GRCRS Package Cover Sheet

Site Name Sentry Insurance Auto Center Site

Site Address 1800 No Point Dr Stevens Point WI

BRRTS # ~~02-60-000154~~ 03 50 000836 **Date of Closure Decision** 8/19/99

✓ Closure letter(s)

✓ Groundwater Use Restriction/Warranty Deed

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

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

✓ General location map

554028.3750000 GPS x-coordinate

452312.6875000 GPS y-coordinate

✓ Detailed site map(s)

✓ Groundwater flow map(s)

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

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

If available:

✓ Legal description

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

____ Geologic cross sections

✓ Isoconcentrations map(s)

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Wisconsin Rapids Office
473 Griffith Avenue
Wisconsin Rapids, Wisconsin 54494-7859
Telephone 715-421-7800
FAX 715-421-7830

August 20, 1999

BRRTS #03-50-000836 & 02-50-000154

Mr. Dave Decker
Sentry Insurance Corporation
1800 North Point Drive
Stevens Point, WI 54481

FILE COPY

SUBJECT: Conditional Case Closure, Sentry Insurance Auto Center UST & AST Sites, 1800 North Point Drive, Stevens Point, Wisconsin.

Dear Mr. Decker:

On August 19, 1999, the above named site was reviewed by the Wisconsin Department of Natural Resources West (DNR) Central Region closeout committee for a determination as to whether or not the case qualified for close out under Wis. Adm. Code (WAC) ch. NR 726. The post-remediation soil samples indicate residual petroleum-related soil contamination in the area of the former tank basin and pump island, and that groundwater samples indicate WAC ch. 140 groundwater quality enforcement standard (ESs) exceedences for benzene, chrysene and benzo(b)fluoranthene, is present in the groundwater at the site. Due to the presence of residual soil and groundwater contamination at this site, a clean closure can not be granted in this case at this time. However, based on the investigative and remediation documentation provided to the Department, it appears that the extent of the petroleum contamination at the above-named site has been investigated and remediated to the extent practicable, the location of the residual soil contamination does not pose a threat to direct contact under current site conditions, and that natural attenuation will be effective in reducing the mass of residual contamination at this site. Therefore, the Department considers the case "closed," having determined pursuant to WAC NR 726, that no further action is necessary on the site at this time, providing the following three conditions are met.

The first condition of the closeout for this case is that the owner is required to sign and record a groundwater use restriction describing the type, location, and extent of the residual groundwater contamination, on the deed for the property and requiring that Department (or successor agency) approval must be obtained before any water supply wells are installed on the property, or if construction is proposed in this area of the property that will require dewatering, or if groundwater is to be otherwise extracted from this area of 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.

Due to the presence of residual contaminated soil remaining at the site, and since a s. NR 720.19 performance standard is being used as a basis for closure, the second condition of the closeout for this case has the following requirements which must be met prior to the Department providing the site a final closure status:

1. Based on the investigative and remedial documentation provided to the Department, it appears that continued maintenance of the asphalt surface (or other impervious surface) is required to adequately address the residual contamination still present at the above referenced site so that it will not pose a threat to human health or the environment. This will require recording an approved (by the Department) deed restriction indicating the location of residual soil contamination above NR 720.09 RCLs and the need to maintain the integrity of the asphalt (or other impervious surface) over that area to deter infiltration of precipitation and surface water at the County Register of Deeds office [in accordance with NR 726.05(8)(a)]. A draft of the deed restriction document must be submitted to the Department for approval within 30 days after receipt of this letter, and the documents must be registered with the County Register of Deeds fifteen days after receiving Department approval.

   To document that this condition has been complied with, the property owner must submit to the Department a copy of the recorded deed affidavit, with the recording information stamped on it, within 15 days after the County Register of Deeds returns the deed restriction to the property owner. The deed affidavit and deed restriction may be amended in the future with the approval of Department if conditions change at the site such that the residual contamination is defined or remediated (if deemed necessary).

2. A written engineering control maintenance plan should be provided to the Department outlining how the paved area (or other impervious surface) will be inspected and maintained in the long-term.

3. As specified in s. NR 714.07(5), Wis. Adm. Code, where a proposed action to address soil contamination includes a performance standard selected in accordance with s. NR 720.19(2), responsible parties shall publish a public notice as a class I notice under ch. 985, Stats. This public notice shall meet the requirements of s. NR 714.07(5)(a-e), Wis. Adm. Code, and should be published in the Stevens Point Journal newspaper. A copy of the published public notice should be submitted to the Department within 15 days of the published date to provide documentation that this requirement has been met.

A draft of the above mentioned deed restriction documents and maintenance plan must be submitted to the Department for approval within 30 days after receipt of this letter, and the deed documents must be registered with the County Register of Deeds fifteen days after receiving Department approval of the draft deed restrictions. To document that this condition has been complied with, the property owner must submit to the Department a copy of the recorded deed restrictions, with the recording information

stamped on them, within 15 days after the County Register of Deeds returns the deed restrictions to the property owner. The deed restrictions may be amended in the future with the approval of Department if conditions change at the site such that the residual contamination is completely remediated (if deemed necessary).

The third condition of the closeout of this case is the proper abandonment of the monitoring wells and below-grade components of the remediation system currently at the site (pursuant of WAC NR 141). Documents should be forwarded to me at the WDNR Wisconsin Rapids office that substantiates proper abandonment (Form 3300-5W).

You should note that this letter does not constitute Department "certification" under s. 292.15(2)(a)3, Stats., as created by 1993 Wisconsin Act 453 (May 12, 1994). Also, in 1997 Wisconsin Act 27, the legislature amended s. 292.15, Wis. Stats., creating the new "Voluntary Party Remediation and Exemption from Liability" statute. This statute provides liability protection for persons who did not intentionally or recklessly cause the release of a hazardous substance and who conducts an environmental investigation and cleans up property by restoring the environment to the extent practicable and in accordance with rules promulgated by the Department. Upon completion of the cleanup, the person receives a "certificate of completion" that provides an exemption from the "Hazardous Substance Spills" statute and protection from future liability for the past releases. You must apply for the program by filling out an application form and fees are charged to cover administrative costs associated with the program. If you are interested in more information about the program or would like an application package, please call Loren Brumberg at the West Central Region Office in Eau Claire at 715-839-3770.

Once the deed restrictions, approved maintenance plan, copy of the published public notice, and well abandonment forms have been properly submitted to this office we will issue the final closure letter for this site. Thank you for your efforts to cleanup Wisconsin's environment. If you should have any questions regarding this letter please contact me at (715) 421-7850.

Sincerely,

Tom Hvizdak
Hydrogeologist

c: Caig Wieman, Maxim, 555 S. 72nd Ave., Wausau, WI 54401

MAXIM
TECHNOLOGIES INC®

October 5, 1999

Wisconsin Department of Natural Resources
Attn: Mr. Tom Hvizdak
473 Griffith Avenue
Wisconsin Rapids, WI 54494-7859

Subject: Monitoring Well Sampling Plan
Sentry Insurance Auto Center Site
Stevens Point, Wisconsin

Dear Mr. Hvizdak:

Maxim Technologies, Inc.® (Maxim) has provided a monitoring well sampling plan for the Sentry Insurance Auto Center site in Stevens Point, Wisconsin.

Introduction

The Sentry Auto Center site is located at 1800 North Point Drive in Stevens Point, Wisconsin. The property description is the SE ¼, SE ¼ of Section 20, Township 24 North, Range 8 East in Portage County.

In August 1999 the site received conditional closure of a gasoline spill that had occurred as the result of leaking piping from an above ground storage tank (AST) system. The spill occurred in March 1993. Assessment performed upon completion of a limited soil excavation determined the extent of soil and groundwater contamination. Results indicated soil and groundwater impacts, although in excess of their respective NR 720 and NR 140.10 standards, are confined to the auto center plaza. Groundwater monitoring results and soil resampling results indicate contaminant concentrations are on a downward trend as natural attenuation/bioremediation is in effect.

As part of the conditional closure, a recovery sump (RS-2) was converted to a monitoring well (MW-6) to permit periodic (annual) groundwater monitoring with the intent of attaining unconditional closure conditions. In addition, it is anticipated soil samples will also be re-collected and analyzed to determine compliance with NR 720 Generic Soil Standards.

Work Plan

The proposed monitoring of MW-6 is as follows:

1. Perform annual monitoring of MW-6, specifically, on an annual basis beginning in April/May 2000. A minimum 10 well volumes will be bailed from the well and a sample obtained.

2. Submit the sample for analysis of concentrations of gasoline range organics (GRO) and petroleum volatile organic compounds (PVOC). Natural attenuation data, including Redox potential, dissolved oxygen, iron and conductivity, will also be recorded.

3. Submit the results to the WDNR. The report will include a table of historic data from the well (RW-2/MW-6), analytical report, and short narrative.

If it is established that groundwater contaminant concentrations are below current NR 140.10 preventative action limits (PALs), soil samples will be re-collected in the areas previously exhibiting impact in excess of applicable NR 720 soil standards. Based on these results, the site closure request will be resubmitted to the WDNR for review with the goal of attaining unconditional closure of the site and removal of any deed instrument (groundwater use restriction, etc.).

Well Maintenance

Monitoring well MW-6 is installed with a flush mounted well cover. It is anticipated the area the well is located in is to be repaved with either asphalt or concrete. The area is heavily trafficked, and consequently the pavement is well maintained. The well cover will be checked during periods of pavement maintenance to ensure it is not damaged during snow removal, or if damage does occur it is repaired promptly.

If you have any questions, please contact me at 715/845-4100.

Sincerely,

MAXIM TECHNOLOGIES, INC.®

Craig A. Wieman
Senior Environmental Scientist

CAW/tcl

Path: 8100\env\Jobs97\1963403

WISCONSIN
DEPT. OF NATURAL RESOURCES

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Wisconsin Rapids Office
473 Griffith Avenue
Wisconsin Rapids, Wisconsin 54494-7859
Telephone 715-421-7800
FAX 715-421-7830

June 8, 2000

BRRTS #03-50-000836 & 02-50-000154

Mr. Dave Decker
Sentry Insurance Corporation
1800 North Point Drive
Stevens Point, WI 54481

FILE COPY

SUBJECT: Case Closure, Sentry Insurance Auto Center UST & AST Sites, 1800 North Point Drive, Stevens Point, Wisconsin.

Dear Mr. Decker:

The Wisconsin Department of Natural Resources (WDNR) west central region has received the monitoring well abandonment forms for the monitoring wells (except RS-2)associated with the subsurface environmental assessment conducted by your consultant for the above referenced site, as well as a copy of the groundwater use restriction and deed restriction affidavits (with the recording information stamped on it) recorded with the Wood County Register of Deeds, a written engineering control maintenance plan outlining how the paved area over the impacted area will be inspected and maintained in the long-term, and a copy of the published class I public notice in accordance with s. NR 714.07(5)(a-e), Wis. Adm. Code, as required by WDNR west central closure committee as conditions for closure of this site. Also, the Department has approved your request to retain monitoring well RS-2 for the purpose of groundwater monitoring, providing you continue to maintain this well in compliance with s. NR 141 and s. NR 812. The investigative and remediation documentation provided to the Department, indicates that the extent of the petroleum contamination at the above-named site has been investigated and remediated to the extent practicable, and that natural attenuation will be effective in reducing the mass of residual contamination at this site. Therefore, based on all information contained in the site file and the information included in the well abandonment form and deed affidavit submitted by you, it is the decision of the DNR that, **no further investigatory or clean-up action is needed at the above referenced site at this time and that this site is considered closed.**

You should note that this letter does not constitute Department "certification" under s. 292.15(2)(a)3, Stats., as created by 1993 Wisconsin Act 453 (May 12, 1994). Also, in 1997 Wisconsin Act 27, the legislature amended s. 292.15, Wis. Stats., creating the new "Voluntary Party Remediation and Exemption from Liability" statute. This statute provides liability protection for persons who did not intentionally or recklessly cause the release of a hazardous substance and who conducts an environmental investigation and cleans up property by restoring the environment to the extent practicable and in accordance with rules promulgated by the Department. Upon completion of the cleanup, the person receives a "certificate of completion"

that provides an exemption from the "Hazardous Substance Spills" statute and protection from future liability for the past releases. You must apply for the program by filling out an application form and fees are charged to cover administrative costs associated with the program. If you are interested in more information about the program or would like an application package, please call Loren Brumberg at the West Central Region Office in Eau Claire at 715-839-3770.

