

**GIS REGISTRY INFORMATION**

**SITE NAME:** Former Northern Auto Supply Store #14

**BRRTS #:** 02-72-000586 **FID #** 772069760

**COMMERCE # (if appropriate):** \_\_\_\_\_

**CLOSURE DATE:** 01-Apr-05

**STREET ADDRESS:** 500 W. Jackson St.

**CITY:** Wisconsin Rapids

**SOURCE PROPERTY LOCATIONAL COORDINATES**  
 (meters in WTM91 projection): X= 533542 Y= 435823

**CONTAMINATED MEDIA:** Groundwater  Soil  Both

**OFF-SOURCE GW CONTAMINATION >ES:**  Yes  No

**IF YES, STREET ADDRESS 1:** WI Rapids municipal parking lot, NE corner of Sixth Ave North and Jackson St West

**Locational COORDINATES** (meters in WTM91 projection): X= 533544 Y= 435812

**OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):**  Yes  No

**IF YES, STREET ADDRESS 1:** \_\_\_\_\_

**Locational COORDINATES** (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_

**CONTAMINATION IN RIGHT OF WAY:**  Yes  No

**DOCUMENTS NEEDED:**

- Closure Letter, and any conditional closure letter issued
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
- County Parcel ID number, if used for county, for all affected properties
- 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.
- Detailed Site Map(s) for all affected properties**, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)**
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)**
- Isoconcentration map(s), if required for site investigation (SI)** (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.
- GW: Table of water level elevations, with sampling dates, and free product noted if present**
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)**
- SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour**
- Geologic cross-sections, if required for SI.** (8.5x14" if paper copy)
- RP certified statement that legal descriptions are complete and accurate**
- Copies of off-source notification letters (if applicable)**
- Letter informing ROW owner of residual contamination (if applicable)**(public, highway or railroad ROW)
- Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure**



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

April 1, 2005

BRRTS #02-72-000586

Mr. Don Komis  
NII Investment Company, Inc.  
1906 North Peach Avenue  
Marshfield, WI 54449-0400

**FILE COPY**

Subject: Final Case Closure By Closure Committee with Conditions Met  
Former Northern Auto Supply Store #14  
500 West Jackson Street, Wisconsin Rapids, Wisconsin

Dear Mr. Komis:

On July 8, 2004, the Wisconsin Department of Natural Resources Westcentral Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On July 12, 2004, you were notified that the Closure Committee had granted conditional closure to this case.

On March 15, 2005 the Department received correspondence indicating that you have complied with the conditions of closure. The conditions for closure included monitoring well abandonment, placement of the site on the State's GIS Registry of Closed Remediation Sites, and filing a deed restriction on the property deed requiring maintenance of a surface barrier over the remaining soil contamination. Based on the correspondence and data provided, it appears that your case has been 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.

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://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry due to groundwater contamination exceeding ch. NR 140 standards at the time of closure, and you intend to construct or reconstruct a well, you will need Department approval. Department approval is required before construction or reconstruction of a well on a property listed on the GIS Registry, in accordance with s. NR 812.09(4)(w). To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at the web address listed above.

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.

April 1, 2005  
Mr. Don Komis - NII Investment Company, Inc.  
Page 2

BRRTS #02-72-000586

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.

We appreciate 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  
Bureau for Remediation & Redevelopment

c: Dick Reesman, STS, 3909 Concord Ave., Schofield, WI 54476-6208



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
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Scott Humrickhouse, Regional Director

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

July 12, 2004

BRRTS #02-72-000586

Mr. Don Komis  
NII Investment Company, Inc.  
1906 North Peach Avenue  
Marshfield, WI 54449-0400

**FILE COPY**

Subject: Conditional Case Closure  
Former Northern Auto Supply Store #14  
500 West Jackson Street, Wisconsin Rapids, Wisconsin

Dear Mr. Komis:

On July 8, 2004, your request for closure of the case described above was reviewed by the Wisconsin Department of Natural Resources Westcentral Region Closure Committee. The Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Closure Committee has determined that the petroleum-related contamination on the site from the former bulk petroleum storage facility appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

- The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm.. Documentation of well abandonment must be submitted to Tom Hvizdak on Form 3300-5B found at <http://www.dnr.state.wi.us/org/water/dwg/gw/> or provided by the Department of Natural Resources
- Any remaining waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Please send a letter advising me that any remaining waste and/or soil piles have been removed once that work is completed.
- To close this site, the Department requires that a deed restriction be signed and recorded to address the issue of the remaining soil contamination associated with the site. The purpose of the restriction is to maintain a surface barrier over the remaining soil contamination to prevent it from impacting human health and the environment.

You will need to submit a completed draft deed restriction to me before the document is signed and recorded. You may find a model deed restriction on our web site at [www.dnr.state.wi.us/org/rr](http://www.dnr.state.wi.us/org/rr). After the Department of Natural Resources has reviewed the draft document for completeness, you should sign it if you own the property, or have the

July 12, 2004  
Mr. Don Komis - NII Investment Company, Inc.  
Page 2

BRRTS #02-72-000586

appropriate property owner sign it, and have it recorded by the Wood County Register of Deeds. Then you must submit a copy of the recorded document, with the recording information stamped on it, to me. Please be aware that if a deed restriction is recorded for the wrong property because of an inaccurate legal description that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem.

When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed. 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.

Please be aware that the 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 to the environment.

We appreciate 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  
Bureau for Remediation & Redevelopment

c: Dick Reesman, STS, 3909 Concord Ave., Schofield, WI 54476-6208

7.35561

PT L 3, SE-SE 7-22-6, WR

VOL 653 PAGE 486

WOOD CO. WIS.

WARRANTY DEED

THIS INDENTURE, made this 25th day of August, 1992, between:

E. M. Lee Realty Company, a Wisconsin corporation ("Seller") and

DW Realty Limited Partnership, a North Carolina limited partnership ("Buyer").

'92 SEP 3 AM 11 26 RECORD IN VOL. <u>653</u> PAGE <u>486</u> REGISTER OF DEEDS <i>Reno L. Krause</i>	
RETURN TO: <i>Goetz</i> David J. Witteft at Manning, Fulton, & Skinner, P.A., P. O. Box 20389, Raleigh, NC 27619-0389 <i>Chicago Title Ins. Co</i>	<i>14/00</i>

WITNESSETH, that Seller, for and in consideration of the sum of One and No/100ths Dollars (\$1.00) and other good and valuable consideration, to it paid by the Buyer, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed, and confirmed, and by these presents does give, grant, bargain, sell, remise, alien, convey, and confirm unto the Buyer, its successors and assigns forever, the following described real estate, situated in the County of Wood, State of Wisconsin, to-wit:

(See attached Exhibit A)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim, or demand whatsoever, of Seller, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To have and to hold the said premises as described herein with the hereditaments and appurtenances, unto the Buyer, its successors, and assigns FOREVER.

These premises are not homestead property.

Seller, for itself and its successors, does covenant, grant, bargain, and agree to and with Buyer, its successors, and assigns, that at the time of the ensembling and delivery of these presents it is well seized of the premises described herein in fee simple absolute, and that the same are free and clear from all encumbrances whatever, except: municipal and zoning ordinances, rights of way, covenants, restrictions, and easements of record, general taxes levied in the year of closing, and

