

TO: Eric Sandin, GEF II, Geo/8

Groundwater Use Registry Buckslip

Site Name PEASE RESORT

Address _____

BARNES, WI

BRRTS # 03-04-109499 PDF

GPS Location: _____ latitude _____ longitude

Date of Closure Decision 4/30/99

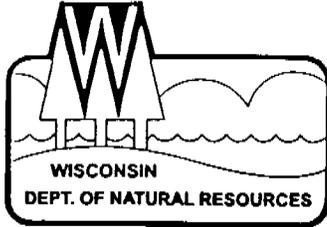
NE 1/4 of SE 1/4 of SEC 10, T44N, R9W

Required

- Closure Letter
- Deeds for all properties with ES exceedance in Groundwater (RECORDED GWUR)
- GPS location (latitude and longitude)
- Location map
- Detailed Site Map
- Groundwater Flow Direction Diagram including location of monitoring wells and all drinking water wells
- Latest Groundwater Plume Map with Groundwater Flow Direction
- Latest Table of Analytical Results for Groundwater

If Available, include the following:

- Metes and Bounds Legal Description
- Tax Parcel Number
- Geologic cross sections showing soil and groundwater contaminant source extent and location, isoconcentrations for all groundwater contaminants that exceed NR 140 enforcement standards, water table and piezometric elevations, and the extent, location and elevation of geologic units, bedrock, and confining unites



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, 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

February 3, 1999

Mr. David Pease
Pease Resort
HCR 61 Box 5850
Barnes, WI 54873

Subject: Pease Resort, Barnes, WI, BRRTS # 03-04-109499

Dear Mr. Pease:

The Department of Natural Resources provided a notice to you that the degree and extent of petroleum contamination at the above-named site was required to be investigated and remediated. We have since been informed that the required investigation and remediation has been accomplished.

On January 7, 1999, the above-named site was reviewed by the Northern Region Closeout Committee for a determination as to whether or not the case qualified for close out under ch. NR 726, Wis. Adm. Code.

Based on the investigative and remedial documentation provided to the Department, it appears that the petroleum contamination at the above-named site has been remediated in compliance with the requirements of chs. NR 700 to 724, Wis. Adm. Code. Therefore, the Department considers the case "closed," having determined that no further action is necessary at the site at this time. However, due to the presence of residual contamination remaining in the groundwater, a condition of the closeout of the case is that the owner sign and record a Groundwater Use Restriction for the property.

Enclosed is an example of a Groundwater Use Restriction. Please draft a specific Groundwater Use Restriction for this site and submit the draft to me. Department of natural Resources attorneys will review the draft and return it to you with revisions. After you have made the revisions, you should sign and record the restriction with the Bayfield County Register of Deeds. To document that this condition has been complied with, the property owner must submit to the Department a copy of the recorded Groundwater Use Restriction, with the recording information stamped on it, within 15 days after the Register of Deeds returns the Groundwater Use Restriction to the property owner. The Groundwater Use Restriction may be amended in the future with the approval of DNR is conditions change at the site and the residual contamination is remediated.

If you are unwilling to record a Groundwater Use Restriction on your property, you may choose to resample the source well (MW-1) to show that the benzene concentrations in the groundwater have decreased below the Enforcement Standard (ES). If sampling shows that the benzene contamination is below ES but still above the Preventive Action Level (PAL), the case can be closed with a PAL exemption. Please discuss these options with Chris Saari at our Brule office. His phone number is 715-372-8539, extension 120.

The Wisconsin DNR's Drinking Water program staff will follow up with you on proper posting or abandonment of the down-gradient non-potable well on this property.

Please note that this case closure is contingent upon proper documentation of proper abandonment of the monitoring wells on site. If monitoring wells remain at this site, please provide the documentation that this action has been completed, or have your consultant do so. The documentation can be sent to my attention at the above address.

If you have any additional information which was not formerly provided to the Department, and which you feel would significantly impact this closure decision, you may submit that information for our re-evaluation of case closure."

If you have any questions, please call me at 715-365-8990.

Sincerely,
NORTHERN REGION



Janet Kazda
Case Closeout Committee

→ cc: File
Steve Karklins, RR/3
Dale Ziege, RR/3
Sally Kefer, RR/3
Chris Saari, Brule
John Prohaska, Spooner

Lynette Carney
Mid-State Associates
301 W First St, Suite 408
Duluth, MN 55802

448734

03-04-109499

Document Number

GROUNDWATER USE RESTRICTION

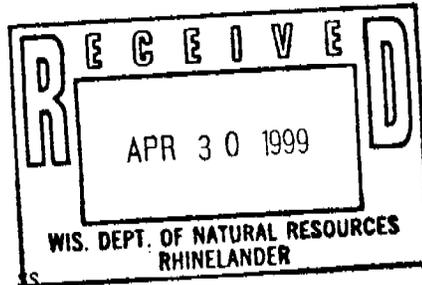
Declaration of Restrictions

In Re: Legal description of the property as it appears on the most recent deed

Government Lot 4, Section 10, T44N, R9W,

- Less V 274 P 458
- V 169 P 604
- V 177 P 342
- V 224 P 267
- V 230 P 420
- V 382 P 30
- V 425 P 214

STATE OF WISCONSIN)
)
 COUNTY OF BAYFIELD)



VOL. 763 OF Rec PAGE 646-649

Otto Korpela

REGISTER OF DEEDS

'99 APR 21 PM 12 37

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

Recording Area

Name and Return Address

David Pease

Pd 16.00

WHEREAS, David Pease, Herbert Pease, Peter Pease and Walter Pease are the owners of the above-described property. Parcel Identification Number (PIN)

WHEREAS, one or more petroleum discharges have occurred at this property, and benzene-contaminated groundwater above NR 140 enforcement standards exists on this property at the following location: Benzene at 7.6 ug/l has been detected where a former underground storage tank was located near the lake and boat dock as shown on attached Figure 2.

WHEREAS, it is the desire and intention of the property owners to impose on the property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is restricted by ch. NR 811 and ch. NR 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owners hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by, the Wisconsin Department of Natural Resources, its successors and assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

V 763 P 646

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this groundwater use restriction is no longer binding.

IN WITNESS WHEREOF, the owners of the property have executed this Declaration of Restrictions.

Signature: David Pease
David Pease

Subscribed and sworn to before me
this 20th day of April, 1999.

Thila A. Friermood
Notary Public, State of Wisconsin
My commission 01/27/2002

Signature: Herbert A. Pease
Herbert Pease

Subscribed and sworn to before me
this 20th day of April, 1999.

Thila A. Friermood
Notary Public, State of Wisconsin
My commission 01/27/2002

Signature: Peter J. Pease
Peter Pease

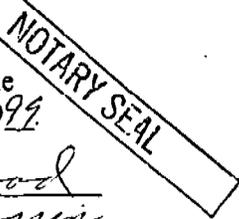
Subscribed and sworn to before me
this 20th day of April, 1999.

