

GWURR Package Cover Sheet

Site Name Lees Petroleum

Site Address 210 East Park Avenue, Chippewa Falls, WI 54729

BRRTS # 03-09-001433 Date of Closure Decision 6/29/99

Tax Parcel # Chippewa Co. # 22808-0714

Groundwater Use Restriction

Location map

Detailed site map

Groundwater flow/isoconcentration maps

Geologic cross sections

Latest table(s) of analytical results (soil results included only if soil deed restriction is incorporated into groundwater use restriction document)

Closure letter(s)

Document Number	GROUNDWATER USE RESTRICTION
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Declaration of Restriction

In Re: Part of the SW ¼ of the NW ¼ of Sec. 8, Twp. 28 North, Range 8 West described as follows: Beginning at the NW corner of the said SW ¼ of the NW ¼ of said Sec. 8, and running thence East on the North line of said subdivision 176 feet; thence South on a line parallel with the West line of said subdivision 356 feet to Summit Avenue; thence southwesterly along Summit Avenue 217.5 feet to the West line of said subdivision; thence North on said West line 484 feet, to the point of beginning; containing 1.75 acres more or less, except all land lying South of Highway J; AND

Part of the SE ¼ of the NE ¼ of Sec. 7, Twp. 28 North, Range 8 West, described as follows: Bounded on the North by Cliff Street, on the East by the East line of said SE ¼ of the NE ¼, on the South by Summit Avenue; and on the West by Woodward Avenue, except all land lying South of Highway J.

STATE OF WISCONSIN)
) ss
COUNTY OF CHIPPEWA

WHEREAS, Jerome P. Lee & Marilyn F. Lee, husband and wife are joint owners of the above-described property.

WHEREAS, one or more petroleum discharges have occurred at this property. Benzene – contaminated groundwater above NR 140 enforcement standards exists on this property at the following location(s): Benzene contaminated groundwater at concentrations of 27 to 33 parts per billion is present in the area north of the Lee Petroleum building. The area of contaminated groundwater extends approximately 100 feet north-northwest of the building. Elevated levels of petroleum contaminated soil remain on this property and if removed may require disposal or handling as a solid waste.

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

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

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

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

Document # 600723
Recorded
OCT. 29, 1999 AT 03:00PM

Signed: *Marge L. Geissler*
MARGE L. GEISSLER
REGISTER OF DEEDS
CHIPPEWA COUNTY, WI
Fee Amount: \$12.00



RECEIVED
NOV 22 1999
DNR-WCR

Recording Area

Return to:
Jerome P. & Marilyn F. Lee
210 Park Avenue
Chippewa Falls, WI 54729

22808-0714

Parcel Identification No. (PIN)

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater to determine what specific requirements are applicable prior to constructing or reconstructing a well on this property.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

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

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

IN WITNESS WHEREOF, the owners of the property have executed this Declaration of Restrictions, this 27th day of October, 1999.

Signature: [Handwritten Signature]

Printed Name: Marilyn F. Lee

Signature: [Handwritten Signature]

Printed Name: JEROME P LEE

Subscribed and sworn to before me this 27th day of October, 1999.

[Handwritten Signature]

Notary Public, State of Wisconsin

My commission 4-20-2003



This document was drafted by Michael K. Neal of Advent Environmental Services, Inc. and was reviewed by the Wisconsin Department of Natural Resources.

363566

THIS SPACE RESERVED FOR RECORDING DATA

By This Deed, Stanley M. Thomson and Thomson Oil Company, a Wisconsin corporation, Grantors, quit-claims to Jerome P. Lee and Marilyn F. Lee, husband and wife as joint tenants

Registers Office) ss.
Chippewa County, Wis.)
Received for Record
the 3 day of July
A.D. 1973 at 9:30 o'clock P.M.
and recorded in vol. 289
of Records Page 113
Clyde H. Peterson
Register

Grantors, for a valuable consideration of more than one dollar

22808-0714-0120-0000
9.92.1156.F#267
RETURN TO

the following described real estate in Chippewa County, State of Wisconsin: Part of the SW 1/4 of the NW 1/4 of Sec. 8, Twp. 28 North, Range 8 West described as follows: Beginning at the NW corner of the said SW 1/4 of the NW 1/4 of said Sec. 8, and running thence East on the North line of said subdivision 176 feet; thence South on a line parallel with the West line of said subdivision 356 feet to Summit Avenue; thence southwesterly along Summit Avenue 217.5 feet to the West line of said subdivision; thence North on said West line 484 feet, to the point of beginning; containing 1.75 acres more or less, except all land lying South of Highway J; AND

Part of the SE 1/4 of the NE 1/4 of Sec. 7, Twp. 28 North, Range 8 West, described as follows: Bounded on the North by Cliff Street, on the East by the East line of said SE 1/4 of the NE 1/4, on the South by Summit Avenue; and on the West by Woodward Avenue; except all land lying South of Highway J.

