

Source Property Information

BRRTS #: (No Dashes)

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

PECFA#:

***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:

- | | |
|--|--|
| <input type="checkbox"/> Groundwater Contamination > ES (236) | <input checked="" type="checkbox"/> Soil Contamination > *RCL or **SSRCL (232) |
| <input type="checkbox"/> Contamination in ROW | <input type="checkbox"/> Contamination in ROW |
| <input type="checkbox"/> Off-Source Contamination | <input type="checkbox"/> Off-Source Contamination |
| <i>(note: for list of off-source properties
see "Impacted Off-Source Property" form)</i> | <i>(note: for list of off-source properties
see "Impacted Off-Source Property" form)</i> |

Continuing Obligations:

- | | |
|---|---|
| <input checked="" type="checkbox"/> N/A (Not Applicable) | <input type="checkbox"/> Cover or Barrier (222) |
| <input type="checkbox"/> Soil: maintain industrial zoning (220) | <i>(note: maintenance plan for
groundwater or direct contact)</i> |
| <i>(note: soil contamination concentrations
between non-industrial and industrial levels)</i> | <input type="checkbox"/> Vapor Mitigation (226) |
| <input type="checkbox"/> Structural Impediment (224) | <input type="checkbox"/> Maintain Liability Exemption (230) |
| <input type="checkbox"/> Site Specific Condition (228) | <i>(note: local government unit or economic
development corporation was directed to
take a response action)</i> |

Note: Comments will not print out.

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (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 #:	02-16-254692	(No Dashes)	PARCEL ID #:	07-807-01606-00, 07-807-01912-00	
ACTIVITY NAME:	Benna Ford		WTM COORDINATES:	X: 359235	Y: 694305

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.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- 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 #: 2 **Title: Subject Property Location Superior City Plat Diagram**
- 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 11 x 17 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 #: 1 **Title: Subject Property Location**
 - 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 #: 1, 2 **Title: Remnant Contamination, Site Layout 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 #: 3 **Title: Cross-Section Locations**

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ACTIVITY NAME: Benna Ford

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 #: 4 Title: Cross-Section A-A', B-B', C-C', D-D'

Figure #: Title:

- 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 #: Title:

- 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 #: Title:

Figure #: Title:

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

Tables must be no larger than 11 x 17 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 #: Title: Soil Sample Analyses Results, Soil Sampling 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:

- 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:

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).

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ACTIVITY NAME: Benna Ford

NOTIFICATIONS

Source Property

Not Applicable

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.

Not Applicable

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:

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.

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:

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:

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Superior Service Center
1701 N. 4th Street
Superior WI 54880

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



COPY

October 22, 2013

Mr. Patrick Johnson
Benna Ford Superior
PO Box 653
Long Lake MN 55356

Mr. Terry Johnson and Mr. Brad Skytta
Superior Building, LLP
3022 Tower Avenue
Superior, WI 54880

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

Subject: Final Case Closure with Continuing Obligations
Benna Ford, Superior, WI
WDNR BRRTS Activity #: 02-16-254692, 06-16-270330
FID#: 816055570

Dear Mr. Johnson, Mr. Johnson, and Mr. Skytta:

The Department of Natural Resources (DNR) considers the Benna Ford site closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Northern Region (NOR) Closure Committee and Project Manager reviewed the request for closure on August 6, 2013. The project manager reviewed this environmental remediation case for compliance with state laws and standards. A conditional closure letter was issued by the DNR on April 7, 2004, and documentation that the conditions in that letter were met was received on July 14, 2005. Additional soil excavation was then done in 2007. Due to the change in site conditions, additional closure documentation was requested in a letter dated July 23, 2007, and also in a letter sent on December 20, 2012. The requested documentation was received on July 19, 2013.

The Benna Ford property consists of the car dealership and the former True North photo lab building. Investigation revealed low level petroleum contamination in the soil, likely related to use of the property as a car dealership and vehicle repairs at the mechanics garage. Approximately 30 yards of soil was excavated from the settling tank area within the garage. The site is still currently operating as an active car dealership and continues to provide vehicle repair service. The conditions of closure and continuing obligations required were based on the property being used for commercial use.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is also on file at the NOR Regional DNR office, at 107 Sutliff Avenue, Rhinelander, WI 54501. This letter and information that was submitted with your closure request application will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/topic/Brownfields/rism.html>.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter are met. If these requirements are not followed, the DNR 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.

Residual Soil Contamination (ch. NR 718, or ch. 289, Stats.; chs. 500 to 536, Wis. Adm. Code)
Soil contamination remains at boring locations B-3 and SS-7, as indicated on the attached maps, Figure 1, Remnant Contamination, MSA, and Figure 3, Cross-Section Locations, MSA. 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 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 standards 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 to prevent a direct contact health threat to humans.

Residual Soil as Solid Waste

Soil contamination remains at boring locations B-3 and SS-7 as indicated on the attached maps, Figure 1, Remnant Contamination, MSA, and Figure 3, Cross-Section Locations, MSA. 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 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 standards and rules.

The following DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, was included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf.

Please send written notifications in accordance with the above requirements to the attention of Kathleen Shafel, NOR RR Program Associate, at the Antigo DNR office, at 223 E. Steinfest Road, Antigo, WI 54409.

Because this site is enrolled in the Voluntary Party Liability Exemption program, a Certificate of Completion will be issued once payment is received for the final billing. The final billing should be sent out in the next couple of weeks.

The DNR 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 me at 715-392-3126, or via email at erin.endsley@wisconsin.gov.

Sincerely,

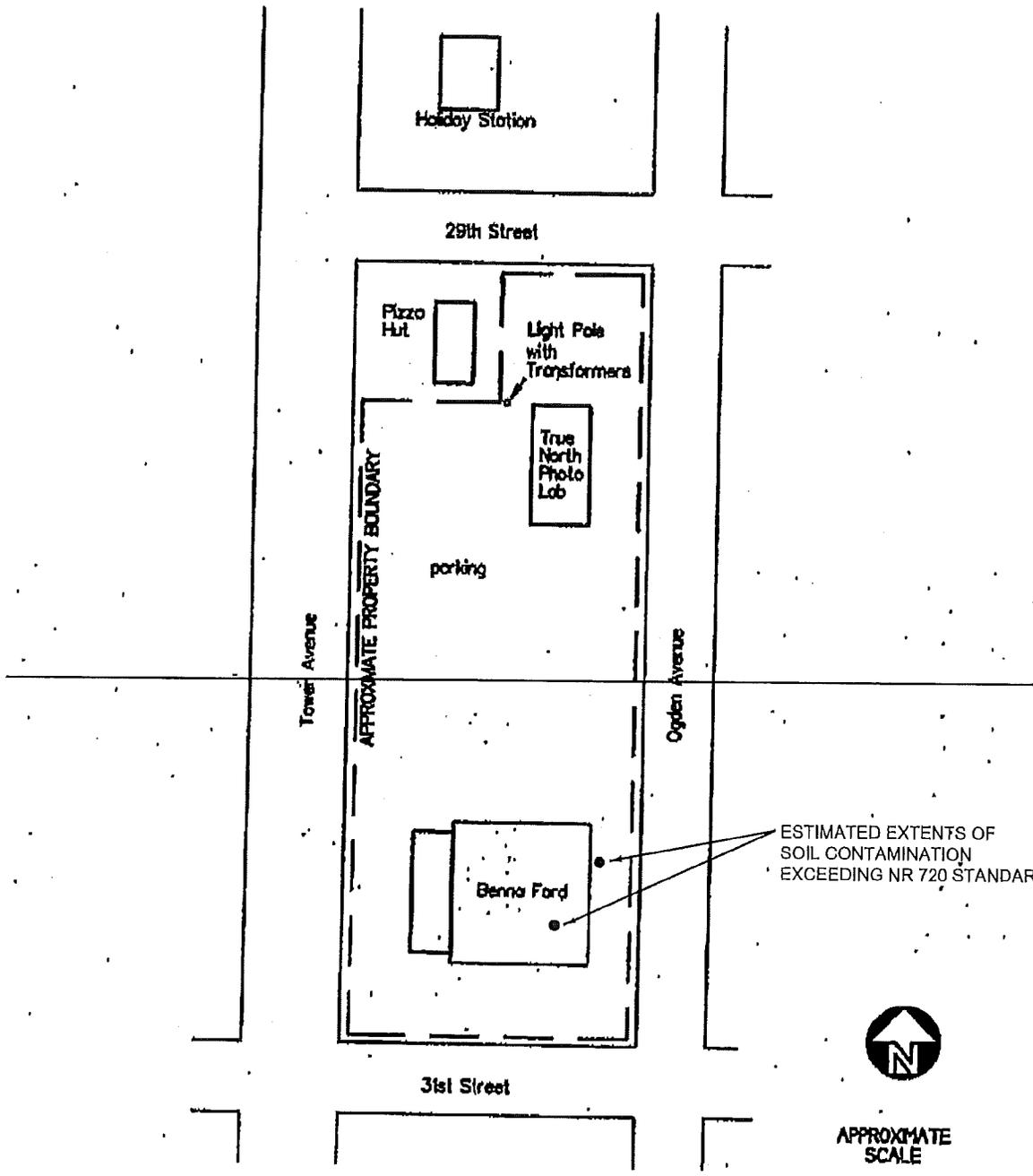


Erin Endsley
Hydrogeologist
Remediation & Redevelopment Program

Attachments:

- Figure 1, Remnant Contamination, MSA
- Figure 3, Cross-Section Locations, MSA
- RR-819, Continuing Obligations for Environmental Protection

cc: Marnie Johnson, Benna Ford Superior, P.O. Box 124, Crystal Bay, MN 55323
Jon Hinkel, MSA (email)



