State of Wisconsin
Department of Natural Resources
P.O. Box 7921, Madison, WI 53707-7921

GIS REGISTRY (Cover Sheet)
Form 4400-280 (R 6/13)

Source Property Information

CLOSURE DATE: 01/11/2016

BRRTS #: 03-24-204915

FID #:

ACTIVITY NAME: Helmrick Service Station (Johns Amoco)

DATCP #:

PROPERTY ADDRESS: 280 Broadway St

PECFA#: 54923170480B

MUNICIPALITY: Berlin

PARCEL ID #: 206015460000

***WTM COORDINATES:**

X: **603874** Y: **388852**

** Coordinates are in WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- (•) Approximate Center Of Contaminant Source
- ( ) Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

- [ ] Groundwater Contamination > ES *(236)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

  *(**note:** for list of off-source properties see "Impacted Off-Source Property Information, Form 4400-246")*
- [x] Soil Contamination > *RCL or **SSRCL *(232)*
  - [x] Contamination in ROW
  - [ ] Off-Source Contamination

  *(**note:** for list of off-source properties see "Impacted Off-Source Property Information, Form 4400-246")*

Site Specific Obligations:

- [ ] Soil: maintain industrial zoning *(220)*

  *(**note:** soil contamination concentrations between non-industrial and industrial levels)*
- [ ] Structural Impediment *(224)*
- [ ] Site Specific Condition *(228)*
- [ ] Cover or Barrier *(222)*
  - [ ] Direct Contact
  - [ ] Soil to GW Pathway
- [ ] Vapor Mitigation *(226)*
- [ ] Maintain Liability Exemption *(230)*

  *(**note:** local government unit or economic development corporation was directed to take a response action)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? *(234)*

(•) Yes ( ) No ( ) N/A

** Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2984 Shawano Avenue
Green Bay WI 54313-6727

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

January 11, 2016

John Helmrick
John's Repair
280 Broadway St.
Berlin, WI 54923

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Helmrick Service Station (Johns Amoco), 280 Broadway Street, Berlin, WI
DNR BRRTS Activity #: 03-24-204915

Dear Mr. Helmrick:

The Department of Natural Resources (DNR) considers Helmrick Service Station closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you. Certain continuing obligations also apply to rights-of-way holders. These are identified within each continuing obligation.

This final closure decision is based on the correspondence and data provided, and is issued under chs. NR 726 and 727, Wis. Adm. Code. The Northeast Region (NER) Closure Committee reviewed the request for closure on September 9, 2015. The DNR Closure Committee reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases.

The property is a former gas station. This site closure concerns a fuel oil and waste oil tank area in the southeast corner of the property. There was also a site investigation and closure (03-24-001702) for the gasoline tanks and pump island on the northern portion of this property. A small amount of PAH contamination was identified in the soil on and off the property. Groundwater was not affected.

The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.

The DNR fact sheet "Continuing Obligations for Environmental Protection," RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may be obtained at http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf.

GIS Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at http://dnr.wi.gov/topic/Brownfields/clean.html, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the Geographic Information System (GIS) Registry layer, at the same web address.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at http://dnr.wi.gov/topic/wells/documents/3300254.pdf.

All site information is also on file at the NER Regional DNR office at 2984 Shawano Avenue, Green Bay WI 54313-6727. This letter and information that was submitted with your closure request application can be found as a Portable Document Format (PDF) in BRRTS on the Web.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to:

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
2984 Shawano Avenue
Green Bay WI 54313-6727

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)
Soil contamination remains in the Southwest corner of the property as indicated on the attached map (Pre/Post Remaining Soil Contamination, Figure B.2.c, April 8, 2014). If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval. This continuing obligation also applies to the City of Berlin as the ROW holder for Brooklyn Street, adjacent to 280 Broadway Street.

In addition, all current and future owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Chapter NR 140, Wis. Adm. Code Exemption

Recent groundwater monitoring data at this site indicates that for Naphthalene at MW-1, contaminant levels exceed the NR 140 preventive action limit (PAL) but are below the enforcement standard (ES). The DNR may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28 (2) (b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application. [Note: at this site the point of standards application is all points where groundwater is monitored.]
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the DNR believes that these criteria have been or will be met. The source of contamination has been removed and the investigation identified a limited amount of soil contamination. Natural Attenuation will continue to reduce the contaminant concentrations. Therefore, pursuant to s. NR 140.28, Wis. Adm. Code, an exemption to the PAL is granted for Naphthalene at MW-1. Please keep this letter, because it serves as your exemption.

PECFA Reimbursement

Section 101.143, Wis. Stats., requires that Petroleum Environmental Cleanup Fund Award (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 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 DNR Project Manager to determine the method for salvaging the equipment.

Per Wisconsin Act 55 (2015 State budget), a claim for PECFA reimbursement must be submitted within 180 days of incurring costs (i.e., completing a task). If your final PECFA claim is not submitted within 180 days of incurring the costs, the costs will not be eligible for PECFA reimbursement.

In Closing

Please be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- 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,
- if the property owner does not comply with the conditions of closure, or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Tom Verstegen at (920) 424-0025, or at thomas.verstegen@wisconsin.gov.

Sincerely,

Roxanne N. Chronert
Team Supervisor, Northeast Region
Remediation and Redevelopment Program

Attachments:

- Pre/Post Soil Contamination, Figure B.2.c, April 8, 2014

cc: Jason Powell – METCO
Bill Phelps, DG/5 (electronic)

B.2.c.
PRE/POST REMAINING
SOIL CONTAMINATION

HELMRICK SERVICE STATION
(JOHNS AMOCO)

METCO
709 Gillette Street, Suite 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893
Excellence through experience

BERLIN,
WISCONSIN

DRAWN BY: RA 03/15/2012
MODIFIED BY: BW 04/08/2014

N

= SANITARY SEWER

= NATURAL GAS

= WATER LINE

= BURIED ELECTRIC

= OVERHEAD ELECTRIC

= PROPERTY BOUNDARY

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

SCALE:
1 INCH = 20 FEET
0 20

■ = GEOPROBE BORING LOCATON - ENVIROGEN 1999

⊕ = MONITORING WELL LOCATION - METCO 2013

STORM
BROADWAY STREET
STORM
GRASS
REMOVED GASOLINE USTS
GRASS
SIDEWALK
LIGHT POLE
LIGHT POLE
8,000-GAL GRAVEL
3,000 -GAL
3,000 -GAL
LIGHT POLE
REMOVED PUMP IS.
CONCRETE
GRASS
REMOVED PIPING
GRAVEL
BROOKLYN STREET
270 BROADWAY STREET
ASPHALT
WEST SIDE GM DEALERSHIP
FENCE
GRAVEL/ GRASS
HELMRICK SERVICE STATION
280 BROADWAY ST
CONCRETE
GRAVEL
SIDEWALK
SHED
GRASS
GP-5
GP-7
AREA OF REMOVED WASTE OIL AND FUEL OIL USTS
ASPHALT

ESTIMATED EXTENT OF UNSATURATED SOIL CONTAMINATION EXCEEDING THE NR720 GROUNDWATER RCL's (PVOC AND PAH) AND/OR NON-INDUSTRIAL DIRECT CONTACT RCL's VALUES.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2984 Shawano Avenue
Green Bay WI 54313-6727

RIGHT-OF-WAY

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

WISCONSIN DEPT. OF NATURAL RESOURCES

January 11, 2016

Mr. Scott Zabel
City of Berlin
246 Spring Street
Berlin, WI 54923

SUBJECT: Continuing Obligations for Rights-of-Way Holders for Brooklyn Street
Final Case Closure for Helmrick Service Station (Johns Amoco),
280 Broadway St, Berlin, WI
DNR BRRTS Activity #: 03-24-204915

Dear Mr. Zabel:

The purpose of this letter is to notify you that certain continuing obligations apply to the Brooklyn Street right-of-way adjacent to 280 Broadway Street, and that closure has been approved for the Helmrick Service Station (Johns Amoco) site. No further investigation or cleanup is required at this time. However, the closure decision is conditioned on the long-term compliance with a continuing obligation. Continuing obligations are requirements meant to limit exposure to any remaining contamination.

On July 31, 2014, you received information from John Helmrick about the contamination at Helmrick Service Station, located at 280 Broadway Street, and about the continuing obligations. The continuing obligations that apply to the Property are stated as conditions in the closure approval letter, and are consistent with s. 292.12, Wis. Stats., and ch. NR 700 series, Wis. Adm. Code.

Applicable Continuing Obligations

Only the following continuing obligations apply at this right-of-way:

Soil contamination remains in the Southwest corner of the property as indicated on the attached map (Pre/Post Remaining Soil Contamination, Figure B.2.c, April 8, 2014). If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

Notify the Department at least 45 days before making a change to the property or use of the property that would affect a continuing obligation, and obtain written approval before making the proposed change.

Send all written notifications in accordance with these requirements to Environmental Program Assistant, DNR Northeast Region, 2984 Shawano Avenue, Green Bay WI 54313-6727.

RIGHT-OF-WAY

Additional Information

Additional information about this site is available at the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web. The site may also be seen on the map view, RR Sites Map, under the "GIS Registry" layer. The GIS Registry includes sites that have continuing obligations and some contamination remaining. Information on both BRRTS on the Web and RR Sites Map can be found at http://dnr.wi.gov/topic/Brownfields/clean.html.

To see documents about the environmental work completed at the Helmrick Service Station (Johns Amoco) site, including the closure approval letter, go to BRRTS on the Web, at http://dnr.wi.gov/botw/SetUpBasicSearchForm.do. In the initial screen, enter 03-24-204915 in the **Activity Number** field in the initial screen, then click on **Search**.

GIS Registry – Well Construction Approval Needed

To construct a new well, or to reconstruct a well on the property, approval is required under ch. NR 812, Wis. Adm. Code. A licensed well driller can help with the application process. Complete the required DNR form, 3300-254, (http://dnr.wi.gov/topic/wells/documents/3300254.pdf) and submit it to the DNR Drinking and Groundwater program's regional water supply specialist (http://dnr.wi.gov/topic/drinkingWater/documents/CountyContacts.pdf).

The Department appreciates your efforts. If you have any questions regarding the closure decision or continuing obligations, please contact Tom Verstegen at (920) 424-0025.

Sincerely,

Roxanne N. Chronert

Roxanne N. Chronert
Team Supervisor, Northeast Region
Remediation and Redevelopment Program

Attachment:
- Pre/Post Soil Contamination, Figure B.2.c, April 8, 2014

cc: Mr. John Helmrick
Jason Powell, METCO, 709 Gillette Street, Suite 3, La Crosse, WI 54603-2382

B.2.c.
PRE/POST REMAINING
SOIL CONTAMINATION

HELMRICK SERVICE STATION
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DRAWN BY: RA 03/15/2012
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State of Wisconsin
Department of Natural Resources
PO Box 7921, Madison WI 53707-7921
dnr.wi.gov

Case Closure - GIS Registry

SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN

Notice: Pursuant to ch. 292, Wis. Stats.. and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided. Any section of the form not relevant to the case closure request must be fully filled out or explained on a separate page and attached to the relevant section of this form. DNR will consider your request administratively complete when the form and all sections are completed, all attachments are included, and the applicable fees required under ch. NR 749, Wis. Adm. Code, are included, and sent to the proper destinations. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records Law (ss. 19.31 - 19.39, Wis. Stats.).

Site Information

BRRTS No.	Parcel ID No.		
03-24-204915	206-01546-0000		
BRRTS Activity (Site) Name	WTM Coordinates		
	X	Y	
Helmrick Service Station (Johns Amoco)	603876	388864	
Street Address	City	State	ZIP Code
280 Broadway Street	Berlin	WI	54923

Responsible Party (RP) Name			
John Helmrick			
Company Name			
John's Amoco			
Street Address	City	State	ZIP Code
280 Broadway Street	Berlin	WI	54923
Phone Number	Email		
(920) 361-0535			

☒ Check here if the RP is the owner of the source property.

Environmental Consultant Name			
Ron Anderson			
Consulting Firm			
METCO			
Street Address	City	State	ZIP Code
709 Gillette Street, Suite 3	La Crosse	WI	54603
Phone Number	Email		
(608) 781-8879	rona@metcohq.com		
Acres Ready For Use			
0.13	Voluntary Party Liability Exemption Site? ○ Yes ◉ No		

Fees and Mailing of Closure Request

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

1. **Send a copy of page one** of this form and the applicable ch. NR 749, Wis. Adm. Code, fee(s) to the DNR regional Environmental Program Associate at **http://dnr.wi.gov/topic/Brownfields/Contact.html**. Check all fees that apply:

   ☒ $1,050 Closure Fee

   ☒ $300 Database Fee for Soil

   ☐ $350 Database Fee for Groundwater or Other Condition (MW Not Abandoned)

   Total Amount of Payment $ $1,350.00

2. **Send one paper copy and one e-copy on compact disk of the entire closure package** to the Regional Project Manager assigned to your site. Submit as *unbound, separate documents* in the order and with the titles prescribed by this form. For electronic document submittal requirements, see **http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf.**

Site Summary

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

1. **General Site Information and Site History**

A. **Site Location**: Describe the physical location of the site, both generally and specific to its immediate surroundings.
The Helmrick Service Station (Johns Amoco) site, located at 280 Broadway Street, is located to the southwest of the intersection of Broadway Street and Brooklyn Street in Berlin, Wisconsin. The property is bound by Broadway Street to the north, Brooklyn Street to the east, a parking lot to the south, and a residence to the west.

B. **Prior and current site usage**: Specifically describe the current and historic occupancy and types of use.
The subject property was developed for use as a gas station around 1960, and continued to operate as a gas station until mid to late 2011. The property is currently used as a service garage.

C. Describe how and when site contamination was discovered.
On October 6, 1998, Envirogen performed a UST closure assessment for the waste oil (1,000-gallon) and fuel oil (550-gallon) USTs that existed to the south of the building. A soil sample collected beneath the waste oil UST indicated that a petroleum release had occurred (DRO – 19,100 ppm). The WDNR was notified of the release and subsequently required a Site Investigation be conducted for the property.

On November 8, 1999, Envirogen completed five Geoprobe borings (GP-1 thru GP-5) in the area of the removed waste oil and fuel oil USTs. Seven soil samples were collected for laboratory analysis. Soil samples from GP-5 confirmed soil contamination to be present.

D. Describe the type(s) and source(s) or suspected source(s) of contamination.
The source of the contamination is from the removed waste oil (1,000-gallon) UST that existed south of the building.

E. Other relevant site description information (or enter Not Applicable).
Not applicable.

F. List BRRTS activity site name and number for all other BRRTS activities at this property, including closed cases.
In October 1992, four USTs (one 6,000-gallon leaded gasoline, one 6,000-gallon unleaded gasoline, one 2,000-gallon unleaded gasoline, and one 1,000-gallon diesel) and associated piping that existed north of the building were removed from the subject property. Site assessment samples showed low level GRO detects, a release was subsequently reported, and a BRRTS number was assigned (03-24-001702). Environmental activities associated with these USTs were closed in August 1995, without any further action being required.

G. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to this site, and those impacted by contamination from this site.
A closed LUST site exists on the adjacent property to the east (across Brooklyn Street) - West Side Garage (03-24-000136). A closed ERP site also exists on the adjacent property to the north (across Broadway Street) - Berlin Brewing Co (Former) (02-24-307043). It does not appear that the Helmrick Service Station site is impacting or being impacted by these sites.

H. **Current zoning** (e.g. industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
According to the City of Berlin Zoning Map site, the Helmrick Service Station property located at 280 Broadway Street, is zoned B-1 - Business. Surrounding properties are commercial or residential properties.

2. **General Site Conditions**

A. Soil/Geology

i. Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.
Local soils consist of very fine to coarse grained sand to silty sand with some clay ranging from the surface to 8 feet below ground surface (bgs), underlain by clay to sandy clay, extending to at least 16 feet bgs.

ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
Fill consisting of silty sand with clay from the surface to approximately 8 feet bgs exists in the area of the removed UST's.

iii. Depth to bedrock, bedrock type, and whether or not it was encountered during the investigation.
Bedrock was not encountered during the site investigation, but sandstone bedrock is estimated to exist at approximately 300 feet bgs.

iv. Describe the nature and locations of current surface cover(s) across the site (e.g. natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).
The ground surface covering the north side of the property is covered by concrete, with the exception of the areas where the former USTs and dispenser islands were, which are covered with gravel. The ground surface covering the west and

east sides of the property are covered with gravel and/or grass, and the south side of the property is covered with grass. A building also exists on the property, and measures 45 feet long by 30 feet wide.

B. Groundwater

i. **Discuss depth to groundwater and piezometric elevations**. Describe and explain depth variations, and whether free product affects measurement or water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.

Depth to groundwater in the monitoring wells varied from 3.48 to 5.78 feet bgs during the investigation, depending on well location and time of year. Free product was not encountered in any monitoring wells. The stratigraphic unit where the water table is found is in the clay to sandy clay.

ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.

