

SOIL GIS REGISTRY INFORMATION

SITE NAME: Former Valley Truck Leasing Site

BRRTS #: 03-50-279219

CLOSURE DATE: 05/28/2003

STREET ADDRESS: 2313 Minnesota Avenue

CITY: Stevens Point

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 555031 Y= 429114

OFF-SOURCE CONTAMINATION (>ES): Yes No

SOIL CONTAMINATION >GENERIC OR SITE-SPECIFIC RCL: Yes No

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter issued X
- Copy of most recent deed, including legal description, for all affected properties X
- Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties NA
- County Parcel ID number, *if used for county*, for all affected properties NA
- Location Map** which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site. X
- Detailed Site Map(s) for all affected properties**, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or site-specific residual contaminant levels. X
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)** X
- SOIL:** Latest horizontal extent of contamination exceeding generic or site-specific RCLs, with one contour. X
- Geologic cross-sections, *if required for SI*.** (8.5x14" if paper copy) X
- RP certified statement that legal descriptions are complete and accurate**
- Copies of off-source notification letters (if applicable)** NA
- Letter informing ROW owner of residual contamination (if applicable)**(public, highway or railroad ROW) NA
- Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure.*** NA



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Wisconsin Rapids Service Center
473 Griffith Avenue
Wisconsin Rapids, Wisconsin 54494
Telephone 715-421-7800
FAX 715-421-7830

May 28, 2003

BRRTS #03-50-279219

Mr. Ed Kitz
The Cops Corporation
c/o Jennifer BuzECKy
Whyte, Hirschboeck, Dudek S.C.
111 East Wisconsin Avenue
Milwaukee, WI 53202

FILE COPY

SUBJECT: Final Case Closure with NR 140 Exemption and Conditions Met,
Former Valley Truck Leasing Site,
2313 Minnesota Avenue, Stevens Point, Wisconsin

Dear Mr. Kitz:

On February 4, 2003 your site as described above was reviewed for closure by the Department of Natural Resources. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On March 10, 2003, your consultant, ENSR International, was notified that conditional closure with NR 140 Exemption was granted to this case providing you submit documentation that the monitoring well installed at this site is abandoned in accordance with State statutes.

Recent groundwater monitoring data at this site indicates exceedances of the ch. NR 140, Wis. Adm. Code, preventative action limit for chrysene and methylene chloride at monitoring well MW-1. The Department may grant an exemption for a substance of public welfare concern, or nitrate, pursuant to s. NR 140.28(2)(a), Wis. Adm. Code, if actions have been taken to achieve the lowest possible concentration for that substance which is technically and economically feasible and the existing or anticipated increase in the concentration of that substance does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that the above criteria have been or will be met. Therefore, pursuant to s. NR 140.28(2)(a), Wis. Adm. Code, an exemption to the preventative action limit is granted for chrysene and methylene chloride at monitoring well MW-1. This letter serves as your exemption.

On April 3, 2003, the Department received the final correspondence (the monitoring well abandonment form for MW-1) indicating that you have complied with the conditions of closure. The conditions for closure required that you abandon all monitoring wells and that you register this site with the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Based on the correspondence and data provided, it appears that your case has been

May 28, 2003
Mr. Ed Kitz - The Copps Corporation
Page 2

BRRTS #03-50-279219

remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time. Furthermore, the NR 140.28 PAL exemption for chrysene and methylene chloride is now in effect.

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

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

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

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (715)421-7850.

Sincerely,



Tom Hvizdak
Hydrogeologist

c: Michelle Freimund, ENSR, W239 N2890 Pewaukee Rd., Unit D, Pewaukee, WI 53072

432073

VOL 534 PAGE 0769

DOCUMENT NO.

WARRANTY DEED - BY CORPORATION

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

JUN 08 1990

SENTRY INSURANCE, a mutual company (Grantor),
hereby conveys and warrants to THE COPPS CORPORATION,
a Wisconsin corporation (Grantee),
the following described real estate in
Portage County, State of Wisconsin:

TIME 3:45 PM
[Signature]
REGISTER OF DEEDS, PORTAGE CO., WIS.

