

GRCRS Package Cover Sheet

Site Name Schjone man, Inc.

Site Address 702 Division St., Colby, WI 54421

BRRTS # 03-37-0010 48 Date of Closure Decision 4/8/99

Closure letter(s)

Groundwater Use Restriction/Warranty Deed

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

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

General location map

495207 GPS x-coordinate

492189 GPS y-coordinate

Detailed site map(s)

Groundwater flow map(s)

_____ Latest map(s) showing extent or outline of plume

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

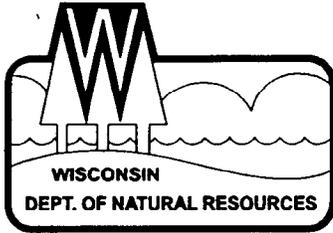
If available:

_____ Legal description

211.4.2802.183.1001 County and Parcel I.D./Tax Parcel No.

Geologic cross sections # 0060

_____ Isoconcentrations map(s)



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Scott A. Humrickhouse, Regional Director

5301 Rib Mountain Drive
Wausau, Wisconsin 54401
Telephone 715-359-1777
FAX 715-355-5253

April 13, 1999

BRRTS #: 03-37-001048

Mr. Leroy Sigler
Nekoosa Port Edwards State Bank
P.O. Box 9
Nekoosa, WI 54457

FILE COPY

SUBJECT: Case Closure
Schjoneman Property
702 Division Street, Colby, WI

Dear Mr. Sigler:

On October 3, 1993, the Department of Natural Resources provided a notice to Mr. Merlin Schjoneman that the degree and extent of petroleum contamination at the above-named site was required to be investigated and remediated. It is the Department's understanding that the Nekoosa Port Edwards State Bank has assumed responsibility of the property and the clean up. The Department has been informed by your consultant, MSA, that the investigation and remediation has been accomplished. On April 8, 1999, the site was reviewed by the West Central Regional Close Out Committee for a determination as to whether or not the case qualified for close out under ch. NR 726, Wis. Adm. Code. The committee determined that the site could be closed with a groundwater use restriction.

Based on the investigative and remedial documentation provided to the Department, there is still groundwater contamination exceeding the NR 140 groundwater standards on-site. A preventive action limit (PAL) exception was requested for the contamination detected in MW-5 and MW-6 in the December 1998 sampling round. PAL exceptions can not be granted until the average contaminant concentration for the last four sampling rounds is below the enforcement standard (ES). At this site, the average of the past four sampling rounds for benzene in MW-6 is above the ES. Thus the site can not be closed with a PAL exception. Closure under NR 726.05(2)(b), Wis. Adm. Code has been requested and the closure committee has approved this closure with the following conditions:

The Department requires that the monitoring wells that were installed during the investigation and remedial activities be properly abandoned in accordance with Administrative Code NR 141.25. Documentation substantiating proper abandonment (Form 3300-5W) should be forwarded to me at the above address.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable standards.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by, the Wisconsin Department of Natural Resources, its successors and assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this groundwater use restriction is no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 8th day of August, 2000.

By signing this document, Jamison Kampmeyer acknowledges that [he/she] is duly authorized to sign this document on behalf of Harmony Country Cooperatives, Colby, Wisconsin.

Signature: Jamison Kampmeyer
Printed Name: Jamison Kampmeyer

Title: Sales

Subscribed and sworn to before me
this 8th day of August, 2000.

Amy White
Notary Public, State of WISCONSIN
COUNTY OF MARATHON
My commission 04-01-2001

2

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

DOCUMENT NO.

VOL 753 PAGE 1299

1083448
NEKOOSA BK/HARMONY, CTY

REGISTER'S OFFICE
MARATHON COUNTY, WI
07-06-1996 01:09 PM

This Deed, made between NEKOOSA PORT
EDWARDS STATE BANK, a Wisconsin banking
corporation

Grantor,
and HARMONY COUNTRY COOPERATIVES

Grantee,
Witnesseth, that the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Marathon
County, State of Wisconsin:

The south one-half (S 1/2) of Lot Five (5) together with the West one-half (W 1/2) of that part of vacated alley lying immediately East of and contiguous to said Lot 5; excepting the East eight (8) feet thereof; and Lots one (1), two (2), three (3), four (4), nine (9), ten (10), eleven (11), twelve (12) all in Block one (1) of the Village (now City) of Colby, Marathon County, Wisconsin; together with that part of vacated North-South alley (running through the center of Block 1) from the southerly limits of said Block 1 to the northerly limits of Lots 4 and 9; excepting any part thereof used for highway purposes.

VOLUME 753 OF MICRO
RECORDS ON PAGE 1299

Michael J. Sydnor
Shawn Lee Lee

NAME AND RETURN ADDRESS
James T. Quinn
1104 759,
Rt Rapids, WI 54495-0759

Tax Parcel No. 46.60.1. 1.
37-211-4-2802-183-1001 ✓
(Parcel Identification Number) *H006*

TRANSFER

\$ 457.⁵⁰
FEE

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

Together with all and singular the hereditaments and appurtenances thereto belonging,
And

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except Municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions, and covenants of record, if any.

and will warrant and defend the same.

Dated this 5th day of September, 1996

(SEAL) *[Signature]* (SEAL)
• Leroy W. Sigler, CEO
(SEAL) *[Signature]* (SEAL)
• Patricia A. Heeg, Asst. Vice Pres.

