

**GIS REGISTRY INFORMATION**

DNR notes in blue

<b>SITE NAME:</b>	First Federal Bank Of Eau Claire			<b>FID #</b>	
<b>BRRTS #:</b>	03-48-000958			(if appropriate):	
<b>COMMERCE #</b> (if appropriate):	54011-9999-86				
<b>CLOSURE DATE:</b>	November 10, 2005				
<b>STREET ADDRESS:</b>	385 W Main St				
<b>CITY:</b>	Ellsworth				
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b>	323287	<b>Y =</b>	476166	
<b>CONTAMINATED MEDIA:</b>	Groundwater	<input type="checkbox"/>	Soil	<input checked="" type="checkbox"/>	Both
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<b>• IF YES, STREET ADDRESS:</b>					
<b>• GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b>		<b>Y =</b>		
<b>OFF-SOURCE SOIL CONTAMINATION</b> >Generic or Site-Specific RCL (SSRCL):	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
<b>• IF YES, STREET ADDRESS 1:</b>	377 West Main Street				
<b>• GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b>	<del>323308</del> 323309	<b>Y =</b>	<del>476174</del> 476158	
<b>CONTAMINATION IN RIGHT OF WAY:</b>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
<b><u>DOCUMENTS NEEDED</u></b>					
Closure Letter, and any conditional closure letter issued or denial letter issued.					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input checked="" type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties					<input checked="" type="checkbox"/>
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.					<input checked="" type="checkbox"/>
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.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
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.					
GW: Table of water level elevations, with sampling dates, and free product noted if present					
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14' if paper copy)					<input checked="" type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate.					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input checked="" type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					<input checked="" type="checkbox"/>
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					
Copy of any maintenance plan referenced in the deed restriction					



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
P.O. Box 8044  
Madison, Wisconsin 53708-8044  
TDD #: (608) 264-8777  
Fax #: (608) 267-1381  
Jim Doyle, Governor  
Mary P. Burke, Secretary

November 11, 2005

Michael Crowley III  
Bank Mutual  
4949 W Brown Deer Rd  
Milwaukee, WI 53224-9534

RE: **Final Closure**

**Commerce # 54011-9999-86**                      WDNR BRRTS # 03-48-000958  
First Federal Bank Of Eau Claire, 385 W Main St, Ellsworth

Dear Mr. Crowley III:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Northern Environmental Technologies Inc, for the site referenced above. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

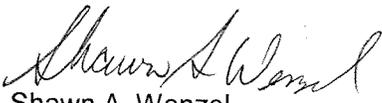
During the final groundwater sampling event conducted on April 6, 2005, the preventive action limit (PAL) for Benzene was exceeded at the sump, at 0.61 parts per billion. Commerce is issuing a PAL exemption, per NR 140.28(2), Wis. Adm. Code, for Benzene at the referenced property.

This site is now listed as "closed" on the Commerce database. This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your PECFA claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-5401.

Sincerely,



Shawn A. Wenzel  
Hydrogeologist  
Site Review Section

cc: Hollie DePuydt, Northern Environmental Technologies, Inc.  
Case File

DOCUMENT NO.

296099

WARRANTY DEED  
STATE BAR OF WISCONSIN FORM 2-1982

VOL 169 PAGE 773

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE } ss.  
Pierce Co., Wis.

RECORDED AT 9:45 A. M

ON January 23, 1984 IN

Vol. 169 Record Page 773

Brenda L. Kittelson  
REGISTER OF DEEDS

(Bill: Oltman, Jurgensen, \$4.00  
Thorie & Webster)

JOHN HIBBARD, Attny.  
204 E. Grand Ave.  
Eau Claire, WI 54701

Perry E. Melstrom and Dorene M. Melstrom,  
husband and wife as joint tenants,

conveys and warrants to First Federal Savings & Loan  
Association of Eau Claire.

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

Conveys all of Lots 1 and 2 in Block 12 in the Village of Ellsworth,  
according to the original plat thereof, recorded in Book "M", at page  
258, except the South 15 feet thereof conveyed to the Village of Ellsworth  
for road purposes by second party by deed dated December 27, 1956 and  
recorded in Book 237 of Deeds, pages 220-221, and except that part of  
said Lot 2 described as follows: Beginning at the Northeast corner of  
said Lot 2, running thence West along the North line of said Lot 2, 35  
feet; thence South parallel with the East line of said Lot 2, 109 feet;  
thence East parallel with the North line of said Lot 2, 35 feet to the  
East line of said Lot 2; thence North along the East line of said Lot 2,  
109 feet to the point of beginning. Further excepting that portion  
conveyed in deed recorded in Vol. 237 of Deeds at page 386 as document  
#205994 described as: The North 8 feet of the South 23 feet of the East  
35 feet of Lot 2 in Block 12 in the Village of Ellsworth, as said Lot 2  
is platted and recorded in Book "M", page 258, Pierce County. Together with  
a permanent easement to construct in any manner and with any material, use,  
repair and maintain a driveway on, over and across the following described  
premises to-wit: Beginning at a point in the North line of said Lot 2, 10  
feet East of the Northeast corner of the premises described above belonging  
to second parties; thence West along the North line of said Lot 2, 10 feet  
to the Northeast corner of the premises described above belonging to second  
party; thence South along the East line of the premises described above belonging  
to second party, 25 feet; thence Northeasterly  
in a straight line to the point of beginning.

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

Exception to warranties: Subject to easements and restrictions of record.

Dated this 31st day of December, 1984.

(SEAL) Perry E. Melstrom (SEAL)  
Perry E. Melstrom  
(SEAL) Dorene M. Melstrom (SEAL)  
Dorene M. Melstrom

AUTHENTICATION

Signature(s) \_\_\_\_\_  
authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY  
John D. Hibbard, Attorney  
Eau Claire, Wisconsin 54701

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

Pierce County, ss.

Personally came before me this 31st day of  
December, 1984, the above named  
Perry E. Melstrom and  
Dorene M. Melstrom

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

William H. Thorie  
Notary Public Pierce County, Wis.  
My Commission is permanent. (If not, state expiration  
date: \_\_\_\_\_, 19\_\_\_\_\_)

TRANSFER  
\$375  
EEB

## 2004 Real Estate Tax Summary

**Computer #:**  
VILLAGE OF ELLSWORTH-121-1038-100

**Section/Township/Range**  
19-26N-17W

**Parcel #**  
47121226171912P303012002

**Owner Information:**

BANK MUTUAL FKA 1ST FED

PO BOX 23988  
MILWAUKEE, WI 53228

**Property Address:**  
385 W MAIN ST

**Legal Description:**  
N 117 FT OF LOT 1 & N 117 F T OF W 31 FT OF LOT 2 BLK 1 2  
ORIGINAL PLAT

**School District:**  
1659 - ELLSWORTH

**Assessment by Classification:**

Code:	Acreage:	Land:	Improvement:	Total:
COMMERCIAL	0	30500	289400	319900

**Ratio:** 0.935

**Fair Market:** 342100

**Gross Tax:** 7126.52

**Other Credits:** 329.61

**Lottery:** 0

**Net Tax After Credits:** 6796.91

**Tax Information:**

	Amount Due:	Amount Paid:	Balance
Tax:	6796.91	3398.46	3398.45
Special Assessment:	0	0	0
Special Charge:	25	25	0
Delinquent Charge:	0	0	0
Private Forest:	0	0	0
Managed Forest:	0	0	0
Interest:		0	
<b>Totals:</b>	<b>6821.91</b>	<b>3423.46</b>	<b>3398.45</b>

