

GIS REGISTRY INFORMATION

DNR notes in blue

SITE NAME:	Kaiser Oil Co			FID #	
BRRTS #:	03-18-191419			(if appropriate):	
COMMERCE #:	54703-5529-40-A				
CLOSURE DATE:	May 02, 2007				
STREET ADDRESS:	840 Niagara St				
CITY:	Eau Claire				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	399975-81	Y =	48233828	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
• IF YES, STREET ADDRESS:	837 Niagara Street				
• GPS COORDINATES (meters in WTM91 projection):	X =	399969	Y =	482295	
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 (meters in WTM91 projection):	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued or denial letter issued					<input checked="" type="checkbox"/>
Copy of any maintenance plan referenced in the final closure letter					<input type="checkbox"/>
Copy of (soil or land use) deed notice <i>if any required as a condition of closure</i>					<input type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (<i>if referenced in the legal description</i>) for all affected properties					<input checked="" type="checkbox"/>
County Parcel ID number, <i>if used for county</i> , for all affected properties					<input checked="" type="checkbox"/>
Location Map that 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. If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. 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.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Isoconcentration map(s), if required for site investigation (SI). 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 checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input checked="" 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 checked="" type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, <i>if required for SI</i>					<input checked="" type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input checked="" type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable) (public, highway or railroad ROW)					<input checked="" type="checkbox"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2715 Post Road
Stevens Point, Wisconsin 54481
TDD #: (608) 264-8777
Fax #: (715) 345-5269
Jim Doyle, Governor
Mary P. Burke, Secretary

May 02, 2007

Jack Salden
Fuel Services Inc
715 W Grand Ave
Chippewa Falls, WI 54729

RE: **Final Closure**

Commerce # 54703-5529-40-A DNR BRRTS # 03-18-191419
Kaiser Oil Co, 840 Niagara St, Eau Claire

Dear Mr. Salden:

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 and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. 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 (715) 345-5307.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Zeichert". The signature is stylized and includes a long horizontal flourish extending to the right.

Tim Zeichert
Senior Hydrogeologist
Site Review Section

cc: Scott McCurdy, Cedar Corporation



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2715 Post Road
Stevens Point, Wisconsin 54481
TDD #: (608) 264-8777
Fax #: (715) 345-5269
Jim Doyle, Governor
Mary P. Burke, Secretary

February 23, 2007

Jack Salden
Fuel Services Inc
715 West Grand Ave
Chippewa Falls, WI 54729

RE: **Conditional Case Closure**

Commerce # 54703-5529-40-A DNR BRRTS # 03-18-191419
Kaiser Oil Co, 840 Niagara St, Eau Claire

Dear Mr. Salden:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Cedar Corporation, for the site referenced above. It is understood that residual soil and groundwater contamination remains on site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

- All monitoring wells, and the piezometer, must be properly abandoned. The appropriate documentation must be forwarded to the letterhead address.

This letter serves as your written notice of "no further action." Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement. Costs associated with recording deed notices or other restrictions are not eligible for PECFA reimbursement, and the recording of these notices should not delay the claim submittal process.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (715) 345-5307.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Zeichert", written over a horizontal line.

Tim Zeichert
Senior Hydrogeologist
Site Review Section

cc: Scott McCurdy, Cedar Corporation

236 Niagara St.

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 11 - 1982
LAND CONTRACT
Individual and Corporate
(TO BE USED FOR ALL TRANSACTIONS WHERE OVER
\$25,000 IS FINANCED AND IN OTHER NON-CONSUMER
ACT TRANSACTIONS)

EAU CLAIRE COUNTY
REGISTER OF DEEDS

99 JUN 2 PM 1 42

Barbara M. Johnson

VOL 1159 PAGE 898

765429

Contract, by and between
Kaiser Oil Company, Inc. (Vendor,
whether one or more) and Hunter R. Johnson
(Purchaser, whether one or more).
Vendor sells and agrees to convey to Purchaser, upon the prompt and full performance of this contract
by Purchaser, the following property, together with the rents, profits, fixtures and other appurtenant
interests (all called the "Property"), in EAU CLAIRE
County, State of Wisconsin:

RETURN TO

Foster Abstract & Title Co., Inc.
Pa 412.00 # 1984

Tax Parcel No: _____

Lot 8 and the West Half of Lot 9, Block 45, Adin Randall's Second Addition
to the City of Eau Claire, Eau Claire County, Wisconsin.

TRANSFER

\$ 216.00
FEE # 4299

This IS NOT homestead property.
(is) (is not)

Purchaser agrees to purchase the Property and to pay to Vendor at PO Box 121, Chippewa Falls, WI 54729
the sum of \$62,000.00 in the following manner: (a) \$15,500.00
at the execution of this Contract; and (b) the balance of \$46,500.00, together with interest from date hereof on the balance
outstanding from time to time at the rate of 8% per cent per annum until paid in full, as follows:

Monthly payments will be in the amount of \$341.21, due and payable on the
1st day of each month, beginning July 1, 1999, and ending June 1, 2002.
Monthly payments are based on a 30 year amortization. The Balloon Payment
will be due in the amount of \$45,235.07.

Provided, however, the entire outstanding balance shall be paid in full on or before the 1st day of
July, 2002 (the maturity date).

Following any default in payment, interest shall accrue at the rate of 10% per annum on the entire amount in default (which shall include,
without limitation, delinquent interest and, upon acceleration or maturity, the entire principal balance).

Purchaser, unless excused by Vendor, agrees to pay monthly to Vendor amounts sufficient to pay reasonable anticipated annual taxes, special
assessments, fire and required insurance premiums when due. To the extent received by Vendor, Vendor agrees to apply payments to these obligations
when due. Such amounts received by the Vendor for payment of taxes, assessments and insurance will be deposited into an escrow fund or trustee
account, but shall not bear interest unless otherwise required by law.

Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal. Any amount may be prepaid without
premium or fee upon principal at any time after June 1, 1999 (OR) there may be no prepayment of principal without
permission of Vendor.

In the event of any prepayment, this contract shall not be treated as in default with respect to payment so long as the unpaid balance of principal,
and interest (and in such case accruing interest from month to month shall be treated as unpaid principal) is less than the amount that said indebtedness
would have been had the monthly payments been made as first specified above; provided that monthly payments shall be continued in the event of credit
of any proceeds of insurance or condemnation, the condemned premises being thereafter excluded herefrom.

Purchaser states that Purchaser is satisfied with the title as shown by the title evidence submitted to Purchaser for examination except:

No Exceptions

Purchaser agrees to pay the cost of future title evidence. If title evidence is in the form of an abstract, it shall be retained by Vendor until the full
purchase price is paid.