AUTHENTICATION

Signature(s) Leroy W. Sigler, CEO, and
Patricia A. Heeg, Asst. Vice Pres.

authenticated this 5th day of September, 1996

James T. Quinn 9/5/96
James T. Quinn (State Bar No. 1017987)

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

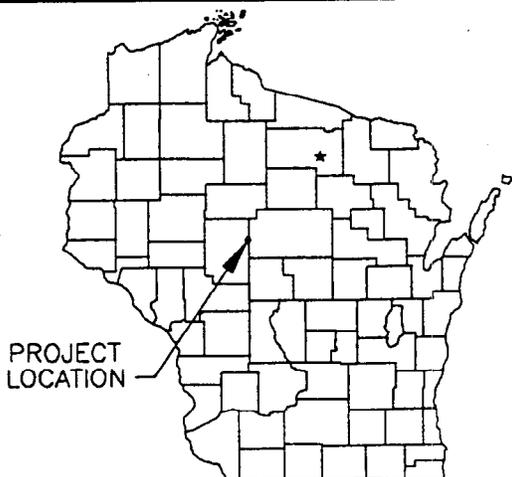
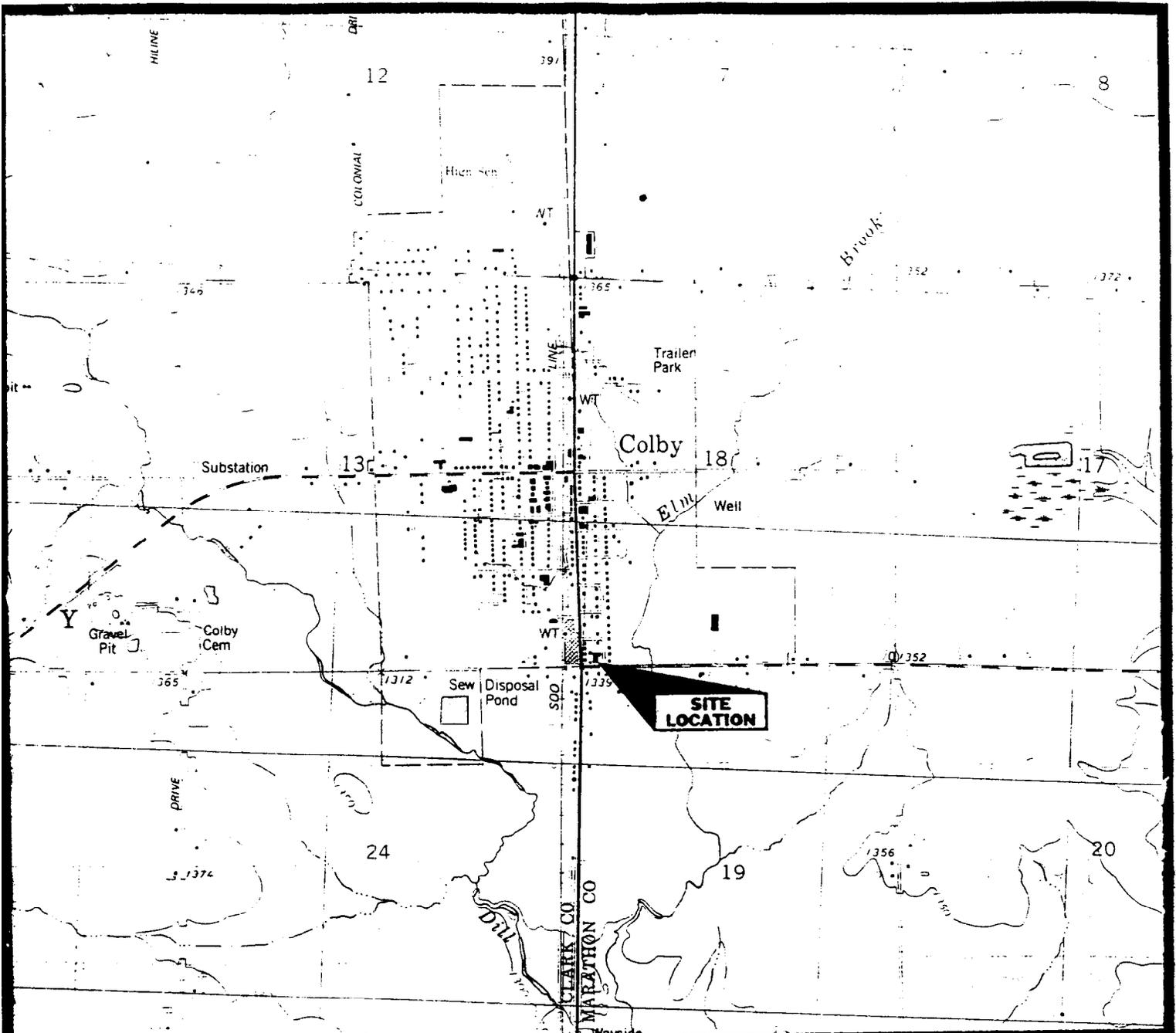
County, }
Personally came before me this _____ day of _____, 19____, the above named

to me known to be the person _____ who executed the foregoing instrument and acknowledge the same.

Notary Public _____ County, Wis.
My commission is permanent. (If not, state expiration date: _____, 19____.)

THIS INSTRUMENT WAS DRAFTED BY
James T. Quinn
Crowne, Marathon, Metcalfe, Quinn & C.
PO Box 759
Wisconsin Rapids WI 54495-0759
(Signatures may be authenticated or acknowledged. Both are not necessary.)

*Names of persons signing in any capacity should be typed or printed below their signatures.



