

GRCRS Package Cover Sheet

Site Name Thaler O.1 Property / Video Biz

Site Address State Hwy 12/25 Menomonie WI 54751

BRRTS # 03-17-000962 Date of Closure Decision 6/7/00

Closure letter(s)

Groundwater Use Restriction/Warranty Deed

Yes/ No Off-site contamination present? (Include related documents)

Yes/ No Right-of-way contamination present? (Include related documents)

General location map

367466.7960285 GPS x-coordinate

493383.2634029 GPS y-coordinate

Detailed site map(s)

Groundwater flow map(s)

Latest map(s) showing extent or outline of plume

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

If available:

Legal description

251-1340-08 County and Parcel I.D./Tax Parcel No.

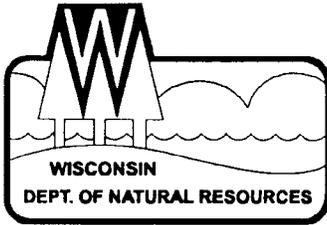
Geologic cross sections

Isoconcentrations map(s)

No Off site

No Rite of way

Resub 2/14/01



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

September 21, 2000

Thaler Oil Co.
Mr. George Thaler
310 S. Main St.
Chippewa Falls, WI 54729

SUBJECT: Case Closure-Thaler Oil Co., Video Biz/Hollywood Tan, Menomonie, WI
DNR# 03-17-000962

Dear Mr. Thaler:

On June 8, 2000 the Department of Natural Resources sent you a letter stating that the above mentioned petroleum contaminated site was now considered "closed" in compliance with the requirements of chs. NR700 to 724, Wisconsin Administrative Code. Therefore, no further action is necessary to protect human health or the environment.

In accordance with NR726, Wisconsin Administrative Code, we have received a copy of the groundwater use restriction filed with the Register of Deeds in Dunn County. We also have received the abandonment forms (Form 3300-5B) for the groundwater monitoring wells and the sparge and vent points.

This fulfills the necessary actions for closure to take place and the site will be closed on our computer tracking system. The Department appreciates all the actions you have undertaken to protect human health and restore the environment.

Sincerely,

Kristine Mercer
Hydrogeologist

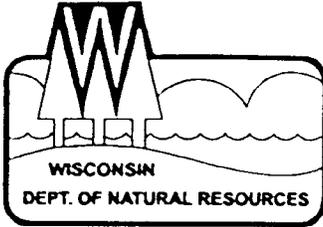
c: Mitch Evenson, Cedar Corp., 604 Wilson Ave., Menomonie, WI 54751
Eileen Kramer, WCR DNR
Shanna Laube, Dept. of Commerce, Park Falls, WI 54552-0530

*Quality Natural Resources Management
Through Excellent Customer Service*



1/12

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES



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1300 W. Clairemont Avenue
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TDD 715-839-2786

June 8, 2000

Thaler Oil Co.
Mr. George Thaler
310 S. Main St.
Chippewa Falls, WI 54729

SUBJECT: Thaler Oil Co., Video Biz/Hollywood Tan, Menomonie, WI
DNR# 03-17- 000962

Dear Mr. Thaler:

On March 1, 1993 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 work has been completed. On June 7, 2000 above mentioned site was reviewed by the West Central Region Closeout Committee for a determination as to whether or not the case qualified for close out under ch. NR 726, Wis. Adm. Code. Based on the investigative documentation provided to the Department, it appears that the petroleum contamination at the above-named site has been addressed in compliance with the requirements of chs. NR 700 to 724, Wis. Adm. Code. Therefore, the Department considers the case "closed" having determined that no further action is necessary to protect groundwater or human health via direct contact with contaminated soil.

However, due to the presence of residual contamination remaining in the groundwater in the perched aquifer at the site, a condition of the closeout is that the owner complete, sign and record a groundwater use restriction. This is completed on your behalf by your consultant. If the groundwater use restriction which meets the requirements of NR 726.05(8)(am), Wis. Adm. Code, is recorded with the County Register of Deeds within 45 days, the Department will consider the case closed, having determined that no further action is necessary on the site at this time. The property owner must submit a copy of the recorded affidavit, with the recording information stamped on it, within 15 days after the County Register of Deeds returns the affidavit to the property owner. Prior to recording the groundwater use restriction, please forward a draft copy to me for DNR review.

