

# GIS REGISTRY

## Cover Sheet

May, 2009  
(RR 5367)

### Source Property Information

**BRRTS #:**

**ACTIVITY NAME:**

**PROPERTY ADDRESS:**

**MUNICIPALITY:**

**PARCEL ID #:**

**CLOSURE DATE:**

**FID #:**

**DATCP #:**

**COMM #:**

#### \*WTM COORDINATES:

X:  Y:

*\* 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:

**Groundwater Contamination > ES (236)**

- Contamination in ROW
- Off-Source Contamination

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

**Soil Contamination > \*RCL or \*\*SSRCL (232)**

- Contamination in ROW
- Off-Source Contamination

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

### Land Use Controls:

- 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 or economic  
development corporation)*

### Monitoring Wells:

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

- Yes  No  N/A

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

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 #:  PARCEL ID #:

ACTIVITY NAME:  WTM COORDINATES: X:  Y:

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

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

**SOURCE LEGAL DOCUMENTS**

- 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.*
- 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: Certified Survey Map**
- 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 8.5 x 14 inches unless the map is submitted electronically.

- 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 map**
- 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: Site Map**
- 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 #: 4**                      **Title: Estimated Extent Petroleum Related Soil Contamination**

BRRTS #: 03-18-544236

ACTIVITY NAME: Copp's Food Center Gas Station

**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 #: 4**                      **Title: Geologic Cross Section**

**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 #: 6**                      **Title: Estimated Extent of Petroleum Related Groundwater Contamination**

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

**Figure #: 8a**                      **Title: Post Remedial groundwater Contour Map (May 15, 2008)**

**Figure #: 8b**                      **Title: Post Remedial groundwater Contour Map (August 13, 2008)**

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

Tables must be no larger than 8.5 x 14 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 #: 2a-b**                      **Title: Summary of Soil 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 #: 5a-g**                      **Title: Summary of 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 #: 1**                      **Title: Depth to Water and Water Level Elevations**

**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 #: 03-18-544236

ACTIVITY NAME: Copp's Food Center Gas Station

## NOTIFICATIONS

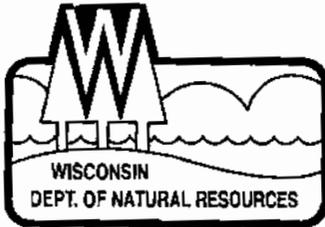
### Source Property

- 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.

- 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:**



**State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES**

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Scott Humrickhouse, Regional Director

Baldwin Service Center  
890 Spruce Street  
Baldwin, Wisconsin 54002  
Telephone 715-684-2914  
FAX 715-684-5940  
TTY Access via relay - 711

July 21, 2009

Mr. Edward Kitz  
Roundy's Supermarkets, Inc.  
875 East Wisconsin Ave.  
Milwaukee, WI 53201

**SUBJECT: Final Case Closure  
Former Copp's Food Center  
3310 E. Hamilton Ave., Eau Claire, WI  
WDNR BRRTS Activity #: 03-18-544236**

Dear Kitz:

On July 9, 2009, 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 July 15, 2009 your consultant, REI was notified by telephone and e-mail that the Closure Committee had granted conditional closure to this case.

On July 16, 2009 the Department received information or documentation indicating that you have complied with the requirements for final closure. On that date, copies of the well abandonment forms were e-mailed to me.

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 in the area of the former tank bed 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 petroleum contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on this contaminated 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>.

## Dewatering Permits

The Department's Watershed Management Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

Based on the concentrations of contaminants remaining in groundwater at this location, it appears likely that dewatering activities would require a permit from the Watershed Management Program. If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://www.dnr.state.wi.us/org/water/wm/ww/>

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  
Hydrogeologist  
Bureau for Remediation & Redevelopment

cc: Dave Larson – REI  
File

DOCUMENT NO. 566721

WARRANTY DEED STATE BAR OF WISCONSIN FORM 2-1983 VOL 682 PAGE 198

THIS PAGE REQUIRED FOR RECORDING ONLY VOL 682 PAGE 198 1987 DEC 1 PM 3 56

Handwritten signature: Beverly J. Peterson

566721

John P. Storrs, Philip D. Storrs, and George D. Storrs, d/b/a Storrs Enterprises, a partnership, conveys and warrants to THE COFFEY CORPORATION, a Wisconsin corporation.

the following described real estate in Eau Claire County, State of Wisconsin:

MILBARD PROCTOR, SCHRAGE & MARJALA LAWYERS 209 East Grand Avenue Eau Claire, WI 54701

Lot 1, Volume 2 of Certified Survey Map for Eau Claire County, Wisconsin, Page 391-392, on August 28, 1987, as document number 564304, Eau Claire County Register of Deeds Office, being a part of the Southwest 1/4 of the Southeast 1/4, Section 37, Township 27 North, Range 9 West, City of Eau Claire, Eau Claire County, Wisconsin.

TRANSFER \$3,716.40

This is not a homestead property.

Exception to warranties: easements and restrictions of record. Also the rights of 3M Advertising Company for billboard and Reciprocal Easement Agreement concerning Menard, Inc. property.

Dated this 27 day of November 1987

John P. Storrs (SEAL) John P. Storrs (SEAL)

Philip D. Storrs (SEAL) George D. Storrs (SEAL)

AUTHENTICATION

Signature(s) authenticated this day of 1987 TITLE: MEMBER STATE BAR OF WISCONSIN

ACKNOWLEDGMENT

STATE OF WISCONSIN Washburn County, Personally came before me this 27 day of November 1987 the above named John P. Storrs, Philip D. Storrs, George D. Storrs

THIS INSTRUMENT WAS DRAFTED BY John D. Hibbard, ATTORNEY Eau Claire, WI 54701

Alys Talley, Notary Public My Commission is permanent. date: April



WARRANTY DEED

991045

This Deed, made between Church Street Partners III, LLP, f/k/a Church Street Partners III, a Wisconsin General Partnership

Grantor and Praecaveo II, LLC, a Wisconsin limited liability company Grantee,

Grantor, for a valuable consideration, conveys to

Grantee the following described real estate in Eau Claire County, State of Wisconsin:

See Attached Legal Description

MARY L KAISER  
EAU CLAIRE COUNTY  
REGISTER OF DEEDS  
EAU CLAIRE, WI

RECORDED ON  
05/20/2008 02:35PM

REC FEE: 13.00  
TRANS FEE: 10350.00  
EXEMPT 0:

PAGES: 2

RETURN TO: Evans Title Companies  
PO Box 1234  
Appleton, WI  
Praecaveo II, LLC  
P. O. Box 1762  
Wausau, WI 54402-1762  
Tax Parcel No. [REDACTED]

This Is Not a homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; and Church Street Partners III, LLP warrants that the title is good, Indefeasible in fee simple and free and clear of encumbrances except recorded restrictions, covenants, easements of record and all applicable zoning ordinances, and will warrant and defend the same.

Dated May 12, 2008

CHURCH STREET PARTNERS III, LLP, A Wisconsin Limited Liability Partnership

*[Signature]*  
Stephen A. Winter, Managing General Partner

AUTHENTICATION

Signature(s)

authenticated this May 12, 2008  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, authorized by (4,6) 706.06, Wis. Stats)

THIS INSTRUMENT WAS DRAFTED BY  
Attorney Marvin P. Ripp

(Signatures may be authenticated or acknowledged.  
Both are not necessary.)

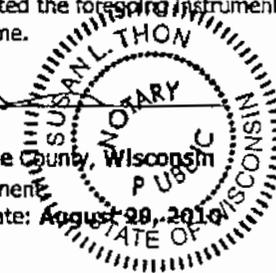
ACKNOWLEDGEMENT

State of Wisconsin

SS:

Outagamie County  
Personally came before me this May 12, 2008 the above named Stephen A. Winter to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

*[Signature]*  
Susan L. Thon  
Notary Public Outagamie County, Wisconsin  
My Commission is permanent  
If not, state expiration date: August 20, 2010

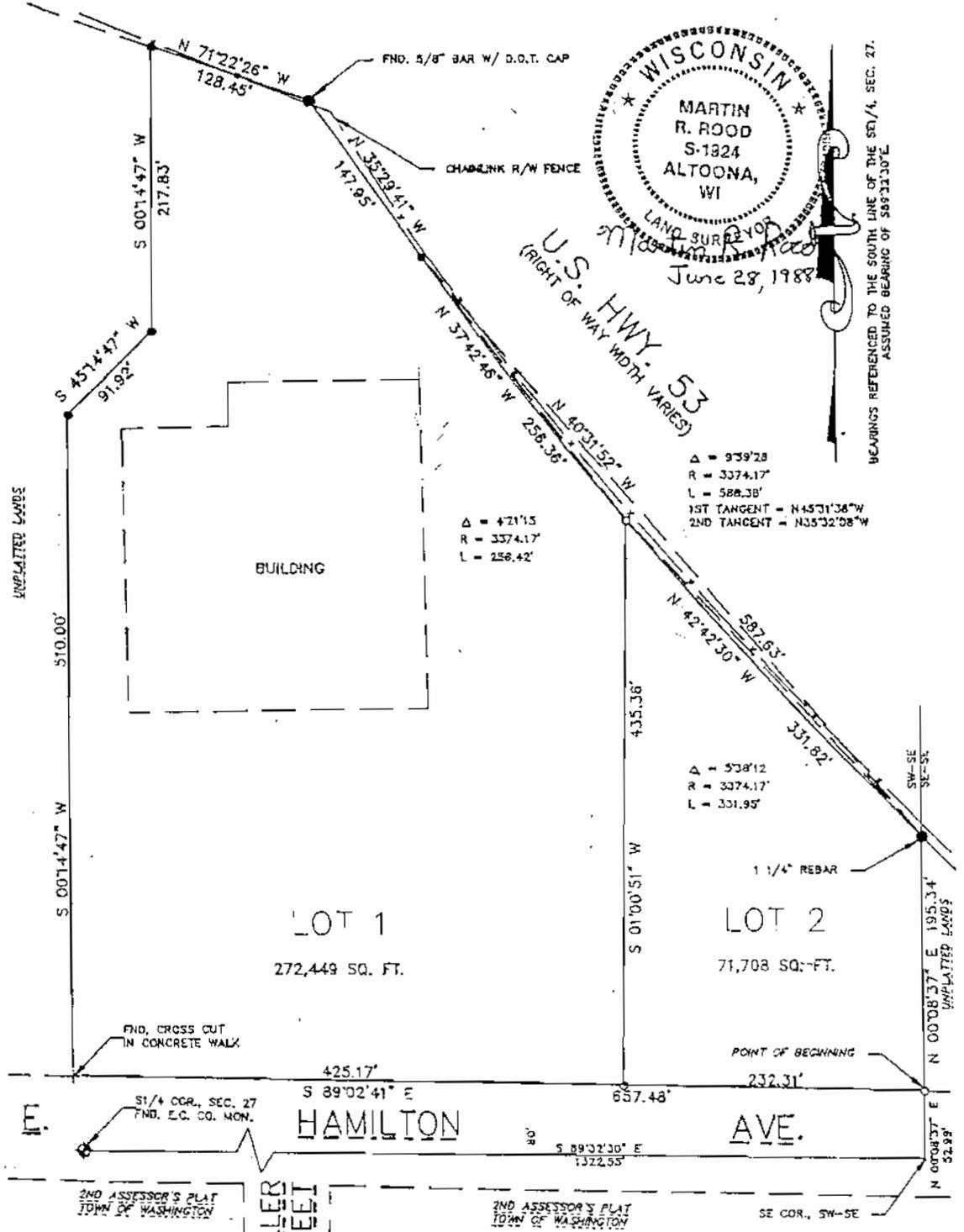


### LEGAL DESCRIPTION

**Lot One (1) of Certified Survey Map No. 570, filed in the office of the Register of Deeds for Eau Claire County, Wisconsin in Volume 3 of Certified Survey Maps on Page 100, as Document No. 573192, being located upon Lot 1 of Certified Survey Maps recorded in Volume 2 of Certified Survey Maps, Page 391, in the Southwest 1/4 of the Southeast 1/4 of Section Twenty-seven (27), Township Twenty-seven (27) North, Range Nine (9) West, City of Eau Claire, Eau Claire County, Wisconsin.**