2000 0 2000



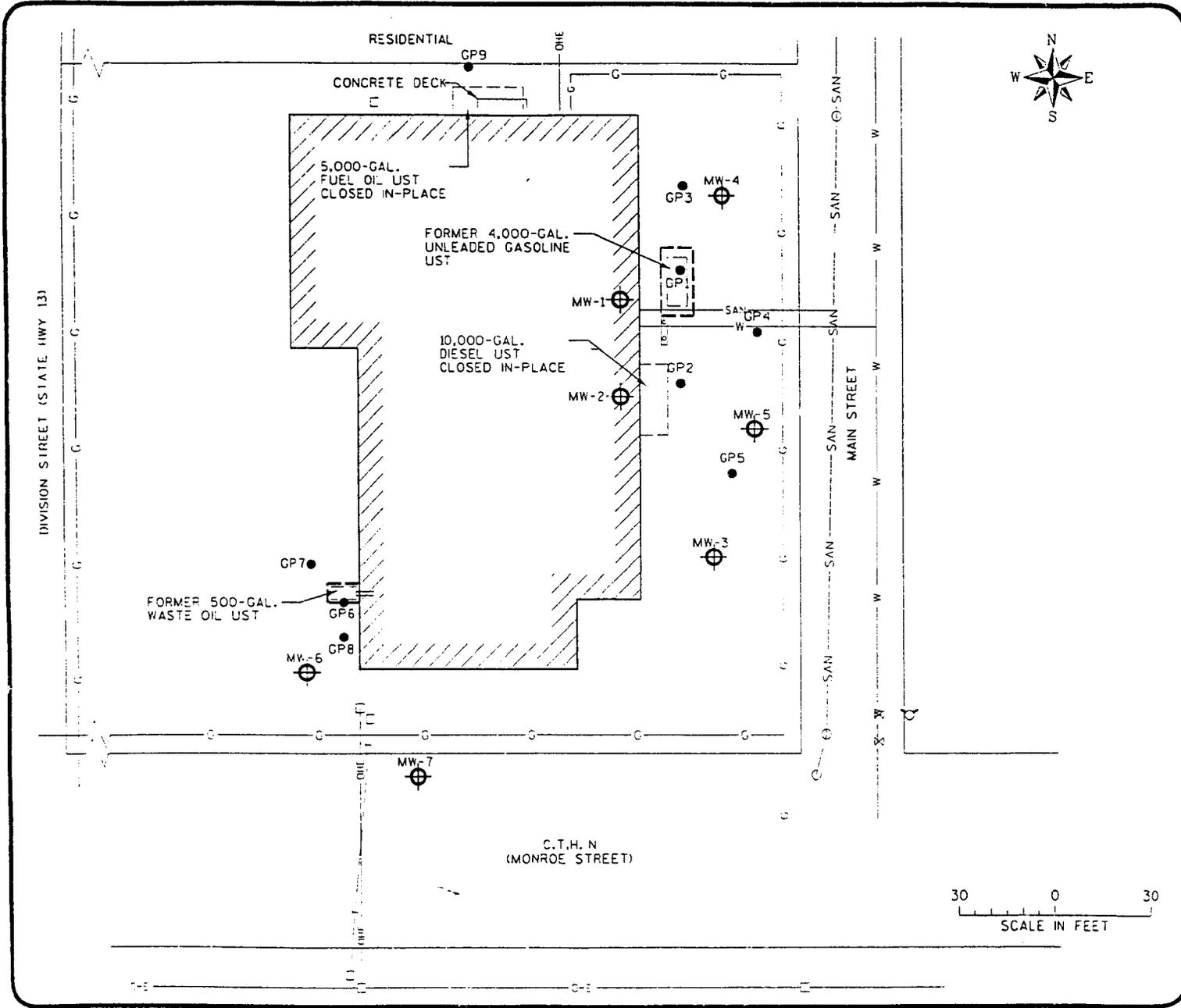
SCALE IN FEET
1 INCH = 2000 FT.



Abbotsford Quadrangle
Wisconsin-Marathon Co.
7.5 Minute Series (Topographic)
NE/4 Abbotsford 15' Quadrangle
Contour Interval 10 Feet
1981



FIGURE I
SITE LOCATION MAP
SCHJONEMAN PROPERTY, COLBY, WI



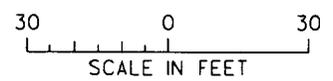
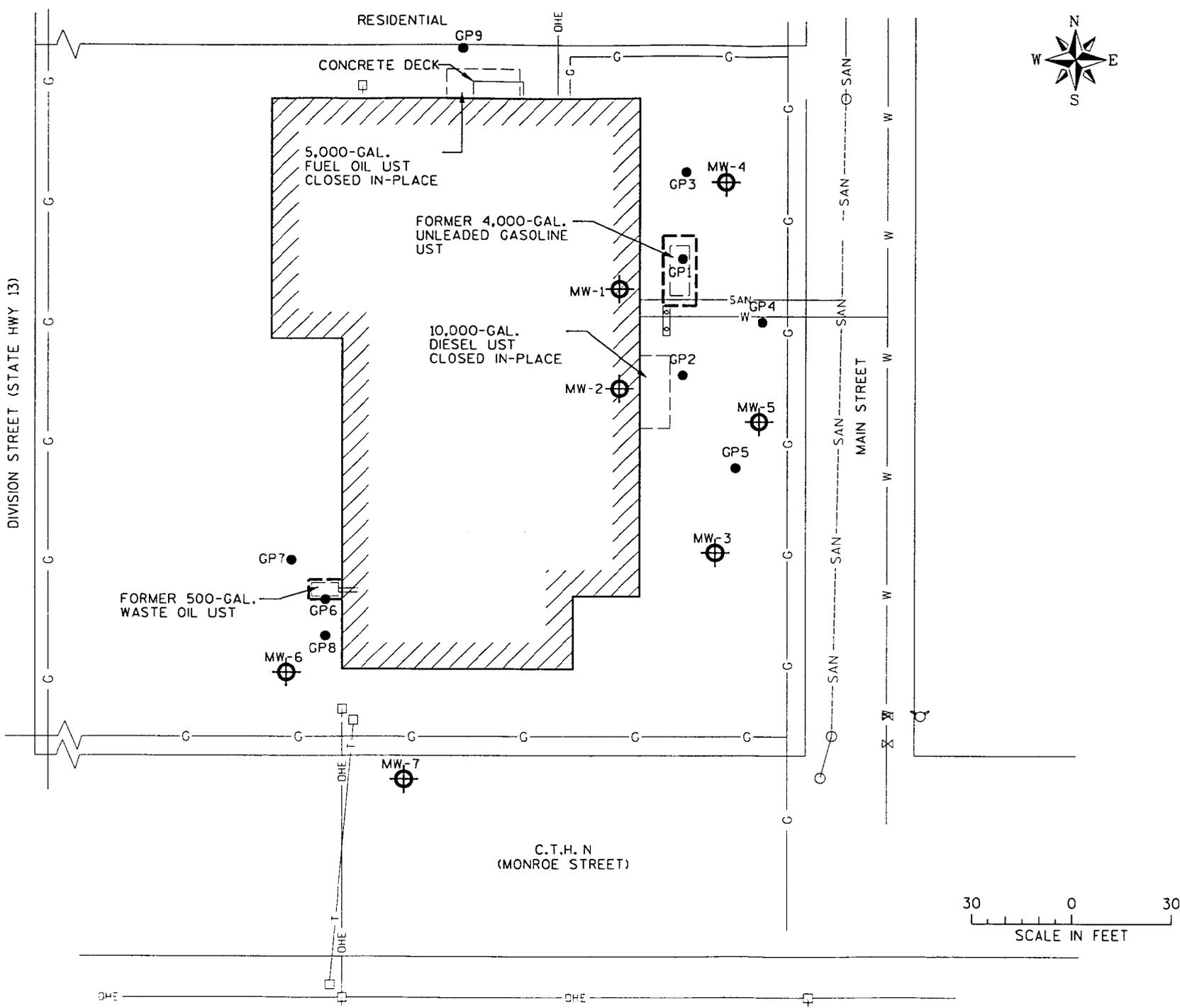
MSA
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 DEVELOPMENT • ENVIRONMENTAL