The Department appreciates the actions you have undertaken to restore the environment. If you have any questions, please feel free to call me at (715) 421-7850.

Sincerely,

Tom Hvizdak
Hydrogeologist

c: Caig Wieman, Maxim, 555 S. 72nd Ave., Wausau, WI 54401

573834

Document No.	GROUNDWATER USE RESTRICTION

REGISTER'S OFFICE
PORTAGE COUNTY, WI
RECEIVED FOR RECORD } SS

MAY 11 2000
TIME: 1:00 P M

Senior Deputy

CYNTHIA A. WISNIEWSKI REGISTER OF DEEDS

pd 14-

Recording Area

Name and Return Address WILLIAM M. O'REILLY
GENERAL COUNSEL - SENTRY INS. A MUTUAL CO
1800 NORTH POINT DR.
STEVENS POINT, WI 54481

(PIN)

In Re: Outlot 1 on Portage County, Wisconsin, Certified Survey Map. No. 7301 recorded in Volume 26 of Survey Maps, Page 231, as Document No. 568392 described as:

Part of CSM 1115, Being part of the SE1/4SE1/4, Section 20, T24N, R8E, City of Stevens Point, Portage County, Wisconsin.

Commencing at the Bridge nail on the East quarter corner of Section 20;

Thence S00°20'40"E along the East line of Section 20, 887.30 feet;

Thence S44°41'28"W, 936.38 feet to a painted cross and the Point of Beginning of the following description;

Thence continue S44°41'28"W along the retaining wall, 61.60 feet to its intersection with the building wall;

Thence N45°20'25"W along the building wall, 105.62 feet to its intersection with a retaining wall;

Thence N44°39'35"E along the retaining wall and its prolongation, 61.60 feet to an iron rod stake;

Thence S45°20'25"E, 105.66 feet to the Point of Beginning containing 6,507 square feet or 0.149 acres and subject to restrictions, reservations, rights-of-way and easements of record.

Declaration of Restrictions

STATE OF WISCONSIN)
) SS
COUNTY OF PORTAGE)

WHEREAS, Sentry Insurance a Mutual Company is the owner of the above-described property.

WHEREAS, one or more gasoline and petroleum-based product discharges have occurred at this property. Groundwater contamination above NR 140 enforcement standards existed on this property at the following location at the provided concentration on the following date(s):

		Date Collected
Recovery Sump RS-2	Benzene 21.2 ppb	3/25/98
	Chrysene 2.0 ppb	3/25/98
	benzo(b)fluoranthene 2.7 ppb	3/25/98
	benza(c)pyrene 1.9 ppb	3/25/98

State of Wisconsin } SS
County of Portage }

This document is a full, true and correct copy of the original on file and of record in the Portage County Register of Deeds Office Date: MAY 11 2000

Cynthia A. Wisniewski

Cynthia A. Wisniewski

Petroleum-related soil concentration above NR 720 generic clean-up standard for GRO and DRO and residual PAH concentration exist at the following locations:

			Date Collected
B-6 5'-6'	GRO	410 ppm	12/97
(Re-sample)	Benzene	640 ppb	12/97
	Tolvene	8200 ppb	12/97
	Ethyl Benzene	3700 ppb	12/97
	Xylenes	57000 ppb	12/97
W-5 (-4')	DRO	1100 ppm	10/26/92

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is restricted by ch. NR 811 and ch. NR 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

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 or reconstructed 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 violations.

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

573834

By signing this document, William M. O'Reilly asserts that he or she is duly authorized to sign this document on behalf of Sentry Insurance a Mutual Company [the property owner].

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 11th day of May, 2000.

Signature: W O'Reilly

Printed Name: William M. O'Reilly

Subscribed and sworn to before me
this 11th day of May, 2000.

Mary T. Fruin

Notary Public, State of Wisconsin

My Commission: Expires 1/25/04

MARY T. FRUIN
NOTARY
PUBLIC
STATE OF WISCONSIN

This document was drafted by Maxim Technologies based on comments from the Wisconsin Department of Natural Resources.

573833

Document No. | DEED RESTRICTION

REGISTER'S OFFICE
PORTAGE COUNTY, WI
RECEIVED FOR RECORD } SS

MAY 11 2000
TIME: 1:00 PM

Stacie S Hale Senior Deputy
CYNTHIA A. WISINSKI REGISTER OF DEEDS
pd 14-

Recording Area

Name and Return Address
WILLIAM M. O'REILLY
GENERAL COUNSEL - SENTRY INS. A. MUTUAL CO
1800 NORTH POINT DR.
STEVENS POINT, WI 54481

(PIN)

In Re: Outlot 1 on Portage County, Wisconsin, Certified Survey Map. No. 7301 recorded in Volume 26 of Survey Maps, Page 231, as Document No. 568392 described as:

Part of CSM 1115, Being part of the SE1/4SE1/4, Section 20, T24N, R8E, City of Stevens Point, Portage County, Wisconsin.

Commencing at the Bridge nail on the East quarter corner of Section 20;

Thence S00°20'40"E along the East line of Section 20, 887.30 feet;

Thence S44°41'28"W, 936.38 feet to a painted cross and the Point of Beginning of the following description;

Thence continue S44°41'28"W along the retaining wall, 61.60 feet to its intersection with the building wall;

Thence N45°20'25"W along the building wall, 105.62 feet to its intersection with a retaining wall;

Thence N44°39'35"E along the retaining wall and its prolongation, 61.60 feet to an iron rod stake;

Thence S45°20'25"E, 105.66 feet to the Point of Beginning containing 6,507 square feet or 0.149 acres and subject to restrictions, reservations, rights-of-way and easements of record.

State of Wisconsin }
County of Portage } SS

This document is a full, true and correct copy of the original on file and of record in the Portage County Register of Deeds Office Date: MAY 11 2

Cynthia A. Wisinski
Cynthia A. Wisinski
Register of Deeds

DECLARATION OF RESTRICTIONS

STATE OF WISCONSIN)
) SS
COUNTY OF PORTAGE)

WHEREAS, Sentry Insurance a Mutual Company is the owner of the above-described property.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

The following activities are prohibited on the property described above where a cap or cover has been placed, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating

or grading of the land surface; (2) Filling on the capped area; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or cover. In addition, the cap or cover shall be maintained in compliance with a plan prepared and submitted to the Wisconsin Department of Natural Resources by a responsible party, as required by section NR 724.13(2), Wis. Adm. Code (1997). Pursuant to the requirements of §144.76, Stats., a cap or cover maintenance plan has been provided to the Wisconsin Department of Natural Resources effective December 1, 1999.

WHEREAS, one or more gasoline and petroleum-based product discharges have occurred at this property. Residual soil contamination has been left in place in the following sample locations at the concentrations provided. The impacted soil is located in Outlot 1 as presented in the "Plat of Survey" as described in this document.

			Dated Collected
B-6 5'-6'	GRO	410 ppm	12/97
(Re-sample)	Benzene	640 ppb	12/97
	Tolvene	8200 ppb	12/97
	Ethyl Benzene	3700 ppb	12/97
	Xylenes	57000 ppb	12/97
W-5 (-4')	DRO	1100 ppm	10/26/92

Soil contamination levels above NR 720.09 RCL's require continued maintenance of an asphalt, or other impervious surface, to cover the property in order to adequately address the residual contaminants located in the soil and groundwater of this parcel as to prevent human contact and to deter the infiltration of precipitation and surface water.

If the existing impervious surface is not maintained or is removed, the property owner shall investigate the degree and extent of petroleum contamination that remains in the soil in the area that was previously covered. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly treated or disposed of in accordance with applicable laws.

These restrictions are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. These restrictions inure to the benefit of and are 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 these covenants, to prevent any 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.

By signing this document, William M. O'Reilly asserts that he or she is duly authorized to sign this document on behalf of Sentry Insurance a Mutual Company [the property owner].

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 11th day of May, 2000.

Signature: W O'Reilly

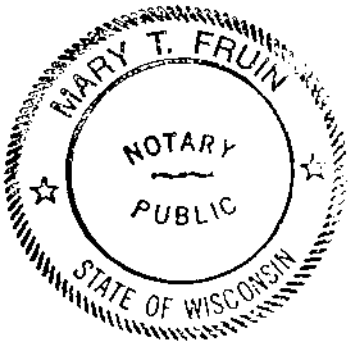
573833

Printed Name: William M. O'Reilly

Subscribed and sworn to before me
this 11th day of May, 2000.

Mary T. Fruin

Notary Public, State of Wisconsin
My Commission: Expires 1/25/04



This document was drafted by Maxim Technologies, based on comments from the Wisconsin Department of Natural Resources.

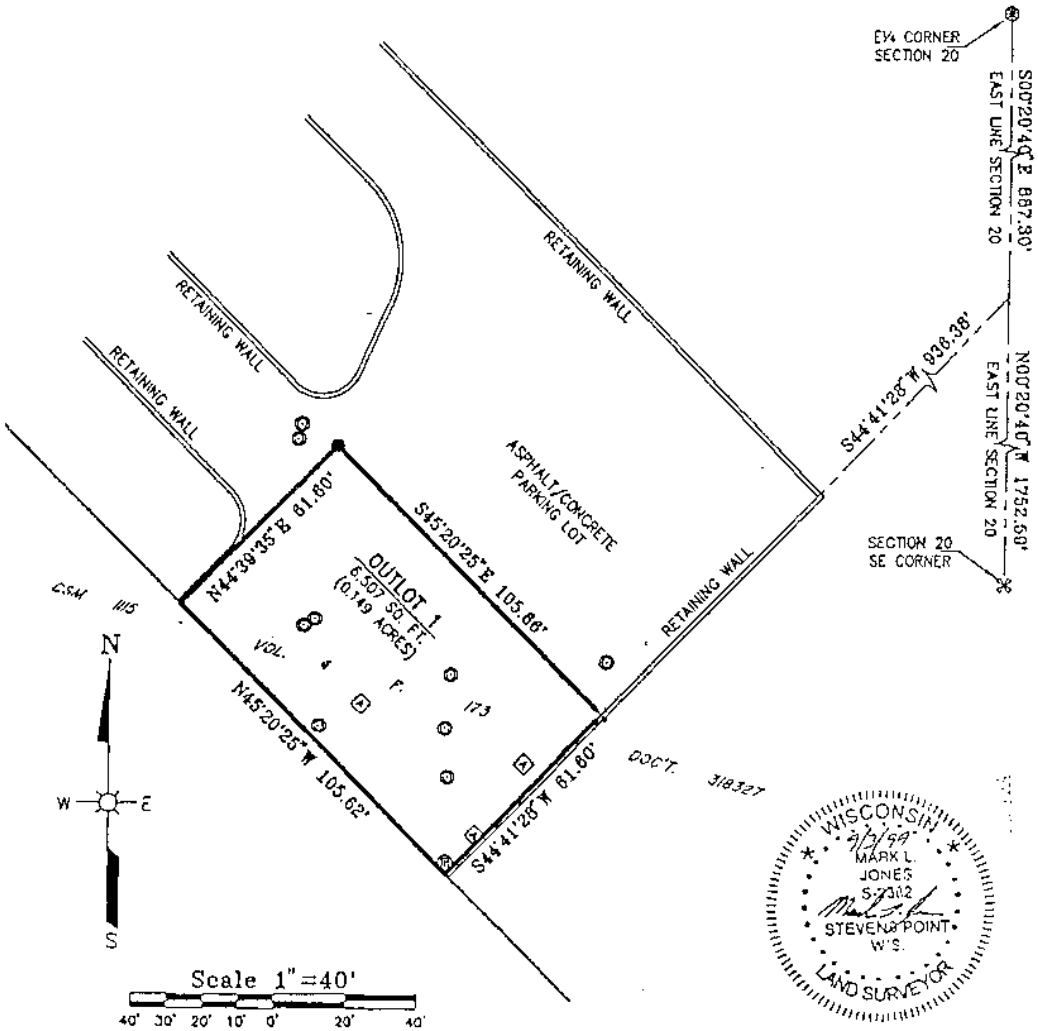
8'45
Nov. 99
Wisconsin Statutes
JOSEPH S. GLOUDOWSKI
PORTAGE COUNTY SURVEYOR