Lot 2 of Portage County Certified Survey Map No. 4521-16-16, as recorded in
Volume 16 of Surveys, page 16, located in the SW1/4 of the SE1/4 of Section 33,
Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.

Exceptions to Warranties: Municipal and zoning ordinances, recorded easements,
recorded restrictions and covenants, and general taxes levied for the year of closing.

In Witness Whereof, the said Grantor has caused these presents to be signed **TRANSFER**
by Caroline E. Fribance, its Vice President, and countersigned **\$187.50**
by James C. Noonan its Asst. Corp. Secretary, this 8th day of June, 1990. **FEE**

RECORDED
1913

SENTRY INSURANCE, a mutual company

By: Caroline E. Fribance

COUNTERSIGNED:

By: [Signature]

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS.
PORTAGE COUNTY)

AUTHENTICATION

Signature(s) _____

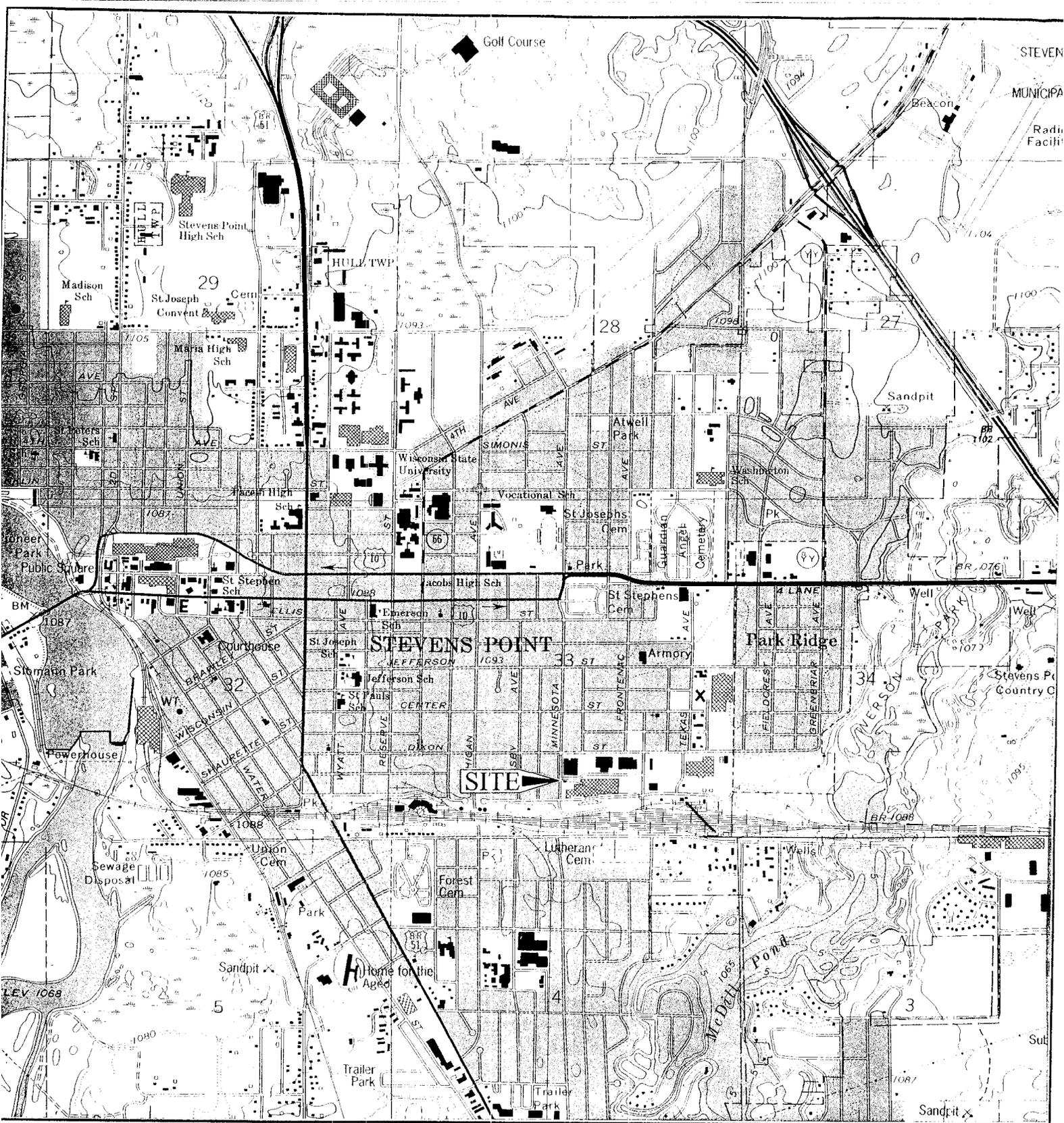
authenticated this _____ day of _____, 19__.

