

GWURR Package Cover Sheet

Name Quik Stop - Galesville

BRRTS # 03-62-000176

Tax Parcel # Trempealeau Co. # ?

Groundwater Use Restriction

Location map

Detailed site map

Groundwater flow/~~isoconcentration~~ maps

None Geologic cross sections

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

Closure letter(s)

XF

317029

Document Number

GROUNDWATER USE RESTRICTION

VOL 483 PAGE 378

Rose Ottum, Register
OFFICE OF REGISTER OF DEEDS
Trempealeau County, WI

Rec. for Record APR 08 1999
at 1:10 O'Clock P M.
Vol 483 of Records
Page 378

Rose Ottum Register

Declaration of Restrictions

In Re: Property located at 219 North Main Street, Galesville, Wisconsin, more particularly described in the attached legal description, Exhibit A.

STATE OF COLORADO)
)
) ss

Recording Area

Name and Return Address

Holmen Quik Stop Inc
405 N Hwy 53
Holmen WI 54636

16 00 pd

WHEREAS, Avanti Petroleum, Inc. ("Avanti") is the owner of the above-described property.

WHEREAS, Avanti has been informed that one or more petroleum discharges have occurred at this property prior to Avanti's purchase of the property, that petroleum-contaminated groundwater above NR 140 enforcement standards exists on this property, and that residual soil contamination consisting of gasoline range organics may also remain in soil and bedrock beneath the source area.

Parcel Identification Number (PIN)

WHEREAS, Avanti has been informed that the prior owner/operator has taken remedial action in response to these historic petroleum discharges, and that the Wisconsin Department of Natural Resources has approved of closing the case pursuant to ch. NR 726, Wis. Adm. Code, if a groundwater use restriction is signed and recorded for 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 additional soil or groundwater remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Wisconsin 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, other than a groundwater monitoring well, on this property is required to contact the Wisconsin 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 such a well on this property. No well may be constructed on this property unless applicable requirements are met.

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 and assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate this covenant.

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.

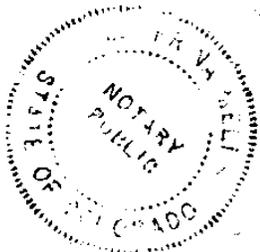
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 4th day of March, 1999.

The undersigned hereby acknowledges that he or she has been authorized to sign this document on behalf of Avanti Petroleum, Inc.

Signature: [Handwritten Signature]
Printed Name: ROBERT COHEN

Subscribed and sworn to before me
this 4th day of March, 1999

[Handwritten Signature]
Notary Public, State of Colorado
My Commission expires 02/31/2002