1835 N. Stevens St. Rhinelander, WI 54501
 715-362-3244 1-800-844-7854 Fax: 715-362-4116
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LEGEND

- GP1 GEOPROBE BORING LOCATION
- ⊕ MW-1 MONITORING WELL LOCATION
- ⊠ POWER POLE
- ⊡ TELEPHONE PEDESTAL
- ⊕ HYDRANT
- MANHOLE
- ⊗ WATER VALVE
- G— GAS LATERAL
- SAN— SANITARY SEWER
- OHE— OVERHEAD ELECTRIC
- T— UNDERGROUND TELEPHONE
- W— WATERMAIN
- ⊠ FORMER UST EXCAVATION
- ⊡ FORMER TANK LOCATIONS
- ⊗ FORMER PUMP ISLAND

FIGURE 1
MONITORING WELL AND
GEOPROBE BORING LOCATIONS
 SCHJONEMAN PROPERTY
 COLBY, WISCONSIN



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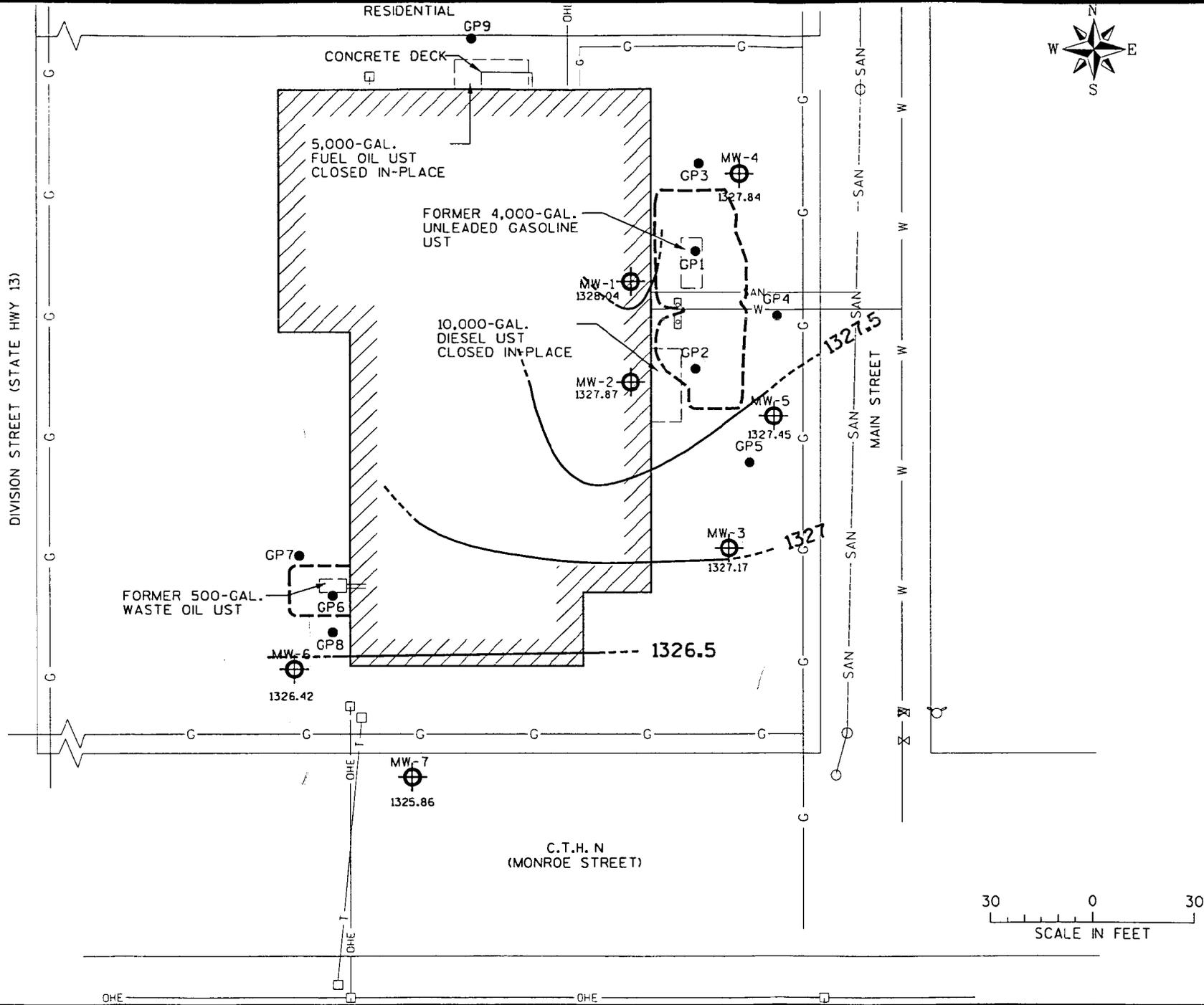
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LEGEND