ESTIMATED EXTENTS OF
SOIL CONTAMINATION
EXCEEDING NR 720 STANDARDS



APPROXIMATE
SCALE



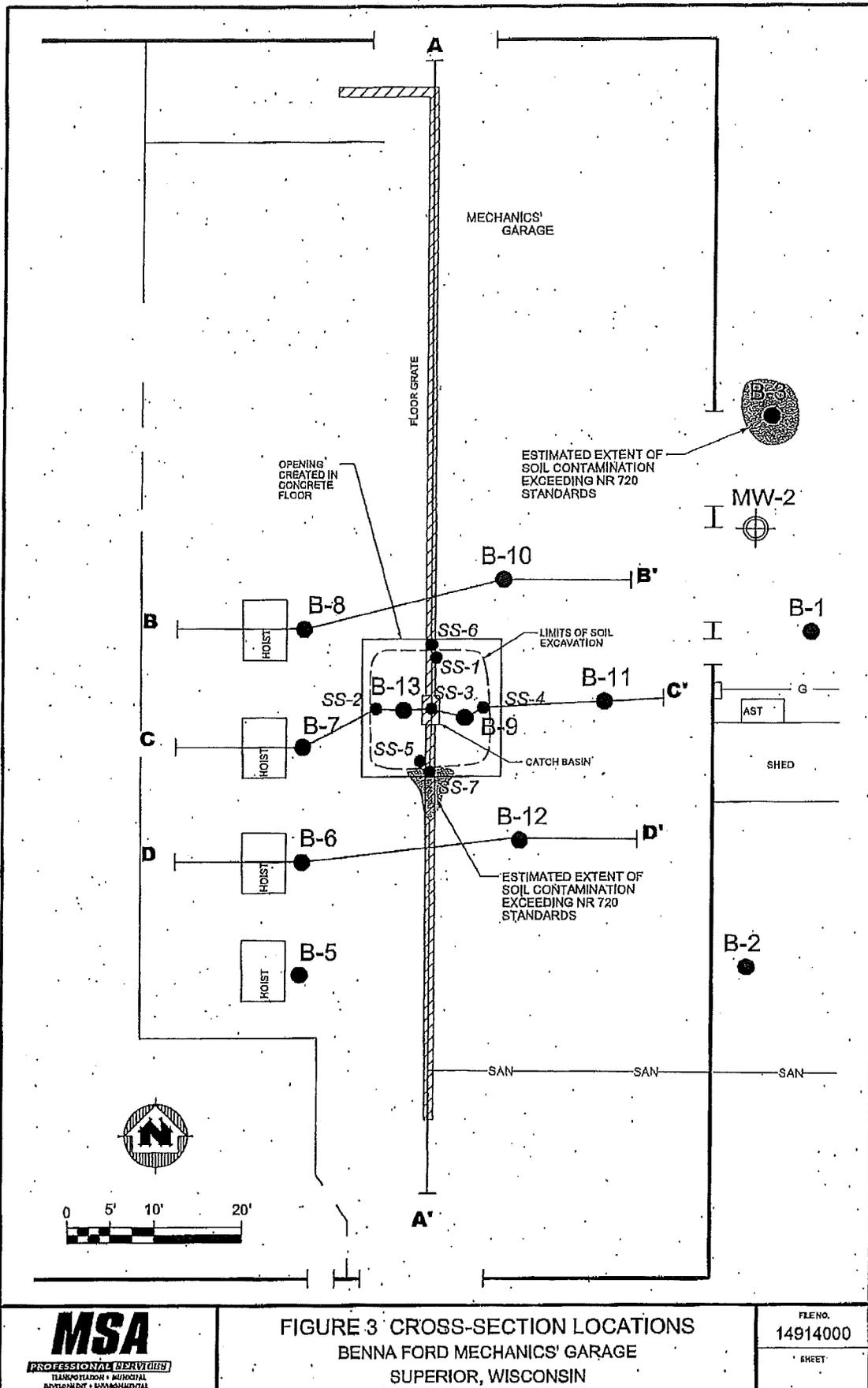


FIGURE 3' CROSS-SECTION LOCATIONS
BENNA FORD MECHANICS' GARAGE
SUPERIOR, WISCONSIN

FILE NO.
14914000
 SHEET





Continuing Obligations for Environmental Protection

Responsibilities of Wisconsin Property Owners

PUB-RR-819

August 2012

This fact sheet is intended to help property owners understand their legal requirements under s. 292.12, Wis. Stats., regarding continuing obligations that arise due to the environmental condition of their property.

The term “continuing obligations” refers to certain actions for which property owners are responsible following a completed environmental cleanup. They are sometimes called environmental land use controls or institutional controls. These legal obligations, such as a requirement to maintain pavement over contaminated soil, are most often found in a cleanup approval letter from the state.

Less commonly, a continuing obligation may apply where a cleanup is not yet completed but a cleanup plan has been approved, or at a property owned by a local government that is exempt from certain cleanup requirements.

What Are Continuing Obligations?

Continuing obligations are legal requirements designed to protect public health and the environment in regard to contamination that remains on a property.

Continuing obligations still apply after a property is sold. Each new owner is responsible for complying with the continuing obligations.

Background

Wisconsin, like most states, allows some contamination to remain after cleanup of soil or groundwater contamination (residual contamination). This minimizes the transportation of contamination and reduces cleanup costs while still ensuring that public health and the environment are protected.

The Department of Natural Resources (DNR), through its Remediation and Redevelopment (RR) Program, places sites or properties with residual contamination on a public database in order to provide notice to interested parties about the residual contamination and any associated continuing obligations. Please see the “Public Information” section on page 3 to learn more about the database. (Prior to June 3, 2006, the state used deed restrictions recorded at county courthouses to establish continuing obligations, and those deed restrictions have also been added into the database.)



Types of Continuing Obligations

1. Manage Contaminated Soil that is Excavated

If the property owner intends to dig up an area with contaminated soil, the owner must ensure that proper soil sampling, followed by appropriate treatment or disposal, takes place. Managing contaminated soil must be done in compliance with state law and is usually done under the guidance of a private environmental professional.

2. Manage Construction of Water Supply Wells

If there is soil or groundwater contamination and the property owner plans to construct or reconstruct a water supply well, the owner must obtain prior DNR approval to ensure that well construction is designed to protect the water supply from contamination.

Other Types of Continuing Obligations

Some continuing obligations are designed specifically for conditions on individual properties. Examples include:

- keeping clean soil and vegetation over contaminated soil;
- keeping an asphalt “cap” over contaminated soil or groundwater;
- maintaining a vapor venting system; and
- notifying the state if a structural impediment (e.g. building) that restricted the cleanup is removed. The owner may then need to conduct additional state-approved environmental work.

It is common for properties with approved cleanups to have continuing obligations because the DNR generally does not require removal of all contamination.

Property owners with the types of continuing obligations described above will find these requirements described in the state’s cleanup approval letter or cleanup plan approval, and *must*:

- comply with these property-specific requirements; and
- obtain the state’s permission before changing portions of the property where these requirements apply.

The requirements apply whether or not the person owned the property at the time that the continuing obligations were placed on the property.

Changing a Continuing Obligation

A property owner has the option to modify a continuing obligation if environmental conditions change. For example, petroleum contamination can degrade over time and property owners may collect new samples showing that residual contamination is gone. They may then request that DNR modify or remove a continuing obligation. A fee is required for DNR’s review of this request (\$500 or \$750, depending on the nature of the request). Fees are subject to change; current fees are found in Chapter NR 749, Wis. Admin. Code, on the web at www.legis.state.wi.us/rsb/code/nr/nr749.pdf.

Public Information

The DNR provides public information about continuing obligations on the Internet. This information helps property owners, purchasers, lessees and lenders understand legal requirements that apply to a property.

Properties with continuing obligations can generally be located in DNR's *GIS Registry*, part of the *RR Sites Map*. The information includes maps, deeds, contaminant data and the state's closure letter. The closure letter states that no additional environmental cleanup is needed for past contamination and includes information on property-specific continuing obligations. If a cleanup has not been completed, the state's approval of the remedial action plan will contain the information about continuing obligations.

However, some older cleanups may not be listed in the *GIS Registry*, so please consult DNR's comprehensive database of contaminated and cleaned up sites, *BRRTS on the Web*. This database shows all contamination activities known to DNR.

BRRTS on the Web and
RR Sites Map are part of
CLEAN
(the Contaminated Lands
Environmental Action Network) at
dnr.wi.gov/topic/Brownfields/clean.html

If a completed cleanup is shown in *BRRTS on the Web* but the site documents can not be found in the *GIS Registry*, DNR's closure letter can still be obtained from a regional office. For assistance, please contact a DNR Environmental Program Associate (see the RR Program's Staff Contact web page at dnr.wi.gov/topic/Brownfields/Contact.html).

Off-Site Contamination: When Continuing Obligations Cross the Property Line

An off-site property owner is someone who owns property that has been affected by contamination that moved through soil, sediment or groundwater from another property. Wisconsin law, s. 292.13, Wis. Stats., provides an exemption from environmental cleanup requirements for owners of "off-site" properties. The DNR will generally not ask off-site property owners to investigate or clean up contamination that came from a different property, as long as the off-site owner allows access to his or her property so that others who are responsible for the contamination may complete the cleanup.

However, off-site property owners are legally obligated to comply with continuing obligations on their property, even though they did not cause the contamination. For example, if the state approved a cleanup where the person responsible for the contamination placed clean soil over contamination on an off-site property, the owner of the off-site property must either keep that soil in place or obtain state approval before disturbing it.

Property owners and others should check the *Public Information* section above if they need to:

- determine whether and where continuing obligations exist on a property;
- review the inspection, maintenance and reporting requirements, and
- contact the DNR regarding changing that portion of the property. The person to contact is the person that approved the closure or remedial action plan.

Option for an Off-Site Liability Exemption Letter

In general, owners of off-site properties have a legal exemption from environmental cleanup requirements. This exemption does not require a state approval letter. Nonetheless, they may request a property-specific liability exemption letter from DNR if they have enough information to show that the source of the contamination is not on their property. This letter may be helpful in real estate transactions. The fee for this letter is \$500 under Chapter NR 749, Wis. Adm. Code. For more information about this option, please see the RR Program's Liability web page at dnr.wi.gov/topic/Brownfields/Liability.html.

Legal Obligations of Off-Site Property Owners

- Allow access so the person cleaning up the contamination may work on the off-site property (unless the off-site owner completes the cleanup independently).
- Comply with any required continuing obligations on the off-site property.

Required Notifications to Off-Site Property Owners

1. The person responsible for cleaning up contamination must notify affected off-site property owners of any proposed continuing obligations on their off-site property **before** asking the DNR to approve the cleanup. This is required by law and allows the off-site owners to provide the DNR with any technical information that may be relevant to the cleanup approval.

When circumstances are appropriate, an off-site neighbor and the person responsible for the cleanup may enter into a "legally enforceable agreement" (i.e. a contract). Under this type of private agreement, the person responsible for the contamination may also take responsibility for maintaining a continuing obligation on an off-site property. This agreement would not automatically transfer to future owners of the off-site property. The state is not a party to the agreement and can not enforce it.

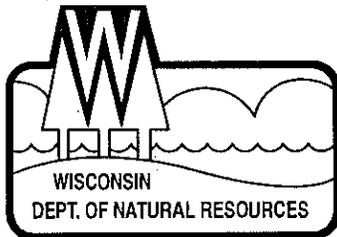
2. If a cleanup proposal that includes off-site continuing obligations is approved, DNR will send a letter to the off-site owners detailing the continuing obligations that are required for their property. Property owners should inform anyone interested in buying their property about maintaining these continuing obligations. For residential property, this would be part of the real estate disclosure obligation.

More Information

For more information, please visit the RR Program's Continuing Obligations web site at dnr.wi.gov/topic/Brownfields/Residual.html.

For more information about DNR's Remediation and Redevelopment Program, see our web site at dnr.wi.gov/org/aw/rr/. This document contains information about certain state statutes and administrative rules but does not include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions.

The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
John Gozdziwski, Regional Director

Northern Region Headquarters
107 Sutliff Ave.
Rhinelander, Wisconsin 54501-3349
Telephone 715-365-8900
FAX 715-365-8932
TTY Access via relay - 711

April 7, 2004

Patrick Johnson
C/o Mark E. Jacobson
Leonard, Street & Dienard
150 S 5th St
Minneapolis, MN 55402

Subject: Conditional Case Closure
Benna Ford, 3022 Tower Ave, Superior, Wisconsin
WDNR BRRTS # 02-16-254692 and 06-16-720330

Dear Mr, Johnson:

On April 1, 2004, 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 petroleum 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. Code. 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.

In order to close this site, the Department requires that a deed restriction be signed and recorded to address the issue of the remaining soil contamination associated with the site. The purpose of the restriction is to require that the owner of the property investigate the degree and extent of residual contamination that is currently inaccessible, if structural impediments that currently exist on the property are removed.