This deed is executed for the purpose of the Grantors relinquishing any and all right, claim and title which they had to the above-described property and convey the same to the Grantees herein.

Exempt #3.

Executed at Chippewa Falls, Wis. this 30th day of July 1973

SIGNED AND SEALED IN PRESENCE OF
David C. Holtzhausen
David C. Holtzhausen
Martha J. Dolan
Martha J. Dolan

THOMSON OIL COMPANY
BY: Stanley M. Thomson Pres.
Clarence T. Dolan Sec'y.
Stanley M. Thomson
(SEAL)

Signatures of Stanley M. Thomson and CLARENCE T. DOLAN
President and secretary, respectively, of Thomson Oil Company
authenticated this 30th day of July 1973

~~James Colbert
Title: Member State Bar of Wisconsin~~

STATE OF WISCONSIN } ss.
Clark County }
Personally came before me, this 30th day of July 1973
the above named CLARENCE T. DOLAN and STANLEY M. THOMSON
Secretary and President, respectively of Thomson Oil Company
and Stanley M. Thomson, individually,
to me known to be the person who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY
Attorney B. James Colbert

John J. Nikolay
John J. Nikolay

The use of witnesses is optional. Notary Public, Clark County, Wis.
My commission expires permanent

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

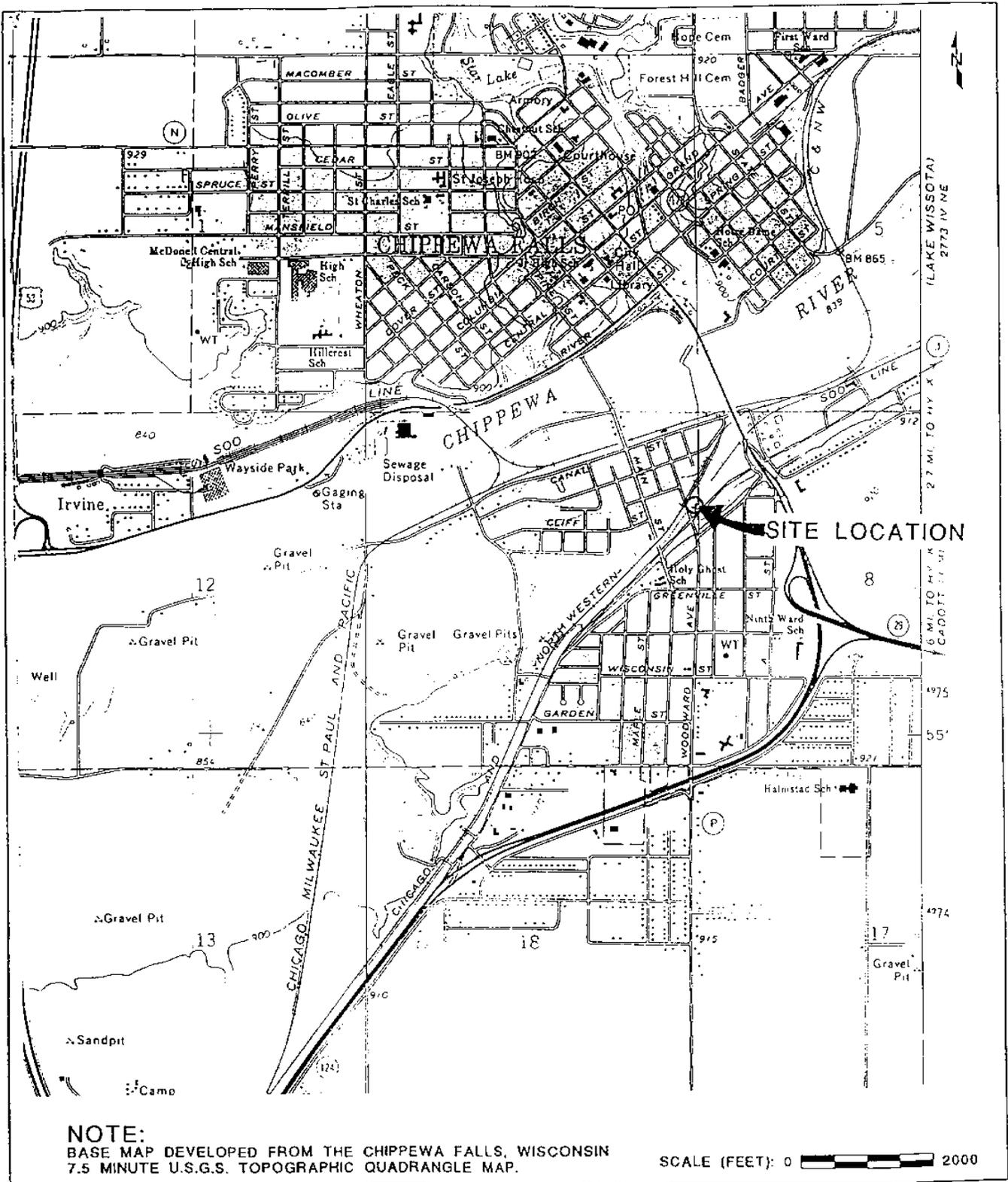


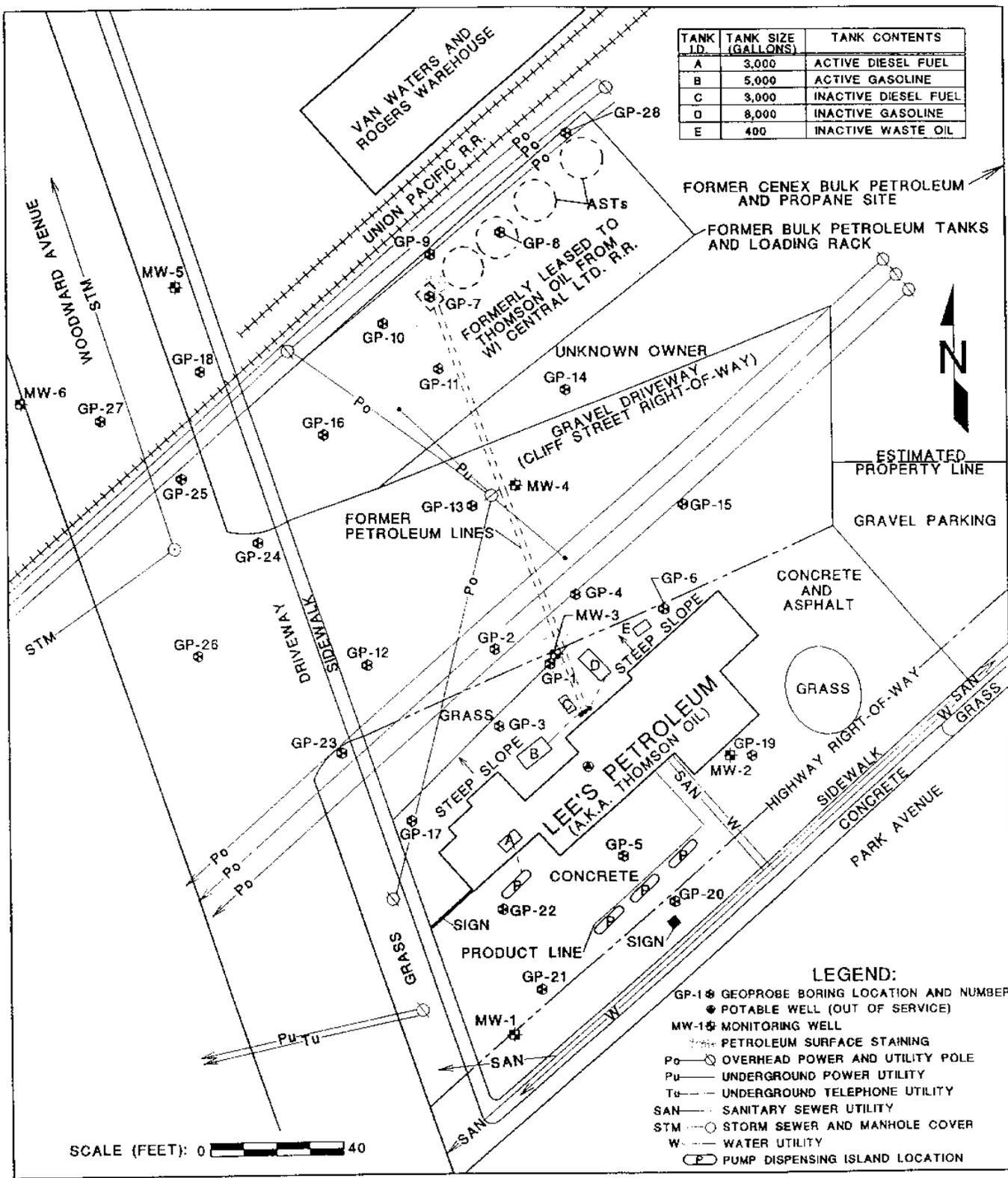
FIGURE 1 SITE LOCATION MAP
 LEE'S PETROLEUM SITE
 CHIPPEWA FALLS, WISCONSIN



QUADRANGLE LOCATION
 SE 1/4 NE 1/4 SEC. 7 T. 28N., R. 8W.