TRANSFER  
\$630<sup>00</sup>  
FEE CHICAGO TITLE INS CO

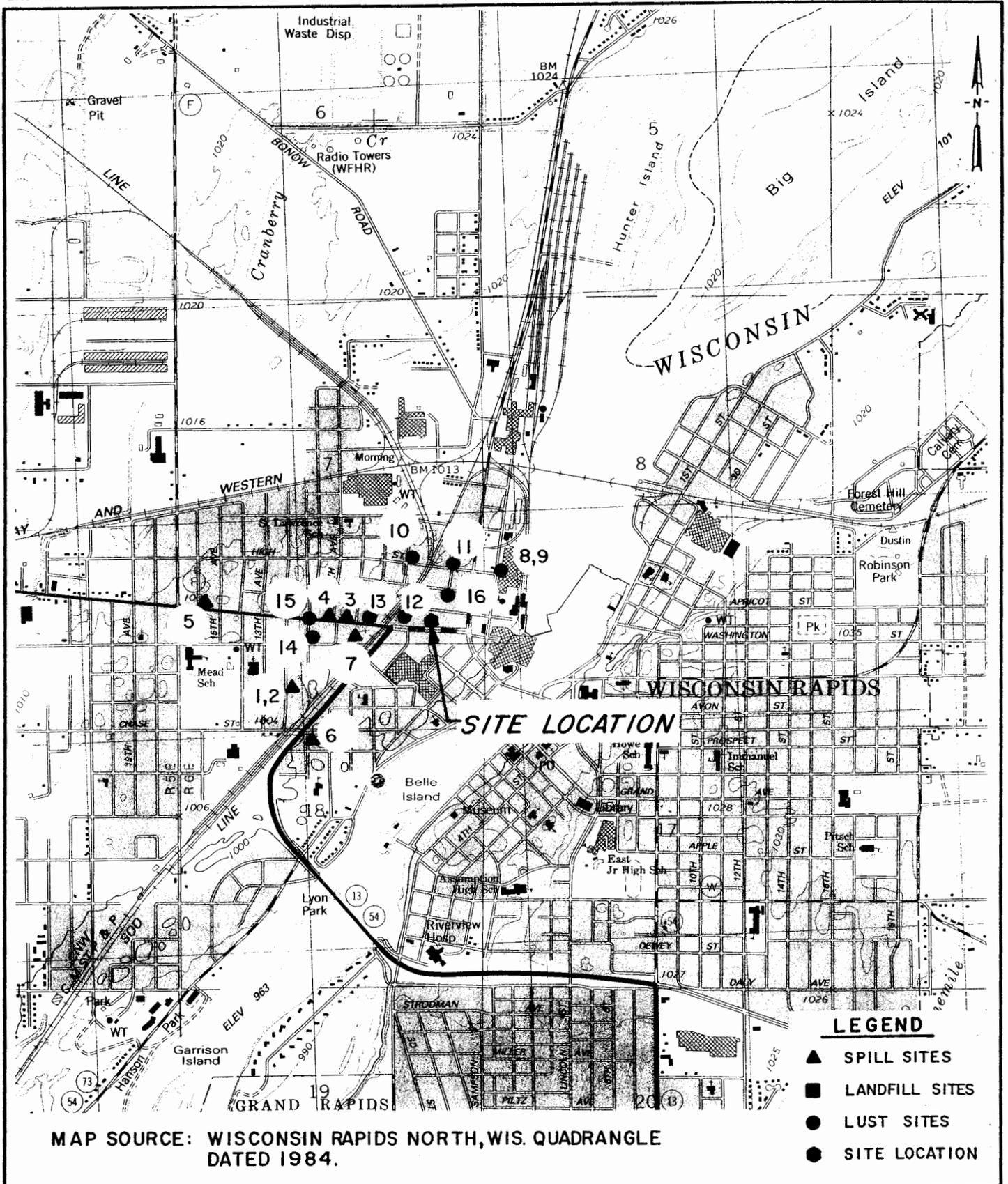


[VOL 653 PAGE 488

EXHIBIT A  
Description of Property

500 Jackson Street  
Wisconsin Rapids, WI

Lots 1 and 2 of Wood County Certified Survey Map No. 1011  
(recorded in Vol. 4 of Survey Maps at page 111) being part of Lot  
3, Subdivision of the Southeast quarter of the Southeast Quarter  
(SE 1/4 of SE 1/4) of Section 7, Township 22 North, Range 6 East,  
according to Sargent & Philleo's Plat of the City of Wisconsin  
Rapids, Wood County, Wisconsin.



MAP SOURCE: WISCONSIN RAPIDS NORTH, WIS. QUADRANGLE DATED 1984.

**LEGEND**

- ▲ SPILL SITES
- LANDFILL SITES
- LUST SITES
- SITE LOCATION



STS Consultants Ltd.  
Consulting Engineers

PROJECT/CLIENT

NORTHERN AUTO #14  
500 JACKSON ST.  
WISCONSIN RAPIDS, WI.  
SITE LOCATION MAP

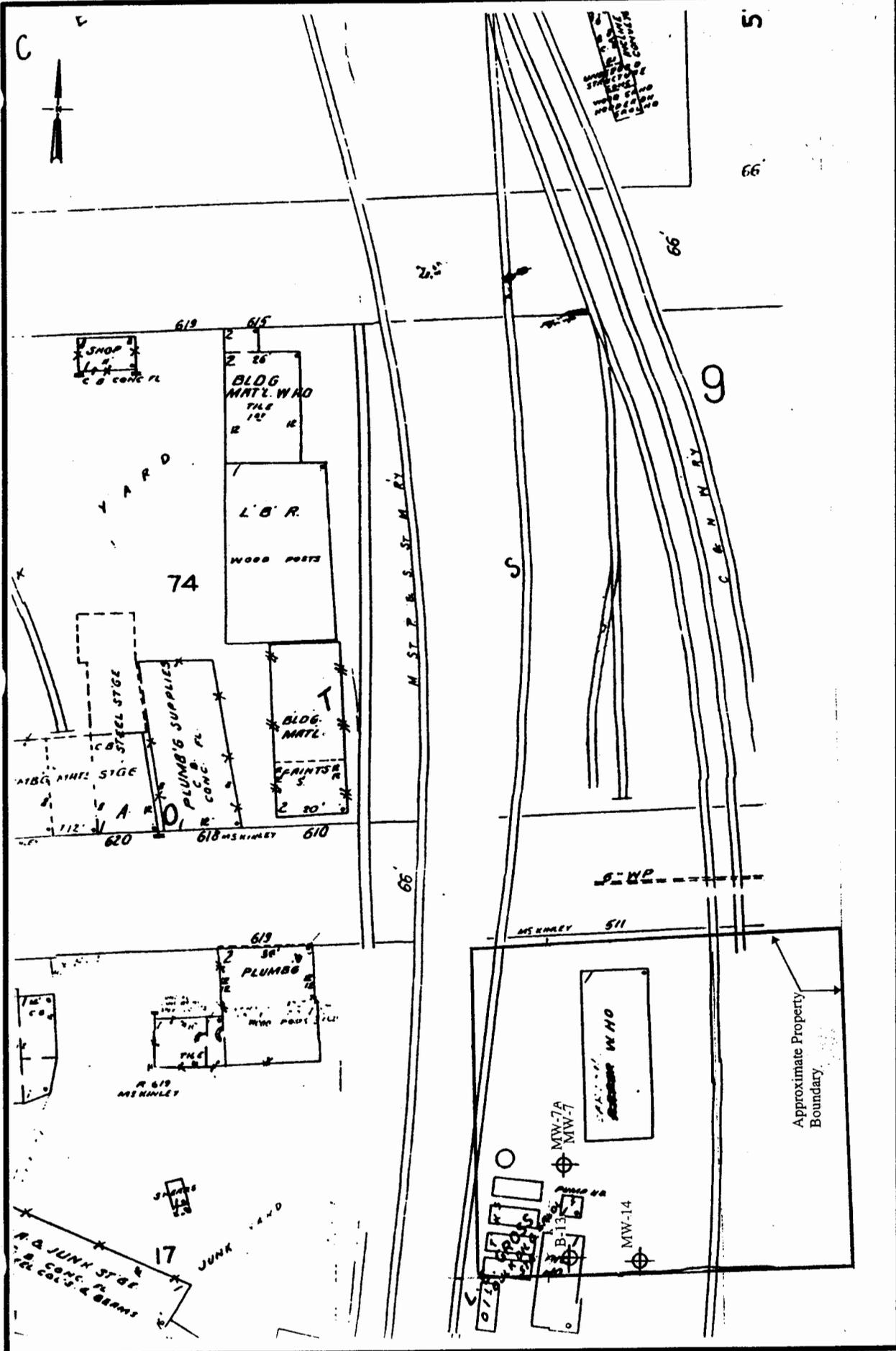
DRAWN BY	P.D.P.	7-7-92
CHECKED BY	RJM	7-21-92
APPROVED BY	MPB	7-30-92
SCALE	FIGURE NO.	
1" = 2000'	1	
STS DRAWING NO.		19514XF



STS Consultants Ltd.  
 Consulting Engineers  
 3909 Concord Avenue  
 Chofield, Wisconsin 54476  
 15.355.4304

**Aerial Photograph of Wisconsin Rapids Tax Map Overlay  
 Former Northern Auto Supply Store No. 14  
 500 West Jackson Street  
 Wisconsin Rapids, Wisconsin**

DRAWN BY:	<b>RSR</b>	<b>05/05/03</b>
CHECKED BY:	<b>RSR</b>	<b>05/05/03</b>
APPROVED BY:		
CADFILE:	SCALE:	
	<b>Unknown</b>	
STS PROJECT NO:	FIGURE NO.	
<b>19688XG</b>		

