

GWURR Package Cover Sheet

Name Hellman Distributors

BRRTS # 03-42-000349

Tax Parcel # Monroe Co. # 281-890-003-020

Groundwater Use Restriction

Location map

Detailed site map

Groundwater flow/isoconcentration maps

None Geologic cross sections

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

Closure letter(s)

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

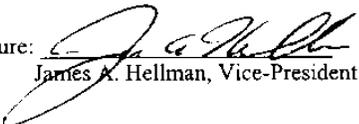
If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property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

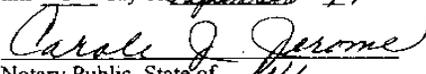
This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors 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 to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, Eugene A. Hellman asserts that he/she is duly authorized to sign this document on behalf of Hellman Distributors, Inc..

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 30th day of September, 1999.

Signature: 
James A. Hellman, Vice-President

Subscribed and sworn to before me
this 30th day of September, 1999

Notary Public, State of WI
My commission 9-1-2002

This document was drafted by Hellman Distributors, Inc. and was reviewed by the Wisconsin Department of Natural resources.

Legend

- Soil Sampling Location
- ⊙ Monitoring Well Location



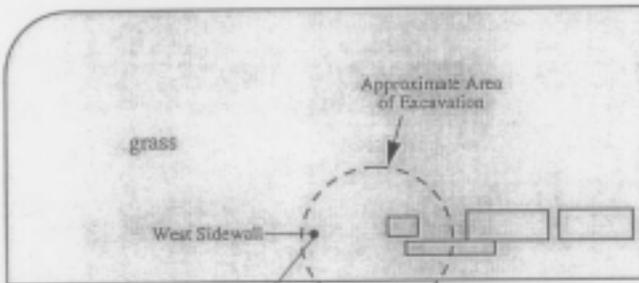
NOTES:

1. Soil sampling location assumed based on Site Remediation Observations Report dated January 25, 1991 prepared by Twin City Testing.
2. Sampling results listed either exceed generic soil standard, residual contaminant level or groundwater Enforcement Standard.



