SOIL GIS REGISTRY INFORMATION

SITE NAME: Kwik Trip Store #316

BRRTS #: 03-01-000278

CLOSURE DATE: 18-Jul-03

STREET ADDRESS: 302 Main Street

CITY: Adams

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 534653 Y= 387619

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

SOIL CONTAMINATION >GENERIC OR SITE-SPECIFIC RCL: [ ] Yes [X] No

IF YES, STREET ADDRESS 1:

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

CONTAMINATION IN RIGHT OF WAY: [ ] Yes [X] No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter issued	X
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties	X
County Parcel ID number, *if used for county*, for all affected properties	X
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.	X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) 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 site-specific residual contaminant levels.	X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	X
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.**	NA
SOIL: Latest horizontal extent of contamination exceeding generic or site-specific RCLs, with one contour.	NA
Geologic cross-sections, *if required for SI.* (8.5x14' if paper copy)	X

RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	NA
Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure.*	NA

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Scott Humrickhouse, Regional Director

Wisconsin Rapids Service Center
473 Griffith Avenue
Wisconsin Rapids, Wisconsin 54494
Telephone 715-421-7800
FAX 715-421-7830

July 18, 2003

BRRTS #03-01-000278

FILE COPY

Mr. Troy Batzel
Kwik Trip, Inc.
P.O. Box 2107
1626 Oak Street
La Crosse, WI 54602-2107

Subject: Final Case Closure With Conditions Met
Kwik Trip Store #310
302 Main Street, Adams, Wisconsin

Dear Mr. Hafner:

On April 10, 2003, your site as described above was reviewed for closure by the Wisconsin Department of Natural Resources Westcentral rRegion Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On April 10, 2003, you were notified that the Closure Committee had granted conditional closure to this case.

On July 8, 2003, the Department received correspondence indicating that you have complied with the conditions of closure as described in the Department's April 10, 2003 letter to you. 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. Furthermore, the NR 140.28 PAL exemption described in the conditional closure letter dated April 10, 2003, is now in effect.

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

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

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (715) 421-7850.

Sincerely,

Tom Hvizdak
Hydrogeologist

c: Mark Gretebeck, Braun, 2831 Larson St., La Crosse, WI 54603

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Scott Humrickhouse, Regional Director

Wisconsin Rapids Service Center
473 Griffith Avenue
Wisconsin Rapids, Wisconsin 54494
Telephone 715-421-7800
FAX 715-421-7830

April 10, 2003

BRRTS #03-01-000278

Mr. Scott Hafner
Kwik Trip, Inc.
P.O. Box 2107
1626 Oak Street
La Crosse, WI 54602-2107

FILE COPY

Subject: Conditional Case Closure With NR 140 Exemption and Soil GIS Registry
Kwik Trip Store #316
302 Main Street, Adams, Wisconsin

Dear Mr. Hafner:

On April 10, 2003, your request for closure of the case described above was reviewed by the Department of Natural Resources Westcentral 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-related contamination on the site from the former underground storage tanks located at this property 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 first condition for closure is that the monitoring wells and remediation 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 Tom Hvizdak on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw/ or provided by the Department of Natural Resources.

- The second condition for closure is that because residual petroleum-related soil contamination remains at this site, this property must be placed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites State's for the Soil GIS Registry. Please submit the required fee and required information packet for inclusion in the registry.

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

Recent groundwater monitoring data at this site indicates exceedances of the NR 140 preventive action limit (PAL) for benzene at monitoring well MW-2 and recovery well RW-2, but compliance with the NR 140 enforcement standard. The Department may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.

2. Compliance with the PAL is either not technically or economically feasible.

3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application.

4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that the above criteria have been or will be met through natural attenuation. Therefore, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, an exemption to the PAL is granted for benzene at monitoring well MW-2 and recovery well RW-2. This letter serves as your exemption.

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) 421-7850.

Sincerely,

Tom Hvizdak
Hydrogeologist

c: Bill Phelps, DG/2
Mark Gretebeck, Braun, 2831 Larson St., La Crosse, WI 54603

370995
DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 3 – 1982
QUIT CLAIM DEED

VOL 1556 PAGE 68

Michael D. Kubiniec, Sr. and Chuck Fotopoulos and Nina Fotopoulos

quit-claims to ZRH, a Wisconsin General Partnership

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

REGISTER'S OFFICE } SS
ADAMS COUNTY WI
RECEIVED FOR RECORD

SEP – 4 1997

AT 10:10 AM IN VOL 1556
OF M.R. PAGE 68
Julie A. Boehlke REGISTER
THIS SPACE RESERVED FOR RECORDING DATA Deputy

NAME AND RETURN ADDRESS

Attorney Mark J. Gieringer
511 Main Street
P O Box 280
Friendship, WI 53934

AFTC4949

201-260
PARCEL IDENTIFICATION NUMBER

Lots Fourteen (14) and Fifteen (15) of Block One (1) in Oak Crest Subdivision in the City of Adams, County of Adams, State of Wisconsin.

