

GIS REGISTRY INFORMATION

SITE NAME: Hilltop Auto Center
 BRRTS #: 03-49-535430 FID: # (if appropriate):
 COMMERCE # (if appropriate): 54204-8328-80
 CLOSURE DATE: 3/28/05
 STREET ADDRESS: 2180 STH 8 E
 CITY: St. Croix Falls
 SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):
 X= 315893 Y= 550251

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: _____
 GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

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

IF YES, STREET ADDRESS 1: _____
 GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter issued
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map *if referenced in the legal description* for all affected properties *N/A*
- County Parcel ID number, *if used for county*, for all affected properties 281-01389-0000
- Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.
- Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESS and soil contamination exceeding ch. NR 720 generic or SSRCLs. *N/A*
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching) *N/A*
- Tables of Latest Soil Analytical Results (no shading or cross-hatching) *N/A*
- Isoconcentration map(s), *if required for site investigation (SI)* (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map. *N/A*
- GW: Table of water level elevations, with sampling dates, and free product noted if present *N/A*
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees) *N/A*
- SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour
- Geologic cross-sections, *if required for SI*. (8.5x14" if paper copy)
- RP certified statement that legal descriptions are complete and accurate
- Copies of off-source notification letters (if applicable)
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)
- Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure*





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

March 29, 2005

Mr. Renard Bergstrom
PO Box 987
Devil Lake, ND 58301

SUBJECT: Final Case Closure By Closure Committee
Hilltop Auto Center, 2180 STH 8 E, St. Croix Falls, WI
WDNR BRRTS #: 03-49-535430
PECFA #: 54024-8328-80

Dear Mr. Bergstrom:

On March 3, 2005, your site as described above was reviewed for closure by the Northern Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On March 8, 2005, you were notified that the Closure Committee had granted conditional closure to this case.

On March 28, 2005, the Department received correspondence indicating that you have complied with the conditions of closure, specifically, documentation of the abandonment of the monitoring wells and payment of the GIS Registry fee. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

If your property is listed on the GIS Registry due to groundwater contamination exceeding ch. NR 140 standards at the time of closure, and you intend to construct or reconstruct a well, you will need Department approval. Department approval is required before construction or reconstruction of a well on a property listed on the GIS Registry, in accordance with s. NR 812.09(4)(w). To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at the web address listed above.

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

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

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

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

Sincerely,
NORTHERN REGION



Janet Kazda
Remediation & Redevelopment Program

cc: File
Phil Richard, Park Falls

Noel Versch
Bay Environmental
529 S Jefferson St, Suite 10
Green Bay, WI 54301



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
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Northern Region Headquarters
107 Sutliff Ave.
Rhinelander, Wisconsin 54501-3349
Telephone 715-365-8900
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March 8, 2005

Mr. Renard Bergstrom
PO Box 987
Devil Lake, ND 58301

Subject: Denial of Case Closure
Hilltop Auto Center, 2180 STH 8 E, St. Croix Falls, Wisconsin
WDNR BRRTS # 03-49-535430
PECFA # 54024-8328-80

Dear Mr. Bergstrom:

On March 3, 2005, the Northern Region Closure Committee reviewed your request for closure of the case described above. 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 your closure request, the closure committee has denied closure because additional conditions must be met. The purpose of this letter is to inform you of the remaining conditions required for closure.

It appears your case has been remediated to Department standards in substantial compliance with s. NR 726.05, Wis. Adm. Code. However, your site was denied closure because no soil GIS Registry fee or packet was provided. Once you complete the tasks below, your site will be reconsidered for closure.

Our closure review indicates that residual soil contamination in excess of the generic residual contaminant levels (RCLs) promulgated in s. NR 720.09, Wis. Adm. Code, remains at the site for benzo(a)pyrene. In order for you to comply with the requirements of ch. NR 720 without conducting further remedial actions, you will either have to calculate site specific RCLs using the procedure in s. NR 720.19(3) or submit a fee and documents for the Soil GIS Registry. You may send the calculations or the GIS Registry fee and materials to me at the above address. Your check for \$200 should be made out to the Wisconsin Department of Natural Resources. The materials required for the package are listed at <http://www.dnr.state.wi.us/org/aw/rr/archives/pubs/4400-202.pdf>.

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to me on Form 3300-5B found at www.dnr.state.wi.us/org/water/dwg/gw/ or provided by the Department of Natural Resources. NOTE: MONITORING WELLS SHOULD BE ABANDONED ONLY IF ALL OTHER CONDITIONS OF CLOSURE ARE MET.

When all the above conditions have been satisfied your case will be reconsidered for closure.

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://maps.dnr.state.wi.us/brrts>.