- GP1 ● GEOPROBE BORING LOCATION
- MW-1 ⊕ MONITORING WELL LOCATION
- ⊞ POWER POLE
- TELEPHONE PEDESTAL
- ⊕ HYDRANT
- MANHOLE
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- G— GAS LATERAL
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- T— UNDERGROUND TELEPHON
- W— WATERMAIN
- ⊞ FORMER UST EXCAVATION
- ⊞ FORMER TANK LOCATION
- ⊞ FORMER PUMP ISLAND

FIGURE 11
MONITORING WELL AND
GEOPROBE BORING LOCATIONS
 SCHJONEMAN PROPERTY
 COLBY, WISCONSIN



LEGEND

- GP1 GEOPROBE BORING LOCATION
- ⊕ MW-1 MONITORING WELL WITH GROUNDWATER ELEVATION
- ⊕ 1328.79
- POWER POLE
- TELEPHONE PEDESTAL
- ⊕ HYDRANT
- MANHOLE
- ⊕ WATER VALVE
- G— GAS LATERAL
- SAN— SANITARY SEWER
- OHE— OVERHEAD ELECTRIC
- T— UNDERGROUND TELEPHONE
- W— WATERMAIN
- ⊔ SOIL REMEDIATION EXCAVATION
- FORMER TANK LOCATIONS
- ⊔ FORMER PUMP ISLAND
- ⊔ GROUNDWATER CONTOUR DASHED WHERE INFERRED 0.5' INTERVAL

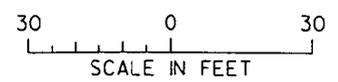
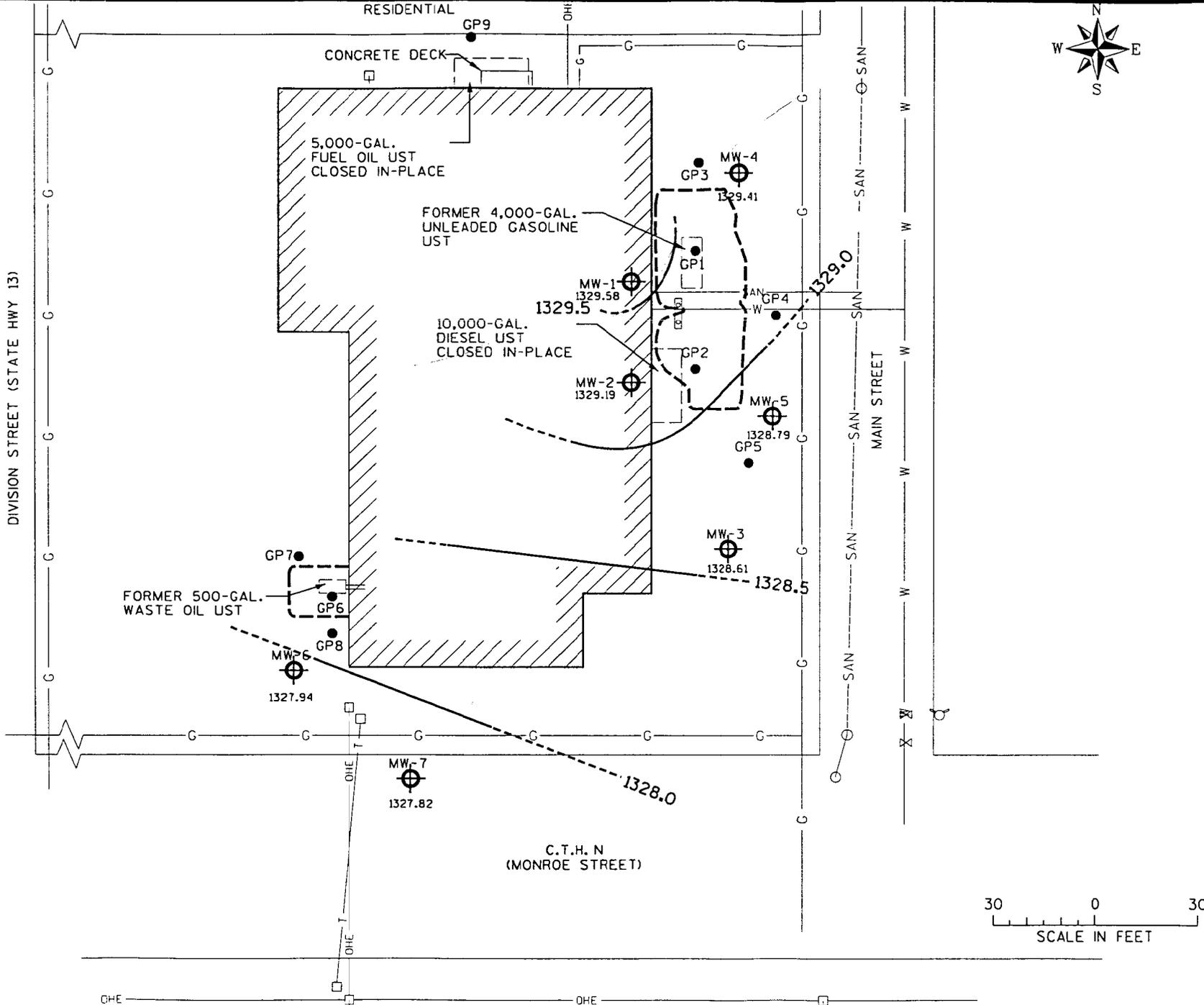


