GIS REGISTRY
Cover Sheet

March, 2010
(RR 5367)

Source Property Information

CLOSURE DATE: Jun 13, 2011

BRRTS #: **03-17-543102**

FID #: 617001330

ACTIVITY NAME: Hay River Crossing

DATCP #:

PROPERTY ADDRESS: 101 State Highway 25

COMM #:

MUNICIPALITY: Wheeler

PARCEL ID #: 191100605000, 191100508000

***WTM COORDINATES:**

X: **369952** Y: **509585**

** Coordinates are in WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- (●) Approximate Center Of Contaminant Source
- ( ) Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

- [x] Groundwater Contamination > ES *(236)*
  - [x] Contamination in ROW
  - [ ] Off-Source Contamination

  (***note:*** *for list of off-source properties see "Impacted Off-Source Property" form)*

- [x] Soil Contamination > *RCL or **SSRCL *(232)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

  (***note:*** *for list of off-source properties see "Impacted Off-Source Property" form)*

Land Use Controls:

- [x] N/A (*Not Applicable*)
- [ ] Soil: maintain industrial zoning *(220)*

  (***note:*** *soil contamination concentrations between non-industrial and industrial levels)*
- [ ] Structural Impediment *(224)*
- [ ] Site Specific Condition *(228)*
- [ ] Cover or Barrier *(222)*

  (***note:*** *maintenance plan for groundwater or direct contact)*
- [ ] Vapor Mitigation *(226)*
- [ ] Maintain Liability Exemption *(230)*

  (***note:*** *local government unit or economic development corporation was directed to take a response action)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? *(234)*

(●) Yes ( ) No ( ) N/A

** Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

GIS Registry Checklist

Form 4400-245 (R 3/10)

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 03-17-543102 PARCEL ID #: 191100605000, 191100508000

ACTIVITY NAME: Hay River Crossing WTM COORDINATES: X: 369952 Y: 509585

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- [x] **Closure Letter**
- [ ] **Maintenance Plan** (*if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.*)
- [ ] **Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- [ ] **Conditional Closure Letter**
- [ ] **Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- [x] **Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
  Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- [x] **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map *for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map.* (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

  Figure #: **Title: Dunn County GIS Parcel Map**
- [x] **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

- [x] **Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
  Note: *Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*

  Figure #: 1 **Title: Site Location Map**
- [x] **Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

  Figure #: 2 **Title: Detailed Site Map**
- [x] **Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL)as determined under s. NR 720.09, 720.11 and 720.19.

  Figure #: 3 **Title: Soil Contaminant Distribution**

BRRTS #: 03-17-543102 ACTIVITY NAME: Hay River Crossing

MAPS (continued)

☐ **Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: **Title:**

Figure #: **Title:**

☒ **Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.
Note: *This is intended to show the total area of contaminated groundwater.*

Figure #: 4 **Title: Benzene Isoconcentration, November 29, 2010**

☒ **Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more then 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: 5 **Title: Groundwater Contours, November 29, 2010**

Figure #: **Title:**

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

☒ **Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1 **Title: Soil Laboratory Analytical Results**

☒ **Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: 2 **Title: Groundwater Analytical Results**

☒ **Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: 3 **Title: Monitoring Well Data**

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.
Note: *If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.*

☒ **Not Applicable**

☐ **Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.
Note: *If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.*

Figure #: **Title:**

☐ **Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

☐ **Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

☐ **Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-17-543102 ACTIVITY NAME: Hay River Crossing

NOTIFICATIONS

Source Property

☐ **Not Applicable**

☒ **Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

☒ **Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

☒ **Not Applicable**

☐ **Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: *Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.*

Number of "Off-Source" Letters:

☐ **Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.

☐ **Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies).** This does not apply to right-of-ways.
Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

☒ **Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters: 2

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor
Cathy Stepp, Secretary
Scott Humrickhouse, Regional Director

Baldwin Service Center
890 Spruce Street
Baldwin, Wisconsin 54002
Telephone 715-684-2914 ext 117
FAX 715-684-5940

June 13, 2011

Mr. Steve Osterman 457108
Columbia Correctional Institute
P.O. Box 900
Portage, WI 53901

Subject: Final Case Closure
Hay River Crossing, 101 STH 25, Wheeler, WI
WDNR BRRTS # 03-17-543102
WDNR FID # 617001330

Dear Mr. Osterman:

On April 14, 2011, the West Central Region Closure Committee reviewed your request for closure of the case described above. The West Central Region Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. On April 18, 2011 your consultant was notified via e-mail that the case had been conditionally closed.

On June 10, 2011, the Department received information or documentation indicating that you have complied with the requirements for final closure. Copies of the well abandonment forms were received by this office.

Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wisconsin Administrative 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.

GIS Registry

The conditions of case closure set out below in this letter require that this site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Groundwater contamination is present above Chapter NR 140 enforcement standards

This letter and information that was submitted with your closure request application will be included on

the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at: http://dnr.wi.gov/org/aw/rr/gis/index.htm. If the property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. 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 http://dnr.wi.gov/org/water/dwg/3300254.pdf or at the web address listed above for the GIS Registry.

Residual Soil Contamination

Residual soil contamination remains near MW-3 as indicated in the information submitted to the Department of Natural Resources. If soil in the specific locations described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Residual Groundwater Contamination

Groundwater impacted by volatile organic compound contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on this property For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at http://dnr.wi.gov/org/aw/rr/gis/index.htm.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Patrick Collins at 715 684-2914 ext. 117.

Sincerely,

Patrick Collins

Patrick Collins
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Scott McCurdy – Cedar Corp.
FILE

Document Number

State Bar of Wisconsin Form 2-2003
WARRANTY DEED

Document Name

572526

DUNN COUNTY, WI
REGISTER OF DEEDS
JAMES M. MRDUTT

RECORDED ON
07/02/2010 09:10AM

REC FEE: 30.00
FEE EXEMPT #: 15S

PAGES: 2

THIS DEED, made between **Dwain M. Trowbridge and Lori A. Trowbridge, husband and wife as marital property,**

("Grantor," whether one or more), and **Trowbridge Properties II, LLC, a Wisconsin limited liability company**

("Grantee," whether one or more).
Grantor for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in **Dunn** County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See Exhibit A attached hereto.

