

# GIS REGISTRY

## Cover Sheet

March, 2010  
(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" form)*

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

Contamination in ROW

Off-Source Contamination

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

#### Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations  
between non-industrial and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for  
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

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

#### Monitoring Wells:

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

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

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 #:	02-42-000429	PARCEL ID #:			
ACTIVITY NAME:	Monroe County Highway Department Bulk Plant	WTM COORDINATES: X:	455802	Y:	385309

**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.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

**SOURCE LEGAL DOCUMENTS**

- 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: Plat Showing Land to be Leased to County of Monroe Bulk Oil Station**

- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

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

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.

**Note:** Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.

**Figure #: 1                      Title: Site Location and Local Topography**

- 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 Layout**

- 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 #:**                      **Title:**

BRRTS #: 02-42-000429

ACTIVITY NAME: Monroe County Highway Department Bulk Plant

**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 #: 7 Title: Post-Remedial Cross-Section Layout**

**Figure #: 8, 9 Title: A-A' and B-B' Post-Remedial Cross-Sections**

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

**Note:** This is intended to show the total area of contaminated groundwater.

**Figure #: 4 Title: PALs and ESs Exceedances (June 25, 2002)**

- 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 #: 3 Title: Groundwater Flow Map (Dec 14, 1998)**

**Figure #: Title:**

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

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

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

**Table #: Title:**

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

**Table #: 2 Title: Groundwater Water Quality**

- 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: Ground Water 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 #: 32B-1 Title: Abandoned Well Locations**

- 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 #: 02-42-000429

ACTIVITY NAME: Monroe County Highway Department Bulk Plant

## NOTIFICATIONS

### Source Property

**Not Applicable**

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

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

### Off-Source Property

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

**Not Applicable**

**Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

**Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

**Number of "Off-Source" Letters:**

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

**Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

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

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



June 24, 2011

Mr. Jack Dittmar  
Monroe County Highway Department  
803 Washington Street  
Sparta WI 54656

Subject: Final Case Closure with Continuing Obligations  
Monroe County Highway Department Bulk Plant  
Milwaukee Street, South of Walrath Street, Sparta, WI  
WDNR BRRTS Activity #02-42-000429

Dear Mr. Dittmar:

In 1999, the West Central Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On May 11, 1999, you were notified that the Closure Committee had granted conditional closure to this case, pending the establishment of a groundwater use restriction and abandonment of the site monitoring wells.

These conditions were later modified to allow site closure through listing on the Remediation & Redevelopment GIS Registry in place of the groundwater use restriction. In 2003, Monroe County submitted the GIS Registry packet for the site and the necessary fee. In May 2011, the Department received information or documentation indicating that you have complied with the requirements for final closure. The monitoring well abandonment forms were received, and the notification letter to the source property owner was sent.

The Department reviewed the case closure request regarding the petroleum contamination in the groundwater at this site. 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. However, you and future property owners must comply with certain continuing obligations as explained in this letter.

#### GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible GIS Registry, to provide notice of residual contamination, and of any continuing obligations. The continuing obligations for this site are summarized below:

- Groundwater contamination is present above Chapter NR 140 enforcement standards
- One or more monitoring wells were not located and must be properly abandoned if found.

All site information is also on file at the West Central Regional DNR office, at 1300 W. Clairemont Avenue, PO Box 4001, Eau Claire WI 54702-4001. This letter and information that was submitted with your closure request application will be included on the GIS Registry, in a PDF attachment. 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 at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

### Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. You must pass on the information about these continuing obligations to the next property owner or owners. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter are met.

### Residual Groundwater Contamination

Groundwater impacted by benzo(a)pyrene contamination greater than enforcement standards set forth in ch. NR 140, Wis. Adm. Code, is present on this contaminated property, as shown on the attached map.

### Monitoring Wells That Could Not Be Properly Abandoned

On April 14, 2011, the consulting firm ENVIRON notified the Department that monitoring well MW-4, shown on the attached map, could not be properly abandoned because it was missing due to being covered or removed during site activities. Your consultant has made a reasonable effort to locate the well shown on the attached map and to determine whether it was properly abandoned but has been unsuccessful in those efforts. You need to understand that in the future you may be held liable for any problems associated with monitoring well MW-4 if it creates a conduit for contaminants to enter groundwater. If in the future any of the groundwater monitoring wells are found, the current owner of the property on which the well is located will be required to notify the Department, to properly abandon the wells in compliance with the requirements in ch. NR 141, Wis. Adm. Code, and to submit the required documentation of that abandonment to the Department.

### Post-Closure Notification Requirements

In accordance with ss, 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- One or more monitoring wells that were not located are found and properly abandoned.

Please send written notifications in accordance with the above requirements to the WCR regional office, to the attention of the WCR RR Environmental Program Associate.

The following DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection" has been included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

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.

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 Erin Endsley at 715-839-3753.

Sincerely,



Bill Evans, Team Supervisor  
WCR Remediation & Redevelopment Program

Attach.

- Figure 4 PALs and ESs Exceedances
- Figure 32B-1 Abandoned Well Locations
- RR 819 Continuing Obligations for Environmental Protection

cc: Cynthia Bonczkiewicz, P.E., ENVIRON International Corp., 333 W. Wacker Drive, Suite 2700  
Chicago, IL 60606  
Andy Steinberg, CMC Heartland Partners Liquidating Trust, 35 East Wacker Drive, Suite 1550  
Chicago, IL 60601

Fick



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary  
Scott A. Humrickhouse, Regional Director

West Central Region Headquarters  
1300 W. Clairemont Avenue  
PO Box 4001  
Eau Claire, Wisconsin 54702-4001  
Telephone 715-839-3700  
FAX 715-839-6076  
TTY 715-839-2786

June 19, 2002

Monroe County Hwy Dept  
803 Washington St  
Sparta WI 54656

**SUBJECT:** Pending Site Closure:  
Monroe Cnty Hwy Dept Bulk Plt; BRRTS ID # 0242000429  
Sparta; Sparta, WISCONSIN

Dear Responsible Party:

According to our records the Department of Natural Resources (DNR) granted a conditional closure pending the recording of a Groundwater Use Restriction for the above referenced case on May 11, 1999. Since that time, this agency has not received proof that this restriction has been recorded. In light of administrative rule revisions that became effective November 1, 2001, you now have two options for fulfilling this obligation and obtaining final closure. One option is to record a Groundwater Use Restriction at the County Register of Deeds office for your property and for any impacted neighboring properties, if applicable. The other option now available is to have the property placed on the Geographic Information Systems Registry of Closed Remediation Sites (GIS Registry) with the State.

By utilizing the option of placing the information on the GIS Registry, you will not be required to record a Groundwater Use Restriction at the Register of Deeds office. To place the property on the GIS Registry, you will need to accomplish the steps on the attached list.

Please note that, whichever option you choose, you are still required to comply with any other conditions of closure (monitoring well abandonment forms, soil disposal documents, etc.) outlined in the conditional closure approval letter (enclosed) that was sent to you.

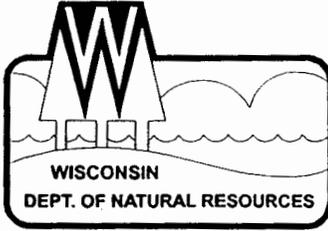
**Within 30 days of receipt of this notice**, please inform this agency which option you intend to pursue. Please be advised that your failure to respond to this letter will be viewed as an admission that you do not intend to pursue final closure of your site. In that situation, we will recommend further enforcement actions be initiated. Enforcement actions could include the recording of an affidavit at the County Register of Deeds office indicating contamination remains, while at the same time issuing an administrative order or making a direct referral to the State Attorney General's Office to recoup our costs and any associated fees that may have been due. Any referral to the State Attorney General's Office could result in forfeitures.

The Department appreciates your efforts to restore the environment at this site and encourages you to take the final steps necessary to get case closure. If you have any questions about this letter, please contact your project manager, Thomas Kendzierski, at (715) 839-1604.

Sincerely,

Thomas Kendzierski  
Hydrogeologist  
Enclosures

CC: LEE ANN THOMAS - CP RAIL



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

West Central Region Headquarters  
1300 W. Clairemont Avenue  
PO Box 4001  
Eau Claire, Wisconsin 54702-4001  
Telephone 715-839-3700  
FAX 715-839-6076  
TDD 715-839-2786

May 11, 1999

Mr. Jack Dittmar  
Monroe County Highway Department  
803 Washington Street  
Sparta, WI 54656

5/20/99  
Karen a Higman/Ditt  
called said KRC owns  
property. I said go ahead  
& approach them re catinve monitoring  
MWA for PAFs

DNR ID #02-42-000429  
Monroe County

**SUBJECT: MONROE COUNTY HIGHWAY BULK PLANT - Sparta**  
Conditional Closure Approval

Dear Mr. Dittmar:

On May 27, 1994, the Department of Natural Resources provided a notice to you that the degree and extent of petroleum contamination at the above-referenced site was required to be investigated and remediated. We have since been informed that the required investigation and remediation has been accomplished to the extent practicable.

On May 6, 1999, the above-named site was reviewed by the West Central Region Closeout Committee for a determination as to whether or not the case qualified for close out under ch. NR 726, Wis. Adm. Code.

Based on the investigative and remedial documentation provided to the Department, it appears that the petroleum soil and groundwater contamination at the above-referenced site has been remediated to the extent practicable. Therefore, the Department considers the case "conditionally closed," having determined that no further action is necessary on the site at this time if the following conditions are met:

1. Due to the fact that the latest groundwater analytical results indicate exceedances of chapter NR 140, Wisconsin Administrative Code, enforcement standards on the above-referenced property, a groundwater use restriction which meets the requirements of section NR 726.05(8)(am), Wis. Adm. Code, must be recorded with the County Register of Deeds within 30 days of the effective date of this letter.
2. The Department's closure approval is also contingent on the proper abandonment of the groundwater monitoring wells associated with this site, in accordance with ch. NR 141, Wis. Adm. Code.

A copy of the model deed restriction is enclosed for your information. After the deed restriction has been drafted, please send or fax it to me and I will have it reviewed by Department legal staff. Following our review I will contact you to let you know how to proceed. You will then be required to file it with the County Register of Deeds and provide this office with a notarized copy within 15 days after the County Register of Deeds returns the deed restriction to you.

To document that condition 2, above, has been complied with, you must submit to the Department a copy of the completed Well/Drillhole/Borehole Abandonment Forms 3300-5B (Revised 8-89) once this task has been completed.

Upon receipt of the recorded deed restriction and the completed well abandonment forms, the Department will assign a final closure status to this site. The deed restriction may be amended in the future with the approval of DNR if conditions change at the site and the residual contamination is remediated.

I appreciate your concern and cooperation in this matter. Should you have additional questions related to this matter, please feel free to contact me at (715) 839-1604.

Sincerely,



Wendy Anderson  
Engineer

enc. model water use deed restriction

c: FILE

Lori Huntoon, Dept. of Commerce, P.O. Box 7838, Madison, WI 53707-7838

Dale Ziege, RR/3

Camilla M. Pederson, Northern Environmental Technologies, Inc., 372 West County Road D,  
New Brighton, MN, 55112

# This Indenture

EXECUTED IN DUPLICATE  
DUPLICATE ORIGINAL TO BE RETURNED TO LESSEE  
WHEN FULLY EXECUTED

Made this SEVENTEENTH day of MAY, A. D. 1934, by and between the  
**CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY,**  
hereinafter called "Railroad Company," and  
**COUNTY of MONROE,**

of Sparta, Wisconsin, hereinafter called "Lessee,"

WITNESSETH:

FIRST: The Railroad Company does hereby lease, demise and let unto the Lessee, the following piece or parcel of land lying within and being a portion of its property, at the Station of Sparta County of Monroe State of Wisconsin, and described as follows, to-wit:

THAT PART of the southwesterly 28.4 feet of Lot 3 and of the northeasterly 15 feet of Lot 4, all in Block 1 of Walrath's First Addition to Sparta, in the County and State aforesaid, according to the recorded plat thereof, lying southeasterly of, a line drawn parallel to, and 8.5 feet southeasterly of, as measured at right angles to, the center line of the Railroad Company's most southeasterly side track as now there laid and operated.