This Deed is being given to relinquish any and all right, title and interest purchaser has in that certain Land Contract recorded on September 2, 1993 at 2:20 PM in Volume 934 at page 85 as Document No. 343920 in the office of the Adams County Register of Deeds.

TRANSFER
Exempt #14
FEE

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

Dated this 26th day of August, 19 97.

(SEAL)
* Michael D. Kubiniec, Sr.

(SEAL)
* Chuck Fotopoulos

(SEAL)
* Nina Fotopoulos

AUTHENTICATION

Signature(s)

authenticated this _____ day of _____, 19____

*

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

THIS INSTRUMENT WAS DRAFTED BY
Attorney Mark J. Gieringer
~~511 Main Street, P O Box 280~~
Friendship, Wisconsin 53934

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

ACKNOWLEDGMENT

State of Wisconsin, } SS
Adams County

Personally came before me this 26th day of _____, 19 97, the above named Michael D. Kubiniec, Sr., Chuck Fotopoulos, Nina Fotopoulos

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

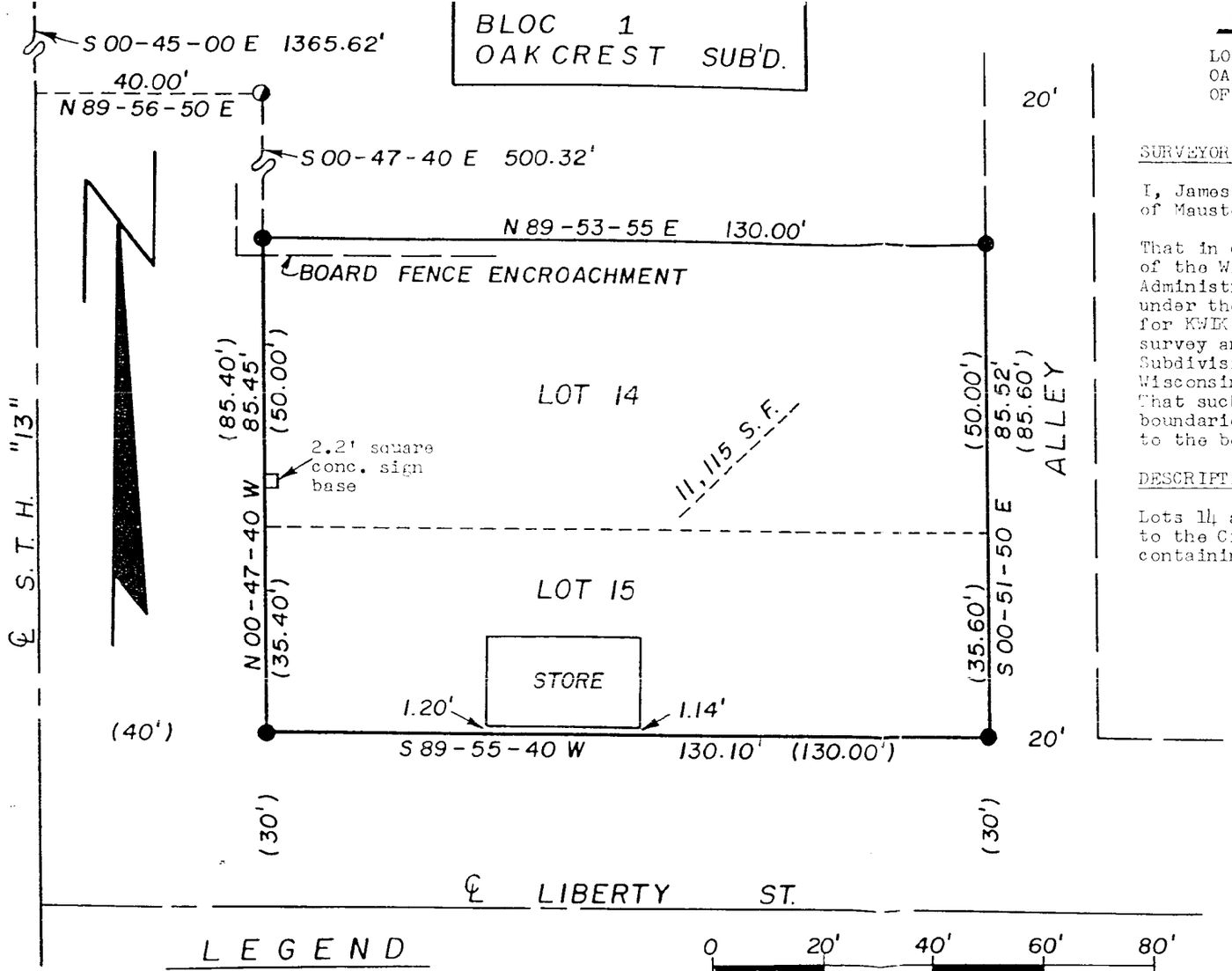
* Willard C. Parr
Notary Public, Adams County, Wis.
My commission is permanent. (If not, state expiration date: May 9, 19 99.)