### CERTIFIED SURVEY MAP

OF LOT 1, CERTIFIED SURVEY MAP V.2, P.391, IN THE SW-SE,  
SEC. 27, T27N, R9W, CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WI



WISCONSIN  
 \* LAND SURVEYOR \*  
 MARTIN R. ROOD  
 S-1824  
 ALTOONA, WI  
 U.S. HWY 53  
 (RIGHT OF WAY WIDTH VARIES)  
 June 28, 1988

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SW 1/4, SEC. 27,  
 ASSUMED BEARING OF S89°32'08\"

Δ = 421.15  
 R = 3374.17  
 L = 258.42

Δ = 939.28  
 R = 3374.17  
 L = 588.38  
 1ST TANGENT = N45°31'38\"

Δ = 538.12  
 R = 3374.17  
 L = 331.95

SCALE: 1" = 100'

- ---FND 1 1/2" IRON PIPE
- ---FND MON. AS SHOWN
- ---SET 1" X 24" IRON PIPE WEIGHING 1.13 LBS./LIN. FT.

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SURVEYOR'S CERTIFICATE

I, MARTIN R. ROOD, REGISTERED LAND SURVEYOR, HEREBY CERTIFY:  
THAT BY THE DIRECTION OF COPPS CORPORATION, OWNER, I HAVE  
SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY  
THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED  
IS AS FOLLOWS: A PARCEL OF LAND BEING ALL OF LOT 1, CERTIFIED SURVEY  
MAP RECORDED IN VOLUME 2, PAGE 391-392 OF CERTIFIED SURVEY MAPS AND ALL  
OF THE VACATED STREET RECORDED IN VOL. 684, PAGE 812-814 ALL BEING  
LOCATED IN PART OF THE SW¼ OF THE SE¼, SECTION 27, T27N, R9W, CITY OF  
EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN BEING FURTHER DESCRIBED AS  
FOLLOWS: COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 27; THENCE  
S.89° 32' 30"E. 1322.55 FEET; THENCE N.0° 08' 37"E. 52.99 FEET TO THE  
POINT OF BEGINNING; THENCE CONTINUING N.0° 08' 37"E. 195.34 FEET;  
THENCE ALONG THE ARC OF A CURVE, CONCAVE NORTHEASTERLY WITH A RADIUS OF  
3374.17 FEET AND WHOSE CHORD BEARS N.40° 31' 52"W. 587.63 FEET; THENCE  
N.35° 29' 41"W. 147.95 FEET; THENCE N.71° 22' 26"W. 128.45 FEET; THENCE  
S.0° 14' 47"W. 217.83 FEET; THENCE S.45° 14' 47"W. 91.92 FEET; THENCE  
S.0° 14' 47"W. 510.00 FEET; THENCE S.89° 02' 41"E. 657.48 FEET TO THE  
POINT OF BEGINNING AND BEING SUBJECT TO EXISTING EASEMENTS.

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE  
EXTERIOR BOUNDARY SURVEYED AND DESCRIBED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF  
THE WISCONSIN STATUTES AND TITLE 17, THE SUBDIVISION ORDINANCE, OF THE  
MUNICIPAL CODE OF THE CITY OF EAU CLAIRE, WISCONSIN IN SURVEYING AND  
MAPPING THE SAME.

Martin R. Rood  
MARTIN R. ROOD, R.L.S. 1924

DATED THIS 28<sup>th</sup> DAY OF June, 1988

CERTIFICATE OF CITY DEPARTMENT OF PLANNING AND DEVELOPMENT

I, MICHAEL HUGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT, CITY OF  
EAU CLAIRE, HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP IS APPROVED  
OF AS COMPLYING WITH TITLE 17, THE SUBDIVISION ORDINANCE, OF THE  
MUNICIPAL CODE OF THE CITY OF EAU CLAIRE.

Michael W. Huggins  
MICHAEL W. HUGGINS, DIRECTOR  
PLANNING AND DEVELOPMENT

DATED THIS 28<sup>th</sup> DAY OF June, 1988

573192  
Beverly J. Halvorson  
BEVERLY J. HALVORSON  
Register of Deeds  
Eau Claire, Wisconsin 54702  
88 JUN 28 PM 4 03  
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574087

EASEMENT

THIS AGREEMENT entered into by and between The Copps Corporation, a Wisconsin corporation (hereinafter referred to as "Copps") and Church Street Partners, III, a Wisconsin general partnership (hereinafter referred to as "Partners").

For One Dollar (\$1) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Copps grants to Partners the right of reasonable ingress and egress for vehicular and pedestrian traffic over and across the land described on attached Exhibit A for the purpose of ingress and egress onto and across Partners adjoining parcel.
2. Partners grants to Copps the right of reasonable ingress and egress for vehicular and pedestrian traffic over and across the land described on the attached Exhibit B for the purpose of ingress and egress onto and across Copps adjoining parcel.
3. That this agreement is intended to run with the land and shall be binding on the successors and assigns of the parties hereto, and that it may be terminated only upon mutual agreement of the parties, their successors and assigns.

Dated this 21<sup>st</sup> day of July, 1988.

THE COPPS CORPORATION

By Timothy J. Copps  
Timothy J. Copps - President

ATTESTED BY:

J. Thomas Stevwright  
J. Thomas Stevwright - Secretary

CHURCH STREET PARTNERS, III

By [Signature] - Partner

By \_\_\_\_\_ - Partner

By \_\_\_\_\_ - Partner

574087

*County of Walworth*

BEVERLY J. HALVORSON  
Register of Deeds  
P.O. Box 718  
Eau Claire, Wisconsin 54602

88 JUL 21 PM 12 09

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STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF PORTAGE )

Personally came before me this 20th day of July, 1988, Timothy J. Copps, as President and J. Thomas Sievwright, as Secretary of The Copps Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the act of said corporation, by its authority.

Donnie R. Wisjick

Notary Public, State of Wisconsin  
My Commission 9-21-88

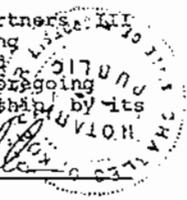


STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF CLAIR )

Personally came before me this 21 day of July, 1988, MARK J. WINTER, and \_\_\_\_\_, as partners of Church Street Partners, LLC, to me known to be the persons who executed the foregoing instrument, and to me known to be such partners of said partnership, and acknowledged that they executed the foregoing instrument as such partners as the act of said partnership, by its authority.

Charles D. Kahl

Notary Public, State of Wisconsin  
My Commission permanet



SEAL

This Instrument Drafted by  
and Return To:  
  
Attorney Torren K. Pies  
1257 Main Street  
P.O. Box 228  
Stevens Point, WI 54481-0228

Foster Abstract  
Chg. 10.00

Lot 2 of Certified Survey Maps recorded in Volume 1 of Certified Survey Maps, Page 100, Document #573192, located upon Lot 2 of Certified Survey Maps, Page 391 in the SW 1/4 of the SE 1/4 of Section 27, Township 27 North, Range 9 West, City of Eau Claire, Eau Claire County, Wisconsin.

Exhibit "A"

Sec.179.77, 180.1105,  
181.1105 & 183.1204,  
Wis Stats

State of Wisconsin  
Department of Financial Institutions  
Division of Corporate & Consumer Services



Articles of Merger

Surviving Entity

Name: ROUNDY'S SUPERMARKETS, INC.  
Org ID: 1R04119  
Entity Type: Business Corporation  
Jurisdiction: WI

Non Surviving Entity

Name: THE COPPS CORPORATION  
Org ID: 1C10400  
Entity Type: Business Corporation  
Jurisdiction: WI

Real Estate

Non-Survivor Name(s)	Does the entity have a fee simple ownership interest in any Wisconsin real estate immediately prior to the merger?
THE COPPS CORPORATION	Yes

Plan of Merger

The executed plan of merger is on file at the principal place of business of the surviving corporation.

The surviving corporation will provide a copy of the plan of merger, upon request and without cost, to any shareholder of a corporation that was a party to the merger or, upon payment to the surviving corporation of an amount equal to the cost of producing the copy, to any other interested person.

Plan Of Merger

Entity Ownership

The surviving entity is a Domestic or Foreign Business Corporation that is an indirect wholly owned subsidiary or parent and the merger was approved in accordance with sec. 180.11045 and the requirements of sec. 180.11045(2) have been satisfied.

Method Of Approval

The plan of merger document was approved by each entity that is a party to the merger in the manner required by the laws applicable to each entity, and in accordance with ss.180.1103, 180.1104, 181.1103, 181.1104 and 183.1202, if applicable.

Amendments

The surviving entity will use the articles of Incorporation of the following corporation: ROUNDY'S SUPERMARKETS, INC.  
There are no amendments to this articles of Incorporation.

**Drafter:**

This document was drafted by: Traci A. Murphy

**Delayed Effective Date**

12/29/2007 12:01:00 AM

**Signature**

**Signature:** Edward G. Kitz  
**Title:** Secretary

**Contact Person**

**Traci A Murphy**  
875 East Wisconsin Avenue  
P.O. Box 473, Attn: MS-2600  
Milwaukee, WI 53201-0473  
United States of America  
traci.murphy@roundys.com  
414-231-5812

**Endorsement**

Received Date: 12/20/2007 11:41:52 AM  
Delayed Effective Date: 12/29/2007 12:01:00 AM  
Filed Date: 12/21/2007  
Filing Fee: \$150.00  
Expedite Fee: \$25.00  
**Total Fee: \$175.00**  
Comments:

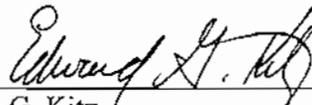
Merges THE COPPS CORPORATION (01 1C10400) Into ROUNDY'S SUPERMARKETS, INC. (01 1R04119) F DELAYED EFFECTIVE DATE: DECEMBER 29, 2007

**Former Copp's Food Center Gas Station  
Lot 2 of CSM 570  
Located in Eau Claire, Wisconsin**

**BRRTS #03-18-544236**

**RESPONSIBLE PARTY STATEMENT**

As the responsible party for the above-mentioned project, I hereby affirm that I believe that legal descriptions for all of the properties within or partially within the contaminated site's boundaries that have groundwater contamination exceeding ch. NR 140 enforcement standards and soil contamination exceeding generic or site-specific residual contaminant levels as determined under ss. NR 720.09, 720.11 and 720.19, at the time that case closure is requested, other than public street or highway rights-of-way or railroad rights-of-way, that exists within the boundaries of Lot 2 of CSM 570, located in Eau Claire, Wisconsin, (*See Attachment A*) have been submitted as an attachment to the groundwater and soil GIS Registry attachment to the case close out report.