CONTAINING 1,800 SQUARE FEET, more or less, the location thereof being more particularly indicated by the red outline on the plat hereto attached and made a part hereof.

---

The Lessee shall have signs posted on said premises warning against smoking and carrying lighted lanterns on or about the leased premises.

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This lease is granted subject to the requirements of American Railway Association circular 2084-B dated Feb. 9, 1925, copy of which is attached hereto and made a part hereof.

Term TO HOLD for the term of MAY year from the first day of MAY, 1934, and thereafter until sixty days after either party shall have given to the other written notice of its desire to terminate this Indenture; but subject always to the following express conditions, viz:

Rental 1. That the Lessee shall pay as rent for said demised premises the sum of -\$ TEN AND NO/100ths (\$10.00) Dollars

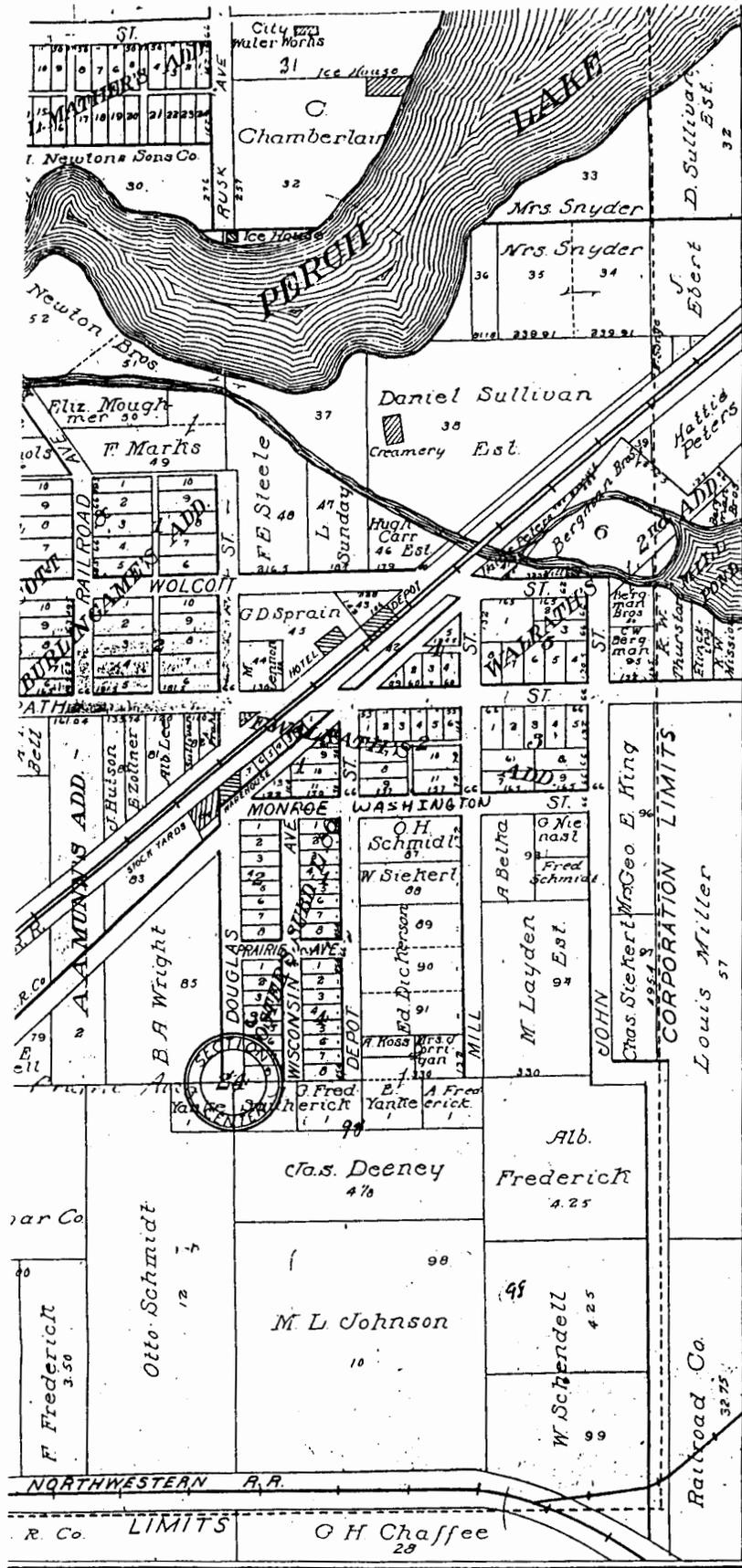
per annum, payable ANNUALLY in advance; together with all taxes and assessments legally levied or assessed against said premises for the term hereof or of any extension thereof; and in case of special assessments for permanent improvements, the annual rental will be increased by 6% of such assessment;

Purpose 2. That the Lessee shall use said premises as a site for a BULK CIL STATION for handling petroleum products

and for no other purpose whatsoever, unless the Railroad Company shall consent in writing to a change of user, and that it will not, without like consent, assign this lease or under-lease said premises or any part thereof;

3. That the Lessee shall continuously carry on its business upon said premises in an efficient manner, unless discontinued by written consent of the Railroad Company; that said premises shall be used and the business thereon conducted, in so far as it may affect the interests or operations of the Railroad Company, to the approval of its General Manager; and that it will not in any way obstruct or interfere with the tracks of the Railroad Company;

That the premises herein demised is leased in its condition at the date hereof; that any and all facilities, including overhead or underground fixtures, located thereon shall be maintained and operated as heretofore.





4. That the Lessee shall erect upon said site the building or buildings herein mentioned, and that all doors in such building or buildings shall be so constructed as to open inward or be of a sliding type;

5. The Lessee agrees to keep said premises and all buildings thereon in a neat and orderly condition, and to cover all buildings with one or more coats of approved paint, whenever required so to do by the Railroad Company, of such color as the Railroad Company may direct, and that no signs nor advertisements of any description shall be permitted to be painted or posted upon said buildings, or about said premises, other than those of the business of the Lessee, and as shall be approved by the Railroad Company.

6. It is understood that the movement of railroad locomotives includes some risk of fire, and the Lessee assumes all liability for and agrees to indemnify the Railroad Company against loss or damage to property of the Lessee, or to property upon the Lessee's premises, regardless of railroad negligence, arising from fire caused by locomotives operated by the Railroad Company in the vicinity of said demised premises, except to the premises of the Railroad Company, and to rolling stock belonging to the Railroad Company or to others, and to shipments in the course of transportation;

7. That in any case where the release hereinabove written shall be held not to be valid in law, the Railroad Company shall have the full benefit of any insurance effected by the Lessee upon the property injured or destroyed;

8. That the Lessee hereby releases the Railroad Company from and agrees to indemnify it against all loss, damage or injury, caused by or resulting from any act or omission of the Lessee, its employees or agents, to the person or property of the parties hereto and their employees, and to the person or property of any other person or corporation, while on or about said demised premises; and if any claim or liability other than from fire shall arise from the joint or concurring negligence of both parties, hereto, it shall be borne by them equally.

8-A- The Lessee further covenants and agrees that it will at all times when not actually in use in connection with unloading oil from cars, securely fasten with a substantial lock the double swing joint ends of the pipes to the unloading apparatus, in such manner that no part of said apparatus or pipes shall be at a less distance than six feet laterally, at right angles, from the nearest rail of any track of the Railroad Company.

9. That any violation of or failure to comply with any foregoing condition shall terminate this lease without any notice or act upon the part of the Railroad Company, and thereupon it may re-enter and take possession of said premises, as by law provided;

SECOND: The Lessee hereby accepts the foregoing lease, and covenants and agrees faithfully to observe and perform all the terms, conditions and requirements therein contained, and it further agrees that it will surrender said demised premises at any termination of this lease, and will on or before the effective date of such termination, completely remove from said premises all property owned or placed therein by it, and will restore the premises to a state of usefulness for general purposes; that failure so to remove all such property shall be conclusively deemed an abandonment thereof to said Railroad Company, thereby waiving all its right, title and interest in and to such abandoned property; and that in such case the Railroad Company shall, from and after the effective date of any such termination, be at full liberty to re-enter and take possession of all the demised premises and, at the sole expense of the Lessee, to remove therefrom all such property there remaining and to restore the premises to a state of usefulness for general purposes, and the Lessee hereby binds itself to pay unto the Railroad Company promptly upon receipt of bill therefor, the entire cost and expense of such removal and restoration; or, at its own sole option, to appropriate and dispose of any such property without any liability or accountability whatever therefor; but nothing herein contained shall preclude the Railroad Company from any other legal remedy.

All the terms, conditions and covenants of this lease shall, during its continuance, be binding upon the Railroad Company, its successors and assigns, and upon the Lessee and its successors and assigns, heirs, and legal representatives.

IN WITNESS WHEREOF, The parties hereto have caused these presents to be duly executed, this day and year first above written:

CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY,

*R. H. ...*  
Witness for Real Estate Agent;

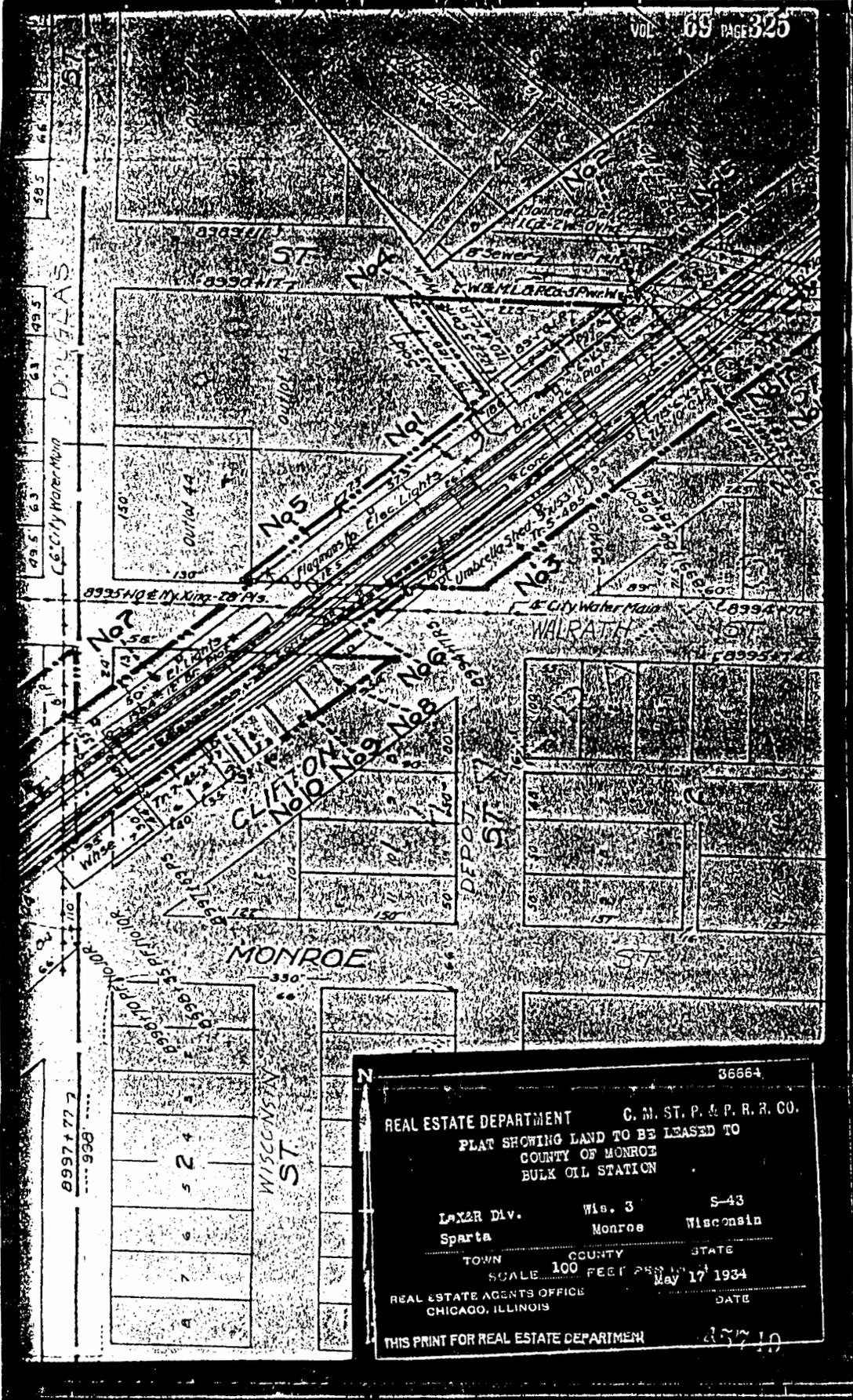
By *[Signature]*  
Real Estate Agent

COUNTY of MONROE, LA.