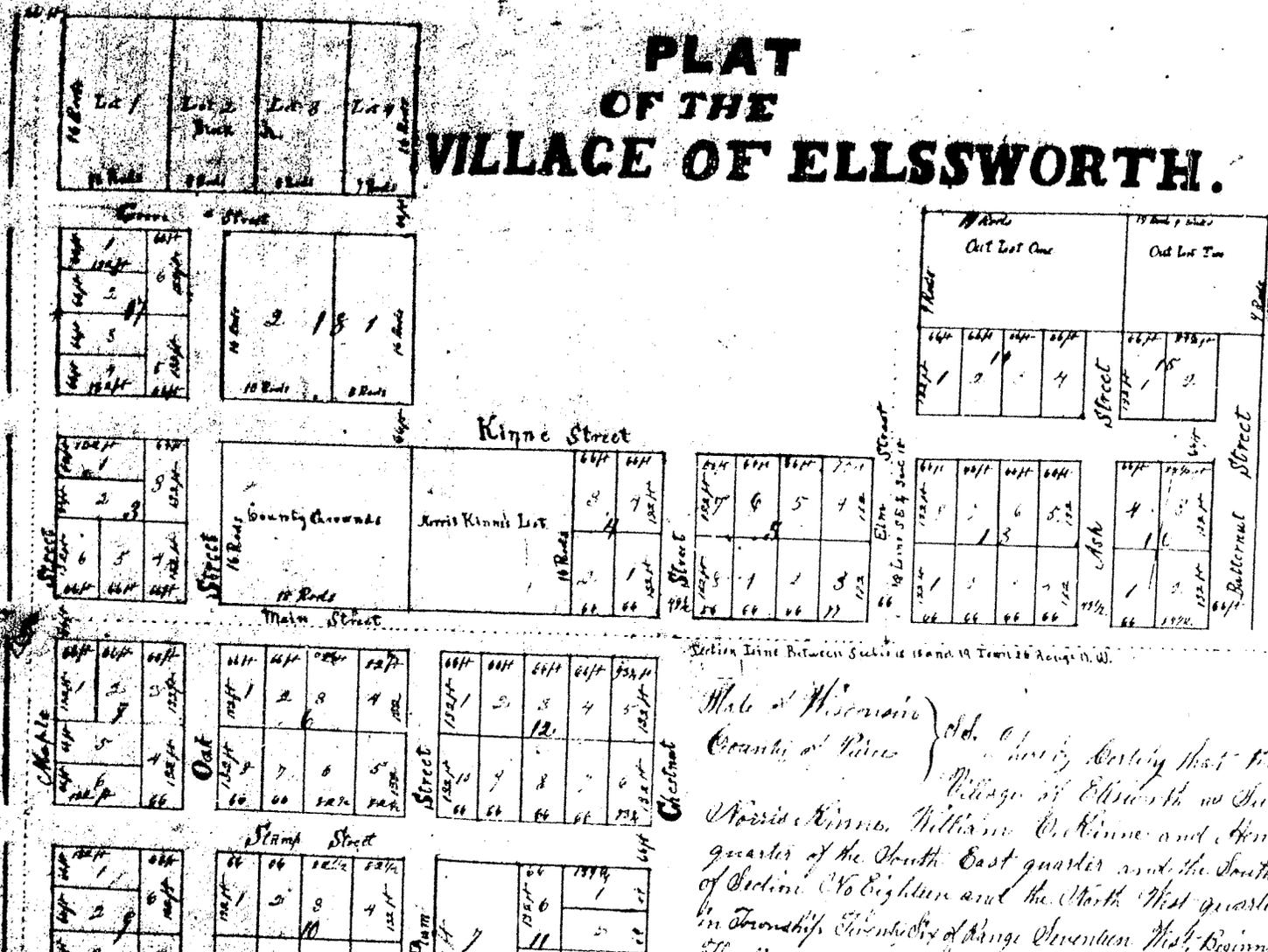
**Lottery Amount:** 0

**Lottery and Gaming Credit** - Property owners may claim a lottery and gaming credit for property tax reduction if on January 1 they were the owner of the property and used it as their primary residence. To obtain a lottery and gaming credit application, contact the Pierce County Treasurers Office at 715-273-3531 Ext 6427.

To get the current balance due call the Treasurer's Office at (715) 273-3531

Tax information last updated on: July 06, 2005

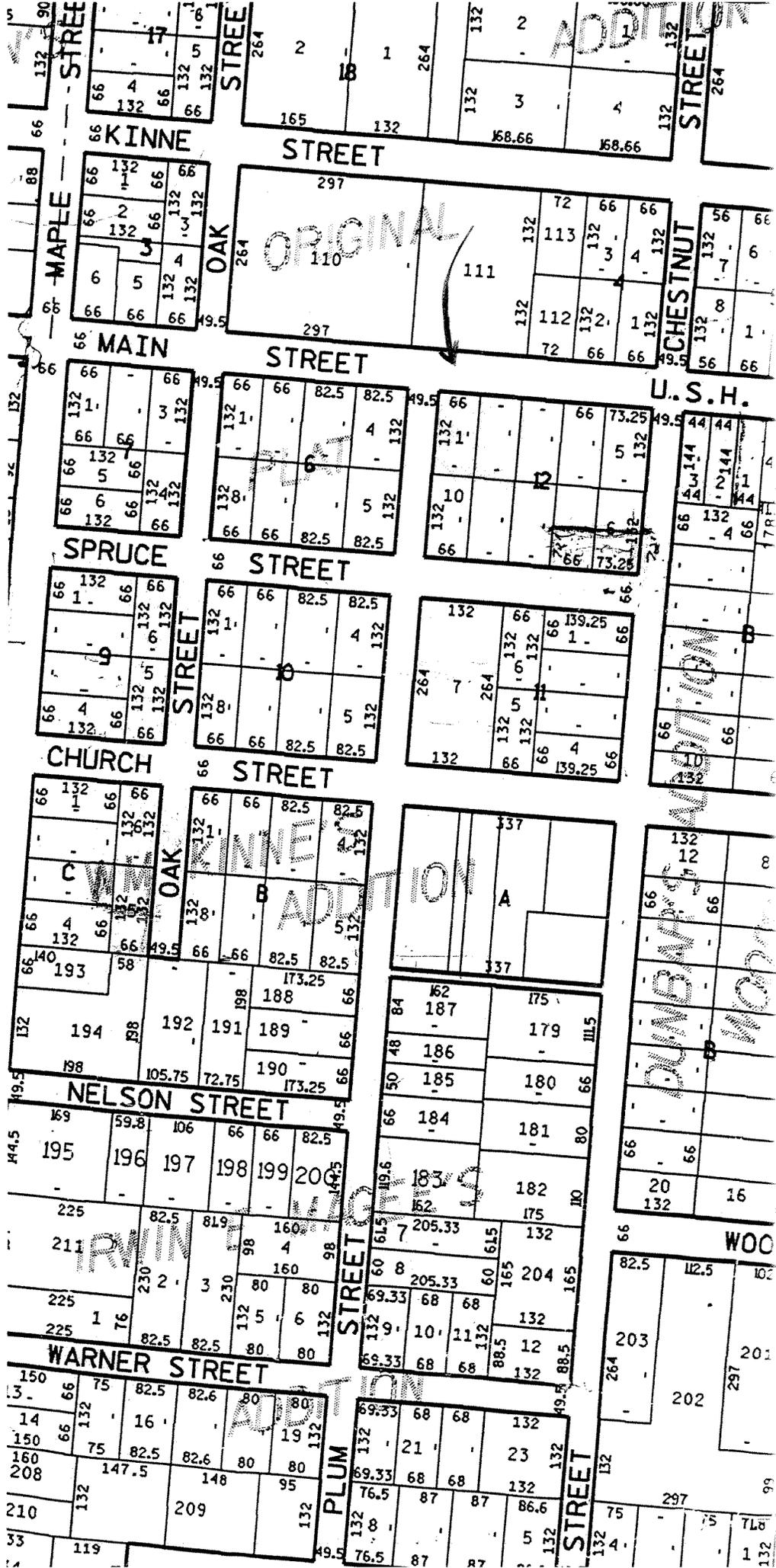
# PLAT OF THE VILLAGE OF ELLSWORTH.