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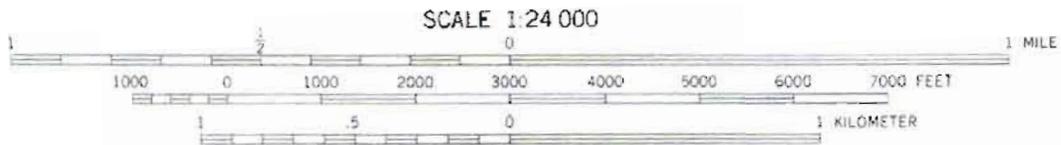
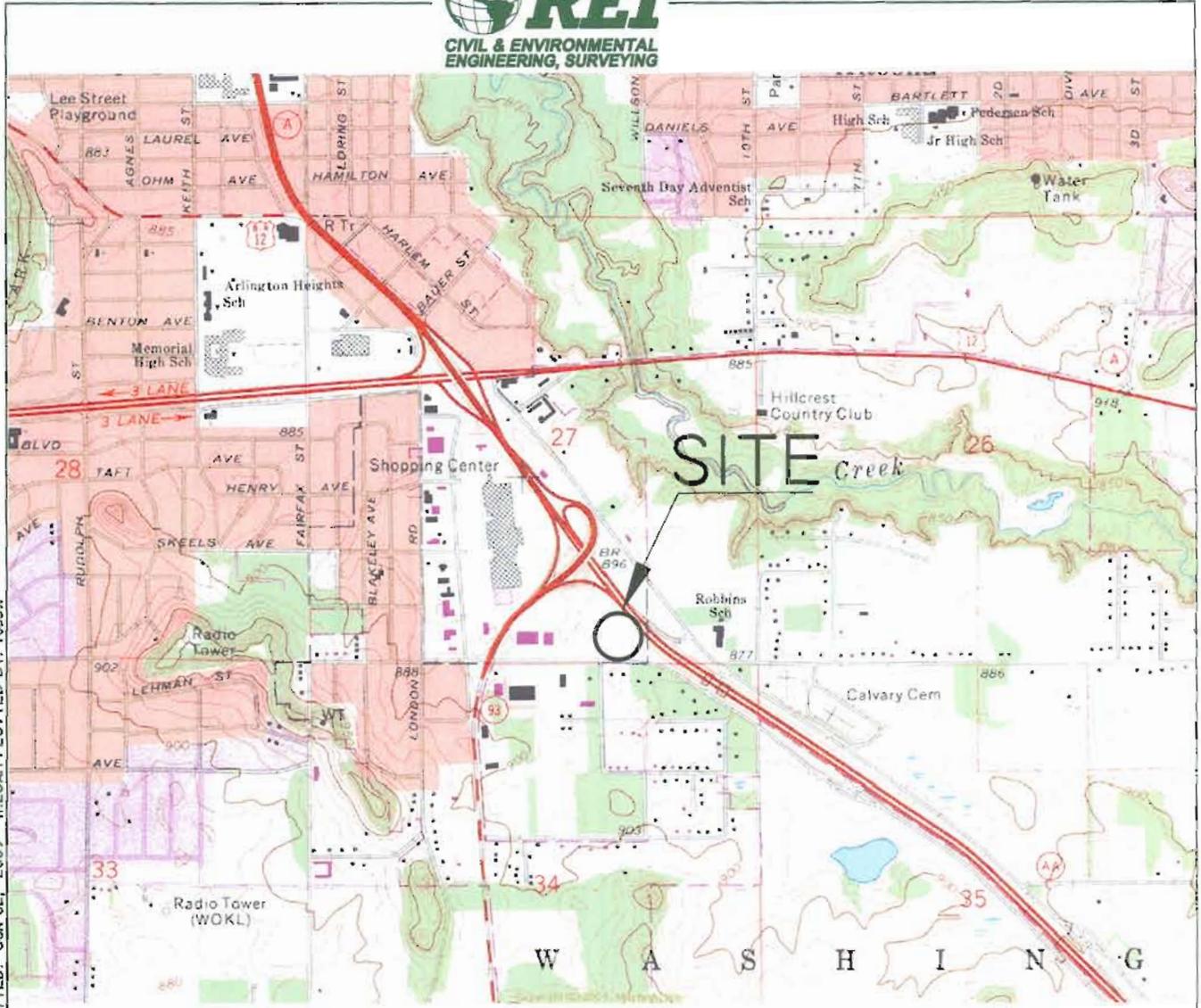
Edward G. Kitz  
Group Vice President – Legal, Risk & Treasury  
Roundy's Supermarkets, Inc.

**Attachment A**

**Summary of Property Ownership of Lot 2 of CSM 570, located in Eau Claire, Wisconsin**

Lot 2 of CSM 570, located in Eau Claire Wisconsin is the property which should be placed upon the GIS Registry. This property is currently owned by Roundy's Supermarkets, Inc.

The Copps Corporation purchased what was then known as Lot 1 in 1987. (See attached Warranty Deed, Document 566721). After the purchase, Lot 1 was subdivided into two lots – Lot 1 and Lot 2. (See attached CSM 570, dated June 28, 1988 attached to Warranty Deed dated May 12, 2008 showing Lot 1 and 2). Lot 1 was sold to another party; however, The Copps Corporation retained ownership of Lot 2. The legal description for Lot 2 can be found on Exhibit A to the attached Easement between The Copps Corporation and Church Street Partners, III dated July 21, 1988. Roundy's Supermarkets, Inc. is the surviving entity as a result of a corporate merger. (See attached State of Wisconsin Department of Financial Institutions, Articles of Merger).



CONTOUR INTERVAL 10 FEET  
 DOTTED LINES REPRESENT 5-FOOT CONTOURS  
 NATIONAL GEODETIC VERTICAL DATUM OF 1929



UTM GRID AND 1982 MAGNETIC NORTH  
 DECLINATION AT CENTER OF SHEET

EAU CLAIRE EAST, WIS.

N4445-W9122.5/7.5

1972

PHOTOREVISED 1982  
 DMA 2773 IV SW-SERIES V861



QUADRANGLE LOCATION

REI Engineering, INC.

DRAWING FILE: J:\DRAFTING\4038\_COPPS\DWG\4038\_VICIN.DWG LAYOUT: MODEL PLOTTED: JUN 02, 2009 - 11:26AM PLOTTED BY: TODDW

FORMER COPPS FOOD CENTER GAS STATION  
 3310 E. HAMILTON AVE.  
 EAU CLAIRE, WI

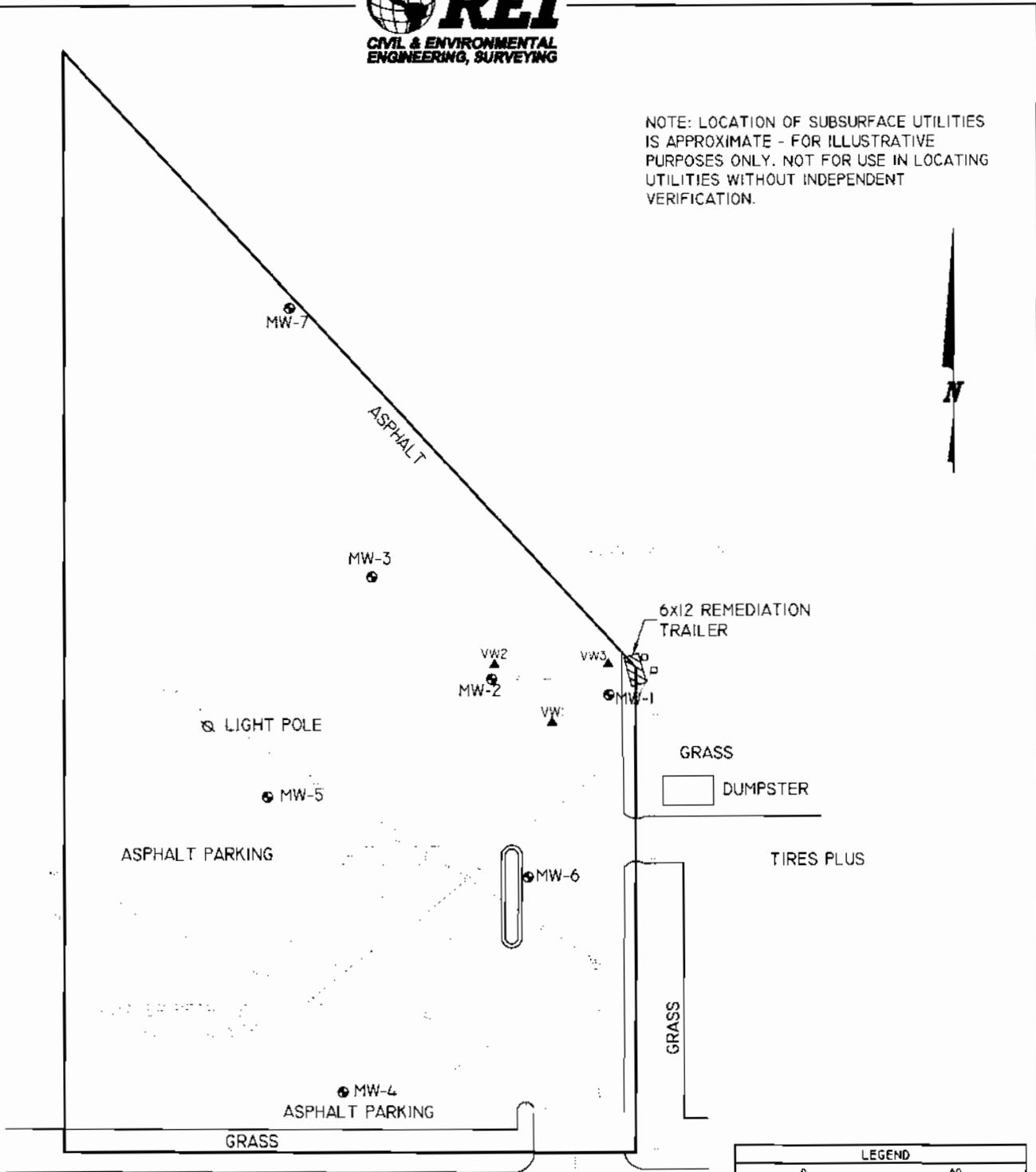
FIGURE 1 : SITE VICINITY MAP

PROJECT NO.	4038	DRAWN BY:	TJR	DATE:	12/22/05
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NOTE: LOCATION OF SUBSURFACE UTILITIES IS APPROXIMATE - FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR USE IN LOCATING UTILITIES WITHOUT INDEPENDENT VERIFICATION.



DRAWING FILE: J:\DRAFTING\4038\_COPPS\DWG\4038.BASE.DWG LAYOUT: MODEL PLOTTED: JUN 02, 2009 - 11:26AM PLOTTED BY: TODDW



LEGEND	
 SCALE: 1" = 60'	
	SANITARY SEWER LINE
	15" STORM SEWER LINE
	WATER MAIN
	PUMP LINES
	ELECTRIC LINE
	PROPERTY BOUNDARY
	MONITORING WELL
	LIGHT POLE
	VAPOR WELL LOCATION

REI Engineering, INC.