Groundwater elevations measured in the monitoring wells indicated a local groundwater flow direction in the shallow aquifer to vary from the west to the northwest. Groundwater flow in the deeper aquifer is unknown, as no piezometers were installed during the investigation.

iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.

Hydraulic conductivity was measured during the Site Investigation in monitoring wells MW-2 and MW-3. Hydraulic conductivity for MW-2 was calculated to be 5.73E-04 cm/sec, transmissivity at 1.42E-01 cm2/sec, and the flow velocity to be 6.20 m/yr. The hydraulic conductivity for MW-3 was calculated to be 1.18E-04 cm/sec, transmissivity at 2.59E-02 cm2/sec, and the flow velocity to be 1.27 m/yr.

iv. Identify and describe locations/distance of potable and/or municipal Wells within 1200 feet of the site.

No municipal or private potable wells are known to exist within a 1,200 foot radius of the site. The nearest municipal well (Well #5), is located approximately 2,300 feet to the west/southwest of the site.

3. Site Investigation Summary

A. General

i. Provide a brief summary of the site investigation history. Reference previous submittals by name and date. Describe site investigation activities undertaken since the last submittal for this project and attach the appropriate documentation in Attachment C, if not previously provided.

On October 6, 1998, Envirogen performed a UST closure assessment for the waste oil (1,000-gallon) and fuel oil (550-gallon) USTs that existed to the south of the building. A soil sample collected beneath the waste oil UST indicated that a petroleum release had occurred (19,100 ppm - DRO). The WDNR was notified of the release and subsequently required a Site Investigation be conducted for the property. (Site Investigation Report - May 28, 2014)

On November 8, 1999, Envirogen completed five Geoprobe borings (GP-1 thru GP-5) in the area of the removed waste oil and fuel oil USTs. Seven soil samples were collected for laboratory analysis. Soil samples from GP-5 confirmed soil contamination to be present. (Site Investigation Report - May 28, 2014)

On March 14, 2012, the three USTs, associated dispenser island, and piping that had been installed during the upgrade, were removed. Seven soil samples were collected beneath the removed UST systems for laboratory analysis (GRO, PVOC, and Naphthalene). The soil analytical results showed low level detects. However, it was concluded that the upgraded UST systems did not release any significant amounts of petroleum products. (Site Investigation Report - May 28, 2014)

On August 6, 2013, during the Drilling Project, METCO installed three monitoring wells (MW-1, -2, and -3). Nine soil samples were collected for field and/or laboratory analysis (PID, Lead, and Cadmium). (Site Investigation Report - May 28, 2014)

Two groundwater sampling events were conducted at the site (Oct. 10, 2013, and Jan. 15, 2014).

ii. Identify whether contamination extends beyond the source property boundary, describe the off-site media (e.g., soil, groundwater, etc.) impacted, and the vertical and horizontal extent of off-site impacts.

Petroleum contamination in the soil extends into the right-of-way of Brooklyn Street to the east, and to the asphalt parking lot to the south of the source, at depths ranging from the surface to 8 feet bgs. Groundwater contamination, only exceeding the NR140 PAL (MW-1), also appears to extend into the right-of-way of Brooklyn Street to the east and to the asphalt parking lot to the south. Groundwater was measured in MW-1 at depths ranging between 4.55 and 5.21 feet bgs.

iii. Identify any structural impediments to the completion of site investigation and/or remediation and whether these impediments are on the source property or off the source property. Identify the type and location of any structural impediment (e.g., structure) that also serves as the performance standard barrier for protection of the direct contact or the groundwater pathway.

No structural impediments interfered with the completion of the site investigation.

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B. Soil

i. Describe degree and extent of **soil contamination** at and from this site. Relate this to known or suspected sources and known or potential receptors/migration pathways.

Residual soil contamination exceeding the NR720 Groundwater RCL and/or Direct Contact RCL values remain in the area of GP-5 and MW-1. The oval shaped area of unsaturated soil contamination measures up to 15 feet long, up to 11 feet wide, and up to 4 feet thick (saturated contamination exists up to 8 feet bgs). The suspected source is from the former waste oil UST located to the south of the building. The contaminated soil does come into contact with some utility corridors (electric and gas lines), however these do not appear to be acting as preferential migration pathways.

ii. Describe the level and types of **soil contaminants** found in the upper four feet of the soil column.

One soil sample (GP-5) showed NR720 Direct Contact RCL exceedances for Ethylbenzene, Naphthalene, and 1-Methyl-Naphthalene. (0-4 feet bgs).

iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site. This includes a soil performance standard established in accordance with s. NR 720.08, a Residual Contaminant Level (RCL) established in accordance with s. NR 720.10 that is protective of groundwater quality, or an RCL established in accordance with s. NR 720.12 that is protective of human health from direct contact with contaminated soil. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/ information in Attachment C.

The method used to establish the soil cleanup standards for this site were the NR720 RCL's. The property is zoned "B-1: Business", therefore the non-industrial standards were used.

C. Groundwater

i. Describe degree and extent of groundwater contamination at or from this site. Relate this to known or suspected sources and known or potential receptors/migration pathways. Specifically address any potential or existing impacts to water supply wells or interception with building foundation drain systems.

A dissolved phase contaminant plume exceeding the NR140 PAL has formed at the watertable and has migrated toward the north. This plume is at least 33 feet long and 31 feet wide. The plume encompasses monitoring well MW-1.

The NR140 PAL contaminant plume does appear to intersect an underground electric line, a gas line, and a sanitary sewer line. The underground electric line and the gas line are expected to exist less than three feet bgs. The sanitary sewer line in this area exists approximately 13.5 feet bgs (approximately 8-9 feet below the watertable). Based on the soil and groundwater contamination being defined to a relatively small area, and that the utility corridors are likely backfilled with native material, it does not appear that these utility corridors are acting as a preferential migration pathway for contamination.

The City of Berlin has three municipal wells, however none are located within 1,200 feet of the subject property. The nearest well (Well #5), is located approximately 2,300 feet to the west/southwest of the site. No private potable wells are known to exist within 1,200 feet of the site.

No known drain systems are known to be present.

ii. Describe the presence of free product at the site, including the thickness, depth, and locations.

No free product was encountered at this site.

D. Vapor

i. Describe how the vapor migration pathway was assessed, including locations where vapor or indoor air samples were collected. If the vapor pathway was not assessed, explain reasons why.

Regarding vapor intrusion, the extent of the soil contamination appears to extend up to, but not underneath the on-site building, with contamination existing from 0-8 feet bgs. The groundwater contamination does appear to extend underneath the southeast corner of the on-site building, however contamination is below the NR140 ES. Based on soil contamination existing at relatively low levels, and that the groundwater contamination is below the NR140 ES, vapor intrusion does not appear to be a risk at this time.

ii. Identify the applicable DNR action levels and the land use classification used to establish them. Describe where the DNR action levels were reached or exceeded (e.g., sub slab, indoor air or both).

No indoor/sub slab vapor samples were collected.

E. Surface Water and Sediment

i. Identify whether surface water and/or sediment was assessed and describe the impacts found. If this pathway was not assessed, explain why.

The nearest surface water is the Fox River, which exists approximately 1,100 feet to the east of the subject property. It does not appear that the petroleum contamination has impacted any surface waters.

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ii. Identify any surface water and/or sediment action levels used to assess the impacts for this pathway and how these were derived. Describe where the DNR action levels were reached or exceeded.

No surface water or sediment samples were collected.

4. Remedial Actions Implemented and Residual Levels at Closure

A. General: Provide a brief summary of the remedial action history. List previous remedial action report submittals by name and date. Identify remedial actions undertaken since the last submittal for this project and provide the appropriate documentation in Attachment C.

On March 14, 2012, the three USTs, associated dispenser island, and piping that had been installed during the upgrade (north of the building), were removed. Seven soil samples were collected beneath the removed UST systems for laboratory analysis (GRO, PVOC, and Naphthalene). The soil analytical results showed low level detects. However, it was concluded that the upgraded UST systems did not release any significant amounts of petroleum products. (Site Investigation Report - May 28, 2014)

B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.

No immediate or interim actions occurred at this site.

C. Describe the *active* remedial actions taken at the site, including: type of remedial system(s) used for each media impacted; the size and location of any excavation or in-situ treatment; the effectiveness of the systems to address the contaminated media and substances; operational history of the systems; and summarize the performance of the active remedial actions. Provide any system performance documentation in Attachment A.7.

No active remedial actions are/were taken at this site.

D. Provide a discussion of the nature, degree and extent of residual contamination that will remain at the site or on off-site affected properties after case closure.

Residual soil contamination exceeding the NR720 Groundwater RCL and/or Direct Contact RCL values remains in the area of GP-5 and MW-1. The oval shaped area of unsaturated soil contamination measures up to 15 feet long, up to 11 feet wide, and up to 4 feet thick (saturated contamination exists up to 8 feet bgs).

A dissolved phase contaminant plume exceeding the NR140 PAL has formed at the watertable and has migrated toward the north. This plume is at least 33 feet long and 31 feet wide. The plume encompasses monitoring well MW-1.

Petroleum contamination in the soil extends into the right-of-way of Brooklyn Street to the east, and to the asphalt parking lot to the south of the source, at depths ranging from the surface to 8 feet bgs. Groundwater contamination, only exceeding the NR140 PAL (MW-1), also appears to extend into the right-of-way of Brooklyn Street to the east and to the asphalt parking lot to the south. Groundwater was measured in MW-1 at depths ranging between 4.55 and 5.21 feet bgs.

E. Describe the remaining soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds Residual Contaminant Levels established under s. NR 720. 12 , the ch. NR720, Wis. Adm. Code, for protection of human health from direct contact.

One soil sample (GP-5) showed NR720 Direct Contact RCL exceedances for Ethylbenzene, Naphthalene, and 1-Methyl-Naphthalene. (0-4 feet bgs).

F. Describe the remaining soil contamination in the vadose zone that attains or exceeds the soil standard(s) for the groundwater pathway.

Soil contamination that remains in the vadose zone above the NR720 Groundwater RCL and/or Direct Contact RCL values exists in the following location: GP-5 (0-4 feet bgs).

G. Describe how the residual contamination will be addressed, including but not limited to details concerning: covers, engineering controls or other barrier features; use of natural attenuation of groundwater; and vapor mitigation systems or measures.

Residual contamination will be addressed via natural attenuation.

H. If using natural attenuation as a groundwater remedy, describe how the data collected supports the conclusion that natural attenuation is effective in reducing contaminant mass and concentration, (e.g. stable or receding groundwater plume).

It appears that natural attenuation is limiting the formation of a significant groundwater plume as the groundwater has not been impacted above the NR140 Enforcement Standard.

I. Identify how all exposure pathways were removed and/or adequately addressed by immediate and/or remedial action(s) described above in paragraphs, B, C, D, E and F.

The remaining exposure pathways (direct contact risk in GP-5) will be addressed via natural attenuation.

J. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.

No system hardware is anticipated to be left in place after site closure.

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K. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.
Monitoring well MW-1 (Benzene and Naphthalene) currently exceeds the NR140 PAL.

L. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub slab, or both) describe where it was exceeded and how the pathway was addressed.
No indoor/sub slab vapor samples were collected.

M. Describe the surface water and/or sediment contaminant concentrations and areas after remediation. If a DNR action level was exceeded, describe where it was exceeded and how the pathway was addressed.
No surface water and/or sediment samples were collected.

5. Continuing Obligations: Situations where a maintenance plan(s) and inclusion on DNR's GIS Registry are required.

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: Maintenance Plans and GIS Registry	Maintenance Plan (s) Required in Attachment D	GIS Registry Listing
	A. On-Site	B. Off-Site			
i.	☐	☐	Engineering Control/Barrier for Direct Contact	✓	✓
ii.	☐	☐	Engineering Control/Barrier for Groundwater Infiltration	✓	✓
iii.	☐	☐	Vapor Mitigation - post closure passive system	✓	✓
iv.	☐	☐	Vapor Mitigation - post closure active system	✓	✓
v.	☒	☒	None of the above scenarios apply to this case closure	NA	NA

6. Continuing Obligations: Situations where inclusion on DNR's GIS Registry is required.

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: GIS Registry Only	GIS Registry Listing
	A. On-Site	B. Off-Site		
i.	☒	☒	Residual soil contamination exceeds ch. NR 720 generic or site-specific RCLs	✓
ii.	☐	☐	Sites with groundwater contamination equal to or greater than the ch. NR 140, enforcement standards (ES)	✓
iii.	☐	☐	Monitoring wells: lost, transferred or remaining in use	✓
iv.	☐	☐	Structural Impediment (not as a performance standard)	✓
v.	☐	☐	Residual soil contamination remaining at ch. NR 720 Industrial Use levels	✓
vi.	☐	☐	Vapor intrusion may be future, post-closure issue if building use or land use changes	✓
vii.	☐	☐	None of the above scenarios apply to this case closure	NA

7. Underground Storage Tanks

A. Were any tanks, piping or other associated tank system components removed as part of the investigation or remedial action? ◉ Yes ○ No

B. Do any upgraded tanks meeting the requirements of ch. SPS 310, Wis. Adm. Code, exist on the property? ○ Yes ◉ No

C. If the answer to question 7b is yes, is the leak detection system currently being monitored? ○ Yes ○ No

Data Tables (Attachment A)

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If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General directions for Data Tables:

- Use bold and italics font on information of importance on tables and figures. Use **bold font** for ch. NR 140, Wis. Adm. Code, groundwater enforcement standard (ES) attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, groundwater preventive action limit (PAL) standard attainments or exceedances.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e. do not just list as no detect (ND)).
- Include the units on data tables.
- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15 (3)(c), Wis. Adm. Code, in the format required in s. NR 716.15(4)(e), Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Pre-remedial Soil Analytical Table, etc).
- For required documents, each table (e.g., A.1., A.2., etc.,) should be a separate PDF.

A. Data Tables

A.1. **Groundwater Analytical Table(s):** Table(s) showing the analytical results and collection dates, for all groundwater sampling points e.g. monitoring wells, temporary wells, sumps, extraction wells, any potable wells and any other wells, extraction wells and any potable wells for which samples have been collected.

A.2. **Pre-remedial Soil Analytical Table(s):** Table(s) showing the soil analytical results and collection dates - prior to conducting the interim and/or remedial action. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).

A.3. **Post-remedial Soil Analytical Table(s):** Table(s) showing the post-remedial action soil analytical results and collection dates. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).

A.4. **Pre and Post Remaining Soil Contamination Soil Analytical Table(s):** Table(s) showing only the pre and post remedial action soil analytical results that exceed a Residual Contaminate Level (RCL) or a Site-Specific Residual Level (SSRCL).

A.5. **Vapor Analytical Table**: Table(s) showing type(s) of samples, sample collection methods, analytical method, sample results, date of sample collection, time period for sample collection, method and results of leak detection, and date, method and results of communication testing.

A.6. **Other Media of Concern (e.g., sediment or surface water)**: Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, time period for sample collection, method and results sampling.

A.7. **Water Level Elevations:** Table(s) showing all water level elevation measurements and dates from all monitoring wells. If present, free product should be noted on the table.

A.8. **Other:** This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables pertaining to engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

Maps and Figures (Attachment B)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions for all Maps and Figures:

- If any map or figure is not relevant to the case closure request, you must fully explain the reason(s) why and attach that explanation (properly labeled with the map/ figure title) in Attachment B.
- Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11x17 inches, in a portable document format (pdf) readable by the Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.
- Prepare visual aids, including maps, plans, drawings, fence diagrams, tables and photographs according to the applicable portions of ss. NR 716.15(4), 726.09(2) and 726.11(3), (5) and (6), Wis Adm. Code.
- Do not use shading or highlights on any of the analytical tables.
- Include all sample locations.
- Contour lines should be clearly labeled and defined.
- Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc).
- For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.,) should be a separate PDF.

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B.1. Location Maps

B.1.a. **Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G S. topographic map or plat map in sufficient detail to permit easy location of all impacted and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the area of contamination.

B.1.b. **Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for on-site and applicable off-site properties, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code.

B.1.c. **RR Site Map:** From RR Sites Map (http://dnrmaps.wi.gov/sl/?Viewer=RR Sites) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

B.2. Soil Figures

B.2.a. **Pre-remedial Soil Contamination:** Figure(s) showing the sample location of all pre-remedial, unsaturated contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeded a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code.

B.2.b. **Post-remedial Soil Contamination :** Figure(s) showing the sample location of all post-remedial, unsaturated contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.

B.2.c. **Pre/Post Remaining Soil Contamination:** Figure(s) showing the only location of all pre and post remedial residual soil sample location(s) where unsaturated contaminated soil remains after remediation and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminate Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.