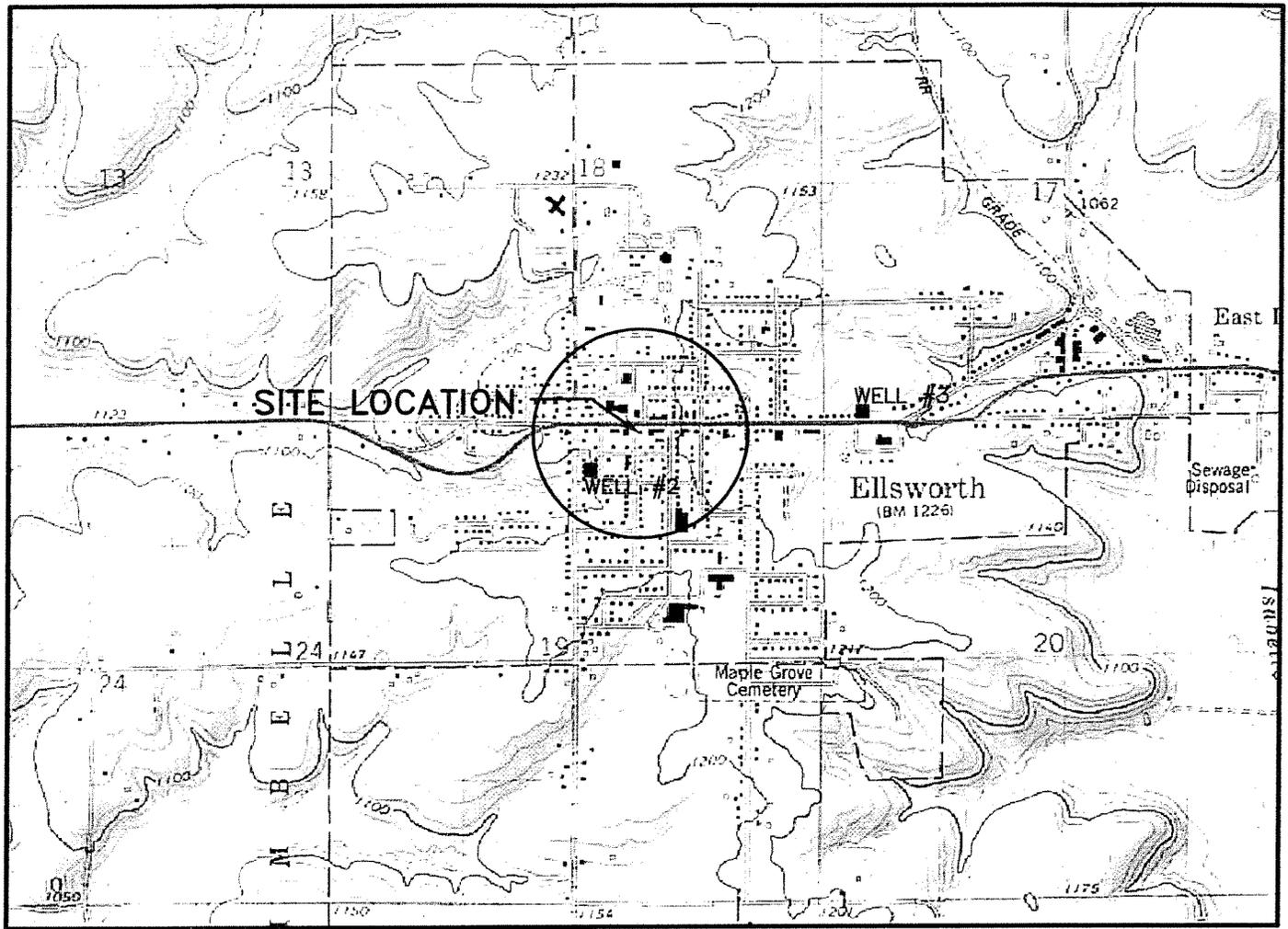


Section Line Between Sections 15 and 19 Town 26 Range 11 W.

State of Wisconsin }  
 County of Pierce } Ad. Charles Bentley that he assigned to  
 the Village of Ellsworth as Surveyed and  
 William C. Kinne and Henry J. Hines a  
 quarter of the South East quarter and the South East quarter  
 of Section No Eighteen and the North West quarter of the North  
 in Township Twenty-six of Range Seventeen West Beginning at the quarter  
 corner of Section No Eighteen and the North West quarter of the North

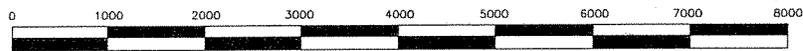
State of Wisconsin }  
 County of Pierce }  
 Ad. On this 27th day of May A. D. 1887  
 appeared before me James Kinne and William  
 Bentley  
 J. J. [Signature]





SCALE IN FEET

1" = 2000'



CONTOUR INTERVAL 10 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929



LEGEND

- BOUNDARY FOR WATER SUPPLY WELLS WITHIN A 1200' RADIUS OF SITE
- PROBABLE LOCATION OF WATER SUPPLY WELLS



BASE MAP SOURCE: USGS 7.5 MINUTE QUADRANGLE, ELLSWORTH, WISCONSIN, 1974 (NATIONAL GEOGRAPHIC TOPO! 2001)

QUADRANGLE LOCATION

**Northern Environmental**<sup>SM</sup>

Hydrologists • Engineers • Surveyors • Scientists

330 South 4th Avenue, Park Falls, Wisconsin 54552

Phone: 800-498-3913 Fax: 715-762-1844

WISCONSIN • MICHIGAN • ILLINOIS • IOWA

SITE LOCATION AND LOCAL TOPOGRAPHY

MR. MICHAEL CROWLEY  
 FIRST FEDERAL BANK OF EAU CLAIRE  
 385 W. MAIN ST., ELLSWORTH, WI 54011

CREATION DATE: 04/12/05

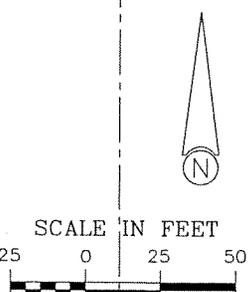
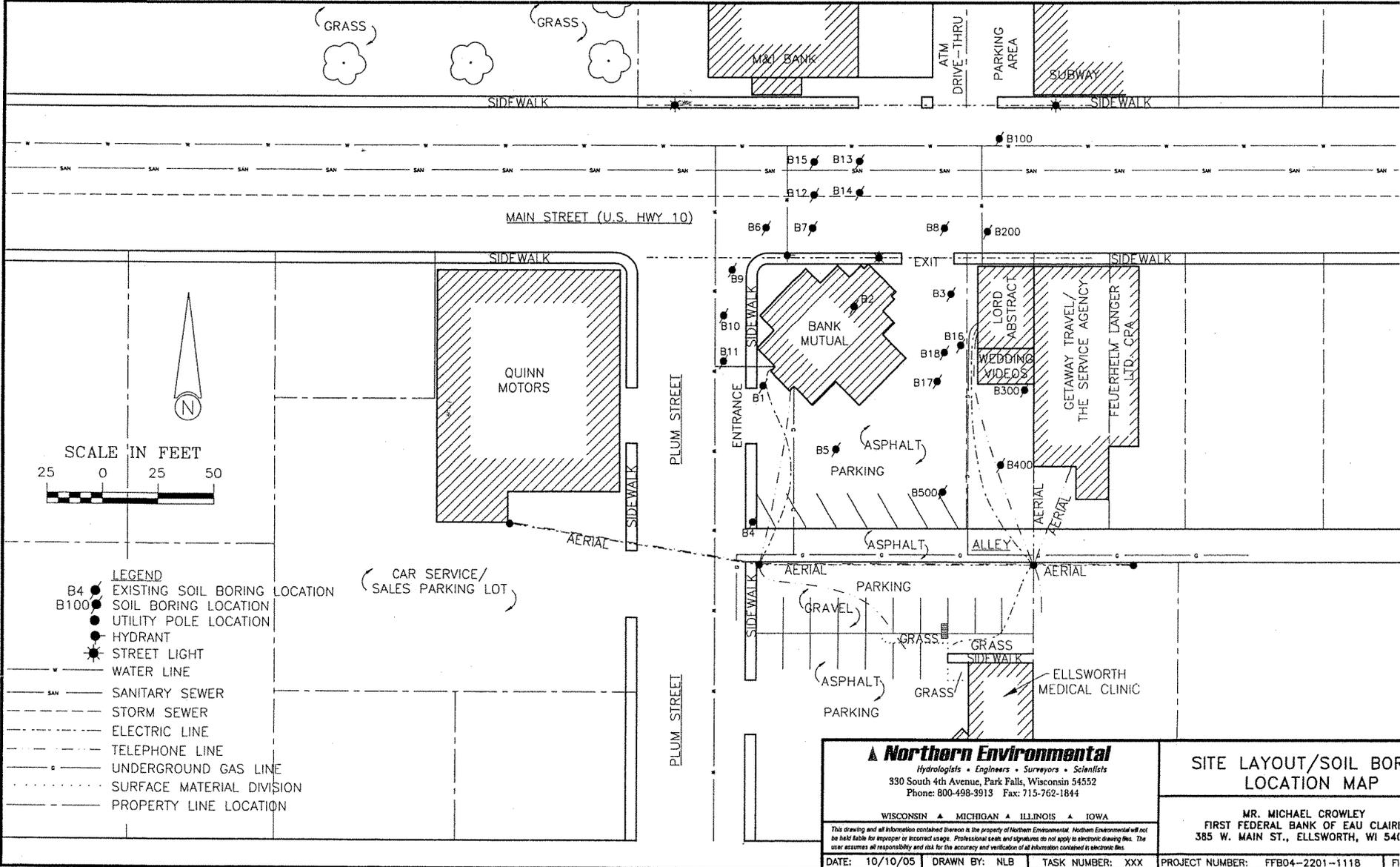
DRAWN BY: NLB