Note that case closure will be approved only if all the above conditions have been satisfied, including submitting the required documentation to the Department, within 120 days of receiving this letter. **If these conditions have not been met, you will not receive a closure letter, and additional actions may be necessary to eliminate the need for conditions.**

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. **If the above conditions are not met, you will not receive the closure letter necessary for this PECFA reimbursement.**

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

cc: File
Phil Richard, Park Falls

Noel Versch
Bay Environmental
529 S Jefferson St, Suite 10
Green Bay, WI 54301

619607

STATE BAR OF WISCONSIN FORM 1 - 1998
WARRANTY DEED

BOOK 0887 PAGE 0878

Document Number

This Deed, made between Maynards Development LLP

Grantor, and BAMFAM FLP

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in POLK County, State of Wisconsin (The "Property"):

That part of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 33, Township 34 North, Range 18 West, described as follows: Commencing at the intersection of the south right of way of U.S. Highway No. 8 and the east line of said NW 1/4 NW 1/4; thence southerly along said east line a distance of 570 feet; thence westerly, parallel with said south right of way of U.S. Highway No. 8 a distance of 430 feet; thence northerly 280 feet along a line (hereinafter "Line A"), the terminus of said Line A is a point on the south right of way of said U.S. Highway No. 8 a distance of 400 feet westerly of the intersection of said south right of way line and the east line of said NW 1/4 NW 1/4, to the point of beginning of the land to be described (herinafter "Beginning Point"); thence easterly at right angles a distance of 75 feet; thence southerly at right angles a distance of 100 feet; thence westerly at right angles a distance of 75 feet; thence northerly at right angles a distance of 100 feet to the Beginning Point.

Together with any and all rights of ingress to and egress from said premises by use of existing access from U.S. Highway No. 8, then over and across an existing driveway and parking area, conveyed by Joseph E. Schwartz, Jr. and Martha E. Schwartz to Northern Natural Gas Company by and Indenture dated July 11, 1984, and recorded at Book 482, Page 359, Polk County, Wisconsin.

TRANSFER
\$ 15⁰⁰
FEE

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except easements, restrictions and ordinances of record and will warrant and defend the same.

Dated this 18th day of July, 2001.

Maynards Development LLP

Terry Nesvold
* Terry Nesvold, its Partner

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Priscilla R. Dorn Cutler
Osceola, Wisconsin 54020

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)

Polk County,) ss.

Personally came before me this 18th day of July, 2001 the above named Terry Nesvold

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

Juanita A. Myers
* Juanita A. Myers

Notary Public, State of Wisconsin

My Commission is permanent. (If not, state expiration date: 11/23/2003)

RECEIVED FOR RECORD

SEP 20 2001

AT 11:30 O'CLOCK a M
Bonnie Hallberg, Register of Deeds
POLK COUNTY

Lauree Anderson, Deputy

Recording Area

Name and Return Address

Oakey & Oakey Title Company
Post Office Box 126
Osceola, Wisconsin 54020

281-1389-0200

Parcel Identification Number (PIN)

This is not homestead property.

(~~is~~) (is not)

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

JUANITA A. MYERS
NOTARY PUBLIC
STATE OF WISCONSIN

14

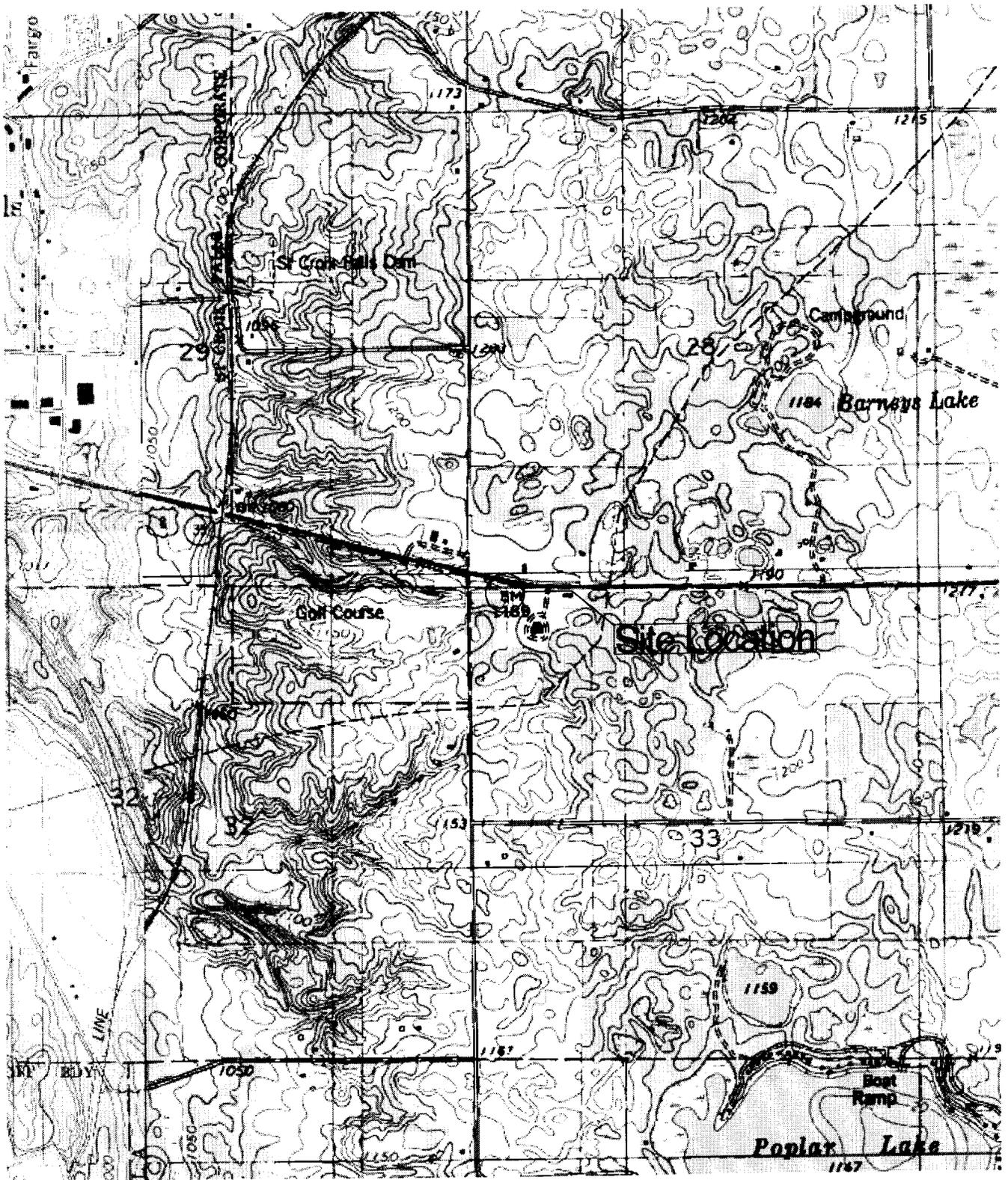
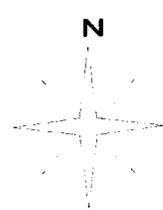