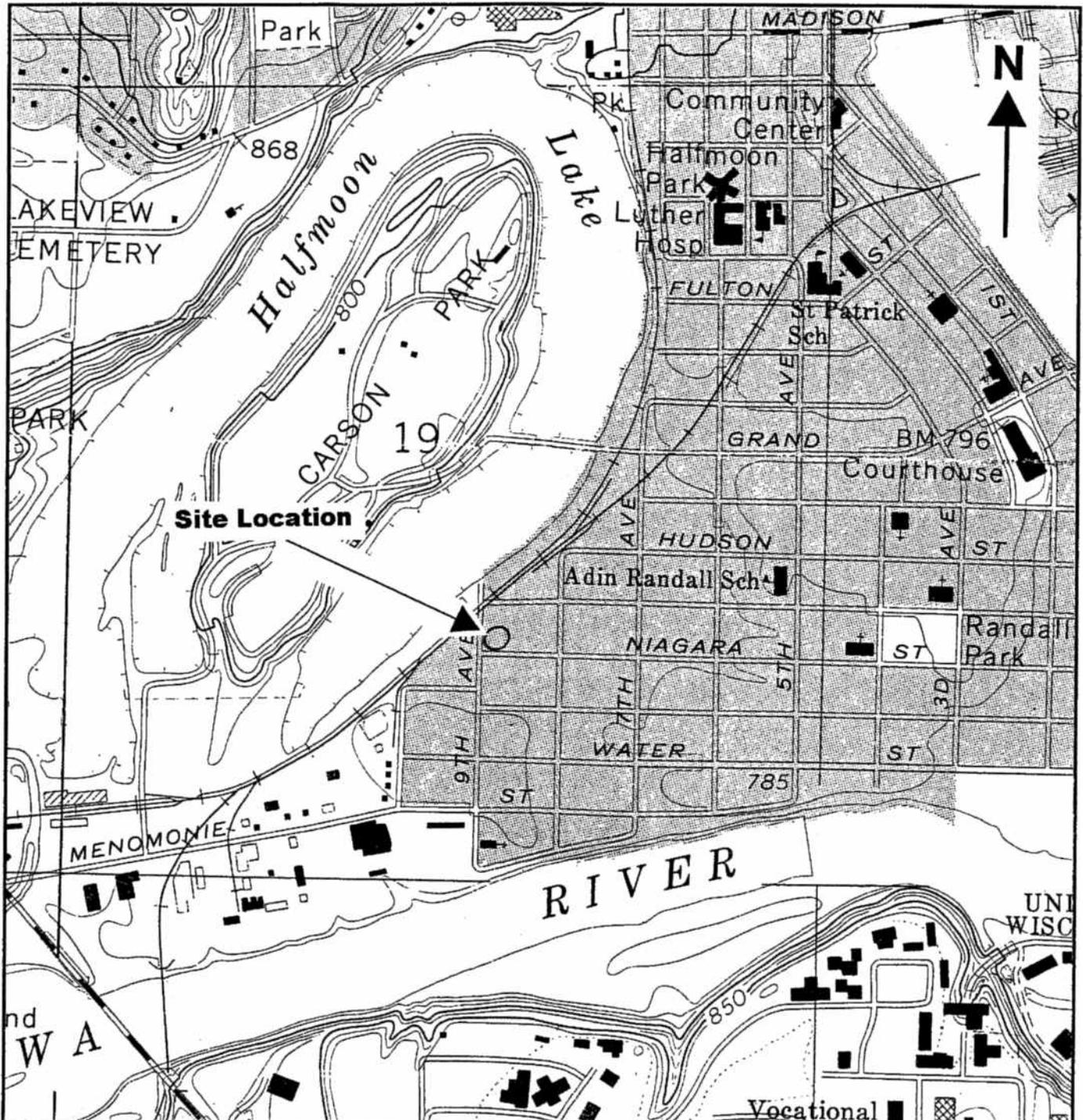
Purchaser shall be entitled to take possession of the Property on June 1, 1999

Cr: 99 Out One.

Site: Kaiser Oil Company
BRRTS #: 03-18-191419
PECFA #: 54703-5529-40

Parcel ID #: 1822122709190042036

GIS Coordinates in WTM: 399975, 482338 (Source Property)
399969, 482295 (837 Niagara Street)
399974, 482308 (Niagara Street Right-of-Way)
399955, 482320 (9th Avenue Right-of-Way)



Site Location

LEGEND

EAU CLAIRE WEST, WIS.
USGS TOPOGRAPHIC QUADRANGLE.
7.5 MINUTE SERIES, 1972

CONTOUR INTERVAL = 10 FEET



604 Wilson Avenue
Menomonie, WI 54751

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

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

DRAWN BY USGS
DATE 10/00
REVISED BY MWI
SCALE 1" : 1000'

SITE LOCATION MAP

KAISER OIL
840 NIAGARA STREET
EAU CLAIRE, WI

CHECKED BY MWI
JOB NO. 906
FIGURE 1



LEGEND

- MW-1 ● - MONITORING WELL LOCATION
- B-4 ○ - SOIL BORING LOCATION
- P-1 ○ - PIEZOMETER LOCATION

SCALE:
0 15 30 60
FEET



FIGURE
2

KAISER OIL COMPANY
 NIAGARA STREET
 SITE FEATURES MAP
 EAU CLAIRE, WI

Cedar
 corporation

804 Wilson Avenue
 Menomonie, Wisconsin 54751

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

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

DATE: 09/26/11
 DRAWN BY: KAT
 CHECKED BY: M1
 DATE: OCT 20/10
 PROJECT: K0909-011.P01
 DRAWING FILE: K0909.DWG

TABLE 3
 GRO, DRO, 1,2-DCA, EDB, NAPHTHALENE AND PVOC GROUND WATER ANALYSIS RESULTS
 KAISER OIL
 NIAGARA ST.

Date Sampled	GWE, ft	GRO ug/L	DRO mg/L	Lead mg/L	1,2-DCA ug/L PAL=0.5 ES=5.0	EDB ug/L PAL=0.005 ES=0.05	Naphthalene ug/L PAL=8 ES=40	Benzene ug/L PAL=0.5 ES=5	Ethylbenzene ug/L PAL=140 ES=700	MTBE ug/L PAL=12 ES=60	Toluene ug/L PAL=200 ES=1000	1,2,4-TMB ug/L PAL=96* ES=480*	1,3,5-TMB ug/L PAL=96* ES=480*	Xylenes ug/L PAL=1000 ES=10,000
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Monitoring Well 1

04/29/99	758.81	3600	2.4	0.0077			91	20	170	<1.0	19	370	49	650
11/03/99	757.09	3900					NA	49	280	<0.8	12	330	<4.8	320
11/03/99		4300					NA	49	290	<0.8	12	330	<3.7	300
09/20/01														
09/20/01	757.48	1900					NA	4.3	140	<2.3	21	200	25	270
12/26/01	758.91						47	4.3	57	<0.32	17	250	49	260
03/15/04	757.81						3.7	2.6	7.3	<0.23	0.81	1.0	<0.19	3.9
09/13/04	757.19						65	8.5	99	<0.23	3.0	2.0	<0.19	3.4
04/18/05	760.68						20	2.7	14	<0.23	5.0	56	10	140
07/07/05	758.55						67	8.1	140	<0.23	6.5	110	37	160
10/13/05	760.31						1.6	0.83	6.7	<0.23	0.77	5.0	1.6	16
01/24/06	757.44						29	<1.2	68	<0.92	7.8	40	2.2	120
07/21/06	756.36						88	<0.25	32	<0.23	2.9	57	<0.19	38

