

GIS REGISTRY INFORMATION

SITE NAME:	Northern Wisconsin Center			FID #	
BRRTS #:	03-09-193547		(if appropriate):		
COMMERCE # <small>(if appropriate):</small>	54729-3598-20				
CLOSURE DATE:	April 22, 2004				
STREET ADDRESS:	2820 E Park Ave				
CITY:	Chippewa Falls				
SOURCE PROPERTY GPS COORDINATES <small>(meters in WTM91 projection):</small>	X =	413319	Y =	495936	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input checked="" type="checkbox"/>	Both
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES <small>(meters in WTM91 projection):</small>					
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES <small>(meters in WTM91 projection):</small>					
CONTAMINATION IN RIGHT OF WAY:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					X
Copy of most recent deed, including legal description, for all affected properties					NA
Certified survey map or relevant portion of the recorded plat map <i>(if referenced in the legal description)</i> for all affected properties					NA
County Parcel ID number, <i>if used for county</i> , 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 SSRCLs.					X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					X
Isoconcentration map(s), <i>if required for site investigation (SI)</i> (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.					<input type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					X
Geologic cross-sections, <i>if required for SI</i> . (8.5x14" if paper copy)					X
RP certified statement that legal descriptions are complete and accurate.					NA
Copies of off-source notification letters (if applicable)					<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					<input type="checkbox"/>
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					X



April 22, 2004

Mr. Edward Molter
Northern Wisconsin Center
2820 E Park Ave
Chippewa Falls, WI 54729

RE: **Final Closure**

Commerce # 54729-3598-20 WDNR BRRTS # 03-09-193547
Northern Wisconsin Center, 2820 E Park Ave, Chippewa Falls

Dear Mr. Molter:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 266-0593.

Sincerely,

Brian F. Taylor
Hydrogeologist
Site Review Section

cc: Case File



September 26, 2000

Edward Molter
Northern Wisconsin Center
2820 East Park Ave.
Chippewa Falls, WI 54729

Subject: **Close-out of Case #54729-3598-20/ BRRTS # 03-09-193547**
Northern Wisconsin Center, 2820 East Park Ave., Chippewa Falls

Dear Mr. Molter:

On September 26, 2000 the above site was reviewed for closure by the Site Review staff of the PECFA Bureau. Because the site met the criteria for transfer to the Department of Commerce, all issues relating to this site are administered by the staff within the Department of Commerce's PECFA Bureau. Using the standards established in NR 700, the Department has determined that this site has been remediated to a level protective of the environment and human health. The Department considers this site to meet environmental standards for closure with a deed notification.

Please have your consultant complete a draft deed notice and submit this to me for review. Once it is approved you may have it attached to the deed for this property and send me a final copy with a copy of the receipt indicating it has been filed. Once this is done your site will be officially closed on our tracking system.

This is based upon the information provided to us by your consultant. If, in the future, site conditions indicate that any contamination that might remain poses a threat, the need for further remediation would be determined and required if necessary.

Please have your consultant include the Project Summary page from the closure request and attach a map showing the locations and levels of the remaining soil contamination for this site.