Recording Area

Name and Return Address
Attorney Jane E. Lokken
Ruder Ware, L.L.S.C.
P. O. Box 187
Eau Claire, WI 54702-0187

ENV

191-1005-08 and 191-1006-05
Parcel Identification Number (PIN)

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

Exceptions to warranties:
Municipal and zoning ordinances, recorded roadways, easements and restrictions, and general taxes levied in 2010.

Dated June 23, 2010.

(SEAL) * **Dwain M. Trowbridge** (SEAL)

(SEAL) * **Lori A. Trowbridge** (SEAL)

AUTHENTICATION

Signature(s)

authenticated on

*

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

THIS INSTRUMENT DRAFTED BY:
Attorney Jane E. Lokken
Ruder Ware, L.L.S.C.

ACKNOWLEDGMENT

STATE OF **WISCONSIN**)
) ss.
Chippewa COUNTY)

Personally came before me on 6·23, 2010, the above-named **Dwain M. Trowbridge and Lori A. Trowbridge,** to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Amy L Strom
Notary Public, State of **WISCONSIN**
My commission (is permanent) (expires: May 5, 2012)

AMY L STROM NOTARY PUBLIC STATE OF WISCONSIN

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

Exhibit A

Parcel A:

Part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-six (36), Township Thirty (30) North, Range Thirteen (13) West, Village of Wheeler, Dunn County, Wisconsin:

Commencing at a point 66 feet North of the Northeast corner of Patrick Nooney's Third Addition to the Village of Wheeler in said Dunn County; being the Point of Intersection of the West line of State Trunk Highway '25' with the Northerly line of said Second Street in said Village of Wheeler; thence Westerly on the Northerly line of said Second Street, 122 feet to a point 75 feet Easterly of the Easterly line of Pine Street in said Village of Wheeler, as measured on the Northerly line of said Second Street; thence Northerly parallel with and 75 feet from the Easterly line of said Pine Street 180 feet to a point designated Initial Point; thence Easterly parallel with the Northerly line of said Second Street 100 feet to the Westerly line of said Highway '25', being the Point of Beginning of the parcel of land hereby described; thence Westerly 100 feet to said Initial Point; thence Northerly parallel with and 75 feet from the Easterly line of said Pine Street 123 feet more or less to the Southerly line of Main Street in said Village of Wheeler; thence Easterly on said Southerly line 85 feet more or less to the Westerly line of said Highway '25'; thence Southerly on the Westerly line of said highway 125 feet more or less to the Point of Beginning.

(For informational purposes)
Computer tax no. 191-1005-08

Parcel B:

That part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4), Section Thirty six (36), Township Thirty (30) North of Range Thirteen (13) West, Village of Wheeler, Dunn County, Wisconsin, described as follows:

Beginning at the intersection of the Easterly line of Pine Street with the Southerly line of Main Street in the Village of Wheeler, Dunn County, Wisconsin; thence Southerly on the Easterly line of Pine Street 150 feet; thence at right angles in an Easterly direction 75 feet; thence in a Northerly direction parallel with the Easterly line of Pine Street 150 feet more or less to the South line of Main Street; thence Westerly along the South line of Main Street 75 feet to the Place of Beginning.

(For informational purposes)
Computer tax purposes: 191-1006-05

Dunn County GIS Parcel Map

TROWBRIDGE PROPERTIES II LLC (2011 Parcel) 167182.445, 231712.311 (1)

TROWBRIDGE PROPERTIES II LLC (2011 Parcel) (1)

Computer No	Owner	STREET	CITY	STATE	ZIP	Site Address	Site Zip	Zoning	Municipal No	SECTION	TOWN	RANGE	Tax Legal	Legal Acres	School Dist	HISTORY	Doc Number	Current Taxes	Lottery	Total Land	Total Improvs	Total Value	Display Field
191100508000	TROWBRIDGE PROPERTIES II LLC	PO BOX 305	CHIPPEWA FALLS	WI	547290000	101 STATE RD 25 S	547720000	R1	191	36	30	13	PT NE NW BEG 122' & 246' N OF NE COR NOONEY 3RD ADD SE'RLY 100' TO HWY 25 NE'RLY ALG HWY 85' SW'RLY TO BEG ;	0.25	637	null	572526	6316.55	0	5300	249400	254700	TROWBRIDGE PROPERTIES II LLC