REVISION DATE: 00/00/00

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PROJECT NUMBER: FFB04-2201-1118

FIGURE 1



- LEGEND**
- B4 ● EXISTING SOIL BORING LOCATION
  - B100 ● SOIL BORING LOCATION
  - UTILITY POLE LOCATION
  - HYDRANT
  - ★ STREET LIGHT
  - WATER LINE
  - SAN — SANITARY SEWER
  - STORM SEWER
  - ELECTRIC LINE
  - TELEPHONE LINE
  - UNDERGROUND GAS LINE
  - SURFACE MATERIAL DIVISION
  - PROPERTY LINE LOCATION

**Northern Environmental**  
 Hydrologists • Engineers • Surveyors • Scientists  
 930 South 4th Avenue, Park Falls, Wisconsin 54552  
 Phone: 800-498-3913 Fax: 715-762-1844

WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA

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DATE: 10/10/05 DRAWN BY: NLB TASK NUMBER: XXX PROJECT NUMBER: FFB04-2201-1118

**SITE LAYOUT/SOIL BORING LOCATION MAP**

MR. MICHAEL CROWLEY  
 FIRST FEDERAL BANK OF EAU CLAIRE  
 385 W. MAIN ST., ELLSWORTH, WI 544

Table 3, Groundwater Analytical Results, First Federal Bank, Ellsworth, Wisconsin

Sample Label	Date Sampled	QC Hold Time Met	Relevant and Significant Analytical Results					
			PVOCs (µg/L)					
			Benzene	Ethylbenzene	MTBE	Toluene	Trimethylbenzenes	Xylenes
WAC Ch. NR 140 Preventive Action Limit (PAL) (µg/l)			0.5	140	12	200	96	1000
WAC Ch. NR 140 Enforcement Standard (ES) (µg/l)			5	700	60	1000	480	10000
Sump	04/06/05	Yes	0.61"J"	4.8	<0.23	12	2.77	15

Note:

PVOCs = Petroleum Volatile Organic Compounds

MTBE = Methyl Tert-Butyl Ether

µg/L = micrograms per liter

<x = not detected above laboratory detection limit of x

0.61	= WAC Preventive Action Limit Exceeded
<b>Bold</b>	= WAC Enforcement Standard Exceeded

"J" = analyte detected between laboratory Limit of Detection (LOD) and Limit of Quantitation (LOQ)

WAC = Wisconsin Administrative Code

TABLE 13

North Sump Water Sample Results  
Ellsworth, Wisconsin  
TCT #4233 93-4088

Parameter	312411	PQL
Toluene	640	120
Total Xylenes	660	120
Naphthalene	8.6	2.5*
Fluorene	0.14	0.10*
Total Suspended Solids	9	4

All Values are in  $\mu\text{g}/\text{l}$  which is equivalent to parts-per-billion

PQL = Practical Quantitation Limit

\* = These values have been evaluated and changed to indicate more closely the actual limits of detection in the presence of sample matrix interferences.

Table 1, Soil Field Screening Results, First Federal Bank, Ellsworth, Wisconsin

Boring Number	Sample Label	Depth (feet)	Sample Description	Date Collected	PID Headspace Analysis		
					Time Collected	Time Analyzed	PID Response (iui)
B100	S101	0-2	Sand	04/06/05	0901	0915	4
	S102*	2-4	Sand	04/06/05	0902	0916	7
B200	S201*	0-2	Sand	04/06/05	0930	0942	4
	S202	2-4	Sand	04/06/05	0931	0943	1
B300	S301	0-2	Sand	04/06/05	0952	1002	2
	S302*	2-4	Clayey Silt	04/06/05	0953	1003	2
B400	S401*	0-2	Gravelly Sand/Silt	04/06/05	1008	1019	4
	S402	2-4	Clayey Silt	04/06/05	1009	1019	3
B500	S501	0-2	Silty Sand	04/06/05	1028	1040	4
	S502*	2-4	Sandy Silt	04/06/05	1029	1041	4

## NOTE:

- PID = Photoionization Detector  
 iui = instrument units as isobutylene  
 \* = submitted for laboratory analysis

Table 2, Soil Analytical Results (DRO, GRO, PVOCs), First Federal Bank, Ellsworth, Wisconsin

Boring Number	Sample Number	Sample Depth (feet)	Date Sampled	Relevant and Significant Analytical Results								
				DRO (mg/kg)	GRO (mg/kg)	PVOCs (µg/kg)						
						Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes
WAC Chapter NR 720 Generic RCLs				100	100	5.5	2900	NE	1500	NE	NE	4100
WAC Chapter NR 746/WDCOMM 46 Table 2 Values				NE	NE	1100	NE	NE	NE	NE	NE	NE
WAC Chapter NR 746/WDCOMM 46 Table 1 Values				NE	NE	8500	4600	NE	38000	83000	11000	42000
B100	S102	2-4	04/06/05	<5.4	<5.4	<27	<27	<27	<27	<27	<27	<81
B200	S201	0-2	04/06/05	<5.2	<5.2	<26	<26	<26	<26	<26	<26	<78
B300	S302	2-4	04/06/05	7.2	<7.0	<35	<35	<35	<35	<35	<35	<100
B400	S401	0-2	04/06/05	348	<5.6	<28	<28	<28	<28	<28	<28	<84
B500	S502	2-4	04/06/05	48	<5.5	<27	<27	<27	<27	<27	<27	<82

- Note:
- PVOCs = Petroleum Volatile Organic Compounds
  - DRO = Diesel Range Organics
  - GRO = Gasoline Range Organics
  - mg/kg = milligrams per kilogram
  - µg/kg = micrograms per kilogram
  - MTBE = Methyl Tert-Butyl Ether
  - NE = Not Established by Wisconsin Administrative Code (WAC) Chapter NR 720
  - 348** = WAC Chapter NR 720 Residual Contaminant Level (RCL) Exceeded
  - NR = Natural Resources
  - <x = Not detected above laboratory detection limit of x

TABLE 2

Phase 1 Soil Analytical Results  
 Ellsworth, Wisconsin  
 TCT #4233 93-4088

	B-1 16-18' 301318	B-1 20-22' 301317	B-2 9.5-11.5' 301319	B-2 24-26' 301320	B-2 12-14' 301353	B-3 10-12' 301321	B-3 20-22' 301354	B-3 22-22.6' 301355	B-4 8-10' 301356	B-4 24-26' 301357	B-5 10-12' 301358	B-5 22-24' 301359
PID Reading	5	3.8	184	11.9	220	191	103	100	ND	ND	ND	ND
Benzene	ND	ND	µg 1.300	µg 0.180	NA	µg 25000	µg 1.400	µg 4.700	ND	ND	ND	ND
Toluene	ND	ND	µg 0.830	ND	NA	µg 13000	µg 0.140	µg 0.130	ND	ND	ND	ND
Ethylbenzene	ND	ND	µg 1.900	ND	NA	µg 41000	µg 0.220	µg 0.290	ND	ND	ND	ND
Total Xylene	ND	ND	µg 2.700	ND	NA	µg 59000	µg 0.700	µg 0.440	ND	µg 0.099	ND	µg 0.054
Methyl Tert Butyl Ether	ND	ND	µg 2.100	ND	NA	µg 14000	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	ND	ND	µg 1.200	ND	NA	µg 19000	µg 0.056	µg 0.054	ND	ND	ND	ND
1,2,4-Trimethylbenzene	ND	ND	µg 3.600	ND	NA	µg 59000	µg 0.170	µg 0.160	ND	ND	ND	ND
Gasoline Range Organics	ND	ND	190	ND	NA	2400	ND	11	ND	ND	ND	ND
Diesel Range Organics	NA	NA	NA	NA	NA	NA	ND	12	ND	ND	ND	ND
Lead	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA

All results are in mg/Kg which is equal to parts-per-million (ppm).