Drafted by:
WI Dept of Natural Resources

317029

EXHIBIT A

VOL. 483 PAGE 400

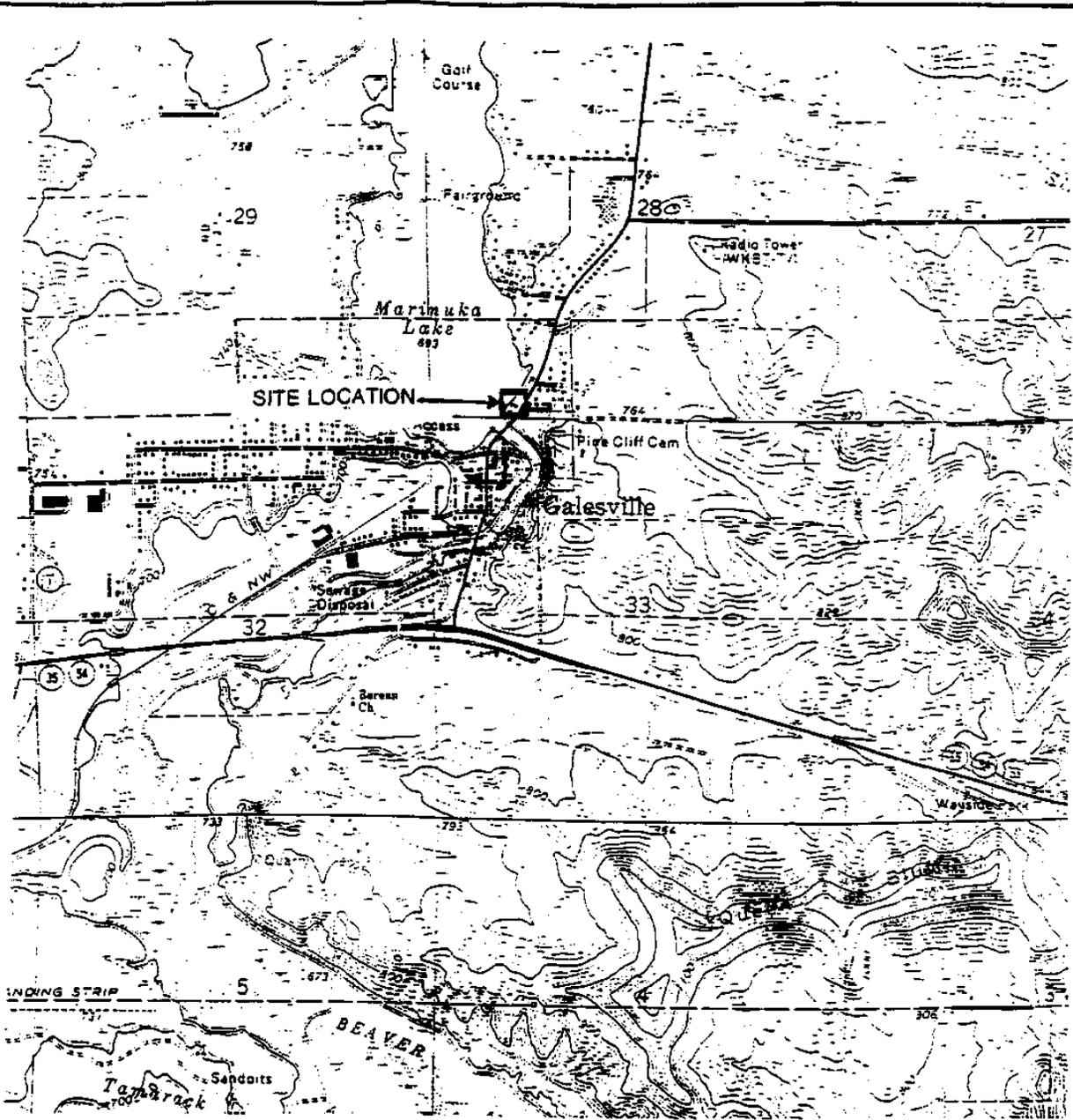
A parcel of land located in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 28-19-8 West, City of Galesville, described as follows:

Commencing at the Southwest corner of said Section 28;
thence East along the South line of said Section 28, 1139.50 feet to the centerline of S.T.H. 53, said point being a point on a curve concave to the Northwest having a radius of 477.50 feet and a central angle of 11 deg. 09 min.;
thence Northeasterly along the arc of said curve and said centerline 92.92 feet, the chord of said curve bears North 34 deg. 07 min. 30 sec. East and measures 92.78 feet;
thence North 61 deg. 27 min. West 33.00 feet to the Westerly right of way of S.T.H. 53, said point being a point of a curve concave to the Northwest having a radius of 444.50 feet and a central angle of 9 deg. 40 min.;
thence Southwesterly along the arc of said curve and said Westerly right of way 74.99 feet to the point of beginning of this description; The chord of said curve bears South 33 deg. 23 min. West and measures 74.90 feet;
thence South 88 deg. 58 min. West 66.80 feet;
thence North 0 deg. 24 min. West 90.40 feet;
thence South 86 deg. 05 min. East 14.25 feet;
thence North 36 deg. 12 min. East 58.50 feet;
thence North 77 deg. 35 min. East 33.40 feet;
thence North 37 deg. 38 min. East 113.60 feet;
thence South 50 deg. 39 min. East 45.00 feet to the Westerly right of way of S.T.H. 53;
thence South 28 deg. 33 min. 00 sec. West along the Northwesterly right of way line 161.13 feet to a point, said point being a point of a curve concave to the Northwest having a radius of 444.5 feet and a central angle of 9 deg. 40 min.;
thence Southwesterly along the arc of said curve and said Westerly right of way 74.99 feet to point of beginning.