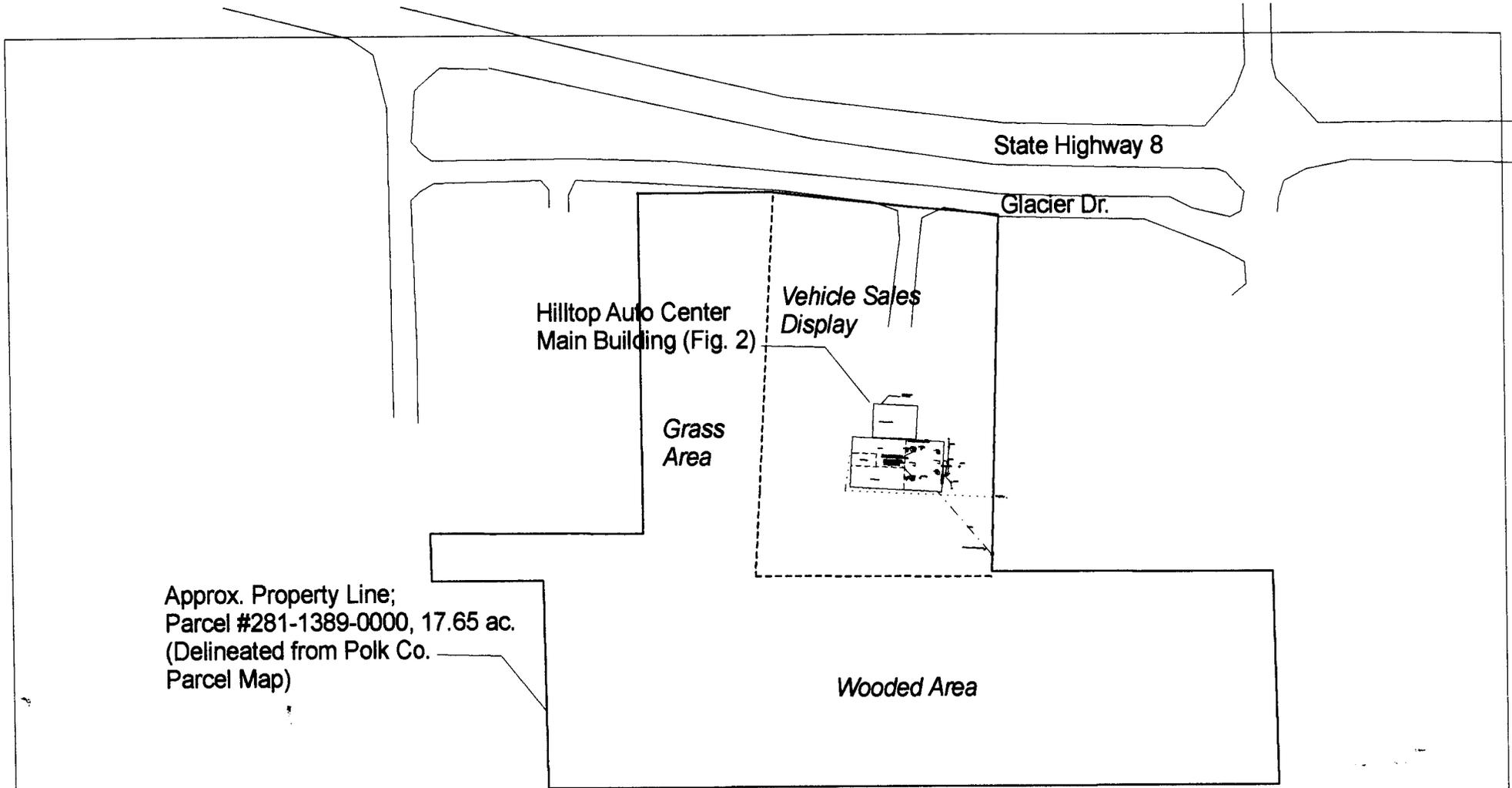
Figure 1, Site Location Map

LUST Site
 WDNR BRRTS #03-49-535430
 Hilltop Auto Center, St. Croix Falls, WI

Date: upd. Jan 2005

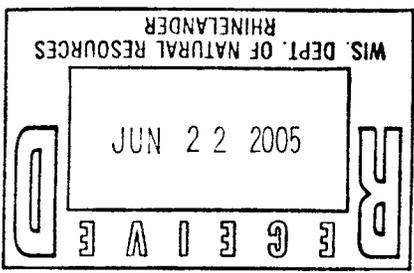
