

GIS REGISTRY INFORMATION

SITE NAME: Mills Fleet Farm
BRRTS #: 03-37-001297 **FID # (if appropriate):** _____
COMMERCE # (if appropriate): _____
CLOSURE DATE: 28-Jul-04
STREET ADDRESS: 1811 Badger Ave
CITY: Wausau

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 547314 Y= 501765

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): Yes No

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter issued X
- Copy of most recent deed, including legal description, for all affected properties X
- Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties X
- County Parcel ID number, if used for county, for all affected properties X
- Location Map which 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 (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site. X
- Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) 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. X
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching) X
- Tables of Latest Soil Analytical Results (no shading or cross-hatching) X
- Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map. X
- GW: Table of water level elevations, with sampling dates, and free product noted if present X
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees) X
- SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour X
- Geologic cross-sections, if required for SI. (8.5x14" if paper copy) X
- RP certified statement that legal descriptions are complete and accurate X
- Copies of off-source notification letters (if applicable) NA
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW) NA
- Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure X



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Scott Humrickhouse, Regional Director

Wisconsin Rapids Service Center
473 Griffith Avenue
Wisconsin Rapids, Wisconsin 54494
Telephone 715-421-7800
FAX 715-421-7873

July 28, 2004

Mr. Stewart Mills
Fleet Wholesale Supply
1300 South Lynndale Drive
Appleton, WI 54912-1199

SUBJECT: Final Case Closure By Closure Committee with Conditions Met
Mills Fleet Farm, 1811 Badger Ave., Wausau, WI
WDNR BRRTS #: 03-37-001297

Dear Mr. Mills:

On February 19, 2004, your site as described above was reviewed for closure by the West Central Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On February 23, 2004, you were notified that the Closure Committee had granted conditional closure to this case.

On July 28, 2004, the Department received correspondence indicating that you have complied with the conditions of closure. The conditions of closure included monitoring well abandonment and the signing of a Deed Restriction for remaining soil contamination on the property. Based on the correspondence and data provided, it appears your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gömapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

If your property is listed on the GIS Registry due to groundwater contamination exceeding ch. NR 140 standards at the time of closure, and you intend to construct or reconstruct a well, you will need Department approval. Department approval is required before construction or reconstruction of a well on a property listed on the GIS Registry, in accordance with s. NR 812.09(4)(w). 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 at the web address listed above.

If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. 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.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (715) 421-7873.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Rozeboom". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

Dave Rozeboom
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Victoria Flowers, Environmental Assessments, PO Box 9127, Appleton, WI 54911



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Scott Humrickhouse, Regional Director

Wisconsin Rapids Service Center
473 Griffith Avenue
Wisconsin Rapids, Wisconsin 54494
Telephone 715-421-7800
FAX 715-421-7873

February 23, 2004

COPY

Mr. Stewart Mills
Fleet Wholesale Supply
1300 South Lynndale Drive
Appleton, WI 54912-1199

Subject: Conditional Case Closure
Mills Fleet Farm, 1811 Badger Ave., Wausau, Wisconsin
WDNR BRRTS # 03-37-001297

Dear Mr. Mills:

On February 19, 2004, your request for closure of the case described above was reviewed by the Wisconsin Department of Natural Resources. 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. After careful review of the closure request, the Closure Committee has determined that the petroleum contamination on the site from the area in the vicinity of the pump islands and underground storage tanks appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

MONITORING WELL ABANDONMENT

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm.. Documentation of well abandonment must be submitted to David Rozeboom on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw/ or provided by the Department of Natural Resources

DEED RESTRICTION FOR CONTAMINATED SOIL

To close this site, the Department requires that a deed restriction, including a cap maintenance plan, be signed and recorded to address the issue of the remaining soil contamination associated with the site. The purpose of the restriction is to maintain a surface barrier over the remaining soil contamination to prevent it from impacting human health and the environment.

You will need to submit a draft deed restriction to me before the document is signed and recorded. You may find a model deed restriction enclosed for your use or visit our web site at www.dnr.state.wi.us/org/rr. To assist us in our review of the deed restriction, you should submit a copy of the property deed to me along with the draft document. After the Department of Natural Resources has reviewed the draft document for completeness, you should sign it if you own the property, or have the appropriate property owner sign it, and have it recorded by the Marathon County Register of Deeds. Then you must submit a copy of the recorded document, with the recording information stamped on it, to me. Please be aware that if a deed restriction is

recorded for the wrong property because of an inaccurate legal description that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem.

When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>]

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. 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 to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (715) 421-7873.

Sincerely,



David Rozeboom
Hydrogeologist
Bureau for Remediation & Redevelopment

Enclosure

cc: Victoria Flowers, Environmental Assessments, PO Box 9127, Appleton, WI, 54911

643589

This Indenture, Made by MINNIE CARAZALLA

grantor, of Marathon County, Wisconsin, hereby conveys
and warrants to MILLS DEVELOPMENT COMPANY, INC. a Wisconsin Corporation.

grantee, of Outagamie County, Wisconsin, for
the sum of One (\$1.00) Dollar and other good and valuable consideration
the following tract of land in Marathon County, State of Wisconsin:

Beginning at the intersection of the South line of Section 15, Town-
ship 29 North, Range 7 East, Town of Maine, and the Easterly line of
Business U. S. Highway 51 which point is 602.60 feet West of the South-
east corner of Section 15, thence North 39 degrees, 56 minutes West, a
distance of 742 feet along the Easterly line of U. S. Highway 51 to a
right-of-way post, thence North 67 degrees, 16 minutes East, a distance
of 67.54 feet, thence South 39 degrees 56 minutes East parallel to
the Easterly line of the Highway right-of-way, a distance of 500 feet;
thence North 50 degrees 04 minutes East a distance of 125 feet to the
point of beginning of the following described parcel:
Thence continuing North 50 degrees, 04 minutes East, a distance of
275 feet to a point; thence South 39 degrees, 56 minutes East, a
distance of 250 feet to a point; thence South 50 degrees, 04 minutes
West, a distance of 275 feet to a point; thence North 39 degrees,
56 minutes West, a distance of 250 feet to the point of beginning.

TRANSFER
\$ 18.50
FEE

This is not homestead property.

In Witness Whereof, the said grantor has hereunto set her hand and seal this
3rd day of August, A.D., 1972.

Signed and Sealed in Presence of

Minnie Carazalla (Seal)
Minnie Carazalla

Jerome A. Maeder (Seal)

Jacquelyn A. Behm (Seal)

State of Wisconsin,
Marathon County, ss.

Personally came before me, this 3rd day of August, A.D., 1972.
the above named Minnie Carazalla

to me known to be the person who executed the foregoing instrument and acknowledged the same

REC'D FOR RECORD

SEP 7 1972

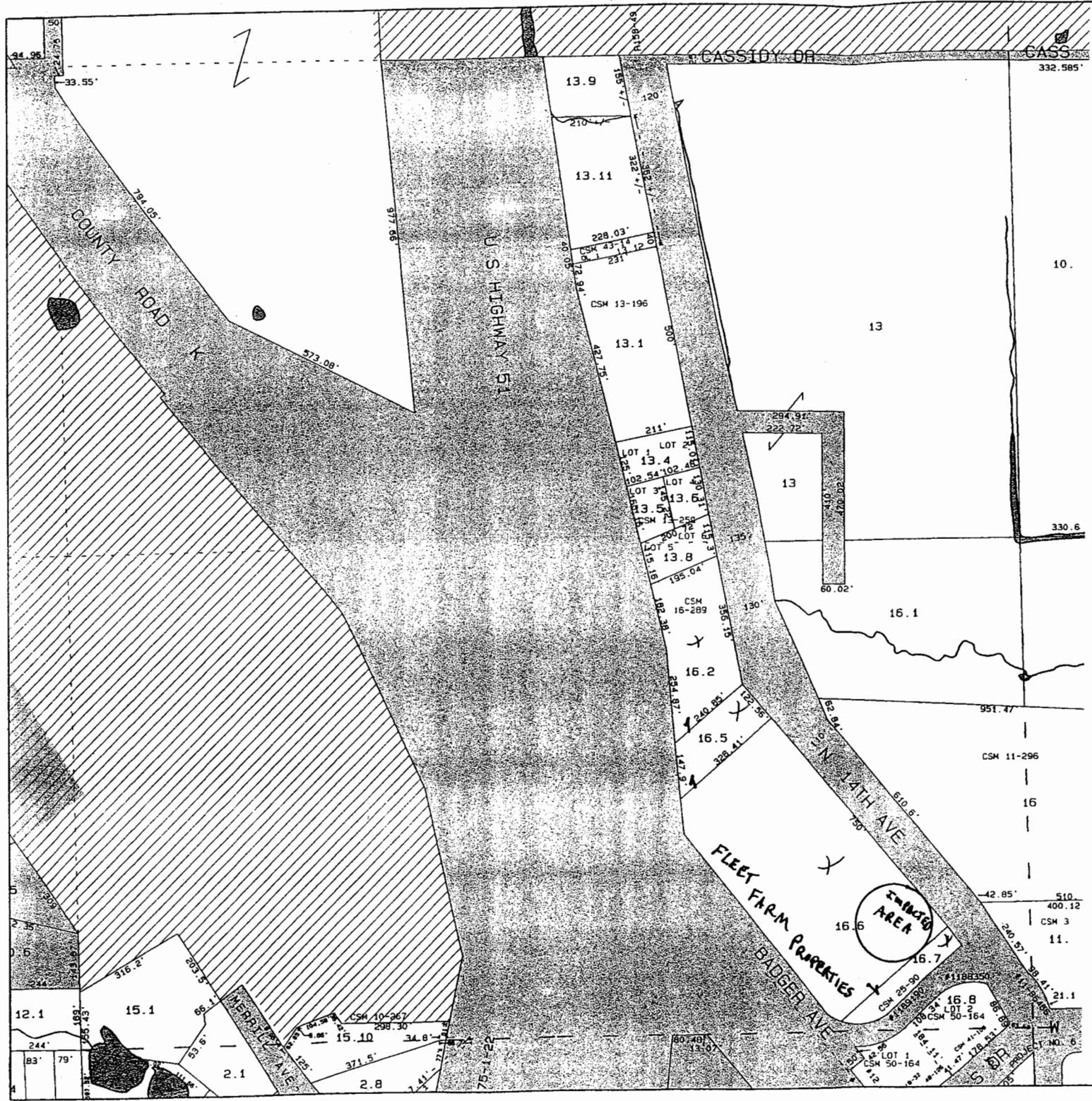
10:51 A.M.