You will need to submit a draft deed restriction to me before the document is signed and recorded. You may find a model deed restriction enclosed for your use or visit our web site at www.dnr.state.wi.us/org/rr. To assist us in our review of the deed restriction, you should submit a copy of the property deed to me along with the draft document. After the Department of Natural Resources has reviewed the draft document for completeness, you should sign it if you own the property, or have the appropriate property owner sign it, and have it recorded by the Douglas County Register of Deeds. Then you must submit a copy of the recorded document, with the recording information stamped on it, to me. Please be aware that if a deed restriction is recorded for the wrong property because of an inaccurate legal description that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem.

Please provide a site diagram showing the horizontal extent of the soil contamination on this site. This is a requirement for the GIS Registry of Contaminated Sites.

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
Remediation and Redevelopment Program

c: File
John Sager, Antigo

Jon Hinkel
Twin Ports Testing
1301 N 3rd St
Superior, WI 54880

COPY



December 6, 2013

Ms. Marnie Johnson
Benna Ford Superior
PO Box 124
Crystal Bay MN 55323

Subject: Issuance of a Certificate of Completion under the Voluntary Party Liability Exemption Program for the Environmental Investigation and Cleanup of the Benna Ford Site
3022 Tower Avenue, City of Superior, Wisconsin
WDNR BRRTS Activity #: 02-16-254692, 06-16-270330

Dear Ms. Johnson:

The Wisconsin Department of Natural Resources ("the Department") has reviewed your request for issuance of a *Certificate of Completion* under the Voluntary Party Liability Exemption Program for the environmental investigation and cleanup of the Benna Ford Site, 3022 Tower Avenue, City of Superior, Wisconsin, hereinafter referred to as "the Property". You have requested that the Department determine whether Benna Ford Superior, Inc. has met the environmental investigation and restoration requirements under s. 292.15(2), Wis. Stats., for the issuance of a *Certificate of Completion*.

The Property consists of several parcels located in the Flemming Park Addition and Lakeview Addition, City of Superior, Wisconsin. The Property is more fully described in Attachment A of the *Certificate of Completion*.

Determination

As you are aware, s. 292.15, Wis. Stats., authorizes the Department to issue a *Certificate of Completion* to a voluntary party that conducts an environmental investigation that is approved by the Department and restores the environment to the extent practicable and minimizes the harmful effects with respect to hazardous substance discharges on or originating from the Property. Department approval of the environmental investigation was provided to Benna Ford Superior, Inc. in a letter dated April 7, 2004. Actions necessary to restore the environment were also identified in the letter and have now been completed. Therefore, the requirements of s. 292.15, Wis. Stats., have been met and attached is the *Certificate of Completion* for the Property.

The Property has also been entered onto the Department's Geographical Information System ("GIS") Registry of Closed Remediation Sites due to the presence of petroleum contamination in soils above the residual contaminant levels ("RCLs") that remain in place on the Property.

Conclusions

The Department appreciates the work conducted by Benna Ford Superior, Inc. to investigate and restore the environment to the extent practicable at the Property. The exemptions provided by this *Certificate of Completion* apply to any successor or assignee of Benna Ford, dependent upon the successor or assignee complying with the conditions of s. 292.15, Wis. Stats. If you have any questions or concerns regarding the *Certificate of Completion* and its exemptions or responsibilities, please call me at 715-392-3126 or contact me via email at erin.endsley@wisconsin.gov.

Sincerely,



Erin Endsley
Hydrogeologist
Remediation & Redevelopment Program

Attachment: Certificate of Completion

cc: Patrick Johnson, Benna Ford Superior, PO Box 653, Long Lake, MN 55356
Terry Johnson and Brad Skytta, Superior Building, LLP, 3022 Tower Avenue, Superior, WI 54880
Michael Prager – RR/8
John Robinson – NOR

State of Wisconsin
Department of Natural Resources

**CERTIFICATE OF COMPLETION
OF RESPONSE ACTIONS
UNDER SECTION 292.15(2)(a), WIS. STATS.**

Whereas, Benna Ford Superior Inc. has applied for an exemption from liability under s. 292.15, Wis. Stats., for the property located at 3022 Tower Avenue, Superior, Wisconsin, which is commonly referred to as the Benna Ford site, further described in the legal description found on Attachment A (the "Property");

Whereas, an environmental investigation of the Property has been conducted and the Wisconsin Department of Natural Resources ("WDNR") has determined that environmental contamination exists at the Property;

Whereas, Benna Ford Superior Inc. has submitted to the WDNR certain investigation reports and a remedial action plan for the Property which comply with the requirements set forth in chs. NR 700-754, Wis. Adm. Code, consisting of the documents and reports listed in Attachment B;

Whereas, in accordance with s. 292.15(2)(a)1, Wis. Stats., the WDNR has determined that an environmental investigation has been conducted which adequately identified and evaluated the nature and extent of the hazardous substance discharges on the Property. The WDNR approved of the site investigation on July 23, 2007;

Whereas, the Property contains soil with contamination that exceeds site-specific and/or generic residual contaminant levels ("RCLs") under ch. NR 720, Wis. Adm. Code. Therefore, the Property will be included on the WDNR's Geographical Information System data base ("the GIS Registry") pursuant to s. 292.12(3), Wis. Stats. Benna Ford Superior Inc. has submitted to the WDNR all the information necessary to be included on the GIS Registry, pursuant to Wis. Adm. Code;

Whereas, on October 22, 2013, the WDNR issued a case closure letter for the Property (Attachment C). The owner of this Property shall adhere to, abide by, and maintain the continuing obligations and other requirements that are specified in the attached state case closure letter. The closure letter requires that if soil with residual contamination is excavated in the future, the Property owner at the time of excavation

must manage the soil in accordance with applicable federal and state laws;

Whereas, residual contamination remains at the Property and the approval of the response action is based on a non-industrial land (e.g residential use classification, per ch. NR 720, Wis. Adm. Code). This would allow for industrial or non-industrial use of the Property, consistent with the limitations specified in the document. As a result, the response action would not need to be re-evaluated to determine if it is protective based on future land uses;

Whereas, if the requirements of this Certificate, the case closure letter or the maintenance plans are not followed, or if the land use changes, the WDNR may take actions under ss. 292.11 or 292.12, Wis. Stats., to ensure compliance with the specified requirements, and the person who owns or controls the Property may no longer qualify for the liability protections under s. 292.15, Wis. Stats.; and

Whereas, on October 22, 2013, the WDNR determined that response actions necessary to restore the environment were completed.

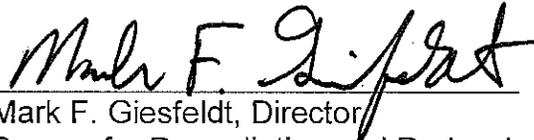
Therefore, based upon the information that has been submitted, the WDNR hereby certifies that the response actions set forth in the WDNR approved remedial action plan for the Property and any other necessary response actions have been completed. Upon issuance of this Certificate, Benna Ford Superior Inc. and the persons qualified for protection under s. 292.15(3), Wis. Stats., are exempt from the provisions of ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to the existence of hazardous substances on or originating from the Property, the release of which occurred prior to the date the WDNR approved the environmental investigation required under s. 292.15(2)(a)1., Wis. Stats. However, the person who owns or controls the Property would no longer qualify for this liability exemption if that person fails to maintain or monitor the Property as required by the conditions in this Certificate, the October 22, 2013 case closure letter, s. 292.12, Wis. Stats., and administrative rules promulgated by the WDNR. Any discharges of a hazardous substance to or from the Property that occur after the date that the environmental investigation was approved will be the responsibility of the current Property owner and any other person who possesses or controls that discharge and any person who caused the discharge.

The protection from liability provided under s. 292.15(2), Wis. Stats., does not apply to any person who has obtained a Certificate of Completion by fraud or misrepresentation, or by knowingly failing to disclose material information or under circumstances in which Benna Ford Superior Inc. knew or should have known about more discharges of hazardous substances than was revealed by the investigation approved by the WDNR.

Nothing in this Certificate or in s. 292.15, Wis. Stats., affects the authority of the WDNR to exercise any powers or duties under applicable laws other than ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b)

and (c) and 292.31(8), Wis. Stats., with respect to any release or threatened release of contaminants at the Property, or the right of the WDNR to seek relief available against any person who is not entitled to protection from liability under s. 292.15, Wis. Stats., with respect to such release or threatened release.

SIGNED AND CERTIFIED this 15th day of November, 2013.



Mark F. Giesfeldt, Director
Bureau for Remediation and Redevelopment
Wisconsin Department of Natural Resources

**ATTACHMENT A
LEGAL DESCRIPTION
Benna Ford**

See attached Warranty Deed Doc. # 723364 recorded with Douglas County Register of Deeds Office on September 15, 2000.

723364

WARRANTY DEED

DOCUMENT NO.

Recorded
SEP. 15, 2000 AT 08:45AM

KATHY F. HANSON
DOUGLAS COUNTY RECORDER
SUPERIOR, WI 54880-2769
Fee Amount: \$16.00
Transfer Fee: \$3675.00

Benna Ford Superior, Inc., a corporation under the laws of Wisconsin

conveys and warrants to _____

Superior Building LLP, a Wisconsin Limited Liability Partnership

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

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Superior Building LLP
332 Tower Avenue
Superior, WI 54880

GLATED Ok 16

See Attached List
(Parcel Identification Number)

See Legal Description on attached Exhibit A.

Reserving unto the Grantor, its successors and assigns, an easement for pedestrian and vehicular access over the east one-half of the vacated alley between Block 5, Fleming Park Addition and Block 7, Lakeview Addition adjacent to Lots 1 through 5, inclusive, Block 5, Fleming Park Addition. Said easement is appurtenant to said Lots 1 through 5, Block 5, Fleming Park Addition.

This not homestead property.

Exception to warranties: Municipal and zoning ordinances and agreements entered under them; recorded building and use restrictions and covenants; general taxes levied in 2000; and those matters appearing on Exhibit B attached hereto.

Dated this 5th day of June, 2000.

(SEAL)

BENNA FORD SUPERIOR, INC.

* _____

* by [Signature]

(SEAL)

Patrick B. Johnson, Its President
(SEAL)

* _____

* _____

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

STATE OF WISCONSIN)

authenticated this _____ day of _____, 19____

Douglas, County) ss.

* _____

Personally came before me this 5th day of June, 2000, the above named Patrick B. Johnson, president of Benna Ford Superior, Inc., a corporation under the laws of Wisconsin, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of the corporation.

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

[Signature]
SUSAN F. MEDVED

THIS INSTRUMENT WAS DRAFTED BY
LEONARD, STREET AND DEINARD (NLW/MEJ)
150 South Fifth Street, Suite 2300
Minneapolis, MN 55402

* Notary Public State of Wisconsin
Notary Public Douglas County, Wis.