ADVENT

ENVIRONMENTAL SERVICES, INC.
 DATE: 6/26/95
 DRAWING # 950099.01



**FIGURE 2 SITE FEATURES
LEE'S PETROLEUM SITE
CHIPPEWA FALLS, WISCONSIN**

A D V E N T
ENVIRONMENTAL SERVICES, INC.
DATE: 1/6/97
DRAWING # 950099.01A

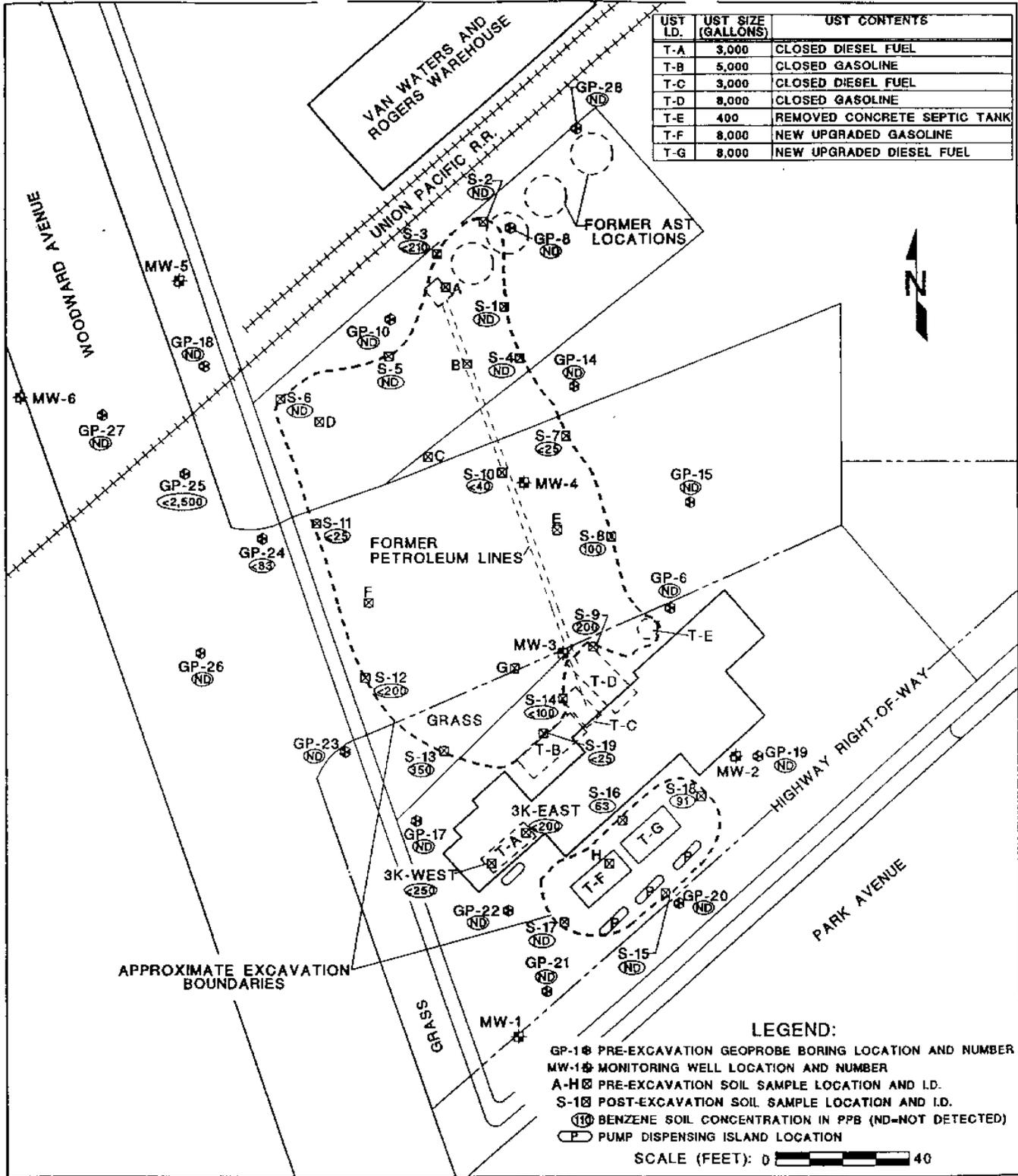


FIGURE 2 EXCAVATION DETAIL AND SOIL SAMPLE LOCATIONS
 LEE'S PETROLEUM SITE
 CHIPPEWA FALLS, WISCONSIN

Post Remediation

A D V E N T

ENVIRONMENTAL SERVICES, INC.
 DATE: 11/24/97
 DRAWING #950099.02D

Post remediation

TABLE 2
ANALYTICAL RESULTS - SOIL POST-EXCAVATION SAMPLES
LEE'S PETROLEUM SITE

*under
Burling*

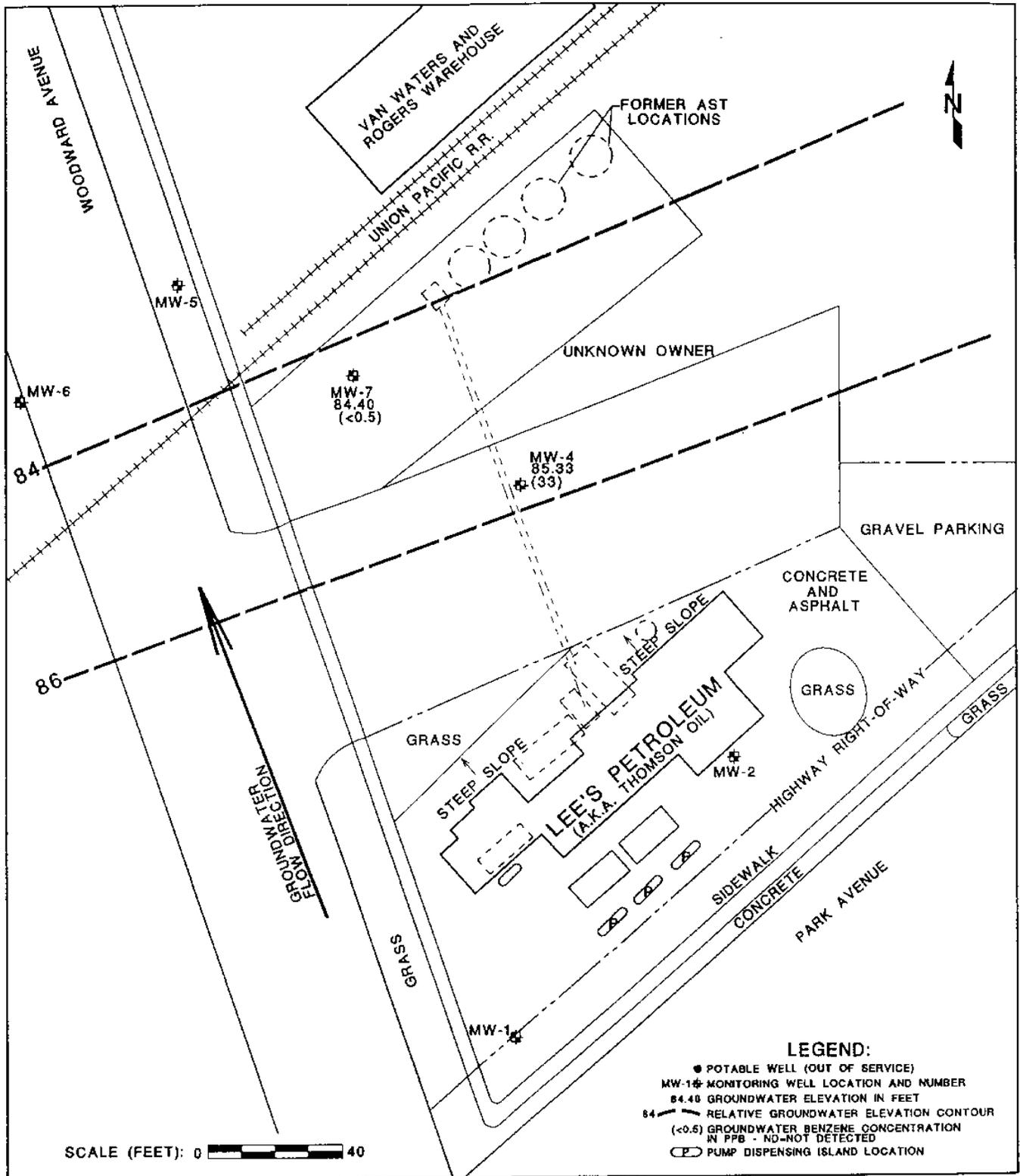
Date Collected	Case Closeout Limits	Samples																			MEOH BLANKS #1-#5			
		S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19		3-K Diesel East	3-K Diesel West	
9-15-97	5	4	4	4	4	4	4	4	4	5	5	5	4	7	6	6	6	6	6	7	7.5	7.5	9-10-97	ND
Depth (feet)		<1	<1	<1	3	2	15	40	15	60	20	150	40	30	<1	15	<1	<1	<1	3	200	190	ND	ND
PID		ND	ND	ND	ND	ND	ND	29	50	130	11	700	120	190	ND	9.3	ND	22	20	880	1,100	1,100	ND	ND
GROs (ppm)	100*	ND	ND	ND	ND	ND	ND	5.2	17	57	39	5	260	360	550	16	29	47	75	12	2,500	4,300	ND	ND