TITLE: MEMBER STATE BAR OF WIS.

Personally came before me, this
8th day of June, 1990,
Caroline E. Fribance
Vice President and James C. Noonan
Asst. Corp. Secretary of the
above named Corporation, to me known to
be the persons who executed the foregoing
instrument, and to me known to be such
Vice President and Asst. Corp. Secretary
of said Corporation, and acknowledged that
they executed the foregoing instrument as
such officers as the act of said Corporation,
by its authority.

Patricia L. Bever
Notary Public, State of Wisconsin
My Commission: 4/25/93

This Instrument Drafted By
Attorney Rick A. Plugaur
1257 Main Street
Stevens Point, WI 54481



08737023-001

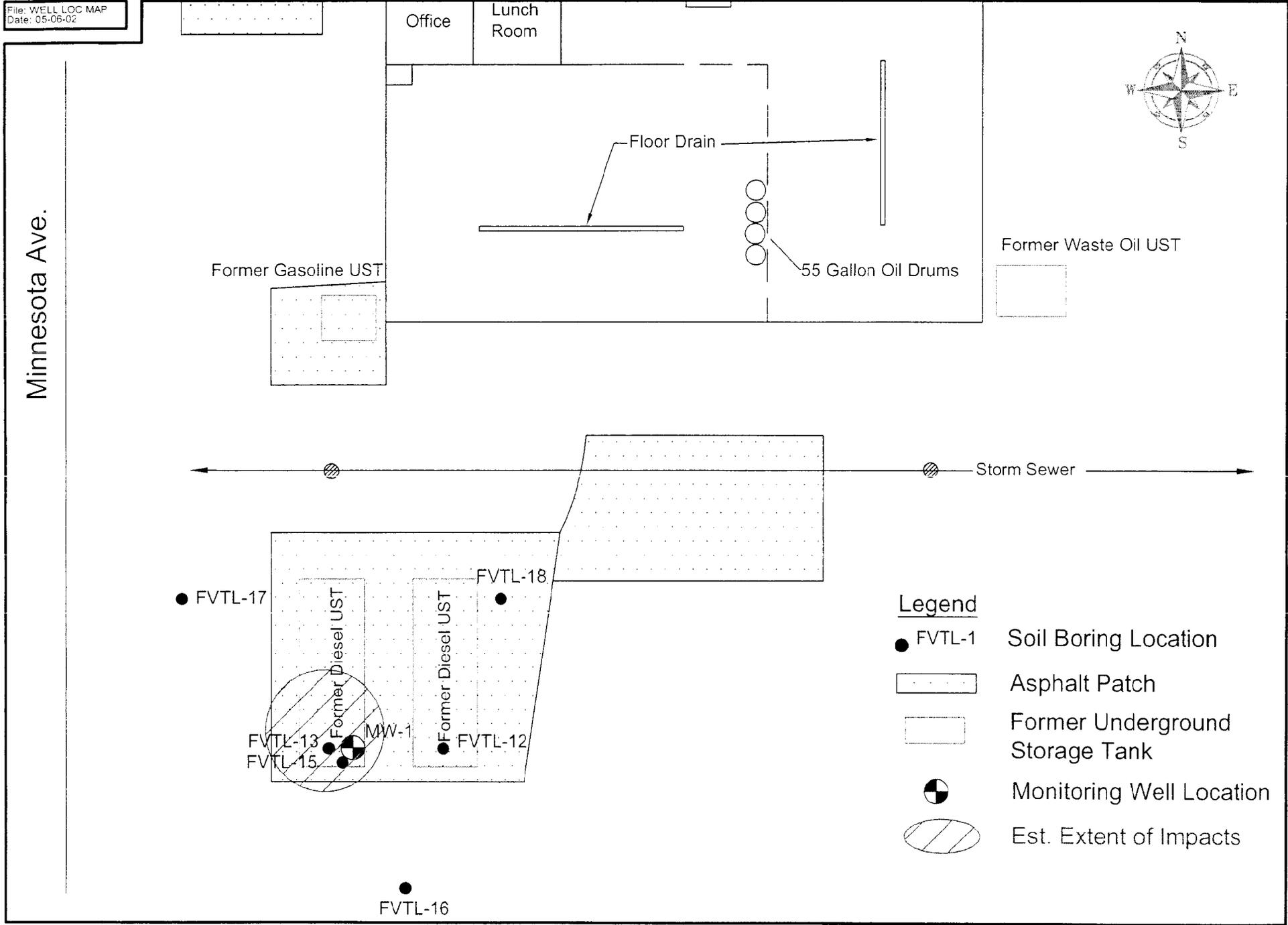
GPS Coord. WTM 83191:555031,
449114



Adapted from: USGS 7.5 minute series
Stevens Point, Wisconsin topographic
quadrangle dated 1970 revised 1991



Figure 1
Site Location Map
Former Valley Truck Leasing, 2313 Minnesota Ave
Stevens Point, Wisconsin



1	5-06-02	Add new borings and well locations	MF
REV#	DATE	DESCRIPTION	APP'D



SITE LAYOUT AND EST. EXTENT OF IMPACTS
Former Valley Truck Leasing,
2313 Minnesota Ave., Stevens Point, Wisconsin

DRWN:DTB	SCALE: 1" = 20' ft
CHK'D:	DATE: 11/12/01
APP'D:	FIGURE 2

TABLE 1