My commission is permanent. (If not, state expiration date:
My Commission Expires Feb. 23, 2003)

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

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

EXHIBIT A
to Warranty Deed
Legal Description for property in Douglas County, Wisconsin

Parcel I

Lots 12, 13, and 14, Block 5, Fleming Park Addition to Superior, except the westerly 10 feet thereof; the west half of the adjacent vacated alley between said Block 5 and Block 7, Lakeview Addition to Superior; and the north half of adjacent vacated North Thirtieth Street; all in Douglas County, Wisconsin. (1435)

Parcel II

Lots 8 and 9, Block 7, Lakeview Addition to Superior; the east half of the adjacent vacated alley between said Block 7 and Block 5, Fleming Park Addition to Superior; and the north half of adjacent vacated North Thirtieth Street; all in Douglas County, Wisconsin. (1325)

Parcel III

Lots 1 through 9, inclusive, Block 14, Lakeview Addition to Superior; the east half of the adjacent vacated alley between said Block 14 and Block 12, Fleming Park Addition to Superior; and the south half of adjacent vacated North Thirtieth Street; all in Douglas County, Wisconsin. (1913)

Parcel IV

Lots 4 through 7, inclusive, Block 7, Lakeview Addition to Superior; and the east half of the adjacent vacated alley between said Block 7 and Block 5, Fleming Park Addition to Superior; all in Douglas County, Wisconsin. (1818)

Parcel V

Lots 6 through 11, inclusive, Block 5, Fleming Park Addition to Superior; and the west half of the adjacent vacated alley between said Block 5 and Block 7, Lakeview Addition to Superior; all in Douglas County, Wisconsin. (1427)

Parcel VI

Lots 1, 2, and 3, Block 7, Lakeview Addition to Superior; and the east half of the adjacent vacated alley between said Block 7 and Block 5, Fleming Park Addition to Superior; all in Douglas County, Wisconsin. (1817)

Parcel VII

Lots 1 through 14, inclusive, Block 12, Fleming Park Addition to Superior, except the westerly 10 feet of said Lots 12 through 14; the west half of the adjacent vacated alley between said Block 12 and Block 14, Lakeview Addition to Superior; and the south half of the adjacent vacated North Thirtieth Street; all in Douglas County, Wisconsin. (1606)

EXHIBIT B
to Warranty Deed
Permitted Encumbrances

Subject to the following exceptions to warranties (continued):

1. Public or private rights, if any, in such unvacated portions of the real estate as may be presently used, laid out or dedicated in any manner whatsoever, for street (highway) and/or alley purposes.
2. Matters disclosed on a survey of the real property dated May 11, 2000, prepared by John J. Hinzmann, Jr.

List of Parcel Identification Numbers

07-807-01606-00

07-807-01435-00

07-807-01825-00

07-807-01912-00

07-807-01429-00

07-807-01817-00

07-807-01818-00

ATTACHMENT B
INVESTIGATION AND REMEDIAL ACTION PLAN REPORTS
Benna Ford

1. Phase 1 Site Assessment, March 2000, GME Consultants
2. Phase 2 Site Assessment, May 2000, GME Consultants
3. Phase 2 Site Assessment Addendum, May 2000, GME Consultants
4. Continued Investigation Report, January 2002, Twin Ports Testing
5. Status Update, January 2004, Twin Ports Testing
6. Catch Basin Excavation Report, June 2007, Twin Ports Testing

**ATTACHMENT C
Closure Letter
Benna Ford**

See Attached October 22, 2013 Case Closure Letter for the Benna Ford site.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Superior Service Center
1701 N. 4th Street
Superior WI 54880

COPY

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



October 22, 2013

Mr. Patrick Johnson
Benna Ford Superior
PO Box 653
Long Lake MN 55356

Mr. Terry Johnson and Mr. Brad Skytta
Superior Building, LLP
3022 Tower Avenue
Superior, WI 54880

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

Subject: Final Case Closure with Continuing Obligations
Benna Ford, Superior, WI
WDNR BRRTS Activity #: 02-16-254692, 06-16-270330
FID#: 816055570

Dear Mr. Johnson, Mr. Johnson, and Mr. Skytta:

The Department of Natural Resources (DNR) considers the Benna Ford site closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Northern Region (NOR) Closure Committee and Project Manager reviewed the request for closure on August 6, 2013. The project manager reviewed this environmental remediation case for compliance with state laws and standards. A conditional closure letter was issued by the DNR on April 7, 2004, and documentation that the conditions in that letter were met was received on July 14, 2005. Additional soil excavation was then done in 2007. Due to the change in site conditions, additional closure documentation was requested in a letter dated July 23, 2007, and also in a letter sent on December 20, 2012. The requested documentation was received on July 19, 2013.

The Benna Ford property consists of the car dealership and the former True North photo lab building. Investigation revealed low level petroleum contamination in the soil, likely related to use of the property as a car dealership and vehicle repairs at the mechanics garage. Approximately 30 yards of soil was excavated from the settling tank area within the garage. The site is still currently operating as an active car dealership and continues to provide vehicle repair service. The conditions of closure and continuing obligations required were based on the property being used for commercial use.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is also on file at the NOR Regional DNR office, at 107 Sutliff Avenue, Rhineland, WI 54501. This letter and information that was submitted with your closure request application will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/topic/Brownfields/rism.html>.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter are met. If these requirements are not followed, the DNR 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.

Residual Soil Contamination (ch. NR 718, or ch. 289, Stats.; chs. 500 to 536, Wis. Adm. Code)

Soil contamination remains at boring locations B-3 and SS-7, as indicated on the attached maps, Figure 1, Remnant Contamination, MSA, and Figure 3, Cross-Section Locations, MSA. 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 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 standards 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 to prevent a direct contact health threat to humans.

Residual Soil as Solid Waste

Soil contamination remains at boring locations B-3 and SS-7 as indicated on the attached maps, Figure 1, Remnant Contamination, MSA, and Figure 3, Cross-Section Locations, MSA. 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 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 standards and rules.

The following DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, was included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf.

Please send written notifications in accordance with the above requirements to the attention of Kathleen Shafel, NOR RR Program Associate, at the Antigo DNR office, at 223 E. Steinfest Road, Antigo, WI 54409.

Because this site is enrolled in the Voluntary Party Liability Exemption program, a Certificate of Completion will be issued once payment is received for the final billing. The final billing should be sent out in the next couple of weeks.

The DNR 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 me at 715-392-3126, or via email at erin.endsley@wisconsin.gov.