*Geo. F. ...*  
*Hera ...*

*M. J. ...* (SEAL)  
*...* (SEAL)  
*...* (SEAL)  
County Commissioners

Witnesses, for Commissioners



36664

REAL ESTATE DEPARTMENT C. M. ST. P. & P. R. R. CO.

PLAT SHOWING LAND TO BE LEASED TO  
COUNTY OF MONROE  
BULK OIL STATION

LAXER DIV. Wis. 3 S-43  
Sparta Monroe Wisconsin

TOWN COUNTY STATE

SCALE 100 FEET PER INCH  
May 17 1934

REAL ESTATE AGENTS OFFICE CHICAGO, ILLINOIS DATE

THIS PRINT FOR REAL ESTATE DEPARTMENT

*10th Wisconsin Deeds and Records Act*

This Indenture, made the Twenty eighth day of September in the year of our Lord one thousand

eight hundred and Eighty BETWEEN George W. Chandler and Ellen W. Chandler

Chandler has wife of the City of Milwaukee and State of Wisconsin,  
parties of the first part, and the Chicago, Milwaukee and St. Paul  
Railway Company party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One Hundred Dollars  
to them in hand paid by the said party of the second part, the receipt  
whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these  
presents do give, grant, bargain, sell, remise, release, alien, convey and confirm, unto the said party of the second part, and to its successors  
heirs and assigns, forever, the following described real estate, situated in the County of Waukesha and State of Wisconsin, to-wit:

Lots One (1), Two (2) and  
Three, and Eight (8) feet off from the North West side of Lot Four (4) in Block  
One (1) of Milwaukee 1<sup>st</sup> addition to the Village of Sparta as per plat  
showing, recorded in the office of the Register of Deeds of the County of Waukesha,

TOGETHER with all and singular, the hereditaments and appurtenances therunto belonging or in anywise appertaining, and all the estate, right, title,  
interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy, of, in and to the  
above bargained premises, and their hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above described, with the hereditaments and appurtenances, unto the said party of the second  
part, and to its successors heirs and assigns FOREVER.

And the said George W. Chandler for himself and for his heirs, executors and administrators, do covenants, grant, bargain and agree, to and with the said party of the second part, successors heirs and assigns, that at the time of the encasing  
and delivery of these presents, them well seized of the premises above described, as of good, sure, perfect, absolute and inde-  
feassible estate of inheritance in the law in fee simple, and that the same are free and clear from all encumbrances whatever.

and that the above bargained premises, in the quiet and peaceable possession of the said party of the second part, successors heirs and  
assigns, against all and every person or persons lawfully claiming the whole or any part thereof, him will forever WARRANT  
AND DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.  
Signed, sealed and delivered in presence of

J. A. Brown.

J. B. Weiss.

G. W. Chandler.

Ellen W. Chandler.



STATE OF WISCONSIN,

County of Waukesha ss.

BE IT REMEMBERED, that on the thirtieth day of September

A. D. 1892, personally came before me the above named George W. Chandler and Ellen W. Chandler  
his wife

to me known to be the persons who executed the above DEED and acknowledged the same to be them free and good for the uses  
and purposes therein mentioned.

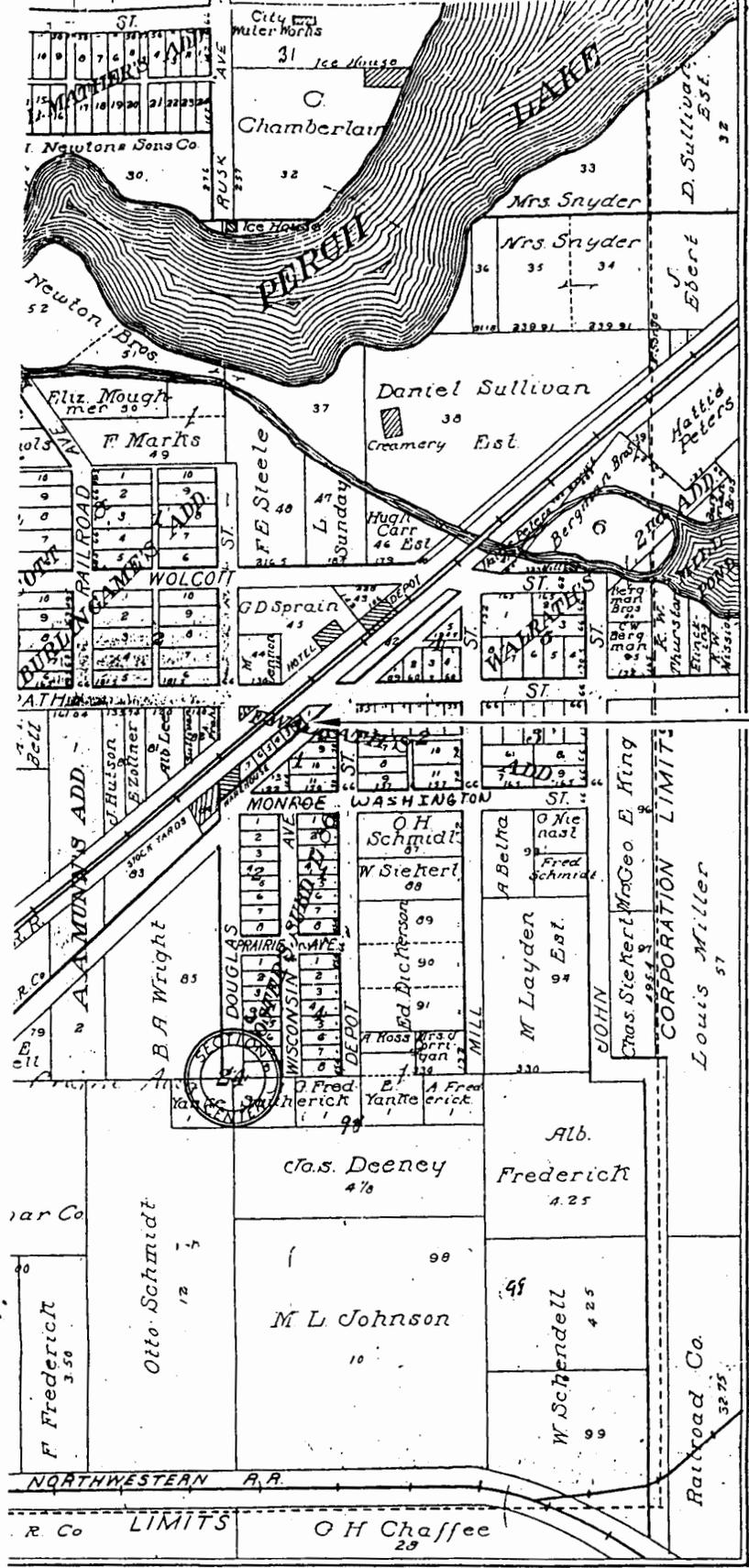
J. C. Weiss.

Received for Record Nov 19 1892, at 11 o'clock, A. M.

Attorney Public Waukesha

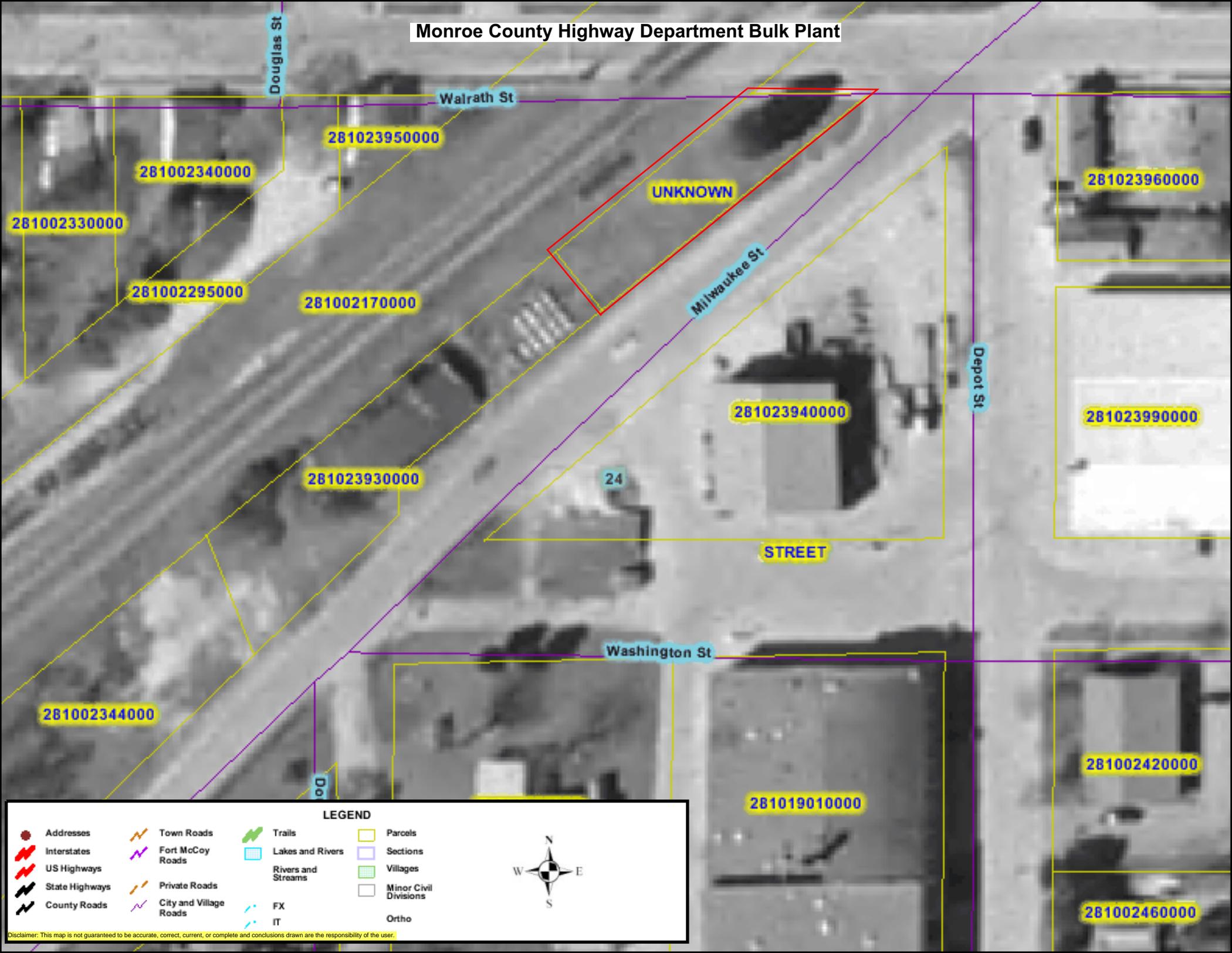


M. J. Williams Register.



SITE LOCATION

# Monroe County Highway Department Bulk Plant



Douglas St

Walrath St

UNKNOWN

281023960000

281002340000

281002330000

281002295000

281002170000

Milwaukee St

Depot St

281023940000

281023990000

281023930000

24

STREET

Washington St

281002344000

DO

281002420000

281019010000

281002460000

## LEGEND

- |                |                        |                    |                       |
|----------------|------------------------|--------------------|-----------------------|
| Addresses      | Town Roads             | Trails             | Parcels               |
| Interstates    | Fort McCoy Roads       | Lakes and Rivers   | Sections              |
| US Highways    | Private Roads          | Rivers and Streams | Villages              |
| State Highways | City and Village Roads | FX                 | Minor Civil Divisions |
| County Roads   |                        | IT                 | Ortho                 |