ROBERT A. KERNETZKY
Notary Public

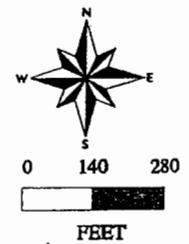
Jerome A. Maeder
Notary Public, Marathon County, Wis.
My commission expires permanent 4-8-19

Drafted by Sydney S. Jacobson, Attorney at Law.

VOL 130 PAGE 231



C-WAUSAU SE 1/4 of T29N-R07E SECTION-15



MAP DATE: 01/14/02
 This is NOT a Legal Survey Document.
 This is current interpretation of
 Tax Parcel Status.

Marathon County Land Record

Report Generated:
9/23/2003 at 1:37:45 PM



Request: 29129071540996
PIN: 291-2907-154-0996
Parcel: 59-152907-016-006-00-00
Municipality: City of WAUSAU

For reference purposes only.

No warranties are expressed or implied for the data provided.

View Type: Public

Account:

(1) General Parcel Information:

PIN 291-2907-154-0996
Parcel Number 59-152907-016-006-00-00
Parcel Status Active
Sale Type Undefined
Sale Date N/A
Sale Amount \$0.00
Transfer Tax \$0.00
Deed Type Undefined
Deed Reference 1262427NR R150-291
Mailing Address PO BOX 971
BRAINERD MN
56401-0971

(3) Parcel Addresses:

Address # 1 1811 BADGER AVE WAUSAU WI 54401

(4) Parcel Descriptions:

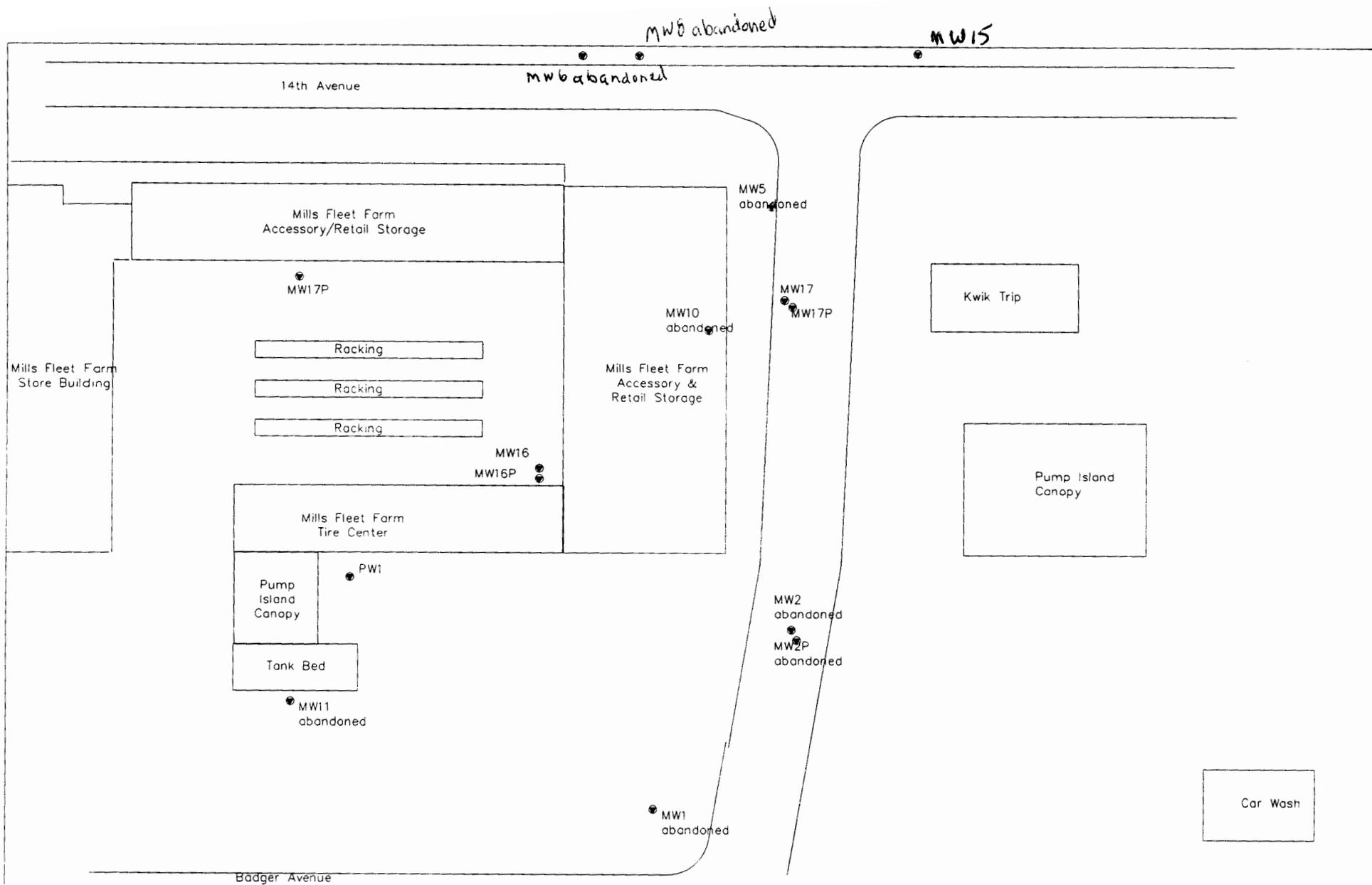
| Year | Acre | Description |
|------|------|---|
| 1993 | N/A | PT OF SE SE SEC 15-29-7 COM AT NWLY COR OF LOT 2 CSM VOL 2 PG 204 THENCE NWLY ALG THE E LN OF BADGER AVE APPROX 687.46' THENCE NELY 62.54' CONT NELY APPROX 390' TO SWLY LN OF 14TH AVE THENCE SELY ALG SAID AVE 750' THENCE SWLY 400' TO POB |

(14) Zoning:

1 Zoning Record(s) on File.

| Tax Year | Flood Plain | Wetlands | Zoning | Ordinance |
|----------|-------------|----------|--------|-----------|
| 1996 | N | | 1) B3 | |

[Log Out](#) | [Main Menu](#) | [LRS Menu](#) | [Go back](#)



Environmental
Assessments, Inc.
P.O. Box 9127
Appleton, WI 54911
(920)749-9746

Mills' Fleet Farm - Wausau
1811 Badger Avenue
Wausau, WI
General Site
Layout Map

Figure #

Scale: 1" = 80'

Drawn By: VAF

**Mills Fleet Farm Wausau
1811 Badger Avenue, Wausau, WI**

| MW15 Date | Ground Elevation 1218.6 | | | Screen Top Elevation 1214.6 | | | Pipe Elevation 1218.6 | |
|--------------|-------------------------|---------------|---------|-----------------------------|-------------------------|--------------------|-----------------------|-----------------------|
| | Benzene | Ethyl-benzene | Toluene | Total Xylenes | Methyl-tert butyl-ether | Trimethyl-benzenes | Depth to Groundwater | Groundwater Elevation |
| 05/17/96 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 9.25 | 1209.35 |
| 02/27/97 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 9.25 | 1209.35 |
| 07/09/97 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 10.49 | 1208.11 |
| 10/27/97 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 11.11 | 1207.49 |
| 02/20/98 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 11.91 | 1206.69 |
| 05/20/98 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 10.72 | 1207.88 |
| 08/21/98 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 11.73 | 1206.87 |
| 12/01/98 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 11.64 | 1206.96 |
| 02/04/99 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 12.85 | 1205.75 |
| 05/24/99 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 10.12 | 1208.48 |
| 08/10/99 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 10.18 | 1208.42 |
| 11/04/99 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 11.79 | 1206.81 |
| 02/16/00 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 13.13 | 1205.47 |
| 05/24/00 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 10.89 | 1207.71 |

| MW16 Date | Ground Elevation 1228.6 | | | Screen Top Elevation 1220.3 | | | Pipe Elevation 1228.23 | |
|--------------|-------------------------|---------------|---------|-----------------------------|-------------------------|--------------------|------------------------|-----------------------|
| | Benzene | Ethyl-benzene | Toluene | Total Xylenes | Methyl-tert butyl-ether | Trimethyl-benzenes | Depth to Groundwater | Groundwater Elevation |
| 11/25/97 | <125 | 436 | <250 | 3,335 | <250 | <i>1,960</i> | 13.52 | 1214.71 |
| 02/20/98 | <i>46</i> | 394 | <50 | 2,790 | <50 | <i>2,034</i> | 15.36 | 1212.87 |
| 08/21/98 | <8.3 | 144 | 12 | 931 | <4.6 | <i>697</i> | 13.81 | 1214.42 |
| 12/01/98 | <i>14</i> | 275 | 16 | 1,963 | <4.6 | <i>1,777</i> | 14.41 | 1213.82 |
| 02/04/99 | 4 | 286 | 16 | 2,031 | <4.6 | <i>2,249</i> | 15.82 | 1212.41 |
| 05/24/99 | <8.3 | 93 | 15 | 517 | <4.6 | <i>760</i> | 12.48 | 1215.75 |
| 08/10/99 | <8.3 | 59 | 8.4 | 364 | <4.6 | 453 | 11.62 | 1216.61 |
| 11/04/99 | <2.5 | 96 | 12 | 574 | <4.6 | <i>733</i> | 14.1 | 1214.13 |
| 02/16/00 | 4 | 235 | 8.2 | 1,360 | <4.6 | <i>2,151</i> | 16.24 | 1211.99 |
| 05/24/00 | <25 | 145 | <30 | 766 | 87 | 248 | 14.5 | 1213.73 |
| 01/04/01 | <i>30</i> | 25 | 0.83 | 99 | 87 | 248 | 16.74 | 1211.49 |