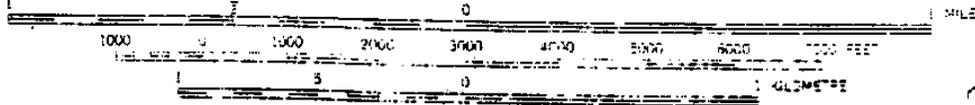
A parcel of land located in Part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 33-19-8 West, and Part of the S $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 28-19-8 West, City of Galesville, described as follows:

Commencing at the Southwest corner of said Section 28;
thence East along the South line of said Section 28, 1139.50 feet to the centerline of S.T.H. 53, said point being a point on a curve concave to the Northwest having a radius of 477.50 feet and a central angle of 11 deg. 09 min.;
thence Northeasterly along the arc of said curve and said centerline 92.92 feet, the chord of said curve bears North 34 deg. 07 min. 30 sec. East and measures 92.78 feet;
thence North 61 deg. 27 min. West 33.00 feet to the Westerly right of way of S.T.H. 53, said point being a point of a curve concave to the Northwest having a radius of 444.50 feet and a central angle of 9 deg. 40 min.;

thence Southwesterly along the arc of said curve and said Westerly right of way 74.99 feet to the point of beginning of this description; The chord of said curve bears South 33 deg. 23 min. West and measures 74.90 feet;
thence South 88 deg. 58 min. West 66.80 feet;
thence North 0 deg. 24 min. West 90.40 feet;
thence South 86 deg. 05 min. East 14.25 feet;
thence North 36 deg. 12 min. East 58.50 feet;
thence North 77 deg. 35 min. East 33.40 feet;
thence North 37 deg. 38 min. East 113.60 feet;
thence South 50 deg. 39 min. East 45.00 feet to the Westerly right of way of S.T.H. 53;
thence North 28 deg. 33 min. East along said Westerly right of way 88.57 feet to the point of a curve concave to the Northwest having a radius of 2832.00 feet and a central angle of 3 deg. 15 min. 50 sec.;
thence Northeasterly along the arc of said curve and said Westerly right of way 161.32 feet, the chord of said curve bears North 26 deg. 55 min. 05 sec. East and measures 161.30 feet;
thence North 79 deg. 27 min. West 105.00 feet more or less to the water's edge of the East bank of Lake Marinuka;
thence Southerly along the water's edge of the East bank of Lake Marinuka to the intersection of the Westerly right of way of S.T.H. 53;
thence North 45 deg. 54 min. East along said Westerly right of way 100.00 feet more or less to the point of a curve concave to the Northwest having a radius of 444.50 feet and a central angle of 7 deg. 41 min.;
thence Northeasterly along the arc of said curve and said Westerly right of way 59.61 feet to the point of beginning. The chord of said curve bears North 42 deg. 03 min. 30 sec. East and measures 59.56 feet.