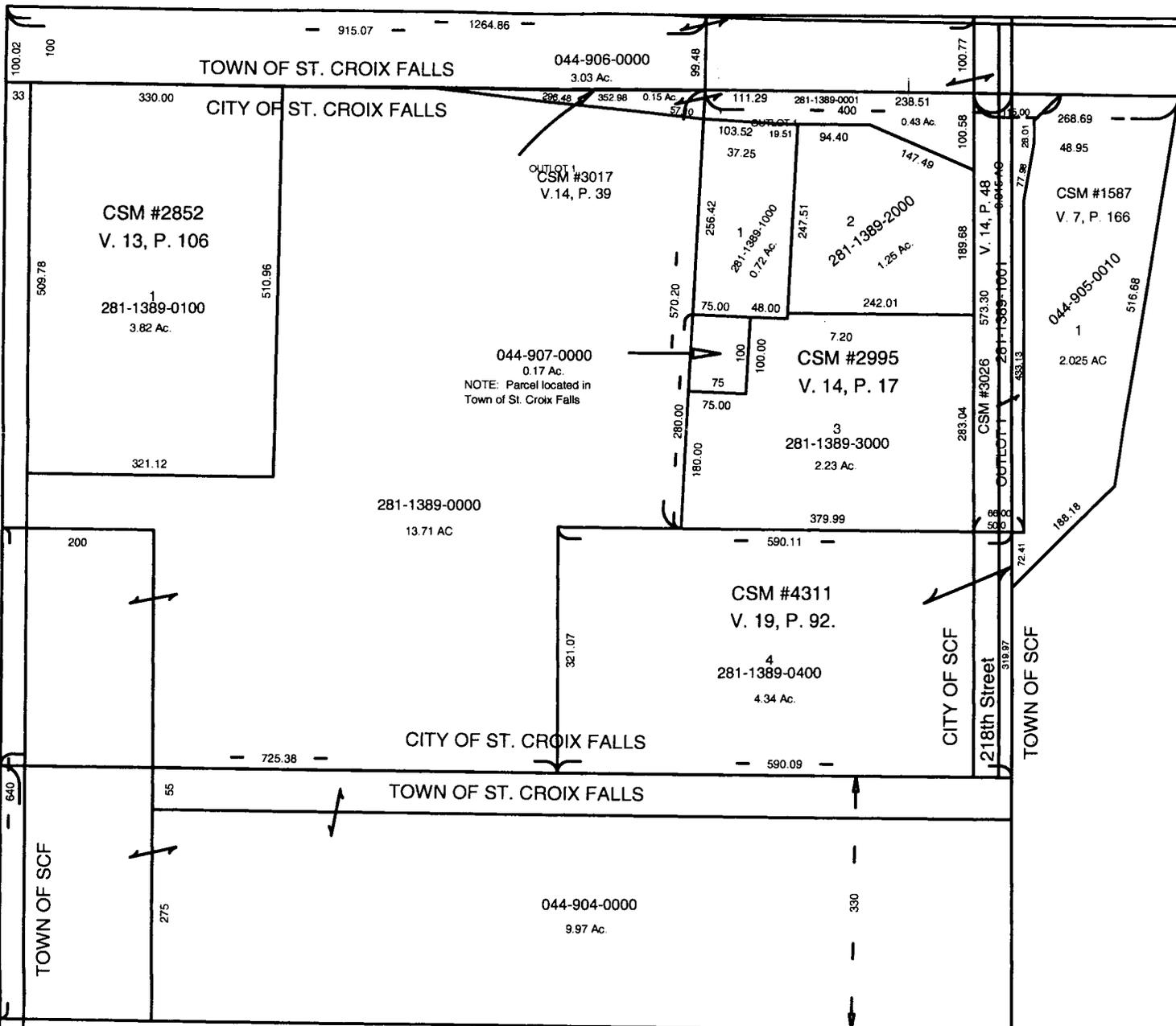
USGS Centuria, WI Quad
 Obtained from Topozone.com





Approx. Property Line;
Parcel #281-1389-0000, 17.65 ac.
(Delineated from Polk Co.
Parcel Map)

