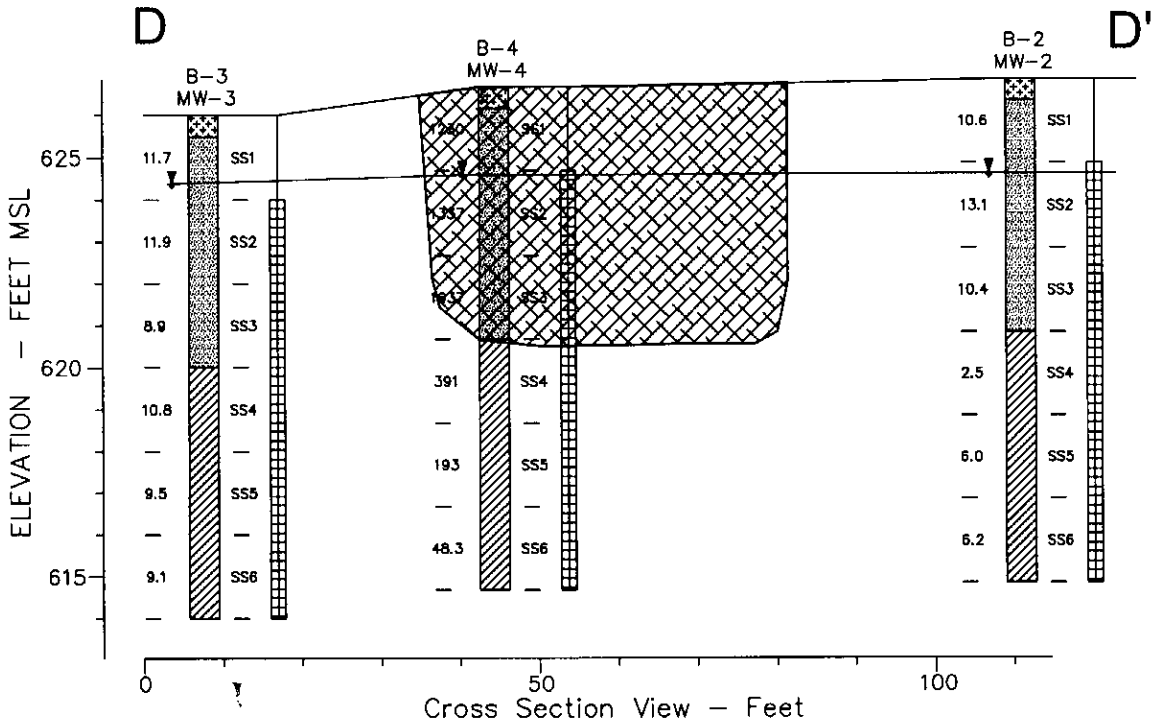

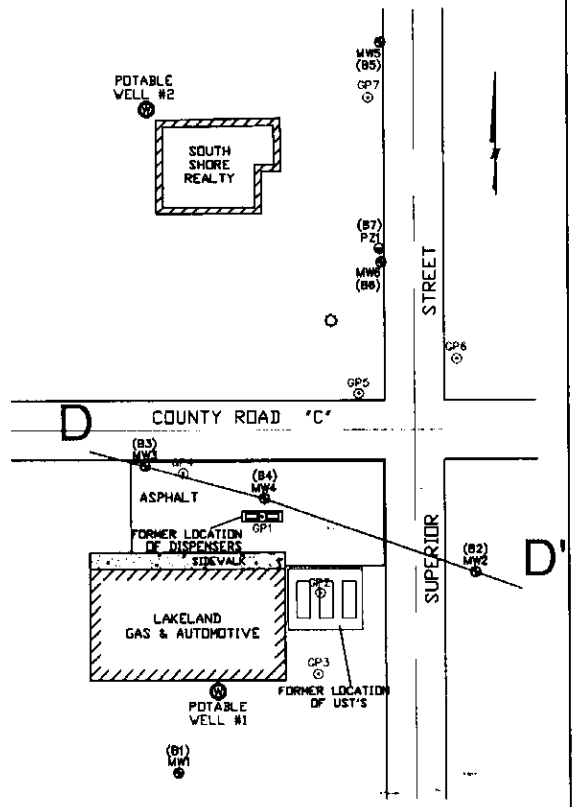

(SP)-POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES (UNIFORM GRAIN SIZE)

(CL)-INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS

(TS)-TOPSOIL

WATER TABLE LEVEL DURING SOIL BORING

ESTIMATED AREA OF SOIL EXCAVATION

J:\DRAFTING\1779LAKE\1779XS-D.DWG

LAKELAND GAS & AUTOMOTIVE CTH "C" & SUPERIOR ST. CORNUCOPIA, WISCONSIN	FIGURE 7b : POST-REMEDIAL CROSS-SECTION D-D'		
	PROJECT NO. 1779	DRAWN BY: DDD	DATE: 3/17/02

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Transportation • Municipal • Site Development • GPS
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March 13, 2002

RECEIVED
MAR 16 2002
WIS. DEPT. OF NATURAL RESOURCES
RHINELANDER

Mr. Arne G. Larsen
P.O. Box 279
Cornucopia, WI 54827

Subject: Former Lakeland Gas & Automotive
STH C and Superior Avenue
Cornucopia, WI 54827
WDNR #03-04-000955
PECFA Claim #54827-0136-36

Dear Mr. Larsen:

This letter is to inform you that the above referenced site is being submitted for closure by the Wisconsin Department of Natural Resources. Groundwater contamination that appears to have originated on the property located at STH C and Superior Avenue. The levels of petroleum contamination in the groundwater on your property are above the state groundwater enforcement standard found in Chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and I will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will no be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statues, you may call 1-800-367-6076 for call origination in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

4080 N. 20TH AVENUE • WAUSAU, WI 54401 • TOLL FREE: 1.877.734.7745 (REI.SPIL) • TEL: 715.675.9784
FAX: 715.675.4060 • mail@REIengineering.com • www.REIengineering.com

The Department of Natural Resources will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, you should mail that information to Mr. Chris Sarri, WDNR Ashland Service Center, 2501 Golf Course Rd, Ashland, WI 54806.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on you property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if you property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Site on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact my consultant – Keith Klebenow at REI at 4080 North 20th Avenue, Wausau, WI 54401, (715) 675-9784, or Chris Saari of the WDNR at 2501 Golf Course Road, Ashland, WI 54806, (715) 685-2920.