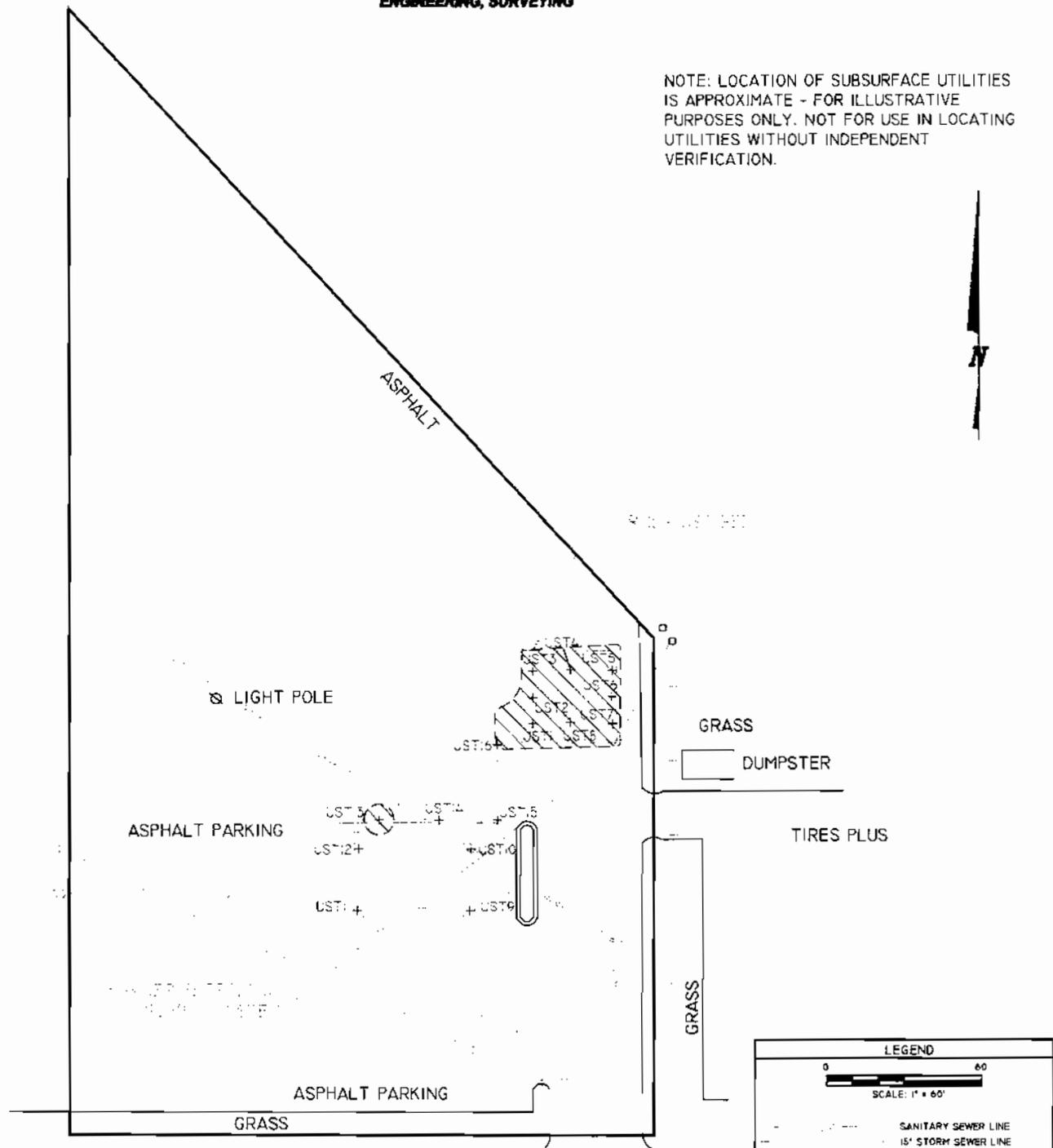
FORMER COPPS FOOD CENTER GAS STATION  
 3310 E. HAMILTON AVENUE  
 EAU CLAIRE, WISCONSIN

FIGURE 2 : SITE MAP			
PROJECT NO.	4038	DRAWN BY:	DATE:
		TAW	12/22/06

NOTE: LOCATION OF SUBSURFACE UTILITIES IS APPROXIMATE - FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR USE IN LOCATING UTILITIES WITHOUT INDEPENDENT VERIFICATION.



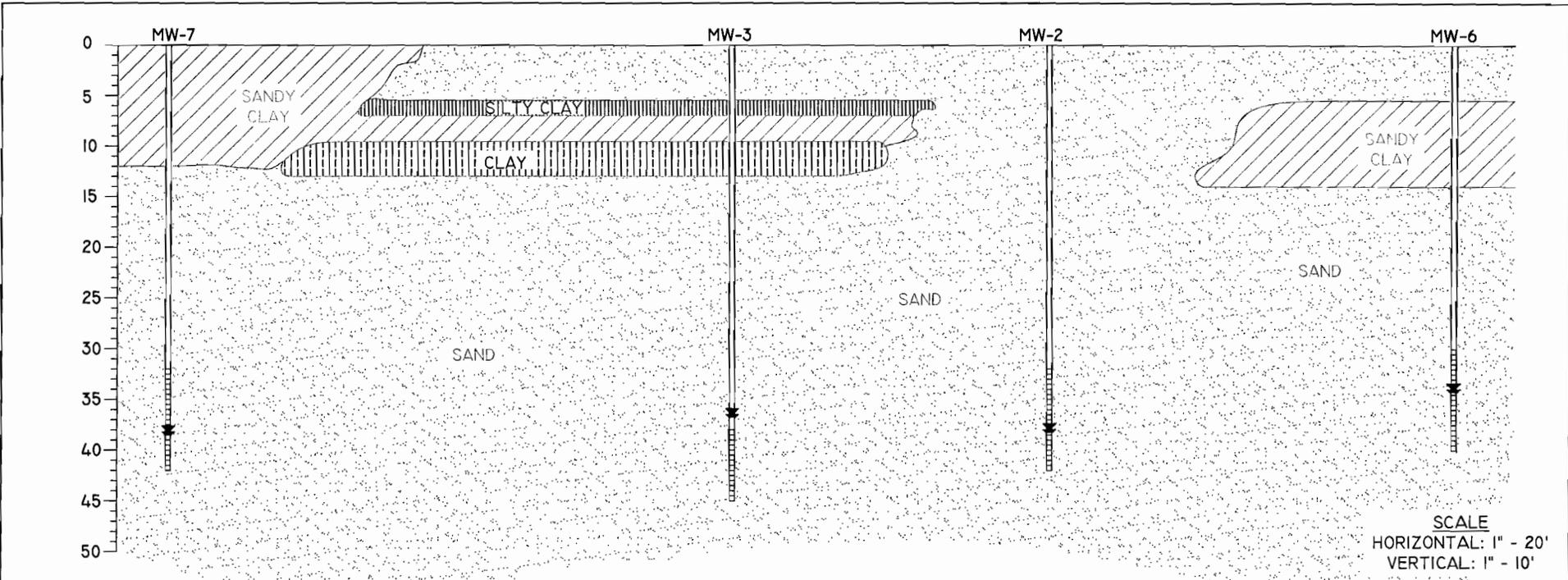
DRAWING FILE: J:\DRAFTING\4038\_COPPS\DWG\4038\_BASE-FIG4-SOIL-CONTAM.DWG LAYOUT: MODEL PLOTTED: JUN 02, 2009 - 11:26AM PLOTTED BY: TODDW



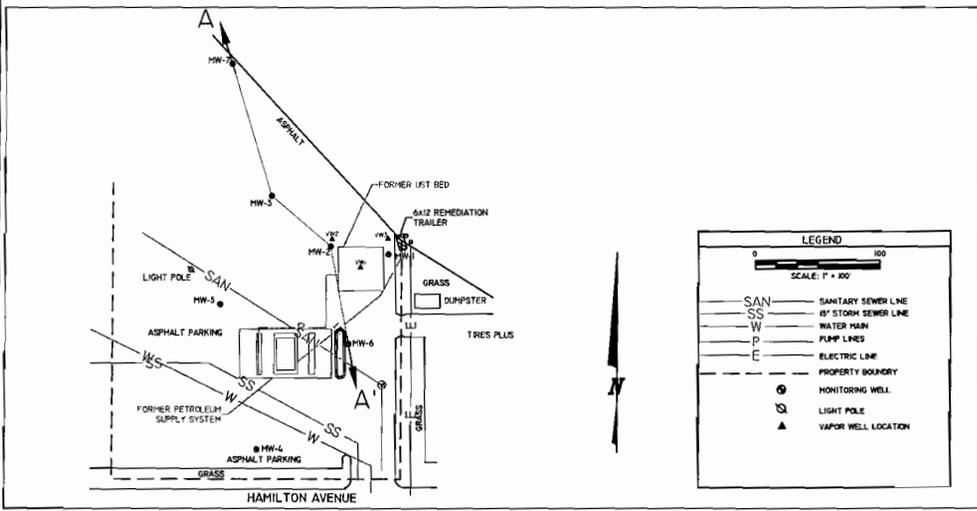
LEGEND	
 SCALE: 1" = 60'	
	SANITARY SEWER LINE
	15' STORM SEWER LINE
	WATER MAIN
	PUMP LINES
	ELECTRIC LINE
	SB-3 • BORING LOCATIONS BMSR
	PROPERTY BOUNDARY
	MONITORING WELL
	LIGHT POLE
	REI SOIL SAMPLE LOCATION
	AREA OF PETROLEUM RELATED SOIL CONTAMINATION EXCEEDING RCL

REI Engineering, INC.