Monitoring Well 10

11/03/99		440					5.5	28	4.3	<0.25	1.5	17	0.16	7.4
04/28/00		<50	<0.10				NA	0.82	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23
09/20/01	757.43	270					NA	5.4	<0.22	<0.33	<0.20	<0.22	<0.29	0.65
12/26/01	758.85						NA	20	<0.22	<0.16	<0.20	<0.22	<0.29	0.55
03/15/04	757.76						2.0	1.4	0.70	<0.23	0.12	3.6	0.24	2.0
09/13/04	757.14						22	3.6	0.60	<0.24	2.4	31	0.58	29
04/18/05	760.62						<0.50	4.4	<0.22	<0.23	1.0	8.7	2.0	85
07/07/05	758.49						160	130	320	<1.2	110	480	86	1400
10/13/05	760.30						49	48	160	<1.2	9.0	180	34	500
01/24/06	757.39						<0.50	0.78	<0.22	<0.23	0.15	<0.25	1.0	0.56
07/21/06	756.32						2.0	<0.25	<0.22	<0.23	<0.11	18	<0.19	9.7

Date Sampled	GWE, ft	GRO ug/L	DRO mg/L	Lead mg/L	1,2-DCA ug/L PAL=0.5 ES=5.0	EDB ug/L PAL=0.005 ES=0.05	Naphthalene ug/L PAL=8 ES=40	Benzene ug/L PAL=0.5 ES=5	Ethylbenzene ug/L PAL=140 ES=700	MTBE ug/L PAL=12 ES=60	Toluene ug/L PAL=200 ES=1000	1,2,4-TMB ug/L PAL=96* ES=480*	1,3,5-TMB ug/L PAL=96* ES=480*	Xylenes ug/L PAL=1000 ES=10,000
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Monitoring Well 11

09/20/01	757.49	46,000	31		<25	<25	940	1200	3100	<25	1800	3900	670	21000
12/26/01							820	790	2,400	<16	920	4,000	940	16,000
12/26/01	758.93						760	790	2,500	<26	840	4,000	950	16,000
03/15/04	758.03						540	610	1300	<12	780	2400	680	7500
09/13/04	757.19						960	670	2100	<9.2	1400	4900	1400	13000
04/18/05	760.68						19	5.5	28	<0.23	12	120	40	160
07/07/05	758.55						1300	370	2400	<23	940	5700	1700	12000
10/13/05	760.35						270	66	580	<4.6	98	1300	360	2800
01/24/06	757.45						800	410	1800	<9.2	930	4100	1200	11000
07/21/06	756.39						1000	500	2300	<23	920	5000	1400	14000

Monitoring Well 12

09/20/01	757.55	14,000	110		<2.5	<2.5	440	1000	640	<2.5	300	1000	230	4300
12/26/01	758.98						350	470	300	<9.8	110	960	240	2,400

Monitoring Well 12R

03/15/04	757.84						440	390	470	<5.8	150	1000	280	3700
09/13/04	757.27						1100	440	760	<9.2	210	3200	960	5700
04/18/05	760.77						23	7.5	14	<0.23	3.0	91	28	150
07/07/05	758.64						1400	560	600	<23	180	1700	420	5200
10/13/05	760.43						350	85	260	<4.6	47	1300	380	2900
01/24/06	757.53						590	290	580	<9.2	120	1900	550	4200
07/21/06	756.48						310	130	310	<4.6	69	1200	350	2300

Monitoring Well 2

04/29/99	758.93	<50	NA	0.001			NA	<0.10	<0.25	<0.25	<0.10	<0.10	<0.10	1.1
11/03/99	757.19	<50					NA	<0.13	<0.22	<0.16	<0.2	<0.29	<0.29	<0.23
09/20/01	757.58	<50					NA	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23
12/26/01	759.01						NA	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23
03/15/04	757.79						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
09/13/04	757.26						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
04/18/05	760.81						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39

Date Sampled	GWE, ft	GRO ug/L	DRO mg/L	Lead mg/L	1,2-DCA ug/L PAL=0.5 ES=5.0	EDB ug/L PAL=0.005 ES=0.05	Naphthalene ug/L PAL=8 ES=40	Benzene ug/L PAL=0.5 ES=5	Ethylbenzene ug/L PAL=140 ES=700	MTBE ug/L PAL=12 ES=60	Toluene ug/L PAL=200 ES=1000	1,2,4-TMB ug/L PAL=96* ES=480*	1,3,5-TMB ug/L PAL=96* ES=480*	Xylenes ug/L PAL=1000 ES=10,000
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Monitoring Well 2

07/07/05	758.62						1.0	<0.25	<0.22	<0.23	<0.11	0.26	<0.19	<0.39
10/13/05	760.40						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
01/24/06	757.18						<0.50	<0.25	<0.22	<0.23	0.12	<0.25	<0.19	<0.39
07/21/06	756.47						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39

Monitoring Well 3

04/29/99							220	76	100	<2.5	35	260	52	400
04/29/99	758.91	2900	NA	0.001			230	74	100	<2.5	35	270	42	410
11/03/99	757.17	8700					NA	15	63	<0.8	8.4	190	39	170
09/20/01	757.57	2600					NA	25	41	<0.84	7.2	170	39	180
12/26/01	759.00						130	35	44	<0.80	8.2	200	46	180
03/15/04	757.88						210	21	57	<1.2	4.5	240	60	230
09/13/04	757.26						91	7.4	23	<2.3	1.8	120	25	96
04/18/05	760.79						190	18	46	<0.23	4.4	190	41	190
07/07/05	758.65						75	11	29	<0.23	2.1	99	19	110
10/13/05	760.43						150	5.2	33	<2.3	2.3	180	43	150
01/24/06	757.86						120	<7.6	27	<4.6	<2.2	160	35	100
07/21/06	756.33													

Monitoring Well 4

04/29/99	758.81	14000	11	0.0030			300	240	960	<25	370	1700	410	5900
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Monitoring Well 5

04/29/99	759.10	<50	<0.10	0.001			NA	<0.10	<0.25	<0.25	<0.10	<0.10	<0.10	<0.25
08/02/99	759.60	<50					NA	<0.13	<0.22	<0.16	<0.20	<0.22	<0.23	<0.25

Monitoring Well 5R

03/15/04	756.96						<0.50	<0.25	<0.22	<0.23	0.14	<0.25	<0.19	<0.39
09/13/04	757.33						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
04/18/05	760.91						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39

Date Sampled	GWE, ft	GRO ug/L	DRO mg/L	Lead mg/L	1,2-DCA ug/L PAL=0.5 ES=5.0	EDB ug/L PAL=0.005 ES=0.05	Naphthalene ug/L PAL=8 ES=40	Benzene ug/L PAL=0.5 ES=5	Ethylbenzene ug/L PAL=140 ES=700	MTBE ug/L PAL=12 ES=60	Toluene ug/L PAL=200 ES=1000	1,2,4-TMB ug/L PAL=96* ES=480*	1,3,5-TMB ug/L PAL=96* ES=480*	Xylenes ug/L PAL=1000 ES=10,000
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Monitoring Well 5R

07/07/05	758.74						0.96	<0.25	<0.22	<0.23	<0.11	0.28	<0.19	<0.39
10/13/05	760.48						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
01/24/06	757.59						<0.50	<0.25	<0.22	<0.23	0.12	<0.25	<0.19	<0.39
07/21/06	756.55						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39