grass

MAPLE AVENUE



TFH as gasoline: 12,000 mg/kg
benzene: 13 mg/kg

benzene: 138 µg/l
MW-1

INDUSTRIAL DRIVE

asphalt

Hellman Distributors Building

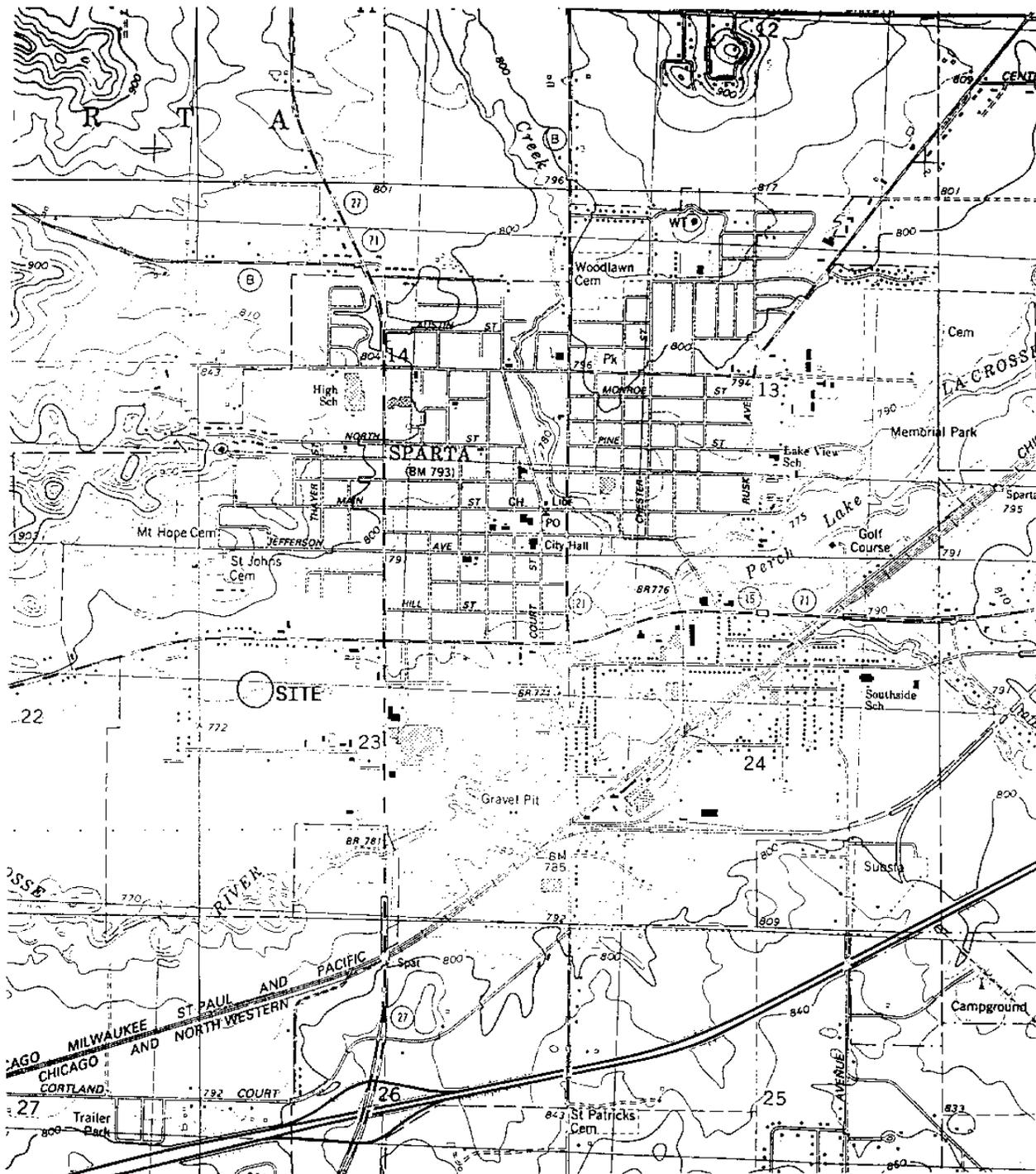


Midwest Environmental Management Company

Hellman Distributors
815 Industrial Drive
Sparta, Wisconsin

Soil & Groundwater Sampling Locations

Project Number: RM981169 | Drafted By: RdM | Approved By: SRM | Date: 9-8-99



SCALE 1:24 000

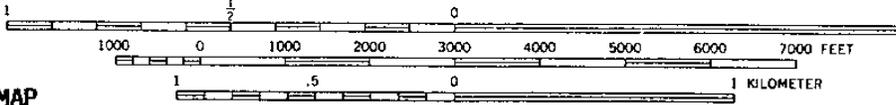


FIGURE 1
SITE LOCATION MAP
HELLMAN DISTRIBUTORS
8300-91-129.1

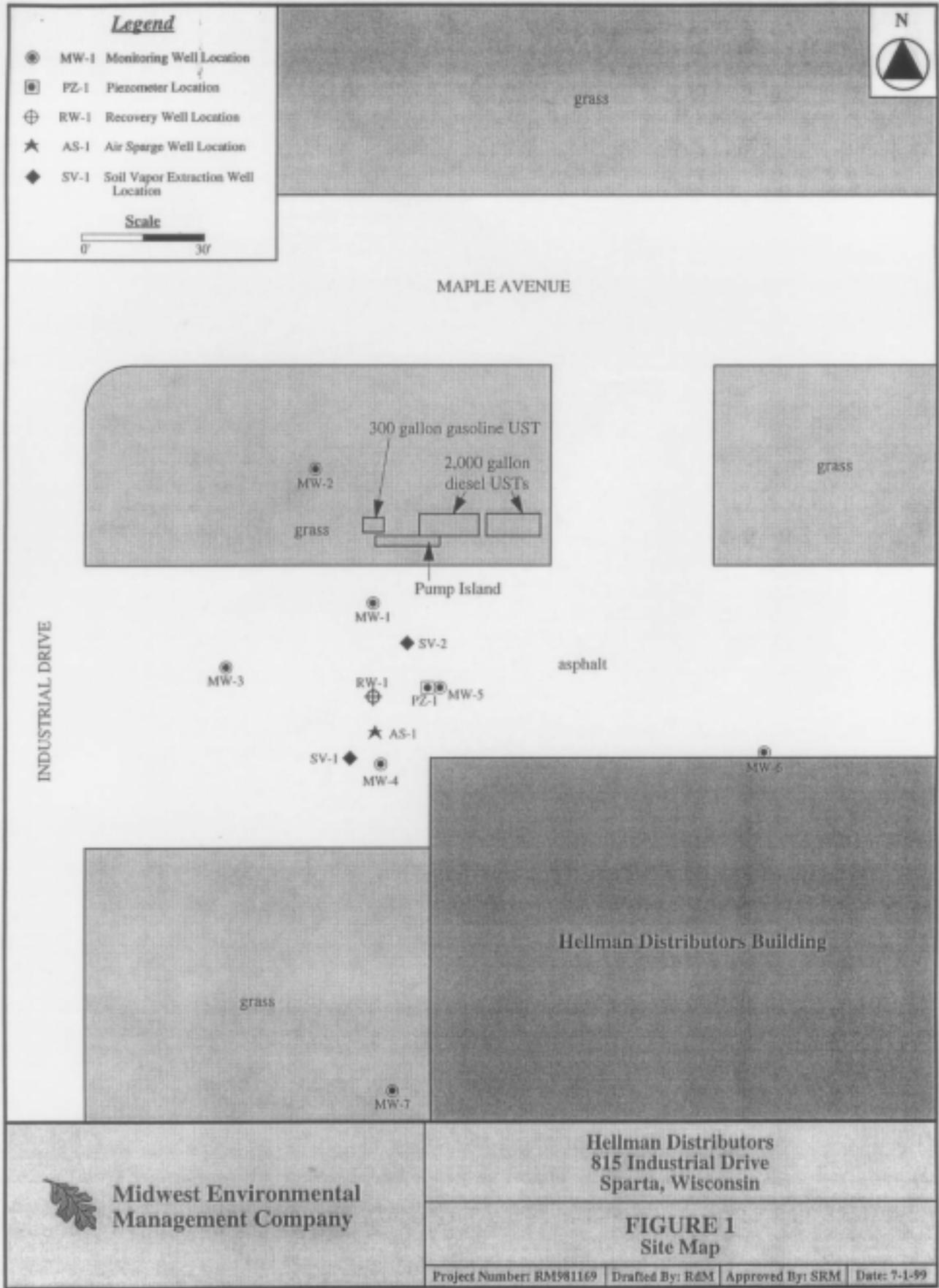
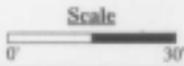
CONTOUR INTERVAL 20 FEET
 DOTTED LINES REPRESENT 10-FOOT CONTOURS
 NATIONAL GEODETIC VERTICAL DATUM OF 1929

QUADRANGLE LOCATION
 SPARTA, WIS.
 15' QUADRANGLE
 14952.5-490457.5
 1982
 U.S.A. 2471 BY 48-BASED 7001



Legend

- MW-1 Monitoring Well Location
- PZ-1 Piezometer Location
- ⊕ RW-1 Recovery Well Location
- ★ AS-1 Air Sparge Well Location
- ◆ SV-1 Soil Vapor Extraction Well Location



Midwest Environmental Management Company

Hellman Distributors
815 Industrial Drive
Sparta, Wisconsin

FIGURE 1
Site Map

Legend

- MW-1 Monitoring Well Location
- PZ-1 Piezometer Location
- ⊕ RW-1 Recovery Well Location