PLAT OF SURVEY

FOR

Sentry Insurance Company

Part of CSM 1115, Being part of the SE¼SE¼, Section 20, T24N, R8E, City of Stevens Point, Portage County, Wisconsin.



WISCONSIN 9/2/99 MARK L. JONES S-2382 STEVENS POINT W.S. LAND SURVEYOR

LEGEND:

- ● ¾"x24" ROUND IRON ROD SET-1.502 LB/FT.
- ⊛ BRIDGE NAIL FOUND
- ⌘ CROSS CUT FOUND
- ✕ PAINTED CROSS
- ⊙ MONITORING WELL
- Ⓜ MANHOLE
- Ⓐ SQUARE ACCESS COVER
- PREVIOUSLY RECORDED AS (300)

BASIS FOR BEARINGS:

ARE THOSE PREVIOUSLY RECORDED IN CSM 1115, IN VOLUME 4 ON PAGE 173, AS DOCUMENT 318327, OF THE PORTAGE COUNTY CERTIFIED SURVEY MAPS.

SURVEYOR:

MARK L. JONES, RLS-2382
LAMPERT-LEE & ASSOCIATES
10968 HIGHWAY 54 EAST
WISCONSIN RAPIDS, WI 54494-8718
(715)424-3131 OR (715)344-0058
FAX (715)423-8774

THIS INSTRUMENT DRAFTED BY MARK L. JONES AND DRAWN BY JIM BRASEL ON SEPTEMBER 2, 1999. DWG. #A-8381, DISK #108

Drawing No. A-8381
Project No. 99-183
Approved By:

Page 1 of Sheet 1
Sheet 1 of 1 Sheet
J.A.B.-Sept 03, 1999, 14:31:22

STATE OF WISCONSIN)
PORTAGE COUNTY)SS

I, Mark L. Jones, Registered Land Surveyor, hereby certify:

That I have surveyed and mapped the property described and represented on this plat of survey.

That I have made such survey and map by the direction of Sentry Insurance Company.

That such survey and map is a correct representation of the exterior boundaries of the land surveyed, described as:

Part of CSM 1115, Being part of the SE1/4SE1/4, Section 20, T24N, R8E, City of Stevens Point, Portage County, Wisconsin.

Commencing at the Bridge nail on the East quarter corner of Section 20;

Thence S00°20'40"E along the East line of Section 20, 887.30 feet;

Thence S44°41'28"W, 936.38 feet to a painted cross and the Point of Beginning of the following description;

Thence continue S44°41'28"W along the retaining wall, 61.60 feet to its intersection with the building wall;

Thence N45°20'25"W along the building wall, 105.62 feet to its intersection with a retaining wall;

Thence N44°39'35"E along the retaining wall and its prolongation, 61.60 feet to an iron rod stake;

Thence S45°20'25"E, 105.66 feet to the Point of Beginning containing 6,507 square feet or 0.149 acres and subject to restrictions, reservations, rights-of-way and easements of record.

That I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.

Dated this 2ND day of September, 1999.

Mark L. Jones
Registered Land Surveyor, S-2382

Pavement Maintenance Program
Sentry Insurance Corporation
Stevens Point, Wisconsin
Maxim Project #9719634

In compliance with NR 726.05(8)(a), Sentry Insurance Corporation (Sentry) has prepared this pavement maintenance plan as part of a conditional closure of the Sentry Auto Center above ground storage tank (AST) gasoline spill. Currently soil and groundwater impact exists at the site in excess of current NR 720 and NR 140.10 Standards, respectively. As part of the closure provision, the area identified as impacted is to be covered with an impervious surface to deter surface water infiltration and its integrity maintained.

A. Existing Conditions

Currently, the site is paved with 6-inches of concrete excluding the areas where concrete was saw cut to facilitate the excavating of impacted materials. The saw cut areas had been backfilled and surfaced with 2-inches of asphalt. The concrete at the site is in excess of 20 years old. Any existing cracks or expansion joints have been caulked. Sentry has a maintenance staff, which is employed with the building and grounds upkeep and will be used to inspect, repair, and maintain the pavement in the plaza area.

B. Scheduled Maintenance

The area currently is routinely inspected (monthly minimum) to ensure the integrity of the pavement is maintained. The area is heavily trafficked by delivery vehicles and vendors. An auto repair facility is also located in the immediate area. Consequently, the pavement had been well maintained and routinely inspected prior to the spill occurring.

A catch basin is located approximately 40-feet from the release area (former dispenser/ pump island). Surface runoff is conveyed from the Auto Center via the catch basin, thereby eliminating standing surface water.

C. Future Maintenance

It is anticipated that the plaza area is to be repaved with an asphalt layer at some point in 2000, in conjunction with other scheduled renovation. If the plaza is repaved, the inspection of the area will continue. It is anticipated the pavement will be maintained (swept, seal coated and cracks repaired) to the same extent as the existing concrete pavement.

D. Site Contact

The site is located as follows:

Sentry Insurance Corporation
1800 North Point Drive
Stevens Point, WI 54481

Site Contact: Facilities Director

AFFIDAVIT OF PUBLICATION — STEVENS POINT JOURNAL

The State of Wisconsin
Portage County } ss.

1000 Legals

Publish May 15, 2000

PUBLIC NOTICE PURSUANT TO WIS. ADMIN. CODE NR 714.07

Sentry Insurance, a Mutual Company, 1800 North Point Drive, Stevens Point, Wisconsin 54481, hereby gives notice pursuant to Wis. Admin. Code NR 714.07 of remedial action taken pursuant to certain soil and groundwater contamination of a site adjacent to the Sentry Auto Service Center, said site being described as follows:

In Re: Portage County, Wisconsin, Certified Survey Map 7301 recorded in Volume 26 of Survey Maps, Page 231, as Document No. 568392 described as:

Part of CSM 1115, Being part of the SE 1/4 SE 1/4, Section 20, T24N, R8E, City of Stevens Point, Portage County, Wisconsin.

Commencing at the Bridge mail on the East quarter corner of Section 20;

Thence S44 degrees 41'28"E along the East line of Section 20, 887.30 feet;

Thence S44 degrees 41'28"W, 936.38 feet to a painted cross and the Point of Beginning of the following description;

Thence continue S44 degrees 41'28"W along the retaining wall, 61.60 feet to its intersection with the building wall;

Thence N44 degrees 39'35"E along the retaining wall and its prolongation, 61.60 feet to an iron rod stake;

Thence S45 degrees 20'25"E, 105.66 feet to the Point of Beginning containing 6,507 square feet or 0.149 acres and subject to restrictions, reservations, rights-of-way and easements of record.

Pursuant to a plan filed with the Department of Natural Resources, remediation of said site is by natural attenuation/bio-remediation with active remediation at this time deemed impractical. Additionally, the area of impact is to remain paved with concrete/asphalt to eliminate potential human contact with residual contaminants. In conjunction with the approved remedial action, certain deed restrictions have been placed on said property as filed with the Register of Deeds, Portage County, Wisconsin.

The remedial action option plan may be reviewed by contacting Sentry Insurance a Mutual Company as follows:

Contact Person:

David Dekker
Facilities Manager
Sentry Insurance
a Mutual Company
1800 North Point Drive
Stevens Point, WI 54481
Telephone: (715) 346-6477

2
5369
100
7469

Barbara J. Soik being duly sworn, says

ie is principal clerk of THE STEVENS POINT JOURNAL, a daily news-

printed and published in Portage County, and that a notice — a printed

of which, taken from said paper, is hereto marginally attached — has been

ed and published in said paper one successive weeks,

st once in each week, commencing on the day of May 15 A.D.

000 and ending on the 15th day of May A. D.

200

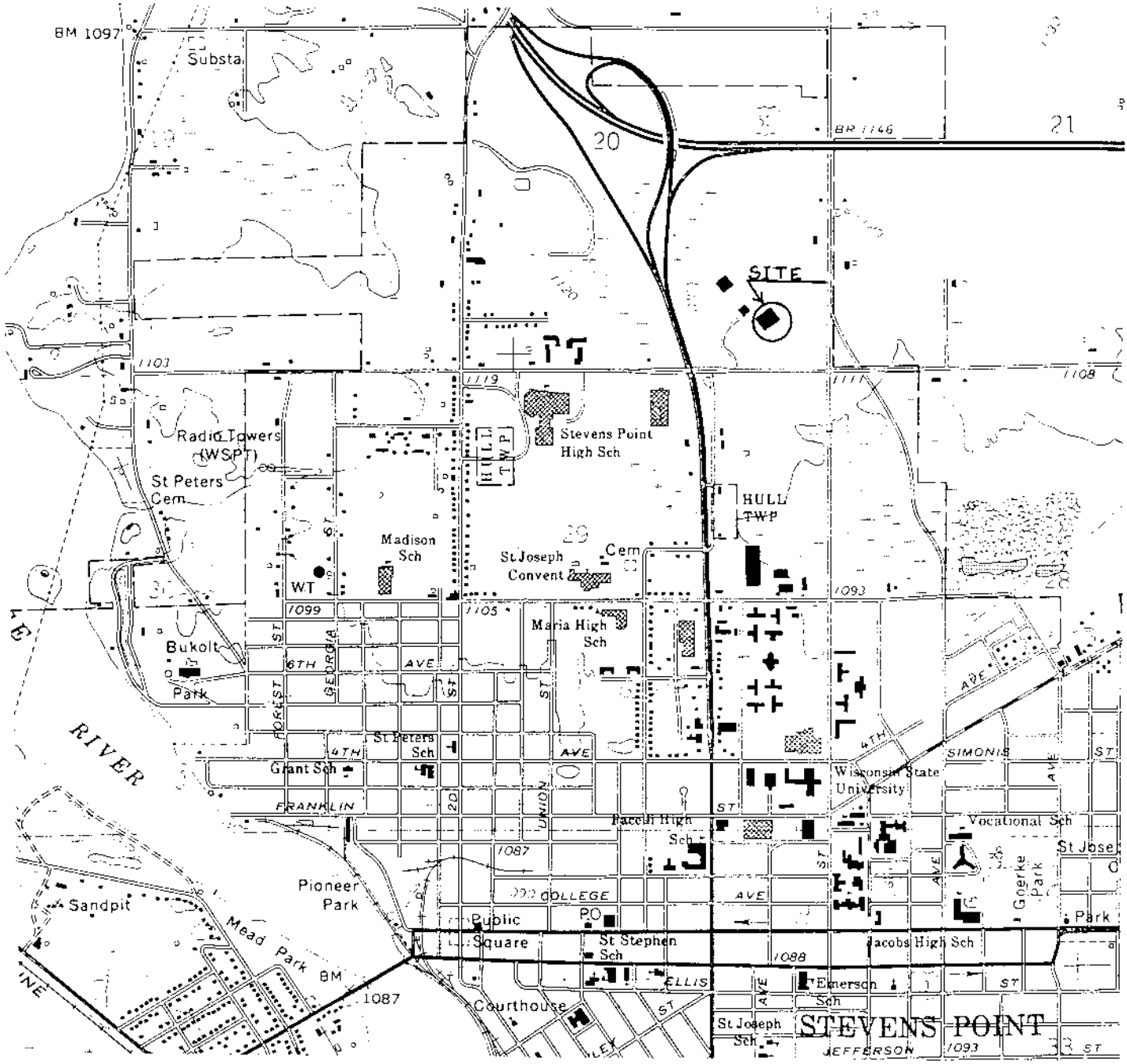
Barbara J. Soik

Subscribed and sworn to before me this 16 day of May

A. D. 19 2000.

Jennifer J. Johnson

Com. Exp.
Jan. 25, 2004.