$10 pd.

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

PLAT OF SURVEY

LOTS 14 AND 15 OF BLOCK 1 OF OAKCREST SUBDIVISION TO THE CITY OF ADAMS, ADAMS COUNTY, WISCONSIN.



LEGEND

- --- Brass cap in conc. found in place
- --- 1" iron pipe found in place
- --- 3/4" iron rod found in place

Distances enclosed in parenthesis are as previously recorded

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW¼ OF SECTION 8 ASSIGNED TO BEAR S 00-45-00 E

0 20' 40' 60' 80'

SCALE 1" = 20 FEET

SURVEYOR'S CERTIFICATE

I, James J. Carroll, a Registered Land Surveyor S-606, of Mauston, Wisconsin, hereby certify:

That in compliance with the provisions of Chapter 236 of the Wisconsin Statutes, and Chapter A-E 5 of the Administrative Code of the State of Wisconsin, and under the direction of TOM KIEFFER, Legal Counsel for KWIK TRIP STORES, purchaser of said lands, I did survey and map Lots 14 and 15 of Block 1 of Oakcrest Subdivision to the City of Adams, Adams County, Wisconsin.
That such map correctly represents the exterior boundaries and the subdivision of the land surveyed to the best of my knowledge and belief.

DESCRIPTION

Lots 14 and 15 of Block 1 of Oakcrest Subdivision to the City of Adams, Adams County, Wisconsin, containing 11,115 SQ. FT. in area.

James J. Carroll

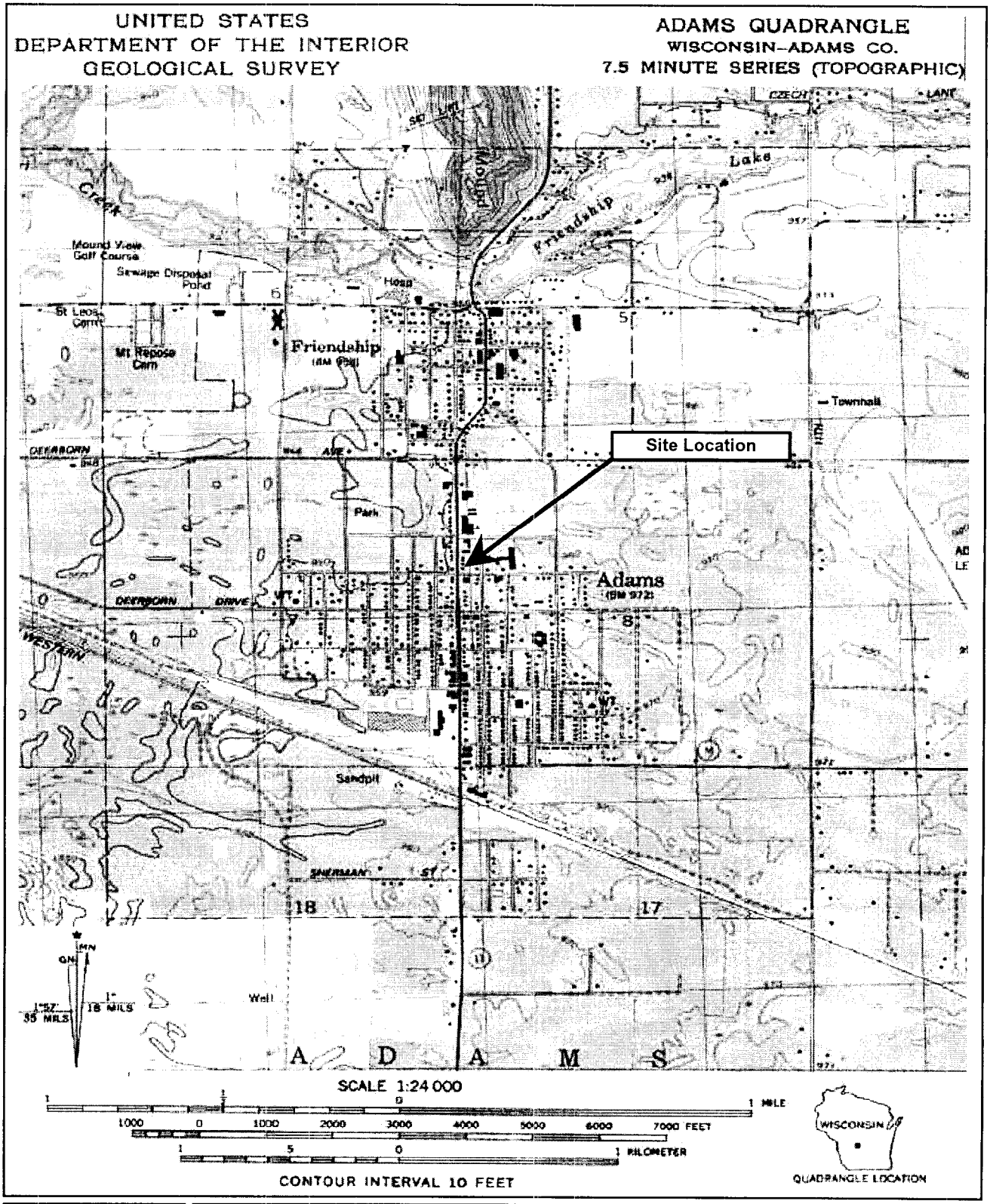
REGISTERED LAND SURVEYOR S-606
JAMES J. CARROLL SEPT. 19, 1988