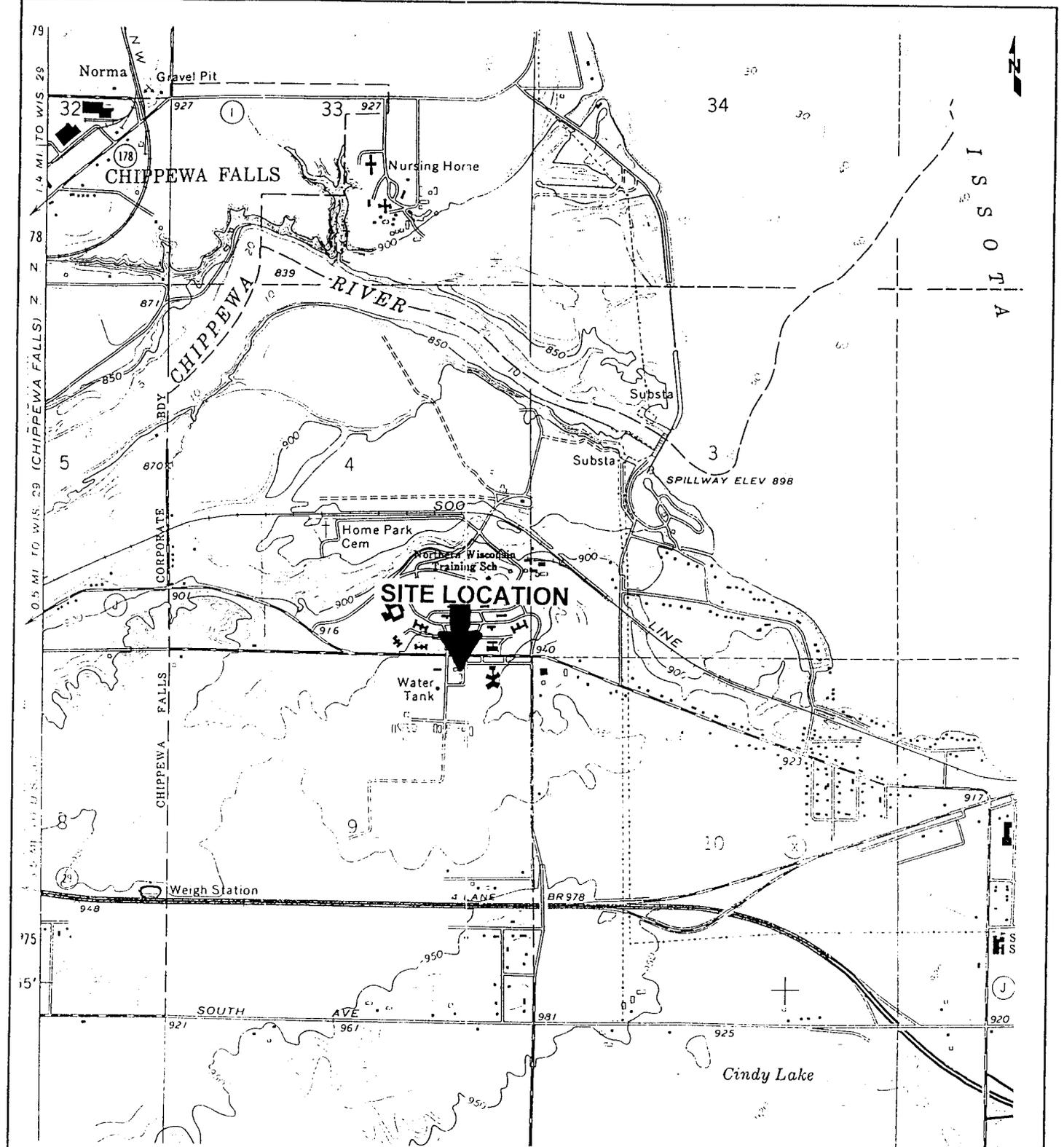
Be sure to include a copy of this letter with your PECFA claim package, if your site is eligible for reimbursement. Please be sure to keep all documentation related to the investigation and remediation of your site in case you ever decide to sell this property. The department has made the decision that after 3 years the files we hold for your site will be destroyed. So you are responsible for maintaining this file and passing it on to any future owners.

Thank you for your efforts in the protection of the environment. If you have any additional questions, please call me at 715-762-5557.

Sincerely,

Shanna L. Laube, P.G.
Hydrogeologist
PECFA Program

cc: Mike Neal, Advent James McMillan, WI. DOA, Div. Of Facilities Development, PO Box 7866, Madison, WI 53707-7866





 QUADRANGLE LOCATION
 NE1/4 NE1/4 SEC.9 T.28N., R.8W.