Based on the closure documentation which you provided to the Department, it appears that some petroleum contaminated soil remains at the site, and that the residual soil contamination still present at the above-referenced site does not represent a threat to public health, welfare, or safety, or the environment at this time. You should be aware that if this contaminated soil should be excavated or disturbed in the future, it must be properly handled as a solid waste, unless future testing finds this to be unnecessary.

The Department's closure is also contingent on the requirement that the groundwater monitoring wells associated with this site be properly abandoned in accordance with ch. NR 141, Wis. Adm. Code. Please submit completed Well/Drillhole/Borehole Abandonment Forms 3300-5B to the Department providing

abandonment verification once this task has been completed so that I may assign this site final closure status.

The Department appreciates the actions you taken in handling the contamination at this site and thereby protecting human health and the environment. If you should have any additional questions related to this matter, please feel free to contact me at (715) 839-2781.

Sincerely,



Kristine Mercer
Hydrogeologist

C: Mitch Evenson, Cedar Corporation, 604 Wilson Ave., Menomonie, WI 54751
David Swimm, Department of Commerce, P.O. Box 8044, 201 Washington Ave., Madison
Eileen Kramer WCR DNR

property. No well may be constructed on this property unless applicable requirements are met.

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 or 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 one or more of the restrictions set forth in this covenant is no longer required. Upon the 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, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

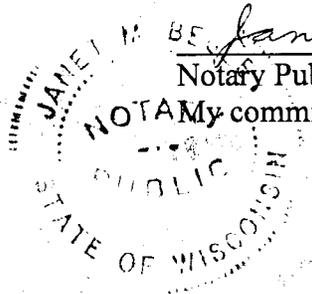
By signing this document, George W. and Ferne E. Thaler assert that they are duly authorized to sign this document on behalf of the Thaler Trust of 1994.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 3rd day of August, 2000.

Signature: *George W. Thaler* Signature: *Ferne E. Thaler*
George W. Thaler, Trustee Ferne E. Thaler, Trustee

Subscribed and sworn to before me this 3rd day of August, 2000.

Janet M. Bezley
Notary Public, State of WIS
My commission 11-03-2002



Lot 7 Blk. 15 N. Meno.

DOCUMENT NO. 416094	QUIT CLAIM DEED
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George W. Thaler, Sr. quit-claims to George W. Thaler and Ferne E. Thaler, Trustees of the Thaler Trust of 1994 the following described real estate in Dunn County, State of Wisconsin:

Lot Seven (7), Block Fifteen (15), VILLAGE OF NORTH MENOMONIE, NOW A PART OF THE CITY OF MENOMONIE.

RECORDED April 4, 1995 at 10:25 A.M.
 RECORDED VOL. 581 RECORDS PAGE(S) 235
James M. Mrodt
 JAMES M. MRODT REG. OF DEEDS, DUNN, CO. WI.

Except easements, restrictions and roadways of record.

RETURN TO
Schrage - have to return

This Deed is given to transfer to the Grantee all interests which the grantor possesses in the above-described property.

This is not homestead property.

Dated this 29th day of March, 1994.