B.3. Groundwater Figures

B.3.a. **Geologic Cross-Section Figure(s):** One or more cross-section diagrams showing soil types and correlations across the site, water table and piezometric elevations, and locations and elevations of geologic rock units, if encountered. Display on one or more figures all of the following:

- Source location(s) and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
- Source location(s) and lateral and vertical extent if groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES)
- Surface features, including buildings and basements, and show surface elevation changes.
- Any areas of active remediation within the cross section path, such as excavations or treatment zones.
- Include a map displaying the cross-section location(s), if they are not displayed on the Detailed Site Map (Map B.1b)

B.3.b. **Groundwater Isoconcentration:** Figure(s) showing the horizontal extent of the post-remedial groundwater contamination exceeding a ch. NR 140, Wis. Adm. Code, Preventive Action Limit (PAL) and/or an Enforcement Standard (ES). Indicate the date and direction of groundwater flow based on the most recent sampling data.

B.3.c. **Groundwater Flow Direction:** Figure(s) representing groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit two groundwater flow maps showing the maximum variation in flow direction.

B.3.d. **Monitoring Wells:** Figure(s) showing all monitoring wells, with well identification number. Clearly designate any wells that: (1) are proposed to be abandoned; (2) cannot be located; (3) are being transferred; (4) will be retained for further sampling, or (5) have been previously abandoned.

B.4. Vapor Maps and Other Media

B.4.a. **Vapor Intrusion Map:** Map(s) showing all locations and results for samples taken to investigate the vapor intrusion pathway, in relation to remaining soil and groundwater contamination, including sub-slab, indoor air, soil vapor, ambient air, and communication testing. Show locations and footprints of affected structures and utility corridors, and/or where residual contamination poses a future risk of vapor intrusion.

B.4.b. **Other media of concern (e.g., sediment or surface water):** Map(s) showing all sampling locations and results for other media investigation. Include the date of sample collection and identify where any standards are exceeded.

B.4.c. **Other:** Include any other relevant maps and figures not otherwise noted above. (This section may remain blank)

Documentation of Remedial Action (Attachment C)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the

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relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc).
- If the documentation requested below is "not applicable" to the site-specific circumstances, include a brief explanation to support that conclusion.
- If the documentation requested below has already been submitted to the Department, please note the title and date of the report for that particular document requested.

C.1. **Site investigation documentation,** that has not otherwise been previously submitted.

C.2. **Investigative waste** disposal documentation.

C.3. **Provide a description of the methodology used along with all supporting documentation if the Residual Contaminant Levels are different than those contained in the Department's RCL Spreadsheet available at: http://dnr.wi.gov/topic/Brownfields/Professionals.html.**

C.4. **Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.

C.5. **Decommissioning of Remedial Systems.** Include plans to properly abandon any systems or equipment upon receiving conditional closure.

C.6. **Photos.** For sites or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system. Include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features should be visible and discernible. Photographs must be labeled with the site name, the features shown, location and the date on which the photograph was taken.

C.7. **Other**. Include any other relevant documentation not otherwise noted above. (This section may remain blank)

Maintenance Plan(s) and Photographs (Attachment D)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

When one or more "maintenance plans" are required for a site closure, include in each maintenance plan all required information listed below, and attach the plan(s) in Attachment D. The following "model" maintenance plans can be located at: (1) Maintenance plan for a engineering control or cover: http://dnr.wi.gov/topic/Brownfields/documents/maintenance-plan.pdf; and (2) Maintenance plan for vapor intrusion: http://dnr.wi.gov/topic/Brownfields/documents/appendix5_606.pdf.

D.1. **Location map(s)** which show(s): (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) and all property boundaries.

D.2. **Brief descriptions** of the type, depth and location of residual contamination.

D.3. **Description of maintenance action(s)** required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.

D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter.

D.5. **Contact information,** including the name, address and phone number of the individual or facility who will be conducting the maintenance.

D.6 Photographs

D.6.a. For site or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system, include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features shall be visible and discernible.

D.6.b. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.

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Monitoring Well Information (Attachment E)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

Attach monitoring well construction and development forms (DNR FORM 4400-113 A and B: http://dnr.wi.gov/topic/groundwater/documents/forms/4400_113_1_2.pdf) for all wells that will remain in-use, be transferred to another party or that could not be located. A figure of these wells should be included in Attachment B.3.d.

Select One:

- ○ No monitoring wells were required as part of this response action.
- ◉ All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site
- ○ ***Select One or More:***
  - ☐ Not all monitoring wells can be located, despite good faith efforts. Attachment E must include description of efforts made to locate the "lost" wells.
  - ☐ One or more wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address and email for the new owner(s).
  - ☐ One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason(s) the well(s) will remain in use.

Notifications to Owners of Impacted Properties (Attachment F)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

- State law requires that the responsible party provide a 30-day, written advance notice (i.e., a letter) to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned.
- Use of Form 4400-286, Notification of Residual Contamination and Continuing Obligations, is required under ch. NR 725 for notifying property owners and right-of-way holders about residual contamination affecting their properties, and of continuing obligations which may be imposed. This form can be downloaded at http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf.

Check all that apply to the site-specific circumstances of this case closure:

	A. Impacted Source Property and Owner is not Conducting Cleanup	B. Impacted Right of Way	C. Impacted Off-Site Property Owner	Impacted Property Notification Situations: Ch. NR 726 Appendix A Letter
1.	☐	☐	☐	Residual groundwater contamination exceeds Ch. NR 140 Wis. Administrative Code enforcement standards.
2.	☐	☒	☐	Residual soil contamination that attains or exceeds standards is present after the remedial action is complete, and must be properly managed should it be excavated or removed.
3.	☐	☐	☐	An engineered cover or a soil barrier (e.g. pavement) must be maintained over contaminated soil for direct contact or groundwater infiltration concerns.
4.	☐	☐	☐	Industrial land use soil standards were used for the clean-up standard.
5.	☐	☐	☐	A vapor mitigation system (or other specific vapor protection) must be operated and maintained.
6.	☐	☐	☐	Vapor assessment needed if use changes.
7.	☐	☐	☐	Structural impediment.
8.	☐	☐	☐	Lost, transferred or open monitoring wells.
9.	☒	☐	☒	Not Applicable.

If any of the previous boxes in rows 1 thru 8 were checked, include the following as part of Attachment F:

- FORM 4400-246;
- Copy of each letter sent, 30 days or more prior to requesting closure; and
- Proof of receipt for each letter.
- For this site closure, 2 (number) property (ies) has/have been impacted, the owners have been notified, and copies of the letters and receipts are included in Attachment F.

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Source Legal Documents (Attachment G)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

Include all of the following documents, in this order, in Attachment G:

G.1. **Deeds - Source Property and Other Impacted Properties:** The most recent deed with legal descriptions clearly labeled for (1) the **Source Property** (where the contamination originated) and (2) all **off-source** (off-site) properties where letters were required to be sent per the ch. NR 700, Wis. Adm. Code, rule series (e.g., off-site cover maintenance required, lost monitoring well, off-site cover property impacts to groundwater exceeding the ch. NR 140, Wis. Adm. Code.

Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

G.2. ***Certified Survey Map:*** *A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map.* (Lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

G.3. **Verification of Zoning**: Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.

G.4. **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

Signatures and Findings for Closure Determination

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

Check the correct box for this case closure request, and have either a professional engineer or a hydrogeologist, as defined in ch. NR 712, Wis. Adm. Code, sign this document.

☒ A response action(s) for this site addresses groundwater contamination (including natural attenuation remedies).

☐ The response action(s) for this site addresses media other than groundwater.

Engineering Certification

I _____ hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this case closure request has been prepared by me or prepared under my supervision in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Printed Name	Title
Signature	Date
P.E. Stamp and Number	

Save...

Hydrogeologist Certification

I Ronald J. Anderson hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this case closure request is correct and the document was prepared by me or prepared by me or prepared under my supervision and, in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Ronald J. Anderson	Senior Hydrogeologist/Project Manager
Printed Name	Title
Ronald J. Anderson	9/9/15
Signature	Date

Save...

A.1 Groundwater Analytical Table
Helmrick Service Station (John's Amoco) Site BRRTS# 03-24-204915

Well MW-1
PVC Elevation = 773.70 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to Water (in feet)	Lead (ppb)	Cadmium (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naph-thalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
10/10/13	769.15	4.55	<0.7	<0.5	*2.12*	14.6	<0.23	*28.4*	<0.69	5.3-7.5	1.97
01/15/14	768.49	5.21	NS	NS	*1.15*	7.4	<0.37	*13.4*	<0.8	5.92	<2.41
ENFORCE MENT STANDARD **ES = Bold**			15	---	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT *PAL = Italics*			1.5	---	0.5	140	12	10	160	96	400

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

Well MW-2
PVC Elevation = 773.37 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to Water (in feet)	Lead (ppb)	Cadmium (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naph-thalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
10/10/13	769.89	3.48	<0.7	<0.5	<0.24	<0.55	<0.23	<1.7	<0.69	<3.6	<1.32
01/15/14	768.50	4.87	NS	NS	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
ENFORCE MENT STANDARD **ES = Bold**			15	---	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT *PAL = Italics*			1.5	---	0.5	140	12	10	160	96	400

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

Well MW-3
PVC Elevation = 774.21 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to Water (in feet)	Lead (ppb)	Cadmium (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naph-thalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)
10/10/13	769.04	5.17	<0.7	<0.5	0.4	<0.55	1.15	<1.7	<0.69	<3.6	<1.32
01/15/14	768.43	5.78	NS	NS	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
ENFORCE MENT STANDARD **ES = Bold**			15	---	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT *PAL = Italics*			1.5	---	0.5	140	12	10	160	96	400

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

A.1 Groundwater Analytical Table
(PAH)
Helmrick Service Station (John's Amoco) Site BRRTS# 03-24-204915

Well MW-1
PVC Elevation = (feet) (MSL)

Date	Ace-naphthene (ppb)	Acenaph-thylene (ppb)	Anthracene (ppb)	Benzo(a) anthracene (ppb)	Benzo(a) pyrene (ppb)	Benzo(b) fluoranthene (ppb)	Benzo(g,h,I) Perylene (ppb)	Benzo(k) fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h) anthracene (ppb)	Fluoran-thene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd) pyrene (ppb)	1-Methyl-naphthalene (ppb)	2-Methyl-naphthalene (ppb)	Naph-thalene (ppb)	Phenan-threne (ppb)	Pyrene (ppb)
10/10/13	6.8	1.29	2.29	<0.25	<0.18	<0.2	<0.23	<0.27	<0.18	<0.23	0.73	7.9	<0.27	7.1	21.9	*10.9*	26.8	2.69
ENFORCE MENT STANDARD = ES – Bold			3000	-	0.2	0.2	-	-	0.2	-	400	400	-	-	-	100	-	250
PREVENTIVE ACTION LIMIT = *PAL - Italics*			600	-	0.02	0.02	-	-	0.02	-	80	80	-	-	-	10	-	50

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

Well MW-2
PVC Elevation = (feet) (MSL)

Date	Ace-naphthene (ppb)	Acenaph-thylene (ppb)	Anthracene (ppb)	Benzo(a) anthracene (ppb)	Benzo(a) pyrene (ppb)	Benzo(b) fluoranthene (ppb)	Benzo(g,h,I) Perylene (ppb)	Benzo(k) fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h) anthracene (ppb)	Fluoran-thene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd) pyrene (ppb)	1-Methyl-naphthalene (ppb)	2-Methyl-naphthalene (ppb)	Naph-thalene (ppb)	Phenan-threne (ppb)	Pyrene (ppb)
10/10/13	<0.021	<0.02	<0.02	<0.025	<0.0.18	<0.02	<0.023	<0.027	<0.018	<0.023	<0.026	<0.02	<0.027	<0.019	<0.016	<0.023	<0.018	<0.025
ENFORCE MENT STANDARD = ES – Bold			3000	-	0.2	0.2	-	-	0.2	-	400	400	-	-	-	100	-	250
PREVENTIVE ACTION LIMIT = *PAL - Italics*			600	-	0.02	0.02	-	-	0.02	-	80	80	-	-	-	10	-	50

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

Well MW-3
PVC Elevation = (feet) (MSL)

Date	Ace-naphthene (ppb)	Acenaph-thylene (ppb)	Anthracene (ppb)	Benzo(a) anthracene (ppb)	Benzo(a) pyrene (ppb)	Benzo(b) fluoranthene (ppb)	Benzo(g,h,I) Perylene (ppb)	Benzo(k) fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h) anthracene (ppb)	Fluoran-thene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd) pyrene (ppb)	1-Methyl-naphthalene (ppb)	2-Methyl-naphthalene (ppb)	Naph-thalene (ppb)	Phenan-threne (ppb)	Pyrene (ppb)
10/10/13	<0.021	<0.02	<0.02	<0.025	<0.0.18	<0.02	<0.023	<0.027	<0.018	<0.023	<0.026	<0.02	<0.027	0.022	0.024	<0.023	0.022	<0.025
ENFORCE MENT STANDARD = ES – Bold			3000	-	0.2	0.2	-	-	0.2	-	400	400	-	-	-	100	-	250
PREVENTIVE ACTION LIMIT = *PAL - Italics*			600	-	0.02	0.02	-	-	0.02	-	80	80	-	-	-	10	-	50

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

A.1 Groundwater Analytical Table
Helmrick Service Station (John's Amoco) Site BRRTS# 03-24-204915

Well Sampling Conducted on October 10, 2013

VOC's Well Name	MW-1	MW-2	MW-3	ENFORCE MENT STANDARD = ES – Bold	*PREVENTIVE ACTION LIMIT = PAL - Italics*
Cadmium, dissolved/ppb	< 0.5	< 0.5	< 0.5		
Lead, dissolved/ppb	< 0.7	< 0.7	< 0.7	15	*1.5*
Benzene/ppb	*2.12*	< 0.24	0.40 "J"	5	*0.5*
Bromobenzene/ppb	< 0.32	< 0.32	< 0.32	==	==
Bromodichloromethane/ppb	< 0.37	< 0.37	< 0.37	==	==
Bromoform/ppb	< 0.35	< 0.35	< 0.35	==	==
tert-Butylbenzene/ppb	< 0.36	< 0.36	< 0.36	==	==
sec-Butylbenzene/ppb	6.2	< 0.33	< 0.33	==	==
n-Butylbenzene/ppb	5.1	< 0.35	< 0.35	==	==
Carbon Tetrachloride/ppb	< 0.33	< 0.33	< 0.33	5	*0.5*
Chlorobenzene/ppb	< 0.24	< 0.24	< 0.24	==	==
Chloroethane/ppb	< 0.63	< 0.63	< 0.63	==	==
Chloroform/ppb	< 0.28	< 0.28	< 0.28	6	*0.6*
Chloromethane/ppb	< 0.81	< 0.81	< 0.81	==	==
2-Chlorotoluene/ppb	< 0.21	< 0.21	< 0.21	==	==
4-Chlorotoluene/ppb	< 0.21	< 0.21	< 0.21	==	==
1,2-Dibromo-3-chloropropane/ppb	< 0.88	< 0.88	< 0.88	==	==
Dibromochloromethane/ppb	< 0.22	< 0.22	< 0.22	==	==
1,4-Dichlorobenzene/ppb	< 0.3	< 0.3	< 0.3	==	==
1,3-Dichlorobenzene/ppb	< 0.28	< 0.28	< 0.28	==	==
1,2-Dichlorobenzene/ppb	< 0.36	< 0.36	< 0.36	==	==
Dichlorodifluoromethane/ppb	< 0.44	< 0.44	< 0.44	1000	*200*
1,2-Dichloroethane/ppb	< 0.41	< 0.41	< 0.41	5	*0.5*
1,1-Dichloroethane/ppb	< 0.3	< 0.3	< 0.3	==	==
1,1-Dichloroethene/ppb	< 0.4	< 0.4	< 0.4	==	==
cis-1,2-Dichloroethene/ppb	< 0.38	< 0.38	< 0.38	70	*7*
trans-1,2-Dichloroethene/ppb	< 0.35	< 0.35	< 0.35	==	==
1,2-Dichloropropane/ppb	< 0.32	< 0.32	< 0.32	==	==
2,2-Dichloropropane/ppb	< 0.36	< 0.36	< 0.36	==	==
1,3-Dichloropropane/ppb	< 0.33	< 0.33	< 0.33	==	==
Di-isopropyl ether/ppb	< 0.23	< 0.23	< 0.23	==	==
EDB (1,2-Dibromoethane)/ppb	< 0.44	< 0.44	< 0.44	0.05	*0.005*
Ethylbenzene/ppb	14.6	< 0.55	< 0.55	700	*140*
Hexachlorobutadiene/ppb	< 1.5	< 1.5	< 1.5	==	==
Isopropylbenzene/ppb	6.9	< 0.3	< 0.3	==	==
p-Isopropyltoluene/ppb	1.66	< 0.31	< 0.31	==	==
Methylene chloride/ppb	< 0.5	< 0.5	< 0.5	==	==
Methyl tert-butyl ether (MTBE)/ppb	< 0.23	< 0.23	1.15	60	*12*
Naphthalene/ppb	*28.4*	< 1.7	< 1.7	100	*10*
n-Propylbenzene/ppb	8.2	< 0.25	< 0.25	==	==
1,1,2,2-Tetrachloroethane/ppb	< 0.45	< 0.45	< 0.45	==	==
1,1,1,2-Tetrachloroethane/ppb	< 0.33	< 0.33	< 0.33	==	==
Tetrachloroethene (PCE)/ppb	< 0.33	< 0.33	< 0.33	5	*0.5*
Toluene/ppb	< 0.69	< 0.69	< 0.69	800	*160*
1,2,4-Trichlorobenzene/ppb	< 0.98	< 0.98	< 0.98	==	==
1,2,3-Trichlorobenzene/ppb	< 1.8	< 1.8	< 1.8	==	==
1,1,1-Trichloroethane/ppb	< 0.33	< 0.33	< 0.33	==	==
1,1,2-Trichloroethane/ppb	< 0.34	< 0.34	< 0.34	==	==
Trichloroethene (TCE)/ppb	< 0.33	< 0.33	< 0.33	5	*0.5*
Trichlorofluoromethane/ppb	< 0.71	< 0.71	< 0.71	==	==
1,2,4-Trimethylbenzene/ppb	< 2.2	< 2.2	< 2.2		
1,3,5-Trimethylbenzene/ppb	5.3	< 1.4	< 1.4	Total TMB's 480	*Total TMB's 96*
Vinyl Chloride/ppb	< 0.18	< 0.18	< 0.18	==	==
m&p-Xylene/ppb	0.86 "J"	< 0.69	< 0.69		
o-Xylene/ppb	1.11 "J"	< 0.63	< 0.63	Total Xylenes 2000	*Total Xylenes 400*