SCALE 1:24 000



GALESVILLE QUADRANGLE
 WISCONSIN
 7.5 MINUTE SERIES (TOPOGRAPHIC)
 SE 1/4 GALESVILLE 15' QUADRANGLE



DRAWN BY: BAG PROJECT: BR0230696 DATE: 08/14/94

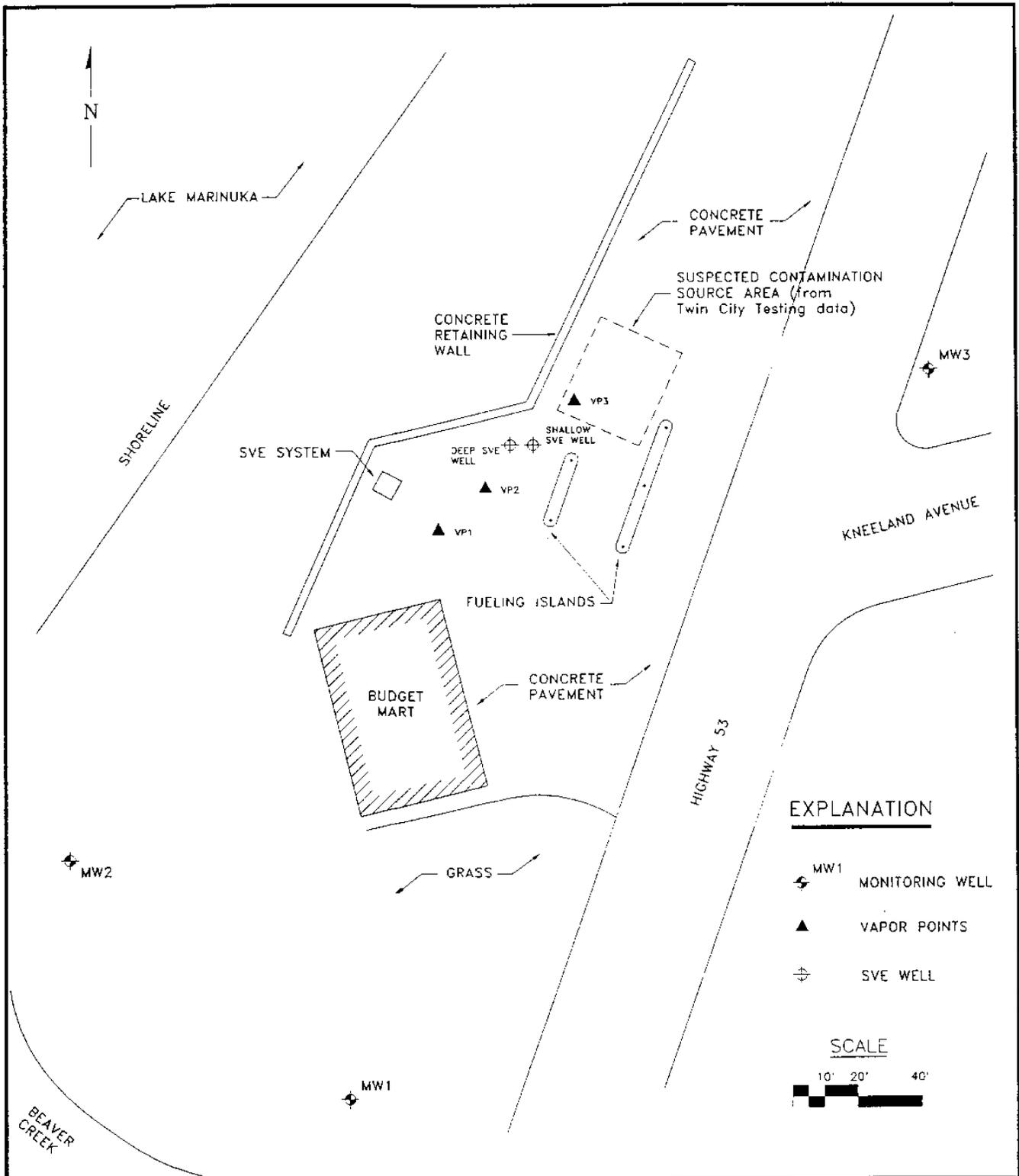
BUDGET MART, 219 NORTH MAIN STREET
 GALESVILLE, WISCONSIN

REV. _____
 Date _____

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▲ Northern Environmental
 Hydrologists • Engineers • Geologists