Thila A. Friermood
Notary Public, State of Wisconsin
My commission 01/27/2002

Signature: Walter Pease
Walter Pease

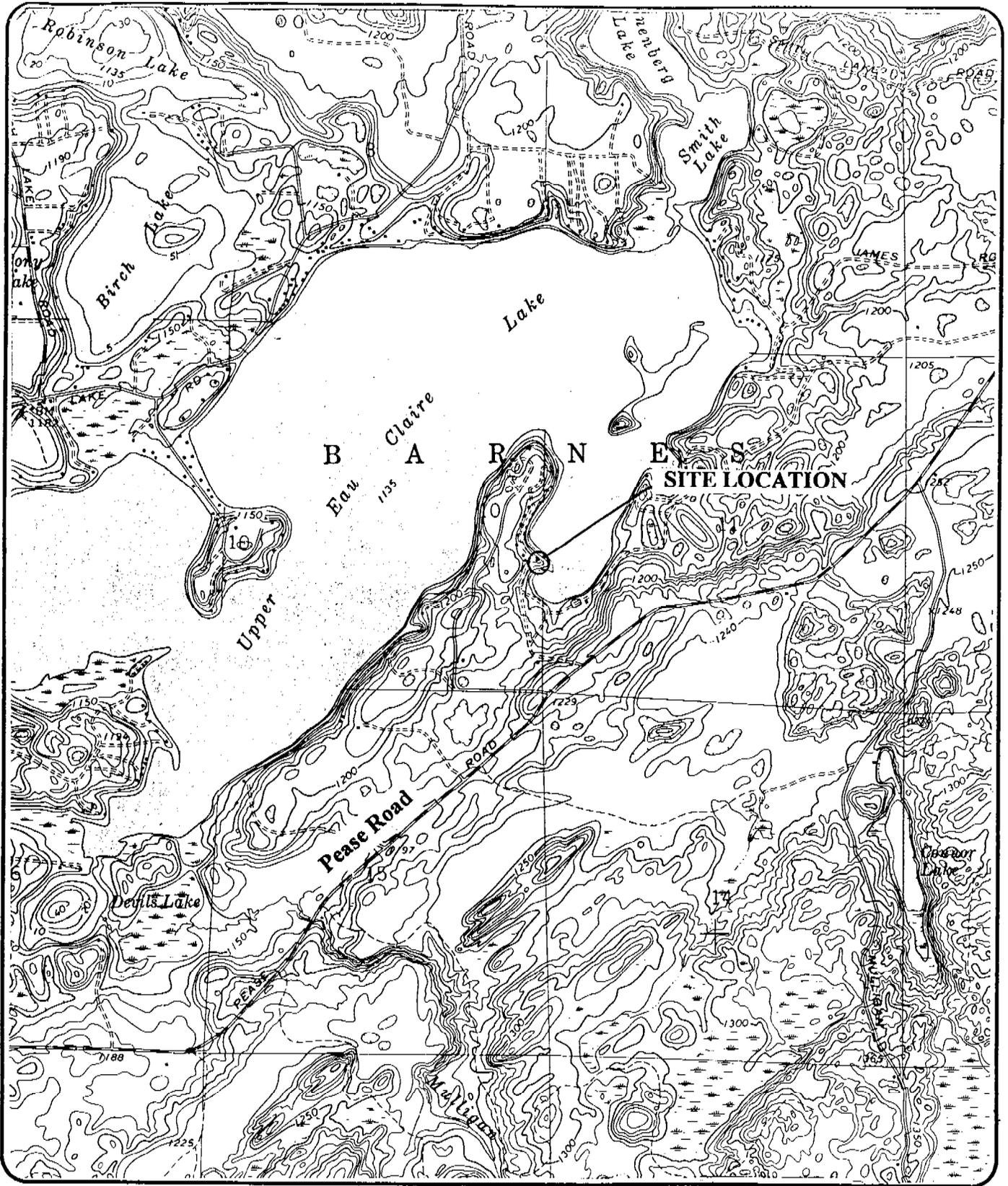
Subscribed and sworn to before me
this 20th day of April, 1999.

Thila A. Friermood
Notary Public, State of Wisconsin
My commission 01-27-2002



V 763 P 647

This document was drafted by the Wisconsin Department of Natural Resources.



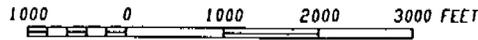
T 44 N



QUADRANGLE LOCATION

ECR

SCALE 1:24000



SOURCE: Part of the Upper Eau Claire Quadrangle
U.S.G.S. 7.5 Minute Series (Topographic)

AERIAL PHOTO: 1970
FIELD CHECKED: 1971



N

CREATED BY: LMS

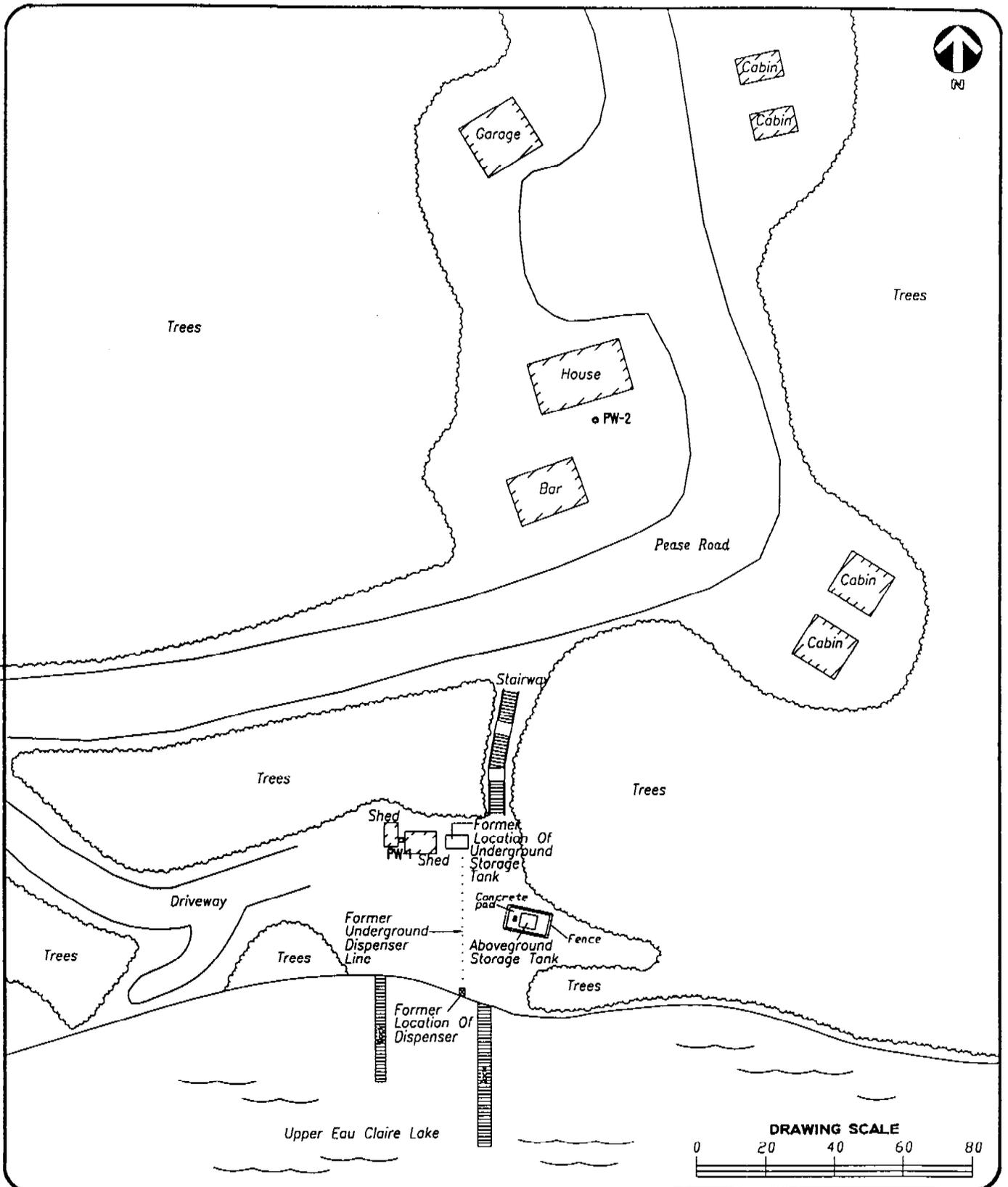
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DATE: 7/22/97