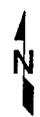
SCALE (FEET): 0  2000

NOTE:
 BASE MAP DEVELOPED FROM THE LAKE WISSOTA, WISCONSIN
 7.5 MINUTE U.S.G.S. TOPOGRAPHIC QUADRANGLE MAP.

DRAWN BY: KRK
 APPROVED BY:
 DATE: 8/7/98
 PROJECT #980051.00A
 REVISION #

FIGURE #1 DETAIL SHEET
 SITE LOCATION
 DHFS - NORTHERN WISCONSIN CENTER
 CHIPPEWA FALLS, WISCONSIN
A D V E N T
 ENVIRONMENTAL SERVICES, INC.

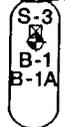
NORTHERN WISCONSIN CENTER
MAINTENANCE GARAGE
AND FURNITURE SHOP



B-7

B-6

1,000-GALLON DIESEL UST
EXCAVATION LIMITS



DISPENSER ISLAND

B-2
B-2A

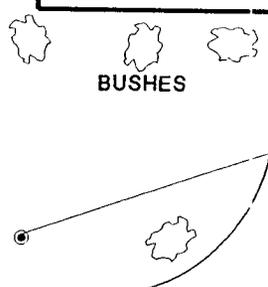
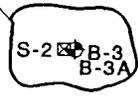
Pu

B-5

CONCRETE

ASPHALT PAVED AREA

1,000-GALLON
UNLEADED GASOLINE UST
EXCAVATION LIMITS



BUSHES

STM

DRIVEWAY

STM

B-4

Pu

NOTE:
BASE MAP DEVELOPED FROM SHEET 7 SITE PLAN
STATE OF WISCONSIN DEPARTMENT OF ADMINISTRATION
DIVISION OF FACILITIES DEVELOPMENT, DATED FEBRUARY 1998.

SCALE (FEET): 0 20

LEGEND:

B-1 SOIL BORING LOCATION AND NUMBER

S-1 SOIL SAMPLE LOCATION AND NUMBER

Pu UNDERGROUND POWER UTILITY

STM STORM SEWER UTILITY, MANHOLE COVER AND CATCH BASIN

DRAWN BY: KRK
APPROVED BY:
DATE: 1/25/00
PROJECT #980051.01B
REVISION #

FIGURE #2 DETAIL SHEET
SITE FEATURES AND SOIL BORING LOCATIONS
DHFS - NORTHERN WISCONSIN CENTER
CHIPPEWA FALLS, WISCONSIN

A D V E N T
ENVIRONMENTAL SERVICES, INC.

**TABLE 1 (page 1 of 2)
ANALYTICAL RESULTS - SOIL
NORTHERN WISCONSIN CENTER SITE, CHIPPEWA FALLS, WISCONSIN**

	NR 720 RCLs	Samples							
		BS-1A ³	BS-1B ³	BS-1C	BS-1D	BS-2A	BS-2B	BS-3A	BS-3B
Boring		B-1	B-1	B-1A	B-1A	B-2	B-2A	B-3	B-3A
Depth (feet)		2-4	10-12	24-26	30-32	10-12	3--32	10-12	24-26
PID		90	150	25	5	< 1	< 1	85	< 1
GROs (ppm)	100	480	1,000	ND	ND	ND	ND	1,900	ND
DROs (ppm)	100	ND	340	ND	ND	ND	ND	900	ND
Total Lead (ppm)	50	8.9	2.1	4.1	2.7	2.1	1.6	4.2	2
VOCs (ppb) ¹									
Benzene	25 ²	< 50	< 310	49	< 25	< 25	< 25	4,400	< 25
s-Butylbenzene		310	1,400	< 25	< 25	< 25	< 25	3,000	< 25
Ethylbenzene	2,900	< 50	9,100	< 25	< 25	< 25	< 25	53,000	< 25
Isopropylbenzene		< 50	1,800	< 25	< 25	< 25	< 25	4,700	< 25
p-Isopropyltoluene		340	680	< 25	< 25	< 25	< 25	1,500	< 25
Methylene chloride ⁴		190	1,100	< 25	< 25	78	< 25	2,000	< 25
Naphthalene	400	420	14,000	< 25	< 25	< 25	< 25	26,000	< 25
n-Propylbenzene		170	10,000	< 25	< 25	< 25	< 25	24,000	< 25
Toluene	1,500	< 50	4,900	43	< 25	< 25	< 25	130,000	< 25
1,2,4-TMB		11,000	85,000	< 25	< 25	< 25	< 25	160,000	< 25
1,3,5-TMB		7,300	25,000	< 25	< 25	< 25	< 25	49,000	< 25
Total Xylenes	4,100	6,800	104,000	33	< 25	< 25	< 25	318,000	< 25