WISCONSIN
JAMES J. CARROLL S-606 MAUSTON WI
LAND SURVEYOR

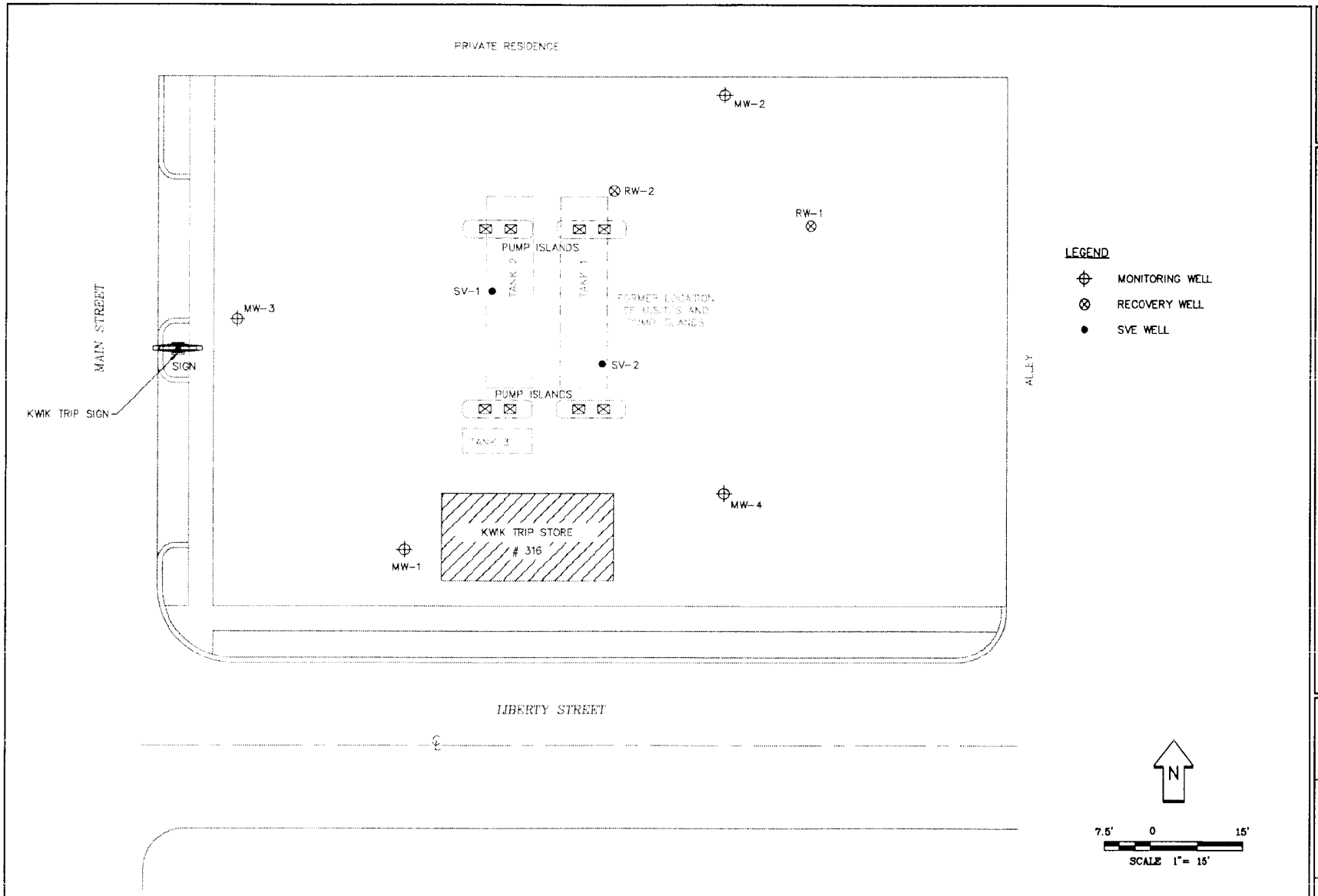
Parcel Identification Number: 23-031

Geographic Position

The coordinates for Kwik Trip #316 302 Main St. Adams, WI are
N43° 57.6999' W089° 49.037'



BRAUN INTERTEC	Site Location Map Case Closure Request Kwik Trip Store #316 Adams, Wisconsin		DATE / SHEET
		DRAWN BY: KLH	10/4/2002
		APP'D BY: MLG	10/4/2002 OF
		JOB NO. CNEX-95-316K	
		DWG. NO.	FIGURE NO.
		SCALE	1