Site Investigation Soil Analytical Results
Former Valley Trucking and Leasing Site - Diesel UST Release
Stevens Point, Wisconsin

Analyte	Units	Soil Sample ID and Depth (feet)					RCL ^a
		FVTL-15 22-23	FVTL-16 14-16	FVTL-16 22-23	FVTL-17 22-23	FVTL-18 22-23	
DRO	mg/kg	684	<5.1	13	<5.5	<5.2	100
PVOCs^b							
Benzene	µg/kg	<26	<26	<26	<27	<26	5.5
Ethylbenzene	µg/kg	<26	<26	<26	<27	<26	2,900
Methyl-tert-butyl ether	µg/kg	<26	<26	<26	<27	<26	NL
Toluene	µg/kg	<26	<26	<26	<27	<26	1,500
1,2,4-Trimethylbenzene	µg/kg	<26	<26	<26	<27	33	NL
1,3,5-Trimethylbenzene	µg/kg	<26	<26	<26	<27	<26	NL
Xylenes, total	µg/kg	<79	<77	<77	<82	<78	4,100
PAHs^c							
Anthracene	µg/kg	22	<5.1	<5.1	<55	<5.2	3,000,000
Benzo(a)anthracene	µg/kg	221	<5.1	<5.1	<55	<5.2	17,000
Benzo(b)fluoranthene	µg/kg	<5.3	<5.1	<5.1	<55	<5.2	360,000
Benzo(k)fluoranthene	µg/kg	<5.3	<5.1	<5.1	<55	<5.2	870,000
Benzo(a)pyrene	µg/kg	<5.3	<5.1	<5.1	<55	<5.2	48,000
Benzo(g,h,i)perylene	µg/kg	<5.3	<5.1	<5.1	<55	<5.2	6,800,000
Chrysene	µg/kg	47	<5.1	<5.1	<55	<5.2	390,000
Fluoranthene	µg/kg	558	<10	<10	<110	<10	500,000
Indeno(1,2,3-cd)pyrene	µg/kg	<5.3	<5.1	<5.1	<55	<5.2	680,000
Naphthalene	µg/kg	88	<31	<31	<330	<31	400
Phenanthrene	µg/kg	38	<5.1	<5.1	<55	<5.2	1,800
Pyrene	µg/kg	863	<5.1	<5.1	<55	<5.2	8,700,000