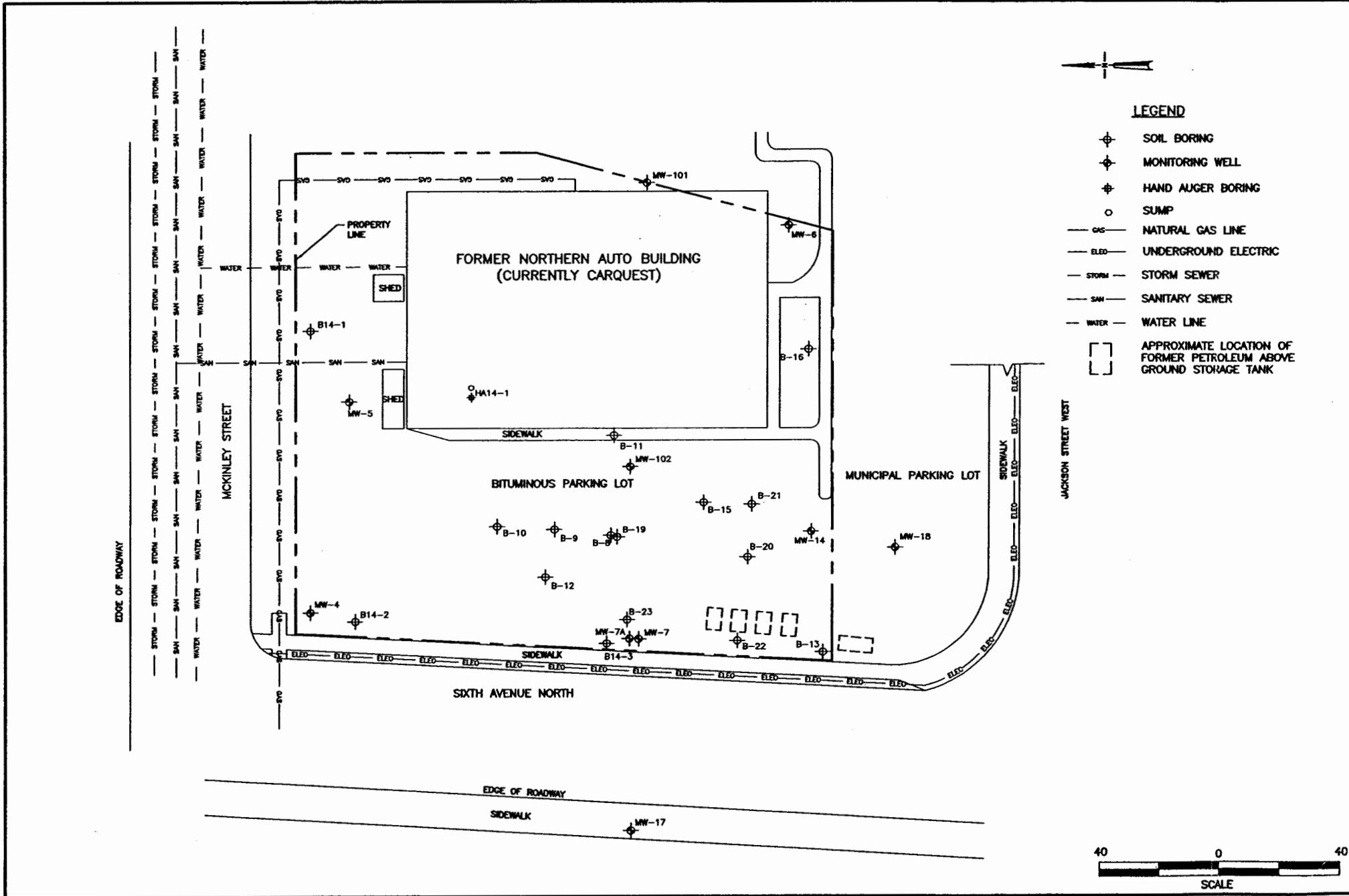


DRAWN BY	JAS	DATE	2-8-99
CHECKED BY	SPM	DATE	2-8-99
APPROVED BY		DATE	
CADFILE	GB88G703.DWG		

NORTHERN AUTO #14  
 500 JACKSON STREET  
 WISCONSIN RAPIDS, WISCONSIN  
 1960 SANBORN FIRE INSURANCE MAP



STS PROJECT NO.	19688XG
STS PROJECT FILE	GB88G703.DWG
SCALE	1" = 66'
FIGURE NO.	3



 STS Consulting Engineers, Inc. Consulting Engineers	SITE FEATURES AND SOIL BORING/ MONITORING WELL LOCATION DIAGRAM FORMER NORTHERN AUTO STORE #14 WISCONSIN RAPIDS, WISCONSIN	
	DRAWN BY JMR	DATE 04/02/03
	CHECKED BY RSR	DATE 04/02/03
STS PROJECT NO. 19688XG		SCALE AS SHOWN
STS PROJECT FILE		FIGURE NO. 2

X:\PROJECTS\DWG2003\19688XG\C419888XF-002.DWG

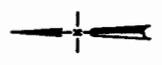
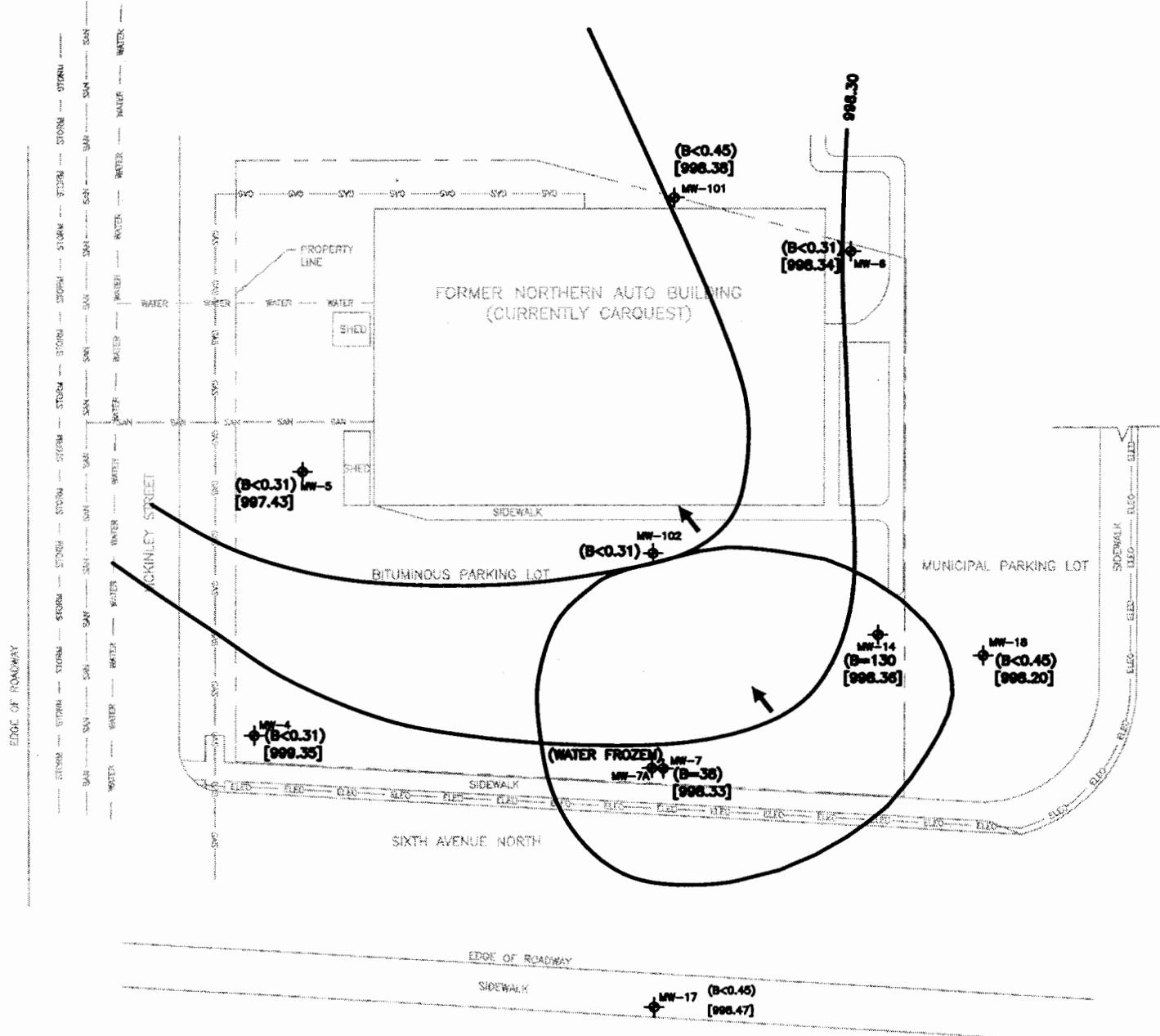