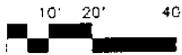
SITE LOCATION



EXPLANATION

-  MW1 MONITORING WELL
-  VAPOR POINTS
-  SVE WELL

SCALE



DRAWN BY: BAG PROJECT: BRB230696 DATE: 07/08/94

BUDGET MART, 219 NORTH MAIN STREET
GALESVILLE, WISCONSIN

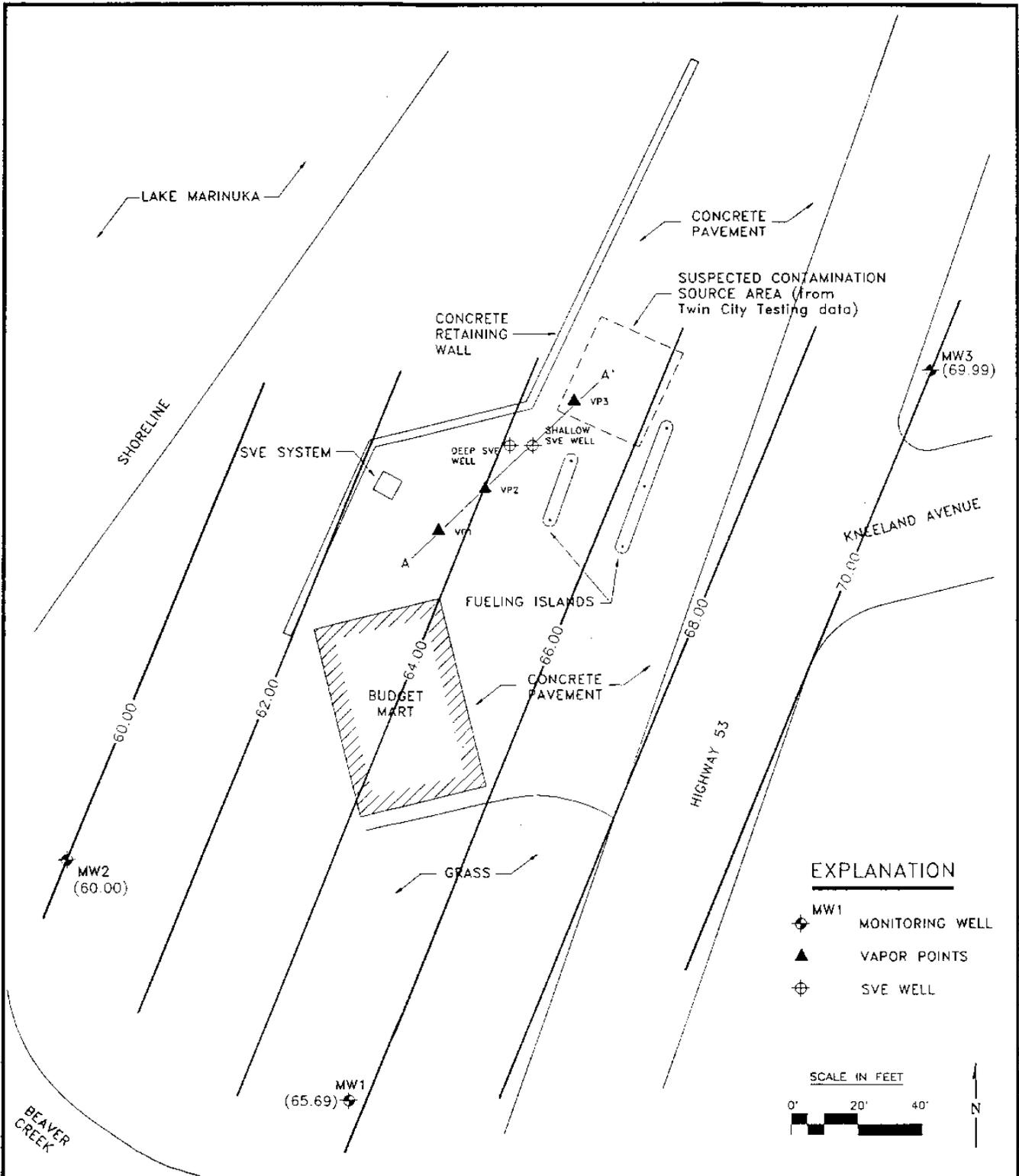
REV.
Date

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SITE LAYOUT



FIGURE 2



DRAWN BY: BAG	PROJECT: BRB230696	DATE: 07/08/94	BUDGET MART, 219 NORTH MAIN STREET GALESVILLE, WISCONSIN GROUNDWATER FLOW MAP (06/12/96)
REV. MTJ 11/26/96	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED. THE DRAWING AND ANY COPIES THEREOF SHALL BE RETURNED TO THE OWNER ON DEMAND.		