FEE
16
 EXEMPT

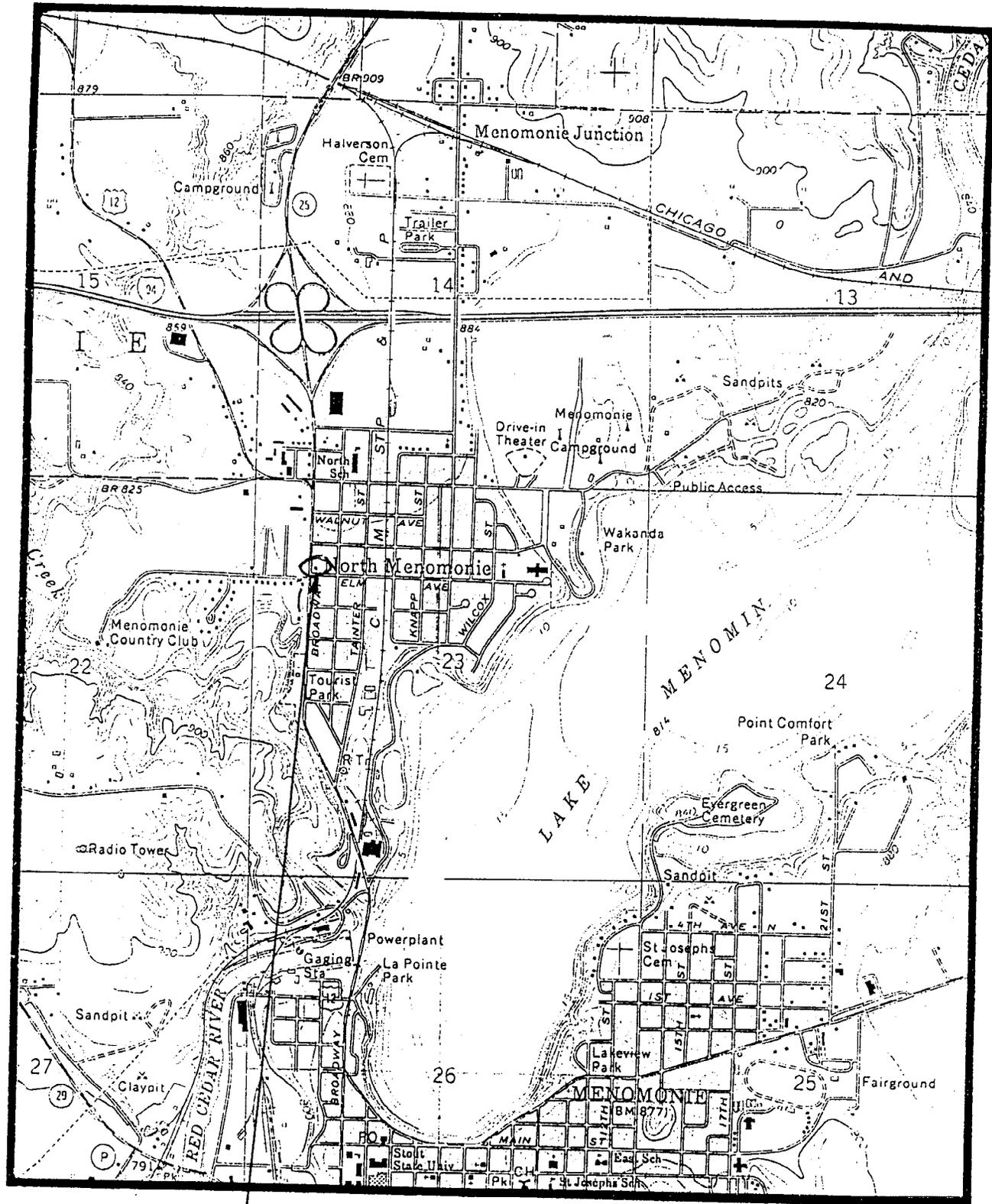
George W. Thaler, Sr. (SEAL)
 George W. Thaler, Sr.

STATE OF WISCONSIN)
)
) Es Claire County) ss.

Personally came before me this 29th day of March, 1994, the above-named George W. Thaler, Sr., to me known to be the person who executed the foregoing instrument and acknowledged the same.

Stephen R. Schrage
 Stephen R. Schrage
 Notary Public, State of Wisconsin.
 My commission is permanent.

THIS INSTRUMENT DRAFTED BY:
Stephen R. Schrage - Lawyer
State Bar #01013907



SITE LOCATION

 architects engineers land surveyors planners cedar corporation <small>644 Olson Avenue, Neenah, Wisconsin 54751 715-235-9081</small> <small>Fax Number 715-235-8767 WATS 800-478-7376</small>		
DRAWN BY SJR	PROJECT TITLE THALER OIL COMPANY	CHECKED BY AJE
DATE 09/20/93	VIDEO BIZ UST	JOB NO. 1658-001
REVISED BY/DATE	SITE LOCATION MAP	FIGURE 1
SCALE 1:24,000		

EXHIBIT "A"

BIT.
PARK/DRIVE

TOM THUMB

BROADWAY ST.

O/H ELEC



U/G ELEC

PROPERTY LINE

O/H ELEC

MW-1

EQUIPMENT ENCLOSURE

VIDEO BIZ

BIT.

V-3

SIDEWALK

BIT.