TABLE 4

**Summary of Groundwater Field Parameters  
Former Northern Auto Supply Store # 14  
Wisconsin Rapids, Wisconsin  
STS Project No. 19688XG**

Well No.	Date Sampled	Depth to Water (feet)	Depth of Well (feet)	Elevation TPVC (feet)	Elevation Water (feet)	Volume Purged (gallons)	Dissolved Oxygen (ppm)	Temp.		Conductivity (Correlated to 25 C)	Color	Odor	Turbidity
								(C)	pH				
MW-4	12/9/1992	6.78	16.00	1006.26	999.48	28.5	-	5.0	6.74	950	Lt Gray	None	Silty
	12/28/1995	6.56	16.00	1006.26	999.70	19/dry	-	7.0	6.00	2040	Lt Gray	Swampy	High
	8/2/1996	5.08	16.00	1007.26	1002.18	10/dry	1-2	10.0	6.44	2710	Lt Gray/Br	Very Lt Fuel	High
	11/9/1996	5.75	16.00	1007.26	1001.51	10/dry	0-1	8.0	6.10	1320	Lt Gray	Swampy	Moderate
	2/14/1997	6.90	16.00	1007.26	1000.36	10/dry	1-2	2.5	6.33	3540	Grey Brown	Sulfur	High
	5/28/1997	4.96	16.00	1007.26	1002.30	8	1	7.0	6.28	3360	Lt Gray	Swampy	Moderate
	9/6/1998	5.00	16.00	1007.26	1002.26	10	-	18.0	6.29	4080	Clear	Swampy	Low
	8/7/2002	5.19	16.00	1007.26	1002.07	5	2-3	16.5	6.42	4370	Brown	Petroleum	Moderate
3/11/2003	7.91	16.00	1007.26	999.35	5	1	4.0	6.36	3140	Lt Brown	Petroleum	Clear	
MW-5	12/9/1992	7.87	15.80	1007.24	999.37	25.5	-	3.0	6.68	350	Brown	Slight Fuel	Silty
	12/28/1995	8.46	15.80	1007.24	998.78	10/dry	-	7.5	6.20	1030	Red Brown	Swampy	High
	8/2/1996	6.30	15.80	1007.24	1000.94	8/dry	<1	10.0	6.49	1520	Lt Brown	Slight Fuel	Very High
	11/9/1996	6.95	15.80	1007.24	1000.29	5/dry	0-1	7.5	6.04	900	Dark Red	Swampy	High
	2/14/1997	8.18	15.80	1007.24	999.06	3/dry	2-3	4.0	6.22	1170	Lt. Brown	Slight Fuel	High
	5/28/1997	6.26	15.80	1007.24	1000.98	5/dry 2x	<1	7.0	6.22	1150	Red Brown	Swampy	High
	9/6/1998	6.30	15.80	1007.24	1000.94	-	-	-	-	-	-	-	-
	8/7/2002	6.46	15.80	1007.24	1000.78	5	4-5	15.5	6.35	2200	Lt Brown	None	Moderate
3/11/2003	9.81	15.80	1007.24	997.43	4.5	<1	5	6.21	5280	Lt Brown	None	Low	
MW-6	12/9/1992	8.46	15.90	1008.12	999.66	5	-	3.0	7.32	500	Brown	Slight Fuel	Silty
	2/18/1993	9.97	15.90	1008.12	998.15	-	-	-	-	-	-	-	-
	12/28/1995	10.03	15.90	1008.12	998.09	3/dry	-	8.5	5.93	380	Red Brown	None	High
	8/2/1996	7.30	15.90	1008.12	1000.82	3.5/dry	1-2	10.0	6.49	540	Lt Brown	Mod Fuel	Very High
	11/9/1996	7.90	15.90	1008.12	1000.22	2.5/dry	0-1	9.0	5.90	530	Red Brown	Slight Fuel	High
	2/14/1997	9.01	15.90	1008.12	999.11	2.5/dry	2-3	5.0	5.97	450	Lt. Brown	Slight Fuel	High
	5/28/1997	7.91	15.90	1008.12	1000.21	2/dry	<1	7.0	6.02	430	Red Brown	Slight Fuel	High
	9/6/1998	7.13	15.90	1008.12	1000.99	-	-	-	-	-	-	-	-
8/7/2002	7.13	15.90	1008.12	1000.99	4	<1	13.5	6.31	450	Clear	Slight Fuel	Low	
3/11/2003	9.78	15.90	1008.12	998.34	4	<1	6	6.25	440	Red Brown	Slight Fuel	Moderate	
MW-7	12/9/1992	6.92	16.10	1006.67	999.75	28.5	-	5.0	6.61	800	Clear	Slight Fuel	None
	2/18/1993	7.94	16.10	1006.67	998.73	-	-	-	-	-	-	-	-
	12/28/1995	7.10	16.10	1006.67	999.57	5/dry	-	7.5	6.00	880	Cloudy	Strong Fuel	Low
	8/2/1996	5.62	16.10	1006.67	1001.05	5/dry	1-2	11.0	6.43	1450	Lt Brown	Strong Fuel	Moderate
	11/9/1996	6.28	16.10	1006.67	1000.39	5/dry	0	10.0	5.92	1230	Red Brown	Strong Fuel	High
	2/14/1997	7.50	16.10	1006.67	999.17	4/dry	1-2	4.0	6.10	1240	Lt Brown	Strong Fuel	High
	5/28/1997	5.42	16.10	1006.67	1001.25	3/dry	<1	6.0	6.19	1370	Red Brown	Old Gas	Moderate
	9/6/1998	5.48	16.10	1006.67	1001.19	7/dry	-	17.0	6.18	1410	Brown	Strong Fuel	Moderate
8/7/2002	5.48	16.10	1006.67	1001.19	5	<1	16.0	6.09	3300	Clear	Mod Fuel	Low	
3/11/2003	8.34	16.10	1006.67	998.33	5	<1	5.0	6.05	4200	Clear	Strong Fuel	Clear	
MW-7A	12/9/1992	2.05	6.50	1006.61	1004.56	3	-	3.0	7.48	700	Clear	Fuel/Solv	Strong
	2/18/1993	5.04	6.50	1006.61	1001.57	-	-	-	-	-	-	-	-
	12/28/1995	3.87	6.50	1006.61	1002.74	1/dry	-	1.5	6.36	760	Red Brown	Slight Fuel	Moderate
	8/2/1996	1.84	6.50	1006.61	1004.77	1.5/dry	3-4	19.0	6.65	2170	Lt Brown	Strong Fuel	Low
	11/9/1996	2.50	6.50	1006.61	1004.11	1/dry	1-2	6.0	6.35	1430	Red Brown	Slight Fuel	Moderate
	2/14/1997	6.29	6.50	1006.61	1000.32	<1/dry	-	-	-	-	Red Brown	Too little water	-
	5/28/1997	1.55	6.50	1006.61	1005.06	1/dry	<1	9.5	6.50	2590	Red Brown	Old Gas	Moderate
	9/6/1998	2.05	6.50	1006.61	1004.56	-	-	-	-	-	-	-	-
8/7/2002	1.90	6.50	1006.61	1004.71	-	-	-	-	-	-	-	-	
3/11/2003	Frozen	-	-	-	-	-	-	-	-	-	-	-	-
MW-14	12/9/1992	7.48	11.40	1007.24	999.76	13	-	7.0	7.65	710	Brown	Slight Fuel	Silty
	2/18/1993	8.38	11.40	1007.24	998.86	-	-	-	-	-	-	-	-
	12/28/1995	7.60	11.40	1007.24	999.64	2.5/dry	-	7.0	6.12	950	Cloudy	Strong Fuel	Low
	8/2/1996	6.21	11.40	1007.24	1001.03	3.0/dry	3-4	13.5	6.62	1270	Lt Black	Strong Fuel	Low
	11/9/1996	6.85	11.40	1007.24	1000.39	2.5/dry	1	10.0	6.25	930	Lt Gray	Mod Fuel	Low
	2/14/1997	8.02	11.40	1007.24	999.22	4/dry	<1	3.0	6.04	1730	Lt. Black	Strong Fuel	Low
	5/28/1997	6.03	11.40	1007.24	1001.21	2/dry	<1	6.5	6.19	2360	Clear	Slight Fuel	Low
	9/6/1998	6.08	11.40	1007.24	1001.16	-	-	-	-	-	-	-	-
8/7/2002	6.12	11.40	1007.24	1001.12	5	<1	14.5	6.00	3840	Clear	Slight Fuel	Low	
3/11/2003	8.88	11.40	1007.24	998.36	2	<1	4	6.03	4400	Red Brown	Slight Fuel	Moderate	
MW-17	8/7/2002	4.95	13.72	1006.13	1001.18	4	<1	15.5	6.28	2430	Lt Brown	Slight Fuel	Low
	3/11/2002	7.66	13.72	1006.13	998.47	4.5	<1	5.0	6.29	1410	Lt Brown	Slight Fuel	Low
MW-18	8/7/2002	6.34	17.41	1007.26	1000.92	4	<1	15.5	5.79	3410	Clear	Slight Fuel	Low
	3/11/2003	9.06	17.41	1007.26	998.20	5	<1	7.0	5.88	2930	Clear	Slight Fuel	Low
MW-101	9/6/1998	7.06	13.20	1008.13	1001.07	5/dry	-	18.0	5.65	190	Brown	None	Moderate
	8/7/2002	6.96	13.20	1008.13	1001.17	5	3-4	17.5	5.80	250	Clear	None	Low
	3/11/2003	9.75	13.30	1008.13	998.38	4.5	4	7.0	5.91	290	Clear	None	Clear
MW-102	9/6/1998	2.6	6.30	1007.3	1004.70	4/dry	-	23.0	6.11	1080	Brown	Slight Fuel	High
	8/7/2002	2.6	6.30	1007.3	1004.70	1/DRY	-	20.5	6.38	239	-	-	-
	3/11/2003	Dry	-	-	-	-	-	-	-	-	-	-	-