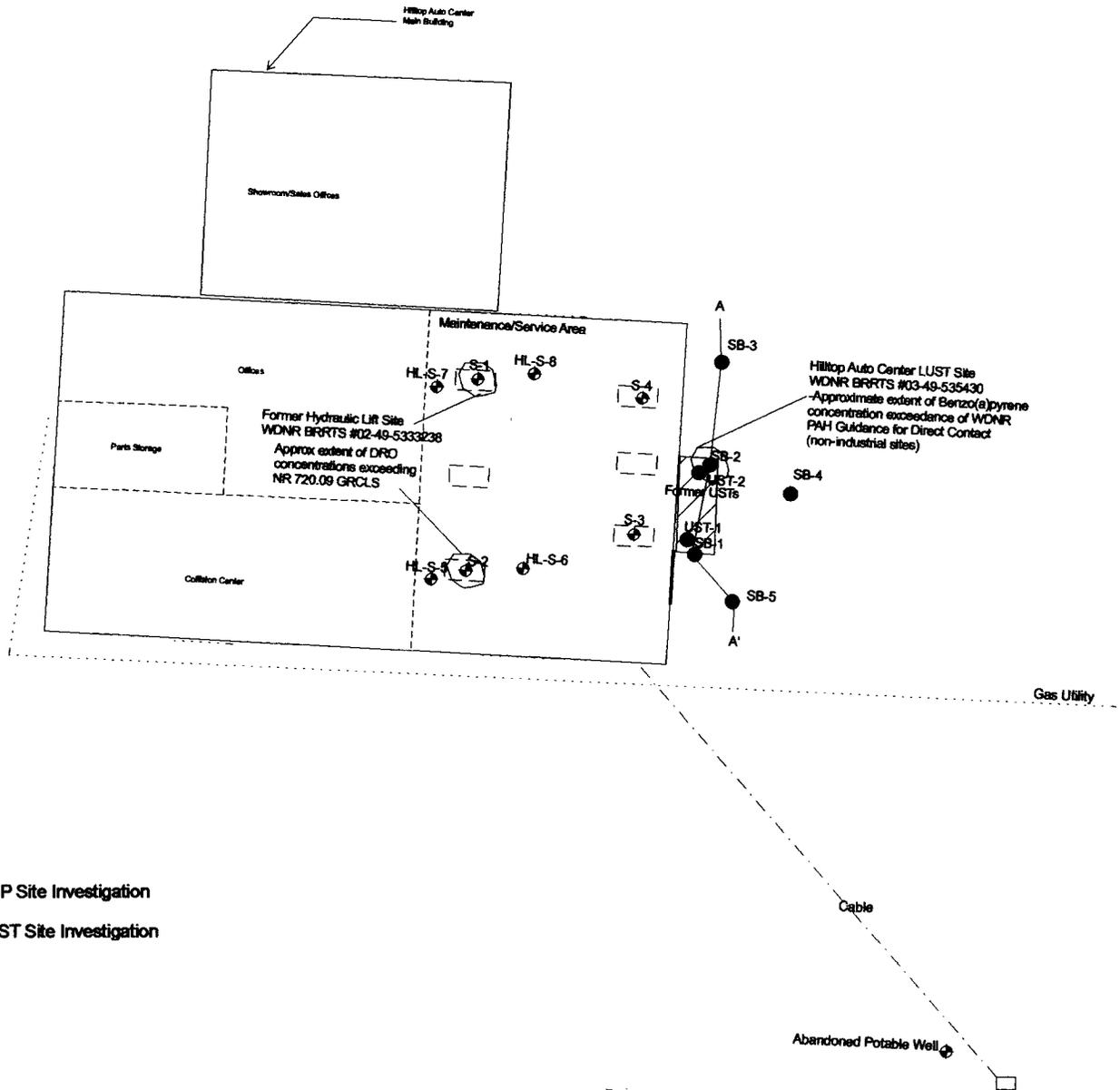
Figure 4 Property Boundary Map	
Hilltop Auto Center LUST Site WDNR BRRTS #03-49-535430 Hilltop Auto Center, St. Croix Falls, WI	
Not-to-Scale	Date: Feb 2005
Prepared By: Bay Environmental Strategies, Inc.	



RE: 33-34-18
#281-1389-0000
1" = 200'

This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only and should not be considered a substitute for an accurate boundary survey. Polk County is not responsible for any inaccuracies.

1652.37



Legend

- HL-S-6 ERP Site Investigation
- SB-5 LUST Site Investigation

Figure 2
Site Detail Map

Former LUST Site
WDNR BRRTS #03-49-535430
Hilltop Auto Center, St. Croix Falls, WI

Scale: 1"=30'

Date: upd. Nov 2004

Table 1
Soil Analytical Results - DRO & PVOCs
Hilltop Auto Center LUST – WDNR BRRTS #03-49-535430