Sincerely,

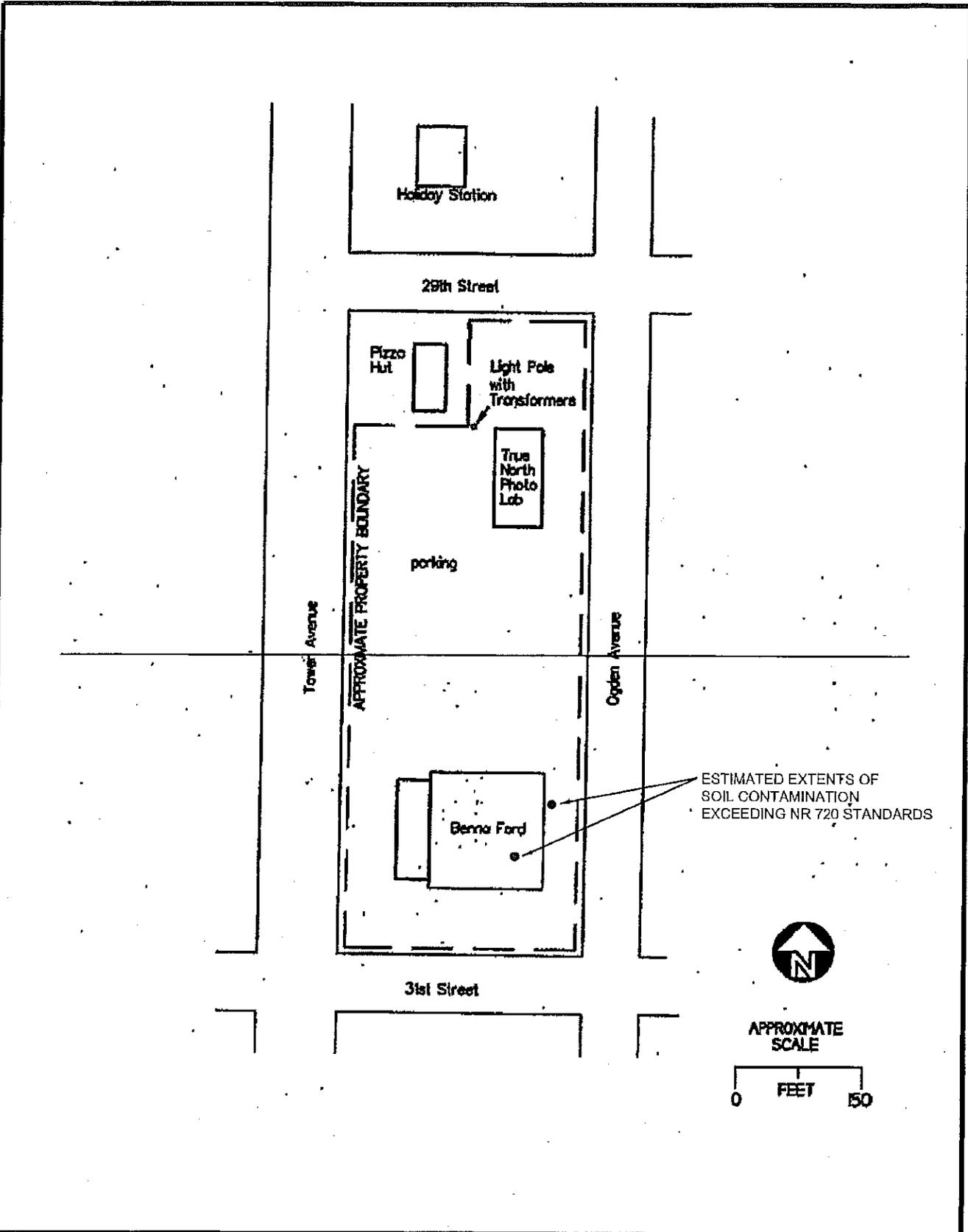


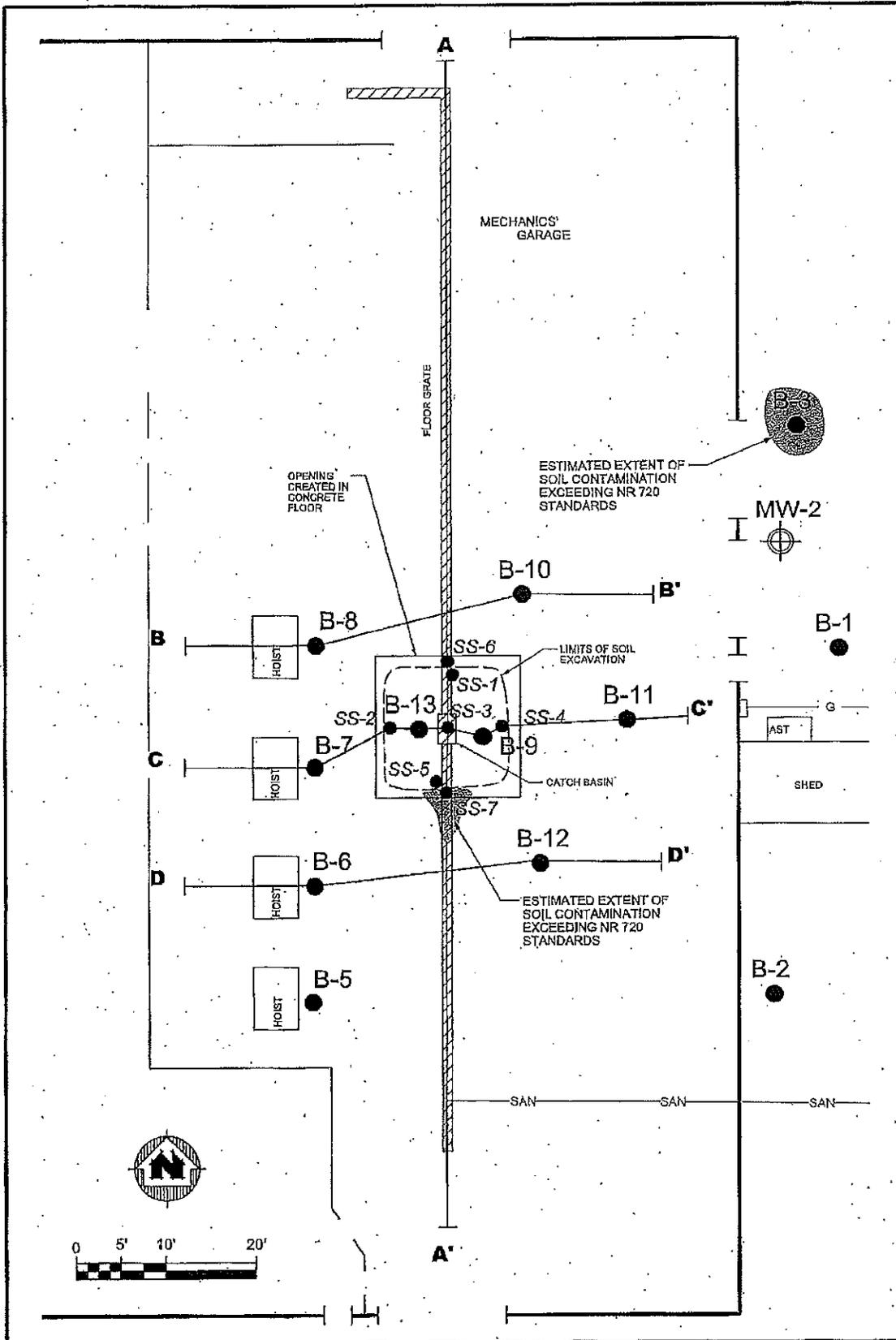
Erin Endsley
Hydrogeologist
Remediation & Redevelopment Program

Attachments:

- Figure 1, Remnant Contamination, MSA
- Figure 3, Cross-Section Locations, MSA
- RR-819, Continuing Obligations for Environmental Protection

cc: Marnie Johnson, Benna Ford Superior, P.O. Box 124, Crystal Bay, MN 55323
Jon Hinkel, MSA (email)





MSA
 PROFESSIONAL SERVICES
 TRANSPORTATION & MUNICIPAL
 DEVELOPMENT & ENVIRONMENTAL

**FIGURE 3 CROSS-SECTION LOCATIONS
 BENNA FORD MECHANICS' GARAGE
 SUPERIOR, WISCONSIN**

FILE NO.
 14914000

SHEET

14914000's last released by 01/20/10 10:17:40 AM

723364

WARRANTY DEED

DOCUMENT NO.

Recorded
SEP. 15, 2000 AT 08:45AM

KATHY F. HANSON
DOUGLAS COUNTY RECORDER
SUPERIOR, WI 54880-2769
Fee Amount: \$16.00
Transfer fee: \$3675.00

Benna Ford Superior, Inc., a corporation under the laws of Wisconsin

conveys and warrants to _____

Superior Building LLP, a Wisconsin Limited Liability Partnership

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

THIS SPACE RESERVED FOR RECORDING DATA
NAME AND RETURN ADDRESS

Superior Building LLP
332 Tower Avenue
Superior, WI 54880

GLATED ck 16

See Attached List
(Parcel Identification Number)

See Legal Description on attached Exhibit A.

Reserving unto the Grantor, its successors and assigns, an easement for pedestrian and vehicular access over the east one-half of the vacated alley between Block 5, Fleming Park Addition and Block 7, Lakeview Addition adjacent to Lots 1 through 5, inclusive, Block 5, Fleming Park Addition. Said easement is appurtenant to said Lots 1 through 5, Block 5, Fleming Park Addition.

This not homestead property.

Exception to warranties: Municipal and zoning ordinances and agreements entered under them; recorded building and use restrictions and covenants; general taxes levied in 2000; and those matters appearing on Exhibit B attached hereto.

Dated this 5th day of June, 2000.

(SEAL)

BENNA FORD SUPERIOR, INC.

* _____

* by Patrick B. Johnson, Its President

(SEAL)

(SEAL)

* _____

* _____

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

STATE OF WISCONSIN)

authenticated this _____ day of _____, 19____

Douglas, County) ss.)

* _____

Personally came before me this 5th day of June, 2000, the above named Patrick B. Johnson, president of Benna Ford Superior, Inc., a corporation under the laws of Wisconsin, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of the corporation.

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

SUSAN F. MEDVED
Notary Public State of Wisconsin
Notary Public Douglas County, Wis.
My commission is permanent. (If not, state expiration date:
My Commission Expires Feb. 23, 2003)

THIS INSTRUMENT WAS DRAFTED BY
LEONARD, STREET AND DEINARD (NLW/MEJ)
150 South Fifth Street, Suite 2300
Minneapolis, MN 55402

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

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

EXHIBIT A
to Warranty Deed
Legal Description for property in Douglas County, Wisconsin

Parcel I

Lots 12, 13, and 14, Block 5, Fleming Park Addition to Superior, except the westerly 10 feet thereof; the west half of the adjacent vacated alley between said Block 5 and Block 7, Lakeview Addition to Superior; and the north half of adjacent vacated North Thirtieth Street; all in Douglas County, Wisconsin. (1435)

Parcel II

Lots 8 and 9, Block 7, Lakeview Addition to Superior; the east half of the adjacent vacated alley between said Block 7 and Block 5, Fleming Park Addition to Superior; and the north half of adjacent vacated North Thirtieth Street; all in Douglas County, Wisconsin. (1325)

Parcel III

Lots 1 through 9, inclusive, Block 14, Lakeview Addition to Superior; the east half of the adjacent vacated alley between said Block 14 and Block 12, Fleming Park Addition to Superior; and the south half of adjacent vacated North Thirtieth Street; all in Douglas County, Wisconsin. (1912)

Parcel IV

Lots 4 through 7, inclusive, Block 7, Lakeview Addition to Superior; and the east half of the adjacent vacated alley between said Block 7 and Block 5, Fleming Park Addition to Superior; all in Douglas County, Wisconsin. (1818)

Parcel V

Lots 6 through 11, inclusive, Block 5, Fleming Park Addition to Superior; and the west half of the adjacent vacated alley between said Block 5 and Block 7, Lakeview Addition to Superior; all in Douglas County, Wisconsin. (1429)

Parcel VI

Lots 1, 2, and 3, Block 7, Lakeview Addition to Superior; and the east half of the adjacent vacated alley between said Block 7 and Block 5, Fleming Park Addition to Superior; all in Douglas County, Wisconsin. (1817)

Parcel VII

Lots 1 through 14, inclusive, Block 12, Fleming Park Addition to Superior, except the westerly 10 feet of said Lots 12 through 14; the west half of the adjacent vacated alley between said Block 12 and Block 14, Lakeview Addition to Superior; and the south half of the adjacent vacated North Thirtieth Street; all in Douglas County, Wisconsin. (1606)

EXHIBIT B
to Warranty Deed
Permitted Encumbrances

Subject to the following exceptions to warranties (continued):

1. Public or private rights, if any, in such unvacated portions of the real estate as may be presently used, laid out or dedicated in any manner whatsoever, for street (highway) and/or alley purposes.
2. Matters disclosed on a survey of the real property dated May 11, 2000, prepared by John J. Hinzmann, Jr.

List of Parcel Identification Numbers

07-807-01606-00

07-807-01435-00

07-807-01825-00

07-807-01912-00

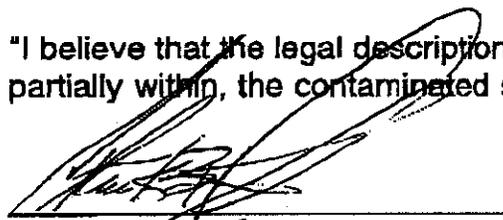
07-807-01429-00

07-807-01817-00

07-807-01818-00

**Statement
from the
Responsible Party**

"I believe that the legal description has been attached for each property that is within, or partially within, the contaminated site boundary."