- = Not Sampled

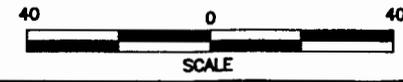


**LEGEND**

- ◆ MONITORING WELL
- CGS --- NATURAL GAS
- E.E.C. --- UNDERGROUND ELECTRIC
- STORM --- STORM SEWER
- SAN --- SANITARY SEWER
- WATER --- WATER LINE
- 998.30 --- GROUNDWATER CONTOUR
- ➔ APPARENT GROUNDWATER FLOW DIRECTION
- ESTIMATED EXTENT OF PETROLEUM IMPACTED GROUNDWATER EXCEEDING WDNR ENFORCEMENT STANDARD (ES)
- (B=49) BENZENE CONCENTRATION MEASURED IN MICROGRAMS PER LITER (ug/L); TO PARTS PER BILLION (PPB)
- [998.47] GROUNDWATER ELEVATION EXPRESSED IN FEET

**NOTE:** GROUNDWATER EXISTS AT DEPTHS RANGING FROM 5.5 TO 8.5 FEET BELOW THE GROUND SURFACE.

**NOTE:** GROUNDWATER CONCENTRATIONS FROM 08/07/02 OR 03/11/03.



DATE	08/28/03
DRAWN BY	JMR
DATE	08/28/03
CHECKED BY	RSR
DATE	08/28/03
APPROVED BY	
CORRECTION	
X:\PROJECTS\DWG2003\19688XG\G419688XF-004.DWG	
ESTIMATED EXTENT OF PETROLEUM IMPACTED GROUNDWATER AND GROUNDWATER CONTOUR MAP FORMER NORTHERN AUTO STORE #14 WISCONSIN RAPIDS, WISCONSIN	
 S&S Consulting Engineers P.E. Consultants Ltd. Consulting Engineers	
SIS PROJECT NO. 19688XG	
SIS PROJECT FILE	
SCALE AS SHOWN	
FIGURE NO. 4	

TABLE 1

**Summary of Soil Laboratory Results  
Former Northern Auto Supply Store #14  
Wisconsin Rapids, Wisconsin  
STS # 19688-XG**

Boring No.	Date Sampled	Depth (ft)	PID Reading	GRO mg/kg	DRO mg/kg	Benzene µg/kg	Ethylbenzene µg/kg	MTBE µg/kg	Toluene µg/kg	1,2,4-TMB µg/kg	1,3,5-TMB µg/kg	Naphthalene µg/kg	Xylene µg/kg	Total Detected VOCs µg/kg
B14-2	8/13/92	5.0-7.0	<1	--	--	332	396	--	114	--	--	--	779	1,621
B14-3	8/13/92	10.0-12.0*	185	--	--	31	165	--	587	--	--	--	603	1,386
MW-4	1/23/92	5.0-7.0	<1	48	<10	<1.2	<1.1	<1.0	<1.0	<1.0	<1.0	<1.0	<4.0	ND
MW-5	1/19/92	12.5-14.5*	2	<10	<10	<1.0	<1.0	<5.0	<1.0	<1.0	<1.0	<1.0	<4.0	ND
MW-6	1/19/92	12.5-14.5*	115	33	86	<1.0	<1.0	<5.0	<1.0	<1.0	<1.0	<1.0	<4.0	ND
MW-7	11/18/92	2.5-4.5	90	490	127	<100	<100	<500	<100	720	385	1,150	<400	2,255
B-8	11/23/92	2.5-4.5	175	1,900	293	64	2,630	--	640	2,360	700	700	6,120	13,214
B-10	1/23/92	7.5-9.5*	<1	17	<10	<1.0	14	--	1.6	29.0	<1.0	7.9	31.7	84.2
B-12	11/23/92	2.5-4.5	12	<10	<10	<1.0	<1.0	--	<1.0	<1.0	<1.0	<1.0	<4.0	ND
B-13	11/24/92	5.0-7.0	30	<10	24	<1.0	100	--	<1.0	61	145	210	160	976
MW-101(3)	8/28/98	4.0-5.0	--	--	--	<30	<30	<30	<30	<30	<30	--	<30	ND
MW-102(2)	8/28/98	2.0-2.5	--	--	--	<28	<39	<28	<28	<28	<28	--	<28	ND
MW-102(4)	8/28/98	4.5-5.0	--	--	--	<30	<30	<30	<30	<30	<30	--	<30	ND
B-19	7/26/02	2.0-3.6	82	--	--	<100	1,400	<100	509	10,700	6,480	--	1,640	20,729
B-20	7/26/02	2.2-3.0	70	--	--	<114	<114	<114	239	<114	<114	--	<114	239
B-21	7/26/02	3.5-4.0	84	--	--	<200	<200	<200	<200	<200	<200	--	<200	ND
B-22	7/26/02	3.0-4.0	74	--	--	<200	4,350	200	<200	12,300	7,900	--	3,150	27,900
B-23	7/26/02	3.0-4.0	12	--	--	<25	<25	<25	<25	<25	<25	--	<25	ND
MW-17	7/26/02	3.0-5.0	<1	--	--	<25	121	<25	172	252	194	--	435	1,174
MW-18	7/26/02	2.0-3.0	<1	--	--	<25	<25	<25	<25	<25	<25	--	<25	ND
NR 720 Generic Residual Contaminant Level (RCL):				100	100	5.5	2,900	--	1,500	--	--	--	4,100	--
NR 746 Direct Contact RCL:				--	--	1,100	--	--	--	--	--	--	--	--
NR 746 Product Indicator level				--	--	8,500	4,600	--	38,000	83,000	11,000	2,700	42,000	--

Notes: \* = Soil Samples appear to be representative of conditions at or below the water table. Therefore, NR720 soil standards do not apply.

mg/kg = Milligrams per Kilogram as dry weight (ppm)

µg/kg = Micrograms per Kilogram as dry weight (ppb)

RCL = Residual Contaminant Level

-- = Not Analyzed / Not Analyzed

ND = Not Detected

= Direct Contact RCL Exceedance

= Groundwater RCL Exceedance

= NR 746 Product Indicator Level

Table 2  
PAH Soil Laboratory Results  
Former Northern Auto Supply Store #14  
Wisconsin Rapids, Wisconsin  
STS # 19688-XG