Former Pump Island

V-1

EXISTING BITUMINOUS

MW-3

GRAVEL

Area of Residual Petroleum Contamination

ELM AVE.

ALLEY

O/H ELEC

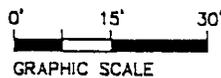
O/H ELEC

MW-4

BUSH'S FURNITURE

LEGEND:

- ▲ VAPOR EXTRACTION WELL
- SPARGE WELL
- ⊙ MW-1 MONITORING WELL



Cedar
corporation

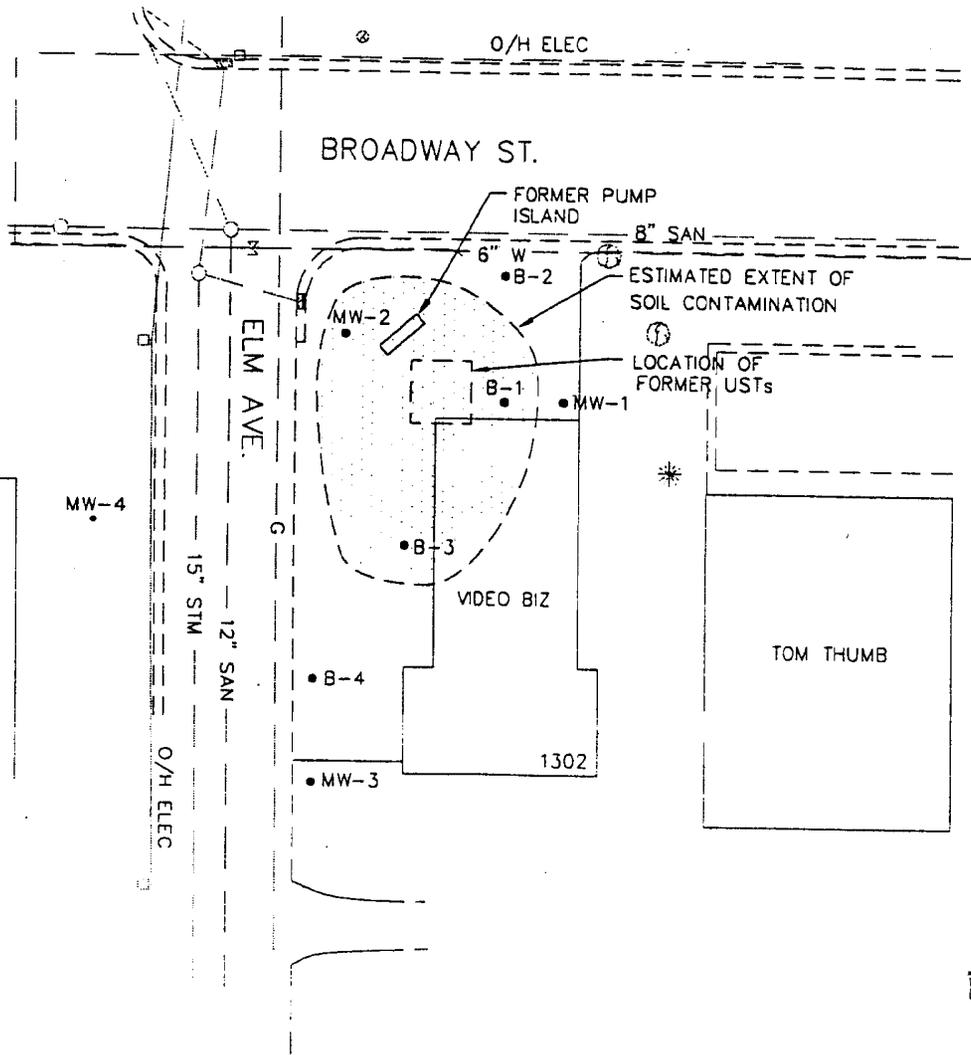
604 Wilson Avenue
Menomonie, Wisconsin 54751
715-235-9081
800-472-7372
FAX 715-235-2727
www.cedarcorp.com

DRAWN BY
PKF
DATE
AUG. '97
FILE
VIDEO.DWG
SCALE
1"=30'