Patrick Johnson, former owner
Benna Ford Superior

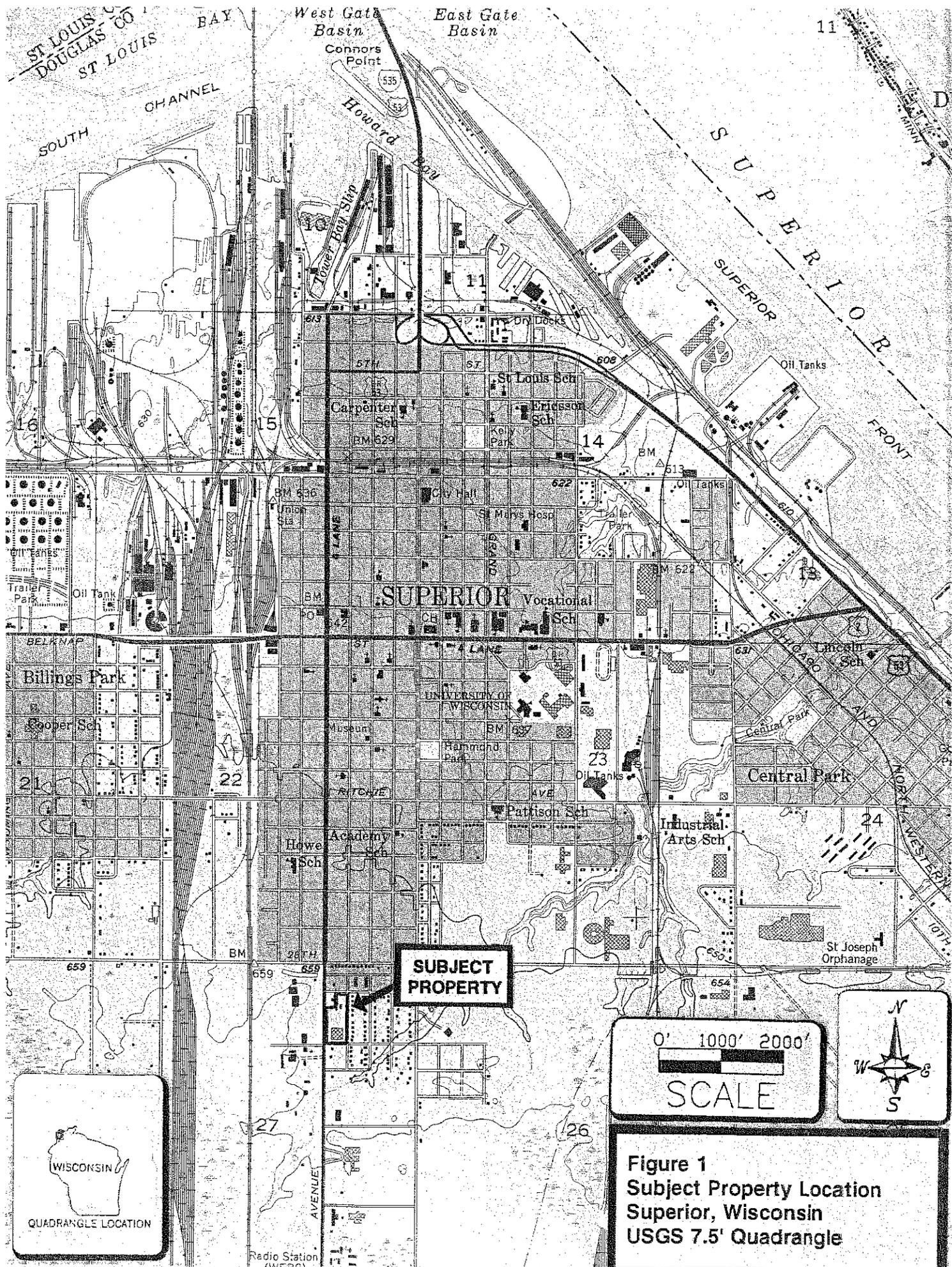
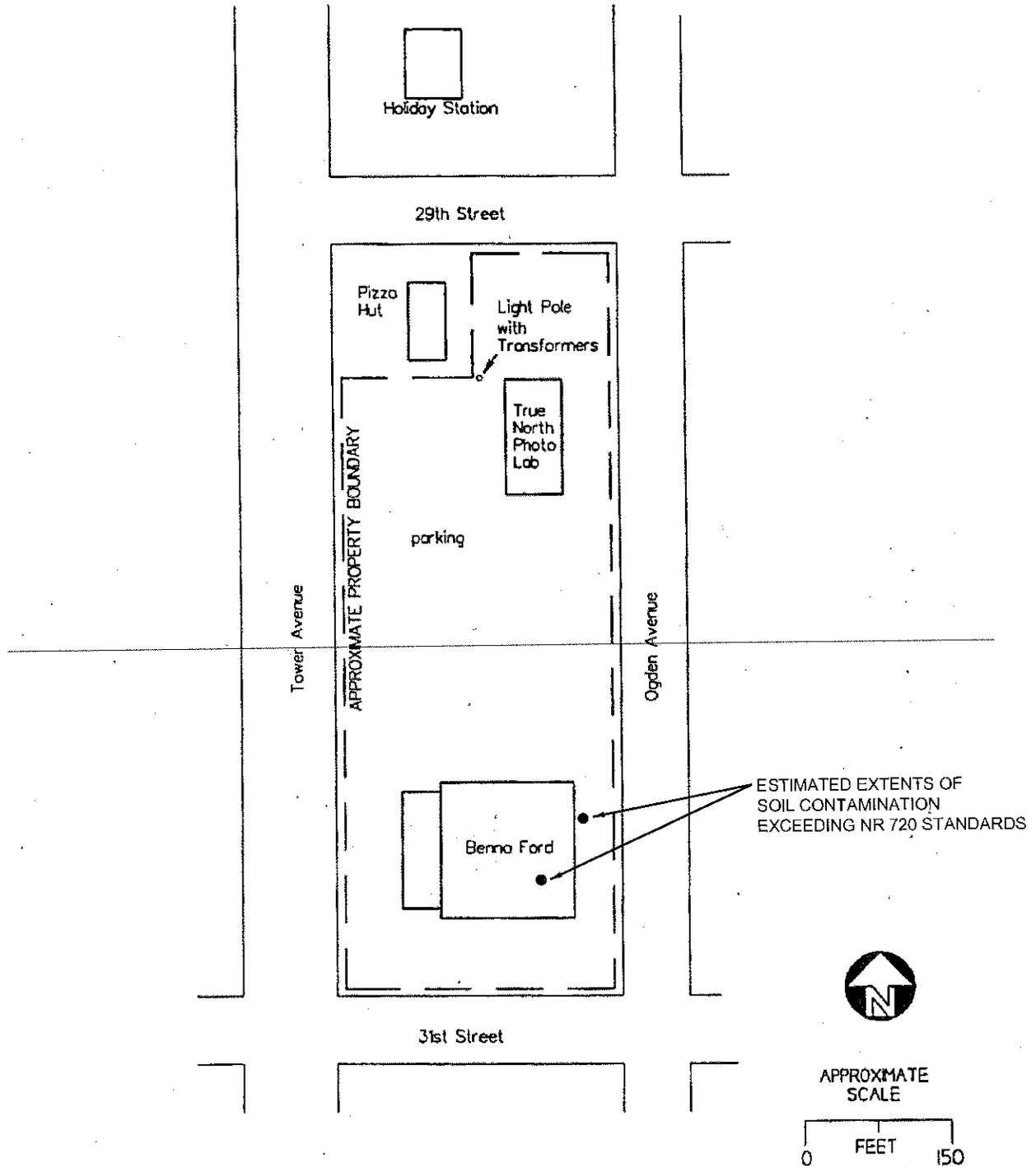


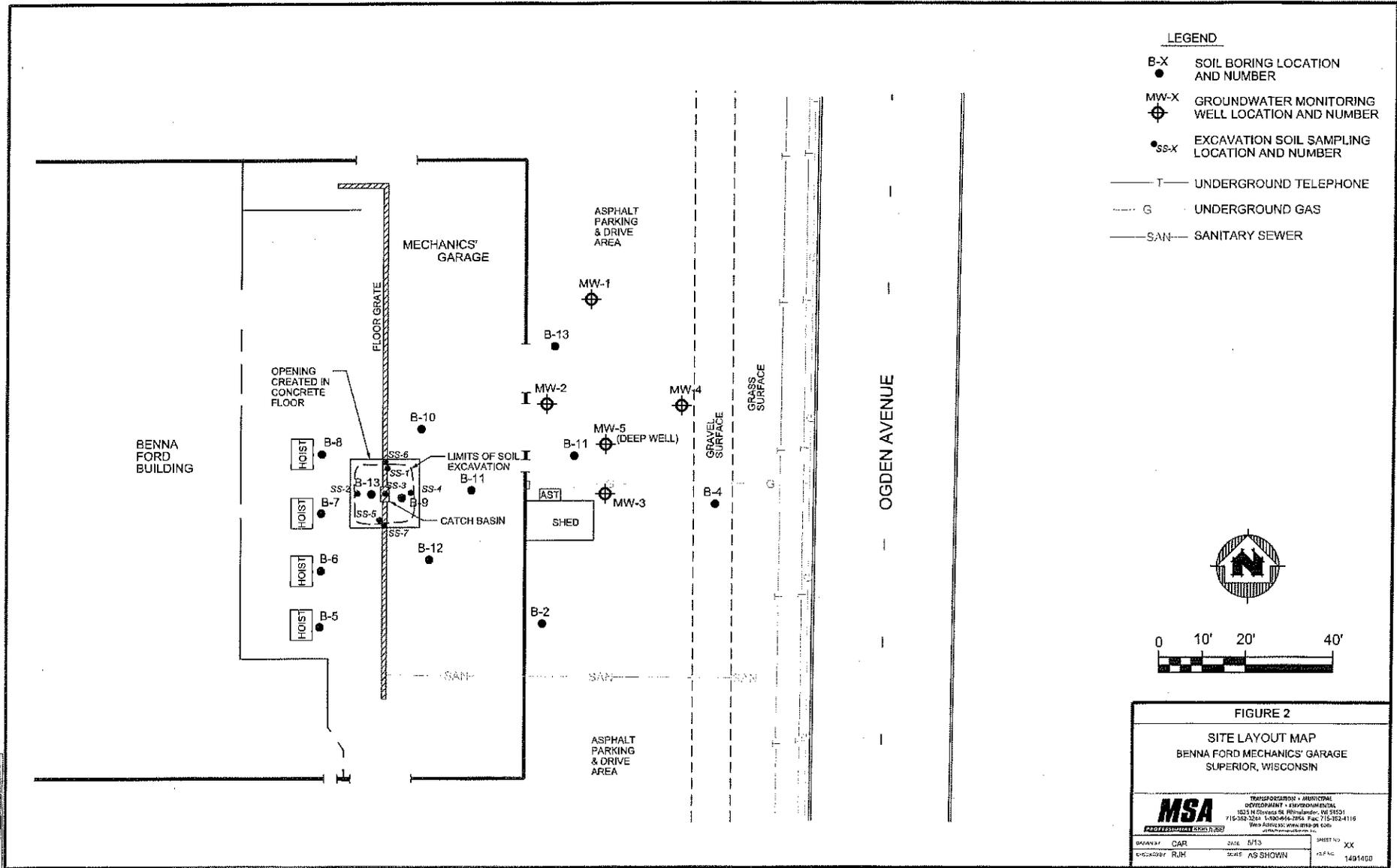
Figure 1
Subject Property Location
Superior, Wisconsin
USGS 7.5' Quadrangle