Borehole	Sample ID	Collection Date	Sample Depth (feet)	DRO (mg/kg)	DRO	GRO	PVOCs (ug/kg)	Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-TMB	1,3,5-TMB	TMBs (total)	M/P-xylene	Ortho-xylenes	Xylenes (total)
UST-1	UST-1	10/29/04	6-8'		21	6		< 25	< 25	< 25	< 25	66	97	163	< 50	< 25	nd
UST-2	UST-2	10/29/04	6-8'		<4.1	3.6		< 25	< 25	< 25	< 25	<25	<25	nd	< 50	< 25	nd
SB-1	SB-1-1	12/30/04	2-4'		< 4.1	na		< 25	< 25	< 25	< 25	< 25	< 25	nd	< 50	< 25	nd
	SB-1-2	12/30/04	6-8'		na	na		< 25	< 25	< 25	< 25	82	81	163	< 50	< 25	nd
	SB-1-3	12/30/04	16-18'		< 4.1	na		< 25	< 25	< 25	< 25	< 25	< 25	nd	< 50	< 25	nd
SB-2	SB-2-1	12/30/04	2-4'		< 4.2	na		< 25	< 25	< 25	< 25	< 25	< 25	nd	< 50	< 25	nd
	SB-2-2	12/30/04	6-8'		na	na		< 25	< 25	< 25	< 25	< 25	< 25	nd	< 50	< 25	nd
	SB-2-3	12/30/04	14-16'		< 3.9	na		< 25	< 25	< 25	< 25	< 25	< 25	nd	< 50	< 25	nd
SB-3	SB-3-1	12/30/04	3-5'		18	na		< 25	< 25	< 25	< 25	< 25	< 25	nd	< 50	< 25	nd
	SB-3-2	12/30/04	14-16'		< 3.8	na		< 25	< 25	< 25	< 25	< 25	< 25	nd	< 50	< 25	nd
SB-4	SB-4-1	12/30/04	3-5'		12	na		< 25	< 25	< 25	< 25	< 25	< 25	nd	< 50	< 25	nd
	SB-4-2	12/30/04	14-16'		< 6.0	na		< 25	< 25	< 25	< 25	< 25	< 25	nd	< 50	< 25	nd
SB-5	SB-5-1	12/30/04	2-4'		< 5.2	na		< 25	< 25	< 25	< 25	< 25	< 25	nd	< 50	< 25	nd
	SB-5-2	12/30/04	8-10'		< 3.7	na		na	na	na	na	na	na	na	na	na	na
	SB-5-3	12/30/04	14-16'		< 4.0	na		< 25	< 25	< 25	< 25	< 25	< 25	nd	< 50	< 25	nd
NR 720.09 GRCLS					100			5.5	2900		1500						4100
NR 746 Table 1 Values								8500	4600		38000	83000	11000				42000
NR 746 Table 2 Values								1100									

Underline text: Contaminant concentration exceeding ch. NR 720.09 Generic Residual Contaminant Levels (GRCL)

Bold text: Contaminant levels exceeding ch. NR 746 Table 1 values for Indicators of Residual Petroleum Product in Soil Pores

Italic text: Contaminant levels exceeding ch. NR 746 Table 2 for Protection of Human Health from Direct Contact with Contaminated Soil (top 4 ft.)

Values in brackets represent results greater than the LOD but less than or equal to the LOQ and are within a region of "Less-Certain Quantification"

nd = not detected above laboratory LOD

na = not analyzed

Table 2
Soil Analytical Results - PAHs
Hilltop Auto Center LUST - WDNR BRRTS #03-49-535430

Borehole	Sample ID	Collection Date	Sample Depth (feet)	PAH (ug/kg)	Acenaphthene	Acenaphthylene	Anthracene	Benzo (a) anthracene	Benzo (a) pyrene	Benzo (b) fluoranthene	Benzo (g,h,i) perylene	Benzo (k) fluoranthene	Chrysene	Dibenzo (a,h) anthracene	Fluoranthene	Fluorene	Indeno (1,2,3-cd) pyrene	Methyl-1-Naphthalene	Methyl-2-Naphthalene	Naphthalene	Phenanthrene	Pyrene	
SB-1	SB-1-1	12/30/04	2-4'		na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	
	SB-1-2	12/30/04	6-8'		< 2.0	< 7.0	< 2.7	< 16	< 13	< 10	< 7.0	< 14	< 14	< 4.2	< 12	< 1.7	< 6.6	4.6	7.1	< 3.1	< 7.1	< 16	
	SB-1-3	12/30/04	16-18'		na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	
SB-2	SB-2-1	12/30/04	2-4'		na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	
	SB-2-2	12/30/04	6-8'		8.3	< 6.7	15	31	32	15	19	< 13	26	< 4.0	26	12	6.6	220	530	66	52	79	
	SB-2-3	12/30/04	14-16'		na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	
SB-3	SB-3-1	12/30/04	3-5'		< 1.7	< 6.1	< 2.3	< 14	< 11	< 8.9	< 6.0	< 12	< 12	< 3.6	< 10	< 14	< 5.7	< 2.5	< 3.5	8.1	< 6.1	< 14	
	SB-3-2	12/30/04	14-16'		na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	
SB-4	SB-4-1	12/30/04	3-5'		na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	
	SB-4-2	12/30/04	14-16'		< 1.8	< 6.2	< 2.4	< 14	< 11	< 9.1	< 6.1	< 12	< 13	< 3.7	< 11	< 1.5	< 5.8	< 2.5	< 3.6	< 2.7	< 6.2	< 14	
SB-5	SB-5-1	12/30/04	2-4'		na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	
	SB-5-2	12/30/04	8-10'		< 1.7	< 6.0	< 2.3	< 13	< 11	< 8.9	< 6.0	< 12	< 12	< 3.6	< 10	< 1.4	< 5.7	< 2.5	< 3.5	< 2.7	< 6.1	< 13	
	SB-5-3	12/30/04	14-16'		na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	
NR 720.09 GRCLS																							
NR 746 Table 1 Values																					2700		
NR 746 Table 2 Values																							
PAH Guidance Table 1 GW Pathway					38000	700	3000000	17000	48000	360000	6800000	870000	37000	38000	500000	100000	680000	23000	20000	400	1800	8700000	
PAH Guidance Direct Contact (Non-Ind)					900000	18000	5000000	88	8.8	88	1800	880	8800	8.8	600000	600000	88	1100000	600000	20000	18000	500000	