79.27 Groundwater Elevation

-79.40- Groundwater Elevation Contour

← Apparent Groundwater Flow Direction

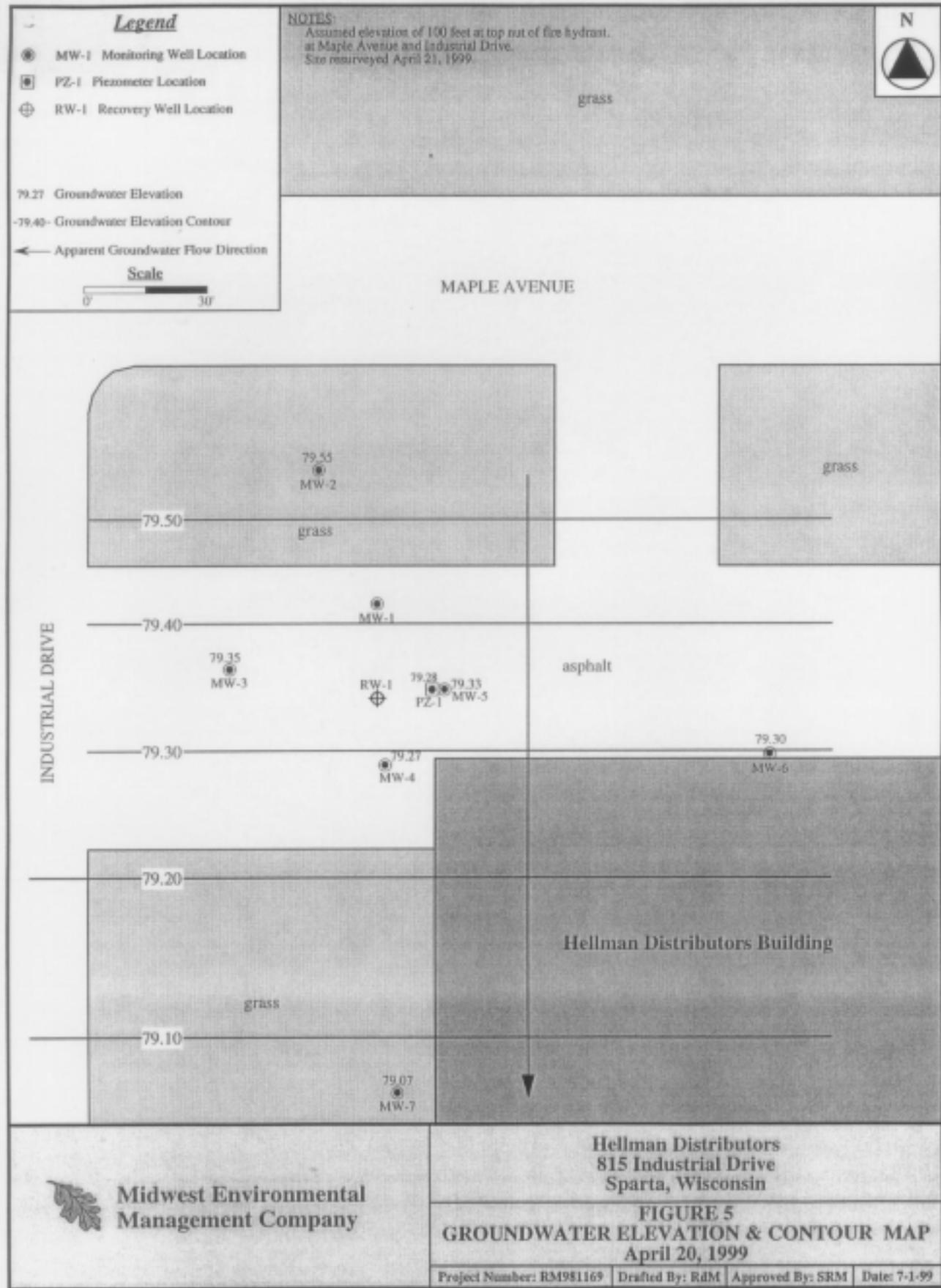
Scale



NOTES:

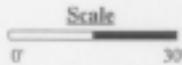
Assumed elevation of 100 feet at top nut of fire hydrant at Maple Avenue and Industrial Drive.
Site resurveyed April 21, 1999.