FIGURE

REMNANT CONTAMINATION
 BENNA FORD MECHANICS GARAGE
 SUPERIOR, WISCONSIN

FILE NO.
 14914000
 SHEET
 1



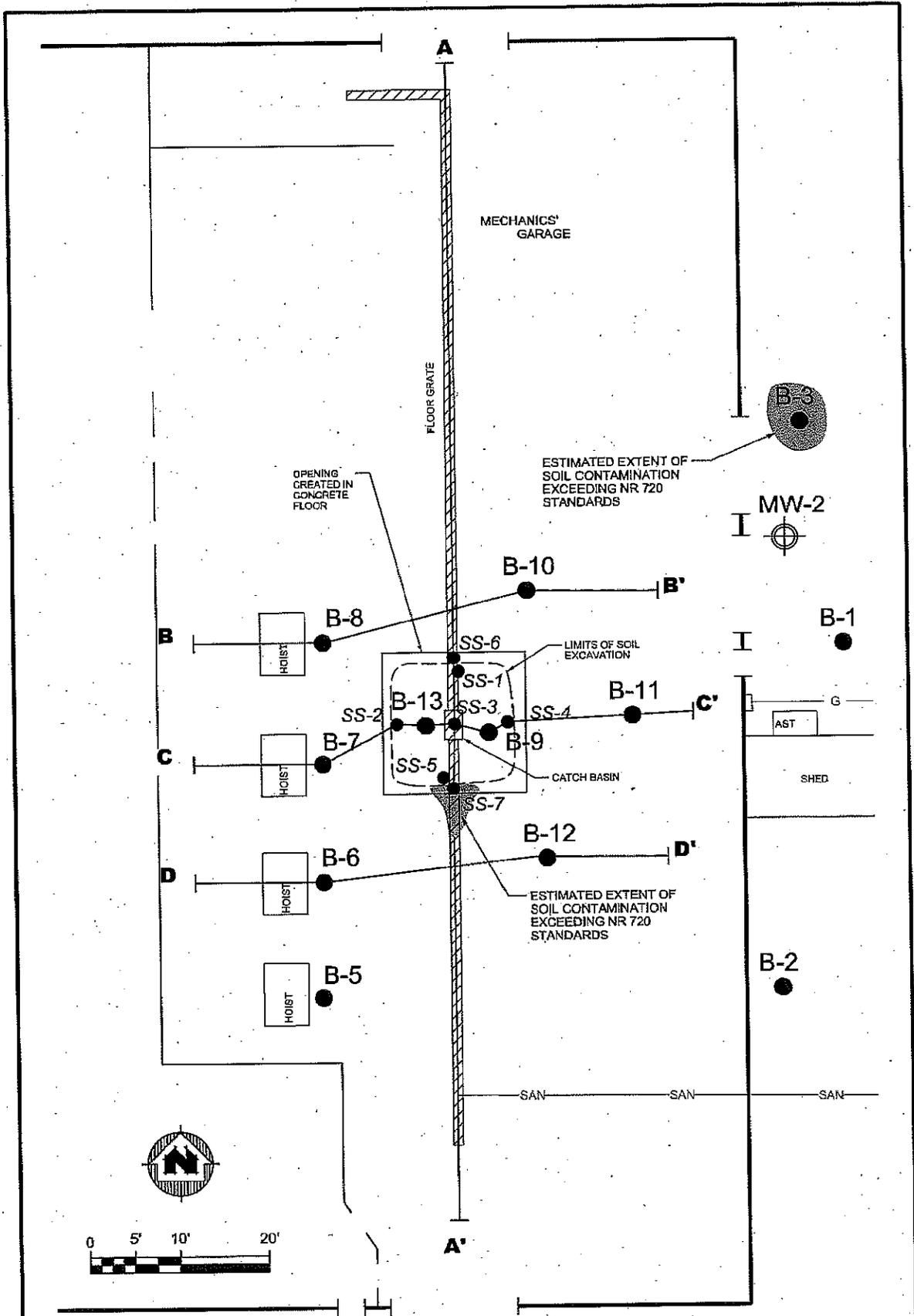
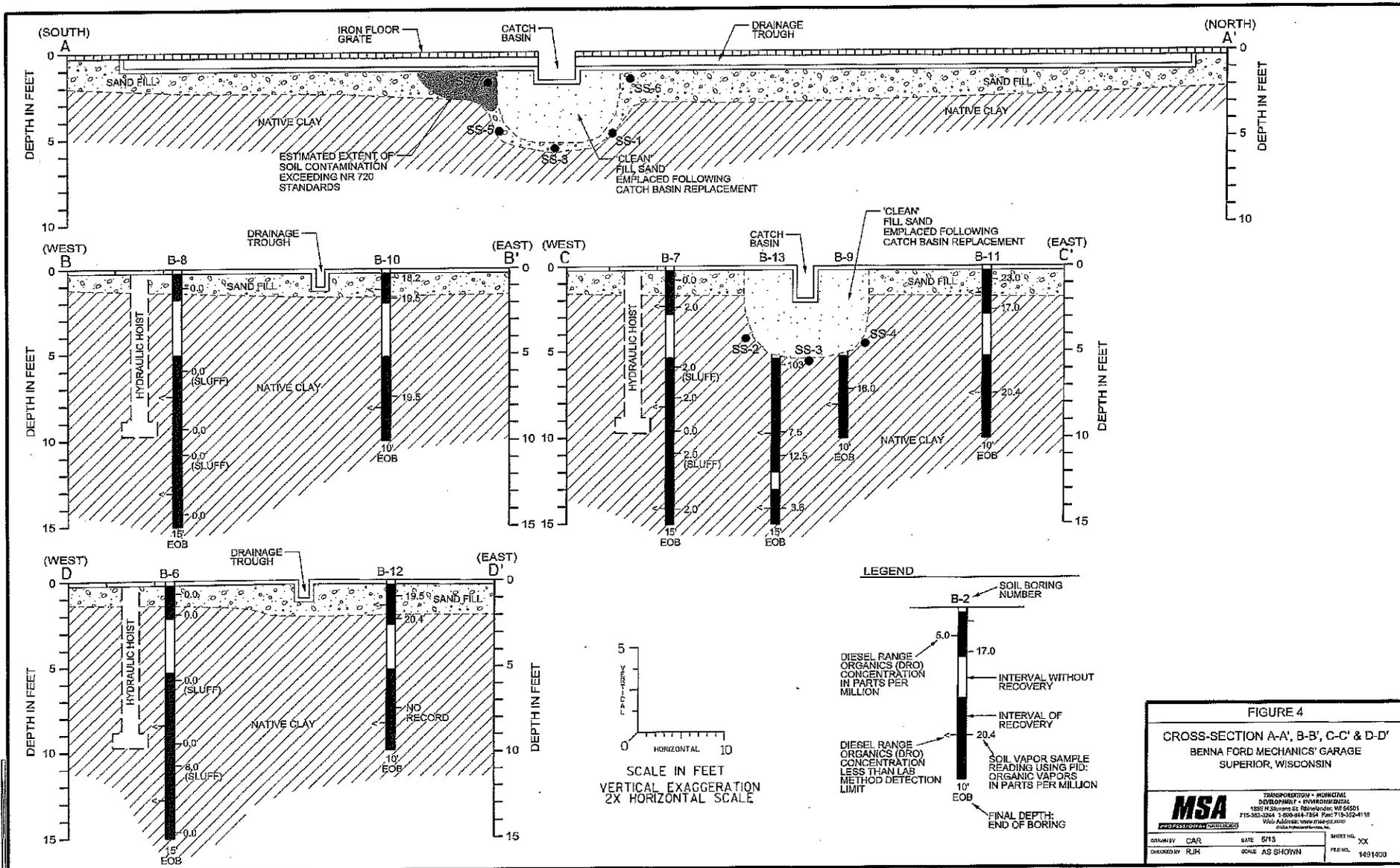


FIGURE 3 CROSS-SECTION LOCATIONS
 BENNA FORD MECHANICS' GARAGE
 SUPERIOR, WISCONSIN



Soil Sample Analyses Results
Waste Oil Above-Ground Storage Tank Area
 Benna Ford Superior
 Superior, Wisconsin

Parameter		Soil Sampling Locations and Analyses Results									Wisconsin DNR Cleanup Guidelines *
		depths in feet				concentrations specific to analyte					
		B-1		B-2		B-3		B-4	MW-5		
		1.5'	7.5'	2'	7'	2'	8'	3'	25' - 27'	44' - 46'	
Gasoline Range Organics (ppm)		< 2.8	< 3.4	< 2.9	< 3.4	< 3.3	< 3.4	--	< 3.6	< 3.6	250
Diesel Range Organics (ppm)		< 4.4	< 4.8	5.4	< 4.8	< 5.3	< 5.4	< 5.5	< 5.2	< 6.6	250
VOC Compounds (ppb)	Benzene	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	5.5
	Ethylbenzene	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	2900
	Tetrachloroethene	< 25	< 25	< 25	< 25	< 25	< 25	93	< 25	< 25	--
	Toluene	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	1500
	Xylenes	< 50	< 50	< 50	< 50	< 50	< 50	< 50	< 50	< 50	4100
PAH Compounds (ppb)	Anthracene	< 14	< 16	< 14	< 16	41	< 17	< 16	< 15	< 15	5,000,000 / 300,000,000
	Benzo(a)anthracene	< 15	< 18	< 16	< 19	200	< 19	< 18	< 8.8	< 8.6	88 / 3,900
	Benzo(a)pyrene	< 14	< 17	< 14	< 17	180	< 17	< 17	< 8.7	< 8.5	8.8 / 390
	Benzo(b)fluoranthene	< 12	< 15	< 13	< 15	170	< 15	< 15	< 9.3	< 9.2	88 / 3,900
	Chrysene	< 15	< 18	< 16	< 19	160	< 19	< 18	< 9.9	< 9.7	8800 / 390,000
	Dibenzo(a,h)anthracene	< 12	< 15	< 13	< 15	25	< 15	< 15	< 11	< 11	8.8 / 390
	Fluoranthene	< 12	< 14	< 12	< 14	370	< 14	< 14	< 12	< 12	600,000 / 40,000,000
	Indeno(1,2,3-cd)pyrene	< 12	< 14	< 12	< 14	97	< 16	< 16	< 17	< 16	88 / 3,900
	1-Methylnaphthalene	< 13	< 16	< 13	< 16	97	< 16	< 16	< 17	< 16	88 / 3,900
	2-Methylnaphthalene	28	< 19	< 16	< 19	< 18	< 19	< 19	< 10	< 10	1,100,000 / 70,000,000
Metals (ppm)	Cadmium	0.062	0.27	< 0.058	0.24	0.23	0.23	0.12	--	--	8 / 510
	Chromium	23	42	13	41	35	41	44	--	--	14 / 200
	Lead	2.2	12	2.4	9.0	7.4	9.0	9.7	--	--	50 / 500

VOC = volatile organic compounds
 PAH = polycyclic aromatic hydrocarbons
 ppm = parts per million
 ppb = parts per billion
 -- = analysis not conducted / regulatory standard not yet established

Notes:

Non-detections are indicated with a '<' sign followed by the laboratory's detection limit.
 Agency guideline exceedances are presented in bold type.
 * VOC regulatory standards apply to all sites (Non-Industrial and Industrial; NR 720.09).
 PAH regulatory standards are provided for Non-Industrial / Industrial sites (Publication RR-519-97).
 Metals regulatory standards are provided for Non-Industrial / Industrial sites (NR 720.11).
 The chromium standards provided apply to hexavalent chromium only.
 The laboratory analyses grouped trivalent and hexavalent chromium together.

Soil Sample Analyses Results
Mechanic's Shop Interior Soil Borings
 Benna Ford Superior
 Superior, Wisconsin