ND = not detected

TMB = trimethylbenzene

MTBE = methyl-tert-butyl-ether

Shaded areas indicate concentrations exceeding WDNR generic residual contaminant levels (RCLs) for petroleum-contaminated soils.

¹ Only VOCs detected are listed. For a complete list of the compounds analyzed and laboratory detection limits, see Appendix C.

² Laboratory detection limit exceeds case closeout limit due to methanol preservation.

³ Laboratory detection limits were increased due to presence of petroleum contaminants.

⁴ Methylene chloride is present in the lab blank. All sample concentrations of methylene chloride should be viewed as suspect.

TABLE 1 (page 2 of 2)
ANALYTICAL RESULTS - SOIL
NORTHERN WISCONSIN CENTER SITE, CHIPPEWA FALLS, WISCONSIN

	NR 720 RCLs	Samples								
		BS-4A	BS-4B	BS-5A	BS-5B	BS-6A	BS-6B	BS-7A	BS-7B	MEOH Blank
Boring		B-4	B-4	B-5	B-5	B-6	B-6	B-7	B-7	---
Depth (feet)		10-12	24-26	10-12	30-32	10-12	30-32	10-12	30-32	---
PID		< 1	< 1	< 1	< 1	< 1	< 1	< 1	< 1	---
GROs (ppm)	100	ND	ND	ND	ND	ND	ND	ND	ND	ND
DROs (ppm)	100	ND	ND	ND	ND	ND	ND	ND	ND	---
Total Lead (ppm)	50	3.1	1.2	1.9	1.2	2	1.9	2.8	3.3	---
VOCs (ppb) ¹										
Benzene	25 ²	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	ND
n-Butylbenzene		< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	ND
s-Butylbenzene		< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	ND
Ethylbenzene	2,900	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	ND
Isopropylbenzene		< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	ND
p-Isopropyltoluene		< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	ND
Methylene chloride		< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	ND
Naphthalene	400	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	ND
n-Propylbenzene		< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	ND
Toluene	1,500	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	ND
1,2,4-TMB		< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	ND
1,3,5-TMB		< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	ND
Total Xylenes	4,100	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	ND

ND = not detected

TMB = trimethylbenzene

MTBE = methyl-tert-butyl-ether

Shaded areas indicate concentrations exceeding WDNR generic residual contaminant levels (RCLs) for petroleum-contaminated soils.

¹ Only VOCs detected are listed. For a complete list of the compounds analyzed and laboratory detection limits, see Appendix C.

² Laboratory detection limit exceeds case closeout limit due to methanol preservation.