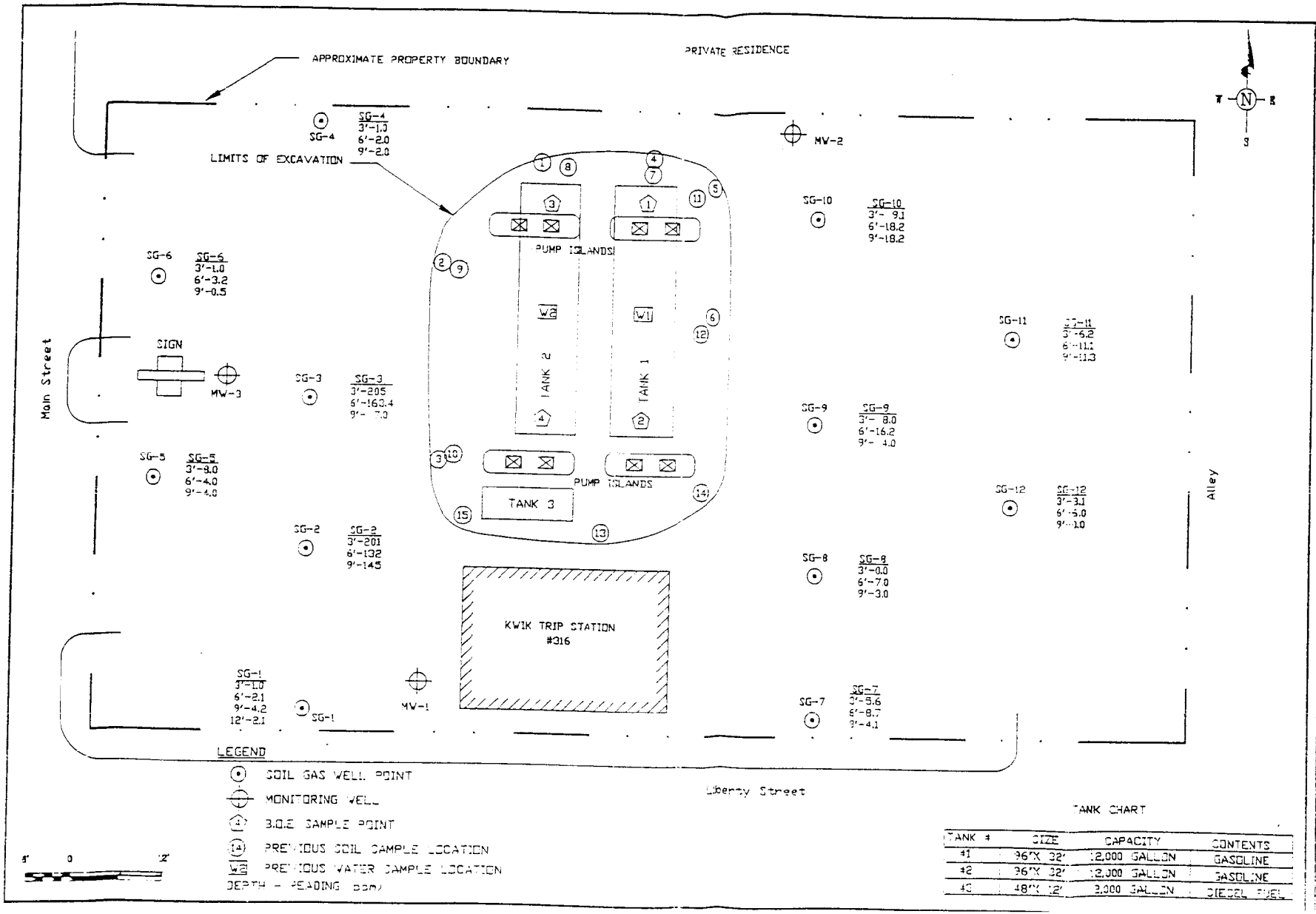


BRAUN INTERTEC

OPERATION AND MAINTENANCE MONITORING REPORT
KWIK TRIP STORE NO. 316
302 MAIN STREET, ADAMS, WISCONSIN

		DATE
INT		
DRAWN BY:	LOL	03-07-96
APP'D BY:	RMF	09-02-98
JOB NO.	CNEX-95-316K	SHEET 1 OF 1
DWG. NO.	NE5316K	
SCALE	1"= 15'	

FIGURE NO.



TANK CHART

TANK #	SIZE	CAPACITY	CONTENTS
#1	96"X 32'	12,000 GALLON	GASOLINE
#2	96"X 32'	12,000 GALLON	GASOLINE
#3	48"X 12'	3,000 GALLON	DIESEL FUEL

BRAUN ENVIRONMENTAL LABORATORIES INCORPORATED

TITLE: SOIL VAPOR SURVEY RESULTS (ppm)
Remedial Investigation
Kwik Trip Station
Adams, Wisconsin

DRAWN BY: KMR | DWG.No. EG-772 | JOB NO.# EG-722 | APP'D BY: F.B | PLOT SCALE 1:12

REVISED	
DATE	INT
5-9-90	KMR
6-27-90	SMT

SHEET OF

SCALE 1"=12'

FIGURE# 3

CNEX-95-316K
Kwik Trip Store #316
302 Main Street
Adams, Wisconsin

Tank Excavation Soil Analytical Results
Milligrams per Kilogram (mg/Kg)

Parameter	1 BOE Tank # 1 North End	2 BOE Tank # 1 South End	3 BOE Tank # 2 North End	4 BOE Tank # 2 South End	Soil Sample # 7 North Wall Tank Excavation
Dated Sampled	04/30/90	04/30/90	04/30/90	04/30/90	05/01/90
Benzene	<0.05	<0.05	11.8	7.9	NA
Toluene	<0.15	<0.15	108.0	118.1	NA
Ethyl Benzene	<0.05	<0.05	61.7	96.3	NA
m,p-Xylenes	<0.05	<0.05	119.2	190.7	NA
o-Xylenes	<0.05	<0.05	93.0	161.0	NA
TPH as gasoline	<1.0	<1.0	3,061.9	6,445.4	<1.0
TPH as fuel oil	221.2	<1.0	NA	NA	NA

Parameter	Soil Sample # 8 NW Corner Tank Excavation	Soil Sample # 11 NE Corner Tank Excavation	Soil Sample # 13 South Wall Tank Excavation	Soil Sample # 14 SE Corner Tank Excavation	Soil Sample # 15 SW Corner Tank Excavation
Dated Sampled	05/01/90	05/01/90	05/01/90	05/01/90	05/01/90
Benzene	NA	NA	NA	NA	NA
Toluene	NA	NA	NA	NA	NA
Ethyl Benzene	NA	NA	NA	NA	NA
m,p-Xylenes	NA	NA	NA	NA	NA
o-Xylenes	NA	NA	NA	NA	NA
TPH as gasoline	<1.0	<1.0	2,906.8	344.6	<1.0
TPH as fuel oil	NA	NA	NA	NA	NA

NA - Not Analyzed

CNEX-95-316K
Kwik Trip Store #316
302 Main Street
Adams, Wisconsin

Pre-Remedial Soil Analytical Results
Milligrams per Kilogram (mg/Kg)