| MW16P Date | Ground Elevation 1228.5 | | | Screen Top Elevation 1203.4 | | | Pipe Elevation 1228.24 | |
|---------------|-------------------------|---------------|--------------|-----------------------------|-------------------------|--------------------|------------------------|-----------------------|
| | Benzene | Ethyl-benzene | Toluene | Total Xylenes | Methyl-tert butyl-ether | Trimethyl-benzenes | Depth to Groundwater | Groundwater Elevation |
| 11/25/97 | 26 | 274 | 427 | 1,227 | <50 | <i>1,186</i> | 14.07 | 1214.17 |
| 02/20/98 | 27 | 126 | 52 | 763 | <20 | <i>917</i> | 14.91 | 1213.33 |
| 05/20/98 | <i>7.2</i> | 122 | 106 | 476 | <10 | <i>687</i> | 13.56 | 1214.68 |
| 08/21/98 | 4.7 | 204 | 142 | 652 | <0.92 | <i>867</i> | 14.45 | 1213.79 |
| 12/01/98 | <i>10</i> | 195 | 113 | 1,079 | <9.2 | <i>1,418</i> | 13.87 | 1214.37 |
| 02/04/99 | 2.1 | 82 | 44 | 31 | <9.2 | 232 | 16.38 | 1211.86 |
| 05/24/99 | 0.5 | 29 | 5.2 | 22 | <0.92 | <i>194</i> | 12.98 | 1215.26 |
| 08/10/99 | <0.25 | 74 | 18 | 142 | <0.92 | <i>568</i> | 12.26 | 1215.98 |
| 11/04/99 | <2.5 | 216 | 104 | 447 | <4.6 | <i>832</i> | 14.7 | 1213.54 |
| 02/16/00 | <i>5</i> | 298 | 190 | 680 | <3.1 | <i>867</i> | 16.78 | 1211.46 |
| 05/24/00 | <0.25 | 29 | 5.4 | 28 | <1.5 | 107 | 14.09 | 1214.15 |
| 01/04/01 | 1.8 | 24 | 11 | 61 | 16 | 61 | 17.06 | 1211.18 |
| PAL | 0.5 | 140 | 200 | 1,000 | 12 | 96 | | |
| <i>ES</i> | <i>5.0</i> | <i>700</i> | <i>1,000</i> | <i>10,000</i> | <i>60</i> | <i>480</i> | | |

Notes:

- All results presented in parts per billion
- PAL = WDNR NR 140 preventative action limit
- ES = WDNR NR 140 enforcement standard
- ** = not analyzed for this parameter
- TMB = 1,2 4 and 1,3,5-Trimethylbenzene
- Bolding indicates a PAL exceedance
- Italic values indicate an ES exceedance*

**Mills Fleet Farm Wausau
1811 Badger Avenue, Wausau, WI**

| MW17 Date | Ground Elevation 1220.4 | | | Screen Top Elevation 1219.3 | | | Pipe Elevation 1220.08 | |
|--------------|-------------------------|---------------|---------|-----------------------------|-------------------------|--------------------|------------------------|-----------------------|
| | Benzene | Ethyl-benzene | Toluene | Total Xylenes | Methyl-tert butyl-ether | Trimethyl-benzenes | Depth to Groundwater | Groundwater Elevation |
| 11/25/97 | 26 | 274 | 427 | 1,227 | <50 | 1,186 | 7.88 | 1212.2 |
| 02/20/98 | 202 | 137 | 437 | 268 | <5 | 66 | 8.78 | 1211.3 |
| 05/20/98 | 110 | 93 | 284 | 241 | <10 | 63 | 6.77 | 1213.31 |
| 08/21/98 | 155 | 160 | 240 | 284 | <4.6 | 106 | 7.85 | 1212.23 |
| 12/01/98 | 139 | 187 | 87 | 136 | <4.6 | 58 | 8.11 | 1211.97 |
| 02/04/99 | 178 | 322 | 339 | 330 | <4.6 | 111 | 9.65 | 1210.43 |
| 05/24/99 | 60 | 58 | 33 | 6.5 | <4.6 | 1.4 | 6.38 | 1213.7 |
| 08/10/99 | 62 | 73 | 17 | 7.5 | <4.6 | 2.4 | 5.73 | 1214.35 |
| 11/04/99 | 88 | 158 | 33 | 34 | <4.6 | 6 | 7.99 | 1212.09 |
| 02/16/00 | 107 | 373 | 521 | 471 | <4.6 | 118 | 9.97 | 1210.11 |
| 05/24/00 | 32 | 72 | 31 | 19 | <4.6 | 18 | 7.38 | 1212.7 |
| 11/21/00 | 43 | 204 | 23 | 75 | 71 | 23 | 6.82 | 1213.26 |

| MW17P Date | Ground Elevation 1220.3 | | | Screen Top Elevation 1198 | | | Pipe Elevation 1220.01 | |
|---------------|-------------------------|---------------|---------|---------------------------|-------------------------|--------------------|------------------------|-----------------------|
| | Benzene | Ethyl-benzene | Toluene | Total Xylenes | Methyl-tert butyl-ether | Trimethyl-benzenes | Depth to Groundwater | Groundwater Elevation |
| 11/25/97 | 1.6 | <0.5 | <0.25 | 2.1 | <0.25 | 2.9 | 7.69 | 1212.32 |
| 02/20/98 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 9.02 | 1210.99 |
| 05/20/98 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 7.077 | 1212.933 |
| 08/21/98 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 8.12 | 1211.89 |
| 12/01/98 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 8.33 | 1211.68 |
| 02/04/99 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 9.78 | 1210.23 |
| 05/24/99 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 6.06 | 1213.95 |
| 08/10/99 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 6.08 | 1213.93 |
| 11/04/99 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 8.28 | 1211.73 |
| 02/16/00 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 10.17 | 1209.84 |
| 05/24/00 | <0.25 | <0.5 | <0.25 | <1.2 | <0.25 | <0.68 | 7.78 | 1212.23 |

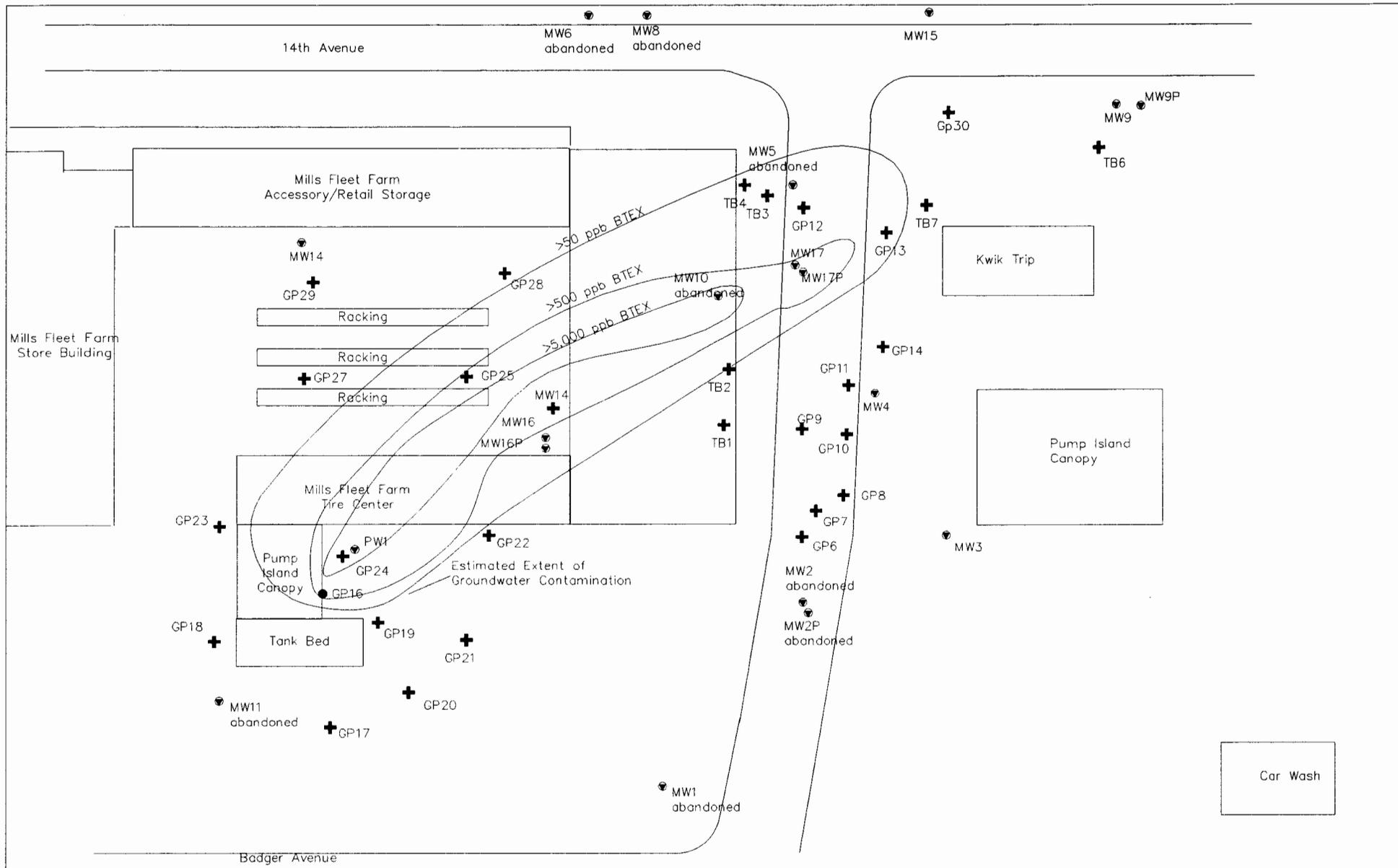
| PW1 Date | Ground Elevation 1230.2 | | | Screen Top Elevation 1217.4 | | | Pipe Elevation 1229.43 | |
|-------------|-------------------------|---------------|--------------|-----------------------------|-------------------------|--------------------|------------------------|-----------------------|
| | Benzene | Ethyl-benzene | Toluene | Total Xylenes | Methyl-tert butyl-ether | Trimethyl-benzenes | Depth to Groundwater | Groundwater Elevation |
| 02/24/97 | 14,700 | 160 | 1,250 | 7,350 | <100 | 864 | 14.95 | 1214.48 |
| 11/04/99 | 206 | 1,140 | 1,620 | 10,300 | <46 | 4,990 | 14.16 | 1215.27 |
| 02/16/00 | 47 | 1,250 | 310 | 6,140 | <12 | 2,089 | 16.45 | 1212.98 |
| 05/24/00 | 153 | 1,600 | 599 | 8,490 | <9.2 | 1,784 | 14.44 | 1214.99 |
| 11/21/00 | 588 | 2,760 | 2,510 | 15,300 | 458 | 2,858 | 14.47 | 1214.96 |
| 05/10/01 | 59 | 600 | 137 | 2,890 | 129 | 835 | 14.7 | 1214.73 |
| 08/06/01 | 314 | 1,810 | 975 | 7,550 | 526 | 2,134 | 13.72 | 1215.71 |
| 11/12/01 | 301 | 2,290 | 1,050 | 11,900 | 347 | 2,590 | 14.62 | 1214.81 |
| 02/04/02 | 430 | 3,100 | 2,200 | 17,000 | <46 | 3,130 | 15.33 | 1214.1 |
| 05/02/02 | 190 | 2,800 | 750 | 14,000 | <49 | 3,540 | 14.93 | 1214.5 |
| 08/07/02 | 373 | 2,200 | 1,020 | 13,950 | <30 | 2,789 | 13.59 | 1215.84 |
| 04/11/03 | 70 | 2,000 | 350 | 10,100 | 22 | 2,910 | 16.7 | 1212.73 |
| 09/19/03 | 130 | 2,800 | 600 | 14,700 | 63 | 2,910 | 15.84 | 1213.59 |
| PAL | 0.5 | 140 | 200 | 1,000 | 12 | 96 | | |
| <i>ES</i> | <i>5.0</i> | <i>700</i> | <i>1,000</i> | <i>10,000</i> | <i>60</i> | <i>480</i> | | |