DROs (ppm)	100*	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
PVOCs (ppb) ¹		ND	ND	<210	ND	ND	ND	ND	ND	<40	<25	<25	<200	350	<100	ND	63	ND	91	<25	<200	<250	ND	ND
Benzene	489	ND	ND	13,000	ND	ND	ND	32	890	840	1,400	63	1,200	1,400	700	ND	100	ND	57	90	8,900	4,500	ND	ND
Ethylbenzene	85000	ND	ND	ND	ND	ND	ND	ND	54	40	120	ND	1,100	59	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl-t-Butyl Ether		ND	ND	ND	ND	ND	ND	ND	180	65	220	ND	ND	1,500	190	48	72	ND	380	ND	2,700	<250	ND	ND
Toluene	84000	ND	ND	ND	ND	ND	ND	78	1,700	6,200	3,800	710	11,000	8,000	9,100	420	340	ND	1,000	1,500	45,000	20,000	ND	ND
1,2,4-TMB		ND	ND	100,000	ND	ND	ND	ND	500	1,900	1,200	260	3,800	2,200	3,500	200	200	ND	510	180	14,000	11,000	ND	ND
1,3,5-TMB		ND	ND	32,000	ND	ND	ND	35	500	1,900	1,200	260	3,800	2,200	3,500	200	200	ND	510	180	14,000	11,000	ND	ND
Total Xylenes	220000	ND	ND	101,000	ND	ND	ND	110	4,300	5,720	4,700	180	6,000	10,900	7,900	970	880	ND	7,600	620	38,000	15,700	ND	ND
Total PVOCs		ND	ND	246,000	ND	ND	ND	255	7,724	14,975	11,440	1,213	23,100	24,409	21,390	1,638	1,655	ND	9,638	2,390	108,600	51,200	ND	ND