SCALE 1:24 000

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

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CONTOUR INTERVAL 10 FEET

MAXIM TECHNOLOGIES, INC.

SITE VICINITY MAP
SENTRY INSURANCE AUTO CENTER
1800 NORTH POINT DR.
STEVENS POINT, WI.

DATE: 10/16/96	FIGURE : 1
PROJECT # 3409500519	
DRAWN BY: U.S.G.S.	
REVIEWED BY:	
SCALE : SEE ABOVE	

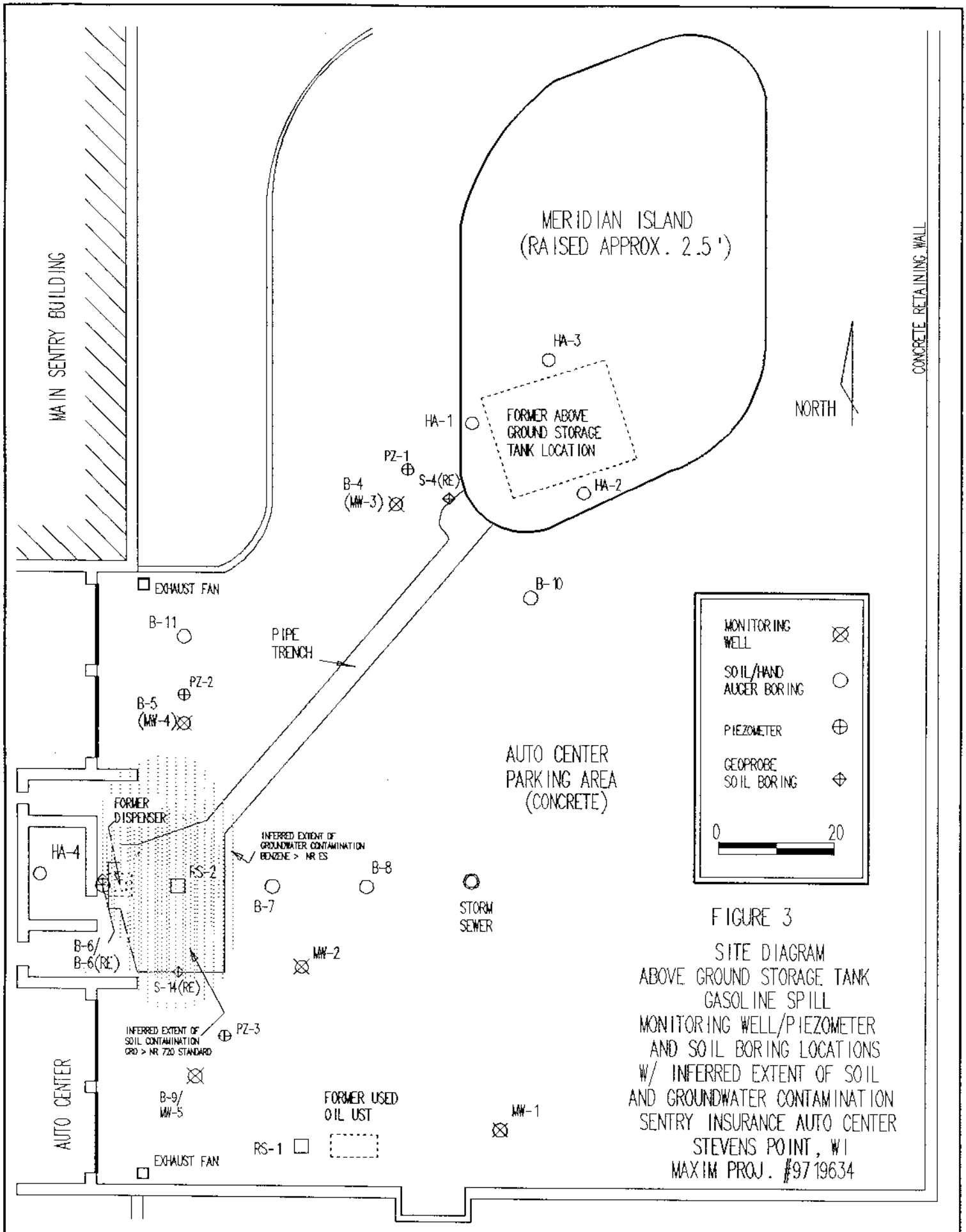


FIGURE 3

SITE DIAGRAM
ABOVE GROUND STORAGE TANK
GASOLINE SPILL
MONITORING WELL/PIEZOMETER
AND SOIL BORING LOCATIONS
W/ INFERRED EXTENT OF SOIL
AND GROUNDWATER CONTAMINATION
SENTRY INSURANCE AUTO CENTER
STEVENS POINT, WI
MAXIM PROJ. #9719634