FIGURE 1

Site Location Map

Pease Resort
Barnes, Wisconsin



PW-1 Private well locations



ENVIRONMENTAL COMPLIANCE RESOURCES, LLC

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 DATE: 7/23/97

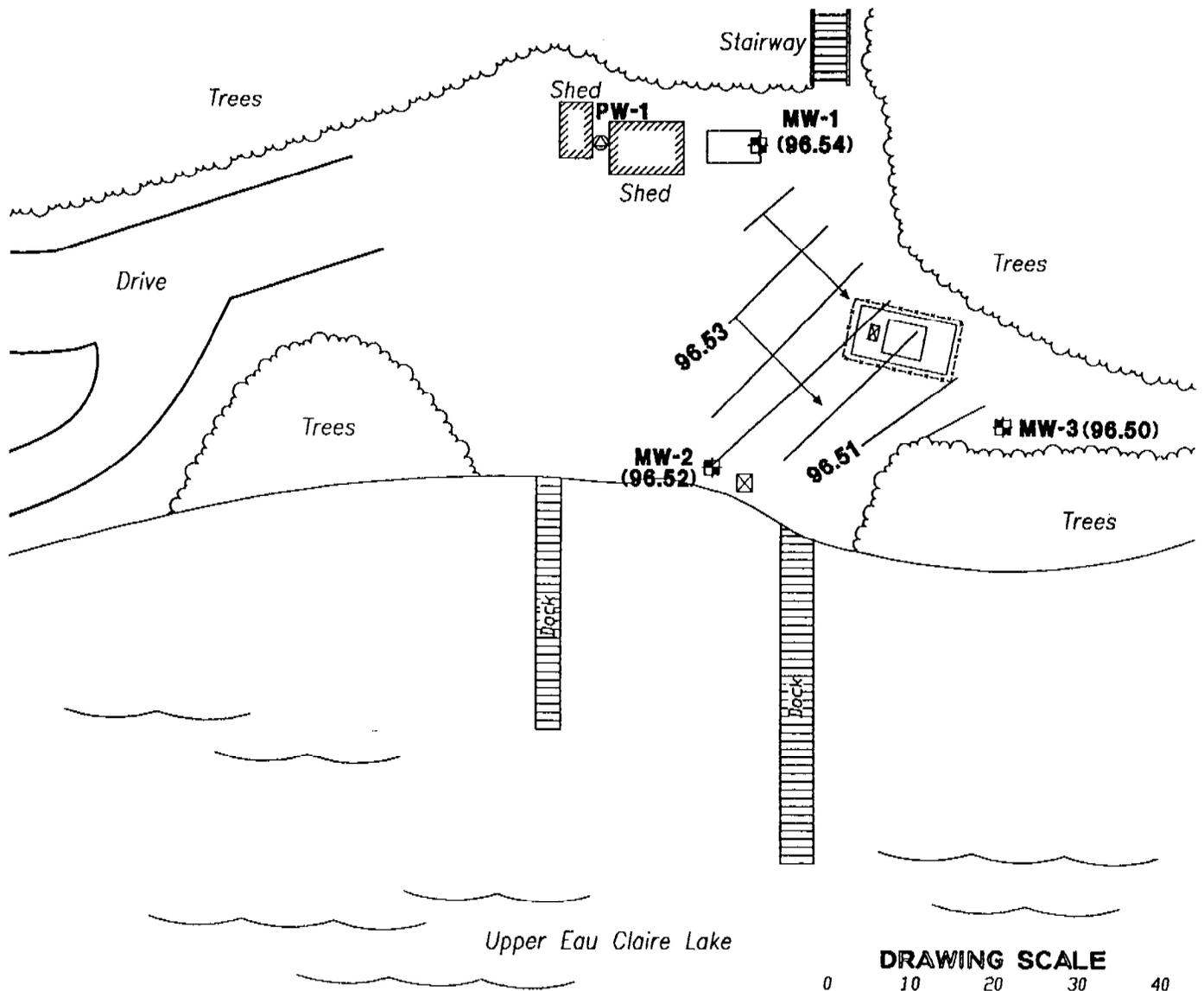
FIGURE 2

Site Layout Map

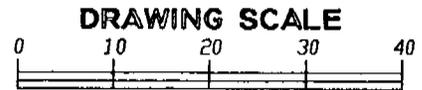
Pease Resort
 Barnes, Wisconsin



To Resort



* Interpretations are based on survey data collected by MJ Environmental Consultants Inc.