S:\PROJ\BRB\230696\FIGURES\GFWG-96.DWG

FIGURE 4

Table 2 - Summary of Ground-Water Analysis, former Galesville Quickstop, Galesville, Wisconsin

Well I.D.	Date Sampled	GRO (ug/l)	Benzene (ug/l)	Ethylbenzene (ug/l)	Toluene (ug/l)	Total Xylenes (ug/l)	MTBE (ug/l)	
MW1	09/10/90	40	1	ND	ND	ND	ND	
	03/06/91	120	30	ND	ND	ND	80	
	09/09/91	250	80	ND	ND	1	13	
	12/10/91	100	27	ND	ND	ND	33	
	06/17/92	52	9.8	ND	ND	ND	NA	
	12/03/92	88	39	ND	ND	6	6	
	05/15/93	ND	ND	ND	ND	ND	ND	
	01/04/94	72	7	ND	ND	ND	140	
	08/08/94	88	19	ND	ND	ND	24	
	01/11/95	ND	ND	ND	ND	ND	10	
	07/28/95	850	ND	ND	ND	ND	27	
	01/16/96	ND	1.7	ND	ND	ND	59	
	06/12/96	ND	ND	ND	ND	ND	7.7	
	MW2	09/10/90	9900	-220	ND	12	120	9400
		03/06/91	4800	1100	90	40	200	700
09/09/91		8400	640	150	60	260	ND	
12/10/91		3700	150	22	21	39	1500	
06/17/92		4700	280	ND	ND	120	NA	
12/03/92		3000	92	ND	ND	55	1700	
05/15/93		1300	69	16	32	39	360	
01/04/94		ND	9	ND	ND	ND	33	
08/08/94		2400	230	25	3	20	1600	
01/11/95		97	6	ND	ND	ND	57	
07/28/95		980	24	ND	ND	ND	1200	
01/16/96		650	3	2.4	ND	1.6	870	
06/12/96		320	2	ND	ND	0.38	400	
MW3		09/10/90	80	3	ND	ND	1	ND
		03/06/91	80	1	2	1	3	ND
	09/09/91	60	2	ND	ND	1	ND	
	12/10/91	ND	ND	ND	ND	ND	ND	
	06/17/92	ND	ND	ND	ND	ND	ND	
	12/03/92	ND	ND	ND	ND	ND	ND	
	05/15/93	ND	ND	ND	ND	ND	ND	
	01/04/94	ND	ND	ND	ND	ND	ND	
	08/08/94	ND	ND	ND	ND	ND	ND	
	01/11/95	ND	ND	ND	ND	ND	ND	
	07/28/95	ND	ND	ND	ND	ND	ND	
	01/16/96	ND	ND	ND	ND	ND	ND	
	06/12/96	ND	ND	ND	ND	ND	ND	
	WDNR Representative Action Limit (PAL) (ug/l)		NR	0.5	272	68.6	124	12
	WDNR Enforcement Standard (ES) (ug/l)		NR	5	1360	343	620	60

NOTE: All results are in parts per billion (ppb)
 GRO = gasoline range organics
 NR = not regulated
 ND = not detected
 NA = not analyzed

(BRB230696)
November 1996
S:\proj\brb230696\table1.kss857num.wk4

Handwritten notes: "60/12/116", "Values", and other illegible scribbles.

Handwritten notes: "220", "20", and other illegible scribbles.