All results are reported on a dry weight basis.

ND = Not detected

NA = Not analyzed

Reference: LUST Analytical Method  
 LUST Quality Assurance Plan

TABLE 6

Phase 2 Soil Analytical Results  
Ellsworth, Wisconsin  
TCT #4233 93-4088

	B-6 29.5-31.5' 311351	B-7 14-16' 311355	B-7 24.5-26.5' 311357	B-8 24.5-26.5' 311360	B-8 34.5-36.5' 311368	B-9 22-24' 311370	B-10 22-24' 311726	B-10 29.5-31.5' 311737	B-11 22-24' 311728	B-11 29.5-31.5' 311729
PID Readings	ND	240	6	20	0.8	ND	ND	ND	ND	ND
Benzene	ND	<sup>µg</sup> 0.740	<sup>µg</sup> 0.180	<sup>µg</sup> 0.075	ND	ND	ND	ND	ND	ND
Toluene	ND	<sup>µg</sup> 0.410	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	ND	<sup>µg</sup> 0.400	ND	ND	ND	ND	ND	ND	ND	ND
Total Xylene	ND	<sup>µg</sup> 0.930	ND	ND	ND	ND	ND	ND	ND	ND
Methyl Tert Butyl Ether	ND	<sup>µg</sup> 1.200	ND	ND	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	ND	<sup>µg</sup> 0.470	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	ND	<sup>µg</sup> 0.680	ND	ND	ND	ND	ND	ND	ND	ND
Gasoline Range Organics	ND	110	ND	ND	ND	ND	ND	ND	ND	ND
Diesel Range Organics	ND	12 <sup>1</sup>	ND <sup>2</sup>	ND	ND	ND	ND <sup>2</sup>	ND	ND <sup>2</sup>	ND
Lead	6.1	ND	7.2	7.2	5.0	11	3.4	6.3	2.8	ND

All results are reported on a dry weight basis.

<sup>1</sup> Lower boiling hydrocarbons are present.

<sup>2</sup> Laboratory contamination was subtracted from result.

ND = Not detected

Reference: Wisconsin Department of Natural Resources, Publ-SW-141, April 1992.

TABLE 6 (continued)

Phase 2 Soil Analytical Results  
Ellsworth, Wisconsin  
TCT #4233 93-4088

	B-12 14.5-16.5' 311730	B-12 34.5-35.6' 311731	B-13 29.5-31.5' 311732	B-13 39.5-41.5' 311733	B-14 22-24' 311734	B-14 34.5-36.5' 311735	B-15 17-19' 311736	B-15 34.5-36.5' 311737	B-16 12-14' 312008	B-16 39.5-41.5' 312009	B-17 12-14' 312010	B-17 34.5-36.5' 312011
PID Readings	94	1	30	0.4	1	ND	0.4	ND	300	3	400	1.2
Benzene	ND	ND	ND	ND	ND	ND	ND	ND	<sup>µg</sup> 0.380	<sup>µg</sup> 0.110	<sup>µg</sup> 1.400	ND
Toluene	<sup>µg</sup> 0.051,	ND	ND	ND	ND	ND	ND	ND	<sup>µg</sup> 1.400	ND	<sup>µg</sup> 5.600	ND
Ethylbenzene	<sup>µg</sup> 0.069,	ND	ND	ND	ND	ND	ND	ND	<sup>µg</sup> 1.200	ND	<sup>µg</sup> 20000	ND
Total Xylene	<sup>µg</sup> 0.290	ND	ND	ND	ND	ND	ND	ND	<sup>µg</sup> 3.000	<sup>µg</sup> 0.070,	<sup>µg</sup> 49000	<sup>µg</sup> 0.540
Methyl Tert Butyl Ether	ND	ND	ND	ND	ND	ND	ND	ND	<sup>µg</sup> 0.160	ND	<sup>µg</sup> 1.300	ND
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	<sup>µg</sup> 0.550	ND	<sup>µg</sup> 9.900	ND
1,2,4-Trimethylbenzene	<sup>µg</sup> 0.120	ND	ND	ND	ND	ND	ND	ND	<sup>µg</sup> 1.600	ND	<sup>µg</sup> 30000	ND
Gasoline Range Organics	170	ND	ND	ND	ND	ND	ND	ND	45	ND	600	ND
Diesel Range Organics	ND <sup>2</sup>	ND <sup>2</sup>	ND <sup>2</sup>	ND	ND	ND	ND	ND	ND <sup>2</sup>	ND	110	ND
Lead	ND	8.7	2.9	ND	ND	ND	7.5	14	6.6	ND	6.3	4.0

All values are in mg/Kg which is equal to parts-per-million.

All results are reported on a dry weight basis.

<sup>1</sup> Lower boiling hydrocarbons are present.

<sup>2</sup> Laboratory contamination was subtracted from result.

ND = Not detected

**TABLE 4**

**Summary of Soil Excavation, Stockpile and UST Analytical Results  
Ellsworth, Wisconsin  
TCT #4233 93-4088**

	SS-1 SE Corner 13' 303747	SS-2 East Wall 13' 303748	SS-3 NE Corner 13' 303749	SS-4 South Wall 13' 303750	SS-5 South Wall 13' 304010	SS-6 SW Corner 13' 303751	SS-7 West Wall 13' 303752	SS-8 West Wall 13' 304011	SS-9 Base of Excavation 13' 303753
Gasoline Range Organics	2500	1200	210	120	ND	640	280	560	1600
Benzene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Toluene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Ethylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total Xylene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Methyl Tert Butyl Ether	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,3,5-Trimethylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2,4-Trimethylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Diesel Range Organics	NA	NA	NA	NA	NA	NA	NA	NA	NA
PAHs	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lead	NA	NA	NA	NA	NA	NA	NA	NA	NA

All values are in mg/Kg which is equal to parts-per-million.

All results are reported on a dry weight basis.

ND = Not detected

NA = Not analyzed

Reference: Wisconsin Department of Natural Resources, Publ-SW-141, April 1992.

**TABLE 4 (continued)**

**Summary of Soil Excavation, Stockpile and UST Analytical Results  
Ellsworth, Wisconsin  
TCT #4233 93-4088**

	SS-10 Base of Excavation 304013	11,12,13,14 Stockpile 303754	SS-15 North Wall 13' 303756	SS-16 North Wall 13' 304014	SS-17 Base of Excavation 13' 303757	SS-18 NW Corner 303758	North Side of Tank 302814	South Side of Tank 301815
Gasoline Range Organics	9400	300	3600	660	3000	310	ND	ND
Benzene	NA	1.0	NA	NA	NA	NA	NA	NA
Toluene	NA	1.4	NA	NA	NA	NA	NA	NA
Ethylbenzene	NA	1.9	NA	NA	NA	NA	NA	NA
Total Xylene	NA	3.6	NA	NA	NA	NA	NA	NA
Methyl Tert Butyl Ether	NA	0.85	NA	NA	NA	NA	NA	NA
1,3,5-Trimethylbenzene	NA	2.1	NA	NA	NA	NA	NA	NA
1,2,4-Trimethylbenzene	NA	2.9	NA	NA	NA	NA	NA	NA
Diesel Range Organics	NA	32 <sup>1</sup>	NA	NA	NA	NA	NA	NA
PAHs	NA	ND	NA	NA	NA	NA	NA	NA
Lead	NA	ND	NA	NA	NA	NA	NA	NA

All values are in mg/Kg which is equal to parts-per-million.