PROJECT TITLE
VIDEO BIZ/HOLLYWOOD TAN
1302 NORTH BROADWAY STREET
MENOMONIE, WISCONSIN
SITE FEATURES

CHECKED BY
CEL
JOB NO.
1658-031-84
FIGURE

EXHIBIT "A"



soils

DATE	06/11/93
SCALE	AS SHOWN
PROJECT	REPAIR DUG

architects engineers land surveyors planners

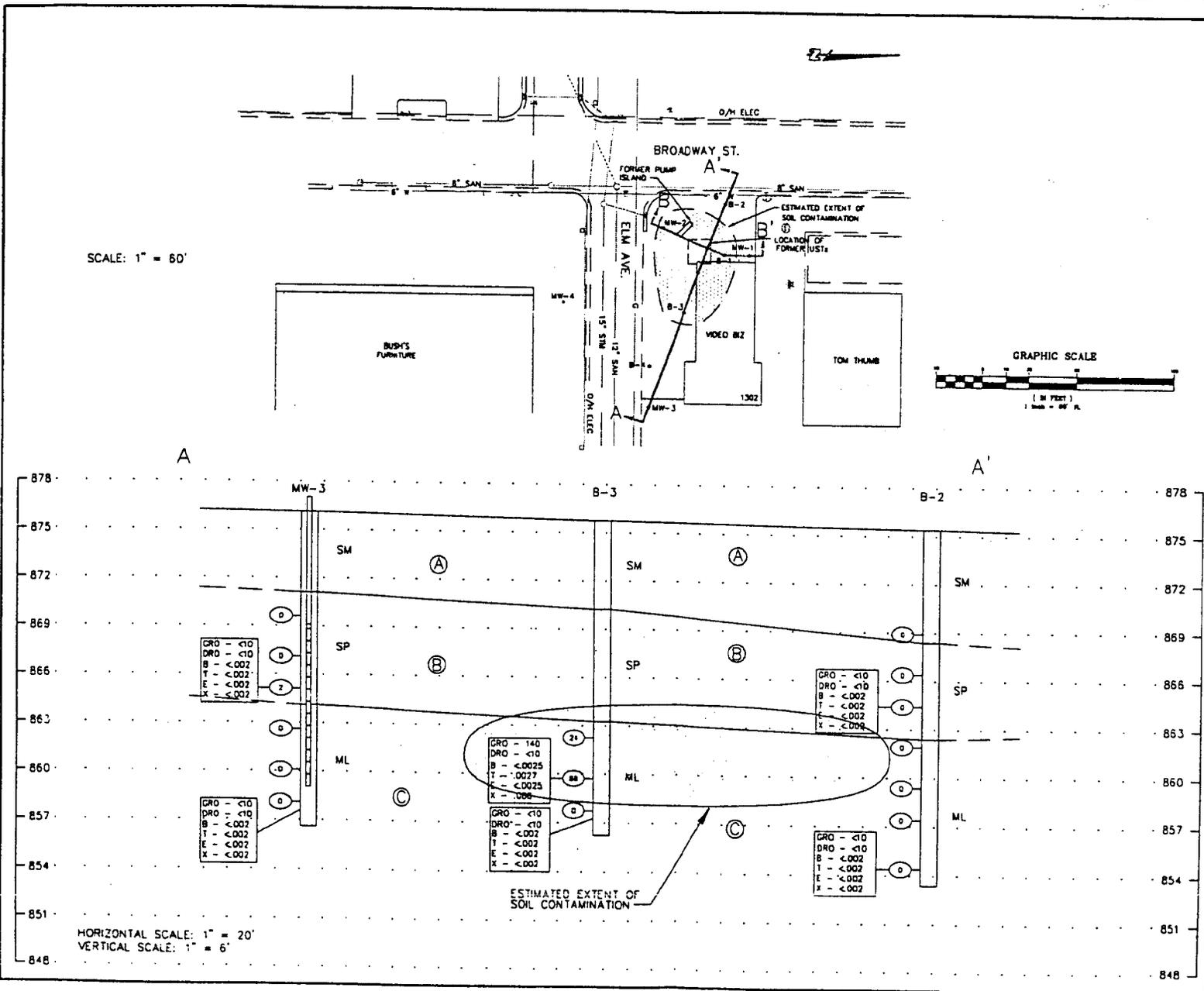
cedar corporation

115-135-0000
 115-135-0000
 115-135-0000

115-135-0000
 115-135-0000
 115-135-0000

VIDEO BIZ
 1302 NORTH BROADWAY, MENDON, VI
 SITE FEATURES MAP

DATE	6/28/93
SCALE	1" = 20'
PROJECT	FIG. 2



ABBREVIATIONS
 F---Fine M---Medium C---Coars.
 We---Weathered So---Sound

MATERIAL SYMBOLS

Topsoil	Silt	Sandstone
Sand	Peat	Limestone
Gravel	Clay	Igneous Rock

LEGEND OF BORING

Elevation Boring No.