Monitoring Well 6

04/29/99	757.85	<50	<0.10	0.001			NA	<0.10	<0.25	<0.25	<0.10	<0.10	<0.10	<0.25
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Monitoring Well 7

04/29/99	758.83	<50	<0.10	0.001			NA	<0.10	<0.25	<0.25	<0.10	<0.10	<0.10	<0.25
11/03/99	757.10	<50					NA	<0.13	<0.22	0.22	<0.2	<0.22	<0.29	<0.23
09/20/01	757.48						NA							
12/26/01	758.91													
03/15/04	757.80						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
09/13/04	757.19						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
04/18/05	760.69						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
07/07/05	758.53						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
10/13/05	760.28						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
01/24/06	757.45						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
07/21/06	756.38						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39

Monitoring Well 8

04/29/99	758.59	<50	<0.10	0.001			NA	<0.10	<0.25	<0.25	<0.10	<0.10	<0.10	<0.25
11/03/99	756.96	<50					NA	<0.13	<0.22	0.21	<0.2	<0.22	<0.29	<0.23
09/20/01	757.31	<50					NA	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23
12/26/01	758.70						NA	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23
03/15/04	757.66						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
09/13/04	757.03						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
04/18/05	760.45						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
07/07/05	758.33						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
10/13/05	760.16						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
01/24/06	757.26						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39

Date Sampled	GWE, ft	GRO ug/L	DRO mg/L	Lead mg/L	1,2-DCA ug/L PAL=0.5 ES=5.0	EDB ug/L PAL=0.005 ES=0.05	Naphthalene ug/L PAL=8 ES=40	Benzene ug/L PAL=0.5 ES=5	Ethylbenzene ug/L PAL=140 ES=700	MTBE ug/L PAL=12 ES=60	Toluene ug/L PAL=200 ES=1000	1,2,4-TMB ug/L PAL=96* ES=480*	1,3,5-TMB ug/L PAL=96* ES=480*	Xylenes ug/L PAL=1000 ES=10,000
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Monitoring Well 8

07/21/06	756.20						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
----------	--------	--	--	--	--	--	-------	-------	-------	-------	-------	-------	-------	-------

Monitoring Well 9

04/29/99	758.44	<50	<0.10	0.001			NA	<0.10	<0.25	<0.25	<0.10	<0.10	<0.10	<0.25
11/03/99	756.87	<50					NA	<0.13	<0.22	0.17	<0.2	<0.22	<0.29	<0.25

Monitoring Well DUP

03/15/04							<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
09/13/04							990	560	2100	<9.2	1200	5300	1600	12000
04/18/05							13	4.5	21	<0.23	9.3	76	25	110

Monitoring Well FB

04/29/99							NA	<0.10	<0.25	<0.25	<0.10	<0.10	<0.10	<0.25
11/03/99		<50					NA	<0.13	<0.22		0.24	<0.22	<0.29	0.29
09/20/01														
12/26/01														
03/15/04							<0.50	<0.25	<0.22	<0.23	0.14	<0.25	<0.19	<0.39

Monitoring Well P1

11/05/99		<50	NA	0.001			0.81	<0.10	<0.25	<0.25	<0.10	0.70	0.19	<0.25
04/28/00		<50	<0.10				NA	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.25
09/20/01	757.45													
12/26/01	758.84						NA	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.25
03/15/04	757.74						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
09/13/04	757.15						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
04/18/05	760.60						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
07/07/05	758.46						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39
10/13/05	760.27						<0.50	<0.25	<0.23	<0.23	<0.11	<0.25	<0.19	<0.39
01/24/06	757.38						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	0.44
07/21/06	756.31						<0.50	<0.25	<0.22	<0.23	<0.11	<0.25	<0.19	<0.39

Date Sampled	GWE, ft	GRO ug/L	DRO mg/L	Lead mg/L	1,2-DCA ug/L PAL=0.5 ES=5.0	EDB ug/L PAL=0.005 ES=0.05	Naphthalene ug/L PAL=8 ES=40	Benzene ug/L PAL=0.5 ES=5	Ethylbenzene ug/L PAL=140 ES=700	MTBE ug/L PAL=12 ES=60	Toluene ug/L PAL=200 ES=1000	1,2,4-TMB ug/L PAL=96* ES=480*	1,3,5-TMB ug/L PAL=96* ES=480*	Xylenes ug/L PAL=1000 ES=10,000
--------------	---------	----------	----------	-----------	-----------------------------------	----------------------------------	------------------------------------	---------------------------------	--	------------------------------	------------------------------------	--------------------------------------	--------------------------------------	---------------------------------------

DRO = Diesel Range Organics
 GRO = Gasoline Range Organics
 MTBE = Methyl-Tert-Butyl Ether
 TMB = Trimethylbenzene
 1,2-DCA = 1,2-Dichloroethane
 PAL = Preventive Action Limit (NR 140)

ES = Enforcement Standard (NR 140)
 ug/L = micrograms per liter = parts per billion
 mg/L = milligrams per liter = parts per million
 NA = Not Analyzed
 * = 1,2,4-TMB and 1,3,5-TMB combined
 EDB = 1,2 - Dibromoethane

FB = Field Blank
 TB = Trip Blank
 GWE = Ground Water Elevation, ft
 GSE = Ground Surface Elevation, ft
 TOC = Top of Casing Elevation, ft
 TOS = Top of Screen Elevation, ft
 BOC = Bottom of Casing Elevation, ft

l://working/grdcapbpv

TABLE 1A
 GRO, DRO, AND VOC SOIL SAMPLE ANALYTICAL RESULTS
 KAISER OIL COMPANY
 840 NIAGARA STREET
 EAU CLAIRE, WI

Sample Location	Sample Depth	Sample Date	GRO mg/Kg	DRO mg/Kg	Analytical Compounds (ug/Kg)						
					Benzene	E-Benzene	Toluene	Xylenes	MTBE	1,2,4 TMB	1,3,5 TMB
Wis Admin Code s. NR720.09			100-250	100-250	5.5	2,900	1,500	4,100	NS	NS	NS
Wis Admin Code s. NR746.06 Table 2			NS	NS	1,100	NS	NS	NS	NS	NS	NS
Wis Admin Code s. NR746.06 Table 1			NS	NS	8,500	4,600	38,000	42,000	NS	83,000	11,000
S-1	3'	09/15/2003	<5.6	NA	<28	<28	<28	<84	<28	<28	<28
S-2	3'	09/15/2003	<5.1	NA	<25	<25	<25	<76	<25	<25	<25
S-3	3'	09/15/2003	<5.2	NA	<26	<26	<26	<77	<26	<26	<26
S-4	3'	09/15/2003	<5.1	NA	<26	<26	<26	<77	<26	<26	<26
S-5	7'	09/16/2003	NA	2460	235	2,030	1,070	44,900	<128	27,800	9,830
S-6	7'	09/16/2003	NA	1600	96	99	309	2,030	<27	778	213
S-7	4'	09/17/2003	NA	200	137	92	441	1,050	<26	378	147
S-7	10'	09/17/2003	NA	11800	818	5,060	883	38,800	<538	51,700	15,100
S-8	4'	09/17/2003	NA	289	35	39	128	246	<27	100	30
S-8	10'	09/17/2003	NA	3500	<131	197	208	920	<131	2,190	986
S-9	4'	09/17/2003	NA	5.8	<26	<26	<26	<78	<26	<26	<26
S-9	10'	09/18/2003	NA	2,100	<26	168	<26	368	<26	861	200
BASE 1	14'	09/16/2003	NA	11,100	<5530	243,000	144,000	2,320,000	<5530	1,330,000	420,000
BASE 2	18'	09/17/2003	NA	5270	359	2,220	422	14,800	<264	24,300	7,170