Note: Soil samples were collected on December 11, 2001.

mg/kg = milligrams per kilogram (parts per million)

µg/kg = micrograms per kilogram (parts per billion)

DRO = Diesel Range Organics

NL = No limit

^a Residual Contaminant Level, as specified in Table 1 of Wis. Admin. Code NR 720.09(4). The RCLs for PAHs are protective of groundwater, as specified in the WDNR's *Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons Interim Guidance*, April 1997.

^b Petroleum Volatile Organic Compounds

^c Polynuclear Aromatic Hydrocarbons, only detected compounds are listed. The laboratory reported matrix interference for sample FVTL-17 (22-23), hence the elevated detection limits.

Bold text and shaded cell indicates concentrations exceed the respective limit.

TABLE 2
Site Investigation Groundwater Analytical Results
Former Valley Trucking and Leasing Site - Diesel USTs Release
 Stevens Point, Wisconsin

Analyte	Units	Sample ID and Date		PAL	ES
		FVTL-15 12/12/01	MW-1 04/24/02		
VOCs^a					
Methylene Chloride ^b	µg/L	3.2	NA	0.5	5.0
Toluene	µg/L	0.12	NA	200	1,000
PAHs^c					
Benzo(a)anthracene	µg/L	NA	0.18	NL	NL
Chrysene	µg/L	NA	0.039	0.02	0.20
Fluoranthene	µg/L	NA	0.15	80	400
Phenanthrene	µg/L	NA	0.15	NL	NL
Pyrene	µg/L	NA	0.21	50	250

µg/L = micrograms per liter (parts per billion)

PAL = Preventive Action Limit, as specified in Table 1 of Wis. Admin. Code NR 140.

ES = Enforcement Standard, as specified in Table 1 of Wis. Admin. Code NR 140.

NL = No established limit or standard.