Parameter	MW-1 @ 10'	MW-2 @ 10'	MW-3 @ 10'	SB-4 @ 7.5 - 8.5'	SB-5/RW-1 @ 7.5	SV-1 @ 10'	SV-1 @ 15.0'	SV-2 @ 10'	SV-2 @ 15.0'
Dated Sampled	06/21/90	06/22/90	06/22/90	01/24/92	01/24/92	09/25/95	09/25/95	09/25/95	09/25/95
Methyl Tertiary Butyl Ether	<1.0	<1.0	<1.0	<1.0	<1.0	<0.10	<0.10	<0.10	<0.10
Benzene	<0.3	<0.3	<0.3	<0.3	<0.3	<0.05	<0.05	<0.05	<0.05
Toluene	<0.3	<0.3	<0.3	<0.3	<0.3	0.57	<0.05	<0.05	0.16
Ethyl Benzene	<0.3	<0.3	<0.3	<0.3	<0.3	1.3	<0.05	0.29	<0.05
Xylenes, Total	<0.3	<0.3	<0.3	<0.3	<0.3	6.3	0.18	1.32	<0.10
1,3,5-Trimethylbenzene	-	-	-	<1.0	<1.0	5.9	<0.10	2.3	<0.10
1,2,4-Trimethylbenzene	-	-	-	<1.0	<1.0	12	0.12	3.1	0.12
THC as gasoline	a	<1.0	<1.0	-	-	-	-	-	-
THC as fuel oil	2.0	<1.0	<1.0	-	-	-	-	-	-
Gasoline Range Organics	-	-	-	<1.0	<1.0	-	-	-	-
Lead, Total	<2.5	<2.5	<2.5	<1.5	2.1	-	-	-	-

a = Total Hydrocarbons calculated as fuel oil.
- = Not Analyzed.