Disclaimer: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

**Monroe County  
Highway Department  
Bulk Plant  
Milwaukee Street  
Sparta, Wisconsin 54656**

**BRRTS #02-42-000429**

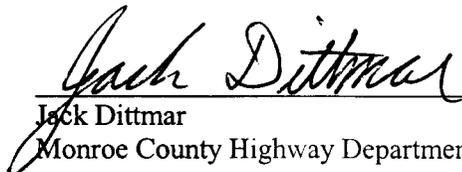
WTM91 Coordinates: 455818, 385312

City of Sparta Parcel Identification Number: Not Applicable, Tax Exempt Property

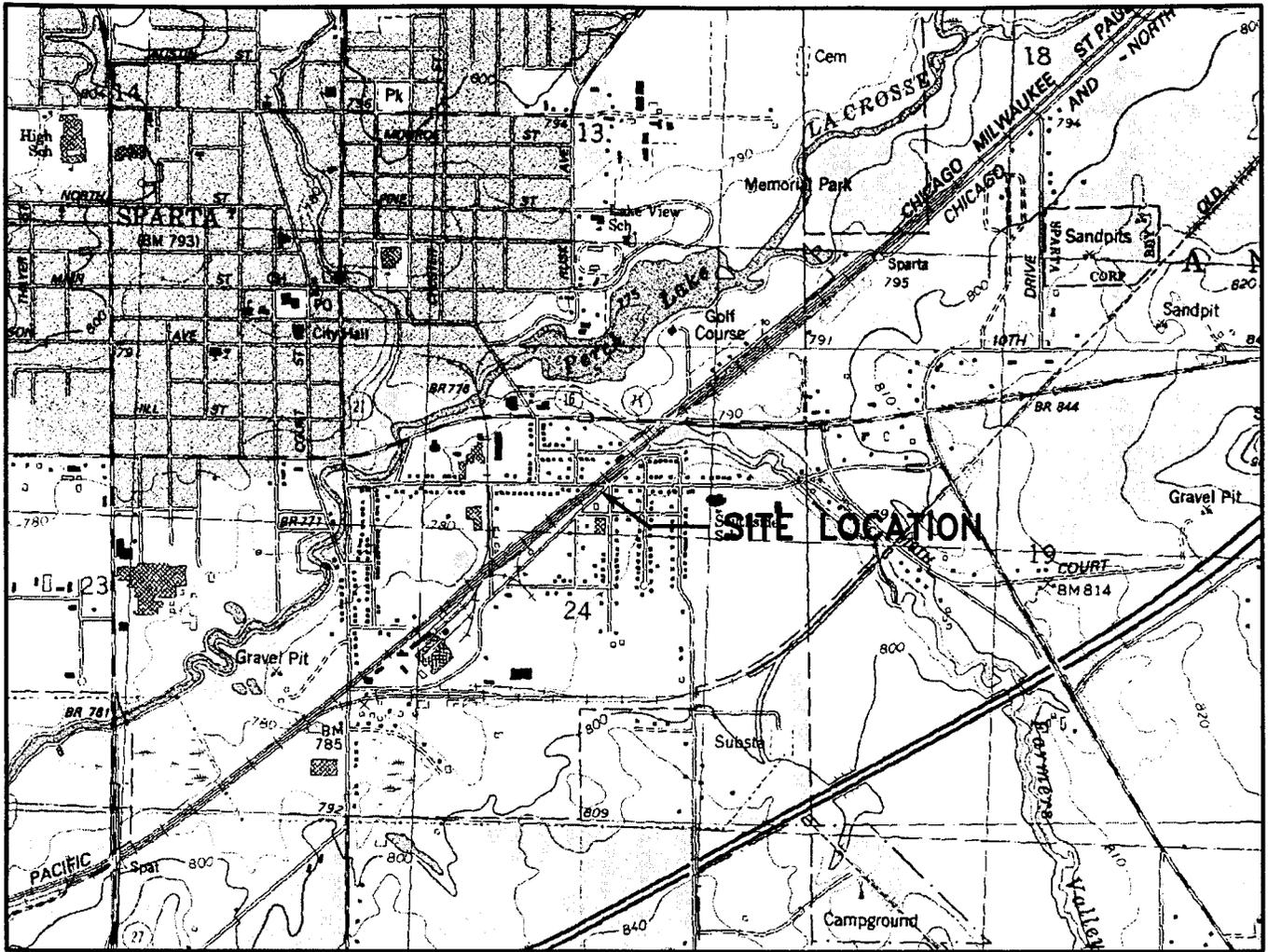
A copy of a survey supplied by Monroe County is attached for use by the WDNR. Additionally, the 1934 lease indenture listing the appropriate legal description of the leased property is included.

Responsible Party Signed Statement

I certify that the legal description listed on the 1934 Lease Number 45749 between Monroe County and the Railroad Company is complete and accurate.

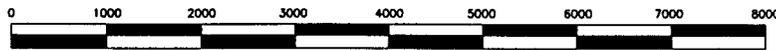
  
\_\_\_\_\_  
Jack Dittmar  
Monroe County Highway Department

10/16/02  
Date



SCALE IN FEET

1" = 2000'



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929



BASE MAP SOURCE: USGS SPARTA, WISCONSIN, 7.5 MINUTE SERIES, 1983

QUADRANGLE LOCATION

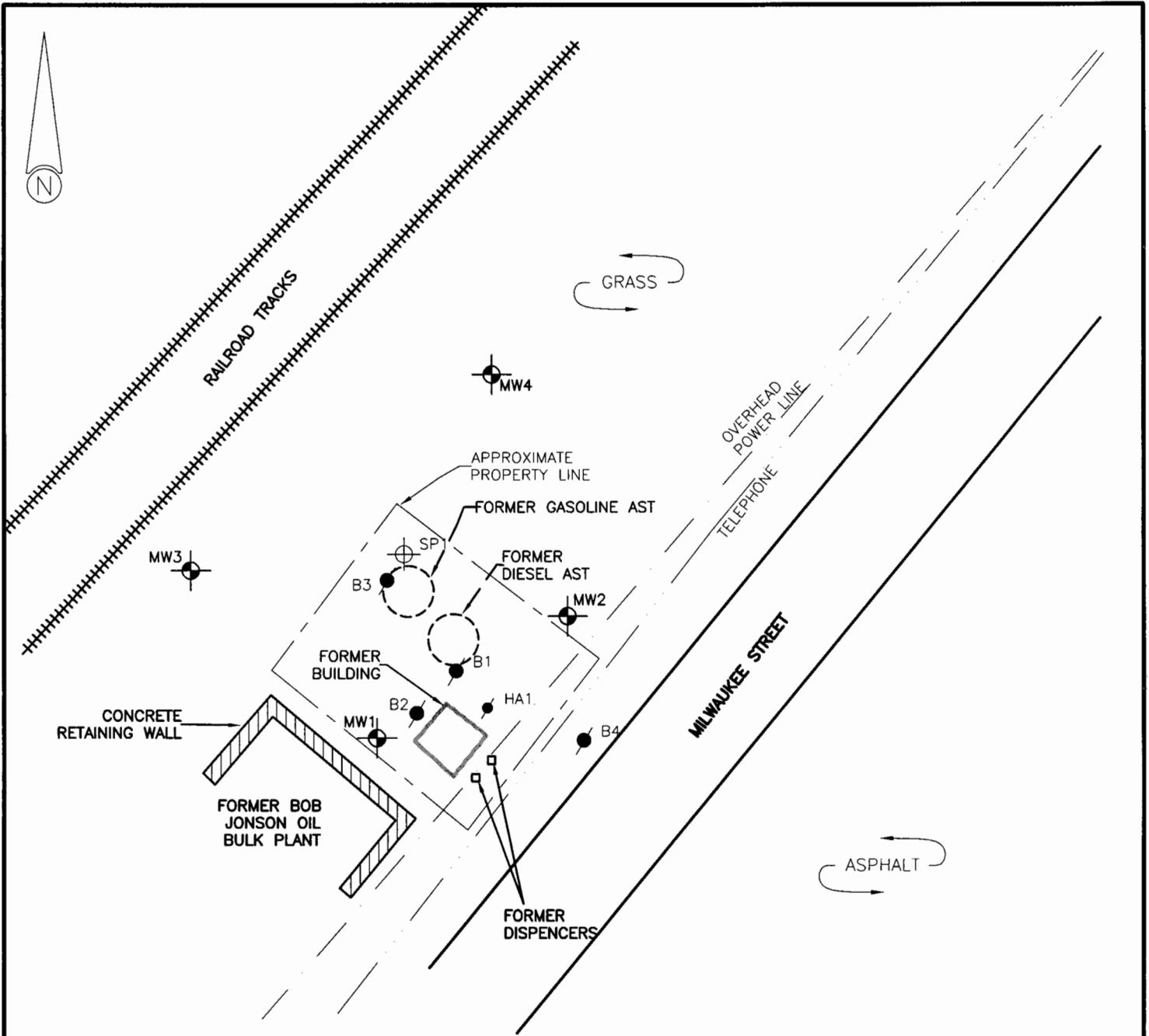
DRAWN BY: KTK PROJECT: MCH08-1408-0432 DATE: 01/14/02

REV. DATE THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.