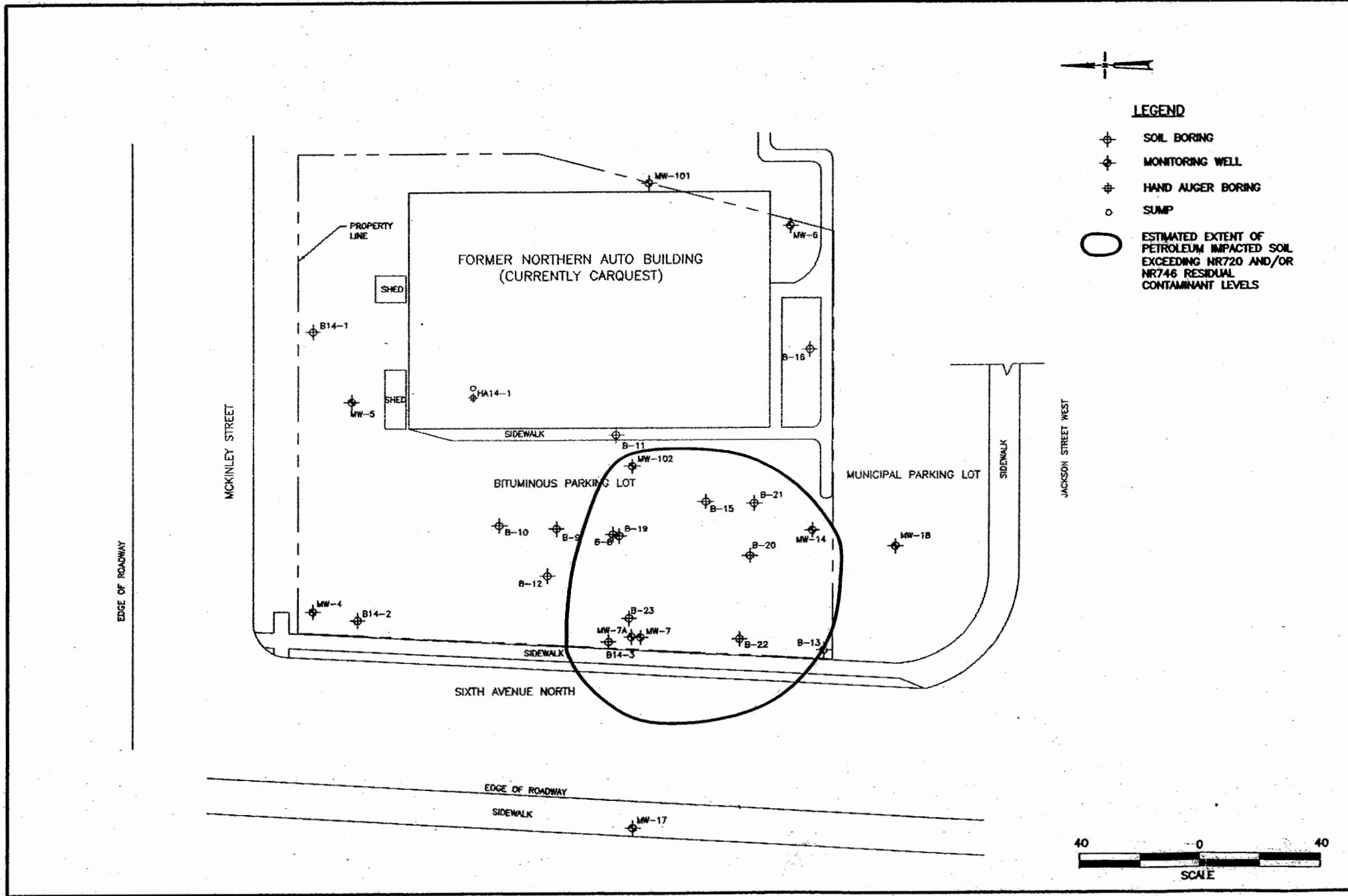
Sample Depth (feet) PID/FID Readings	MW-101 (3)	MW-102 (2)	MW-102 (4)	MW-17	MW-18	B-19	B-20	B-21	B-22	B-23	Groundwater	Non-Industrial
	4.0-5.0	2.0-2.5	4.5-5.0	3.0-5.0	2.0-3.0	2.0-3.6	2.2-3.0	3.5-4.0	3.0-4.0	3.0-4.0	Pathway RCL	Direct Contact RCL
PAHs	--	--	--	<1	<1	82	70	84	74	12		
Acenaphthene	<0.0044	<0.0042	<0.0045	0.041 (j)	<0.041	0.1 (j)	1.2	1.1	4.7	<0.041	+	+
Acenaphthylene	<0.0032	<0.003	<0.0033	0.05 (j)	<0.042	<0.042	<0.21	<0.042	0.45 (j)	<0.042	38	900
Anthracene	<0.0012	<0.0011	<0.0012	0.11 (j)	<0.034	<0.034	<0.17	0.13	1.9	<0.034	0.7	18
Benzo(a)anthracene	<0.0024	<0.0023	<0.0024	0.41	<0.054	<0.034	<0.27	<0.054	<0.27	<0.054	3000	5000
Benzo(a)pyrene	0.038	0.0144	0.0039	0.35	<0.059	<0.059	<0.295	<0.059	<0.295	<0.059	17	0.088
Benzo(b)fluoranthene	<0.0012	<0.0011	0.00427	0.34	<0.042	<0.042	<0.21	<0.042	<0.21	<0.042	48	0.0088
Benzo(k)fluoranthene	<0.0012	<0.0011	0.00294	0.41	<0.079	<0.079	<0.395	<0.079	<0.395	<0.079	360	0.088
Benzo(g,h,i)perylene	<0.002	0.00309	0.00742	0.25 (j)	<0.082	<0.082	<0.41	<0.082	<0.41	<0.082	870	0.88
Chrysene	<0.0016	<0.0015	<0.0016	0.44	<0.038	<0.038	<0.19	<0.038	<0.19	<0.038	6800	1.8
Dibenzo(a,h)anthracene	<0.0024	<0.0023	0.00837	0.08 (j)	<0.076	<0.076	<0.38	<0.076	<0.38	<0.076	37	8.8
Fluoranthene	<0.0016	<0.0015	0.0123	0.63	<0.042	<0.042	<0.21	<0.042	<0.21	<0.042	38	0.0088
Fluorene	<0.0016	<0.0015	<0.0016	<0.041	<0.041	0.068 (j)	<0.21	<0.042	<0.21	<0.041	500	600
Indo(1,2,3-cd)pyrene	<0.0016	0.00220	0.00627	0.19 (j)	<0.069	<0.069	0.55 (j)	0.63	2.3	<0.041	100	600
1-Methyl Naphthalene	<0.0024	0.026	0.00623	0.22	<0.037	2.1	4.5	7.6	23	<0.037	680	0.088
2-Methyl Naphthalene	<0.0028	<0.0026	0.00825	0.23	<0.072	2.4	<0.36	15.0	7.7	<0.072	23	1100
Naphthalene	<0.002	<0.0019	0.00508	0.14	<0.04	0.2	1.5	3.5	3.8	<0.04	20	600
Phenanthrene	<0.0032	0.0044	0.00887	0.54	<0.02	0.16	0.59	0.85	10	<0.02	0.4	20
Pyrene	<0.0068	<0.0064	<0.0069	0.83	<0.058	<0.058	<0.29	<0.058	<0.29	<0.058	1.8	18
											8700	500

All concentration in milligrams per kilogram (mg/kg)

Groundwater RCL Exceedance =

**Bold**

Direct Contact RCL Exceedance =



 SIS PROJECT NO. <b>19688XG</b> SIS PROJECT FILE SCALE <b>AS SHOWN</b> FIGURE NO. <b>5</b>	DATE <b>04/02/03</b>
	DRAWN BY <b>DJM</b>
	CHECKED BY <b>RSR</b>
DATE <b>04/02/03</b>	APPROVED BY _____
ESTIMATED EXTENT OF PETROLEUM CONTAMINATED SOIL FORMER NORTHERN AUTO STORE #14 WISCONSIN RAPIDS, WISCONSIN	
COPIES 50\PROJECTS\DWG2003\19688XG\G419888XF-005.DWG	



## STATEMENT OF PROPERTY LEGAL DESCRIPTION

As required by s.NR 726.05(3) of the Wisconsin Administrative Code, I am providing this signed statement that, to the best of my knowledge, the legal description show below (as indicated on Warranty Deed is complete and accurate for the CarQuest Auto Parts property (former Northern Auto Supply Store No. 14) located at 500 West Jackson Street, Wisconsin Rapids, Wisconsin.