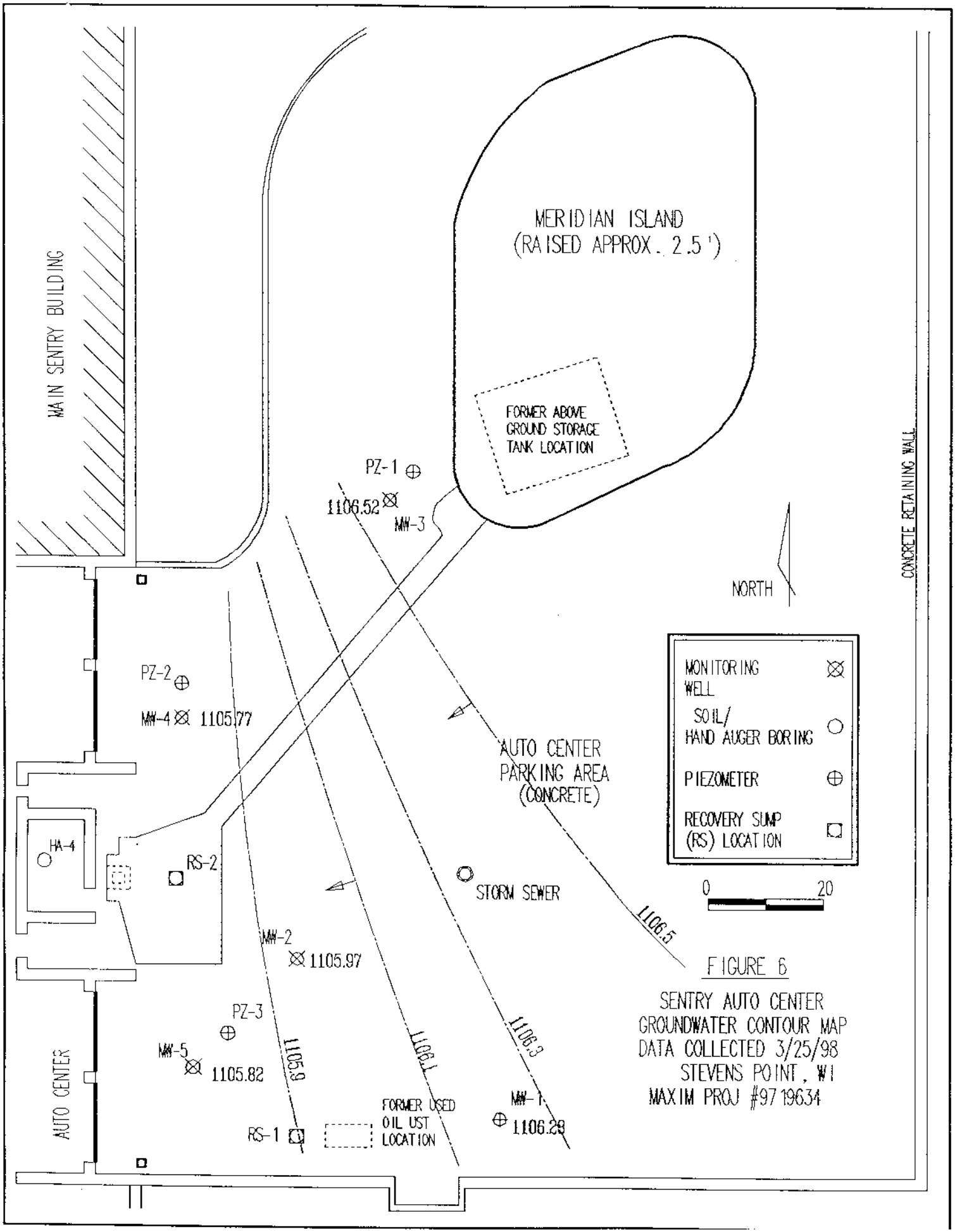


FIGURE 6

SENTRY AUTO CENTER
GROUNDWATER CONTOUR MAP
DATA COLLECTED 3/25/98
STEVENS POINT, WI
MAXIM PROJ #97 19634

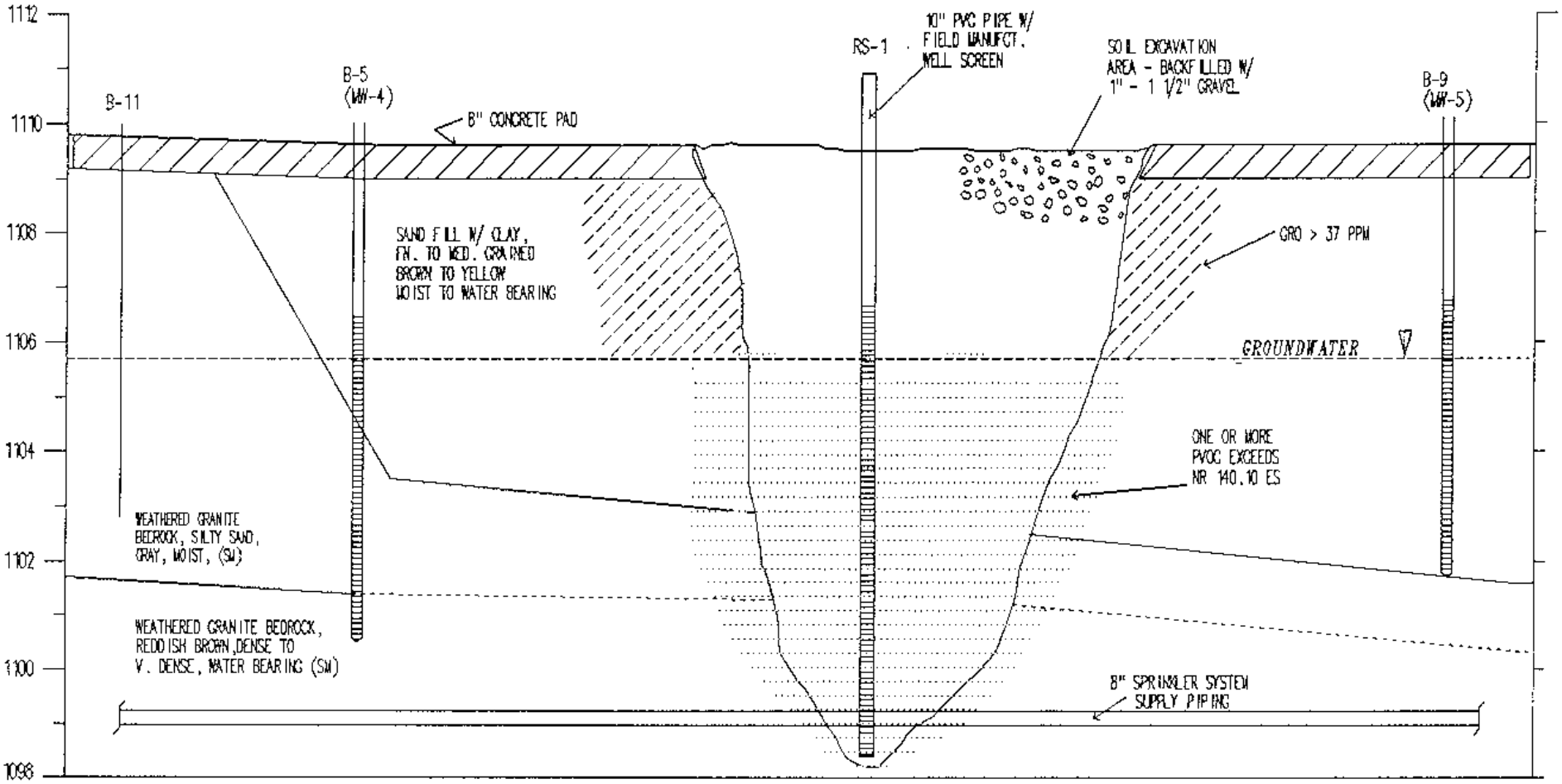


FIGURE 4

GEOLOGIC CROSS SECTION DIAGRAM
WITH INFERRED EXTENT OF
SOIL AND GROUNDWATER CONTAMINATION
SENTRY INSURANCE AUTO CENTER
ABOVE GROUND STORAGE TANK
GASOLINE SPILL
MAXIM PROJ. #97 19634

B

BB

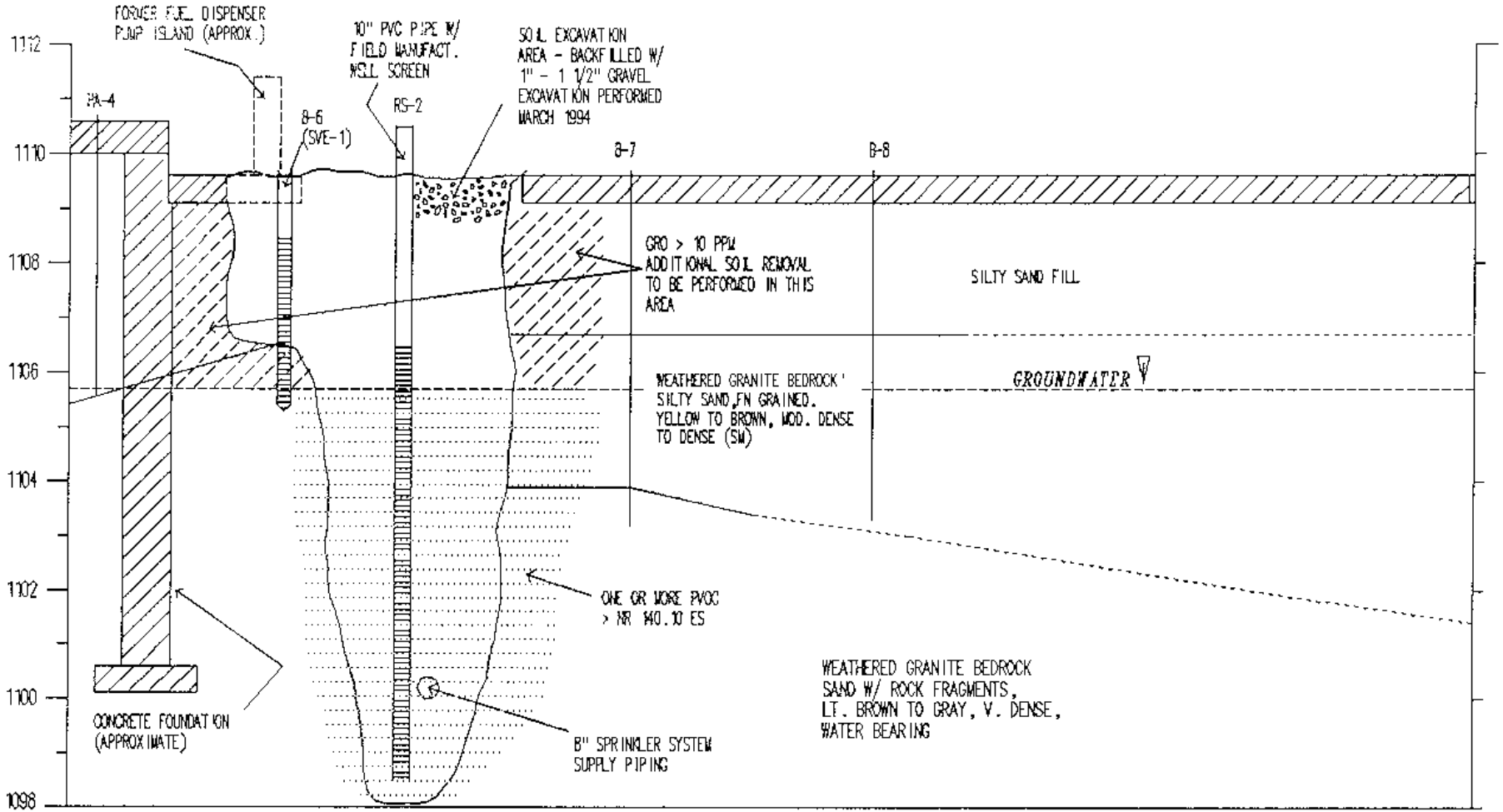
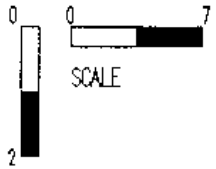


FIGURE 5

GEOLOGIC CROSS SECTION DIAGRAM
WITH INFERRED EXTENT OF
SOIL AND GROUNDWATER CONTAMINATION
SENTRY INSURANCE AUTO CENTER
ABOVE GROUND STORAGE TANK
GASOLINE SPILL
MAXIM PROJ. #9719634



Check Lab Rpts For PVOCs

MAXIM
TECHNOLOGIES, INC.

TABLE 2A
CHEMICAL ANALYSIS OF SOIL
REMEDIAL SOIL REMOVAL/SUPPLY PIPE TRENCH
SENTRY INSURANCE AUTO CENTER AST - STEVENS POINT, WISCONSIN
MAXIM PROJECT #9719634

[illegible]	Sample ID	Location/Depth	GRO (ppm)	Benzene (ppb)	Toluene (ppb)	Ethylbenzene (ppb)	Xylenes (ppb)	1,2,3-Trimethylbenzene	1,2,4-Trimethylbenzene	MTBE
4	S-1	E. Wall, 4'S of Island, -3'	<10	<50	<50	<50	<50	<50	<50	<50
4	S-2	Center, 4'S of Island, -3'	<10	<50	<50	<50	<50	<50	<50	<50
4	S-3	N. Wall, 0.5'S of Island, -4'	27	710	1100	440	2300	370	1700	480
4	S-4	W. Wall, 5'S of Island, -4'	110	580	2300	1400	8100	3500	13,000	1700
4	S-5	S. Wall, 10'S of Island, -4'	<10	<50	<50	<50	<50	<50	190	<50
4	S-6A	Not Analyzed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4	S-6B	Trench Center, 20'S of Island, -3'	<10	<50	<50	<50	<50	<50	<50	<50
4	S-6C	Trench, E. Wall, 20'S of Island, -2 ½'	<10	<50	<50	<50	<50	<50	<50	<50
4	S-7A	Trench, W. Wall, 34'S of Island, -2 ½'	<10	<50	<50	<50	<50	<50	<50	<50
4	S-7B	Trench, Center, 34'S of Island, -2 ½'	<10	<50	<50	<50	<50	<50	<50	<50
4	S-7C	Trench, E. Wall, 34'S of Island, -2 ½'	<10	<50	<50	<50	<50	<50	<50	<50
4	S-8A	Trench, W. Wall, 48'S of Island – 2 ½'	<10	<50	<50	<50	<50	<50	<50	<50
4	S-8B	Trench, Center, 48'S of Island – 3'	<10	<50	<50	<50	<50	<50	<50	<50
4	S-8C	Trench, E. Wall, 48'S of Island, -2 ½'	<10	<50	<50	<50	<50	<50	<50	<50
4	S-9A	Trench, W. Wall, 64'S of Island – 2 ½'	<10	<50	<50	<50	<50	<50	<50	<50
4	S-9B	Trench, Center, 64'S of Island, -2 ½'	<10	690	390	<50	170	<50	60	110
4	S-9C	Trench, E. Wall, 64'S of Island, -2 ½'	12	<50	400	120	980	250	1200	370
4	S-10	Under Pump Sump, -4'	16,000	24,000	2,400,000	400,000	1,900,000	240,000	92,000	2,300,000
4	S-11	E. Wall, 18'E of Former Pump, -7'	<10	110	330	<50	330	<50	310	440
4	S-12	W. Wall, 13'S of Former Pump Island, -7'	<10	160	1000	93	~~970~~ 870	<50	360	<50
4	S-13	N. Wall, under water main, -5'	37	190	3600	960	3100	~~2800~~ 780	3200	610
4	S-14	S. Wall, Center, -7'	150	600	12,000	4200	21,000	3300	13,000	6200
Stamdard			100	5.5	1500	2900	4100			

340,000

/28/94 = Gasoline Range Organics
: parts-per-million
0 RCL = Recommended Cleanup Level
PQL = Practical Quantitation Limit
BQL = Below Practical Quantitation Limit
N/A = Not Analyzed

TABLE 2B
CHEMICAL ANALYSIS OF SOIL
HAND AUGER AND SOIL BORINGS SAMPLES
SENTRY INSURANCE AUTO CENTER AST
STEVENS POINT, WISCONSIN
MAXIM PROJECT #9719634