Parameter	Soil Sampling Locations and Analyses Results																		Wisconsin DNR Cleanup Guidelines *				
	depths in feet concentrations specific to analyte																						
	Hydraulic Hoist Area									Settling Tank Area													
	B-5			B-6			B-7			B-8		B-9		B-10		B-11		B-12			B-13		
7.5'	16'	8'	12.5'	2'	8'	14'	7.5'	13'	1.5'	8'	1.5'	8'	1.5'	7.5'	1.5'	8'	1'	9'	14'				
Gasoline Range Organics (ppm)	--	--	--	--	<3.4	<3.3	--	<3.3	--	<2.8	<3.3	<2.9	<3.3	<2.9	<3.2	<2.8	<3.4	4500	<3.3	<3.6	250		
Diesel Range Organics (ppm)	<5.2	<6.5	<5.5	<5.7	<5.6	<5.3	<5.0	<5.2	<5.6	<3.6	<4.7	<4.9	<4.5	<5.0	<5.0	<4.7	<5.2	11,000	<6.6	<5.9	250		
VOC Compounds (ppb)	Benzene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<1.5	<25	2200	<25	<25	5.5	
	n-Butylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<1200	<25	<25	2900	
	Ethylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<1200	<25	<25	--	
	Naphthalene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	5300	<25	<25	--	
	Tetrachloroethene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<1200	<25	<25	--	
	Toluene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<1200	<25	<25	1500	
	1,2,4-Trimethylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	16,000	<25	<25	--	
Xylenes (total)	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	1700	<50	<60	4100		
Acenaphthene	<22	<25	<21	<22	<23	<22	<21	<22	<22	<18	<22	<19	<22	<19	<21	<18	<22	54	<14	<15	900,000 / 60,000,000		
PAH Compounds (ppb)	Benzo(a)anthracene	<18	<21	<18	<18	<19	<18	<18	<18	<18	<18	<16	<18	<16	<17	<15	<18	27	<7.9	<8.6	88 / 3900		
	Benzo(a)pyrene	<17	<19	<16	<17	<17	<17	<16	<16	<16	<16	<14	<17	<14	<16	<14	<16	<14	49	<7.8	<8.5	88 / 3900	
	Benzo(b)fluoranthene	<15	<17	<14	<15	<15	<15	<14	<14	<14	<12	<15	<13	<14	<13	<14	<12	<15	25	<8.4	<9.2	88 / 3900	
	Benzo(g,h,i)perylene	<15	<18	<15	<16	<16	<15	<15	<15	<15	<13	<15	<13	<15	<13	<15	<13	<15	45	<15	<16	1800 / 39,000	
	Chrysene	<18	<21	<18	<18	<19	<18	<18	<18	<18	<15	<18	<16	<18	<16	<17	<15	<18	50	<8.9	<9.8	8800 / 390,000	
	Fluoranthene	<14	<16	<14	<14	<14	<14	<14	<14	<14	<14	<14	<12	<14	<12	<14	<12	<14	57	<11	<12	600,000 / 40,000,000	
	Fluorene	<17	<19	<16	<17	<17	<17	<16	<16	<16	<14	<17	<14	<16	<14	<16	<14	<17	97	<7.6	<8.3	600,000 / 40,000,000	
	Indeno(1,2,3-cd)pyrene	<15	<18	<15	<16	<16	<15	<15	<15	<15	<13	15	<13	<15	<13	<15	<13	<15	<38	<15	<16	88 / 3900	
	1-Methylnaphthalene	<19	<21	<18	<19	<19	<19	<18	<18	<18	<15	<19	<16	<18	<16	<18	<16	<19	1200	<9.2	<10	1,100,000 / 70,000,000	
	2-Methylnaphthalene	<16	<18	<16	<16	<17	<16	<16	<16	<16	<16	<13	<16	<14	<16	<14	<15	<13	<16	1800	<9.7	<11	600,000 / 40,000,000
	Naphthalene	<23	<26	<22	<23	<23	<23	<22	<22	<22	<19	<23	<20	<22	<20	<22	<19	<23	85	<9.9	<11	20,000 / 110,000	
Phenanthrene	<15	<17	<14	<15	<15	<15	<14	<14	<14	<12	<15	<13	<14	<13	<14	<12	<15	210	<10	<11	18,000 / 390,000		
Pyrene	<16	<18	<16	<16	<17	<16	<16	<16	<16	<12	<16	<14	<16	<14	<15	<13	<16	140	<17	<19	500,000 / 30,000,000		
Metals (ppm)	Cadmium	--	--	--	0.14	0.19	--	<0.066	--	<0.055	0.24	<0.056	0.23	0.058	0.20	<0.056	0.23	0.23	--	--	8 / 510		
	Chromium	--	--	--	49	31	--	4.1	--	4.9	35	4.1	45	6.6	34	4.3	40	4.1	--	--	14 / 200		
	Lead	--	--	--	11	6.1	--	0.79	--	1.1	8.0	0.89	8.0	1.2	7.4	0.99	8.3	10	--	--	50 / 500		

VOC = volatile organic compounds
 PAH = polycyclic aromatic hydrocarbons
 ppm = parts per million
 ppb = parts per billion
 -- = analysis not conducted / regulatory standard not yet established

Bold type indicates regulatory guideline exceedance
 (see notes on chromium, below)

Notes:

Non-detections are indicated with a "<" sign followed by the laboratory's detection limit.

* VOC regulatory standards apply to all sites (Non-Industrial and Industrial; NR 720.09).
 PAH regulatory standards are provided for Non-Industrial / Industrial sites (Publication RR-519-97).
 Metals regulatory standards are provided for Non-Industrial / Industrial sites (NR 720.11).
 The chromium standards provided apply to hexavalent chromium only. The laboratory analyses grouped trivalent and hexavalent chromium together.

Material in borings B-9 and B-13 was removed and disposed of during the catch basin excavation.

**Soil Sampling Analytical Results for Benna Ford Catch Basin Excavation
January 2007**

Parameter	Soil Sampling Locations and Analytical Results							Wisconsin DNR Cleanup Guidelines*	
	Catch Basin Excavation Samples					Floor Drain Samples			
	SS-1 4'	SS-2 4'	SS-4 4.5'	SS-3 5'	SS-5 4.5'	SS-6 1.5'	SS-7 1.5'		
Gasoline Range Organics (ppm)	<3.4	<3.3	<3.5	<3.5	<3.3	14	1700	250	
Diesel Range Organics (ppm)	<6.7	<3.9	<6.6	<4.5	<4.4	140	6100	250	
VOC Compounds (ppb)	Benzene	<25	<25	<25	<25	<25	<25	5.5	
	s-Butylbenzene	<40	<25	<25	<25	<25	210	--	
	Ethylbenzene	<25	<25	<25	44	37	<25	2900	
	Naphthalene	<25	<25	<25	<25	<25	<25	--	
	p-Isopropyltoluene	<25	<25	<25	<25	<25	890	45	
	Tetrachloroethene	<25	<25	<25	<25	<25	<25	<25	
	Toluene	<25	<25	<25	<25	<25	<25	<25	
	1,2,4-Trimethylbenzene	<25	<25	<25	<25	<25	<25	1600	
Xylenes (total)	<25	<25	<25	120	92	<25	110	4100	
PAH Compounds (ppb)	Acenaphthene	<4.0	<3.9	<4.1	<4.1	<3.9	<3.6	62	900,000 / 60,000,000
	Benzo(a)pyrene	<3.9	<3.8	<4.0	<4.0	<3.8	<3.5	17	88 / 3900
	Benzo(a)anthracene	<7.2	<6.9	<7.3	<7.3	<7	<6.4	38	8.8 / 390
	benzo(b)fluorathene	<3.8	<3.7	<3.9	<3.9	<3.7	3.9	24	88 / 3900
	Benzo(g,h,i)perylene	<4.8	<4.7	<4.9	<4.9	<4.7	<4.3	<19	1800 / 39,000
	Chrysene	<5.9	<5.7	<6.0	<6.0	<5.7	9.5	43	8800 / 390,000
	Fluoranthene	<3.9	<3.8	<4.0	<4.0	<3.8	13	69	600,000 / 40,000,000
	Fluorene	<4.6	<4.5	<4.7	<4.7	<4.5	5.0	120	600,000 / 40,000,000
	Indeno(1,2,3-cd)pyrene	<3.4	<3.3	<3.5	<3.5	<3.3	<3.1	<13	88 / 3900
	1-Methylnaphthalene	<4.1	<4.0	<4.2	<4.2	<4.0	49	1900	1,100,000 / 70,000,000
	2-Methylnaphthalene	<4.2	<4.1	<4.3	<4.3	<4.1	66	2900	600,000 / 40,000,000
	Naphthalene	<5.4	<5.2	<5.6	<5.5	<5.3	33	930	20,000 / 110,000
	Phenanthrene	<4.0	<3.9	<4.1	<4.1	<3.9	17	240	18,000 / 390,000
Pyrene	<3.3	<3.2	<3.4	<3.4	<3.2	13	97	500,000 / 30,000,000	
Metals (ppm)	Cadmium	<0.069	<0.066	<0.070	<0.070	<0.067	<0.062	<0.054	8 / 510
	Chromium	50	37	57	50	53	5.7	4.9	14 / 200
	Lead	9.6	11	11	11	10	2.9	2.6	50 / 500

VOC= Volatile Organic Compounds

PAH= Polycyclic Aromatic Hydrocarbons

ppm= parts per million

ppb= parts per billion

* = VOC regulatory standards apply to all sites (Non-Industrial and Industrial; NR 720.09)

PAH regulatory standards are provided for Non-Industrial / Industrial sites (Publication RR-519-97)

Metals regulatory standards are provided for Non-Industrial / Industrial sites (NR 720.11)

The chromium standards provided apply to hexavalent chromium only. The laboratory analyses grouped trivalent and hexavalent chromium together.

-- = Analysis not conducted / regulatory standard not yet established

Non-detections are indicated with a "<" sign followed by laboratory's detection limit

Agency guideline exceedences are presented in bold type

June 13th, 2013

Terry Johnson and Brad Skytta, Owners
Superior Building LLP
Benna Ford Superior
3022 Tower Avenue
Superior, Wisconsin 54880

Re: Notification of Remnant Soil Contamination
Benna Ford Superior Property
3022 Tower Avenue
Superior, Wisconsin

Dear Mr. Johnson and Mr. Skytta:

I am writing to provide you with written notification that your property containing the Benna Ford Superior dealership, located at 3022 Tower Avenue of Superior, Wisconsin contains petroleum-related remnant soil contamination. The soil contamination is located 1) beneath the floor of the dealership building's mechanics' garage, associated with petroleum-related effluent which has collected and passed through the garage's subfloor-drainage system over time; and 2) beneath the asphalt parking and drive area adjacent to the building's east side (unknown source). Remnant contamination exceeding current Wisconsin Department of Natural Resources (Department) NR-720 standards lies at the excavation soil sample SS-7 location (beneath the garage floor) and at the boring B-3 location (beneath the parking and drive area, outside the building). Attached you will find Figures 1 through 4 showing the property's location, a diagram of the mechanics' shop portion of the dealership building, and plan and cross-section views of the mechanics' shop highlighting the areas of estimated soil contamination exceeding current Department NR-720 standards. In addition, you will find a three-page copy of the project's Soil Sample Analysis Results Table, summarizing the site's cumulative analytical data as reflected from previous soil borings and excavation work. It should be noted that the contaminated soils indicated at the boring B-9 and B-13 locations are no longer present as they were excavated and removed during the shop's catch basin replacement.

The Department is presently considering the Benna Ford Superior site for case closure, with registration of the site with the DNR's state Geographic Information System (GIS) program. As part of the Department's closure requirements, you, the present owner, need to receive formal notification of the site's remnant contamination and are required to acknowledge that you have received such notification.

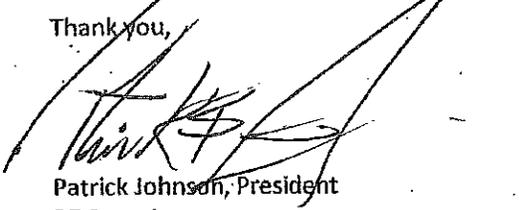
The Department will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department that is relevant to this closure request, you should mail that information to:

Ms. Erin Endsley, Project Manager
Wisconsin Department of Natural Resources
1701 N. 4th Street
Superior, Wisconsin 54880
715-392-3126
erin.endsley@wisconsin.gov

This site is enrolled in the Voluntary Party Liability Exemption (VPLE) Program. Once the Department determines the cleanup is complete and the site is closed, the voluntary party will receive a Certificate of Completion (COC). The COC exempts a voluntary party from liability under most provisions of the Spill Law, as well as certain provisions of other state laws. The COC also applies to future owners of the property as a successor or assignee of the voluntary party. Please review the attached fact sheet, 'Voluntary Party Exemptions' RR-506 for more information.

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 Department's GIS Registry of Closed Remediation Sites on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Thank you,



Patrick Johnson, President
BF Superior
P.O. Box 124
Crystal Bay, Minnesota 55323

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24 JUN 2013 PM 4

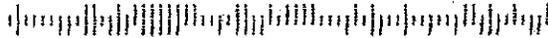


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Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Benna Ford, Inc
PO Box 124
Crystal Bay, MN 55323

3124



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Benna Ford Superior
Terry Johnson and
Brad Skjtte
3022 Tower Ave
Superior, WI 54880

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Rachel Heland* Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

6/24/13

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

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