NS = not sampled, NM = Not Measured
Q = Analyte detected above laboratory method detection limit but below practical quantitation limit.
= = No Exceedences
(ppb) = parts per billion
(ppm) = parts per million

A.2. Soil Analytical Results Table
Helmrick Service Station (John's Amoco) Site BRRTS# 03-24-204915

																		DIRECT CONTACT PVOC & PAH COMBINED		
Sample ID	Depth (feet)	Saturation U/S	Date	PID	Lead (ppm)	Cadmium (ppm)	GRO (ppm)	DRO (ppm)	Benzene (ppm)	1,2-DCA (ppm)	Ethyl Benzene (ppm)	MTBE (ppm)	Naph-thalene (ppm)	Toluene (ppm)	1,2,4-Trime-thylbenzene (ppm)	1,3,5-Trime-thylbenzene (ppm)	Xylene (Total) (ppm)	Other VOC's (ppm)	Exeedance Count	Hazard Index	Cumulative Cancer Risk
GP-1	4-8	S	11/08/99	0	6.6	0.11	NS	30	<0.025	<0.025	<0.025	NS	<0.025	<0.025	<0.025	<0.025	<0.050	NS			
GP-1	12-16	S	11/08/99	0	5.7	0.092	NS	5	<0.025	<0.025	<0.025	NS	<0.025	<0.025	<0.025	<0.025	<0.050	NS			
GP-2	4-8	S	11/08/99	0	NS	NS	NS	<4.4	<0.025	<0.025	<0.025	NS	<0.025	<0.025	<0.025	<0.025	<0.050	NS			
GP-3	4-8	S	11/08/99	0	NS	NS	NS	<4.8	<0.025	<0.025	<0.025	NS	<0.025	<0.025	<0.025	<0.025	<0.050	NS			
GP-4	4-8	S	11/08/99	22	NS	NS	NS	65	<0.025	<0.025	<0.025	NS	<0.025	<0.025	<0.025	<0.025	<0.050	NS			
GP-5	0-4	U	11/08/99	206	NS	NS	NS	7700	**0.32**	<0.250	**9.8**	NS	**42**	0.36	**46**	**14**	**27.3**	NS	**3**	1.32E+00	1.8E-05
GP-5	4-8	S	11/08/99	188	NS	NS	NS	15000	**0.19**	<0.100	**5**	NS	**20**	0.22	**26**	**7.5**	**16**	NS			
MW-1-1	3.5	U	08/06/13	1	<1.5	<0.08	NOT SAMPLED											NS			
MW-1-2	8.0	S	08/06/13	85	NOT SAMPLED													NS			
MW-1-3	12.0	S	08/06/13	4	NOT SAMPLED													NS			
MW-2-1	3.5	U	08/06/13	2	NOT SAMPLED													NS			
MW-2-2	8.0	S	08/06/13	2	NOT SAMPLED													NS			
MW-2-3	12.0	S	08/06/13	2	NOT SAMPLED													NS			
MW-3-1	0-4	U	08/06/13	NM	NO RECOVERY													NS			
MW-3-2	8.0	S	08/06/13	1	NOT SAMPLED													NS			
MW-3-3	12.0	S	08/06/13	1	NOT SAMPLED													NS			
GP-6-1	1.5-2	U	03/25/15	0	NS	NS	NS	NS	<0.025	NS	<0.025	<0.025	<0.0203	<0.025	<0.025	<0.025	<0.075	NS			
GP-6-2	3.5-4	U	03/25/15	0	NS	NS	NS	NS	<0.025	NS	<0.025	<0.025	<0.0203	<0.025	<0.025	<0.025	<0.075	NS			
GP-7-1	1.5-2	U	03/25/15	0	NS	NS	NS	NS	<0.025	NS	<0.025	<0.025	<0.0203	0.0303	<0.025	<0.025	<0.075	NS	**3**	2.09E-04	1.4E-05
GP-7-2	3.5-4	U	03/25/15	0	NS	NS	NS	NS	<0.025	NS	<0.025	<0.025	<0.0203	<0.025	<0.025	<0.025	<0.075	NS	**5**	6.58E-04	3.8E-05
GP-8-1	1.5-2	U	03/25/15	0	NS	NS	NS	NS	<0.025	NS	<0.025	<0.025	<0.0203	<0.025	<0.025	<0.025	<0.075	NS			
GP-8-2	3.5-4	U	03/25/15	0	NS	NS	NS	NS	<0.025	NS	<0.025	<0.025	<0.0203	<0.025	<0.025	<0.025	<0.075	NS			
GP-9-1	1.5-2	U	03/25/15	0	NS	NS	NS	NS	<0.025	NS	<0.025	<0.025	<0.0203	<0.025	<0.025	<0.025	<0.075	NS			
GP-9-2	3.5-4	U	03/25/15	0	NS	NS	NS	NS	<0.025	NS	<0.025	<0.025	<0.0203	<0.025	<0.025	<0.025	<0.075	NS			
Groundwater RCL					**27**	**0.752**	-	-	**0.00512**	-	**1.57**	**0.027**	**0.659**	**1.11**	**1.38**		**3.94**	-			
Non-Industrial Direct Contact RCL					**400**	**70.2**	-	-	**1.49**	-	**7.47**	**59.4**	**5.15**	**818**	**89.8**	**182**	**258**	-		1.00E+00	1.00E-05
Soil Saturation Concentration (C-sat)*					-	-	-	-	**1820***	-	**480***	**8870***	-	**818***	**219***	**182***	**258***	-			

Bold = Groundwater RCL Exceedance
Bold & Underline = Non Industrial Direct Contact RCL Exceedance
Bold & Asteric * = C-sat Exceedance
NS = Not Sampled NM = Not Measured
(ppm) = parts per million
DRO = Diesel Range Organics
GRO = Gasoline Range Organics
PID = Photoionization Detector
PVOC's = Petroleum Volatile Organic Compounds
Note: The all-time high watertable reached 3.48 feet bgs in MW-2, therefore all samples collected at depths greater than 4 feet bgs were likely saturated.

A.2. Soil Analytical Results Table
(PAH)
Helmrick Service Station (John's Amoco) Site BRRTS# 03-24-204915

Sample	Depth (feet)	Saturation U/S	Date	Acenaph-thene (ppm)	Acenaph-thylene (ppm)	Anthracene (ppm)	Benzo(a) anthracene (ppm)	Benzo(a) pyrene (ppm)	Benzo(b) fluoranthene (ppm)	Benzo(g,h,I) perylene (ppm)	Benzo(k) fluoranthene (ppm)	Chrysene (ppm)	Dibenzo(a,h) anthracene (ppm)	Fluoranthene (ppm)	Fluorene (ppm)	Indeno(1.2.3-cd) pyrene (ppm)	1-Methyl-naphthalene (ppm)	2-Methyl-naphthalene (ppm)	Naph-thalene (ppm)	Phenan-threne (ppm)	Pyrene (ppm)	DIRECT CONTACT PVOC & PAH COMBINED: Exeedance Count	Hazard Index	Cumulative Cancer Risk
GP-1	4-8	S	11/08/99	<0.017	NS	NS	NS	NS	NS	NS	NS	<0.019	NS	NS	<0.017	NS	<0.019	<0.017	<0.020	<0.016	<0.019			
GP-1	12-16	S	11/08/99	<0.017	NS	NS	NS	NS	NS	NS	NS	<0.019	NS	NS	<0.017	NS	<0.019	<0.017	<0.020	<0.016	<0.019			
GP-2	4-8	S	11/08/99	<0.015	NS	NS	NS	NS	NS	NS	NS	0.028	NS	NS	<0.016	NS	<0.017	<0.017	<0.018	<0.014	<0.017			
GP-3	4-8	S	11/08/99	<0.017	NS	NS	NS	NS	NS	NS	NS	<0.019	NS	NS	<0.018	NS	<0.019	<0.017	<0.021	<0.016	<0.019			
GP-4	4-8	S	11/08/99	<0.016	NS	NS	NS	NS	NS	NS	NS	0.027	NS	NS	<0.017	NS	<0.018	<0.016	<0.020	0.038	0.040			
GP-5	0-4	U	11/08/99	4.3	NS	NS	NS	NS	NS	NS	NS	<1.3	NS	NS	10	NS	**57**	88	**24**	17	1.7	3	1.32E+00	1.8E-05
GP-5	4-8	S	11/08/99	1.2	NS	NS	NS	NS	NS	NS	NS	<0.39	NS	NS	3.1	NS	17	26	**6.7**	5.5	0.57			
GP-6-1	1.5-2	U	03/25/15	<0.0201	<0.0198	<0.0171	<0.0191	<0.0143	<0.019	<0.02	<0.0174	<0.0192	<0.0201	<0.0192	<0.0184	<0.0165	<0.0205	<0.0199	<0.0203	<0.0198	<0.0192			
GP-6-2	3.5-4	U	03/25/15	<0.0201	<0.0198	<0.0171	<0.0191	<0.0143	<0.019	<0.02	<0.0174	<0.0192	<0.0201	<0.0192	<0.0184	<0.0165	<0.0205	<0.0199	<0.0203	<0.0198	<0.0192			
GP-7-1	1.5-2	U	03/25/15	<0.0201	0.0305	0.0313	0.090	**0.136**	**0.214**	0.219	0.107	0.134	**0.0311**	0.218	<0.0184	0.133	<0.0205	<0.0199	<0.0203	0.126	0.183	**3**	2.09E-04	1.4E-05
GP-7-2	3.5-4	U	03/25/15	<0.0201	0.054	0.059	**0.295**	**0.41**	**0.61**	0.36	0.252	**0.47**	**0.070**	0.70	<0.0184	**0.289**	<0.0205	<0.0199	<0.0203	0.286	0.60	**5**	6.58E-04	3.8E-05
GP-8-1	1.5-2	U	03/25/15	<0.0201	<0.0198	<0.0171	<0.0191	<0.0143	<0.019	<0.02	<0.0174	<0.0192	<0.0201	<0.0192	<0.0184	<0.0165	<0.0205	<0.0199	<0.0203	<0.0198	<0.0192			
GP-8-2	3.5-4	U	03/25/15	<0.0201	<0.0198	<0.0171	<0.0191	<0.0143	<0.019	<0.02	<0.0174	<0.0192	<0.0201	<0.0192	<0.0184	<0.0165	<0.0205	<0.0199	<0.0203	<0.0198	<0.0192			
GP-9-1	1.5-2	U	03/25/15	<0.0201	<0.0198	<0.0171	<0.0191	<0.0143	<0.019	<0.02	<0.0174	<0.0192	<0.0201	<0.0192	<0.0184	<0.0165	<0.0205	<0.0199	<0.0203	<0.0198	<0.0192			
GP-9-2	3.5-4	U	03/25/15	<0.0201	<0.0198	<0.0171	<0.0191	<0.0143	<0.019	<0.02	<0.0174	<0.0192	<0.0201	<0.0192	<0.0184	<0.0165	<0.0205	<0.0199	<0.0203	<0.0198	<0.0192			
Groundwater RCL				---	---	**197**	---	**0.47**	**0.48**	---	---	**0.145**	---	**88.8**	**14.8**	---	---	---	**0.659**	---	**54.5**			
Non-Industrial Direct Contact RCL				**3440**	---	**17200**	**0.148**	**0.0148**	**0.148**	---	**1.48**	**14.8**	**0.0148**	**2290**	**2290**	**0.148**	**15.6**	**229**	**5.15**	---	**1720**		**1.00E+00**	**1.00E-05**
Soil Saturation Concentration (C-sat)*				---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---			

Bold = Groundwater RCL Exceedance
Bold & Underline = Non Industrial Direct Contact RCL Exceedance
Bold &Asteric * = C-sat Exceedance
NS = Not Sampled
(ppm) = parts per million
PAH = Polynuclear Aromatic Hydrocarbons
PID = Photoionization Detector
VOC's = Volatile Organic Compounds
Note: The all-time high watertable reached 3.48 feet bgs in MW-2, therefore all samples collected at depths greater than 4 feet bgs were likely saturated.

A.3. Post-remedial Soil Analytical Table

No remedial activities occurred at this site.

A.4. Pre and Post Remaining Soil Contamination Soil Analytical Table
Helmrick Service Station (John's Amoco) Site BRRTS# 03-24-204915

Sample ID	Depth (feet)	Date	PID	Lead (ppm)	Cadmium (ppm)	GRO (ppm)	DRO (ppm)	Benzene (ppm)	1,2-DCA (ppm)	Ethyl Benzene (ppm)	MTBE (ppm)	Naph-thalene (ppm)	Toluene (ppm)	1,2,4-Trime-thylbenzene (ppm)	1,3,5-Trime-thylbenzene (ppm)	Xylene (Total) (ppm)	Other VOC's (ppm)	PVOC & PAH COMBINED		
																		Individual Exeedance Count	Hazard Index	Cumulative Cancer Risk
GP-5	0-4	11/08/99	206	NS	NS	NS	7700	**0.32**	<0.250	**9.8**	NS	**42**	0.36	**46**	**14**	**27.3**	NS	**3**	1.32E+00	1.8E-05
GP-5	4-8	11/08/99	188	NS	NS	NS	15000	**0.19**	<0.100	**5**	NS	**20**	0.22	**26**	**7.5**	**16**	NS			
Groundwater RCL				**27**	**0.752**	-	-	**0.00512**	-	**1.57**	**0.027**	**0.659**	**1.11**	**1.38**		**3.94**	-			
Non-Industrial Direct Contact RCL				**400**	**70.2**	-	-	**1.49**	-	**7.47**	**59.4**	**5.15**	**818**	**89.8**	**182**	**258**	-	0	1.00E+00	1.00E-05
Soil Saturation Concentration (C-sat)*				-	-	-	-	**1820***	-	**480***	**8870***	-	**818***	**219***	**182***	**258***	-			

Bold = Groundwater RCL Exceedance
Bold & Underline = Non Industrial Direct Contact RCL Exceedance
Bold & Asteric * = C-sat Exceedance
NS = Not Sampled NM = Not Measured
(ppm) = parts per million
DRO = Diesel Range Organics
GRO = Gasoline Range Organics
PID = Photoionization Detector
PVOC's = Petroleum Volatile Organic Compounds
Note: The all-time high watertable reached 3.48 feet bgs in MW-2, therefore all samples collected at depths greater than 4 feet bgs were likely saturated.