FIGURE 1  
SITE LOCATION AND LOCAL TOPOGRAPHY  
BULK PLANT  
SPARTA, WISCONSIN

 **Northern Environmental**<sup>SM</sup>  
Hydrologists • Engineers • Geologists

FOR: MONROE COUNTY HIGHWAY DEPARTMENT



**LEGEND**

-  SOIL BORING
-  SAND POINT - TEMPORARY MONITORING WELL
-  HAND AUGER BORING
-  MONITORING WELL

SCALE IN FEET



DRAWN BY: KTK PROJECT: MCH08-1408-0432 DATE: 01/16/02

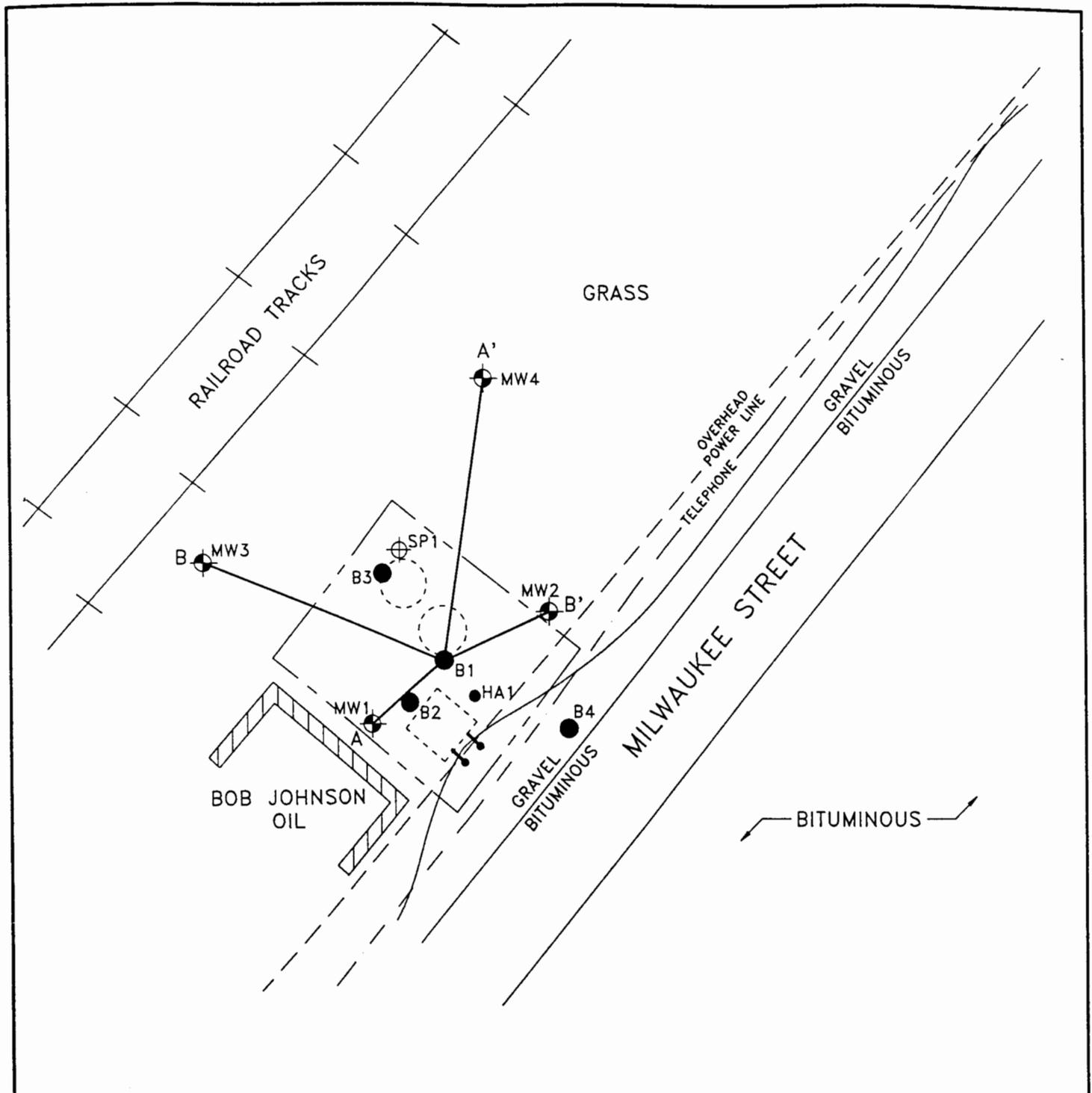
REV. DATE

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**Northern Environmental**<sup>SM</sup>  
Hydrologists • Engineers • Geologists

FIGURE 2  
SITE LAYOUT  
MONROE COUNTY BULK PLANT  
SPARTA, WISCONSIN

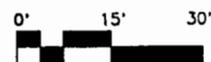
FOR: MONROE COUNTY HIGHWAY DEPARTMENT



**EXPLANATION**

- B1 SOIL EXPLORATION BOREHOLE
- ⊕ SP1 SAND POINT - TEMPORARY MONITORING WELL
- HA1 HAND AUGER EXPLORATION BOREHOLE
- ⊕ MW3 MONITORING WELL

SCALE IN FEET



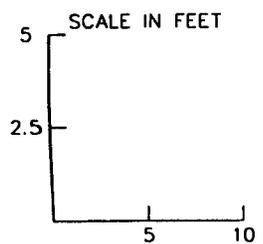
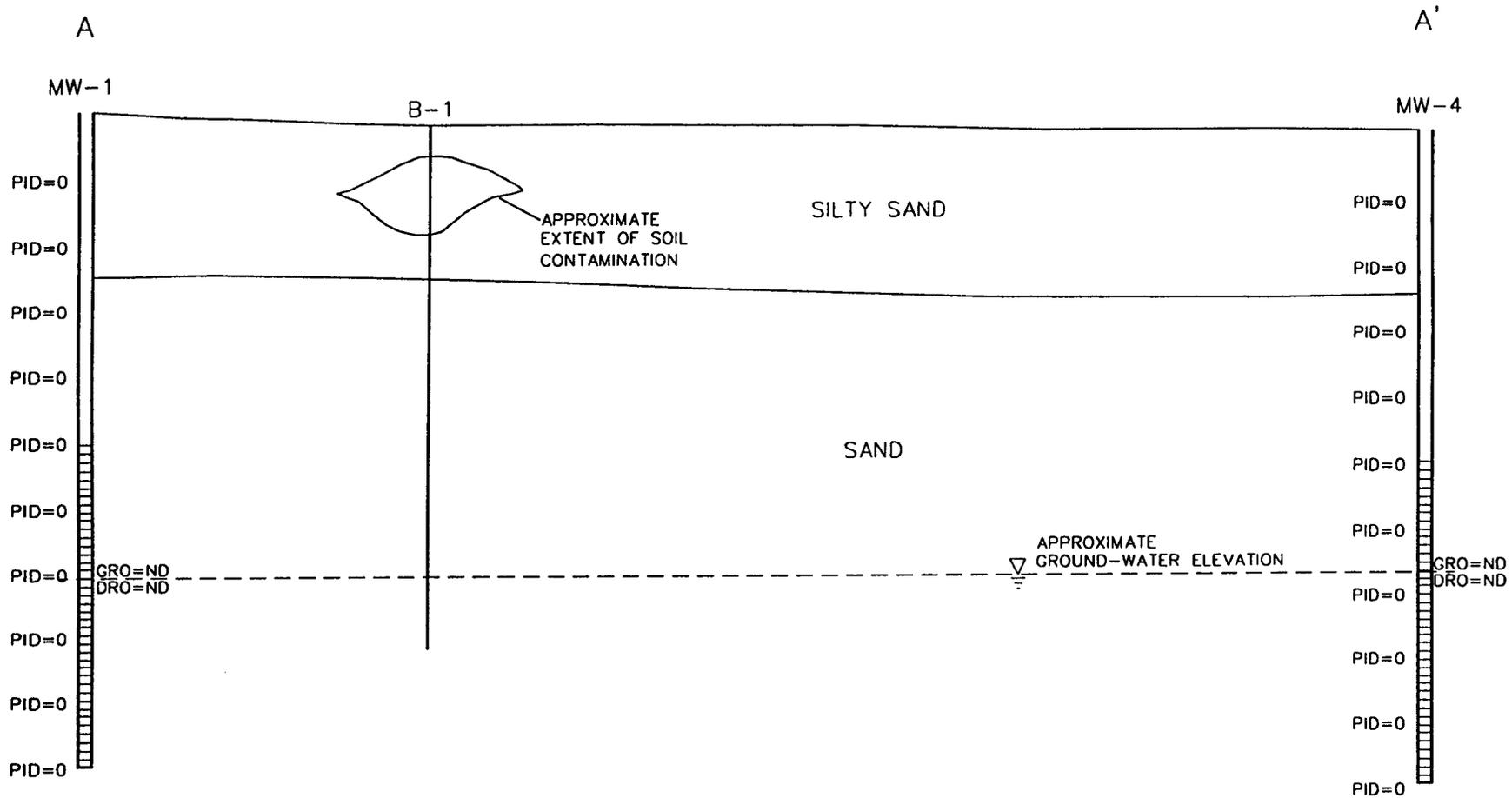
DRAWN BY: MTJ PROJECT: MCH235000 DATE: 04/22/99

MONROE COUNTY HIGHWAY DEPARTMENT BULK PLANT  
SPARTA, WISCONSIN

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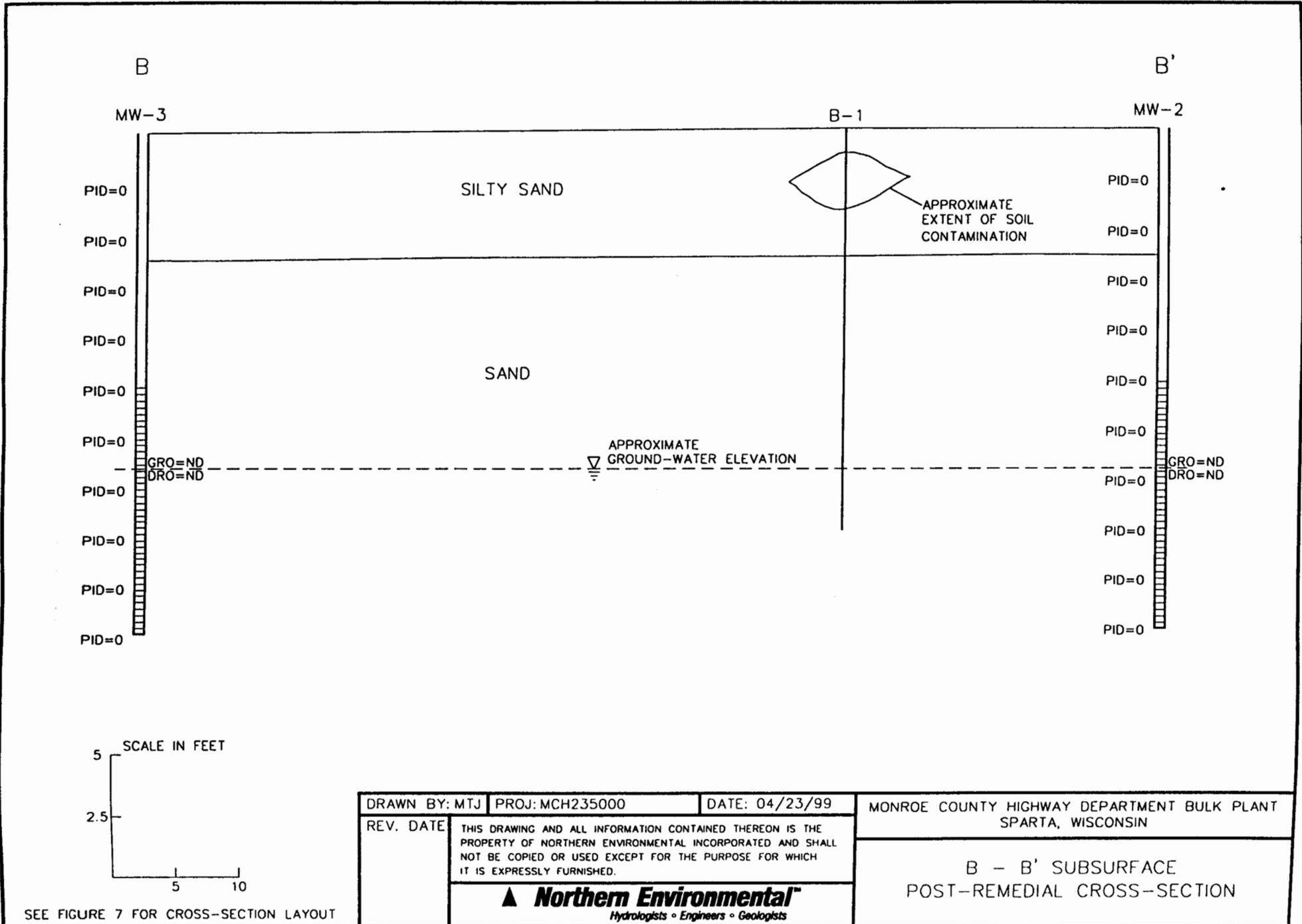
POST-REMEDIAL  
CROSS-SECTION LAYOUT



DRAWN BY: MTJ	PROJ: MCH235000	DATE: 04/23/99	MONROE COUNTY HIGHWAY DEPARTMENT BULK PLANT SPARTA, WISCONSIN
REV. DATE	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.		
<b>Northern Environmental</b> Hydrologists • Engineers • Geologists			A - A' SUBSURFACE POST-REMEDIATION CROSS-SECTION