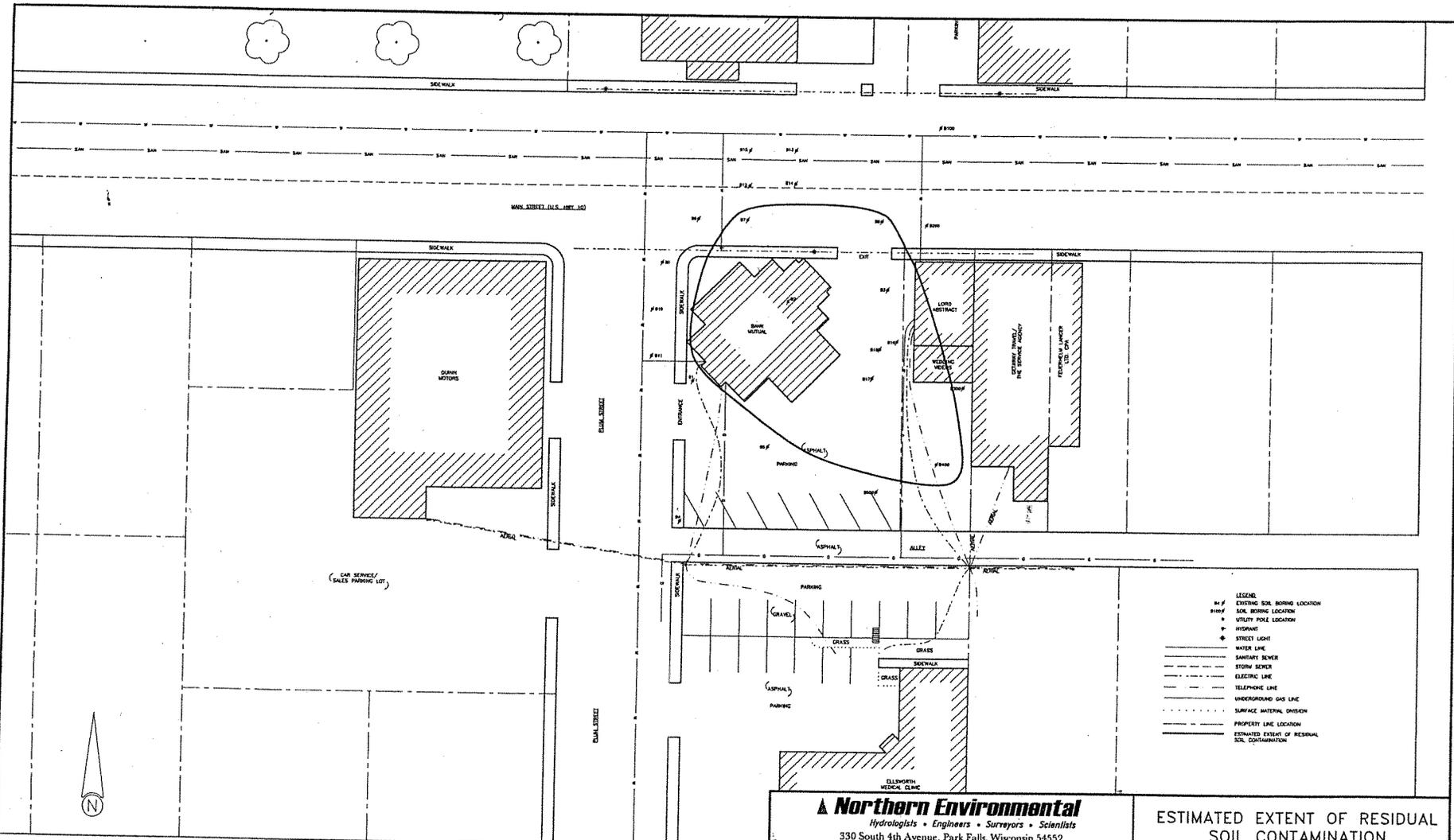
All results are reported on a dry weight basis.

<sup>1</sup> Chromatographic profile contains lower boiling hydrocarbons.

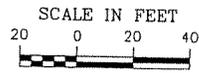
ND = Not detected

NA = Not analyzed

Reference: Wisconsin Department of Natural Resources, Publ-SW-141, April 1992.



- LEGEND**
- #---# EXISTING SOIL BORING LOCATION
  - #---# SOIL BORING LOCATION
  - #---# UTILITY POLE LOCATION
  - #---# HYDRANT
  - #---# STREET LIGHT
  - #---# WATER LINE
  - #---# SANITARY SEWER
  - #---# STORM SEWER
  - #---# ELECTRIC LINE
  - #---# TELEPHONE LINE
  - #---# UNDERGROUND GAS LINE
  - #---# SURFACE MATERIAL DIVISION
  - #---# PROPERTY LINE LOCATION
  - #---# ESTIMATED EXTENT OF RESIDUAL SOIL CONTAMINATION



<p><b>Northern Environmental</b>          Hydrologists • Engineers • Surveyors • Scientists          330 South 4th Avenue, Park Falls, Wisconsin 54552          Phone: 800-498-3913 Fax: 715-762-1844</p>		<p><b>ESTIMATED EXTENT OF RESIDUAL SOIL CONTAMINATION</b></p>	
<p>WISCONSIN • MICHIGAN • ILLINOIS • IOWA</p> <p><small>This drawing and all information contained thereon is the property of Northern Environmental. Northern Environmental will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.</small></p>		<p>MR. MICHAEL CROWLEY          FIRST FEDERAL BANK OF EAU CLAIRE          385 W. MAIN ST., ELLSWORTH, WI 54011</p>	
DATE: 05/06/05	DRAWN BY: NLB	TASK NUMBER: XXX	PROJECT NUMBER: FFB04-2201-1118
			FIGURE 3