A.4. Pre and Post Remaining Soil Contamination Soil Analytical Table (PAH)
Helmrick Service Station (John's Amoco) Site BRRTS# 03-24-204915

Sample	Depth (feet)	Date	Acenaph-thene (ppm)	Acenaph-thylene (ppm)	Anthracene (ppm)	Benzo(a) anthracene (ppm)	Benzo(a) pyrene (ppm)	Benzo(b) fluoranthene (ppm)	Benzo(g,h,i) perylene (ppm)	Benzo(k) fluoranthene (ppm)	Chrysene (ppm)	Dibenzo(a,h) anthracene (ppm)	Fluoranthene (ppm)	Fluorene (ppm)	Indeno(1,2,3-cd) pyrene (ppm)	1-Methyl-naphthalene (ppm)	2-Methyl-naphthalene (ppm)	Naph-thalene (ppm)	Phenan-threne (ppm)	Pyrene (ppm)	PVOC & PAH COMBINED: Individual Exeedance Count	PVOC & PAH COMBINED: Hazard Index	PVOC & PAH COMBINED: Cumulative Cancer Risk
GP-5	0-4	11/08/99	4.3	NS	NS	NS	NS	NS	NS	NS	<1.3	NS	NS	10	NS	**57**	88	**24**	17	1.7	**3**	1.32E+00	1.8E-05
GP-5	4-8	11/08/99	1.2	NS	NS	NS	NS	NS	NS	NS	<0.39	NS	NS	3.1	NS	17	26	**6.7**	5.5	0.57			
GP-7-1	1.5-2	03/25/15	<0.0201	0.0305	0.0313	0.090	**0.136**	**0.214**	0.219	0.107	0.134	**0.0311**	0.218	<0.0184	0.133	<0.0205	<0.0199	<0.0203	0.126	0.183	**3**	2.09E-04	1.4E-05
GP-7-2	3.5-4	03/25/15	<0.0201	0.054	0.059	**0.295**	**0.41**	**0.61**	0.36	0.252	**0.47**	**0.070**	0.70	<0.0184	**0.289**	<0.0205	<0.0199	<0.0203	0.286	0.60	**5**	6.58E-04	3.8E-05
Groundwater RCL			---	---	**197**	---	**0.47**	**0.48**	---	---	**0.145**	---	**88.8**	**14.8**	---	---	---	**0.659**	---	**54.5**			
Non-Industrial Direct Contact RCL			**3440**	---	**17200**	**0.148**	**0.0148**	**0.148**	---	**1.48**	**14.8**	**0.0148**	**2290**	**2290**	**0.148**	**15.6**	**229**	**5.15**	---	**1720**		**1.00E+00**	**1.00E-05**
Soil Saturation Concentration (C-sat)*			---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---			

Bold = Groundwater RCL Exceedance
Bold & Underline = Non Industrial Direct Contact RCL Exceedance
Bold &Asteric * = C-sat Exceedance
NS = Not Sampled
(ppm) = parts per million
PAH = Polynuclear Aromatic Hydrocarbons
PID = Photoionization Detector
VOC's = Volatile Organic Compounds
Note: The all-time high watertable reached 3.48 feet bgs in MW-2, therefore all samples collected at depths greater than 4 feet bgs were likely saturated.

A.5. Vapor Analytical Table

No vapor samples were collected.

A.6. Other Media of Concern

No surface water or sediment samples were collected.

A.7 Water Level Elevations
Helmrick Service Station (John's Amoco) Site
BRRTS# 03-24-204915
Berlin, Wisconsin

	MW-1	MW-2	MW-3
ground surface (ft)	774.33	773.85	774.55
pvc top (ft)	773.70	773.37	774.21

Date			
10/10/13	769.15	769.89	769.04
01/15/14	768.49	768.50	768.43

Note: Elevations are presented in feet mean sea level (msl).

A.8 Other

Groundwater NA Indicator Results
Helmrick Service Station (John's Amoco) Site BRRTS# 03-24-204915

Well MW-1

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Man-ganese (ppb)
10/10/13	0.66	6.75	81	18.2	1135	1.84	48	<0.06	**451**
01/15/14	1.06	6.56	180	7.8	1116	NS	NS	NS	NS
ENFORCE MENT STANDARD = **ES – Bold**						10	-	-	300
PREVENTIVE ACTION LIMIT = *PAL - Italics*						2	-	-	60

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

Well MW-2

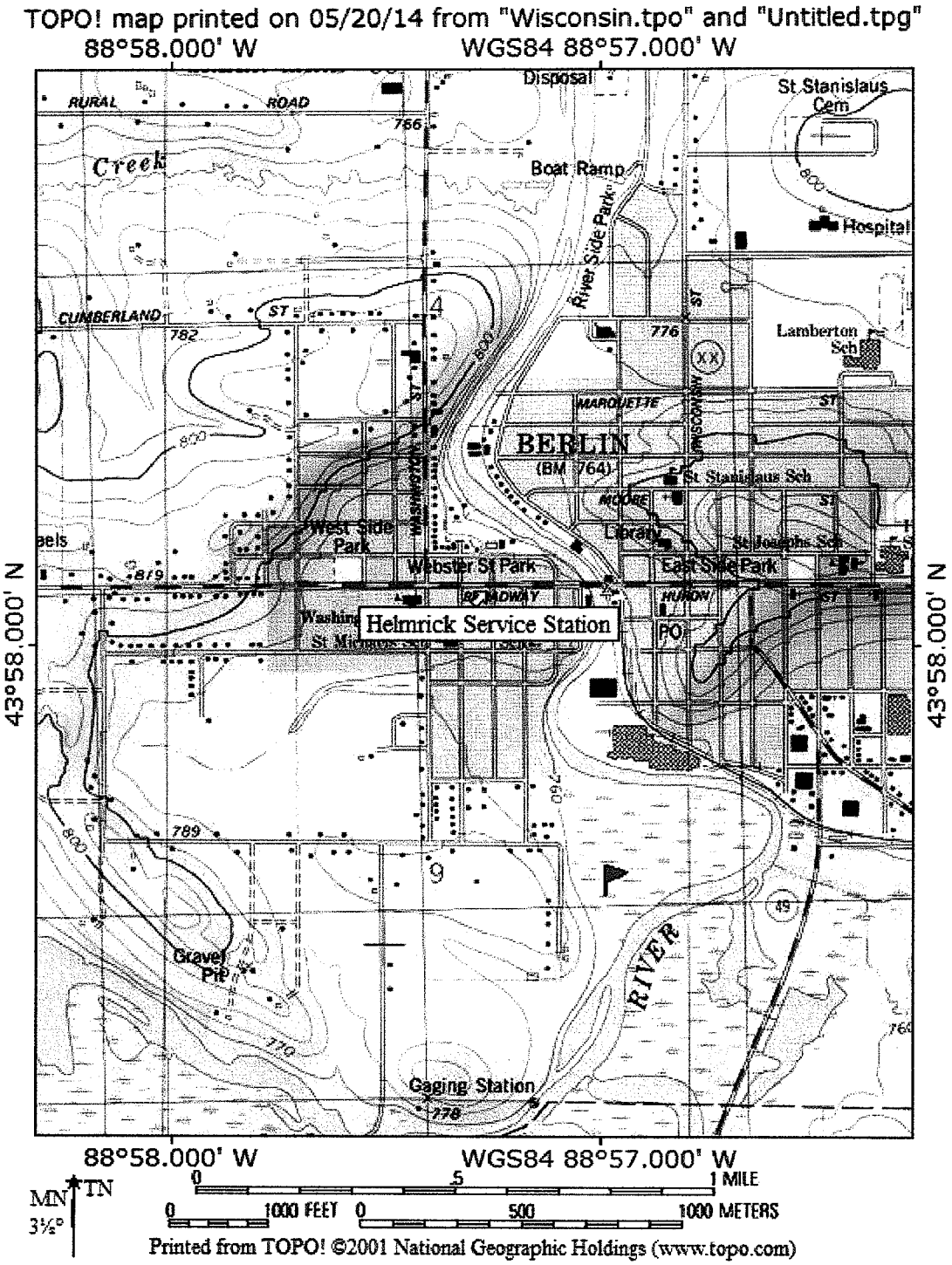
Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Man-ganese (ppb)
10/10/13	0.65	7.03	102	19.8	972	0.29	50.3	0.10	58.1
01/15/14	2.31	7.07	231	7.6	873	NS	NS	NS	NS
ENFORCE MENT STANDARD = **ES – Bold**						10	-	-	300
PREVENTIVE ACTION LIMIT = *PAL - Italics*						2	-	-	60

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

Well MW-3

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Man-ganese (ppb)
10/10/13	0.94	6.66	148	17.8	1138	0.27	31.6	<0.06	*190*
01/15/14	0.95	6.78	241	8.2	1103	NS	NS	NS	NS
ENFORCE MENT STANDARD = **ES – Bold**						10	-	-	300
PREVENTIVE ACTION LIMIT = *PAL - Italics*						2	-	-	60

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).



B.1.a LOCATION MAP
CONTOUR INTERVAL 10 FEET
HELMRICK SERVICE STATION – BERLIN, WI
SEAMLESS USGS TOPOGRAPHIC MAPS ON CD-ROM

B.I.b.
DETAILED SITE MAP
HELMRICK SERVICE STATION (JOHNS AMOCO)

METCO
709 Gillette Street, Suite 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893
Excellence through experience™

BERLIN,
WISCONSIN

DRAWN BY: RA 03/15/2012
MODIFIED BY: BW 04/08/2014

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

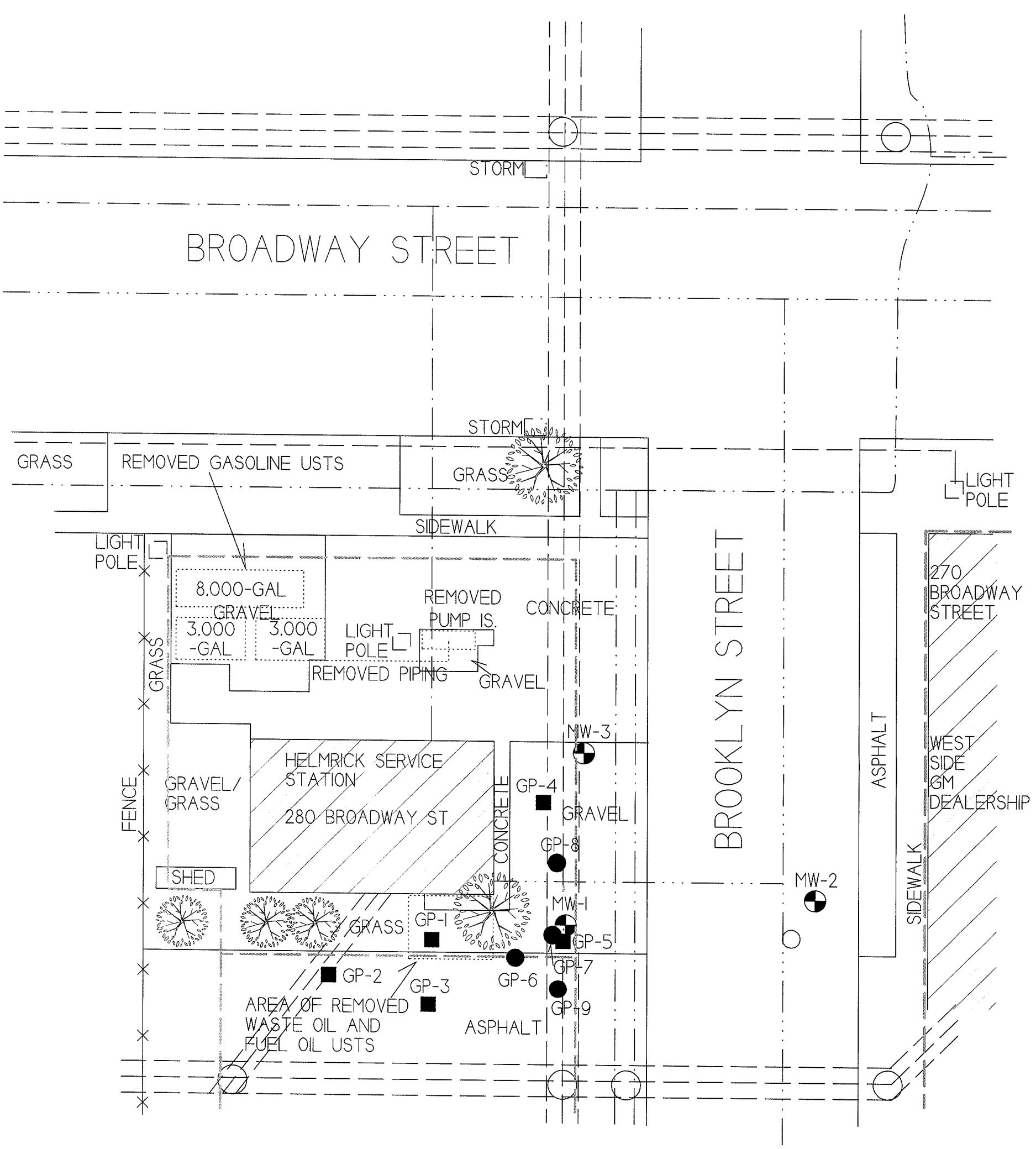
SCALE:
1 INCH = 20 FEET
0 20

= SANITARY SEWER
= NATURAL GAS
= WATER LINE
= BURIED ELECTRIC
= OVERHEAD ELECTRIC
= PROPERTY BOUNDARY

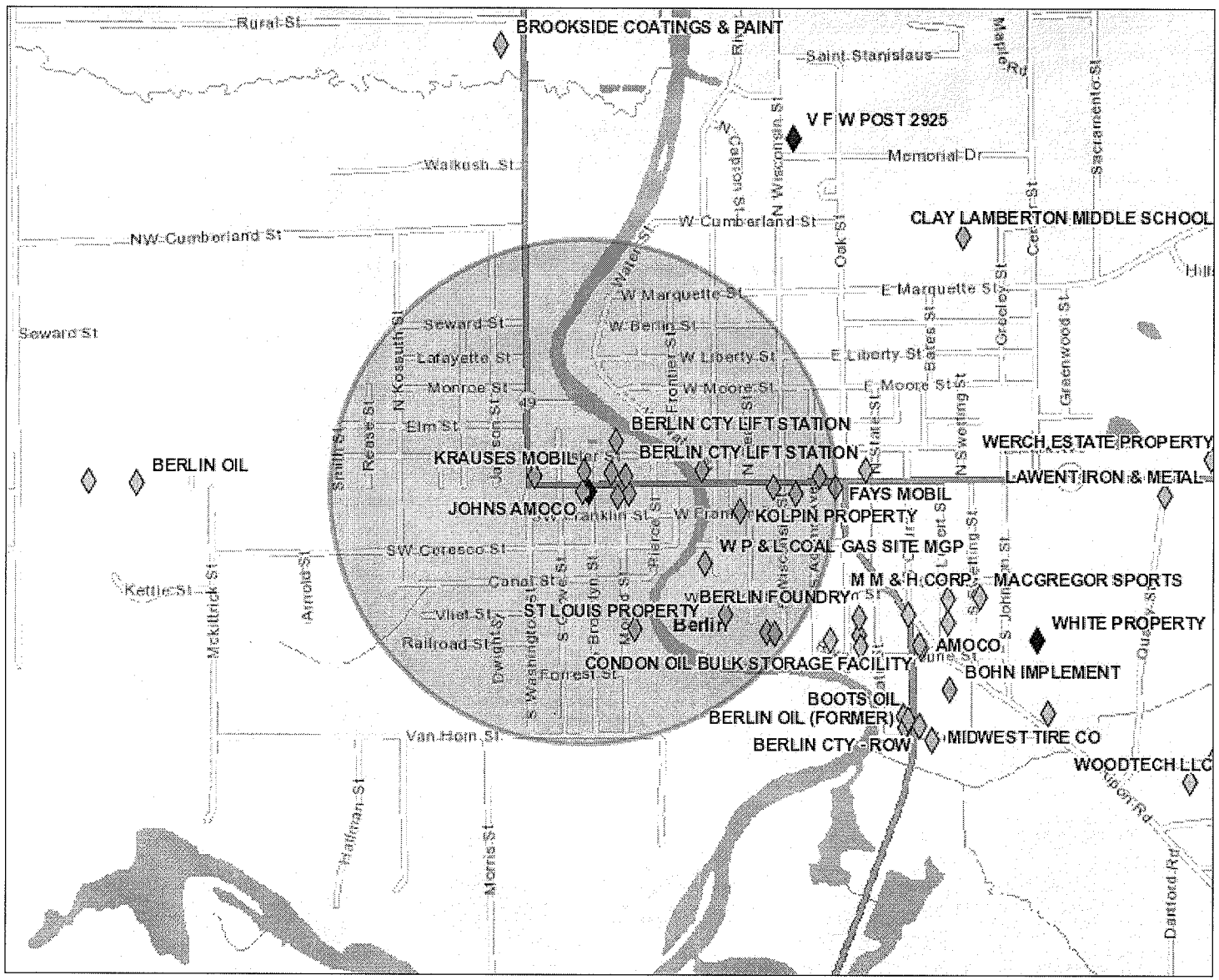
■ = GEOPROBE BORING LOCATON - ENVIROGEN 1999

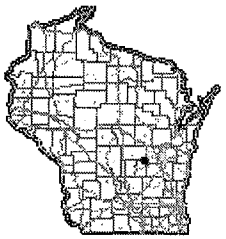
● = GEOPROBE BORING LOCATON - METCO 2015

⊕ = MONITORING WELL LOCATION - METCO 2013



B.1.c
RR Site Map





Legend

- Open Site (ongoing cleanup)
- Open Site Boundary
- Closed Site (completed cleanup)
- Closed Site Boundary
- Airport
- Cities
- Villages

Notes

0.6 0 0.30 0.6 Miles

NAD_1983_HARN_Wisconsin_TM

1: 19,142

Note: Not all sites are mapped.