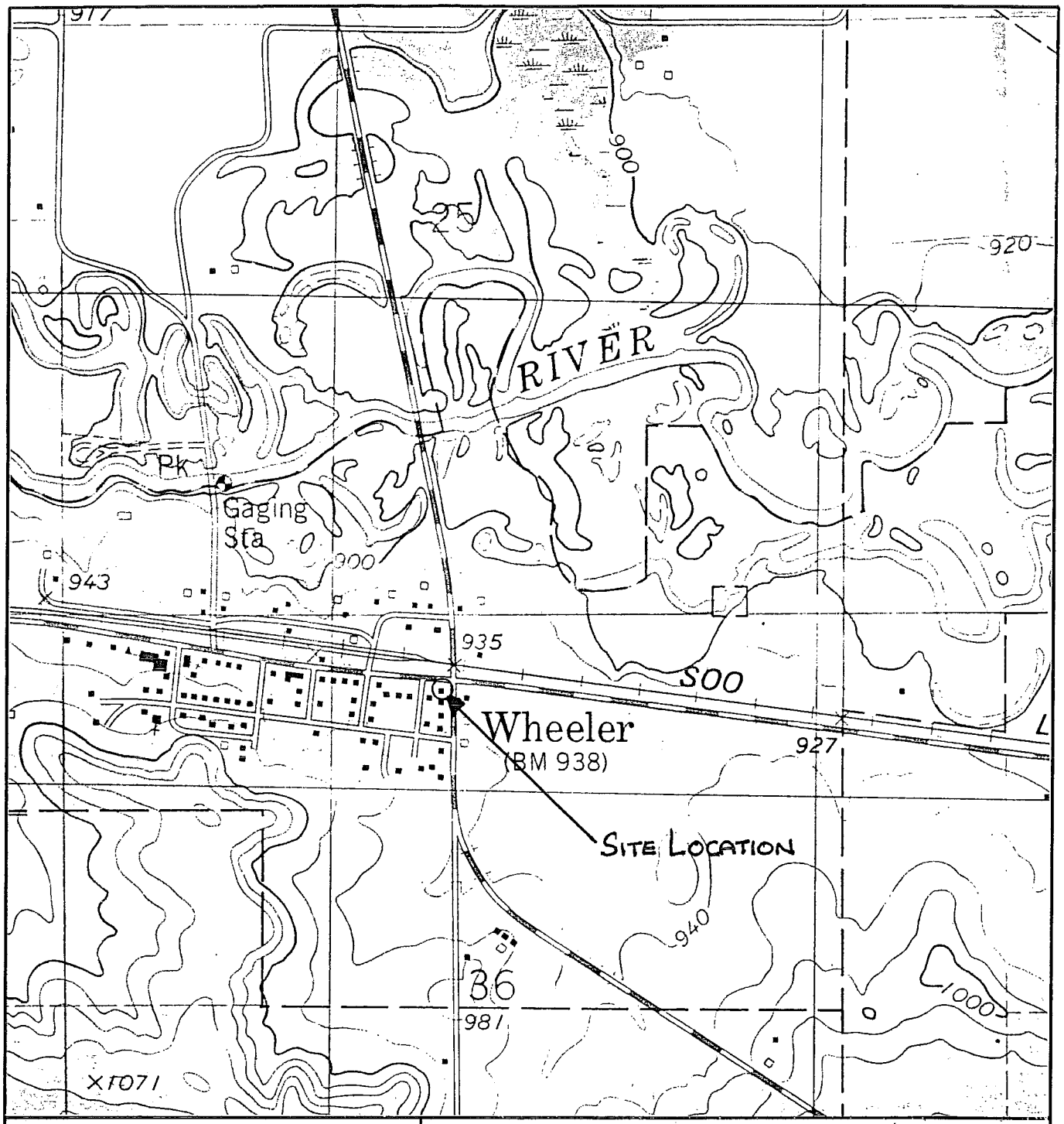
DISCLAIMER OF LIABILITY

The information depicted on this map is a compilation of public record information including aerial photography and other base maps. No warranty is made, express or implied, as to the accuracy of the information used. The data layers are a representation of current data to the best of our knowledge and may contain errors. It is not a legally recorded map and cannot be substituted for field-verified information. Map may be reproduced with permission of the Dunn County Administrative Coordinators Office. Errors should be reported to the GIS Division, 800 Wilson Ave, Menomonie WI 54751. Phone (715) 231-6505.

Copyright © 2011

I, Dwain M. Trowbridge, duly authorized agent for Trowbridge Properties II, LLC, in accordance with Ch. 292, Wis. Stats. and Ch. NR726 Wis. Adm. Code, certify the correct legal description for the property located at 101 State Highway 25 (Bridgestop Convenience Store), in the Village of Wheeler, Dunn County, Wisconsin, is accurately described as in the attached document recorded in Deed Record Document 572526.