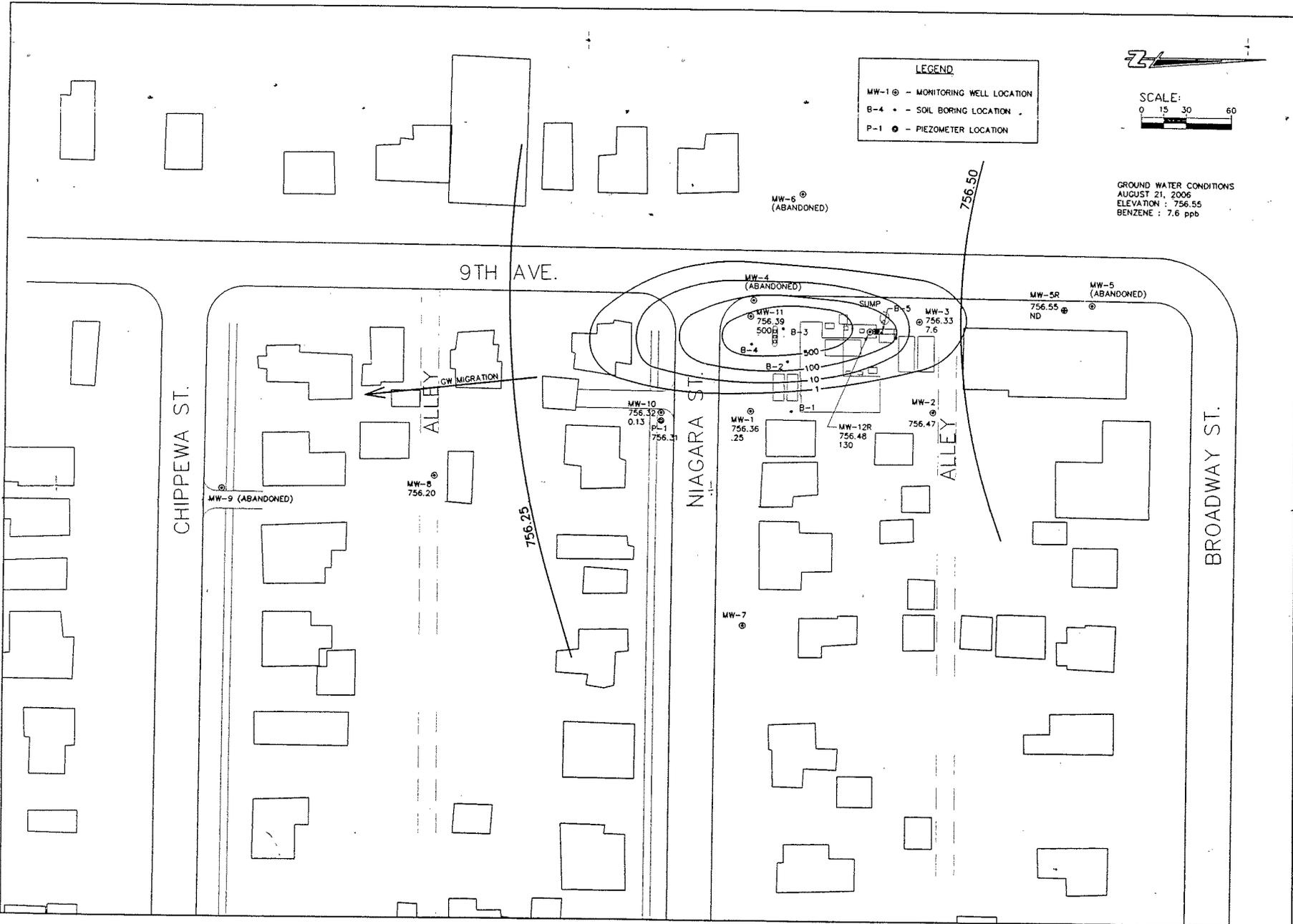
MTBE = Methyl tert butyl ether
 1,2,4 TMB = 1,2,4-Trimethylbenzene
 1,3,5 TMB = 1,3,5-Trimethylbenzene
 E-Benzene Ethylbenzene
 ug/Kg= micrograms per kilogram = ppb = parts per billion (1)=DID NOT CONFIRM
 mg/Kg= milligrams per kilogram = ppm = parts per million BY SECOND ANALYSIS
 IU = Instrument Units
 Bold = Chapter NR 746 Table 1 or 2 exceedences
 NS= No Standard Established

TABLE 1B
SOIL SAMPLE ANALYTICAL RESULTS, POLYAROMATIC HYDROCARBONS
KAISER OIL COMPANY
EAU CLAIRE, WI

Compound	Units of Measure	Generic RCL's in ug/kg		Location Laboratory ID Sample date Sample Depth	S-5 540902 09/16/2003 7'	S-6 540903 09/16/2003 7'	S-7 540904 09/17/2003 4'	S-7 540905 09/17/2003 10'	S-8 540906 09/17/2003 4'	S-8 540907 09/17/2003 10'	S-9 540908 09/17/2003 4'	S-9 540909 09/17/2003 10'	BASE 1 540910 09/16/2003 14'	BASE 2 540911 09/17/2003 18'	
		Direct Contact Pathway													
		Groundwater Pathway	Non Industrial												
PAH's															
ACENAPHTHENE	ug/kg	38,000	900,000		<530	<110	<53	3230	<110	<550	<52	525	1500	1050	
ACENAPHTHYLENE	ug/kg	700	18,000		<910	<180	<89	<910	<180	<930	<88	<890	<1900	<900	
ANTHRACENE	ug/kg	3,000,000	5,000,000		342	<11	11	4090	16	504	<5.2	851	505	1370	
BENZO (a) ANTHRACENE	ug/kg	17,000	88		2670	53	63	16100	99	4600	<5.2	7140	1660	6960	
BENZO (b) FLUORANTHENE	ug/kg	360,000	88		87	<11	28	<54	30	<55	<5.2	<53	<110	<53	
BENZO (k) FLUORANTHENE	ug/kg	870,000	880		<53	<11	41	<54	35	<55	<5.2	<53	<110	<53	
BENZO (a) PYRENE	ug/kg	48,000	8.8		<53	<11	60	<54	60	<55	<5.2	<53	<110	<53	
BENZO (ghi) PERYLENE	ug/kg	6,800,000	1,800		81	27	100	<54	94	<55	<5.2	<53	<110	<53	
CHRYSENE	ug/kg	37,000	8,800		652	<11	53	3120	60	1100	<5.2	1580	345	1580	
DIBENZO (a,h) ANTHRACENE	ug/kg	38,000	8.8		<80	<16	<7.9	<81	<16	<82	<7.8	<79	<170	<79	
FLUORANTHENE	ug/kg	500,000	600,000		2240	107	137	23700	193	3500	<10	5250	2100	7910	
FLUORENE	ug/kg	100,000	600,000		940	71	16	14,000	41	1310	<10	1,580	4,870	3,900	
INDENO (1,2,3-cd) PYRENE	ug/kg	680,000	88		68	17	55	<54	62	<55	<5.2	<53	<110	<53	
1-METHYLNAPHTHALENE	ug/kg	23,000	1,100,000		2030	149	85	71000	<64	3290	<31	1,470	147,000	19,000	
2-METHYLNAPHTHALENE	ug/kg	20,000	600,000		2140	341	242	138000	<54	3290	<26	1,160	302,000	32,700	
NAPHTHALENE	ug/kg	400	20,000		919	75	78	33400	<64	<330	<31	<320	235,000	6,960	
PHENANTHRENE	ug/kg	1,800	18,000		1,280	86	84	22600	118	1970	<5.2	1680	2100	6,430	
PYRENE	ug/kg	8,700,000	500,000		4060	92	79	21500	95	4270	<5.2	8090	1100	8760	