FIGURE 14

GROUNDWATER ELEVATION
DECEMBER 17, 1998
 SCHJONEMAN PROPERTY
 COLBY, WISCONSIN

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 1826 N. Sherman St., Wausau, WI 54981
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DRAWN BY	PJK	DATE		SHEET	OF
CHECKED BY	JS	SCALE		FILE NO.	212415GW1



LEGEND

- GP1 GEOPROBE BORING LOCATION
- ⊕ MW-1 MONITORING WELL WITH GROUNDWATER ELEVATION
- ⊕ 1328.79
- POWER POLE
- TELEPHONE PEDESTAL
- ⊕ HYDRANT
- MANHOLE
- ⊗ WATER VALVE
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- ⊔ FORMER TANK LOCATIONS
- ⊔ FORMER PUMP ISLAND
- ⋯ GROUNDWATER CONTOUR DASHED WHERE INFERRED 0.5' INTERVAL

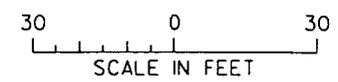


FIGURE 13
GROUNDWATER ELEVATION
JUNE 16, 1998
SCHJONEMAN PROPERTY
COLBY, WISCONSIN

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CHECKED BY	JS	SCALE		FILE NO.	212415GW

DIVISION STREET (STATE HWY 13)

RESIDENTIAL

CONCRETE DECK

OHE

MW-4
(95.15)

MW-1
(95.28)

MW-2
(94.71)

MW-5
(94.09)

MW-3
(95.45)

MW-6
(94.87)

GRAVEL

C.T.H. N
(MONROE STREET)



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LEGEND

- MW-1 MONITORING WELL LOCATION
- ☐ POWER POLE
- ☐ TELEPHONE PEDESTAL
- ⊕ HYDRANT
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- T— UNDERGROUND TELEPHONE
- W— WATERMAIN
- ☐ FORMER TANK LOCATION
- ☐ FORMER PUMP ISLAND
- ➔ GROUNDWATER FLOW DIRECTION
- ⤵ GROUNDWATER CONTOUR (ELEVATION REFERENCED TO LOCAL BENCHMARK AT 100')

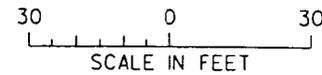


FIGURE 12
GROUNDWATER CONFIGURATION
1-21-98
SCHJONEMAN PROPERTY
COLBY, WISCONSIN

Table 6
Summary of Groundwater Chemistry Data
Schjoneman Property, Colby, Wisconsin

WELL ID	MW-4							WAC NR 140		
	SAMPLING DATE	09/10/96	10/22/97	06/17/97	09/30/97	03/05/98	06/16/98	12/17/98	PAL	ES
GRO (mg/L)	--	--	--	--	--	--	--	--		
DRO (mg/L)	--	--	--	0.190	0.950	0.11	--	--		
PVOCs (µg/L)										
Methyl tert-butyl ether	--	--	--	--	--	--	--	--	12	60
Benzene	0.43	--	--	--	--	--	--	--	0.5	5
Toluene	--	0.44	--	--	--	--	0.7	--	68.6	343
Ethylbenzene	--	--	--	--	--	--	--	--	140	700
M/P-Xylene	--	--	--	--	--	--	--	--	124*	620*
O-Xylene	--	--	--	--	--	--	--	--		
1,3,5-Trimethylbenzene	--	--	--	--	--	--	--	--		
1,2,4-Trimethylbenzene	--	--	--	--	--	--	--	--		

WAC = Wisconsin Administrative Code.

PAL = ch. NR 140, WAC, Preventive Action Limits

ES = ch. NR 140, WAC, Enforcement Standard.

Blank = Parameter not analyzed.

-- = Parameter analyzed but not detected above laboratory Method Detection Limits (MDLs).

* = WAC NR 140 combined Xylene standards.

Shaded = PAL exceedance.

Shaded & Bold = ES exceedance.

Table 6
Summary of Groundwater Chemistry Data
Schjoneman Property, Colby, Wisconsin

WELL ID	MW-5							MW-5DUP	WAC NR 140		
	SAMPLING DATE	09/10/96	10/22/96	06/17/97	09/30/97	03/05/98	06/16/98	12/17/98	09/10/96	PAL	ES
GRO (mg/L)	0.030	0.018	0.048	0.037	--	--	0.029	0.031			
DRO (mg/L)	0.180	0.280	0.290	0.510	0.240	0.270	0.22	0.100			
PVOCs (µg/L)											
Methyl tert-butyl ether	--	--	--	--	--	--	--	--		12	60
Benzene	6.7	2.3	2.6	3.0	1.1	1.4	0.67	5.3		0.5	5
Toluene	0.81	0.54	--	--	--	0.7	0.41	0.79		68.6	343
Ethylbenzene	--	--	0.42	1.2	0.4	--	--	--		140	700
M/P-Xylene	--	--	--	1.6	--	--	--	--		124*	620*
O-Xylene	0.80	0.85	0.67	--	0.4	0.9	0.75	--			
1,3,5-Trimethylbenzene	--	--	--	1.3	--	1.0	0.58	--			
1,2,4-Trimethylbenzene	0.76	--	1.1	2.1	0.3	1.0	0.96	0.74			

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Table 6
Summary of Groundwater Chemistry Data
Schjoneman Property, Colby, Wisconsin

WELL ID	MW-6							WAC NR 140	
	09/10/96	10/22/96	06/17/97	09/30/97	03/05/98	06/16/98	12/17/98	PAL	ES
GRO (mg/L)	0.026	0.034	0.028	0.014	0.031	--	--		
DRO (mg/L)	--	0.570	0.590	0.530	0.440	0.98	0.52		
PVOCs (µg/L)									
Methyl tert-butyl ether	--	1.4	--	--	--	--	--	12	60
Benzene	17	16	18	5.6	8.5	8.5	2.9	0.5	5
Toluene	--	0.48	--	--	--	0.7	0.38	68.6	343
Ethylbenzene	--	--	--	--	0.3	--	--	140	700
M/P-Xylene	--	0.81	--	--	--	1.4	--	124*	620*
O-Xylene	--	--	--	--	--	0.8	0.55		
1,3,5-Trimethylbenzene	--	--	--	--	--	--	--		
1,2,4-Trimethylbenzene	--	--	0.42	--	0.3	0.9	0.68		