NORTHERN WISCONSIN CENTER
MAINTENANCE GARAGE
AND FURNITURE SHOP



1,000-GALLON DIESEL UST
EXCAVATION LIMITS

B-7
G=ND
D=ND
B=ND

B-6
G=ND
D=ND
B=ND

DISPENSER
ISLAND

B-2
B-2A
G=ND
D=ND
B=ND

B-1
B-1A
G=1,000
D=340
B=<310

B-5
G=ND
D=ND
B=ND

ESTIMATED EXTENT OF
SOIL CONTAMINATION

CONCRETE

ASPHALT PAVED AREA

1,000-GALLON UNLEADED GASOLINE
UST EXCAVATION LIMITS

B-3
B-3A
G=1,900
D=900
B=4,400

BUSHES

B-4
G=ND
D=ND
B=ND

DRIVEWAY

NOTE:

BASE MAP DEVELOPED FROM SHEET 7 SITE PLAN
STATE OF WISCONSIN DEPARTMENT OF ADMINISTRATION
DIVISION OF FACILITIES DEVELOPMENT, DATED FEBRUARY 1998.

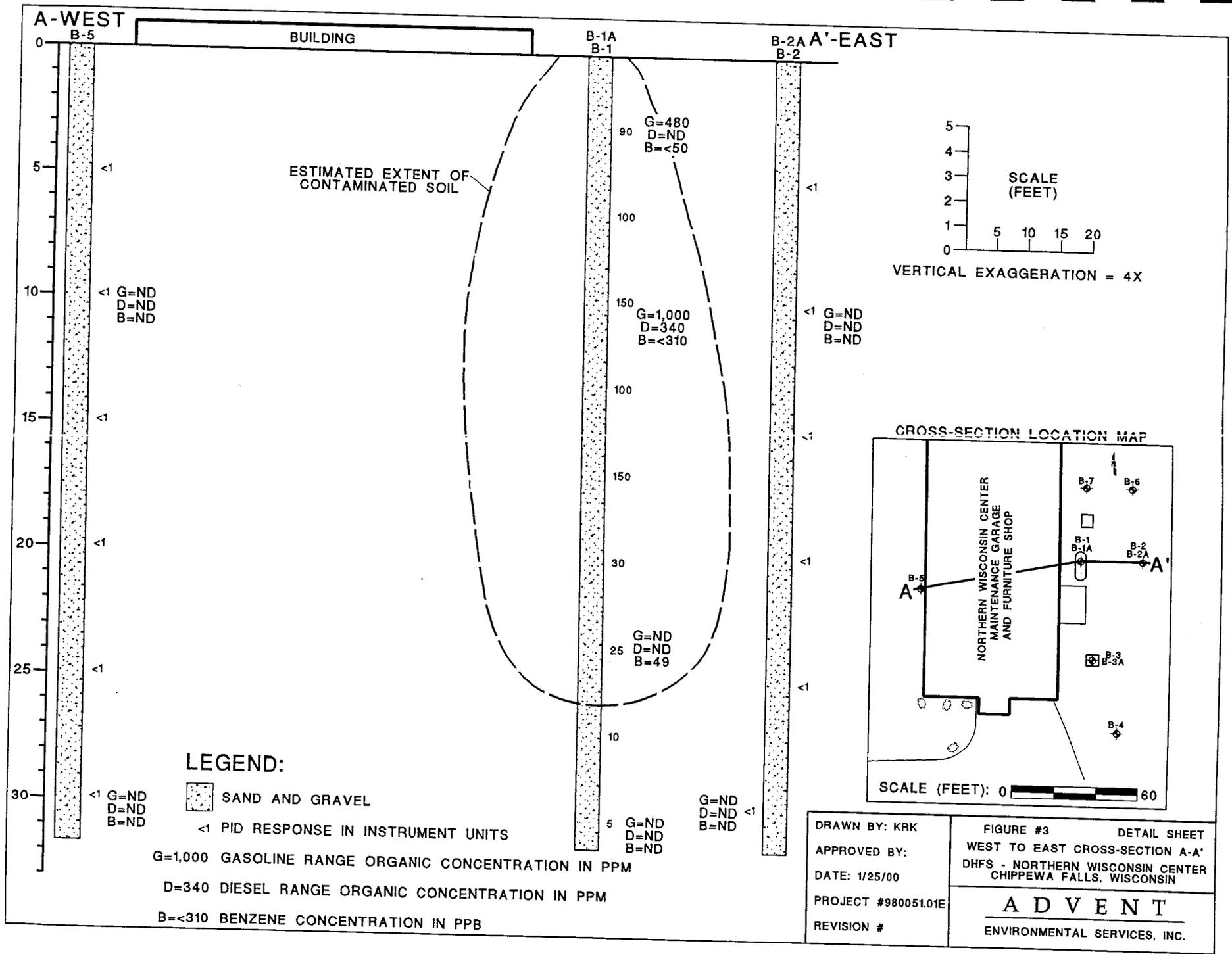