SEE FIGURE 7 FOR CROSS-SECTION LAYOUT

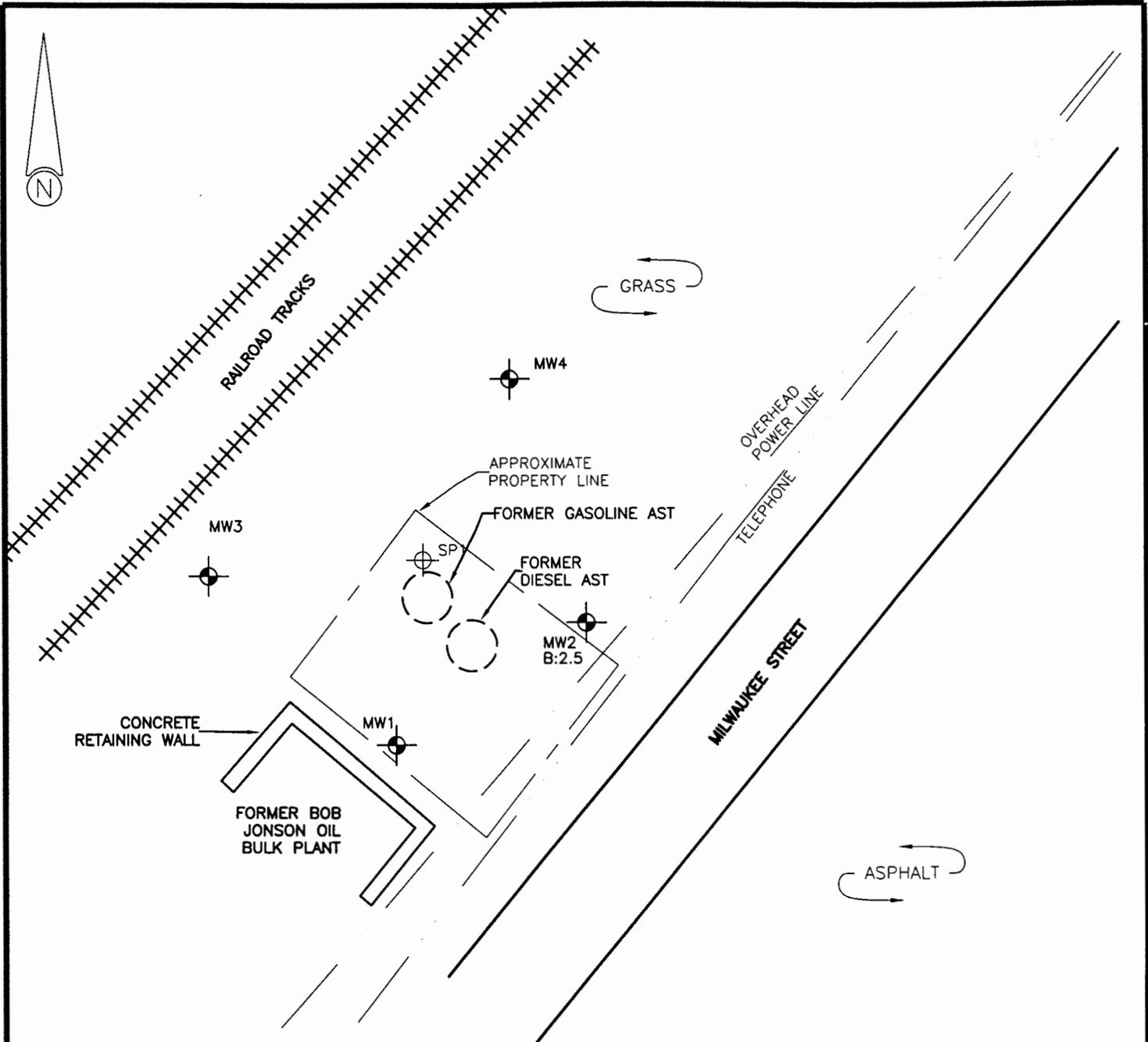
FIGURE 8



SEE FIGURE 7 FOR CROSS-SECTION LAYOUT

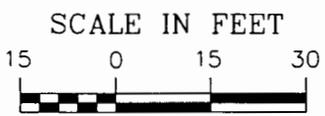
DRAWN BY: MTJ	PROJ: MCH235000	DATE: 04/23/99	MONROE COUNTY HIGHWAY DEPARTMENT BULK PLANT SPARTA, WISCONSIN
REV. DATE	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.		
 <b>Northern Environmental</b> Hydrologists • Engineers • Geologists			B - B' SUBSURFACE POST-REMEDIAL CROSS-SECTION

FIGURE 9



**LEGEND**

- B:2.5      Beno(a)pyrene
- WATER TABLE ELEVATION IN WELL (FEET ABOVE MSL)
-       SAND POINT - TEMPORARY MONITORING WELL
-       MONITORING WELL



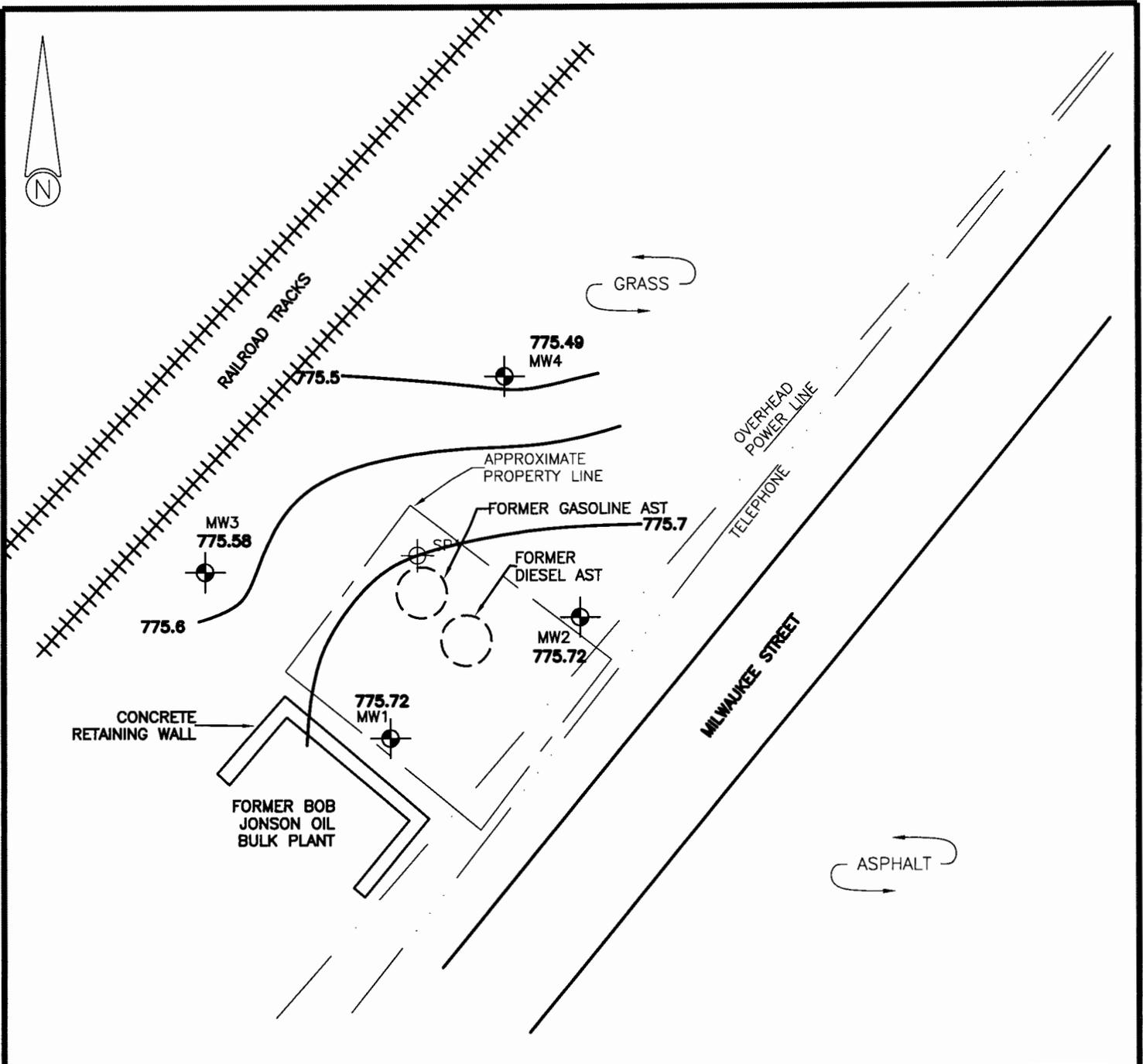
DRAWN BY: KTK    PROJECT: MCH08-1408-0432    DATE: 01/16/02

REV. DATE    THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.

FIGURE 4  
 PALs AND ESs ACCIDENCES (JUNE 25, 2002)  
 MONROE COUNTY BULK PLANT  
 SPARTA, WISCONSIN

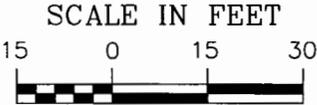
 Hydrologists • Engineers • Geologists

FOR: MONROE COUNTY HIGHWAY DEPARTMENT



**LEGEND**

-  GROUNDWATER CONTOUR LINE (FEET ABOVE MSL)
- 775.49**  
 WATER TABLE ELEVATION IN WELL (FEET ABOVE MSL)
-  SAND POINT - TEMPORARY MONITORING WELL
-  MONITORING WELL



DRAWN BY: KTK PROJECT: MCH08-1408-0432 DATE: 01/16/02

REV. DATE THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.

FIGURE 3  
GROUNDWATER FLOW MAP (DEC 14, 1998)  
MONROE COUNTY BULK PLANT  
SPARTA, WISCONSIN

 **Northern Environmental**  
Hydrologists • Engineers • Geologists

FOR: MONROE COUNTY HIGHWAY DEPARTMENT

Table 2: Ground Water Quality, Monroe County Highway Department Bulk Plant, Sparta, Wisconsin