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PAL = ch. NR 140, WAC, Preventive Action Limits

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Table 6
Summary of Groundwater Chemistry Data
Schjoneman Property, Colby, Wisconsin

WELL ID	MW-1							MW-1DUP		WAC NR 140	
	SAMPLING DATE	08/13/96	10/22/96	06/17/97	09/30/97	03/05/98	06/16/98	12/17/98	08/13/96	09/30/97	PAL
GRO (mg/L)	0.048	0.050	0.093	0.021	--	0.19	0.073	0.050	0.022		
DRO (mg/L)	0.120	--	0.290	0.150	0.065	0.88	0.51	0.13			
PVOCs (µg/L)											
Methyl tert-butyl ether	--	--	--	--	--	--	--	--	--	12	60
Benzene	1.3	3.7	1.5	--	--	1.5	--	1.3	--	0.5	5
Toluene	--	0.80	--	--	0.3	0.8	--	--	--	68.6	343
Ethylbenzene	1.8	0.81	0.47	--	0.3	2	--	1.8	--	140	700
M/P-Xylene	2.5	0.91	--	--	--	1.9	--	2.5	--	124*	620*
O-Xylene	--	--	--	--	--	0.7	--	--	--		
1,3,5-Trimethylbenzene	2.0	0.75	--	--	--	1.7	--	2.0	--		
1,2,4-Trimethylbenzene	3.4	1.5	1.1	1.8	0.3	6.1	1.5	3.5	--		

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Blank = Parameter not analyzed.

-- = Parameter analyzed but not detected above laboratory Method Detection Limits (MDLs).

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Shaded & Bold = ES exceedance.

Table 6
Summary of Groundwater Chemistry Data
Schjoneman Property, Colby, Wisconsin

WELL ID	MW-2							MW-2 DUP		WAC NR 140	
	SAMPLING DATE	08/13/96	10/22/96	06/17/97	09/30/97	03/05/98	06/16/98	12/17/98	03/05/98	12/17/98	PAL
GRO (mg/L)	0.082	0.120	0.110	0.078	0.091	0.110	0.090	0.100	0.093		
DRO (mg/L)	0.600	0.890	0.840	1.200	0.790	0.960	1.1	0.770	1.2		
PVOCs (µg/L)											
Methyl tert-butyl ether	--	--	--	--	--	--	--	--	--	12	60
Benzene	0.94	1.14	--	--	--	0.8	--	--	--	0.5	5
Toluene	--	0.74	--	--	1.2	0.9	0.46	1.1	--	68.6	343
Ethylbenzene	--	--	--	--	0.3	--	--	--	--	140	700
M/P-Xylene	--	0.90	--	--	--	1.3	--	--	--	124*	620*
O-Xylene	--	--	--	--	0.4	0.9	0.7	--	0.7		
1,3,5-Trimethylbenzene	--	0.70	--	--	--	0.7	--	--	--		
1,2,4-Trimethylbenzene	1.1	1.5	0.82	2.0	0.3	1.2	1.1	0.5	1.2		

WAC = Wisconsin Administrative Code.

PAL = ch. NR 140, WAC, Preventive Action Limits

ES = ch. NR 140, WAC, Enforcement Standard.

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Shaded & Bold = ES exceedance.

Table 6
Summary of Groundwater Chemistry Data
Schjoneman Property, Colby, Wisconsin

WELL ID	MW-3							MW-3DUP		WAC NR 140		
	SAMPLING DATE	09/10/96	10/22/96	06/17/97	09/30/97	03/05/98	06/16/98	12/17/98	06/17/97	10/22/96	PAL	ES
GRO (mg/L)	0.015	--	--	--	--	--	--	--	--	--		
DRO (mg/L)	--	0.100	--	0.180	--	--	--	--	0.11			
PVOCs (µg/L)												
Methyl tert-butyl ether	--	--	--	--	--	--	--	--	--	--	12	60
Benzene	0.63	--	--	--	--	--	0.44	--	--	--	0.5	5
Toluene	--	0.42	--	--	--	--	0.7	--	0.47	--	68.6	343
Ethylbenzene	--	--	--	--	0.3	--	--	--	--	--	140	700
M/P-Xylene	--	--	--	--	--	--	--	--	--	--	124*	620*
O-Xylene	--	--	--	--	--	--	--	--	--	--		
1,3,5-Trimethylbenzene	--	--	--	--	--	--	--	--	--	--		
1,2,4-Trimethylbenzene	--	--	--	--	0.3	--	--	--	--	--		

WAC = Wisconsin Administrative Code.

PAL = ch. NR 140, WAC, Preventive Action Limits

ES = ch. NR 140, WAC, Enforcement Standard.

Blank = Parameter not analyzed.

-- = Parameter analyzed but not detected above laboratory Method Detection Limits (MDLs).

* = WAC NR 140 combined Xylene standards.

Shaded = PAL exceedance.

Shaded & Bold = ES exceedance.