ug/kg = micrograms per Kilogram (ppb - parts per billion)
PAH = Polynuclear Aromatic Hydrocarbons
Bold = Generic RCL Exceedences

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JOB NO.	K\0906-014
BOOK NO.	
DRAWN BY	KAT
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OCT. 2000	
REVISIONS	OCTOBER 2006
REFERENCE FILE	K0906-011.prj
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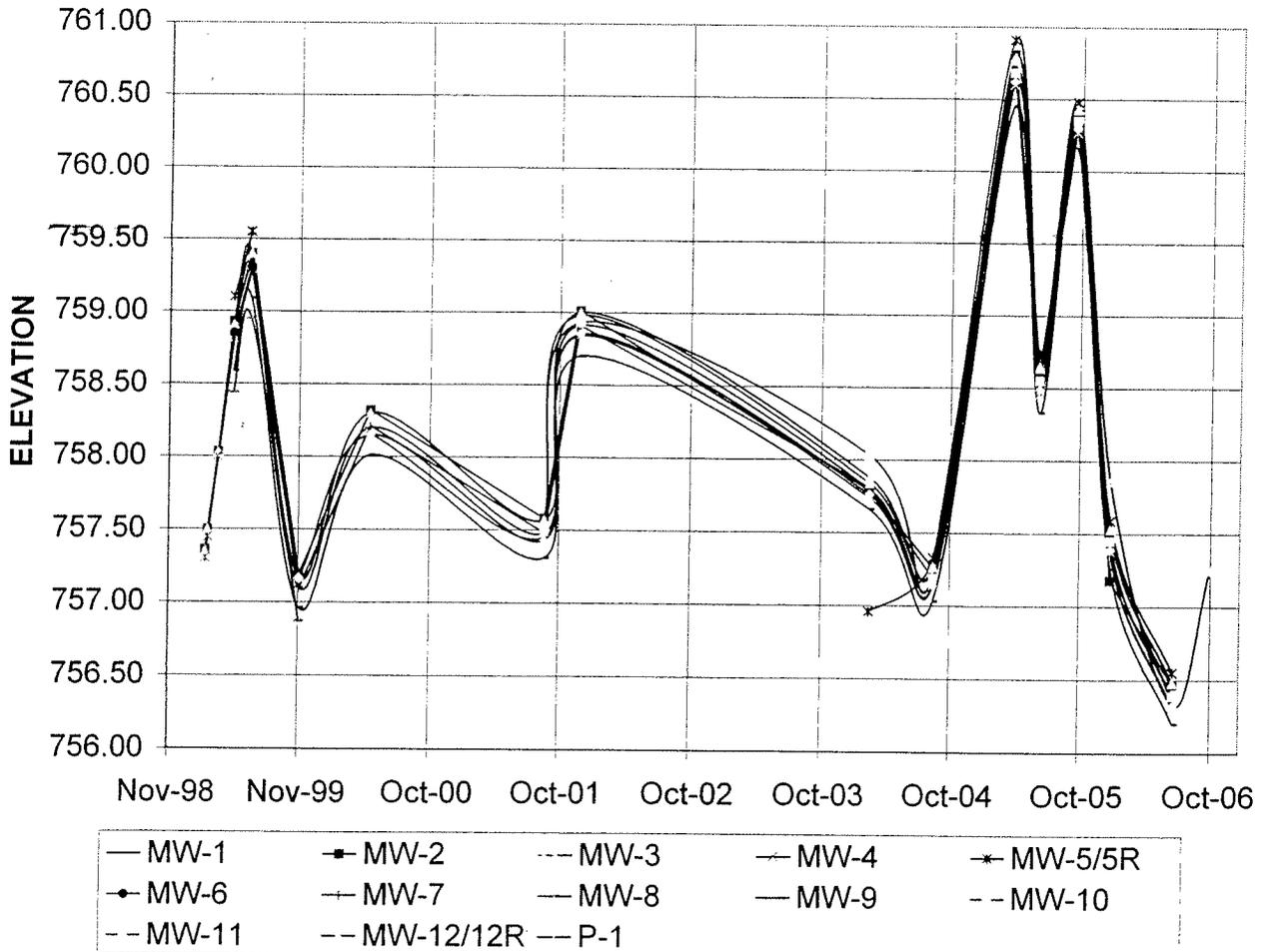
KAISER OIL COMPANY
 NIAGARA STREET
 GROUND WATER CONTOURS & BENZENE ISOCONCENTRATIONS
 EAU CLAIRE, WI