B.2.a.
SOIL CONTAMINATION
HELMRICK SERVICE STATION
(JOHNS AMOCO)

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DRAWN BY: RA 03/15/2012
MODIFIED BY: BW 04/08/2014

= SANITARY SEWER

= NATURAL GAS

= WATER LINE

= BURIED ELECTRIC

= OVERHEAD ELECTRIC

= PROPERTY BOUNDARY

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

SCALE:
1 INCH = 20 FEET
0 20

■ = GEOPROBE BORING LOCATON - ENVIROGEN 1999

● = GEOPROBE BORING LOCATON - METCO 2015

◒ = MONITORING WELL LOCATION - METCO 2013

BROADWAY STREET

STORM

STORM

GRASS

REMOVED GASOLINE USTS

GRASS

LIGHT POLE

SIDEWALK

LIGHT POLE

8,000-GAL

GRAVEL

3,000 -GAL

3,000 -GAL

LIGHT POLE

REMOVED PUMP IS.

CONCRETE

REMOVED PIPING

GRAVEL

GRASS

MW-3

HELMRICK SERVICE STATION

280 BROADWAY ST

GRAVEL/ GRASS

FENCE

GP-4

GRAVEL

GP-8

CONCRETE

BROOKLYN STREET

ASPHALT

270 BROADWAY STREET

WEST SIDE GM DEALERSHIP

SIDEWALK

SHED

MW-2

MW-1

GRASS

GP-1

GP-5

GP-7

GP-2

GP-3

GP-6

GP-9

AREA OF REMOVED WASTE OIL AND FUEL OIL USTS

ASPHALT

ESTIMATED EXTENT OF UNSATURATED SOIL CONTAMINATION EXCEEDING THE NR720 GROUNDWATER RCL's (PVOC AND PAH) AND/OR NON-INDUSTRIAL DIRECT CONTACT RCL's VALUES.

B.2.b. Post-remedial Soil Contamination

No remedial activities occurred at this site.

B.2.c.
PRE/POST REMAINING
SOIL CONTAMINATION

HELMRICK SERVICE STATION
(JOHNS AMOCO)

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WISCONSIN

DRAWN BY: RA 03/15/2012
MODIFIED BY: BW 04/08/2014

= SANITARY SEWER

= NATURAL GAS

= WATER LINE

= BURIED ELECTRIC

= OVERHEAD ELECTRIC

= PROPERTY BOUNDARY

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

SCALE:
1 INCH = 20 FEET
0 20

■ = GEOPROBE BORING LOCATON - ENVIROGEN 1999

◓ = MONITORING WELL LOCATION - METCO 2013

BROADWAY STREET

STORM

GRASS

REMOVED GASOLINE USTS

GRASS

STORM

LIGHT POLE

SIDEWALK

LIGHT POLE

8,000-GAL GRAVEL

3,000 -GAL

3,000 -GAL

LIGHT POLE

REMOVED PUMP IS.

CONCRETE

GRASS

REMOVED PIPING

GRAVEL

BROOKLYN STREET

270 BROADWAY STREET

ASPHALT

WEST SIDE GM DEALERSHIP

SIDEWALK

FENCE

GRAVEL/ GRASS

HELMRICK SERVICE STATION

280 BROADWAY ST

CONCRETE

GRAVEL

SHED

GRASS

GP-5

GP-7

AREA OF REMOVED WASTE OIL AND FUEL OIL USTS

ASPHALT

ESTIMATED EXTENT OF UNSATURATED SOIL CONTAMINATION EXCEEDING THE NR720 GROUNDWATER RCL's (PVOC AND PAH) AND/OR NON-INDUSTRIAL DIRECT CONTACT RCL's VALUES.

B.3.a
GEOLOGIC CROSS-SECTION FIGURE

HELMRICK SERVICE STATION (JOHNS AMOCO)

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Fax: (608) 781-8893

BERLIN,
WISCONSIN

DRAWN BY: RA 03/15/2012
MODIFIED BY: BW 04/08/2014

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

SCALE:
1 INCH = 20 FEET
0 20

= SANITARY SEWER
= NATURAL GAS
= WATER LINE
= BURIED ELECTRIC
= OVERHEAD ELECTRIC
= PROPERTY BOUNDARY

■ = GEOPROBE BORING LOCATON - ENVIROGEN 1999

◒ = MONITORING WELL LOCATION - METCO 2013

STORM
BROADWAY STREET
STORM
GRASS
REMOVED GASOLINE USTS
GRASS
LIGHT POLE
SIDEWALK
LIGHT POLE
8,000-GAL GRAVEL
3,000 -GAL
3,000 -GAL
LIGHT POLE
REMOVED PUMP IS.
CONCRETE
REMOVED PIPING
GRAVEL
GRASS
MW-3
HELMRICK SERVICE STATION
280 BROADWAY ST
GRAVEL/ GRASS
FENCE
CONCRETE
GP-4
GRAVEL
GP-8
SHED
MW-2
A'
MW-1
GRASS
GP-1
GP-5
GP-7
A
GP-2
GP-3
GP-6
GP-9
ASPHALT
AREA OF REMOVED WASTE OIL AND FUEL OIL USTS
BROOKLYN STREET
ASPHALT
SIDEWALK
270 BROADWAY STREET
WEST SIDE GM DEALERSHIP

ESTIMATED EXTENT OF UNSATURATED SOIL CONTAMINATION EXCEEDING THE NR720 GROUNDWATER RCL's (PVOC AND PAH). NON-INDUSTRIAL DIRECT CONTACT RCL's. AND/OR SOIL SATURATION CONCENTRATION VALUES.

ESTIMATED EXTENT OF PETROLEUM CONTAMINATION IN GROUNDWATER EXCEEDING THE NR140 PAL VALUES.

B.3.a
GEOLOGIC CROSS-SECTION FIGURE
(CLOSE-UP)

HELMRICK SERVICE STATION (JOHNS AMOCO)

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WISCONSIN

DRAWN BY: RA 03/15/2012
MODIFIED BY: BW 04/08/2014

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

■ = GEOPROBE BORING LOCATON - ENVIROGEN 1999

◒ = MONITORING WELL LOCATION - METCO 2013

= SANITARY SEWER

= NATURAL GAS

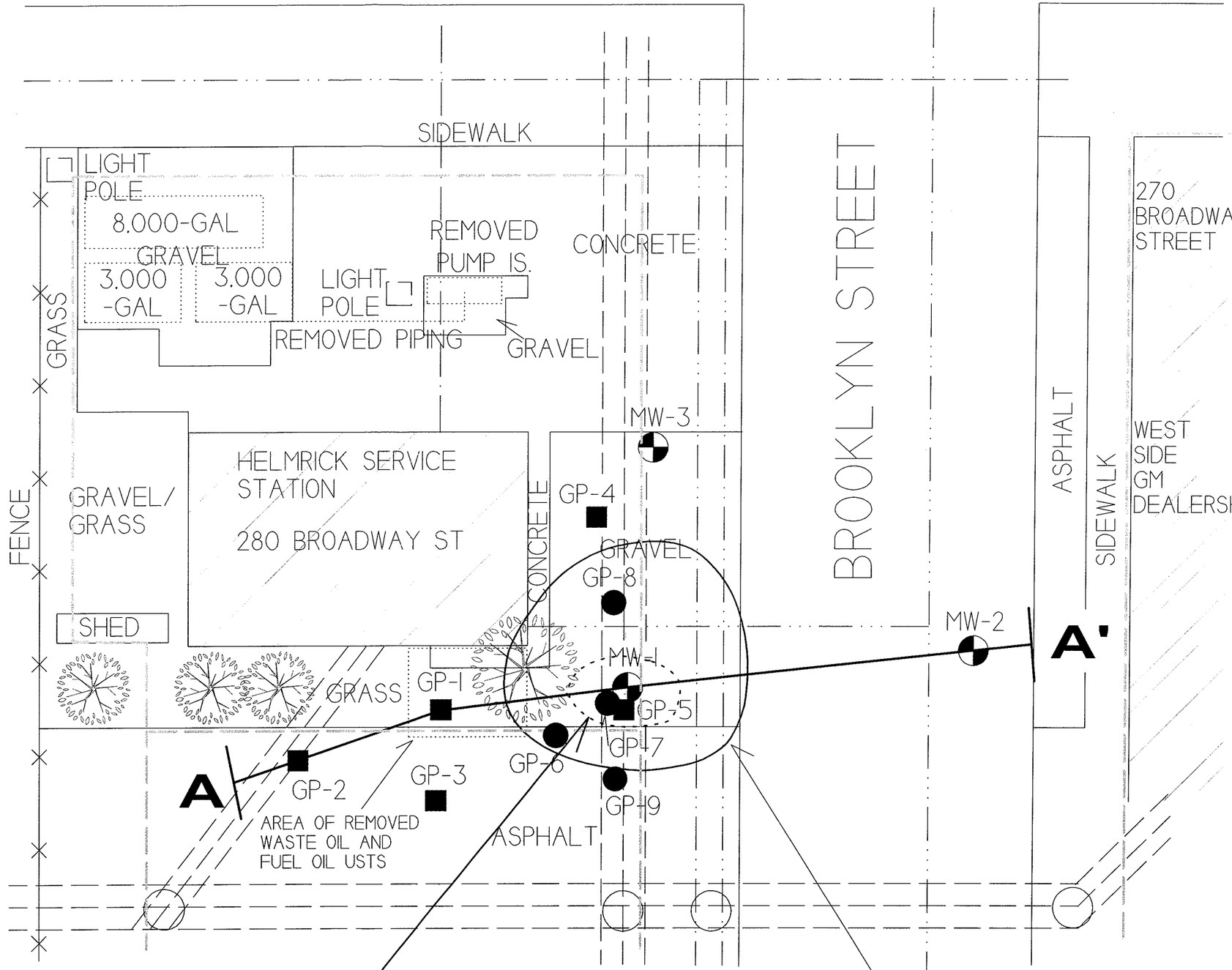
= WATER LINE

= BURIED ELECTRIC

= OVERHEAD ELECTRIC

= PROPERTY BOUNDARY

SCALE:
1 INCH = 15 FEET
0 15



B.3.a
GEOLOGIC CROSS-SECTION FIGURE

HELMRICK SERVICE STATION

BERLIN, WISCONSIN

DRAWN BY: BW

DATE: 04/2/2014

METCO
765 Grandview Rd. Ste. 3
La Crosse, WI 54603
Tel: (608) 781-8874
Fax: (608) 781-8890

VERTICAL SCALE:
1 INCH = 3 FEET

HORIZONTAL SCALE:
1 INCH = 15 FEET

INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER.

SOIL SAMPLE RESULTS ARE PRESENTED IN PARTS PER MILLION (PPM)

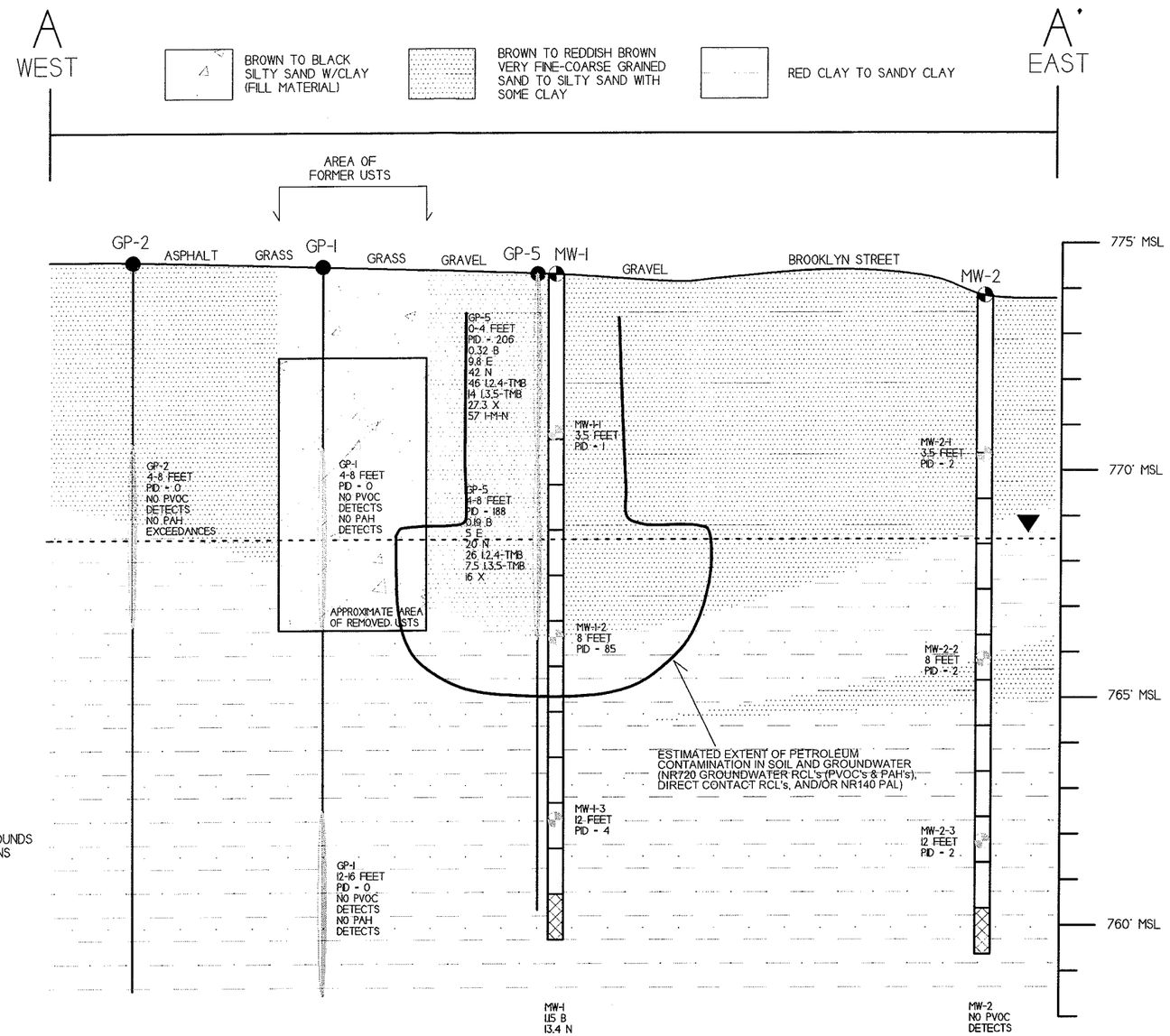
GROUNDWATER SAMPLE RESULTS ARE PRESENTED IN PPB.

NOTE: ONLY SOIL AND GROUNDWATER EXCEEDANCES HAVE BEEN DOCUMENTED ON THE MAP. SEE DATA TABLES AND/OR LABORATORY REPORTS FOR ALL RESULTS

NOTE: SOIL AND GROUNDWATER SAMPLE DATA IS BASED ON LABORATORY RESULTS FROM SAMPLES COLLECTED DURING THE:
GEOPROBE PROJECT - (11/08/1999)
DRILLING PROJECT - (08/06/2013)
ROUND 2 GW SAMPLING - (01/15/2014)

- GEOPROBE BORING LOCATION
- GEOPROBE SOIL SAMPLE LOCATION
- MONITORING WELL LOCATION
- MONITORING WELL SAMPLING LOCATION
- WATERTABLE

PID - PHOTO IONIZATION DETECTOR
PVOC - PETROLEUM VOLATILE ORGANIC COMPOUNDS
PAH - POLYNUCLEAR AROMATIC HYDROCARBONS
B - BENZENE
E - ETHYLBENZENE
MTBE - METHYL TERT-BUTYL ETHER
N - NAPHTHALENE
TMB - TRIMETHYLBENZENE
X - XYLENE
I-M-N - 1-METHYLNAPHTHALENE



B.3.b.
GROUNDWATER ISOCONCENTRATION
HELMRICK SERVICE STATION
(JOHNS AMOCO)

METCO
Excellence through experience™
709 Gillette Street, Suite 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893

BERLIN,
WISCONSIN

DRAWN BY: RA 03/15/2012
MODIFIED BY: BW 04/08/2014

= SANITARY SEWER

= NATURAL GAS

= WATER LINE

= BURIED ELECTRIC

= OVERHEAD ELECTRIC

= PROPERTY BOUNDARY

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

SCALE:
1 INCH = 20 FEET
0 20

■ = GEOPROBE BORING LOCATON - ENVIROGEN 1999

◒ = MONITORING WELL LOCATION - METCO 2013

GROUNDWATER
FLOW DIRECTION
JANUARY 15, 2014

BROADWAY STREET

STORM

GRASS

REMOVED GASOLINE USTS

GRASS

STORM

LIGHT POLE

SIDEWALK

LIGHT POLE

8,000-GAL GRAVEL

3,000 -GAL

3,000 -GAL

LIGHT POLE

REMOVED PUMP IS.

CONCRETE

GRASS

REMOVED PIPING

GRAVEL

MW-3

HELMRICK SERVICE STATION

280 BROADWAY ST

GRAVEL/ GRASS

FENCE

GP-4

CONCRETE

GRAVEL

BROOKLYN STREET

ASPHALT

270 BROADWAY STREET

WEST SIDE GM DEALERSHIP

SIDEWALK

SHED

GRASS

GP-1

MW-1

GP-5

MW-2

PAL

GP-2

GP-3

AREA OF REMOVED WASTE OIL AND FUEL OIL USTS

ASPHALT

ESTIMATED EXTENT OF PETROLEUM CONTAMINATION IN GROUNDWATER EXCEEDING THE NR140 PAL VALUES.