By: _____
Dwain M. Trowbridge



LEGEND

WHEELER, WIS.
USGS TOPOGRAPHIC QUADRANGLE.
7.5 MINUTE SERIES

CONTOUR INTERVAL = 20 FEET

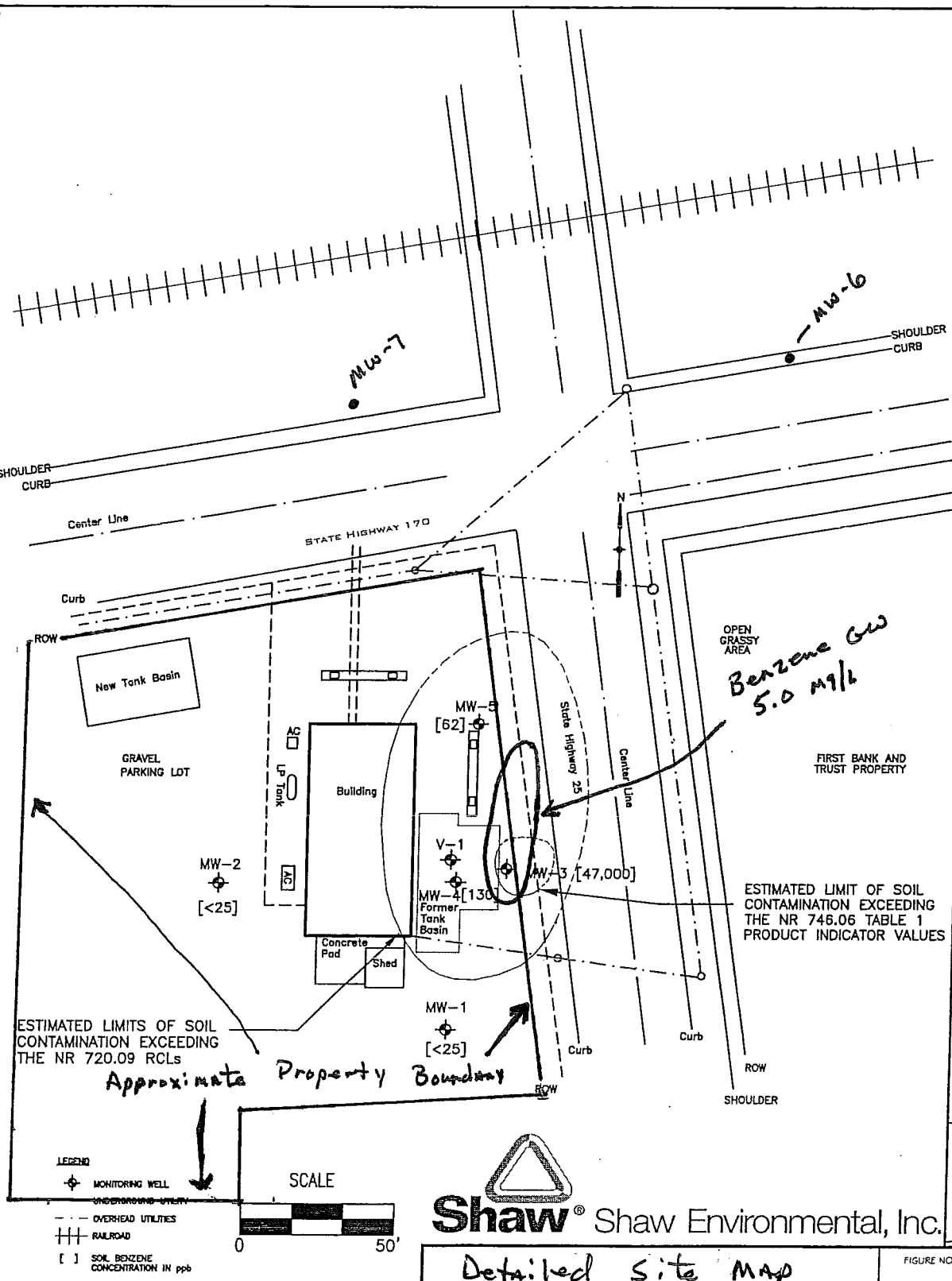
Cedar corporation

engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

604 Wilson Avenue
Menomonie, WI 54751

715-235-9081
800-472-7372
Fax • 715-235-2727
www.cedarcorp.com

DRAWN BY	SITE LOCATION MAP	CHECKED BY
USGS		RJY
DATE 5/24	Hay River Crossing 101 State Road 25 Wheeler, WI 54772	JOB NO. 2917
REVISED BY RJY		FIGURE 1
SCALE 1" : 1000'		



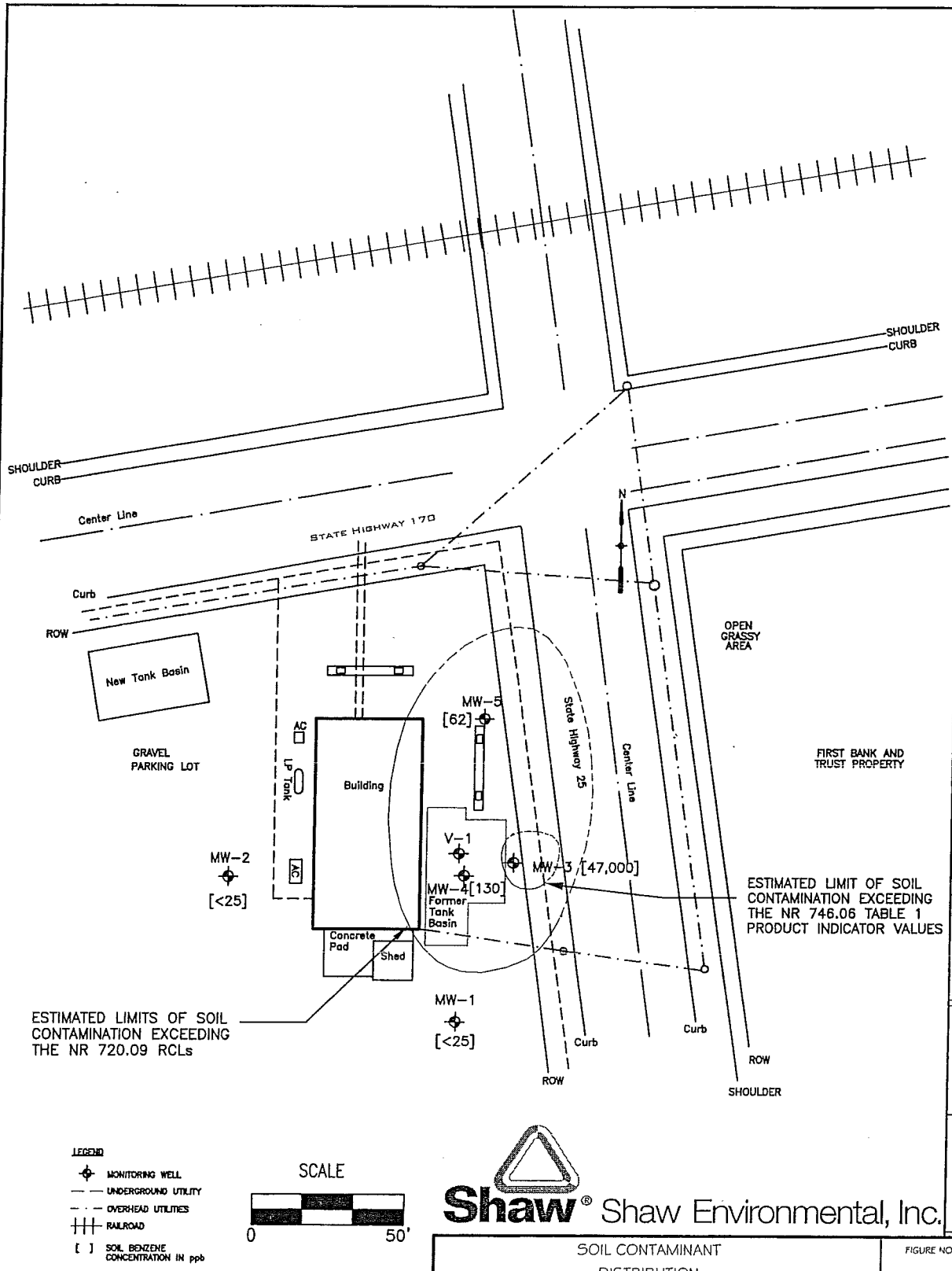
Shaw® Shaw Environmental, Inc.