N



Legend

- MW-1 Monitoring Well Location
- ⊙ PZ-1 Piezometer Location
- ⊕ RW-1 Recovery Well Location
- ** Exceeds Enforcement Standard
- * Exceeds Preventive Action Limit

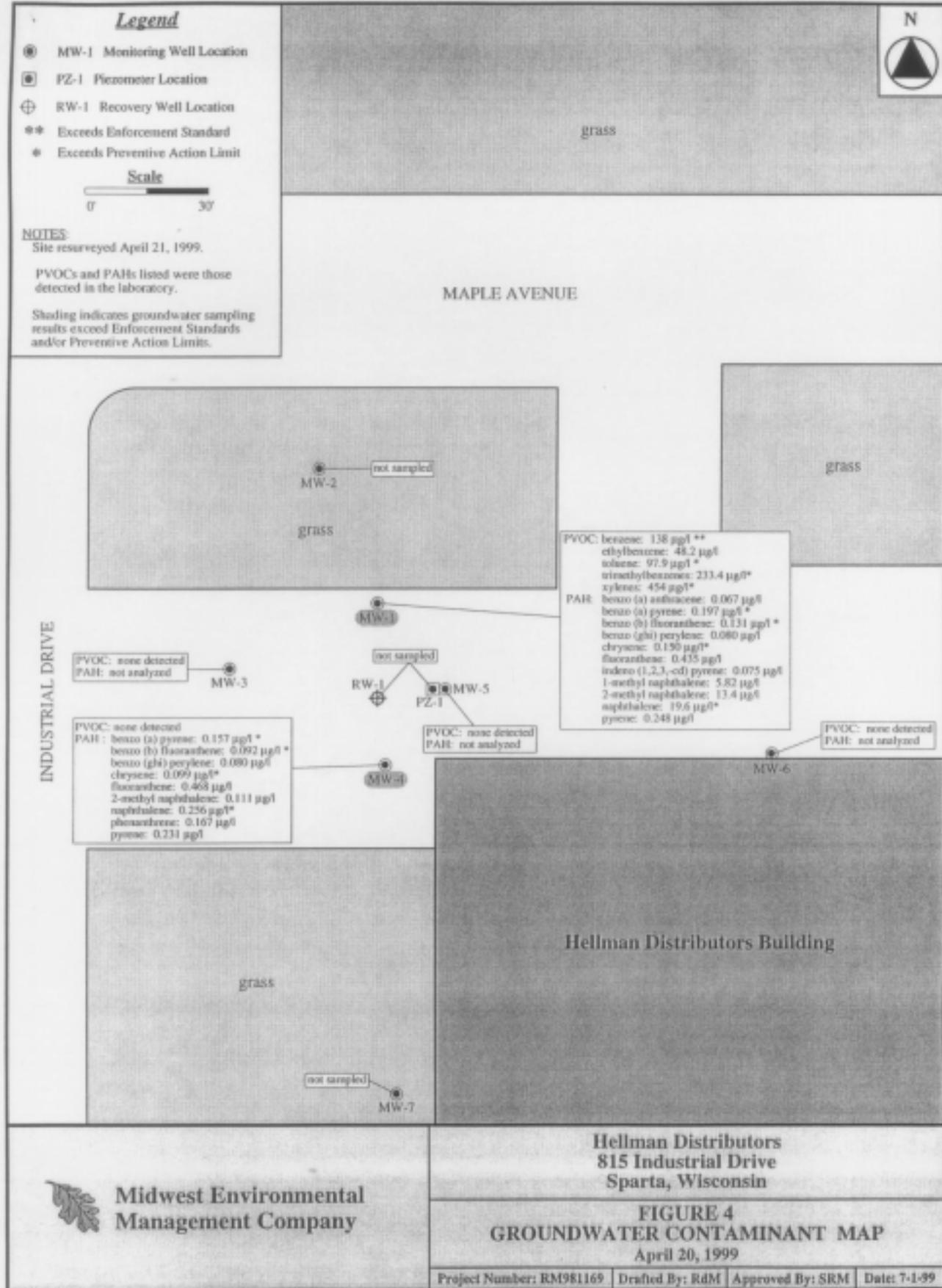


NOTES:

Site resurveyed April 21, 1999.

PVOCs and PAHs listed were those detected in the laboratory.

Shading indicates groundwater sampling results exceed Enforcement Standards and/or Preventive Action Limits.