Sample ID	Date	Sample Depth (ft-bls)	GRO (ppm)	Benzene	Toluene	Ethylbenzene	Xylenes	1,2,4-Trimethylbenzene	1,2,5-Trimethylbenzene	MTBE
B-4 (MW-3)	6/22/94	3-5	<2.5	ND	ND	ND	ND	—	—	<4.1
B-4 (MW-3)	6/22/94	5-7	3.3	ND	ND	ND	ND	—	—	<4.8
B-5 (MW-4)	6/22/94	3-5	<2.5	ND	ND	ND	ND	—	—	<3.6
B-5 (MW-4)	6/22/94	5-7	<2.5	ND	ND	ND	ND	—	—	<4.5
B-6	6/22/94	3-4.4	7620	5750	23,800	84,400	59,600	305,000	80,200	<30,000
B-7	6/22/94	3-5	8.5	ND	1.3	ND	ND	3.2	ND	<3.8
B-7	6/22/94	5-6.4	<2.5	ND	ND	ND	ND	—	—	<4.4
B-8	6/22/94	3-5	<2.5	ND	ND	ND	ND	—	—	<4.8
B-8	6/22/94	5-7	<2.5	ND	ND	ND	ND	—	—	<4.8
B-9 (MW-5)	6/23/94	3-5	<2.5	ND	ND	ND	ND	—	—	<4.7
B-10	6/23/94	3-5	<2.5	ND	ND	ND	ND	—	—	<4.9
B-11	6/23/94	3-5	<2.5	ND	ND	ND	ND	—	—	<5.0
HA-1	6/28/94	3 ½	<2.8	ND	ND	ND	ND	—	—	<4.4
HA-2	6/28/94	3-4	<2.5	ND	ND	ND	ND	ND	23	<4.6
HA-3	6/28/94	3-4	<2.5	ND	ND	ND	ND	—	—	<4.2
HA-4	6/28/94	4-5	<2.5	ND	ND	ND	ND	—	—	<4.8
PZ-1	6/28/94	3-5	<0.9	<25	<25	<25	29	ND	ND	—
PZ-2	6/28/94	3-5	<0.9	67	53	41	170	86	58	—
PZ-3	6/28/94	3-5	<1.2	<25	<25	<25	<26	ND	ND	—
NR 720 STANDARD			100	5.5	1500	2900	4100	---	---	---

;ures in parts-per-billion unless otherwise noted
No current WDNR standard established
= WDNR NR 140.10 Groundwater Quality Preventive Action Limit
2 is a summarization of historical analytical data

ND = Not detected above MDL
ES = WDNR NR 140.10 Groundwater Quality Enforcement Standard
--- = Not Analyzed

MAXIM
TECHNOLOGIES, INC.

TABLE 4A
CHEMICAL ANALYSIS OF SOIL
ORIGINAL SOIL SAMPLES VS GEOPROBE SOIL BORING RESAMPLES
SENTRY INSURANCE - AUTO CENTER AST
STEVENS POINT, WISCONSIN
MAXIM PROJECT #9719634

Sample ID	Date	Sample depth	GRO (ppm)	Benzene	Toluene	Ethylbenzene	Xylenes
B-6	6/94	3-4.5	7620	5560	66,880	6680	1890
B-6 (RE)	12/97	5-6	410	640	8200	3700	57,000
S-4	3/94	4-5	110	---	---	---	---
S-4 (RE)	12/97	6.5-7.5	55	<6.0	<5.4	<6.3	<25
S-14	3/94	6-7	150	---	---	---	---
S-14 (RE)	12/97	6-7	1.8	<6.0	<5.4	<6.3	46
NR 720 Generic Soil Standard			100	5.5	1500	2900	4100

All figures in parts-per-billion unless otherwise noted
Soil sample locations are indicated on Figures 2 and 3.
ppm = parts-per-million
Analytical reports are included in Appendix B
--- = Not Analyzed

MAXIM
TECHNOLOGIES, INC.

TABLE 4B
CHEMICAL ANALYSIS OF SOIL
ORIGINAL SOIL SAMPLES VS GEOPROBE SOIL BORING RESAMPLES
SENTRY INSURANCE - AUTO CENTER AST
STEVENS POINT, WISCONSIN
MAXIM PROJECT #9719634

Sample ID	Date	Sample Depth	GRO (ppm)	SPLP Benzene	SPLP Toluene	SPLP Ethylbenzene	SPLP Xylenes
B-6 (RE)	12/97	3-4.5	---	<35	92	110	3700
NR 140.10 Groundwater PAL			---	0.5	68.6	140	124
NR 720 Generic Soil Standard			---	5.0	243	700	620

All figures in parts-per-billion unless otherwise noted
Soil sample locations are indicated on Figures 2 and 3.
ppm = parts-per-million
Analytical reports are included in Appendix B
--- = Not Analyzed

MAXIM
TECHNOLOGIES, INC.

TABLE 5
GROUNDWATER ELEVATION DATA
ABOVE GROUND STORAGE TANK SPILL
SENTRY INSURANCE AUTO CENTER
STEVENS POINT, WISCONSIN
MAXIM PROJECT #9719634

	LOCATION									
DATE	MW-1	MW-2	MW-3	MW-4	MW-5	RS-1	RS-2	PZ-1	PZ-2	PZ-3
6/28/94	1106.06	1105.62	1106.47	1105.29	1105.47	—	—	—	—	—
7/19/94	1106.46	1105.97	1106.87	1105.67	1105.91	—	—	—	—	—
9/8/94	1106.16	1105.78	1106.22	1105.58	1105.80	—	—	—	—	—
1/20/95	1105.91	1105.56	1105.98	1105.30	1105.50	—	—	—	—	—
5/17/95	1106.29	1105.94	1105.56	1105.62	1105.89	—	—	—	—	—
5/20/96	1106.48	1106.15	1106.90	1105.67	1106.20	—	—	1106.70	1105.88	1106.67
8/13/97	1106.03	1105.91	1106.22	1105.82	1105.81	—	—	1106.30	1105.51	1106.34
3/25/98	1106-28	1105.97	1106.52	1105.77	1105.82	—	—	1106.50	—	—
REFERENCE ELEVATION - TOP OF PVC RISER										
	1109.51	1109.19	1109.63	1109.24	1109.31	1109.52	—	1110.01	1109.28	1109.37

A groundwater contour map constructed from the data collected on March 25, 1998 is included in Figure 7.
--- Not recorded.

MAXIM
ECHNOLOGIES, INC.

TABLE 3
CHEMICAL ANALYSIS OF GORUNDWATER
ABOVE GROUND STORAGE TANK SPILL
SENTRY INSURANCE - AUTO CENTER
STEVENS POINT, WISCONSIN
MAXIM PROJECT #9719634

Parameter	Location MW-1										PAL	ES
	6/22/93	9/14/93*	1/24/94	4/27/94	6/28/94	1/20/95	5/17/95	3/13/96	8/13/97	1/25/98		
Benzene	<0.5	<0.3	ND	ND	ND	<0.5	<0.9	<0.9	<0.36	<0.5	0.5	5
Toluene	<0.5	<0.5	ND	ND	ND	<0.6	<1.5	<1.5	<0.25	<1.0	68.6	343
Ethylbenzene	<0.5	<0.5	ND	ND	ND	<0.6	<1.2	<1.3	<0.26	<0.10	140	700
Xylenes	0.84	<1.0	ND	ND	ND	<1.7	<4.5	<1.4	<0.26	<1.0	124	620
1,3,5-Trimethylbenzene	<0.5	<0.5	ND	ND	ND	<0.9	<2.3	<2.3	<0.20	<1.0	96	480
1,2,4-Trimethylbenzene	<1.0	<0.5	ND	ND	ND	<1.7	<2.3	<2.3	<0.30	<1.0	96	480
MTBE	<1.0	<1.10	ND	ND	ND	<2.7	<0.9	<0.9	<0.24	<1.0	12	60
GRO	—	—	ND	ND	ND	<50	<28	<18	—	<50	NS	NS
DRO	<0.1	<0.1	—	—	—	—	—	—	—	—	—	
Naphthalene	<0.10	<1.5	— ND	—	—	—	—	—	<0.036	<0.05	8	40
Benzo(a)pyrene	<0.10	<0.10	— ND	—	—	—	—	—	<0.18	0.062	0.02	0.2
Acenapthene	0.34	<0.10	— ND	—	—	—	—	—	— ND	— ND	—	
Flouranthene	<0.10	<0.10	— ND	—	—	—	—	—	— ND	— 0.004	80	400
								Benzo (b) Fluoranthe		0.049	0.02	0.2
								Chrysene		0.052	0.02	0.2

l figures in parts-per-billion unless otherwise noted
) = Not detected above MDL
; = No current WDNR standard established
; = WDNR NR 140.10 Groundwater Quality Enforcement Standard
AL = WDNR NR 140.10 Groundwater Quality Preventive Action Limit
= Not Analyzed
ble 3 is a summarization of historical analytical data.
AH not listed on this table below standard MDL
'OC 8021 analysis performed - all detections above MDL included on this table.

2.0 Methyl-2-Naphthalene
0.45 Fluorene
0.35 Acenaphthylene

TABLE 3 (CONTINUED)
CHEMICAL ANALYSIS OF GROUNDWATER
ABOVE GROUND STORAGE TANK SPILL
SENTRY INSURANCE - AUTO CENTER
STEVENS POINT, WISCONSIN
MAXIM PROJECT #9719634

1/12/94

Parameter	Location MW-2										PAL	ES
	6/22/93	9/14/93	12/1/94	5/13/94	6/28/94	12/1/95	4/17/95	5/20/96	9/18/97	3/25/98		
Benzene	<0.50	<0.3	ND	0.9	ND	3.8	<0.9	<0.9	<0.11	<0.5	0.5	5
Toluene	<0.50	3.0	0.93	ND	ND	0.8	<1.5	<1.5	<0.11	<1.0	68.6	343
Ethylbenzene	<0.50	<0.5	ND	ND	ND	ND	<1.3	<1.3	<0.12	<1.0	140	700
Xylenes	<1.0	<1.0	ND	ND	ND	ND	<4.5	<1.4	<0.12	<1.0	124	620
1,3,5-Trimethylbenzene	<0.50	<0.5	ND	ND	ND	ND	<2.3	<2.3	<0.12	<1.0	96	480
1,2,4-Trimethylbenzene	<1.0	<0.5	ND	ND	ND	ND	<2.3	<2.3	<0.12	<1.0	96	480
MTBE	<0.50	<0.5	ND	ND	ND	ND	<0.9	<0.9	<0.24	<1.0	12	60
GRO	—	—	—	ND	ND	<50	<28	<18	—	<50.0	NS	NS
DRO	<0.1	<0.1	—	—	—	—	—	—	—	—	—	
Naphthalene	<0.10	<0.10	—	—	—	—	—	—	0.17	<0.05	8	40
Benzo(a)pyrene	<0.10	<0.10	—	—	—	—	—	—	X0.18	0.071	0.02	0.2
Flouranthene	0.37	<0.20	—	—	—	—	—	—	—	—	80	400

ures in parts-per-billion unless otherwise noted
No current WDNR standard established
= WDNR NR 140.10 Groundwater Quality Preventive Action Limit
ND = Not detected above Method Detection Limit
ES = WDNR NR 140.10 Groundwater Quality Enforcement Standard
--- = Not Analyzed
3 is a summarization of historical analytical data. The analytical report for the March 25, 1998 sampling event is included in Appendix A.
ompounds not listed on this table are below standard MDL.
8021 analysis performed - all detections above MDL included on this table

TABLE 3 (CONTINUED)
CHEMICAL ANALYSIS OF GROUNDWATER
ABOVE GROUND STORAGE TANK SPILL
SENTRY INSURANCE - AUTO CENTER
STEVENS POINT, WISCONSIN
MAXIM PROJECT #9719634 MW-3

Parameter	Location MW-3						PAL	ES
	6/28/94	1/20/95	5/17/95	8/20/96	8/13/97	3/25/98		
Benzene	0.9	ND	<0.9	<0.9	<0.36	<0.5	0.5	5
Toluene	ND	ND	<1.5	<1.3	<0.25	<1.0	68.6	343
Ethylbenzene	ND	ND	<1.3	<1.4	<0.26	<1.0	140	700
Xylenes	ND	ND	<4.5	<2.3	<0.26	<1.0	124	620
1,3,5-Trimethylbenzene	ND	ND	<2.3	<2.3	<0.20	<1.0	96	480
1,2,4-Trimethylbenzene	ND	ND	<2.3	<2.3	<0.30	<1.0	96	480
MTBE	ND	ND	<0.9	<0.9	<0.24	<1.0	12	60
GRO	ND	<50	<28	<18	—	—	NS	NS

ures in parts-per-billion unless otherwise noted
No current WDNR standard established
: WDNR NR 140.10 Groundwater Quality Preventive Action Limit
ND = Not detected above Method Detection Limit
ES = WDNR NR 140.10 Groundwater Quality Enforcement Standard
--- = Not Analyzed
) is a summarization of historical analytical data. The analytical report for the March 25, 1998 sampling event is included in Appendix A.