Notes:

- All results presented in parts per billion
- PAL = WDNR NR 140 preventative action limit
- ES = WDNR NR 140 enforcement standard
- ** = not analyzed for this parameter
- TMB = 1,2 4 and 1,3,5-Trimethylbenzene
- Bolding indicates a PAL exceedance
- Italic values indicate an ES exceedance*
- < = less than method detection limits

Soil Sampling Results
Mills Fleet Farm - Wausau 1811 Badger Avenue, Wausau, WI

| Sample ID | Sample Date | Sample Depth | Gasoline Range Organics (ppm) | Diesel Range Organics (ppm) | Benzene | Ethylbenzene | Methyl-tert butyl-ether | Naphthalene | Toluene | Trimethylbenzenes | Total Xylenes | Total Lead |
|-----------------------------------|-------------|--------------|-------------------------------|-----------------------------|---------|--------------|-------------------------|-----------------|-----------------|-------------------|-----------------|------------|
| GP16-3 | 10/05/95 | 6-8 | 1150 | | 700 | 3300 | <30 | 24,000 | <30 | 218,000 | 58,000 | <6 |
| GP16-4 | 10/05/95 | 8-10 | 2630 | | 2800 | 75,000 | <30 | 60,000 | 42,000 | 263,000 | 601,000 | <6 |
| GP16-7 | 10/05/95 | 22-23 | <5 | | <30 | <30 | <30 | <60 | <30 | <30 | <30 | |
| GP17-1 | 10/05/95 | 6-8 | <5 | | <30 | <30 | <30 | <60 | <30 | 250 | 250 | |
| GP17-4 | 10/05/95 | 12-14 | <5 | | <30 | <30 | <30 | <60 | <30 | <30 | <30 | |
| GP18-1 | 10/05/95 | 6-8 | <5 | | <30 | <30 | <30 | <60 | <30 | <30 | <30 | |
| GP18-2 | 10/05/95 | 8-10 | <5 | | <30 | <30 | <30 | <60 | <30 | <30 | <30 | |
| GP19-2 | 10/05/95 | 6-8 | <5 | | <30 | <30 | <30 | <60 | <30 | <30 | <30 | |
| GP19-4 | 10/05/95 | 12-14 | 145 | | 40 | 330 | <30 | 790 | <30 | 9300 | 1800 | <6 |
| GP20-1 | 10/05/95 | 20-22 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| GP21-1 | 10/05/95 | 6-8 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| GP22-2 | 10/05/95 | 8-10 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| GP23-2 | 11/01/95 | 6-8 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| GP23-3 | 11/01/95 | 8-10 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| GP24-3 | 11/01/95 | 6-8 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| GP24-4 | 11/01/95 | 8-10 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| GP24-7 | 11/01/95 | 18-20 | <5 | <5 | <30 | 94 | <30 | 86 | 130 | 200 | 500 | |
| GP25-3 | 11/01/95 | 12-14 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| GP26-3 | 11/01/95 | 12-14 | 479 | 154 | 130 | 540 | <30 | 1300 | <30 | <30 | 1300 | |
| GP27-3 | 11/01/95 | 12-14 | <5 | | <30 | <30 | <30 | | <30 | 11,200 | <30 | |
| GP28-3 | 11/02/95 | 12-14 | 28.3 | | 30 | 30 | <30 | | 70 | 290 | 140 | |
| GP29-3 | 11/02/95 | 12-14 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| GP30-3 | 11/02/95 | 8-10 | <5 | <5 | <30 | <30 | <30 | | <30 | <30 | <30 | |
| GP30-5 | 11/02/95 | 12-14 | <5 | <5 | <30 | <30 | <30 | | <30 | <30 | <30 | |
| TB2-2 | 06/20/95 | 13-15 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| TB3-2 | 06/20/95 | 10-12 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| TB4-4 | 03/19/96 | 12-14 | 537 | 61.6 | <30 | 17,000 | 9600 | | 33,000 | 60,000 | 83,000 | |
| TB5-2 | 03/19/96 | 10-12 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| TB6-3 | 02/18/97 | 9-11 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| TB6-8 | 02/18/97 | 19-21 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| TB6-16 | 02/18/97 | 35-37 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| TB7-1 | 02/18/97 | 17-19 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| MW9P-1 | 06/19/95 | 2-4 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| MW10-1 | 06/20/95 | 8-10 | 1220 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| MW10-2 | 06/20/95 | 13-15 | 3410 | | 3100 | 37,000 | <30 | 19,000 | 65,000 | 26,000 | 199,000 | |
| MW10-3 | 06/20/95 | 20-22 | <5 | | 16,000 | 95,000 | <30 | | <30 | 249,000 | 450,000 | |
| MW11-1 | 03/19/96 | 10-12 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| MW11-2 | 03/19/96 | 14-16 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| MW14-3 | 05/02/96 | 14-16 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| MW15-1 | 05/02/96 | 5-7 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| MW15-2 | 05/02/96 | 12-14 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| MW15-3 | 05/02/96 | 14-16 | <5 | | <30 | <30 | <30 | | <30 | <30 | <30 | |
| PW1-4 | 02/18/97 | 16-18 | 164 | | 410 | 5100 | <30 | | 6100 | 14,300 | 25,000 | |
| PW1-6 | 02/18/97 | 25-26 | <5 | | <30 | 110 | <30 | | 250 | 260 | 460 | |
| NR 720 Residual Contaminant Level | | | 100 | 100 | 5.5 | 2900 | not established | not established | 1,500 | not established | 4100 | 15 |
| NR746.06 Table 1 Values | | | not established | | 8500 | 4600 | not established | 2700 | 38,000 | 94,000 | 42,000 | |
| NR746.06 Table 2 Values | | | not established | | 1100 | | not established | not established | not established | not established | not established | |