 Midwest Environmental Management Company

PVOC: benzene: 138 µg/l **
ethylbenzene: 48.2 µg/l
toluene: 97.9 µg/l *
trinitrobenzenes: 233.4 µg/l*
xylenes: 454 µg/l*

PAH: benzo (a) anthracene: 0.067 µg/l
benzo (a) pyrene: 0.197 µg/l *
benzo (b) fluoranthene: 0.131 µg/l *
benzo (ghi) perylene: 0.080 µg/l
chrysene: 0.190 µg/l*
fluoranthene: 0.435 µg/l
indeno (1,2,3-cd) pyrene: 0.075 µg/l
1-methyl naphthalene: 5.82 µg/l
2-methyl naphthalene: 13.4 µg/l
naphthalene: 19.6 µg/l*
pyrene: 0.248 µg/l

PVOC: none detected
PAH: not analyzed

PVOC: none detected
PAH: benzo (a) pyrene: 0.157 µg/l *
benzo (b) fluoranthene: 0.092 µg/l *
benzo (ghi) perylene: 0.080 µg/l
chrysene: 0.099 µg/l*
fluoranthene: 0.468 µg/l
2-methyl naphthalene: 0.111 µg/l
naphthalene: 0.256 µg/l*
phenanthrene: 0.167 µg/l
pyrene: 0.234 µg/l

PVOC: none detected
PAH: not analyzed

PVOC: none detected
PAH: not analyzed

not sampled

not sampled

not sampled

Monitoring Well MW-1

Sampling Date	Volatile Organic Compounds	Polynuclear Aromatic Hydrocarbons
1-26-99	benzene: 47.2 µg/l** n-butylbenzene: 31.9 µg/l ethylbenzene: 26.6 µg/l naphthalene: 34.9 µg/l* toluene: 138 µg/l* trimethylbenzenes: 88.1 µg/l	not analyzed
Sampling Date	Petroleum Volatile Organic Compounds	Polynuclear Aromatic Hydrocarbons
4-21-99	benzene: 138 µg/l** ethylbenzene: 48.2 µg/l toluene: 97.9 µg/l* trimethylbenzenes: 233.4 µg/l* xylenes: 454 µg/l*	benzo(a)anthracene: 0.067 µg/l benzo(a)pyrene: 0.197 µg/l* benzo(b)fluoranthene: 0.131 µg/l* benzo(ghi)perylene: 0.080 µg/l chrysene: 0.150 µg/l* fluoranthene: 0.435 µg/l indeno(1,2,3-cd)pyrene: 0.075 µg/l methyl-1-naphthalene: 5.82 µg/l methyl-2-naphthalene: 13.4 µg/l naphthalene: 19.6 µg/l* pyrene: 0.248 µg/l

* Exceeds Preventive Action Limit (PAL) ** Exceeds Enforcement Standard (ES) µg/l = micrograms per liter



**Midwest Environmental
Management Company**

**Hellman Distributors
815 Industrial Drive
Sparta, Wisconsin**

**TABLE 6
GROUNDWATER DATA TABLE
Petroleum Contaminant Parameters**

Project Number: RM981169 Drafted By: RdM Approved By: SRM Date: 7-1-99

Monitoring Well MW-2

Sampling Date	Volatile Organic Compounds	Polynuclear Aromatic Hydrocarbons
1-26-99	none detected	not analyzed

* Exceeds Preventive Action Limit (PAL) ** Exceeds Enforcement Standard (ES) µg/l = micrograms per liter



**Midwest Environmental
Management Company**

**Hellman Distributors
815 Industrial Drive
Sparta, Wisconsin**

**TABLE 7
GROUNDWATER DATA TABLE
Petroleum Contaminant Parameters**

Project Number: RM981169 Drafted By: RdM Approved By: SRM Date: 7-1-99

Monitoring Well MW-3

Sampling Date	Petroleum Volatile Organic Compounds	Polynuclear Aromatic Hydrocarbons
4-20-99	none detected	not analyzed

* Exceeds Preventive Action Limit (PAL) ** Exceeds Enforcement Standard (ES) µg/l = micrograms per liter