Lots 1 and 2 of Wood County Certified Survey Map No. 1011 (recorded in Vol. 4 of Survey Maps at page 111) being part of Lot 3, Subdivision of the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section 7, Township 22 North, Range 6 East, according to Sargent & Philleo's Plat of the City of Wisconsin Rapids, Wood County, Wisconsin.

x Don L. Komis  
(Signature)

5-20-2003  
(Date)

DON L. KOMIS  
(Name)

VICE PRES.  
(Title)

June 26, 2003

Mr. David J. Laspa, P.E.  
City of Wisconsin Rapids  
444 West Grand Avenue  
Wisconsin Rapids, Wisconsin 54495-2870

Re: Notification of Potential for Residual Petroleum Impacts on City of Wisconsin Rapids Right-of-Way  
Adjacent to CarQuest Auto Parts, 500 West Jackson Street, Wisconsin Rapids, Wisconsin --  
WDNR BRRTS ID No. 02-72-000586 -- STS Project No. 19688XG

Dear Mr. Laspa:

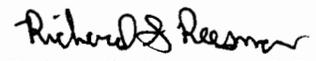
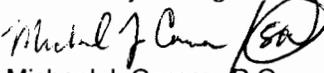
On behalf of NIII Investment Company, Marshfield, Wisconsin, STS Consultants, Ltd. (STS) has prepared this notification for the CarQuest Auto Parts facility, 500 West Jackson Street, Wisconsin Rapids, Wisconsin. This notification is being submitted in accordance with requirements in Wisconsin Administrative Code Chapter NR 726 for the Wisconsin Department of Natural Resources (WDNR) to approve conditional case closure of the project.

With this letter, NIII Investment Company is notifying the City of Wisconsin Rapids that there is a potential for petroleum-impacted soil and groundwater to exist on the City right-of-ways of Sixth Street North and the City-owned parcel adjacent to 500 West Jackson Street. A petroleum bulk storage facility formerly existed on portions of Sixth Avenue North right-of-way and on the CarQuest Auto Parts property. The attached Figures identify the approximate locations of the former tanks and the estimated extent of petroleum-impacted soil and groundwater.

If you have any questions or comments, please contact Mr. Richard Reesman of STS at (715) 355-4304. A copy of this letter will be provided to the WDNR.

Sincerely,

STS CONSULTANTS, LTD.

  
Richard S. Reesman, P.E.  
Senior Project Engineer  
Michael J. Carney, P.G.  
Associate Geologist

RSR/sel

Attachments

- Figure 2 - Site Features and Soil Boring/Monitoring Well Location Diagram
- Figure 4 - Estimated Extent of Petroleum-Impacted Groundwater and Groundwater Contour Map  
(3/11/03)
- Figure 5 - Estimated Extent of Petroleum-Impacted Soil  
WDNR Fact Sheet

Copy: Mr. Don Komis  
NII Investment Company, Inc.  
1906 North Peach Street  
Marshfield, Wisconsin 54449

7002 2410 0003 6170 1633

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only. No Insurance Coverage Provided)</i>	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
	
08/26/03	US POST
Mailed From 54476	
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	\$4.65
Postmark Here	
Sent To <i>CITY OF WISCONSIN RAPIDS ATTN: MR DAVID LASPA, RE-</i>	
Street, Apt. No., or PO Box No. <i>444 WEST GRAND AVENUE</i>	
City, State, ZIP+4 <i>WI RAPIDS, WI 54495</i>	
PS Form 3800, June 2002 See Reverse for Instructions	

REGISTER OF DEEDS  
WOOD COUNTY  
RECORDED ON

03/08/2005 09:50AM

RENE' L. KRAUSE  
REGISTER OF DEEDS

*Rene L Krause*

REC FEE: 15.00  
TRANS FEE:  
PAGES: 3

Document Number

DEED RESTRICTION

Declaration of Restrictions

In Re: Lots 1 and 2 of Wood County Certified Survey Map No 1011 (recorded in Vol. 4 of Survey Maps at Page 111) being part of Lot 3, Subdivision of the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section 7, Township 22 North, Range 6 East, according to Sargent & Philleo's Plat of the City of Wisconsin Rapids, Wood County, Wisconsin..

STATE OF WISCONSIN )  
 ) §  
COUNTY OF WOOD )

WHEREAS, NII Investment Company, Inc. is the owner of the above-described property.

WHEREAS, one or more petroleum volatile organic compounds (PVOCs) and polynuclear aromatic hydrocarbons (PAHs) discharges have occurred on this property, PVOC and PAH-contaminated soil remains on this property at the following locations: Soil Borings B-8, B-19, B-20, B-21, B-22, B-23, and Monitoring Wells MW-7, MW-7A, MW-14, and MW-102. See attached Figure 5 for the extent of petroleum-contaminated soil.

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 asphalt parking lot that existed on the above-described property in the location shown on the attached map, labeled Figure 5, on the date that this restriction was signed shall be maintained in compliance with the Pavement Maintenance Plan dated July 2, 2003, that was submitted to the Wisconsin Department of Natural Resources by NII Investment Company, Inc. as required by section NR 724.13(2), Wis. Adm. Code (1999), unless another barrier, with an infiltration rate of 10<sup>-7</sup> cm/sec or less, is installed and maintained in its place.

In addition, the following activities are prohibited on any portion of the above-described property where the asphalt pavement exists (see Figure 5), unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavation or grading of the land surface; (2) Filling on capped areas and areas with impervious surfaces; (3) Plowing for agriculture or 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 impervious surface.

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 inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Recording Area

Name and Return Address:

STS Consultants, Ltd.  
Attention: Mr. Dick Reesman  
3909 Concord Avenue  
Schofield, Wisconsin 54476-6208

15.00 P *Ruder Ware*  
34-01835

Parcel Identification Number (PIN)

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

By signing this document, Don L. Komis asserts that he/she is duly authorized to sign this document on behalf of NII Investment Company, Inc. (the property owner).

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 24th day of February, 2004.5

Signature by: Don L. Komis

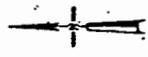
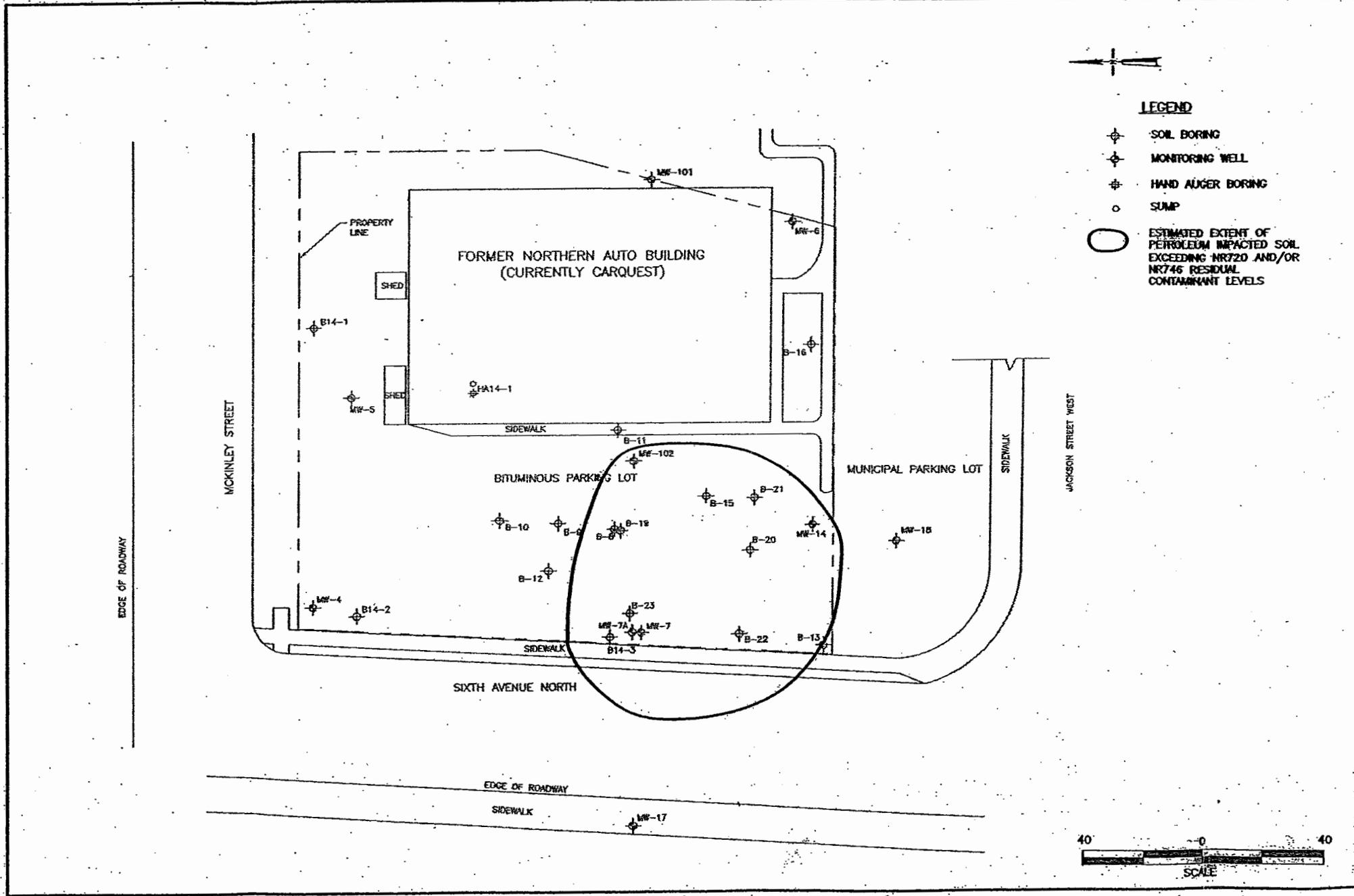
Printed Name: Don L. Komis

Subscribed and sworn to before me this 27 day of February, 2004.5

Print Name: Carla J. Zimmermann  
Notary Public, State of Wisconsin  
My commission expires 7-3-05

This document was drafted by STS Consultants, Ltd. and NII Investment Company, Inc.