Detailed Site Map

101 HWY 25 SOUTH
WHEELER, WISCONSIN

FIGURE NO.
2

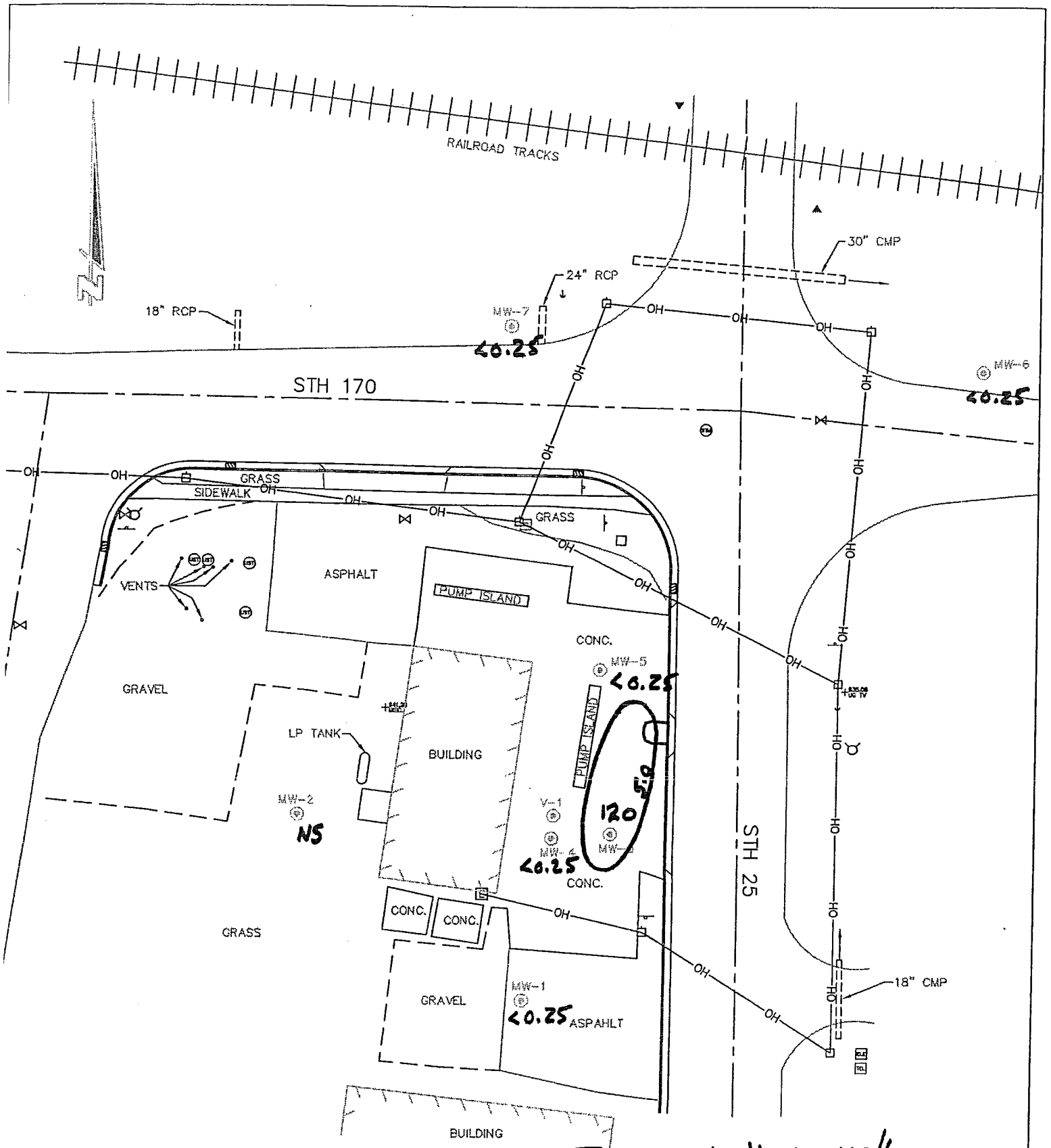
DRAWING NO.	DRAWN BY:	CHECKED BY:	APPROVED BY:	REVISIONS:	ENGINEER	DATE	ENGINEER	DATE
116361-02	ARW	4/4/06						



Shaw® Shaw Environmental, Inc.

SOIL CONTAMINANT DISTRIBUTION 101 HWY 25 SOUTH WHEELER, WISCONSIN	FIGURE NO. 3

DATE	
ENGINEER	
DATE	
ENGINEER	
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
4/4/06	
ARW	
DRAWN BY:	
116361-02	
DRAWING NO.	



KEY

⊗ = MONITORING WELL LOCATION

Benzene Isoconcentrations, µg/L

Nov. 29, 2010

0' 10' 20' 40'

GRAPHIC SCALE

DRAWN BY PKF	PROJECT TITLE	Cedar corporation	CHECKED BY MAT
DATE SEPT. 2008	OSTERMAN PROPERTIES	604 Wilson Avenue, Menomonie, Wisconsin 54751	JOB NO. 2917-002
LAYOUT SITE	WHEELER, WI	715-235-9081, 800-472-7372, FAX 715-235-2727, www.cedarcorp.com	FIGURE 4
DRAWING FILE 917002base.dwg	SITE MAP	engineers • architects • planners • environmental specialists • land surveyors • landscape architects • interior designers	

Clients\02917 Osterman Properties LLC\002 Hay River LUST\dwg\2917002base.dwg 9/5/2008 11:57:32 AM CST

RAILROAD TRACKS

30" CMP

24" RCP

18" RCP

MW-7

906.14

MW-6

901.76

STH 170

GRASS

SIDEWALK

GRASS

ASPHALT

PUMP ISLAND

VENTS

GW Flow

CONC.

MW-5

GRAVEL

LP TANK

BUILDING

PUMP ISLAND

MW-2

912.02

V-1

MW-4

913.73

MW-3

913.19

CONC.

CONC.

CONC.

GRASS

STH 25

GRAVEL

MW-1

ASPAHLT

18" CMP

BUILDING

902

903

904

905

906

907

908

909

910

911

912

913

KEY

◎ = MONITORING WELL LOCATION

Groundwater Contours

Nov 29 2010

0' 10' 20' 40'

GRAPHIC SCALE

DRAWN BY PKF	PROJECT TITLE		CHECKED BY MAT
DATE SEPT. 2008	OSTERMAN PROPERTIES	Cedar corporation	JOB NO. 2917-002
LAYOUT SITE	WHEELER, WI	604 Wilson Avenue, Menomonie, Wisconsin 54751; 715-235-9081; 800-472-7372; FAX 715-235-2727; www.cedarcorp.com	FIGURE 5
DRAWING FILE 917002base.dwg	SITE MAP	engineers • architects • planners • environmental specialists • land surveyors • landscape architects • interior designers	

Clients\02917 Osterman Properties LLC\002 Hay River LUST\dwg\2917002base.dwg 9/5/2008 11:57:32 AM CST

Table #1
Soil Laboratory Analytical Results
Hay River Crossing Site
Wheeler, Wisconsin