B.3.c.
GROUNDWATER FLOW DIRECTION
HELMRICK SERVICE STATION
(JOHNS AMOCO)

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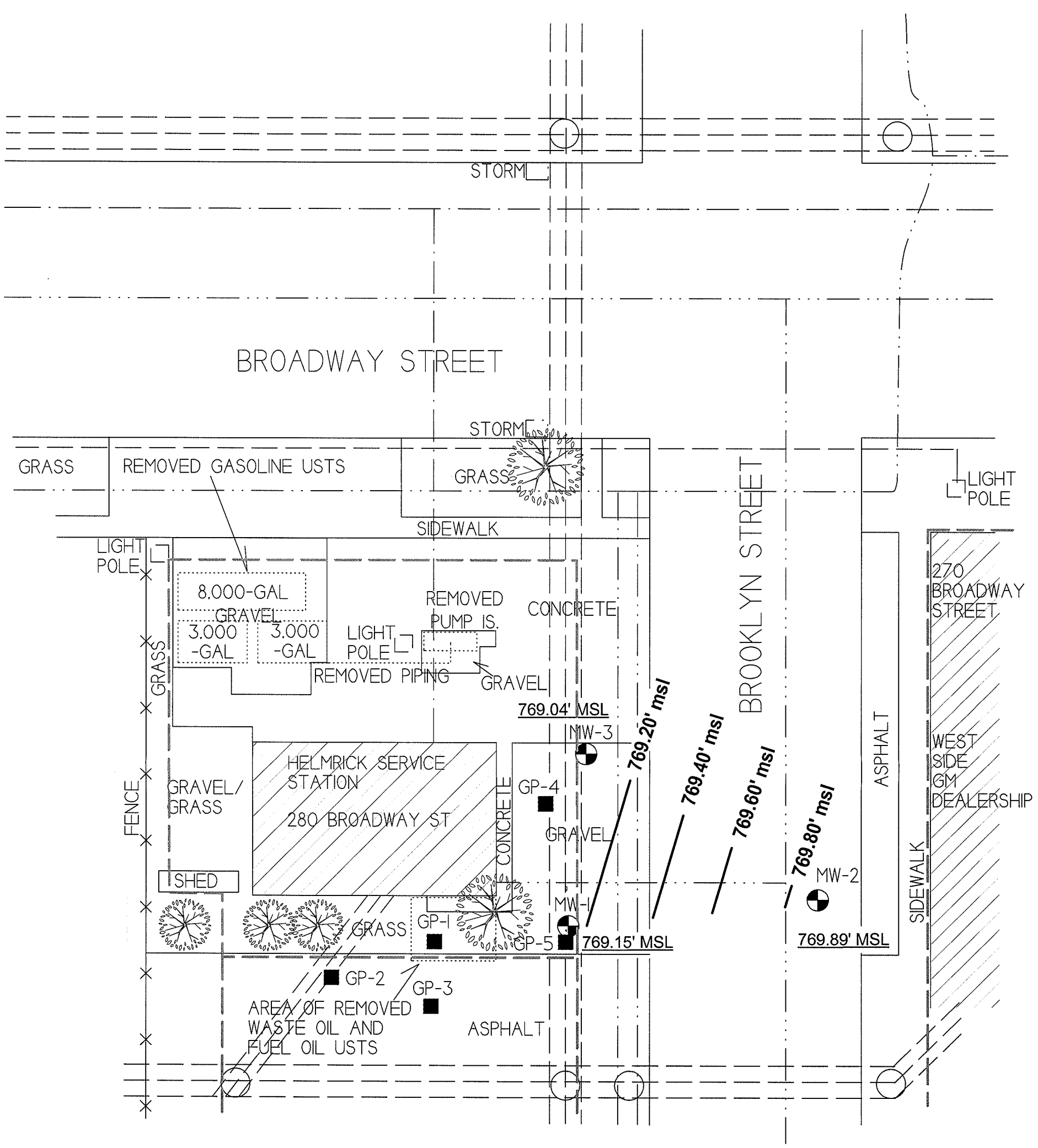
NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

SCALE:
1 INCH = 20 FEET
0 20

DATA COLLECTED ON OCTOBER 10, 2013

■ = GEOPROBE BORING LOCATON - ENVIROGEN 1999

⊕ = MONITORING WELL LOCATION - METCO 2013



B.3.c.
GROUNDWATER FLOW DIRECTION
HELMRICK SERVICE STATION
(JOHNS AMOCO)

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709 Gillette Street, Suite 3
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BERLIN,
WISCONSIN

DRAWN BY: RA 03/15/2012
MODIFIED BY: BW 04/08/2014

= SANITARY SEWER

= NATURAL GAS

= WATER LINE

= BURIED ELECTRIC

= OVERHEAD ELECTRIC

= PROPERTY BOUNDARY

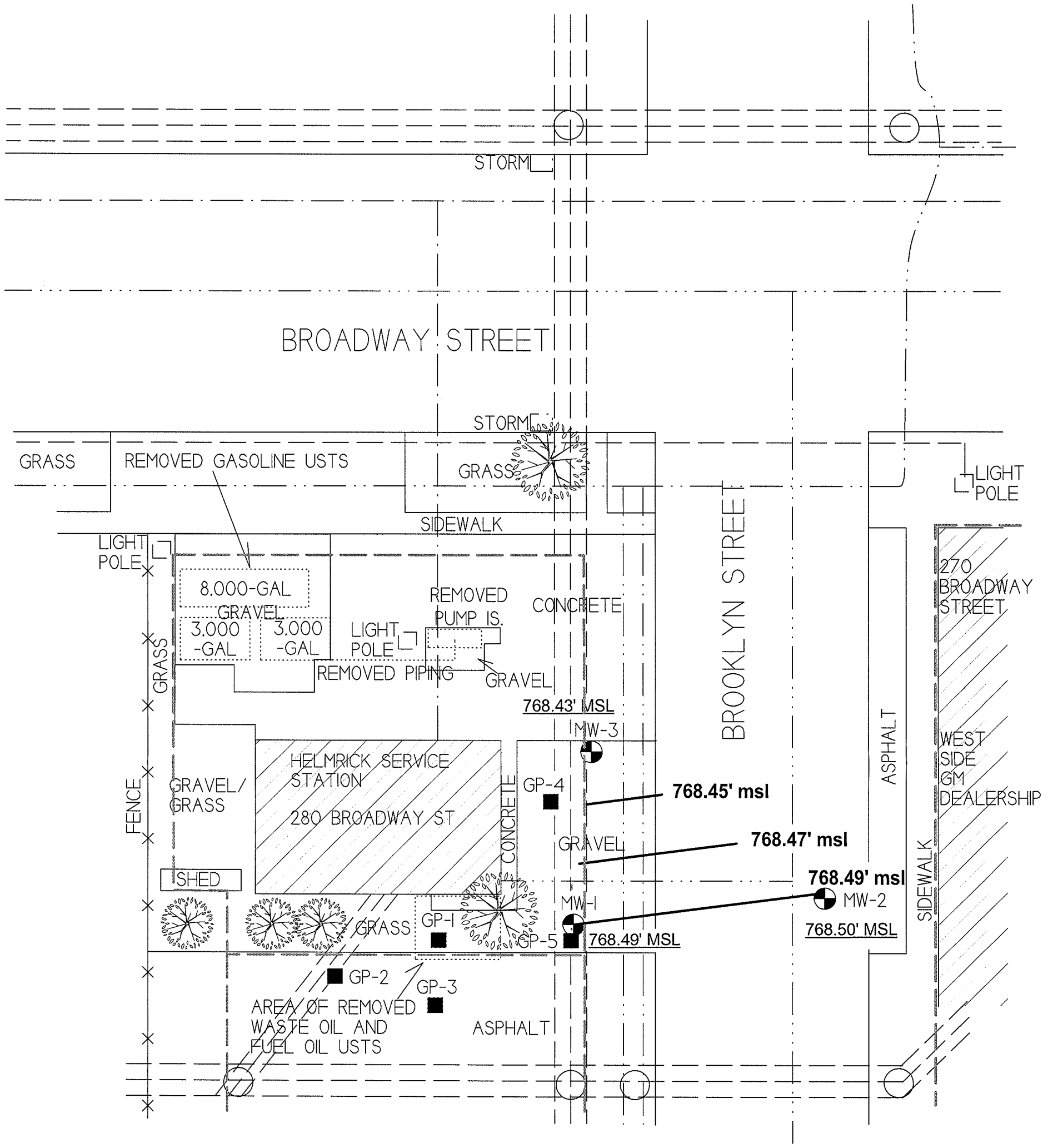
NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

SCALE:
1 INCH = 20 FEET
0 20

DATA COLLECTED ON JANUARY 15, 2014

■ = GEOPROBE BORING LOCATON - ENVIROGEN 1999

⊕ = MONITORING WELL LOCATION - METCO 2013



B.3.d.
MONITORING WELLS
HELMRICK SERVICE STATION
(JOHNS AMOCO)

METCO
Excellence through experience℠
709 Gillette Street, Suite 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893

BERLIN,
WISCONSIN

DRAWN BY: RA 03/15/2012
MODIFIED BY: BW 04/08/2014

= SANITARY SEWER

= NATURAL GAS

= WATER LINE

= BURIED ELECTRIC

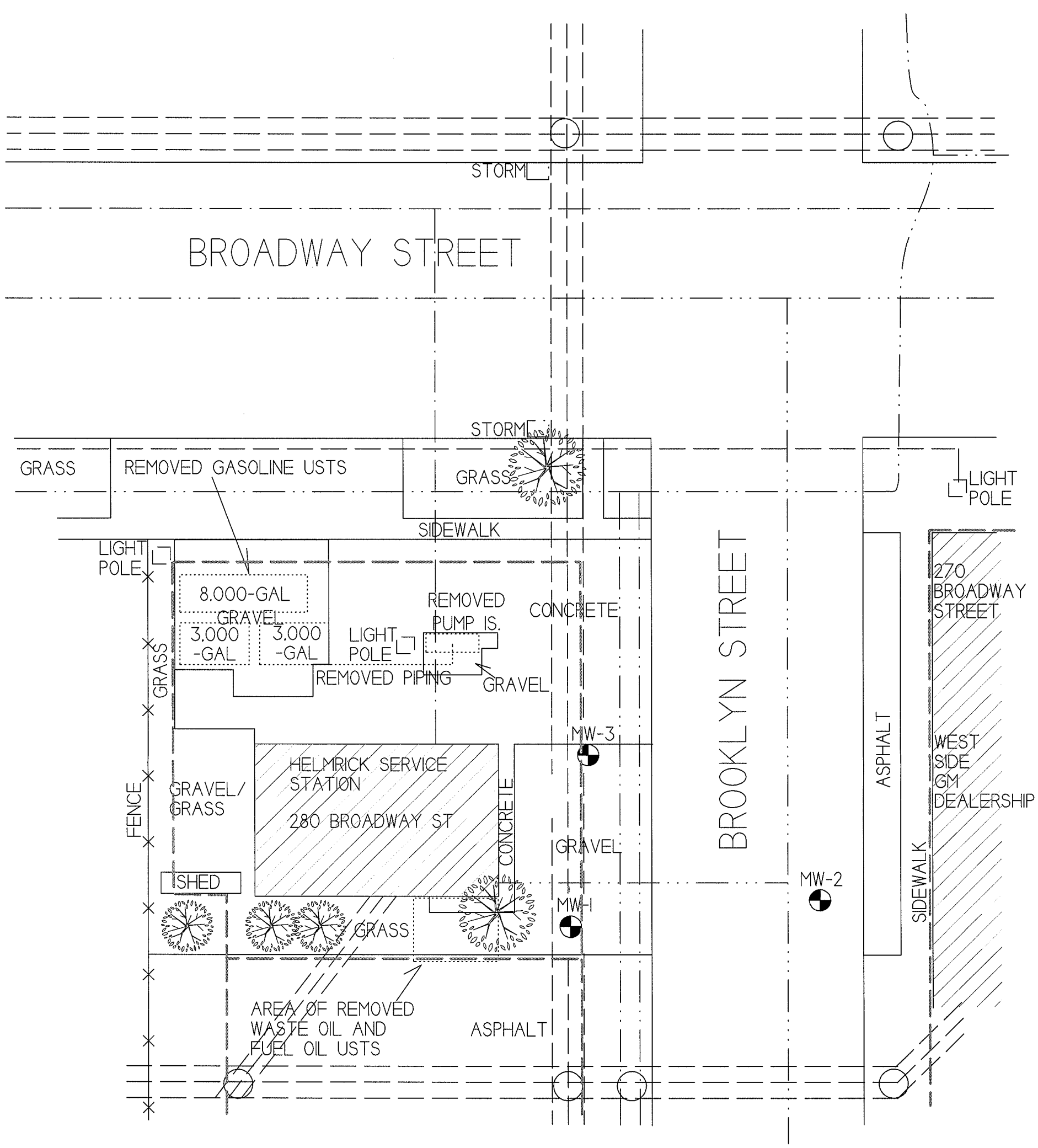
= OVERHEAD ELECTRIC

= PROPERTY BOUNDARY

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

SCALE:
1 INCH = 20 FEET
0 20

= MONITORING WELL LOCATION - PROPOSED TO BE ABANDONED



B.4.a. Vapor Intrusion Map

No vapor samples were collected.

B.4.b. Other Media of Concern

No surface water or sediment samples were collected.

Documentation of Remedial Action (Attachment C)

DISCLAIMER

Documents contained in Attachment C of the Case Closure – GIS Registry (Form 4400-202) are not included in the electronic version (GIS Registry Packet) available on RR Sites Map to limit file size.

For information on how to obtain a copy or to review the file, please contact the Remediation & Redevelopment (RR) Environmental Program Associate (EPA) at http://dnr.wi.gov/topic/Brownfields/Contact.html

WISCONSIN
DEPT. OF NATURAL RESOURCES

Attachment D/Maintenance Plan

No Cap Maintenance Plan is being required at this time.

Attachment E/Monitoring Well Information

All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site.

State of Wisconsin
Department of Natural Resources
PO Box 7921, Madison WI 53707-7921
dnr.wi.gov

Impacted Property Notification Information

Form 4400-246 (R 10/12)

Notice: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, where specific circumstances exist at the time of case closure. This form applies to situations where: (1) the party conducting the cleanup does not own the source property; (2) contamination has impacted a neighboring property to a certain degree; and (3) not all monitoring wells can/will be abandoned at the time of closure. A letter notifying these property owners is required of the responsible party if certain circumstances exist. The DNR's "Guidance on Case Closure and the Requirements for Managing Continuing Obligations" (PUB-RR-606) specifies those notification requirements. A model "Template for Notification of Residual Contamination and Continuing Obligations" (PUB-RR-919) can be downloaded at: http://dnr.wi.gov/files/PDF/pubs/rr/RR919.pdf. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS No.	Activity Name
03-24-204915	Helmrick Service Station (Johns Amoco)

						Letter Sent To:			Reasons Letter Sent:								
ID	Impacted Property Address	Parcel No.	Date of Letter	WTMX	WTMY	Source Property Owner is not RP	Right of Way Government or Other	Impacted Off-Site Property Owner	Groundwater Exceeds ES	Residual Soil Exceeds Standards	Cap/Engineerd Control	Industrial Use Soil Standards	Vapor System in Place	Vapor Asmt Needed if use Changes	Structural Impediment	Lost, Transferred or Open Wells
A	Brooklyn Street (R-O-W)		05/2014	603881	388854		X			X						
B																
C																
D																
E																
F																
G																
H																
I																

G.1. Deeds - Source Property

VOL 852 PAGE 133

NOTICE OF LIEN

§101.143(4)(ee), Stats.

Document Number	Title of Document

* 3 7 5 0 6 9 1 *
375069
RECORDED ON:
06/06/2012 10:20AM

REC FEE: $30.00

VOL. 852 OF Rec. PG. 133

Ilene Iverson

REGISTER OF DEEDS
GREEN LAKE, WI
TRANSFER FEE:

As provided by §101.143(4)(ee), Stats., the Department of Safety and Professional Services (department) has granted a waiver of the deductible due from the owner of property eligible for reimbursement of petroleum cleanup costs under the Petroleum Environmental Cleanup Fund Act (PECFA) to John Helmrick and Mary Jo Helmrick, husband and wife, as survivorship of marital property owner(s) of the following property:
Commencing 40 feet East of the Northwest corner of Lot One (1), Block Sixty-one (61) of Van Horn's Addition to the City of Berlin, thence South 40 feet, thence West 2 feet, thence South 32 feet, thence East 28 feet, thence North 72 feet, thence West 26 feet to the place of beginning and ALSO commencing 40 feet East of the Northeast corner of Lot Two (2), Block Sixty-one (61) of Van Horn's Addition to the City of Berlin, thence South 40 feet, thence West 2 feet, thence South 32 feet, thence West 40 feet, thence North 12 feet, thence West 10 feet, thence North 60 feet, thence East 52 feet to the place of beginning, together with all rights in and to that easement dated November 29, 1952, and recorded December 2, 1952 in Volume 8 of Miscellaneous on Page 159 to the North 5 feet, of the South 52 feet of Lot One (1), Block Sixty-one (61), Van Horn's Addition to the City of Berlin AND all rights to the South 3.54 feet of Broadway St. as vacated by Resolution dated November 13,1962 by the Common Council of the City of Berlin, passed, adopted and approved January 8,1963 and recorded January 15,1963 in Volume 171 of Records of Page 371. Being part of Lots 5&6, Section 9, T 17 N,. R 13 E. City of Berlin, Green Lake County and State of Wisconsin.