TABLE 3 (CONTINUED)
CHEMICAL ANALYSIS OF GROUNDWATER
ABOVE GROUND STORAGE TANK SPILL
SENTRY INSURANCE - AUTO CENTER
STEVENS POINT, WISCONSIN
MAXIM PROJECT #9719634

Parameter	Location MW-4						PAL	ES
	6/28/94	1/20/95	4/17/95	3/13/96	3/10/97	3/24/98		
Benzene	3050	293	197	45	<0.36	4.48	0.5	5
Toluene	14,600	47	7.3	49	<0.25	4.74	68.6	343
Ethylbenzene	1330	17	27	1.7	<0.26	<1.0	140	700
Xylenes	8250	60	47	108	<0.26	3.96	124	620
1,3,5-Trimethylbenzene	490	33	39	18	<0.20	<1.0	96	480
1,2,4-Trimethylbenzene	2100	48	39	56	<0.30	<1.0	96	480
MTBE	<675	ND	<0.9	40	<0.24	<1.0	12	60
GRO	42,000	2020	2150	2390	—	—	NS	NS

gures in parts-per-billion unless otherwise noted
No current WDNR standard established
= WDNR NR 140.10 Groundwater Quality Preventive Action Limit
ND = Not detected above Method Detection Limit
ES = WDNR NR 140.10 Groundwater Quality Enforcement Standard
--- = Not Analyzed
3 is a summarization of historical analytical data. The analytical report for the March 25, 1998 sampling event is included in Appendix A.

MAXIM TECHNOLOGIES, INC.

TABLE 3 (CONTINUED)
CHEMICAL ANALYSIS OF GROUNDWATER
ABOVE GROUND STORAGE TANK SPILL
SENTRY INSURANCE - AUTO CENTER
STEVENS POINT, WISCONSIN
MAXIM PROJECT #9719634

Parameter	LOCATION MW-5						PAL	ES
	6/28/94	1/20/95	5/17/95	3/13/96	8/13/97	3/25/98		
Benzene	ND	ND	<0.9	<0.9	<0.36	<0.5	0.5	5
Toluene	ND	ND	1.5	<1.5	>0.25	<1.0	68.6	343
Ethylbenzene	ND	ND	<1.3	<1.3	<0.26	<1.0	140	700
Xylenes	ND	ND	<4.5	<1.4	<0.26	<1.0	124	620
1,3,5-Trimethylbenzene	ND	ND	<2.3	<2.3	<0.20	<1.0	NS	NS
1,2,4-Trimethylbenzene	ND	ND	<2.3	<2.3	<0.30	<1.0	NS	NS
MTBE	ND	ND	<0.9	<0.9	<0.24	<1.0	12	60
GRO	ND	<50	<28	<18	---	<50	NS	NS
Naphthalene	---	---	---	---	<0.036	<0.05	8	40
Benzo (a) Pyrene	---	---	---	---	<0.18	<0.0543	0.02	0.2

All figures in parts-per-billion unless otherwise noted
ND = Not detected above Method Detection Limit
NS = No current WDNR standard established
ES = WDNR NR 140.10 Groundwater Quality Enforcement Standard
PAL = WDNR NR 140.10 Groundwater Quality Preventive Action Limit
--- = Not Analyzed
Table 2 is a summarization of historical analytical data. The analytical report for the March 25, 1998 sampling event is included in Appendix A.

XIM
VOLOGIES, INC.

TABLE 3 (CONTINUED)
CHEMICAL ANALYSIS OF GROUNDWATER
ABOVE GROUND STORAGE TANK SPILL
SENTRY INSURANCE - AUTO CENTER
STEVENS POINT, WISCONSIN
MAXIM PROJECT #9719634

	Location										
	PZ-1			PZ-2			PZ-3			PAL	ES
	3/13/96	8/13/97	3/25/98	3/13/96	8/13/97	3/25/98	3/13/96	8/13/97	3/25/98		
B	<0.9	<0.36	<0.5	<0.9	<0.36	<0.5	<0.9	<0.36	<0.5	0.5	5
T	<1.5	<0.25	<1.0	<1.5	<0.25	<1.0	2.5	<0.25	<1.0	68.6	343
E	<1.3	<0.26	<1.0	<1.3	<0.26	<1.0	<1.3	<0.26	<1.0	140	700
X	<1.4	<0.26	<1.0	<1.3	<0.26	<1.0	8.7	<0.26	<1.0	124	620
imethylbenzene	<2.3	<0.20	<1.0	<2.3	0.36	<1.0	<2.3	<0.20	<1.0	96	480
imethylbenzene	<2.3	<0.30	<1.0	<2.3	<0.30	<1.0	9.8	<0.30	<1.0	96	480
	<0.9	<0.24	<1.0	<0.9	<0.24	<1.0	1.8	<0.24	<1.0	12	60
GRO	<18	—	<50	<18	—	<50	40	—	<50	NS	NS

es in parts-per-billion unless otherwise noted
Not detected above MDL
o current WDNR standard established
DNR NR 140.10 Groundwater Quality Enforcement Standard
WDNR NR 140.10 Groundwater Quality Preventive Action Limit
ot Analyzed
is a summarization of historical analytical data.

MAXIM
TECHNOLOGIES, INC.

TABLE 3 (CONTINUED)
CHEMICAL ANALYSIS OF GROUNDWATER
ABOVE GROUND STORAGE TANK SPILL
SENTRY INSURANCE - AUTO CENTER
STEVENS POINT, WISCONSIN
MAXIM PROJECT #9719634

	Location RS-1											PAL	ES
	10/26/92	6/22/93	9/14/93	1/12/94	3/30/94	4/27/94	6/28/94	1/20/95	5/17/95	8/13/97	3/25/98		
e	<10	<1.0	<1.0	ND	61	ND	ND	—	—	<0.36	<0.5	0.5	5
e	44	<1.0	<1.0	ND	190	1.2	ND	—	—	<0.25	<1.0	68.6	343
nzene	14	<0.5	<1.0	0.59	30	ND	ND	—	—	<0.26	<1.0	140	700
s	195	17.2	<1.0	2.8	180	7.3	ND	—	—	<0.26	<1.0	124	620
rimethylbenzene	60	16	<1.0	2.6	18	2.9	ND	—	—	<0.20	<1.0	96	480
rimethylbenzene	120	28	<1.0	6.9	72	6.5	ND	—	—	<0.30	<1.0	96	480
	<10	<2.0	<1.0	1,4	74	5.9	ND	—	—	<0.24	<1.0	12	60
	—	38	43	—	—	—	ND	—	—	—	<50	NS	NS
	—	—	—	2	1000	<5.0	—	—	—	—	—	—	
alene	516	0.17	0.51	0.47	—	—	—	—	—	<0.036	<0.05	8	40
a)pyrene	59	<0.10	<0.10	0.27	—	—	—	—	—	<0.18	<0.06	0.02	0.2
ead	<1.0	—	—	—	—	—	—	—	—	—	—	1.5	15
loroethane	13	—	1.2	—	—	—	—	—	—	—	—	0.5	5.0
richloroethane	20	—	<0.5	—	—	—	—	—	—	—	—	40	200

ylbenzene 62
ylbenzene 11

ures in parts-per-billion unless otherwise noted
No current WDNR standard established
WDNR NR 140.10 Groundwater Quality Preventive Action Limit is a summarization of historical analytical data.

ND = Not detected above Method Detection Limit
ES = WDNR NR 140.10 Groundwater Quality Enforcement Standard
--- = Not Analyzed

0.6 Benzo (a) Anthracene
2.3 Benzo (b) Fluoranthene
3.4 M-1 - Naphthalene
2.6 M-2 - Naphthalene

~~Were PAHs Done~~

Full PAH Scan
All Other Compounds
Non-Detect

MAXIM
TECHNOLOGIES, INC.

2-9

TABLE 3
CHEMICAL ANALYSIS OF GROUNDWATER
WASTE OIL UST EXCAVATION/RECOVERY SUMP (RS-1)
POLYNUCLEAR AROMATIC HYDROCARBONS
SENTRY INSURANCE - AUTO CENTER
STEVENS POINT, WISCONSIN
MAXIM PROECT #9719634

10/26/92 | ~~6/22/93~~ | 9/14/93

PAH (PPB)

	10/26/92	6/22/93	9/14/93	ES	PAL
Naphthalene	510	0.17	0.51	40	8
Acenapthylene	210	ND	ND	—	—
Acenapthene	24	ND	4.2	—	—
Flouranthene	ND	13	24	400	80
Fluorene	23	ND	0.18	400	80
Anthracene	90	ND	4.7	3000	600
Pyrene	150	ND	1.8	250	50
Benzo(a)anthracene	99	ND	13	—	—
Benzo(b)fluoranthene	230	ND	.57	0.2	0.02
Benzo(k)fluoranthene	16	ND	2.9	—	—
Benzo(a)pyrene	59	ND	ND	0.2	0.02
Dibenzo(a,h)anthracene	18	ND	ND	—	—
Benzo(ghi)perylene	29	ND	ND	—	—
Indeno(1,2,3,cd)pyrene	16	ND	ND	—	—
1-methylnapthalene	2900	4.8	3.9	—	—
2-methylnapthalene	1500	ND	0.28	—	—
Chrysene	—	ND	12	0.2	0.02
Phenanthrene	—	ND	3.6	—	—
DRO	—	38	43	—	—

Summarization of parameters with detections above the PQL from sample collected October 26, 1992 prior to recovery sump installation and from quarterly sampling events performed in June and September 1993.
*Sample obtained from UST excavation prior to sump installation.
PQL = Practical Quantitation Limit
Ppb = parts-per-billion
ES = WDNR NR 140.10 Groundwater Quality Enforcement Standard
PAL = WDNR NR 140.10 Groundwater Quality Preventive Action Limit
Complete analytical reports with methodologies included in Appendix E.

8/13/97 → No PAH's Detected
3/25/98 → No PAHs Detected

Please Note:
Some numbers on this page have been modified by the WDNR to improve legibility.
Initials and Date REW 11/22/00

MAXIM
TECHNOLOGIES, INC.