MW-3 Monitoring Well Location, Number And Relative Groundwater (96.50) Elevation

(96.53) Groundwater Contour Line And Elevation

→ Groundwater Flow Direction

Groundwater Contour Interval = 0.005 Feet

FIGURE 11

GROUNDWATER CONTOUR MAP September 16, 1998

PEASE RESORT
BARNES, WISCONSIN



AN MSA DIVISION
PROFESSIONAL SERVICES

408 BOARD OF TRADE BUILDING
301 WEST FIRST STREET • DULUTH, MINNESOTA 55802
218-722-3015 • 1-800-777-7390 • Fax 218-722-4548

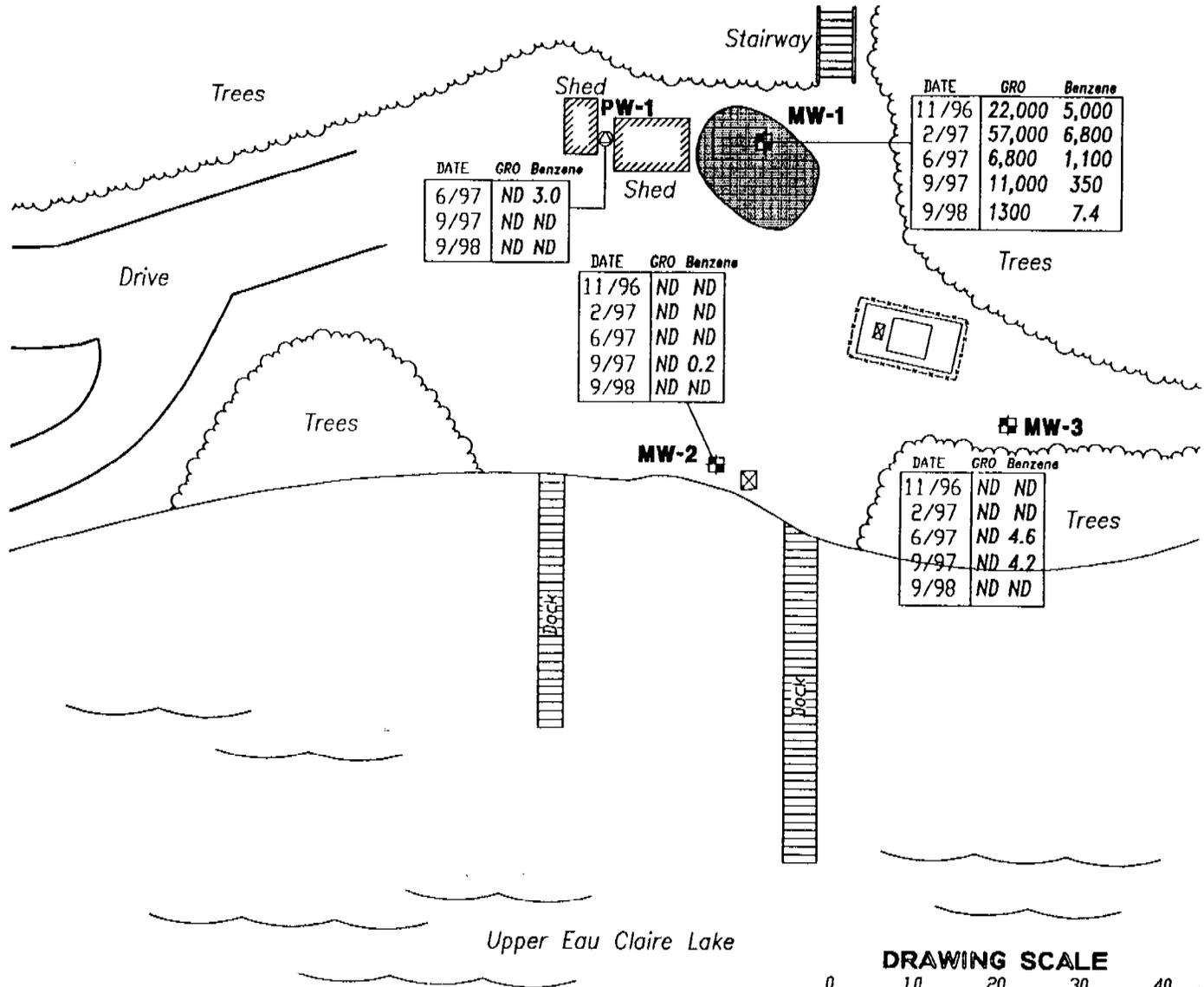
TRANSPORTATION • MUNICIPAL • REMEDIATION
DEVELOPMENT • ENVIRONMENTAL

DRAWN BY: JWD DATE: 11-9-98
CHECKED BY: LMC SCALE: 1" = 20'

SHEET _____ of _____
FILE NO. 8107203
GDD FILE: 8107203



To Resort



* Interpretations are based on survey data collected by MJ Environmental Consultants Inc.

FIGURE 12

EXTENT OF GROUNDWATER CONTAMINATION MAP

PEASE RESORT
BARNES, WISCONSIN



408 BOARD OF TRADE BUILDING
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218-722-3915 • 1-800-777-7380 • Fax 218-722-4348

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PROFESSIONAL SERVICES

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- MW-3 Monitoring Well Location and Number
- ⊙ PW-1 Water Supply Well Location and Number
- GRO and Benzene Concentrations Reported in ug/L

Approximate Extent of Groundwater Contamination

DRAWN BY: JWD	DATE: 11-9-98	SHEET: _____ of _____
CHECKED BY: LMC	SCALE: 1" = 20'	FILE NO. 61072013
CADD FILE: 61072013.DWG		