ND = not detected

* GRO and DRO case closeout standards are generic WDNR guidelines, not site-specific residual contaminant levels (RCLs).

¹ For a complete list of the compounds analyzed and laboratory detection limits, see Appendix A.

² Case closeout limit exceeds site-specific soil residual clean-up limits due to methanol preservation.



**FIGURE 5 GROUNDWATER DATA (1/19/99)
LEE'S PETROLEUM SITE
CHIPPEWA FALLS, WISCONSIN**

A D V E N T

ENVIRONMENTAL SERVICES, INC.
DATE: 4/16/99
DRAWING #950099.02G

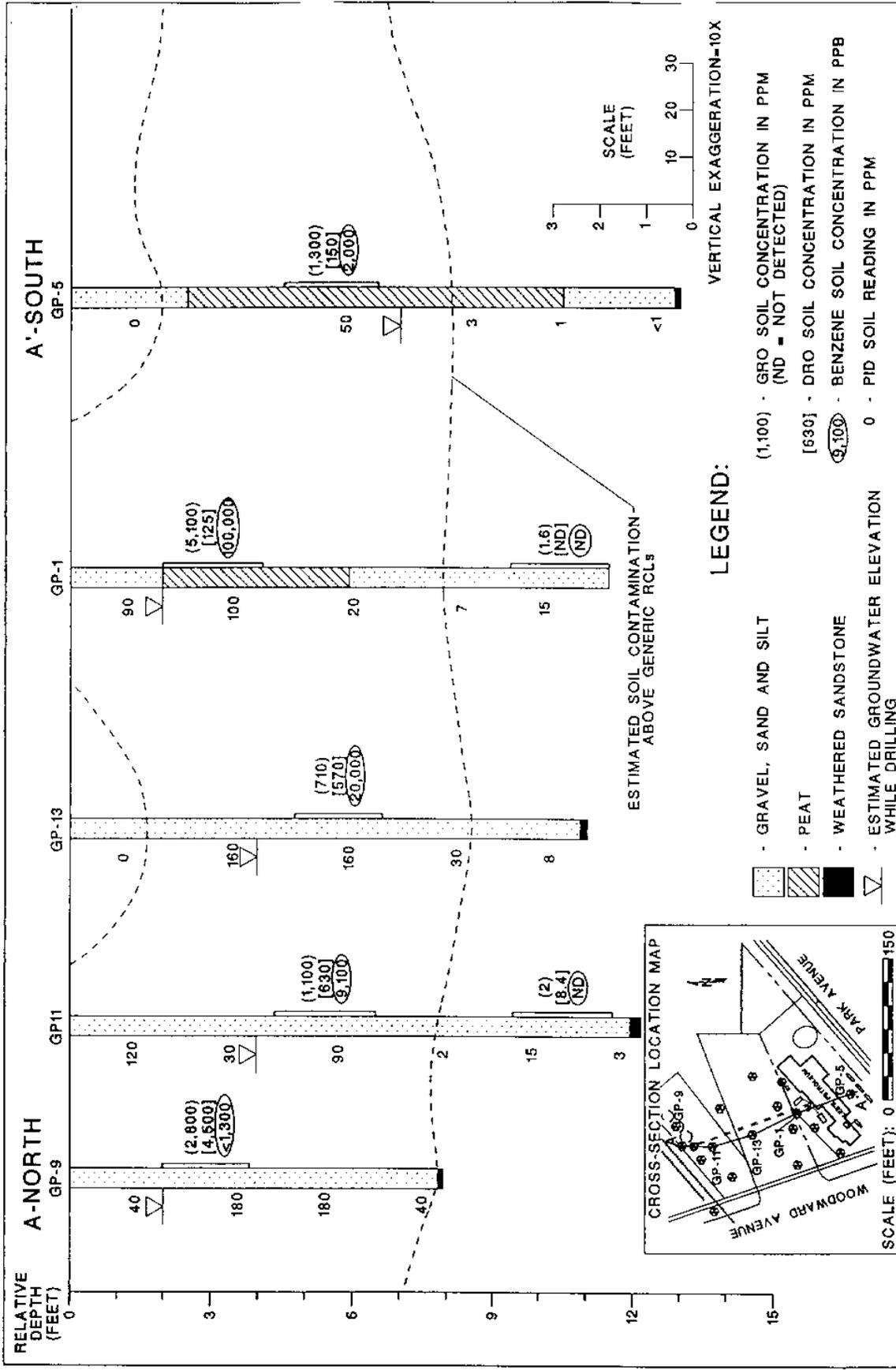
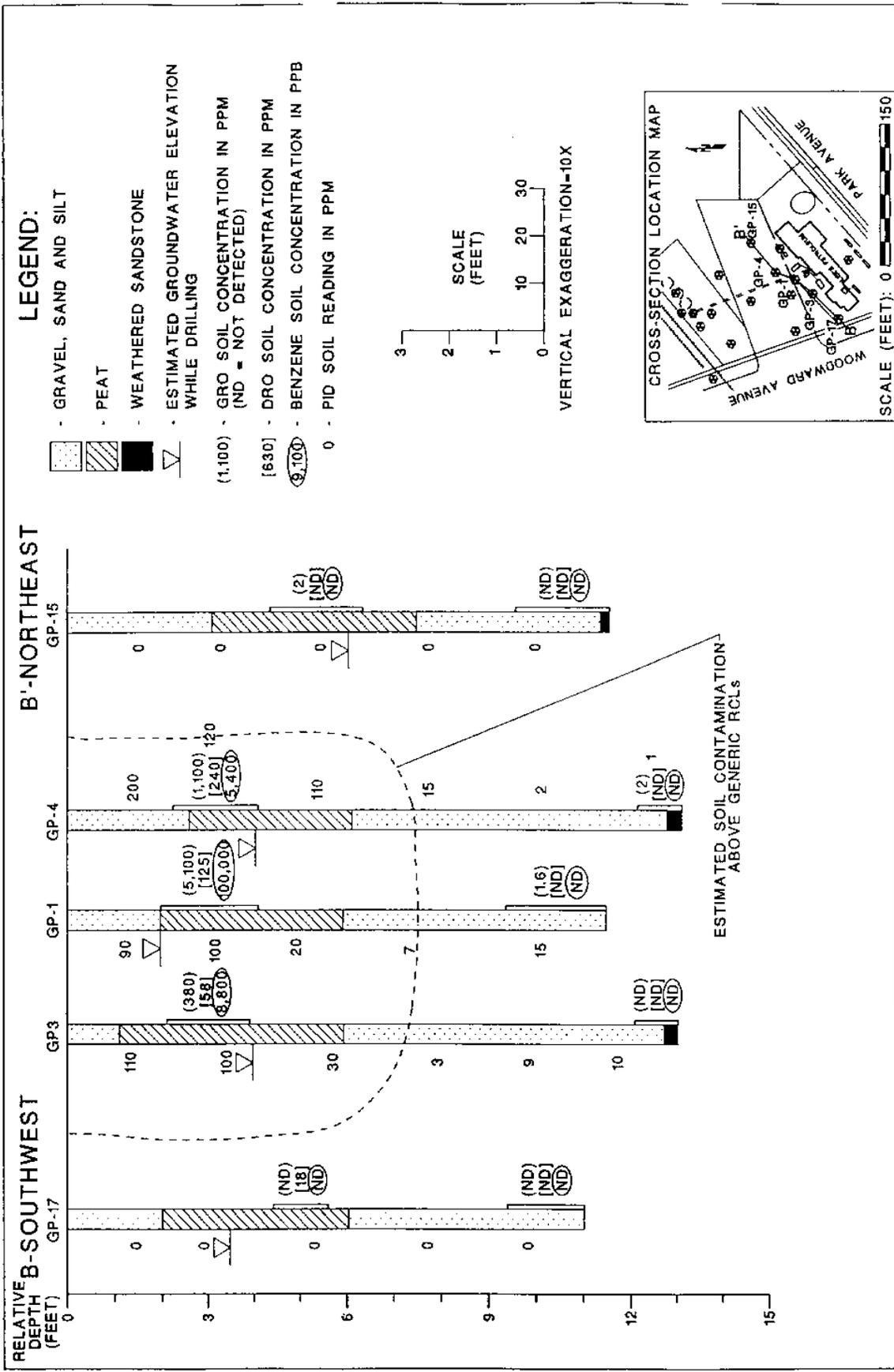