Sieve Sample

Well Casing

Sandy Gravel

GR0

* Laboratory Analytical Results

B - Benzene
T - Toluene
E - Ethylbenzene
X - Xylene

F. Boulders or Cobbles

Top Of Screen Sand

Shaly Tube - S.T.

Field Screening Units

Ground Water Elevation

Bottom Of Screen

No Ground Water Observed Above This Elevation

So
Limestone

* All Laboratory Results Reported in PPM.

GEOLOGIC LEGEND

A - SILTY SANDS, SAND-SILT MIXTURES

B - POORLY GRADED SANDS AND GRAVELLY SANDS, LITTLE OR NO FINES

C - INORGANIC SILTS, VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS

SOIL CONTAMINATION ABOVE 10 PPM TPH

GROUNDWATER ELEVATIONS BASED ON 7/7/93 DATA

VIDEO BIZ
1302 N. BROADWAY, MENDONIE, WI

CROSS SECTION A - A'

Drawn By	SJR	Checked	MEE
Logo	cedar corporation	CADD FILE	THALXSA
		JOB NUMBER	1658-001-60

FIG. 3A

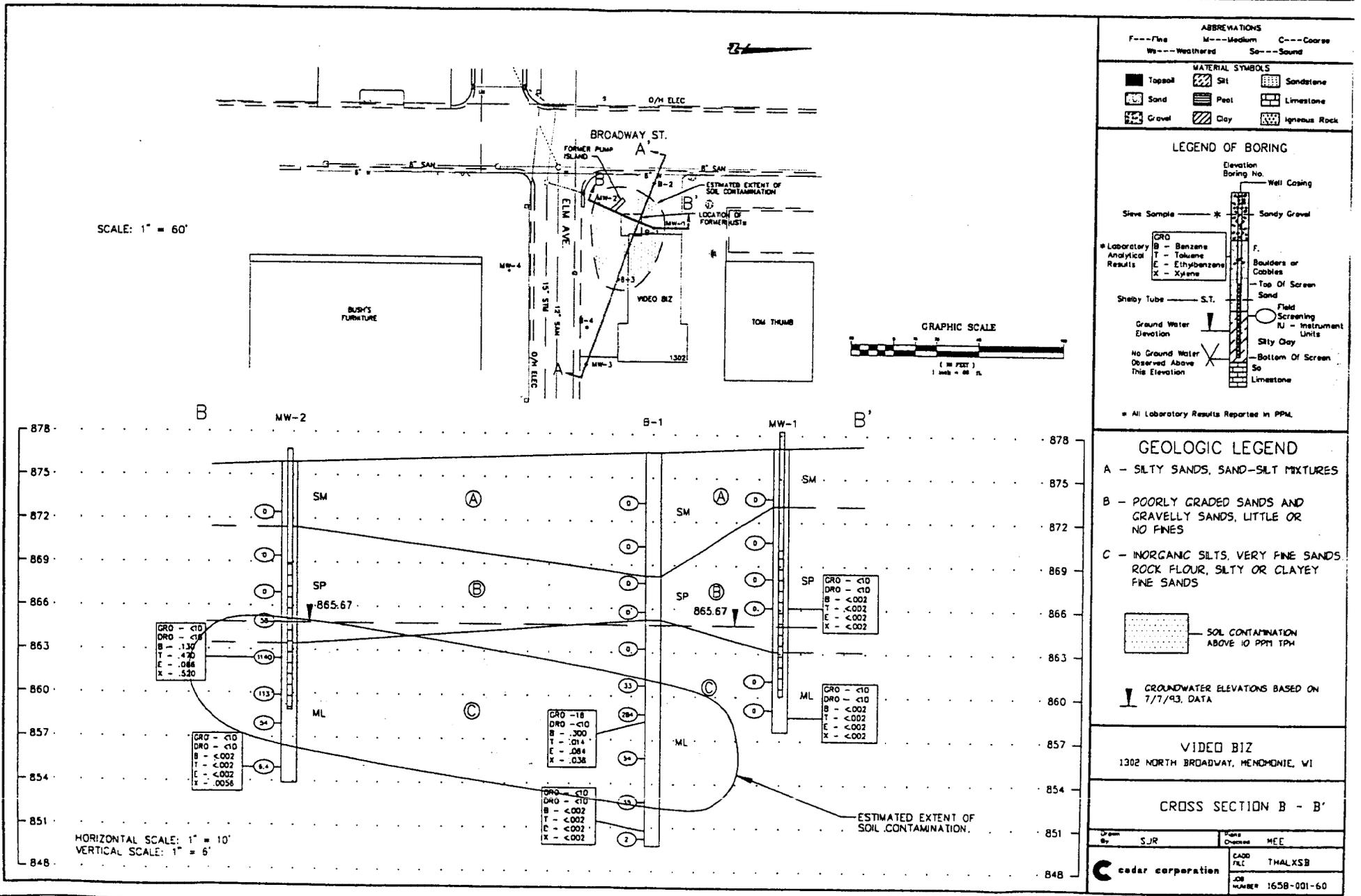


FIG. 3B

THALER OIL COMPANY
VIDEO BIZ / HOLLYWOOD TAN
MENOMONIE, WI

PERCHED GROUND WATER SAMPLE ANALYTICAL RESULTS

WELL #	BENZENE	ETHYLBENZENE	MTBE *	TOLUENE	TMB**	XYLENES
DATE	(ppb)	(ppb)	(ppb)	(ppb)	(ppb)	(ppb)
[ES-NR 140]	[5.0]	[700.0]	[60.0]	[343.0]	[480.0]	[620.0]
[PAL NR.140]	[0.5]	[140.0]	[12.0]	[68.6]	[96.0]	[124.0]
MW-1						
05/21/93	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0
07/07/93	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
02/24/94	DRY					
09/20/94	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
04/03/95	DRY					
07/20/95	ND	ND	ND	ND	ND	ND
12/07/95	DRY					
07/01/96	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