TABLE 2
GROUNDWATER ANALYTICAL RESULTS SUMMARY
 Pease Resort
 Barnes, Wisconsin

Parameter	Units	Method	Sample Location						Groundwater Quality Standard (ug/L)*			
			MW-1	MW-2	MW-3	PW-1	PW-2	field blank	trip blank	ES	PAL	
GRO	ug/L	WI-MOD-GRO										
		20-Nov-96	22000	<50	<50	na	na	na	na	ns	ns	
		26-Feb-97	57000	<50	<50	na	na	na	<50			
		18-Jun-97	6800	<50	<50	<50	<50	na	<50			
		17-Sep-97	11000	<50	<50	<50	<50	160	<50			
		16-Sep-98	1300	<50	<50	<50	na	<50	<50			
LEAD	ug/L	EPA 7421								15	1.5	
		20-Nov-96	na	na	na	na	na	na	na			
		26-Feb-97	na	na	na	na	na	na	na			
		18-Jun-97	[1.7]	<1.5	<1.5	<1.5	na	na	na			
		17-Sep-97	<1.7	na	<1.5	<1.5	na	na	na			
		16-Sep-98	<1.6	<1.6	<1.6	<1.6	na	na	na			
VOCs / PVOCs	ug/L	EPA 8260 / 8020										
Benzene										5	0.5	
		20-Nov-96	[5000]	<0.6	<0.6	na	na	<0.6	<0.6			
		26-Feb-97	[6800]	<0.2	<0.2	na	na	0.3	<0.2			
		18-Jun-97	[1100]	<0.2	[4.6]	[3.0]	<0.2	na	<0.2			
		17-Sep-97	[350]	0.2	[4.2]	<0.14	<0.14	[3.1]	<0.14			
		16-Sep-98	[7.4]	<0.14	<0.14	<0.14	na	<0.14	<0.14			
Ethyl Benzene										700	140	
		20-Nov-96	[420]	<1.0	<1.0	na	na	<1.0	<1.0			
		26-Feb-97	[1500]	<0.2	<0.2	na	na	<0.2	<0.2			
		18-Jun-97	[170]	<0.2	<0.2	1.3	<0.2	na	<0.2			
		17-Sep-97	[500]	<0.59	<0.59	<0.59	<0.59	7.3	<0.59			
		16-Sep-98	47	<0.59	<0.59	<0.59	na	<0.59	<0.59			
Methyl-tert-butyl ether										60	12	
		20-Nov-96	<100	<1.0	<1.0	na	na	<1.0	<1.0			
		26-Feb-97	[32]	<0.2	<0.2	na	na	<0.2	<0.2			
		18-Jun-97	<2	<0.2	0.8	<0.2	<0.2	na	<0.2			
		17-Sep-97	<13	<0.65	<0.65	<0.65	<0.65	<0.65	<0.65			
		16-Sep-98	0.86	<0.65	<0.65	<0.65	na	<0.65	<0.65			
Toluene										343	68.6	
		20-Nov-96	[7400]	<1.0	<1.0	na	na	<1.0	<1.0			
		26-Feb-97	[19000]	<0.2	<0.2	na	na	0.6	<0.2			
		18-Jun-97	[1900]	<0.2	<0.2	14	<0.2	na	<0.2			
		17-Sep-97	[3100]	<0.58	<0.58	<0.58	<0.58	49	<0.58			
		16-Sep-98	25	<0.58	<0.58	<0.58	na	<0.58	<0.58			
Trimethylbenzenes										480	96	
		20-Nov-96	[950]	<1.0	<1.0	na	na	<1.0	<1.0			
		26-Feb-97	[2450]	<0.2	<0.2	na	na	<0.2	<0.2			
		18-Jun-97	[300]	<0.2	0.2	1.5	<0.2	na	<0.2			
		17-Sep-97	[1100]	<1.21	<1.21	<1.21	<1.21	9.2	<1.21			
		16-Sep-98	[184]	<1.21	<1.21	<1.21	na	<1.21	<1.21			
Total Xylenes										620	124	
		20-Nov-96	[2900]	<1.0	<1.0	na	na	<1.0	<1.0			
		26-Feb-97	[11300]	<0.3	<0.3	na	na	0.3	<0.3			
		18-Jun-97	[1130]	<0.3	<0.3	9.9	<0.3	na	<0.3			
		17-Sep-97	[3800]	<1.85	<1.85	<1.85	<1.85	55	<1.85			
		16-Sep-98	[350]	<1.85	<1.85	<1.85	na	<1.85	<1.85			

Explanation:

Table includes only those parameters for which there were detections
 * = Groundwater Quality Standard is defined in the Wisconsin Administrative Code NR 140.10 (October 1996)
 Results in brackets and bold equal or exceed the NR 140.10 Enforcement Standard (ES)
 Results in brackets equal or exceed the NR 140.10 Preventative Action Limit (PAL)
 <0.6 = Not Detected Above the Indicated Detection Limit
 ns = No Standard Established
 na = Not Analyzed for this Parameter
 ug/L = micrograms per liter = parts per billion (ppb)

TABLE 4
Natural Attenuation Bioparameter Data
Pease Resort
Barnes, Wisconsin

Parameter	Units	Sample Location			Biodegradation Indicator Trends	
		MW-1	MW-2	MW-3		
Temperature	deg C					
		26-Feb-97	3.3	3.4	3.2	> 5
		17-Sep-97	15.7	14.9	13.5	
		16-Sep-98	19.5	17.5	14.5	
Conductance	ms/cm					
		26-Feb-97	0.554	0.197	0.1021	na
		17-Sep-97	0.136	0.102	0.85	
		16-Sep-98	0.073	0.078	0.056	
pH	standard units					
		26-Feb-97	7.09	6.30	5.49	Preferred Range 6 to 8
		17-Sep-97	6.49	6.69	6.20	
		16-Sep-98	5.12	5.59	4.91	
Dissolved Oxygen	mg/L					
		26-Feb-97	2.54	5.46	0.42	Decreases*
		17-Sep-97	5.42	6.79	4.10	
		16-Sep-98	4.33	5.14	3.53	
Turbidity	NTU					
		26-Feb-97	NR	NR	NR	na
		17-Sep-97	30	6	25	
		16-Sep-98	51	11	16	
Salinity	%					
		26-Feb-97	NR	NR	NR	na
		17-Sep-97	0.01	0.00	0.01	
		16-Sep-98	0	0	0	
Alkalinity	mg/L					
		26-Feb-97	140	40	40	Increases
		17-Sep-97	220	140	40	
		16-Sep-98	40	40	40	
Nitrate	mg/L					
		26-Feb-97	-0.02	0.396	0.088	Decreases
		17-Sep-97	0.00	0.00	0.00	
		16-Sep-98	0	0	0	
Iron (Fe +2)	mg/L					
		26-Feb-97	5.1	0.14	0.29	Increases
		17-Sep-97	5.4	0.2	1.5	
		16-Sep-98	2.6	0.6	0.7	
Sulfate	mg/L					
		26-Feb-97	25	12	15	Decreases
		17-Sep-97	18	<4.9	8.6	
		16-Sep-98	5	5	10	