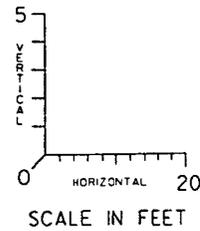
NOTES:

1. INFORMATION BETWEEN SOIL BORINGS IS INTERPRETED BASED UPON AVAILABLE DATA. ACTUAL CONDITIONS BETWEEN SOIL BORINGS ARE UNKNOWN

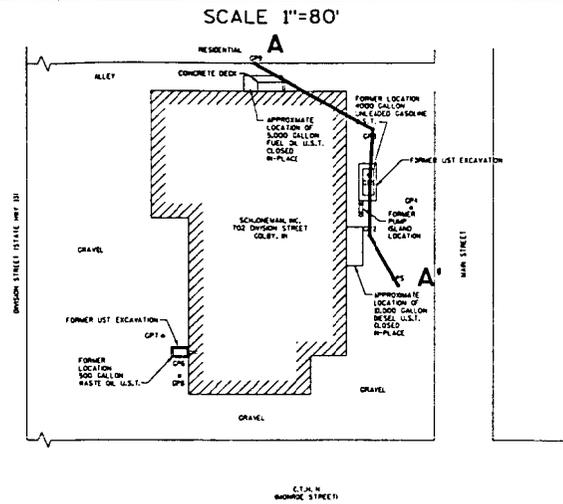
2. FOR THE PURPOSE OF ILLUSTRATING SUBSOIL CONDITIONS ON THE CROSS SECTIONS, SOME OF THE BORING LOGS HAVE BEEN SIMPLIFIED. FOR A DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT INDIVIDUAL BORINGS REFER TO SOIL BORING LOGS.

3. GRO & DRO RESULTS IN mg/kg AND PVOC RESULTS IN µg/kg.

NO	NOT DETECTED
GRO	GASOLINE RANGE ORGANICS
DRO	DIESEL RANGE ORGANICS
BENZ	BENZENE
EB	ETHYLBENZENE
TOL	TOLUENE
1,2,4	1,2,4 TRIMETHYLBENZENE
1,3,5	1,3,5 TRIMETHYLBENZENE
XY	TOTAL XYLENE



LOCATION OF HYDROGEOLOGIC CROSS SECTION



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LEGEND

- FILL, SW, red-brown sand with crushed red granite.
- CLAY, CL, brown to grey silty clay with some pebbles
- FILL, SM, tan-brown med. sand tank bedding/ fill material; or silty med. to coarse sand UST excavation fill material
- SILT, OL, grey silt
- APPROX. EXTENT OF PETROLEUM HYDROCARBON CONTAMINATION GREATER THAN THE NR720 GRCLs

EXPLANATION

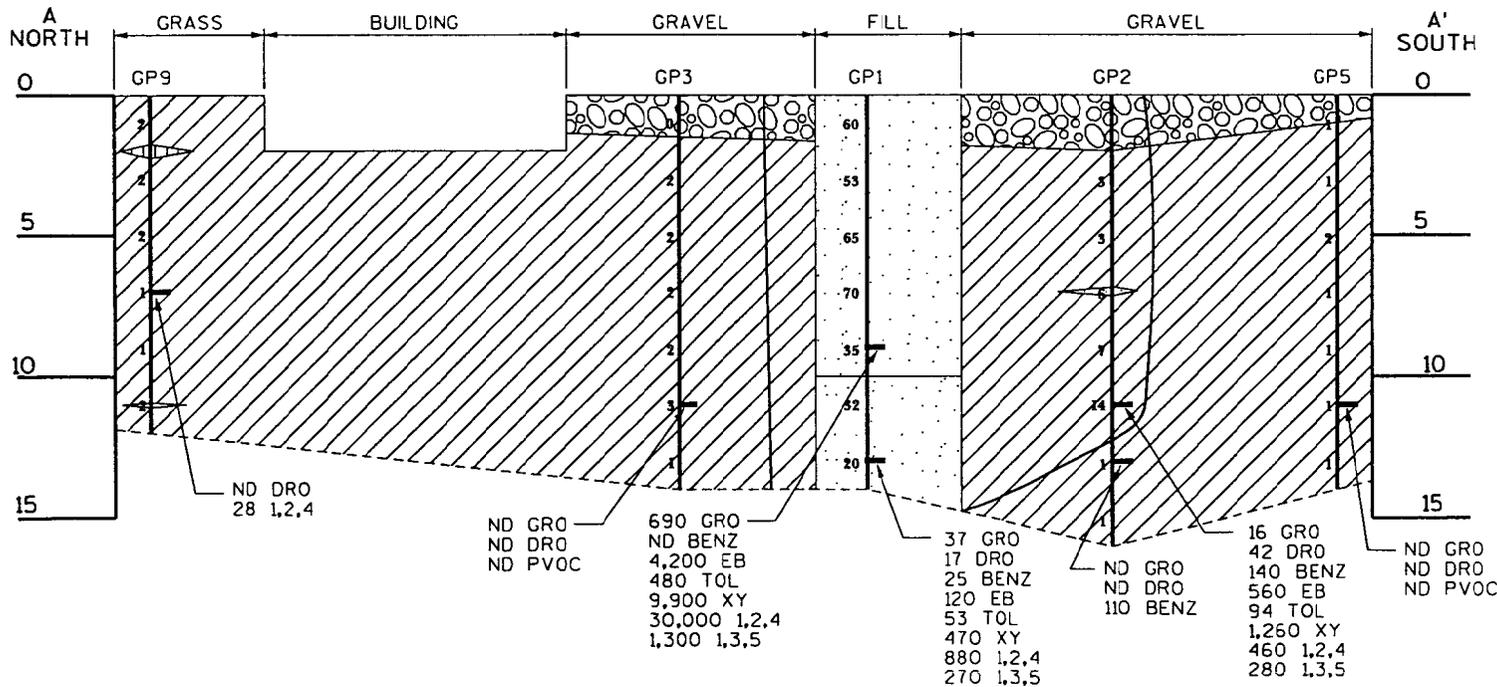
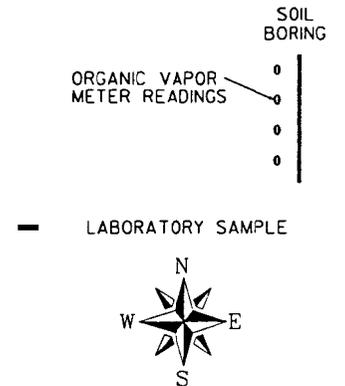


FIGURE 3
HYDROGEOLOGIC CROSS SECTION
A-A'
 SCHJONEMAN PROPERTY
 COLBY, WI