DRAWING FILE: J:\DRAWING\4038\_COPPS\DWG\4038\_FIG\_4\_X-SECTION.DWG LAYOUT\_X-SECTION.DWG PLOTTED: JUN 02, 2009 - 11:37AM PLOTTED BY: TODDW



SCALE  
 HORIZONTAL: 1" = 20'  
 VERTICAL: 1" = 10'

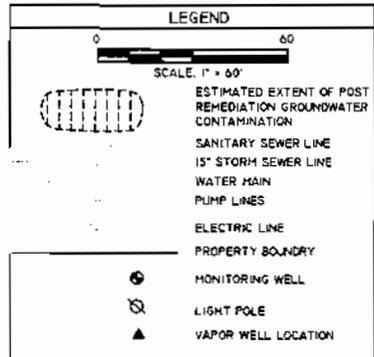
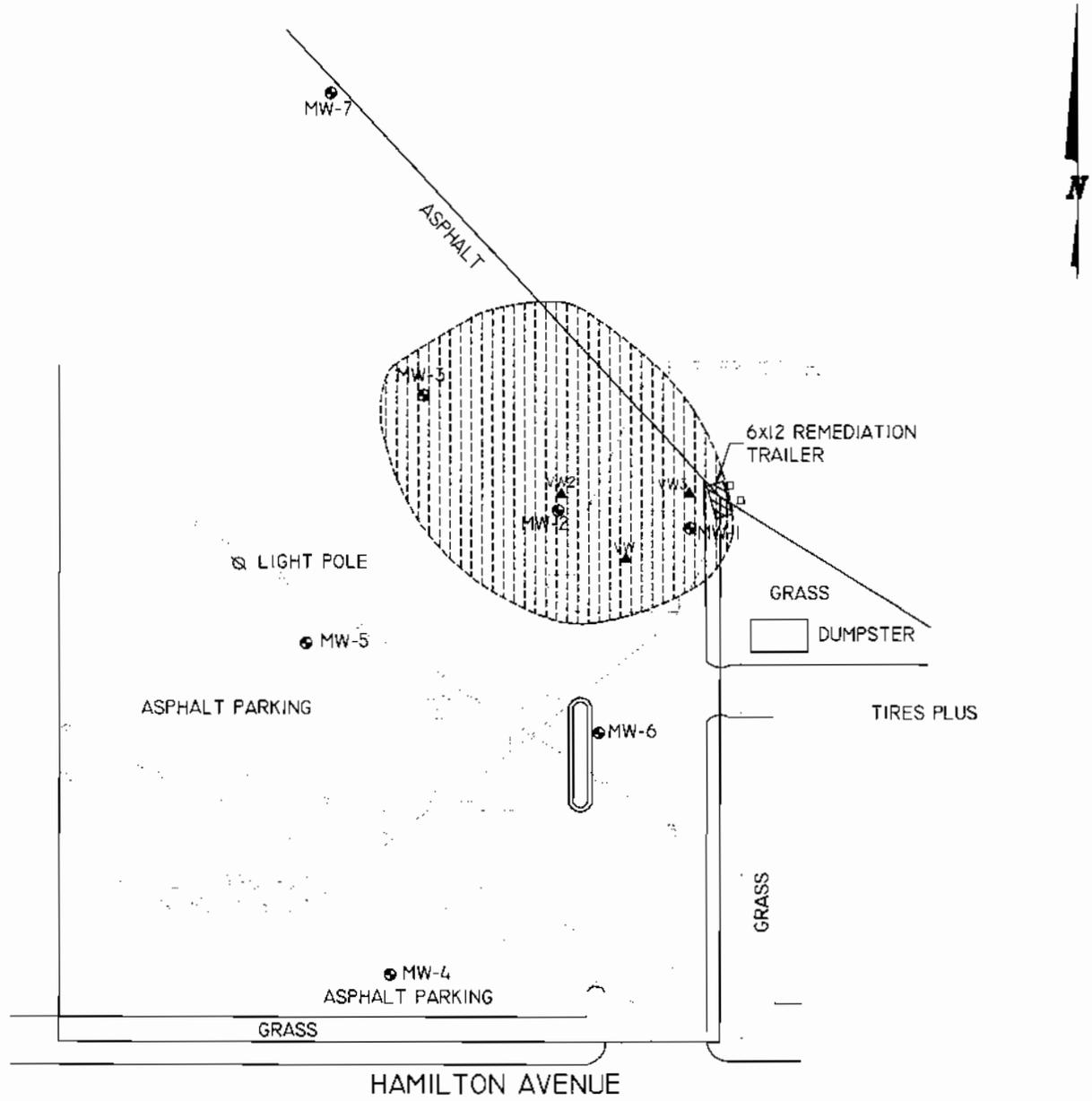


NOTE: LOCATION OF SUBSURFACE UTILITIES IS APPROXIMATE - FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR USE IN LOCATING UTILITIES WITHOUT INDEPENDENT VERIFICATION.

 <b>CIVIL &amp; ENVIRONMENTAL                  ENGINEERING, SURVEYING</b>	FORMER COPPS FOOD CENTER GAS STATION 3310 E. HAMILTON AVENUE EAU CLAIRE, WISCONSIN	
	FIGURE 4 : GEOLOGIC CROSS-SECTION A-A'	
PROJECT No. 4038	DRAWN BY: NAP	DATE: 03/23/09

NOTE: LOCATION OF SUBSURFACE UTILITIES IS APPROXIMATE - FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR USE IN LOCATING UTILITIES WITHOUT INDEPENDENT VERIFICATION.

DRAWING FILE: J:\DRAFTING\4038\_COPPS\DWG\4038\_FIG6\_POST-REM GW CONTAM.DWG LAYOUT: MODEL PLOTTED: JUN 02, 2009 - 11:30AM PLOTTED BY: TODD W



FORMER COPPS FOOD CENTER GAS STATION  
 3310 E. HAMILTON AVENUE  
 EAU CLAIRE, WISCONSIN

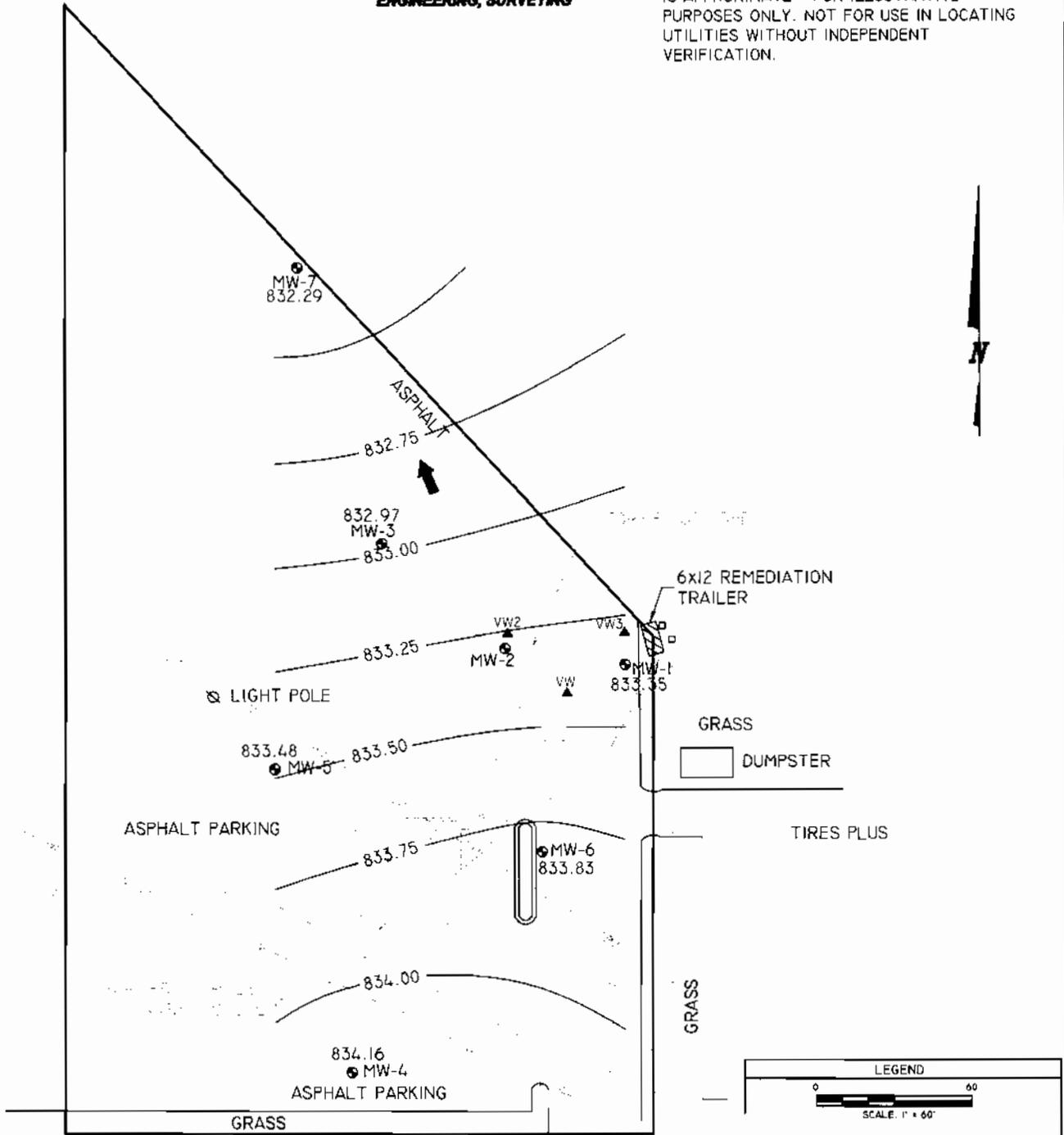
**REI Engineering, INC.**

**FIGURE 6 : ESTIMATED EXTENT OF POST REMEDIATION GROUNDWATER CONTAMINATION**

PROJECT NO.	4038	DRAWN BY:	DDD	DATE:	3/17/08
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NOTE: LOCATION OF SUBSURFACE UTILITIES IS APPROXIMATE - FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR USE IN LOCATING UTILITIES WITHOUT INDEPENDENT VERIFICATION.

DRAWING FILE: J:\DRAFTING\4038\_COPPS\DWG\4038\_FIG8A\_GWFLOW\_051508.DWG LAYOUT: MODEL PLOTTED: JUN 02, 2009 - 11:31AM PLOTTED BY: TCOOH



FORMER COPPS FOOD CENTER GAS STATION  
 3310 E. HAMILTON AVENUE  
 EAU CLAIRE, WISCONSIN

FIGURE 8A : POST REMEDIAL GROUNDWATER  
 CONTOUR MAP (MAY 15, 2008)

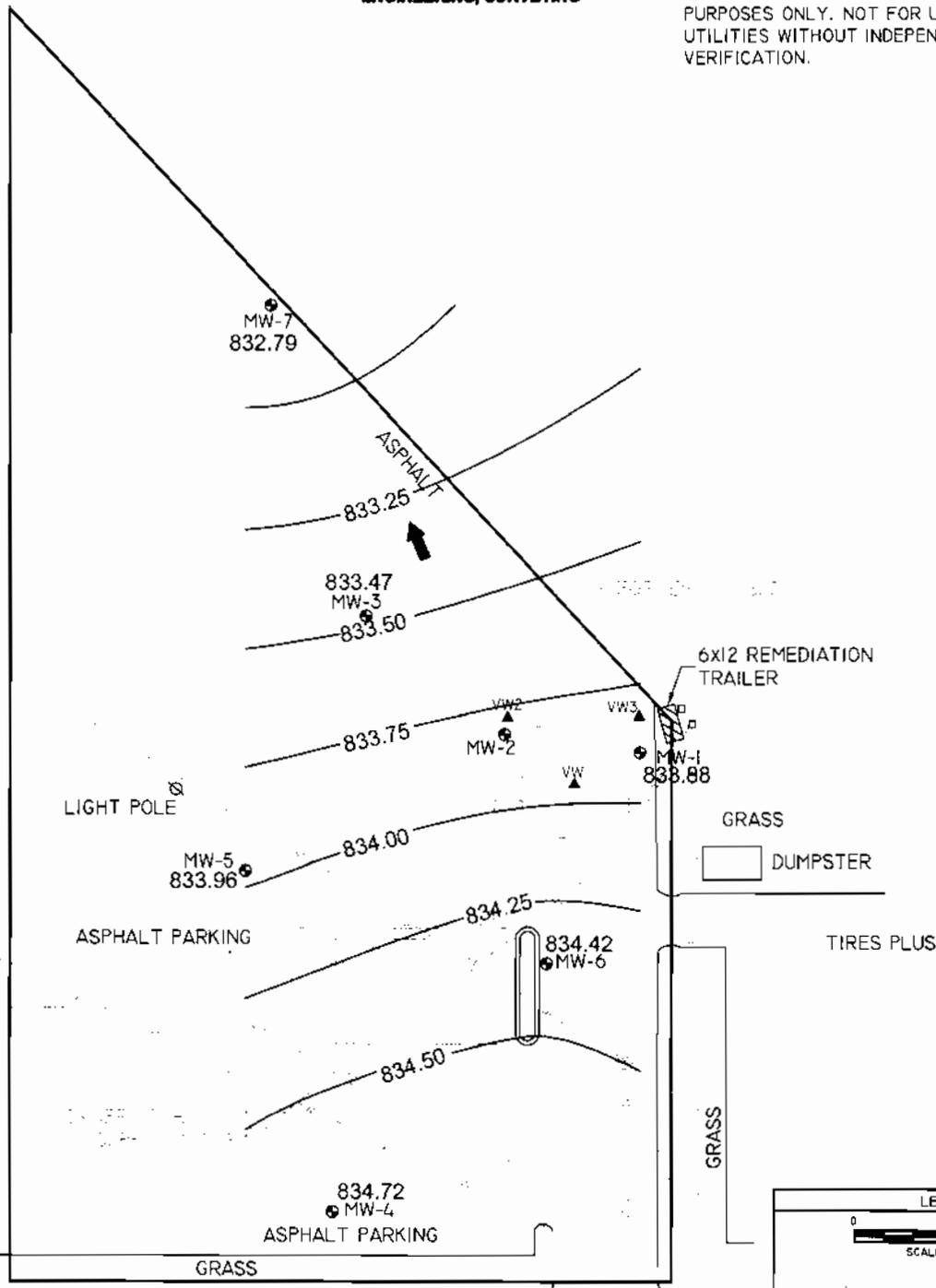
PROJECT NO.	DRAWN BY:	DATE:
4038	GSW	03/20/09