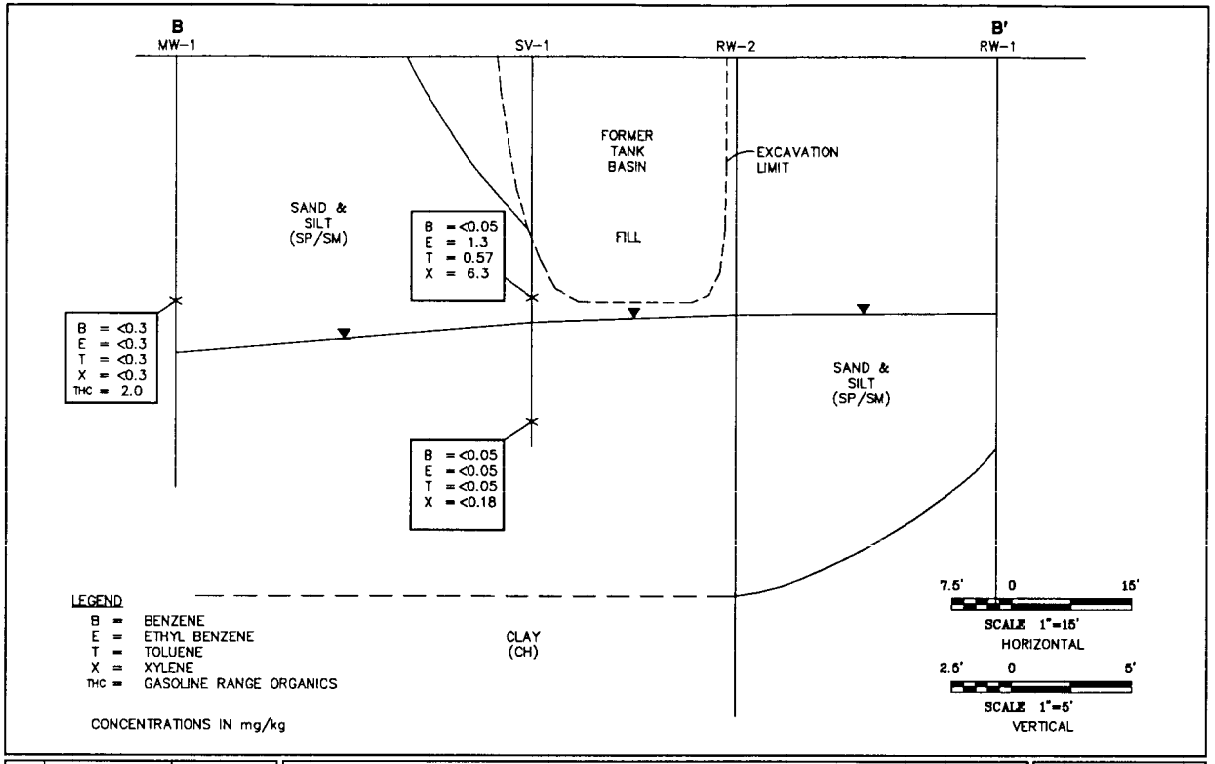
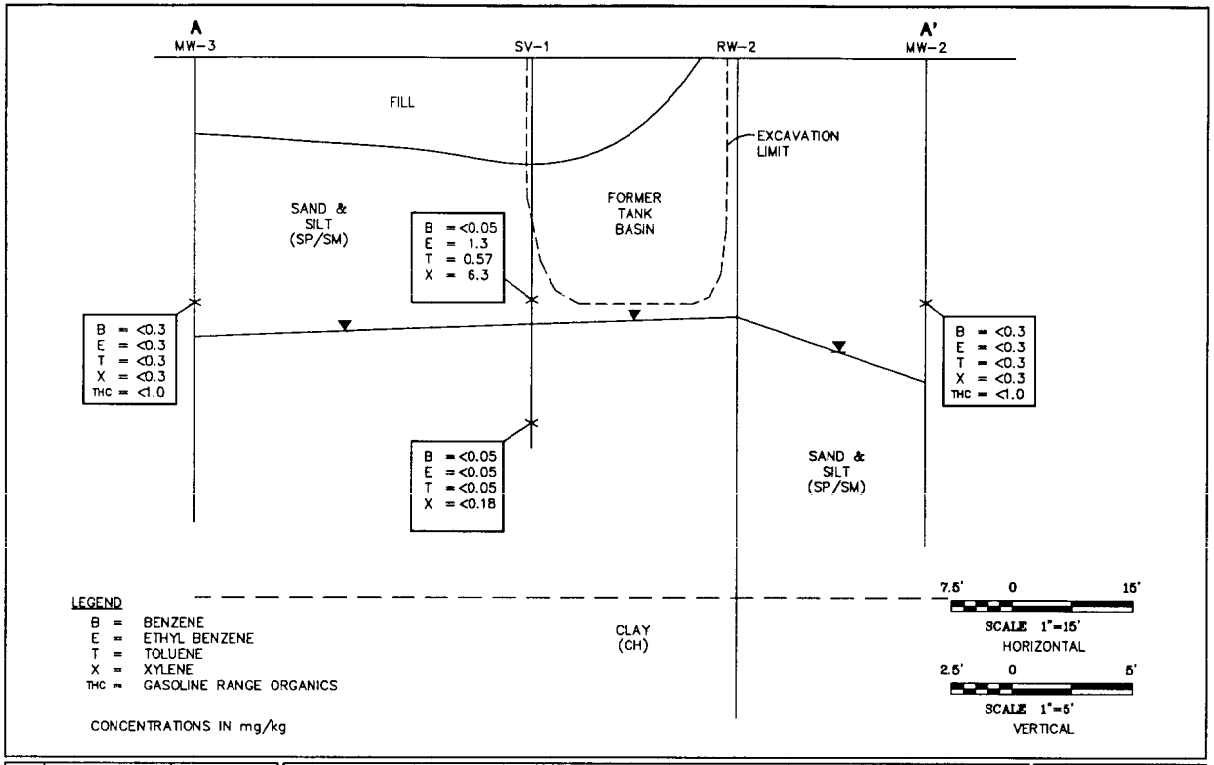


FIGURE NO.

INT	DATE
DRAWN BY: GMG	09-02-98
APP'D BY: RMF	09-02-98
JOB NO. CNEX-95-316K	
DWG. NO. NE316KF	SHEET 1 OF 1
SCALE AS SHOWN	

PRE-REMEDIAL GEOLOGIC CROSS-SECTION B-B'
OPERATION AND MAINTENANCE MONITORING REPORT
KWIK TRIP STORE NO. 315
ADAMS, WISCONSIN

BRAUN INTERTEC



	INT	DATE
DRAWN BY: GMG		09-02-98
APP'D BY: RMF		09-02-98
JOB NO. CNEX-95-316K		
DWG. NO. NE316KF	SHEET 1	OF 1
SCALE AS SHOWN		

FIGURE NO.

PRE-REMEDIAL GEOLOGIC CROSS-SECTION A-A'
OPERATION AND MAINTENANCE MONITORING REPORT
KWIK TRIP STORE NO. 315
ADAMS, WISCONSIN

BRAUN INTERTEC

Statement of Accuracy

I believe that the legal description provided to the department, for Kwik Trip #316, Commerce # 53910-9658-02, WDNR BRRTS # 03-01-000278 is accurate to the best of my knowledge.

Signed _____ Date: 6-2-05

Troy Batzel