04/24/97	ND	ND	ND	ND	ND	ND
10/31/97	ND	ND	ND	ND	ND	ND
03/25/99	DRY					
MW-2						
05/21/93	2,700	550	<100	1,600	1,000	1,500
07/07/93	1,900	970	140	2,300	3,300	4,400
02/24/94	DRY					
09/20/94	1,700	260	<25	1,300	770	1,100
04/03/95	DRY					
07/20/95	37	ND	ND	25	109	67
12/07/95	52	15	ND	57	128	170
07/01/96	20	8	<1.0	16	28	40
04/24/97	58	28	ND	36	84	74
10/31/97	67	7	ND	22	83	60
03/25/99	DRY					
MW-3						
05/21/93	DRY					
07/07/93	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
02/24/94	DRY					
09/20/94	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
04/03/95	DRY					
07/20/95	ND	ND	ND	ND	ND	ND
12/07/95	ND	ND	ND	ND	ND	ND
07/01/96	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
04/24/97	ND	ND	ND	ND	ND	ND
10/31/97	ND	ND	ND	ND	ND	ND
03/25/99	DRY					
MW-4						
05/21/93	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0
07/07/93	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
02/24/94	DRY					
09/20/94	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
04/03/95	DRY					
07/20/95	ND	ND	ND	ND	ND	ND
12/07/95	ND	ND	ND	ND	ND	ND
07/01/96	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
04/24/97	ND	ND	ND	ND	ND	ND
10/31/97	ND	ND	ND	ND	ND	ND
03/25/99	DRY					

0.5

2.7

down gradient
SE

down gradient
SE

ES NR 140 = Enforcement Standards for Ground Water Quality
 PAL NR 140 = Preventive Action Limits for Ground Water Quality
 MTBE *= Methyl tert-Butyl Ether
 TMB ** = Trimethylbenzene (1,2,4 + 1,3,5)
 ppb = Parts-per-billion
 ND = No Detection / laboratory analysis