Tax Parcel: #

Record this record with the Register of Deeds.
Name and return address:
Tanya Herranz Dept of Safety + Professional Services
PECFA Program Specialist
Division of Environmental and Regulatory Services
PO Box 7838
Madison WI 53707-7838
Phone (608) 266-6796

The deductible amount waived by the department is ***Two Thousand Five Hundred dollars ($2,500.00).*** The property remains subject to this lien until the deductible is paid in full to the Department. No interest is recoverable on this lien.

The department certifies that to the best of its knowledge and belief, all information contained in this Notice of Lien is correct, and this lien represents a legal encumbrance upon the property. Based on the above information, the department claims a lien on all the interest, which the Owner(s) have in the above-described property.

CHRISTINE A. SEVERSON NOTARY PUBLIC STATE OF WISCONSIN

Department of Safety and Professional Services
By:

Tanya Herranz

Tanya Herranz, PECFA Program Specialist
Division of Environmental and Regulatory Services

AUTHENTICATION OF ACKNOWLEDGMENT

The above named person was sworn to before me this 1st day of May, 2012.

Christine A. Severson

Christine A. Severson, Notary Public
State of Wisconsin, County of Dane
My Commission expires October 12th, 2014.

This document was drafted & approved by:
State of Wisconsin
Department of Safety and Professional Services
PO Box 7970
Madison WI 53707-7970

- Source Property

DOCUMENT NO. 264702

STATE BAR OF WISCONSIN FORM 1 — 1982
WARRANTY DEED

VOL. 409 PAGE 649

THIS SPACE RESERVED FOR RECORDING DATA

Register of Deeds Office, Green Lake County, Wis. } ss.

Received for record this 8th day of Dec. A. D. 19 92 at 1:15 o'clock P. M. and recorded in Vol. 409 of Records on page 649.

Register of Deeds

RETURN TO Attorney Selsing
120 E. Huron Street
Berlin, WI 54923 (Pd 10.00)

Tax Parcel No:

This Deed, made between LYLE H. HELMRICK and ELAINE HELMRICK, husband and wife, Grantor, and JOHN HELMRICK and MARY JO HELMRICK, husband and wife, as survivorship marital property, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration One Dollar & Other Good & Valuable Consideration conveys to Grantee the following described real estate in Green Lake County, State of Wisconsin:

Commencing 40 feet East of the Northwest corner of Lot One (1), Block Sixty-one (61) of Van Horn's Addition to the City of Berlin, thence South 40 feet, thence West 2 feet, thence South 32 feet, thence East 28 feet, thence North 72 feet, thence West 26 feet to the place of beginning, and ALSO commencing 40 feet East of the Northeast corner of Lot Two (2), Block Sixty-one (61) of Van Horn's Addition to the City of Berlin, thence South 40 feet, thence West 2 feet, thence South 32 feet, thence West 40 feet, thence North 12 feet, thence West 10 feet, thence North 60 feet, thence East 52 feet to the place of beginning, together with all rights in and to that easement dated November 29, 1952 and recorded December 2, 1952 in Volume 8 of Miscellaneous on Page 159 to the North 5 feet, of the South 52 feet of Lot One (1), Block Sixty-one (61), Van Horn's Addition to the City of Berlin AND all rights to the South 3.54 feet of Broadway St. as vacated by Resolution dated November 13, 1962 by the Common Council of the City of Berlin, passed, adopted and approved January 8, 1963 and recorded January 15, 1963 in Volume 171 of Records on Page 371. Being part of Lots 5 & 6, Section 9, T 17 N., R 13 E. City of Berlin, Green Lake County and State of Wisconsin.

THIS DEED IS GIVEN IN FULFILLMENT OF A CERTAIN LAND CONTRACT DATED July 2, 1990 and recorded on August 27, 1990 at 10:05 a.m. in Volume 383 of Records on Page 363, as Document Number 255158, Office of the Register of Deeds, Green Lake County, WI

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

TRANSFER $96.00 FEE

Together with all and singular the hereditaments and appurtenances thereunto belonging.

And LYLE H. HELMRICK and ELAINE HELMRICK, husband and wife warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements and restrictions of record, if any

and will warrant and defend the same.

Dated this 7th day of December, 19 92

* Lyle H. Helmrick (SEAL)

* Elaine Helmrick (SEAL)

* (SEAL)

* (SEAL)

AUTHENTICATION

Signature(s)

authenticated this day of, 19

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
ATTORNEY JOHN D. SELSING
Berlin, WI 54923
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
Green Lake County.

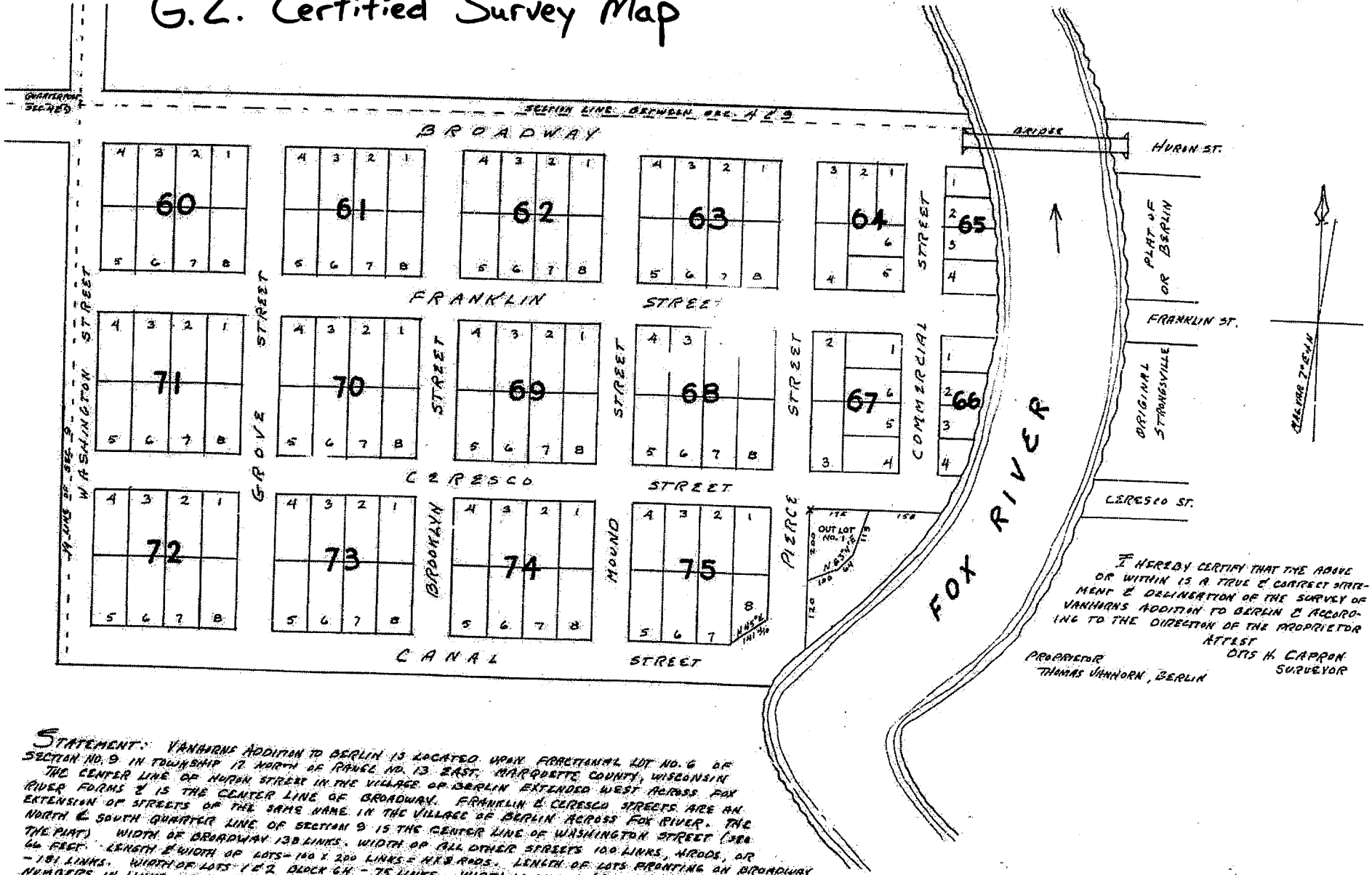
Personally came before me this 7th day of December 19 92 the above named Lyle H. Helmrick & Elaine Helmrick, husband and wife

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

Donnee Sterck
*
Notary Public Green Lake County, Wis.
My Commission is permanent. (If not, state expiration date: 11/12/95, 19)

*Names of persons signing in any capacity should be typed or printed below their signatures.

G.Z. Certified Survey Map



I HEREBY CERTIFY THAT THE ABOVE OR WITHIN IS A TRUE & CORRECT STATEMENT & DELINEATION OF THE SURVEY OF VANHORNS ADDITION TO BERLIN & ACCORDING TO THE DIRECTION OF THE PROPRIETOR

ATTEST
OTIS H. CAPRON
SURVEYOR

PROPRIETOR
THOMAS VANHORN, BERLIN

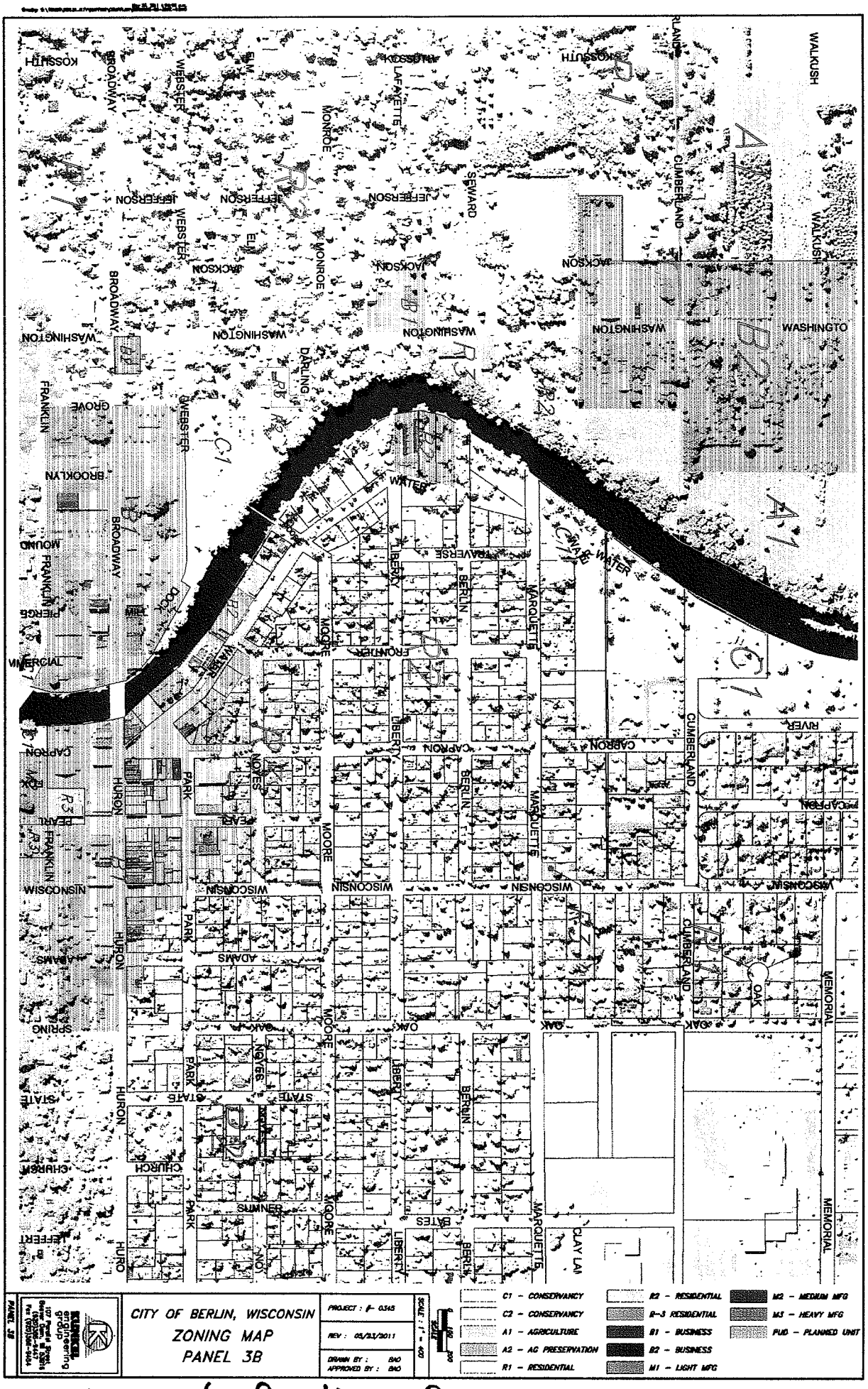
STATEMENT: VANHORNS ADDITION TO BERLIN IS LOCATED UPON FRACTIONAL LOT NO. 6 OF SECTION NO. 9 IN TOWNSHIP 12 NORTH OF RANGE NO. 13 EAST, MARQUETTE COUNTY, WISCONSIN. THE CENTER LINE OF HURON STREET IN THE VILLAGE OF BERLIN EXTENDED WEST ACROSS FOX RIVER FORMS & IS THE CENTER LINE OF BROADWAY. FRANKLIN & CERESCO STREETS ARE AN EXTENSION OF STREETS OF THE SAME NAME IN THE VILLAGE OF BERLIN ACROSS FOX RIVER. THE NORTH & SOUTH QUARTER LINE OF SECTION 9 IS THE CENTER LINE OF WASHINGTON STREET (SEE THE PLAT) WIDTH OF BROADWAY 138 LINKS. WIDTH OF ALL OTHER STREETS 100 LINKS, 4 RODS, OR 66 FEET. LENGTH & WIDTH OF LOTS - 100 X 200 LINKS = 4 1/2 RODS. LENGTH OF LOTS FRONTING ON BROADWAY - 181 LINKS. WIDTH OF LOTS 1 & 2 BLOCK 64 - 75 LINKS. WIDTH OF LOTS 1 & 2. BLOCK 65 - 90 1/2 LINKS. THE DIMENSIONS OF ALL OTHER LOTS & DISTANCES ARE SHOWN BY THE NUMBERS IN LINKS UPON THE PLAT. AT THE NORTH WEST CORNER OF OUT LOT NO. 1 IS PLANTED A STONE "FROM WHICH TO MAKE FUTURE SURVEYS" COURSES OF THE STREETS NORTH & SOUTH, EAST & WEST. MAGNETIC VARIATION AT THIS TIME & PLACE 7° EAST OF NORTH

DRAWN ON A SCALE OF 200 LINKS TO THE INCH. SURVEY COMPLETED DECEMBER 6th 1852 BY OTIS H. CAPRON, CO. SURVEYOR, MARQUETTE COUNTY, WISCONSIN.

STATE OF WISCONSIN }
MARQUETTE COUNTY } ON THE 9th DAY OF DECEMBER, 1852 PERSONALLY APPEARED BEFORE ME THOMAS VANHORN, THE PROPRIETOR NAMED IN THE ABOVE VILLAGE PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE & VOLUNTARY ACT FOR THE USES & PURPOSES THEREIN SPECIFIED.

EZRA WHEELER
NOTARY PUBLIC

REC'D FOR RECORD DECEMBER 13th 1852 AT 10 O'CLOCK A.M.
I. H. COMSTOCK, REGISTER
PER C. R. GLEASON, DEPUTY



G.3. Verification of Zoning

G.4. Signed Statement

WDNR BRRTS Case #: 03-24-204915

WDNR Site Name: Helmrick Service Station

Geographic Information System (GIS) Registry of Closed Remediation Sites

In compliance with the revisions to the NR 700 rule series requiring certain closed sites to be listed on the Geographic Information System (GIS) Registry of Closed Remediation Sites (Registry) effective Nov., 2001, I have provided the following information.

To the best of my knowledge the legal descriptions provided and attached to this statement are complete and accurate.

Responsible Party:

John Helmrick Owner
(print name/title)

John Helm
(signature)

4-21-14
(date)