X:\PROJECTS\DWG2003\19668\XG\G419888\F-005A.dwg, 6/26/2003 11:24:35 AM, reince, Acrobat Distiller



**LEGEND**

- ⊕ SOIL BORING
- ⊕ MONITORING WELL
- ⊕ HAND AUGER BORING
- SUMP
- ESTIMATED EXTENT OF PETROLEUM IMPACTED SOIL EXCEEDING NR720 AND/OR NR746 RESIDUAL CONTAMINANT LEVELS



	SES PROJECT NO. <b>19688XG</b>	DATE 04/02/03
	SES PROJECT FILE	DATE 04/02/03
SCALE AS SHOWN		DRAWN BY DJM
FIGURE NO. 5		CHECKED BY RSR
ESTIMATED EXTENT OF PETROLEUM CONTAMINATED SOIL FORMER NORTHERN AUTO STORE #14 WISCONSIN RAPIDS, WISCONSIN		
PROJECT NO. 0419888XG DATE 04/02/03		

July 2, 2003

Mr. Don Komis  
NII Investment Company, Inc.  
1906 North Peach Avenue  
Marshfield, Wisconsin 54449-0400

Re: Former Northern Auto Supply Store No. 14 Pavement Maintenance Plan, 500 West Jackson Street,  
Marshfield, Wisconsin -- STS Project No. 19688XG

Dear Mr. Komis:

STS Consultants, Ltd. (STS) has completed this pavement maintenance plan for the former Northern Auto Supply Store No. 14 (currently CarQuest Auto Parts) development located at 500 West Jackson Street, Marshfield, Wisconsin, as a condition for closure in accordance with NR 720.19(2) and NR 724.12(2) of the Wisconsin Administrative Code. Closure of the site under the current conditions (petroleum-impacted soil and groundwater left in place) will require the use of engineering controls, such as asphalt pavement, to reduce surface infiltration and minimize direct contact issues. It is understood that when conditional site closure is achieved a new asphalt parking lot is proposed to replace the existing asphalt parking lot. The purpose of the maintenance plan is to provide routine inspection of the paved areas for integrity and allow for needed repairs in a timely manner.

### **Background**

The subject property is currently occupied by CarQuest Auto Parts. Historically, the subject property was occupied by a petroleum bulk storage facility that was associated with railroads, which formerly extended through the subject property. According to aerial photographs and Sanborn Fire Insurance Maps, it is estimated that approximately five aboveground storage tanks (ASTs) were located on the western edge of the subject property. Subsurface investigations conducted by STS have identified petroleum-impacted soil and groundwater on the subject property. An NR 716 Site Investigation has been completed on the site. STS has estimated that approximately 1,580 cubic yards of petroleum-impacted soil exist on the site. STS has requested conditional closure from the WDNR; however, closure under the current conditions will require the use of an asphalt pavement as an engineering control to reduce surface water infiltration and eliminate direct contact issues. It is our understanding that, if closure is received from WDNR, a new asphalt parking area is to be constructed. As part of the closure requirements, a maintenance plan for the pavement (engineering control) must be submitted to the WDNR for their approval. The following is a description of the maintenance plan.

### **PAVEMENT MAINTENANCE PLAN**

#### **Inspection and Evaluation**

Regular evaluation of the pavement surfaces with respect to surface condition, strength and drainage is

NII Investment Company, Inc.  
STS Job No. 19688XG  
July 2, 2003

the first step in pavement maintenance. In order to accomplish this, we suggest the following steps be taken.

- The pavement should be inspected once per calendar year, either in the spring or in the fall.
- The inspections should be scheduled either after or before the ground thaws or freezes.
- Inspections should be conducted by completing a thorough walkover of the site to allow for observations of small cracks and defects in the surface.

A log of inspections should be maintained. A sample of an inspection log is attached for your use. The following information should be included in the inspection log:

- Date and time of inspection
- Weather conditions
- Person(s) conducting inspection
- Condition of pavement
- Areas of distress

When areas of distress are noted, the following information should be logged:

1. Type of distressed area

- Cracks (linear and alligator cracking)
- Potholes
- Ruts
- Depressed areas
- Heaved areas

2. Size of distressed area

- Length and width of cracks
- Number of cracks
- Dimensions (length and width) of distressed area

NII Investment Company, Inc.  
STS Job No. 19688XG  
July 2, 2003

3. Take photographs of each distressed area observed
  - Label the photographs with date and locations
  - Include an object in the photos of the distressed areas for scale (ruler, pen, coin, etc.)

### **Repair Measures**

The objective of the repair activities to distressed areas is to limit precipitation infiltration to the petroleum-contaminated media beneath the pavement, maintain a suitable barrier preventing direct contact with the petroleum-contaminated media, and minimize deterioration of the pavement surface. Repairs to distressed areas shall be made as soon as possible after the inspection, but no later than two to three months after the date of inspection. Repair measures should be logged, including the starting time and date the repair activities occurred, location of the repaired area, and who performed the work. Photographs should be taken to record the repair activities. The repaired area should be inspected after completion to confirm the integrity of the pavement surface.

Pavement repairs will vary depending on the condition of the pavement surface: good, fair, or poor.

### **Repairs for Pavement in Good Condition**

Condition: A pavement in good condition may have fine cracking caused by the ordinary effects of wear and tear.

Repair Measure: Apply a light seal coat over the paved surface.

### **Repairs for Pavement in Fair Condition**

Condition: A pavement in fair condition is characterized by random cracks of up to 1/2 inch in width.

Repair Measure: The cracks should be sealed by the following measures:

- Rout out the crack to the sealant manufacturer's specifications for width to depth ratio.
- Clean the crack using high pressure air, wire brushing, hot air blasting, or similar. High pressure water is not recommended due to the possible infiltration of water below the pavement surface.
- If the depth of the crack is greater than 3/4 inch, a backer rod suitable for the sealant material should be applied in the cleaned crack.
- Inspect the cracks to ensure that they are clean, dry, and contain proper backer rod, if needed.
- Apply sealant following manufacturer's specifications.

NII Investment Company, Inc.  
STS Job No. 19688XG  
July 2, 2003

### **Repairs or Pavement in Poor Condition**

Condition: A pavement in poor condition is characterized by random cracks, raveled aggregate, depressions, local alligator cracked areas, potholes, or upheaval.

Repair Measure: Areas of local distress (alligator cracking, pot holes, upheaval areas) should be repaired with full depth asphalt:

- Saw the pavement around the distressed area.
- Remove the old pavement.
- Replace or add additional stone base course as needed.
- Clean the vertical surfaces of the pavement around the saw lines.
- Place new asphalt pavement.
- Care should be taken not to damage the geomembrane liner under the existing pavement (if applicable).

Cracks should be repaired following similar methods to pavement in fair condition.

Depressed areas can be repaired with the application of a leveling course of asphalt. Depressed areas should be repaired as a preventive measure before cracking is observed.

### **Records**

Inspection and repair logs including photographs should be maintained for a period of at least five years.

The pavement maintenance plan outlined above will serve to maintain the integrity of the cap at the site. If you have any questions or concerns with respect to the plan, please call us.

Respectfully,

STS CONSULTANTS, LTD.



Richard S. Reesman, P.E.  
Senior Project Engineer

RSR/sel

Attachment:  
Sample Inspection Form