**Midwest Environmental
Management Company**

**Hellman Distributors
815 Industrial Drive
Sparta, Wisconsin**

**TABLE 8
GROUNDWATER DATA TABLE
Petroleum Contaminant Parameters**

Project Number: RM981169 Drafted By: R&M Approved By: SRM Date: 7-1-99

Monitoring Well MW-4

Sampling Date	Petroleum Volatile Organic Compounds	Polynuclear Aromatic Hydrocarbons
4-20-99	none detected	benzo(a)pyrene: 0.157 µg/l* benzo(b)fluoranthene: 0.092 µg/l* chrysene: 0.099 µg/l* fluoranthene: 0.468 µg/l methyl-2-naphthalene: 0.111 µg/l naphthalene: 0.256 µg/l phenanthrene: 0.167 µg/l pyrene: 0.231 µg/l

* Exceeds Preventive Action Limit (PAL) ** Exceeds Enforcement Standard (ES) µg/l = micrograms per liter



**Midwest Environmental
Management Company**

**Hellman Distributors
815 Industrial Drive
Sparta, Wisconsin**

**TABLE 9
GROUNDWATER DATA TABLE
Petroleum Contaminant Parameters**

Project Number: RM981169 Drafted By: RdM Approved By: SRM Date: 7-1-99

Monitoring Well MW-5

Sampling Date	Volatile Organic Compounds	Polynuclear Aromatic Hydrocarbons
1-26-99	none detected	not analyzed
Sampling Date	Petroleum Volatile Organic Compounds	Polynuclear Aromatic Hydrocarbons
4-20-99	none detected	not analyzed

* Exceeds Preventive Action Limit (PAL) ** Exceeds Enforcement Standard (ES) µg/l = micrograms per liter



**Midwest Environmental
Management Company**

**Hellman Distributors
815 Industrial Drive
Sparta, Wisconsin**

**TABLE 10
GROUNDWATER DATA TABLE
Petroleum Contaminant Parameters**

Project Number: RM981169 Drafted By: RdM Approved By: SRM Date: 7-1-99

Monitoring Well MW-6

Sampling Date	Volatile Organic Compounds	Polynuclear Aromatic Hydrocarbons
1-26-99	none detected	not analyzed
Sampling Date	Petroleum Volatile Organic Compounds	Polynuclear Aromatic Hydrocarbons
4-20-99	none detected	not analyzed

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* Exceeds Preventive Action Limit (PAL) ** Exceeds Enforcement Standard (ES) µg/l = micrograms per liter



**Midwest Environmental
Management Company**

**Hellman Distributors
815 Industrial Drive
Sparta, Wisconsin**

**TABLE 11
GROUNDWATER DATA TABLE
Petroleum Contaminant Parameters**

Project Number: RM981169 Drafted By: RDM Approved By: SRM Date: 7-1-99

Monitoring Well MW-7

Sampling Date	Volatile Organic Compounds	Polynuclear Aromatic Hydrocarbons
1-26-99	none detected	not analyzed

Empty space for data

* Exceeds Preventive Action Limit (PAL) ** Exceeds Enforcement Standard (ES) µg/l = micrograms per liter



**Midwest Environmental
Management Company**

**Hellman Distributors
815 Industrial Drive
Sparta, Wisconsin**

**TABLE 12
GROUNDWATER DATA TABLE
Petroleum Contaminant Parameters**

Project Number: RM981169	Drafted By: RdM	Approved By: SRM	Date: 7-1-99
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Piezometer PZ-1

Sampling Date	Volatile Organic Compounds	Polynuclear Aromatic Hydrocarbons
1-26-99	none detected	not analyzed

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* Exceeds Preventive Action Limit (PAL) ** Exceeds Enforcement Standard (ES) µg/l = micrograms per liter



**Midwest Environmental
Management Company**

**Hellman Distributors
815 Industrial Drive
Sparta, Wisconsin**

**TABLE 13
GROUNDWATER DATA TABLE
Petroleum Contaminant Parameters**

Project Number: RM981169	Drafted By: RdM	Approved By: SRM	Date: 7-1-99
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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

September 2, 1999

File Ref: BRRTS #03-42-000349
Monroe County

Mr. Eugene Hellman
Hellman Distributors, Inc.
815 Industrial Drive
Sparta, WI 54656-2287

Subject: Conditional Site Closure, Hellman Distributors, Inc. Site;
815 Industrial Drive, Sparta, Wisconsin

Dear Mr. Hellman:

On June 27, 1990, 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 work has been completed and have received your request for closure, together with the appropriate fee.