REI Engineering, INC.

NOTE: LOCATION OF SUBSURFACE UTILITIES IS APPROXIMATE - FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR USE IN LOCATING UTILITIES WITHOUT INDEPENDENT VERIFICATION.



DRAWING FILE: J:\DRAFTING\4038\_COPPS\DWG\4038\_FIG8B\_GWFLOW\_081308.DWG LAYOUT: MODEL PLOTTED: JUN 02, 2009 - 11:31AM PLOTTED BY: TODD W



**LEGEND**

0 60  
 SCALE 1" = 60'

- SANITARY SEWER LINE
- 15" STORM SEWER LINE
- WATER MAIN
- PUMP LINES
- ELECTRIC LINE
- PROPERTY BOUNDARY
- MONITORING WELL
- ⊙ LIGHT POLE
- ▲ VAPOR WELL LOCATION
- GROUNDWATER CONTOUR LINE
- ➔ GROUNDWATER FLOW DIRECTION

FORMER COPPS FOOD CENTER GAS STATION  
 3310 E. HAMILTON AVENUE  
 EAU CLAIRE, WISCONSIN

REI Engineering, INC.  
 FIGURE 8B : POST REMEDIAL GROUNDWATER  
 CONTOUR MAP (AUGUST 13, 2008)

PROJECT NO.	4038	DRAWN BY:	NAP	DATE:	03/20/09
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**Table 2a**  
**Summary of Soil Analytical Results**  
**Former Copp's Food Center Gas Station**  
**3310 East Hamilton Street**  
**Eau Claire, WI**

	RCL	COMM Table 1	COMM Table 2	Units	Sample ID	MW1						MW2						
					Date	11/1/2005						11/1/2005						
					Depth (ft)	2.5-4.5	5-7	15-17	22.5-24.5	25-27	30-32	35-37	2.5-4.5	10-12	15-17	22.5-24.5	32.5-34.5	
					% Solids	92.6	91.0	95.2	96.0	91.3	84.2	81.0	88.4	90.2	91.5	96.8	88.5	
					PID	81.4	839	1,174	580	894	303	153	18.4	173	904	11.2	228	
<b>PVOC Parameters</b>																		
Benzene	5.5	8,500	1,100	µg/kg		< 25	< 25	<b>1,800</b>	< 25	<b>2,000</b>	< 25	<b>190</b>	<25	<b>110</b>	<25	<25	<b>290</b>	
Toluene	1,500	38,000		µg/kg		36*	65*	<b>54,000</b>	< 25	<b>51,000</b>	< 25	120	<25	<25	<25	<25	430	
Ethylbenzene	2,900	4,600		µg/kg		< 25	< 25	<b>42,000</b>	< 25	<b>44,000</b>	< 25	< 25	<25	28*	<25	<25	36*	
Xylenes (mixed isomers)	4,100	42,000		µg/kg		< 50	129*	<b>165,000</b>	< 50	<b>177,000</b>	< 50	< 50	<25	<25	<25	<25	157*	
Methyl tert-Butyl Ether (MTBE)				µg/kg		< 25	< 25	< 500	< 25	830*	< 25	< 25	<25	<25	<25	<25	34*	
1,3,5-Trimethylbenzene		11,000		µg/kg		< 25	< 25	<b>37,000</b>	< 25	<b>33,000</b>	< 25	< 25	<25	<25	<25	<25	<25	
1,2,4-Trimethylbenzene		83,000		µg/kg		< 25	46*	<b>100,000</b>	< 25	<b>100,000</b>	< 25	< 25	<25	<25	<25	<25	<25	

	RCL	COMM Table 1	COMM Table 2	Units	Sample ID	MW3				MW4			MW5			
					Date	12/5/05				12/6/05			12/6/05			
					Depth (ft)	2.5-4.5	10-12	20-22	35-37	2.5-4.5	20-22	30-32	2.5-4.5	17.5-19.5	30-32	
					% Solids	94.5	56.5	96.7	84.8	86.9	97.8	89.0	84.8	94.4	94.9	
					PID	1.6	121	28.1	7.5	3.5	3.2	3.2	10.1	15.2	6.2	
<b>PVOC Parameters</b>																
Benzene	5.5	8,500	1,100	µg/kg		<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	
Toluene	1,500	38,000		µg/kg		29*	<25	<25	<25	<25	<25	<25	<25	<25	<25	
Ethylbenzene	2,900	4,600		µg/kg		<25	<25	<25	<25	<25	<25	<25	<25	35*	36*	
Xylenes (mixed isomers)	4,100	42,000		µg/kg		<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	
Methyl tert-Butyl Ether (MTBE)				µg/kg		<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	
1,3,5-Trimethylbenzene		11,000		µg/kg		<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	
1,2,4-Trimethylbenzene		83,000		µg/kg		<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	

	RCL	COMM Table 1	COMM Table 2	Units	Sample ID	MW6				MW7	Disposal
					Date	12/7/05				02/16/06	12/07/05
					Depth (ft)	2.5-4.5	7.5-9.5	15-17	30-32		
					% Solids	97.3	80.0	90.0	88.8		
					PID	2.5-4.5	7.5-9.5	15-17	30-32		86.1
<b>PVOC Parameters</b>											
Benzene	5.5	8,500	1,100	µg/kg		<25	<b>37*</b>	<25	<b>29*</b>	NS	<b>480*</b>
Toluene	1,500	38,000		µg/kg		47*	<25	<25	140	NS	<b>9,800</b>
Ethylbenzene	2,900	4,600		µg/kg		<25	<25	<25	< 25	NS	<b>21,000</b>
Xylenes (mixed isomers)	4,100	42,000		µg/kg		<25	<25	<25	146*	NS	<b>76,000</b>
Methyl tert-Butyl Ether (MTBE)				µg/kg		<25	<25	<25	<25	NS	<b>350*</b>
1,3,5-Trimethylbenzene		11,000		µg/kg		<25	<25	<25	30*	NS	<b>68,000</b>
1,2,4-Trimethylbenzene		83,000		µg/kg		<25	<25	<25	<25	NS	21,000

**Notes:**  
RCL = NR 720.09 Residual Contaminant Levels  
NS = Not Sampled  
RCL value exceeded 

<b>BOLD</b>
-------------

  
COMM 46.06 Table 1 value exceeded 

<b>BOLD</b>
-------------

  
\* = Analytical result between Limit of Detection and Limit of Quantitation, should be considered an estimate.  
COMM Table 2 values enforceable in the top four (4) feet only

**Table 2b**  
**Summary of Soil Analytical Results - UST Closure Assessment**  
**Former Copp's Food Center Gas Station**  
**3310 East Hamilton Street**  
**Eau Claire, WI**

					Sample ID	UST #1	UST #2	UST #3	UST #4	UST #5	UST #6	UST #7	UST #8
					Date	12/07/05	12/07/05	12/07/05	12/07/05	12/07/05	12/07/05	12/07/05	12/07/05
					Depth (ft)	15	15	15	15	15	15	15	15
		COMM	COMM		% Solids	95.6	92.4	95.2	95	94.5	96.0	95.4	93.7
	RCL	Table 1	Table 2	Units	PID								
<b>PVOC Parameters</b>													
Benzene	5.5	8,500	1,100	µg/kg		< 25	<b>65</b>	< 25	< 25	<b>24,000</b>	<b>33,000</b>	< 25	<b>52*</b>
Toluene	1,500	38,000		µg/kg		66	170	32*	37*	<b>260,000</b>	<b>230,000</b>	35*	100*
Ethylbenzene	2,900	4,600		µg/kg		28*	< 25	< 25	< 25	<b>84,000</b>	<b>73,000</b>	< 25	< 25
Xylenes (mixed isomers)	4,100	42,000		µg/kg		191	< 50	< 50	< 50	<b>350,000</b>	<b>300,000</b>	< 50	< 50
Methyl tert-Butyl Ether (MTBE)				µg/kg		< 25	< 25	< 25	< 25	2,900	3,000	< 25	< 25
1,3,5-Trimethylbenzene		11,000		µg/kg		36*	< 25	< 25	< 25	<b>39,000</b>	<b>38,000</b>	< 25	< 25
1,2,4-Trimethylbenzene		83,000		µg/kg		57*	< 25	< 25	< 25	<b>110,000</b>	<b>110,000</b>	< 25	< 25

					Sample ID	UST #9	UST #10	UST #11	UST #12	UST #13	UST #14	UST #15	UST #16
					Date	04/03/06	04/03/06	04/03/06	04/03/06	04/03/06	04/03/06	04/03/06	04/03/06
					Depth (ft)	2.5	2.5	2.5	2.5	3	3	3	4
		COMM	COMM		% Solids	92.1	92	91.8	90.1	87.8	91.2	94.5	82.4
	RCL	Table 1	Table 2	Units	PID	2.3	3.4	9.4	6.1	3.8	4.2	10.4	790
<b>PVOC Parameters</b>													
Benzene	5.5	8,500	1,100	µg/kg		< 25	< 25	< 25	< 25	78	< 25	< 25	<b>1,400</b>
Toluene	1,500	38,000		µg/kg		< 25	< 25	< 25	< 25	180	< 25	< 25	<b>5,100</b>
Ethylbenzene	2,900	4,600		µg/kg		< 25	< 25	29*	< 25	< 25	< 25	< 25	2,000
Xylenes (mixed isomers)	4,100	42,000		µg/kg		< 50	< 50	< 50	< 50	< 50	< 50	< 50	<b>9,000</b>
Methyl tert-Butyl Ether (MTBE)				µg/kg		< 25	< 25	< 25	< 25	< 25	< 25	< 25	190
1,3,5-Trimethylbenzene		11,000		µg/kg		< 25	< 25	< 25	< 25	< 25	< 25	< 25	1,400
1,2,4-Trimethylbenzene		83,000		µg/kg		< 25	< 25	< 25	< 25	< 25	< 25	< 25	4,000

**Notes:**

RCL = NR 720.09 Residual Contaminant Levels

NS = Not Sampled

RCL value exceeded

<b>BOLD</b>
<b>BOLD</b>

COMM 46.06 Table 1 value exceeded

\* = Analytical result between Limit of Detection and Limit of Quantitation, should be considered an estimate.