Well ID	Date	VOCs Detected (ug/l)							PAHs Detected (ug/l)														
		Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	MTBE	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(k)fluoranthene	Benzo(g,h,i)perylene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Indeno(1,2,3-cd)pyrene	1-Methyl-naphthalene	2-Methyl-naphthalene	Naphthalene	Phenanthrene	Pyrene
NR 140 Preventative Action Limit (PAL)		0.5	140	68.6	124	NR	NR	12	NR	NR	0.02	NR	NR	NR	NR	NR	NR	NR	NR	NR	8	NR	NR
NR 140 Enforcement Standard (ES)		5	700	343	620	NR	NR	60	NR	NR	0.2	NR	NR	NR	NR	NR	NR	NR	NR	NR	40	NR	NR
Sandpoint	11/19/96	<0.21	<0.68	<1.5	<1.8	<1.0	<0.86	<0.21	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	03/17/97	<0.21	<0.68	<1.5	<1.8	<1.0	<0.86	<0.21	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	09/25/97	<0.21	<0.68	<1.5	<1.8	<1.0	<0.86	<0.21	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	12/11/97	<0.21	<0.68	<1.5	<1.8	<1.0	<0.86	<0.21	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	02/11/98	<0.21	<0.68	<1.5	<1.8	<1.0	<0.86	<0.21	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	06/26/98	<0.32	<0.34	0.47	<1.0	<0.35	<0.64	<0.31	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	09/16/98	<0.32	<0.34	<0.35	<1.0	<0.35	<0.64	<0.31	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	09/24/98	---	---	---	---	---	---	---	<0.6	0.02 <sup>1</sup>	0.04 <sup>*</sup>	0.03 <sup>1</sup>	0.02	<0.08	<0.1	<0.03	<0.6	<0.04	<0.047	<0.063	<0.2	<0.6	<0.2
	12/14/98	<0.32	<0.34	<0.35	<1.0	<0.35	<0.64	<0.31	0.09	<0.047	<0.07	<0.1	0.09	<0.22	<0.14	<0.2	<0.25	<0.17	0.63	0.51	0.50	0.23	<0.074
	06/25/02	<0.43	<0.49	<0.63	<1.5	<0.42	<0.72	<0.49	<0.024	<0.03	<0.022	<0.036	<0.067	<0.087	<0.022	<0.036	<0.053	<0.03	0.33	0.49	0.49	<0.036	<0.13
MW1	02/11/98	<0.21	<0.68	<1.5	<1.8	<1.0	<0.86	<0.21	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	06/26/98	<0.32	<0.34	0.44	<1.0	<0.35	<0.64	<0.31	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	09/16/98	<0.32	<0.34	<0.35	<1.0	<0.35	<0.64	<0.31	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	09/24/98	---	---	---	---	---	---	---	<0.6	<0.02	0.06 <sup>1*</sup>	<0.1	0.02	0.15	<0.1	<0.03	<0.6	0.06 <sup>*</sup>	<0.047	<0.063	<0.2	<0.6	<0.2
	12/14/98	<0.32	0.44	<0.35	<1.0	<0.35	<0.64	<0.31	<0.037	<0.047	<0.07	<0.1	<0.043	<0.22	<0.14	<0.2	<0.25	<0.17	<0.047	0.48	<0.046	0.19	<0.017
	06/25/02	<0.43	<0.49	<0.63	<1.5	<0.42	<0.72	<0.49	<0.024	<0.03	<0.022	<0.036	<0.067	<0.087	<0.022	<0.036	<0.053	<0.03	<0.095	<0.096	<0.067	<0.036	<0.13
MW2	02/11/01	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	03/12/98	<0.32	<0.34	<0.35	<1.0	<0.35	<0.64	<0.31	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	06/26/98	<0.32	<0.34	<0.35	<1.0	<0.35	<0.64	<0.31	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	09/16/98	<0.32	<0.34	<0.35	<1.0	<0.35	<0.64	<0.31	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	09/24/98	---	---	---	---	---	---	---	<0.6	0.90	0.8	0.70	0.40	0.63	0.7	0.12	1.5	0.44	<0.047	<0.063	<0.2	<0.6	1.20
	12/14/98	<0.32	<0.34	<0.35	<1.0	<0.35	<0.64	<0.31	0.14	0.44	0.19 <sup>J**</sup>	0.33	0.18	<0.22	<0.14	<0.2	<0.25	<0.17	<0.047	0.48	<0.046	0.36	0.67
	06/25/02	<0.43	<0.49	<0.63	<1.5	<0.42	<0.72	<0.49	0.36	<0.03	2.5	1.9	0.81	0.9	0.4	0.28	1.4	1.1	<0.095	<0.096	<0.067	0.38	1.3
MW3	02/11/98	<0.21	<0.68	<1.5	<1.8	<1.0	<0.86	<0.21	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	06/26/98	<0.32	<0.34	<0.35	<1.0	<0.35	<0.64	<0.31	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	09/16/98	<0.32	<0.34	<0.35	<1.0	<0.35	<0.64	<0.31	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	09/24/98	---	---	---	---	---	---	---	<0.6	0.03	0.05 <sup>1*</sup>	0.05 <sup>*</sup>	0.03 <sup>*</sup>	0.1 <sup>*</sup>	<0.1	<0.03	<0.6	0.05 <sup>*</sup>	<0.047	<0.063	<0.2	<0.6	<0.2
	12/14/98	<0.32	<0.34	<0.35	<1.0	<0.35	<0.64	<0.31	<0.037	<0.047	<0.07	<0.1	<0.043	<0.22	<0.14	<0.2	<0.25	<0.17	<0.047	<0.063	<0.046	<0.054	<0.074
	06/25/02	<0.43	<0.49	<0.63	<1.5	<0.42	<0.72	<0.49	<0.024	<0.03	<0.022	<0.036	<0.067	<0.087	<0.022	<0.036	<0.025	<0.03	<0.095	<0.096	<0.067	<0.036	<0.13
MW4	02/11/98	<0.21	<0.68	<1.5	<1.8	<1.0	<0.86	<0.21	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	06/26/98	<0.32	<0.34	<0.35	<1.0	<0.35	<0.64	<0.31	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	09/16/98	2.10 <sup>*</sup>	<0.34	<0.35	<1.0	<0.35	<0.64	<0.31	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	09/24/98	---	---	---	---	---	---	---	<0.6	0.04	0.04 <sup>*</sup>	0.06	0.04	<0.08	<0.1	<0.03	<0.6	<0.04	<0.047	<0.063	<0.2	<0.6	<0.2
	12/14/98	2.00 <sup>*</sup>	0.54	<0.35	<1.0	1.1	<0.64	<0.31	<0.037	<0.047	<0.07	<0.1	<0.043	<0.22	<0.14	<0.2	<0.25	<0.17	<0.047	0.48	<0.046	0.19	<0.074
	06/25/02	0.43 <sup>J**</sup>	<0.49	<0.63	<1.5	<0.42	<0.72	<0.49	<0.024	<0.03	<0.022	<0.036	<0.067	<0.087	<0.022	<0.036	<0.025	<0.03	<0.095	<0.096	<0.067	<0.036	<0.13

Notes:

- (ug/l) = micrograms per liter
- VOCs = Volatile Organic Compounds
- PAHs = Polynuclear Aromatic Hydrocarbons
- = Not Analyzed
- <x = Not Detected to a method detection limit of x
- NR = Not Regulated
- X\* = Exceeds NR 140 PAL
- X = Exceeds NR 140 ES
- X<sup>1</sup> = Laboratory reports that analyte detected between detection limit and quantitation limit
- X<sup>J</sup> = Laboratory reports that analyte not confirmed by second detector
- X<sup>1\*</sup> = Reported value exceeds PAL but below limit of quantitation

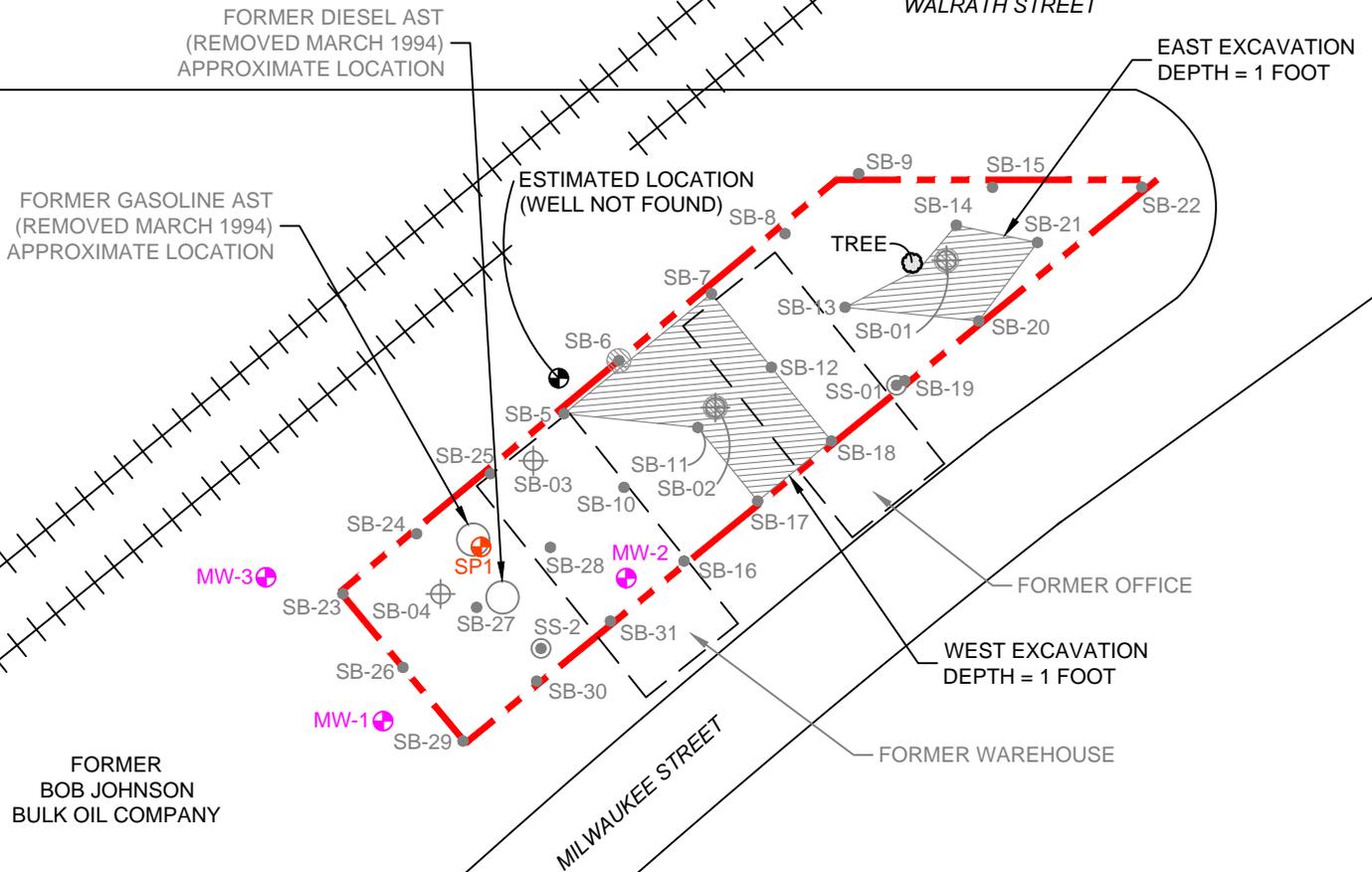
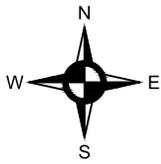
**Table 1: Ground Water Elevations, Monroe County Highway Department Bulk Plant, Sparta, Wisconsin**

Well I.D.	Reference Point Elevation ** (feet msl)	Date	Depth to Water Below Reference Point (feet) **	Water Table Elevation (feet msl)
MW1	788.87	02/10/98	14.26	774.61
		06/25/98	12.08	776.79
		07/17/98	11.32	777.55
		09/16/98	12.13	776.74
		12/14/98	13.15	775.72
		06/25/02	12.06	776.81
MW2	788.12	02/10/98	well covered by ice	could not sample
		06/25/98	11.35	776.77
		07/17/98	10.61	777.51
		09/16/98	11.39	776.73
		12/14/98	12.4	775.72
		06/25/02	11.35	776.77
MW3	788.23	02/10/98	13.75	774.48
		06/25/98	11.59	776.64
		07/17/98	10.83	777.4
		09/16/98	11.63	776.6
		12/14/98	12.65	775.58
		06/25/02	11.58	776.65
MW4	788.14	02/10/98	13.71	774.43
		06/25/98	11.62	776.52
		07/17/98	10.87	777.27
		09/16/98	11.65	776.49
		12/14/98	12.65	775.49
		06/25/02	11.61	776.53
Sand Point	791.84	02/10/98	15.62	776.22
		06/25/98	14.98	776.86
		07/17/98	14.25	777.59
		09/16/98	10.18	781.66
		12/14/98	16.14	775.7
		06/25/02	15.1	776.74

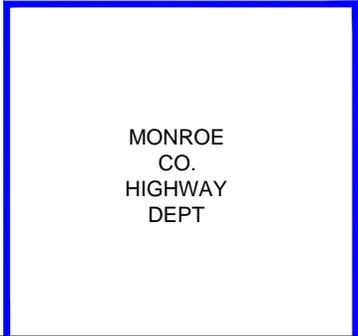
Notes:

msl = elevation above mean sea level

\*\* = reference point is the north side of PVC riser



LEGEND	
	APPROXIMATE PROPERTY BOUNDARY
	RAILROAD
	PHASE I SAMPLE LOCATION
	MONITORING WELL
	PHASE II SOIL BORING LOCATION - OCT 2008
	PHASE III SOIL BORING LOCATION - JULY 2010
	EXCEEDS IMMINENT HAZARD SCREENING VALUE
	EXCAVATION AREA
	1998 MONITORING WELL-ABANDONED APRIL 2011
	1996 SAND POINT WELL-ABANDONED APRIL 2011



**ABANDONED WELL LOCATIONS**  
TRUST PROPERTY 32B  
SPARTA, WISCONSIN

Figure  
**32B-1**

L:\Loop Project Files\CMC Heartland 56 Properties\Phase III\Region 5\Sparta WI\Figures\32B-1 (050411).dwg

Facility/Project Name Mongosa Court  
Highway Department Bulk Plant

Local Grid Location of Well  
ft.  N.  E.  
 S.  W.

Well Name PMW-4

Well License, Permit or Monitoring Number

Grid Origin Location  
Lat. 43° 56' 23.75" Long. 90° 47' 51.14"

Wis. Unique Well Number:          DNR Well Num.         

Type of Well Water Table Observation Well  11  
Piezometer  12

St. Plane \_\_\_\_\_ ft. N. \_\_\_\_\_ ft. E.

Date Well Installed 01113100  
m m d d y y

Distance Well Is From Waste/Source Boundary  
N. Stewart 75' ft.