Underline text: Contaminant concentration exceeding ch. NR 720.09 Generic Residual Contaminant Levels (GRCL)

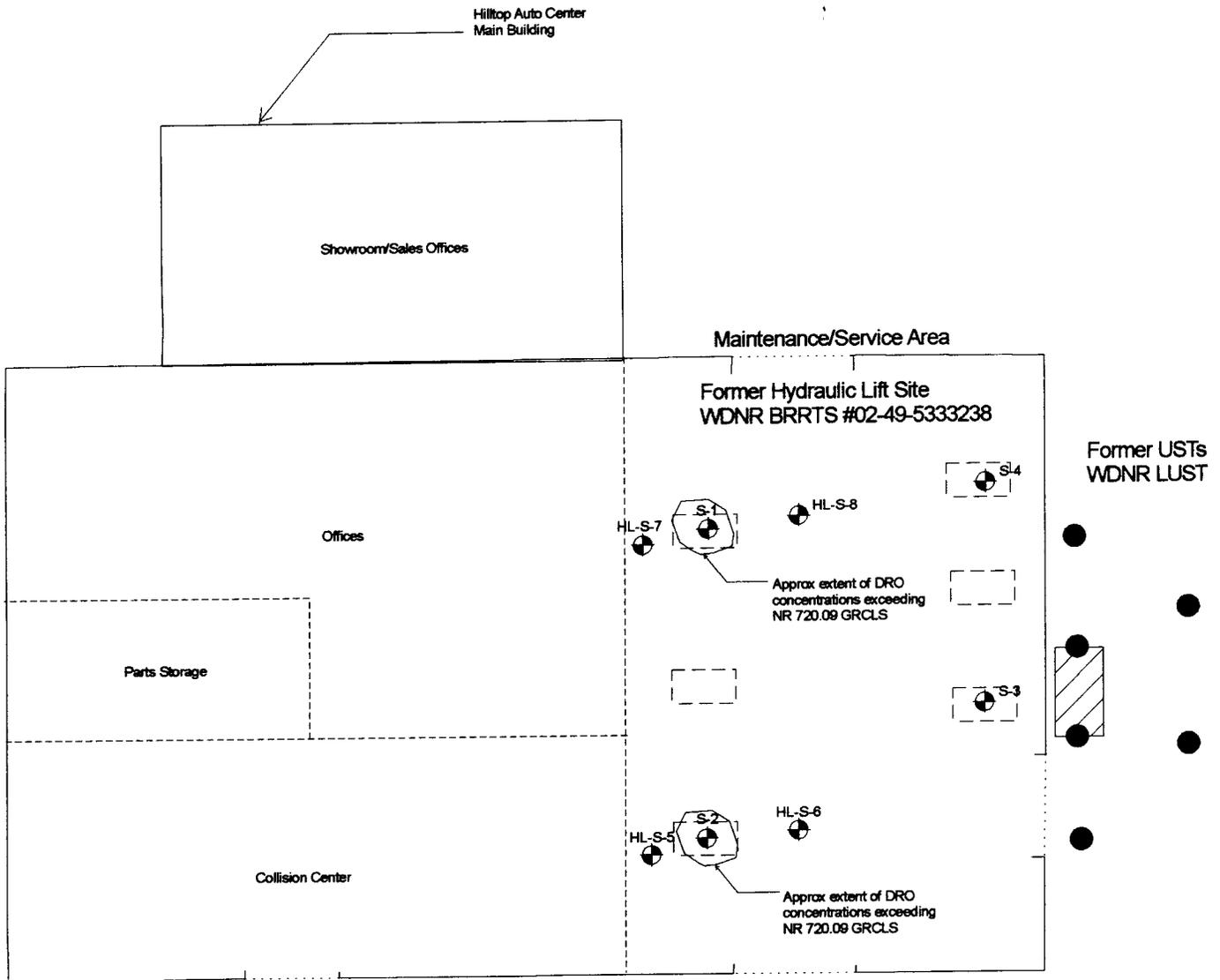
Bold text: Contaminant levels exceeding ch. NR 746 Table 1 values for Indicators of Residual Petroleum Product in Soil Pores

Italic text: Contaminant levels exceeding ch. NR 746 Table 2 for Protection of Human Health from Direct Contact with Contaminated Soil (top 4 ft.)