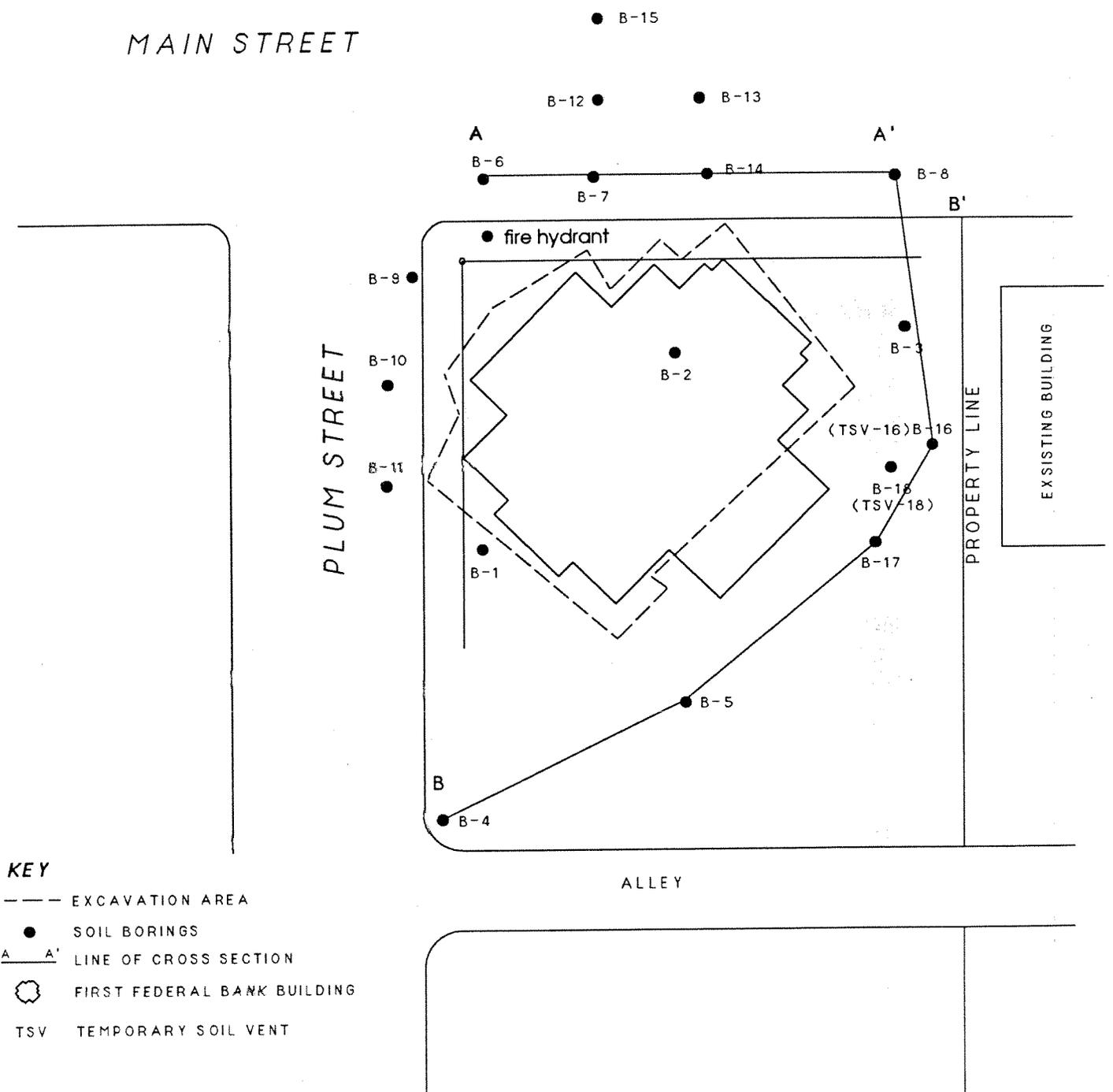
MAIN STREET

PLUM STREET

ALLEY

PROPERTY LINE

EXISTING BUILDING



**KEY**

- EXCAVATION AREA
- SOIL BORINGS
- A—A' LINE OF CROSS SECTION
- ⊕ FIRST FEDERAL BANK BUILDING
- TSV TEMPORARY SOIL VENT

NORTH

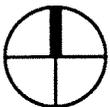
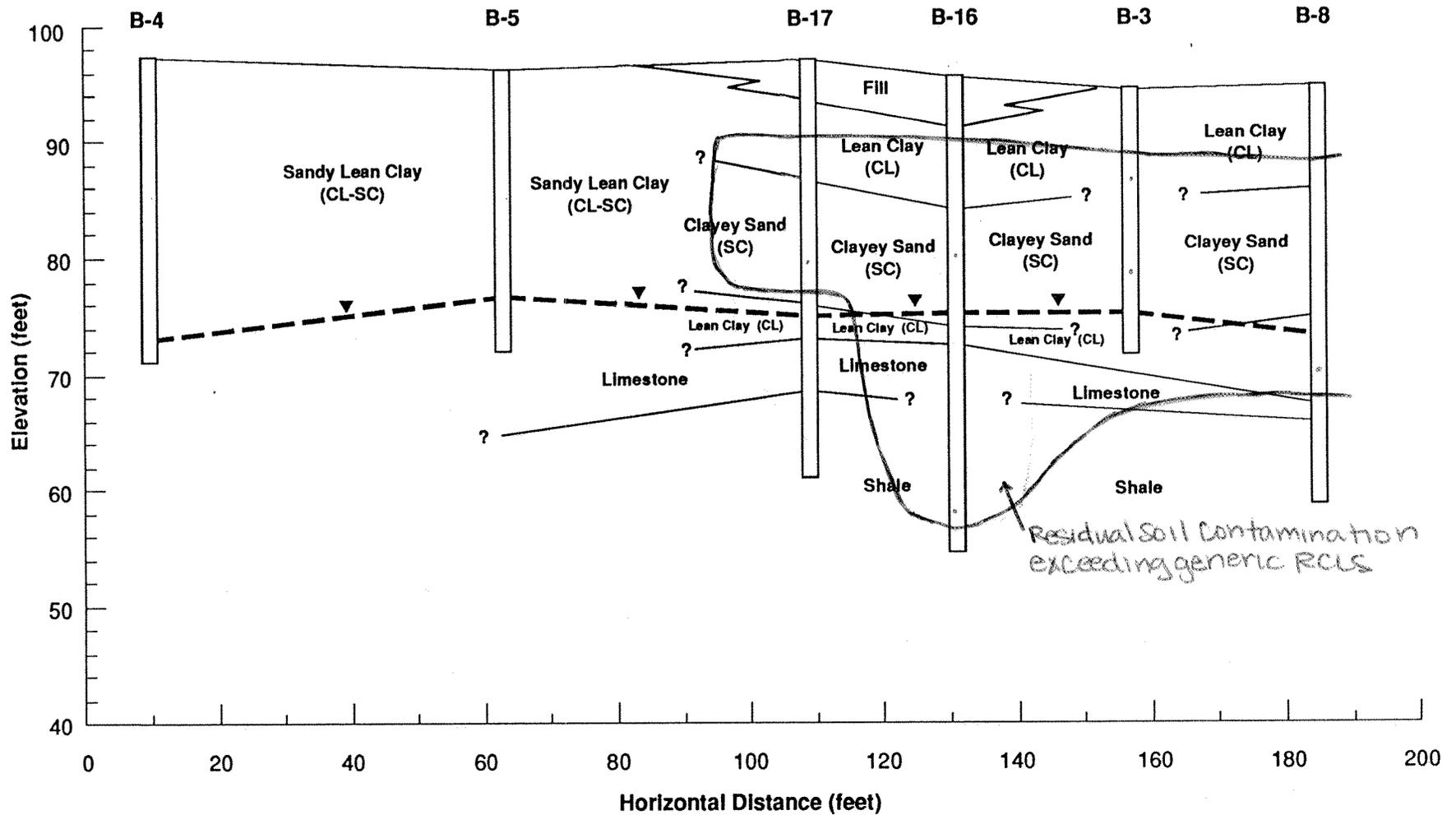


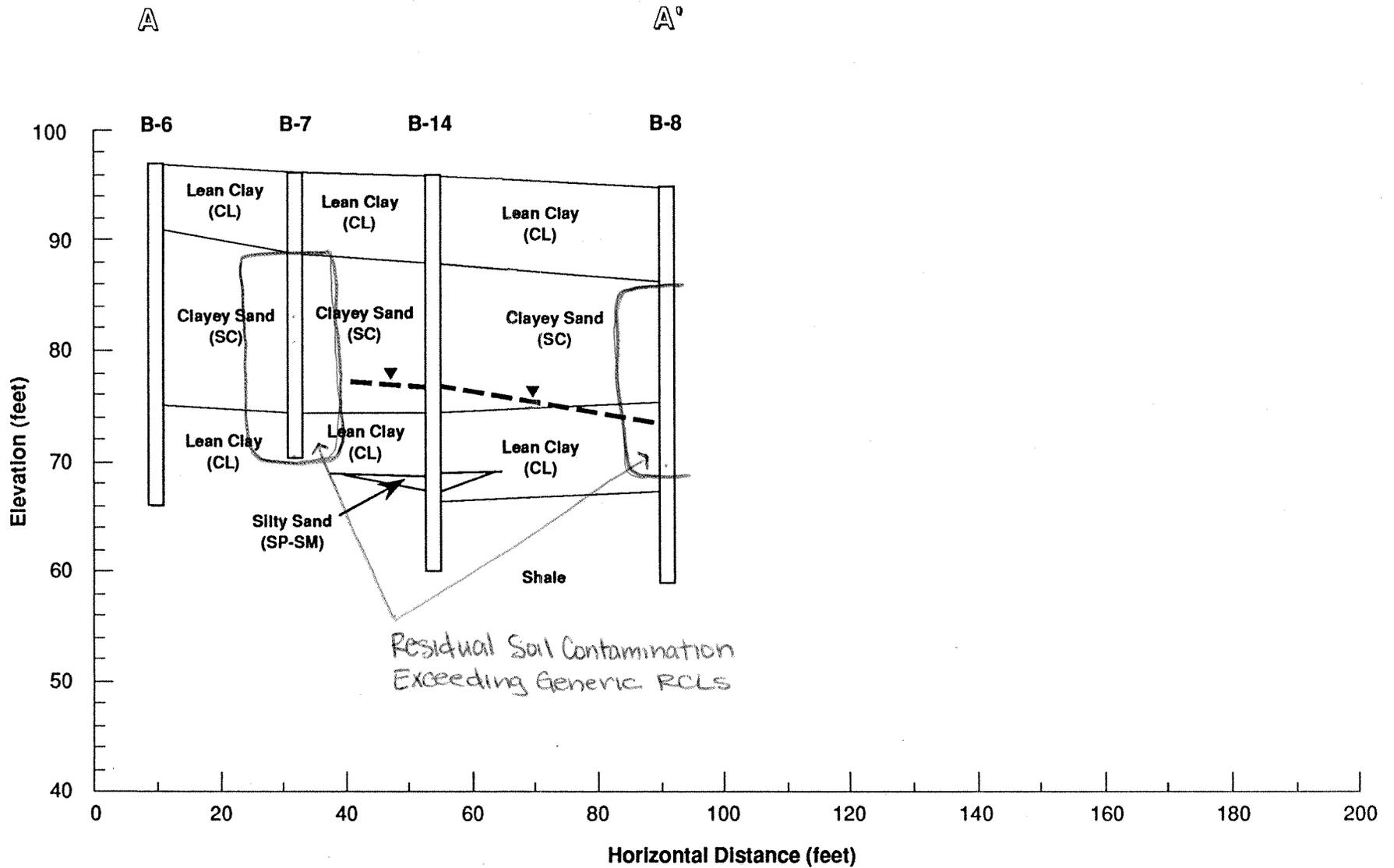
FIGURE: <b>5</b>	DATE	MARCH 11, 1993
PROJECT:	PROJECT NO:	4233 93-4088
<b>SITE MAP: LINES OF CROSS SECTION FIRST FEDERAL BANK OF ELLSWORTH ELLSWORTH, WISCONSIN</b>	DRAWN BY:	S. GOEPFERT
	REVIEWED BY:	B. SULLIVAN
	SCALE:	1" = 30'
	CLARIS CAD DWG:	ELLSWORTH.2.FIG5