FIGURE
 3

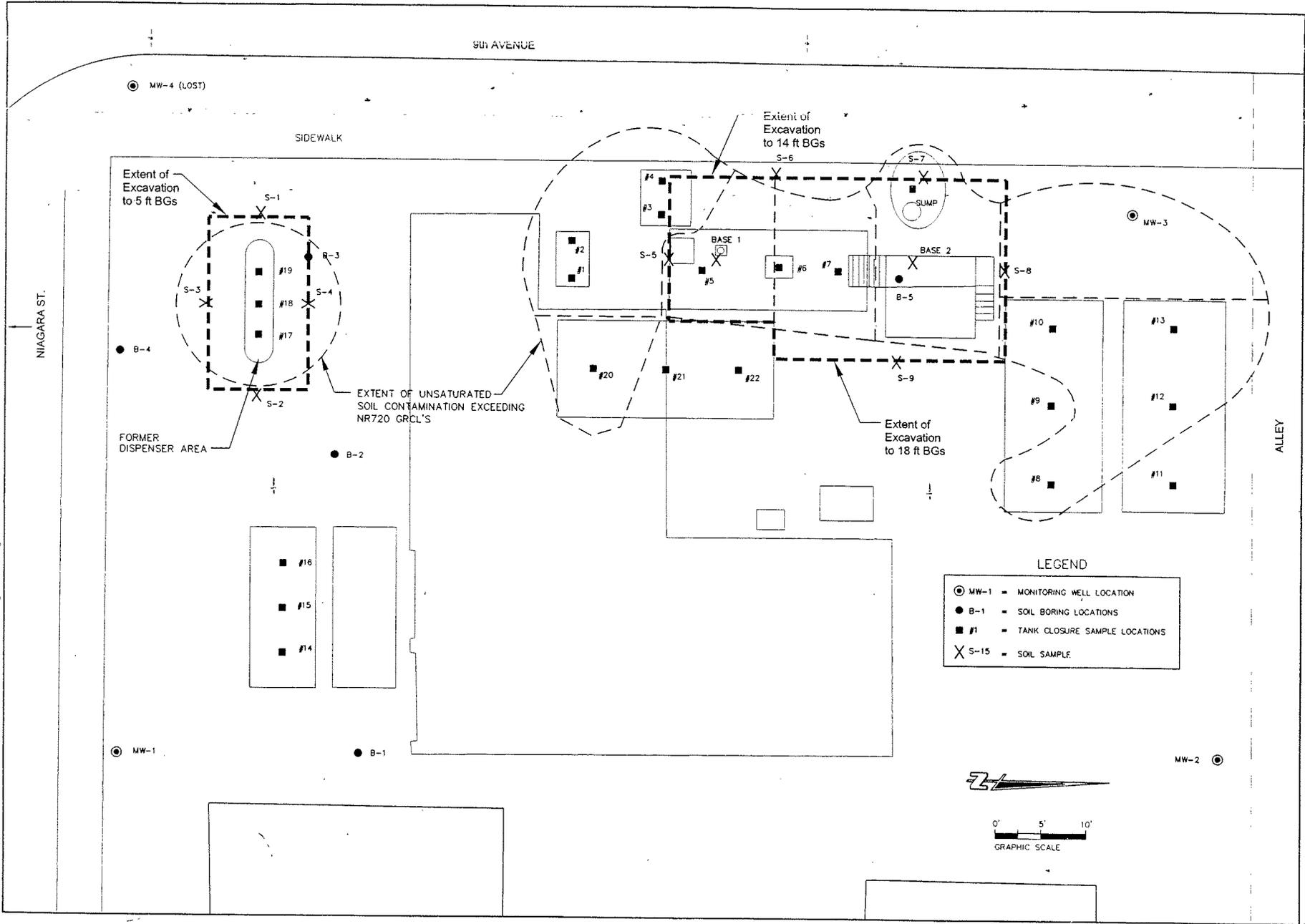
TABLE 2
GROUND WATER ELEVATIONS
KAISER OIL - NIAGARA STREET
EAU CLAIRE, WI

DATE	MW-1	MW-2	MW-3	MW-4	MW-5/5R	MW-6	MW-7	MW-8	MW-9	MW-10	MW-11	MW-12/12R	P-1
2/12/1999	757.28	757.36	757.35	757.30									
2/18/1999	757.43	757.50	757.50	757.45									
3/19/1999	757.99	758.03	758.03	758.00									
4/29/1999	758.81	758.93	758.91	758.81	759.10	758.85	758.83	758.59	758.44				
6/16/1999	759.29	759.40	759.40	759.29	759.55	759.31	759.29	759.09	758.95				
11/3/1999	757.09	757.19	757.17				757.10	756.96	756.87	757.16			
5/18/2000	758.21	758.32	758.30				758.20	758.01		758.15			758.16
9/20/2001	757.48	757.58	757.57				757.48	757.31		757.43	757.49	757.55	757.45
12/26/2001	758.91	759.01	759.00				758.91	758.70		758.85	758.93	758.98	758.84
3/15/2004	757.81	757.79	757.88		756.96		757.80	757.66		757.76	758.03	757.84	757.74
9/13/2004	757.19	757.26	757.26		757.33		757.19	757.03		757.14	757.19	757.27	757.15
4/18/2005	760.68	760.81	760.79		760.91		760.69	760.45		760.62	760.68	760.77	760.60
7/7/2005	758.55	758.62	758.65		758.74		758.53	758.33		758.49	758.55	758.64	758.46
10/13/2005	760.31	760.40	760.43		760.48		760.28	760.16		760.30	760.35	760.43	760.27
1/24/2006	757.44	757.18	757.86		757.59		757.45	757.26		757.39	757.45	757.53	757.38
7/20/2006	756.36	756.47	756.33		756.55		756.38	756.20		756.32	756.39	756.48	756.31
10/27/2006			757.25										

KAISER OIL 840 NIAGARA ST. EAU CLAIRE, WI
HYDROGRAPH

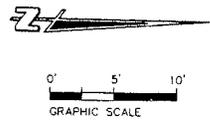


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LEGEND

- MW-1 = MONITORING WELL LOCATION
- B-1 = SOIL BORING LOCATIONS
- #1 = TANK CLOSURE SAMPLE LOCATIONS
- X S-15 = SOIL SAMPLE



JOB NO.	K0906-011
BOOK NO.	-
DRAWN BY	RAM
CHECKED BY	LJM
DATE	OCT. 2000
REVISIONS	
REFERENCE FILE	CHW.DWG
DRAWING FILE	kaiserexc.dwg

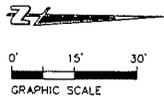
Cedar CORPORATION
 100 Wilson Avenue
 Hammondsport, New York 13762
 607-235-2091
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 cedarcorp@cedarcorp.com

KAISER OIL COMPANY
 NIAGARA STREET
 EXTENT OF EXCAVATION
 EAU CLAIRE, WIS

FIGURE
1

LEGEND

- ⊙ MW-1 = MONITORING WELL LOCATION
- ⊙ P-1 = PIEZOMETER LOCATION
- B-1 = SOIL BORING LOCATIONS
- #1 = TANK CLOSURE SAMPLE LOCATIONS
- GRCL'S = GENERIC RESIDUAL CONTAMINATE LEVELS
- ▭ - EXTENT OF UNSATURATED SOIL CONTAMINATION
- ⌈ - EXCAVATION LIMITS



EXTENT OF UNSATURATED SOIL CONTAMINATION EXCEEDING NR720 GRCL'S

9TH AVE.

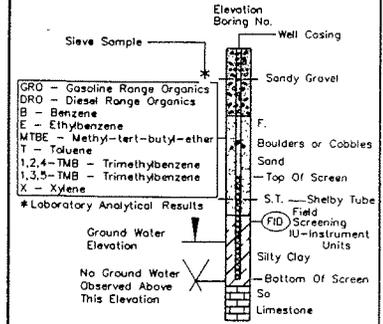
NIAGARA ST.