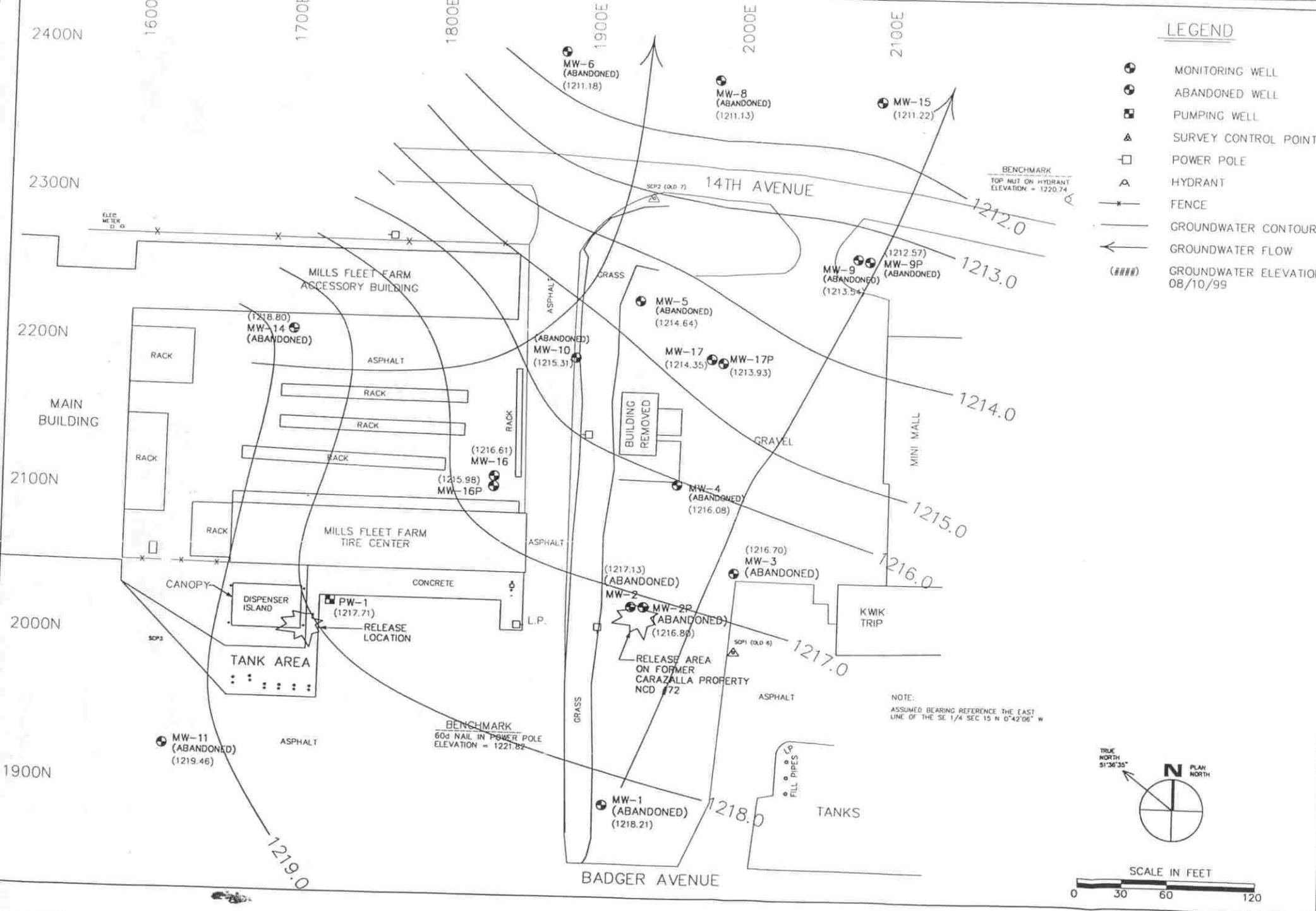
Environmental Assessments, Inc.
 P.O. Box 9127
 Appleton, WI 54911
 (920)749-9746

Mills' Fleet Farm – Wausau
 1811 Badger Avenue
 Wausau, WI
 Showing Groundwater Contamination Plume

Groundwater Contamination Map

Scale: 1" = 80'

Drawn By: VAF



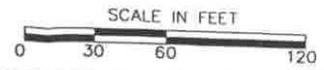
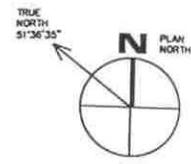
LEGEND

- MONITORING WELL
- ABANDONED WELL
- PUMPING WELL
- SURVEY CONTROL POINT
- POWER POLE
- HYDRANT
- FENCE
- GROUNDWATER CONTOURS
- GROUNDWATER FLOW
- GROUNDWATER ELEVATION 08/10/99

BENCHMARK
TOP NUT ON HYDRANT
ELEVATION = 1220.74

BENCHMARK
60d NAIL IN POWER POLE
ELEVATION = 1221.82

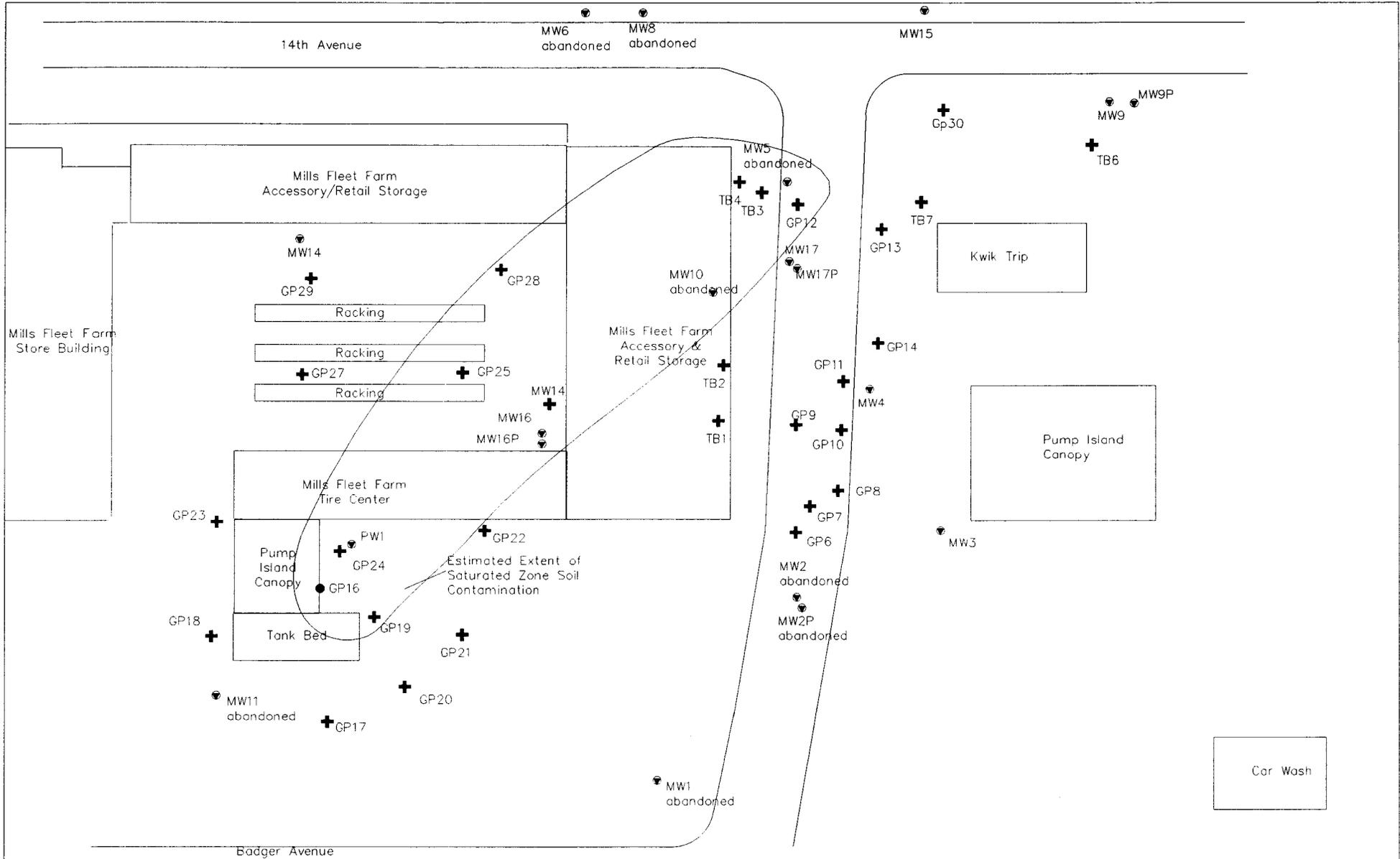
NOTE:
ASSUMED BEARING REFERENCE THE EAST
LINE OF THE SE 1/4 SEC 15 N 0°42'06" W



CENTRAL WISCONSIN ENGINEERS AND ARCHITECTS, INC.
 5707 SCHOFIELD AVENUE WESTON, WISCONSIN 54476
 PHONE: (715) 359-9400 FAX: (715) 355-4195

PROJECT:
 GROUNDWATER CONTOUR MAP
 FLEET FARM
 WAUSAU, WISCONSIN

DRAWN BY: H.S.
 CHECKED BY: P.S.
 APPROVED BY: *[Signature]*
 DATE: 03/01
 PROJECT NO: 15229450
 DWT NO: 03-37-001297
FIGURE: 3
 CAD FILE: *[File Name]*



Environmental Assessments, Inc.
 P.O. Box 9127
 Appleton, WI 54911
 (920)749-9746

Mills' Fleet Farm – Wausau
 1811 Badger Avenue
 Wausau, WI
 Showing Soil Contamination Plume