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

West Central Region Headquarters
1300 W. Clairemont Avenue
PO Box 4001
Eau Claire, WI 54702-4001
TELEPHONE 715-839-3700
FAX 715-839-6076/1605
TTY 715-839-2786

June 19, 1997

FILE REF: Site #0362000176

Ms. Julie Yahnke
Holmen Quick Stop, Inc.
405 Northstar Road
Holmen, WI 54636

SUBJECT: Former Galesville Quick Stop, Conditional Case Closure

Dear Ms. Yahnke:

On February 11, 1988 the Department of Natural Resources provided a notice to you that the degree and extent of gasoline contamination at the above-named site was required to be investigated and remediated. We have since been informed that the required investigation and remediation has been accomplished to the extent technically and economically feasible. Therefore, the site was reviewed by the West Central Regional Close Out Committee for a determination as to whether or not the case qualified for close out under ch. NR 726, Wis. Adm. Code.

Based on the investigative and remedial documentation provided to the Department, if a groundwater use restriction which meets the requirements of NR 726.05(8)(am), Wis. Adm. Code, is recorded with the County Register of Deeds within 90 days, the Department will consider the case closed, having determined that no further action is necessary on the site at this time.

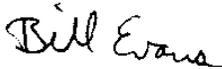
I have attached a draft model with suggested language for the groundwater use restriction. Please complete the form with appropriate site-specific information and return it to me for review. Do not file the document with the County Register of Deeds until the Department has reviewed the document for content. Please be sure that the legal description is complete and accurate. If you do not have an attorney, I can retype the document for you. Once you have provided me with a notarized copy of the recorded deed attachment, and the soil vapor extraction system and monitoring wells have been properly abandoned, a final close out letter will be issued for the site.

The monitoring wells and/or boreholes that were installed as part of your investigation/remedial action must be properly abandoned in accordance with the Department of Natural Resources Administrative Code NR 141.25. Documentation substantiating proper abandonment (Form 3300-5W) should be forwarded to me upon completion of this task. Any investigative waste remaining will need to be managed in accordance with solid and hazardous waste rules. The soil venting system will also need to be properly abandoned. Any equipment paid for by the PECFA fund will need to be salvaged and the resale value returned to the PECFA fund according to Department of Commerce protocol.

We appreciate the efforts you have taken to address the environmental contamination at this property. I recommend that you retain the reports prepared by your consultants and Department correspondence as a permanent part of the records on this property. If you have any questions about this letter, please feel free to contact me at (715) 839-3710.

Sincerely,

WEST CENTRAL REGION



Bill Evans, Team Supervisor
Remediation & Redevelopment Program

- c: Budget Oil Co., Attn: Michael Wheelock, 151 Park Drive, P.O. Box 920, Owatonna, MN 55060
Maxim Technologies Inc., Attn: Barry Hentz, 3908 Commerce Court SW, Rochester, MN 55901
Northern Environmental Technologies, Inc., Attn: Matthew S. Stevens, 372 West County Road D,
New Brighton, MN 55112



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

August 2, 1999

Site ID #: 03-62-000176
Trempealeau County

Ms. Julie Yahnke
Holmen Quik Stop, Inc.
405 North Star Road
Holmen, WI 54636

SUBJECT: Site Closure for the Former Galesville Quik Stop Located at 219 North Main Street, Galesville, WI

Dear Ms. Yahnke:

I have received a copy of the recorded Groundwater Use Restriction for the above-referenced site. This site is now closed.

Based on the investigative and remedial documentation provided to the Department, it appears that the contamination at the above-named site has been remediated in compliance with the requirements of chs. NR 700 to 724, Wisconsin Administrative code. Therefore, the Department considers the case "closed," having determined pursuant to ch. NR 726, Wisconsin Administrative Code, that no further action is necessary at the site.

If you have any questions concerning this letter, please contact me at (715) 839-3710.

Sincerely,

Bill Evans
Remediation & Redevelopment Program Supervisor
West Central Region

BE/ah

c: Budget Oil Company, Attn: Mike Wheelock, 151 Park Drive, P.O. Box 920,
Owatonna, MN 55060



*Quality Natural Resources Management
Through Excellent Customer Service*