ALLEY A'

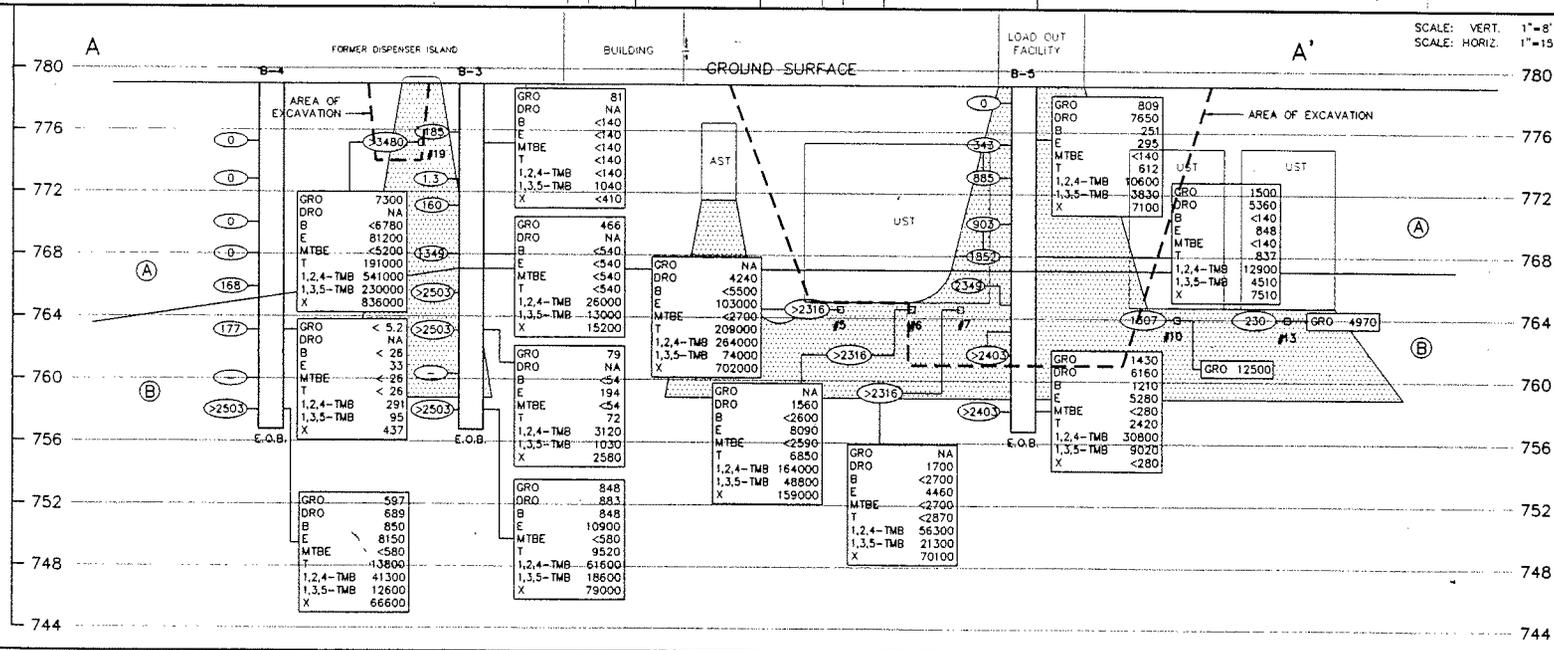
- ABBREVIATIONS
- F---Fine
 - M---Medium
 - C---Coarse
 - Ws---Weathered
 - Su---Sound

- MATERIAL SYMBOLS
- Topsoil
 - Sand
 - Gravel
 - Silt
 - Peat
 - Clay
 - Sandstone
 - Limestone
 - Igneous Rock

LEGEND OF BORING



CROSS SECTION A-A'



GEOLOGIC LEGEND

- (A) - BROWN FINE TO MEDIUM SAND, WELL SORTED (SP)
- (B) - BROWN MEDIUM TO COARSE SAND, WITH FINE TO COARSE GRAVEL (SW)

Cedar corporation

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NIAGARA STREET
EAU CLAIRE, WI

CROSS SECTION A-A'
FIGURE 2

Drawn By	RAM	Plans Checked	MI
Drawing File	X-secA.dwg	Job Number	K0906-014

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I, Jack Salden, duly authorized agent for Fuel Services, in accordance with Ch. 292, Wis. Stats. and Ch. NR726 Wis. Adm. Code, certify the correct legal descriptions for the property located at 840 Niagara Street, in the City of Eau Claire, Eau Claire County, Wisconsin, is accurately described in that deed recorded in Volume 1159 of Records at Page 898, as Document No. 765429 a copy of which is attached.

FUEL SERVICES

By:



Jack Salden

November 14, 2006

Mr. Scott Lau
Galaxy Investments, LLC.
1802 Galloway Street
Eau Claire, WI 54703

SUBJECT: Notification of Existing Contamination

Dear Mr. Lau,

Fuel Services has completed an environmental investigation at the former Kaiser Oil Company property located at 840 Niagara Street in Eau Claire. In accordance with the conditions of case closure Wis. Admin. Code NR726, Fuel Services is required to notify you that groundwater contamination exists beneath your property at 837 Niagara Street (Figure 5).

Groundwater contamination that appears to have originated on the property located at 840 Niagara Street, Eau Claire, WI, has migrated beneath the 837 Niagara. The levels of petroleum contamination in the groundwater beneath 837 Niagara Street are above the State's Residual Contaminant Levels found in Chapter NR 720, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contamination will naturally degrade over time. 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 Commerce 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.

Since the source of the groundwater contamination is not on your property, you will not be held responsible for investigation or cleanup of this groundwater contamination, as long as the you complies with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for 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.

The Department of Commerce will not review my 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 Commerce that is relevant to the closure request, you should mail that information to: Wisconsin Department of Commerce – Dennis Legler, 201 W Washington Ave; PO Box 7838, Madison WI 53707-7838, (608) 267-7642.

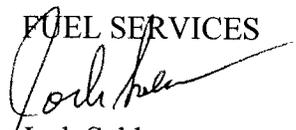
If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 720 Residual Contaminant Levels will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above Chapter NR720 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 you wish to construct or reconstruct a well in the area of contamination, special well construction standards may be necessary to protect the well from the 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 my 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 me at Fuel Services, 322 East Park Avenue, Chippewa Falls, WI 54729, 715-723-1701, my environmental consultant at Cedar Corporation – Scott McCurdy, 604 Wilson Avenue, Menomonie, WI 54751, 715-235-9081, or you may contact Wisconsin Department of Commerce – Dennis Legler, 201 W Washington Ave; PO Box 7838, Madison WI 53707-7838, (608) 267-7642.

Sincerely,

FUEL SERVICES

Jack Salden

November 3, 2006

Mr. Brian Amundson
Director of Public Works
City of Eau Claire
203 South Farwell Street
Eau Claire, WI 54701

SUBJECT: Notification of Existing Contamination

Dear Mr. Amundson,

Fuel Services has completed an environmental investigation at the former Kaiser Oil Company property located at 840 Niagara Street in Eau Claire. In accordance with the conditions of case closure Wis. Admin. Code NR726, Fuel Services is required to notify you that groundwater contamination exists beneath the road right-of-way (Figure 5).

Groundwater contamination that appears to have originated on the property located at 840 Niagara Street, Eau Claire, WI, has migrated beneath the road right-of-way of 9th Avenue and Niagara Street. The levels of petroleum contamination in the groundwater beneath the road are above the State's Residual Contaminant Levels found in Chapter NR 720, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contamination will naturally degrade over time. 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 Commerce 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.

Since the source of the groundwater contamination is not on City property, the City will not be held responsible for investigation or cleanup of this soil contamination, as long as the City complies with the requirements of section 292.13, Wisconsin Statutes, including allowing access to City property for 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.

The Department of Commerce will not review my final closure request for at least 30 days after the date of this letter. As an affected property owner, the City has 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 Commerce that is relevant to the closure request, you should mail that information to: Wisconsin Department of Commerce – Dennis Legler, 201 W Washington Ave; PO Box 7838, Madison WI 53707-7838, (608) 267-7642.

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Sincerely,

FUEL SERVICES

Jack Salden