Soil Contamination Map
 Scale: 1" = 80'
 Drawn By: VAF

1235 —

1235 —

1225 —

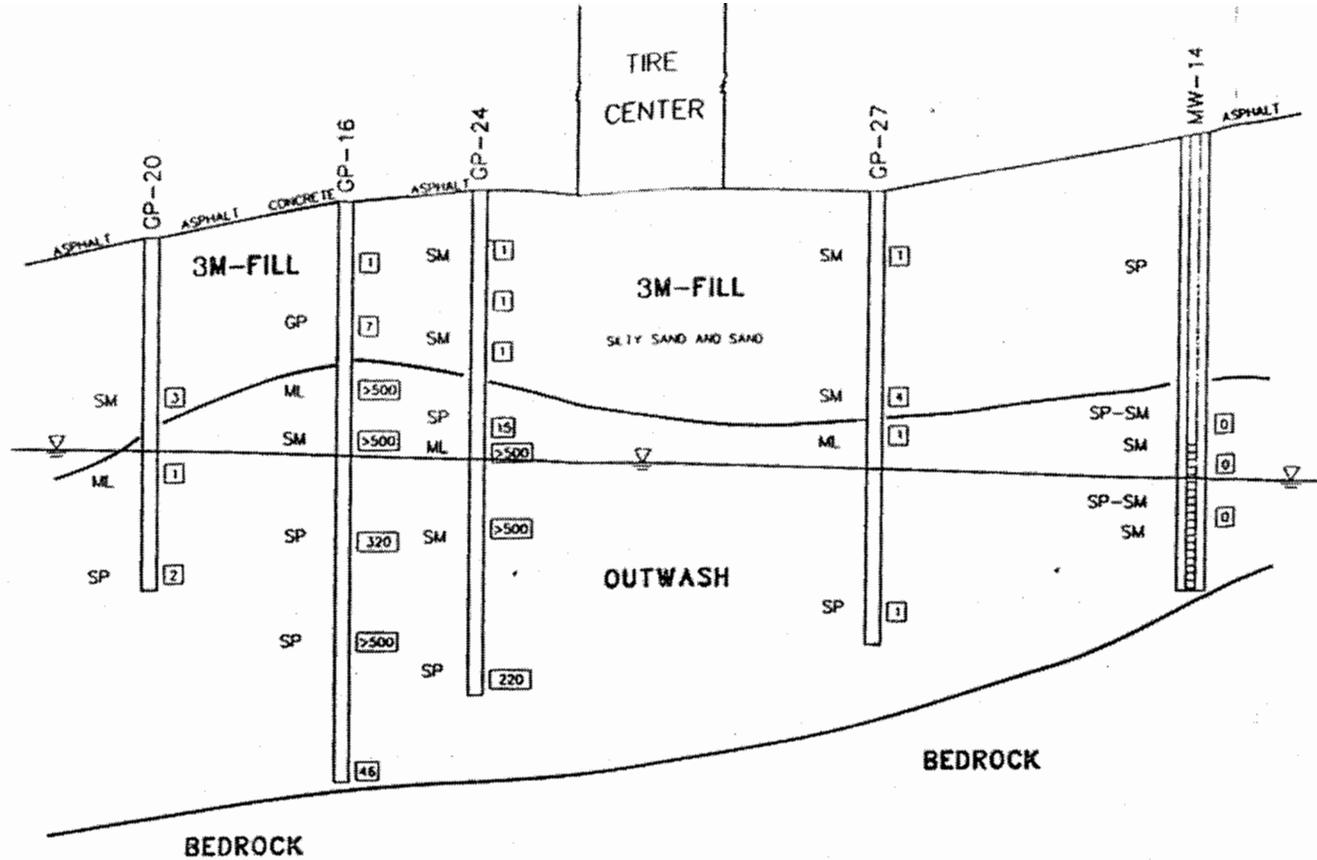
1225 —

1215 —

1215 —

1205 —

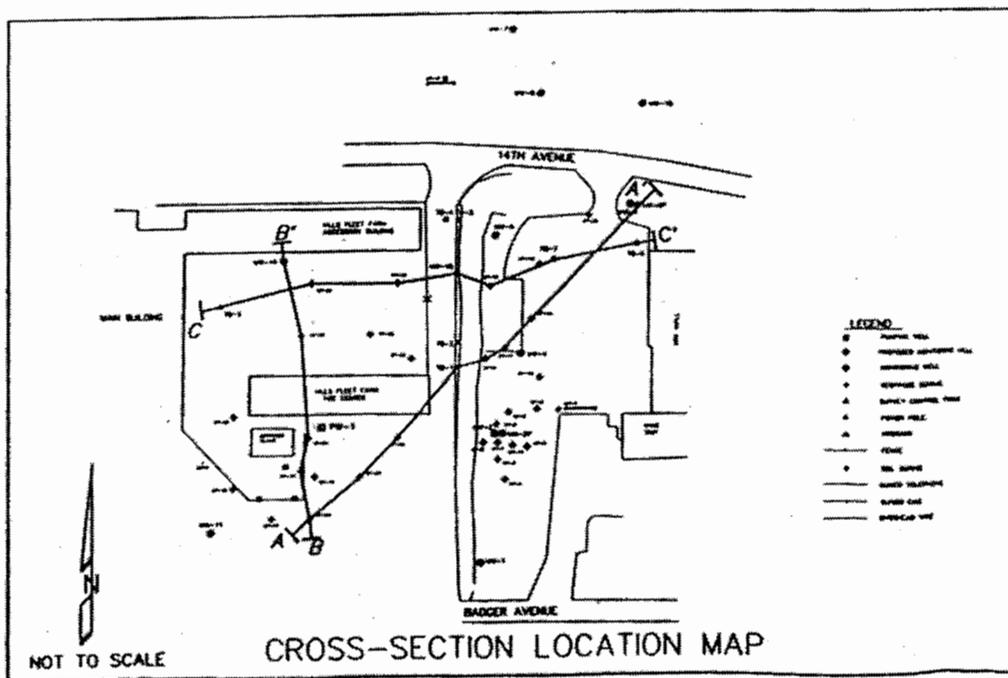
1205 —



1195 —

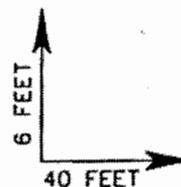
1195 —

1185 —

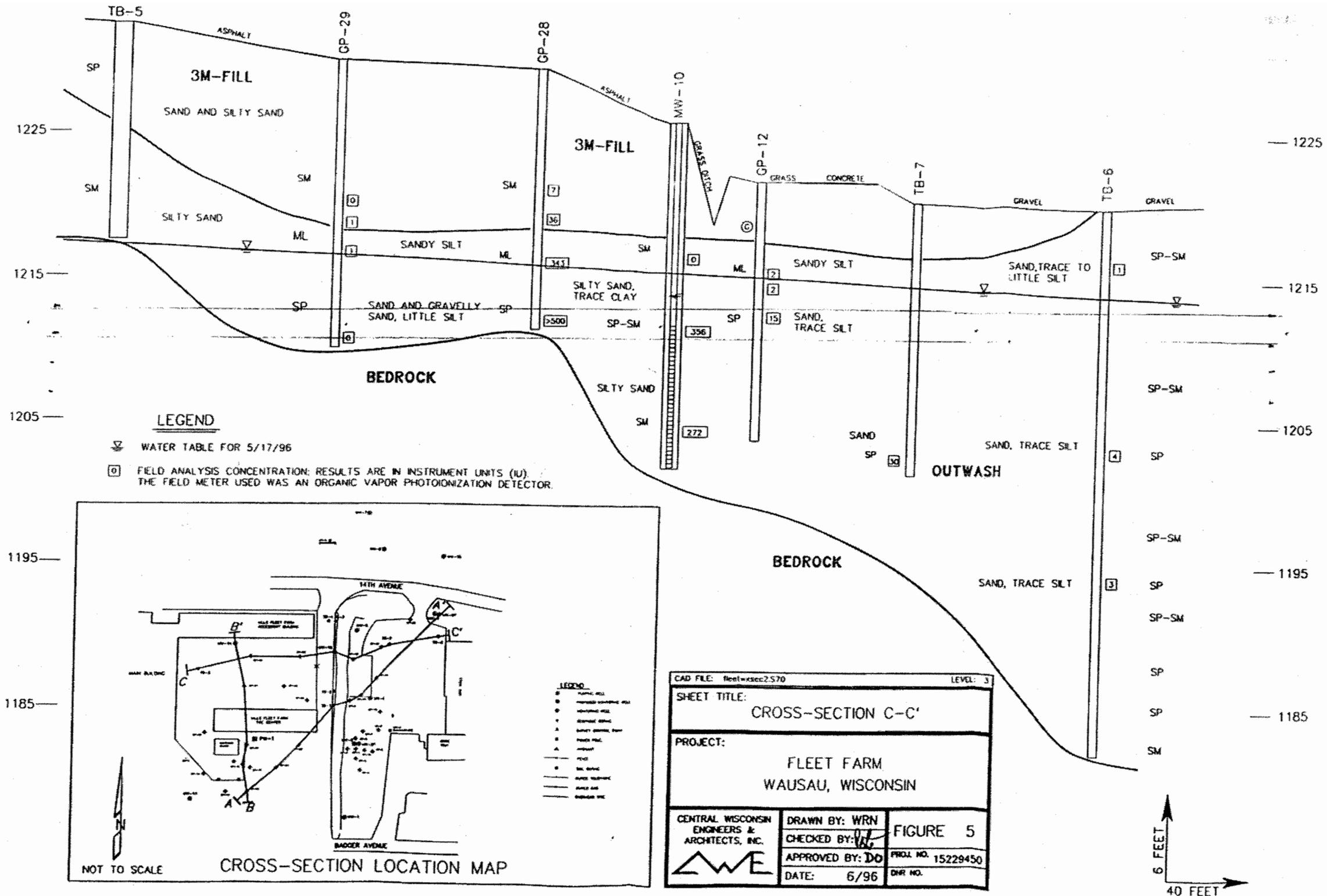


LEGEND

- ▽ WATER TABLE FOR 5/17/96
- FIELD ANALYSIS CONCENTRATION: RESULTS ARE IN INSTRUMENT UNITS (IU). THE FIELD METER USED WAS AN ORGANIC VAPOR PHOTOIONIZATION DETECTOR.