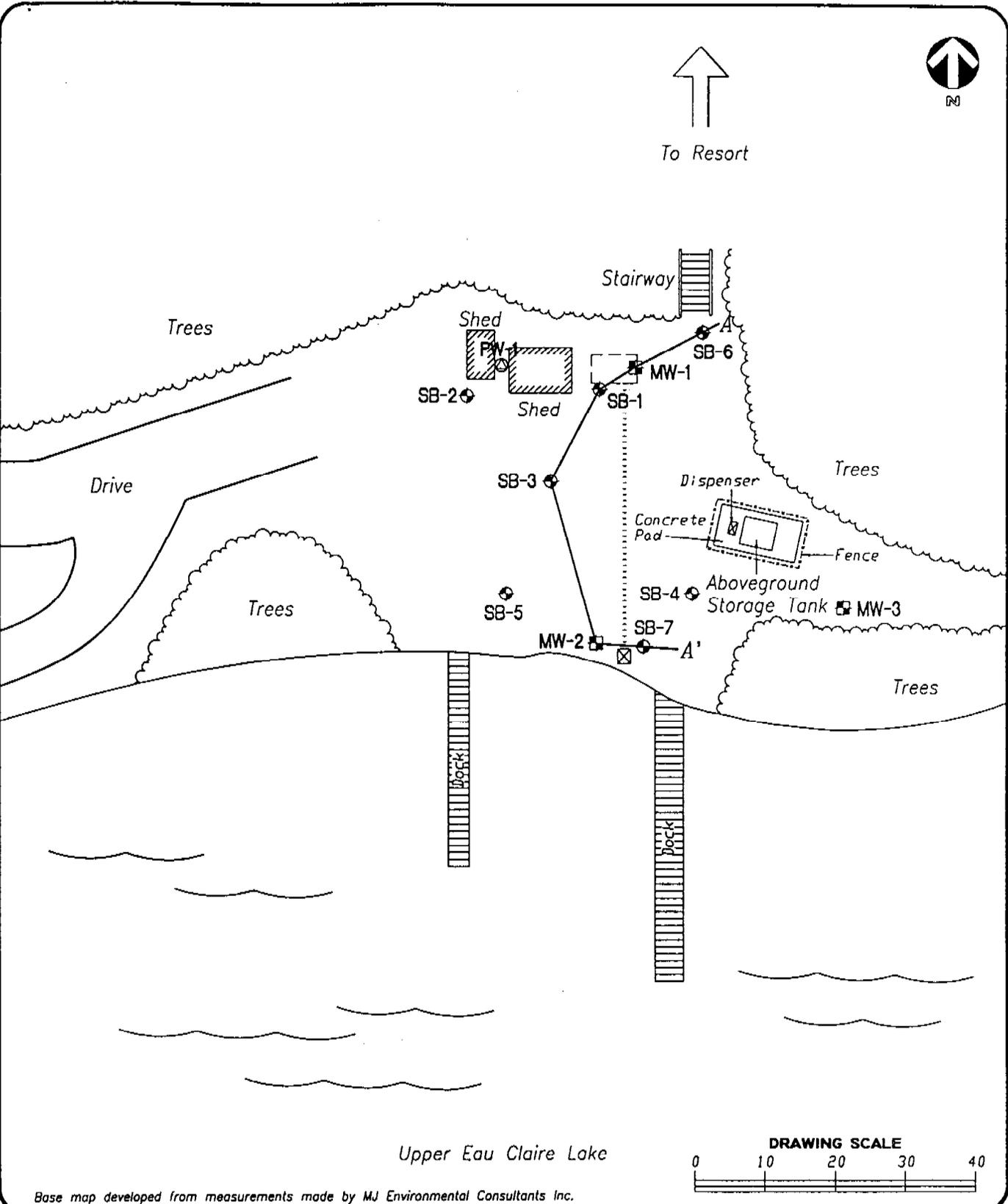
Explanation:

NR = Not Recorded

mg/L = milligrams per liter

NTU = Nephelometric Turbidity Units

ms/cm = milli siemens per centimeter



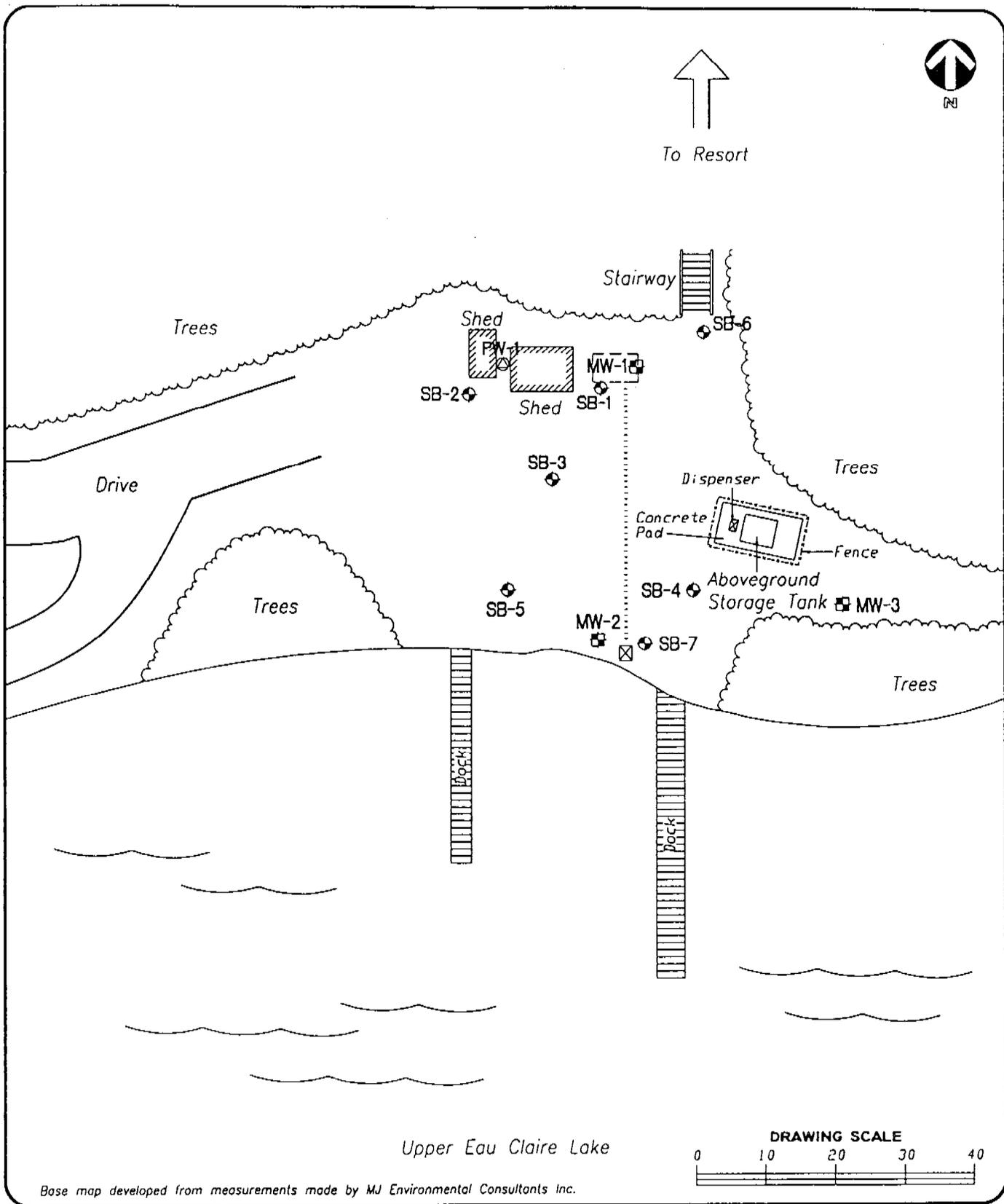
Base map developed from measurements made by MJ Environmental Consultants Inc.