SCALE (FEET): 0 20

LEGEND:

- B-1 SOIL BORING LOCATION AND NUMBER
- G=1,000 GASOLINE RANGE ORGANIC CONCENTRATION IN PPM
- D=340 DIESEL RANGE ORGANIC CONCENTRATION IN PPM
- B=<310 BENZENE CONCENTRATION IN PPM

DRAWN BY: KRK
APPROVED BY:
DATE: 1/25/00
PROJECT #980051.01C
REVISION #

FIGURE #5 DETAIL SHEET
ESTIMATED EXTENT OF SOIL CONTAMINATION
DHFS - NORTHERN WISCONSIN CENTER
CHIPPEWA FALLS, WISCONSIN
A D V E N T
ENVIRONMENTAL SERVICES, INC.



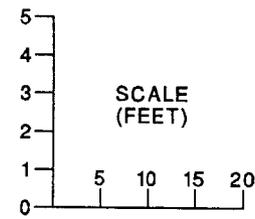
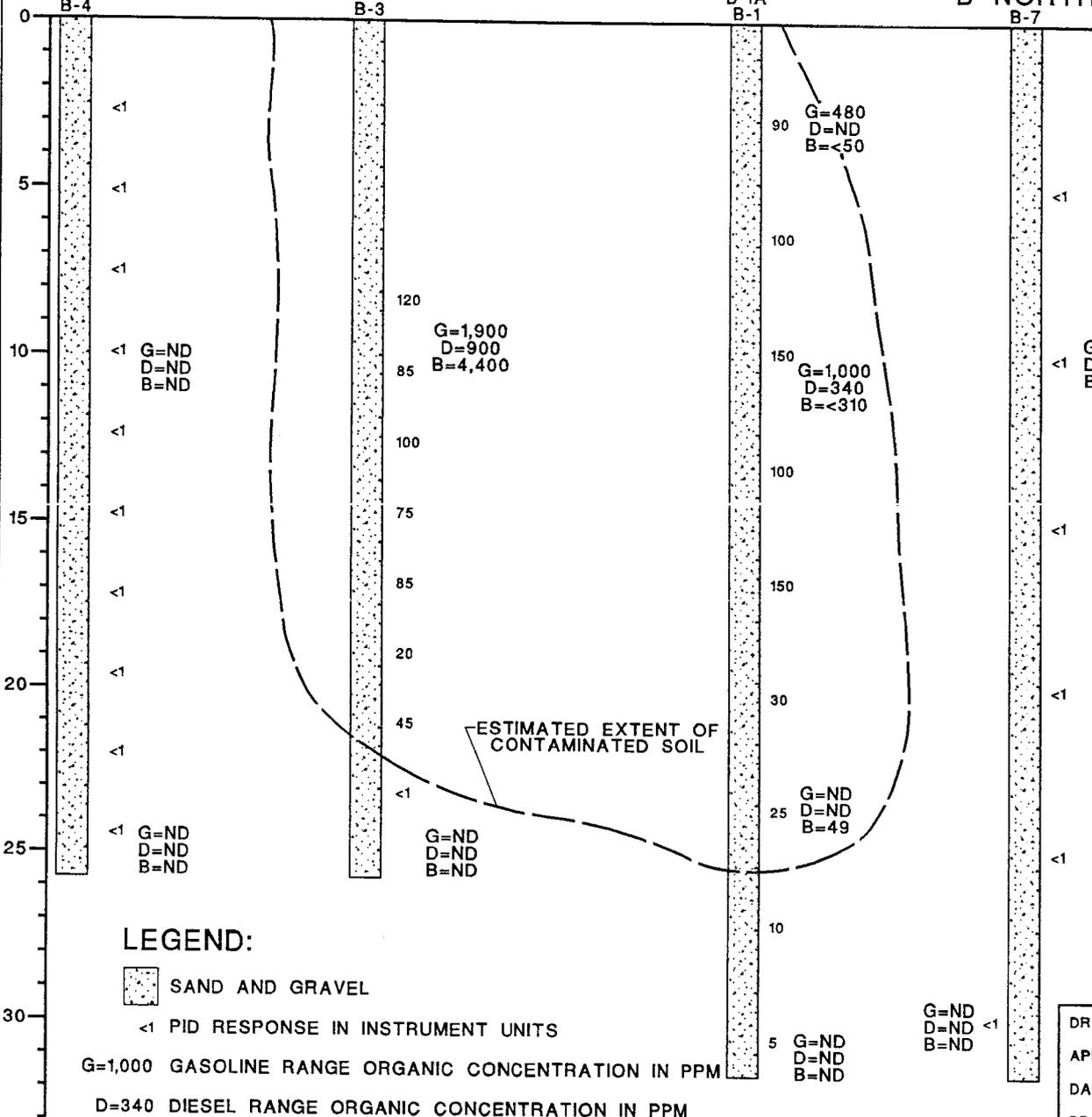
DRAWN BY: KRK
 APPROVED BY:
 DATE: 1/25/00
 PROJECT #980051.01E
 REVISION #