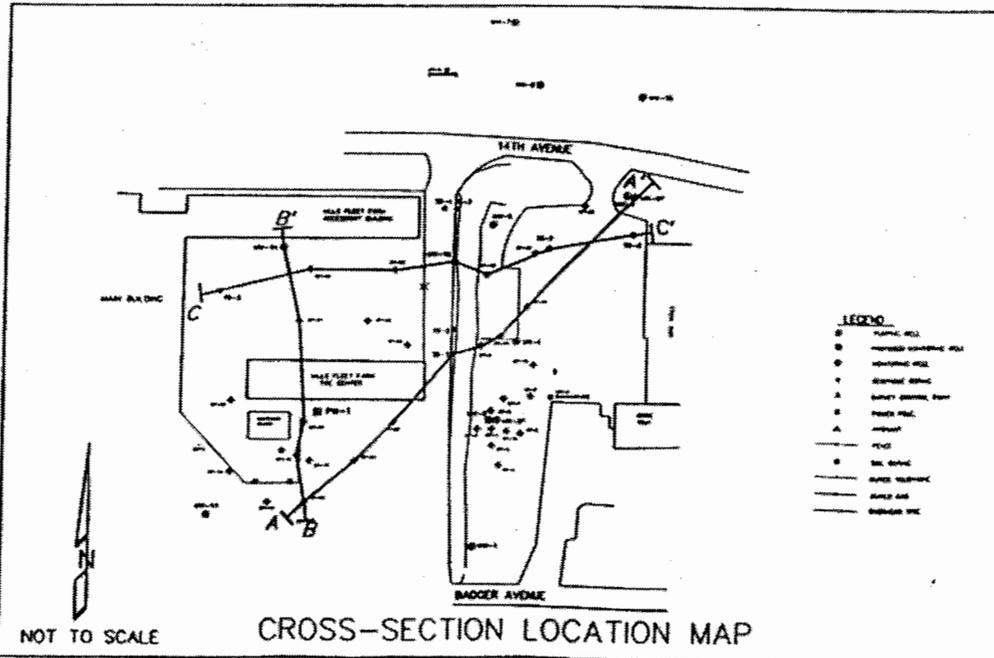


| | | |
|--|--|---|
| CAD FILE: FeeLwsec2.370 | | LEVEL: 2 |
| SHEET TITLE: CROSS-SECTION B-B' | | |
| PROJECT: FLEET FARM WAUSAU, WISCONSIN | | |
| CENTRAL WISCONSIN ENGINEERS & ARCHITECTS, INC. | DRAWN BY: WRN CHECKED BY: <i>[Signature]</i> APPROVED BY: DO DATE: 6/96 | FIGURE 4 PROJ. NO. 15229450 DNR NO. |

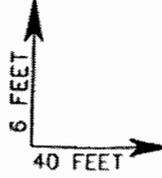


LEGEND

- ▽ WATER TABLE FOR 5/17/96
- ⓪ FIELD ANALYSIS CONCENTRATION; RESULTS ARE IN INSTRUMENT UNITS (IU). THE FIELD METER USED WAS AN ORGANIC VAPOR PHOTOIONIZATION DETECTOR.



| | | |
|--|---------------------------------|--------------------|
| CAD FILE: fleet-wsacc2570 | | LEVEL: 3 |
| SHEET TITLE: CROSS-SECTION C-C' | | |
| PROJECT: FLEET FARM WAUSAU, WISCONSIN | | |
| CENTRAL WISCONSIN ENGINEERS & ARCHITECTS, INC. | DRAWN BY: WRN | FIGURE 5 |
| | CHECKED BY: <i>[Signature]</i> | |
| | APPROVED BY: <i>[Signature]</i> | PROJ. NO. 15229450 |
| | DATE: 6/96 | DR. NO. |



November 25, 2003

Mr. Dave Rozenboom
Wisconsin Department of Natural Resources
Wisconsin Rapids Office
473 Griffith Avenue
Wisconsin Rapids, WI 54494

RE: Verification of Accuracy of Warranty Deed

To Whom it May Concern;

This letter is to verify that on behalf of Mills' Fleet Farm, I have reviewed the document numbered 643589 for Tax Parcel Identification Number 59-152907-016-006-00-00 and find it to be accurate and true to the best of my knowledge.

Sincerely

A handwritten signature in cursive script that reads "Victoria Flowers". The signature is written in black ink and is positioned below the word "Sincerely".

Victoria Flowers

cc: file

AFFIDAVIT of
STEWART C. MILLS, JR.

Document Number

Title of Document

138145
MILLS/THE PUBLIC
REGISTER'S OFFICE
MARATHON COUNTY, WI
JUL 22 2004 12:06 P

Michael J. Sydor

REGISTRE

COPY

Record this document with the Register of Deeds

Name and Return Address:

Douglas D. Hahn
MENN, TEETAERT & BEISENSTEIN
P. O. Box 785
Appleton, WI 54912-0785

15-pch

59-152907.016.006.00.00

37-2914-2907-154-0996

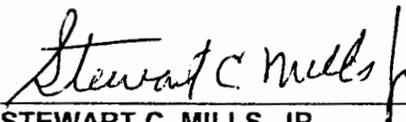
(Parcel Identification Number)

AFFIDAVIT of STEWART C. MILLS, JR.

STEWART C. MILLS, JR., being duly sworn, states as follows:

- 1) That I am currently co-President of *Mills Properties, Inc.*
- 2) That I was Secretary of *Mills Properties, Inc.* and *Mills Development Company, Inc.*, in December, 1975.
- 3) That effective December 31, 1975, *Mills Development Company, Inc.*, was merged into *Mills Properties, Inc.*, pursuant to an *Agreement and Articles of Merger* executed by those companies.
- 4) That the appropriate merger documents were filed with both the Minnesota and Wisconsin Secretary of State offices.
- 5) That the Wisconsin law which was in effect was *Wis. Stat. 180.67(4)* [1975 *Wis. Stats.*], stated that all property owned by *Mills Development Company, Inc.*, became vested in *Mills Properties, Inc.* without further act or deed.
- 6) That at the time of the merger, *Mills Development Company, Inc.*, owned real property in Marathon County, Wisconsin, with the legal description attached hereto as *Exhibit 'A'*.
- 7) That the real property described in *Exhibit 'A'* became vested in *Mills Properties, Inc.*, effective December 31, 1975, by virtue of that merger.
- 8) That *Mills Properties, Inc.* remains the owner of the property described in *Exhibit 'A'*.

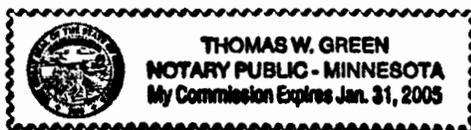
Dated this 17th day of July, 2004.


STEWART C. MILLS, JR.

Subscribed and sworn to before me
this 17 day of July, 2004.



Notary Public, State of Minnesota
My Commission is/expires Jan 31, 2005



Drafted by : Douglas D. Hahn

Exhibit A

No. 8-9. Warranty Deed—Short Form
(Sec. 286.16, Wis. Statutes)

(STATE OF WISCONSIN)
Form No. 9

Published by Lee Claire Book & Stationery Co.

643589

This Indenture, Made by MINNIE CARAZALLA

grantor , of Marathon County, Wisconsin, hereby conveys
and warrants to MILLS DEVELOPMENT COMPANY, INC. a Wisconsin Corporation.

grantee , of Outagamie County, Wisconsin, for
the sum of One (\$1.00) Dollar and other good and valuable consideration
the following tract of land in Marathon County, State of Wisconsin:

Beginning at the intersection of the South line of Section 15, Town-
ship 29 North, Range 7 East, Town of Maine, and the Easterly line of
Business U. S. Highway 51 which point is 602.60 feet West of the South-
east corner of Section 15, thence North 39 degrees, 56 minutes West, a
distance of 742 feet along the Easterly line of U. S. Highway 51 to a
right-of-way post, thence North 67 degrees, 16 minutes East, a distance
of 67.54 feet, thence South 39 degrees 56 minutes East parallel to
the Easterly line of the Highway right-of-way, a distance of 500 feet;
thence North 50 degrees 04 minutes East a distance of 125 feet to the
point of beginning of the following described parcel:

Thence continuing North 50 degrees, 04 minutes East, a distance of
275 feet to a point; thence South 39 degrees, 56 minutes East, a
distance of 250 feet to a point; thence South 50 degrees, 04 minutes
West, a distance of 275 feet to a point; thence North 39 degrees,
56 minutes West, a distance of 250 feet to the point of beginning.

TRANSFER

\$ 18.50

FEE

This is not homestead property.

The impervious cap that existed on the above-described property in the location shown on the attached map, labeled "Exhibit A" on the date that this restriction was signed shall be maintained in compliance with the "Impermeable Cap Maintenance Plan, Fleet Wholesale Supply Co., Inc., Mills' Fleet Farm, 1811 Badger Avenue, Wausau, WI" (Exhibit B) dated March 3, 2004 that was submitted to the Wisconsin Department of Natural Resources by Fleet Wholesale Supply Company, Inc., as required by section NR 724.13(2), Wis. Adm. Code (1997).

In addition, the following activities are prohibited on any portion of the above-described property where an impervious cap has been placed or where impervious surfaces exist (Exhibit B), unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on capped areas and areas with impervious surfaces; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or impervious surface.

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 inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

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

By signing this document, Stewart C. Mills, Jr. asserts that he is duly authorized to sign this document on behalf of Mills Properties Inc.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 14th day of May, 2004.

Mills Properties Inc. by:

Signature: Stewart C. Mills, Jr.
Printed Name: Stewart C. Mills, Jr.
Co-Owner

Subscribed and sworn to before me
this 17th day of May, 2004.

Lynda K. Bureta
Notary Public, State of Wisconsin LYNDA K. BURETA
My commission expires - 01/13/04

This document was drafted by Victoria Flowers of Environmental Assessments, Inc. based on a model restriction and comments for the Wisconsin Department of Natural Resources.