SB-2 ⊕ Hand Auger Boring Location And Number

⊠ MW-3 Driven Point Monitoring Well Location And Number

A — A' Cross Section Location Line

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DATE: 7/23/97
FIGURE 5
Cross Section Location Map
Pease Resort Barnes, Wisconsin

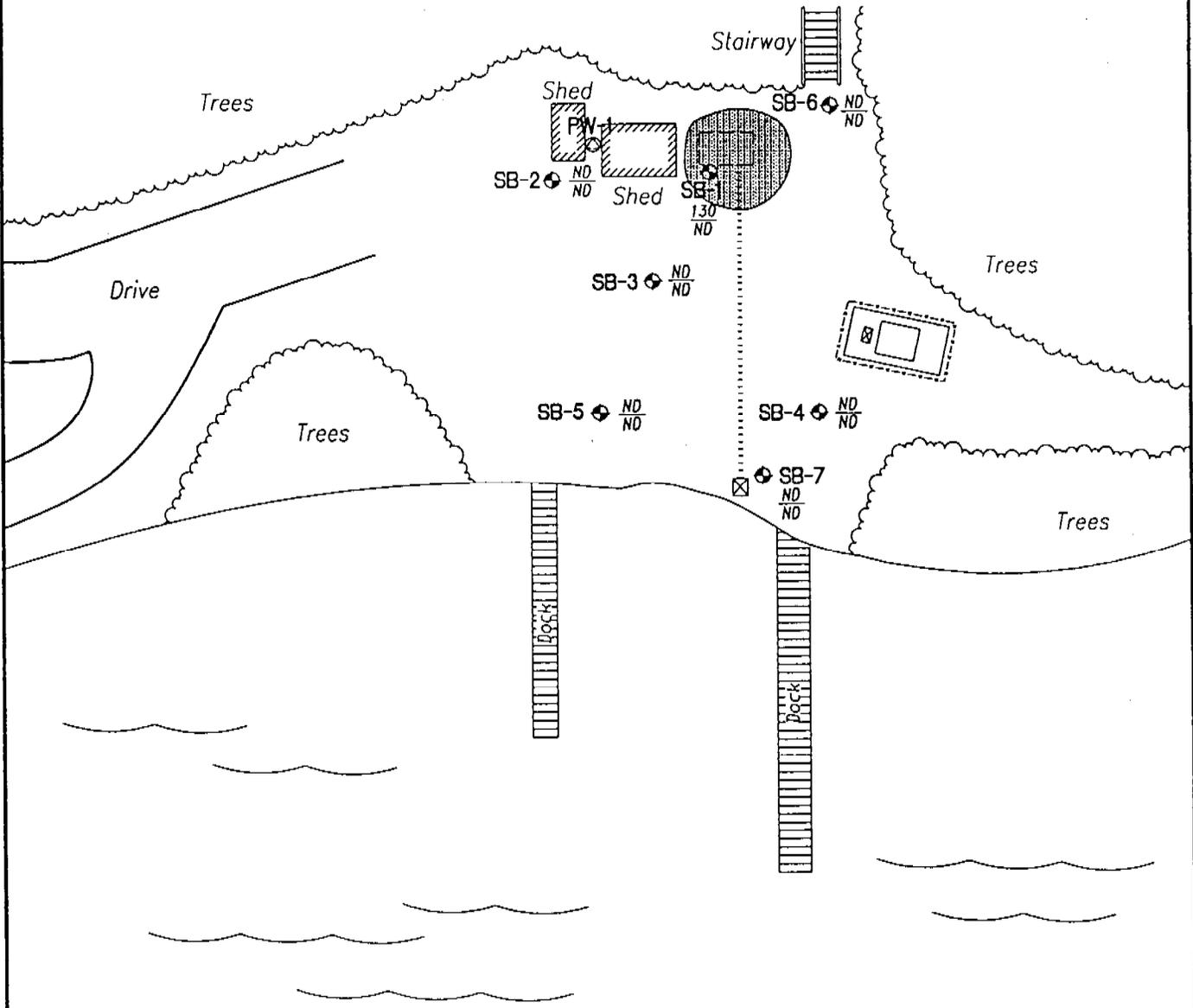
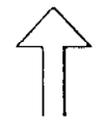


SB-2 Hand Auger Boring Location And Number

MW-3 Driven Point Monitoring Well Location And Number

EGR
ENVIRONMENTAL CONSULTANTS INC.

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DATE: 7/23/97
FIGURE 3
Soil Boring and Monitoring Well Location Map
Pease Resort Barnes, Wisconsin



Upper Eau Claire Lake

DRAWING SCALE



* Interpretations are based on data collected by MJ Environmental Consultants, Inc.