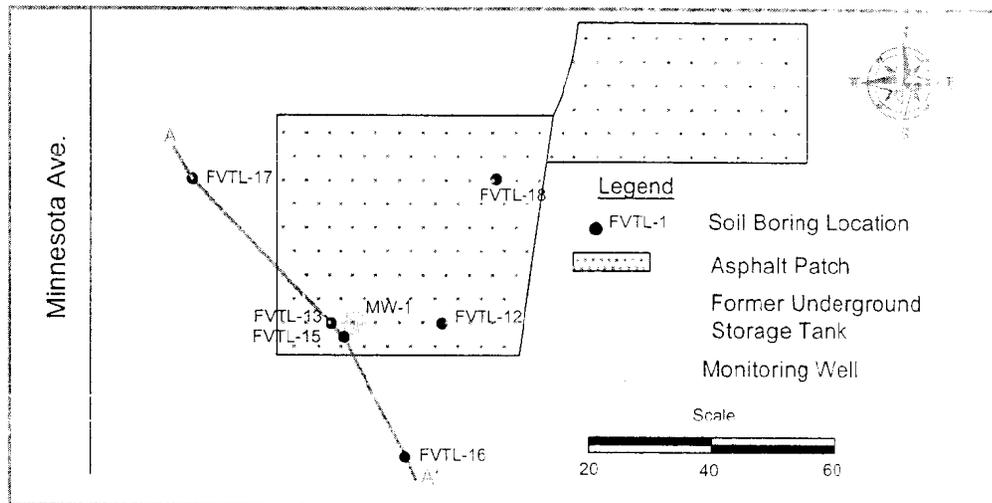
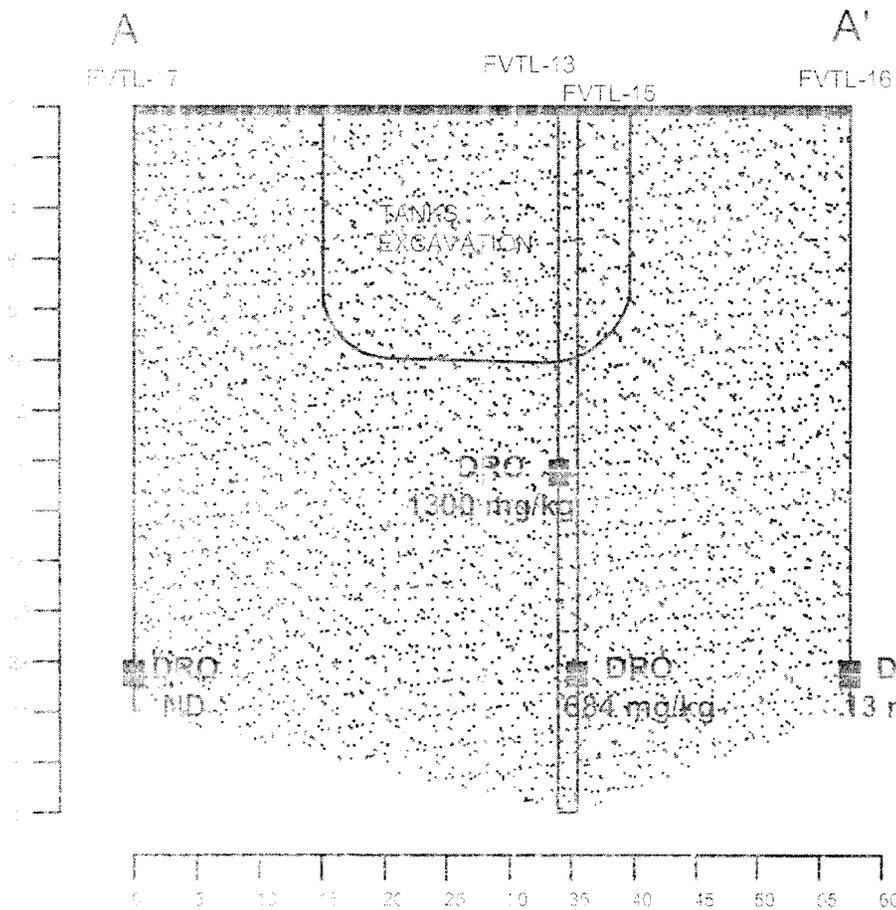
^a Volatile organic compounds, only the detected compounds are listed.

^b Laboratory reported detected methylene chloride concentrations as a common lab solvent and contaminant.

^c Polynuclear aromatic hydrocarbons, only the detected compounds are listed.

Bold text indicates concentrations exceed the PAL.

Shaded cells indicate concentrations exceed the ES.



-  Asphalt
 -  Sand with varying amounts of fine gravel
 -  Sampling Interval with Corresponding DRO Concentration
- (ND = Not Detected above Laboratory Detection Limits)