FIGURE #3 DETAIL SHEET
 WEST TO EAST CROSS-SECTION A-A'
 DHFS - NORTHERN WISCONSIN CENTER
 CHIPPEWA FALLS, WISCONSIN

A D V E N T
 ENVIRONMENTAL SERVICES, INC.

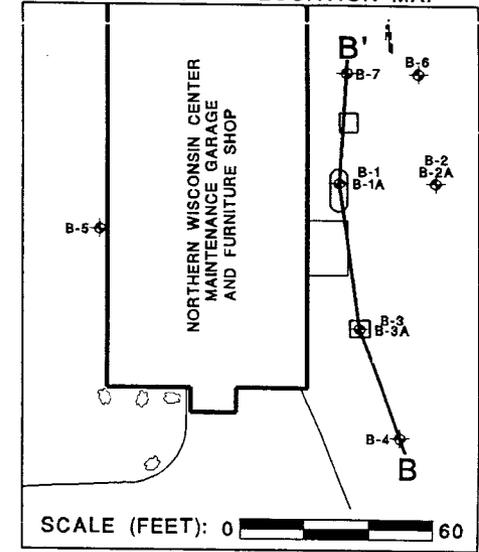
B-SOUTH

B'-NORTH



VERTICAL EXAGGERATION = 4X

CROSS-SECTION LOCATION MAP



LEGEND:

- SAND AND GRAVEL
- <1 PID RESPONSE IN INSTRUMENT UNITS

G=1,000 GASOLINE RANGE ORGANIC CONCENTRATION IN PPM

D=340 DIESEL RANGE ORGANIC CONCENTRATION IN PPM

B=<310 BENZENE CONCENTRATION IN PPB

DRAWN BY: KRK
 APPROVED BY:
 DATE: 1/25/00
 PROJECT #980051.01D
 REVISION #

FIGURE #4 DETAIL SHEET
 SOUTH TO NORTH CROSS-SECTION B-B'
 DHFS - NORTHERN WISCONSIN CENTER
 CHIPPEWA FALLS, WISCONSIN

A D V E N T
 ENVIRONMENTAL SERVICES, INC.