Boring& Sample	Sample Date	Depth * (ft bgs)	PID (ppm eq)	Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-TMB	1,3,5-TMB	Xylenes (total)	Isopropylbenzene	n-Propylbenzene	P-Isopropyltoluene	Naphthalene
MW-1	08/17/05	4	0	<25	<25	<25	<25	<25	<25	<75	<25	<25	<25	<25
MW-1	08/17/05	32.5	0	<25	<25	<25	<25	<25	<25	<75	<25	<25	<25	<25
MW-2	08/17/05	4	0	<25	<25	<25	<25	<25	<25	<75	<25	<25	<25	<25
MW-2	08/17/05	25	0	<25	<25	<25	<25	<25	<25	<75	<25	<25	<25	<25
MW-3	08/17/05	4	0	<25	<25	<25	<25	<25	<25	<75	<25	<25	<25	<25
MW-3	08/17/05	22.5	357	**47000**	**90000**	<1200	**330000**	**370000**	**110000**	**410000**	14000	78000	11000	**34000**
MW-4	08/17/05	4	3.2	<25	<25	<25	<25	<25	<25	<75	<25	<25	<25	<25
MW-4	08/17/05	20	559	**130**	240	<25	460	3700	1000	1290	86	530	160	660
MW-5	08/17/05	4	0	<25	<25	<25	<25	<25	<25	<75	<25	<25	<25	<25
MW-5	08/17/05	10	689	**62**	73	<62	97	22000	6900	**11700**	170	680	760	**7400**
NR 720.09 RCLs				5.5	2,900	NS	1500	NS	NS	4,100	NS	NS	NS	NS
NR 746.06 Table 1 (free product indicator)				8,500	4,600	42,000	38,000	83,000	11,000	42,000	NS	NS	NS	2,700
NR 746.06 Table 2 (direct contact standard)				1,100	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
RR-519-97 Table 1 (Suggested Non-industrial direct contact pathway RCLs)				NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	20,000
RR-519-97 Table 1 (Suggested Groundwater pathway RCLs)				NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	400

Note:
Concentrations in ppb unless otherwise noted
Only analytes detected in samples were included in table.
Bold - exceedence of the above listed standards
*Data with asterick indicates sample was taken at or below the historic mea
ft bgs - feet below ground surface
ppm eq - part per million equivalent

GRO - gasoline range organics
DRO - diesel range organics
DCA - dichloroethane
TMB - trimethylbenzene
MTBE - methyl t-butyl ether

Table 2
Osterman Properties - Former Hay River Crossing
Wheeler, WI
Groundwater Analytical Results

PARAMETER	SAMPLE DATE	MW-1	MW-2	MW-3	MW-4	MW-6	MW-7
BENZENE	11/17/05	<0.41	<0.41	**390**	**290**		
(ug / L)	2/21/06	<0.21	<0.21	**730**	**730**		
	8/31/06					<0.20	<0.20
Enforcement Standard - 5.0	12/29/06	<0.25	<0.25	*0.65*	<0.25	<0.25	<0.25
Preventive Action Limit - 0.5	6/28/07	<0.25	<0.25	**6.1**	<0.25	<0.25	<0.25
	12/17/07	<0.25	<0.25	**260**	<0.25	<0.25	<0.25
	6/5/08	<0.25	<0.25	**66**	<0.25	<0.25	<0.25
	4/1/09	<0.25	<0.25	<0.25	0.85	<0.25	<0.25
	5/19/10	<0.25	<0.25	**21**	<0.25	<0.25	<0.25
	11/29/10	NS	<0.25	**120**	<0.25	<0.25	<0.25
ETHYLBENZENE	11/17/05	<0.54	<0.54	27	20		
(ug / L)	2/21/06	<0.40	0.54	45	49		
	8/31/06					<0.50	<0.50
Enforcement Standard - 700	12/29/06	<0.22	<0.22	<0.22	<0.22	<0.22	<0.22
Preventive Action Limit - 140	6/28/07	<0.22	<0.22	4.5	<0.22	<0.22	<0.22
	12/17/07	<0.22	<0.22	66	<0.22	<0.22	<0.22
	6/5/08	<0.22	<0.22	12	<0.22	<0.22	<0.22
	4/1/09	<0.22	<0.22	<0.22	<0.22	<0.22	<0.22
	5/19/10	<0.22	<0.22	9.6	<0.22	<0.22	<0.22
	11/29/10	NS	<0.22	51	<0.22	<0.22	<0.22
NAPHTHALENE	11/17/05	<0.74	<0.74	8	6.5		
(ug / L)	2/21/06						
	8/31/06					<0.25	<0.25
Enforcement Standard - 100	12/29/06	<0.50	0.63	<0.50	<0.50	<0.50	<0.50
Preventive Action Limit - 10	6/28/07	<0.50	<0.50	0.65	<0.50	<0.50	<0.50
	12/17/07	<0.50	<0.50	*33*	<0.50	<0.50	<0.50
	6/5/08	<0.50	<0.50	6.5	<0.50	<0.50	<0.50
	4/1/09	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
	5/19/10	<0.50	<0.50	1.1	<0.50	<0.50	<0.50
	11/29/10	NS	<0.50	*45*	<0.50	<0.50	<0.50
TOLUENE	11/17/05	<0.67	<0.67	*540*	*390*		
(ug / L)	2/21/06	<0.36	0.54	*950*	*870*		
	8/31/06					<0.20	<0.20
Enforcement Standard - 1000	12/29/06	<0.11	0.28	1.4	0.16	<0.11	<0.11
Preventive Action Limit - 200	6/28/07	<0.11	<0.11	23	0.28	<0.11	0.15
	12/17/07	<0.11	<0.11	*710*	0.59	<0.11	<0.11
	6/5/08	<0.25	<0.25	150	<0.25	<0.25	<0.25
	4/1/09	<0.25	<0.25	<0.25	0.67	<0.25	<0.25
	5/19/10	<0.25	<0.25	120	<0.25	<0.25	<0.25
	11/29/10	NS	<0.25	*350*	<0.25	<0.25	<0.25
1,2,4-TRIMETHYLBENZENE	11/17/05	<1.8 *	<1.8 *	*59 **	*70 **		
(ug / L)	2/21/06	<0.79 *	4.4 *	*100 **	*196 **		
	8/31/06					<0.20	<0.20
Enforcement Standard - 480	12/29/06	<0.25	<0.25	0.55	<0.25	<0.25	<0.25
Preventive Action Limit - 96	6/28/07	<0.25	<0.25	17	<0.25	<0.25	<0.25
	12/17/07	<0.25	<0.25	**460**	1	<0.25	<0.25
	6/5/08	<0.25	<0.25	*66*	<0.25	<0.25	<0.25
	4/1/09	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25
	5/19/10	<0.25	<0.25	29	<0.25	<0.25	<0.25
	11/29/10	NS	<0.25	*190*	<0.25	<0.25	<0.25
1,3,5-TRIMETHYLBENZENE	11/17/05						
(ug / L)	2/21/06						
	8/31/06					<0.20	<0.20
	12/29/06	<0.19	<0.19	0.46	<0.19	<0.19	<0.19
	6/28/07	<0.19	<0.19	5.2	<0.19	<0.19	<0.19
	12/17/07	<0.19	<0.19	140	0.66	<0.19	<0.19
	6/5/08	<0.19	<0.19	*23*	<0.19	<0.19	<0.19
	4/1/09	<0.19	<0.19	<0.19	<0.19	<0.19	<0.19
	5/19/10	<0.19	<0.19	12	<0.19	<0.19	<0.19
	11/29/10	NS	<0.19	*49*	<0.19	<0.19	<0.19
XYLENES	11/17/05	<2.63	<2.63	240	228		
(ug / L)	2/21/06	<1.1	5.1	330	570		
	8/31/06					<0.50	<0.50
Enforcement Standard - 10,000	12/29/06	<0.39	0.46	3.2	<0.39	<0.39	<0.39
Preventive Action Limit - 1000	6/28/07	<0.39	<0.39	43	<0.39	<0.39	<0.39
	12/17/07	<0.39	<0.39	920	2.5	<0.39	<0.39
	6/5/08	<0.39	<0.39	190	<0.39	<0.39	<0.39
	4/1/09	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39
	5/19/10	<0.39	<0.39	97	<0.39	<0.39	<0.39
	11/29/10	NS	<0.39	560	<0.39	<0.39	<0.39