Values in brackets represent results greater than the LOD but less than or equal to the LOQ and are within a region of "Less-Certain Quantification"

nd = not detected above laboratory LOD

na = not analyzed



Legend

- HL-S-8  Existing Boring from ERP site
-  Proposed Boring Location

Figure 2 Site Detail Map
Former LUST Site WdNR BRRTS #03-49-535430 Hilltop Auto Center, St. Croix Falls, WI
Scale: 1"=30' Date: upd. Nov 2004

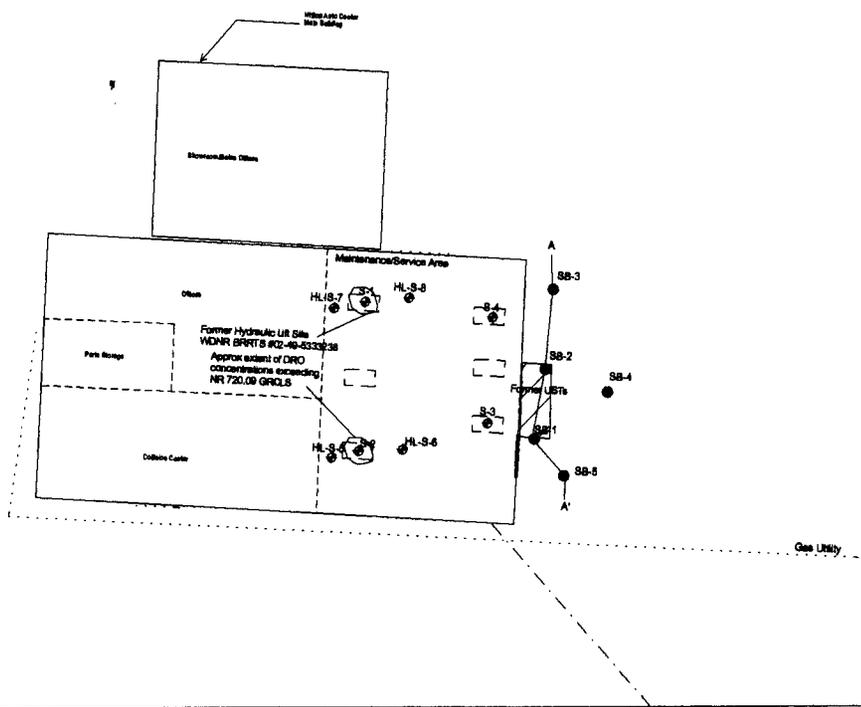
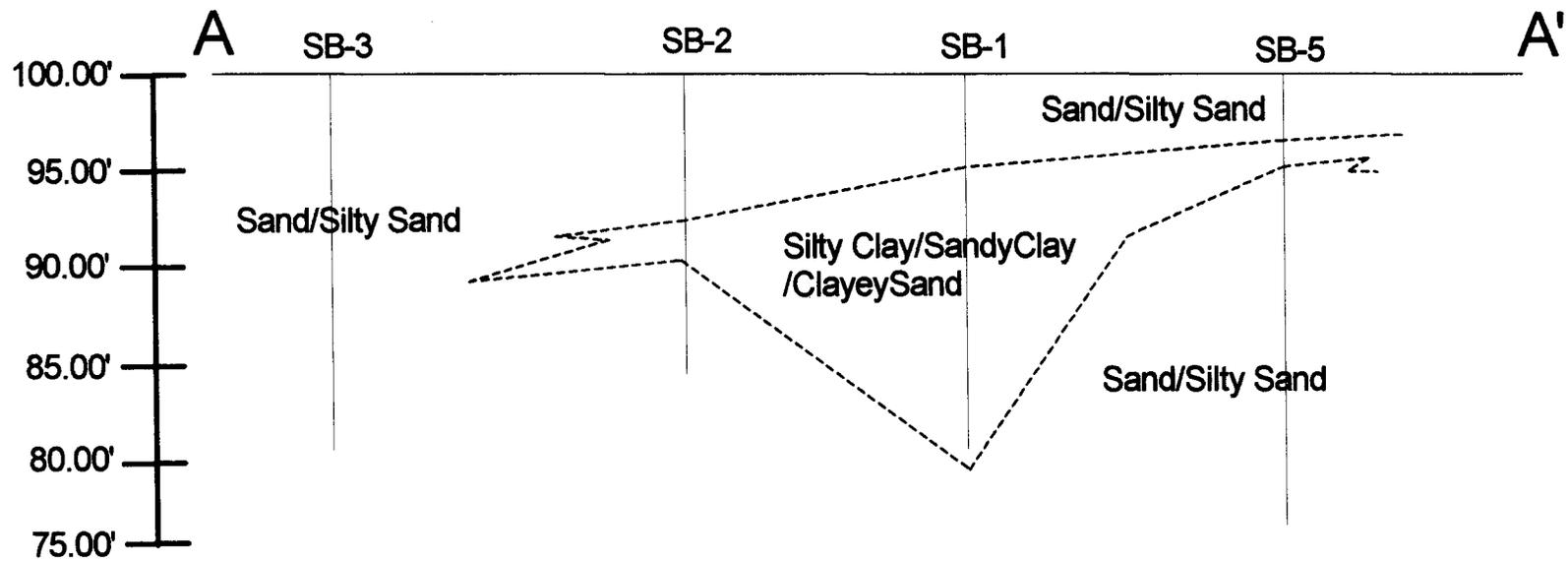


Figure 3
X-Section Map A-A'

Former LUST Site
WDNR BRRTS #03-49-535430
Hilltop Auto Center, St. Croix Falls, WI

Scale: 1"=10' Date: upd. Feb 2005

Prepared By: Bay Environmental Strategies, Inc.