B

B'



<b>FIGURE 7</b>  GEOLOGIC CROSS SECTION B - B' FIRST FEDERAL BANK OF ELLSWORTH ELLSWORTH, WISCONSIN	Date:	March 24, 1993
	Project #:	#4233 93-4088
	Drawn by:	M. Rivard
	Reviewed by:	B. Sullivan
	Scale:	As Indicated Above



<b>FIGURE 6</b>  GEOLOGIC CROSS SECTION A - A' FIRST FEDERAL BANK OF ELLSWORTH ELLSWORTH, WISCONSIN	Date:	March 24, 1993
	Project #:	#4233 93-4088
	Drawn by:	M. Rivard
	Reviewed by:	B. Sullivan
	Scale:	As Indicated Above

**First Federal Bank of Eau Claire**  
385 West Main Street, Ellsworth, Wisconsin  
(WDNR# 03-48-000958) (PECFA# 54011-9999-86-A)

I, MICHAEL T. CROWLEY, JR. (please print) hereby certify that the legal descriptions attached to this statement are complete and accurate for all of the properties within or partially within the contaminated site's boundaries that have groundwater contamination that exceeds ch. NR 140 enforcement standards and /or soil contamination that exceeds ch. NR 720 residual contaminant levels at the time closure is requested.

Signed by Responsible Party: Michel Crowley, Jr. Date: 8/16/05

October 17, 2005  
(FFB04-2200-1215)

SCV Properties, LLC  
Post Office Box 1156  
Hudson, Wisconsin 54016

RE: Notification of off-source contamination letter

Dear SCV Properties, LLC:

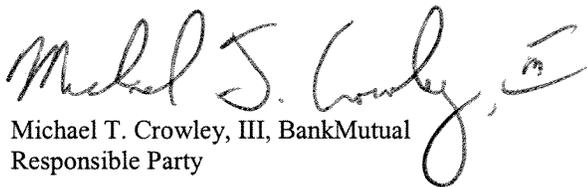
Soil contamination that appears to have originated on the property located at 385 West Main Street, Ellsworth, Wisconsin has migrated onto your property at 377 West Main Street. The level of diesel range organic contamination in the soil on your property is above the state soil generic residual contaminant level found in chapter NR 720, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this soil contamination will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and chapter NR 746, Wisconsin Administrative Code, and I will be requesting that the Department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the soil contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this soil contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required.

If this case is closed, all properties within the site boundaries where soil contamination exceeds chapter NR 720 soil generic residual contaminant levels will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where soil contamination above chapter NR 720 generic residual contaminant levels were found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within if the legal description is incorrect.

If you need more information, you may contact Northern Environmental Technologies, Inc at 330 South 4<sup>th</sup> Avenue, Park Falls, Wisconsin 54552 or 715-762-1544.

Sincerely,



Michael T. Crowley, III, BankMutual  
Responsible Party

Cc: Shawn A. Wenzel, Wisconsin Department of Commerce

## 2004 Real Estate Tax Summary

**Computer #:**  
VILLAGE OF ELLSWORTH-121-1038-200

**Section/Township/Range**  
19-26N-17W

**Parcel #**  
47121226171912P30301200A

**Owner Information:**

SCV PROPERTIES LLC

PO BOX 1156  
HUDSON, WI 54016

**Property Address:**

377 W MAIN ST

**Legal Description:**

E 35 FT OF N 117 FT OF LOT 2 BLK 12 ORIGINAL PLAT

**School District:**

1659 - ELLSWORTH

**Assessment by Classification:**

Code:	Acreage:	Land:	Improvement:	Total:
COMMERCIAL	0	12500	44200	56700

**Ratio:** 0.935

**Fair Market:** 60600

**Gross Tax:** 1263.12

**Other Credits:** 58.42

**Lottery:** 0

**Net Tax After Credits:** 1204.7

**Tax Information:**

	Amount Due:	Amount Paid:	Balance
Tax:	1204.7	1204.7	0
Special Assessment:	0	0	0
Special Charge:	25	25	0
Delinquent Charge:	0	0	0
Private Forest:	0	0	0
Managed Forest:	0	0	0
Interest:		0	
<b>Totals:</b>	<b>1229.7</b>	<b>1229.7</b>	<b>0</b>

**Lottery Amount:** 0

**Lottery and Gaming Credit** - Property owners may claim a lottery and gaming credit for property tax reduction if on January 1 they were the owner of the property and used it as their primary residence. To obtain a lottery and gaming credit application, contact the Pierce County Treasurers Office at 715-273-3531 Ext 6427.

To get the current balance due call the Treasurer's Office at (715) 273-3531

Tax information last updated on: September 13, 2005

**Hollie DePuydt**

---

**From:** "Hollie DePuydt" <hdepuydt@northernenvironmental.com>  
**To:** <sharlene.tebeest@dot.state.wi.us>  
**Sent:** Wednesday, September 07, 2005 4:14 PM  
**Attach:** figure 3.pdf  
**Subject:** Notification of Contamination within Right-of-Way

County: Pierce  
Highway: State Highway 10  
Site Name: First Federal Bank of Eau Claire  
BRRTS Number: 03-48-000958  
PECFA Number: 54011-9999-86-A  
DNR FID Number: None  
Owner's Name: BankMutual  
Contact: Michael T. Crowley, III  
Owner's Address: 4949 West Brown Deer Road, Milwaukee, WI 53224  
Consulting Firm: Northern Environmental Technologies, Inc.  
Consultant Contact: Hollie DePuydt  
Consultant Address: 330 South 4th Avenue, Park Falls Wisconsin 54552  
Consultant Phone: 715-762-1544  
Consultant Fax: 715-762-1844  
Consultant Email: [hdepuydt@northernenvironmental.com](mailto:hdepuydt@northernenvironmental.com)  
Soil Contamination: Yes  
Groundwater Contamination: No  
Depth to Water Table: 10-15 feet below grade in perched groundwater and 200+ fbg to main water table  
Type of Contamination Present: Gasoline  
Summary of Clean-Up Activity: Remedial excavation of soil and a sub-slab vapor recovery system

LIST OF ADDRESSES FOR OFF-SOURCE PROPERTIES AFFECTED BY  
RESIDUAL SOIL OR GROUNDWATER CONTAMINATION

First Federal Bank of Eau Claire

BRRTS# 03-48-000958

soil

groundwater

Lord Abstract Company  
377 West Main Street  
Ellsworth Wisconsin 54011  
715-273-5451

YES

NO

323308, 476174

Scale: 1:1,187