REV#	DATE	DESCRIPTION	APP'D

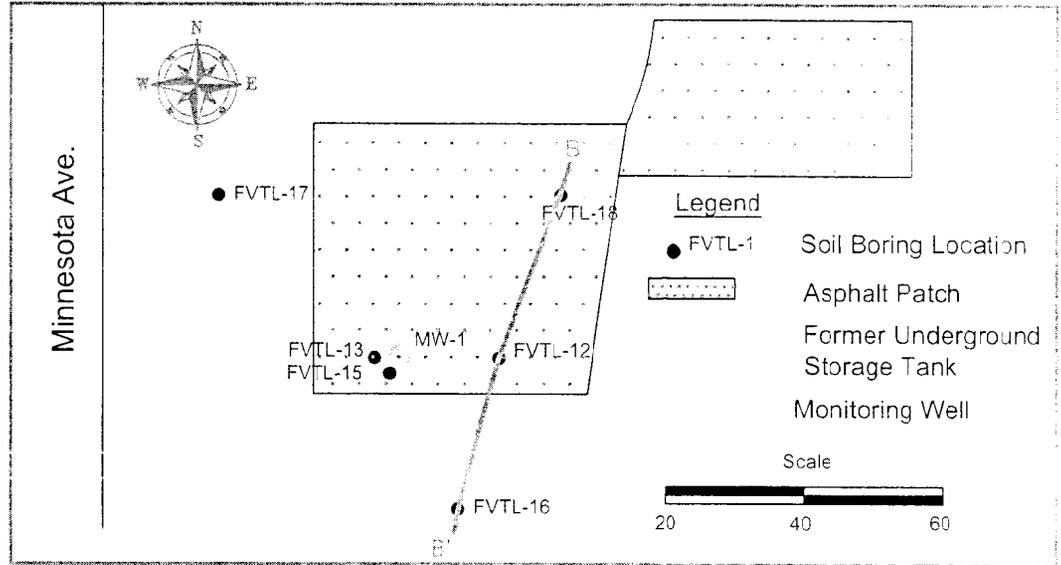
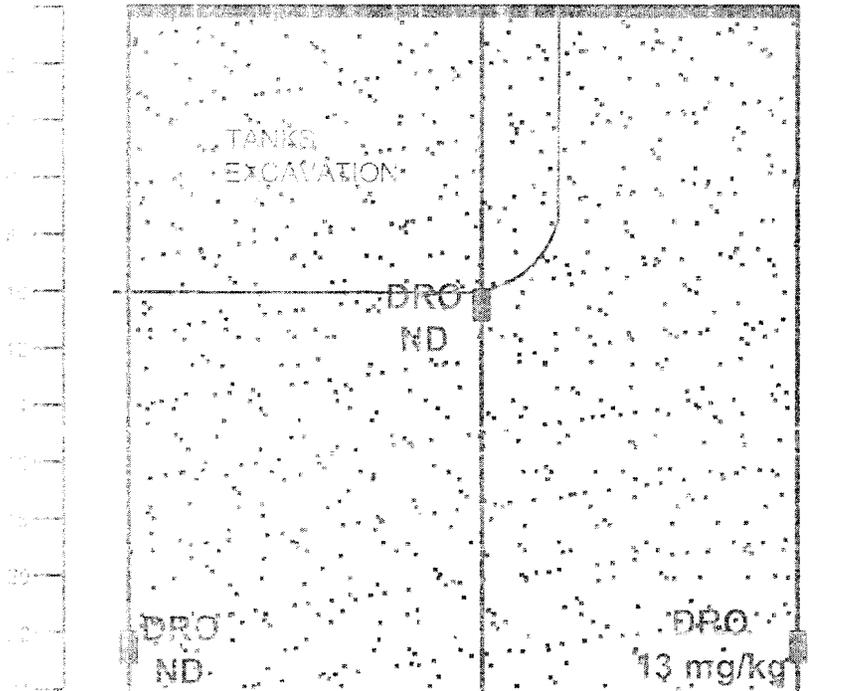


A-A' Cross Section
Former Valley Truck Leasing,
2313 Minnesota Ave., Stevens Point, Wisconsin

DRWN:DTB	SCALE:As indicated
CHK'D:	DATE: 5-21-02
APP'D:	FIGURE 3

B B'

FVTL-18 FVTL-12 FVTL-16



-  Asphalt
-  Sand with varying amounts of fine gravel
-  Sample Interval with Corresponding DRO Concentration
(ND = Not Detected Above Laboratory Detection Limits)

REV#	DATE	DESCRIPTION	APP'D



B-B' Cross Section

Former Valley Truck Leasing,
2313 Minnesota Ave., Stevens Point, Wisconsin

DRWN: DTB	SCALE: As Shown
CHK'D:	DATE: 5-21-02
APP'D:	FIGURE 4

Property Owner Affirmation of Legal Description

I affirm that the legal description, as it appears below, for the "Former Valley Truck Leasing" Site located at 2313 Minnesota Avenue in Stevens Point, Wisconsin is the legal description for the property that is within the contaminated site's boundaries.

SIGNED this 19th day of February, 2003.

OWNER

By: Edward G. Kitz

Name: Edward G. Kitz

Title: V.P. + Secretary

Company: The Copps Corporation

Stevens Point "Former Valley Truck Leasing" Site Legal Description

Lot 2 of Portage County Certified Survey Map No. 4521-16-16, as recorded in Volume 16 of Surveys, Page 16, located in the SW 1/4 of the SE 1/4 of Section 33, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.