Exhibit A

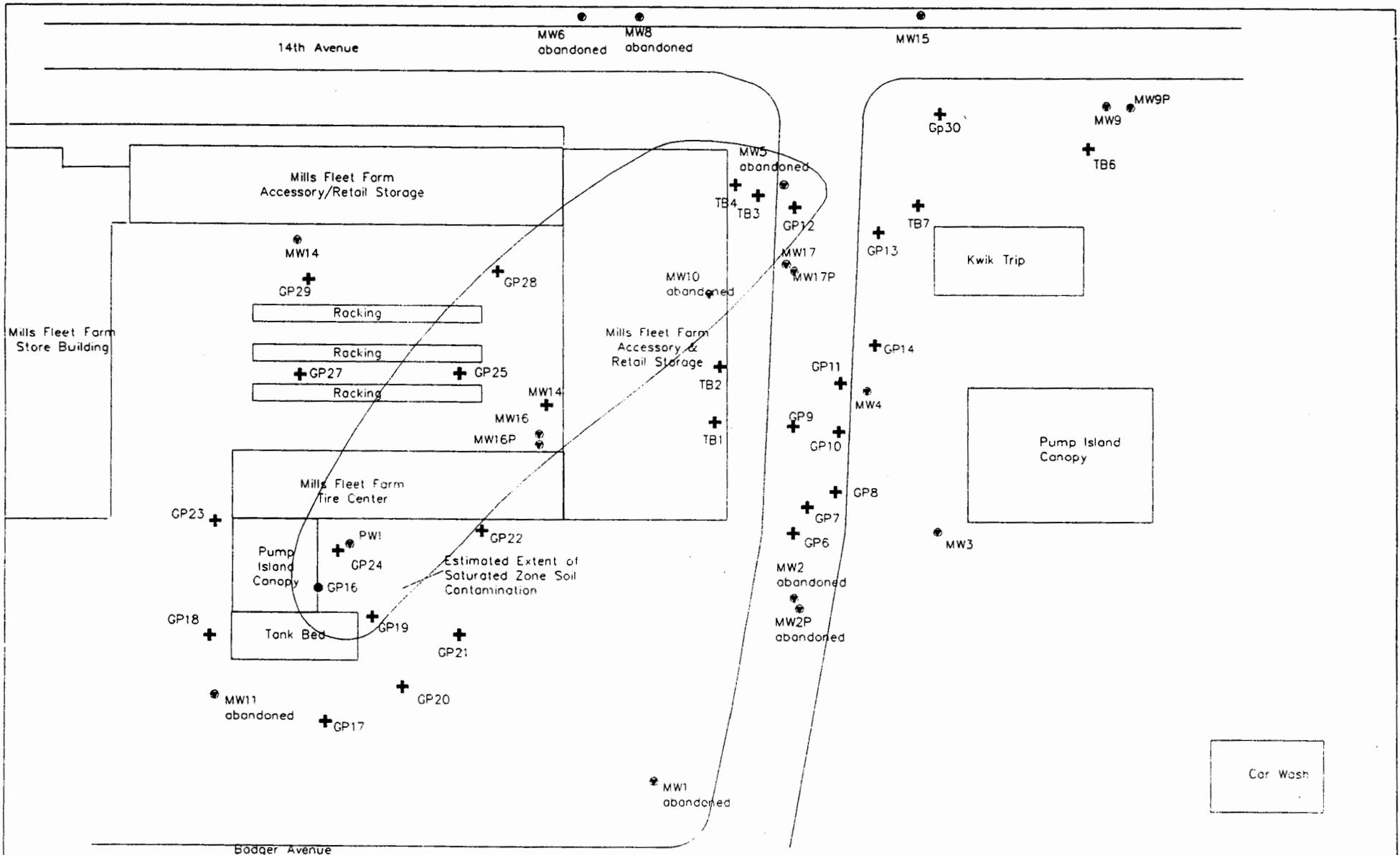


Exhibit A

Environmental Assessments, Inc.
 P.O. Box 9127
 Appleton, WI 54911
 (920)749-9746

Mills' Fleet Farm - Wausau
 1811 Badger Avenue
 Wausau, WI
 Showing Soil Contamination Plume

Soil Contamination Map
 Scale: 1" = 80'
 Drawn By: VAF

1381454

Exhibit B

IMPERMEABLE CAP MAINTENANCE PLAN
FLEET WHOLESALE SUPPLY COMPANY, INC.
MILLS' FLEET FARM
1811 BADGER AVENUE
WAUSAU, WI

INTRODUCTION

The Mills' Fleet Farm site, 1811 Badger Avenue, Wausau, Wisconsin is the location of a retail fueling and repair station, store warehousing and store parking. Currently the site is owned and operated by Mills' Wholesale Supply Company, Inc. This site was the subject of a remedial site investigation performed to identify the degree and extent of soil and groundwater contamination that was the result of a leaking fuel dispensing system that has been upgrade and/or removed.

SITE DETAILS

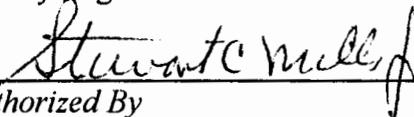
The Mills' property is approximately 10 acres and contains several large buildings including the above mentioned station and warehousing as well as the main store building. Approximately all of 10 contiguous acres of land are covered by either asphalt parking lots, access drives and buildings.

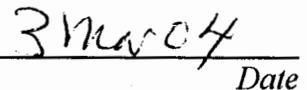
OPERATION & MAINTENANCE PLAN

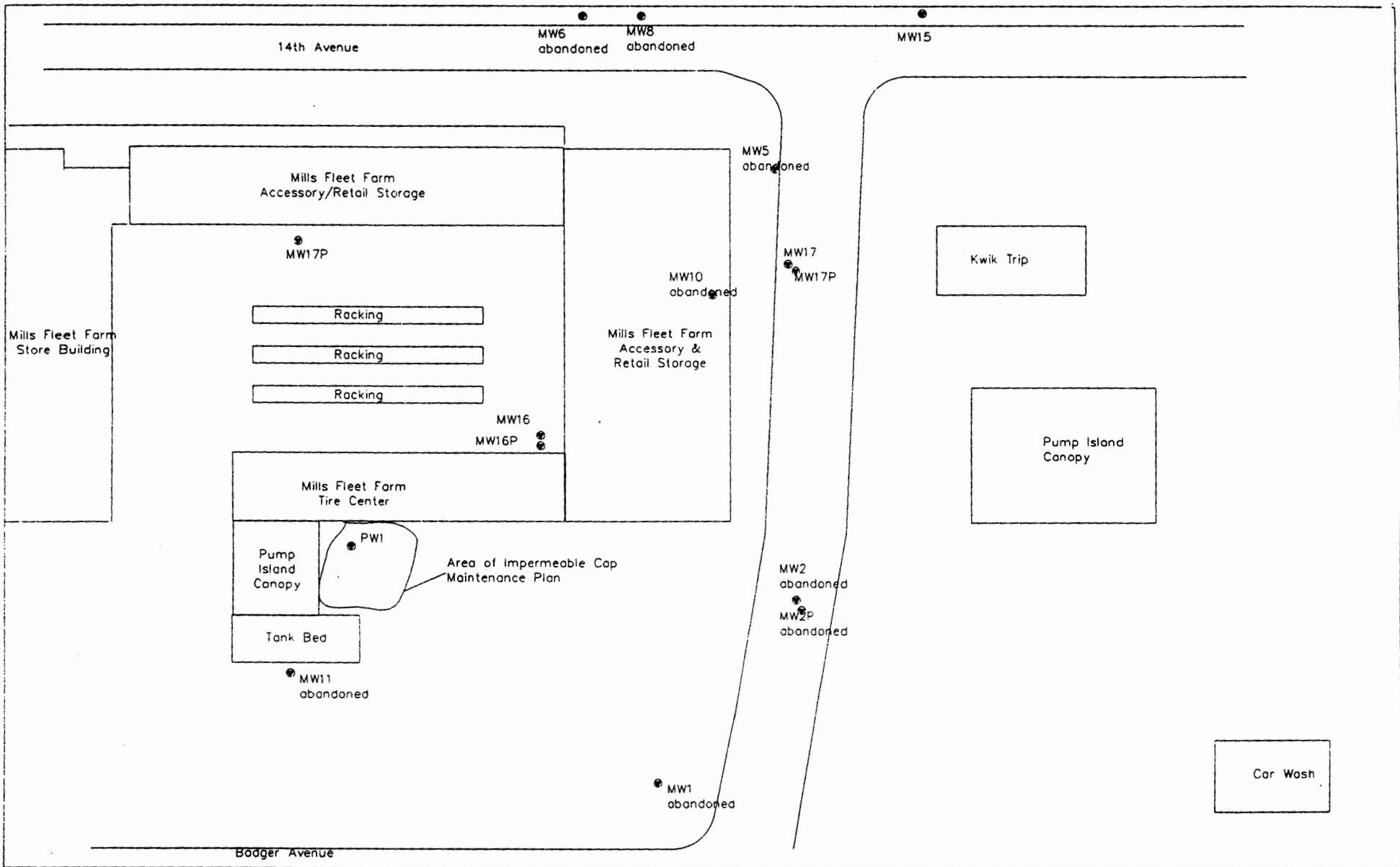
As a requirement of receiving conditional closure, the WDNR has requested that an operation & maintenance plan containing the elements outlined in NR 724.13 (2) be presented. The operation & maintenance of the asphalt covering as an impermeable cap will be performed by Fleet Wholesale Supply Company, Inc. or any future owners of the site. Routine inspections of the surface will be performed annually during the spring of the year. A chart that documents these inspections will be maintained at the location for review if necessary. The observations made will be whether significant cracks exist to allow for the penetration of groundwater to the soil, or if damage to the surface covering will impair the integrity of the cap. If deficiencies are noted hot tar patch or gravel will be applied to correct the problem. The area the cap is to be maintained is identified on the included site map.

MANAGEMENT APPROVAL

Fleet Wholesale Supply Company, Inc. approves the condition of closure outlined in the Wisconsin Department of Natural Resources (WDNR). Fleet Wholesale Supply Company, Inc. agrees to comply with the conditions outlined in the conditional closure letter and defined in this document for the maintenance of the impermeable cap over the area identified on the enclosed site map. This document is a condition for closure of the WDNR case site identified as 03-37-001297. This document will be recorded with the deed restriction placed on this property with the Marathon County Register of Deeds.


Authorized By


Date



1381454

Environmental Assessments, Inc.
 P.O. Box 9127
 Appleton, WI 54911
 (920)749-9746

Mills' Fleet Farm - Wausau
 1811 Badger Avenue
 Wausau, WI
 Showing are of Impermeable Cap
 Maintenance Plan

Exhibit B

Scale: 1" = 80'

Drawn By: VAF