DOCUMENT# 683749

required. If the Department determines that the notice of contamination is no longer required, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this notice of contamination is no longer required. This notice of contamination may not be removed from the property without approval of the Department.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 29TH day of MARCH, 2004.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of THE STATE OF WISCONSIN.

Signature: Michael Burke

Printed Name: Michael Burke

Title: MANAGEMENT SERVICES DIRECTOR, NORTHERN WI CENTER

Subscribed and sworn to before me this 29TH day of MARCH, 2004.

Donna L. Kagan Donna L. Kagan

Notary Public, State of Wisconsin
My commission expires 6-13-2004



As drafted by:

Wisconsin Department of Commerce
Environmental and Regulatory Services Division
Bureau of PECFA
Brian F. Taylor
Hydrogeologist
Site Review Section

NORTHERN WISCONSIN CENTER MAINTENANCE GARAGE AND FURNITURE SHOP

1,000-GALLON DIESEL UST
EXCAVATION LIMITS

DISPENSER
ISLAND

ESTIMATED EXTENT OF
SOIL CONTAMINATION

1,000-GALLON UNLEADED GASOLINE
UST EXCAVATION LIMITS

BUSHES

DRIVEWAY

CONCRETE

ASPHALT PAVED AREA



B-7
G=ND
D=ND
B=ND

B-6
G=ND
D=ND
B=ND

B-2
B-2A
G=ND
D=ND
B=ND

B-5
G=ND
D=ND
B=ND

B-1
B-1A
G=1,000
D=340
B=<310

B-3
B-3A
G=1,900
D=900
B=4,400

B-4
G=ND
D=ND
B=ND

NOTE:

BASE MAP DEVELOPED FROM SHEET 7 SITE PLAN
STATE OF WISCONSIN DEPARTMENT OF ADMINISTRATION
DIVISION OF FACILITIES DEVELOPMENT, DATED FEBRUARY 1998.

SCALE (FEET): 0 20

LEGEND:

- B-1 SOIL BORING LOCATION AND NUMBER
- G=1,000 GASOLINE RANGE ORGANIC CONCENTRATION IN PPM
- D=340 DIESEL RANGE ORGANIC CONCENTRATION IN PPM
- B=<310 BENZENE CONCENTRATION IN PPM

DRAWN BY: KRK
 APPROVED BY:
 DATE: 1/25/00
 PROJECT #980051.01C
 REVISION #

FIGURE #5 DETAIL SHEET
 ESTIMATED EXTENT OF SOIL CONTAMINATION
 DHFS - NORTHERN WISCONSIN CENTER
 CHIPPEWA FALLS, WISCONSIN

A D V E N T
 ENVIRONMENTAL SERVICES, INC.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the contamination has been remediated and a notice of contamination is no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the notice of contamination is required. If the Department determines that the notice of contamination is no longer required, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this notice of contamination is no longer required. This notice of contamination may not be removed from the property without approval of the Department.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 25TH day of JANUARY, 2011.

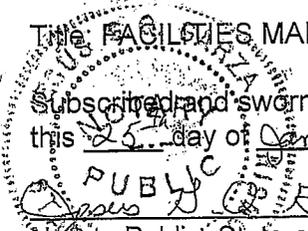
[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of THE STATE OF WISCONSIN

Signature: *Richard Demarse*

Printed Name: RICHARD DEMARSE

Title: FACILITIES MANAGEMENT OFFICER



Subscribed and sworn to before me this 25th day of January, 2011.

James H. Hana
Notary Public, State of Wisconsin
My commission is permanent

As drafted by:

Wisconsin Department of Commerce
PECFA Bureau
PO Box 8044
Madison, WI 53708
Brian F. Taylor
Senior Hydrogeologist