Values in **bold** indicate concentrations above NR 140, Wisconsin Administrative Code (WAC) Enforcement
Values in *italics* indicate concentrations above NR 140, WAC Preventative Action Limit (PAL)

11/17/05 and 2/21/06 samples by Shaw Environmental, Inc.
* = Total Trimethylbenzenes
SVE Remediation System started 10/03/2006 and turned off 4/01/2009

TABLE 3
FORMER HAY RIVER CROSSING
WHEELER, WI
BRRTS #03-17-543102

MONITORING WELL DATA

DATE	WELL	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6	MW-7
	CASING ELEV.	937.00	936.67	936.34	936.48	936.35	934.73	933.99
	GROUND ELEV.	937.50	937.10	936.90	936.90	936.90	935.30	934.50
	SCREEN TOP ELEV.	913.08	915.97	916.89	916.98	916.45	903.78	905.19
	SCREEN BOTTOM ELEV.	898.08	900.97	901.89	901.98	901.45	888.78	890.19
10/19/2005		907.67	909.57	910.74	911.99	903.85		
11/08/2005		906.21		907.34	907.28	902.03		
11/17/2005		905.50	906.93	906.51	906.12	901.79		
02/21/2006		905.26	904.92	904.19	904.93	901.45		
08/31/2006							898.70	903.06
12/29/2006		903.40	904.52	905.09	903.95	Vent	898.11	900.83
6/28/07		904.84	906.08	910.60	911.30	Vent	898.38	901.78
12/17/2007		908.86	911.35	912.42	912.89	Vent	901.65	905.55
6/5/08		915.95	912.99	914.99	915.76		901.85	906.13
04/01/2009		903.13	903.87	904.41	903.00		898.29	900.53
05/19/2010		905.02	906.53	909.72	909.92		898.81	901.92
11/29/2010			912.02	913.19	913.73		901.76	906.14

NOTES : ALL ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL (MSL)
MW-1 THROUGH MW-5 INSTALLED BY SHAW ENVIRONMENTAL
MW-6 AND MW-7 CONSTRUCTED 08/24/2006
MW-5 CONVERTED TO SVE WELL IN OCT. 2006

SOURCE PROPERTY

March 3, 2011

Dwain Trowbridge
Trowbridge Properties II, LLC
17 West Spring Street
Chippewa Falls, WI 54729

SUBJECT: Notification of Existing Contamination beneath the Bridgestop Convenience Store located at 101 STH 25, Wheeler, WI

Dear Mr. Trowbridge:

As required by WDNR, an environmental investigation has been completed on my behalf at the Former Hay River Crossing Site located at 101 State Highway 25 in Wheeler, WI. In accordance with the conditions of case closure Wis. Admin. Code NR726, we are required to notify you that residual groundwater and soil contamination exists beneath the Trowbridge II, LLC Property.

Groundwater and soil contamination that appears to have originated on the property located at 101 State Highway 25, Wheeler, WI, exists beneath the above mentioned Trowbridge II, LLC property. The levels of petroleum contamination in the soil beneath the property are above the Residual Contaminant Levels found in Chapter NR 140 for Groundwater; and Chapter NR 746 Table 1 and Chapter NR 720 for Soil, Wisconsin Administrative Code.

The environmental consultants who have investigated this contamination have informed me that the soil contamination does not threaten human health. The threat of direct contact is eliminated as no contamination is present in the upper four feet of soil. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and chapter NR 746, Wisconsin Administrative Code, and I will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or clean-up action to be taken, other than the reliance on natural attenuation.

The source of the groundwater and soil contamination originated on the "Former Hay River Crossing Site" property, prior to purchase by Trowbridge Properties II, LLC. Therefore, the Trowbridge Properties II, LLC will not be held responsible for investigation or cleanup of this contamination as long as the Trowbridge II, LLC complies with the requirements of section 292.13, Wisconsin Statutes, including allowing access to the property for future environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: "Guidance for Dealing with Properties Affected by Off-Site Contamination."

SOURCE PROPERTY

The Department of Natural Resources will not review this final closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to the closure request, you should mail that information to: Wisconsin Department of Natural Resources – Patrick Collins, 890 Spruce Street, Baldwin, WI, 54002, (715) 684-2914, extension 117.