COMM Table 2 values enforceable in the top four (4) feet only

**Table 5a**  
**MW1**  
**Summary of Groundwater Analytical Results**  
**Former Copp's Foods Gas Station**  
**3310 East Hamilton Street**  
**Eau Claire, Wisconsin**

	ES	PAL	Units	21-Dec-05	2-Mar-06	23-May-06	11-Jul-06	4-Oct-06	4-Jan-07	18-Apr-07
<b>PVOC Parameters</b>										
Benzene	5	0.5	µg/l	<b>950</b>	<b>1,000</b>	SYSTEM	<b>920</b>	<b>2,510</b>	<b>97</b>	<b>52.8</b>
Toluene	1,000	200	µg/l	690	530	START-UP	960	<b>3,520</b>	65.3	15.9
Ethylbenzene	700	140	µg/l	27	16		36	262	9.38	1.53*
Xylenes (mixed isomers)	10,000	1,000	µg/l	146	107		300	765	27.7	5.13
Methyl tert-Butyl Ether (MTBE)	60	12	µg/l	54	<b>66</b>		45	< 30	< 0.3	7.91
Trimethylbenzenes (mixed isomers)	480	96	µg/l	7.2*	10*		19	136	10.41	< 0.4

	ES	PAL	Units	15-Jun-07	17-Jul-07	29-Aug-07	24-Oct-07	1-Feb-08	15-May-08	13-Aug-08
<b>PVOC Parameters</b>										
Benzene	5	0.5	µg/l	SYSTEM	<b>10.9</b>	1.4	<b>20.7</b>	<b>67.7</b>	<b>12.3</b>	<b>10.7</b>
Toluene	1,000	200	µg/l	SHUT	1.53	1.04	93.5	222	3.38	1.3
Ethylbenzene	700	140	µg/l	DOWN	< 0.50	< 0.50	2.9	95.3	10.9	17.1
Xylenes (mixed isomers)	10,000	1,000	µg/l		< 0.62	0.808*	49.5	288.9	46.2	37.75
Methyl tert-Butyl Ether (MTBE)	60	12	µg/l		1.35	< 0.30	< 0.30	< 6.0	< 0.30	< 0.3
Trimethylbenzenes (mixed isomers)	480	96	µg/l		< 0.40	< 0.40	4.29	50.2	1.27	9.66

**Notes:**

All values are reported in µg/l (ppb), unless otherwise noted

ES = NR140.10 Enforcement Standards

PAL = NR140.10 Preventive Action Limits

NS= Not Sampled

NA= Not Analyzed

ES exceeded ----->

<b>BOLD</b>
<i>Italics</i>

PAL exceeded ----->

\* = Concentration between Limit of Detection and Limit of Quantitation, considered an estimate

**Table 5b**  
**MW2**  
**Summary of Groundwater Analytical Results**  
**Former Copp's Foods Gas Station**  
**3310 East Hamilton Street**  
**Eau Claire, Wisconsin**

	ES	PAL	Units	21-Dec-05	2-Mar-06	23-May-06	11-Jul-06	4-Oct-06	4-Jan-07	18-Apr-07
<b>PVOC Parameters</b>										
Benzene	5	0.5	µg/l	<b>4,200</b>	Free	SYSTEM	Free	Free	Free	<b>7,950</b>
Toluene	1,000	200	µg/l	<b>13,000</b>	Product	START-UP	Product	Product	Product	<b>43,900</b>
Ethylbenzene	700	140	µg/l	<b>1,500</b>	In		In	In	In	<b>6,790</b>
Xylenes (mixed isomers)	10,000	1,000	µg/l	<i>7,000</i>	Well		Well	Well	Well	<b>41,500</b>
Methyl tert-Butyl Ether (MTBE)	60	12	µg/l	50*						< 150
Trimethylbenzenes (mixed isomers)	480	96	µg/l	<b>1,420</b>						<b>24,960</b>

	ES	PAL	Units	15-Jun-07	15-Jun-07	17-Jul-07	29-Aug-07	24-Oct-07	1-Feb-08	15-May-08	13-Aug-08
<b>PVOC Parameters</b>											
Benzene	5	0.5	µg/l	SYSTEM	<b>8,070</b>	<b>1,890</b>	<b>1,860</b>	<b>3,780</b>	Free	Free	<b>9,220</b>
Toluene	1,000	200	µg/l	SHUT	<b>41,100</b>	<b>27,500</b>	<b>9,610</b>	<b>12,900</b>	Product	Product	<b>34,400</b>
Ethylbenzene	700	140	µg/l	DOWN	<b>7,950</b>	<b>7,450</b>	<b>1,300</b>	<b>2,230</b>	In	In	<b>3,880</b>
Xylenes (mixed isomers)	10,000	1,000	µg/l		<b>45,500</b>	<b>50,400</b>	<b>9,290</b>	<b>15,620</b>	Well	Well	<b>23,150</b>
Methyl tert-Butyl Ether (MTBE)	60	12	µg/l		<b>1,560</b>	<b>3,500</b>	< 30	< 30			<300
Trimethylbenzenes (mixed isomers)	480	96	µg/l		<b>7,590</b>	<b>38,310</b>	<b>3,811</b>	<b>8,420</b>			<b>7,500</b>

**Notes:**

All values are reported in µg/l (ppb), unless otherwise noted

ES = NR140.10 Enforcement Standards

PAL = NR140.10 Preventive Action Limits

NS= Not Sampled

NA= Not Analyzed

ES exceeded ----->

<b>BOLD</b>
<i>Italics</i>

PAL exceeded ----->

\* = Concentration between Limit of Detection and Limit of Quantitation, considered an estimate

**Table 5c**  
**MW3**  
**Summary of Groundwater Analytical Results**  
**Former Copp's Foods Gas Station**  
**3310 East Hamilton Street**  
**Eau Claire, Wisconsin**

	ES	PAL	Units	21-Dec-05	2-Mar-06	23-May-06	11-Jul-06	4-Oct-06	4-Jan-07	18-Apr-07
<b>PVOC Parameters</b>										
Benzene	5	0.5	µg/l	3.5	<b>9.1</b>	SYSTEM	0.47	2.53	< 0.31	<b>14.0</b>
Toluene	1,000	200	µg/l	0.76*	1.0*	START-UP	< 0.36	0.808*	< 0.30	3.25
Ethylbenzene	700	140	µg/l	< 0.40	< 0.40		< 0.40	< 0.5	< 0.50	< 0.50
Xylenes (mixed isomers)	10,000	1,000	µg/l	< 0.74	< 0.74		< 0.74	< 0.62	1.93	< 0.62
Methyl tert-Butyl Ether (MTBE)	60	12	µg/l	0.86*	0.39*		< 0.36	< 0.3	< 0.30	< 0.30
Trimethylbenzenes (mixed isomers)	480	96	µg/l	< 0.40	< 0.40		< 0.40	< 0.4	7.26	2.56

	ES	PAL	Units	15-Jun-07	17-Jul-07	29-Aug-07	24-Oct-07	1-Feb-08	15-May-08	13-Aug-08
<b>PVOC Parameters</b>										
Benzene	5	0.5	µg/l	SYSTEM	<b>35.2</b>	<b>23.4</b>	<b>7.45</b>	<b>14.90</b>	< 0.31	<0.3
Toluene	1,000	200	µg/l	SHUT	1.61	1.15	0.899*	< 0.30	< 0.30	<0.3
Ethylbenzene	700	140	µg/l	DOWN	0.622*	< 0.50	< 0.50	0.554*	< 0.50	<0.5
Xylenes (mixed isomers)	10,000	1,000	µg/l		2.29	1.9*	< 0.62	1.34*	< 0.62	<0.62
Methyl tert-Butyl Ether (MTBE)	60	12	µg/l		< 0.30	< 0.30	< 0.30	< 0.30	< 0.30	<0.3
Trimethylbenzenes (mixed isomers)	480	96	µg/l		< 0.40	< 0.40	< 0.40	< 0.40	< 0.40	<0.4

**Notes:**

All values are reported in µg/l (ppb), unless otherwise noted

ES = NR140.10 Enforcement Standards

PAL = NR140.10 Preventive Action Limits

NS= Not Sampled

NA= Not Analyzed

ES exceeded ----->

<b>BOLD</b>
<i>Italics</i>

PAL exceeded ----->

\* = Concentration between Limit of Detection and Limit of Quantitation, considered an estimate

**Table 5d**  
**MW4**  
**Summary of Groundwater Analytical Results**  
**Former Copp's Foods Gas Station**  
**3310 East Hamilton Street**  
**Eau Claire, Wisconsin**

	ES	PAL	Units	21-Dec-05	2-Mar-06	23-May-06	11-Jul-06	4-Oct-06	4-Jan-07
<b>PVOC Parameters</b>									
Benzene	5	0.5	µg/l	0.25*	< 0.21	SYSTEM	< 0.14	< 0.31	< 0.31
Toluene	1,000	200	µg/l	1.7	< 0.36	START-UP	< 0.36	< 0.3	< 0.3
Ethylbenzene	700	140	µg/l	< 0.40	< 0.40		< 0.40	< 0.5	< 0.5
Xylenes (mixed isomers)	10,000	1,000	µg/l	1.4*	< 0.74		< 0.74	< 0.62	< 0.62
Methyl tert-Butyl Ether (MTBE)	60	12	µg/l	< 0.36	< 0.36		< 0.36	< 0.3	< 0.3
Trimethylbenzenes (mixed isomers)	480	96	µg/l	0.79*	< 0.40		< 0.40	< 0.4	< 0.4

	ES	PAL	Units	18-Apr-07	15-Jun-07	17-Jul-07	24-Oct-07	1-Feb-08	15-May-08	13-Aug-08
<b>PVOC Parameters</b>										
Benzene	5	0.5	µg/l	< 0.31	SYSTEM	< 0.31	< 0.31	Not	< 0.31	< 0.3
Toluene	1,000	200	µg/l	< 0.3	SHUT	< 0.3	< 0.3	Sampled	< 0.3	< 0.3
Ethylbenzene	700	140	µg/l	< 0.5	DOWN	< 0.5	< 0.5		< 0.5	< 0.5
Xylenes (mixed isomers)	10,000	1,000	µg/l	< 0.62		< 0.62	< 0.62		< 0.62	< 0.62
Methyl tert-Butyl Ether (MTBE)	60	12	µg/l	< 0.3		< 0.3	< 0.3		< 0.3	< 0.3
Trimethylbenzenes (mixed isomers)	480	96	µg/l	< 0.4		< 0.4	< 0.4		< 0.4	< 0.4