Sincerely,
REI

Keith A. Klebenow

Keith A. Klebenow, Consultant for Mr. George Verne
Environmental Scientist/Project Manager

CC: Ms. Danielle Lancour, Wisconsin Department of Natural Resources, 107 Sutliff Avenue, Rhinelander, WI 54501
Mr. George Verne, Lakeland Gas & Automotive, 4242 East 2551 Road, Sheridan, IL 60551

STATE BAR OF WISCONSIN FORM 2 - 1998

WARRANTY DEED

Document Number

45 107

VOL. 780 REC PAGE 76

Otto Korpela

REGISTER OF DEEDS

'00 MAY 1 AM 10 56

REGISTER'S OFFICE/S.S.
BAYFIELD COUNTY, WIS.

This Deed, made between Thomas E. Lovick, and Mary Ellen Lovick, husband and wife

Grantor, and Arne G. Larsen

Grantee.

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in Bayfield County, State of Wisconsin:

Lots Ten (10), Eleven (11), and Twelve (12), Block Five (5), Map of Cornucopia, Town of Bell, Bayfield County, Wisconsin.

Recording Area

Name and Return Address WTB-6364

P.O. Box 225 WT Pd 10.00 TX

Cornucopia, WI 54827 180.00 Pd

010-1101-07

Parcel Identification Number (PIN)

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

TRANSFER FEE	FEE EXEMPT
$ 180.00	#

Exceptions to warranties: Easements, restrictions, and reservations of record.

Dated this 12th day of May, 2000.

Thomas E. Lovick

* Thomas E. Lovick

Mary Ellen Lovick

* Mary Ellen Lovick

AUTHENTICATION

Signature(s) V780P76

authenticated this ____ day of ____

*

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

JAMIE L. WAGNER NOTARY PUBLIC STATE OF WISCONSIN

THIS INSTRUMENT WAS DRAFTED BY
John P. Anderson, #1017054
122 W. Bayfield St., Washburn, WI 54891 (plp)

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Bayfield County.)

Personally came before me this 12th day of May, 2000 the above named Thomas E. Lovick and Mary Ellen Lovick

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

Jamie L Wagner

*

Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: 4-28-2002.)

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

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

Transportation • Municipal • Site Development • GPS
Remediation • Environmental Assessments • Emergency Response • Safety

May 2, 2002

Town of Bell
Mr. Jerry Deoring
P.O. 280
Cornucopia, WI 54827

Subject: Notification of Residual Contamination
Lakeland Gas & Automotive, CTH C and Superior Ave., Cornucopia, WI
WDNR BRRTS #03-04-000955
Commerce #54827-0136-36

Dear Mr. Deoring:

Based on the site investigation and remedial documentation, the Wisconsin Department of Natural Resources (WDNR) has determined that the gasoline contamination on the site appears to have been investigated and remediated to the extent practicable under site conditions. This case has been remediated to the Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following condition is satisfied:

There is residual soil and or groundwater contamination in a public street or highway right-of-way (County Trunk C and Superior Avenue). Section NR 726.05(2)(b)4, Wis. Adm. Code, requires you to provide written notification of the presence of residual soil and/or groundwater contamination to the clerk of the town and county or municipality where the right-of-way is located and to the municipal department or state agency that maintains the right-of-way.

To document that the Town of Bell has received and reviewed this letter as notification, the WDNR is requiring a written response. After reviewing, please sign this letter of notification and return to REI to my attention.

If you have any questions or comments, please contact our office at (715) 675-9784.

Sincerely,
REI

Keith A. Klebenow
Environmental Scientist

Enclosure: (A/S)

Acknowledgement of Notification
Town of Bell

Name Jerome W. Deering
Title Chairman

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REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

Transportation • Municipal • Site Development • GPS
Remediation • Environmental Assessments • Emergency Response • Safety

May 2, 2002

Bayfield County
117 East 5th Street
Washburn, WI 54891

Subject: Notification of Residual Contamination
Lakeland Gas & Automotive, CTH C and Superior Ave., Cornucopia, WI
WDNR BRRTS #03-04-000955
Commerce #54827-0136-36

To Whom It May Concern:

Based on the site investigation and remedial documentation, the Wisconsin Department of Natural Resources (WDNR) has determined that the gasoline contamination on the site appears to have been investigated and remediated to the extent practicable under site conditions. This case has been remediated to the Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following condition is satisfied:

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To document that the Bayfield County has received and reviewed this letter as notification, the WDNR is requiring a written response. After reviewing, please sign this letter of notification and return to REI to my attention.

If you have any questions or comments, please contact our office at (715) 675-9784.

Sincerely,
REI

Keith A. Klebenow
Environmental Scientist

Enclosure: (A/S)

Acknowledgement of Notification
Bayfield County

Name
Title County Admin

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4080 N. 20TH AVENUE • WAUSAU, WI 54401 • TOLL FREE: 1.877.734.7745 (REI.SPIL) • TEL: 715.675.9784
FAX: 715.675.4060 • mail@REIengineering.com • www.REIengineering.com