SB-2 Hand Auger Boring Location And Number

ND Not Detected

$\frac{130}{ND}$ GRO Benzene Concentrations, Units = $\frac{mg/kg}{ug/kg}$

 Approximate Extent Of Soil Contamination



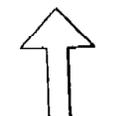
ENVIRONMENTAL CONSULTANTS

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DATE: 7/23/97

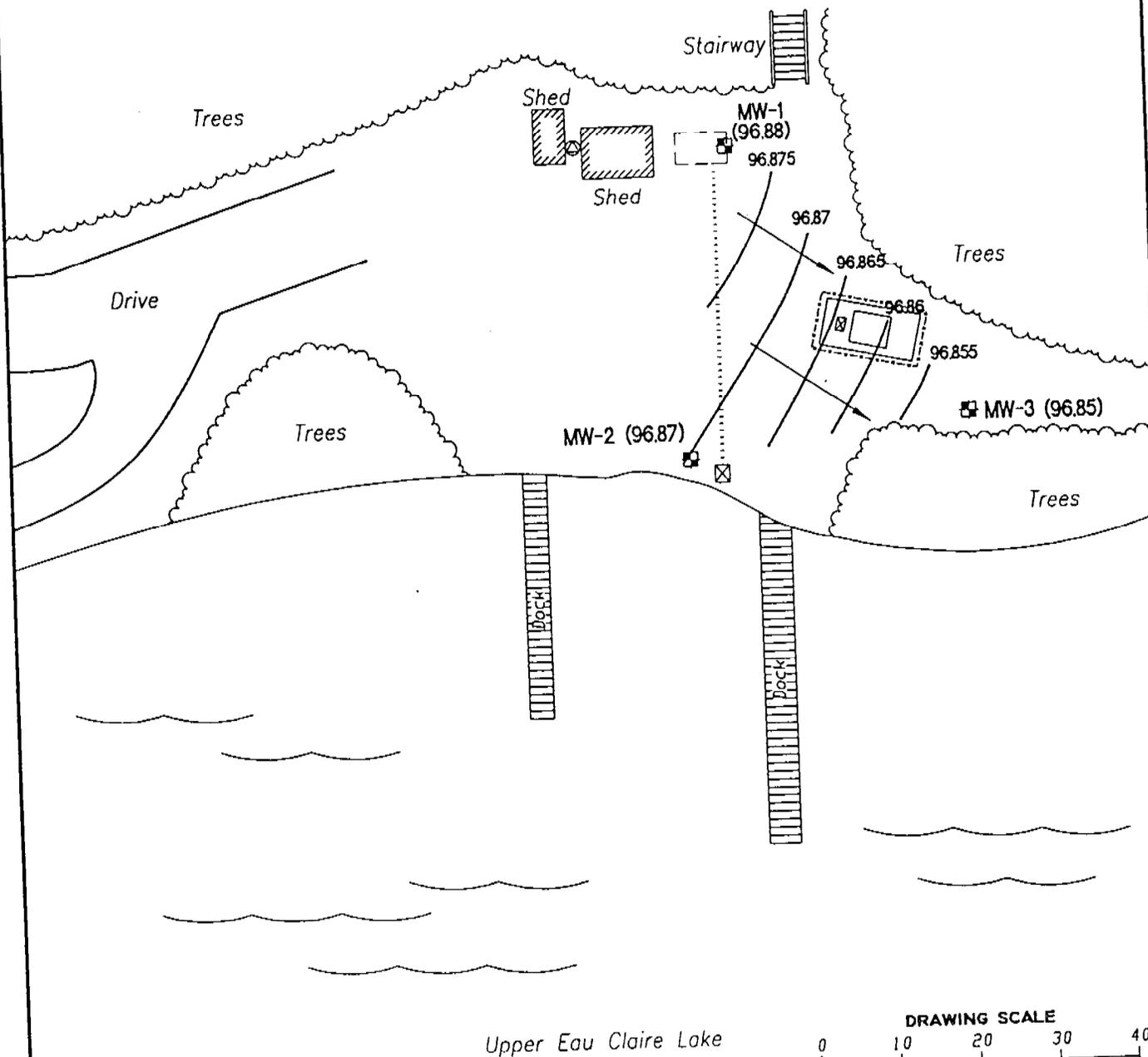
FIGURE 4

Extent Of Soil Contamination

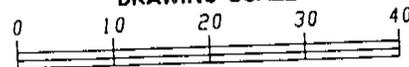
Pease Resort
Barnes, Wisconsin



To Resort



DRAWING SCALE



• Interpretations are based on survey data collected by MJ Environmental Consultants Inc.

☒ MW-3 Monitoring Well Location, Number And Relative Groundwater (96.85) Elevation

96.86 — Groundwater Contour Line And Elevation

→ Groundwater Flow Direction

Groundwater Contour Interval = 0.005 Feet

ECR

CREATED BY: LMS

FILE NAME: E:\BUSPROJ\1997\ECR\72003\CWFLOW.DWG

DATE: 7/23/97

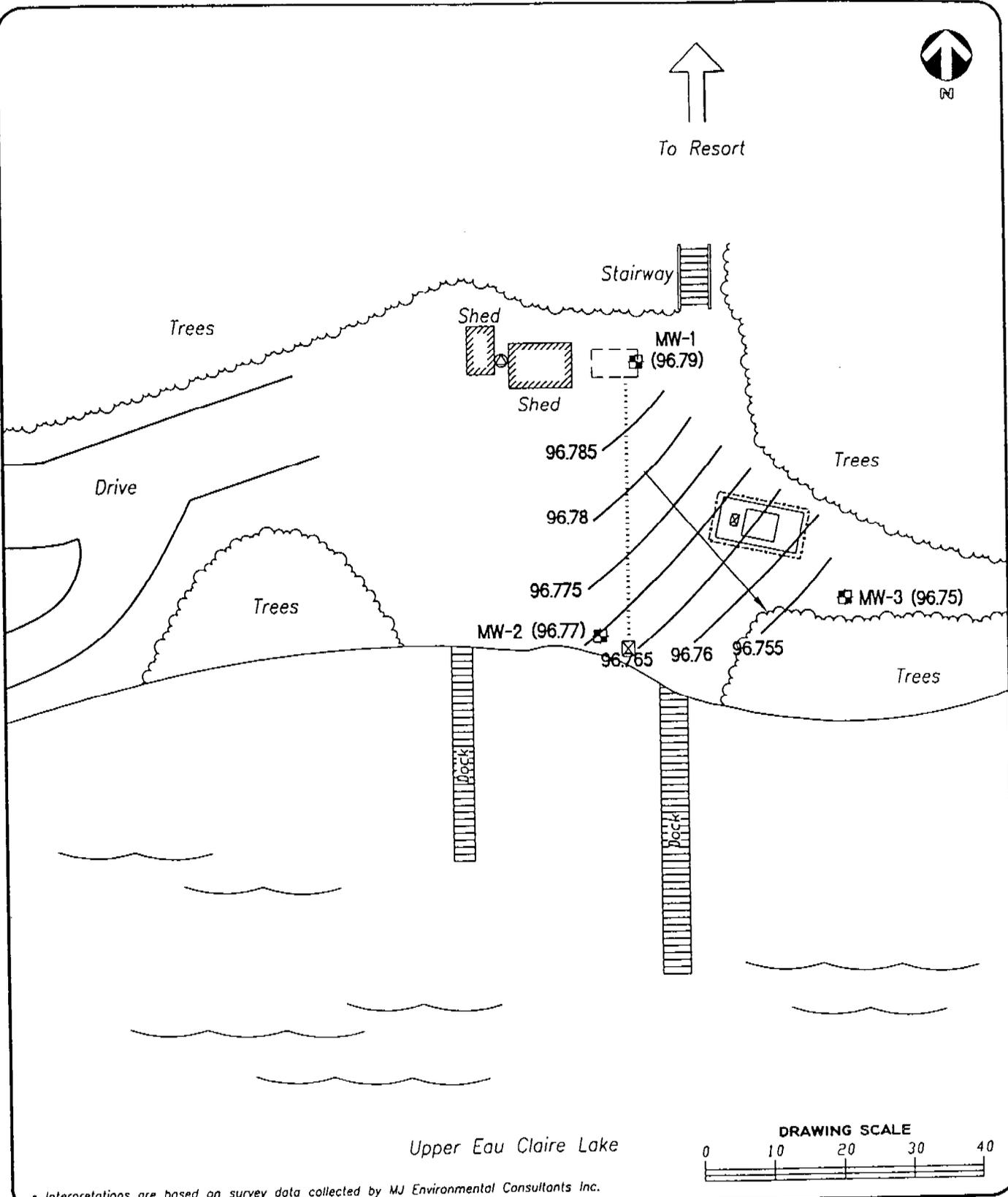
FIGURE 7

Groundwater Contour Map
December 12, 1996

Pease Resort
Barnes, Wisconsin



To Resort



• Interpretations are based on survey data collected by MJ Environmental Consultants Inc.



MW-3 Monitoring Well Location, Number And Relative Groundwater (96.75) Elevation
 96.76 — Groundwater Contour Line And Elevation
 Groundwater Flow Direction
 Groundwater Contour Interval = 0.005 Feet

CREATED BY: LMS
 FILE NAME: E:\BUSPROJ\1997\ECR\72003\GWFLOW4.DWG
 DATE: 7/23/97
FIGURE 10
 Groundwater Contour Map
 September 17, 1997
 Pease Resort
 Barnes, Wisconsin