**Notes:**

All values are reported in µg/l (ppb), unless otherwise noted

ES = NR140.10 Enforcement Standards

PAL = NR140.10 Preventive Action Limits

NS= Not Sampled

NA= Not Analyzed

ES exceeded ----->

PAL exceeded ----->

<b>BOLD</b>
<i>Italics</i>

\* = Concentration between Limit of Detection and Limit of Quantitation, considered an estimate

**Table 5e**  
**MW5**  
**Summary of Groundwater Analytical Results**  
**Former Copp's Foods Gas Station**  
**3310 East Hamilton Street**  
**Eau Claire, Wisconsin**

	ES	PAL	Units	21-Dec-05	2-Mar-06	23-May-06	11-Jul-06	4-Oct-06	4-Jan-07
<b>PVOC Parameters</b>									
Benzene	5	0.5	µg/l	1.5	2.8	SYSTEM	< 0.14	< 0.31	< 0.31
Toluene	1,000	200	µg/l	< 0.36	0.42*	START-UP	< 0.36	< 0.3	< 0.3
Ethylbenzene	700	140	µg/l	< 0.40	< 0.40		< 0.40	< 0.5	< 0.5
Xylenes (mixed isomers)	10,000	1,000	µg/l	< 0.74	< 0.74		< 0.74	< 0.62	< 0.62
Methyl tert-Butyl Ether (MTBE)	60	12	µg/l	< 0.36	< 0.36		< 0.36	< 0.3	< 0.3
Trimethylbenzenes (mixed isomers)	480	96	µg/l	< 0.40	< 0.40		< 0.40	< 0.4	< 0.4

	ES	PAL	Units	18-Apr-07	15-Jun-07	17-Jul-07	24-Oct-07	1-Feb-08	15-May-08	13-Aug-08
<b>PVOC Parameters</b>										
Benzene	5	0.5	µg/l	< 0.31	SYSTEM	< 0.31	< 0.31	< 0.31	< 0.31	<0.3
Toluene	1,000	200	µg/l	< 0.3	SHUT	< 0.3	< 0.3	< 0.3	< 0.3	<0.3
Ethylbenzene	700	140	µg/l	< 0.5	DOWN	< 0.5	< 0.5	< 0.5	< 0.5	<0.5
Xylenes (mixed isomers)	10,000	1,000	µg/l	< 0.62		< 0.62	< 0.62	< 0.62	< 0.62	<0.62
Methyl tert-Butyl Ether (MTBE)	60	12	µg/l	< 0.3		< 0.3	< 0.3	< 0.3	< 0.3	<0.3
Trimethylbenzenes (mixed isomers)	480	96	µg/l	< 0.4		< 0.4	< 0.4	< 0.4	< 0.4	<0.4

**Notes:**

All values are reported in µg/l (ppb), unless otherwise noted

ES = NR140.10 Enforcement Standards

PAL = NR140.10 Preventive Action Limits

NS= Not Sampled

NA= Not Analyzed

ES exceeded ----->

<b>BOLD</b>
<i>Italics</i>

PAL exceeded ----->

\* = Concentration between Limit of Detection and Limit of Quantitation, considered an estimate

**Table 5f**  
**MW6**  
**Summary of Groundwater Analytical Results**  
**Former Copp's Foods Gas Station**  
**3310 East Hamilton Street**  
**Eau Claire, Wisconsin**

	ES	PAL	Units	21-Dec-05	2-Mar-06	23-May-06	11-Jul-06	4-Oct-06	4-Jan-07
<b>PVOC Parameters</b>									
Benzene	5	0.5	µg/l	<b>30</b>	0.45*	SYSTEM	< 0.14	< 0.31	< 0.31
Toluene	1,000	200	µg/l	5.3	< 0.36	START-UP	< 0.36	< 0.3	< 0.3
Ethylbenzene	700	140	µg/l	0.43*	< 0.40		< 0.40	< 0.5	< 0.5
Xylenes (mixed isomers)	10,000	1,000	µg/l	1.4*	< 0.74		< 0.74	< 0.62	< 0.62
Methyl tert-Butyl Ether (MTBE)	60	12	µg/l	3.9	< 0.36		< 0.36	< 0.3	< 0.3
Trimethylbenzenes (mixed isomers)	480	96	µg/l	0.83*	< 0.40		< 0.40	< 0.4	< 0.4

	ES	PAL	Units	18-Apr-07	15-Jun-07	17-Jul-07	24-Oct-07	1-Feb-08	15-May-08	13-Aug-08
<b>PVOC Parameters</b>										
Benzene	5	0.5	µg/l	< 0.31	SYSTEM	< 0.31	< 0.31	Not	< 0.31	<0.3
Toluene	1,000	200	µg/l	< 0.3	SHUT	< 0.3	< 0.3	Sampled	< 0.3	<0.3
Ethylbenzene	700	140	µg/l	< 0.5	DOWN	< 0.5	< 0.5		< 0.5	<0.5
Xylenes (mixed isomers)	10,000	1,000	µg/l	< 0.62		< 0.62	< 0.62		< 0.62	<0.62
Methyl tert-Butyl Ether (MTBE)	60	12	µg/l	< 0.3		< 0.3	< 0.3		< 0.3	<0.3
Trimethylbenzenes (mixed isomers)	480	96	µg/l	< 0.4		< 0.4	< 0.4		< 0.4	<0.4

**Notes:**

All values are reported in µg/l (ppb), unless otherwise noted

ES = NR140.10 Enforcement Standards

PAL = NR140.10 Preventive Action Limits

NS= Not Sampled

NA= Not Analyzed

ES exceeded ----->

<b>BOLD</b>
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PAL exceeded ----->

<i>Italics</i>
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\* = Concentration between Limit of Detection and Limit of Quantitation, considered an estimate

**Table 5g**  
**MW7**  
**Summary of Groundwater Analytical Results**  
**Former Copp's Foods Gas Station**  
**3310 East Hamilton Street**  
**Eau Claire, Wisconsin**

	ES	PAL	Units	21-Dec-05	2-Mar-06	23-May-06	11-Jul-06	4-Oct-06	4-Jan-07	18-Apr-07
<b>PVOC Parameters</b>										
Benzene	5	0.5	µg/l	<b>Well</b>	< 0.21	SYSTEM	< 0.14	< 0.31	< 0.31	<i>1.18</i>
Toluene	1,000	200	µg/l	<b>Not</b>	< 0.36	START-UP	< 0.36	< 0.3	< 0.3	< 0.3
Ethylbenzene	700	140	µg/l	<b>Installed</b>	< 0.40		< 0.40	< 0.5	< 0.5	< 0.5
Xylenes (mixed isomers)	10,000	1,000	µg/l		< 0.74		< 0.74	< 0.62	< 0.62	< 0.62
Methyl tert-Butyl Ether (MTBE)	60	12	µg/l		< 0.36		< 0.36	< 0.3	< 0.3	< 0.3
Trimethylbenzenes (mixed isomers)	480	96	µg/l		< 0.40		< 0.40	< 0.4	< 0.4	< 0.4

	ES	PAL	Units	15-Jun-07	17-Jul-07	29-Aug-07	24-Oct-07	1-Feb-08	15-May-08	13-Aug-08
<b>PVOC Parameters</b>										
Benzene	5	0.5	µg/l	SYSTEM	<b>7.42</b>	<b>7.53</b>	< 0.31	< 0.31	< 0.31	< 0.3
Toluene	1,000	200	µg/l	SHUT	1.14	1.07	< 0.30	< 0.30	< 0.30	< 0.3
Ethylbenzene	700	140	µg/l	DOWN	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Xylenes (mixed isomers)	10,000	1,000	µg/l		< 0.62	< 0.62	< 0.62	< 0.62	< 0.62	< 0.62
Methyl tert-Butyl Ether (MTBE)	60	12	µg/l		< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Trimethylbenzenes (mixed isomers)	480	96	µg/l		< 0.4	< 0.4	< 0.4	< 0.4	< 0.4	< 0.4

**Notes:**

All values are reported in µg/l (ppb), unless otherwise noted

ES = NR140.10 Enforcement Standards

PAL = NR140.10 Preventive Action Limits

NS= Not Sampled

NA= Not Analyzed

ES exceeded ----->

PAL exceeded ----->

<b>BOLD</b>
<i>Italics</i>

\* = Concentration between Limit of Detection and Limit of Quantitation, considered an estimate

**Table 1  
Depth to Water and Water Table Elevations  
Former Copp's Food Center Gas Station  
3310 East Hamilton Street  
Eau Claire, Wisconsin**

**Depth to Water (feet) below Reference Elevation**

Date	MW1	MW2	MW3	MW4	MW5	MW6	MW7
12/21/2005	35.99	Free	36.50	33.23	33.74	34.11	
2/1/2006	36.20	Product	36.71			34.32	
3/2/2006	36.38	in	36.86	33.63	34.16	34.53	38.28
System Start-up		Well					
7/11/2006	36.85		37.32	34.10	34.58	34.97	38.76
10/4/2006	36.71		37.40	34.40	34.67	35.06	38.90
1/4/2007	36.56		36.82	33.93	34.23	34.59	38.60
4/18/2007	36.93		37.49	34.43	34.82	35.18	39.88
System Shut Down							
7/17/2007	36.88	37.44	37.87	34.74	35.18	36.56	39.26
8/29/2007	37.56	37.05	38.07				39.51
10/23/2007	37.42	36.87	37.95	34.71	35.24	35.52	39.38
2/1/2008	37.05	37.52	37.63		34.94		39.04
5/15/2008	37.57	37.00	38.11	34.95	35.43	35.75	39.50
8/13/2008	37.04	37.80	37.61	34.39	34.95	35.16	39.00

**Measuring Point Elevations**

Elevations referenced to a U.S.G.S. Benchmark (feet MSL)

Initial Survey	870.92	870.59	871.08	869.11	868.91	869.58	871.79
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**Ground Surface Elevation**

	871.48	871.11	871.60	870.14	869.56	870.14	872.23
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**Depth to Water (feet) below Ground Surface**

Average	37.42	37.80	37.93	35.28	35.37	35.63	39.54
Maximum	38.13	38.32	38.63	35.98	36.08	37.12	40.32
Minimum	36.55	37.39	37.02	34.26	34.39	34.67	38.72
Range	1.58	0.93	1.61	1.72	1.69	2.45	1.6

**Water Level Elevation (feet MSL)**

Date	MW1	MW2	MW3	MW4	MW5	MW6	MW7
12/21/2005	834.93		834.58	835.88	835.17	835.47	
2/1/2006	834.72		834.37	869.11	868.91	835.26	
3/2/2006	834.54		834.22	835.48	834.75	835.05	833.51
System Start-up							
7/11/2006	834.07		833.76	835.01	834.33	834.61	833.03
10/4/2006	834.21		833.68	834.71	834.24	834.52	832.89
1/4/2007	834.36		834.26	835.18	834.68	834.99	833.19
4/18/2007	833.99		833.59	834.68	834.09	834.40	831.91
System Shut Down							
7/17/2007	834.04	833.15	833.21	834.37	833.73	833.02	832.53
8/29/2007	833.36	833.54	833.01				832.28
10/23/2007	833.50	833.72	833.13	834.40	833.67	834.06	832.41
2/1/2008	833.87	833.07	833.45		833.97		832.75
5/15/2008	833.35	833.59	832.97	834.16	833.48	833.83	832.29
8/13/2008	833.88	832.79	833.47	834.72	833.96	834.42	832.79