On August 31, 1999, the above-referenced site was reviewed by the West Central Region Closeout Committee for a determination as to whether or not the case qualified for closure under ch. NR 726, Wis. Adm. Code. The contamination on the site property appears to have been remediated to the extent practicable under site conditions. 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:

GROUNDWATER USE RESTRICTION Due to the fact that the latest groundwater analytical results indicate exceedances of ch. NR 140 Wis. Adm. Code 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 date of this letter.

A sample of a groundwater use restriction is enclosed for your convenience. Site specific information should be inserted, a **site map attached**, and a draft sent or faxed to me for review by Department legal staff. Following our review, I will contact you to advise you to proceed. You will then be required to file the final draft with the County Register of Deeds. To document that this condition has been met, you must submit to the Department a copy of the recorded groundwater use restriction, with the recording information stamped on it, within 15 days after the County Register of Deeds returns the deed restriction to you.

MONITORING WELL ABANDONMENT The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to us on forms provided by the Department once this task has been completed. Please be certain that the abandonment contractor identifies the site completely on the forms and that the forms are sent to my attention. Abandonment forms not completely filled out or not sent directly to me may not reach me, and I will not be able to complete the closure of your case.

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Through Excellent Customer Service



Mr. Eugene Hellman
September 2, 1999
Page 2

Residual soil contamination remains in the subsurface in the area south of the former pump island. If the residual contamination is excavated, the property owner at that time will be required to sample and analyze the excavated material in order to properly store, treat, or dispose of it.

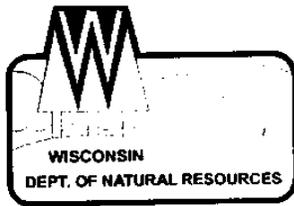
As soon as the above condition has been met, a final case closure letter will be sent to you. The Department appreciates the actions you have undertaken to protect human health and the environment at this site. If you have any questions, please feel free to contact me at (715) 839-3748.

Sincerely,

Mae Willkom
Hydrogeologist

Encl Sample Groundwater Use Restriction

Cc: **FILE**
Dale Ziege, RR/3
Lori Huntoon, Department of Commerce, P.O. Box 7838, Madison, WI 53707-7838
Denise Nettesheim, PECFA Bureau, Environmental and Regulatory Services Division,
Department of Commerce, P.O. Box 8044, Madison, WI 54708-8044
Steve Miller, Midwest Environmental Management Company, 123 North 4th Street,
Suite 202, La Crosse WI 54601



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

October 27, 1999

File Ref: BRRTS #03-42-000349

Mr. Eugene Hellman
Hellman Distributors, Inc.
815 Industrial Drive
Sparta, WI 54656-2287

Subject: Site Closure, Hellman Distributors, Inc. Site;
815 Industrial Drive, Sparta, Wisconsin

Dear Mr. Hellman:

On August 31, 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 which you provided, the Department granted conditional closure status to the site, contingent upon your placement of a groundwater use restriction on the property and proper abandonment of all monitoring wells.

On October 5, 1999, the Department received a copy of the recorded groundwater use restriction. In addition, the Department has received copies of the monitoring well abandonment forms, as documented in correspondence received from Midwest Environmental Management Company on October 26, 1999. Therefore, the Department considers the case "closed," having determined, pursuant to ch. NR 726, Wis. Adm. Code, that no further action is necessary at the site. However, 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.

If you should have additional questions related to this matter please feel free to contact me at (715) 839-3748. Thank you for helping to protect health and the environment in Wisconsin.

Sincerely,

Mae Willkom
Hydrogeologist

Cc: FILE

Steve Miller, Midwest Environmental Management Company, 123 North 4th Street,
Suite 202, La Crosse WI 54601
Denise Nettesheim, PECFA Bureau, Environmental and Regulatory Services Division,
Department of Commerce, P.O. Box 8044, Madison, WI 54708-8044
Dale Ziege, WDNR, Madison, RR/3
Lori Huntoon, Department of Commerce, P. O. Box 7838, Madison, WI 53707-7838

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