TABLE 3 (CONTINUED)
CHEMICAL ANALYSIS OF GROUNDWATER
ABOVE GROUND STORAGE TANK SPILL
SENTRY INSURANCE - AUTO CENTER
STEVENS POINT, WISCONSIN
MAXIM PROJECT #9719634

Parameter	LOCATION											PAL	ES
						RS-1							
	10/26/92	6/22/93	9/14/93	~~1/13/94~~ 3/30/94	3/30/94	4/27/94	6/28/94	1/20/95	5/17/95	8/13/97	3/25/98		
Benzene	<10	<1.0	<1.0	61	ND	ND	ND	---	---	<0.36	<0.5	0.5	5
Toluene	44	<1.0	<1.0	190	ND	1.2	ND	---	---	<0.25	<1.0	68.6	343
Ethylbenzene	14	<0.5	<1.0	30	0.59	ND	ND	---	---	<0.26	<1.0	140	700
Xylenes	195	17.2	<1.0	180	2.8	7.3	ND	---	---	<0.26	<1.0	124	620
1,3,5-Trimethylbenzene	60	16	<1.0	18	2.6	2.9	ND	---	---	<0.20	<1.0	NS	NS
1,2,4-Trimethylbenzene	120	28	<1.0	72	6.9	6.5	ND	---	---	<0.30	<1.0	NS	NS
MTBE	<10	<2.0	<1.0	74	1.4	5.9	ND	---	---	<0.24	<1.0	12	60
DRO	---	38	43	1000	---	BQL	ND	---	---	---	<50	NS	NS
Naphthalene	518	0.17	0.51	---	---	---	---	---	---	<0.036	<0.05	8	40
Benzo(a)pyrene	59	<0.10	<0.10	---	--	---	---	---	---	<0.18	<0.06	0.02	0.2
Total Lead	<1.0	---	---	---	---	---	---	---	---	---	---	1.5	15
Tetrachloroethane	13	---	1.2	---	---	---	---	---	---	---	---	0.5	5.0
1,1,1-Trichloroethane	20	---	<0.5	---	---	---	---	---	---	---	---	40	200

0.6 ppb Benzo(a) Anthracene
2.3 ppb Benzo(b) Fluoranthene

All figures in parts-per-billion unless otherwise noted
ND = Not detected above Method Detection Limit
NS = No current WDNR standard established
ES = WDNR NR 140.10 Groundwater Quality Enforcement Standard
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NOV 16 2000 14:30 FR MAXIM-WAUSAU 715 842 0381 TO 17154217830 P.12/16

MAXIM
TECHNOLOGIES, INC.

TABLE 3 (CONTINUED)
CHEMICAL ANALYSIS OF GROUNDWATER
ABOVE GROUND STORAGE TANK SPILL
SENTRY INSURANCE - AUTO CENTER
STEVENS POINT, WISCONSIN
MAXIM PROJECT #9719634

Parameter	LOCATION											PAL	ES
						RS-1							
	10/26/92	6/22/93	9/14/93	~~1/13/94~~ 3/30/94	3/30/94	4/27/94	6/28/94	1/20/95	5/17/95	8/13/97	3/25/98		
Benzene	<10	<1.0	<1.0	61	ND	ND	ND	---	---	<0.36	<0.5	0.5	5
Toluene	44	<1.0	<1.0	190	ND	1.2	ND	---	---	<0.25	<1.0	68.6	343
Ethylbenzene	14	<0.5	<1.0	30	0.59	ND	ND	---	---	<0.26	<1.0	140	700
Xylenes	195	17.2	<1.0	180	2.8	7.3	ND	---	---	<0.26	<1.0	124	620
1,3,5-Trimethylbenzene	60	16	<1.0	18	2.6	2.9	ND	---	---	<0.20	<1.0	NS	NS
1,2,4-Trimethylbenzene	120	28	<1.0	72	6.9	6.5	ND	---	---	<0.30	<1.0	NS	NS
MTBE	<10	<2.0	<1.0	74	1.4	5.9	ND	---	---	<0.24	<1.0	12	60
DRO	---	38	43	1000	---	BQL	ND	---	---	---	<50	NS	NS
Naphthalene	518	0.17	0.51	---	---	---	---	---	---	<0.036	<0.05	8	40
Benzo(a)pyrene	59	<0.10	<0.10	---	--	---	---	---	---	<0.18	<0.06	0.02	0.2
Total Lead	<1.0	---	---	---	---	---	---	---	---	---	---	1.5	15
Tetrachloroethane	13	---	1.2	---	---	---	---	---	---	---	---	0.5	5.0
1,1,1-Trichloroethane	20	---	<0.5	---	---	---	---	---	---	---	---	40	200

0.6 ppb Benzo(a) Anthracene
2.3 ppb Benzo(b) Fluoranthene

All figures in parts-per-billion unless otherwise noted
ND = Not detected above Method Detection Limit
NS = No current WDNR standard established
ES = WDNR NR 140.10 Groundwater Quality Enforcement Standard
PAL = WDNR NR 140.10 Groundwater Quality Preventive Action Limit
--- = Not Analyzed
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NOV 16 2000 14:30 FR MAXIM-WAUSAU 715 842 0381 TO 17154217830 P.12/16

TABLE 3 (CONTINUED)
CHEMICAL ANALYSIS OF GROUNDWATER
ABOVE GROUND STORAGE TANK SPILL
SENTRY INSURANCE - AUTO CENTER
STEVENS POINT, WISCONSIN
MAXIM PROJECT #9719634

Parameter	LOCATION												PAL	ES
	MW-3						MW-4							
	6/28/94	1/20/95	5/17/95	5/20/96	8/13/97	3/25/98	6/28/94	1/20/95	5/17/95	3/13/96	8/13/97	3/25/98		
Benzene	0.9	ND	<0.9	<0.9	<0.36	<0.5	3050	273	122	46	<0.36	4.48	0.5	5
Toluene	ND	ND	<1.5	<1.3	<0.25	<1.0	13,600	417	7.3	49	<0.25	4.74	68.6	343
Ethylbenzene	ND	ND	<1.3	<1.4	<0.26	<1.0	1330	17	27	1.7	<0.26	<1.0	140	700
Xylenes	ND	ND	<4.5	<2.3	<0.26	<1.0	8250	60	47	108	<0.26	3.96	124	620
1,3,5-Trimethylbenzene	ND	ND	<2.3	<2.3	<0.20	<1.0	490	.33	39	18	<0.20	<1.0	NS	NS
1,2,4-Trimethylbenzene	ND	ND	<2.3	<2.3	<0.30	<1.0	2100	48	39	56	<0.30	<1.0	NS	NS
MTBE	ND	ND	<0.9	<0.9	<0.24	<1.0	<675	ND	<0.9	40	<0.24	<1.0	12	60
GRO	ND	<50	<28	<18	—	—	42,000	2020	2150	2390	—	—	NS	NS

All figures in parts-per-billion unless otherwise noted
ND = Not detected above Method Detection Limit
NS = No current WDNR standard established
ES = WDNR NR 140.10 Groundwater Quality Enforcement Standard
PAL = WDNR NR 140.10 Groundwater Quality Preventive Action Limit
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NOV 16 2000 14:28 FR MAXIM-WAUSAU 715 842 0381 TO 17154217830 P.09/16

NOV 16 2000 14:30 FR MAXIM-WAUSAU 715 842 0381 TO 17154217830 P.13/16

TABLE 3 (CONTINUED)
CHEMICAL ANALYSIS OF GROUNDWATER
ABOVE GROUND STORAGE TANK SPILL
SENTRY INSURANCE - AUTO CENTER
STEVENS POINT, WISCONSIN
MAXIM PROJECT #9719634

Parameter	LOCATION									PAL	ES
	RS-2										
	3/30/94	4/27/94	6/13/94	6/28/94	1/20/95	5/17/95	3/13/96	8/13/97	3/25/98		
Benzene	1700	2300	108	366	171	36	62	14	21.2	0.5	5
Toluene	6600	8900	175	367	127	65	244	1.3	142	68.6	343
Ethylbenzene	1100	930	35	90	5.7	2.2	2.7	0.94	5.61	140	700
Xylenes	5900	7300	343	1100	371	45	409	3.60	269	124	620
1,3,5-Trimethylbenzene	630	370	57	213	54	4.2	50	0.55	47.9	NS	NS
1,2,4-Trimethylbenzene	2600	1600	237	862	135	15	150	9.1	97.4	NS	NS
MTBE	560	490	ND	ND	ND	<0.9	9.9	<0.24	<1.0	12	60
GRO	31,000	34,000	1490	5620	1910	450	1910	—	1420	NS	NS
Naphthalene	---	---	---	---	---	---	---	0.20	---	8	40
Benzo(a)pyrene	---	---	---	---	---	---	---	1.9	---	0.02	0.2
								Benzo(b)Fluoranthen 2.7		0.02	0.2
								Chrysene 2.0		0.02	0.2

All figures in parts-per-billion unless otherwise noted
ND = Not detected above Method Detection Limit
NS = No current WDNR standard established
ES = WDNR NR 140.10 Groundwater Quality Enforcement Standard
PAL = WDNR NR 140.10 Groundwater Quality Preventive Action Limit
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MAXIM
CHNOLOGIES, INC.

TABLE 3 (CONTINUED)
CHEMICAL ANALYSIS OF GROUNDWATER
ABOVE GROUND STORAGE TANK SPILL
SENTRY INSURANCE - AUTO CENTER
STEVENS POINT, WISCONSIN
MAXIM PROJECT #9719634

Parameter	Location RS-2									PAL	ES
	3/30/94	4/27/94	6/13/94	6/28/94	1/20/95	5/17/95	3/13/96	8/13/97	3/25/98		
Benzene	1,100	2300	108	366	171	96	62	14	21.2	0.5	5
Toluene	6600	8900	175	367	127	65	244	1.3	142	68.6	343
Ethylbenzene	1100	930	35	90	5.7	2.2	2.7	0.94	5.61	140	700
Xylenes	5900	7200	343	1100	371	45	409	3.60	269	124	620
1,3,5-Trimethylbenzene	635	370	57	211	54	4.2	50	0.55	47.9	96	480
1,2,4-Trimethylbenzene	2600	1600	237	842	135	15	150	9.1	97.4	96	480
MTBE	360	490	ND	ND	<14	<0.9	9.9	<0.24	<1.0	12	60
GRO	31,000	34,000	1490	5620	~~190~~ 1910	450	1910	—	1420	NS	NS
Naphthalene	—	—	—	—	—	—		0.20	—	8	40
Benzo(a)pyrene1,~~1,1-Trichloroethane~~	—	—	—	—	—	—	—	1.9	—	0.02	0.2

Loc ??

figures in parts-per-billion unless otherwise noted
= No current WDNR standard established
, = WDNR NR 140.10 Groundwater Quality Preventive Action Limit
ND = Not detected above Method Detection Limit
ES = WDNR NR 140.10 Groundwater Quality Enforcement Standard
--- = Not Analyzed

e 3 is a summarization of historical analytical data. The analytical report for the March 25, 1998 sampling event is included in Appendix A.

Acenaphthene	0.2		
Anthracene	0.47	600	3000
Benzo(a) Anthracene	1.2		
Benzo(b) Fluoranthene	2.7	0.02	0.2
Benzo(ghi) Perylene	0.95		
Benzo(k) Fluoranthene	0.81		
Chrysene	2.0	0.02	0.2
Dibenzo(a,h) Anthracene	0.74		
Fluoranthene	4.0	80	400
Indeno(1,2,3-cd) Pyrene	1.8		
Phenanthrene	1.9		
Pyrene	2.8	50	250
Fluorene	0.15	80	400

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