FIGURE 6 NORTH TO SOUTH CROSS-SECTION A-A'
LEE'S PETROLEUM SITE
CHIPPEWA FALLS, WISCONSIN

A D V E N T
 ENVIRONMENTAL SERVICES, INC.
 DATE: 12/13/96
 DRAWING # 950099.01E



A D V E N T
 ENVIRONMENTAL SERVICES, INC.
 DATE: 12/13/96
 DRAWING # 950099.01F

**FIGURE 7 SOUTHWEST TO NORTHEAST CROSS-SECTION B-B'
 LEE'S PETROLEUM SITE
 CHIPPEWA FALLS, WISCONSIN**



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Scott A. Humrickhouse, Regional Director

West Central Region Headquarters
1300 W. Clairemont Avenue
PO Box 4001
Eau Claire, Wisconsin 54702-4001
TELEPHONE 715-839-3700
FAX 715-839-6076
TDD 715-839-2786

August 9, 1999

Mr. Jerome Lee
Lee's Petroleum
210 Park Avenue
Chippewa Falls, WI 54729

Site ID: 03-09-001433
Chippewa County

SUBJECT: Conditional Site Closure for Lee's Petroleum Located at 210 East Park Avenue, Chippewa Falls WI.

Dear Mr. Lee:

On May 15, 1995, the Department of Natural Resources provided a notice to you that the degree and extent of petroleum contamination at the above-named site was required to be investigated and remediated. We have since been informed that the required investigation and remediation have been accomplished. Therefore, the site was reviewed by the West Central Region Closeout Committee on June 29, 1999, for a determination as to whether or not the case qualified for closeout under ch. NR 726, Wisconsin Administrative Code.

The Regional Closeout Committee has determined that the requirements in NR 726.05(2)(b), Wisconsin Administrative Code, have been satisfied. Consequently, closure has been granted if a groundwater use restriction which meets the requirements of NR 726.05(8)(am), Wisconsin Administrative Code, is recorded with the County Register of Deeds within thirty (30) days. Upon receipt of this recorded restriction, the Department will consider this site closed having determined that no further action is necessary at this site. If additional information regarding this site indicates that it poses a threat to public health, safety, welfare or the environment, this case may be reopened pursuant to NR 726.09, Wisconsin Administrative Code. A copy of a model groundwater use restriction document is enclosed. This model must be used to formulate your site-specific document. A draft of your deed restriction must be submitted for review by our legal counsel. Based on that review, any necessary changes must be made prior to recording with the county. A copy of the property deed must accompany the draft restriction. Furthermore, you must add the following language to the model restriction concerning soil contamination on this property: Elevated levels of petroleum contaminated soil remain on this property and if removed may require disposal or handling as a solid waste.

If you have any questions concerning this letter, please contact me at (715) 839-3775.

Sincerely,

John R. Grump
Hydrogeologist

Enclosure

c: Bill Evans
Michael Neal, Advent





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Scott A. Humrickhouse, Regional Director

West Central Region Headquarters
1300 W. Clairemont Avenue
PO Box 4001
Eau Claire, Wisconsin 54702-4001
Telephone 715-839-3700
FAX 715-839-6076
TDD 715-839-2786

November 22, 1999

Site ID #:03-09-001433
Chippewa County

Mr. Jerome Lee
Lee's Petroleum
210 Park Avenue
Chippewa Falls, WI 54729

**SUBJECT: Site Closure for Lee's Petroleum Located at 210 East Park Avenue,
Chippewa Falls, WI**

Dear Mr. Lee:

I have received a copy of the recorded deed restriction along with the monitoring well abandonment forms. This site is now closed.

Based on the investigative and remedial documentation provided to the Department, it appears that the contamination at the above-named site has been remediated in compliance with the requirements of chs. NR 700 to 724, Wisconsin Administrative code. Therefore, the Department considers the case "closed," having determined pursuant to ch. NR 726, Wisconsin Administrative Code, that no further action is necessary at the site.

If you have any questions concerning this letter, please contact me at (715) 839-3775.

Sincerely,


John R. Grump
Hydrogeologist

C: Bill Evans
Mike Neal, Advent



*Quality Natural Resources Management
Through Excellent Customer Service*