If this case is closed, all properties within the boundaries where groundwater and soil contamination exceeds chapter NR 140 (Groundwater) and chapter NR 720 (Soil) Residual Contaminant Levels will be listed on the Department of Natural Resources Registry of Closed Remediation Sites. The information on this GIS (geographic information system) Registry includes maps showing the location of properties in Wisconsin where groundwater and soil contamination above Chapter NR 140 & 720 Residual Contaminant Levels was found at the time that the case was closed. The GIS Registry is available to the general public on the Department of Natural Resources internet web site.

Should the Trowbridge Properties II, LLC wish to construct or reconstruct a well in the area of contamination, special well construction standards may be necessary to protect the well from residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Digger's Hotline (800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program with the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on this closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at: www.dnr.state.wi.us/org/at/et/geo/gwur A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact my environmental consultant at Cedar Corporation – Scott McCurdy, 604 Wilson Avenue, Menomonie, WI 54751, (715) 235-9081, or you may contact Wisconsin Department of Natural Resources – Patrick Collins, 890 Spruce Street, Baldwin, WI, 54002, (715) 684-2914.

Sincerely,

Scott McCurdy

for Steve Osterman
Former owner -Hay River Crossing Site

RIGHT-OF-WAY

March 2, 2011

Kenneth Koehler
Village of Wheeler – Street Superintendent
105 W. Tower Road
Wheeler, WI 54772

SUBJECT: Notification of Existing Contamination beneath Property Owned by the Village of Wheeler, WI

Dear Mr. Koehler:

As required by WDNR, an environmental investigation has been completed on my behalf at the Former Hay River Crossing Site located at 101 State Highway 25 in Wheeler, WI. In accordance with the conditions of case closure Wis. Admin. Code NR726, we are required to notify you that residual soil contamination exists beneath the State Highway 25 Right-Of-Way.

Soil contamination that appears to have originated on the property located at 101 State Highway 25, Wheeler, WI, exists beneath the above mentioned Village of Wheeler property. The levels of petroleum contamination in the soil beneath the property are above the Residual Contaminant Levels found in Chapter NR 746 Table 1 and Chapter NR 720 for Soil, Wisconsin Administrative Code.

The environmental consultants who have investigated this contamination have informed me that the soil contamination does not threaten human health. The threat of direct contact is eliminated as no contamination is present in the upper four feet of soil. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and chapter NR 746, Wisconsin Administrative Code, and I will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or clean-up action to be taken, other than the reliance on natural attenuation.

The source of the contamination originated on the "Former Hay River Crossing Site" property, therefore, the Village of Wheeler will not be held responsible for investigation or cleanup of this contamination as long as the Village complies with the requirements of section 292.13, Wisconsin Statutes, including allowing access to the property for future environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: "Guidance for Dealing with Properties Affected by Off-Site Contamination."

RIGHT-OF-WAY

The Department of Natural Resources will not review this final closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to the closure request, you should mail that information to: Wisconsin Department of Natural Resources – Patrick Collins, 890 Spruce Street, Baldwin, WI, 54002, (715) 684-2914, extension 117.

If this case is closed, all properties within the boundaries where groundwater and soil contamination exceeds chapter NR 140 (Groundwater) and chapter NR 720 (Soil) Residual Contaminant Levels will be listed on the Department of Natural Resources Registry of Closed Remediation Sites. The information on this GIS (geographic information system) Registry includes maps showing the location of properties in Wisconsin where groundwater and soil contamination above Chapter NR 140 & 720 Residual Contaminant Levels was found at the time that the case was closed. The GIS Registry is available to the general public on the Department of Natural Resources internet web site.

Should the Village of Wheeler wish to construct or reconstruct a well in the area of contamination, special well construction standards may be necessary to protect the well from residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Digger's Hotline (800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program with the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on this closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at: www.dnr.state.wi.us/org/at/et/geo/gwur A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact my environmental consultant at Cedar Corporation – Scott McCurdy, 604 Wilson Avenue, Menomonie, WI 54751, (715) 235-9081, or you may contact Wisconsin Department of Natural Resources – Patrick Collins, 890 Spruce Street, Baldwin, WI, 54002, (715) 684-2914, extension 117.

Sincerely,

for Steve Osterman
Former owner -Hay River Crossing Site

SOURCE PROPERTY

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Dwain Trowbridge
Trowbridge Properties
17 W. Spring St.
Chippewa Falls, WI 54729

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Amy L Strom ☐ Agent ☒ Addressee

B. Received by (Printed Name) Amy Strom
C. Date of Delivery 3·7·11

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7001 2510 0008 1145 6557

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

RIGHT-OF-WAY

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Village of Wheeler
Attn Robin Goodell
PO Box 16
Wheeler WI 54772

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Dawn Goodell ☐ Agent ☐ Addressee

B. Received by (Printed Name) Dawn Goodell
C. Date of Delivery 3-21-11

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7006 3450 0002 2370 5534

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

RIGHT-OF-WAY

cedar corporation

memorandum

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

DATE: March 11, 2011
TO: WI DOT
FROM: Ryan Stafne – Cedar Corporation
SUBJECT: WI DOT Right-of-Way Notification (Soil Contamination)

1. County – Dunn County
2. Highway – State HWY 25
3. Site Name – Hay River Crossing Site
4. Address – 101 STH 25
5. BRRT's # - 03-17-543102
6. Commerce # - None
7. WDNR FID # - 617001330
8. Owner's Name – Steve Osterman 457108 (Columbia Correction Institute)
9. Owner's Address – P.O. Box 900 Portage, WI 53901
10. Consultant Firm – Cedar Corporation
11. Consultant Contact – Ryan Stafne
12. Consultant Address – 604 Wilson Avenue
13. Consultant Phone – (715) 235-9081
14. Consultant Fax – (715) 235-2727
15. Consultant Email – ryan.stafne@cedarcorp.com
16. Soil Contamination – Yes
    Vertical Extent of Contamination: From 7.5 feet to 20 feet below ground surface
17. Groundwater Contamination – No
18. Depth to Water Table – Approximately 20 – 21 feet below ground surface
19. GW Contaminants Present Above Enforcement Standard – None
20. Brief Summary of Cleanup Activity– A soil vapor extraction system was installed and ran (10/2006 to 4/2009) until the results were acceptable to the WDNR and groundwater results onsite were lowered. Minimal soil contamination is present in State Right-of-Way. Free product has never been present on-site. The plume is considered to be stable.