Section Location of Waste/Source  
SW 1/4 of NE 1/4 of Sec. 24 T. 17 N. R. 4 E. W.

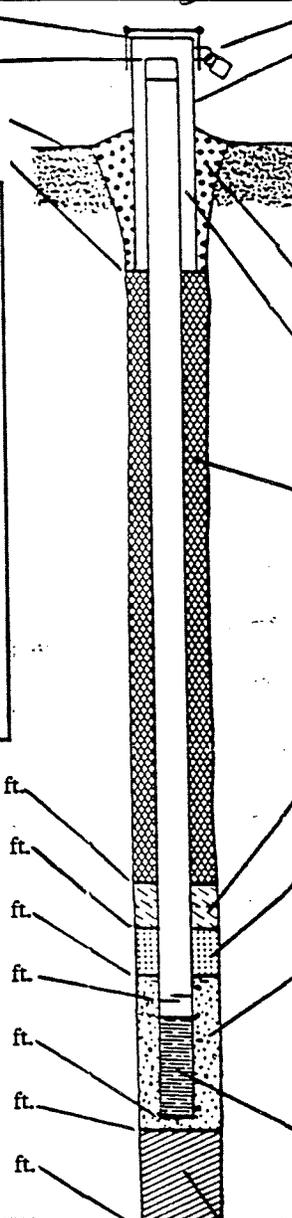
Well Installed By: (Person's Name and Firm)  
Mark Porter

Is Well A Point of Enforcement Std. Application?  
 Yes  No

Location of Well Relative to Waste/Source  
u  Upgradient s  Sidegradient  
d  Downgradient n  Not Known

Agri-Environmental Systems

A. Protective pipe, top elevation \_\_\_\_\_ ft. MSL  
B. Well casing, top elevation 98.54 ft. MSL  
C. Land surface elevation 98.8 ft. MSL  
D. Surface seal, bottom \_\_\_\_\_ ft. MSL or \_\_\_\_\_ ft.



1. Cap and lock?  Yes  No
2. Protective cover pipe: Manganese w/ skirt flush  
a. Inside diameter: 8.0" S.O. in.  
b. Length: 14" ft.  
c. Material: Steel Steel  04  
Other    
d. Additional protection?  Yes  No  
If yes, describe: Crute put
3. Surface seal: Bentonite  30  
Concrete  01  
Other
4. Material between well casing and protective pipe:  
Bentonite  30  
Annular space seal    
Concrete Other
5. Annular space seal:  
a. Granular Bentonite  33  
b. \_\_\_\_\_ Lbs/gal mud weight ... Bentonite-sand slurry  35  
c. 8 Lbs/gal mud weight ... Bentonite slurry  31  
d. \_\_\_\_\_ % Bentonite ... Bentonite-cement grout  50  
e. \_\_\_\_\_ Ft<sup>3</sup> volume added for any of the above  
f. How installed:  
Tremie  01  
Tremie pumped  02  
Gravity  08
6. Bentonite seal:  
a. Bentonite granules  33  
b.  1/4 in.  3/8 in.  1/2 in. Bentonite pellets  32  
c. Ben Seal Other
7. Fine sand material: Manufacturer, product name & mesh size  
a. Silica Sand  
b. Volume added 1 ft<sup>3</sup>
8. Filter pack material: Manufacturer, product name and mesh size  
a. #30/45 Red Flint Rock  
b. Volume added 7.5 ft<sup>3</sup>
9. Well casing: Flush threaded PVC schedule 40  23  
Flush threaded PVC schedule 80  24  
Other
10. Screen material: PVC sch 40  
a. Screen type: 10' Hn. Factory cut  11  
Continuous slot  01  
Other    
b. Manufacturer Johson  
c. Slot size: 0.040 in.  
d. Slotted length: 20.0 ft.
11. Backfill material (below filter pack): None  14  
Other

12. USCS classification of soil near screen:  
GP  GM  GC  GW  SW  SP   
SM  SC  ML  MH  CL  CH   
Bedrock

13. Sieve analysis attached?  Yes  No

14. Drilling method used: Rotary  50  
Hollow Stem Auger  41  
Other

15. Drilling fluid used: Water  02 Air  01  
Drilling Mud  03 None  99

16. Drilling additives used?  Yes  No  
Describe \_\_\_\_\_

17. Source of water (attach analysis): \_\_\_\_\_

E. Bentonite seal, top \_\_\_\_\_ ft. MSL or 6.0 ft.  
F. Fine sand, top \_\_\_\_\_ ft. MSL or 7.0 ft.  
G. Filter pack, top \_\_\_\_\_ ft. MSL or 8.0 ft.  
H. Screen joint, top \_\_\_\_\_ ft. MSL or 8.0 ft.  
I. Well bottom \_\_\_\_\_ ft. MSL or 18.0 ft.  
J. Filter pack, bottom \_\_\_\_\_ ft. MSL or 18.0 ft.  
K. Borehole, bottom \_\_\_\_\_ ft. MSL or 18.0 ft.  
L. Borehole, diameter 8.86 in.  
M. O.D. well casing 2.75 in.  
N. I.D. well casing 2.00 in.

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature [Signature] Firm Agri-Environmental Systems Inc.

Please complete both sides of this form and return to the appropriate DNR office listed at the top of this form as required by chs. 144, 147 and 160, Wis. Stats., and ch. NR 141, Wis. Ad. Code. In accordance with ch. 144, Wis. Stats., failure to file this form may result in a forfeiture of not less than \$10, nor more than \$5000 for each day of violation. In accordance with ch. 147, Wis. Stats., failure to file this form may result in a forfeiture of not more than \$10,000 for each day of violation. NOTE: Shaded areas are for DNR use only. See instructions for more information including where the completed form should be sent.

May 24, 2011

Mr. Andy Steinberg  
CMC Heartland Partners Liquidating Trust  
35 East Wacker Drive, Suite 1550  
Chicago, Illinois 60601

**Re: *In Re CMC Heartland Partners, et al.*  
Notification of GIS Registry Listing  
Trust Property 32B, Sparta, Wisconsin  
WDNR BRRTS Activity Number: 02-42-000429**

Dear CMC Heartland Partners Liquidating Trust:

At the request of Ms. Erin Endsley of the Wisconsin Department of Natural Resources (WDNR), ENVIRON International Corporation (ENVIRON) has prepared this letter to provide notification of the conditions attached to the Monroe County Highway Department storage tank closure at CMC Heartland Partners Liquidating Trust's property at the southwest corner of Walrath and Milwaukee Streets in Sparta, Wisconsin (Trust Property 32B).

### **Background**

Two Monroe County Highway Department aboveground storage tanks (ASTs) were located on a leased property that is currently the western portion of CMC Trust Property 32B. The tanks were part of the Monroe County Highway Department Bulk Oil Plant and contained gasoline and diesel fuel. Both tanks were removed in 1994. WDNR closure of a leaking underground storage tank (LUST) incident for the formerly-leased property is being sought by the Monroe County Highway Department, the former operator of storage tanks.

Based on analysis results from soil samples taken in 1994, a soil/groundwater investigation was required by the WDNR to evaluate the extent of petroleum hydrocarbon impacts from the ASTs. In 1996, monitoring well SP-1 was installed at the former AST footprint. In 1998, monitoring wells MW-1 through MW-4 were installed approximately 40 feet southwest, southeast, northwest, and northeast of SP-1. The five monitoring wells were sampled quarterly in 1998 and once in 2002.

Monroe County Highway Department's consultant (Northern Environment Technologies Inc.) reported that the level of benzo(a)pyrene contamination in groundwater around the former Bulk Oil Plant exceeded the state groundwater Enforcement Standards (ES) listed in Chapter NR 140, Wisconsin Administrative Code. They also reported that the contaminant plume is stable and/or receding.<sup>1</sup> Therefore, the WDNR has accepted natural attenuation as the final remedy for LUST Incident #02-42-000429, and has granted conditional closure requiring that any affected properties (i.e., Trust Property 32B), be placed on the Wisconsin Geographic Information System (GIS) Registry. The GIS Registry is a database of sites with continuing obligations contained in their closure letter, approval letter, or liability clarification letter. Proof of receipt of this GIS notification letter is required for WDNR closure of the incident.

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<sup>1</sup> Reported in GIS Registry packet sent to the WDNR during October 2002.

As part of the closure, and as requested by the WDNR, wells SP-1 and MW-2 that were located on what is currently Trust Property 32B, were abandoned in April 2011.<sup>2</sup> Completion of onsite well abandonment was part of the Phase III follow-on activities conducted at the site by ENVIRON.<sup>3</sup> The attached site figure shows the abandoned well locations.

Neither the Trust nor any subsequent owners of the Trust Property 32B will be held responsible for investigation or cleanup of the groundwater contamination from this incident, as long as you and any subsequent owners comply with the requirements of Section 292.13 of the Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. A WDNR Fact Sheet outlining the requirements is attached to this letter.

However, the Monroe County Highway Department will have continuing obligations pertaining to groundwater at Trust Property 32B. According to the WDNR incident project manager, if contamination from the former Bulk Oil Plant is found in the future, the Monroe County Highway Department would still be liable as the responsible party.

### **GIS Registry**

When this case is officially closed, all properties where groundwater contamination exceeds the Chapter NR 140 groundwater ES, including Trust Property 32B, will be listed on the WDNR's GIS Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above Chapter NR 140 ES was found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR website.

Final closure will be granted for LUST Incident #02-42-000429 once the property has been entered into the GIS Registry.<sup>4</sup> You have the right to contact the WDNR to submit any information relevant to this closure and/or obtain technical information. The WDNR project manager is Ms. Erin Endsley (715-839-3753).

Should you or any subsequent property owner wish to construct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on this property in the future will first need to obtain approval from a regional water supply specialist in the WDNR's Drinking Water and Groundwater Program ([www.dnr.wi.gov/org/water/dwg/3300254.pdf](http://www.dnr.wi.gov/org/water/dwg/3300254.pdf)).

### **Closure Letter**

Once the WDNR makes a decision on the final closure request, it will be documented in a letter that will be available by emailing Ms. Endsley ([erin.endsley @wisconsin.gov](mailto:erin.endsley@wisconsin.gov)) or the GIS Registry ([www.dnr.state.wi.us/org/at/et/geo/gwur](http://www.dnr.state.wi.us/org/at/et/geo/gwur)).

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<sup>2</sup> Wells MW-1 and MW-3, located outside of the Trust Property 32B boundary, were also abandoned in April 2011. MW-4 was not located.

<sup>3</sup> Although not specified in Exhibit 1 of the Stipulation between CMC Heartland partners Liquidating Trust and the United States Environmental Protection Agency establishing the scope of the Trust's Phase II Plan, abandonment of site wells was included in the recommendations specified in ENVIRON's Phase II Report.

<sup>4</sup> Submittal of well abandonment forms, which was the other outstanding requirement for closure, was recently completed. On May 2, 2011, the Monroe County Highway Department emailed the forms to Ms. Endsley of the WDNR.

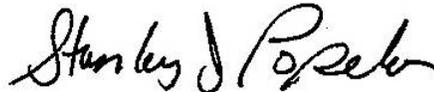
If you have any questions or comments concerning this notification, please contact Stanley Popelar or David Heidlauf at (312) 288-3800.

Respectfully submitted,

ENVIRON International Corporation



David Heidlauf, CPG  
*Senior Manager*



Stanley Popelar, PG  
*Senior Manager*

Attachments:

Figure  
Fact Sheet

cc: Jack Dittmar – Monroe County Highway Department  
Erin Endsley – Wisconsin Department of Natural Resources  
Gordon Gouveia – Shaw Gussis Fishman Glantz, et al.

SOURCE  
PROPERTY

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
Andy Steinberg  
CMC Heartland Partners  
Liquidating Trust  
35 East Wacker Dr., Suite 1550  
Chicago, IL 60601

2. Article Number  
(Transfer from service label) **7010 1670 0000 0682 1902**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
**X** *J. Hughes*  Agent  Addressee

B. Received by (Printed Name) **J. HUGHES** C. Date of Delivery **5-25-11**

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

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

4. Restricted Delivery? (Extra Fee)  Yes